

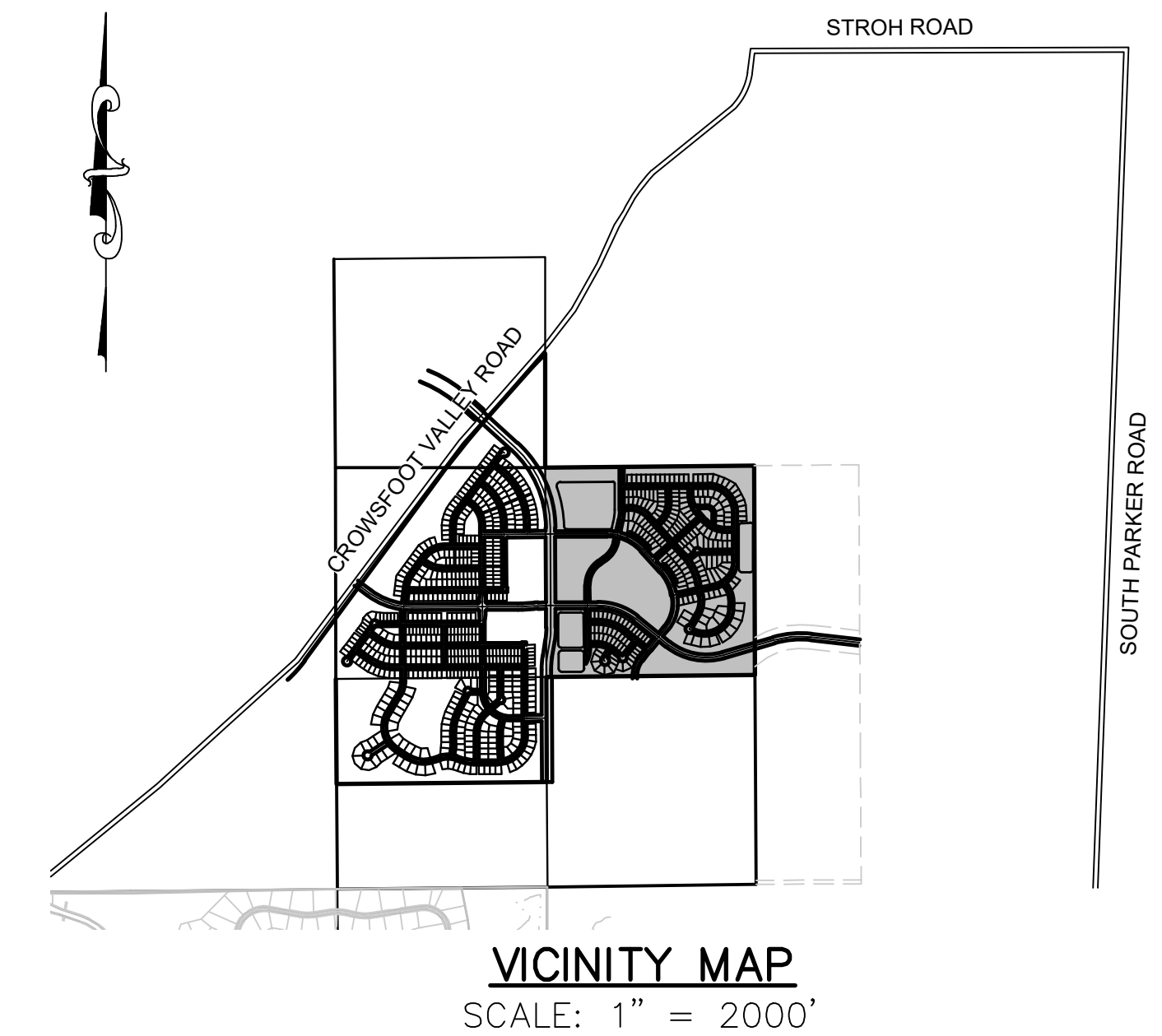
TRAILS AT CROWFOOT FILING 9

PARKER WATER AND SANITATION CONSTRUCTION PLANS

SECTIONS 4, 8, AND 9 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

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24	WATER DETAILS
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MATERIAL LIST		
DESCRIPTION	QUANTITY	UNIT
8" SEWER (PVC)	1,142	L.F.
12" SEWER (PVC)	0	L.F.
4' DIA. MANHOLE	9	EA.
5' DIA. MANHOLE	0	EA.
STANDARD CLEANOUT	0	EA.
DROP MANHOLE	0	EA.
INTERMEDIATE PLATFORM	0	EA.
4" SEWER SERVICE	0	EA.
CONNECTION TO EXISTING MAIN	1	EA.
6" WATERPIPE (DIP)	132	L.F.
8" WATERPIPE (PVC)	3,261	L.F.
12" WATERPIPE (PVC)	0	L.F.
6" GATE VALVE	6	EA.
8" GATE VALVE	22	EA.
12" GATE VALVE	0	EA.
16" BUTTERFLY VALVE	0	EA.
8" MISC. FITTINGS	12	EA.
12" MISC. FITTINGS	0	EA.
AIR / VACUUM VALVE	1	EA.
8" CAP WITH BLOW OFF	11	EA.
2" BLOW OFF VALVE (8" LINE-LOW POINT)	1	EA.
FIRE HYDRANTS WITH 6" LEAD	6	EA.
IRRIGATION SERVICE W/ METER(2")	1	EA.
DOMESTIC WATER SERVICE W/ METER	0	EA.
20" STEEL CASING	0	L.F.
CONNECTION TO EXISTING MAIN	5	EA.



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.

[Signature] 11/17/2020
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

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.

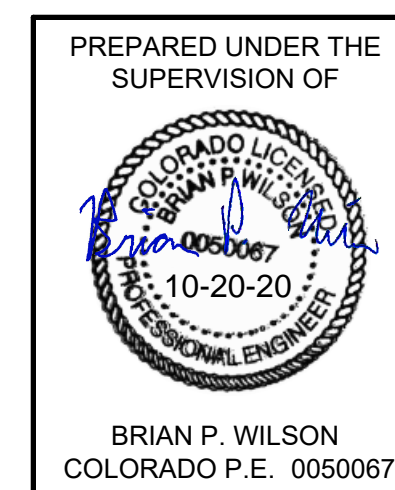
BY: _____
(DISTRICT REPRESENTATIVE)

DATE SIGNED: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE SIGNED: _____



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.

DEVELOPER

HR 935 LLC
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



10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 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 9 CONSTRUCTION DRAWINGS COVER SHEET					
SCALE: AS SHOWN		FILE NO: 8130283701			
DRAWN BY: KJD	CHECKED BY: JJJ	DATE: OCTOBER 2019			
SHEET NUMBER 1					

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GENERAL NOTES:

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 OTHER APPROVING AGENCIES 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.

WATER MAIN NOTES:

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 PWS 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 PWS 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 WHEN PIPE LAYING IS STOPPED 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 DETERMINED THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
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.

SANITARY SEWER NOTES:

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 ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
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.

DISTRICT ACCEPTANCE NOTES:


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 THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER 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.


