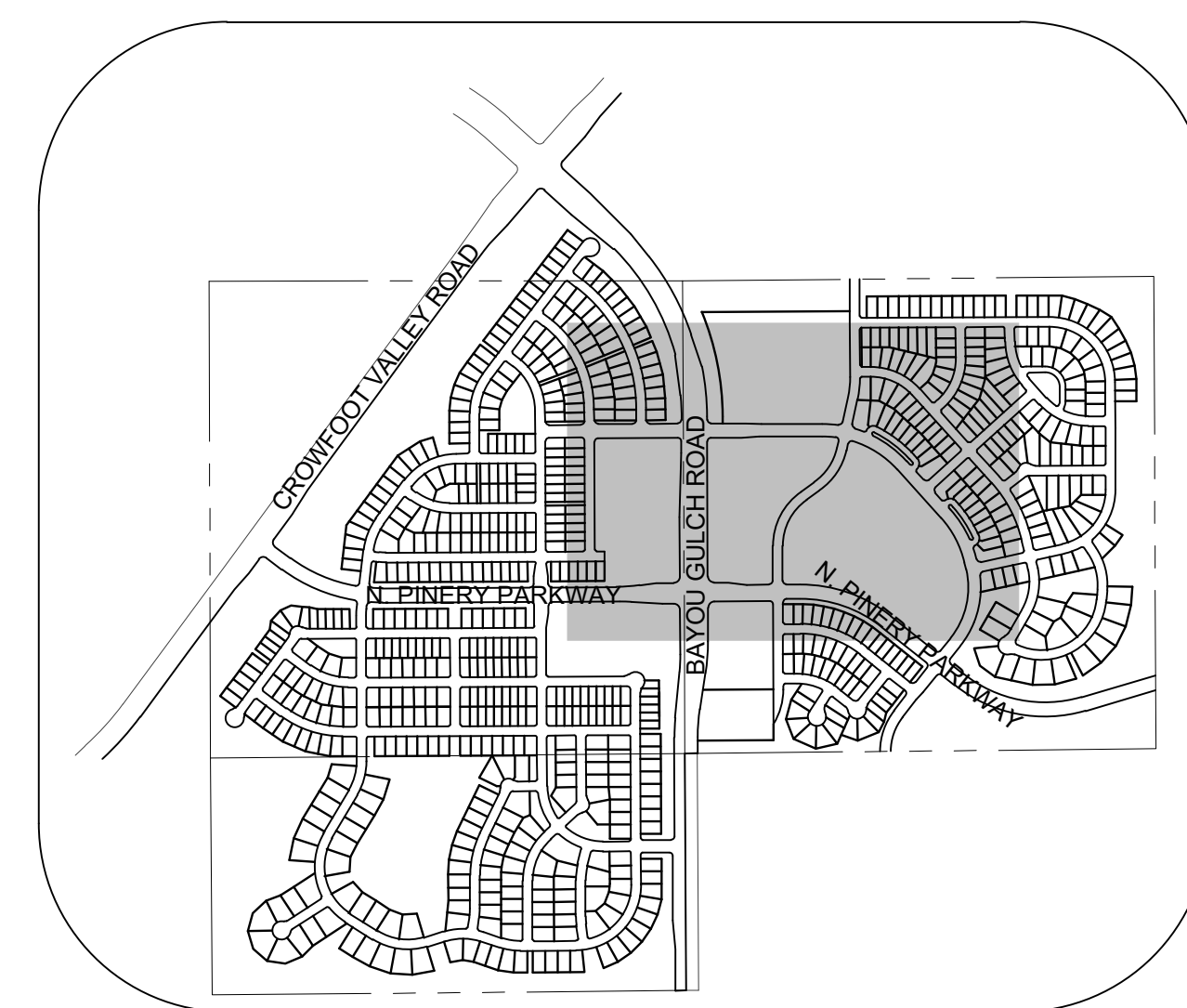
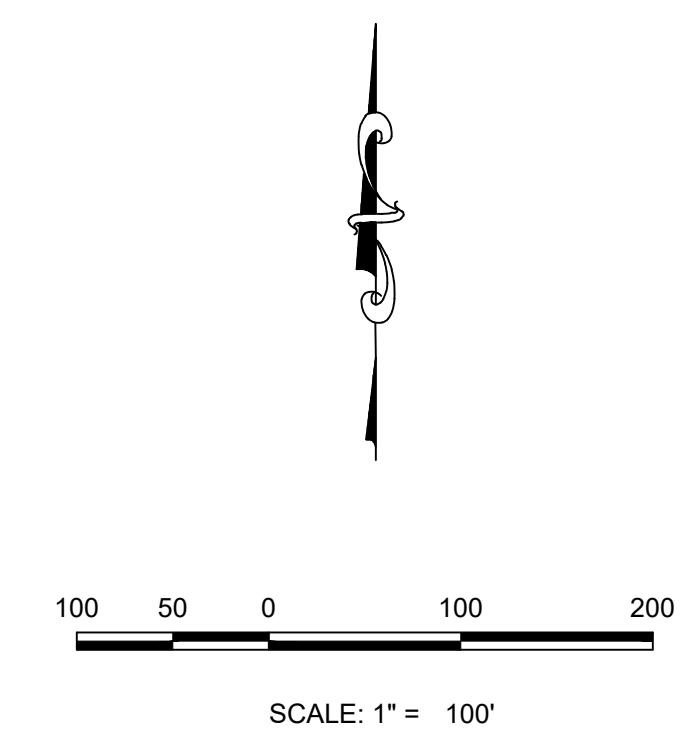
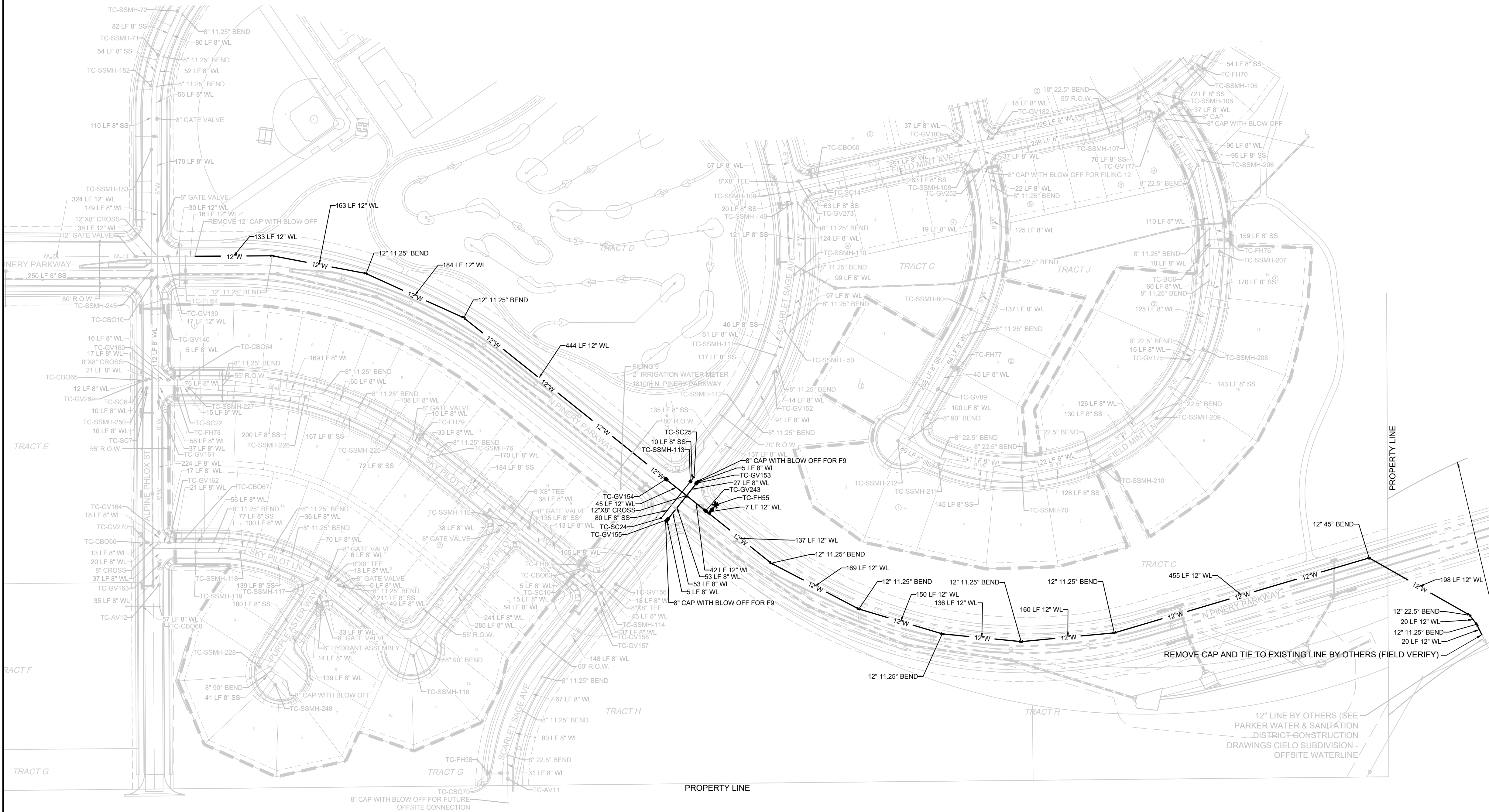


R:\PROJECTS\HSHS\CHOCOAENGINEERING\SHETS\2025\FIPARKER WATER AND SANITATION\FILING 1B AREA UTILITY PLANDING, BRANW. 5/26/2020 4:42 PM



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 WL FITTING WITH THRUST BLOCK	---	EXISTING 5' CONTOUR
⊗	PROPOSED FLARED END SECTION	---	EXISTING 1' CONTOUR
⊗	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 5' CONTOUR
⊗	PROPOSED AIR VALVE	---	PROPOSED 1' CONTOUR
⊗	FUTURE PHASE VALVE	---	PROPOSED STORM DRAIN
⊗	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LINE WITH MANHOLE
⊗	PROPOSED LIGHT POLE	---	PROPOSED SEWER LATERAL
⊗	PROPOSED SIDEWALK	---	PROPOSED WATER LINE
⊗	PROPOSED SIDEWALK RAMP	---	PROPOSED LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⊗	PROPOSED STORM DRAIN MANHOLE	---	EXISTING FIBER
		---	EXISTING OPTIC LINE
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THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
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INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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 23063 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.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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)

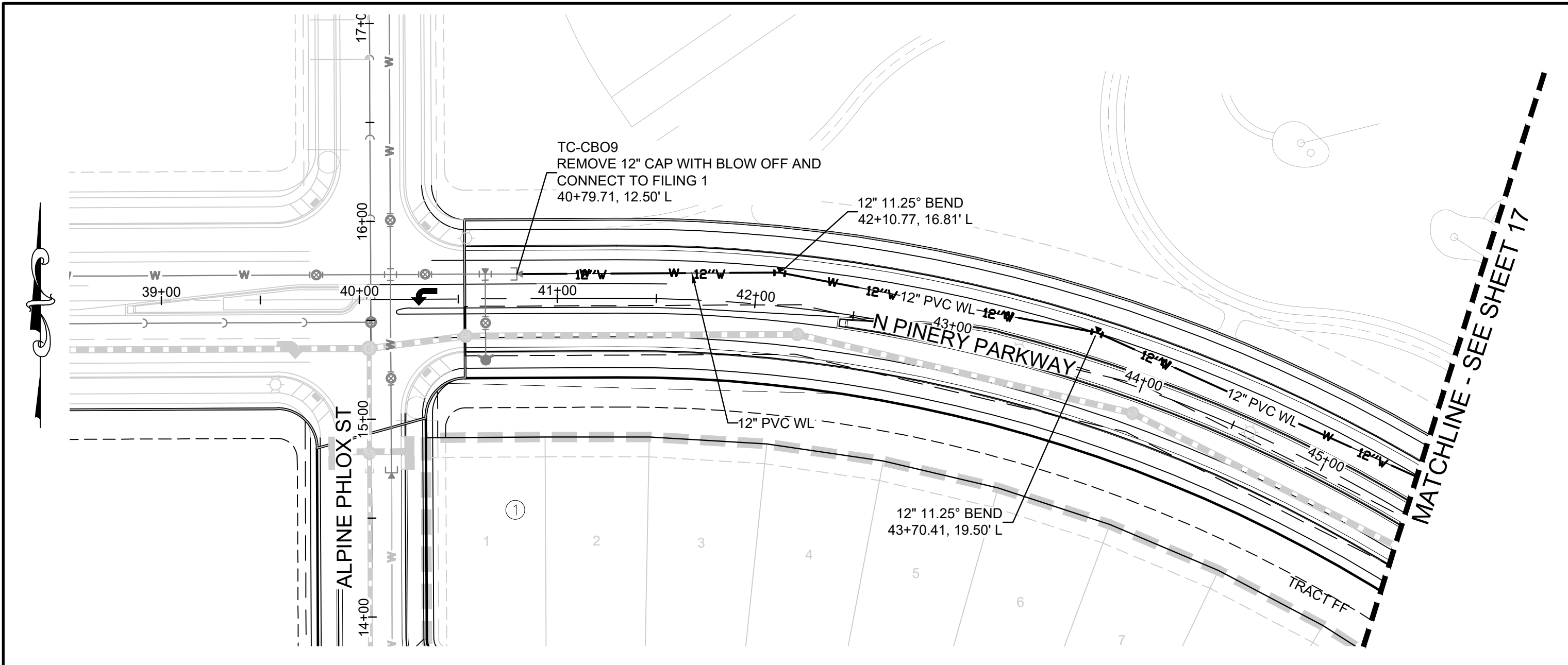
APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

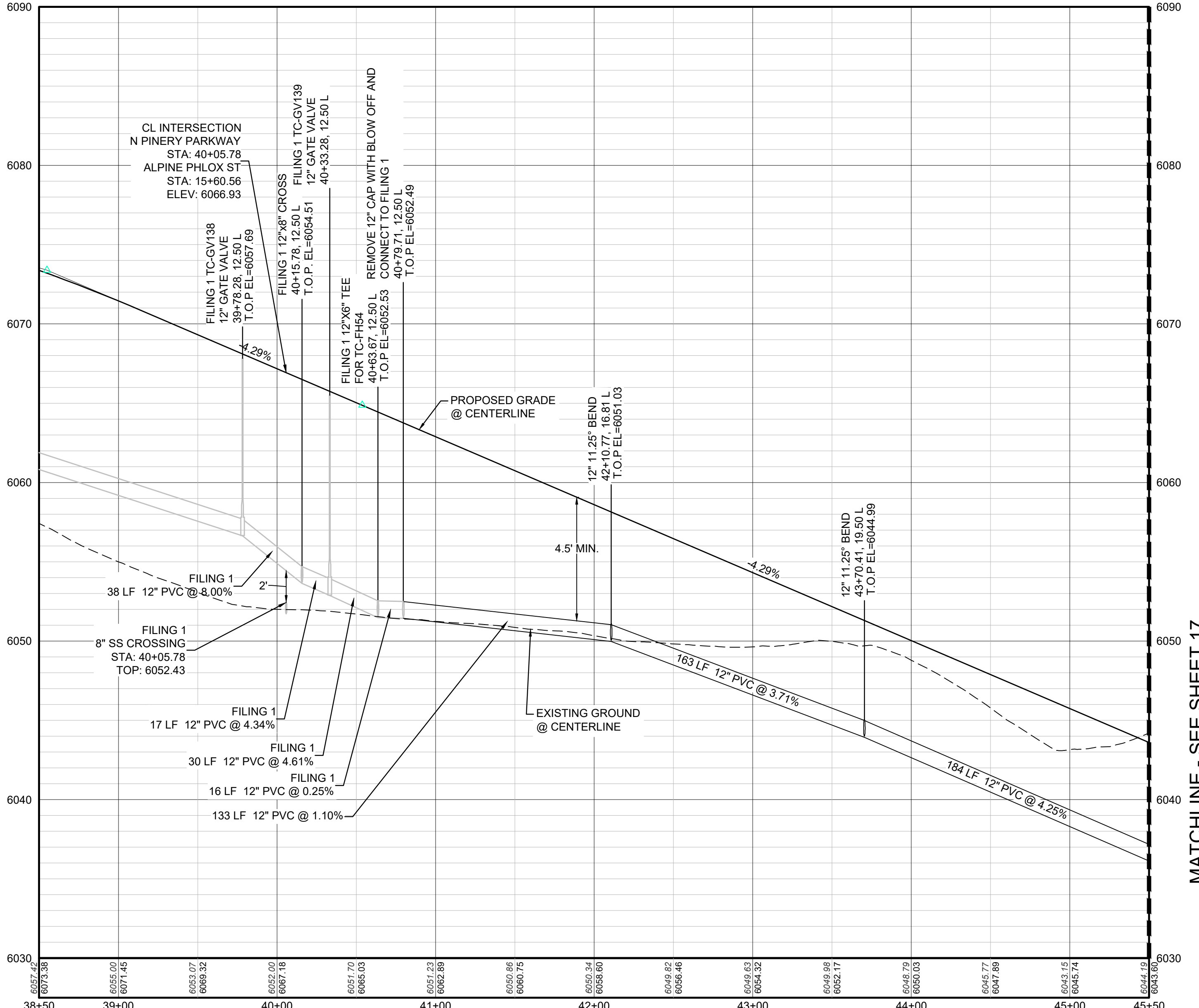
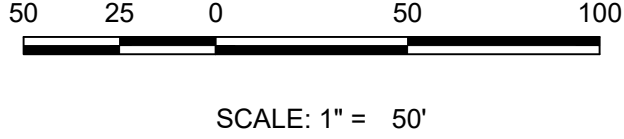
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG

