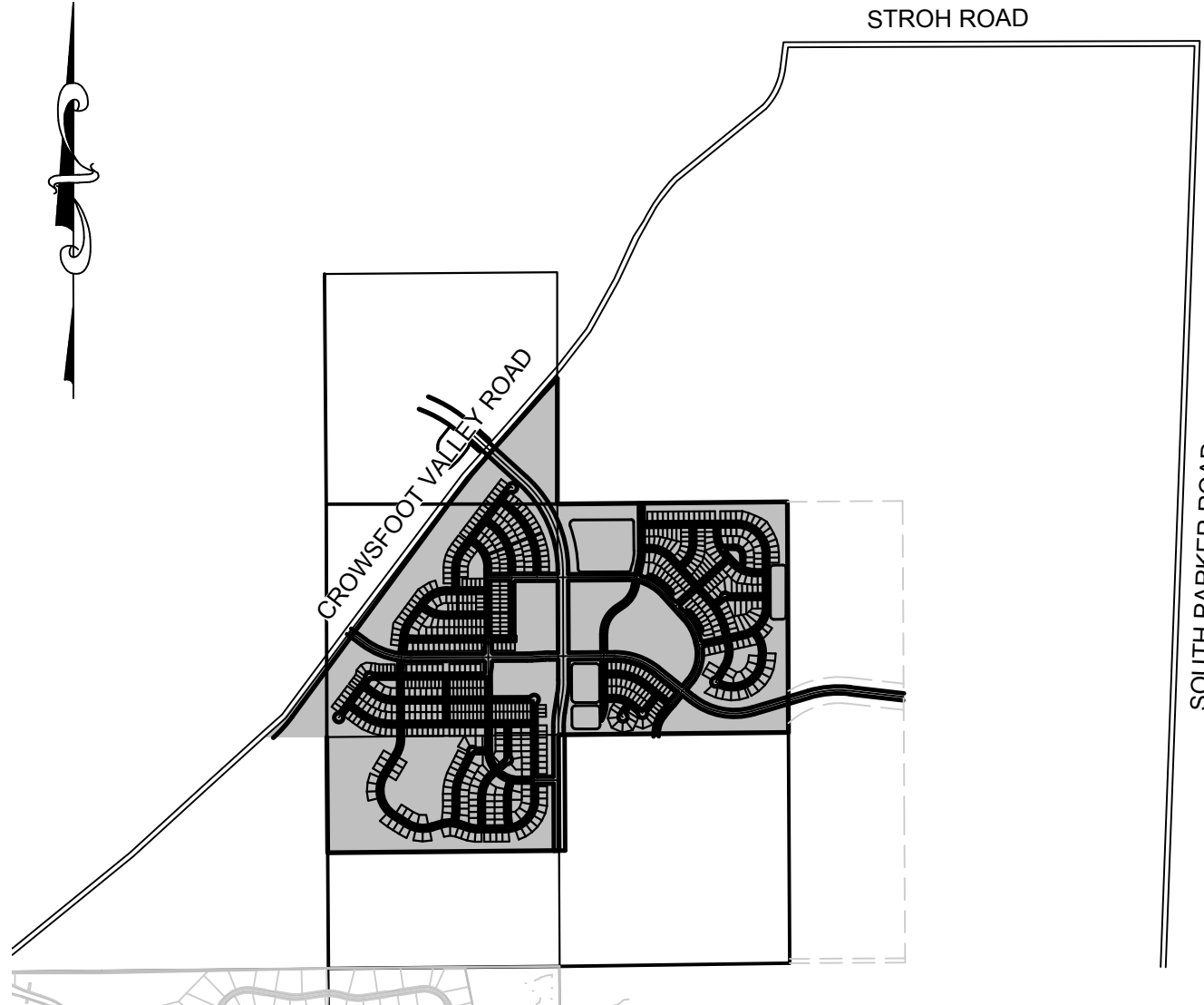


Sheet Number	Sheet Title
1	COVER SHEET
2	PARKER WATER AND SANITATION NOTES
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4	AREA UTILITY PLAN
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14	SANITARY P&P BAYOU GULCH ROAD
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17	SANITARY P&P NORTH PINERY PARKWAY
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27	SANITARY P&P SCARLET SAGE AVENUE
28	SANITARY P&P ROSE MALLOW STREET
29	SANITARY P&P ROSE MALLOW STREET
30	SANITARY P&P TREFOIL LANE
31	SANITARY P&P RED COSMOS TERRACE
32	SANITARY P&P RED COSMOS TERRACE
33	SANITARY P&P BIRDS FOOT TRAIL
34	SANITARY P&P BIRDS FOOT TRAIL
35	SANITARY P&P ROSE MALLOW AVENUE
36	SANITARY P&P ROSE MALLOW AVENUE
37	SANITARY P&P ROSE MALLOW AVENUE
38	SANITARY P&P ROSE MALLOW AVENUE
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42	SANITARY P&P DAMES ROCKET AVENUE
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45	SANITARY P&P SHASTA DAISY TERRACE
46	SANITARY P&P DAMES ROCKET STREET
47	SANITARY P&P DAMES ROCKET STREET
48	SANITARY P&P SHASTA DAISY LANE
49	SANITARY P&P ALPINE PHLOX STREET
50	SANITARY P&P ALPINE PHLOX STREET
51	SANITARY P&P BEEBALM AVENUE
52	SANITARY P&P BEEBALM AVENUE
53	SANITARY P&P BEEBALM AVENUE
54	SANITARY P&P BEEBALM TRAIL
55	SANITARY P&P CROWNVETCH CIRCLE
56	SANITARY P&P GRAY ASTER LOOP
57	SANITARY P&P ALPINE PHLOX LANE
58	SANITARY P&P ALPINE PHLOX LANE
59	SANITARY P&P COPPERMALLOW TRAIL
60	SANITARY P&P FIELD MINT TERRACE
61	SANITARY P&P BEEBALM AVENUE
62	SANITARY P&P BEEBALM WAY
63	SANITARY P&P BEEBALM WAY
64	SANITARY P&P SCARLET SAGE AVENUE
65	SANITARY P&P SKY PILOT AVENUE
66	SANITARY P&P SKY PILOT LANE
67	SANITARY P&P PURPLE ASTER WAY
68	SANITARY OFFSITE CROWFOOT
69	SANITARY OFFSITE CROWFOOT
70	SANITARY OFFSITE CROWFOOT
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76	SANITARY OFFSITE NORTH
77	SANITARY OFFSITE NORTH
78	SANITARY OFFSITE NORTH
79	SANITARY SEWER DETAILS
80	SANITARY SEWER DETAILS
81	SANITARY SEWER DETAILS
82	WATER DETAILS
83	WATER DETAILS
84	WATER DETAILS
85	WATER DETAILS
86	WATER DETAILS
87	WATER DETAILS



VICINITY MAP
SCALE: 1" = 2000'

FIRE DEPARTMENT APPROVAL

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

(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

(NOTE- UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA24 WHEN SUBMITTING FOR REVIEW.)

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULELINE 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 SIGNED: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE SIGNED: _____

DEVELOPER

E5X MANAGEMENT
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

PLANNER/ LANDSCAPE DESIGNER:

PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80233
TEL: (303) 531-4905
CONTACT: JOHN PRESTWICH

SURVEYOR/
ENGINEER:

**CVL CONSULTANTS
OF COLORADO, INC.**
10333 E. DRY CREEK RD. STE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
CONTACT: JIM JANNICKE

UTILITY DISTRICT

**PARKER WATER AND
SANITATION DISTRICT**
18100 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 230521 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

SHEET NUMBER	1		TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS COVER SHEET		ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546								
	DRAWN BY:	KJD	SCALE:	AS SHOWN											
	CHECKED BY:	JW	FILE NO.:	8130283701											
	DATE:	APRIL 2017													
	No.	Revisions	Date	Init.				Appr.	Date						

UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

1. ALL CONSTRUCTION SHALL COMPLY WITH PARKER WATER AND SANITATION DISTRICT SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER 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 CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE DISTRICT ENGINEER AND/OR OTHER AGENCY ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN AT HIS EXPENSE, ALL PERMITS THAT ARE 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 ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE PARKER WATER AND SANITATION DISTRICT OFFICE.
8. 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. 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.
13. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS: "X" FOR SANITARY SERVICE SEWERS "V" FOR WATER SERVICES
14. NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
15. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PARKER WATER AND SANITATION DISTRICT ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISIONS. ALL WORK SHALL BE INSPECTED AND APPROVED BY PERSONNEL OF THE PARKER WATER SANITATION DISTRICT AND THE DISTRICT ENGINEER.
2. ALL WATER MAINS SHALL BE PER PWSd MATERIALS SPECIFICATIONS.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED WITH 8-MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL PER PWSd 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 SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, MATERIALS, AND LABOR WHICH ARE NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE. SEE MATERIALS SPECIFICATIONS FOR APPROVED MODELS
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS AND PLUGS AT DEAD END MAINS SHALL BE PROTECTED FROM THRUST BY USING 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 WITHIN 24 HOURS OF STOPPING AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS. THE MORE CLOSELY THE RATE OF DELIVERY IS CORRELATED TO THE RATE OF PIPE LAYING, THE LOWER THE RISK OF CONTAMINATION.
8. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PARKER WATER AND SANITATION STANDARDS AND SPECIFICATIONS. THE LINES SHALL BE CHLORINATED IN ACCORDANCE WITH ANSI/AWWA C-651-92, "DISINFECTING WATER MAINS." PARKER WATER AND SANITATION DISTRICT REQUIRES THE INITIAL DOSAGE RATE OF DISINFECTION BE AT LEAST 50 MG PER LITER. CHLORINE TABLETS SHOULD BE ADHERED TO THE TOP OF THE PIPE SECTION WITH PERMATEX NO.1 (RED). THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING.
9. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI. ALL TESTING SHALL BE DONE IN THE PRESENCE OF A PARKER WATER AND SANITATION DISTRICT INSPECTOR. LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINES VALVES SHALL NOT EXCEED THE LIMITS SET FORTH IN THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
10. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES WHERE AN ADDITIONAL VALVES SHALL BE PLACED ON THE TAPPING TEE. OTHER VALVE LOCATIONS, SUCH AS WHERE CROSS PANS EXIST, ARE SHOWN ON THE PLANS.
11. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.50 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
12. THE CONTRACTOR SHALL NOTIFY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER 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.
13. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS, LATEST REVISION.
14. 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 PRESENCE OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
15. 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.
16. VALVE BOXES: TYLER SCREW-TYPE 6 INCHES CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE. CLAY AND BAILEY SCREW-TYPE 6 INCH CAST IRON VALVE BOX ASSEMBLY NO. P-108 WITH NO. 106 LARGE OVAL BASE.
17. ALL PIPE LENGTHS ARE APPROXIMATE.
18. 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 REPRESENTATIVE OF OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER.

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
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 PARKER WATER AND SANITATION DISTRICT STANDARD AND 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 18" DIAMETER.
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.
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. ALL PIPE LENGTHS ARE APPROXIMATE.
12. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.
13. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
14. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
15. PRIOR TO START WORK WHERE SEWER MAIN TO BE INSTALLED INTO EXISTING DISTRICT SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE DISTRICT. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
16. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CLIENT SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

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

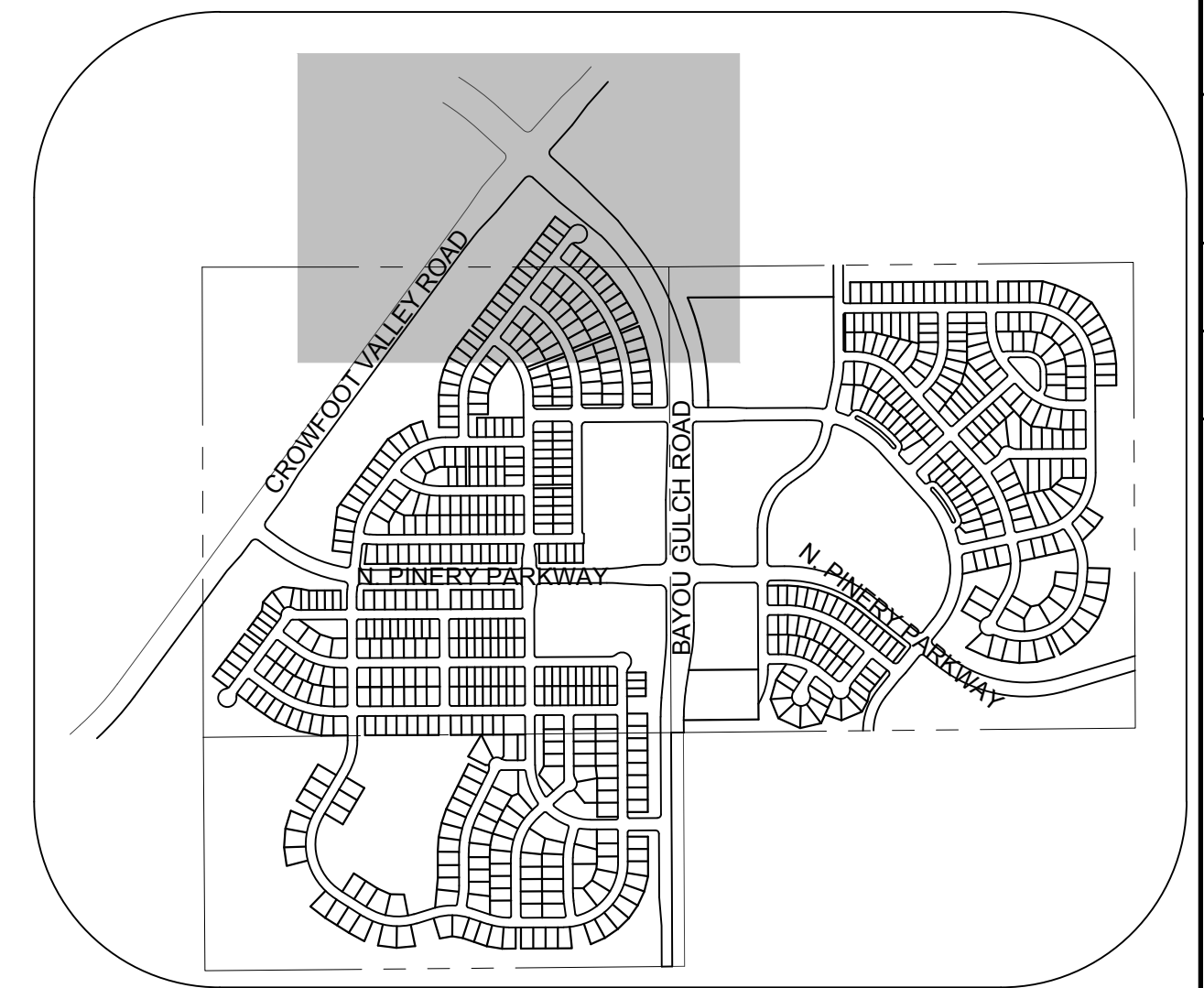
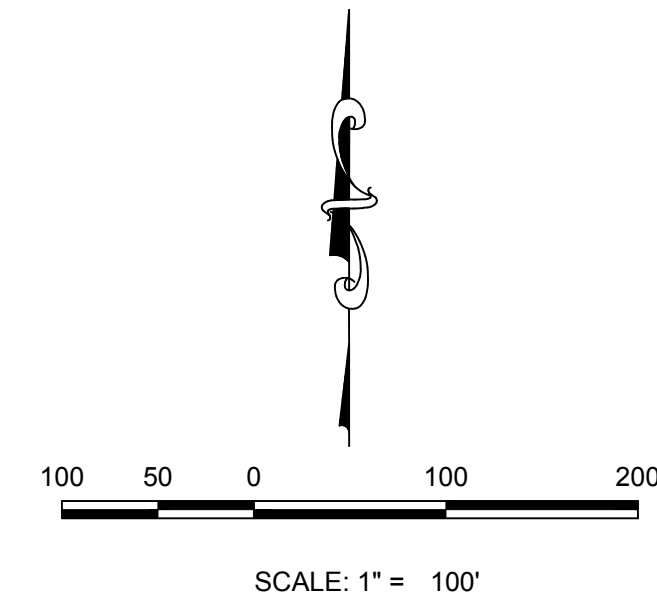
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

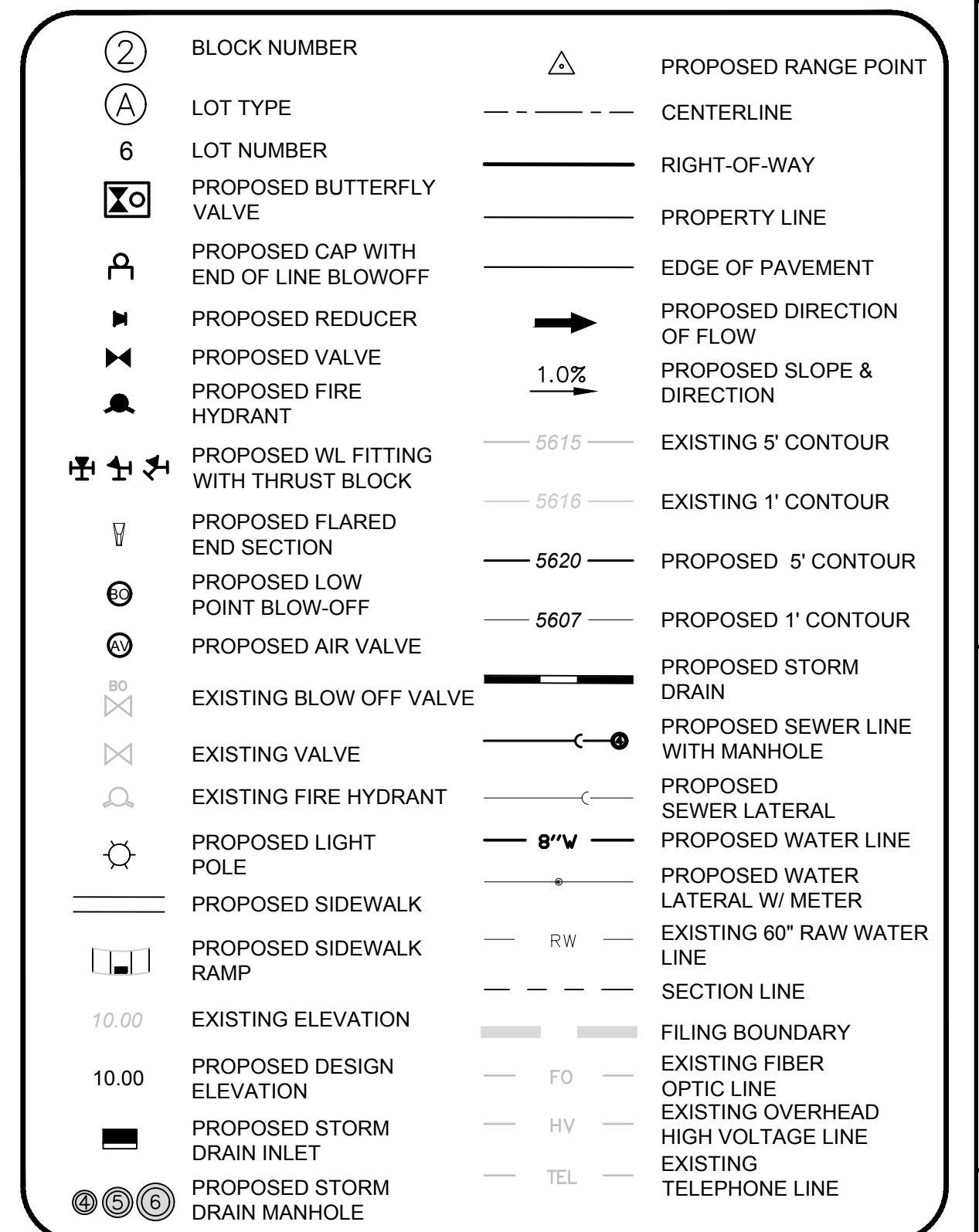
SHEET NUMBER 2	DRAWN BY: KJD		SCALE: AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS PARKER WATER AND SANITATION NOTES	 ESX MANAGEMENT 7353 South Allston Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 400 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546							
	CHECKED BY: JJJ		FILE NO: 8130283701											
	DATE: APRIL 2017													
					No.	Revisions	Date	Int.	Appr.					

BY: _____
(DISTRICT ENGINEER)

_____ DATE



KEYMAP
N.T.S.
LEGEND



ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	POINT OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEW(S), GRADING PERMIT, AND/OR OTHER PERMITS ARE COMPLETE, APPROVED AND ON FILE WITH THE TOWN OF PARKER.

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

\\projects\hess ranch\cadd\engineering\sheet sets\preliminary\parker water and sanitation\area utility plan.dwg, BOBBYG, 6/23/2017 9:56 AM



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

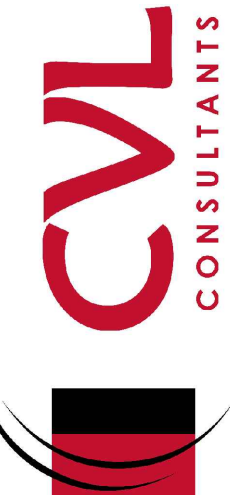
(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

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BENCHMARK
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Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE:	AS SHOWN
FILE NO:	8130283701

3

LEGEND

②

BLOCK NUMBER

Ⓐ

LOT TYPE

6

LOT NUMBER

PROPOSED BUTTERFLY VALVE

PROPOSED CAP WITH END OF LINE BLOWOFF

PROPOSED REDUCER

PROPOSED VALVE

PROPOSED FIRE HYDRANT

PROPOSED WL FITTING WITH THRUST BLOCK

PROPOSED FLARED END SECTION

PROPOSED LOW POINT BLOW-OFF

PROPOSED AIR VALVE

EXISTING BLOW OFF VALVE

EXISTING VALVE

EXISTING FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK

PROPOSED SIDEWALK RAMP

10.00

EXISTING ELEVATION

10.00

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

△

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

PROPOSED DIRECTION OF FLOW

1.0%

PROPOSED SLOPE & DIRECTION

5615

EXISTING 5' CONTOUR

5616

EXISTING 1' CONTOUR

5620

PROPOSED 5' CONTOUR

5607

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

RW

EXISTING 60" RAW WATER LINE

SECTION LINE

FILING BOUNDARY

FO

EXISTING FIBER OPTIC LINE

HV

EXISTING OVERHEAD HIGH VOLTAGE LINE

TEL

EXISTING TELEPHONE LINE

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 SCHEDULED 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: _____ DATE _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

ABBREVIATIONS			
AD	ANGLE DIFFERENCE	N.T.S. NOT TO SCALE	
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

KEYMAP
N.T.S.

MATCHLINE - SHEET 3

SCALE: 1" = 100'

MATCHLINE - SHEET 7

MATCHLINE - SHEET 5

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

(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

(NOTE: UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA24 WHEN SUBMITTING FOR REVIEW.)

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

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N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SET\PRELIMINARY\BANCROFT\UTILITY PLAN\DWG. BOBBY.G. 6/23/2017 9:59 AM

CALL 811

TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987

UNCC

UTILITY NOTIFICATION CENTER OF COLORADO

10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546

ESX MANAGEMENT

7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT

PRELIMINARY CONSTRUCTION DRAWINGS

AREA UTILITY PLAN

SCALE: AS SHOWN

CHECKED BY: JLR

DRAWN BY: JLR

FILE NO: 8130283701

DATE: APRIL 2017

SHEET NUMBER

4

Revisions

Appr.

Date

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LEGEND

- | | | | |
|---|---------------------------------------|---|-------------------------------------|
|  | BLOCK NUMBER |  | PROPOSED RANGE POINT |
|  | LOT TYPE | — — — — — | CENTERLINE |
| 6 | LOT NUMBER | ===== | RIGHT-OF-WAY |
|  | PROPOSED BUTTERFLY VALVE | ————— | PROPERTY LINE |
|  | PROPOSED CAP WITH END OF LINE BLOWOFF | ————— | EDGE OF PAVEMENT |
|  | PROPOSED REDUCER |  | PROPOSED DIRECTION OF FLOW |
|  | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
|  | PROPOSED FIRE HYDRANT | ————— | EXISTING 5' CONTOUR |
|  | PROPOSED WL FITTING WITH THRUST BLOCK | ————— 5615 | EXISTING 5' CONTOUR |
| | | ————— 5616 | EXISTING 1' CONTOUR |
|  | PROPOSED FLARED END SECTION | ————— 5620 | PROPOSED 5' CONTOUR |
|  | PROPOSED LOW POINT BLOW-OFF | ————— 5607 | PROPOSED 1' CONTOUR |
|  | PROPOSED AIR VALVE |  | PROPOSED STORM DRAIN |
|  | EXISTING BLOW OFF VALVE | —————  | PROPOSED SEWER LINE WITH MANHOLE |
|  | EXISTING VALVE | —————  | PROPOSED SEWER LATERAL |
|  | EXISTING FIRE HYDRANT | ————— 8" W | PROPOSED WATER LINE |
|  | PROPOSED LIGHT POLE | —————  | PROPOSED WATER LATERAL W/ METER |
| ===== | PROPOSED SIDEWALK | ————— RW | EXISTING 60" RAW WATER LINE |
|  | PROPOSED SIDEWALK RAMP | — — — — — | SECTION LINE |
| 10.00 | EXISTING ELEVATION |  | FILING BOUNDARY |
| 10.00 | PROPOSED DESIGN ELEVATION | ————— FO | EXISTING FIBER OPTIC LINE |
|  | PROPOSED STORM DRAIN INLET | ————— HV | EXISTING OVERHEAD HIGH VOLTAGE LINE |
|  | PROPOSED STORM DRAIN MANHOLE | ————— TEL | EXISTING TELEPHONE LINE |

ABBREVIATIONS

- | | | | |
|-----|-------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PL | PROPERTY LINE |
| BVP | BEGIN VERTICAL PROFILE | PVC | POLYVINYL CHLORIDE |
| CRR | CURB RETURN RADIUS | PVI | PT. OF VERTICAL INTERSECTION |
| EL | ELEVATION | PVT | POINT OF VERTICAL TANGENT |
| EV | EAVE OF PAVEMENT | RCOB | REINFORCED CONCRETE BOX CULVERT |
| FC | FINISHED VERTICAL CURVE | | |
| EVF | END VERTICAL PROFILE | RCP | REINFORCED CONCRETE PIPE |
| FG | FINISHED GROUND | ROW | RIGHT OF WAY |
| FL | FLOW LINE | SD | STORM DRAIN |
| GV | GATE VALVE | SL | SECTION LINE |
| HA | HYDRANT ASSEMBLY | SS | SANITARY SEWER |
| HCR | HANDICAP CURB RAMP | STA | STATION |
| HP | HIGH POINT | T.O.P. | TOP OF PIPE |
| INV | INVERT | UE | UTILITY EASEMENT |
| K | CURVATURE COEFFICIENT | VC | VERTICAL CURVE |
| L | LINEAR FEET | WL | WATER LINE |
| MH | MANHOLE | WSE | WATER SURFACE ELEVATION |

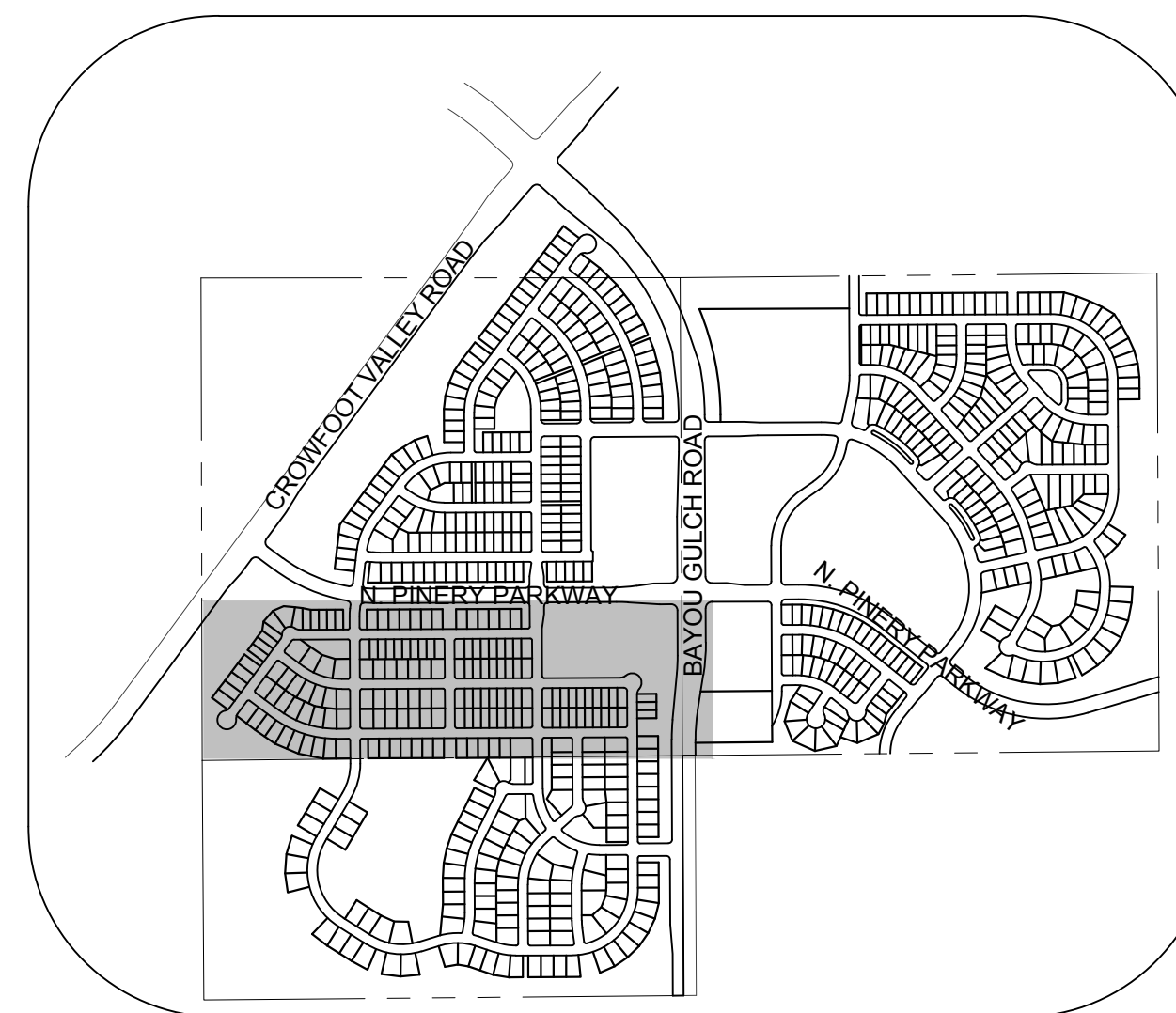
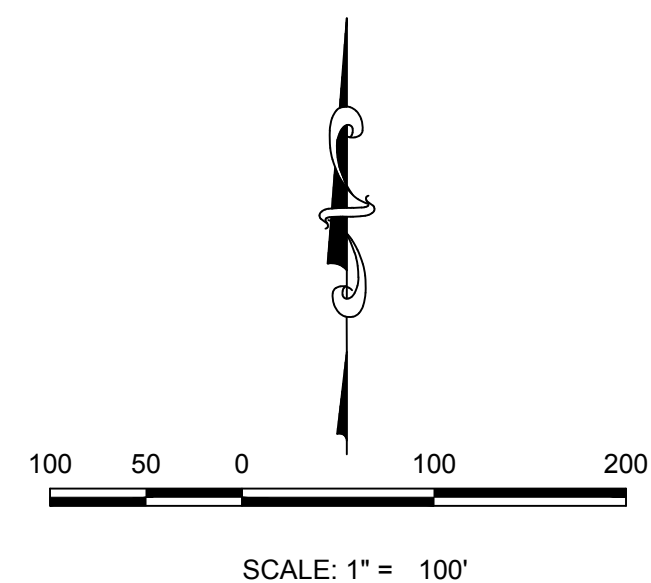
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REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

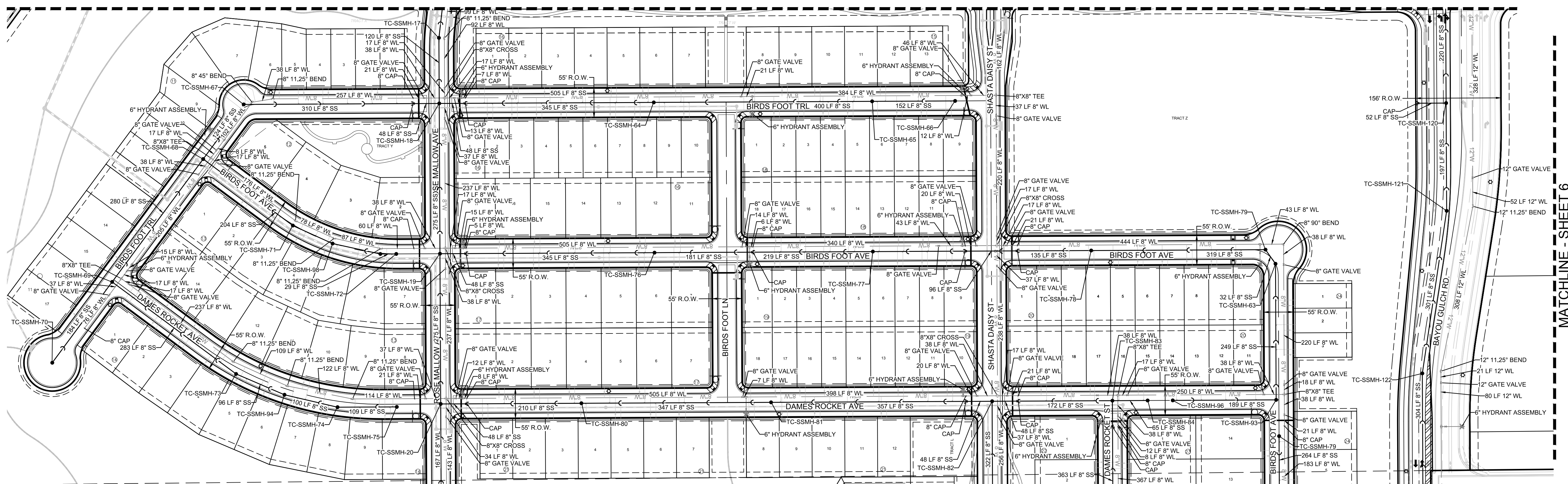
BY: _____
(DISTRICT ENGINEER)



KEYMAP

N.T.S.

MATCHLINE - SHEET 4



MATCHLINE - SHEET 6

FIRE DEPARTMENT APPROVAL

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(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE)

DATE _____

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BENCHMARK

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE _____

SHEET NUMBER

5

SCALE:	AS SHOWN
FILE NO:	

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

E5X MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112



0333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

No.	Revisions	Date	Init.	Appr.	Date
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No.	Revisions
-----	-----------

Date _____

opr.

ate

U:\PROJECTS\HSH RANCH\CAD\ENGINEERING\SHEET SETS\PRELIMINARY\PARKER WATER AND SANITATION\AREA UTILITY PLAN.DWG, 6/23/2017 9:56 AM



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

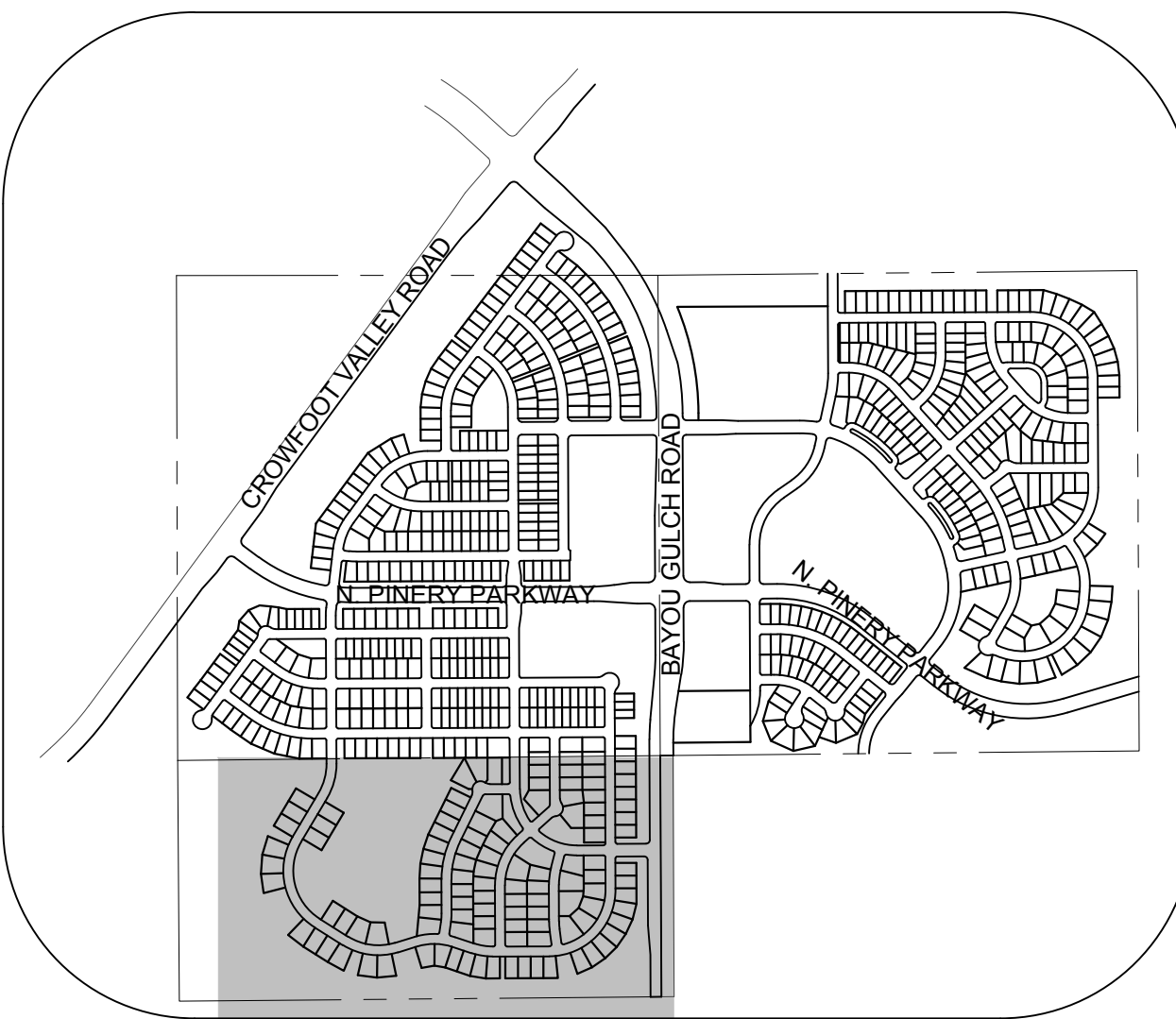
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BY: _____ DATE _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)



KEYMAP N.T.S. LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
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Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
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Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

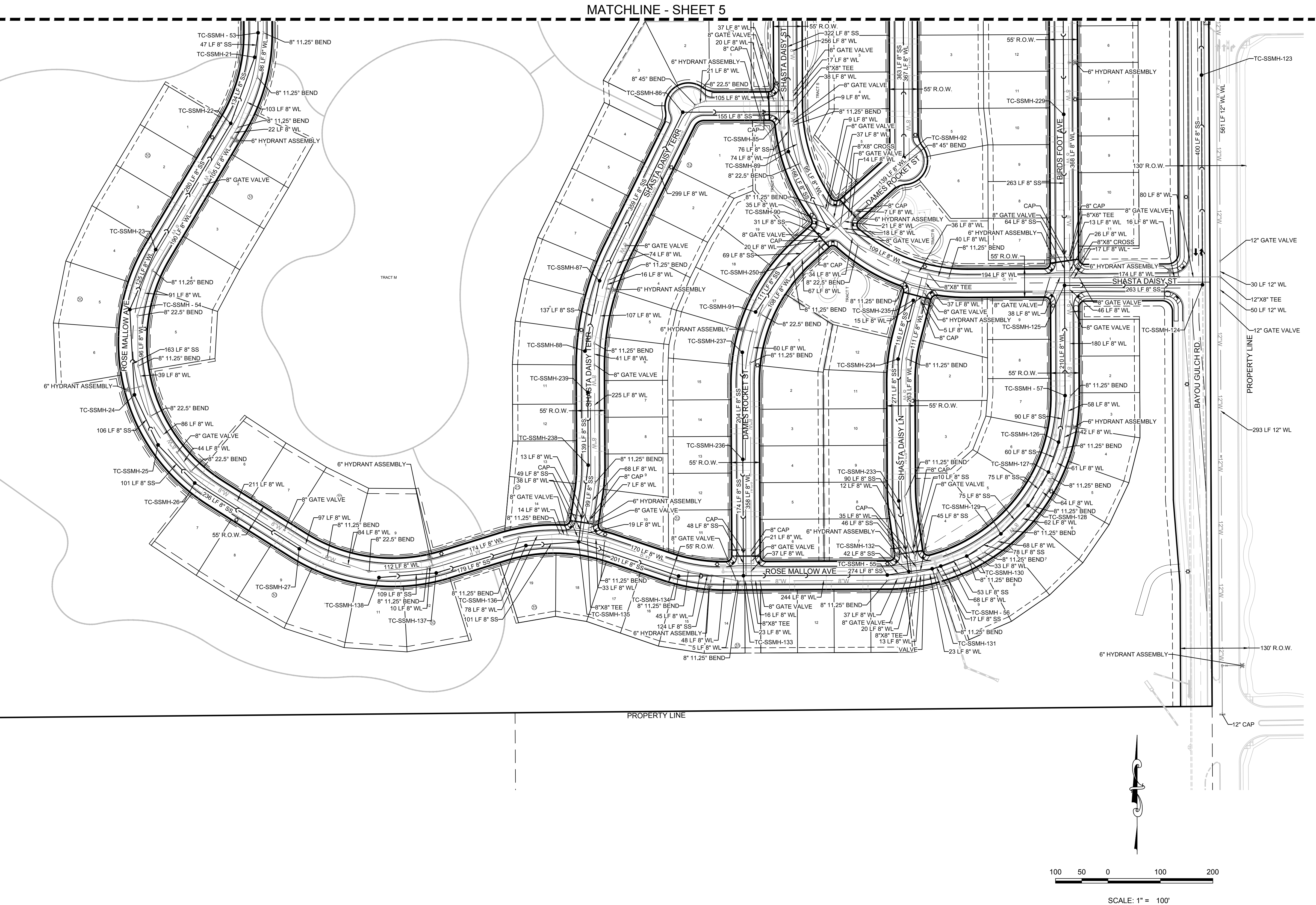
ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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BENCHMARK

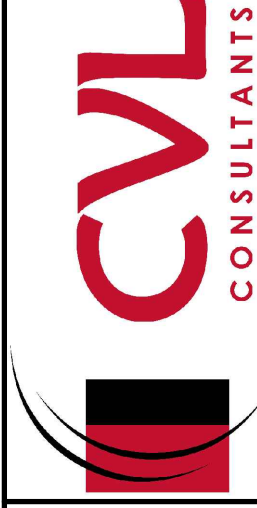
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UTILITY NOTIFICATION
CENTER OF COLORADO

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Tel: (720) 482-9526
Fax: (720) 482-9546

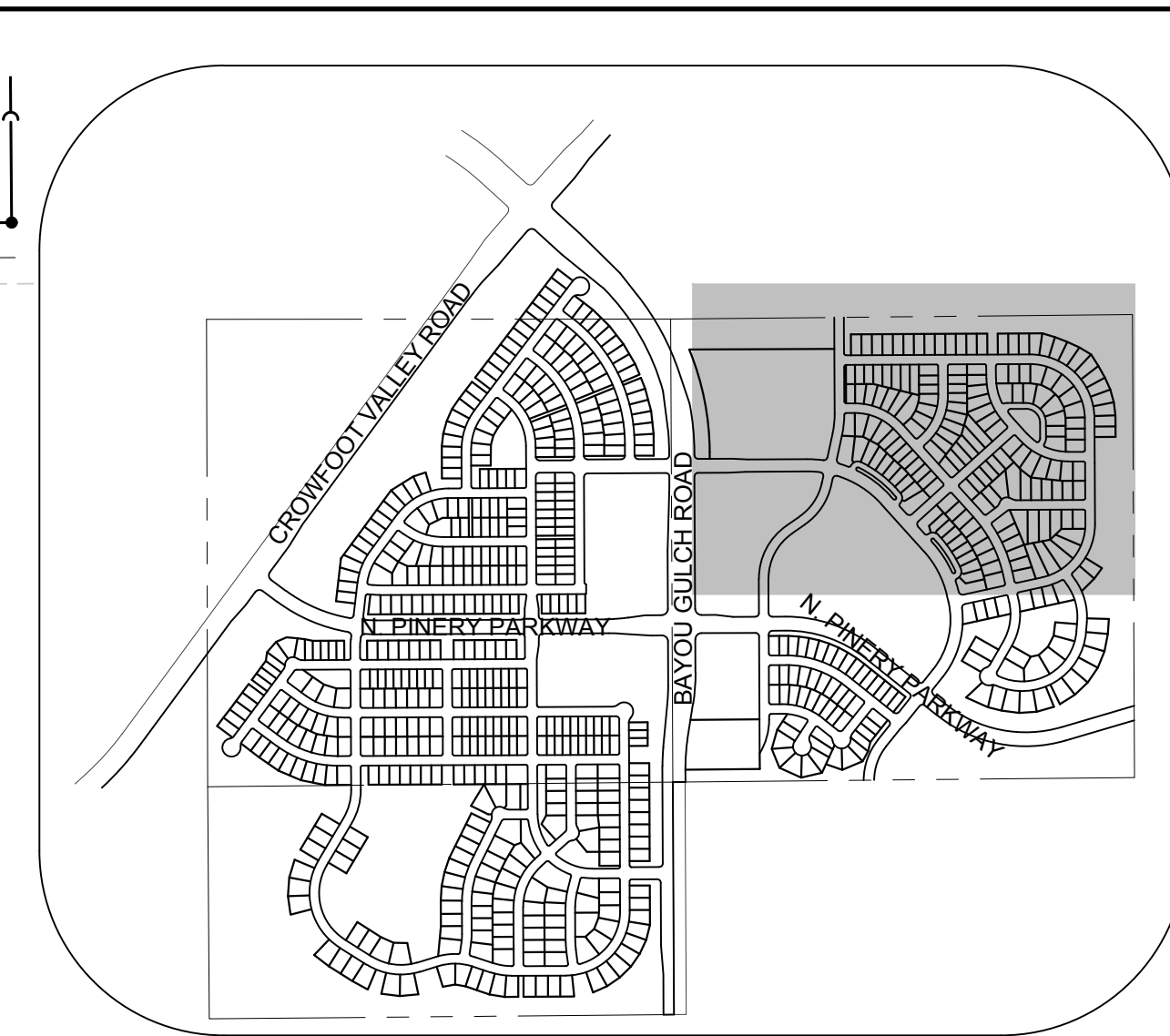
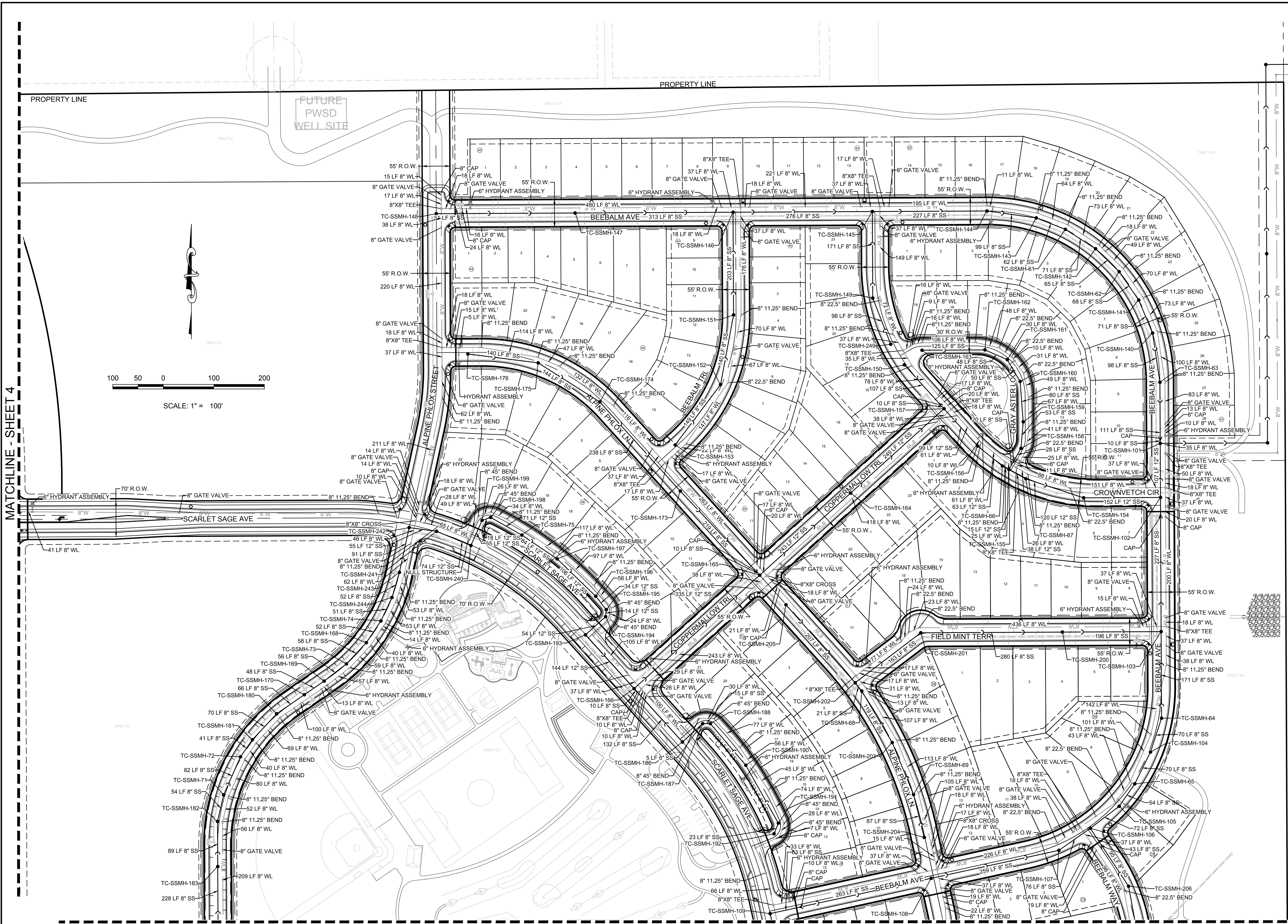


ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JLU
DATE: APRIL 2017

SHEET NUMBER
6



KEYMAP N.T.S. LEGEND		
2	BLOCK NUMBER	△ PROPOSED RANGE POINT
A	LOT TYPE	--- CENTERLINE
6	LOT NUMBER	--- RIGHT-OF-WAY
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10.00	PROPOSED DESIGN ELEVATION	--- FO --- EXISTING FIBER OPTIC LINE
⊕	PROPOSED STORM DRAIN INLET	--- HV --- EXISTING OVERHEAD HIGH VOLTAGE LINE
⊗	PROPOSED STORM DRAIN MANHOLE	--- TEL --- EXISTING TELEPHONE LINE

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FL	FLOW LINE	SL SECTION LINE
GV	GATE VALVE	SS SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA STATION
HCR	HANDICAP CURB RAMP	T.O.P. TOP OF PIPE
HP	HIGH POINT	UE UTILITY EASEMENT
INV	INVERT	VC VERTICAL CURVE
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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

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

(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) DATE
(NOTE: UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA24 WHEN SUBMITTING FOR REVIEW.)