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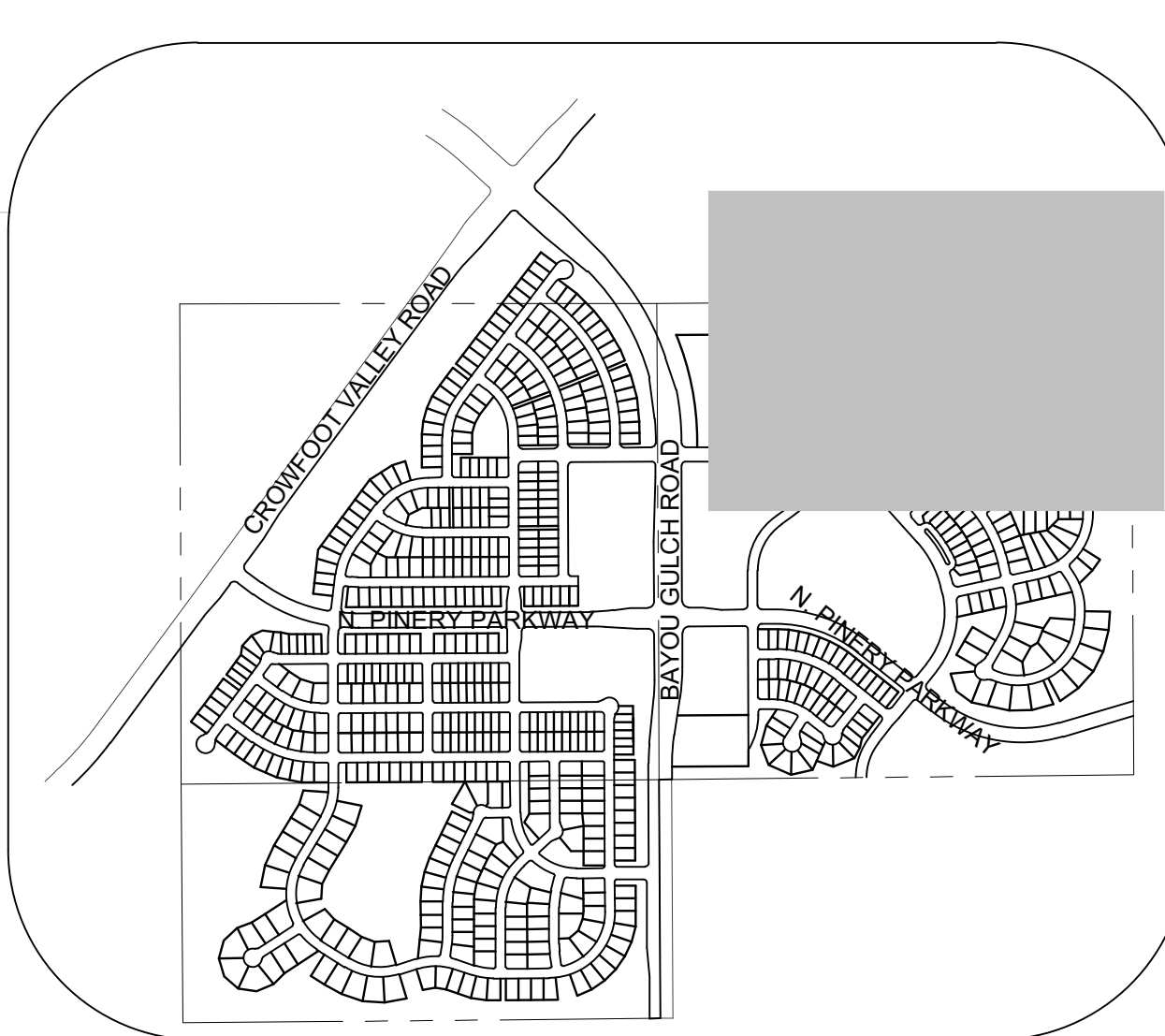
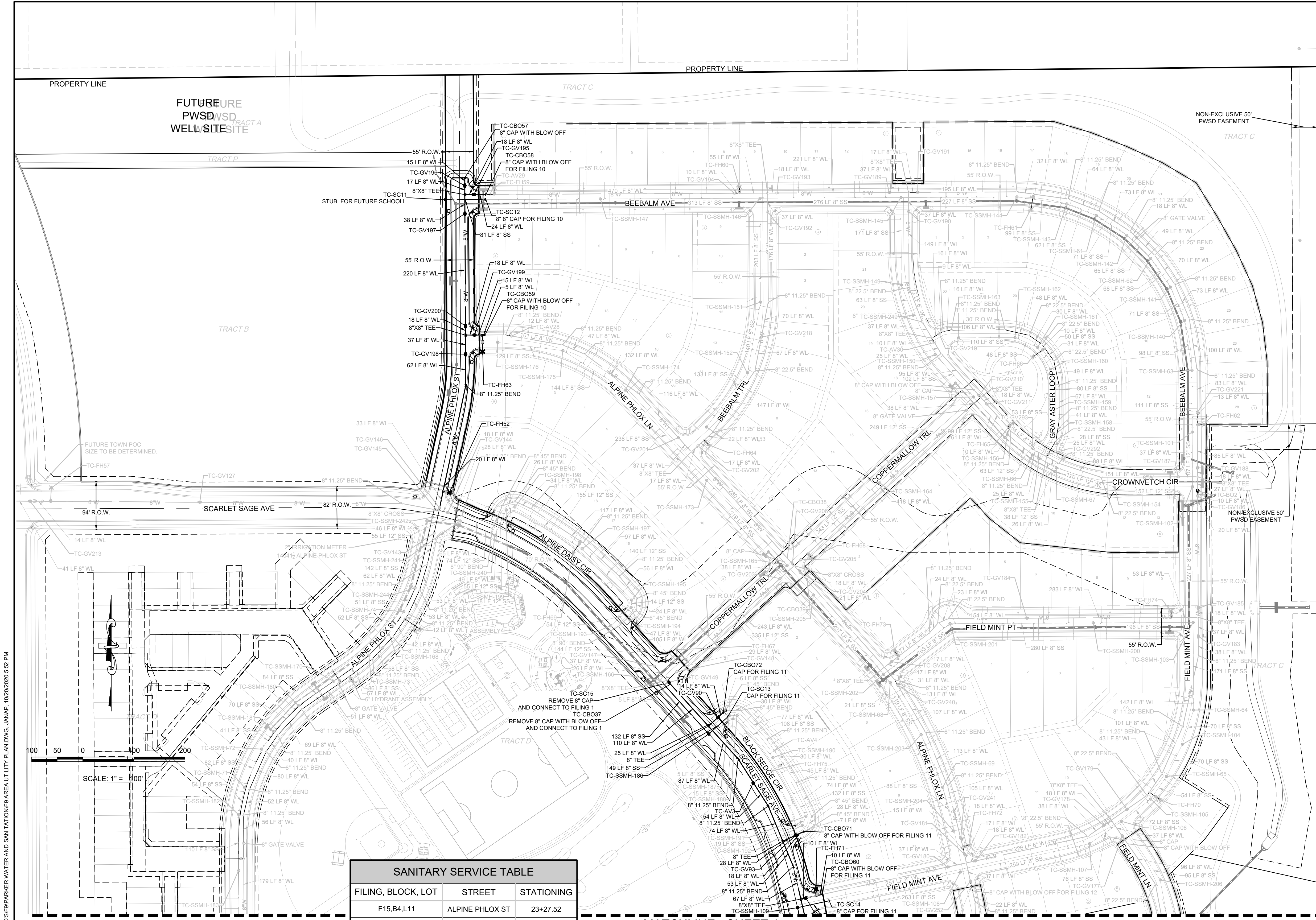
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC
1-800-922-1987

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.

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJJ	DATE: OCTOBER 2019	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS PARKER WATER AND SANITATION NOTES			
HR 95 LLC 7353 South Alton Way CENTENNIAL, CO 80112				10335 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546			
				No.	Revisions	Date	Appr.
2							



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
Ⓜ	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
Ⓜ	PROPOSED SIDEWALK	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	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 POWER
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

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
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCPC	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

FILING, BLOCK, LOT	STREET	STATIONING
F15,B4,L11	ALPINE PHLOX ST	23+27.52
F15,B4,L12	ALPINE PHLOX ST	23+07.47
F15,B4,L27	ALPINE PHLOX ST	17+01.98
F15,B4,L28	ALPINE PHLOX ST	16+81.98
F15,B5,L5	ALPINE PHLOX ST	21+19.08
F15,B5,L6	ALPINE PHLOX ST	20+85.51
F15,B5,L7	ALPINE PHLOX ST	20+48.98
F15,B5,L8	ALPINE PHLOX ST	20+29.54
F15,B5,L9	ALPINE PHLOX ST	20+07.80
F15,B5,L10	ALPINE PHLOX ST	19+78.33
F15,B5,L11	ALPINE PHLOX ST	19+36.08
F15,B5,L12	ALPINE PHLOX ST	19+25.95
F15,B5,L13	ALPINE PHLOX ST	18+84.61
F15,B5,L14	ALPINE PHLOX ST	18+72.36
F15,B5,L15	ALPINE PHLOX ST	18+39.95
F15,B5,L16	ALPINE PHLOX ST	18+12.45

MATCHLINE - SHEET 4

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

[Signature] 11/17/2020
 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

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

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: (DISTRICT REPRESENTATIVE) DATE