1-800-922-1987

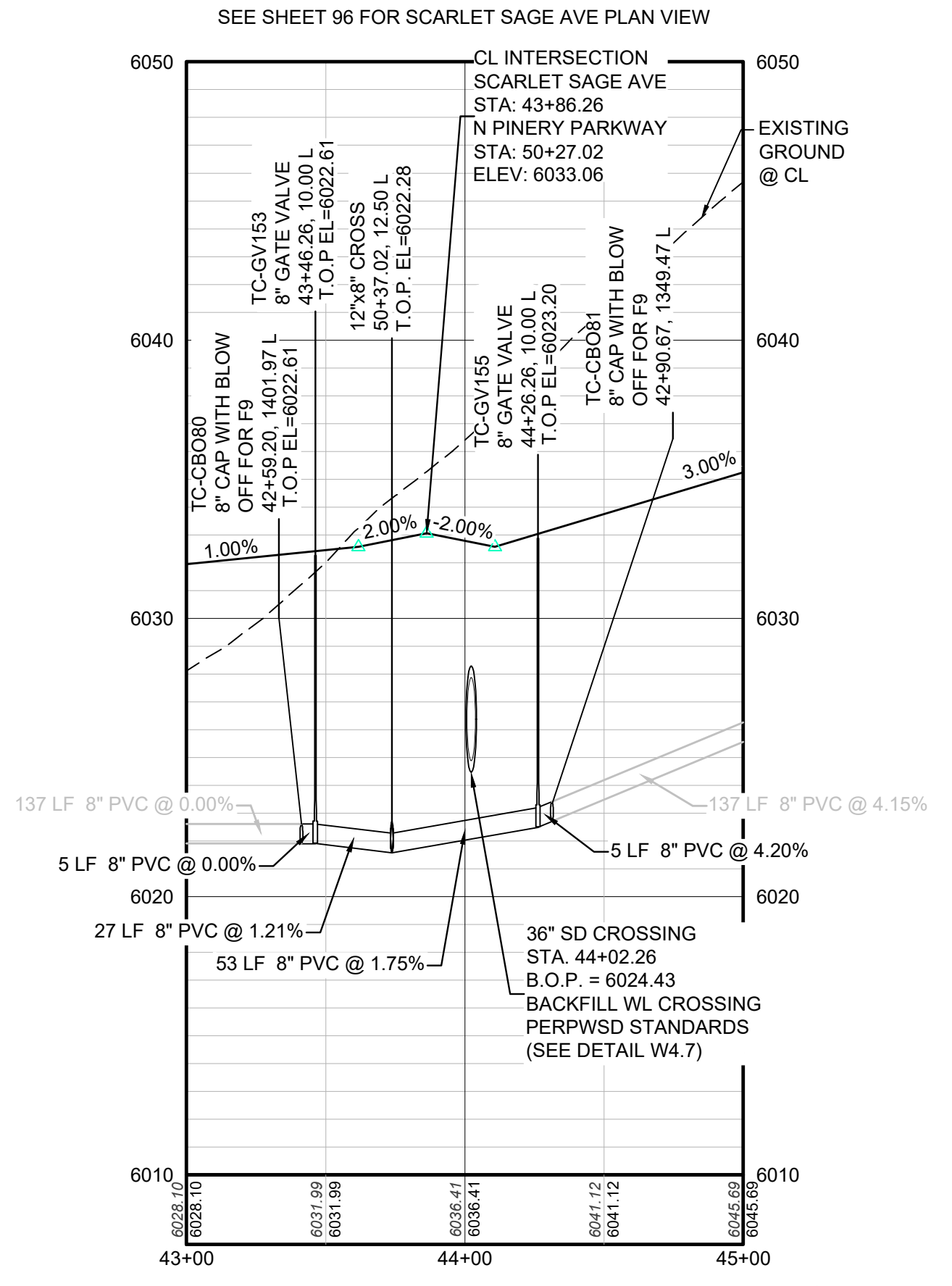
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-8566 Fax: (720) 462-8566		HR 935 LLC 7363 South Alton Way CENTENNIAL, CO 80112	SCALE:	AS SHOWN	FILE NO:	8130283701	
			DRAWN BY:	JLR	CHECKED BY:	BRW	DATE:
TRAILS AT CROWNFOOT FILING 1B CONSTRUCTION DRAWINGS AREA UTILITY PLAN			SHEET NUMBER	3			
Revisions		No.	Date	Init.	Appr.	Date	



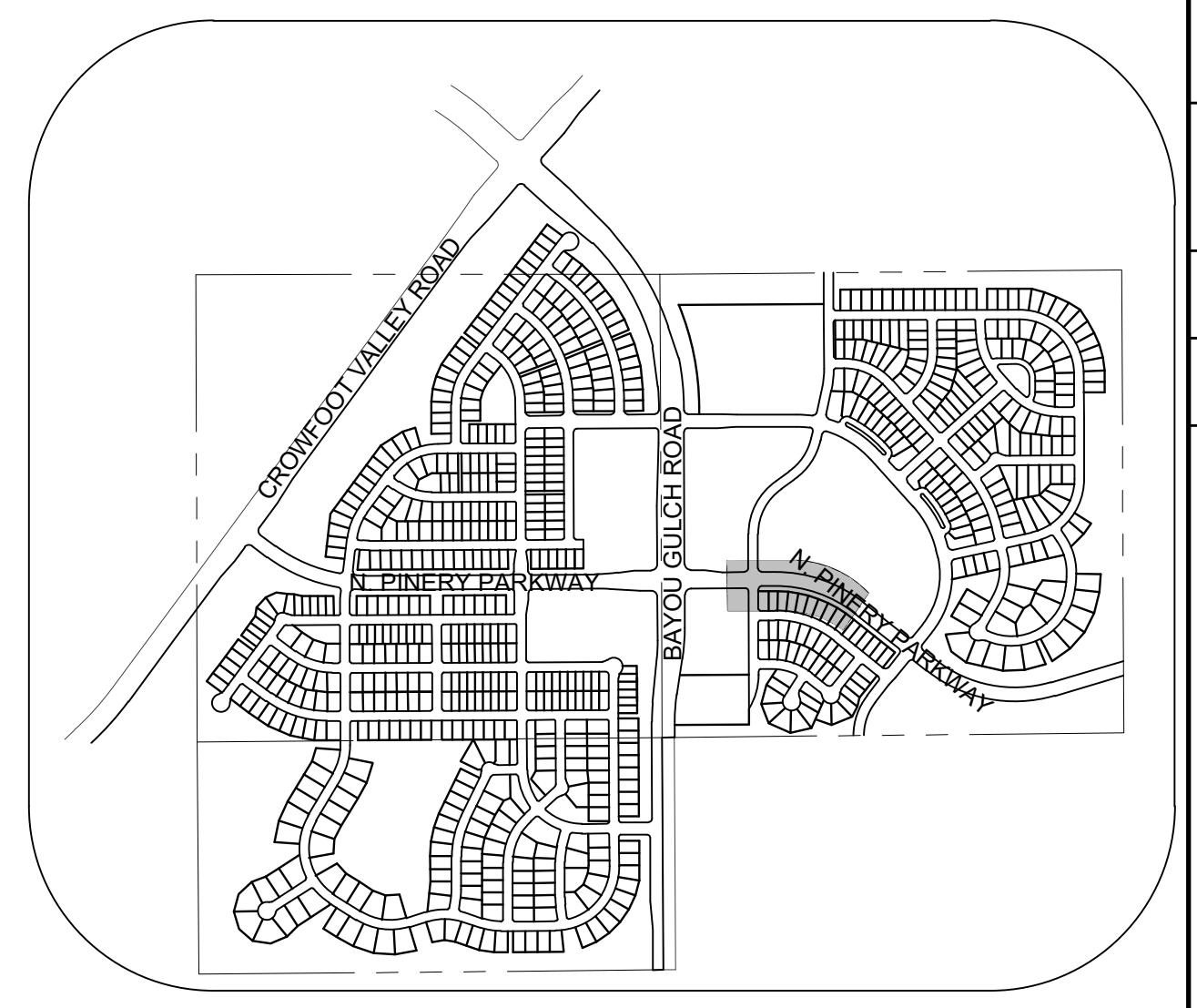
PLAN: N PINERY PARKWAY STA: 38+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: N PINERY PARKWAY STA: 38+50.00 TO 45+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SCARLET SAGE AVE STA: 43+00.00 TO 45+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.
LEGEND

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⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
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10.00	EXISTING ELEVATION	---	FILING BOUNDARY
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⊕	PROPOSED STORM DRAIN INLET	---	FO
⊕	PROPOSED STORM DRAIN MANHOLE	---	OH
		---	TEL

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
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Tel: (720) 482-9526 Fax: (720) 482-9546

CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way, CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1B CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: RRR
CHECKED BY: BPW
DATE: MAY 2020

SHEET NUMBER: 5

Revisions: No. Date Init. Appr. Date

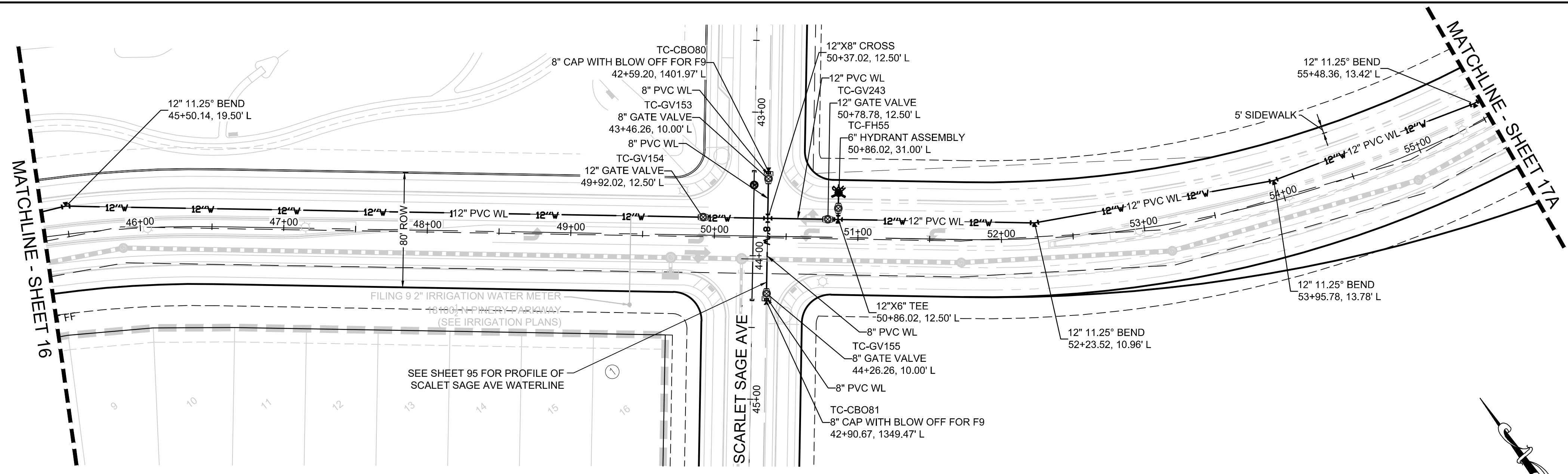
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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870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

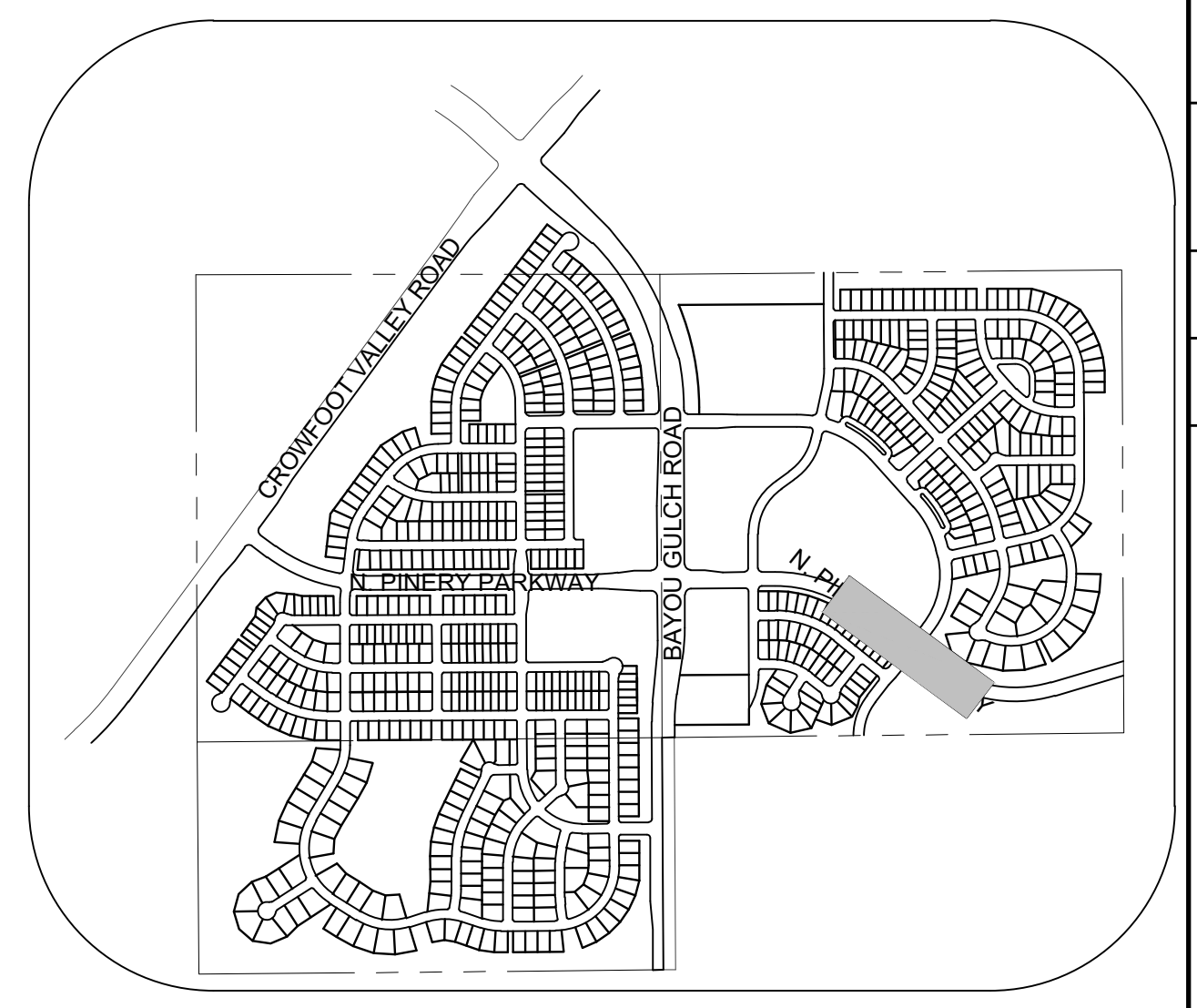
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PREPARED UNDER THE SUPERVISION OF

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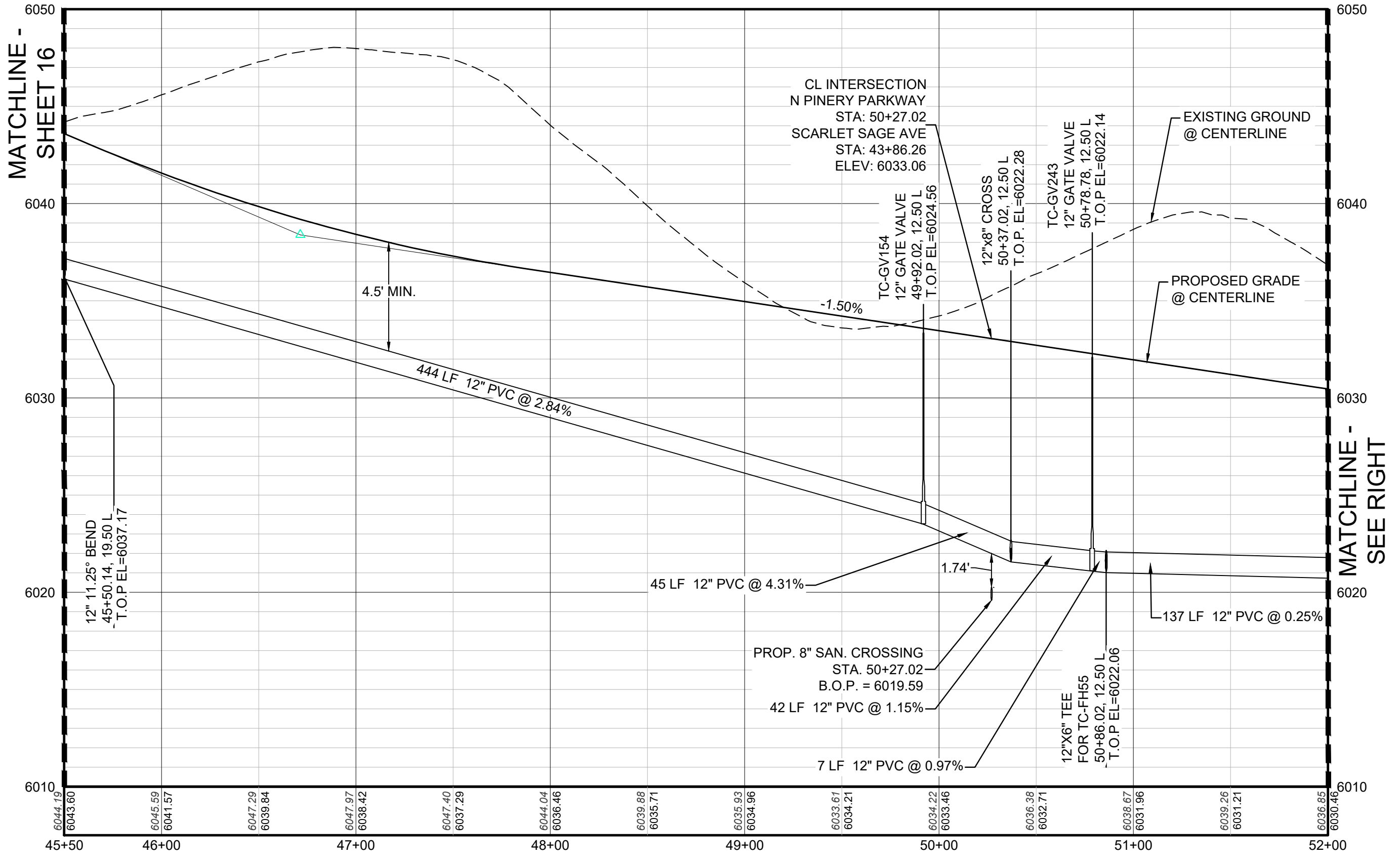


PLAN: N PINERY PARKWAY STA: 45+50.00 TO 51+50.00
HORIZONTAL SCALE: 1" = 50'