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987

10335 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE: AS SHOWN
DRAWN BY: JLR
CHECKED BY: JLU
DATE: APRIL 2017

FILE NO: 8130283701

SHEET NUMBER 7

Revisions
No. Date Init. Appr. Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\AREA UTILITY PLAN\DWG. BOBBY.G 6/23/2017 9:57 AM



CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

FIRE DEPARTMENT APPROVAL

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(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE)

DATE

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REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____ DATE _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

BENCHMARK

DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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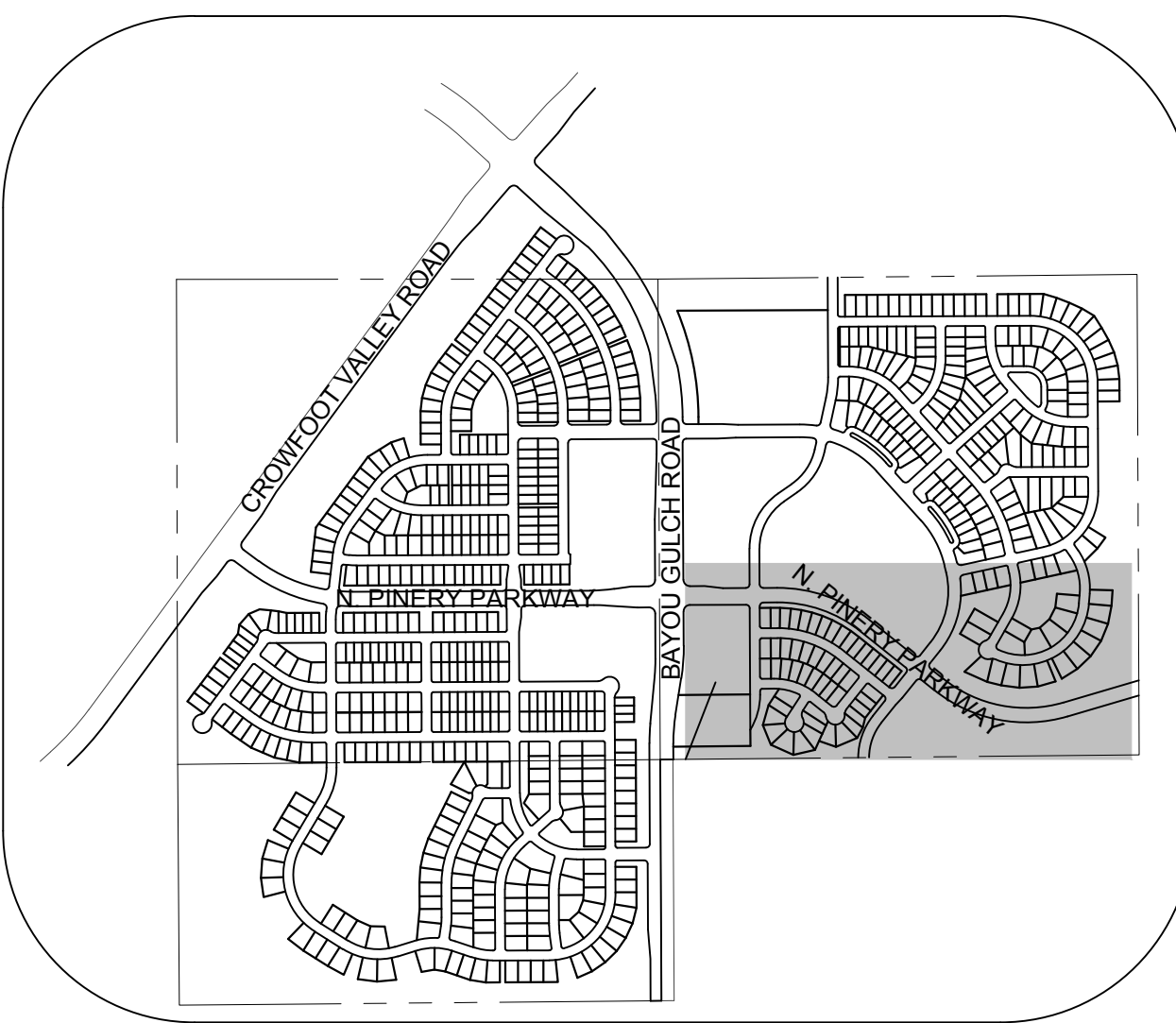
100 50 0 100 200

SCALE: 1" = 100'

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



KEYMAP N.T.S. LEGEND

- | | | | |
|-------|---------------------------------------|------|-------------------------------------|
| ② | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| Ⓐ | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⓧ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⓧ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| ⓧ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| ⓧ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| ⓧ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| ⓧ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| ⓧ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| ⓧ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
| ⓧ | PROPOSED AIR VALVE | --- | PROPOSED STORM DRAIN |
| ⓧ | EXISTING BLOW OFF VALVE | --- | PROPOSED SEWER LINE WITH MANHOLE |
| ⓧ | EXISTING VALVE | --- | PROPOSED SEWER LATERAL |
| ⓧ | EXISTING FIRE HYDRANT | 8" | PROPOSED WATER LINE |
| ⓧ | PROPOSED LIGHT POLE | --- | PROPOSED WATER LATERAL W/ METER |
| ⓧ | PROPOSED SIDEWALK | --- | EXISTING 60" RAW WATER LINE |
| ⓧ | PROPOSED SIDEWALK RAMP | --- | SECTION LINE |
| 10.00 | EXISTING ELEVATION | --- | FILING BOUNDARY |
| 10.00 | PROPOSED DESIGN ELEVATION | --- | EXISTING FIBER OPTIC LINE |
| ⓧ | PROPOSED STORM DRAIN INLET | --- | EXISTING OVERHEAD HIGH VOLTAGE LINE |
| ⓧ | PROPOSED STORM DRAIN MANHOLE | --- | EXISTING TELEPHONE LINE |

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
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HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

10333 E. Dry Creek Rd.
Suite 410
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Tel: (720) 482-9526
Fax: (720) 482-9546



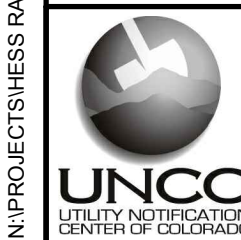
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE: AS SHOWN
DRAWN BY: JLR
CHECKED BY: JLR
FILE NO: 8130283701
DATE: APRIL 2017

SHEET NUMBER
8

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\AREA UTILITY OFFSITE CROWFOOT DWG, BOBBYB, 6/22/2017 10:00 AM



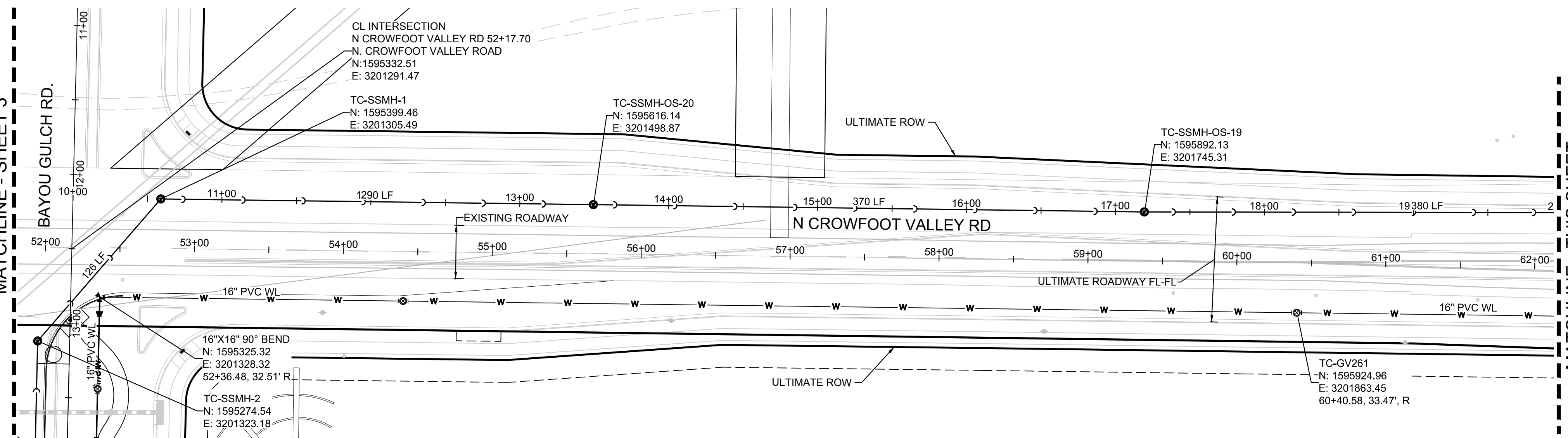
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

MATCHLINE - THIS SHEET
SEE ABOVE

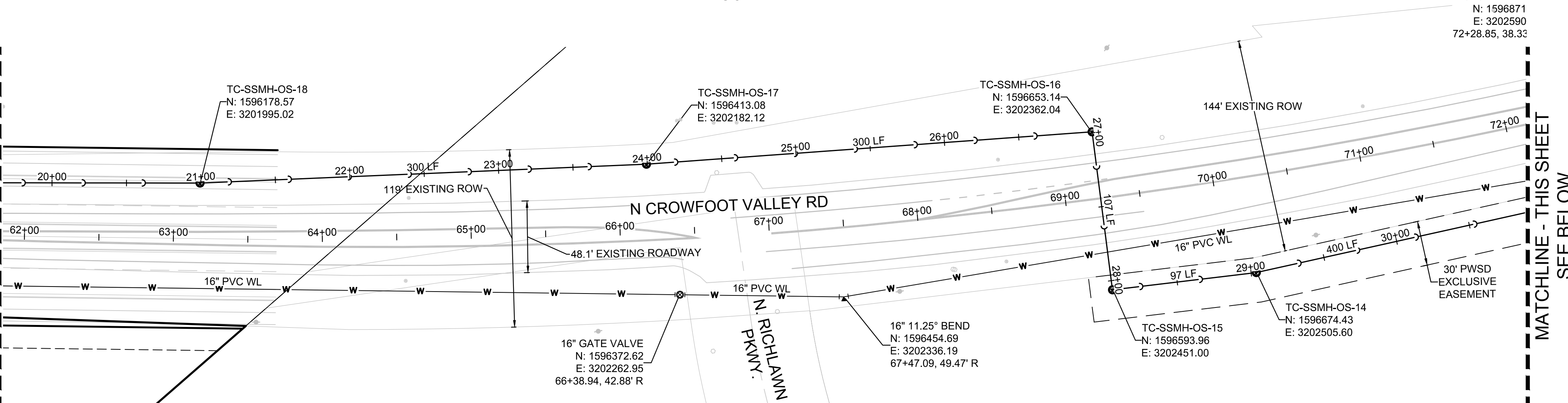
MATCHLINE - THIS SHEET
SEE ABOVE

MATCHLINE - THIS SHEET
SEE ABOVE

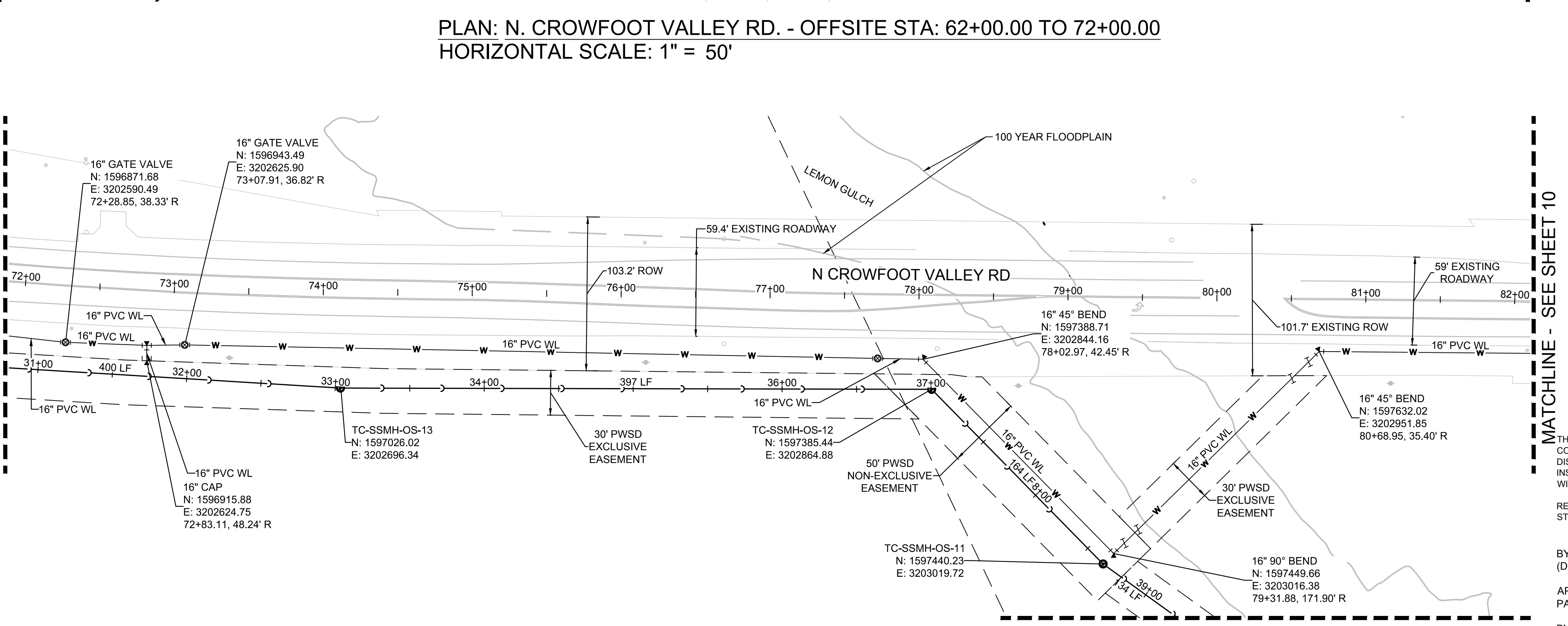
MATCHLINE - SHEET 3



PLAN: N. CROWFOOT VALLEY RD. - OFFSITE STA: 52+00.00 TO 62+00.00
HORIZONTAL SCALE: 1" = 50'



PLAN: N. CROWFOOT VALLEY RD. - OFFSITE STA: 62+00.00 TO 72+00.00
HORIZONTAL SCALE: 1" = 50'



PLAN: N. CROWFOOT VALLEY RD. - OFFSITE STA: 72+00.00 TO 82+00.00
HORIZONTAL SCALE: 1" = 50'

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REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

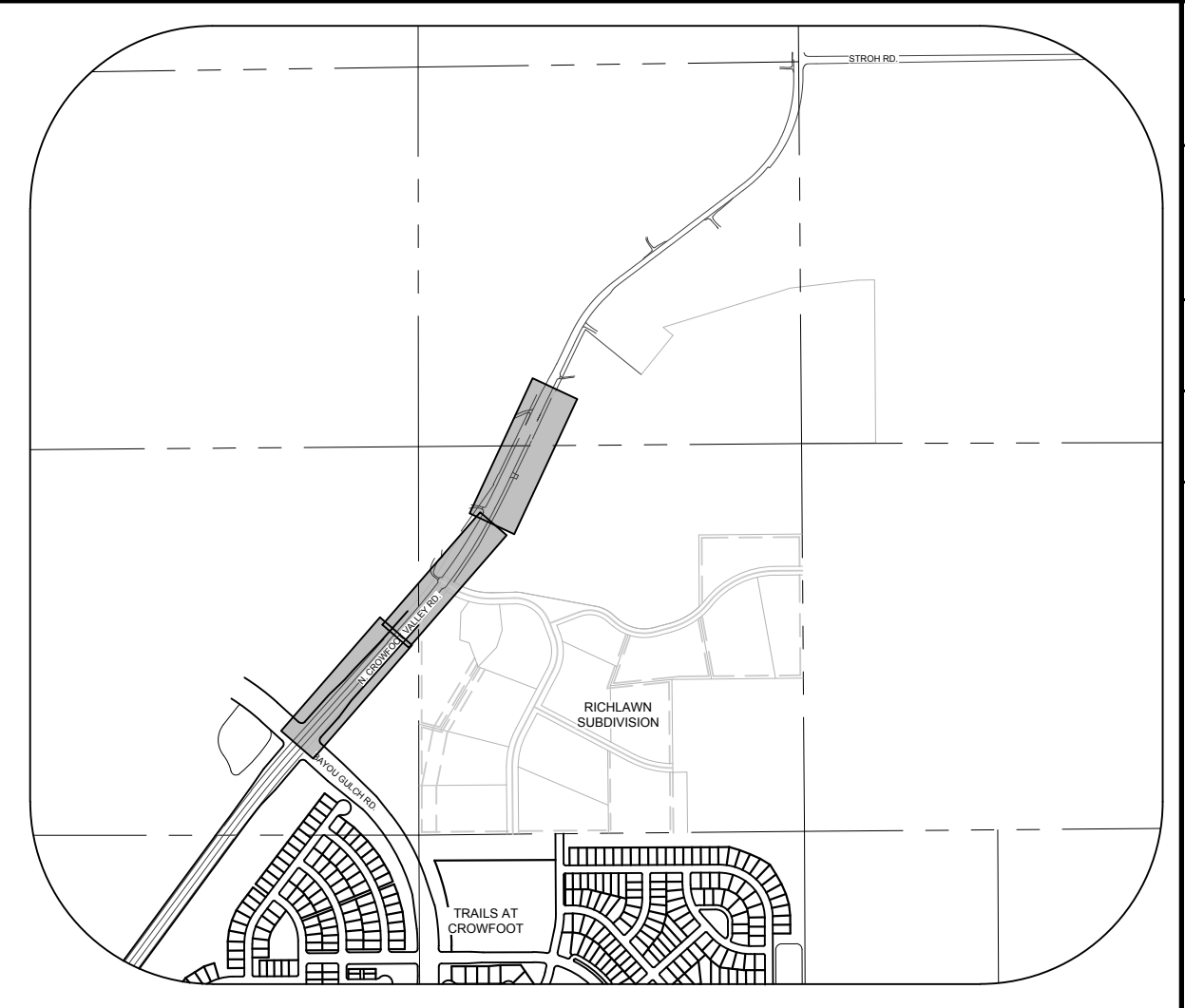
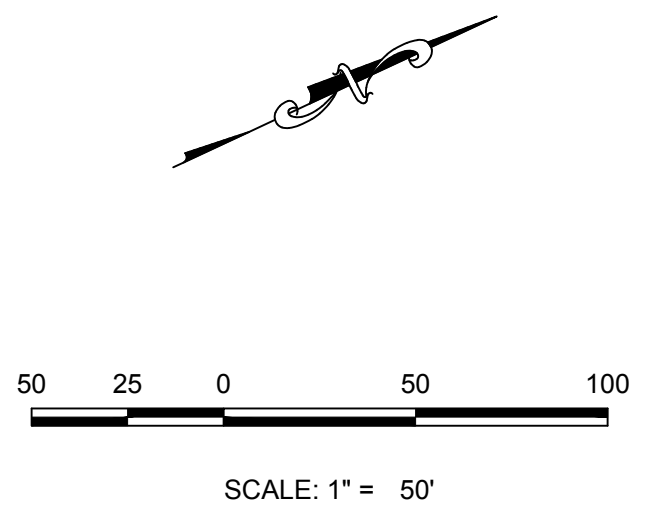
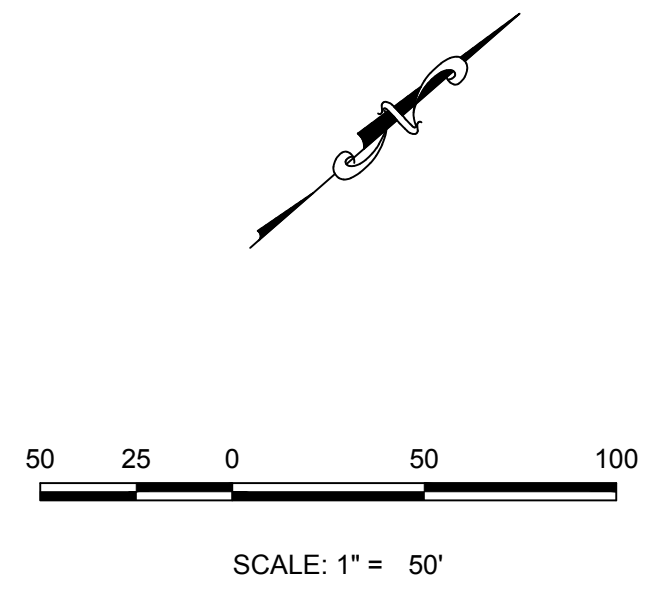
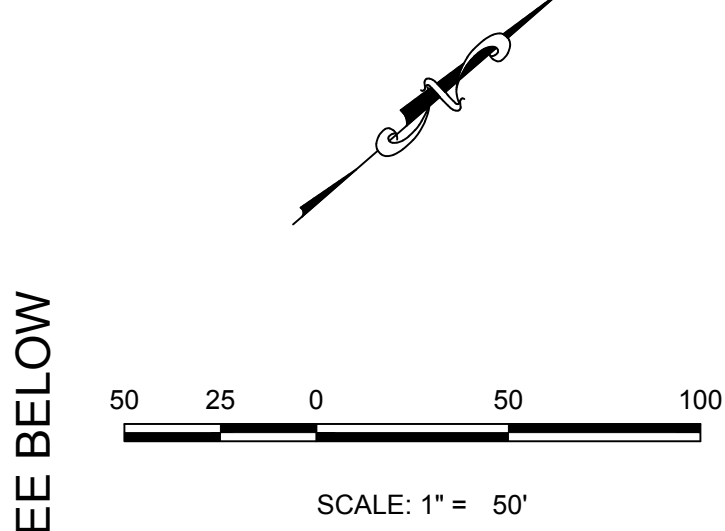
BY: (DISTRICT REPRESENTATIVE) DATE

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: (DISTRICT ENGINEER) DATE

BASIS OF BEARINGS:
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KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊠	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊠	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊠	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊠	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊠	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊠	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊠	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
⊠	PROPOSED LIGHT POLE	8" W	PROPOSED WATER LATERAL W/ METER
⊠	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⊠	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊠	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊠	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

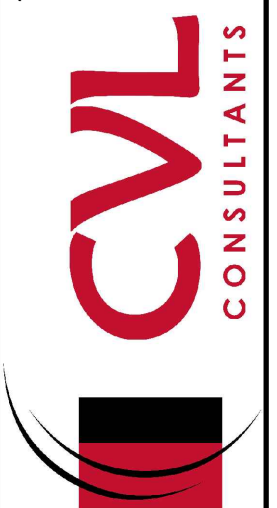
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
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HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

10333 E. Dry Creek Rd.
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ESX MANAGEMENT
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CENTENNIAL, CO 80112

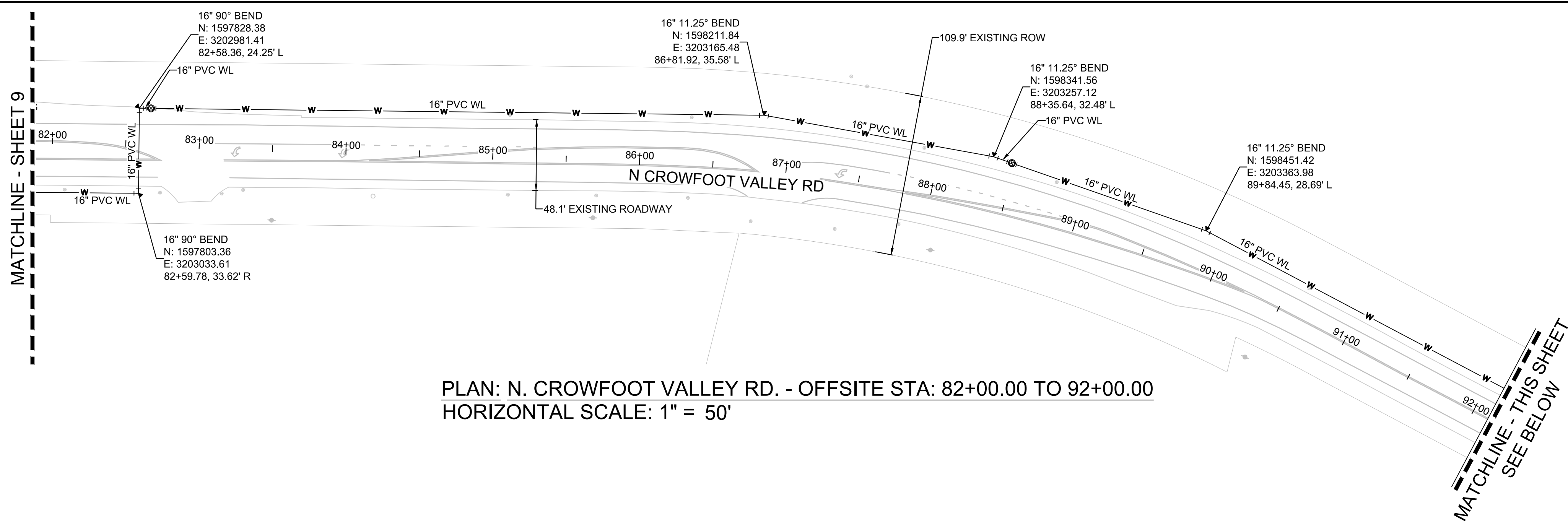
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
AREA UTILITY OFFSITE CROWFOOT

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JLU
DATE: APRIL 2017

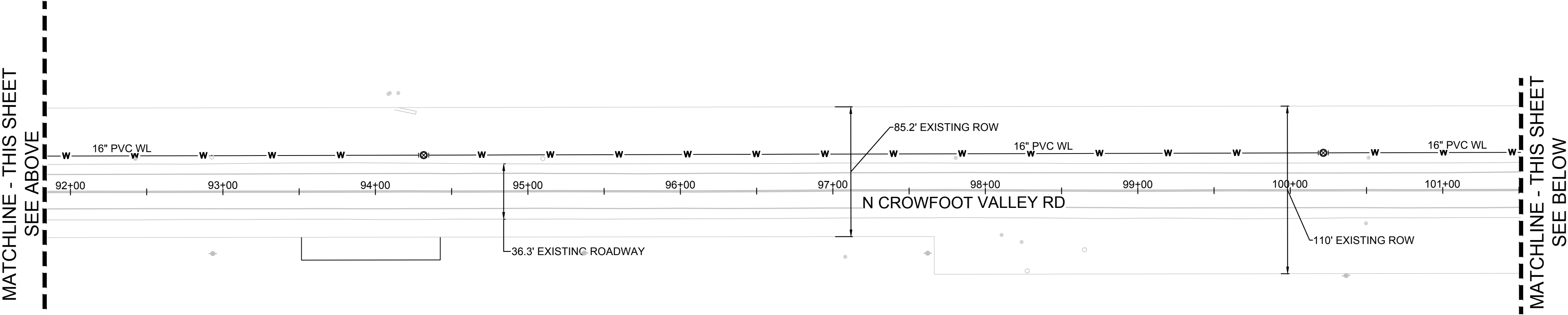
SHEET NUMBER 9

Revisions
No. Date Init. Appr. Date

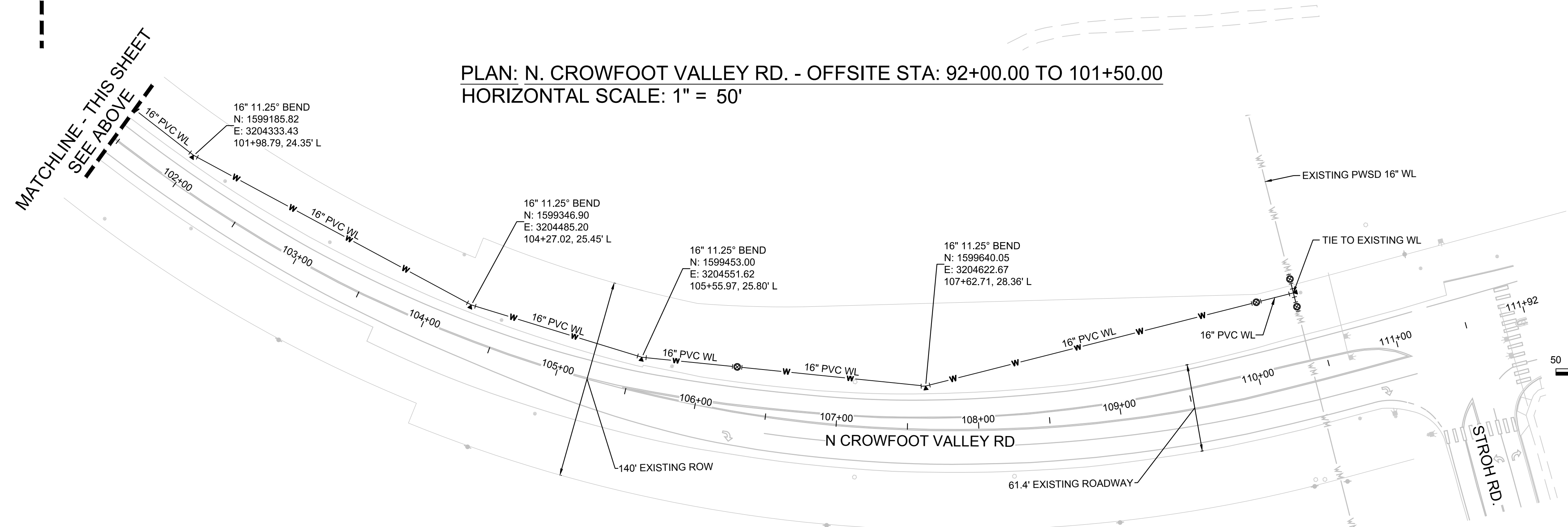
N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR SETS\PRELIMINARY\OFFSITE CROWFOOT DWG. BOBBYB, 6/22/2017 9:01 AM



PLAN: N. CROWFOOT VALLEY RD. - OFFSITE STA: 82+00.00 TO 92+00.00
HORIZONTAL SCALE: 1" = 50'



PLAN: N. CROWFOOT VALLEY RD. - OFFSITE STA: 92+00.00 TO 101+50.00
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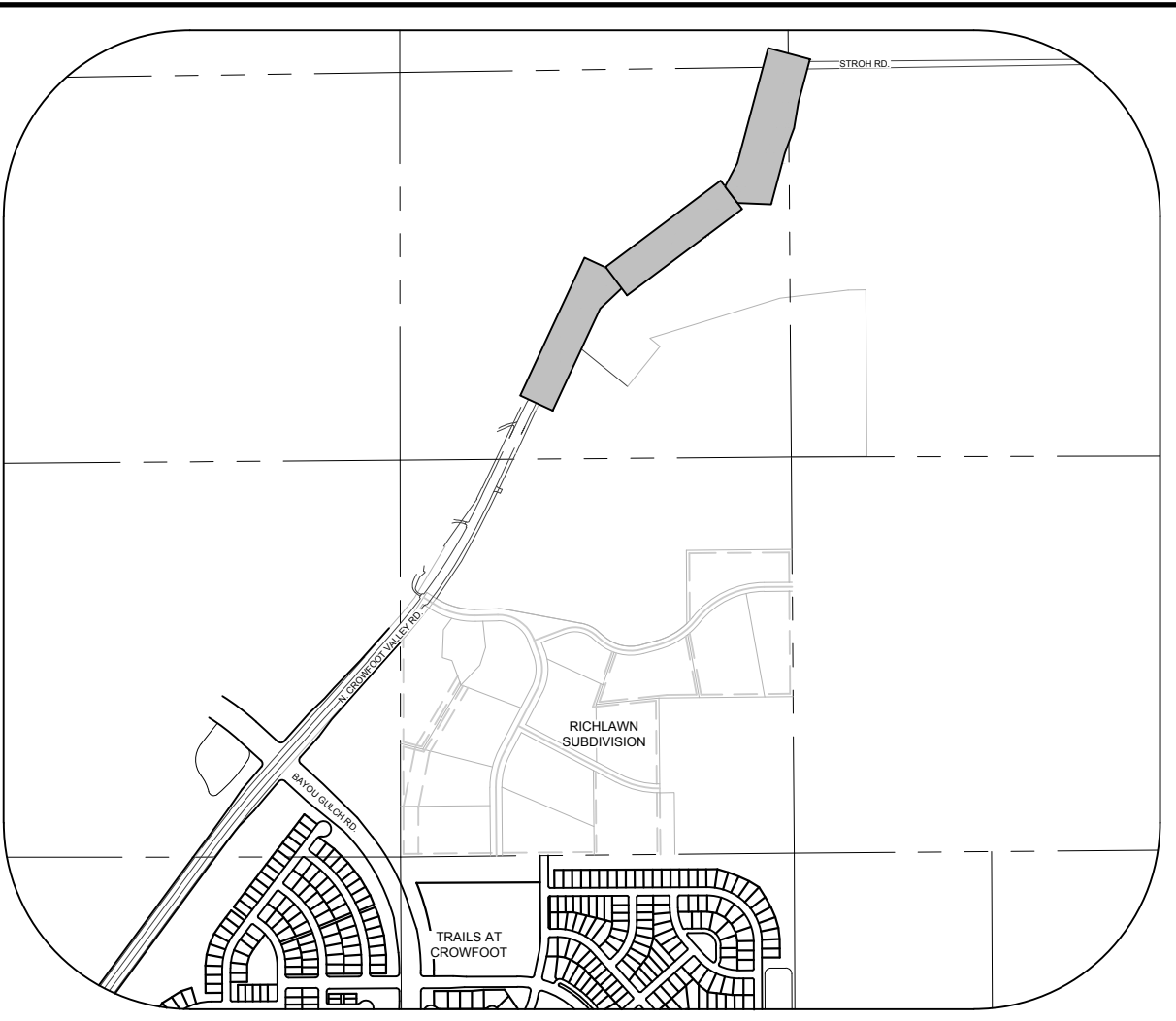
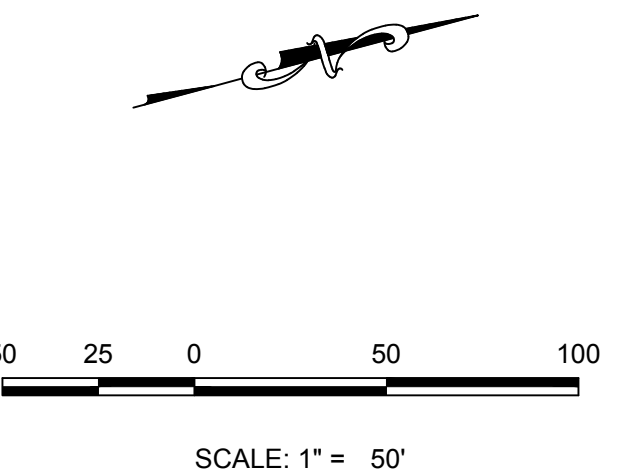
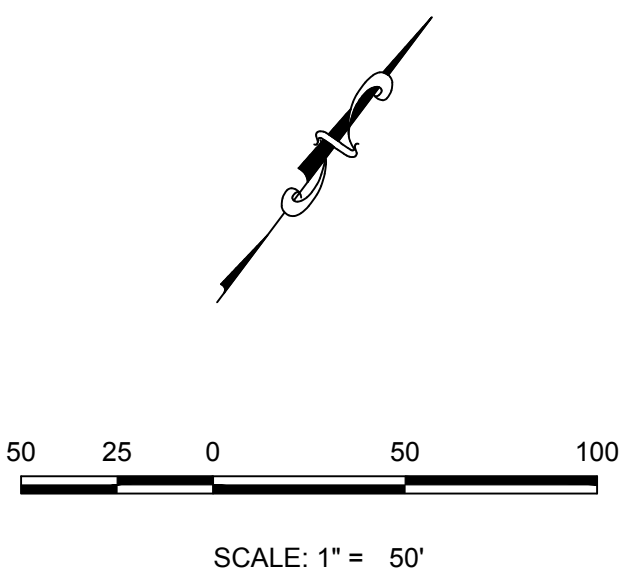
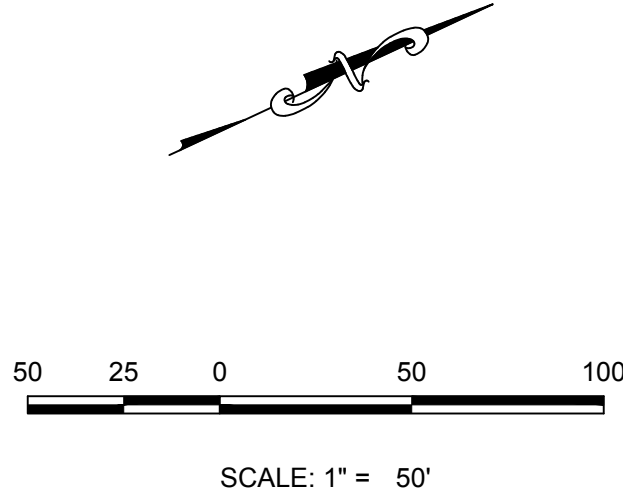
BY: _____ DATE _____
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CENTER OF COLORADO

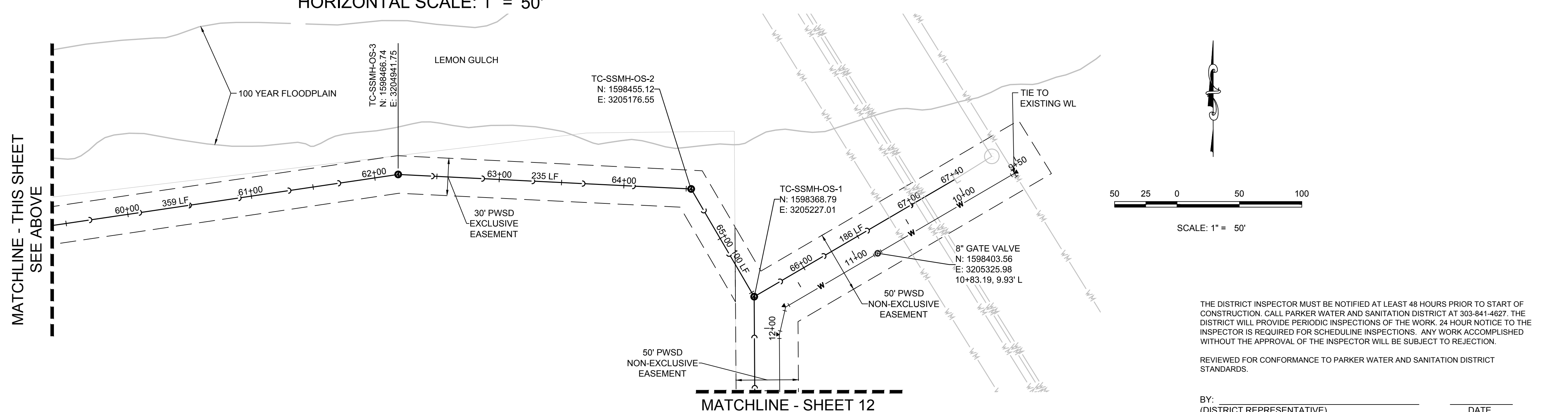
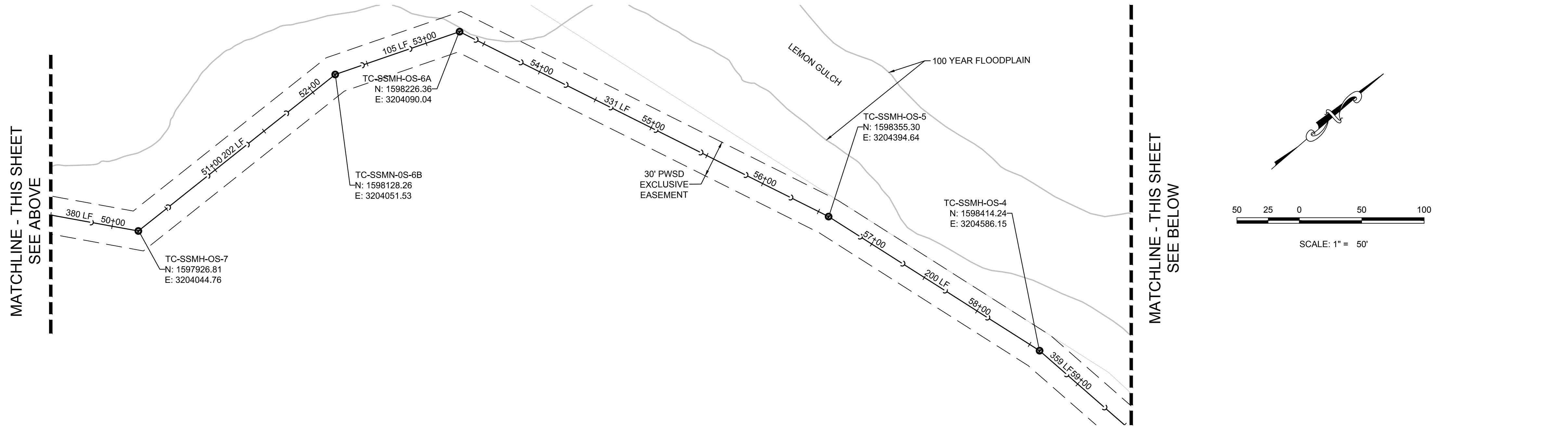
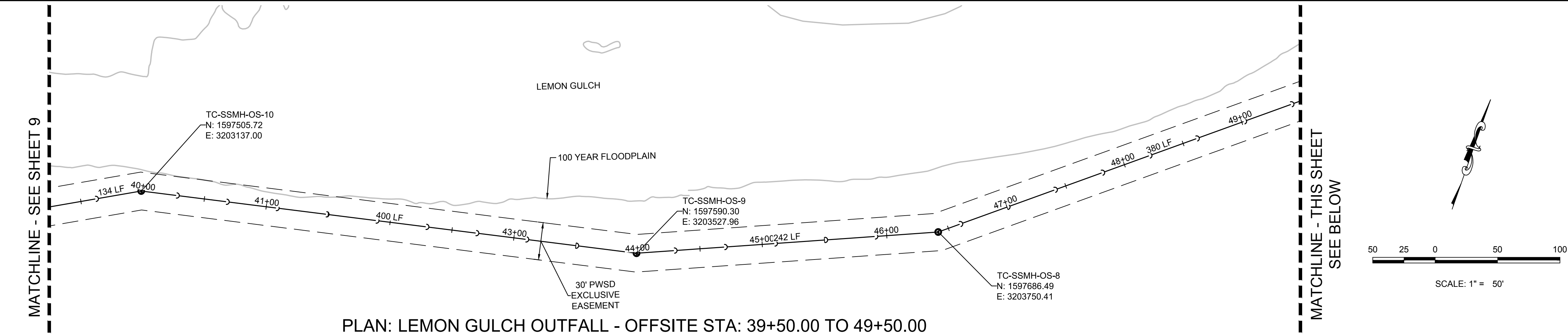
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				TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS AREA UTILITY OFFSITE CROWFOOT					
				ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112					
				10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546					
				Revisions	No.	Date	Init.	Appr.	Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SET\PRELIMINARY\PARKER WATER AND SANITATION\AREA UTILITY OFFSITE CROWFOOT DWG, BOBBYB, 6/22/2017 10:01 AM



UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987



THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4827. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULED 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.

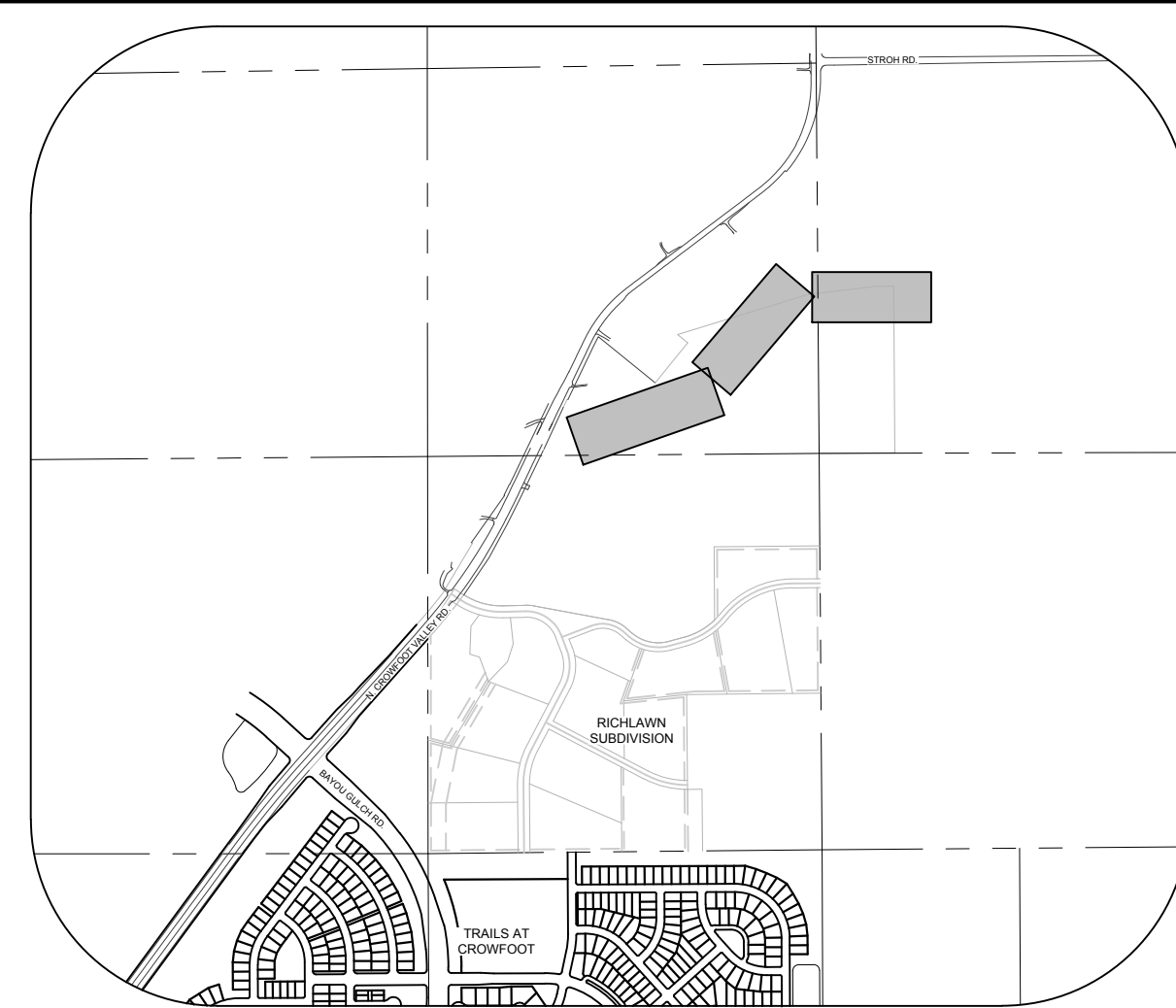
BY: _____ DATE _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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KEYMAP N.T.S. LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
Ⓜ	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
Ⓜ	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
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10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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INV	INVERT	VC	VERTICAL CURVE
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

10339 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL
CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
AREA UTILITY OFFSITE LEMON GULCH

SCALE: _____
AS SHOWN

DRAWN BY: JLR
CHECKED BY: JLU
DATE: APRIL 2017

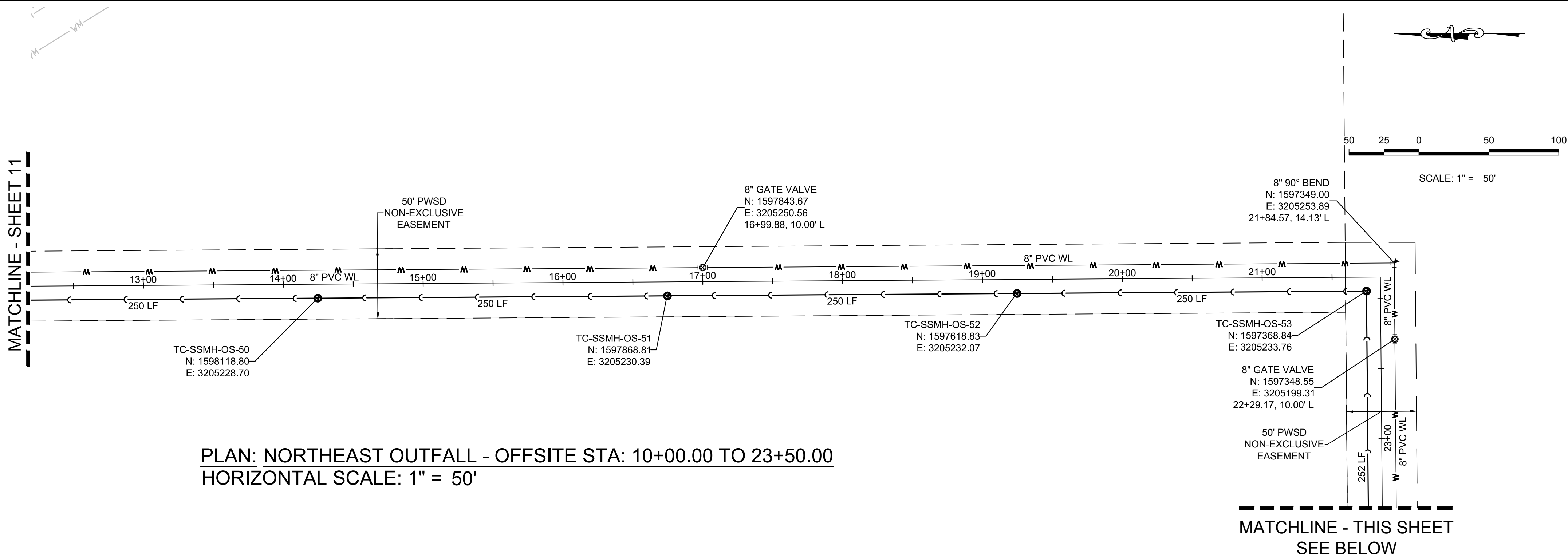
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SHEET NUMBER
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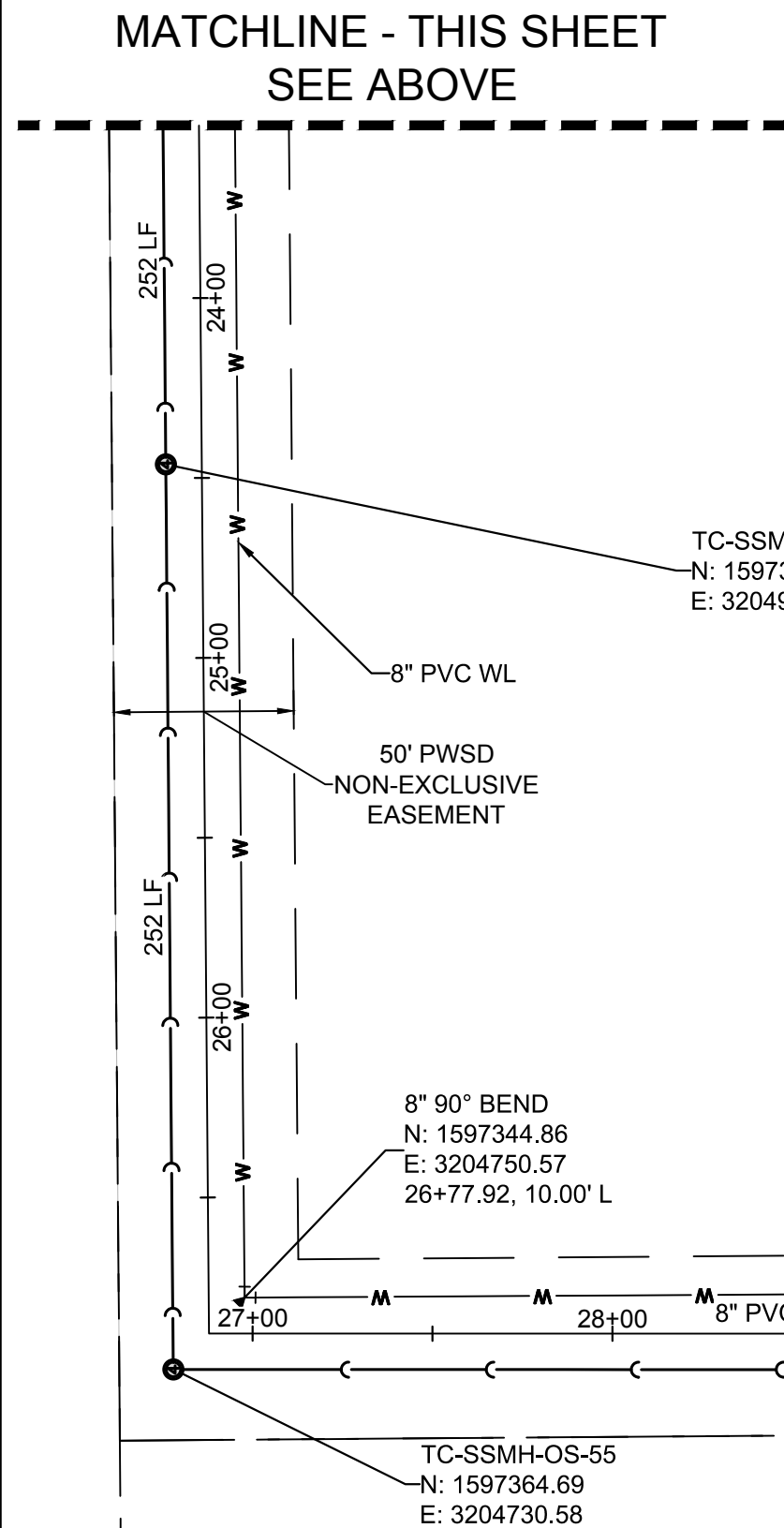
No. _____
Revisions

Init. _____
Date _____

Appr. _____
Date _____



PLAN: NORTHEAST OUTFALL - OFFSITE STA: 10+00.00 TO 23+50.00
HORIZONTAL SCALE: 1" = 50'



PLAN: NORTHEAST OUTFALL - OFFSITE STA: 23+50.00 TO 38+50.00
HORIZONTAL SCALE: 1" = 50'

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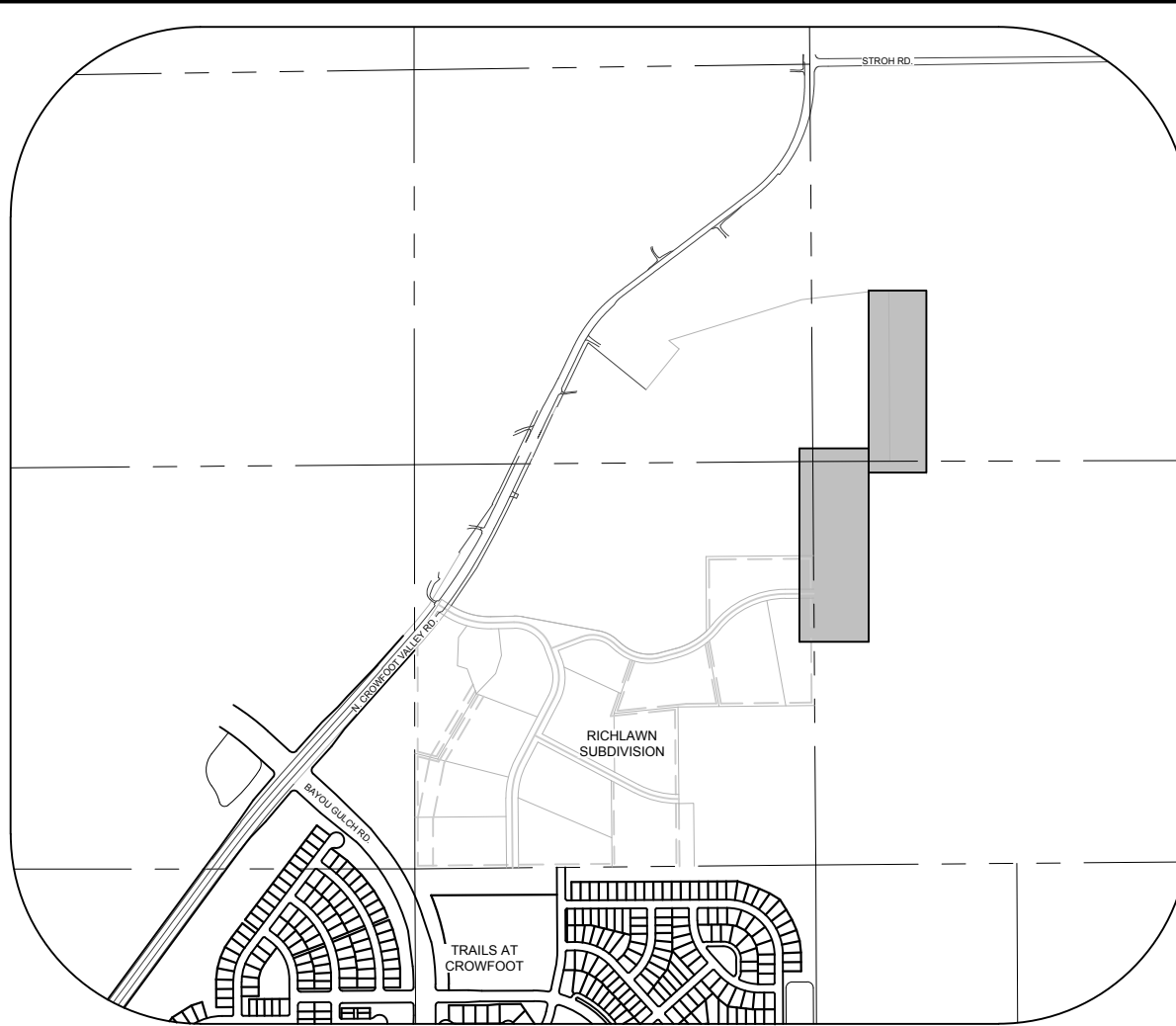
BY: _____ DATE _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