APPROVED FOR CONSTRUCTION: PARKER WATER AND SANITATION DISTRICT

BY: (DISTRICT ENGINEER) DATE

10333 E. Dry Creek Rd., Suite 240, Englewood, CO 80112, Tel: (720) 462-5656, Fax: (720) 462-5656

CVL CONSULTANTS

HR 935 LLC, 7363 South Alton Way, CENTENNIAL, CO 80112

TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS AREA UTILITY PLAN

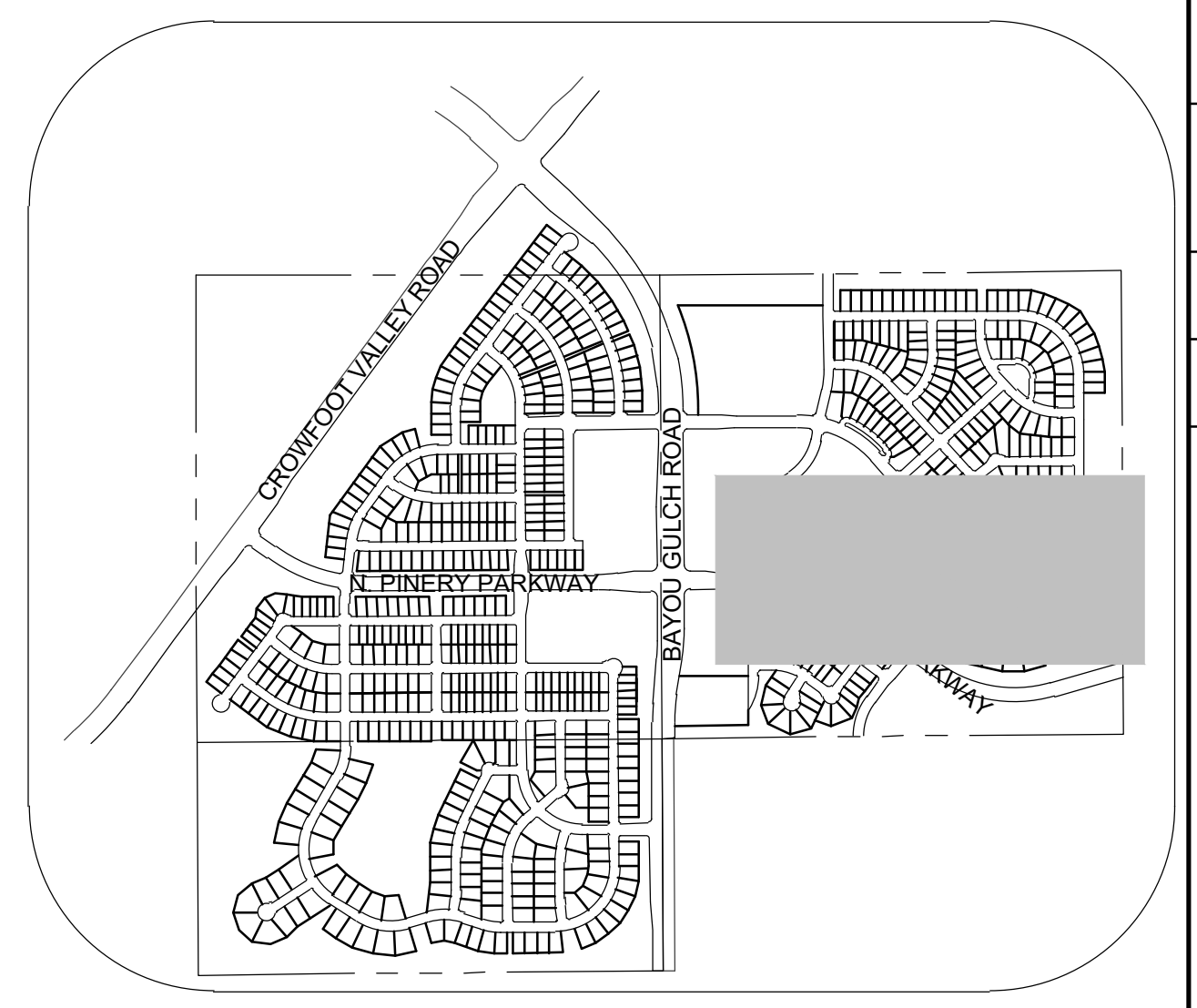
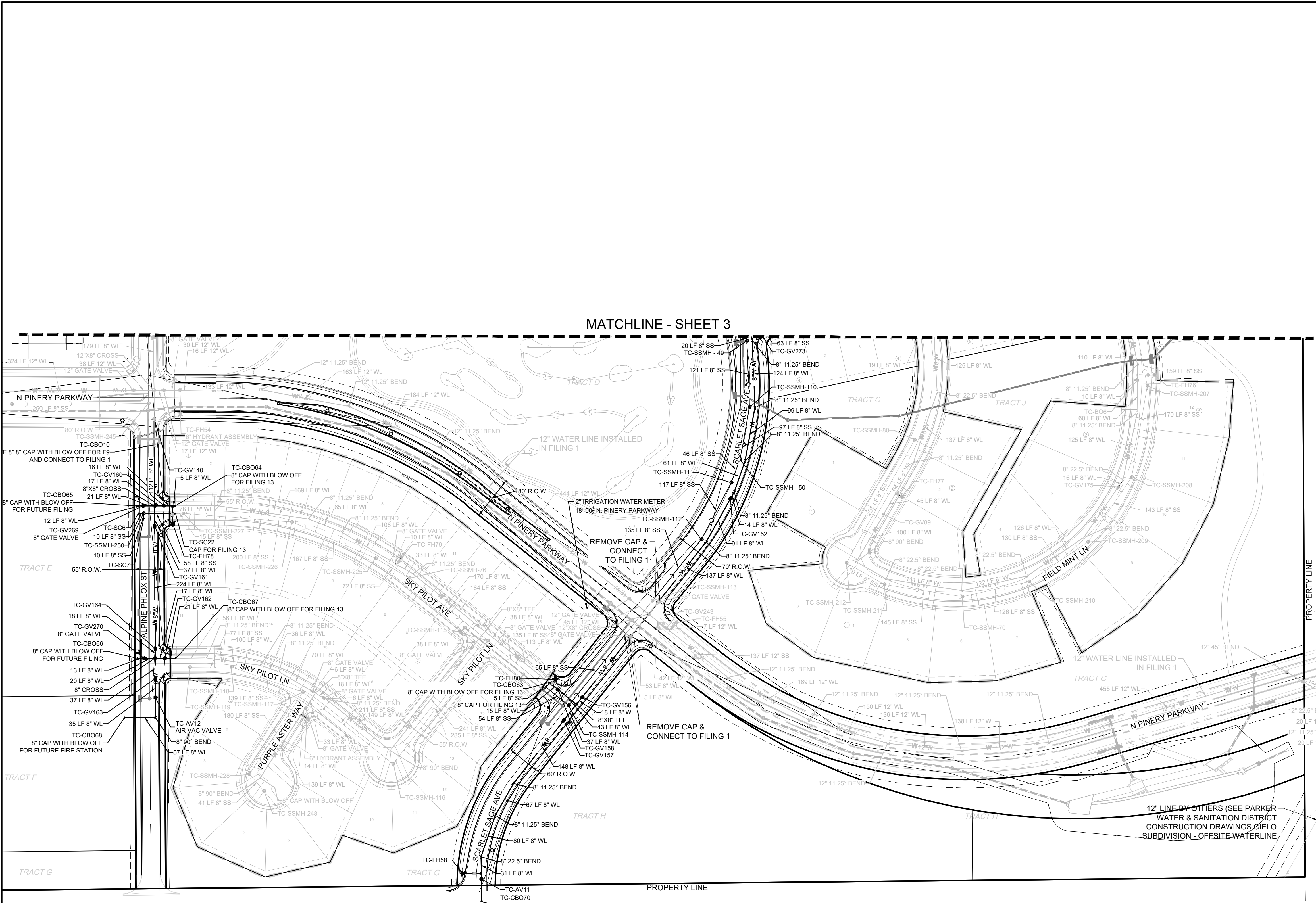
SCALE: AS SHOWN
 DRAWN BY: JLR
 CHECKED BY: JLR
 DATE: JUL 10, 2019

FILE NO: 8130283701

OCTOBER 2019

SHEET NUMBER 3

No.	Revisions	Date	Init.	Appr.	Date



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 BLOW OFF 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
⊕	FUTURE PHASE VALVE	—	PROPOSED SEWER LINE WITH MANHOLE
⊕	FUTURE FIRE HYDRANT	—	PROPOSED SEWER LATERAL
⊕	PROPOSED LIGHT POLE	—	PROPOSED WATER LINE
⊕	PROPOSED SIDEWALK	—	PROPOSED WATER LATERAL W/ METER
⊕	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 POWER
⊕	PROPOSED STORM DRAIN MANHOLE	—	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POTYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
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GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
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LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

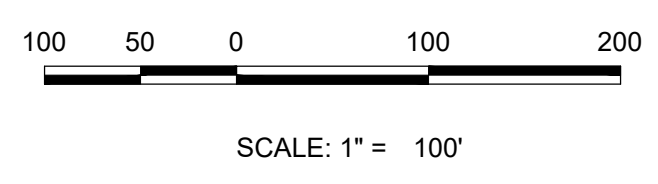
FIRE DEPARTMENT APPROVAL
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

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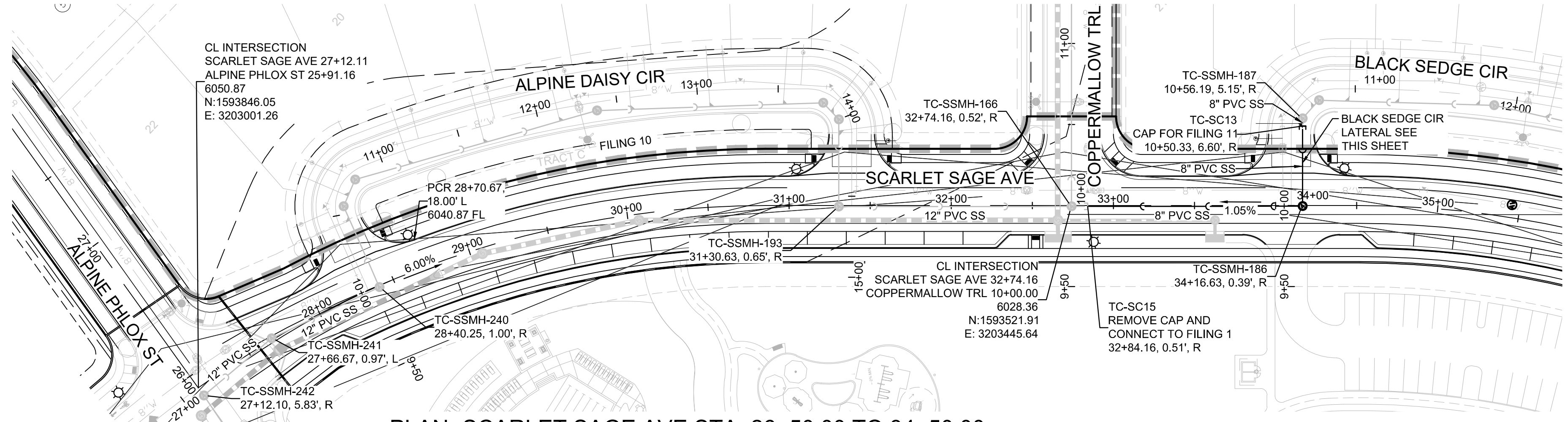
BY: _____ DATE _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