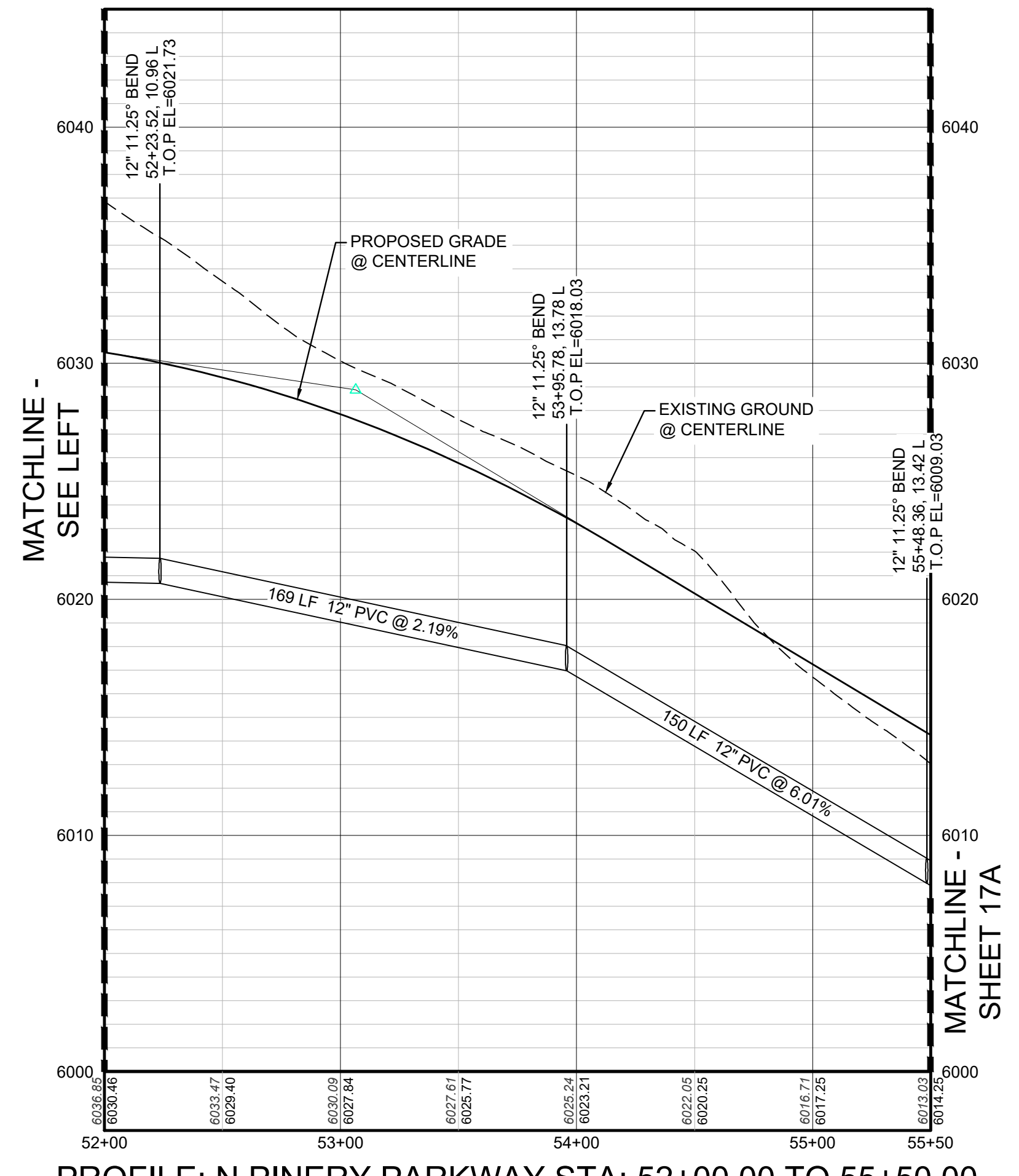


KEYMAP
N.T.S.
LEGEND

⊙	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
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PROFILE: N PINERY PARKWAY STA: 45+50.00 TO 52+00.00
HORIZONTAL: 1" = 50'
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PROFILE: N PINERY PARKWAY STA: 52+00.00 TO 55+50.00
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ABBREVIATIONS

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

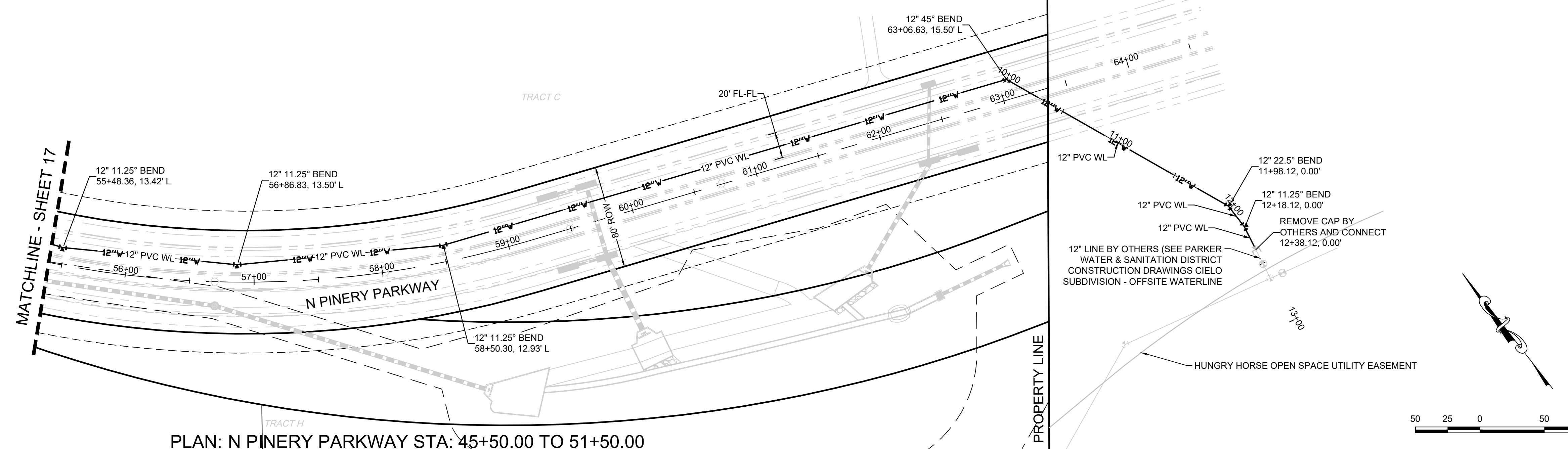
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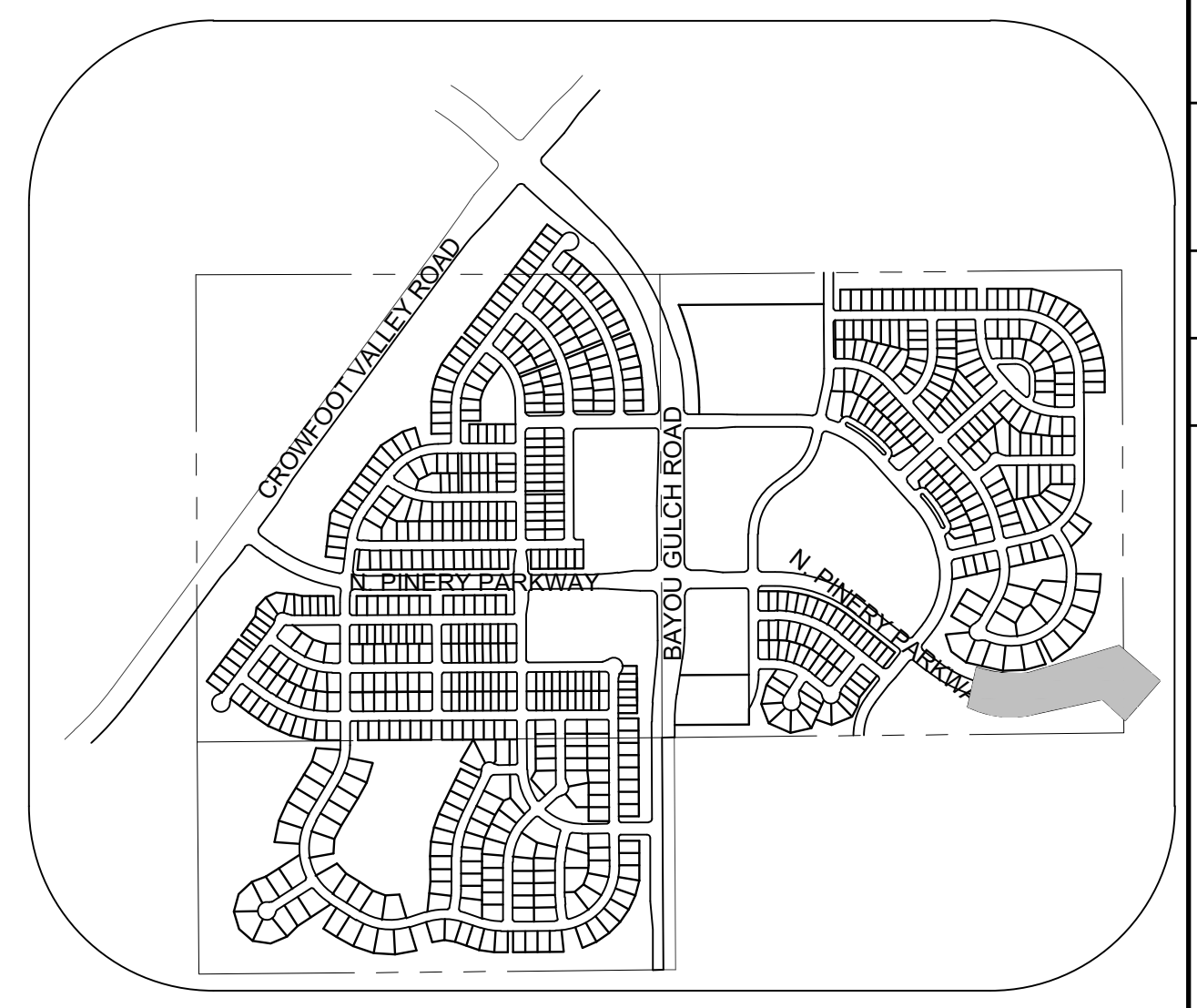
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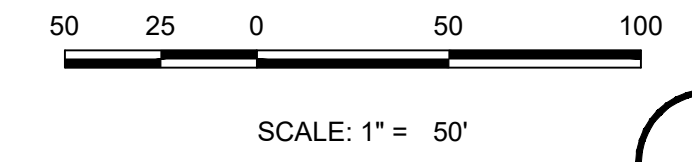
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9528 Fax: (720) 482-9546	Revisions	No.	Date	Appr.	Date
 CVL CONSULTANTS	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				
	TRAILS AT CROWFOOT FILING 1B CONSTRUCTION DRAWINGS WATER PLAN & PROFILE NORTH PINERY PARKWAY				
SCALE:	AS SHOWN	FILE NO:	8130283701		
DRAWN BY:	RHR	CHECKED BY:	BPW	DATE:	MAY 2020
SHEET NUMBER	6				



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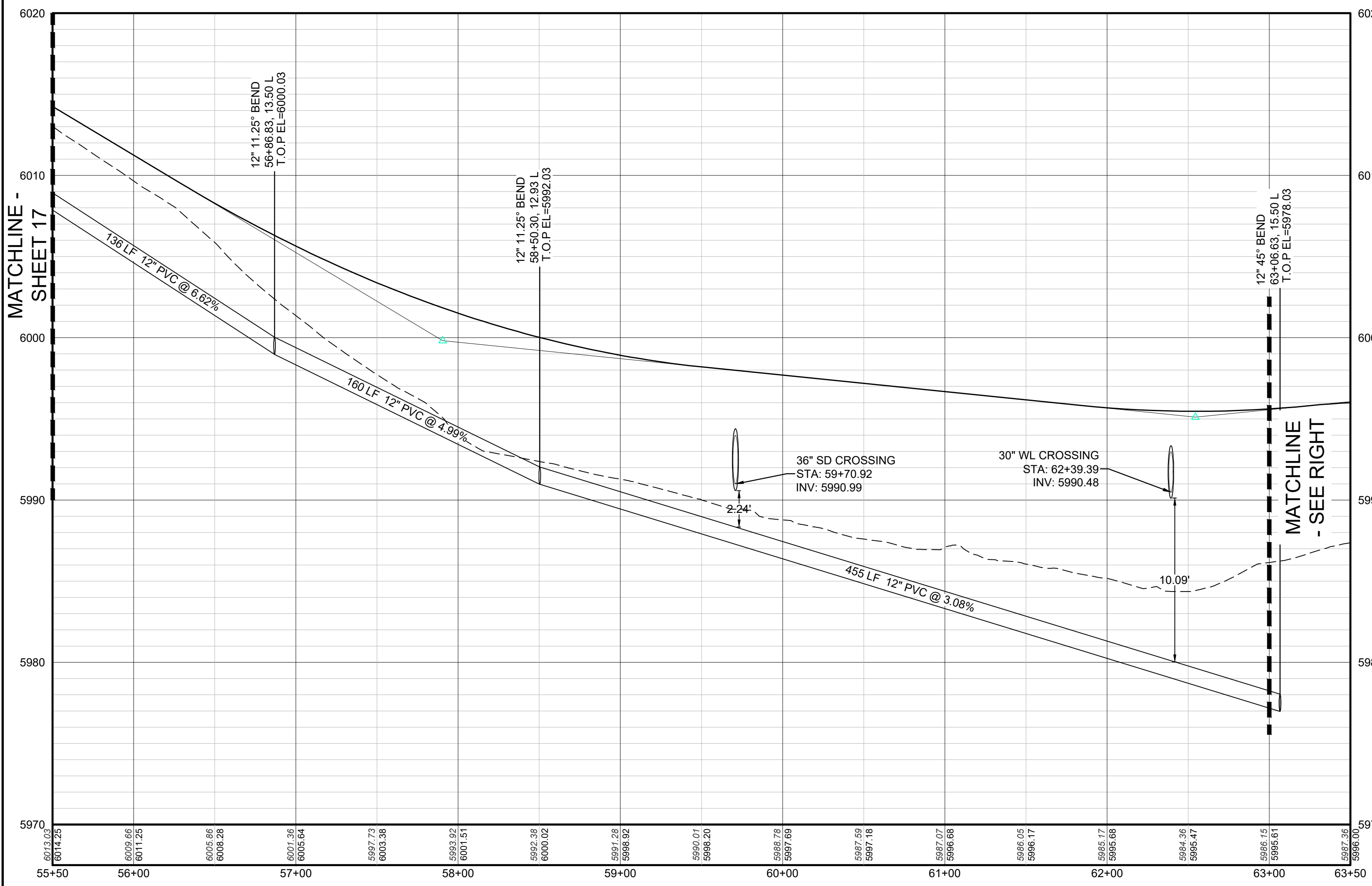


KEYMAP
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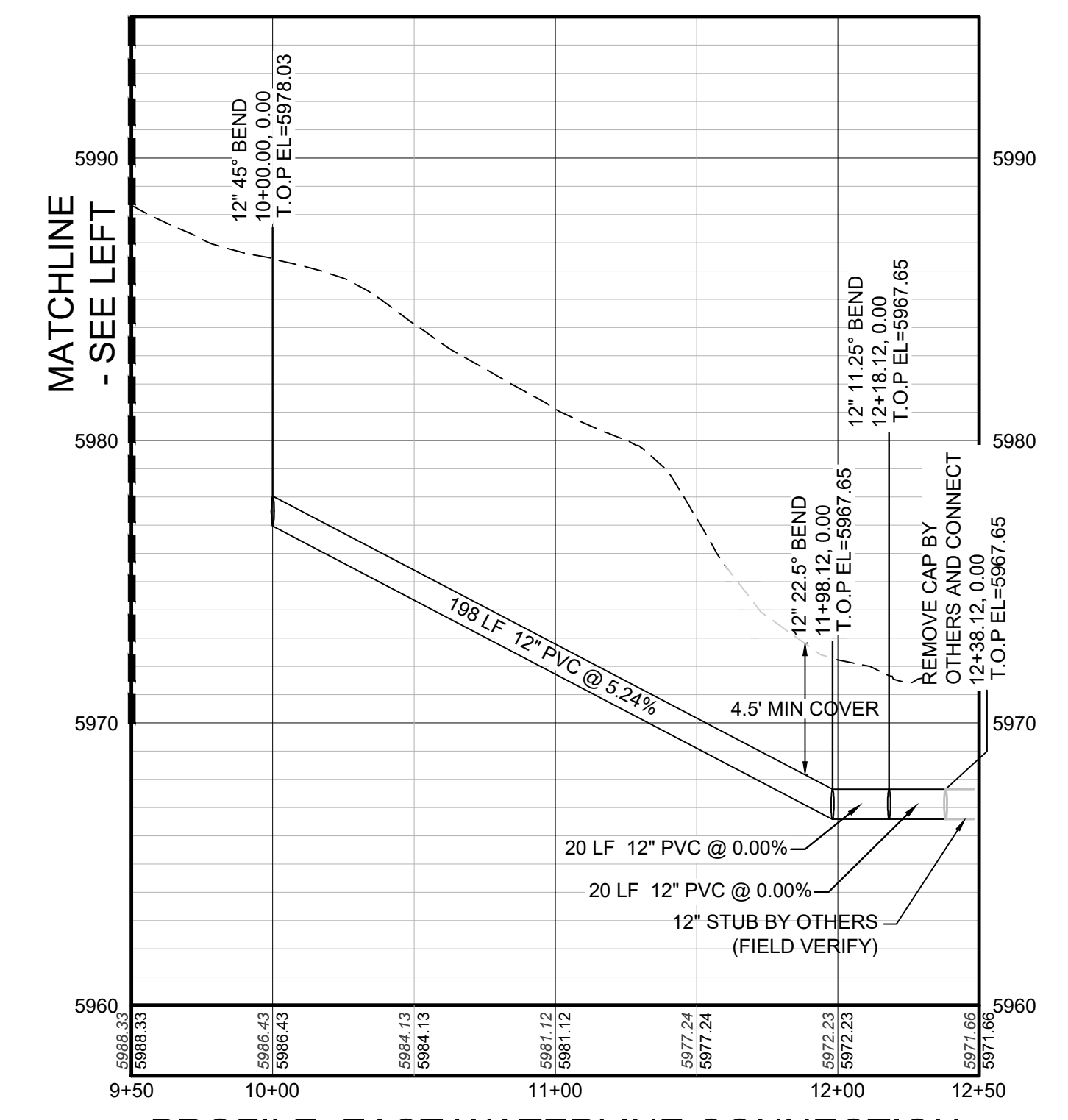