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N.T.S.
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Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
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N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SET\PRELIMINARY\PARKER WATER AND SANITATION\AREA UTILITY OFFSITE NORTHEAST DWG. BOBBY.G. 6/23/2017 10:04 AM



UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

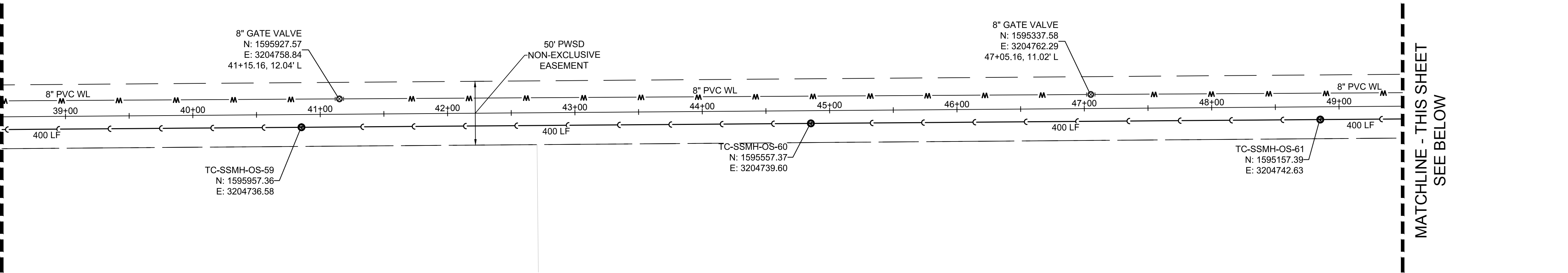
TWO WORKING DAYS

BEFORE YOU DIG

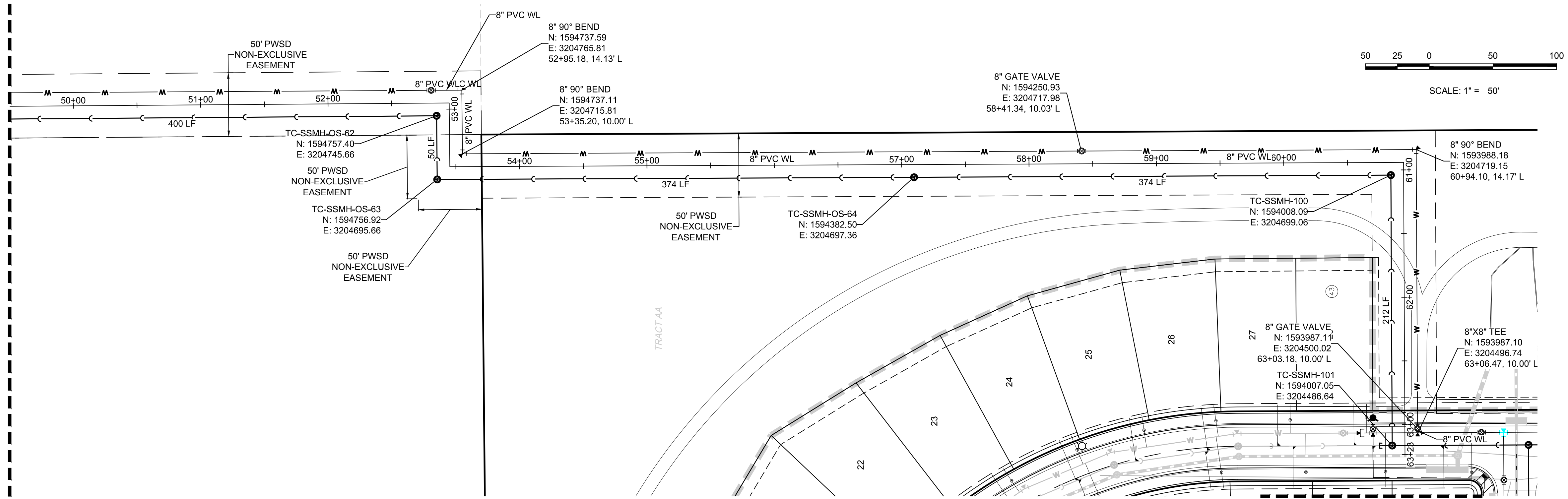
1-800-922-1987

MATCHLINE - SEE SHEET 12

MATCHLINE - THIS SHEET
SEE ABOVE



PLAN: NORTHEAST OUTFALL - OFFSITE STA: 38+50.00 TO 49+50.00
HORIZONTAL SCALE: 1" = 50'



PLAN: NORTHEAST OUTFALL - OFFSITE STA: 49+50.00 TO 63+23.00
HORIZONTAL SCALE: 1" = 50'

MATCHLINE - SHEET 7

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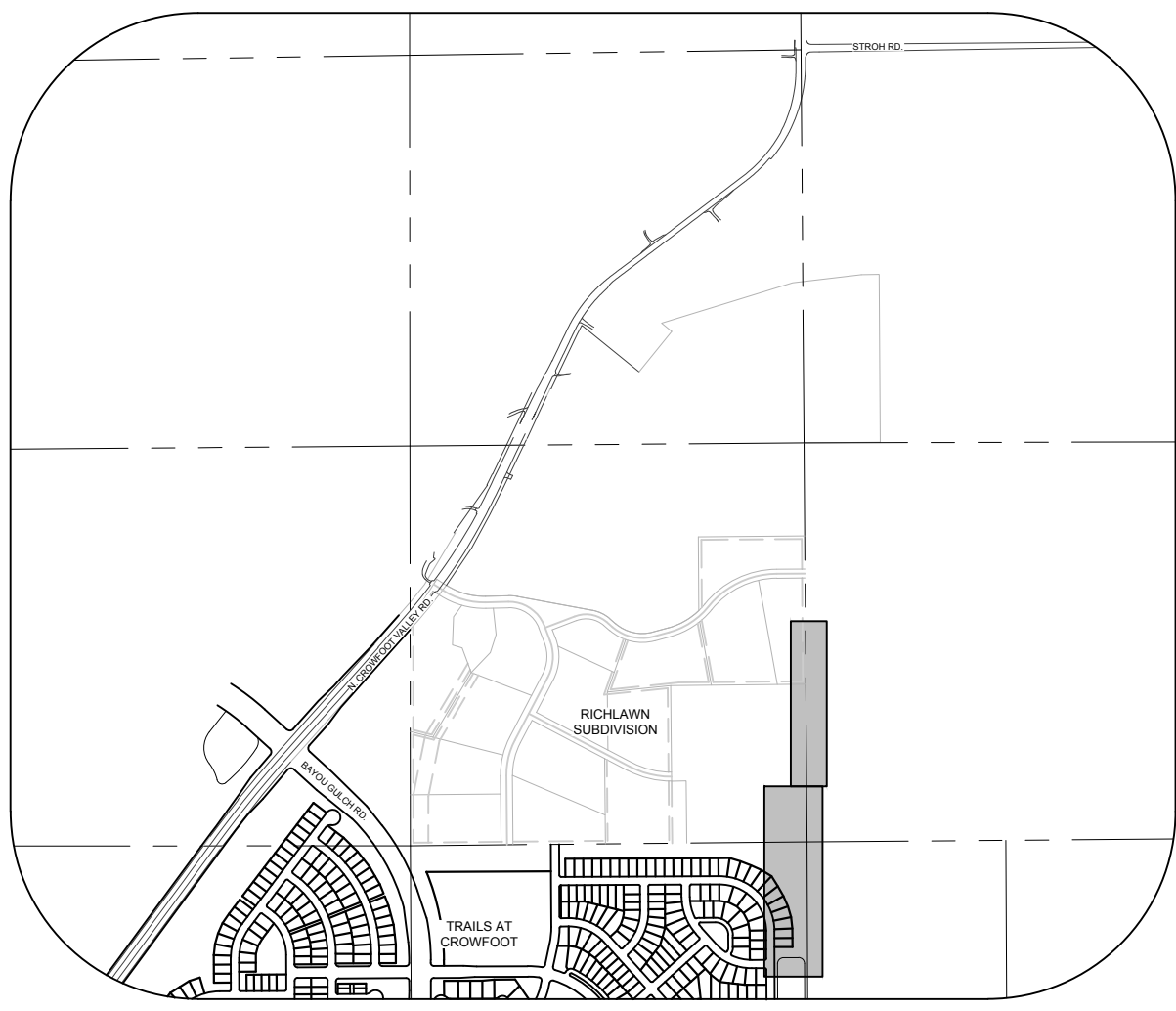
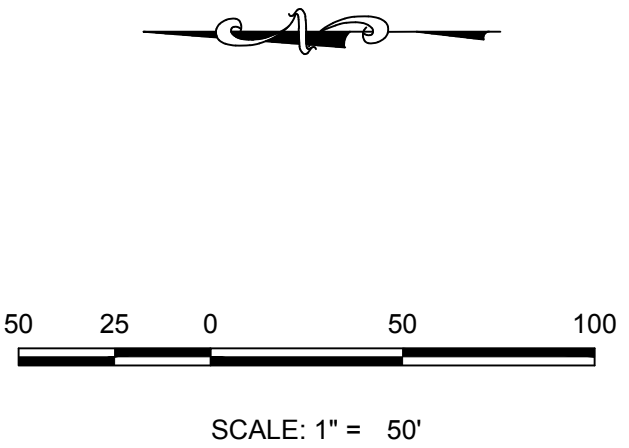
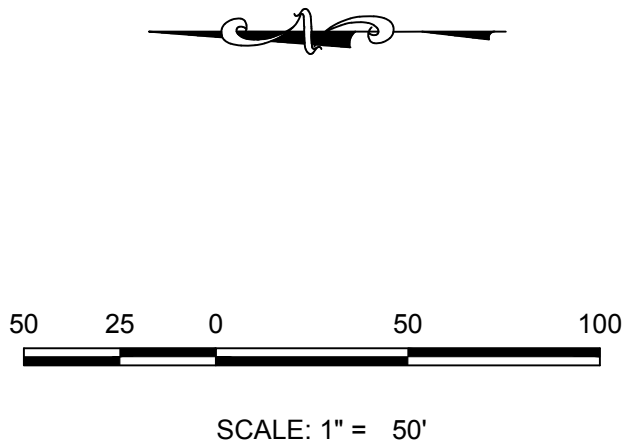
BY: _____ DATE _____
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BY: _____ DATE _____
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Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
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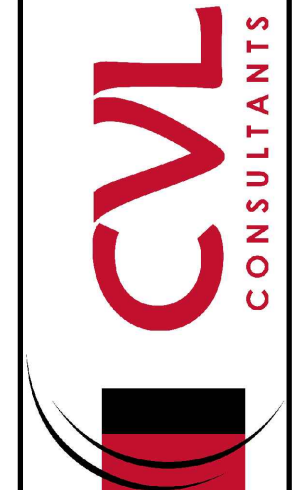
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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

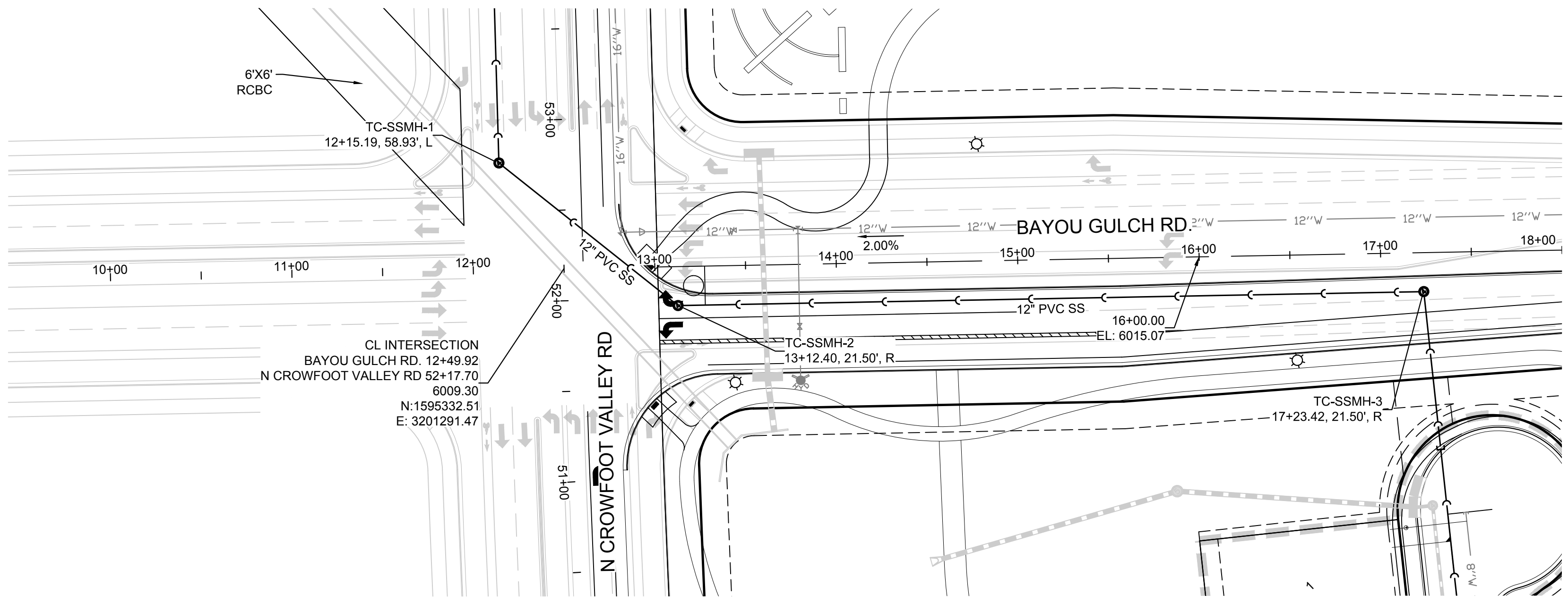
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
AREA UTILITY OFFSITE NORTHEAST

SCALE: AS SHOWN
FILE NO: 8130283701

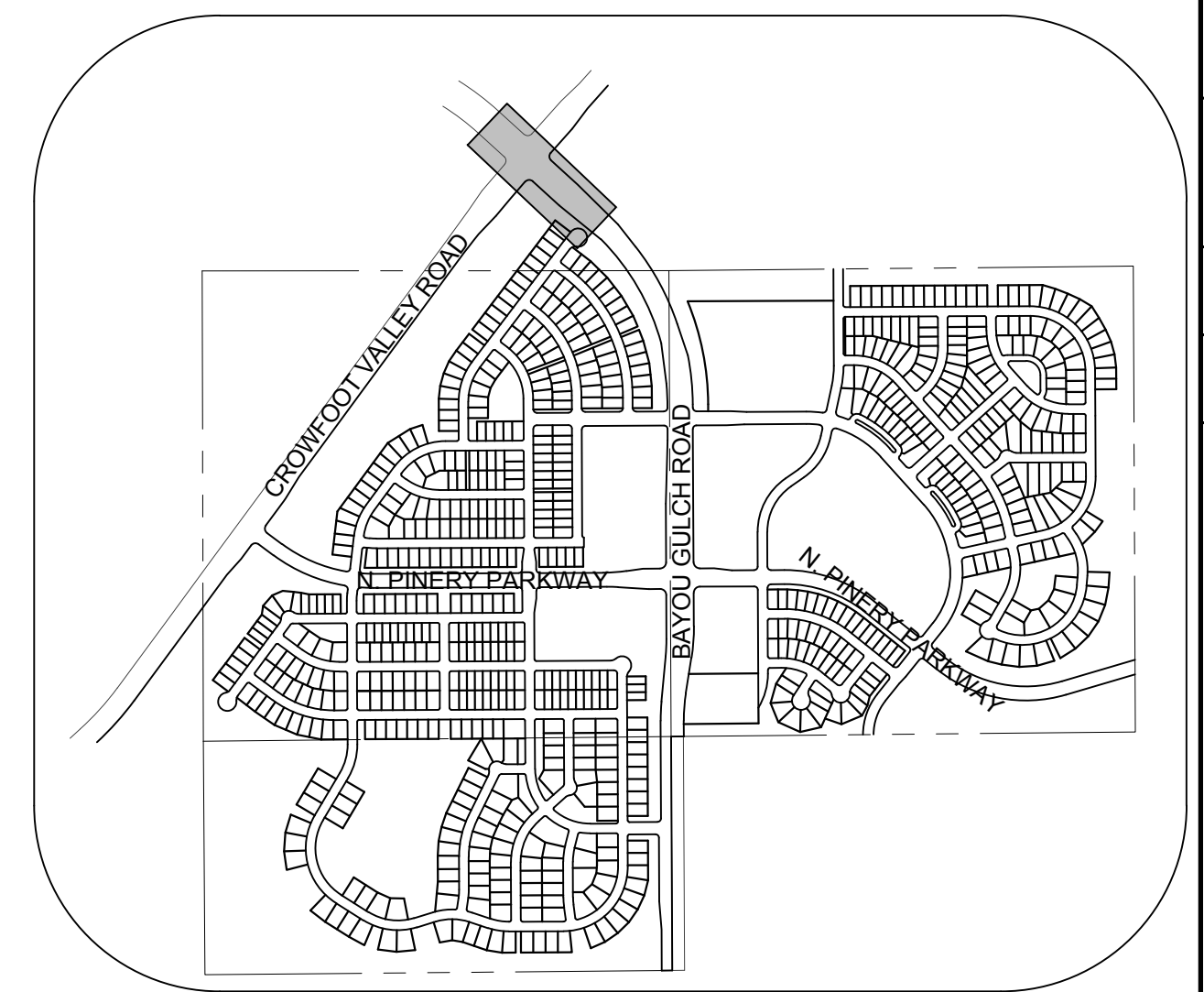
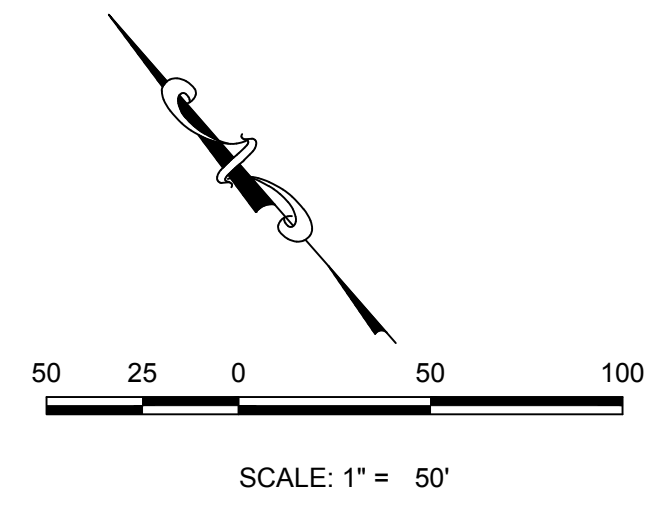
DRAWN BY: JLR
CHECKED BY: JLU
DATE: APRIL 2017

SHEET NUMBER
13

Revisions
No. Init. Date Appr. Date



PLAN: BAYOU GULCH RD STA: 9+50.00 TO 18+00.00
HORIZONTAL SCALE: 1" = 50'

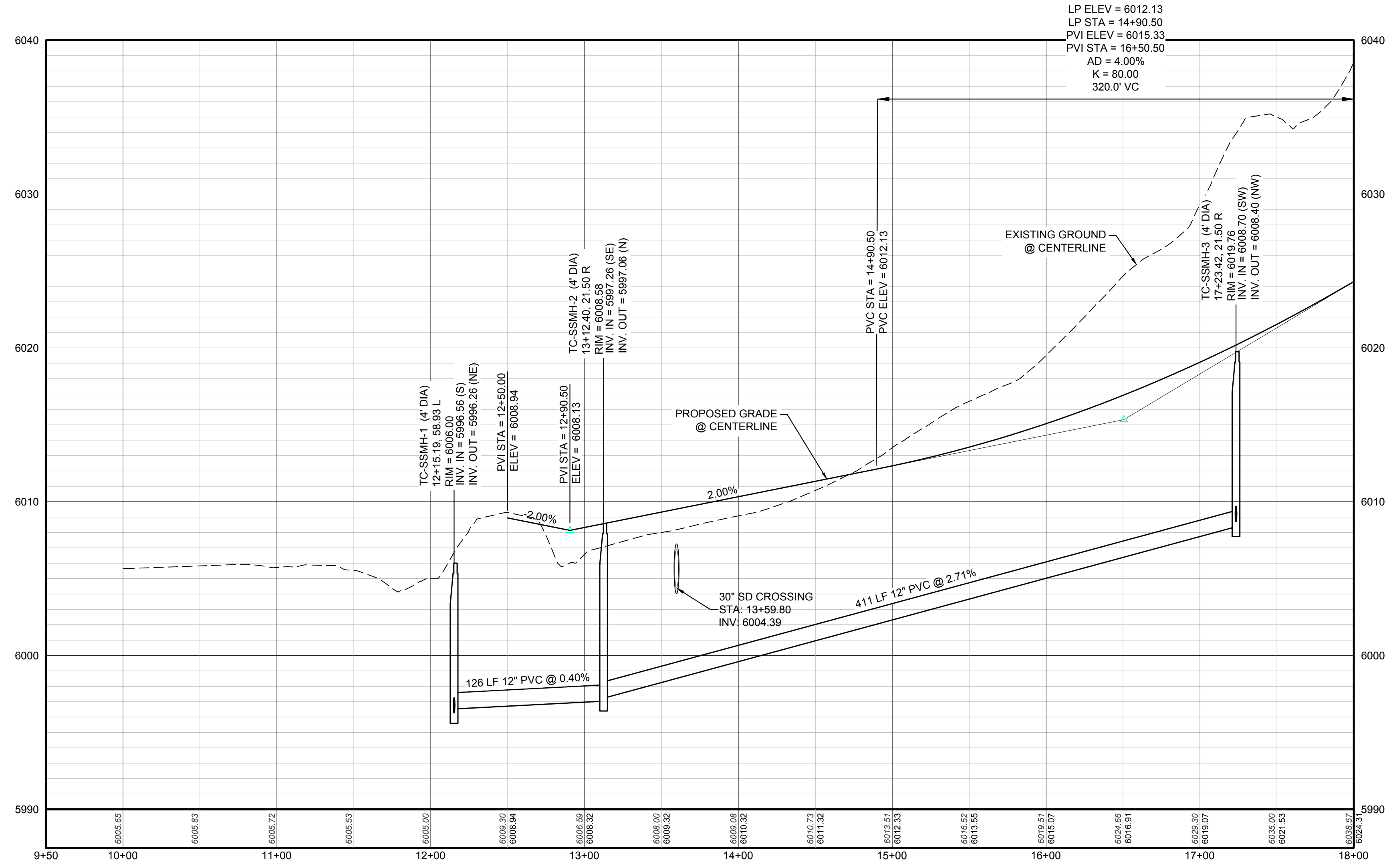


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LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION



PROFILE: BAYOU GULCH RD. STA: 9+50.00 TO 18+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.



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CENTER OF COLORADO

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Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546



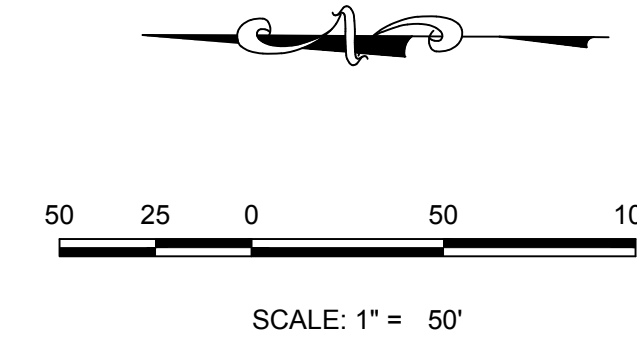
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

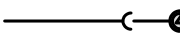
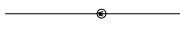
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
BAYOU GULCH RD

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JLR
DATE: APRIL 2017

SHEET NUMBER
14

No. Revisions
Date
Init.
Appr.
Date

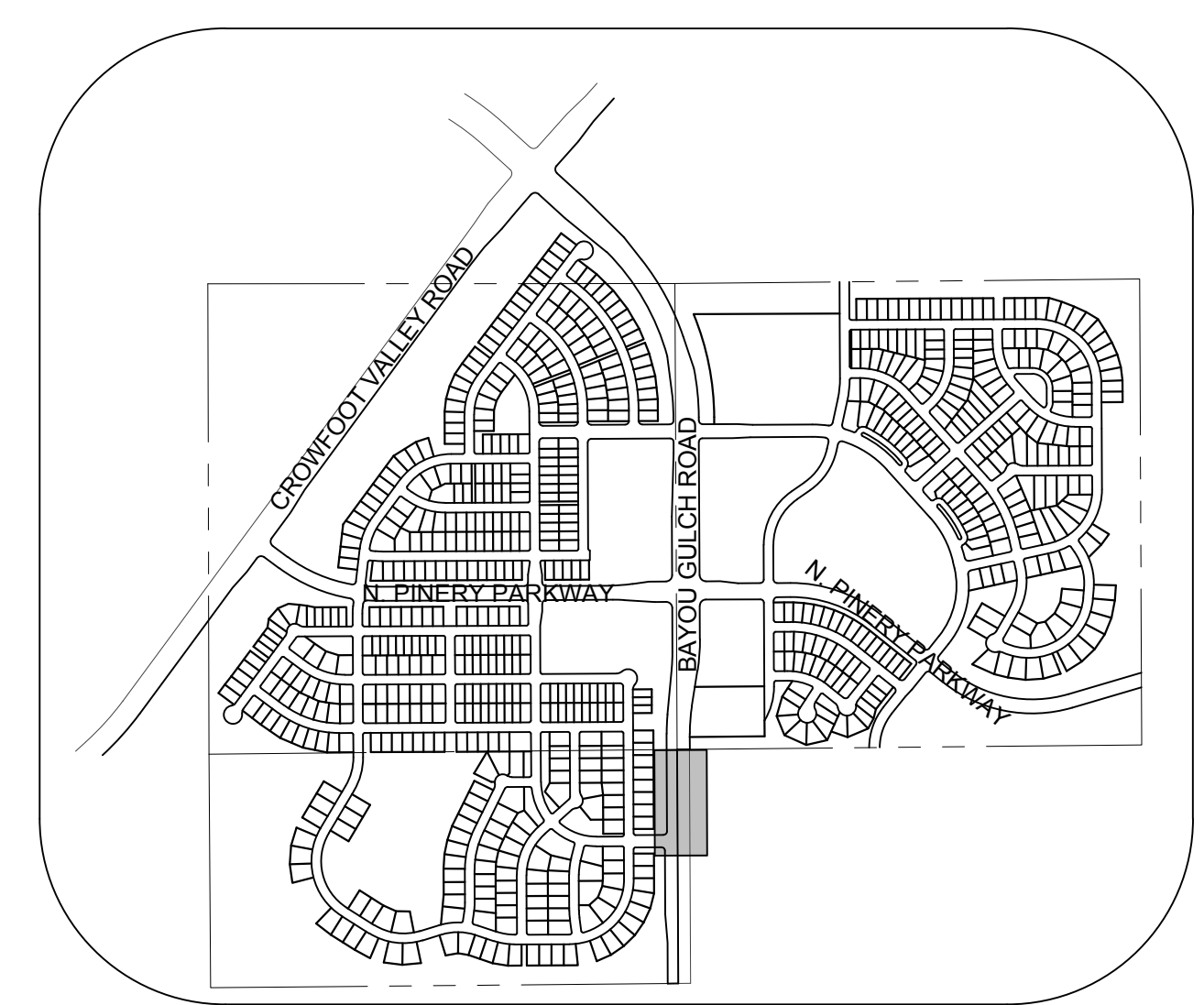
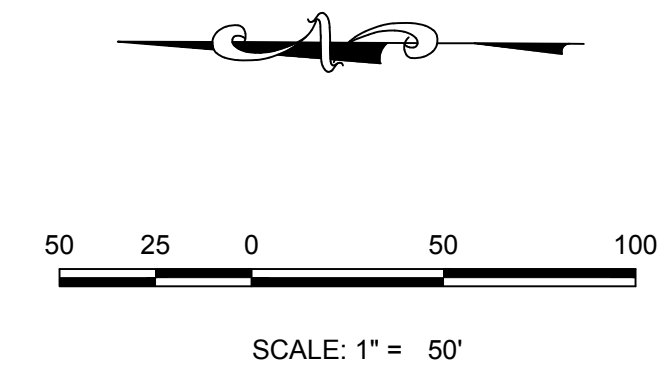


	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK		EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION		PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	EXISTING BLOW OFF VALVE		PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT		PROPOSED WATER LINE
	PROPOSED LIGHT POLE		PROPOSED WATER LINE W/ METER
	PROPOSED SIDEWALK		EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION		EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET		EXISTING OVERHEAD HIGH VOLTAGE LINE
	PROPOSED STORM DRAIN MANHOLE		EXISTING TELEPHONE LINE

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	POINT OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCCB	REINFORCED CONCRETE BOX CULVERT
EVV	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

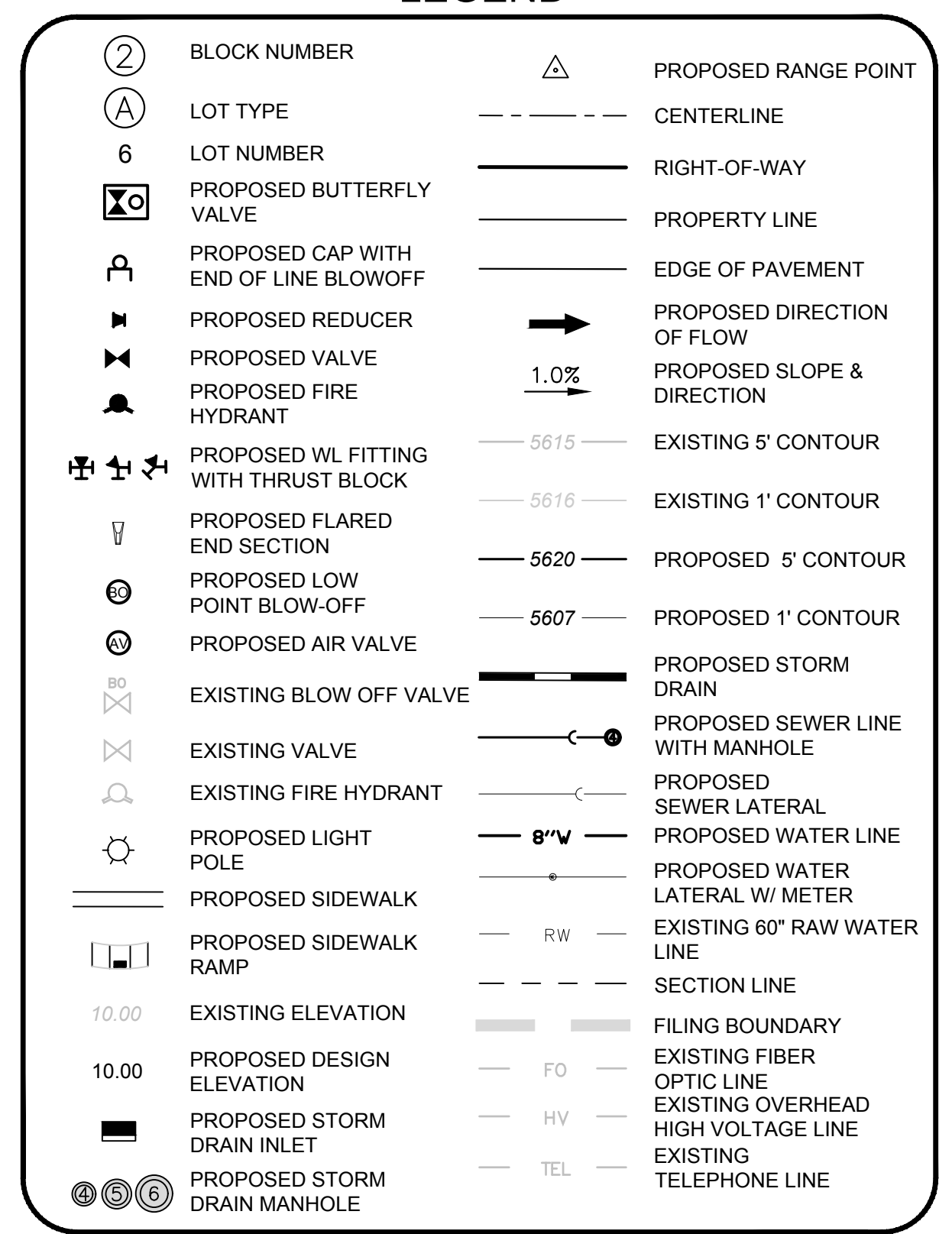


BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
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ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
SOUTH 00°15'06" EAST, 2648.70 FEET.



KEYMAP
N.T.S.
LEGEND

PLAN: BAYOU GULCH ROAD STA: 48+50.00 TO 54+50.00
HORIZONTAL SCALE: 1" = 50'



ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
ED	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
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FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HC	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MM	MANHOLE		

PROFILE: BAYOU GULCH RD. STA: 48+50.00 TO 54+50.00
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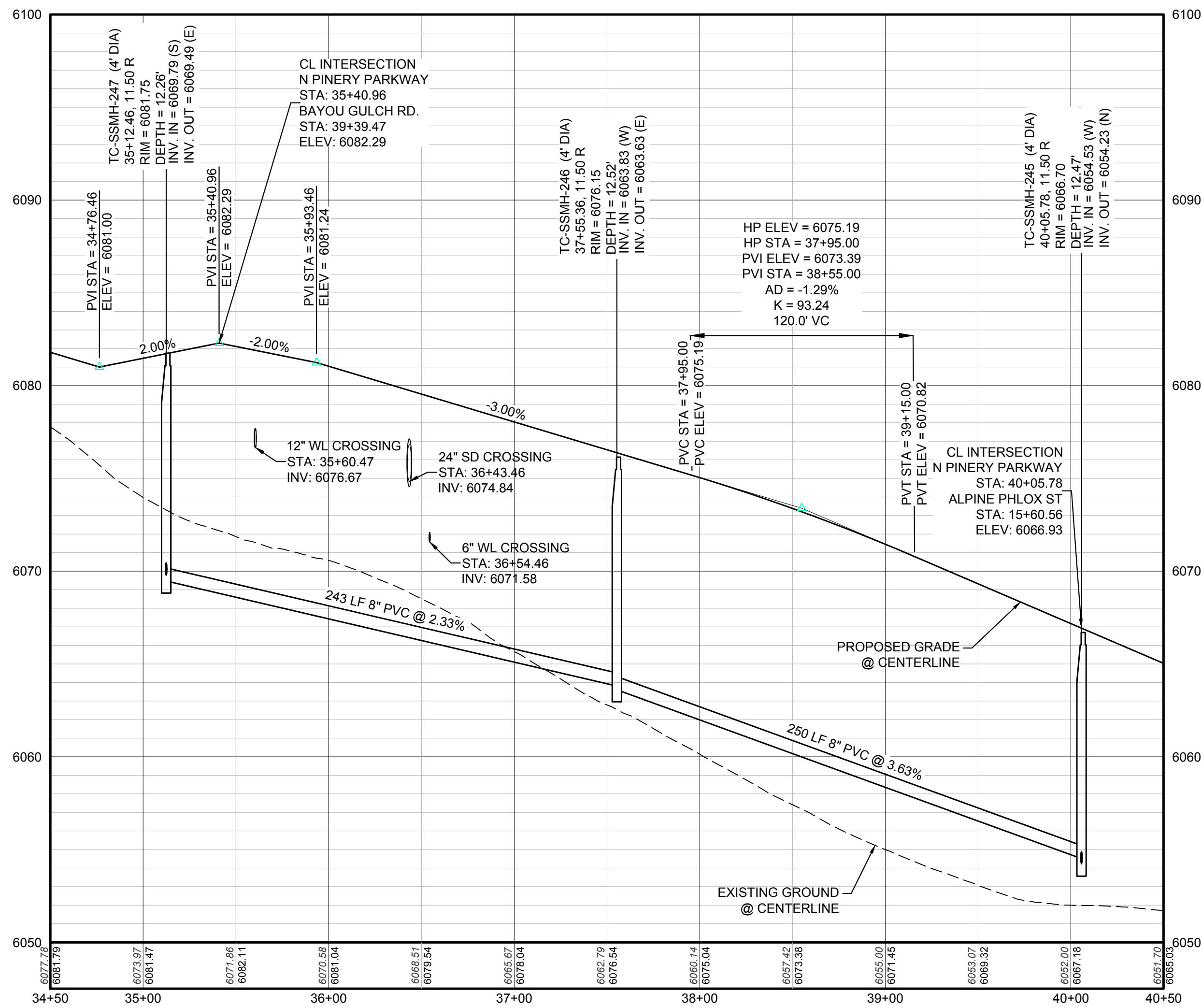
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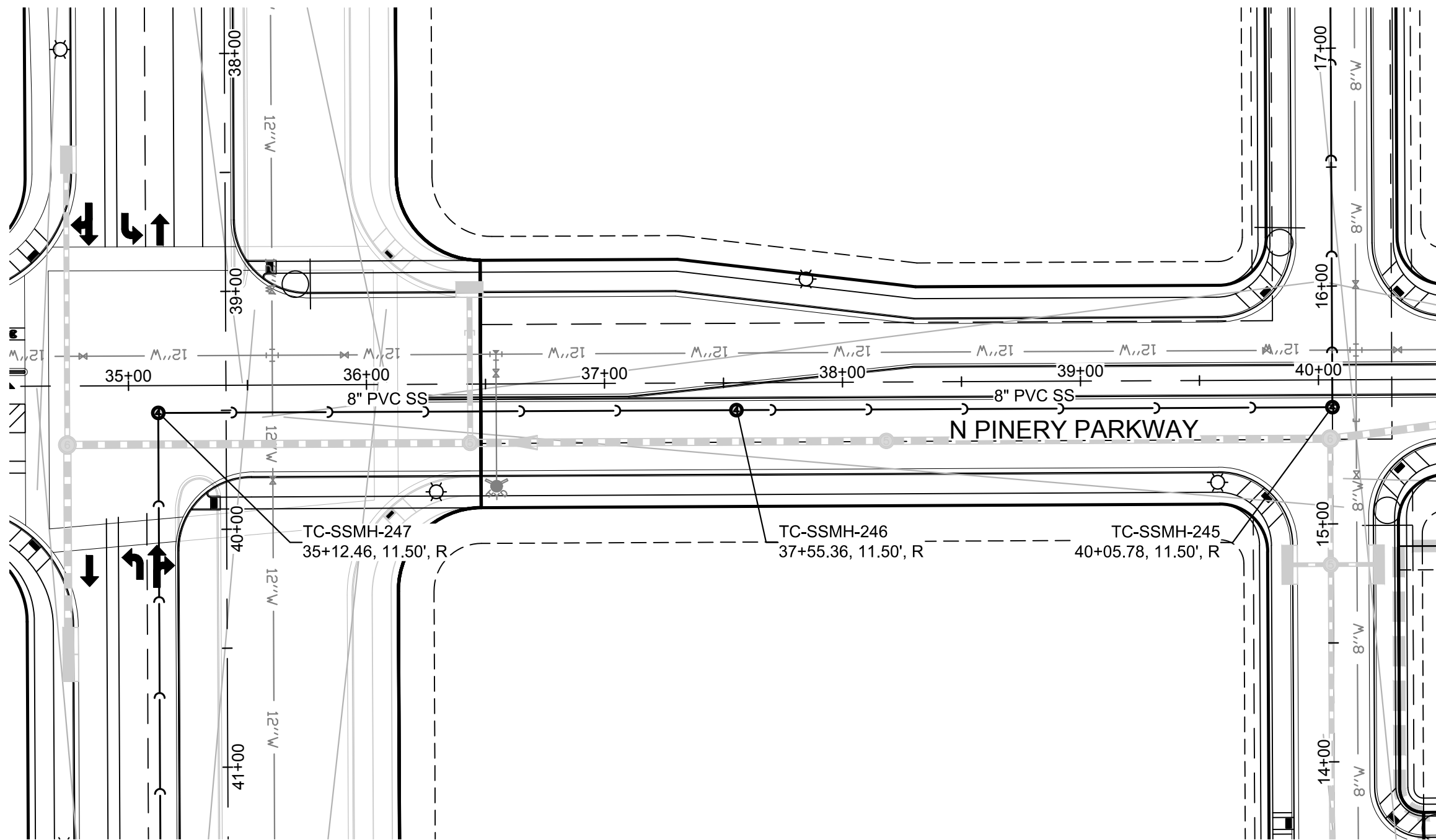
UTILITY NOTIFICATION
CENTER OF COLORADO



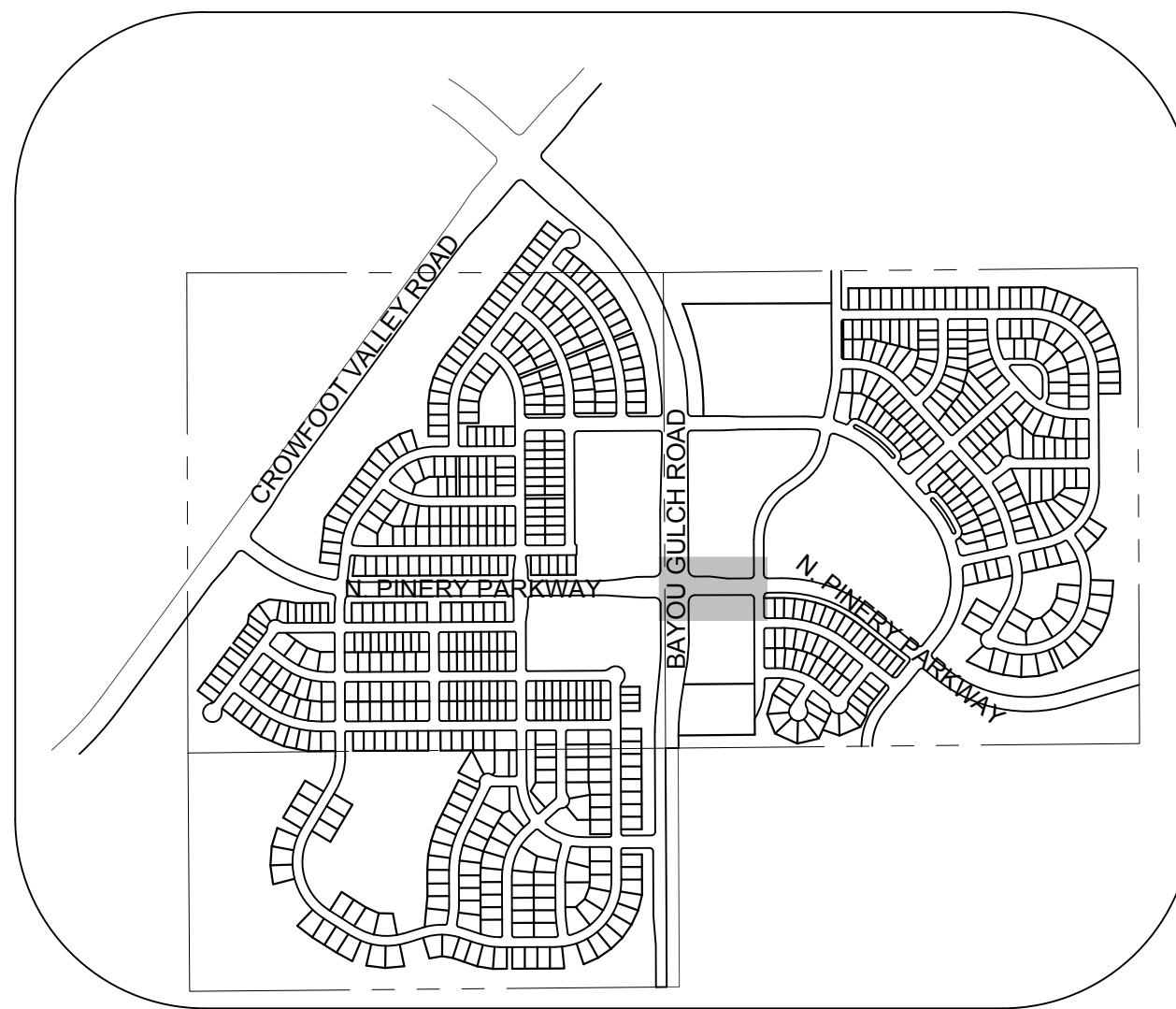
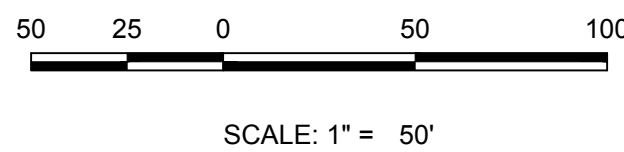
PROFILE: N PINERY PARKWAY STA: 34+50.00 TO 40+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PLAN: NORTH PINERY PARKWAY STA: 34+50.00 TO 40+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌒	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⌒	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⌒	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⌒	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⌒	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⌒	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⌒	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⌒	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⌒	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⌒	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⌒	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
⌒	PROPOSED LIGHT POLE	8"	PROPOSED WATER LATERAL W/ METER
⌒	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⌒	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⌒	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⌒	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 17

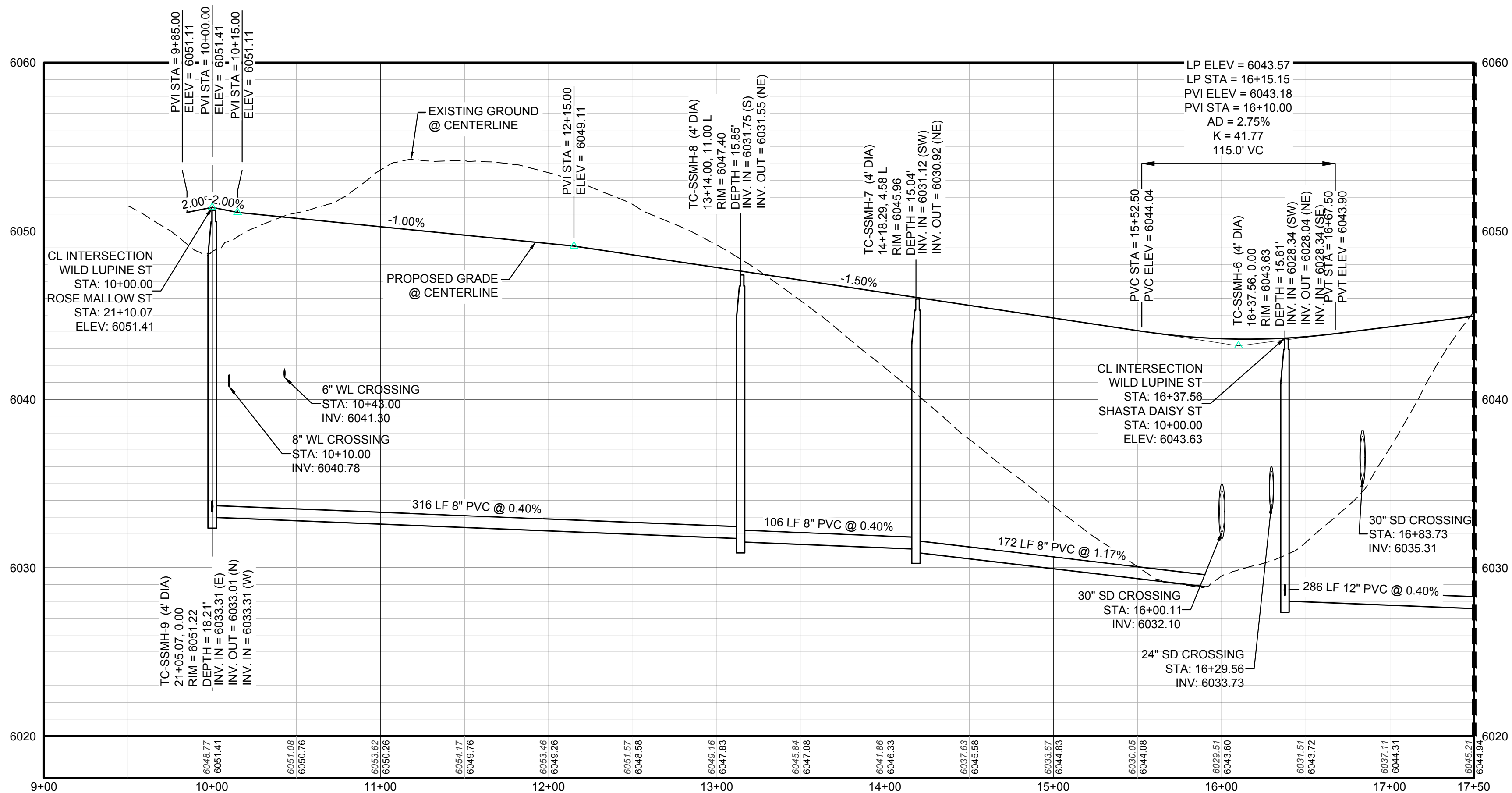
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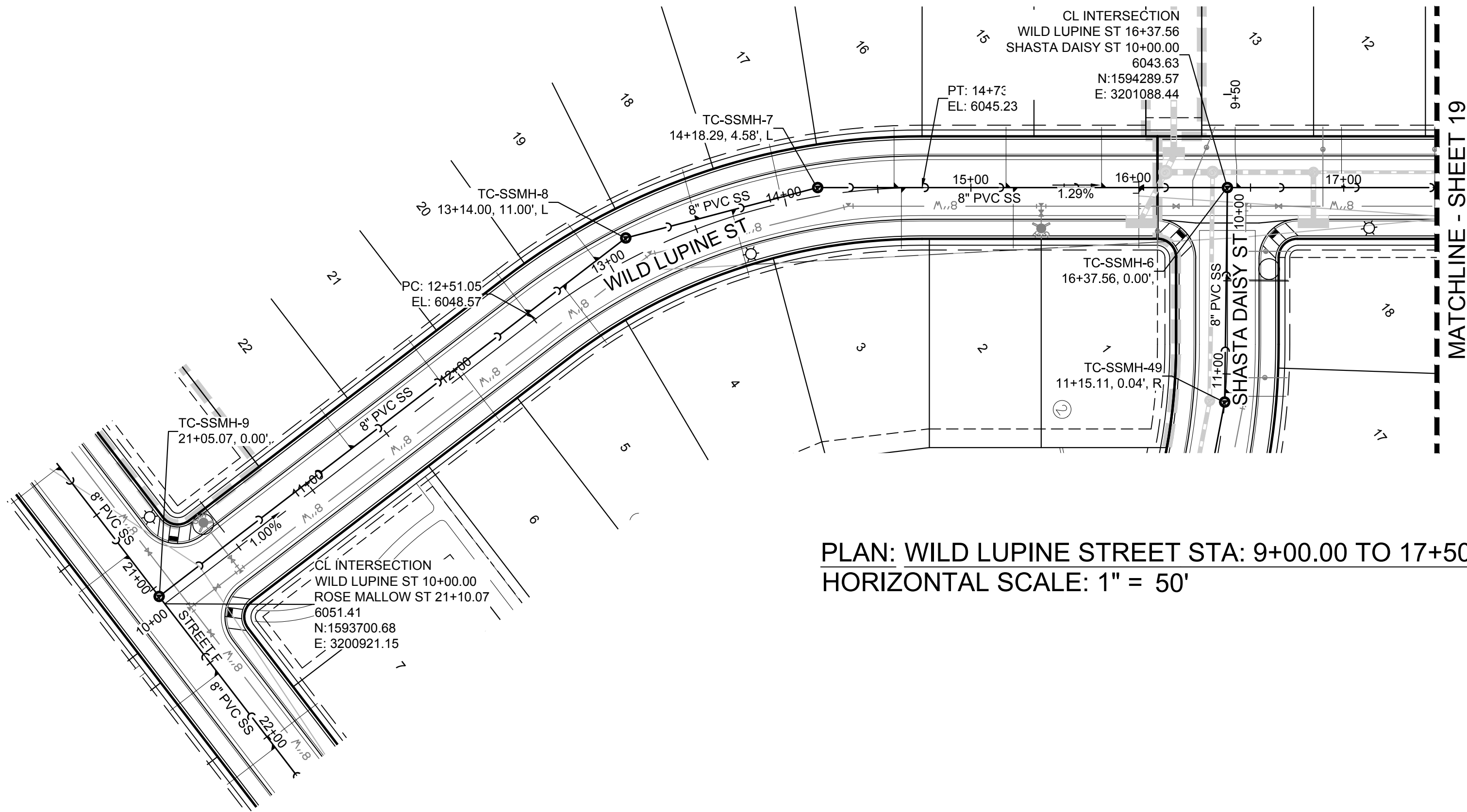


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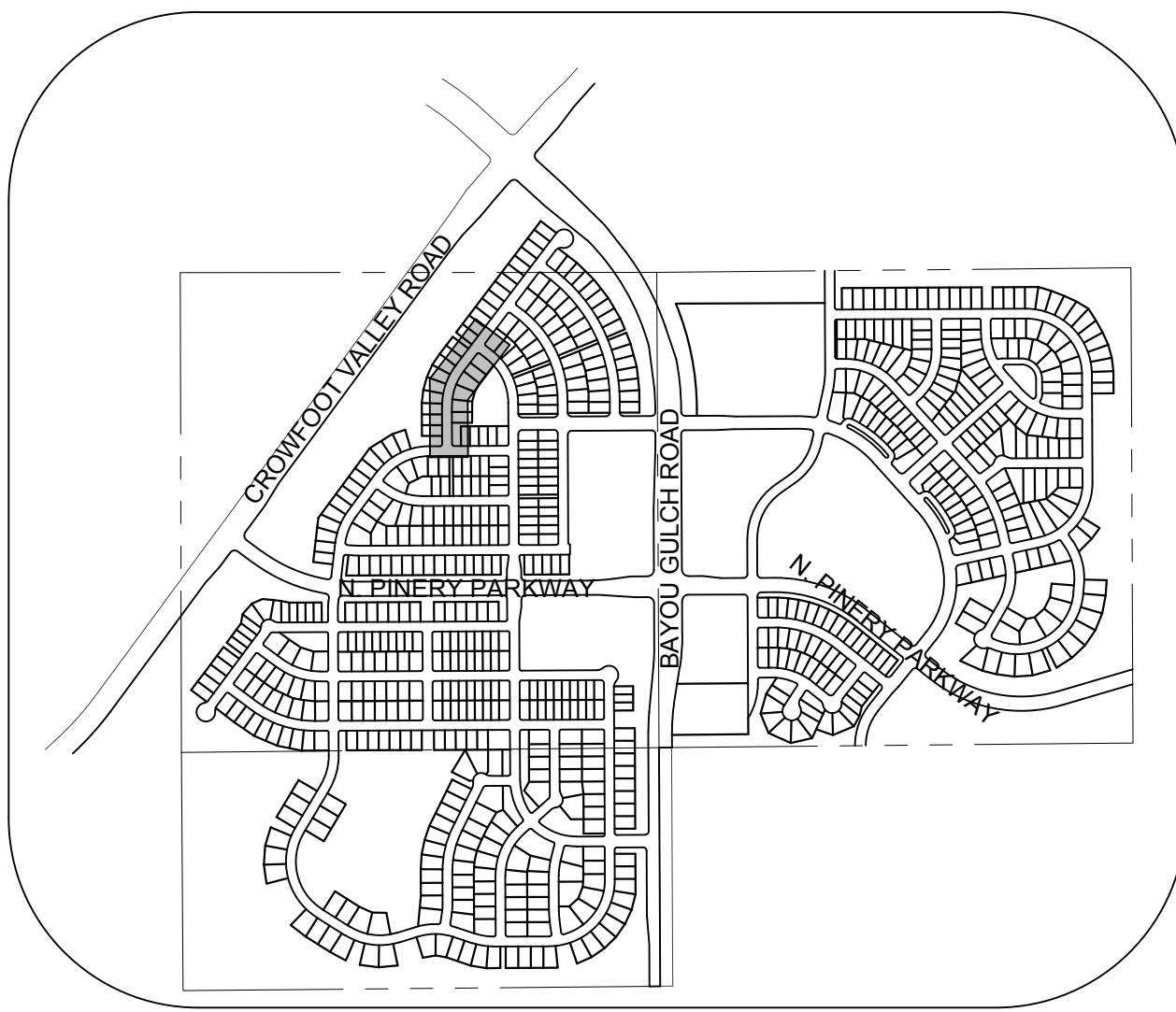
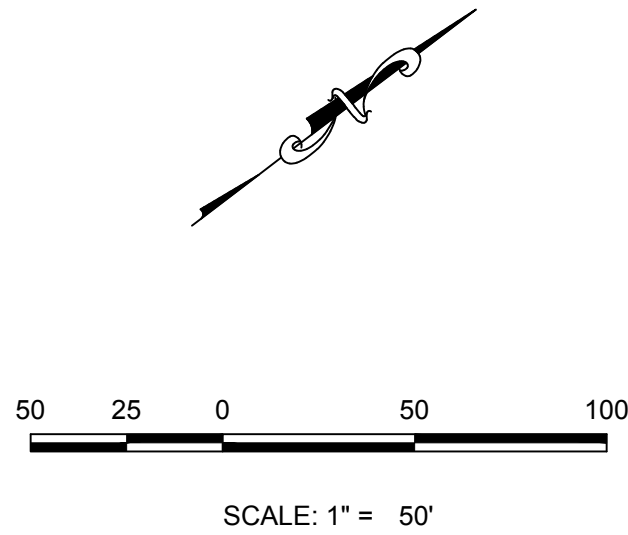
PROFILE: WILD LUPINE ST STA: 9+00.00 TO 17+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PLAN: WILD LUPINE STREET STA: 9+00.00 TO 17+50.00
HORIZONTAL SCALE: 1" = 50'



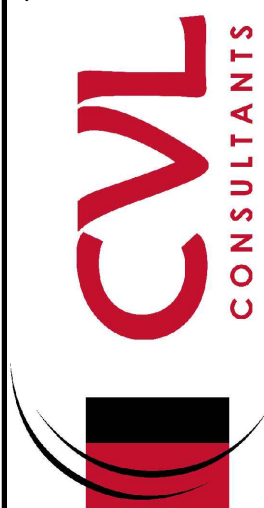
KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊠	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊠	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊠	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊠	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊠	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊠	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊠	EXISTING FIRE HYDRANT	8" W	PROPOSED WATER LINE
⊠	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⊠	PROPOSED SIDEWALK RAMP	---	EXISTING 60" RAW WATER LINE
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⊠	PROPOSED STORM DRAIN INLET	FO	EXISTING FIBER OPTIC LINE
⊠	PROPOSED STORM DRAIN MANHOLE	HV	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊠		TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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HA	HYDRANT ASSEMBLY	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
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CVL
CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
WILD LUPINE STREET

DRAWN BY: KJD

CHECKED BY: JJJ

DATE: APRIL 2017

SCALE: AS SHOWN

FILE NO: 8130283701

SHEET NUMBER

18

Date

Appr.