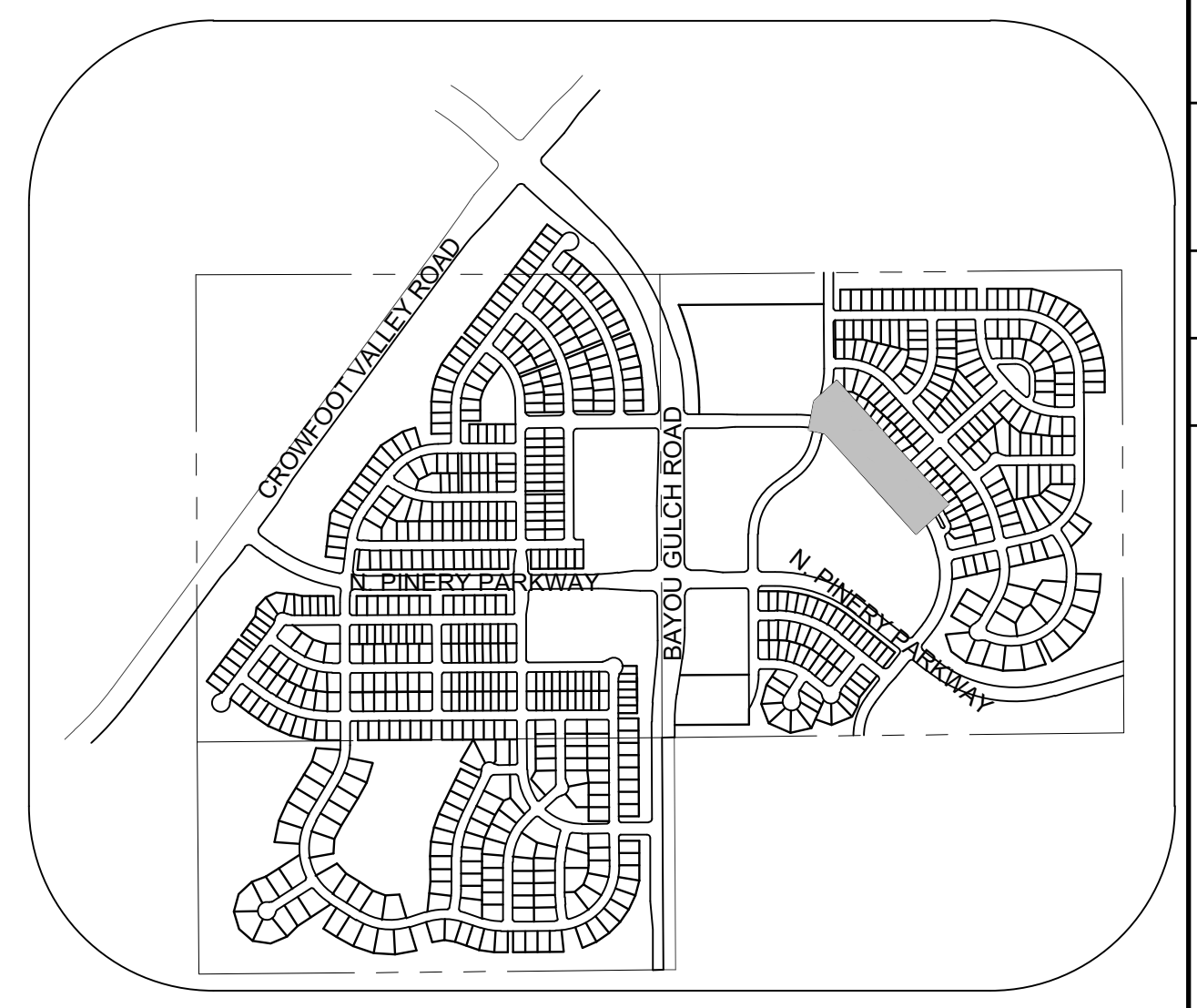
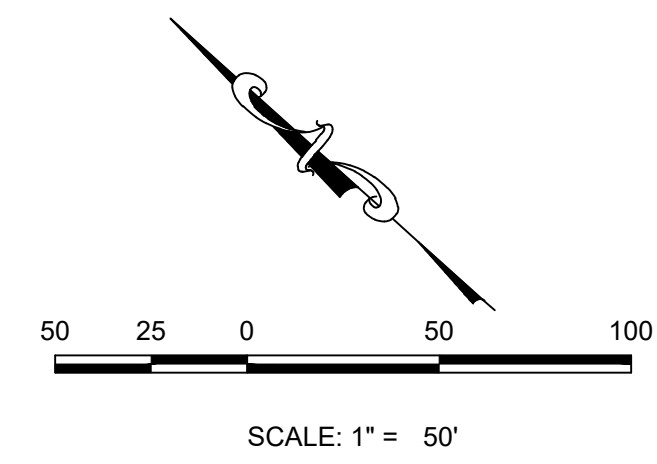
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10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	No.	Date	Appr.	Date
 HR 935 LLC 7352 South Alton Way CENTENNIAL, CO 80112	4				
	DRAWN BY: JLR CHECKED BY: JLU DATE: OCTOBER 2019	SCALE: AS SHOWN FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS AREA UTILITY PLAN		
	SHEET NUMBER: 4				
	PROJECT: N PROJECTS/SHSS RANCH/ENGINEERING/SHEET SETS/CD/9/PARKER WATER AND SANITATION/DISTRICT UTILITY PLAN/DWG./ANAR_10/15/2020 1:13 PM				



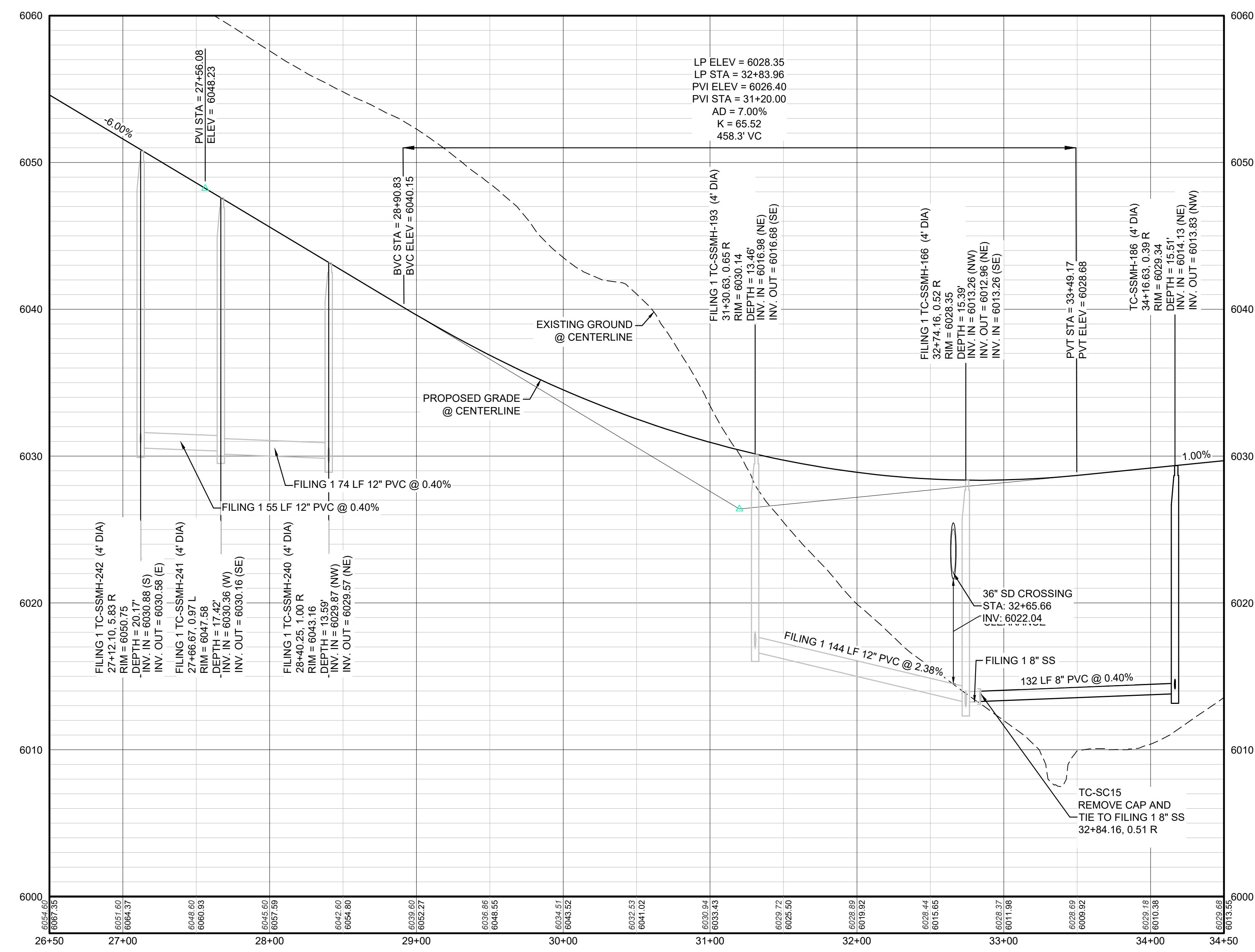
PLAN: SCARLET SAGE AVE STA: 26+50.00 TO 34+50.00
HORIZONTAL SCALE: 1" = 50'



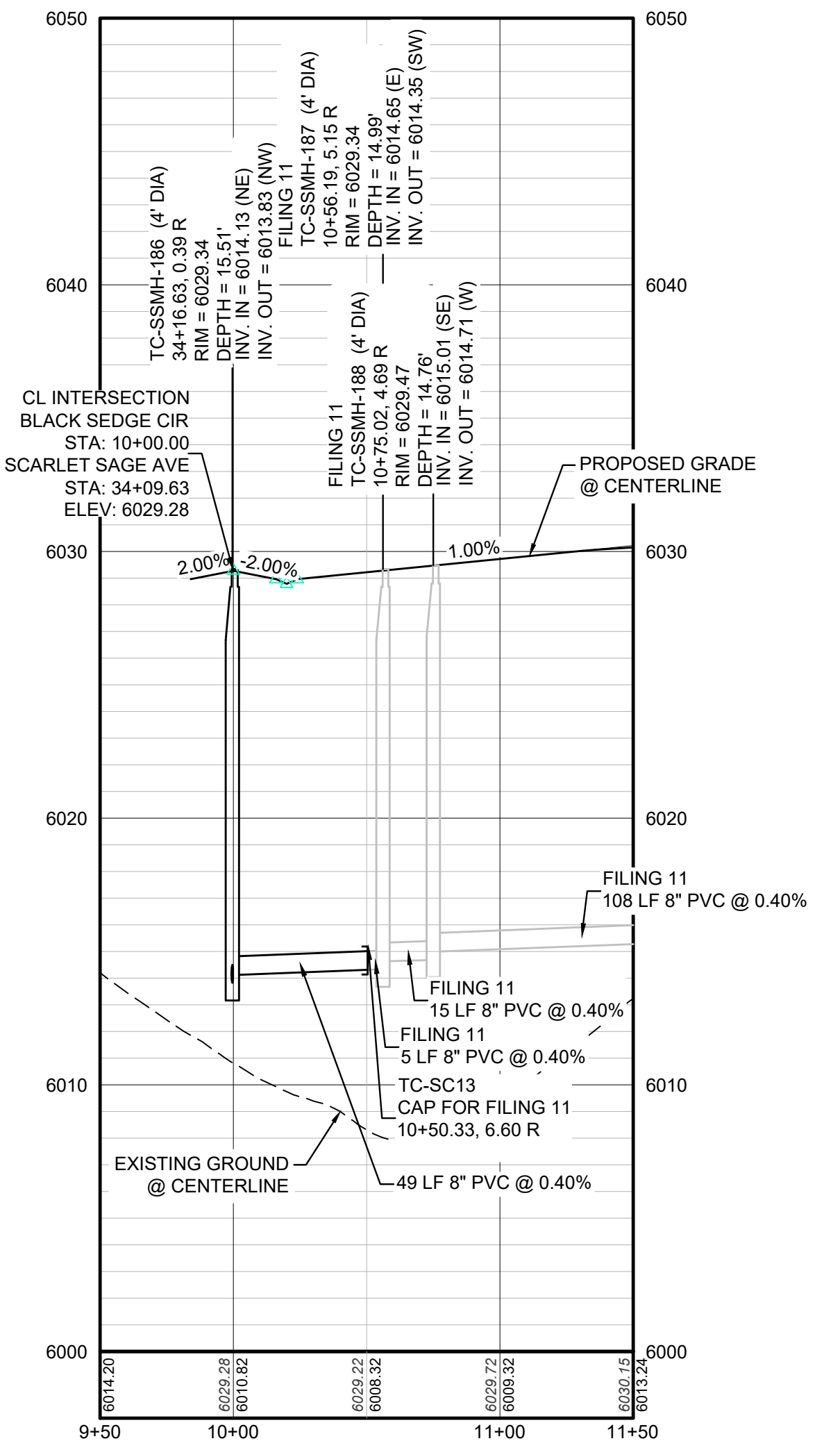
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PROFILE: SCARLET SAGE AVE STA: 26+50.00 TO 34+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: BLACK SEDGE CIR STA: 9+50.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