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PROFILE: EAST WATERLINE CONNECTION
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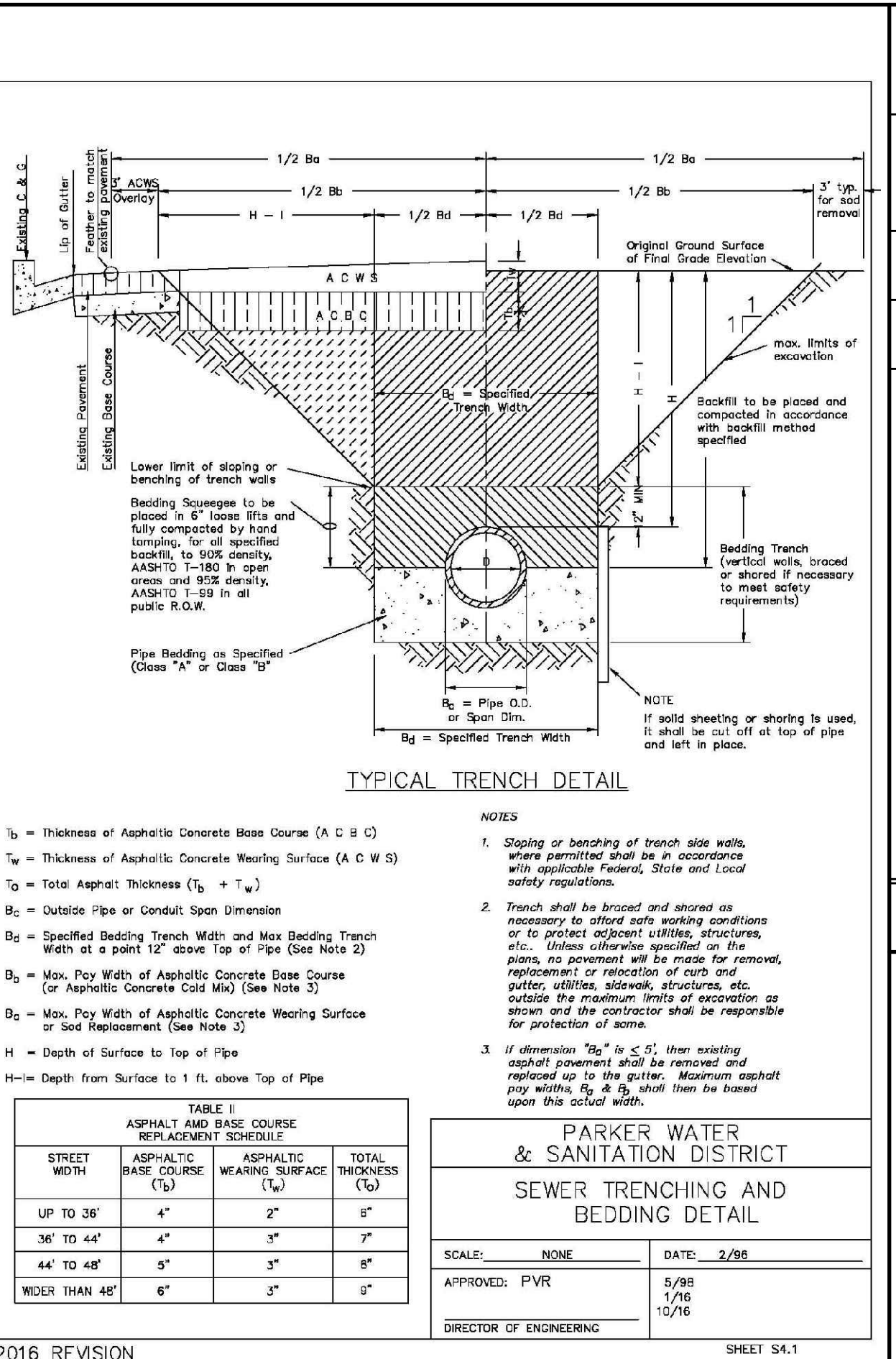
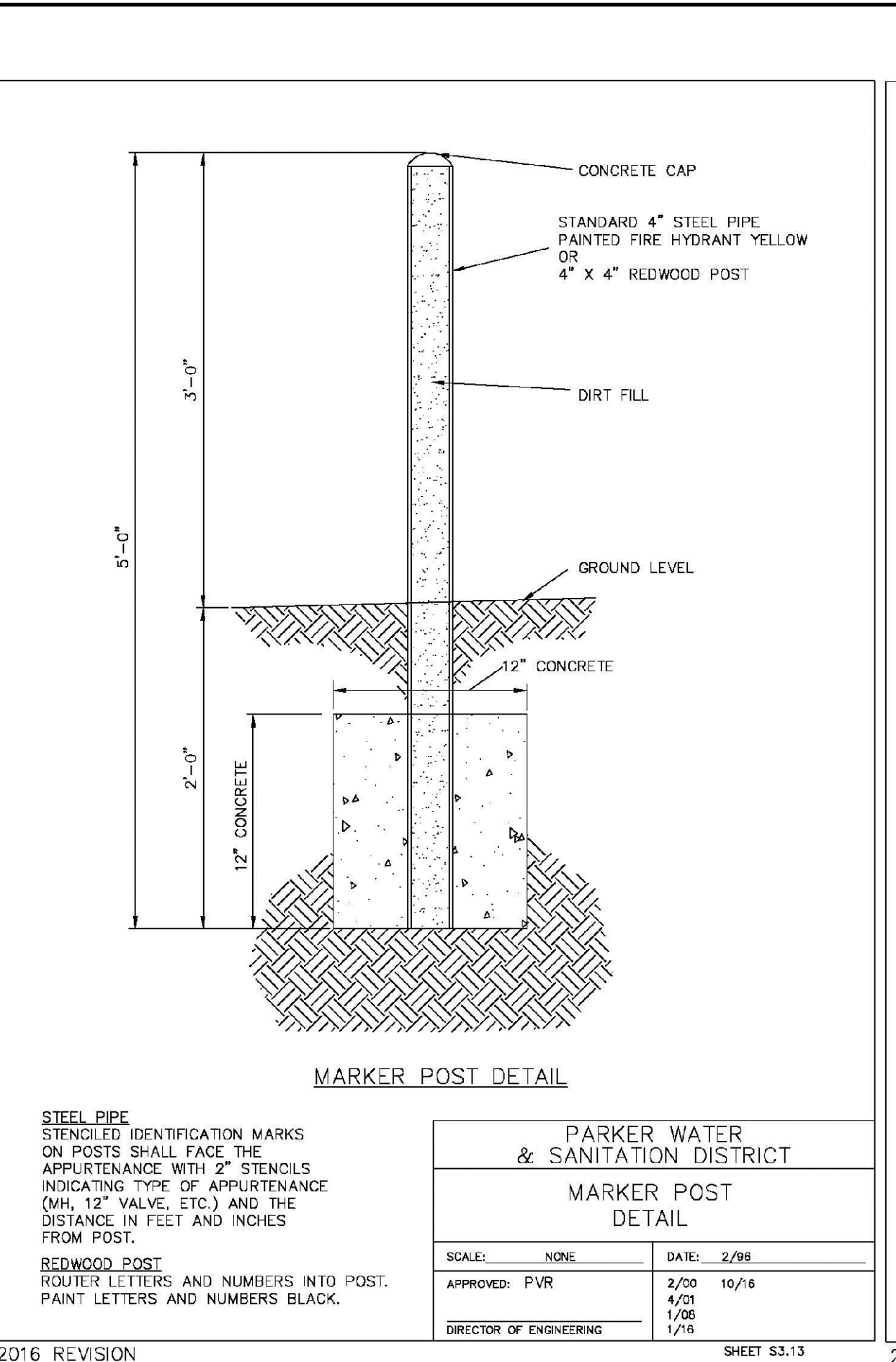
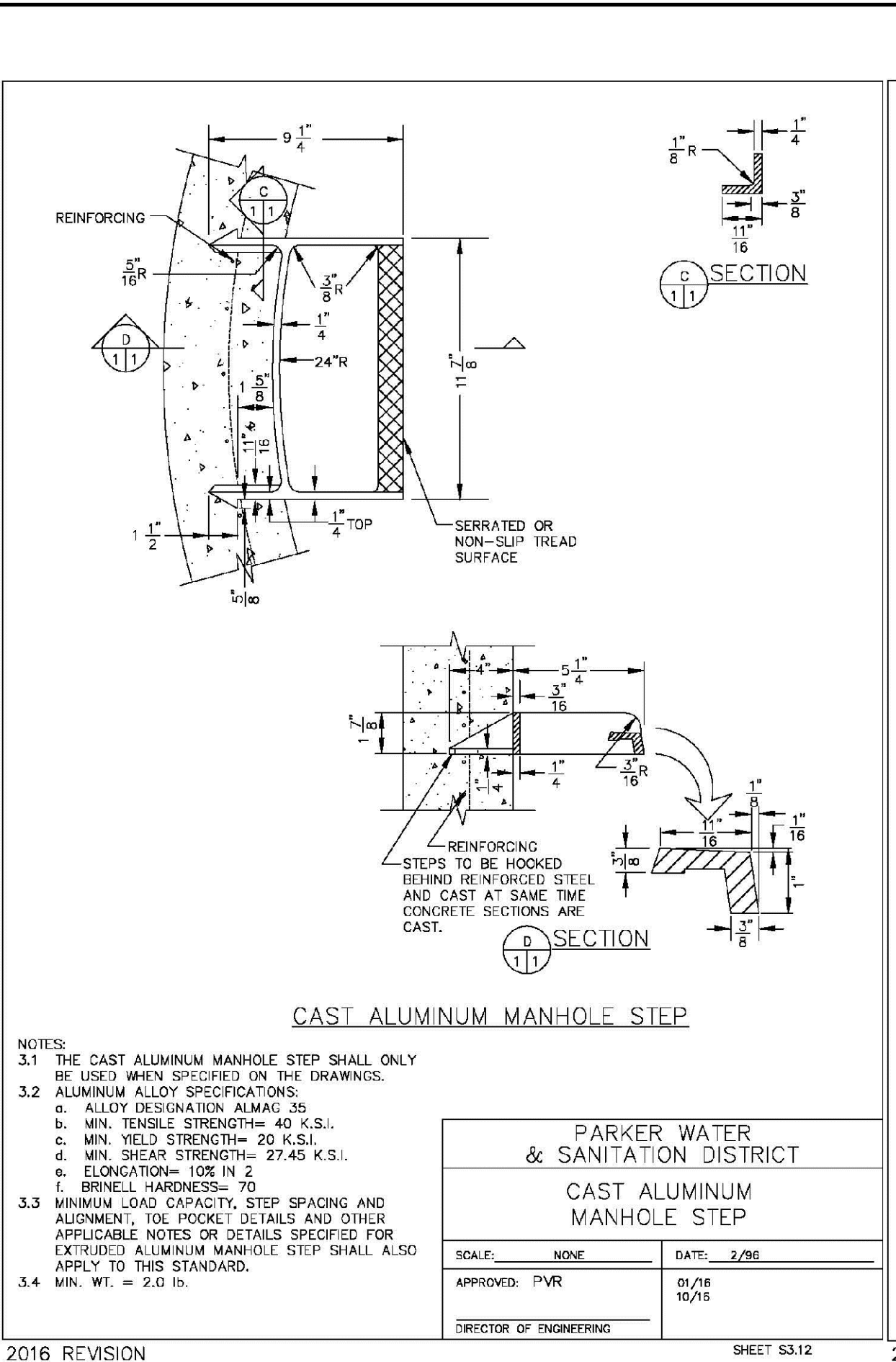
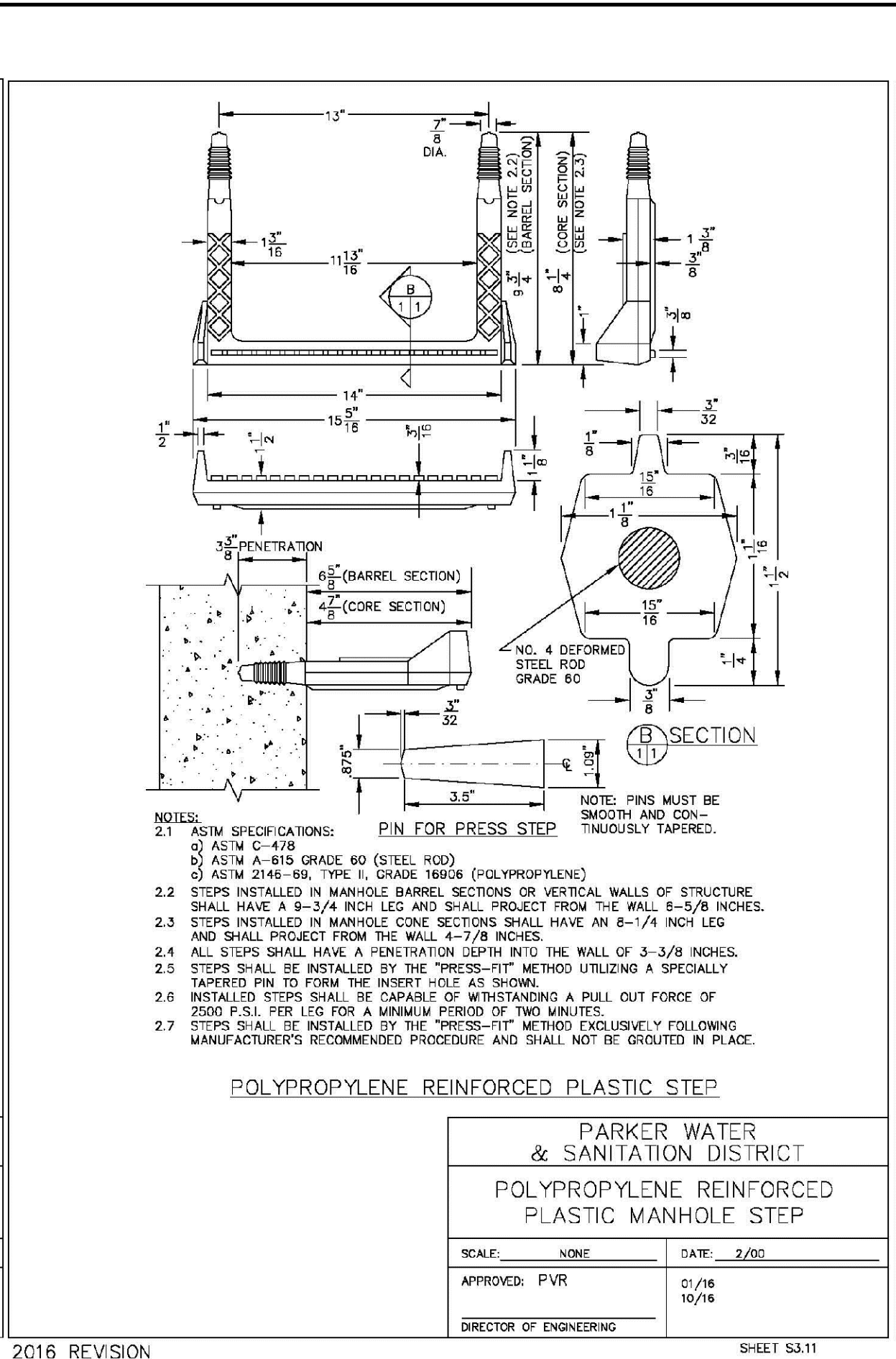
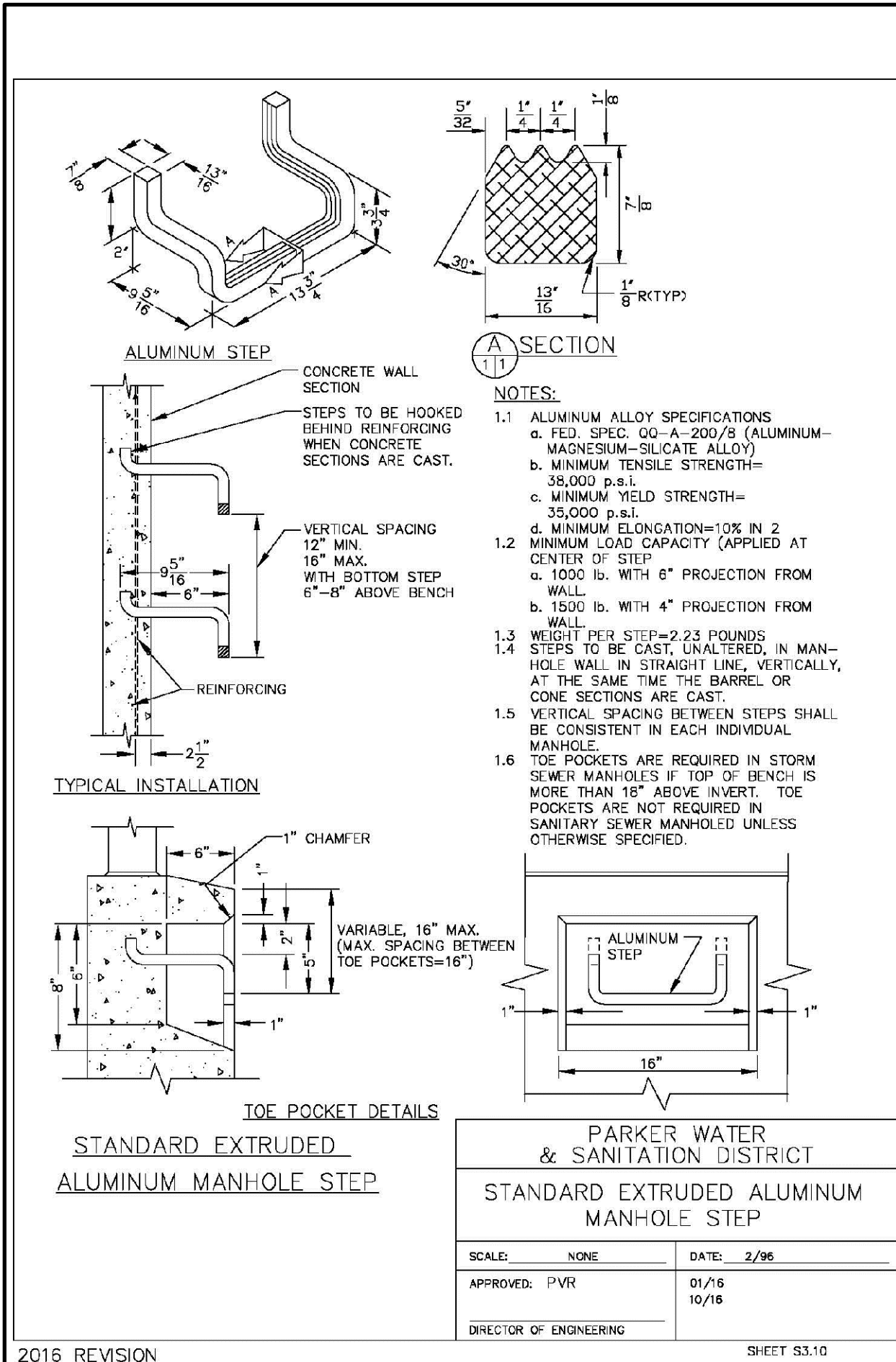
TRAILS AT CROWFOOT
FILING 1B CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
DRAWN BY: RRR
CHECKED BY: BPW
DATE: MAY 2020