Init.

Date

Revisions

No.

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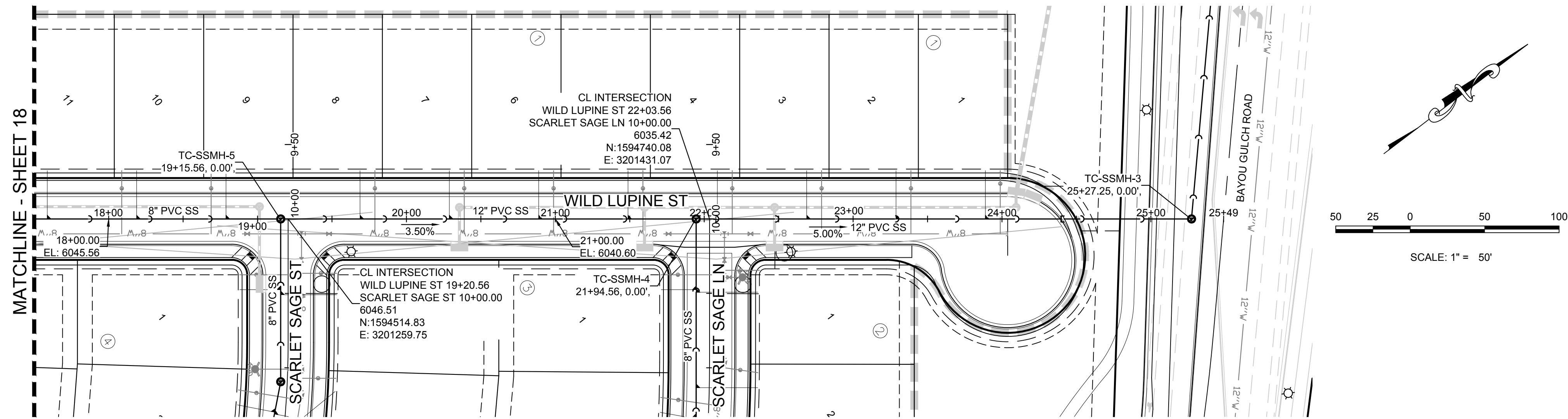
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CENTER OF COLORADO

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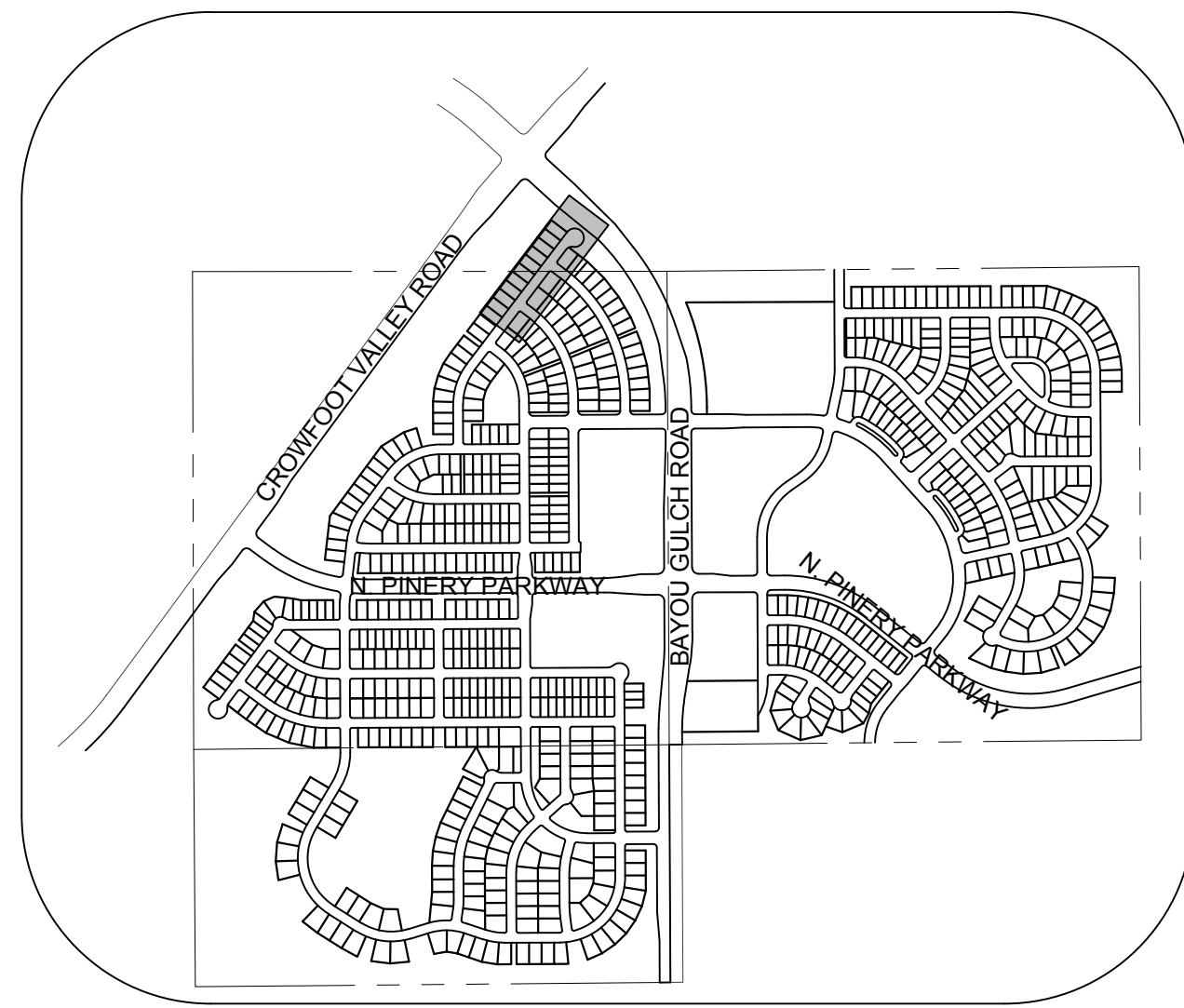
TWO WORKING DAYS

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1-800-922-1987



PLAN: WILD LUPINE STREET STA: 17+50.00 TO 25+50.00
HORIZONTAL SCALE: 1" = 50'

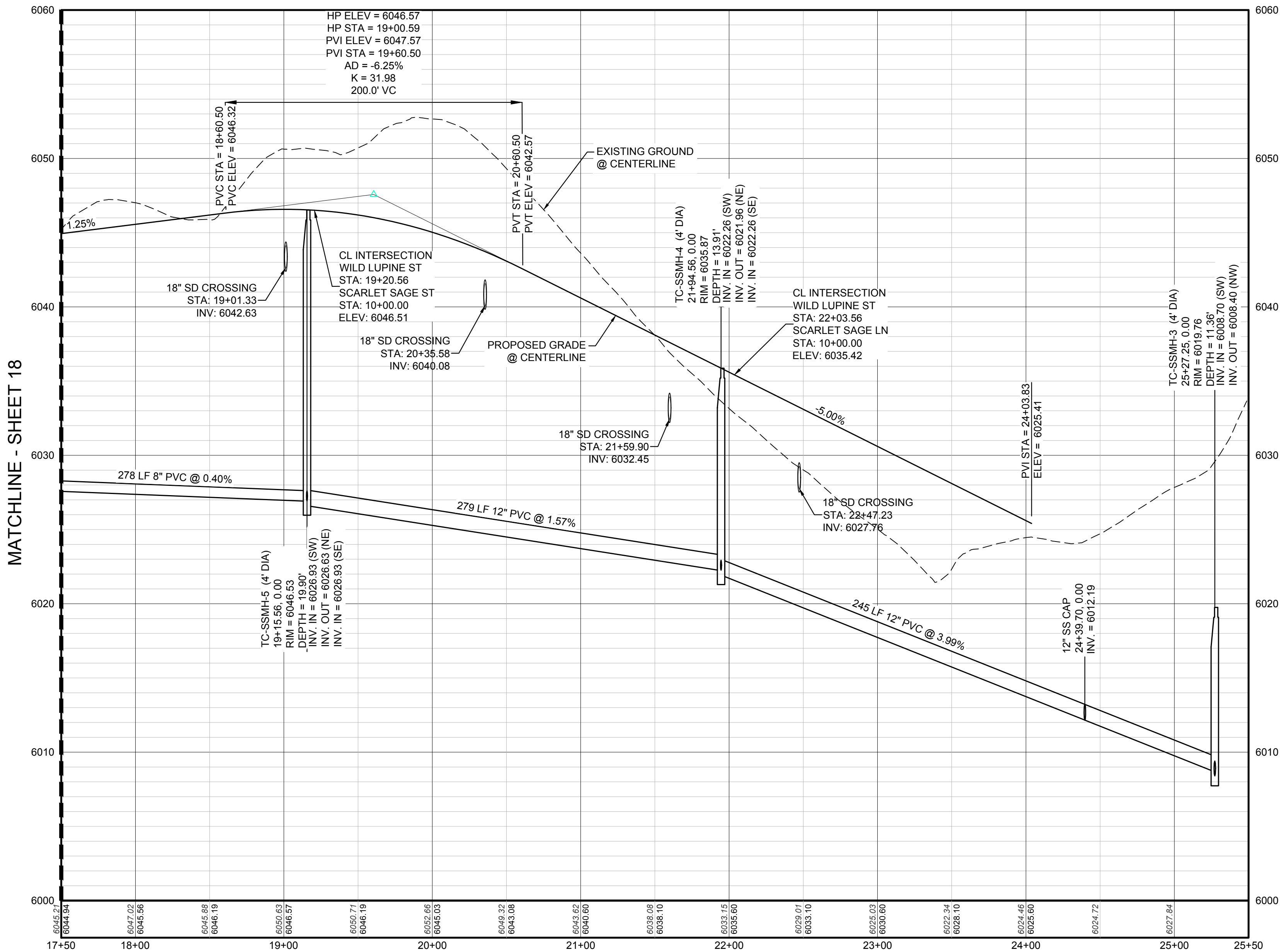


KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
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Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	HIGH VOLTAGE LINE
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ABBREVIATIONS

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PROFILE: WILD LUPINE ST STA: 17+50.00 TO 25+50.00
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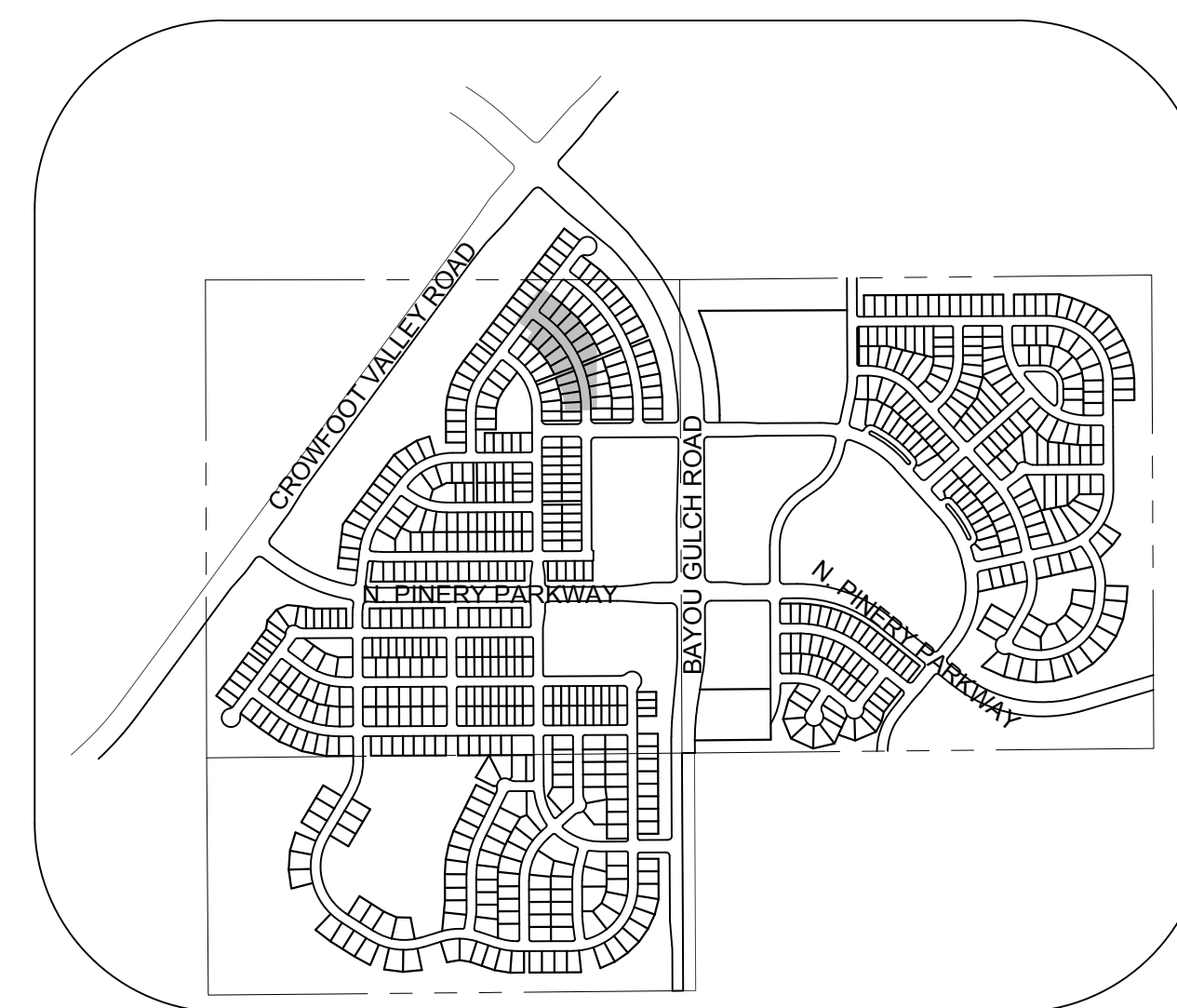
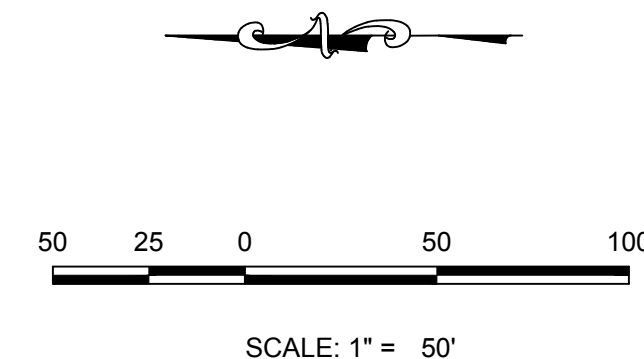


ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

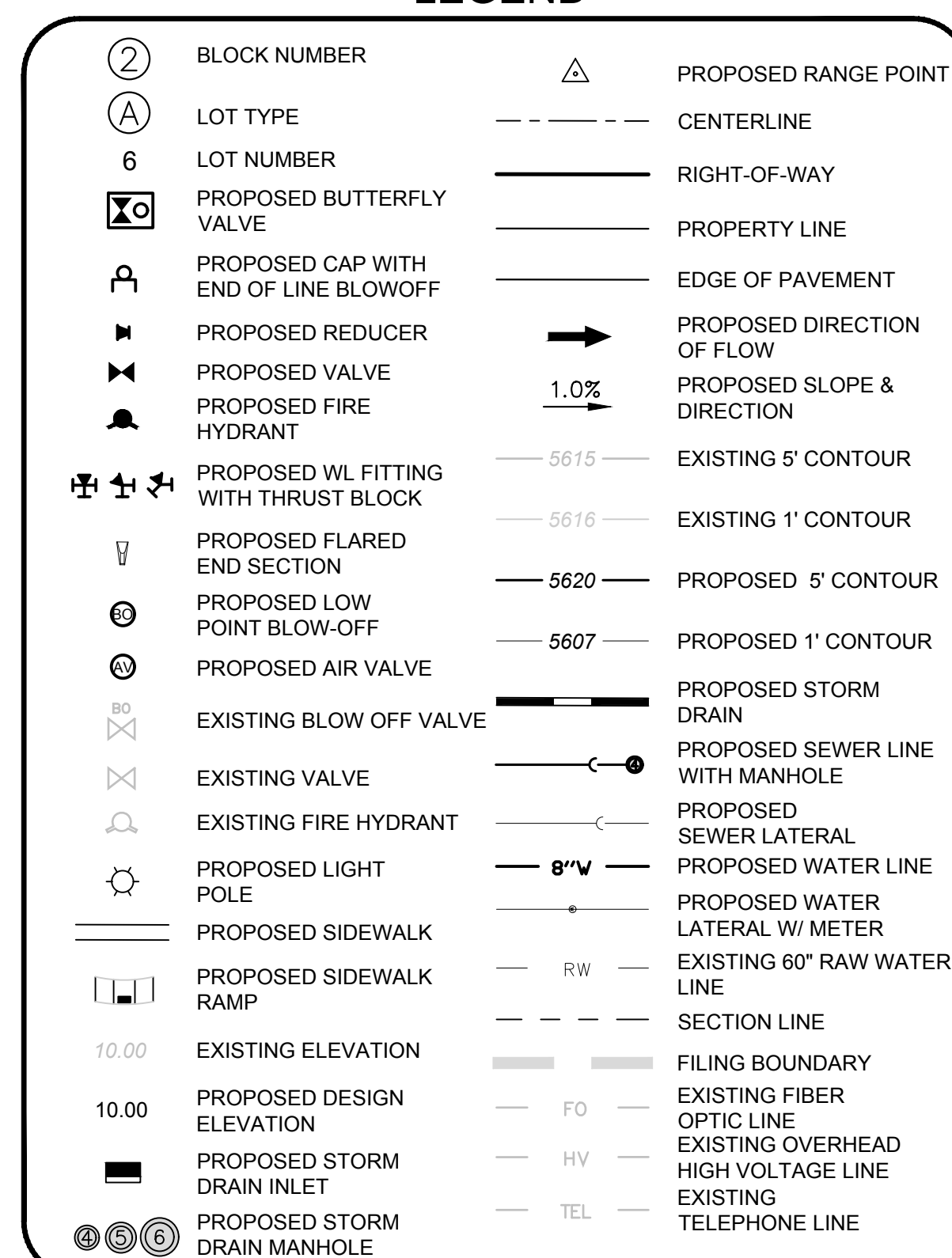
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
WILD LUPINE STREET

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER
19



KEYMAP
N.T.S.
LEGEND



ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCF	REINFORCED CONCRETE PIPE
EVF	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

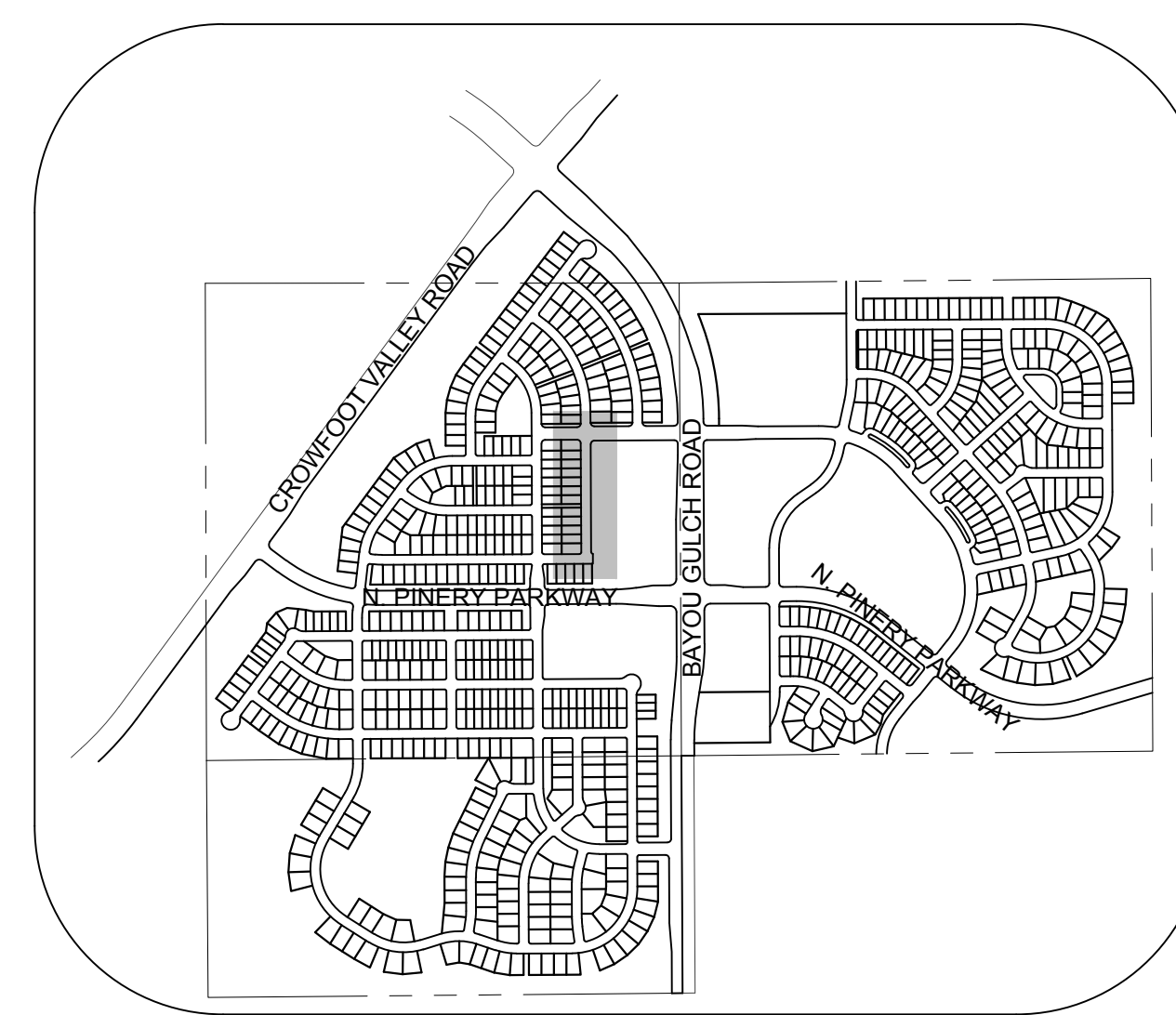
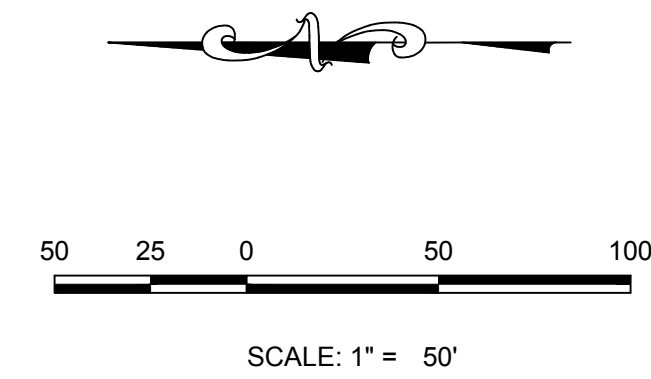


PROFILE: SCARLET SAGE ST STA: 9+00.00 TO 16+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

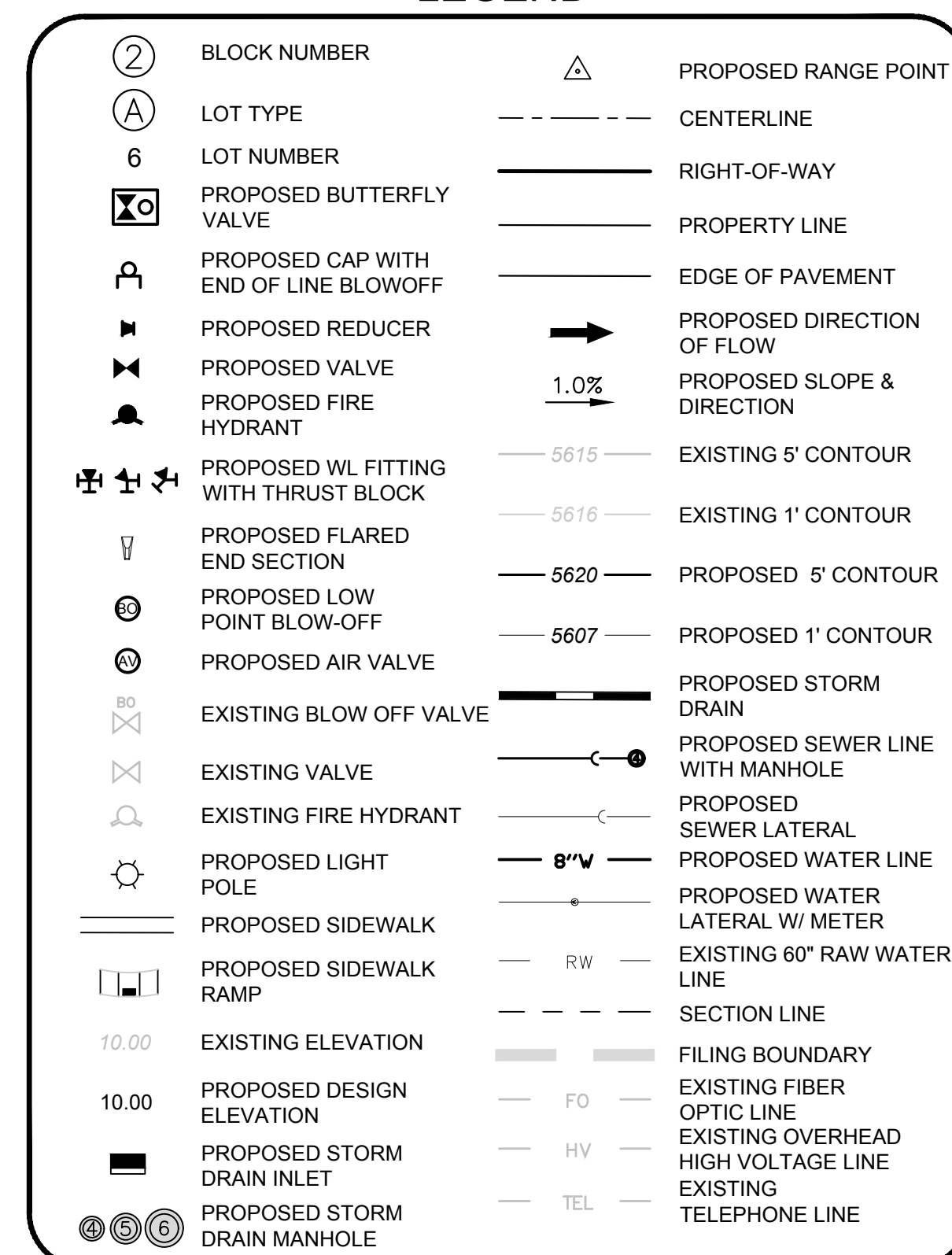
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.



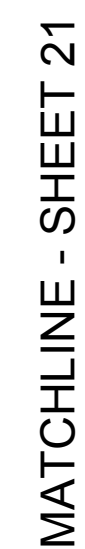


KEYMAP
N.T.S.
LEGEND



ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EP	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EL	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EV	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		



PROFILE: SCARLET SAGE ST STA: 16+50.00 TO 26+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING
A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED
ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
SOUTH 00°15'06" EAST, 2648.70 FEET.



N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SET\PRELIMINARY\WATER AND SANITATION\SANITARY PLAN AND PROFILE\STREET D.DWG. ANDREW.P. 6/22/2017 10:34 AM



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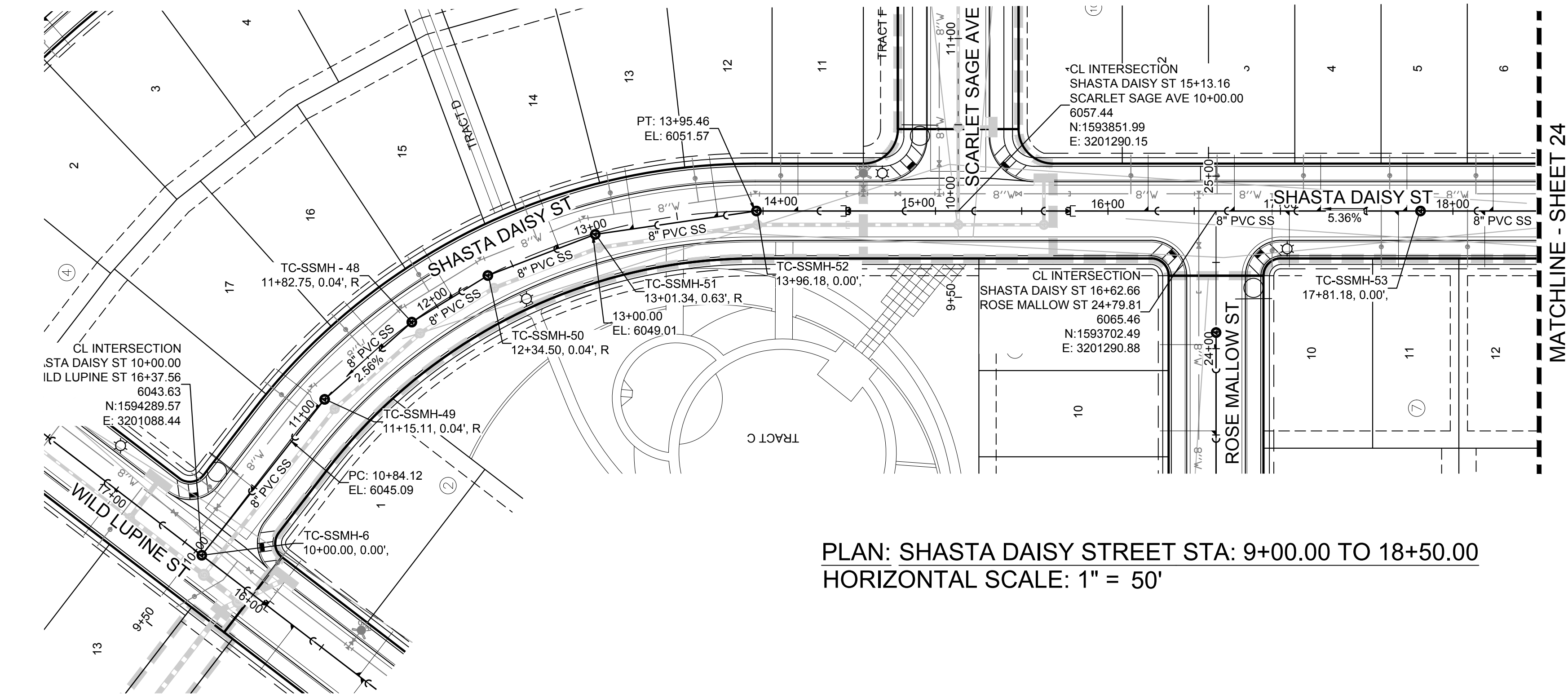
UTILITY NOTIFICATION CENTER OF COLORADO

CALL 811

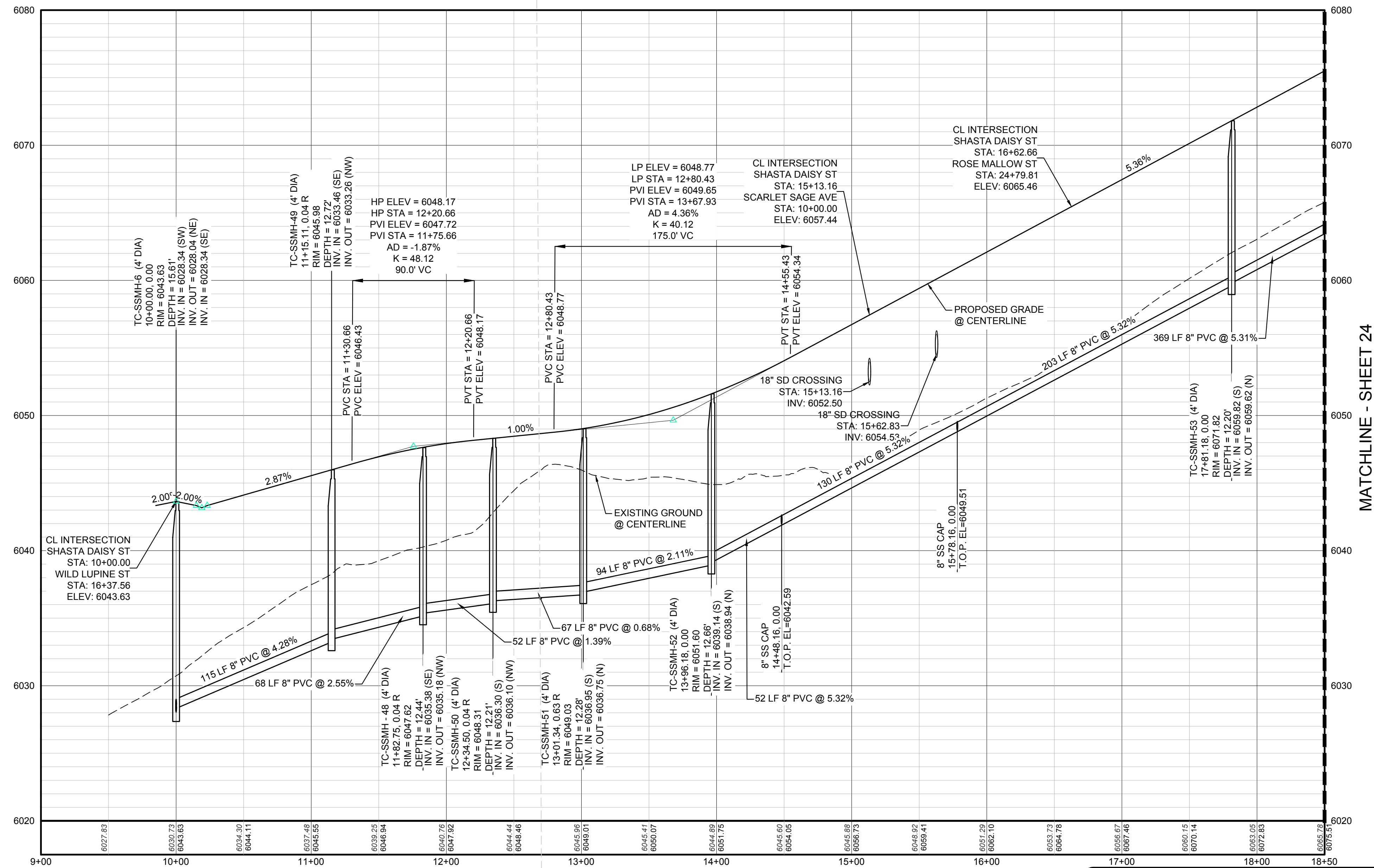
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



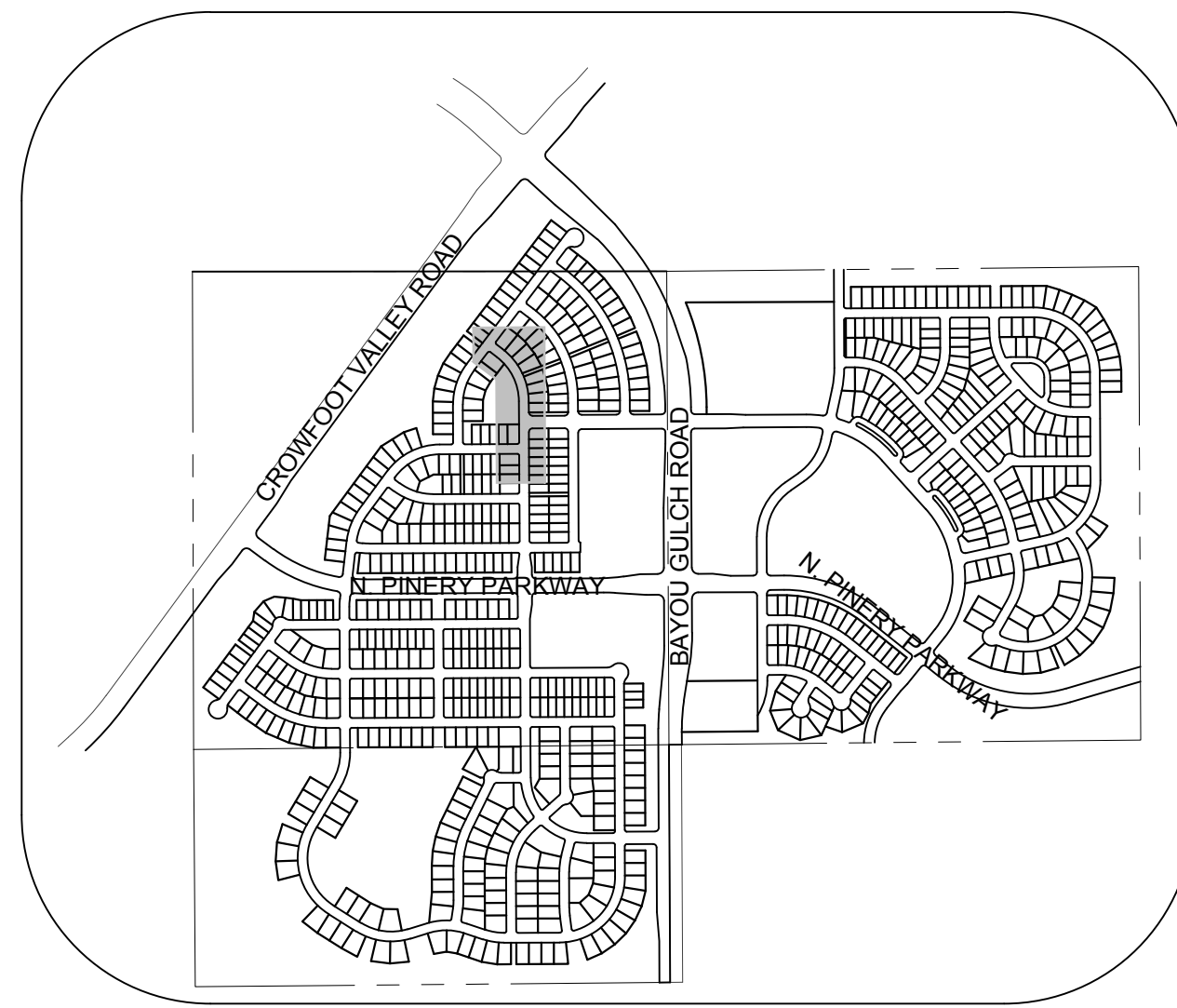
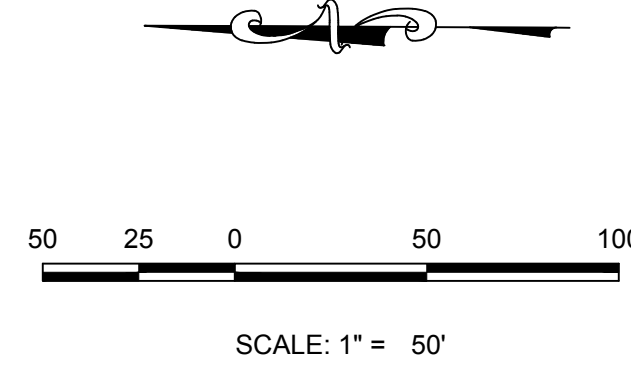
PLAN: SHASTA DAISY STREET STA: 9+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SHASTA DAISY ST STA: 9+00.00 TO 18+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊠	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊠	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊠	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊠	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊠	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊠	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊠	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
⊠	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⊠	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⊠	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊠	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊠	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
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EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
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FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

10333 E. Dry Creek Rd.
Suite 410
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Fax: (720) 482-9546



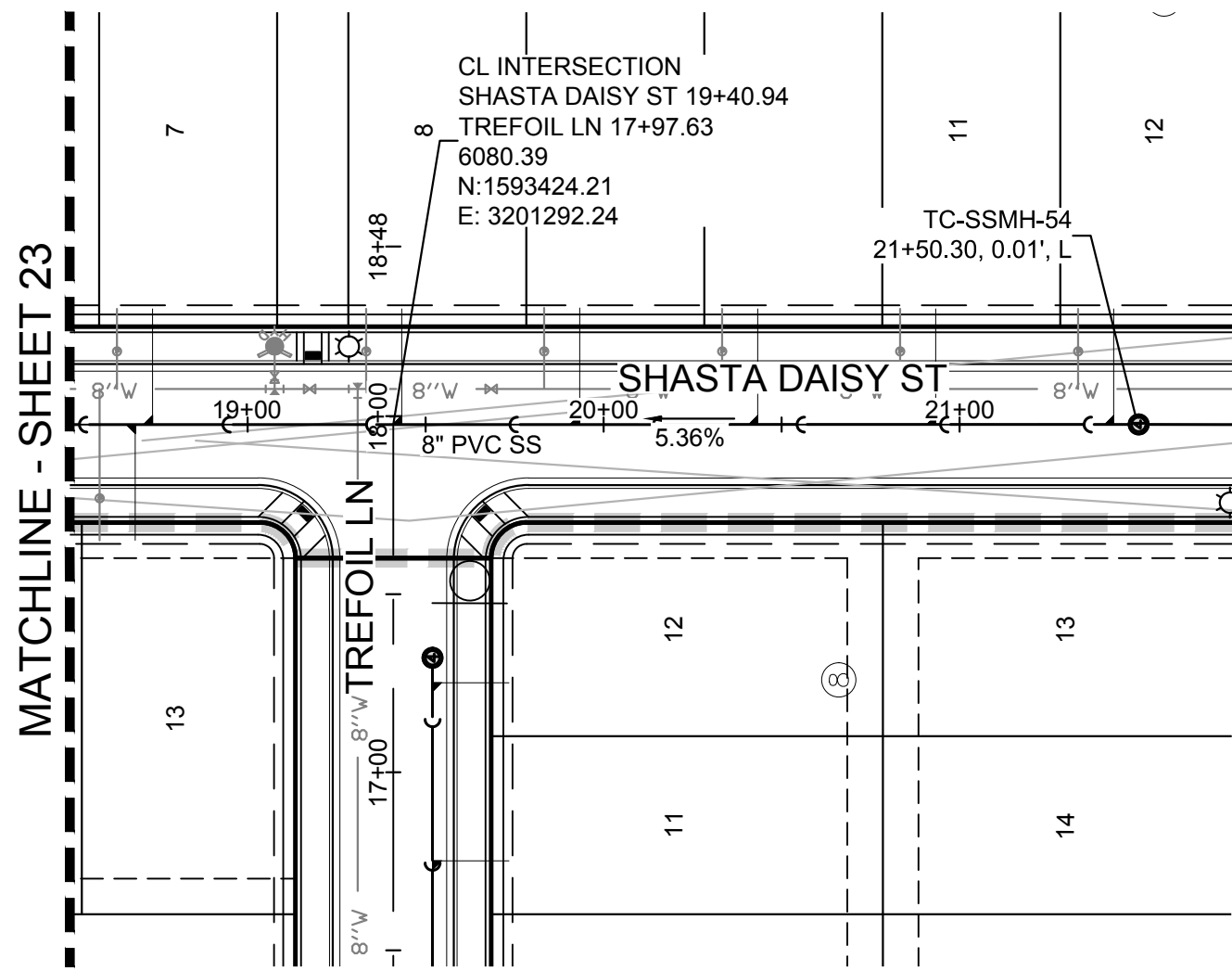
ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
SHASTA DAISY STREET

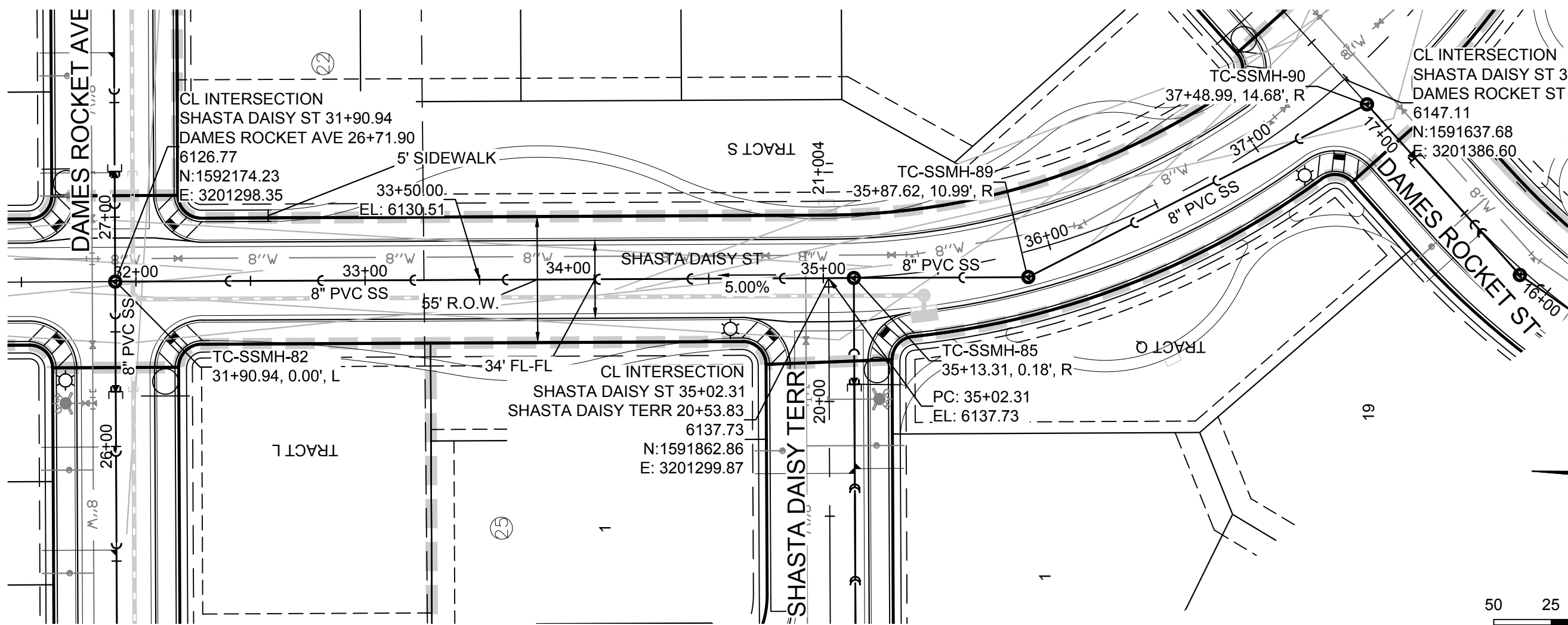
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CHECKED BY: JJJ
DATE: APRIL 2017
SCALE: AS SHOWN
FILE NO: 8130283701

SHEET NUMBER
23

No.	Revisions	Date	Init.	Appr.	Date



PLAN: SHASTA DAISY STREET STA: 18+50.00 TO 22+00.00
HORIZONTAL SCALE: 1" = 50'