N:\PROJECTS\SSR\CHANDRASEKHAR\SSR\SCARLET_SAGE_AVE_SANITARY_DWG.dwg, 10/14/2020 9:28 AM

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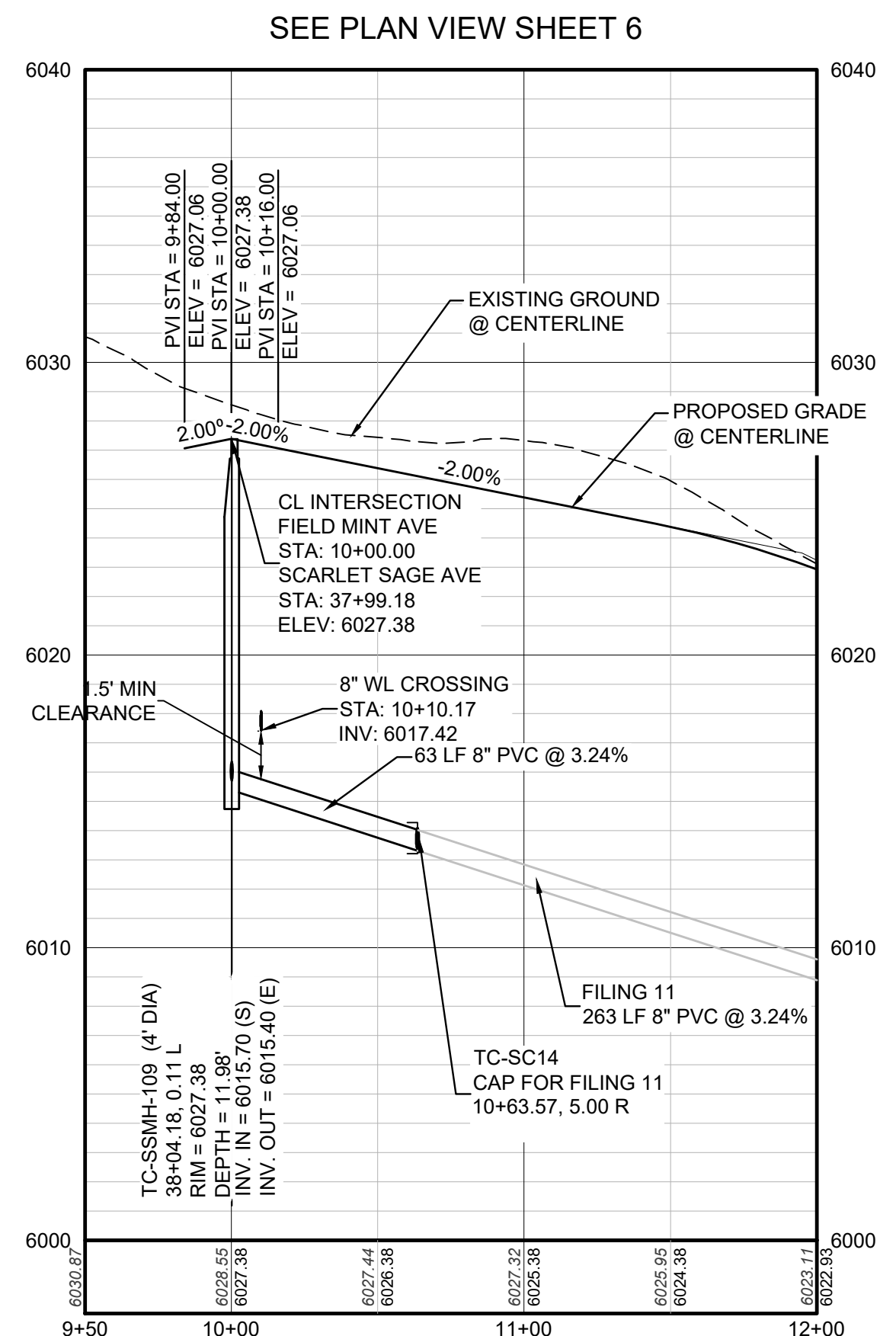
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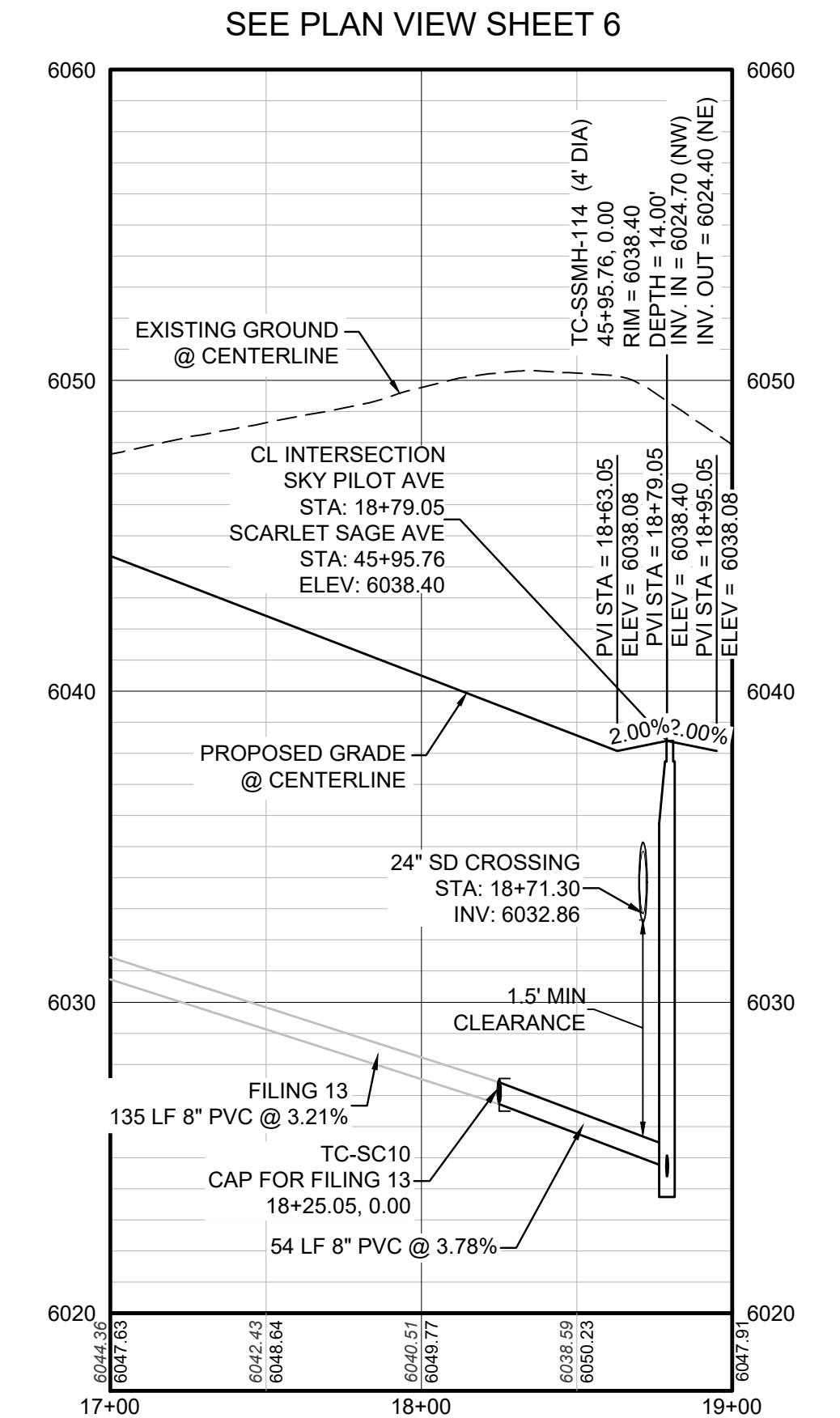
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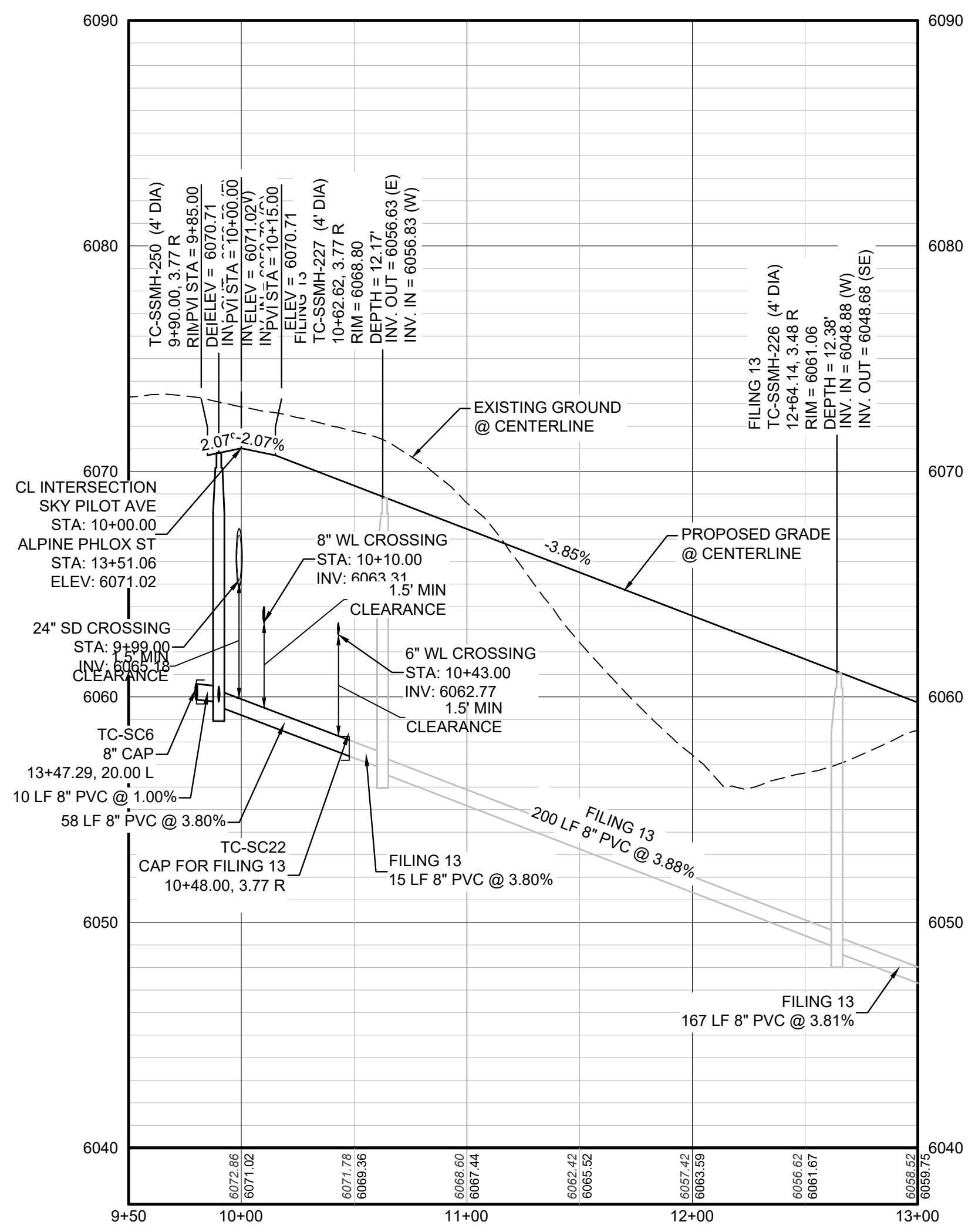
SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JU	DATE: OCTOBER 2019	AS SHOWN	FILE NO:	8130283701
				FILE NO:	8130283701	
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				HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		
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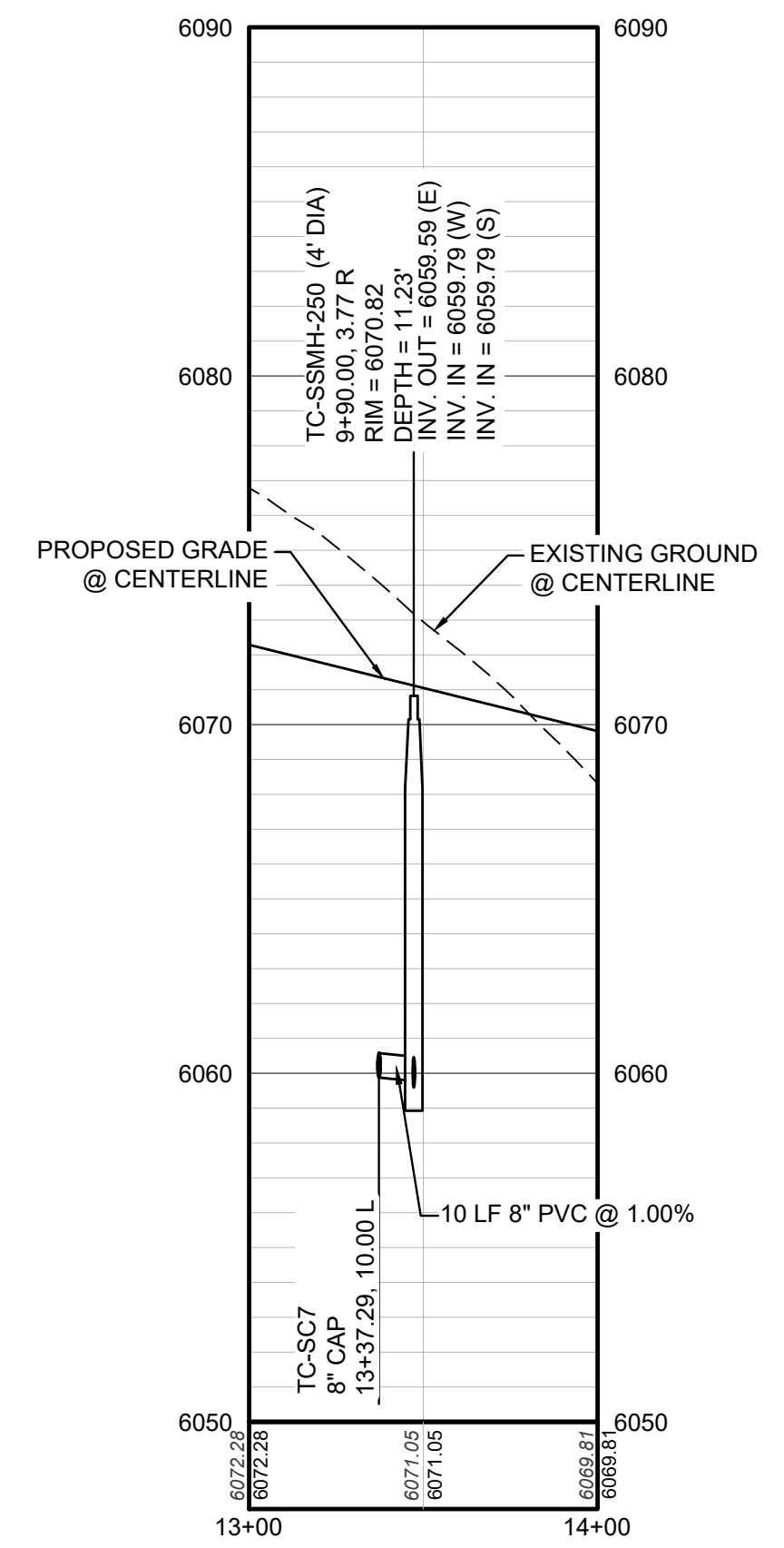
PROFILE: FIELD MINT AVE STA: 9+50.00 TO 12+00.00
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'