FILE NO: 8130283701

SHEET NUMBER: 7

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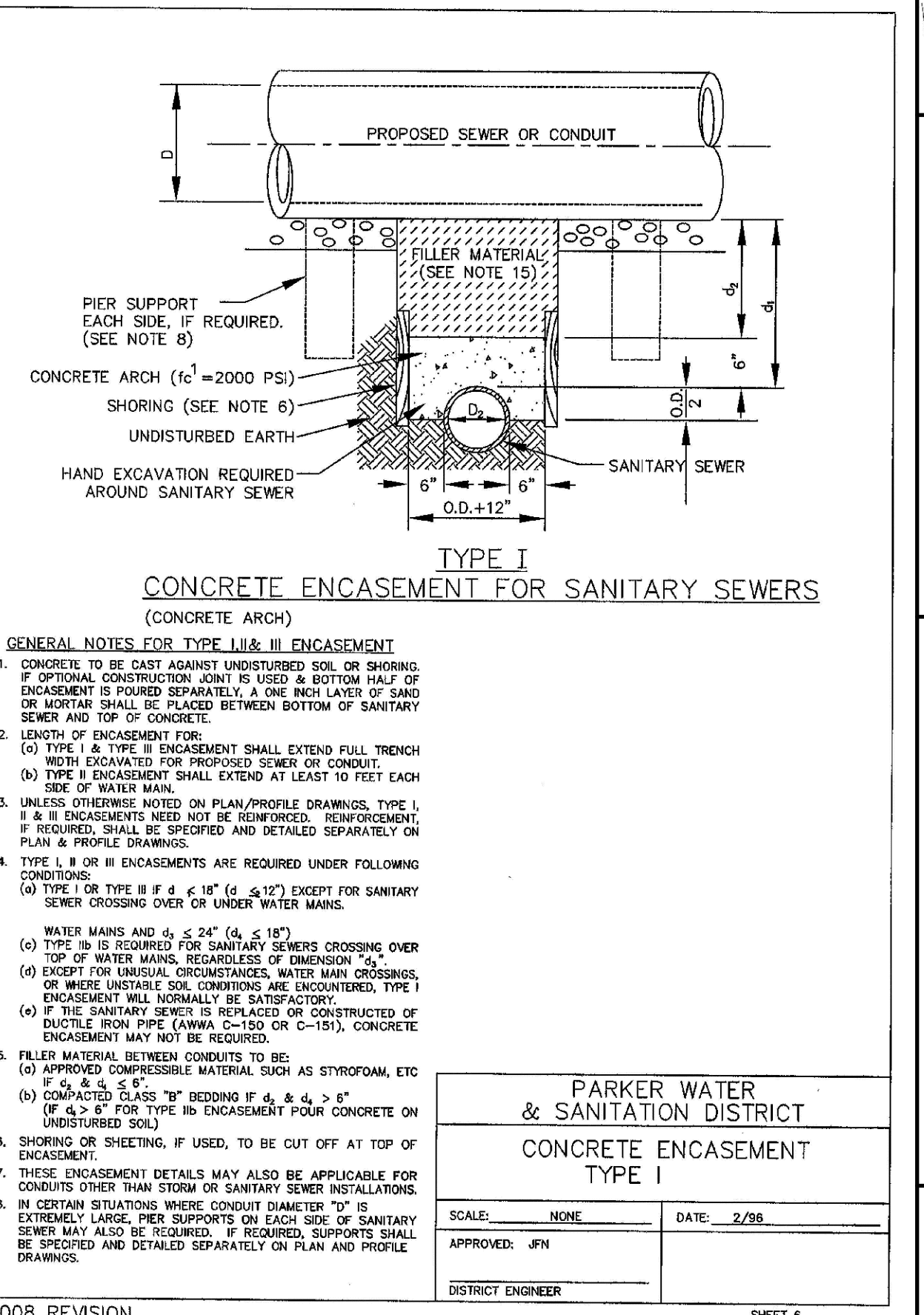
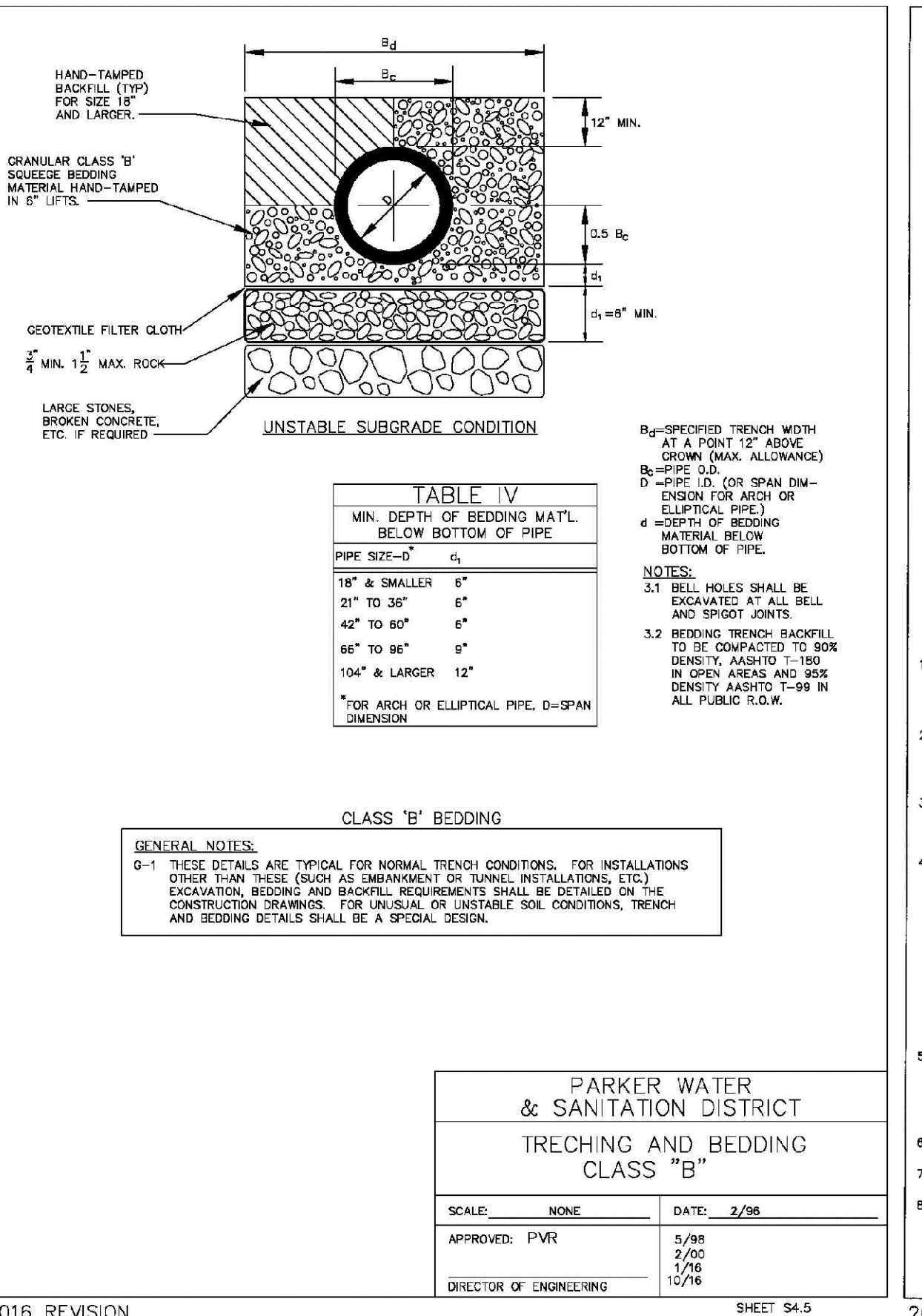
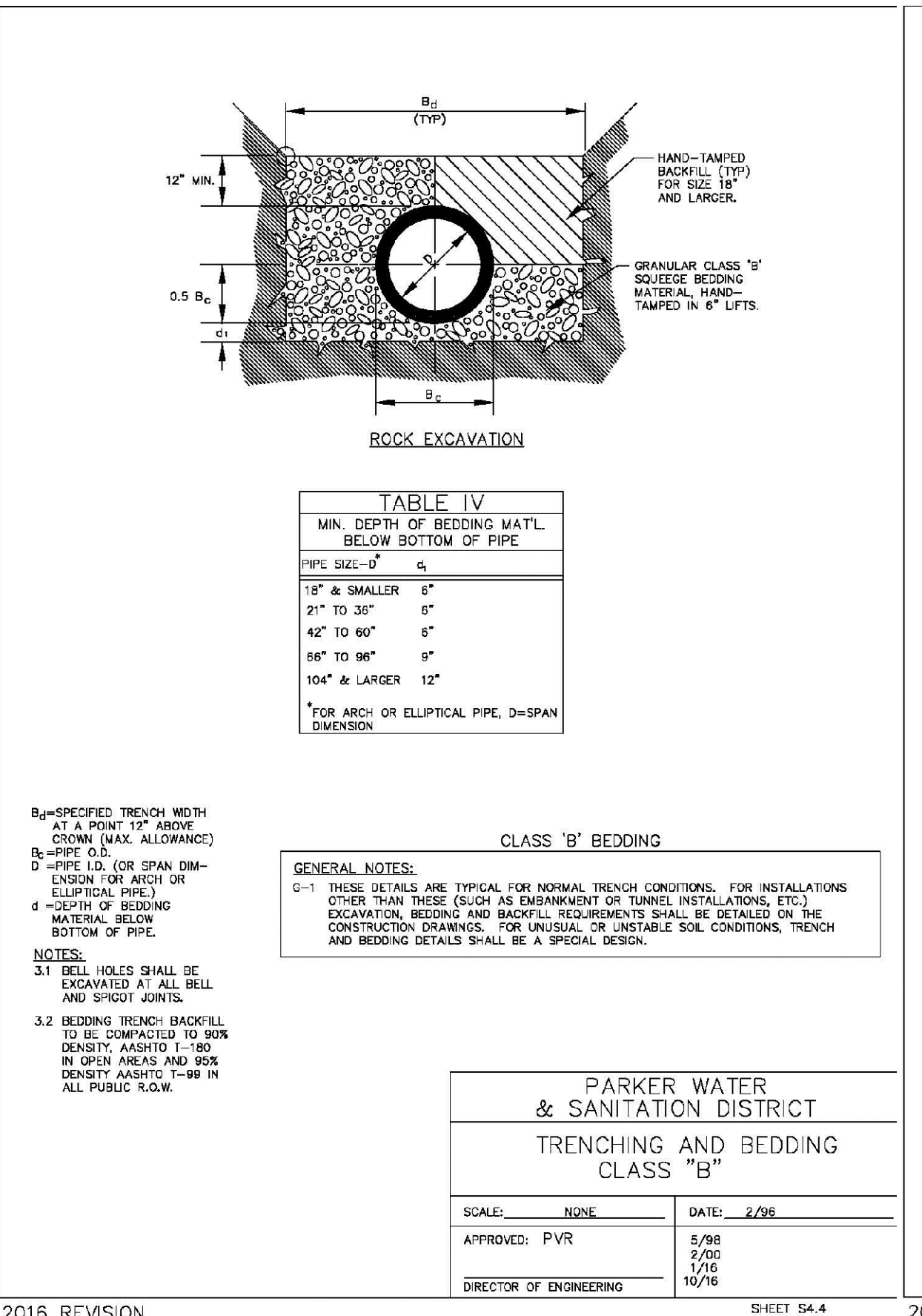
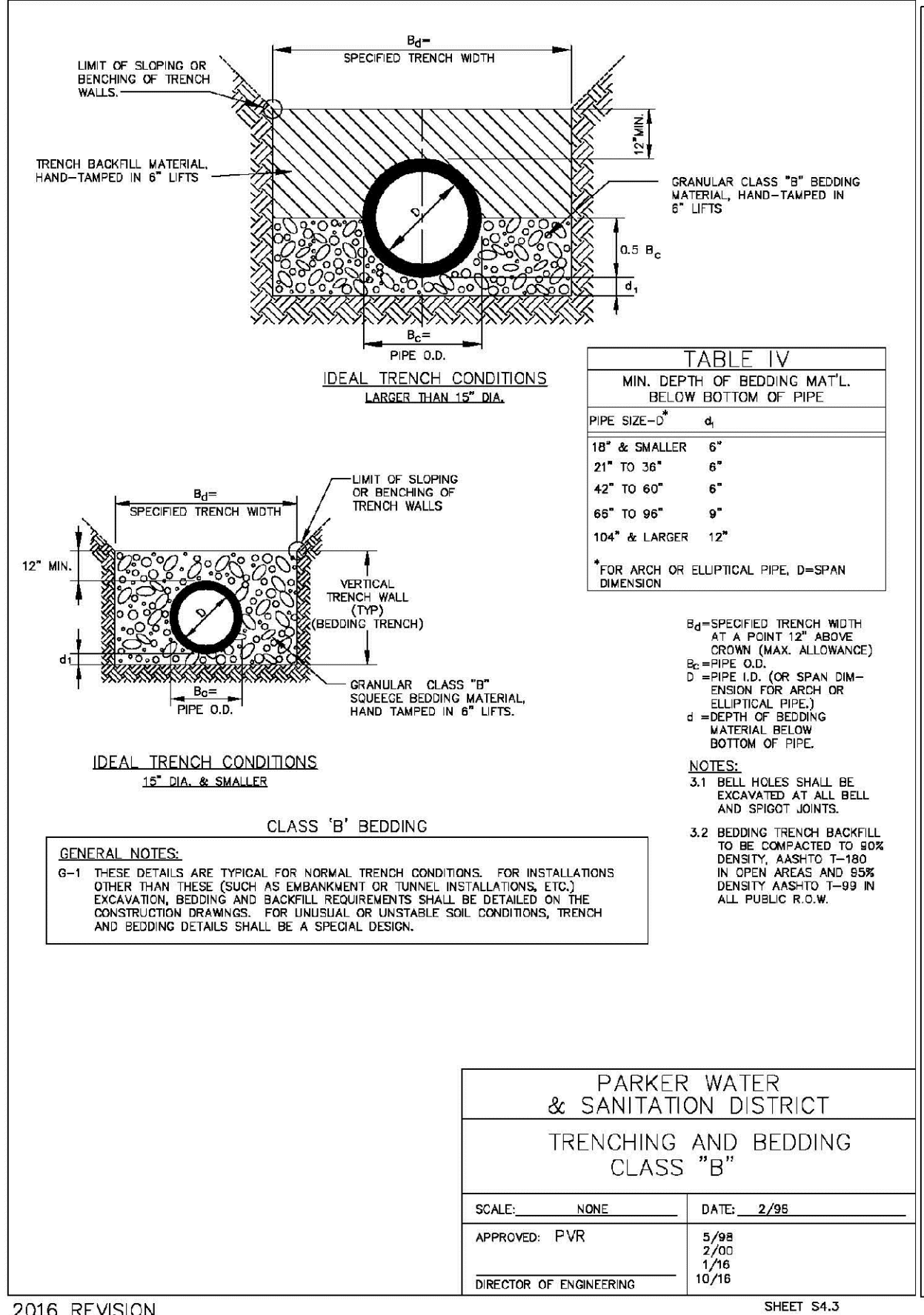
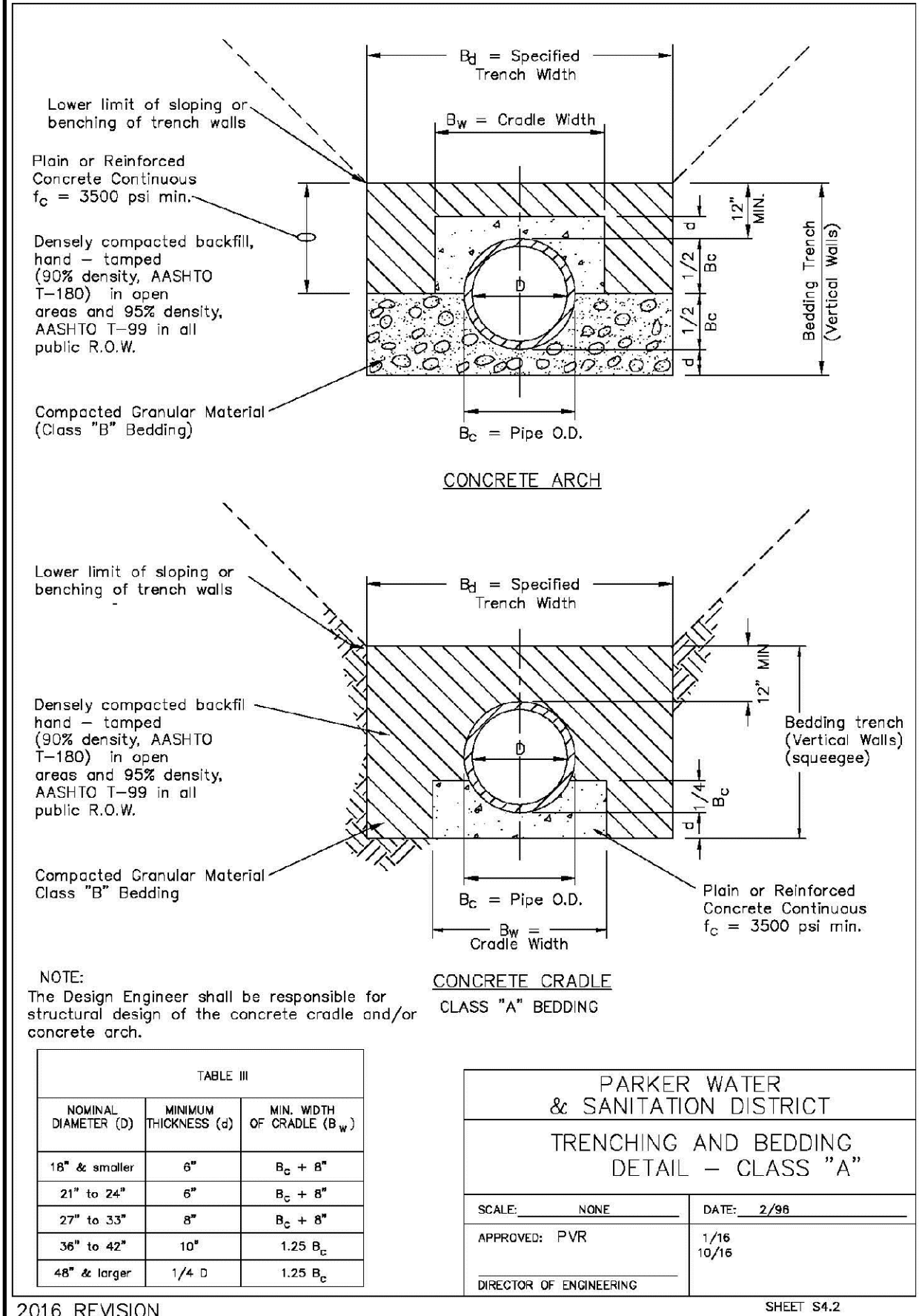
2015 REVISION