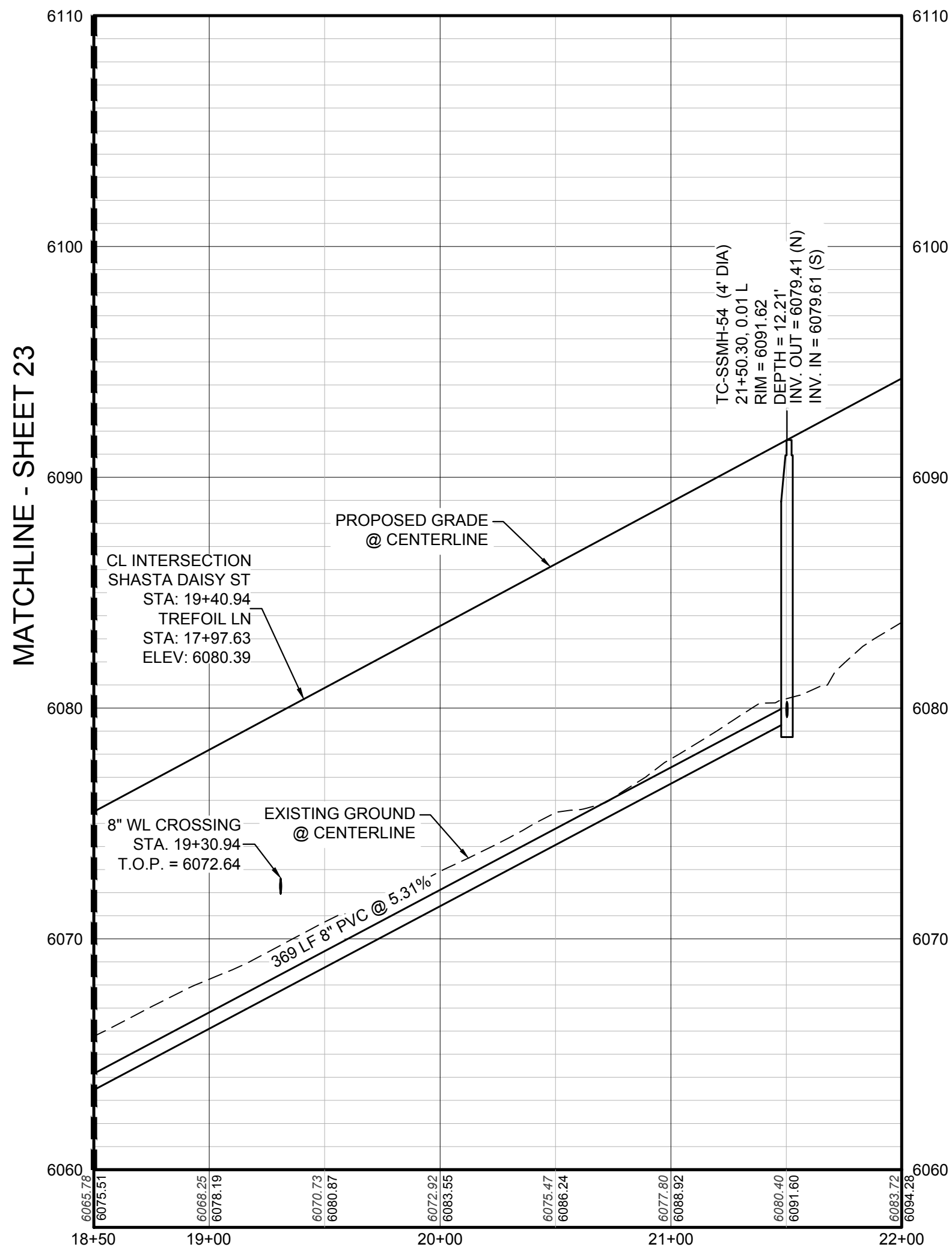
PLAN: SHASTA DAISY STREET STA: 31+50.00 TO 38+00.00
HORIZONTAL SCALE: 1" = 50'



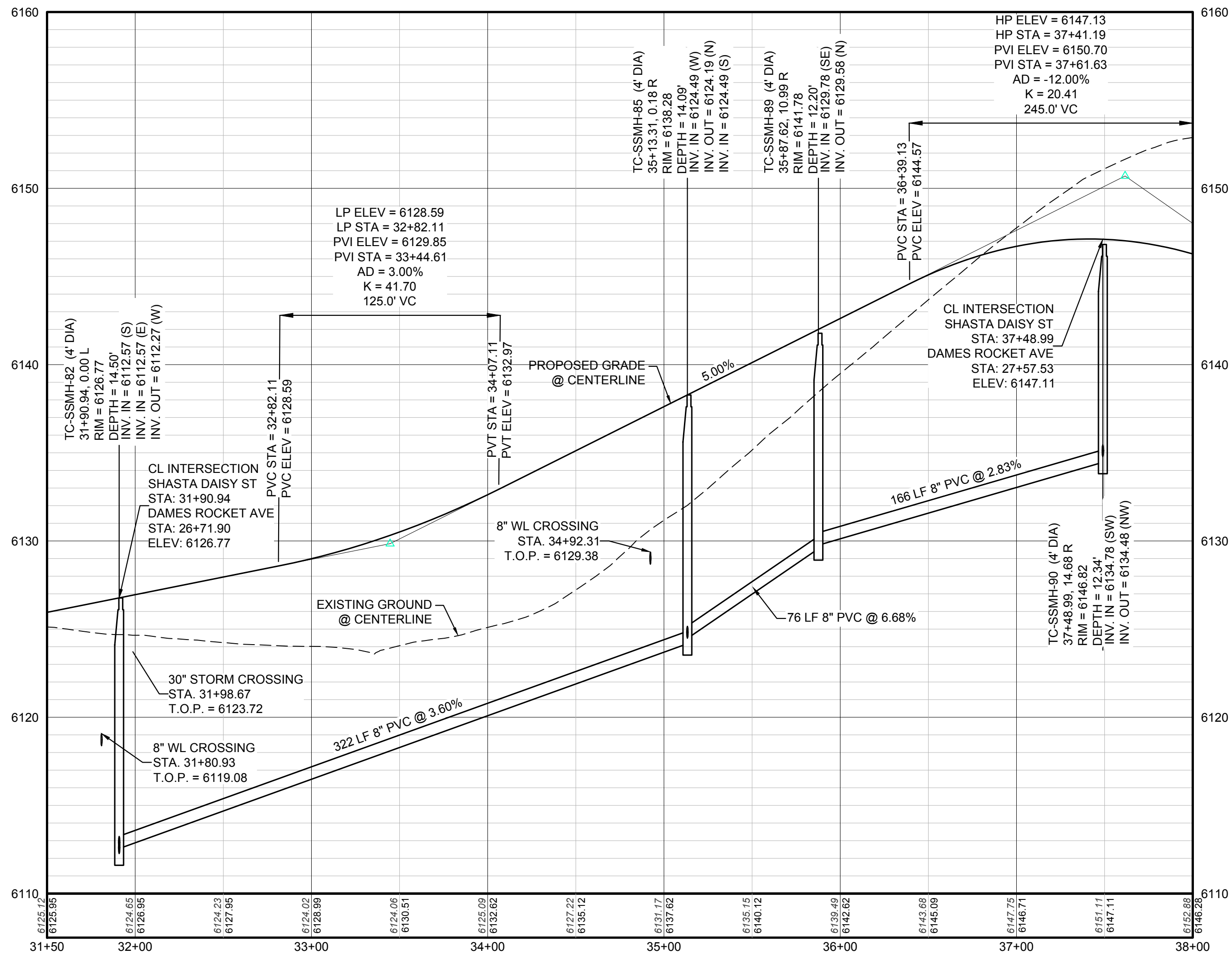
KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌒	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⌒	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⌒	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⌒	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⌒	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
⌒	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
⌒	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
⌒	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⌒	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⌒	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⌒	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
⌒	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⌒	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⌒	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⌒	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⌒	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS	
AD	ANGLE DIFFERENCE
BVC	BEGIN VERTICAL CURVE
BVP	BEGIN VERTICAL PROFILE
CRR	CURB RETURN RADIUS
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EVP	END VERTICAL PROFILE
FG	FINISHED GROUND
FL	FLOW LINE
GV	GATE VALVE
HA	HYDRANT ASSEMBLY
HCR	HANDICAP CURB RAMP
HP	HIGH POINT
INV	INVERT
K	CURVATURE COEFFICIENT
LF	LINEAR FEET
MH	MANHOLE
N.T.S.	NOT TO SCALE
PL	PROPERTY LINE
PVC	POLYVINYL CHLORIDE
PVI	PT. OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SL	SECTION LINE
SS	SANITARY SEWER
STA	STATION
T.O.P.	TOP OF PIPE
UE	UTILITY EASEMENT
VC	VERTICAL CURVE
WL	WATER LINE
WSE	WATER SURFACE ELEVATION



PROFILE: SHASTA DAISY ST STA: 18+50.00 TO 22+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SHASTA DAISY ST STA: 31+50.00 TO 38+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SETS\PRELIMINARY\WATER AND SANITATION\SANITARY PLAN AND PROFILE\SSR\STREET D.DWG. ANDREW.P. 6/22/2017 10:34 AM

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TWO WORKING DAYS
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UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80152
Tel: (720) 482-9526
Fax: (720) 482-9546



ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
SHASTA DAISY STREET

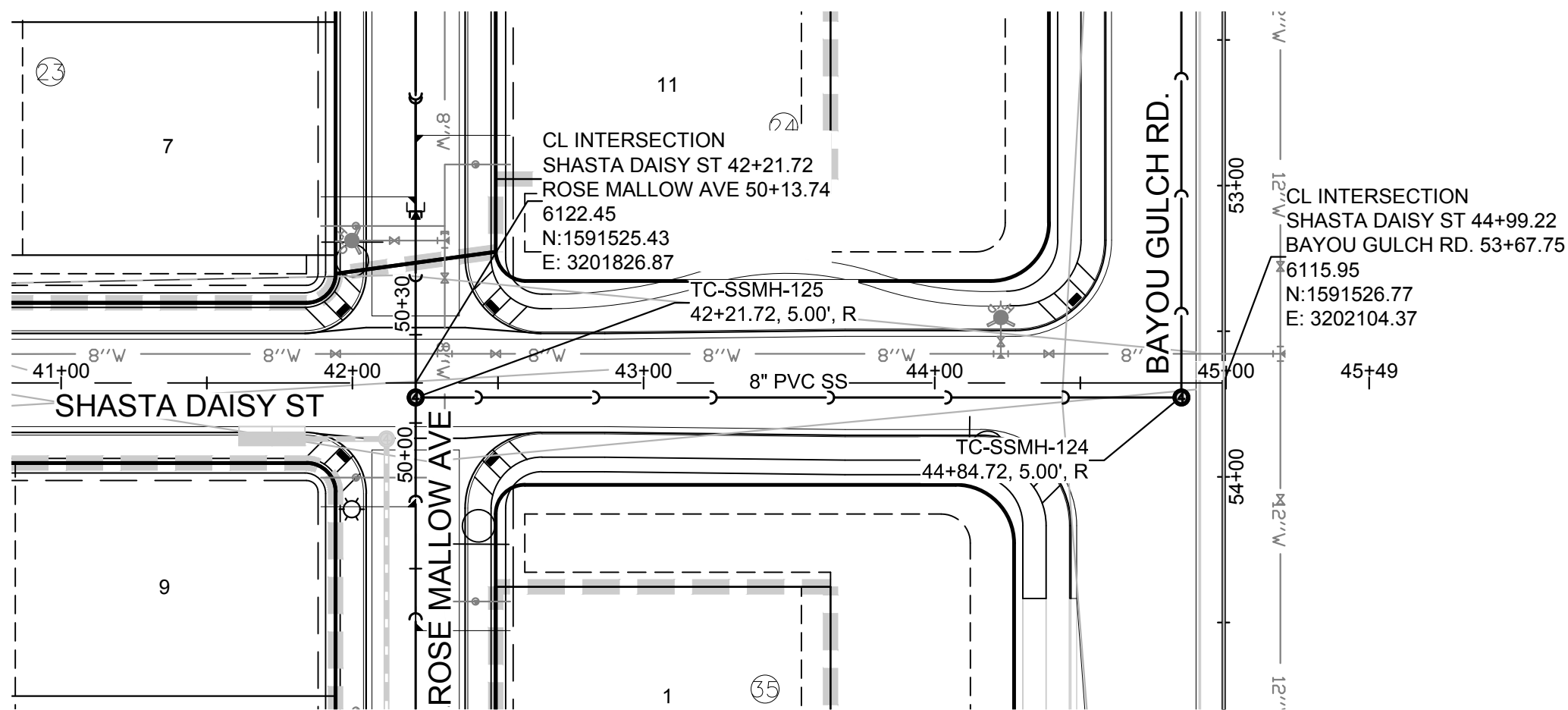
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FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER
24

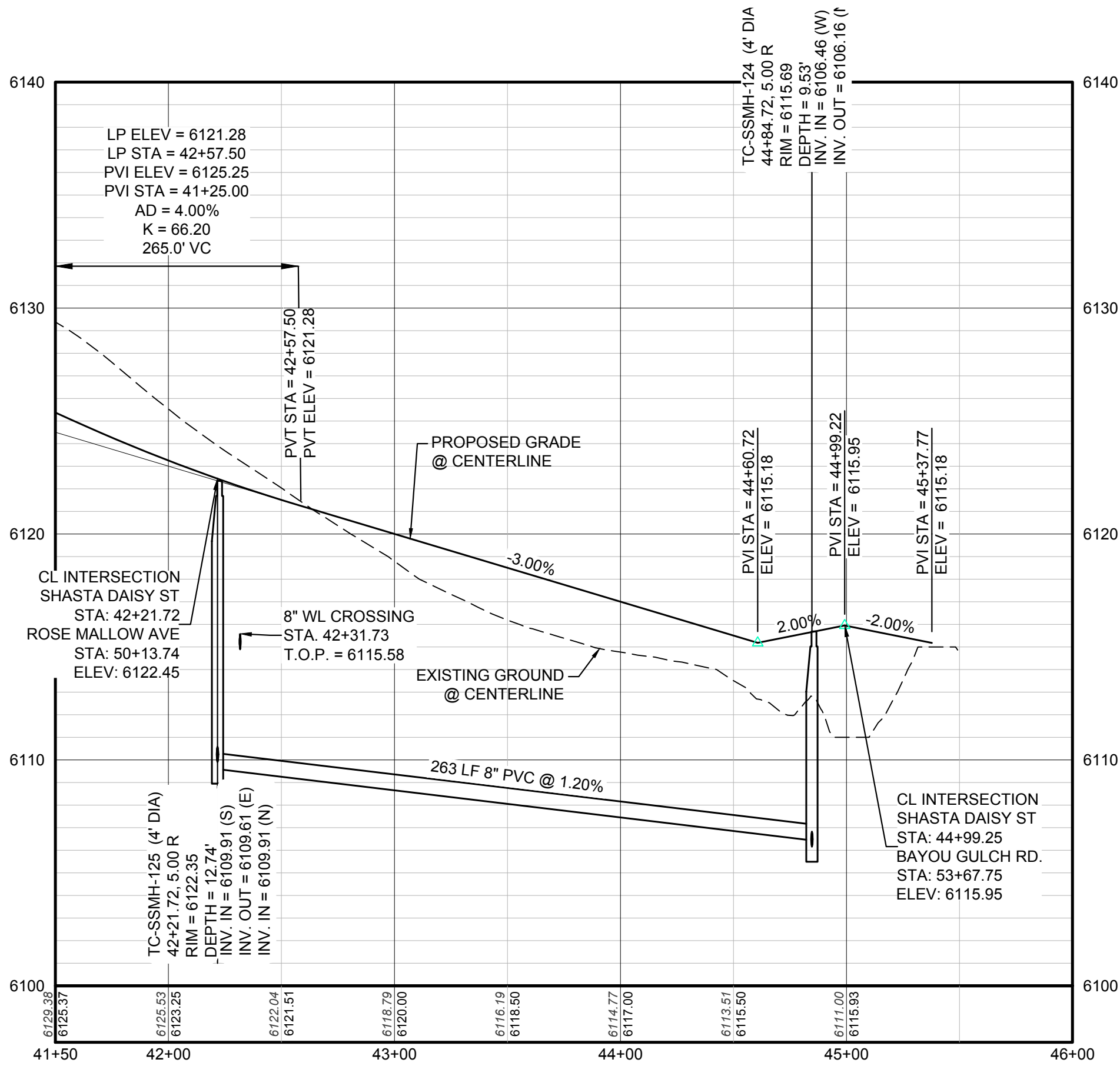
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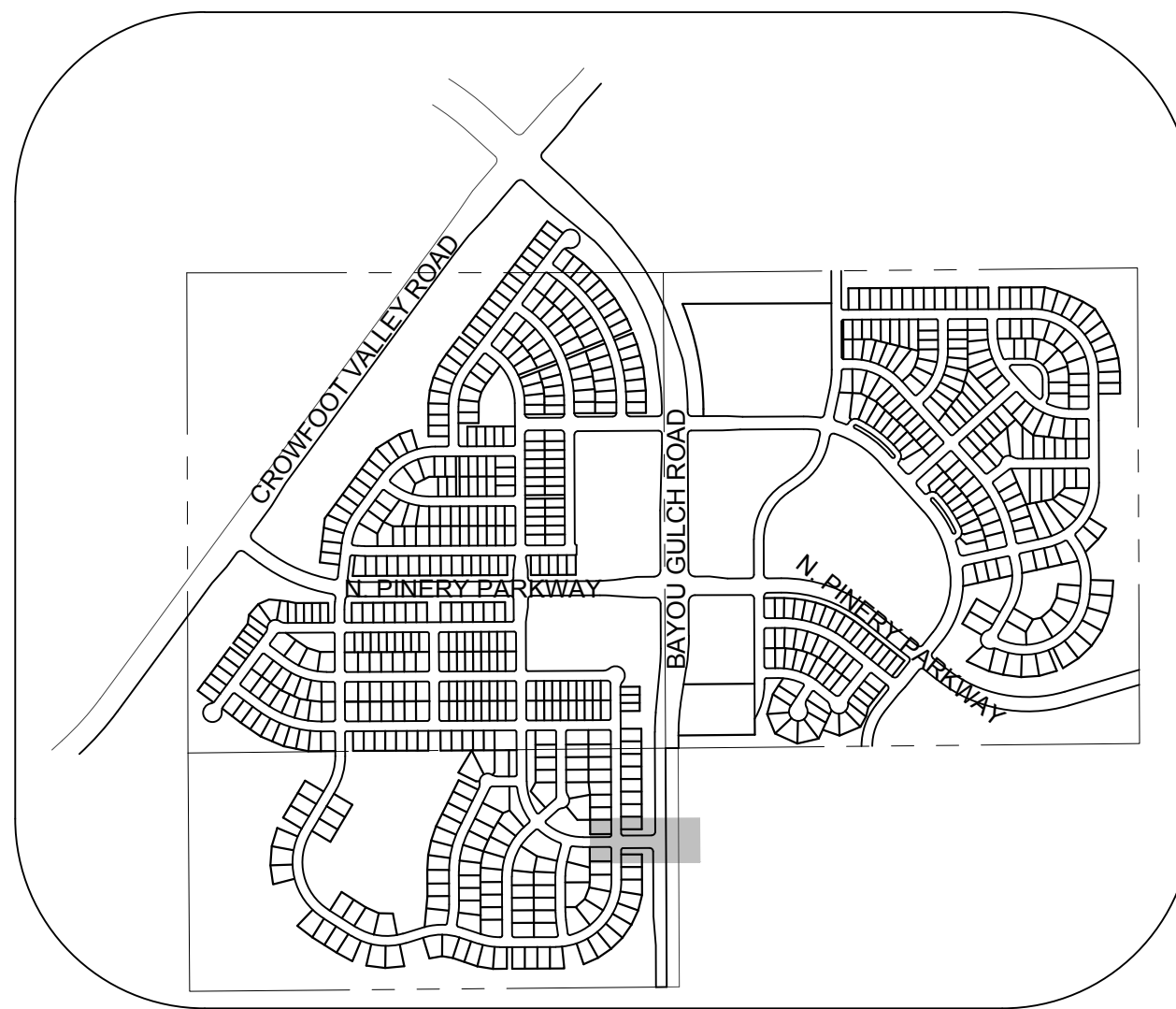
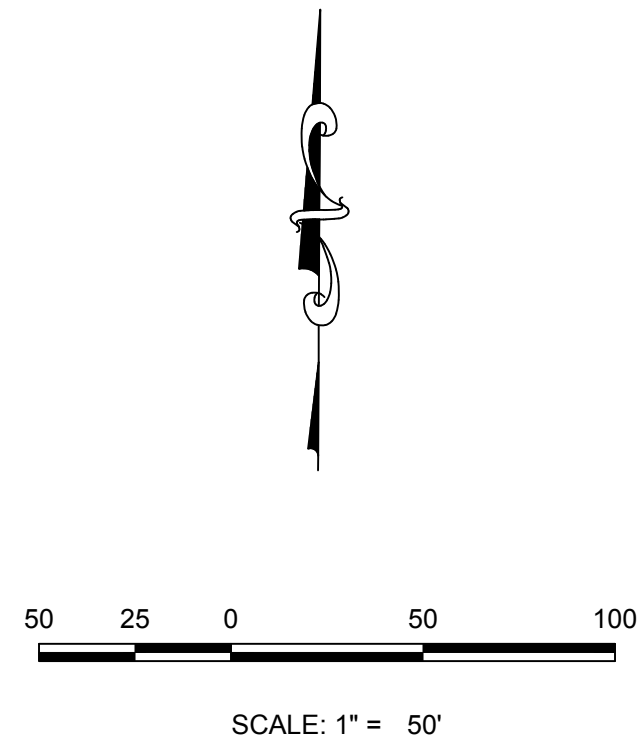
CALL 811
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UTILITY NOTIFICATION
CENTER OF COLORADO



PLAN: SHASTA DAISY ST STA: 41+50.00 TO 46+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SHASTA DAISY ST STA: 41+50.00 TO 46+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
Ⓜ	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
Ⓜ	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK	---	SECTION LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	FILING BOUNDARY
10.00	EXISTING ELEVATION	---	EXISTING FIBER OPTIC LINE
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING TELEPHONE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
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HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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CVL
CONSULTANTS

ESX MANAGEMENT
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
SHASTA DAISY STREET

DRAWN BY: KJD

CHECKED BY: JJJ

DATE: APRIL 2017

SCALE: AS SHOWN
FILE NO: 8130283701

SHEET NUMBER

25

No.

Revisions

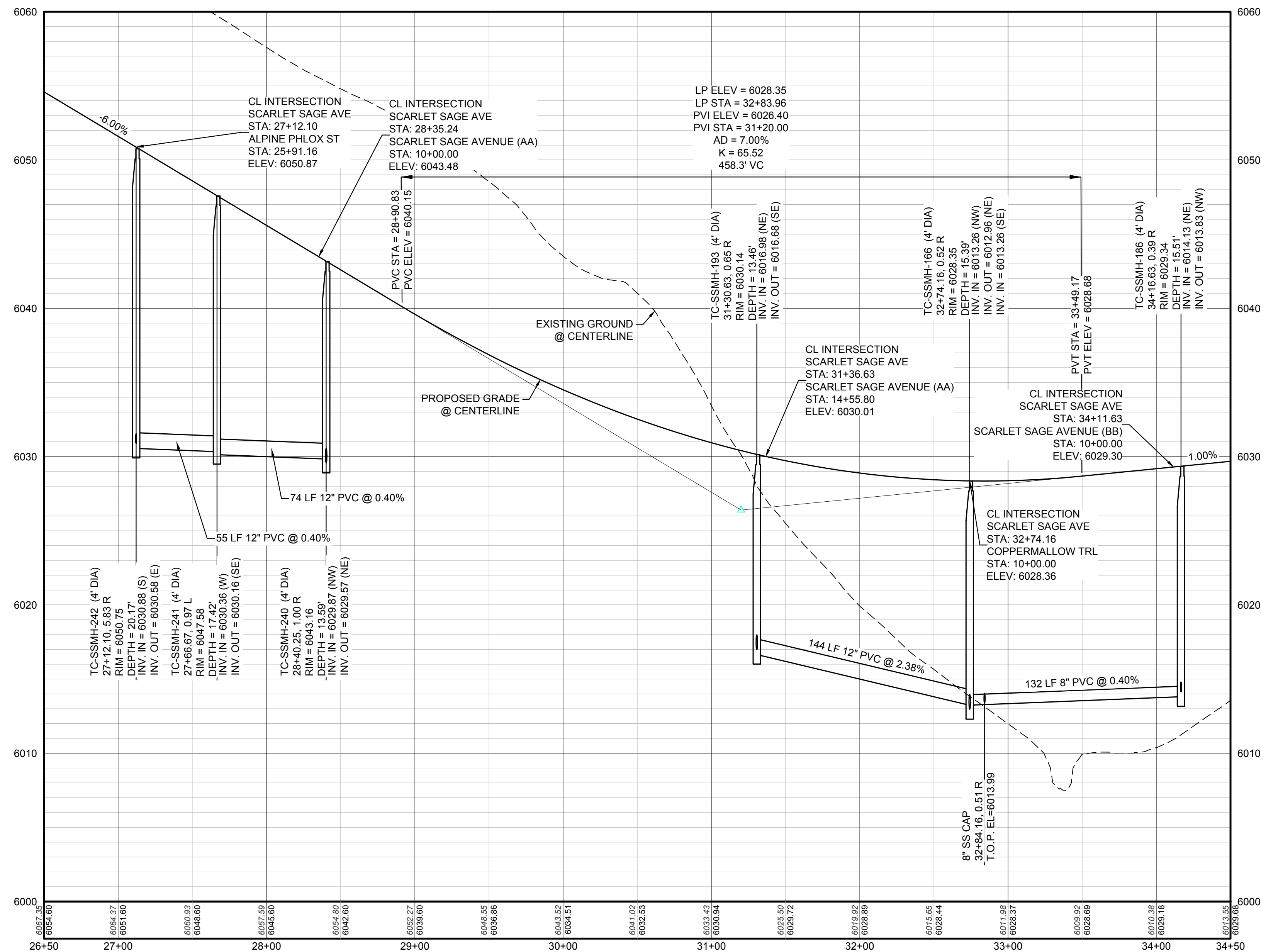
Appr.

Date

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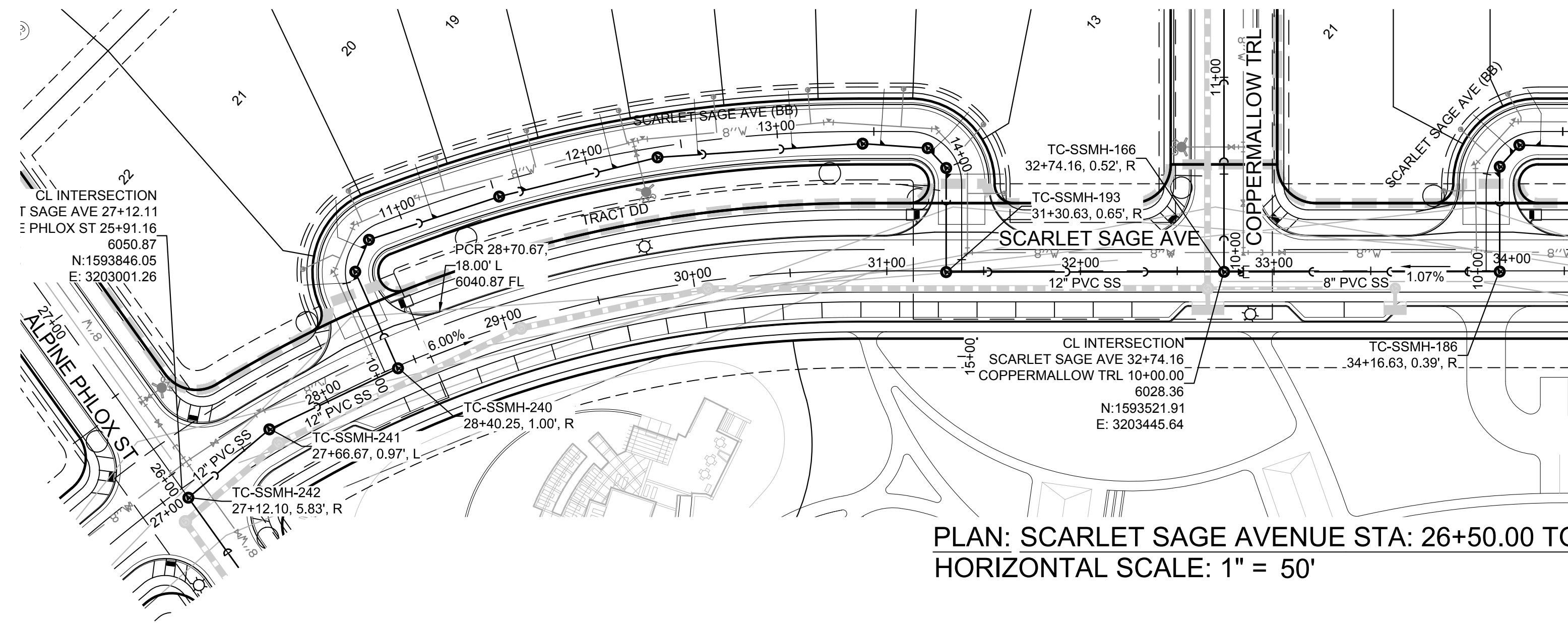
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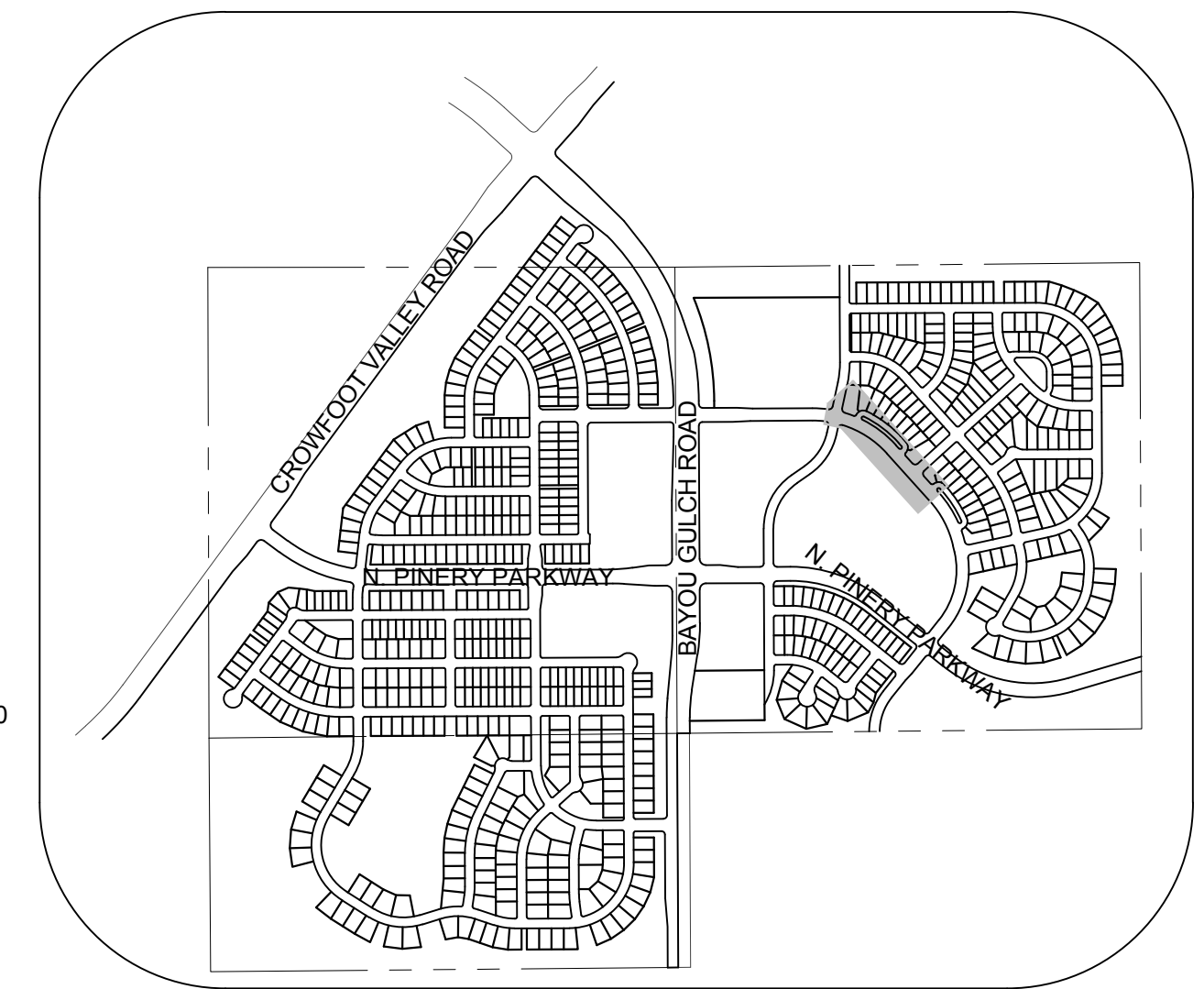
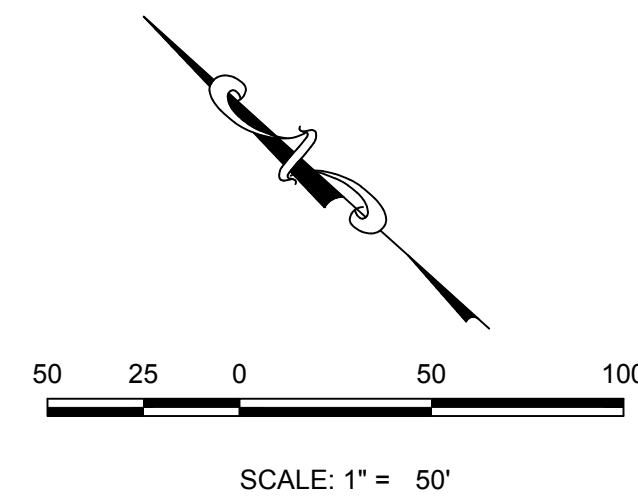
PROFILE: SCARLET SAGE AVE STA: 26+50.00 TO 34+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.



PLAN: SCARLET SAGE AVENUE STA: 26+50.00 TO 34+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
Ⓜ	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
Ⓜ	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

10333 E. Dry Creek Rd.
Suite 410
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Fax: (720) 482-9546



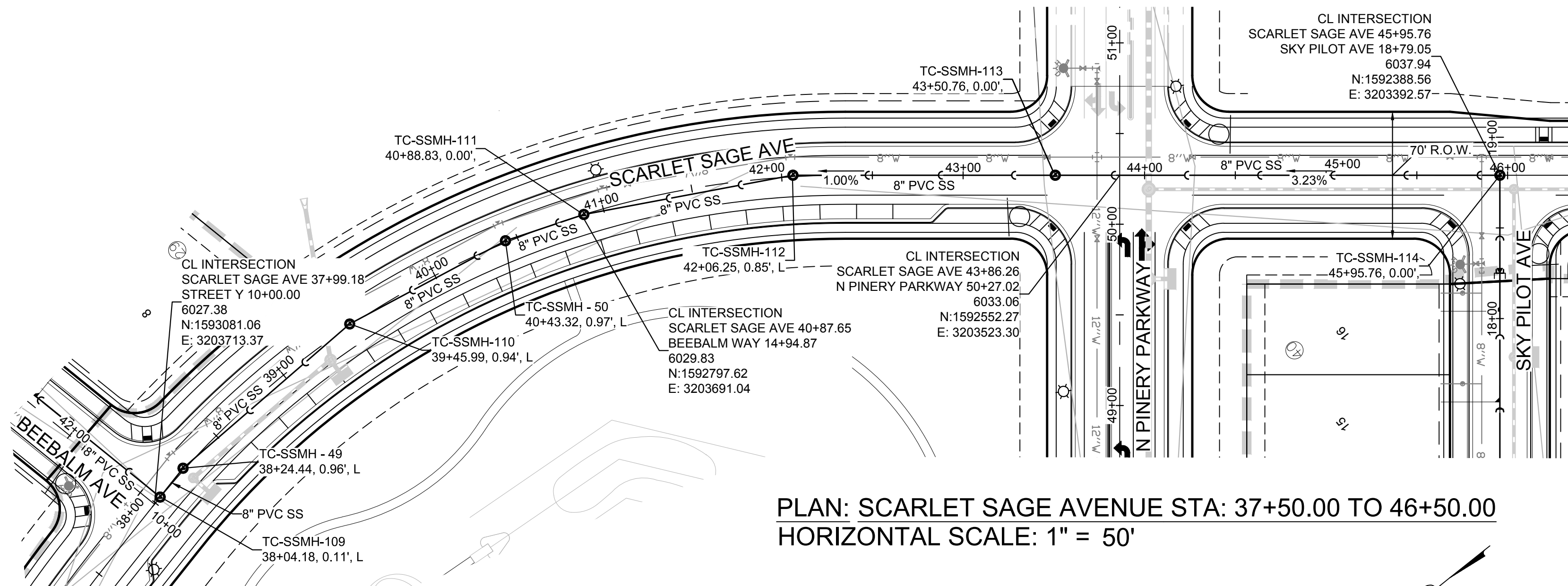
ESX MANAGEMENT
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CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
SCARLET SAGE AVENUE

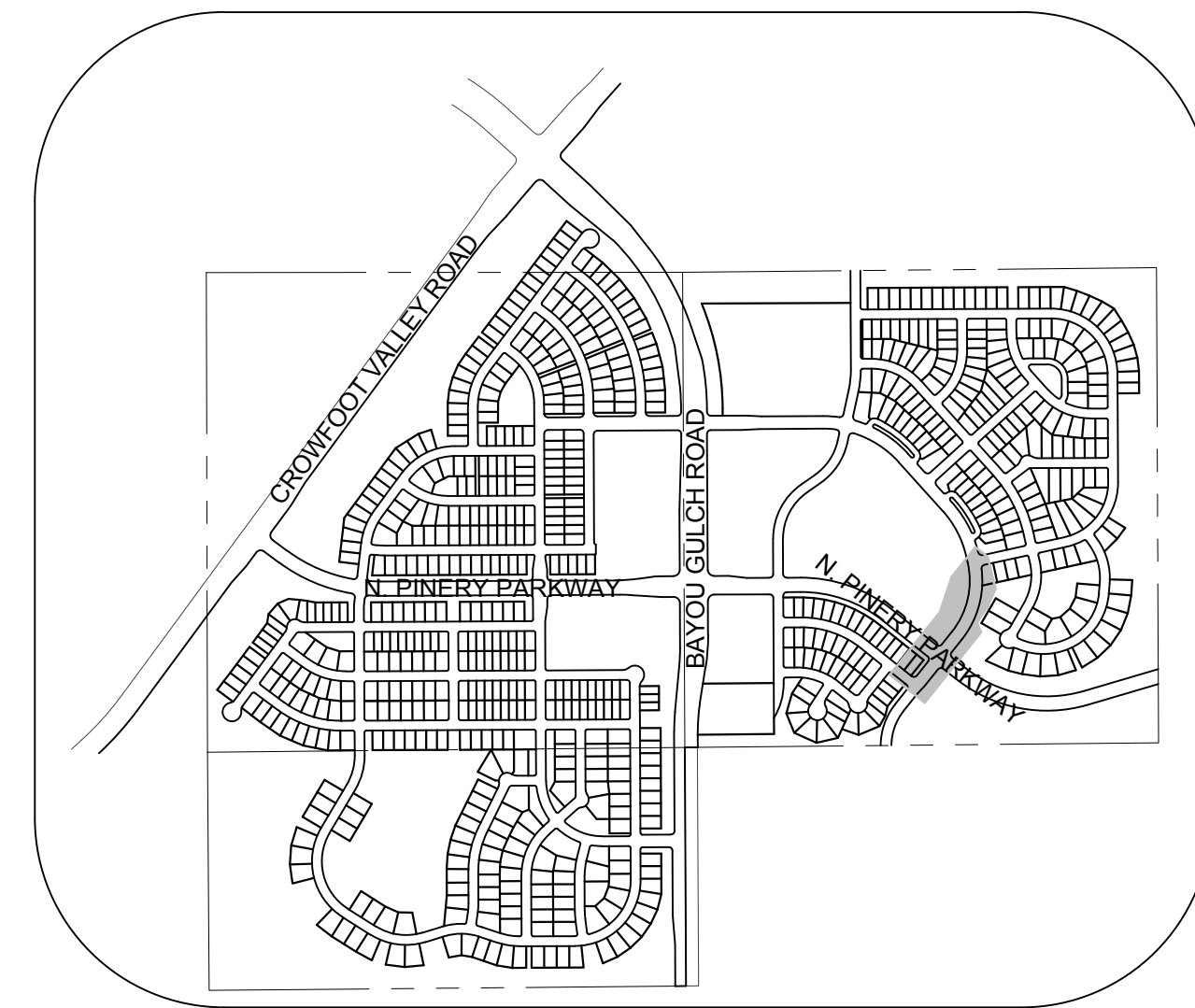
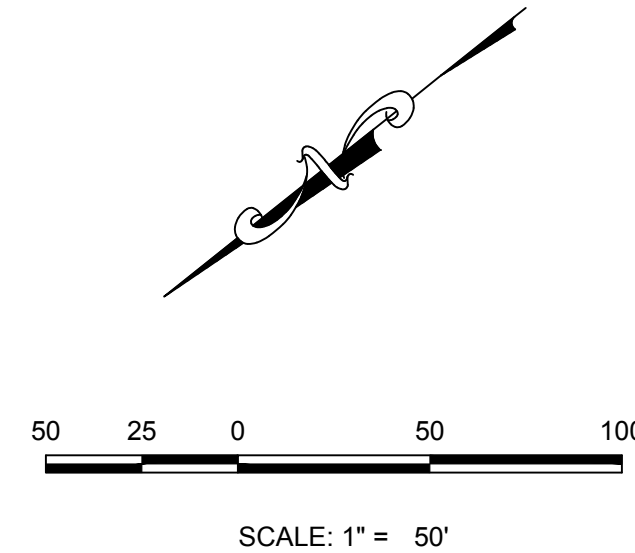
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CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER
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SCALE: AS SHOWN
FILE NO: 8130283701



PLAN: SCARLET SAGE AVENUE STA: 37+50.00 TO 46+50.00
HORIZONTAL SCALE: 1" = 50'



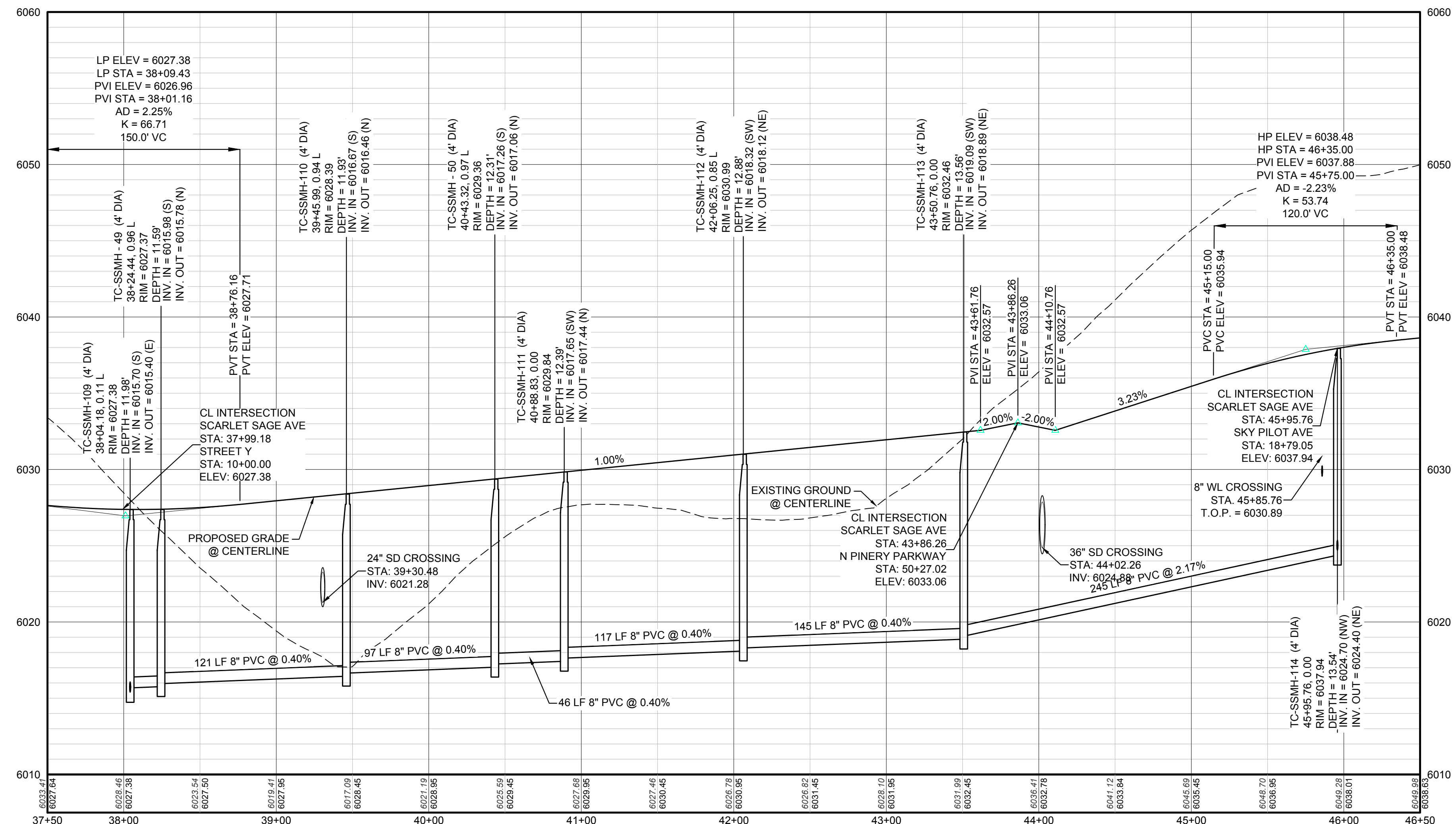
KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
Ⓜ	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
Ⓜ	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		



PROFILE: SCARLET SAGE AVENUE STA: 37+50.00 TO 46+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
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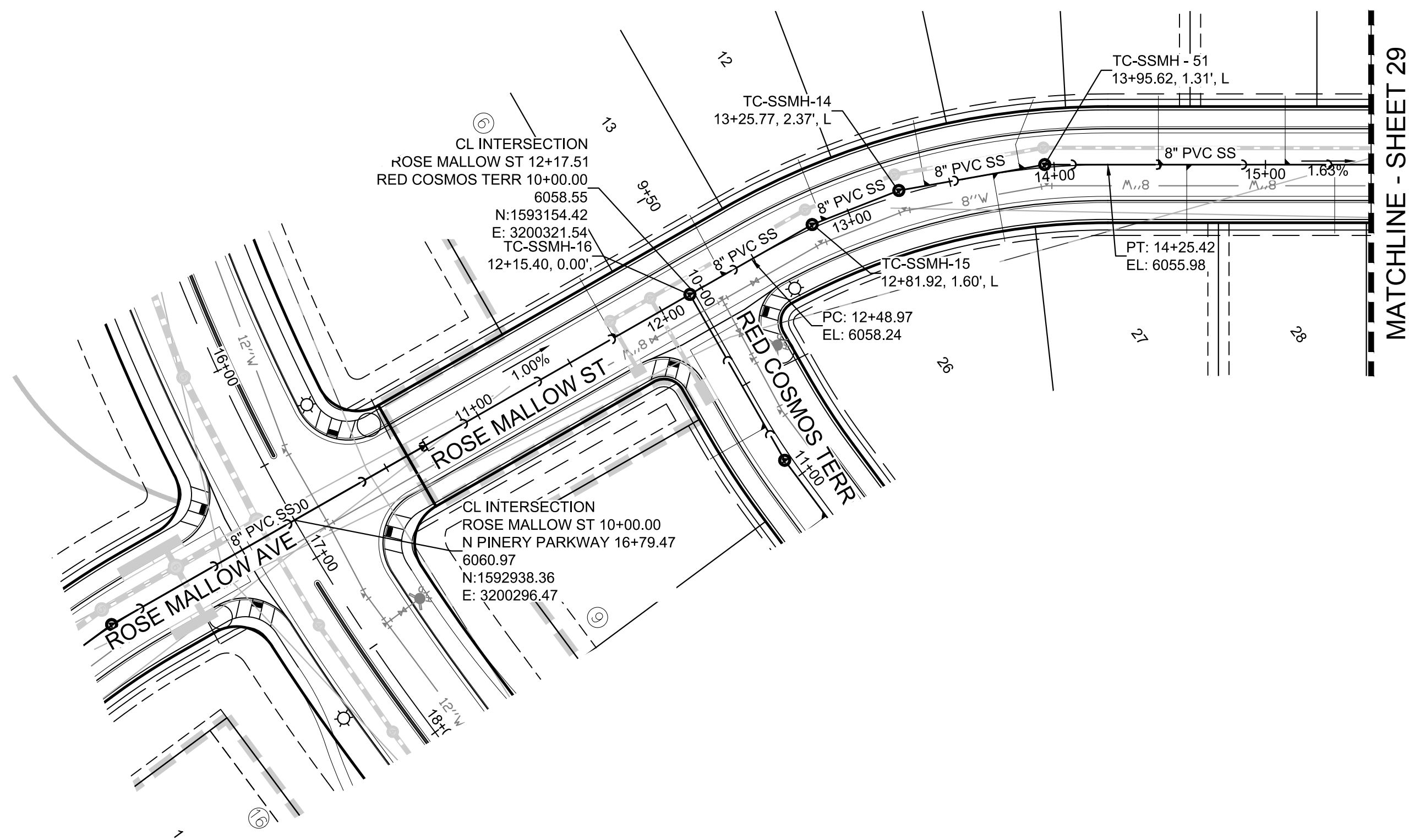
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SCARLET SAGE AVENUE

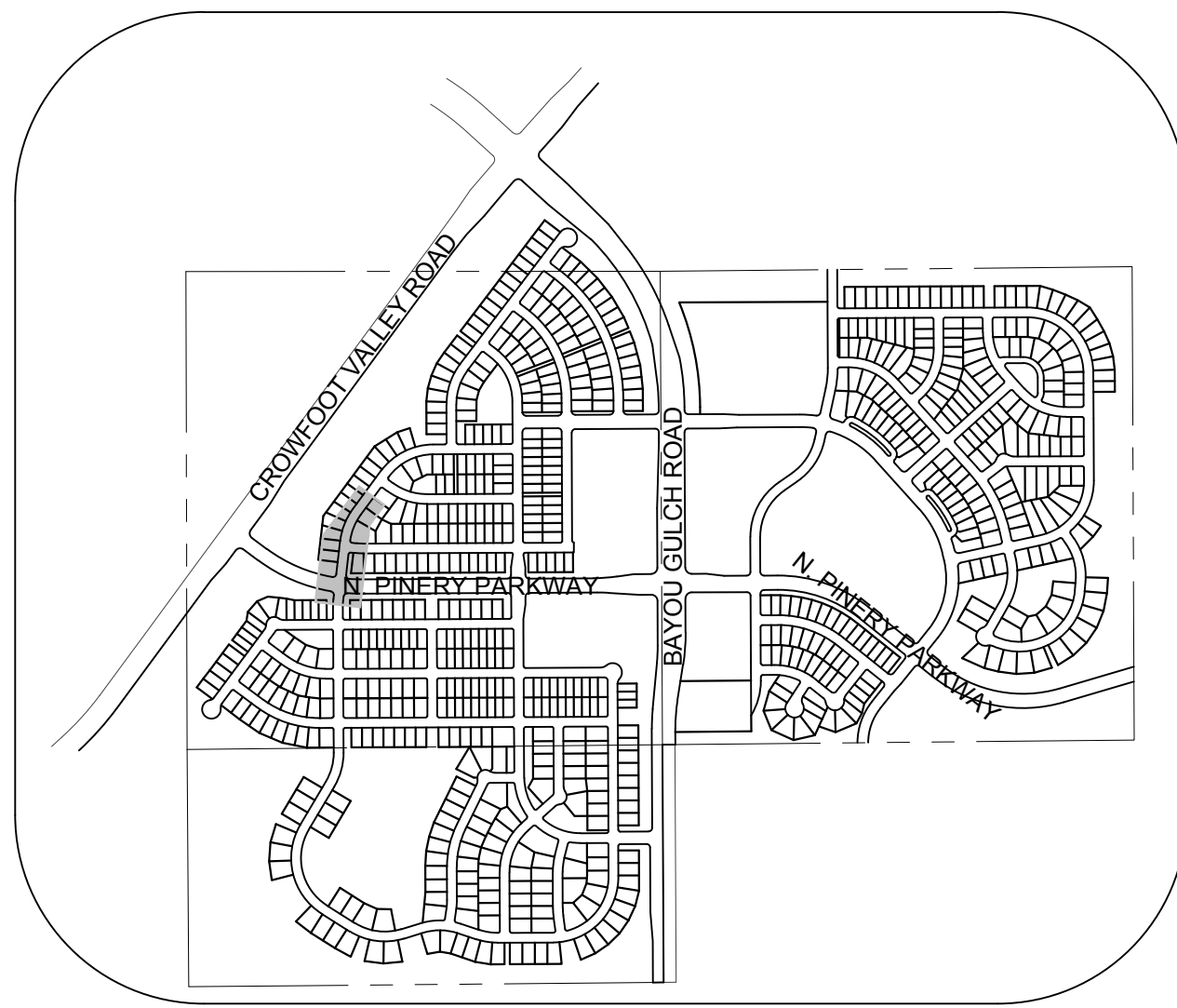
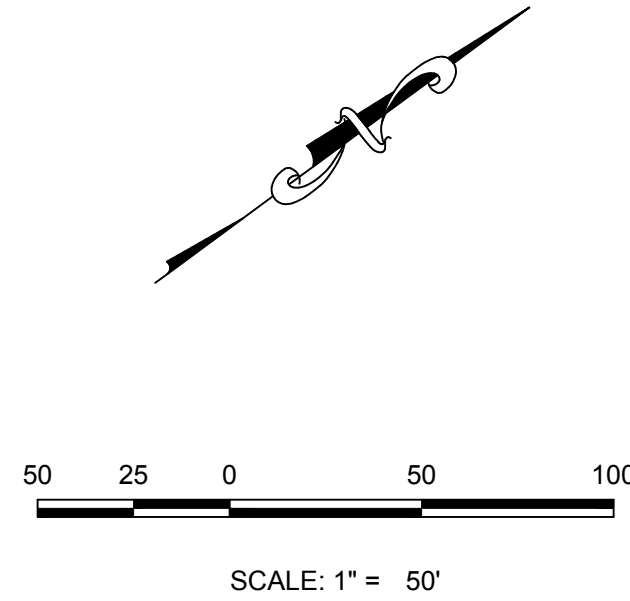
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AS SHOWN
FILE NO: 8130283701
DRAWN BY: K/D
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 27

No. Revisions Date Init. Appr. Date



PLAN: ROSE MALLOW STREET STA: 9+50.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



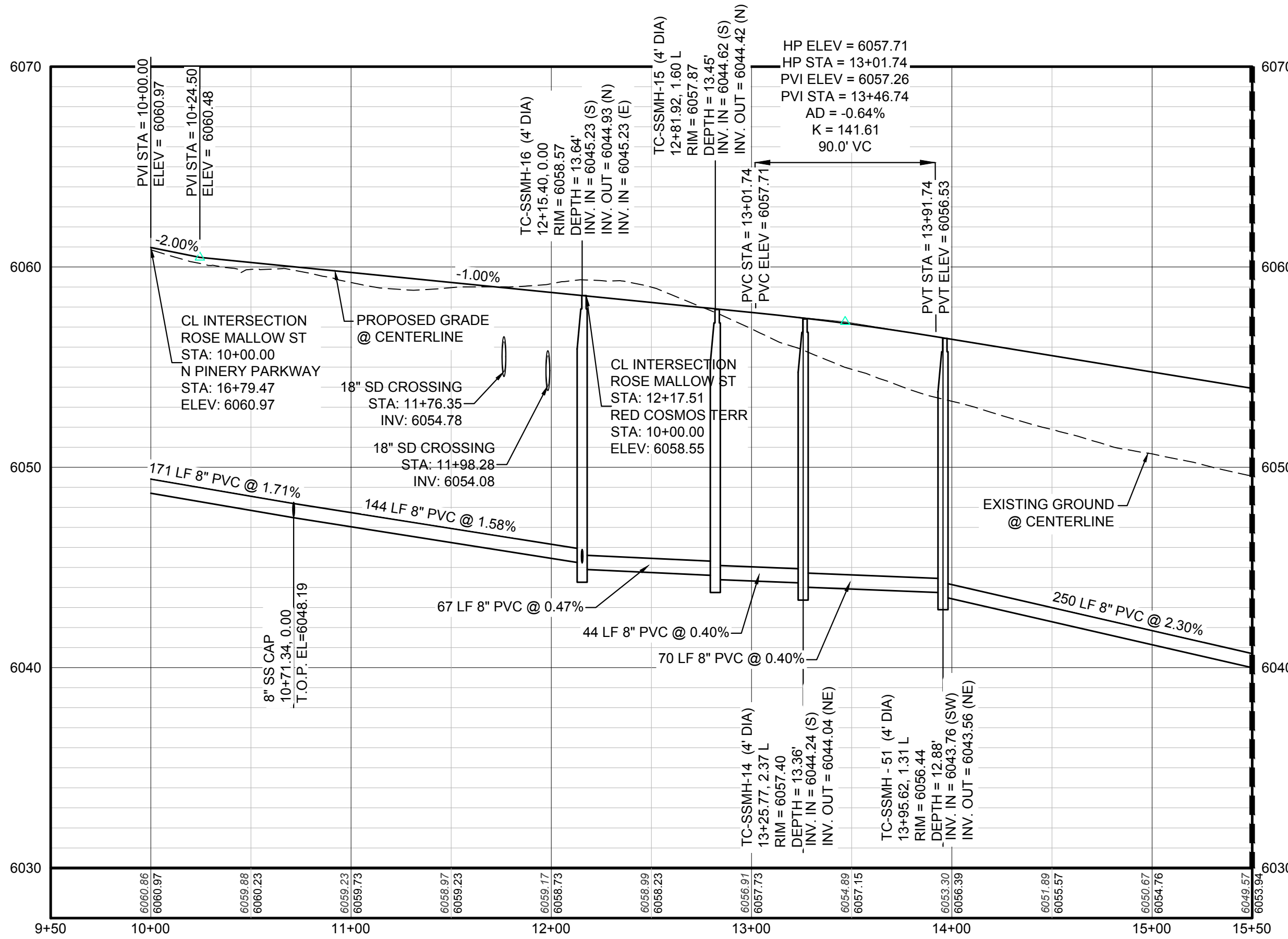
KEYMAP
N.T.S.