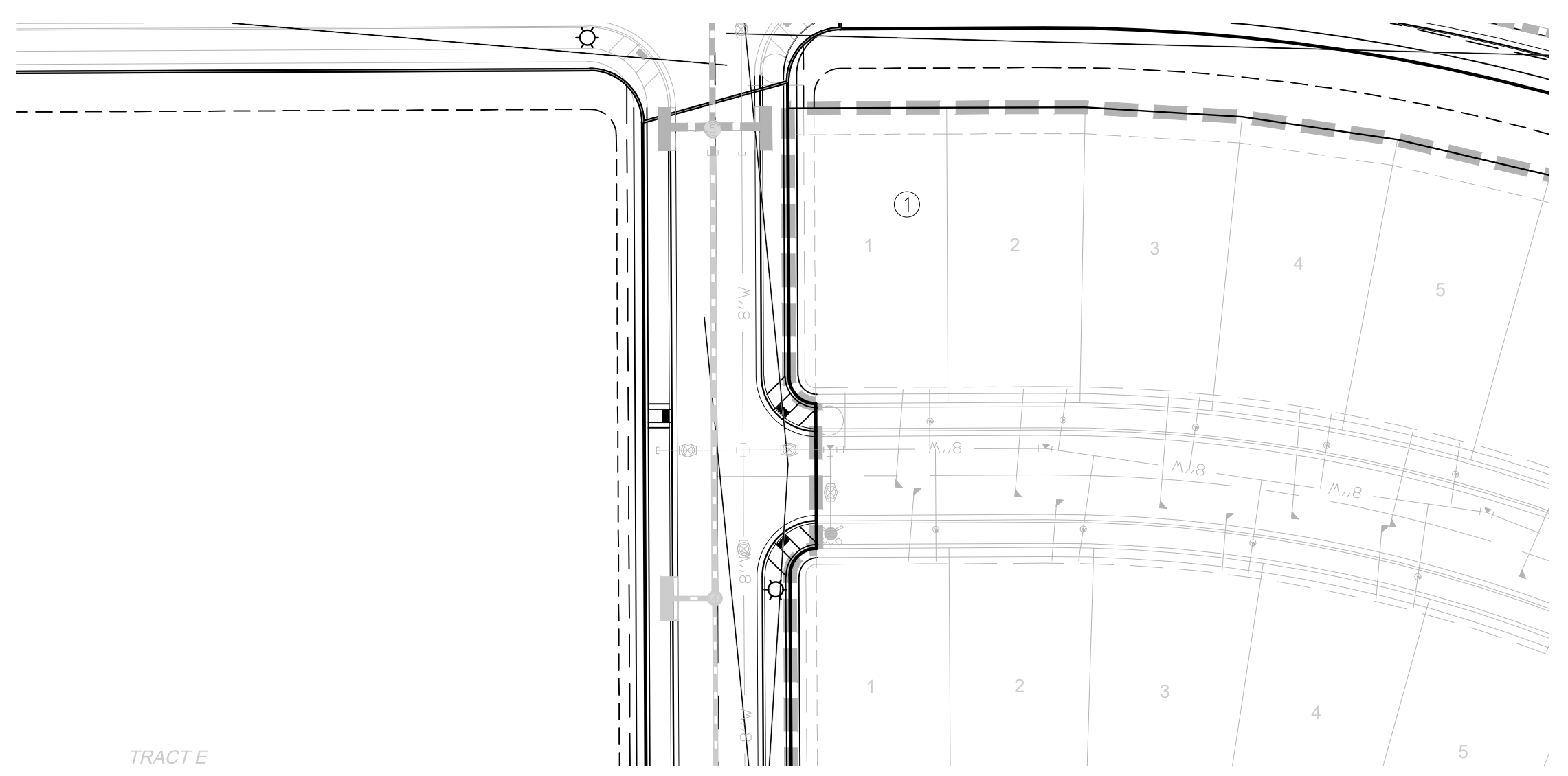
PROFILE: SKY PILOT AVE STA: 17+00.00 TO 19+00.00
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'