2016 REVISION

2016 REVISION

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2016 REVISION

2016 REVISION

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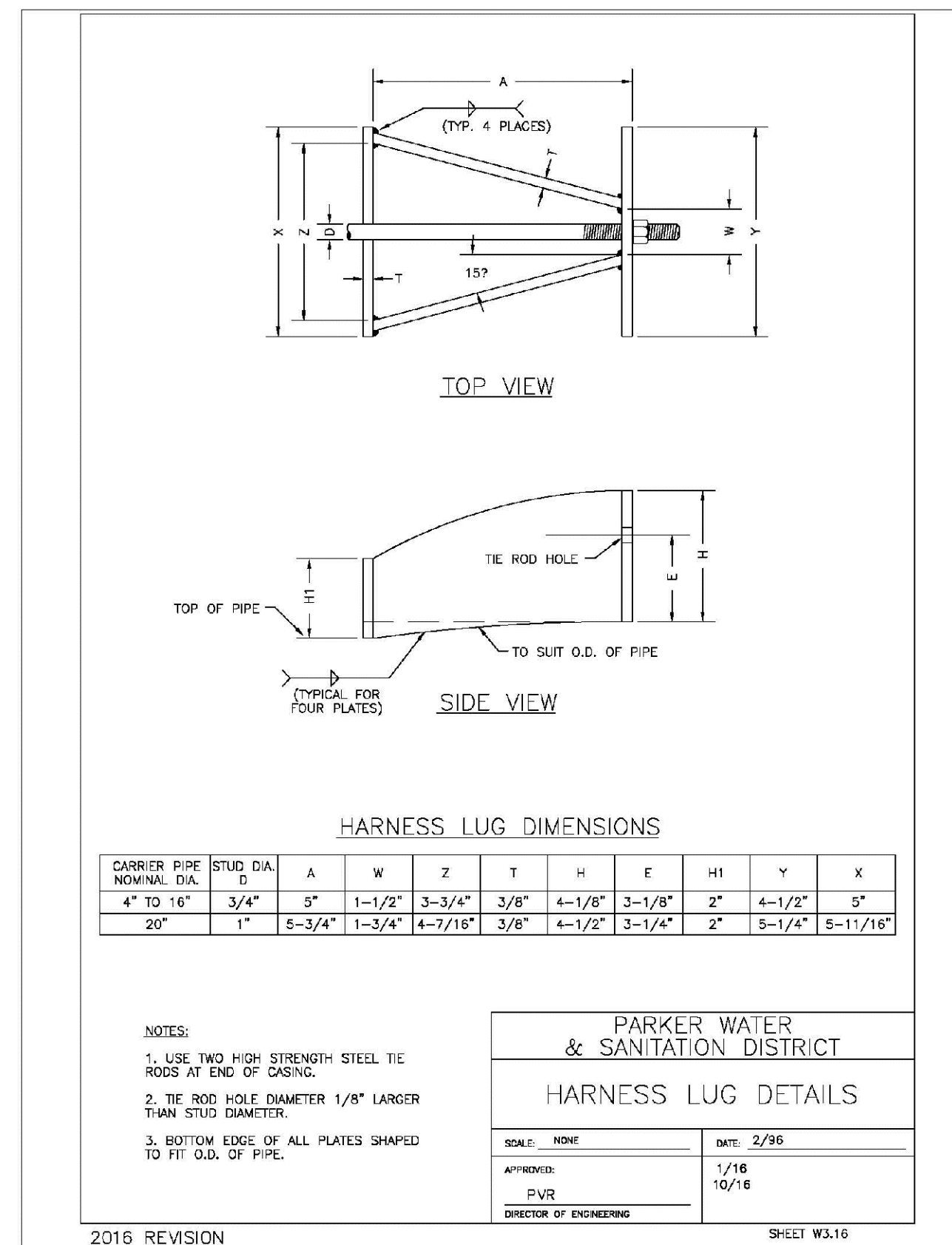
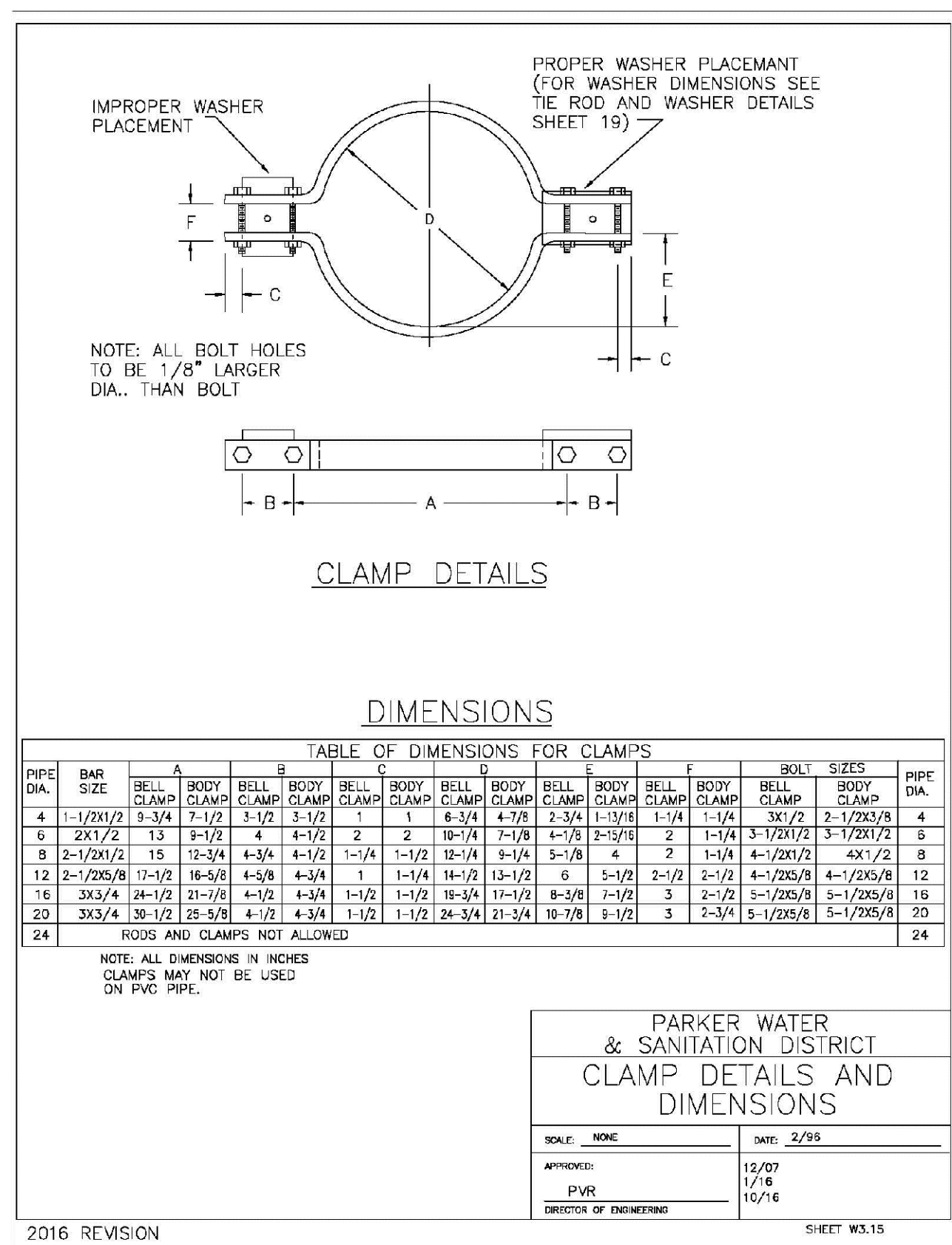
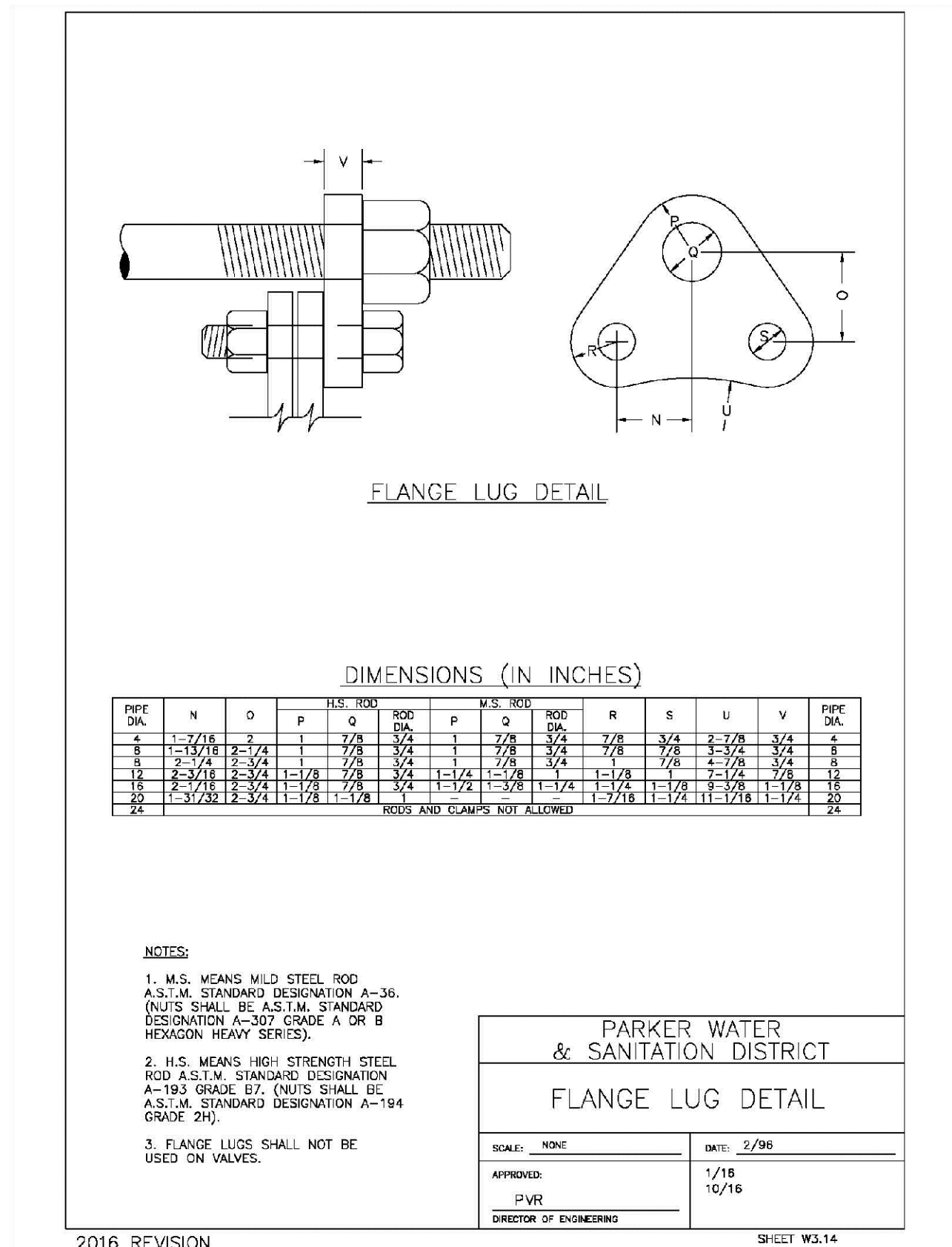
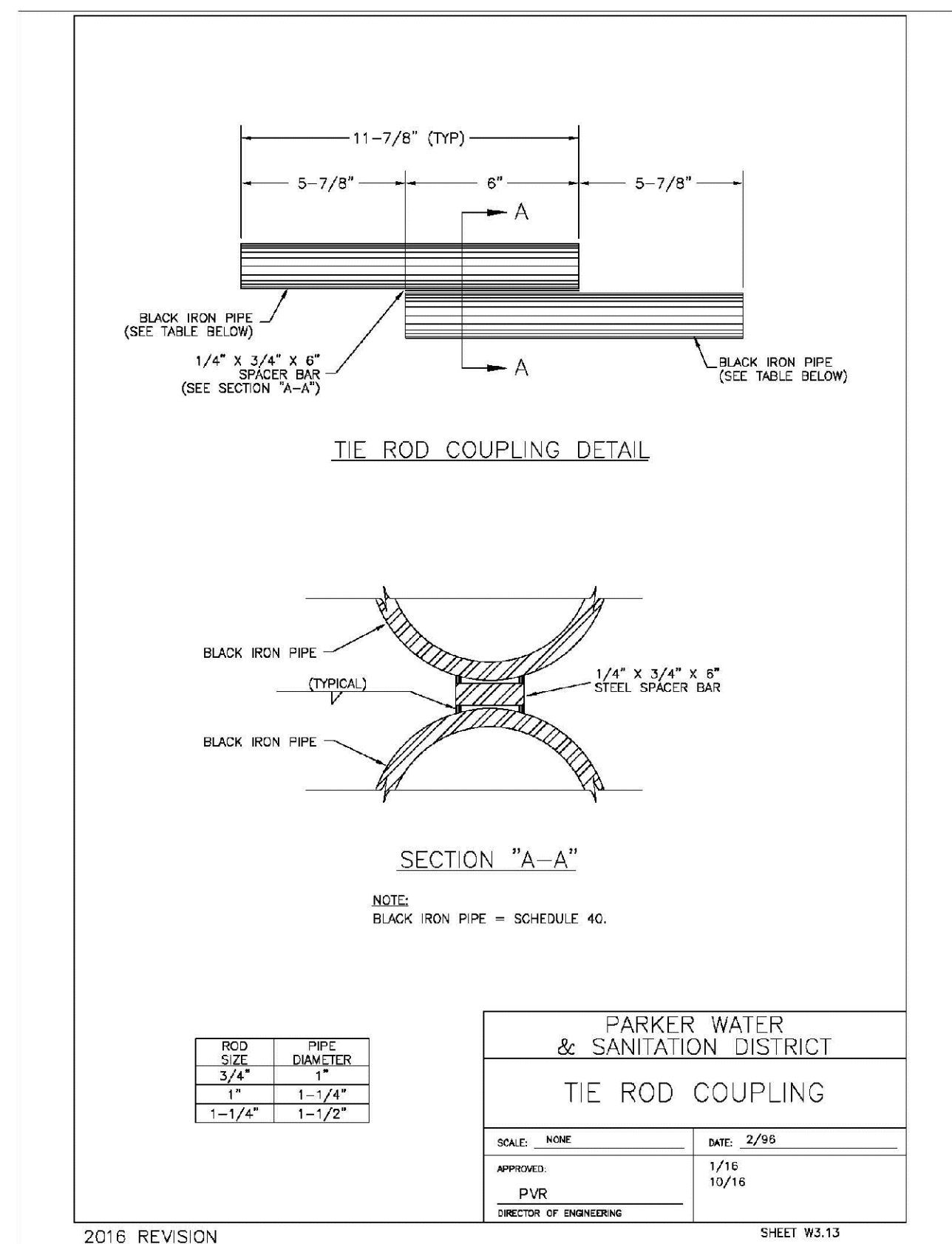
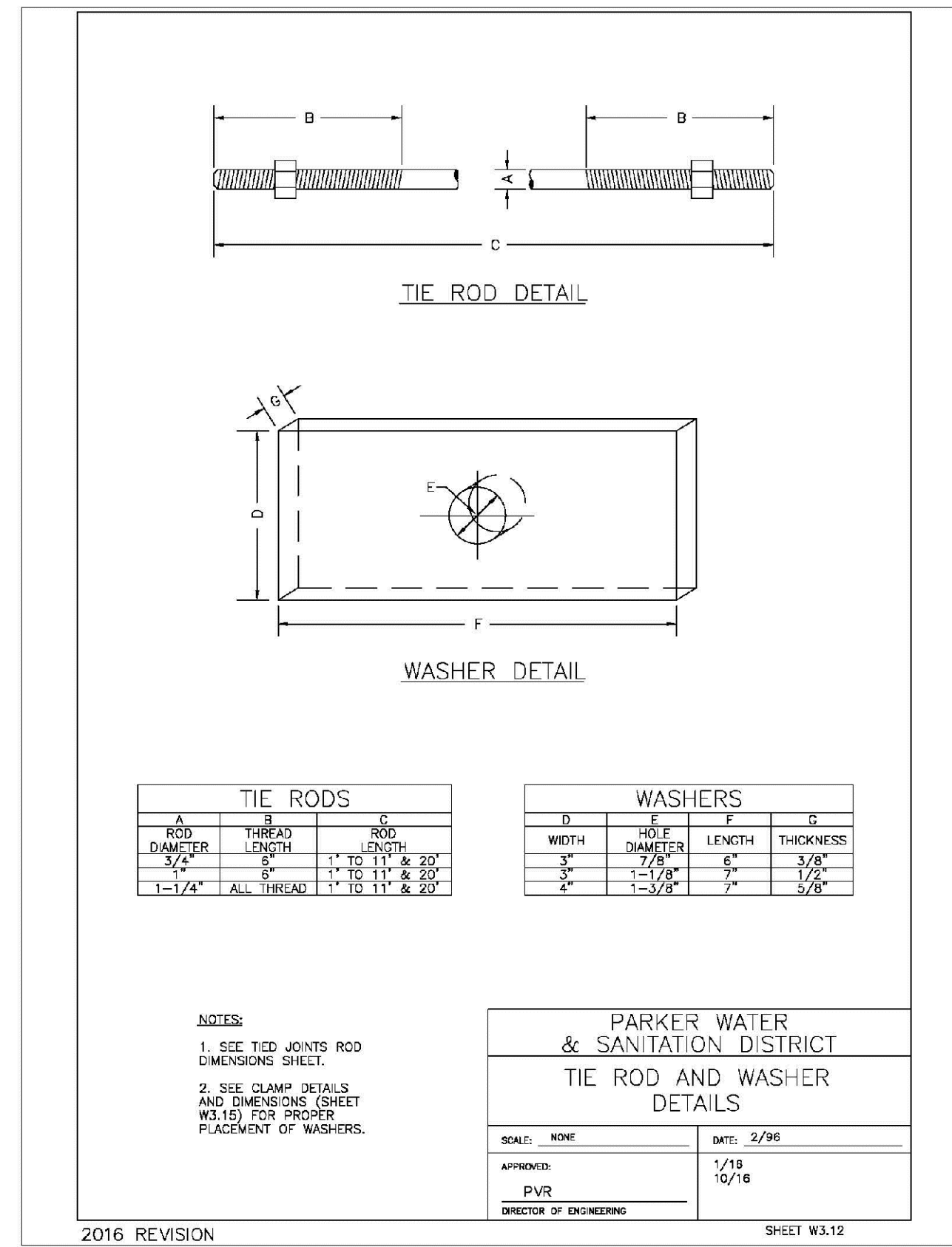
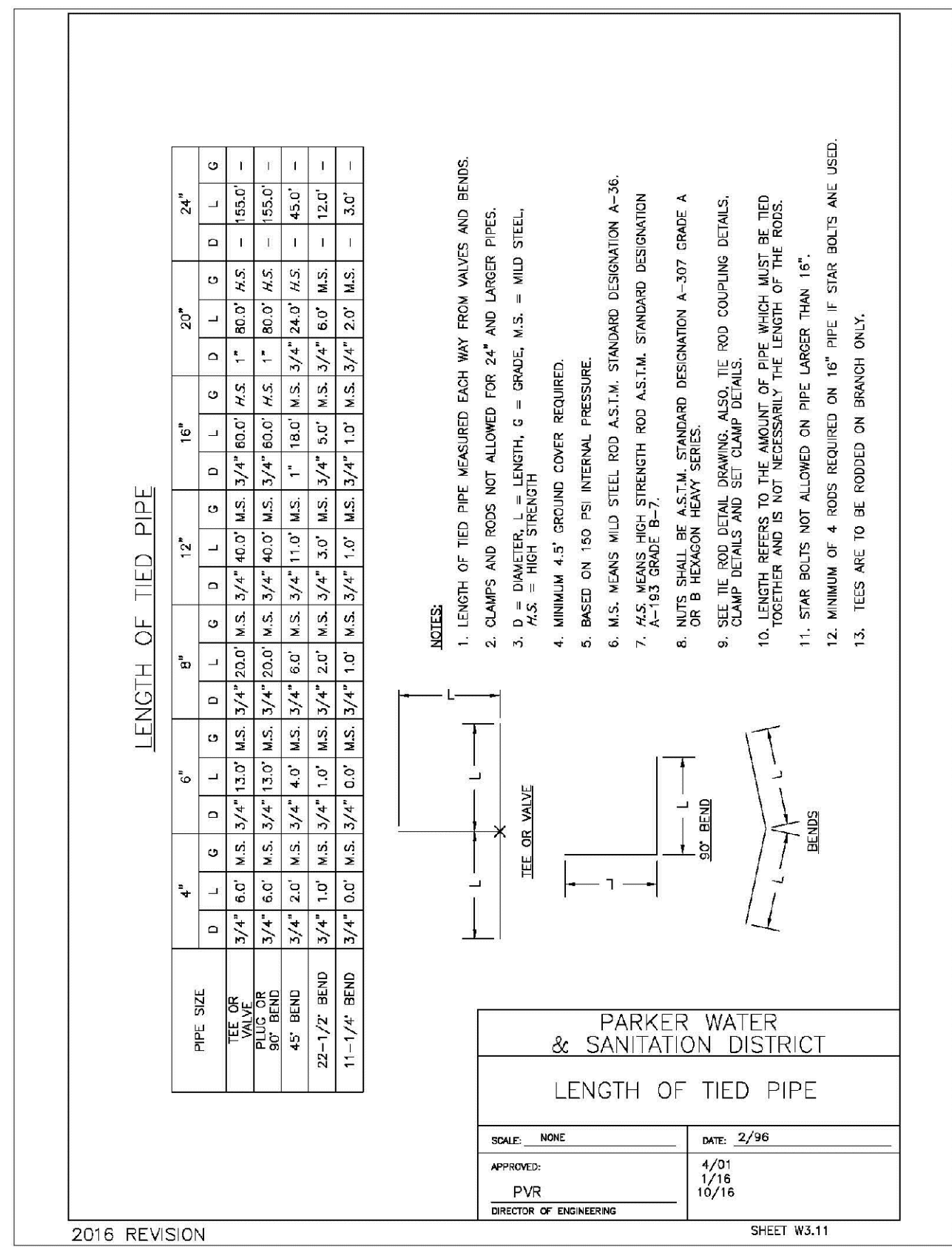
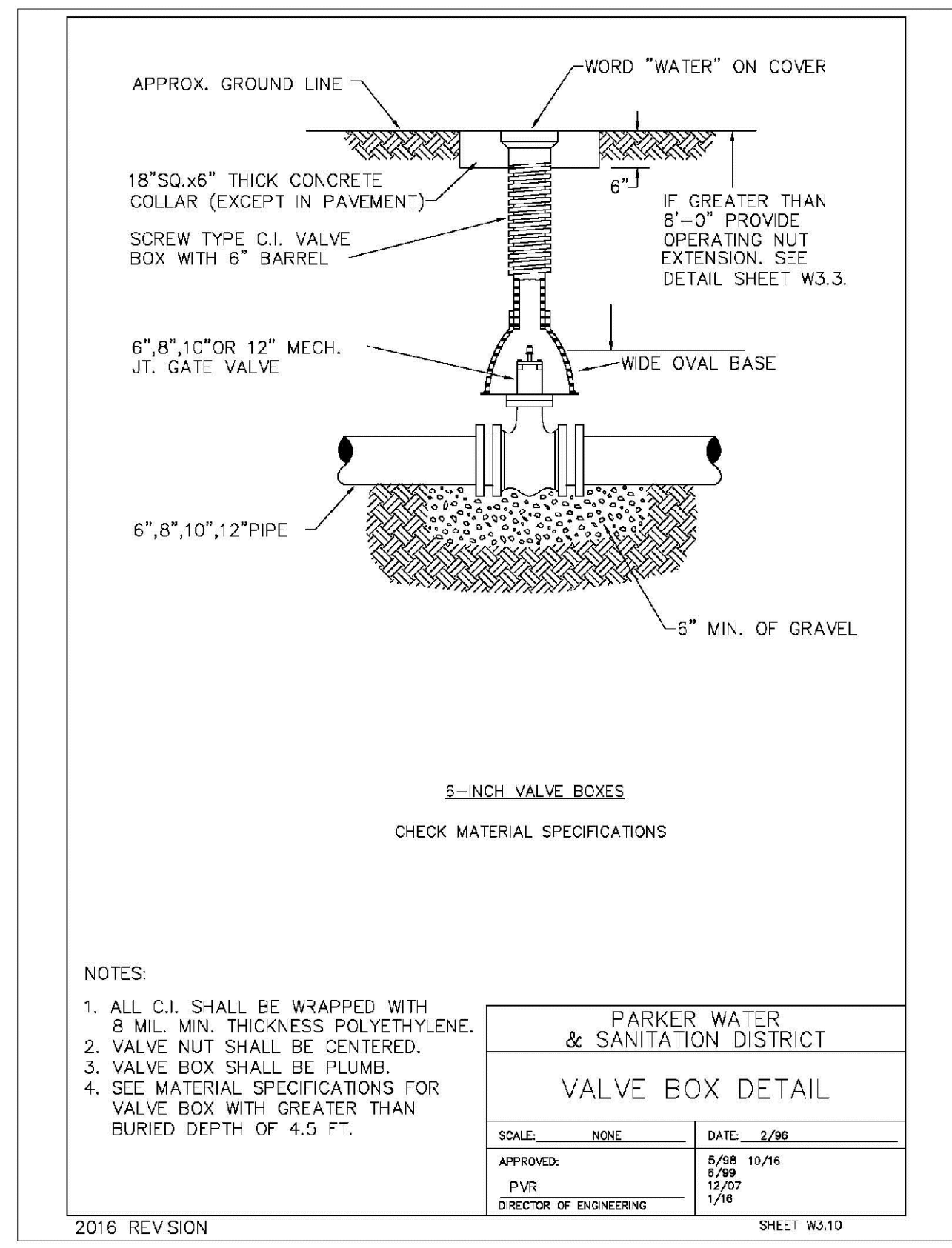
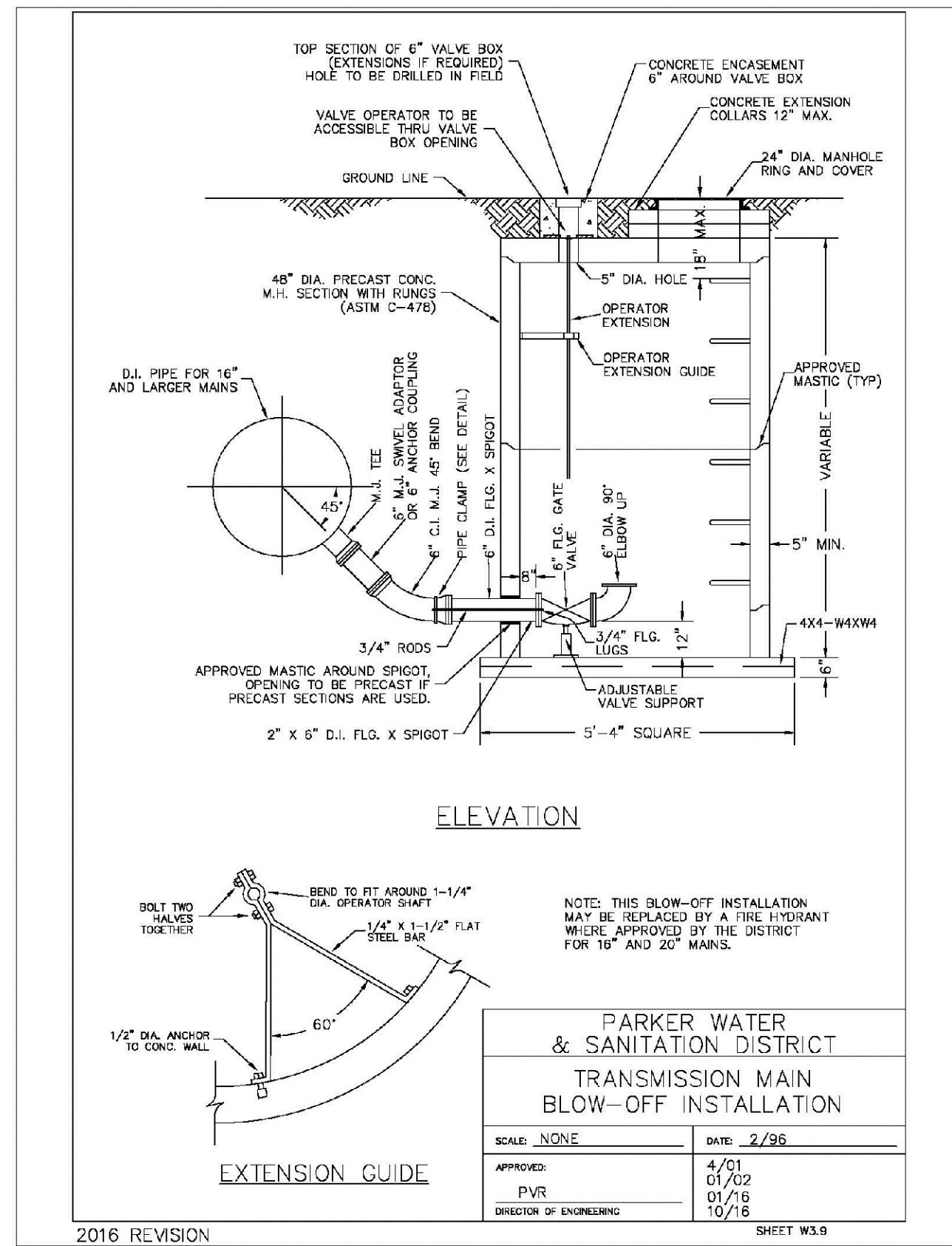
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TRAILS AT CROWFOOT
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SANITARY SEWER DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: BPW
DATE: MAY 2020