LEGEND

- | | | | |
|-------|---------------------------------------|------|-------------------------------------|
| ② | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| Ⓐ | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⓧ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| Ⓜ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| Ⓜ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| Ⓜ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| Ⓜ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| Ⓜ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| Ⓜ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| Ⓜ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
| Ⓜ | PROPOSED AIR VALVE | --- | PROPOSED STORM DRAIN |
| Ⓜ | EXISTING BLOW OFF VALVE | --- | PROPOSED SEWER LINE WITH MANHOLE |
| Ⓜ | EXISTING VALVE | --- | PROPOSED SEWER LATERAL |
| Ⓜ | EXISTING FIRE HYDRANT | --- | PROPOSED WATER LINE |
| Ⓜ | PROPOSED LIGHT POLE | --- | PROPOSED WATER LATERAL W/ METER |
| Ⓜ | PROPOSED SIDEWALK | --- | EXISTING 60" RAW WATER LINE |
| Ⓜ | PROPOSED SIDEWALK RAMP | --- | SECTION LINE |
| 10.00 | EXISTING ELEVATION | --- | FILING BOUNDARY |
| 10.00 | PROPOSED DESIGN ELEVATION | --- | EXISTING FIBER OPTIC LINE |
| Ⓜ | PROPOSED STORM DRAIN INLET | --- | EXISTING OVERHEAD HIGH VOLTAGE LINE |
| Ⓜ | PROPOSED STORM DRAIN MANHOLE | --- | EXISTING TELEPHONE LINE |

ABBREVIATIONS

- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PL | PROPERTY LINE |
| BVP | BEGIN VERTICAL PROFILE | PVC | POLYVINYL CHLORIDE |
| CRR | CURB RETURN RADIUS | PVI | PT. OF VERTICAL INTERSECTION |
| EL | ELEVATION | PVT | POINT OF VERTICAL TANGENT |
| EP | EDGE OF PAVEMENT | RCBC | REINFORCED CONCRETE BOX CULVERT |
| EVC | END VERTICAL CURVE | RCP | REINFORCED CONCRETE PIPE |
| EVP | END VERTICAL PROFILE | ROW | RIGHT OF WAY |
| FG | FINISHED GROUND | SD | STORM DRAIN |
| FL | FLOW LINE | SL | SECTION LINE |
| GV | GATE VALVE | SS | SANITARY SEWER |
| HA | HYDRANT ASSEMBLY | STA | STATION |
| HCR | HANDICAP CURB RAMP | T.O.P. | TOP OF PIPE |
| HP | HIGH POINT | UE | UTILITY EASEMENT |
| INV | INVERT | VC | VERTICAL CURVE |
| K | CURVATURE COEFFICIENT | WL | WATER LINE |
| LF | LINEAR FEET | WSE | WATER SURFACE ELEVATION |
| MH | MANHOLE | | |

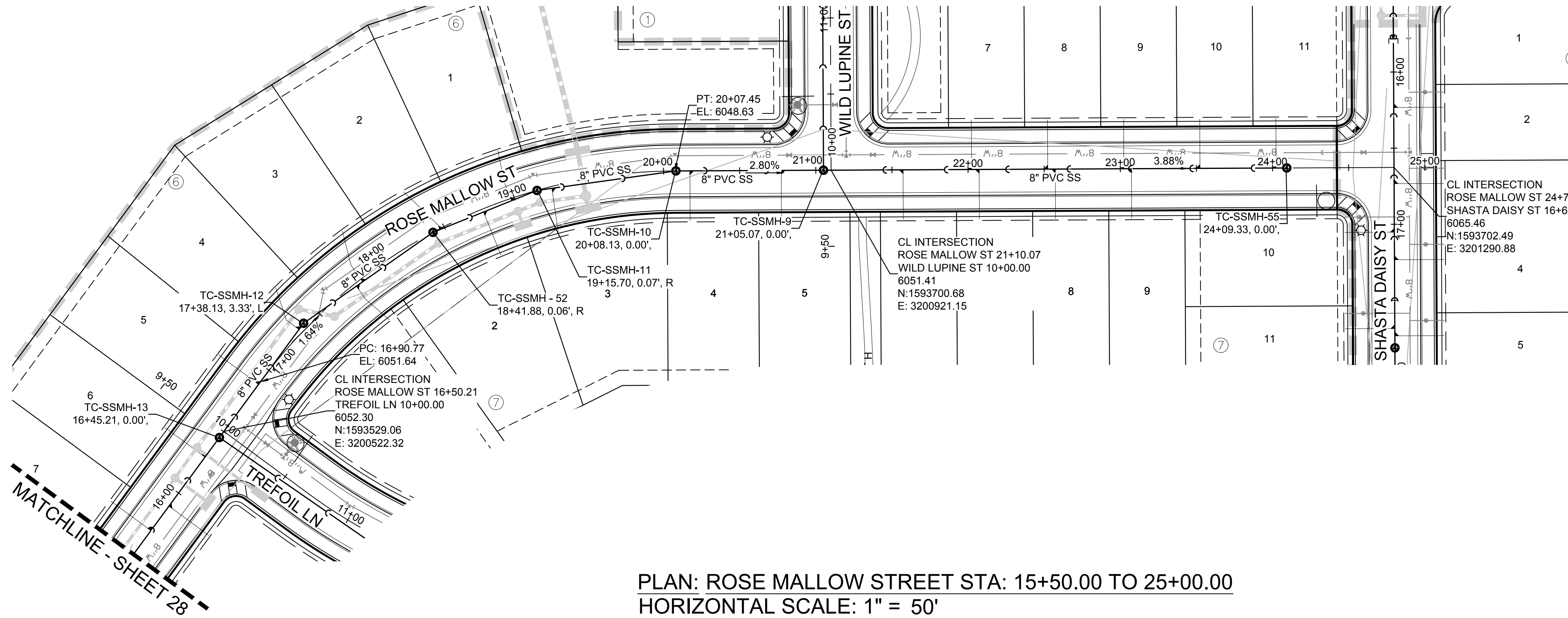


PROFILE: ROSE MALLOW ST STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

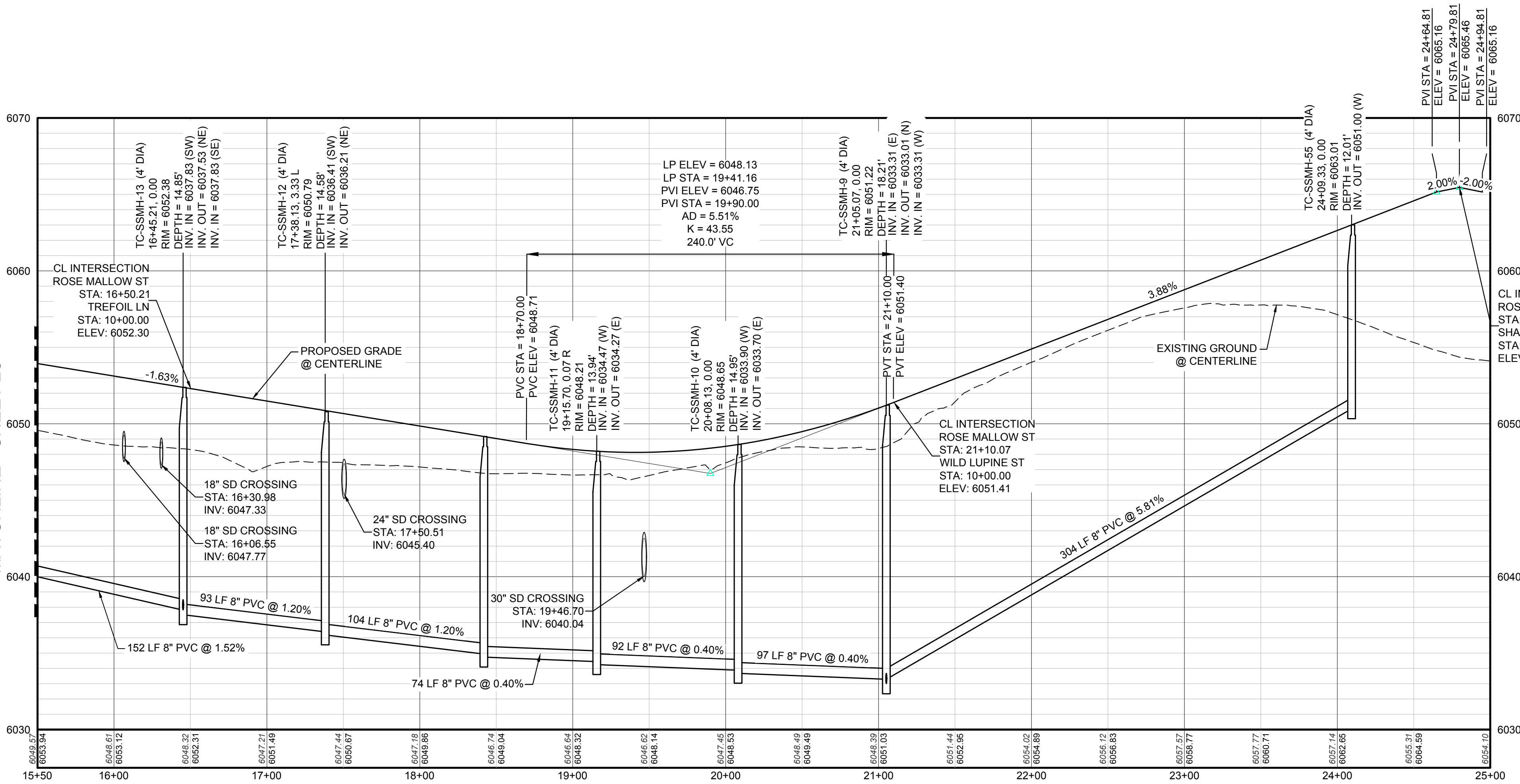
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N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SETS\PRELIMINARY\PLAN AND PROFILE\STREET F.DWG, ANDREW.P, 6/22/2017 10:44 AM

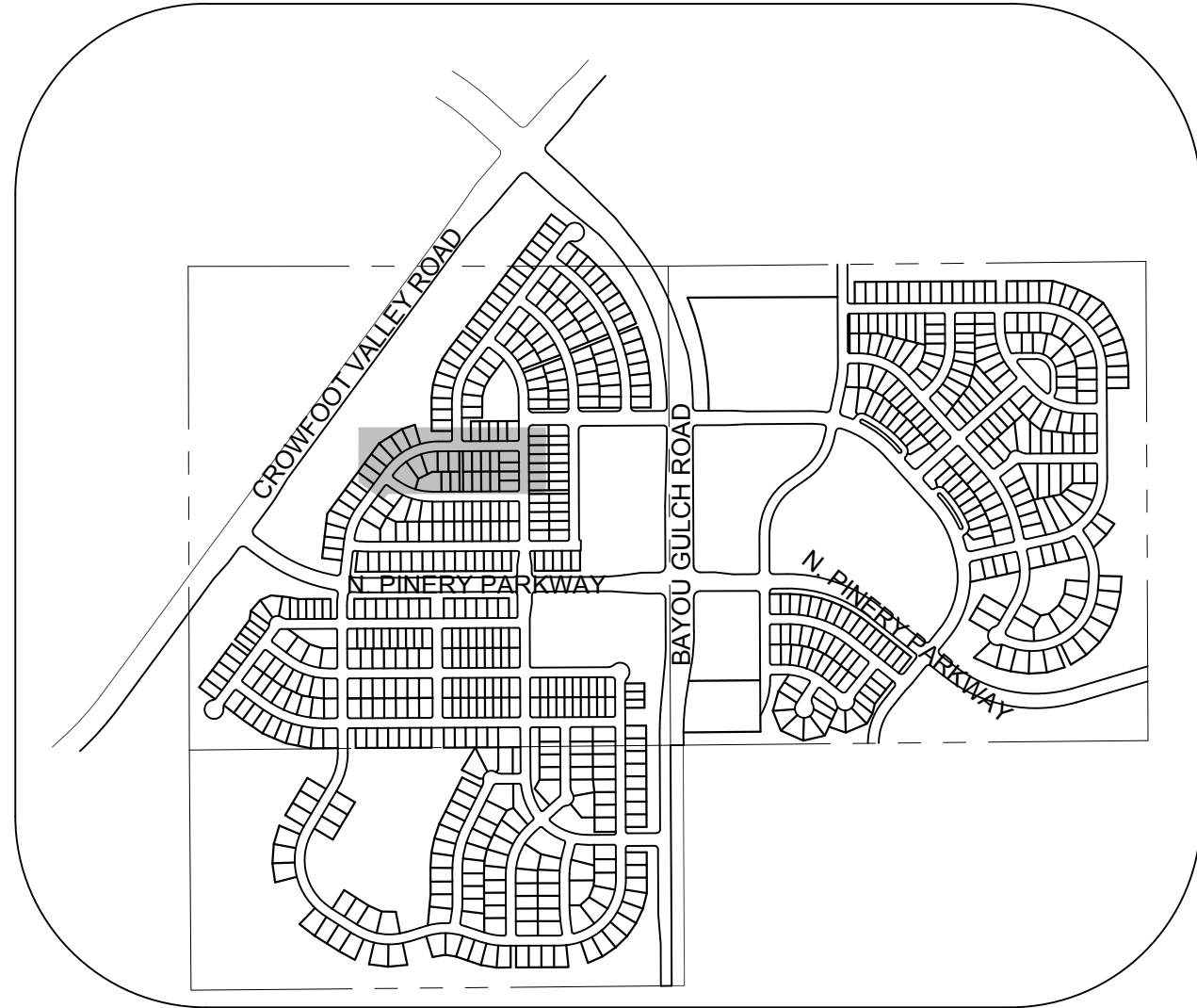


PLAN: ROSE MALLOW STREET STA: 15+50.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'

MATCHLINE - SHEET 28



PROFILE: ROSE MALLOW ST STA: 15+50.00 TO 25+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
Ⓜ	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
Ⓜ	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
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HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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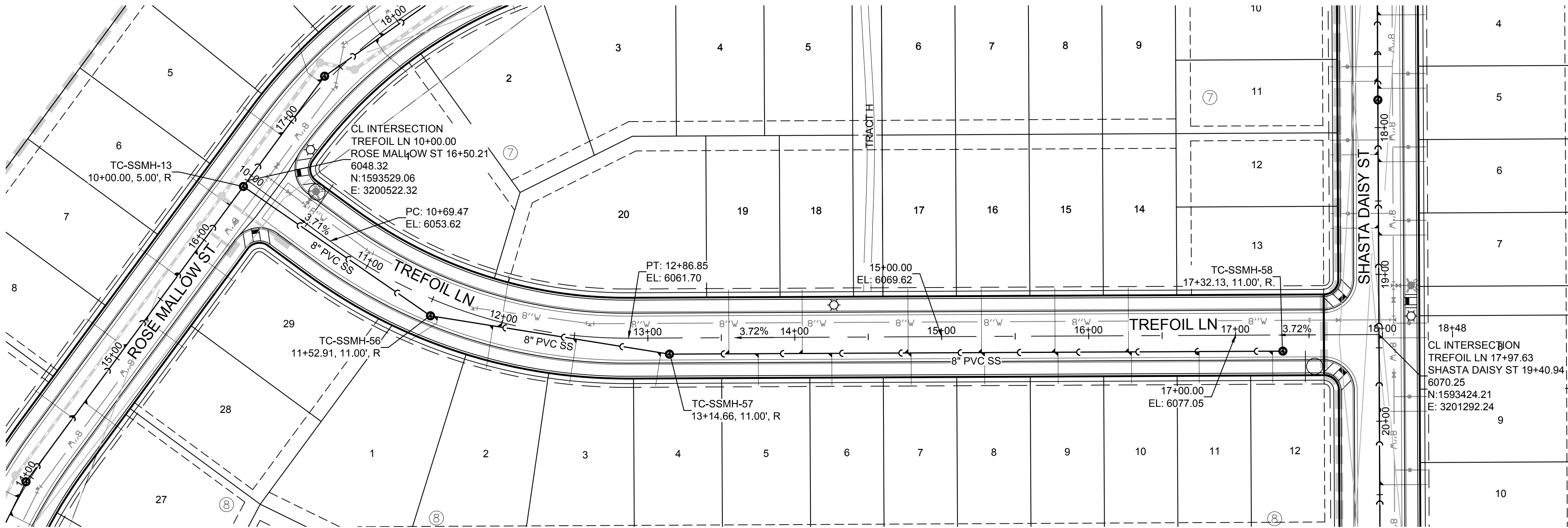


ESX MANAGEMENT
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CENTENNIAL, CO 80112

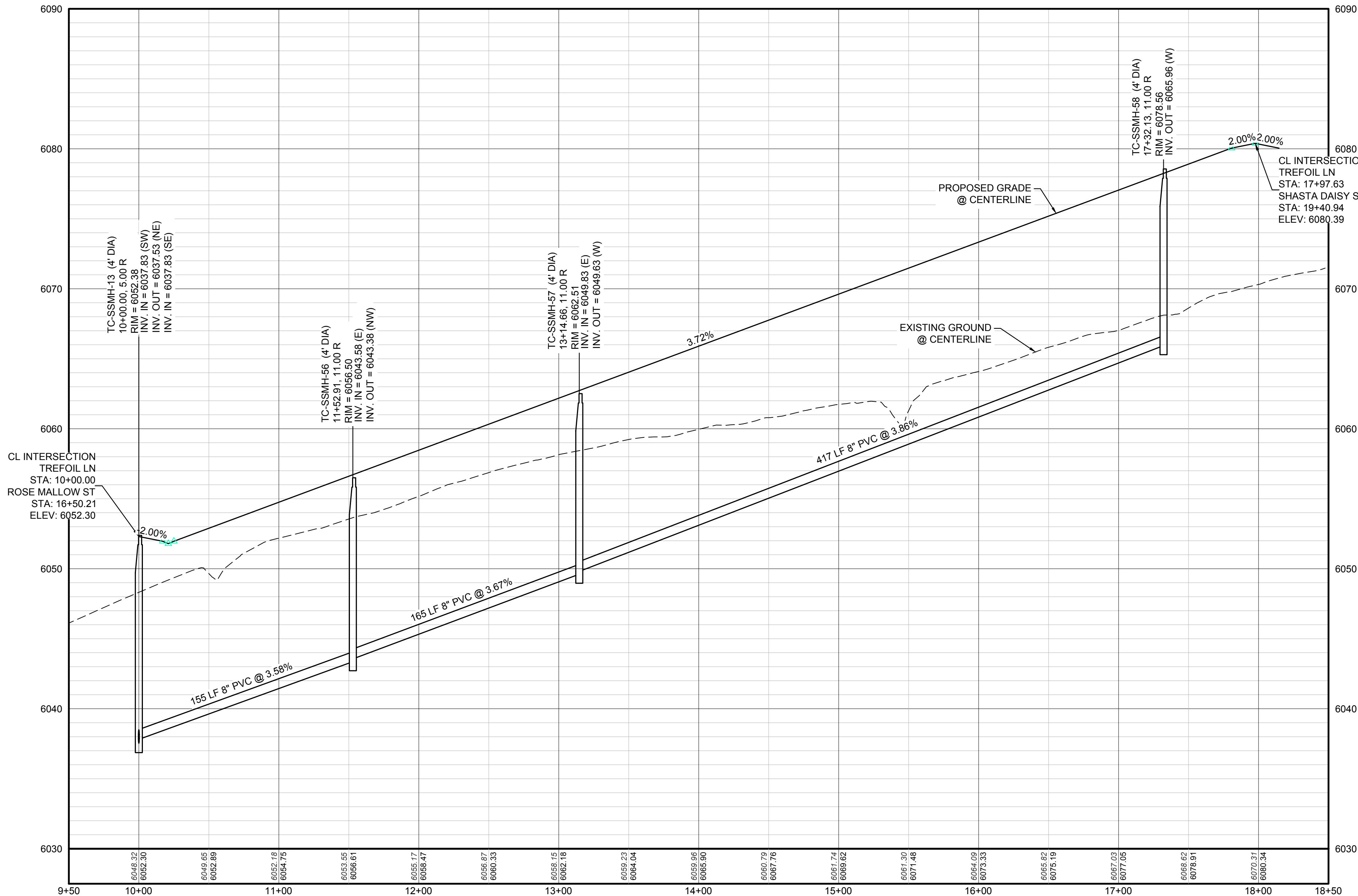
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
ROSE MALLOW STREET

DRAWN BY: JLR
CHECKED BY: JLU
DATE: APRIL 2017
SCALE: AS SHOWN
FILE NO: 8130283701

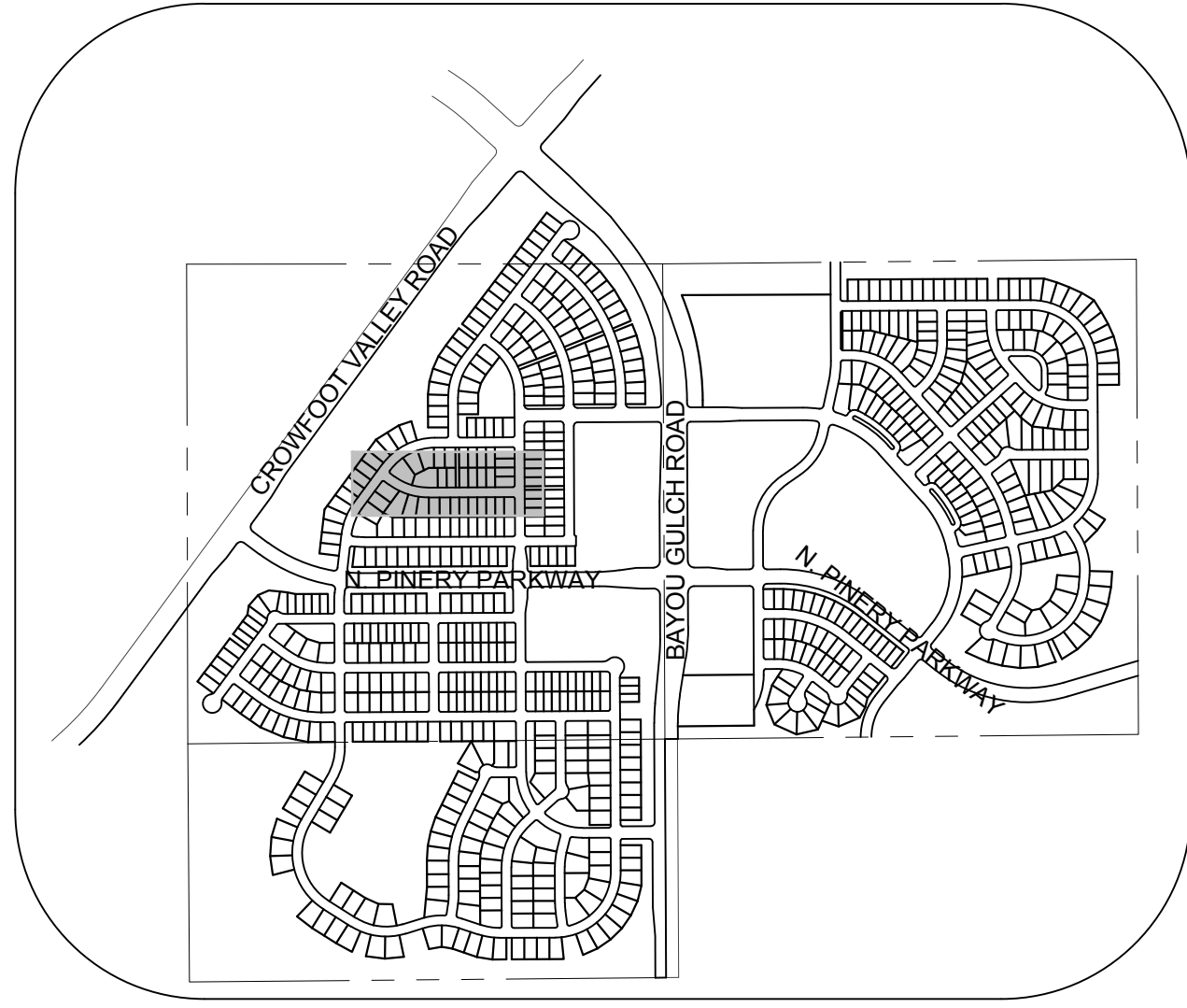
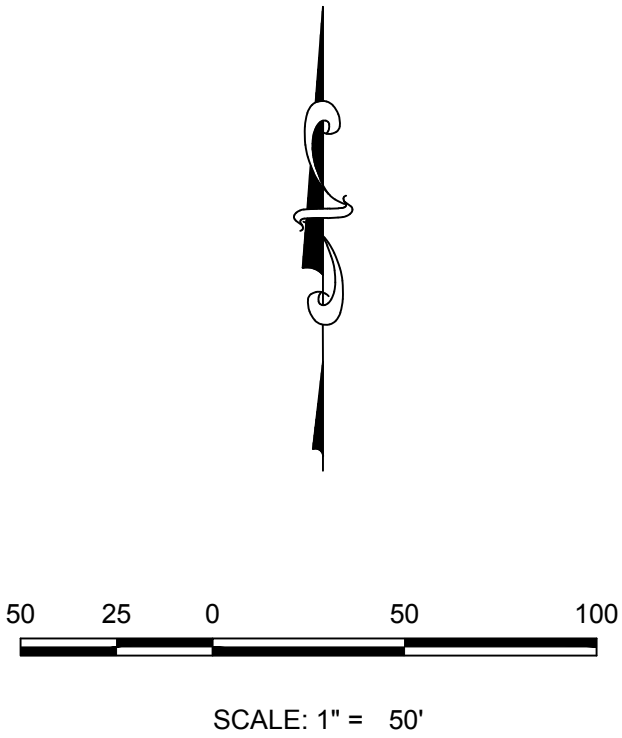
SHEET NUMBER
29



PLAN: TREFOIL LANE STA: 9+50.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: TREFOIL LN STA: 9+50.00 TO 18+50.00
HORIZONTAL: 1" = 50'
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KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
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ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
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Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
Ⓜ	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
Ⓜ	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
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10.00	EXISTING ELEVATION	---	FILING BOUNDARY
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HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	T.O.P.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.



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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
TREFOIL LANE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER 30

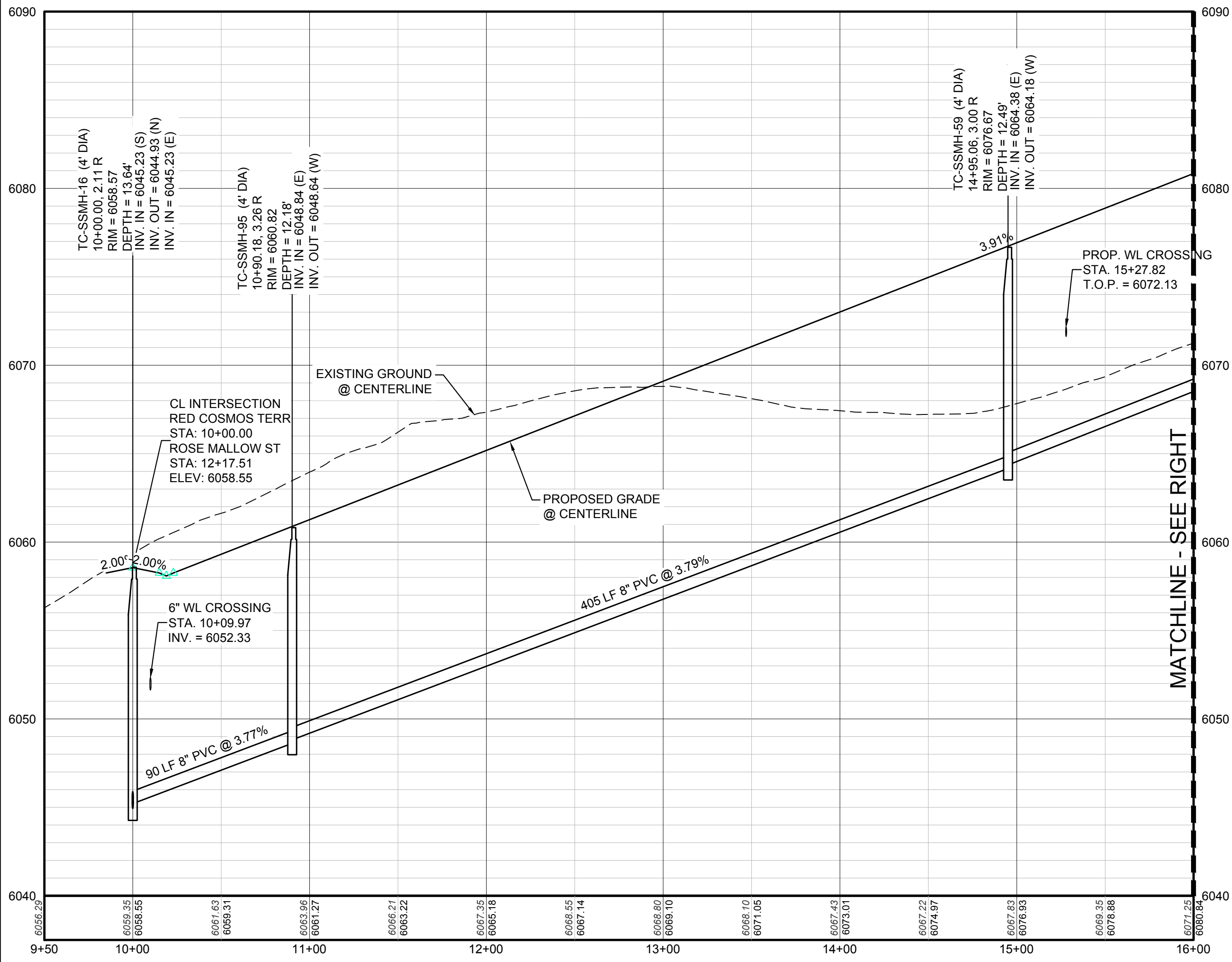
Revisions
No. Date Init. Appr. Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SETS\PRELIMINARY\WATER AND SANITATION\SANITARY PLAN AND PROFILE\STREET H.DWG. ANDREW.P. 6/22/2017 10:52 AM

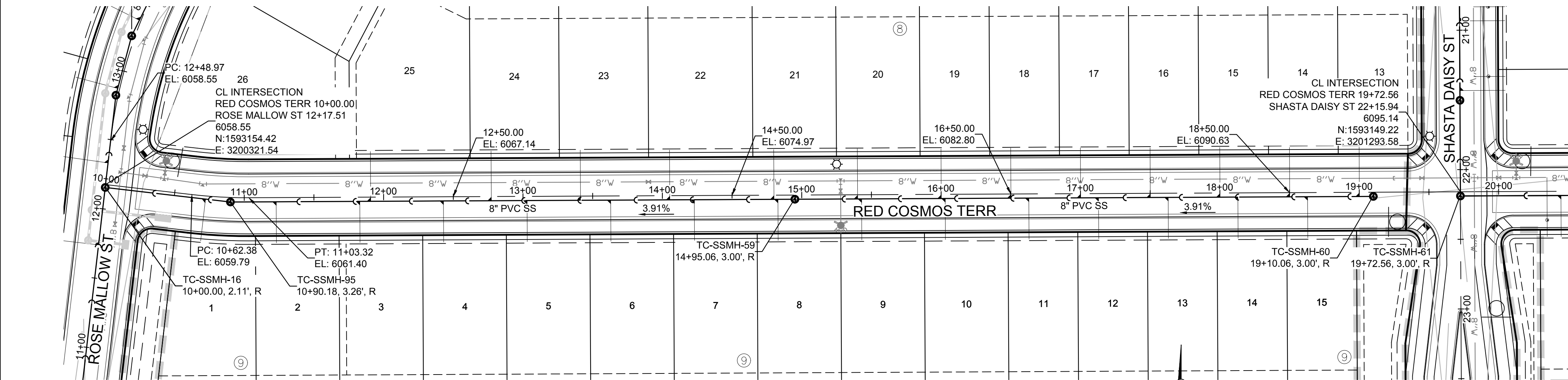


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UTILITY NOTIFICATION
CENTER OF COLORADO

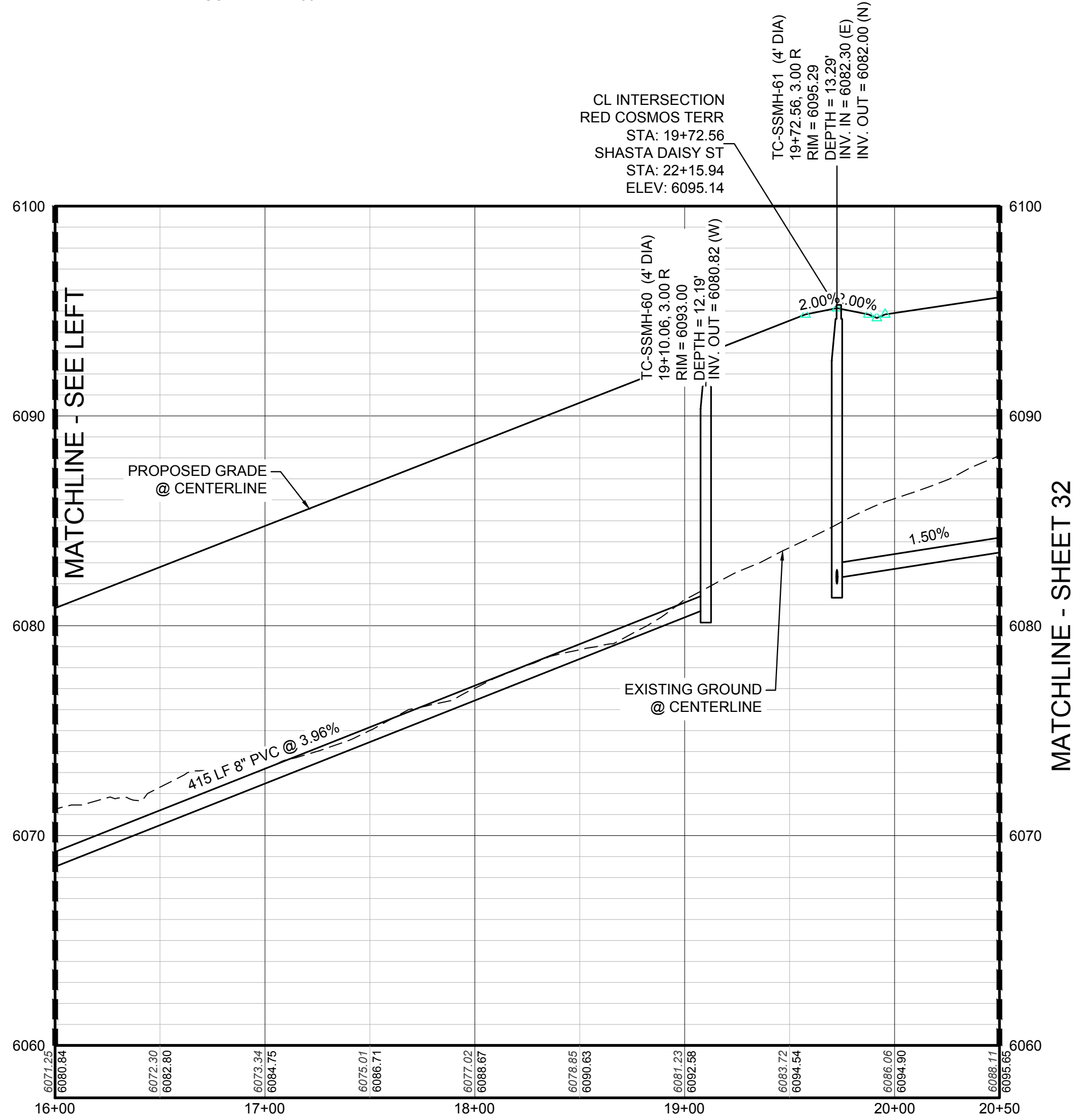
PROFILE: RED COSMOS TERR STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



SCALE: 1" = 50'



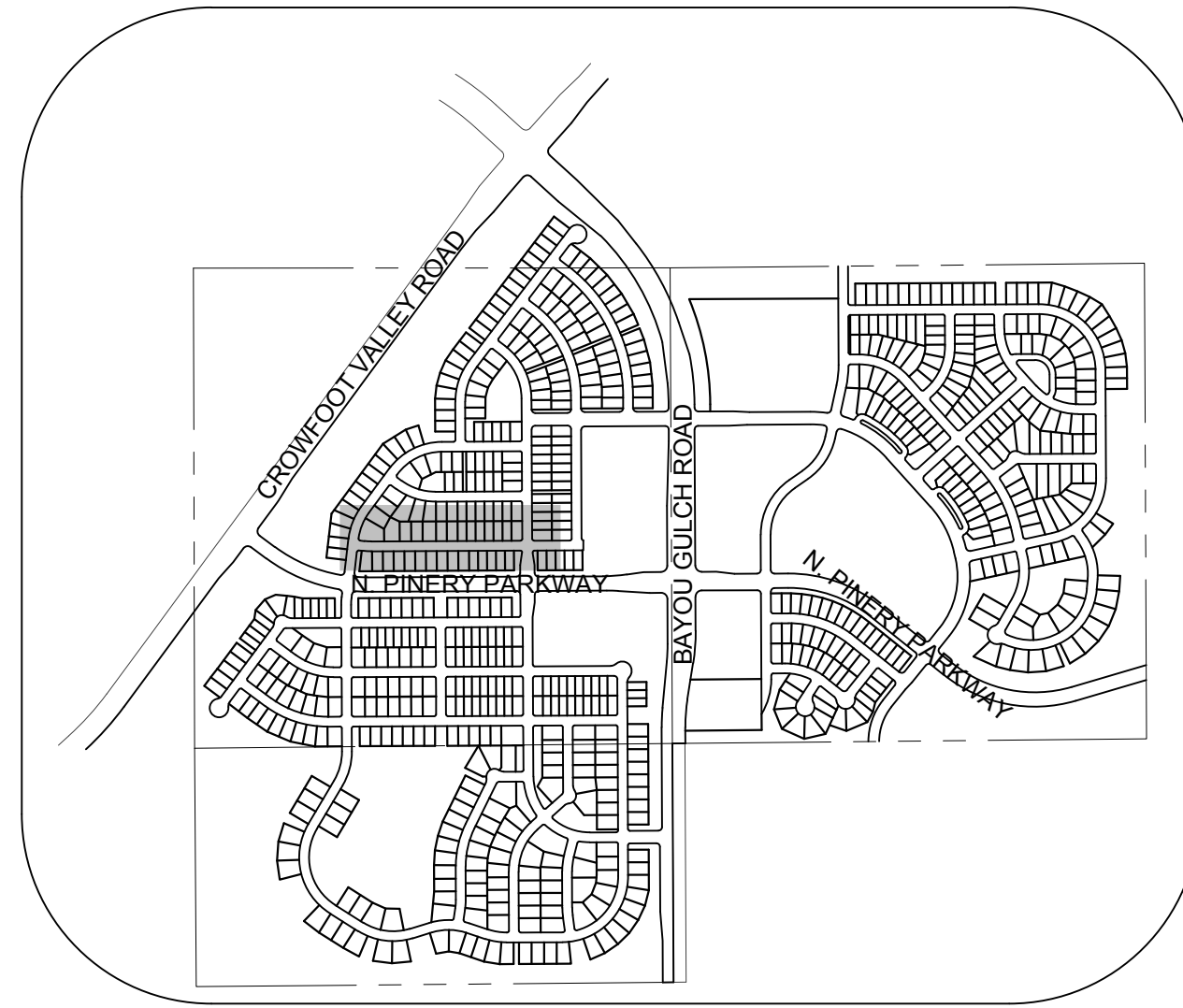
PLAN: RED COSMOS TERRACE STA: 9+50.00 TO 20+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS TERR STA: 16+00.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.



KEYMAP
N.T.S.

LEGEND

- | | | | |
|-------|---------------------------------------|------|----------------------------------|
| ② | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| Ⓐ | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⓪ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| Ⓜ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| Ⓜ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| Ⓜ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| Ⓜ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| Ⓜ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| Ⓜ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| Ⓜ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
| Ⓜ | PROPOSED AIR VALVE | --- | PROPOSED STORM DRAIN |
| Ⓜ | EXISTING BLOW OFF VALVE | --- | PROPOSED SEWER LINE WITH MANHOLE |
| Ⓜ | EXISTING VALVE | --- | PROPOSED SEWER LATERAL |
| Ⓜ | EXISTING FIRE HYDRANT | 8" W | PROPOSED WATER LINE |
| Ⓜ | PROPOSED LIGHT POLE | --- | PROPOSED WATER LATERAL W/ METER |
| Ⓜ | PROPOSED SIDEWALK | --- | EXISTING 60" RAW WATER LINE |
| Ⓜ | PROPOSED SIDEWALK RAMP | --- | SECTION LINE |
| 10.00 | EXISTING ELEVATION | --- | FILING BOUNDARY |
| 10.00 | PROPOSED DESIGN ELEVATION | --- | EXISTING FIBER OPTIC LINE |
| Ⓜ | PROPOSED STORM DRAIN INLET | --- | EXISTING OVERHEAD |
| Ⓜ | PROPOSED STORM DRAIN MANHOLE | --- | EXISTING HIGH VOLTAGE LINE |
| Ⓜ | | --- | EXISTING TELEPHONE LINE |

ABBREVIATIONS

- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PL | PROPERTY LINE |
| BVP | BEGIN VERTICAL PROFILE | PVC | POLYVINYL CHLORIDE |
| CRR | CURB RETURN RADIUS | PVI | PT. OF VERTICAL INTERSECTION |
| ED | ELEVATION | PVT | POINT OF VERTICAL TANGENT |
| EP | EDGE OF PAVEMENT | RCBC | REINFORCED CONCRETE BOX CULVERT |
| EVC | END VERTICAL CURVE | RCP | REINFORCED CONCRETE PIPE |
| EVP | END VERTICAL PROFILE | ROW | RIGHT OF WAY |
| FG | FINISHED GROUND | SD | STORM DRAIN |
| FL | FLOW LINE | SL | SECTION LINE |
| GV | GATE VALVE | SS | SANITARY SEWER |
| HA | HYDRANT ASSEMBLY | STA | STATION |
| HCR | HANDICAP CURB RAMP | T.O.P. | TOP OF PIPE |
| HP | HIGH POINT | UE | UTILITY EASEMENT |
| INV | INVERT | VC | VERTICAL CURVE |
| K | CURVATURE COEFFICIENT | WL | WATER LINE |
| LF | LINEAR FEET | WSE | WATER SURFACE ELEVATION |
| MH | MANHOLE | | |

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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
RED COSMOS TERRACE

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER
31



	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	- - - - -	CENTERLINE
6	LOT NUMBER	=====	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	=====	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	=====	EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	<u>1.0%</u>	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	— 5615 —	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	— 5616 —	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	— 5620 —	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	— 5607 —	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	EXISTING BLOW OFF VALVE		PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED SEWER LATERAL
	EXISTING FIRE HYDRANT		PROPOSED WATER LINE
	PROPOSED FIRE LIGHT POLE		PROPOSED WATER METER
=====	PROPOSED SIDEWALK	— RW —	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP	- - - - -	SECTION LINE
10.00	EXISTING ELEVATION		FILLING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	— FO —	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	— HV —	EXISTING OVERHEAD HIGH VOLTAGE LINE
	PROPOSED STORM DRAIN MANHOLE	— TEL —	EXISTING TELEPHONE LINE

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PT	POINT OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

SHEET NUMBER 32	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE RED COSMOS TERRACE	 ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-8516 Fax: (720) 482-9546				
	CHECKED BY:	AS SHOWN								
	DATE:	FILE NO:								
	APRIL 2017	8130283701								
							No.	Revisions	Date	Appr.