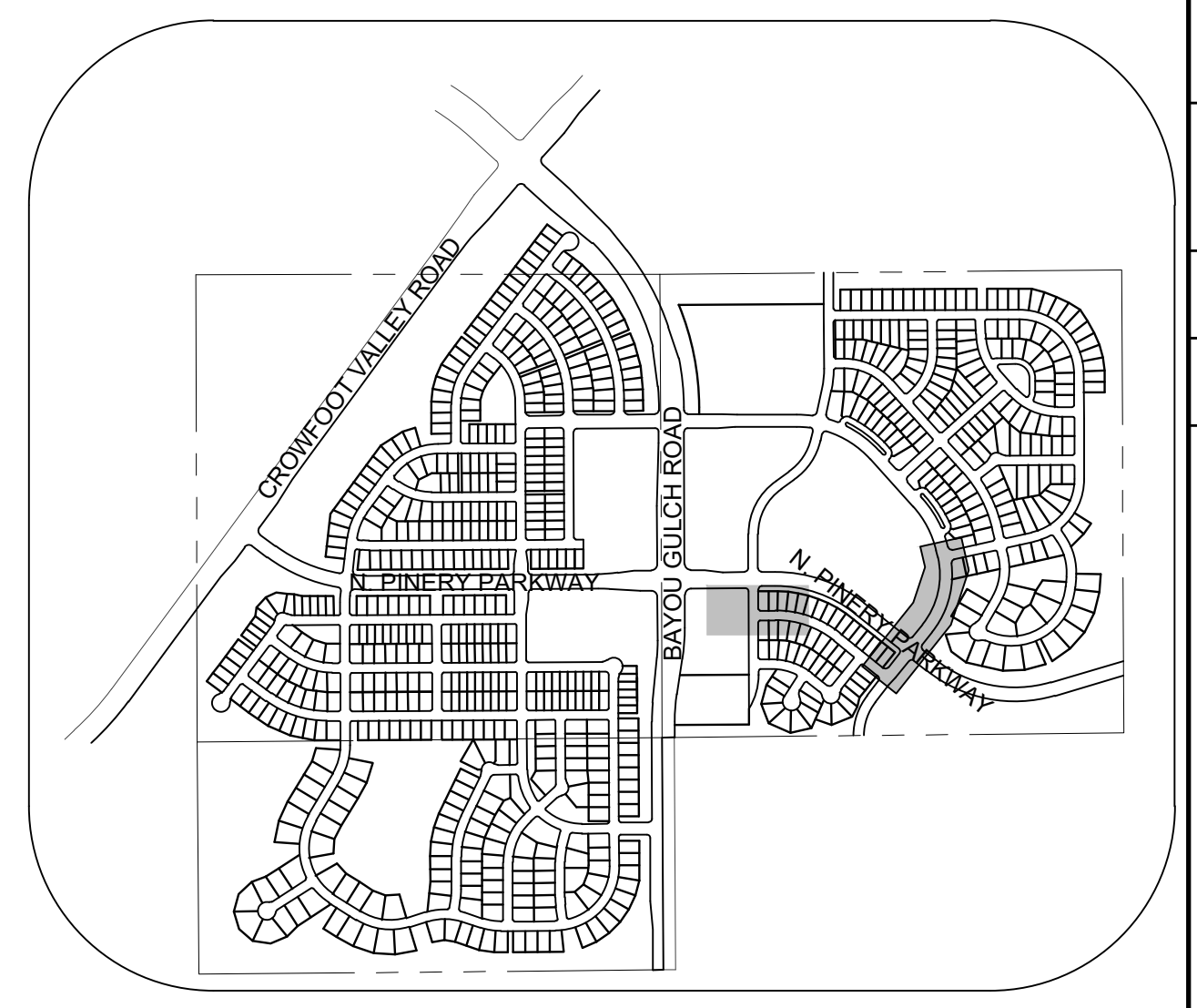
PROFILE: SKY PILOT AVE STA: 9+50.00 TO 13+00.00
 HORIZONTAL: 1" = 50'
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PROFILE: ALPINE PHLOX ST STA: 13+00.00 TO 14+00.00
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'



PLAN: SKY PILOT AVE STA: 9+50.00 TO 13+00.00
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		---	EXISTING OVERHEAD POWER
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							7			

HR 935 LLC
 7353 South Alton Way
 CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
 FILING 9 CONSTRUCTION DRAWINGS
 SANITARY SEWER PLAN AND PROFILE
 SCARLET SAGE AVE LATERALS

10333 E. Dry Creek Rd.
 Suite 240
 Englewood, CO 80112
 Tel: (720) 482-9526
 Fax: (720) 482-9546

CVL
 CONSULTANTS

INSPECTION POLICY:

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

INSTALLATION NOTES:

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

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

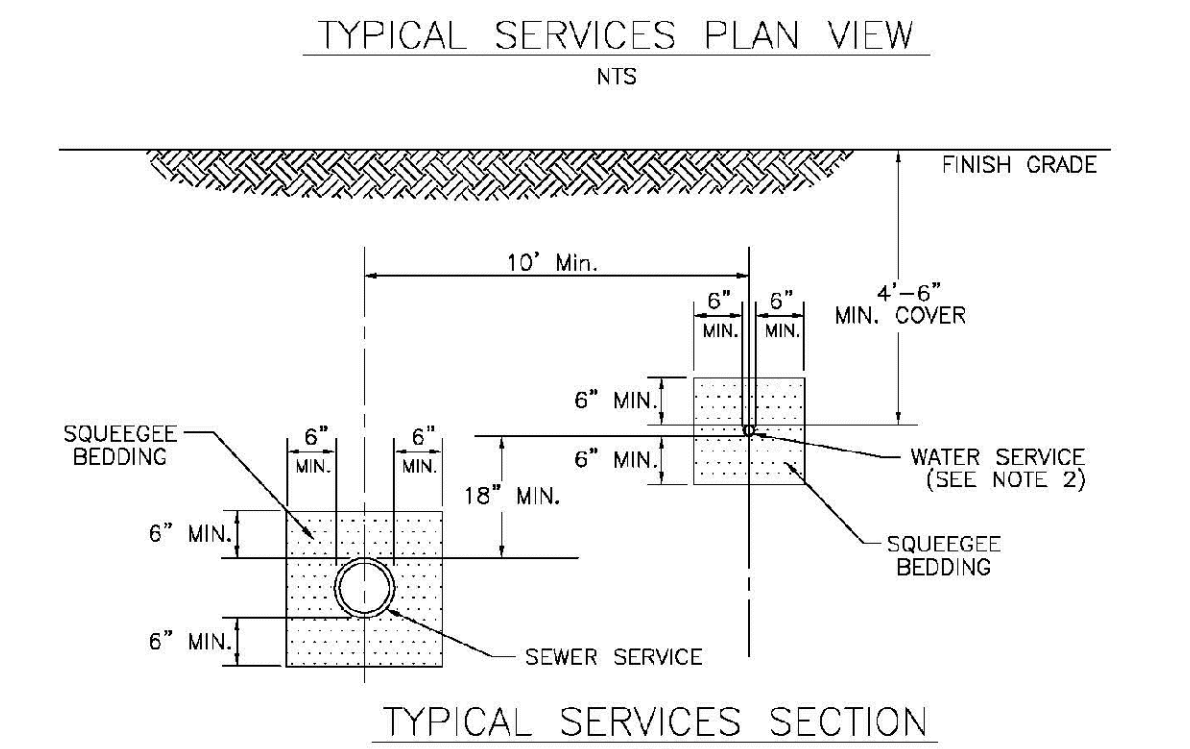
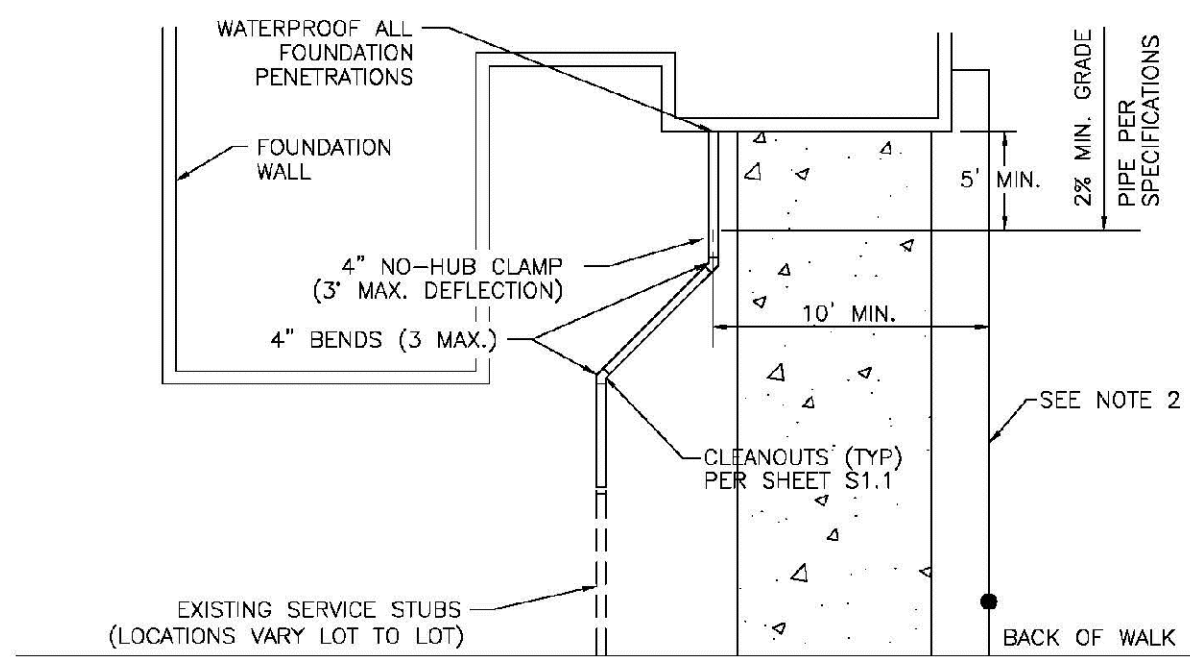
SCALE: NONE DATE: 2/96