SHEET NUMBER: 9

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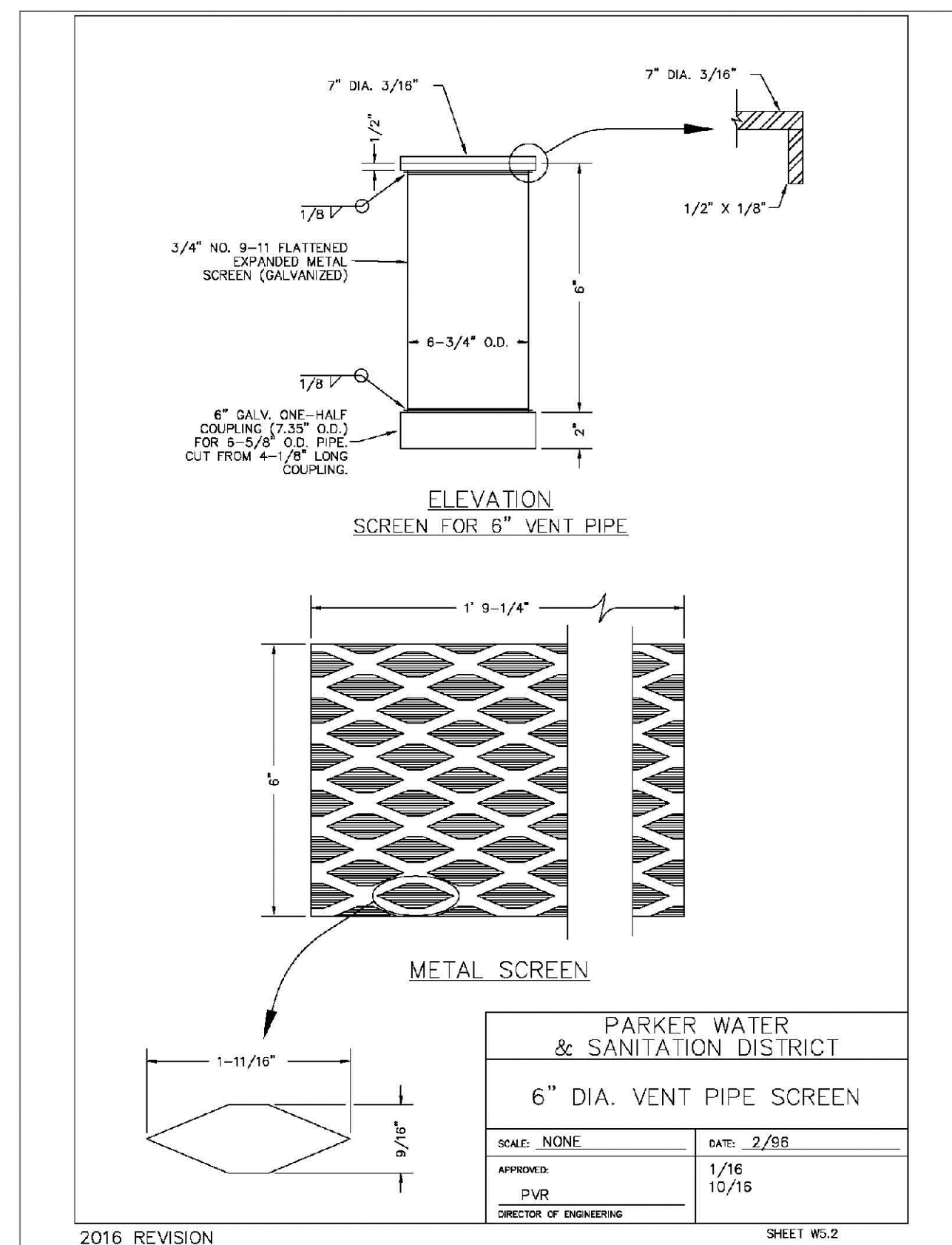
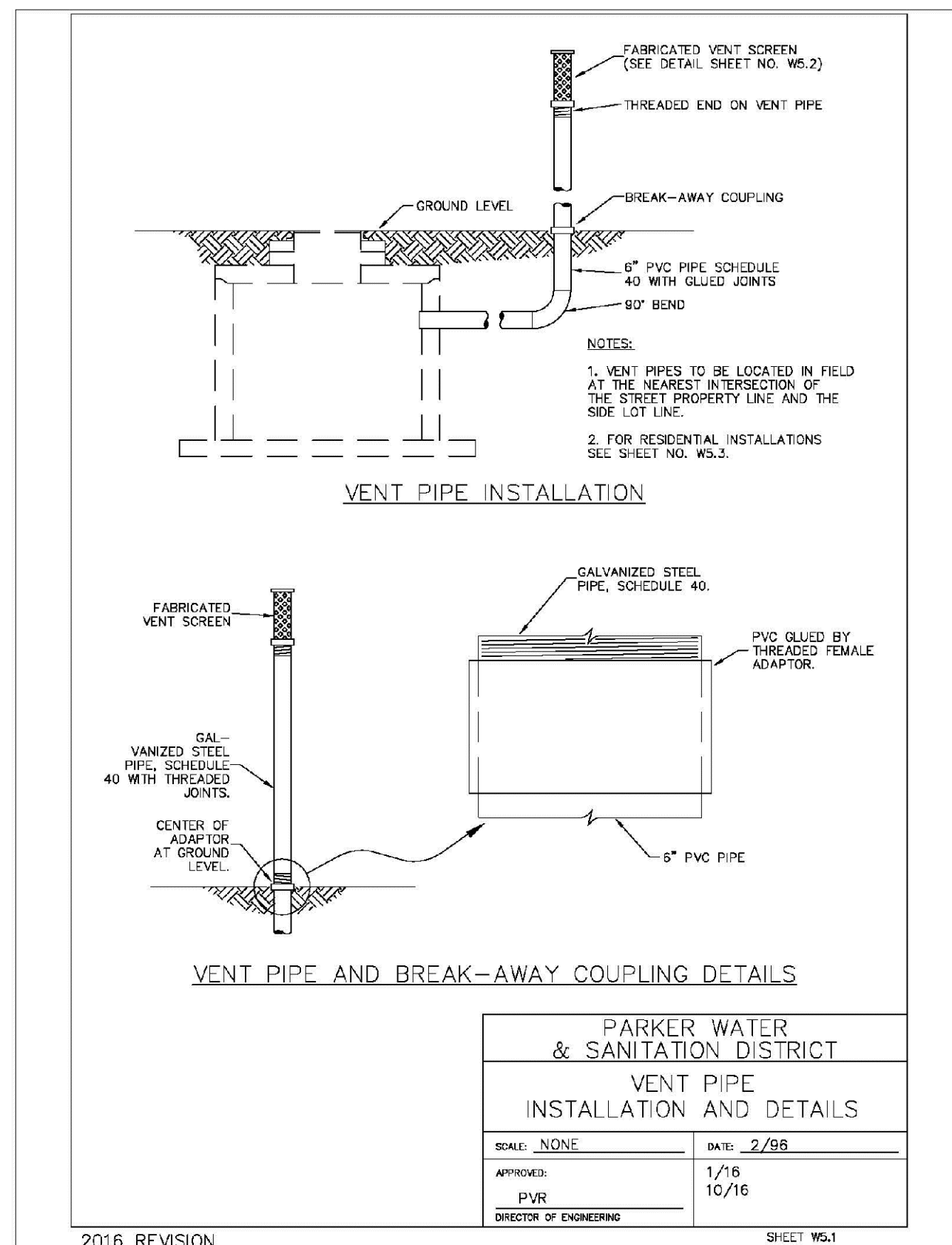
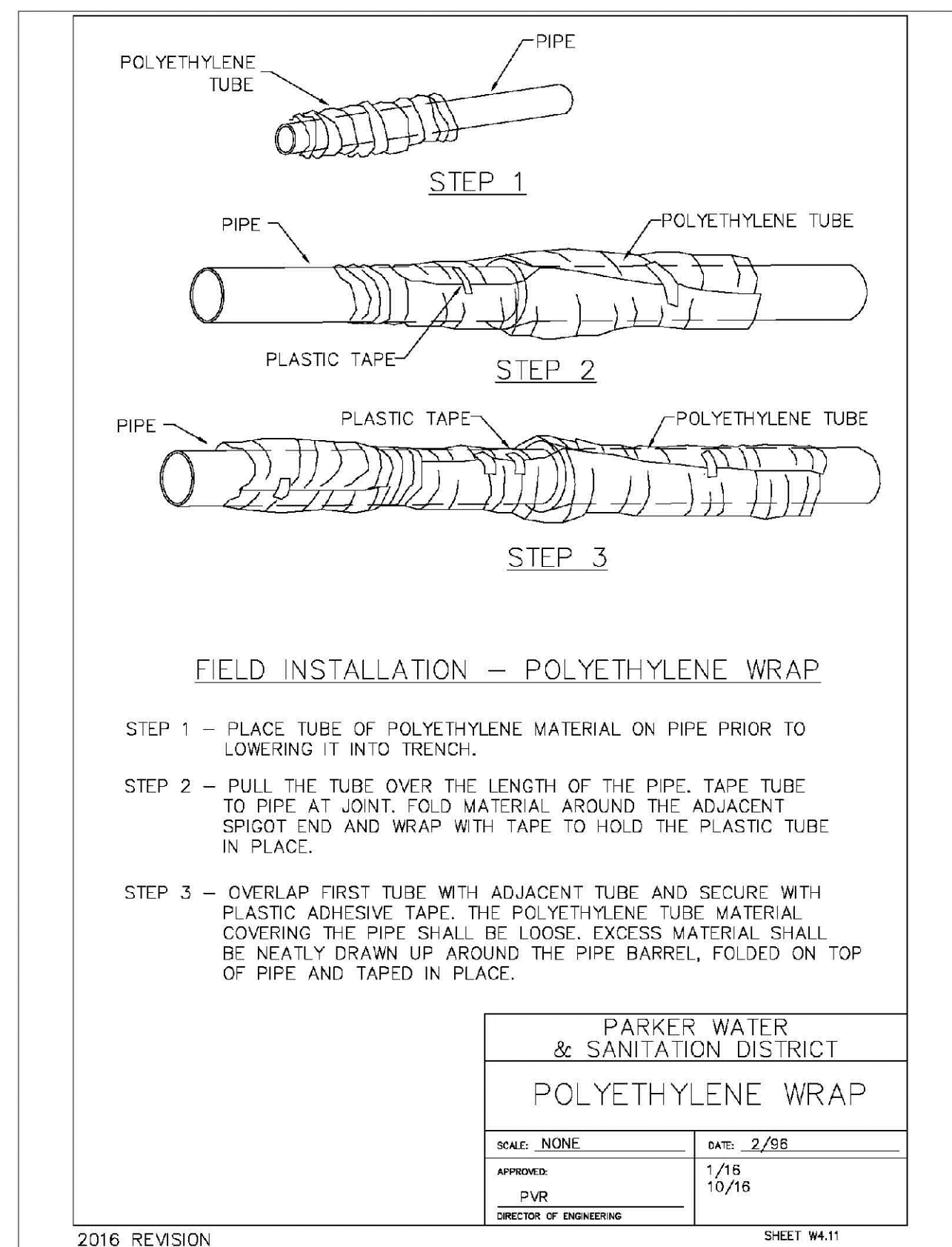
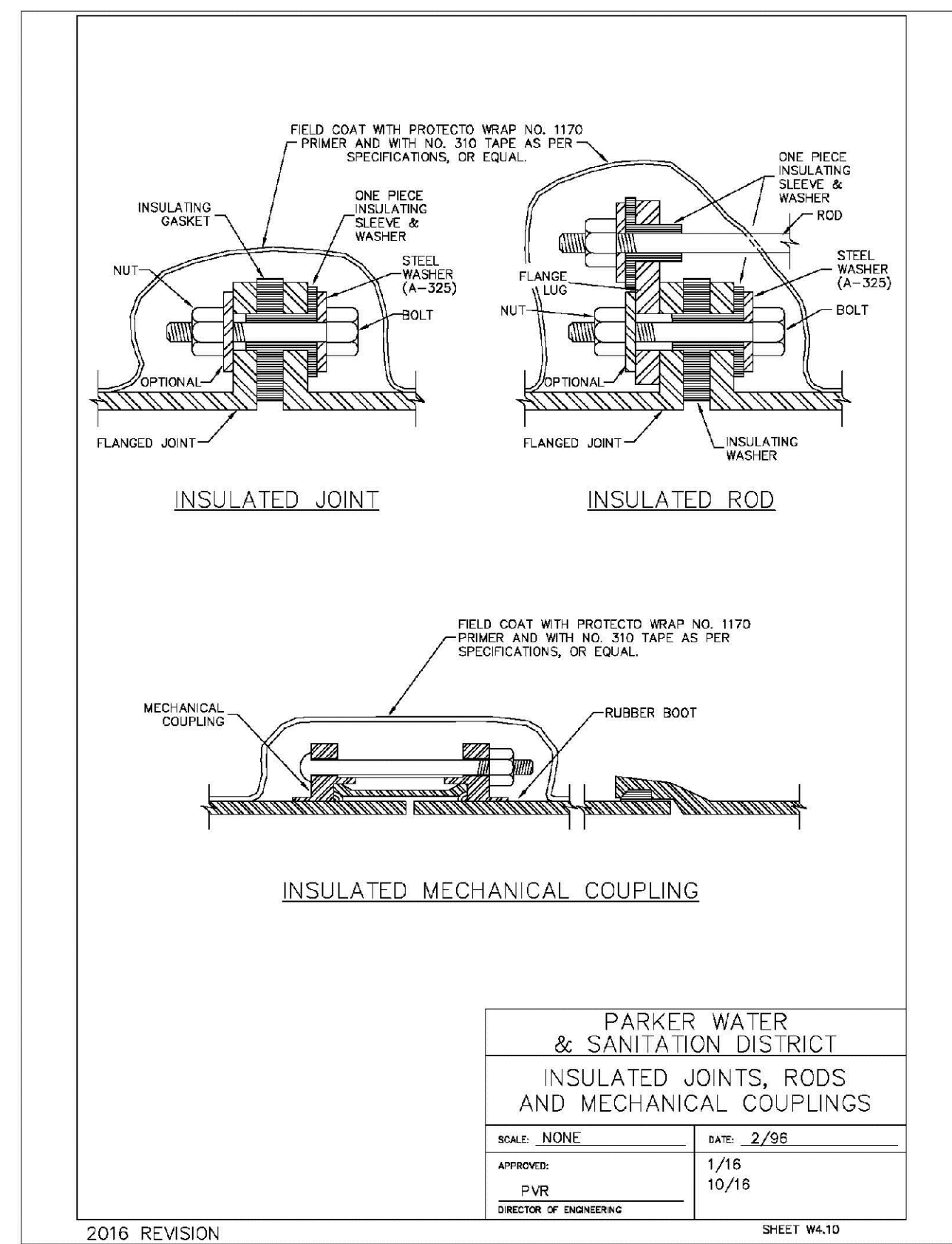
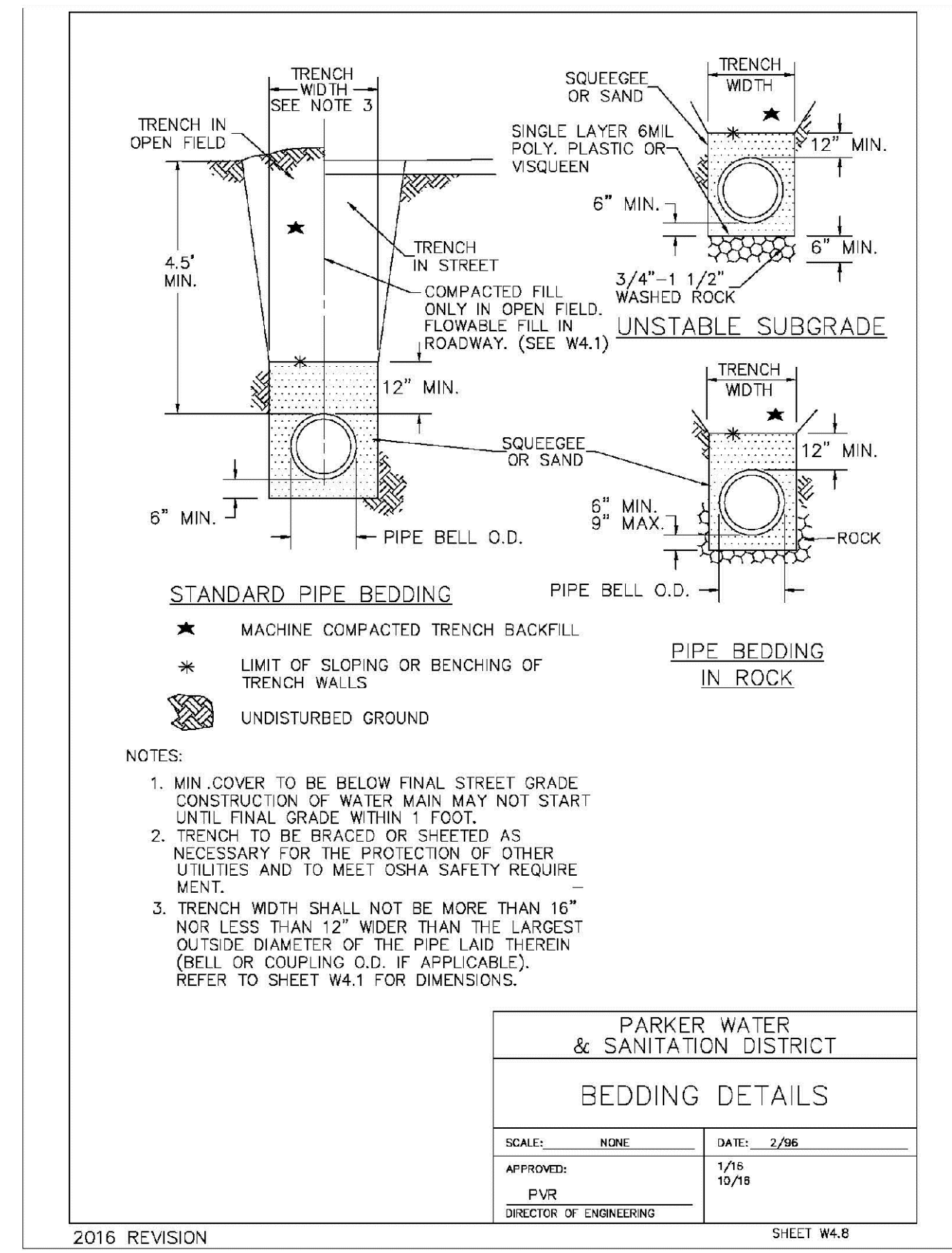
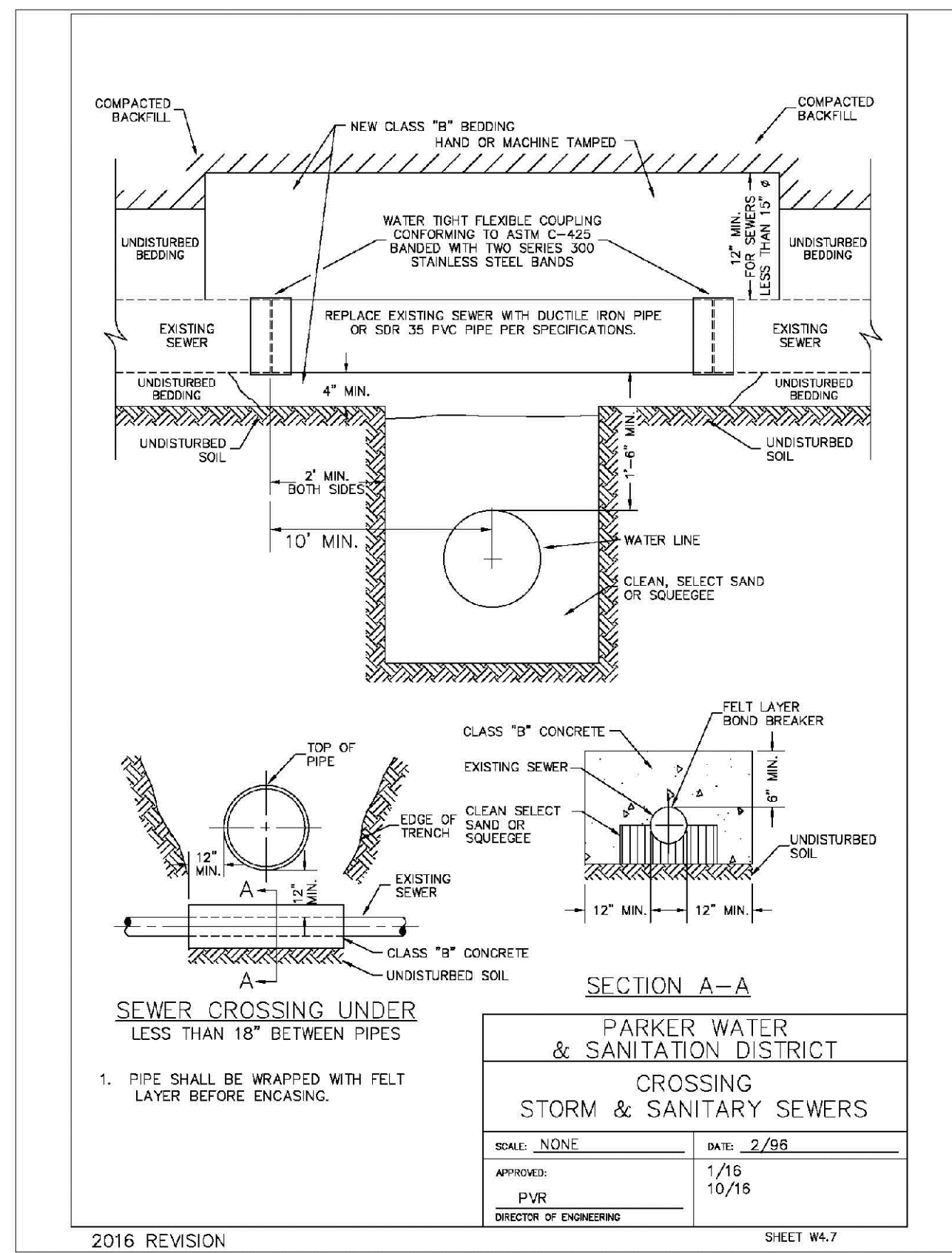
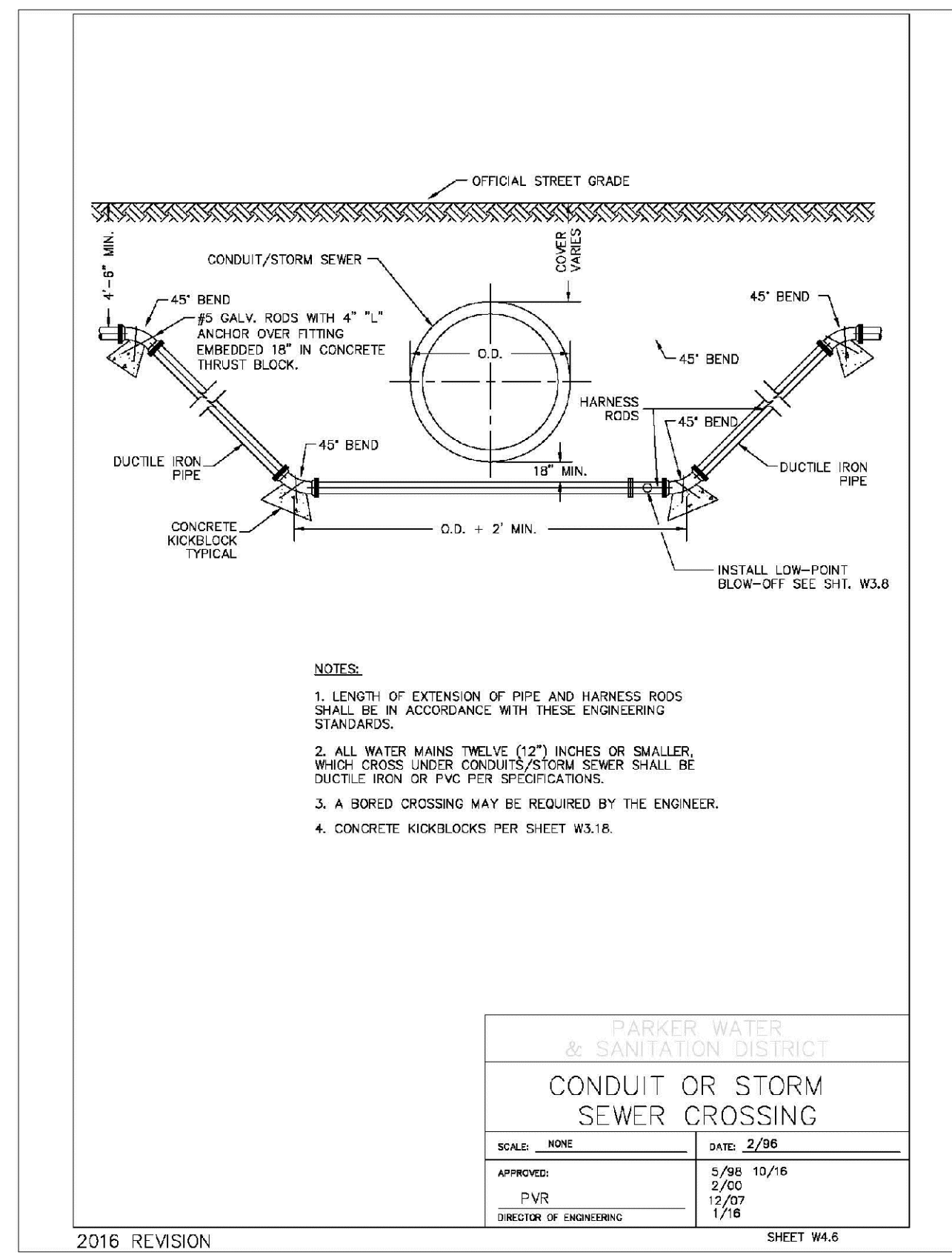
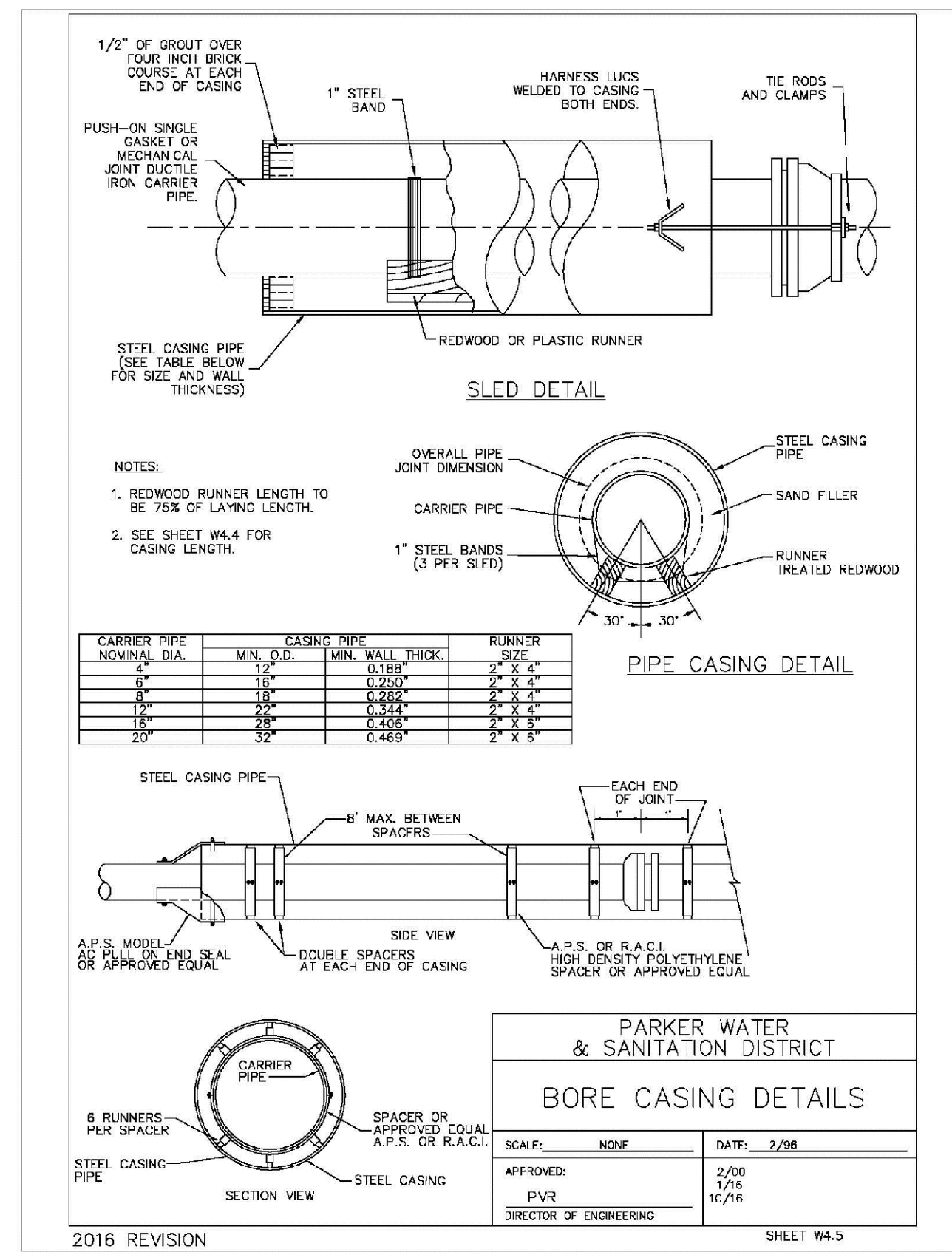
**TRAILS AT CROWFOOT
FILING 1B CONSTRUCTION DRAWINGS
WATER DETAILS**

SCALE: AS SHOWN
FILE NO: 8130283701

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DATE: MAY 2020

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SHEET NUMBER: 13



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				PROJECT: TRAILS AT CROWFOOT FILING 1B CONSTRUCTION DRAWINGS WATER DETAILS	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				
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