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BENCHMARK
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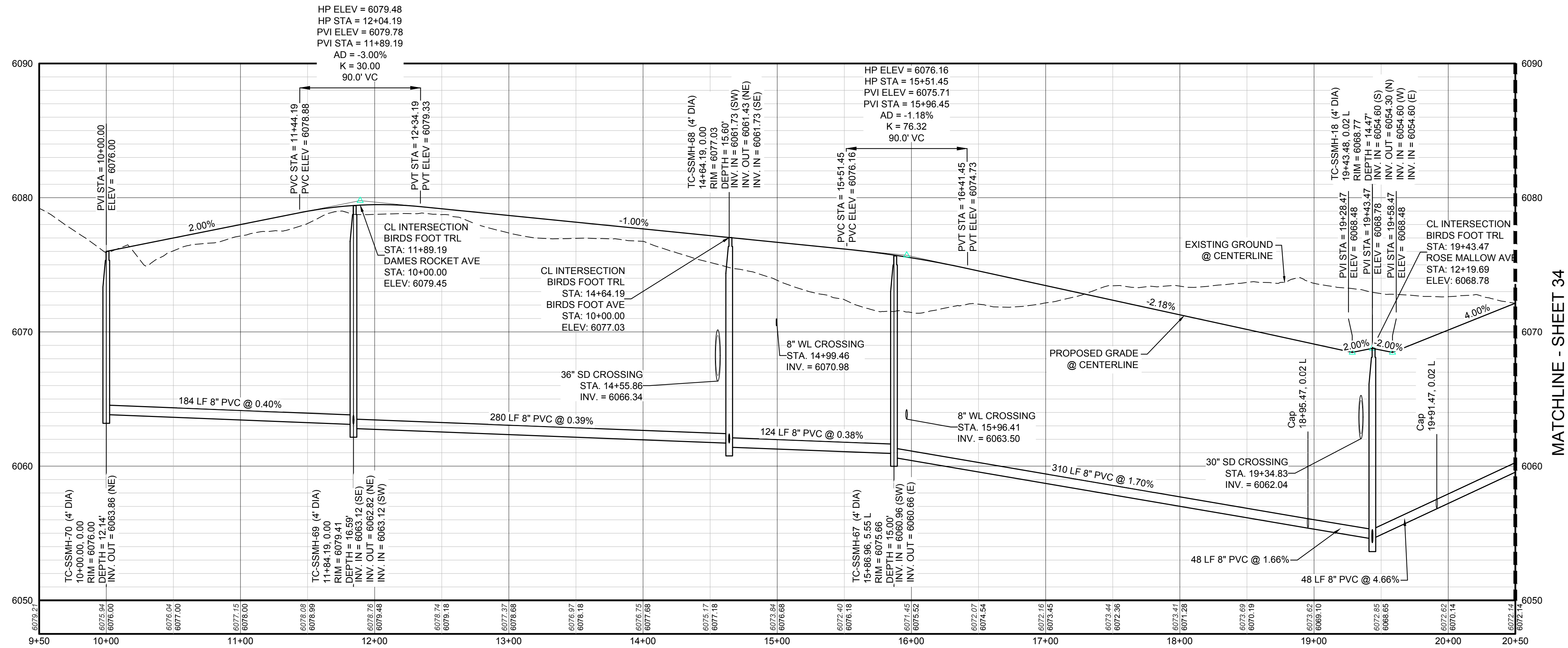
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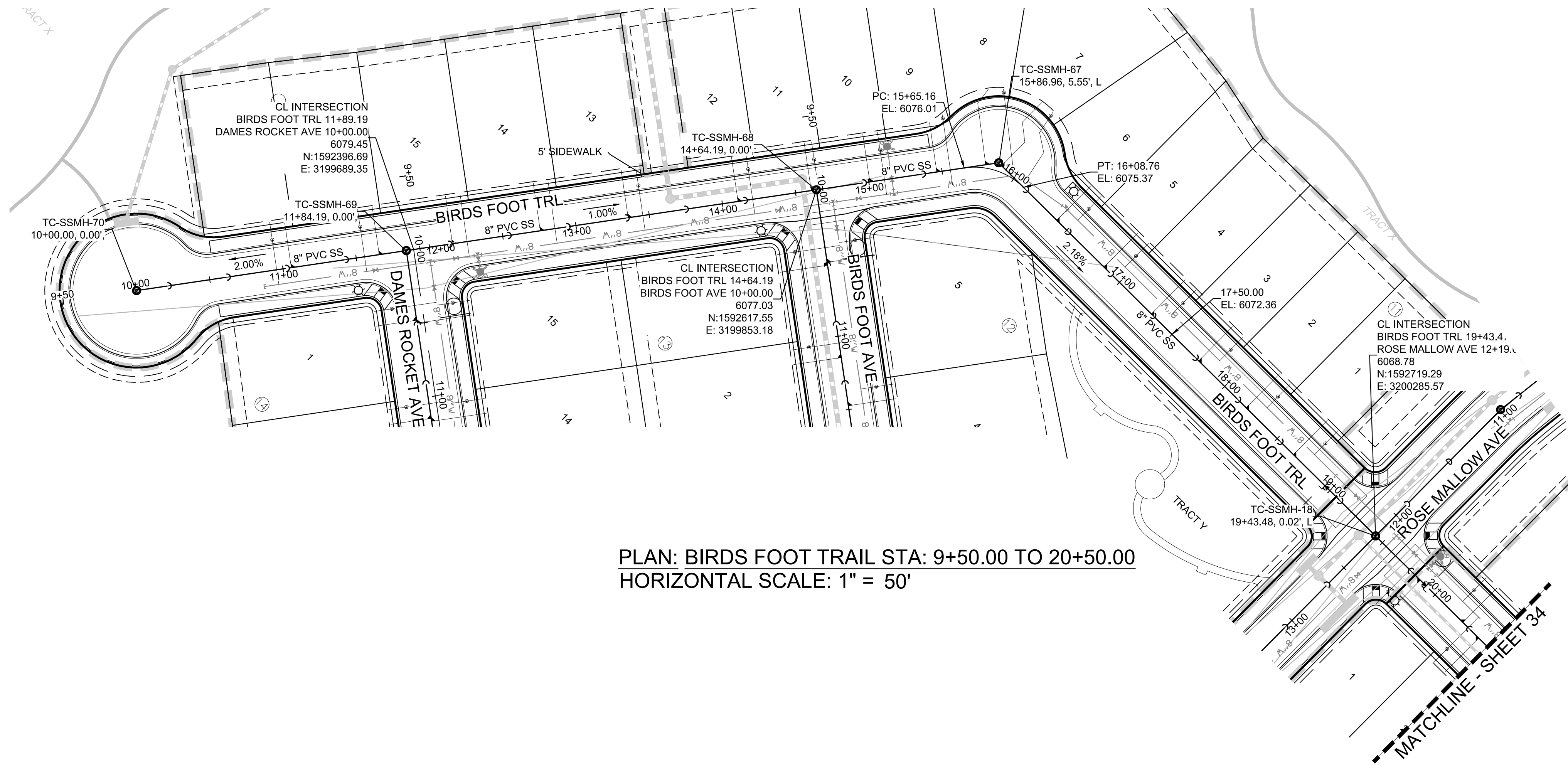
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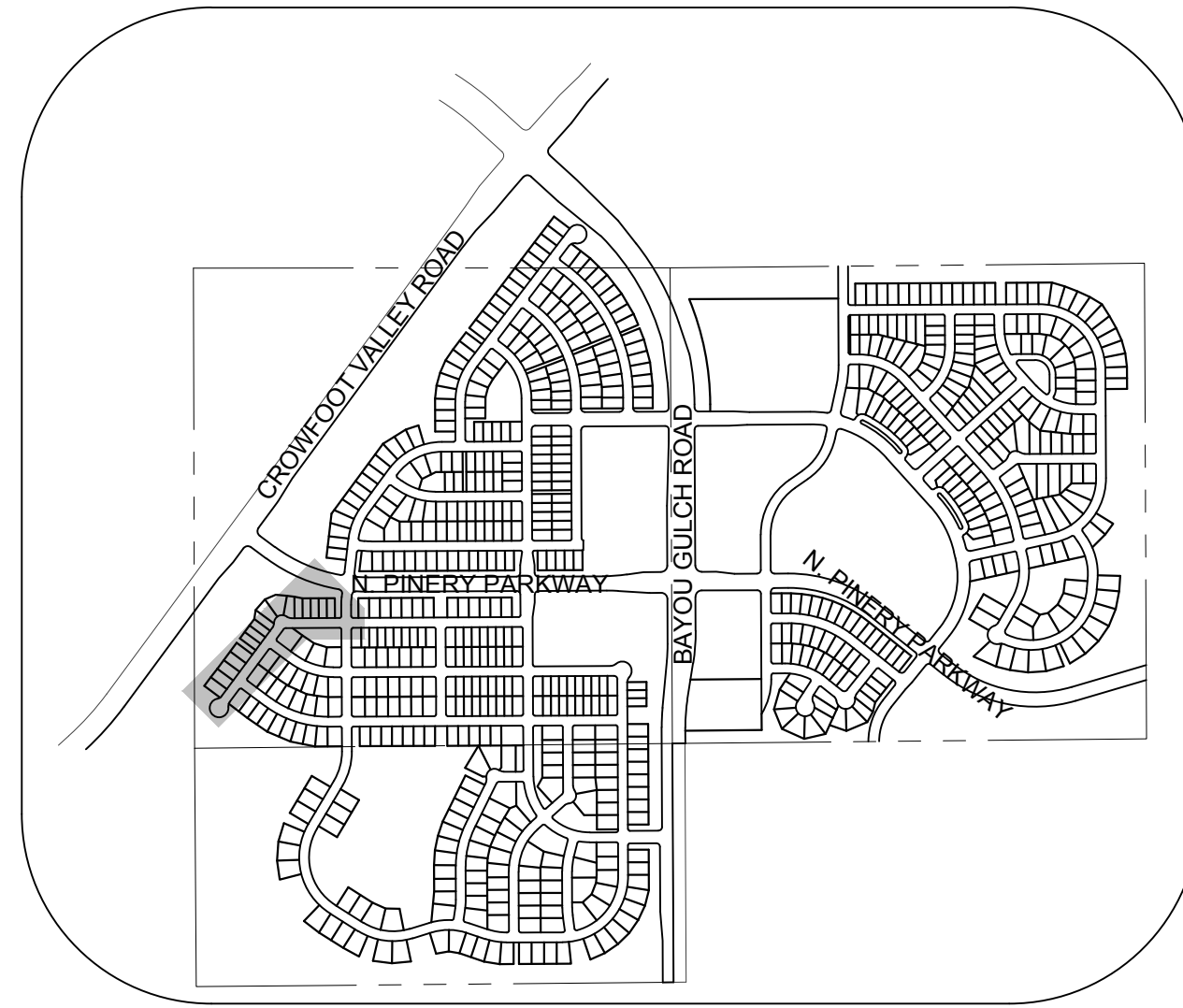
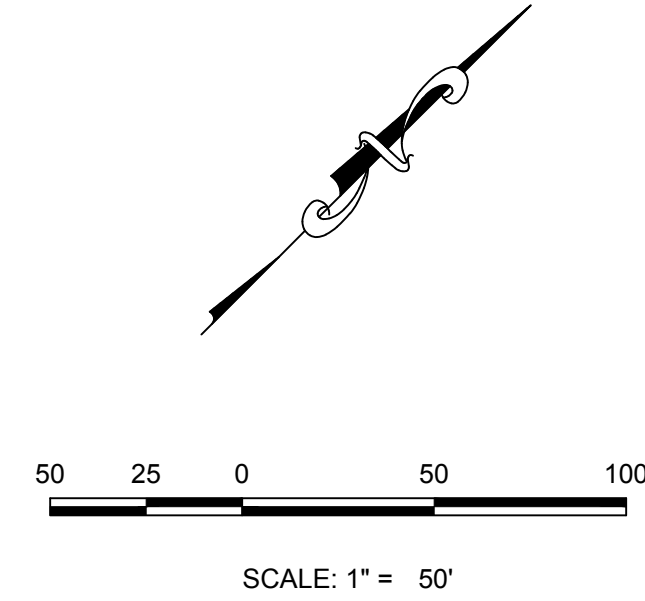
PROFILE: BIRDS FOOT TRAIL STA: 9+50.00 TO 20+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PLAN: BIRDS FOOT TRAIL STA: 9+50.00 TO 20+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
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Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
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EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
BIRDS FOOT TRAIL

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER
33

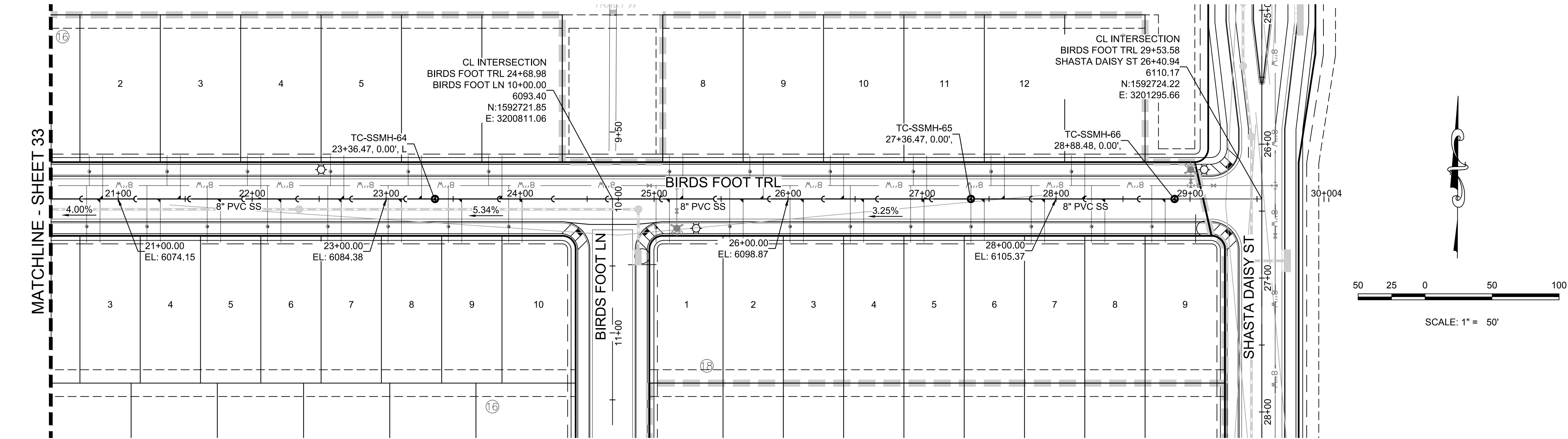
Revisions
No. Date Init. Appr. Date

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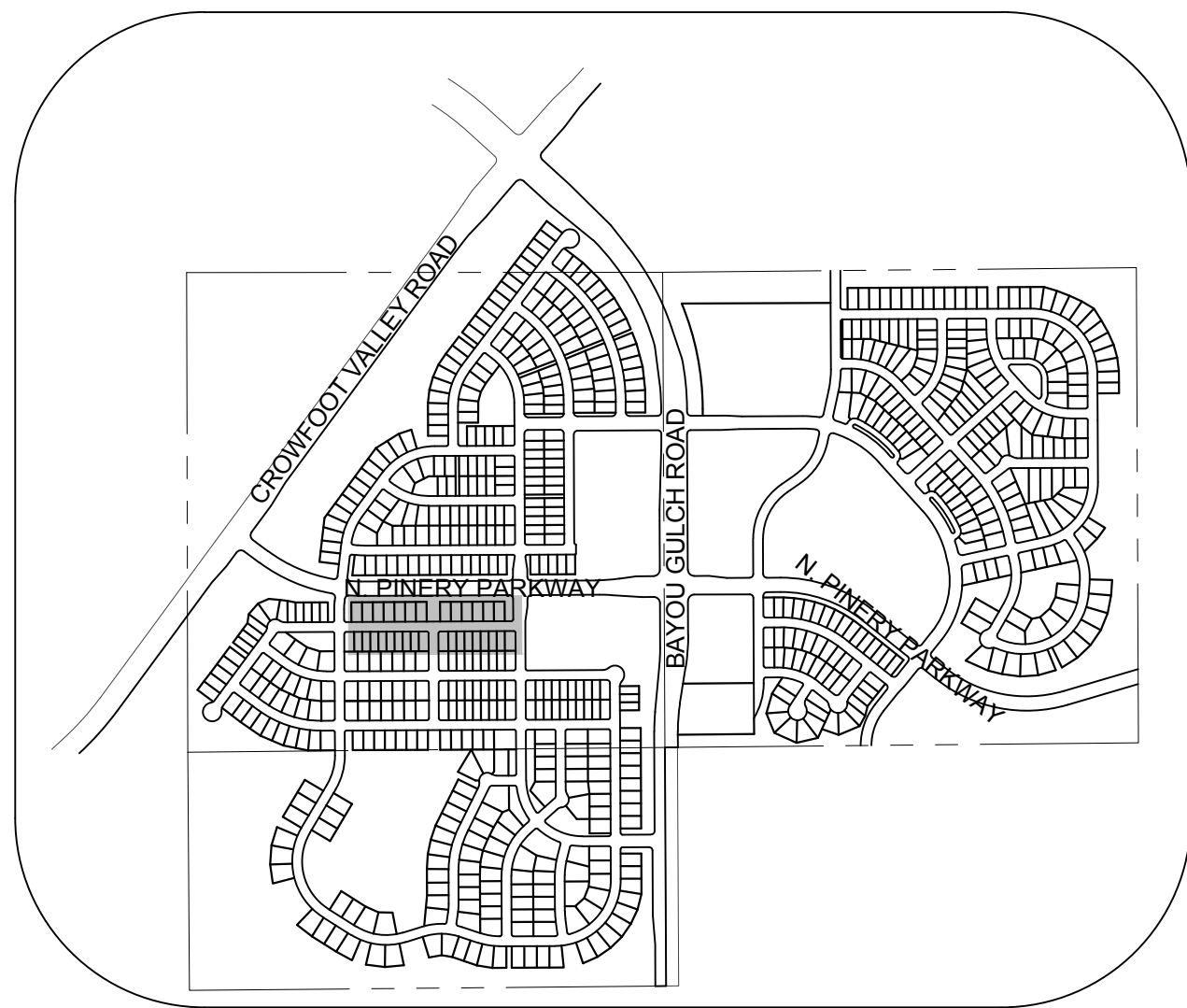


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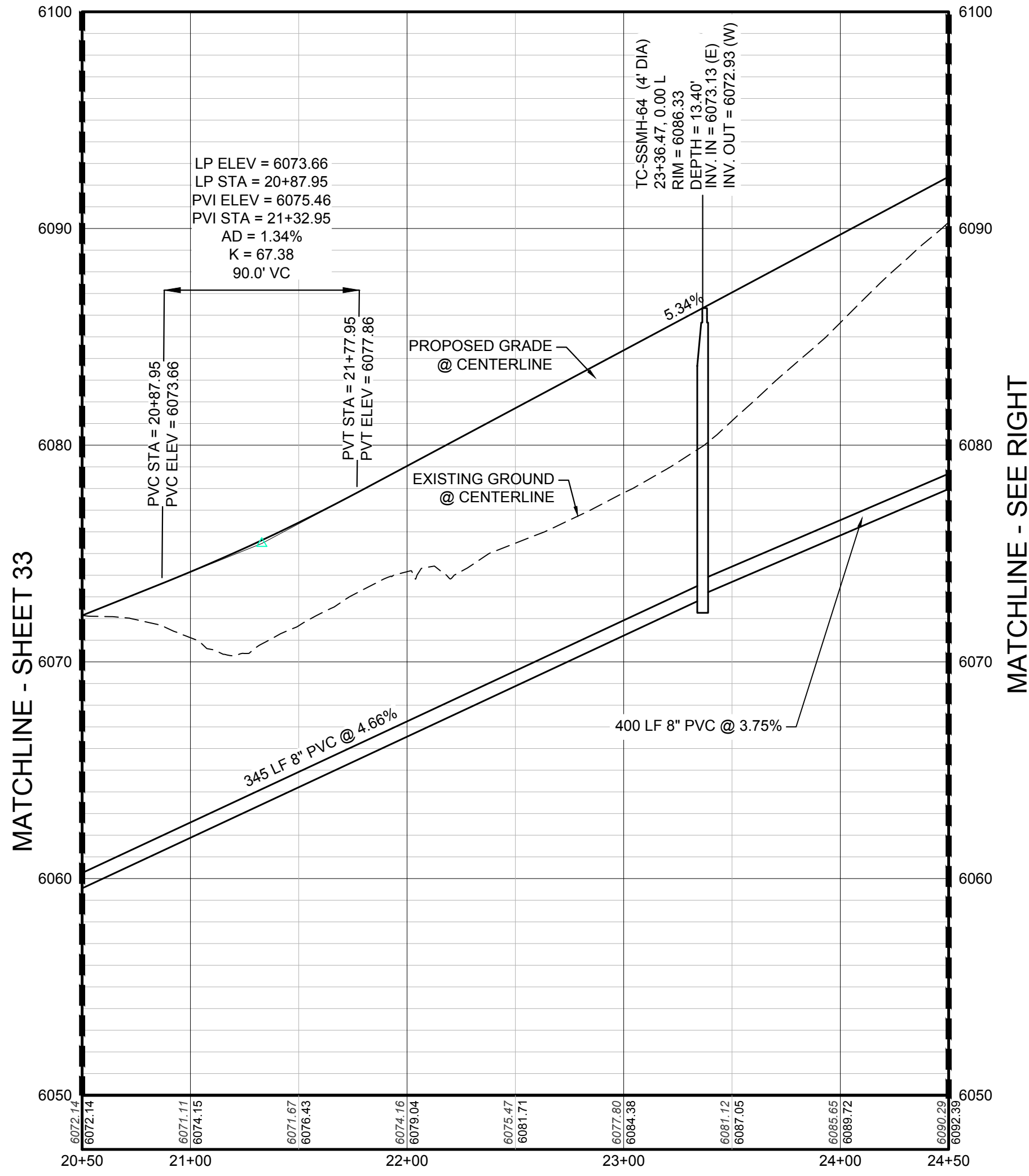
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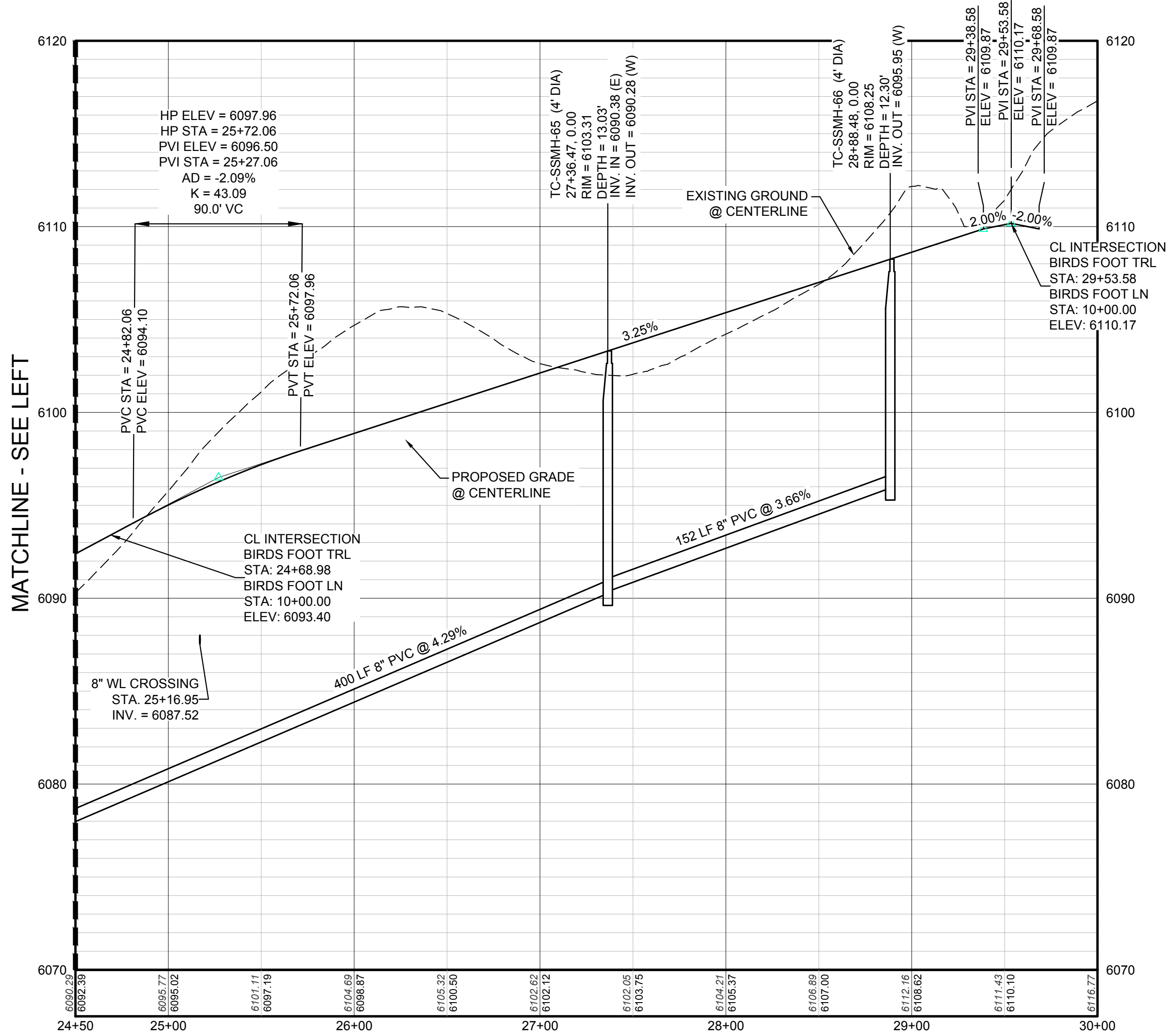
PLAN: BIRDS FOOT TRAIL STA: 20+50.00 TO 30+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.



PROFILE: BIRDS FOOT TRAIL STA: 20+50.00 TO 24+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: BIRDS FOOT TRAIL STA: 24+50.00 TO 30+00.00
HORIZONTAL: 1" = 50'
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② BLOCK NUMBER

Ⓐ LOT TYPE

6 LOT NUMBER

ⓧ PROPOSED BUTTERFLY VALVE

Ⓜ PROPOSED CAP WITH END OF LINE BLOWOFF

ⓧ PROPOSED REDUCER

Ⓜ PROPOSED VALVE

Ⓜ PROPOSED FIRE HYDRANT

Ⓜ PROPOSED WL FITTING WITH THRUST BLOCK

Ⓜ PROPOSED FLARED END SECTION

Ⓜ PROPOSED LOW POINT BLOW-OFF

Ⓜ PROPOSED AIR VALVE

Ⓜ EXISTING BLOW OFF VALVE

Ⓜ EXISTING VALVE

Ⓜ EXISTING FIRE HYDRANT

Ⓜ PROPOSED LIGHT POLE

Ⓜ PROPOSED SIDEWALK

Ⓜ PROPOSED SIDEWALK RAMP

10.00 EXISTING ELEVATION

10.00 PROPOSED DESIGN ELEVATION

Ⓜ PROPOSED STORM DRAIN INLET

Ⓜ PROPOSED STORM DRAIN MANHOLE

△ PROPOSED RANGE POINT

--- CENTERLINE

--- RIGHT-OF-WAY

--- PROPERTY LINE

--- EDGE OF PAVEMENT

➔ PROPOSED DIRECTION OF FLOW

1.0% PROPOSED SLOPE & DIRECTION

5615 EXISTING 5' CONTOUR

5616 EXISTING 1' CONTOUR

5620 PROPOSED 5' CONTOUR

5607 PROPOSED 1' CONTOUR

Ⓜ PROPOSED STORM DRAIN

Ⓜ PROPOSED SEWER LINE WITH MANHOLE

Ⓜ PROPOSED SEWER LATERAL

Ⓜ PROPOSED WATER LINE

Ⓜ PROPOSED WATER LATERAL W/ METER

--- RW --- EXISTING 60" RAW WATER LINE

--- SECTION LINE

--- FILING BOUNDARY

--- EXISTING FIBER OPTIC LINE

--- HV --- EXISTING OVERHEAD HIGH VOLTAGE LINE

--- TEL --- EXISTING TELEPHONE LINE

AD ANGLE DIFFERENCE

BVC BEGIN VERTICAL CURVE

BVP BEGIN VERTICAL PROFILE

CRR CURB RETURN RADIUS

EL ELEVATION

EP EDGE OF PAVEMENT

EVC END VERTICAL CURVE

EVP END VERTICAL PROFILE

FG FINISHED GROUND

FL FLOW LINE

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HA HYDRANT ASSEMBLY

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HP HIGH POINT

INV INVERT

K CURVATURE COEFFICIENT

LF LINEAR FEET

MH MANHOLE

N.T.S. NOT TO SCALE

PL PROPERTY LINE

PVC POLYVINYL CHLORIDE

PVI PT. OF VERTICAL INTERSECTION

PVT POINT OF VERTICAL TANGENT

RCBC REINFORCED CONCRETE BOX CULVERT

RCP REINFORCED CONCRETE PIPE

ROW RIGHT OF WAY

SD STORM DRAIN

SL SECTION LINE

SS SANITARY SEWER

STA STATION

T.O.P. TOP OF PIPE

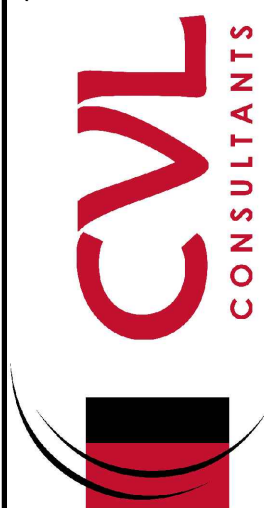
UE UTILITY EASEMENT

VC VERTICAL CURVE

WL WATER LINE

WSE WATER SURFACE ELEVATION

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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
BIRDS FOOT TRAIL

DRAWN BY: KJD

CHECKED BY: JJJ

DATE: APRIL 2017

SCALE: AS SHOWN

FILE NO: 8130283701

SHEET NUMBER

34

Revisions

No.

Date

Appr.

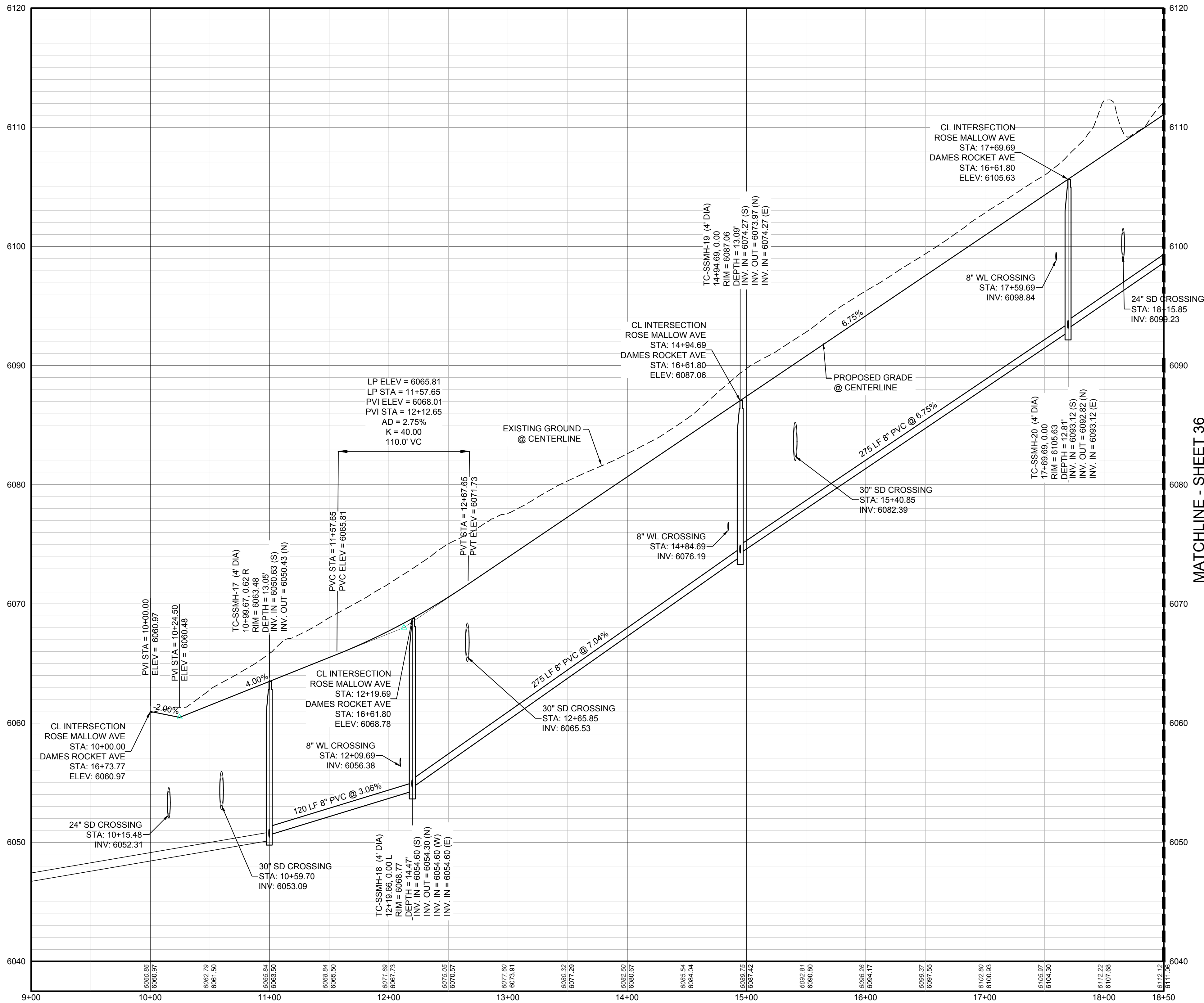
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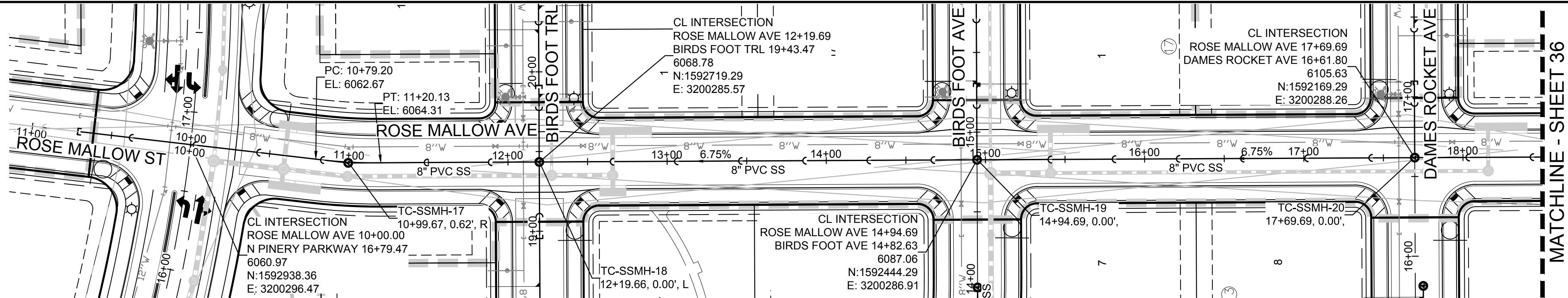
UTILITY NOTIFICATION
CENTER OF COLORADO



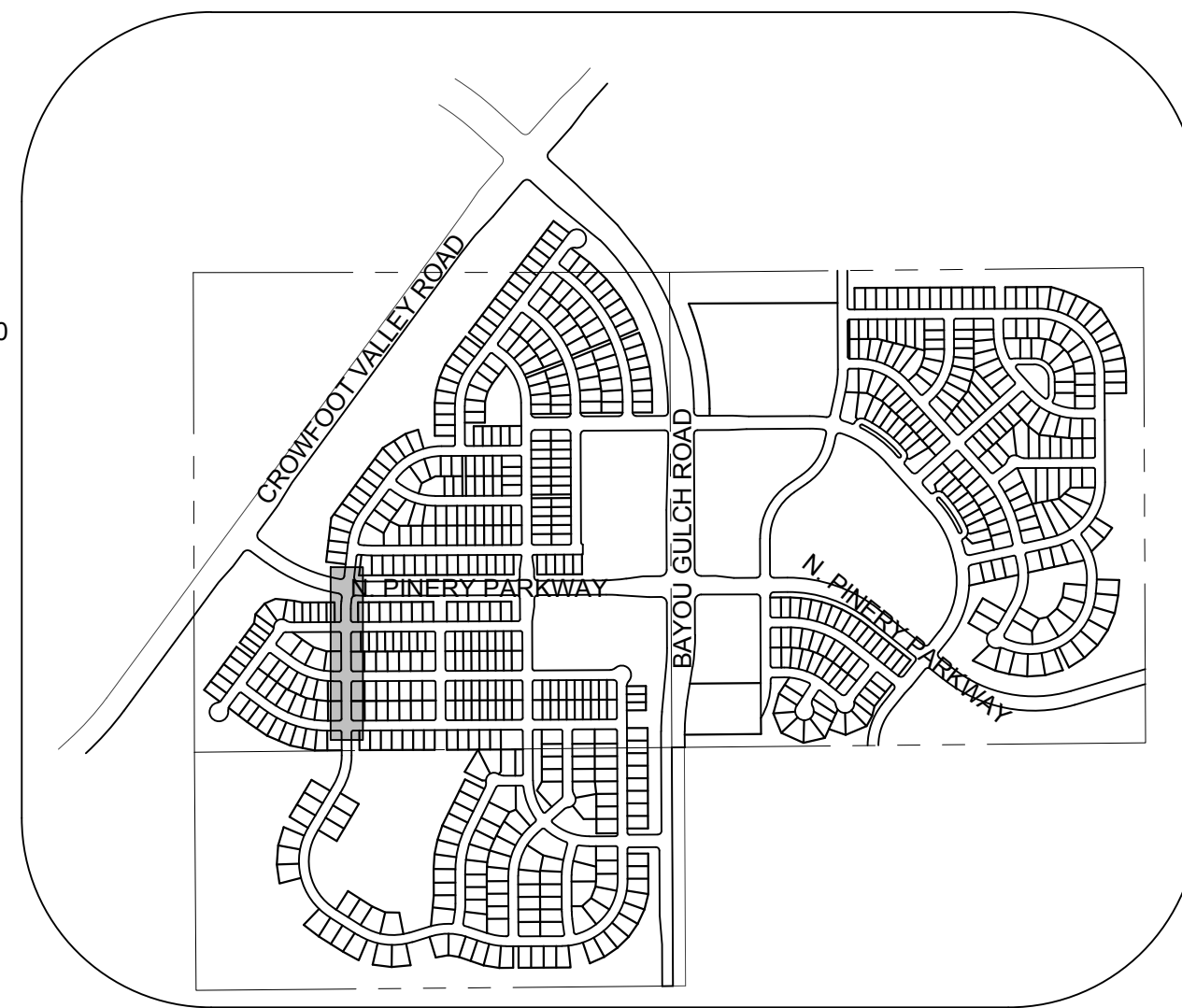
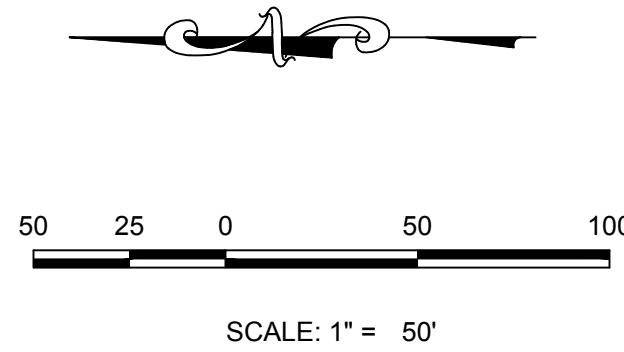
PROFILE: ROSE MALLOW AVE STA: 9+00.00 TO 18+50.00
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PLAN: ROSE MALLOW AVENUE STA: 9+00.00 TO 18+50.00
HORIZONTAL SCALE: 1" = 50'

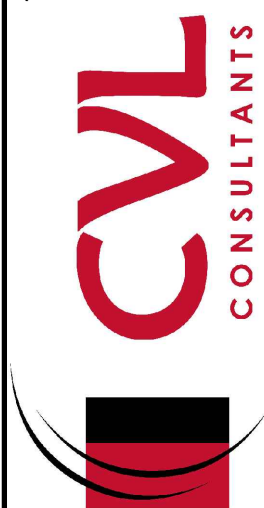


KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
ⓧ	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
Ⓜ	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
Ⓜ	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	EXISTING VALVE	---	PROPOSED SEWER LATERAL
Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK RAMP	---	EXISTING 60" RAW WATER LINE
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
		---	EXISTING TELEPHONE LINE

ABBREVIATIONS			
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

10333 E. Dry Creek Rd.
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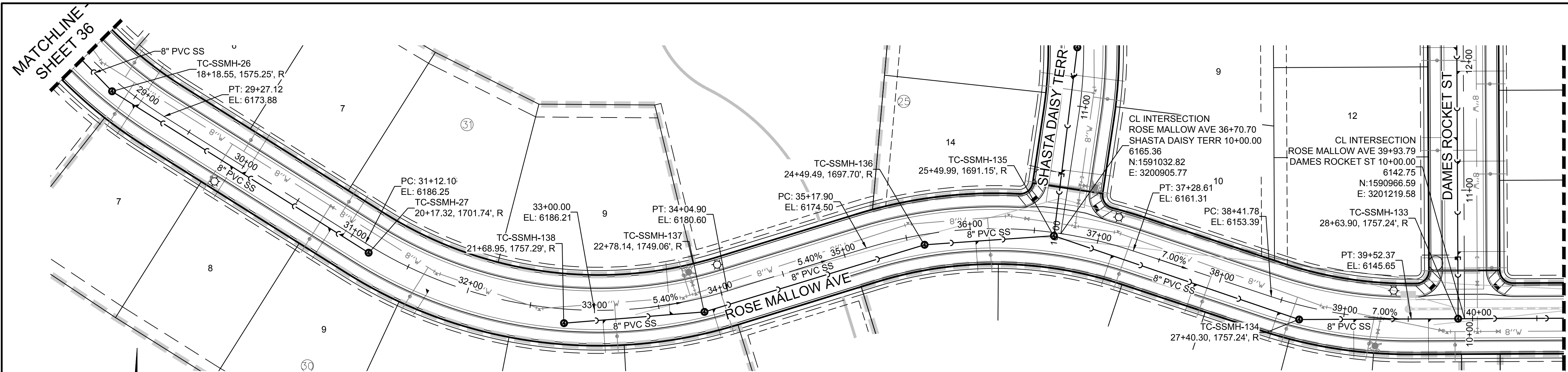
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
ROSE MALLOW AVENUE

SCALE: AS SHOWN
FILE NO: 8130283701

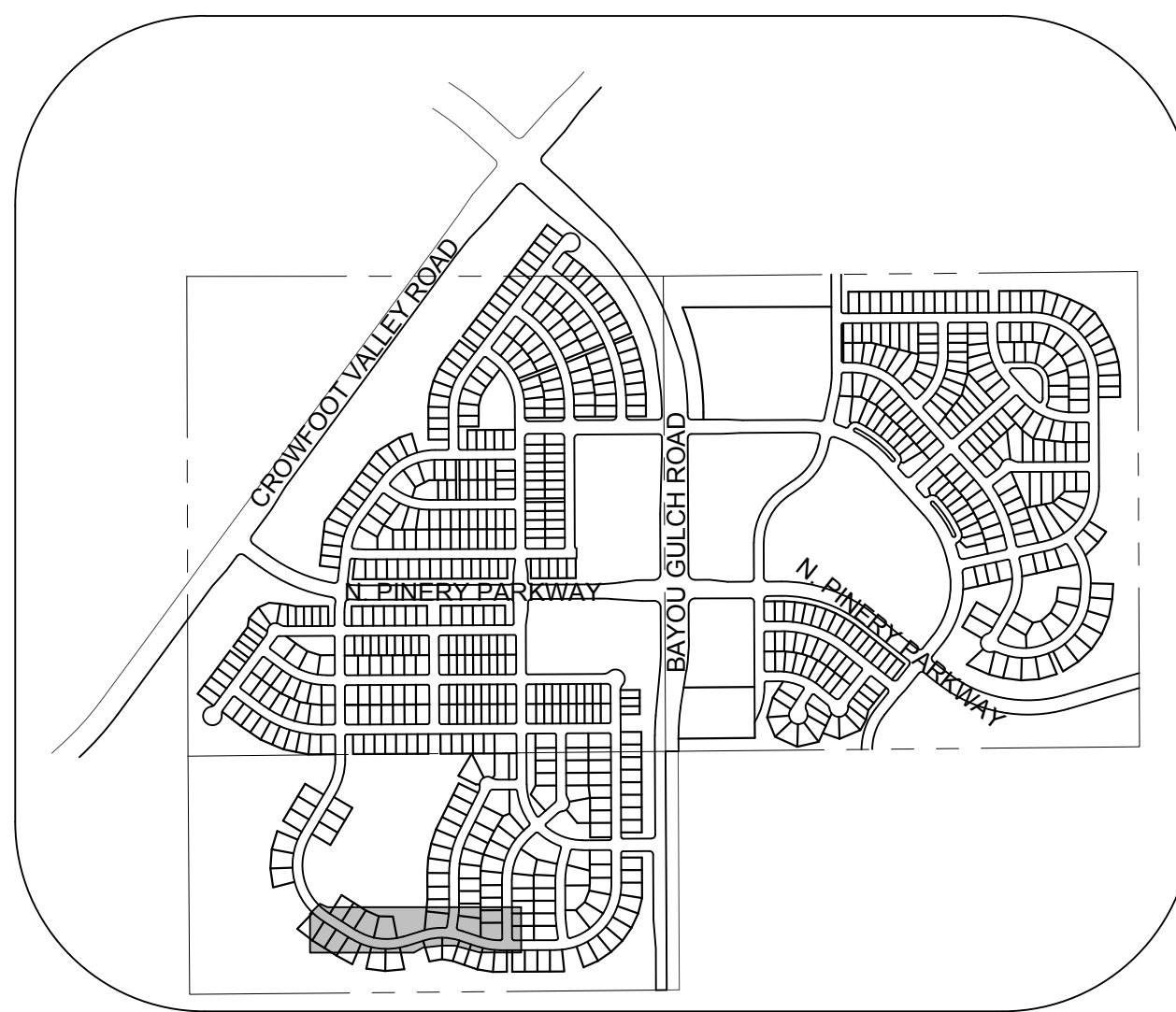
DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SHEET NUMBER
35

No. Revisions
Date
Appr.
Date



PLAN: ROSE MALLOW AVENUE STA: 28+50.00 TO 40+50.00
HORIZONTAL SCALE: 1" = 50'

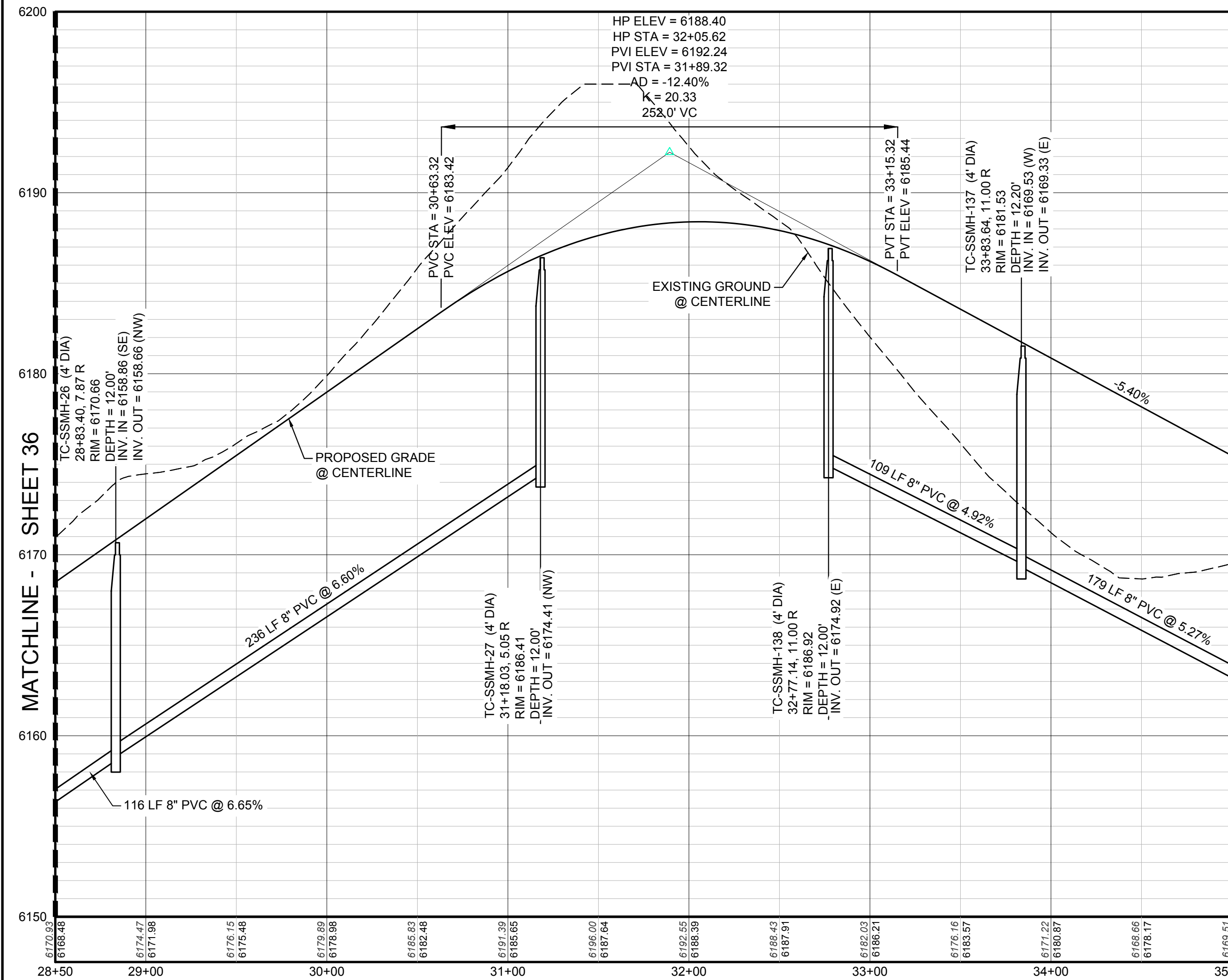


KEYMAP
N.T.S.
LEGEND

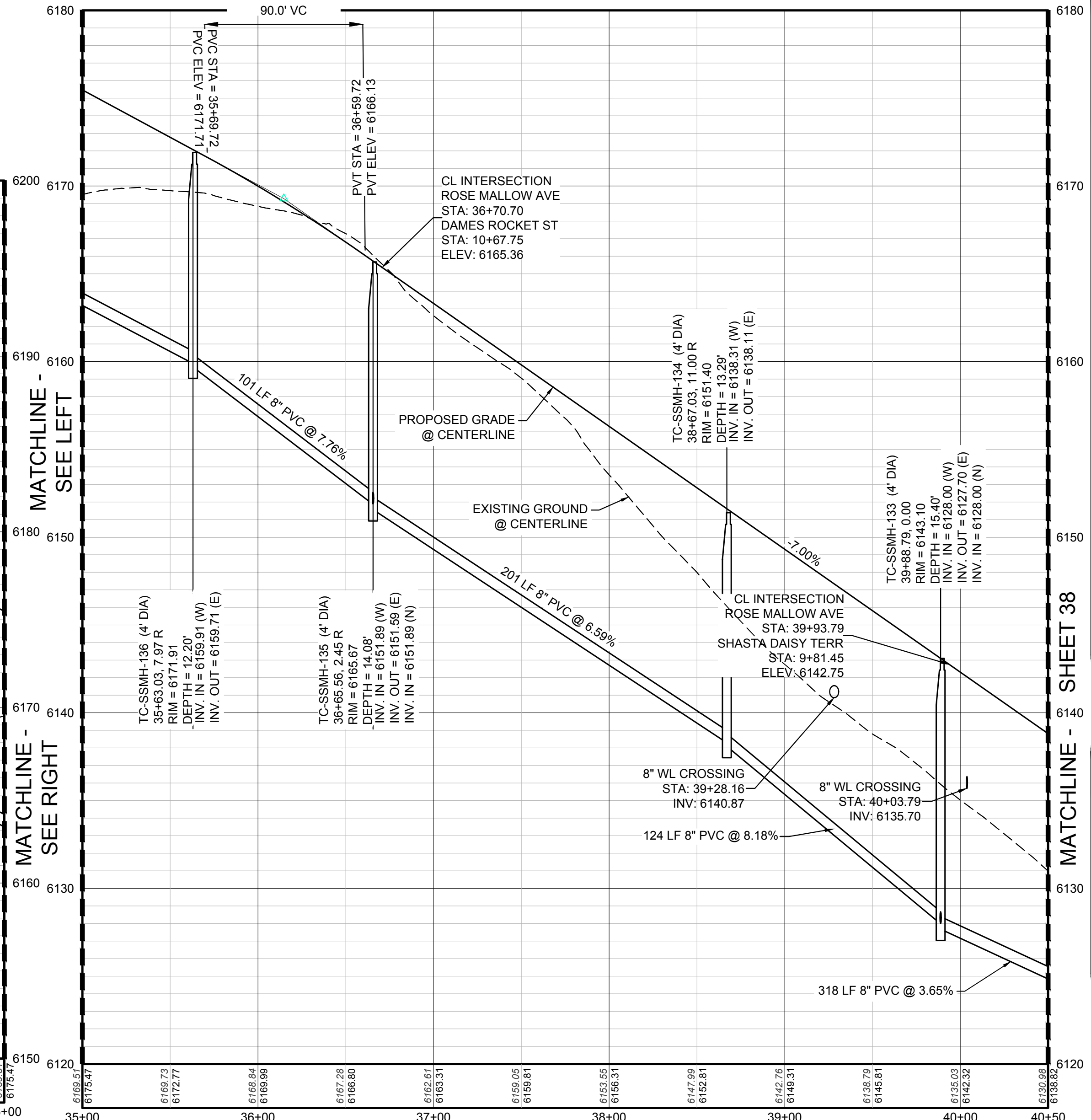
2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
P	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
X	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊗	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊗	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊗	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊗	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊗	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊗	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊗	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊗	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊗	EXISTING FIRE HYDRANT	8"W	PROPOSED WATER LINE
⊗	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⊗	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
⊗	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊗	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊗	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
ELEV	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EL	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVP	END VERTICAL PROFILE	RCP	REINFORCED CONCRETE PIPE
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FL	FLOW LINE	SD	STORM DRAIN
GV	GATE VALVE	SL	SECTION LINE
HA	HYDRANT ASSEMBLY	SS	SANITARY SEWER
HCR	HANDICAP CURB RAMP	STA	STATION
HP	HIGH POINT	T.O.P.	TOP OF PIPE
INV	INVERT	UE	UTILITY EASEMENT
K	CURVATURE COEFFICIENT	VC	VERTICAL CURVE
LF	LINEAR FEET	WL	WATER LINE
MH	MANHOLE	WSE	WATER SURFACE ELEVATION



PROFILE: ROSE MALLOW AVE STA: 28+50.00 TO 35+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ROSE MALLOW AVE STA: 35+00.00 TO 40+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
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SHEET NUMBER	DATE:	APRIL 2017	FILE NO:	8130283701	DATE	APRIL 2017	APPROVED	DATE	APRIL 2017
	CHECKED BY:	JLU		INITIALS		DATE			
	DRAWN BY:	KJD		SCALE:		AS SHOWN			
	PRELIMINARY CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE ROSE MALLOW AVENUE								
ESX MANAGEMENT 7353 South Alton Way CENTENNIAL, CO 80112		CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546							

N:\PROJECTS\SSR\BANCOCAD\ENGINEERING\SSR\SET\PRELIMINARY\WATER AND SANITATION\SANITARY PLAN AND PROFILE\SSR\J.DWG, 6/23/2017 11:00 AM

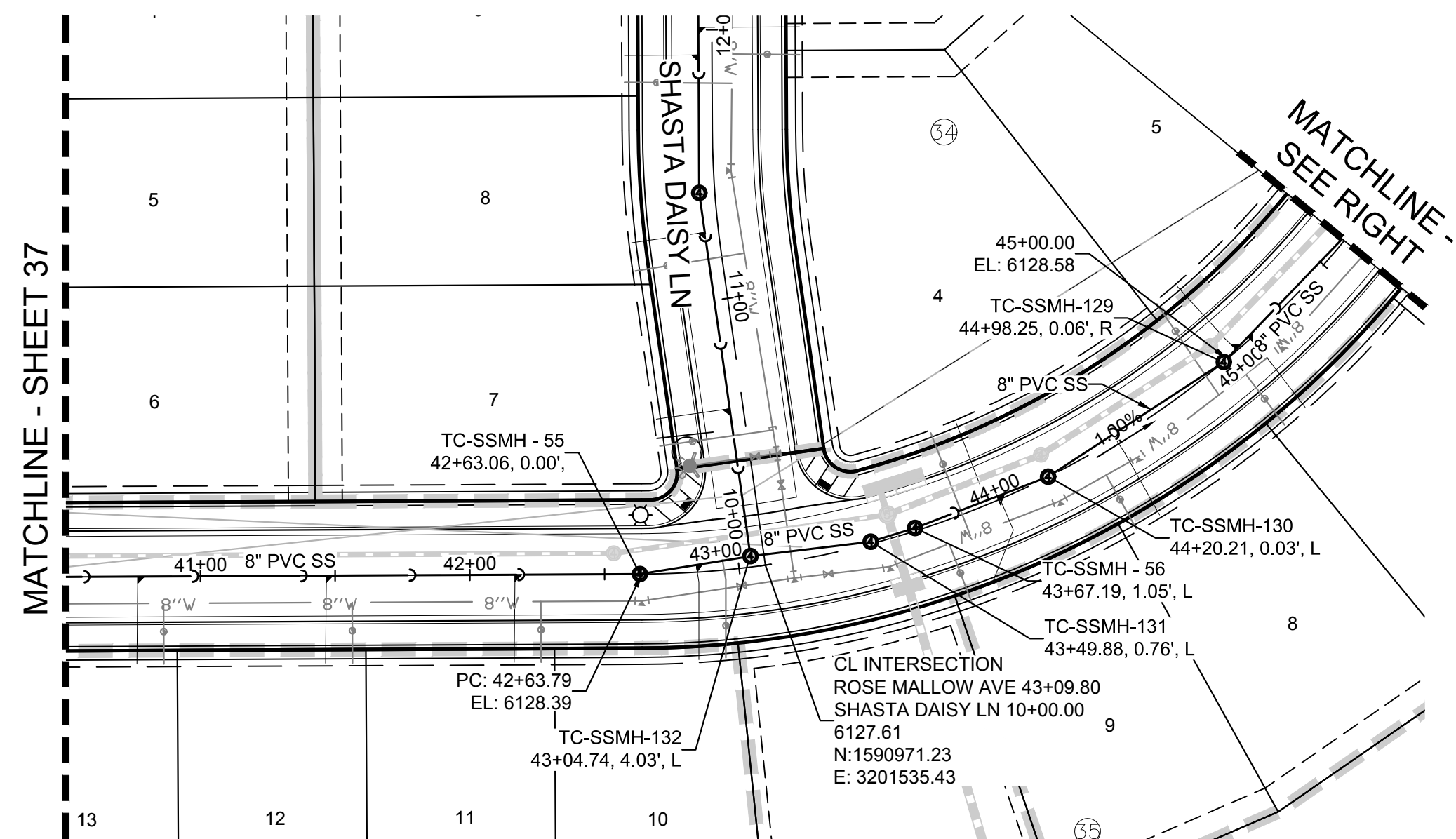


UNCC
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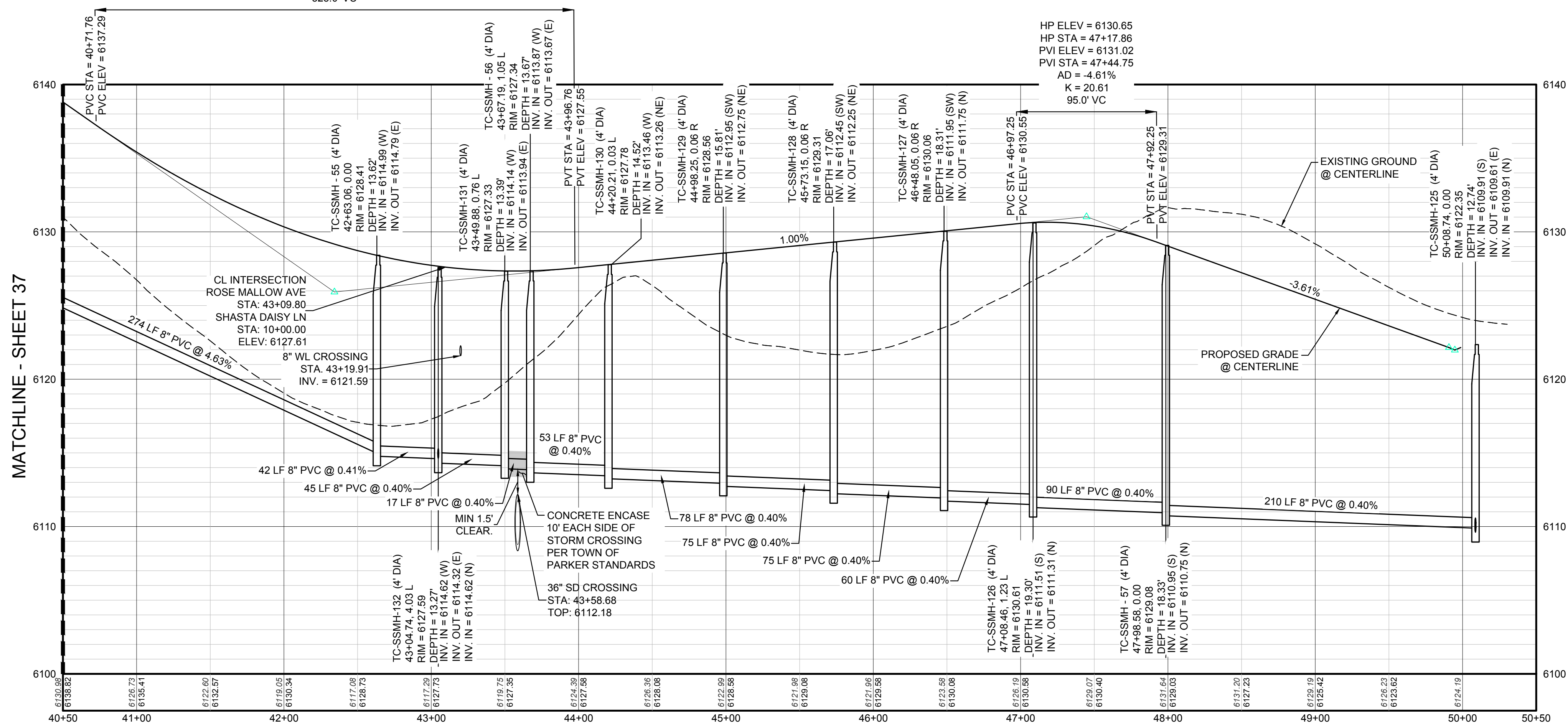


SCALE: 1" = 50'

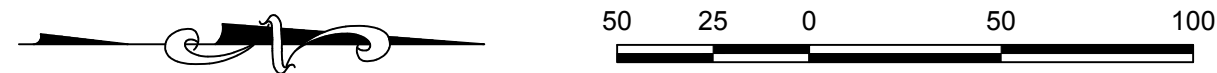


PLAN: ROSE MALLOW AVENUE STA: 40+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'

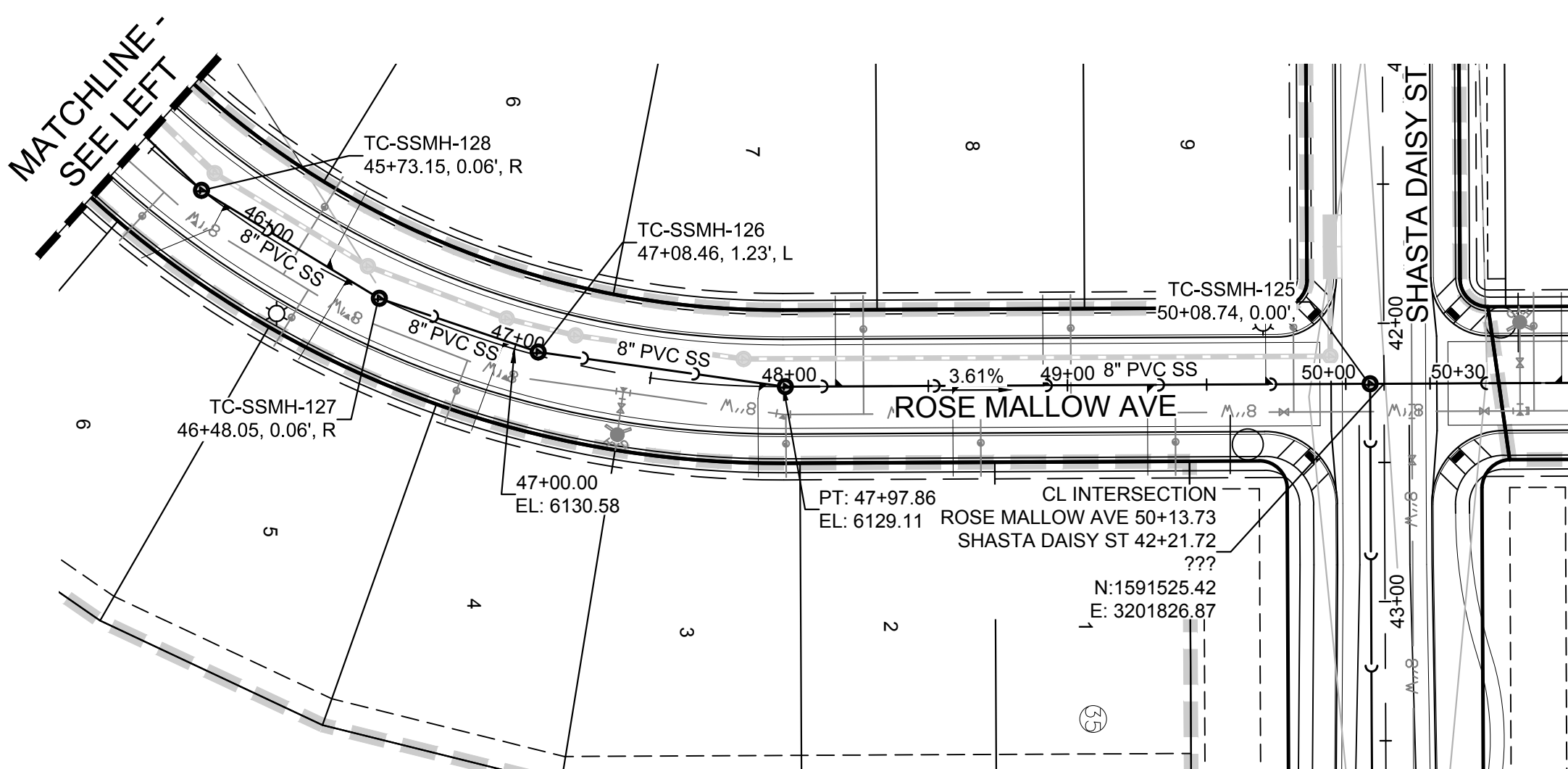
LP ELEV = 6127.34
LP STA = 43+56.13
PVI ELEV = 6125.92
PVI STA = 42+34.26
AD = 8.00%
K = 40.63
325.0' VC



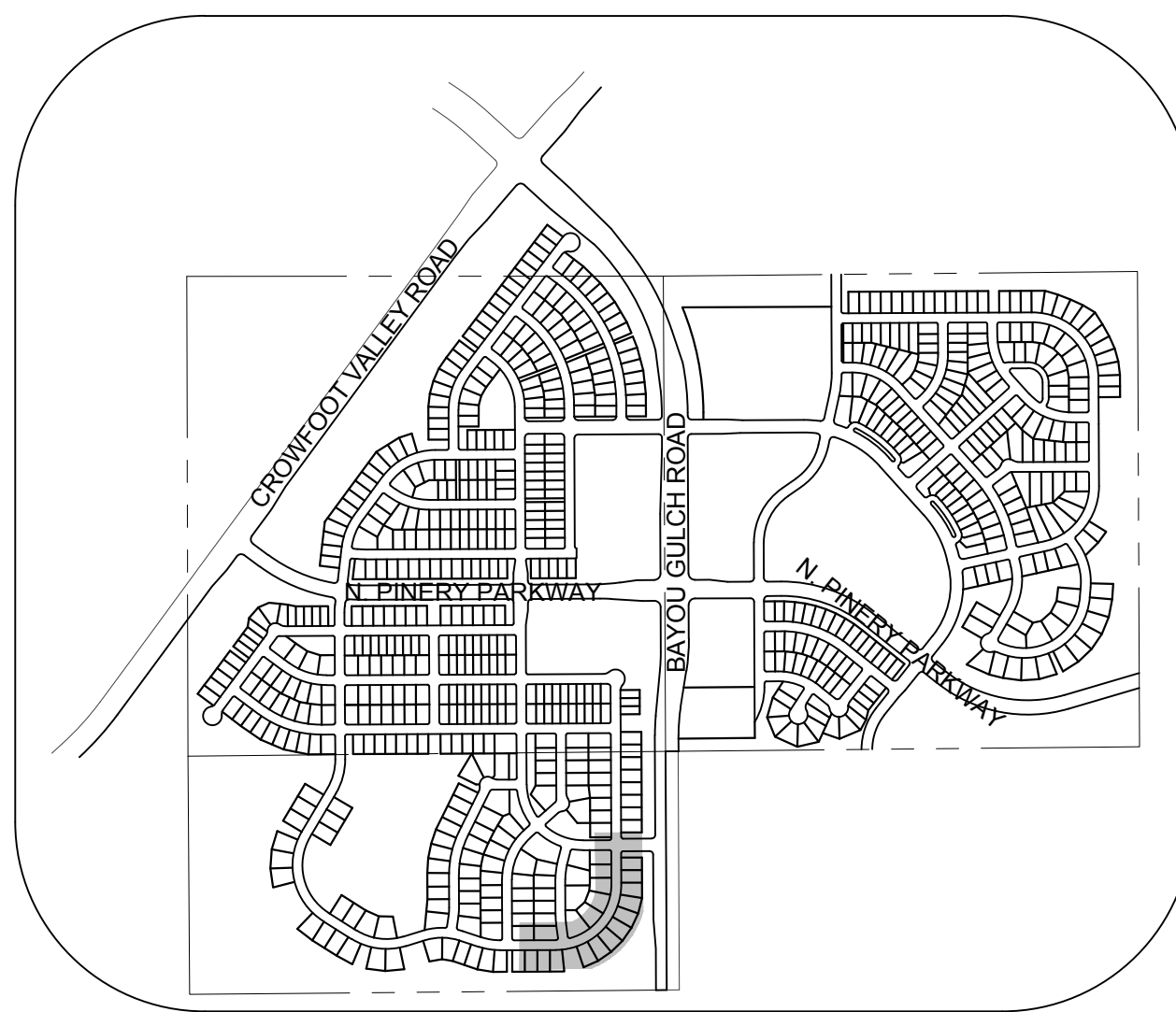
PROFILE: ROSE MALLOW AVE STA: 40+50.00 TO 50+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



SCALE: 1" = 50'



PLAN: ROSE MALLOW AVENUE STA: 45+50.00 TO 50+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
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Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
Ⓜ	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
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Ⓜ	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK	---	EXISTING 60" RAW WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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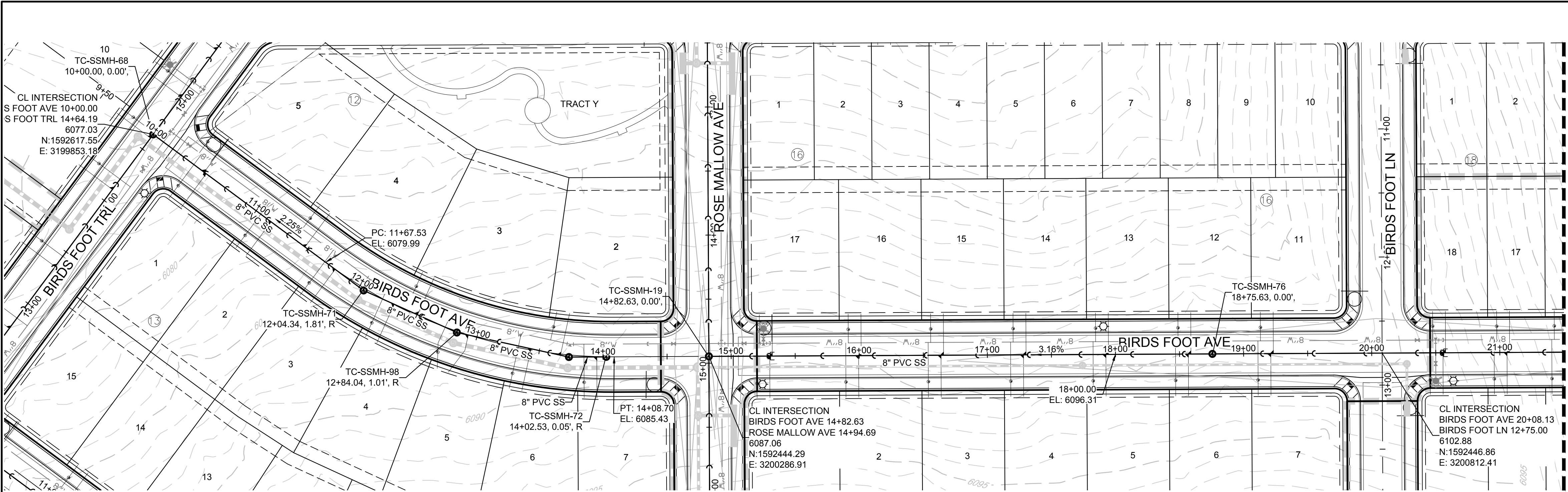
TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
ROSE MALLOW AVENUE

DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017
SCALE: AS SHOWN
FILE NO: 8130283701

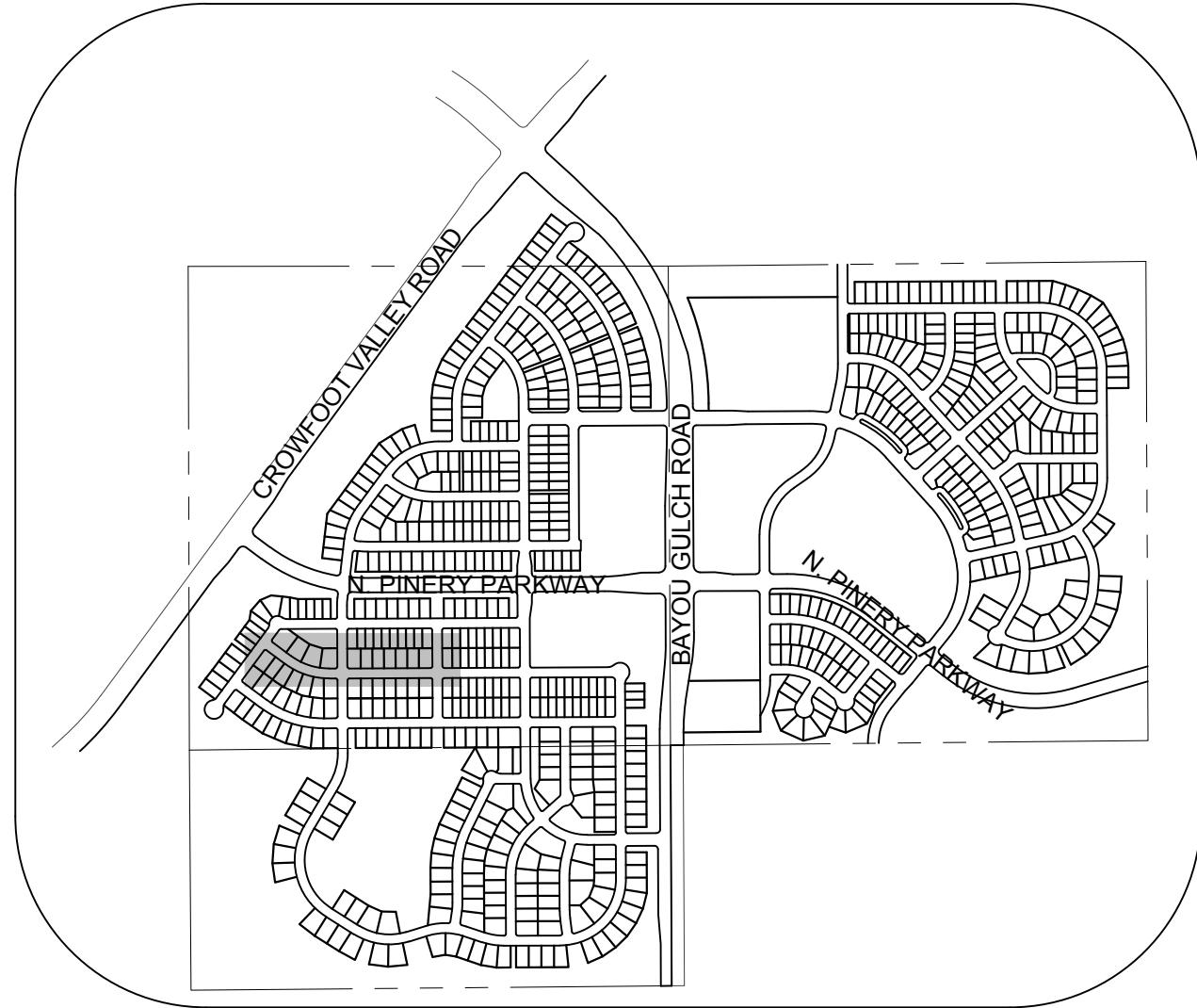
SHEET NUMBER
38

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PLAN: BIRDS FOOT AVENUE STA: 9+00.00 TO 21+50.00
HORIZONTAL SCALE: 1" = 50'

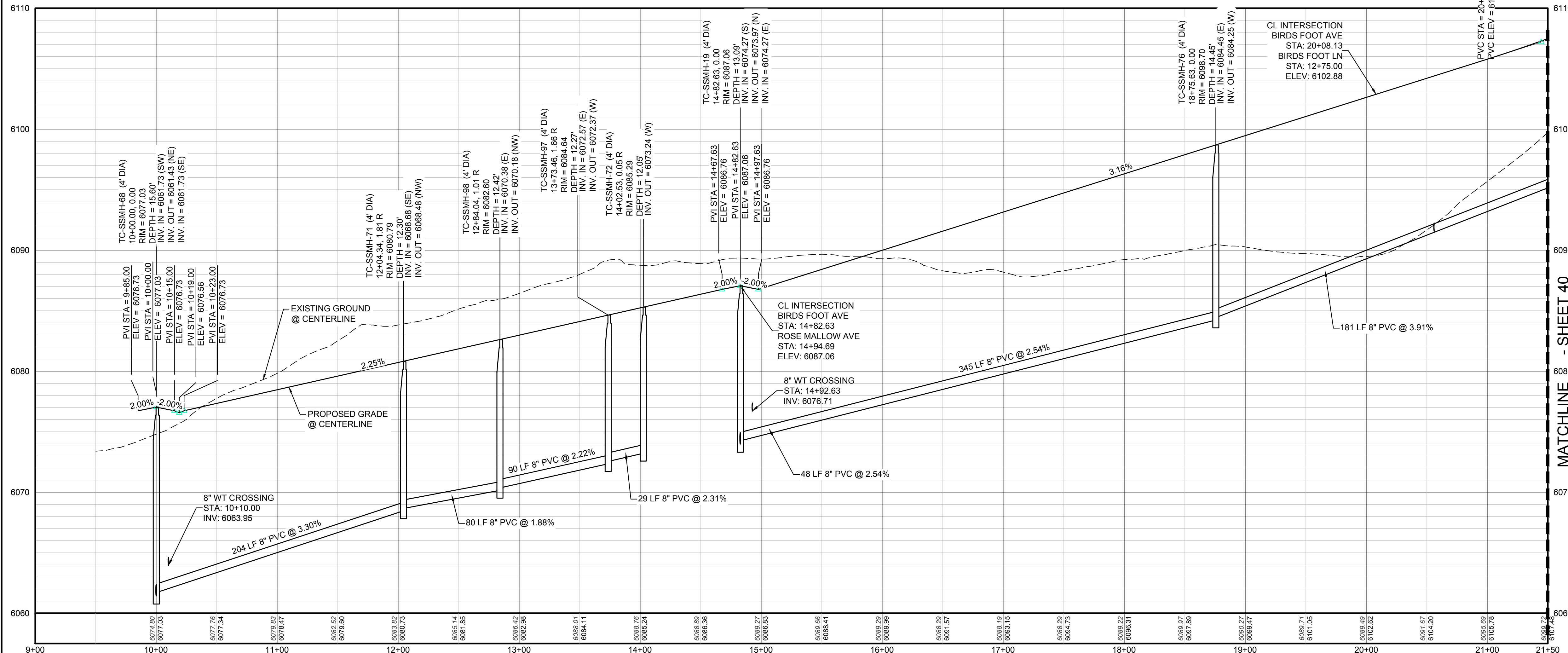


KEYMAP
N.T.S.
LEGEND

- | | | | |
|-------|---------------------------------------|------|-------------------------------------|
| 2 | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| A | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊠ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⊠ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| ⊠ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| ⊠ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| ⊠ | PROPOSED FIRE HYDRANT | --- | EXISTING 5' CONTOUR |
| ⊠ | PROPOSED WL FITTING WITH THRUST BLOCK | --- | EXISTING 1' CONTOUR |
| ⊠ | PROPOSED FLARED END SECTION | --- | PROPOSED 5' CONTOUR |
| ⊠ | PROPOSED LOW POINT BLOW-OFF | --- | PROPOSED 1' CONTOUR |
| ⊠ | PROPOSED AIR VALVE | --- | PROPOSED STORM DRAIN |
| ⊠ | EXISTING BLOW OFF VALVE | --- | PROPOSED SEWER LINE WITH MANHOLE |
| ⊠ | EXISTING VALVE | --- | PROPOSED SEWER LATERAL |
| ⊠ | EXISTING FIRE HYDRANT | --- | PROPOSED WATER LINE |
| ⊠ | PROPOSED LIGHT POLE | --- | PROPOSED WATER LATERAL W/ METER |
| ⊠ | PROPOSED SIDEWALK RAMP | --- | EXISTING 60" RAW WATER LINE |
| 10.00 | EXISTING ELEVATION | --- | SECTION LINE |
| 10.00 | PROPOSED DESIGN ELEVATION | --- | FILING BOUNDARY |
| ⊠ | PROPOSED STORM DRAIN INLET | --- | EXISTING FIBER OPTIC LINE |
| ⊠ | PROPOSED STORM DRAIN MANHOLE | --- | EXISTING OVERHEAD HIGH VOLTAGE LINE |
| | | --- | EXISTING TELEPHONE LINE |

ABBREVIATIONS

- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PL | PROPERTY LINE |
| BVP | BEGIN VERTICAL PROFILE | PVC | POLYVINYL CHLORIDE |
| CRR | CURB RETURN RADIUS | PVI | PT. OF VERTICAL INTERSECTION |
| EL | ELEVATION | PVT | POINT OF VERTICAL TANGENT |
| EV | EDGE OF PAVEMENT | RCBC | REINFORCED CONCRETE BOX CULVERT |
| EVP | END VERTICAL PROFILE | RCR | REINFORCED CONCRETE PIPE |
| FG | FINISHED GROUND | ROW | RIGHT OF WAY |
| FL | FLOW LINE | SD | STORM DRAIN |
| GV | GATE VALVE | SL | SECTION LINE |
| HA | HYDRANT ASSEMBLY | SS | SANITARY SEWER |
| HCR | HANDICAP CURB RAMP | STA | STATION |
| HP | HIGH POINT | T.O.P. | TOP OF PIPE |
| INV | INVERT | UE | UTILITY EASEMENT |
| K | CURVATURE COEFFICIENT | VC | VERTICAL CURVE |
| LF | LINEAR FEET | WL | WATER LINE |
| MH | MANHOLE | WSE | WATER SURFACE ELEVATION |



PROFILE: BIRDS FOOT AVE STA: 9+00.00 TO 21+50.00
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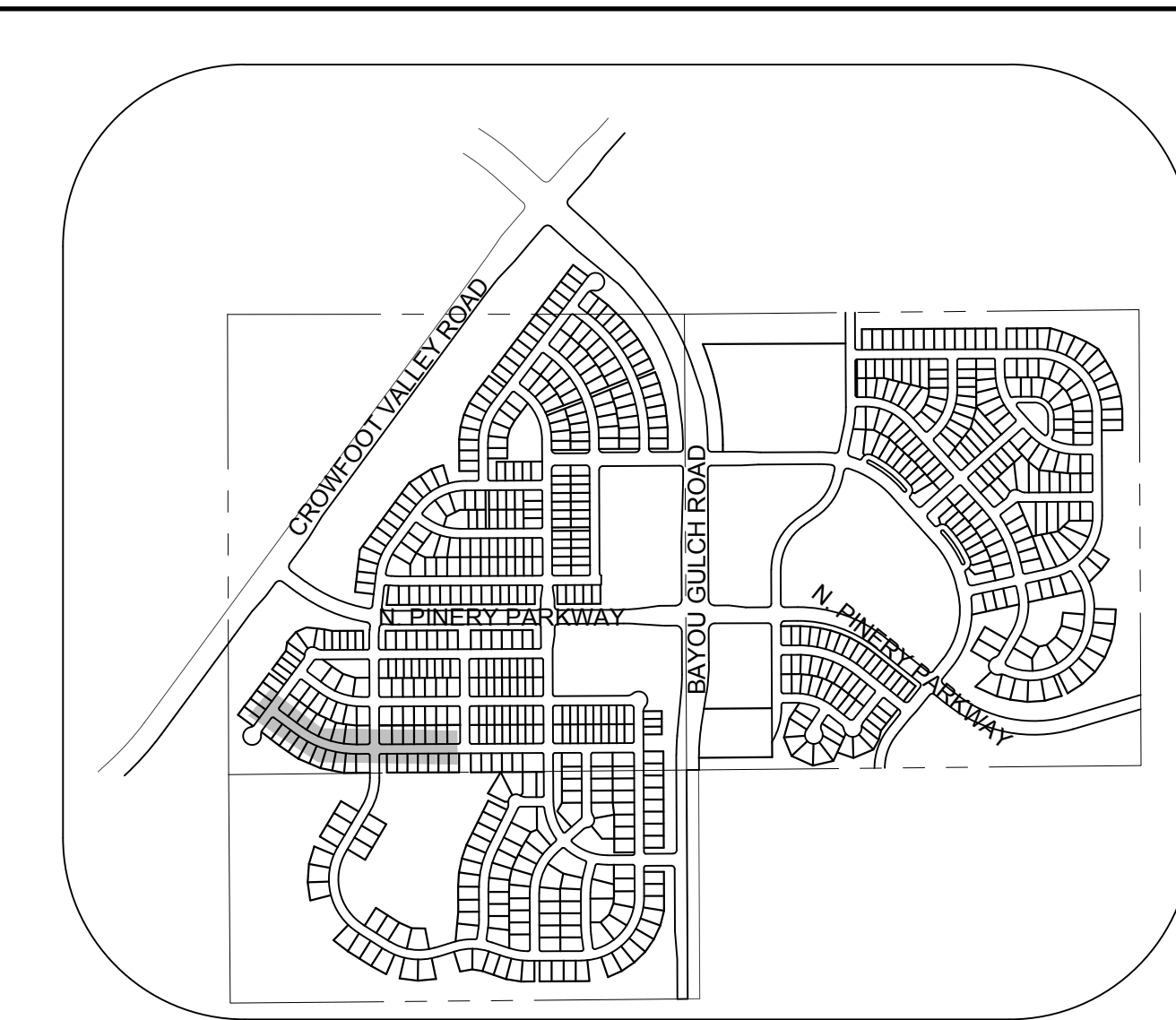
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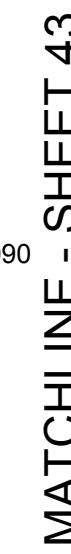
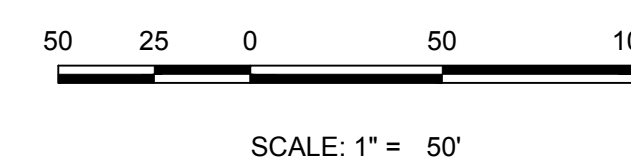
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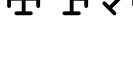
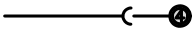
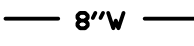
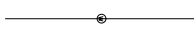
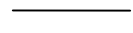
SHEET NUMBER	DRAWN BY:	SCALE:	AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE BIRDS FOOT AVENUE	10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Appr.	Date
	CHECKED BY:	FILE NO:							
	DATE:	8130283701							
	APRIL 2017								

39



KEYMAP
N.T.S.
LEGEND



- | | | | |
|---|---------------------------------------|---|-------------------------------------|
|  | BLOCK NUMBER |  | PROPOSED RANGE POINT |
|  | LOT TYPE |  | CENTERLINE |
|  | LOT NUMBER |  | RIGHT-OF-WAY |
|  | PROPOSED BUTTERFLY VALVE |  | PROPERTY LINE |
|  | PROPOSED CAP WITH END OF LINE BLOWOFF |  | EDGE OF PAVEMENT |
|  | PROPOSED REDUCER |  | PROPOSED DIRECTION OF FLOW |
|  | PROPOSED VALVE |  | PROPOSED SLOPE & DIRECTION |
|  | PROPOSED FIRE HYDRANT |  | EXISTING 5' CONTOUR |
|  | PROPOSED WL FITTING WITH THRUST BLOCK |  | EXISTING 1' CONTOUR |
|  | PROPOSED FLARED END SECTION |  | PROPOSED 5' CONTOUR |
|  | PROPOSED LOW POINT BLOW-OFF |  | PROPOSED 1' CONTOUR |
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|  | EXISTING BLOW OFF VALVE |  | PROPOSED SEWER LINE WITH MANHOLE |
|  | EXISTING VALVE |  | PROPOSED SEWER LATERAL |
|  | EXISTING FIRE HYDRANT |  | PROPOSED WATER LINE 8" W/ METER |
|  | PROPOSED LIGHT POLE |  | PROPOSED WATER LATERAL |
|  | PROPOSED SIDEWALK |  | EXISTING 60" RAW WATER LINE |
|  | PROPOSED SIDEWALK RAMP |  | SECTION LINE |
|  | EXISTING ELEVATION |  | FILING BOUNDARY |
|  | PROPOSED DESIGN ELEVATION |  | EXISTING FIBER OPTIC LINE |
|  | PROPOSED STORM DRAIN INLET |  | EXISTING OVERHEAD HIGH VOLTAGE LINE |
|  | PROPOSED STORM DRAIN MANHOLE |  | EXISTING TELEPHONE LINE |

ABBREVIATIONS

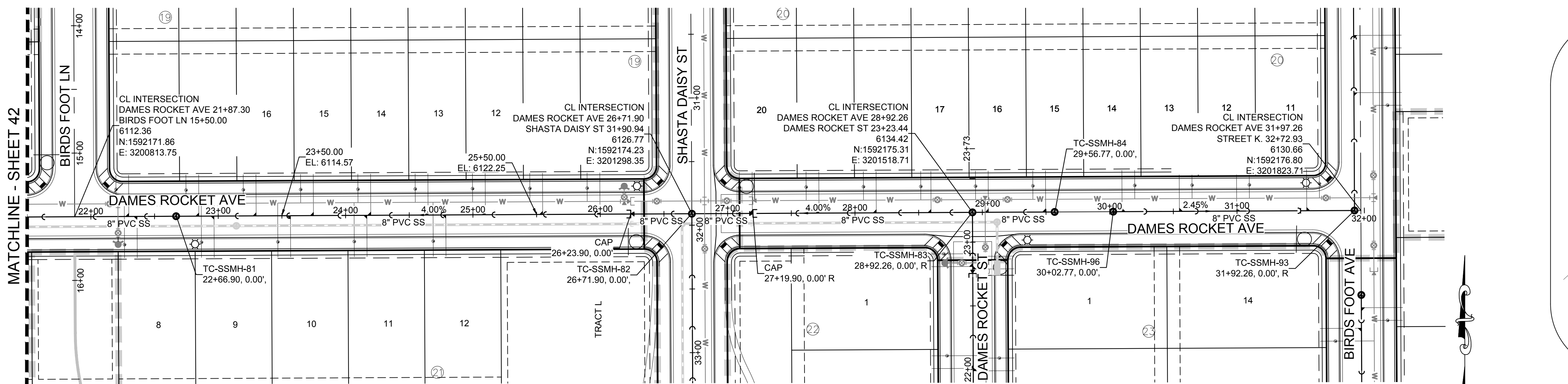
AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRRL	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
ELL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EP	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EVC	END VERTICAL CURVE	RCP	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

PROFILE: DAMES ROCKET AVE STA: 9+50.00 TO 21+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

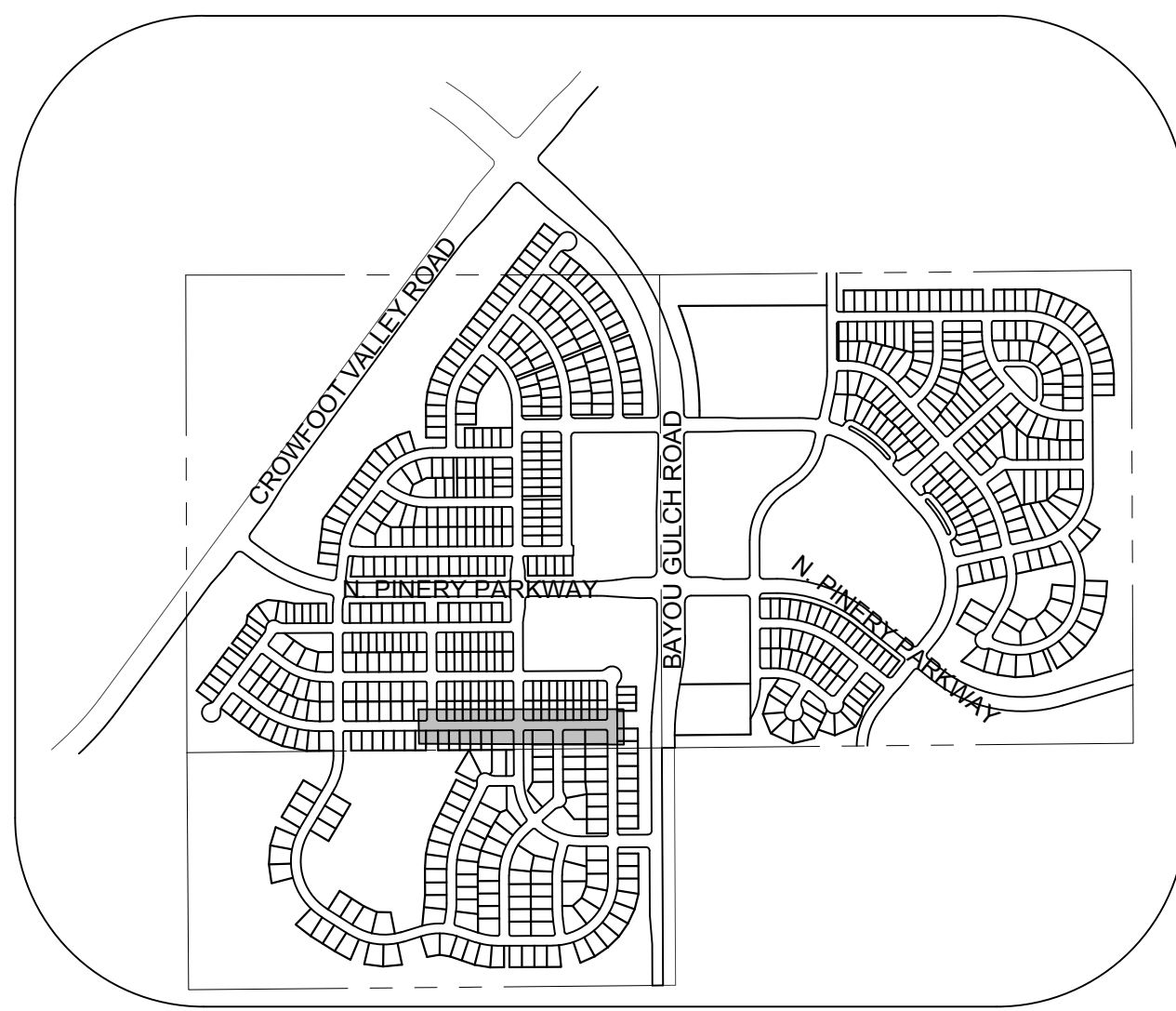
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING
A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED
ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID
SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT
THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2"
ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
SOUTH 00°15'06" EAST, 2648.70 FEET.





PLAN: DAMES ROCKET AVENUE STA: 21+50.00 TO 32+50.00
HORIZONTAL SCALE: 1" = 50'

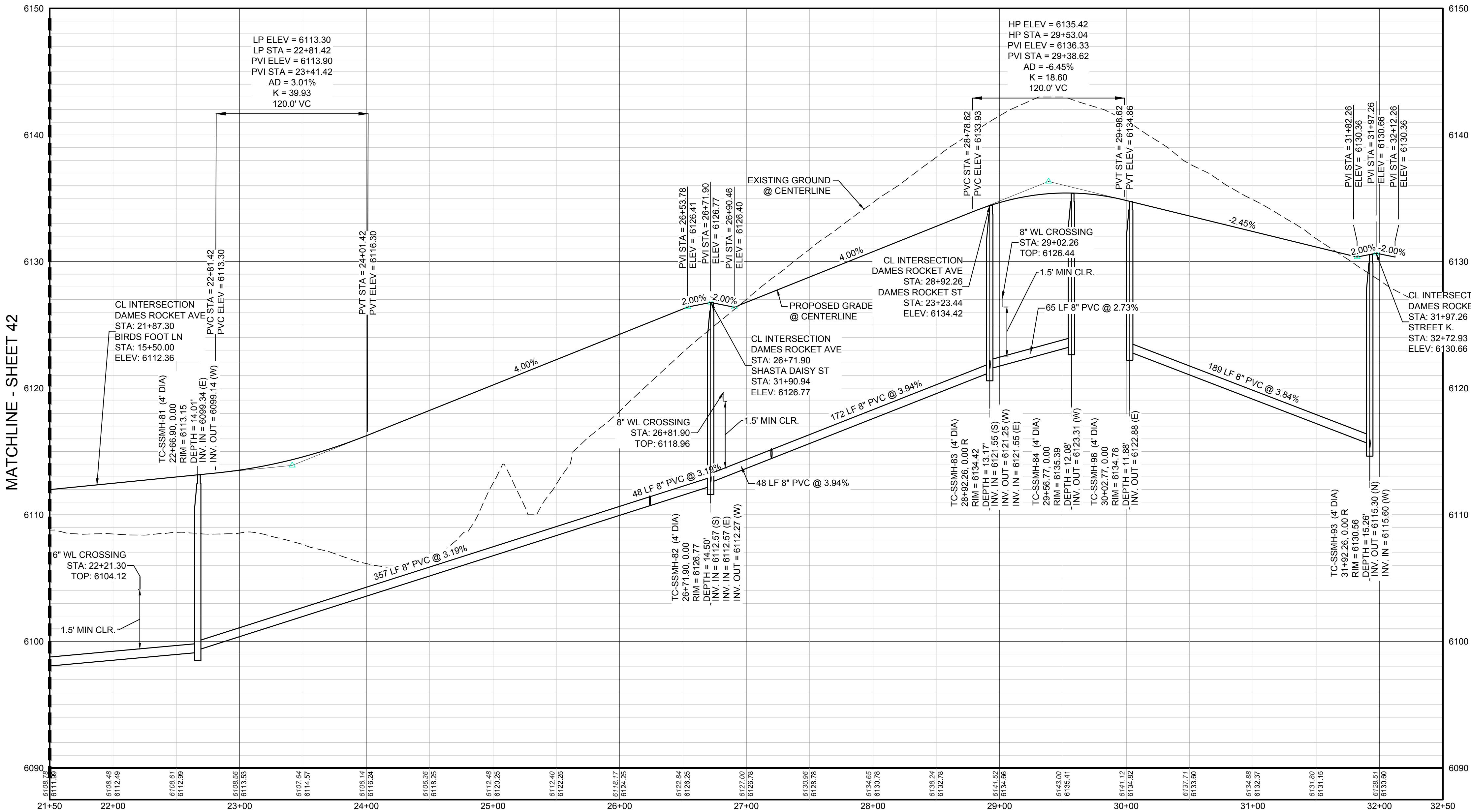


KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊠	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊠	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊠	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊠	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊠	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⊠	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
⊠	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
⊠	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
⊠	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊠	EXISTING BLOW OFF VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊠	EXISTING VALVE	---	PROPOSED SEWER LATERAL
⊠	EXISTING FIRE HYDRANT	---	PROPOSED WATER LINE
⊠	PROPOSED LIGHT POLE	---	EXISTING 60" RAW WATER LINE
⊠	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊠	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD HIGH VOLTAGE LINE
⊠	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PL	PROPERTY LINE
BVP	BEGIN VERTICAL PROFILE	PVC	POLYVINYL CHLORIDE
CRR	CURB RETURN RADIUS	PVI	PT. OF VERTICAL INTERSECTION
EL	ELEVATION	PVT	POINT OF VERTICAL TANGENT
EL	EDGE OF PAVEMENT	RCBC	REINFORCED CONCRETE BOX CULVERT
EV	END VERTICAL CURVE	RCF	REINFORCED CONCRETE PIPE
EVP	END VERTICAL PROFILE	ROW	RIGHT OF WAY
FG	FINISHED GROUND	SD	STORM DRAIN
FL	FLOW LINE	SL	SECTION LINE
GV	GATE VALVE	SS	SANITARY SEWER
HA	HYDRANT ASSEMBLY	STA	STATION
HCR	HANDICAP CURB RAMP	T.O.P.	TOP OF PIPE
HP	HIGH POINT	UE	UTILITY EASEMENT
INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		

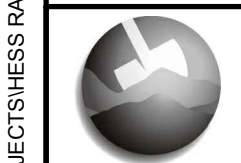


PROFILE: DAMES ROCKET AVENUE STA: 21+50.00 TO 32+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK:
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\SET\PRELIMINARY\WATER AND SANITATION\SANITARY PLAN AND PROFILE\STREET L.DWG. BOBBY G. 6/23/2017 11:09 AM



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TRAILS AT CROWFOOT
PRELIMINARY CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
DAMES ROCKET AVENUE

DRAWN BY: KJD
CHECKED BY: JJJ
DATE: APRIL 2017

SCALE: AS SHOWN
FILE NO: 8130283701

SHEET NUMBER

43

Revisions

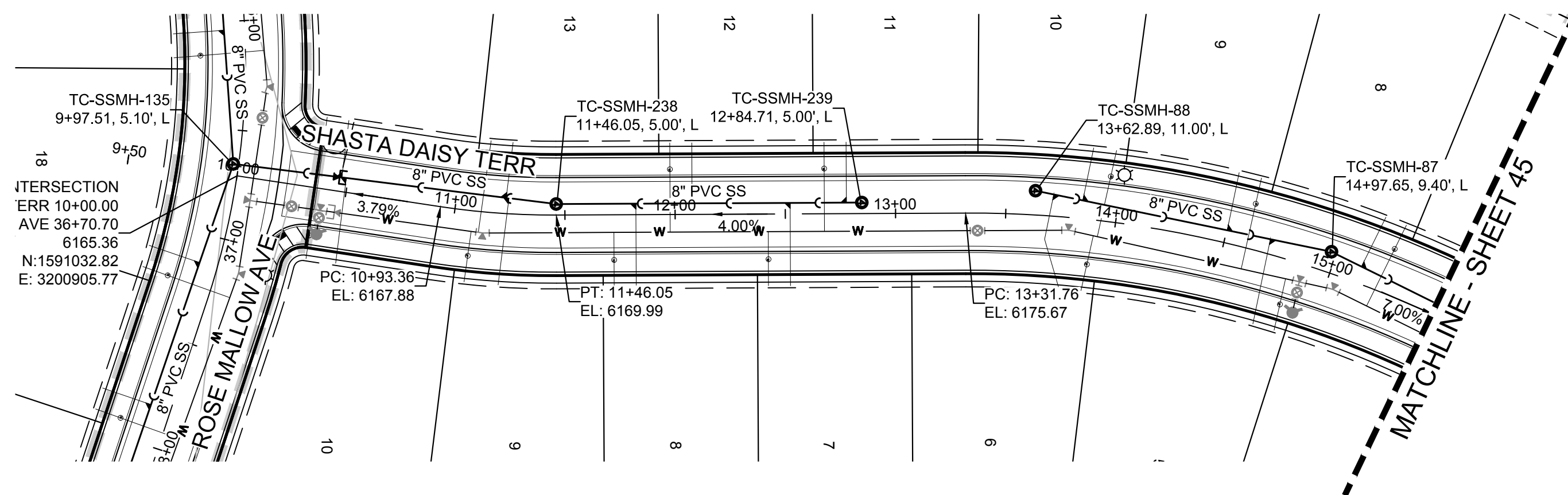
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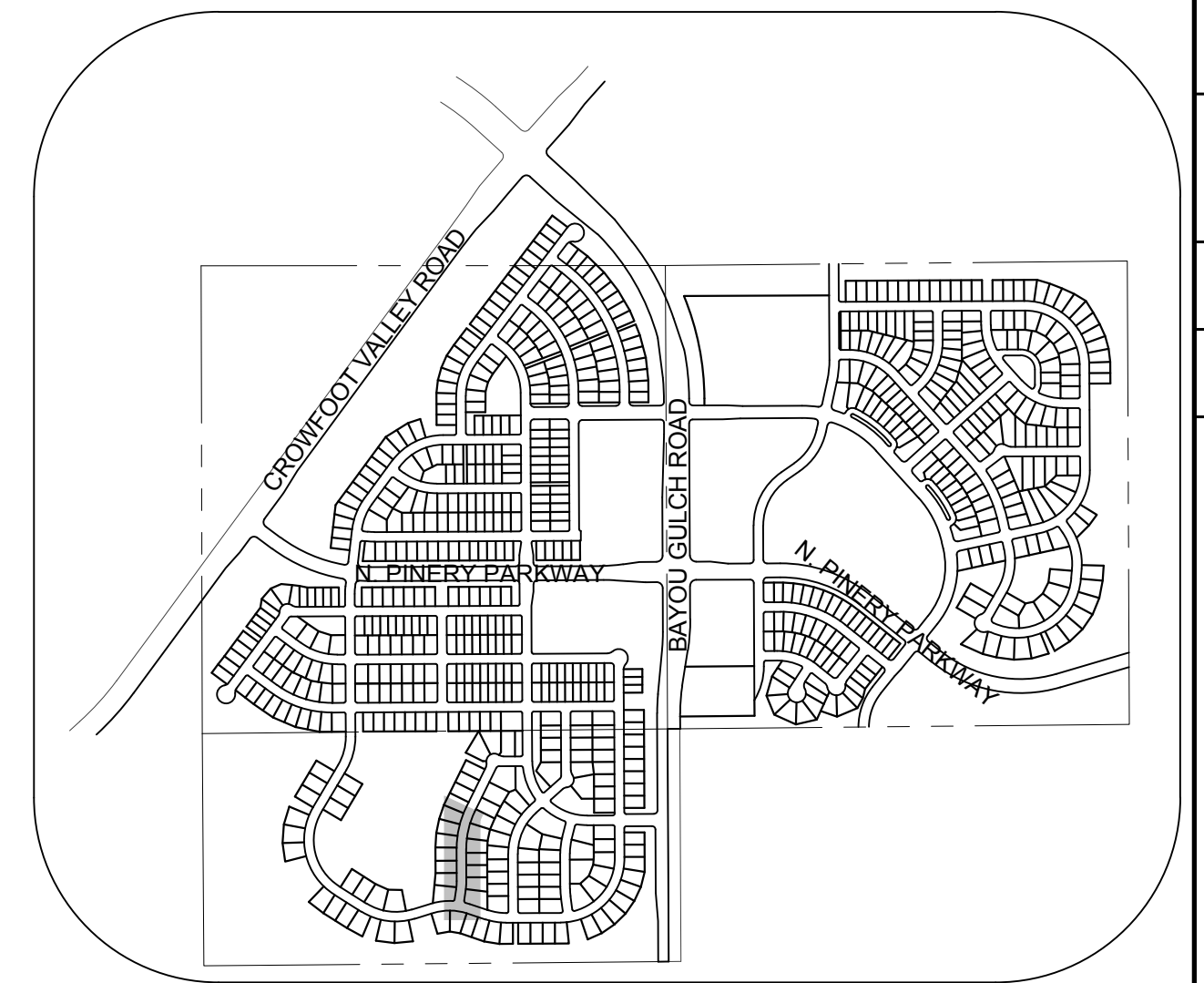
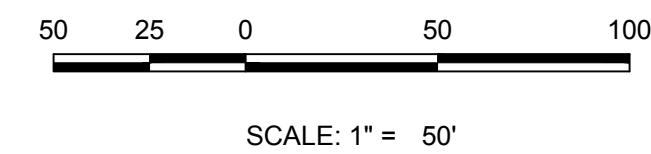
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Date



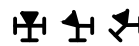
PLAN: SHASTA DAISY TERRACE STA: 9+00.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP

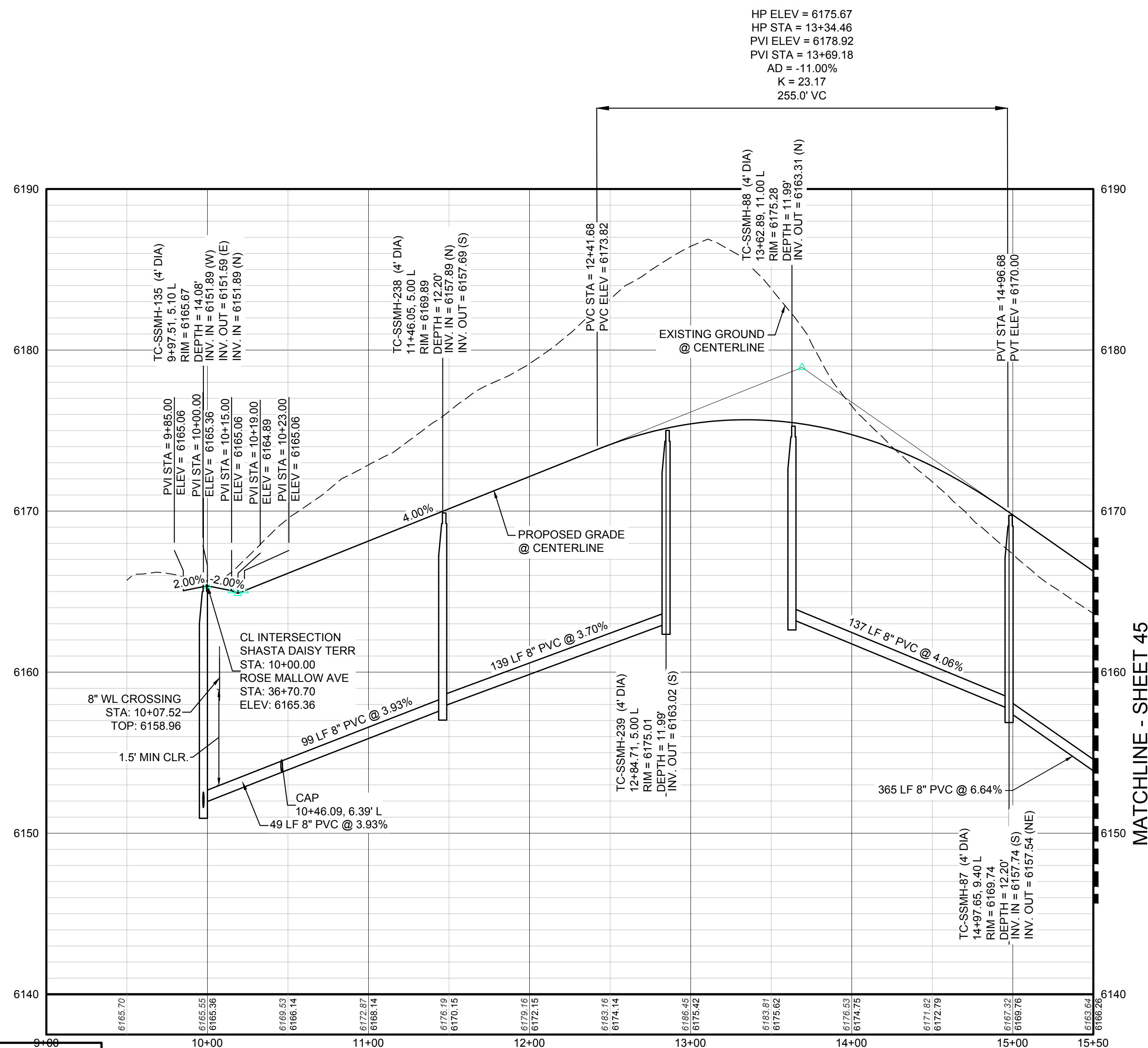
N.T.S.

LEGEND

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	- - - - -	CENTERLINE
6	LOT NUMBER	—————	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	—————	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	—————	EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	— 5615 —	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	— 5616 —	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	— 5620 —	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	— 5607 —	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED SEWER LINE DRAIN
	EXISTING BLOW OFF VALVE		PROPOSED SEWER LINE WITH MANHOLE
	EXISTING VALVE		PROPOSED WATER LINE
	EXISTING FIRE HYDRANT		PROPOSED WATER LINE LATERAL W/ METER
	PROPOSED LIGHT POLE	— 8" W —	PROPOSED WATER LATERAL W/ METER
—————	PROPOSED SIDEWALK	— RW —	EXISTING 60" RAW WATER LINE
	PROPOSED SIDEWALK RAMP	- - - - -	SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	— FO —	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	— HV —	EXISTING OVERHEAD HIGH VOLTAGE LINE
	PROPOSED STORM DRAIN MANHOLE	— TEL —	EXISTING TELEPHONE LINE

ABBREVIATIONS

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INV	INVERT	VC	VERTICAL CURVE
K	CURVATURE COEFFICIENT	WL	WATER LINE
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION
MH	MANHOLE		



0 MATCHLINE - SHEET 45

PROFILE: SHASTA DAISY TERR STA: 9+00.00 TO 15+50.00
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