APPROVED: PVR 01/02 10/16
 1/08 01/16
 1/16

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2016 REVISION

SHEET S1.1



PARKER WATER & SANITATION DISTRICT
TYPICAL SEWER SERVICES

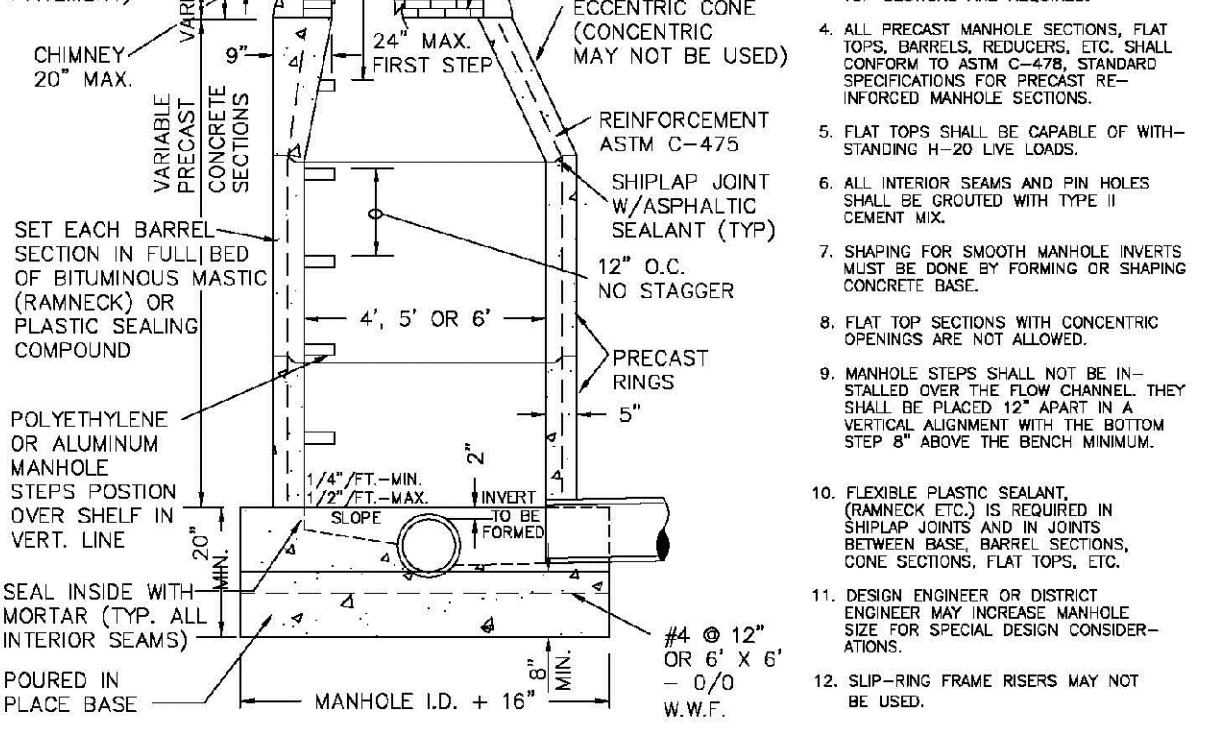
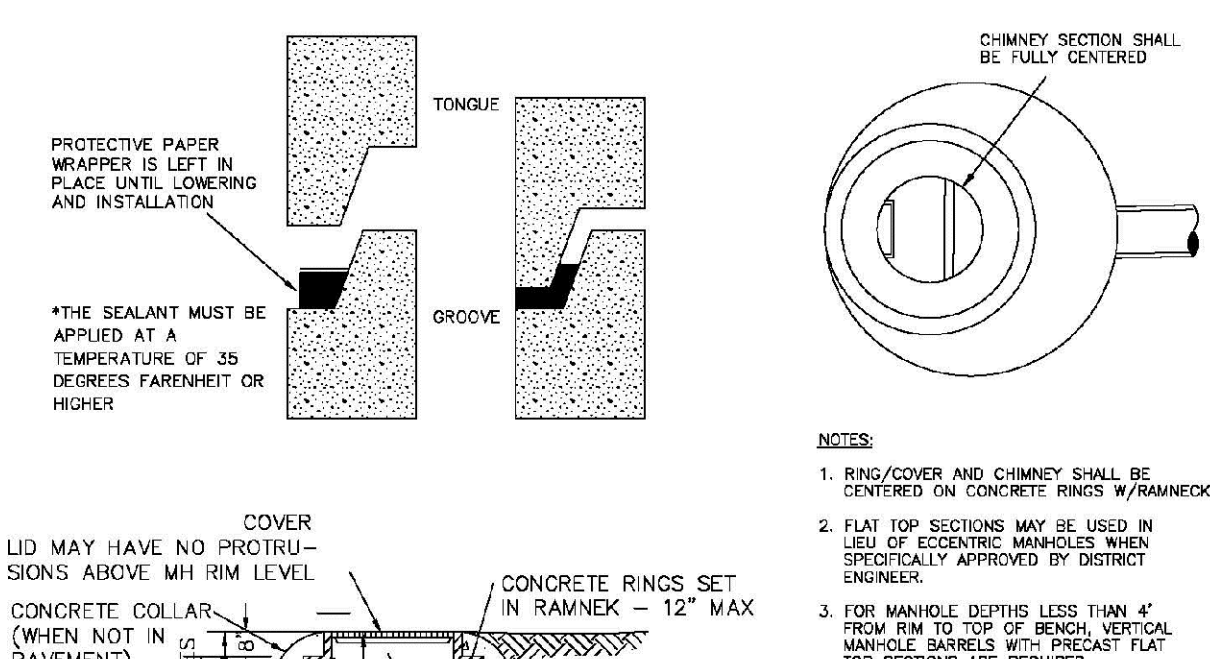
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SHEET S1.2



PARKER WATER & SANITATION DISTRICT
PARKER MANHOLE ECCENTRIC CONE

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

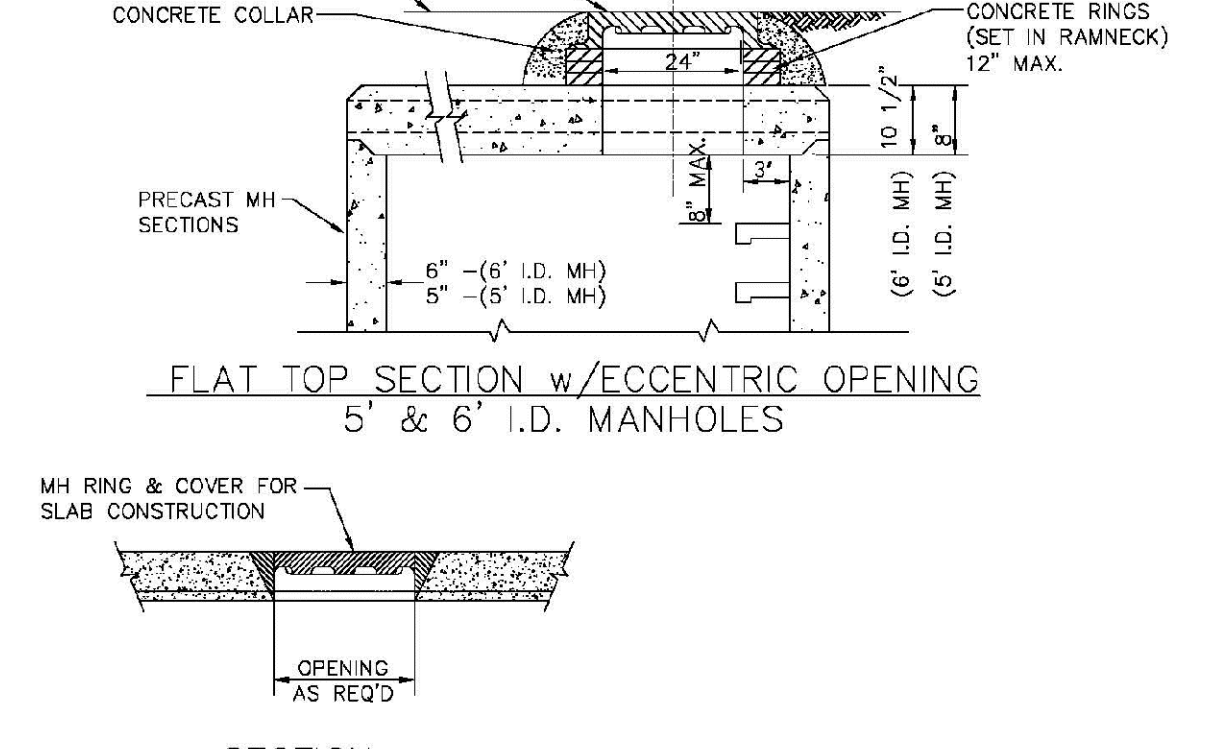
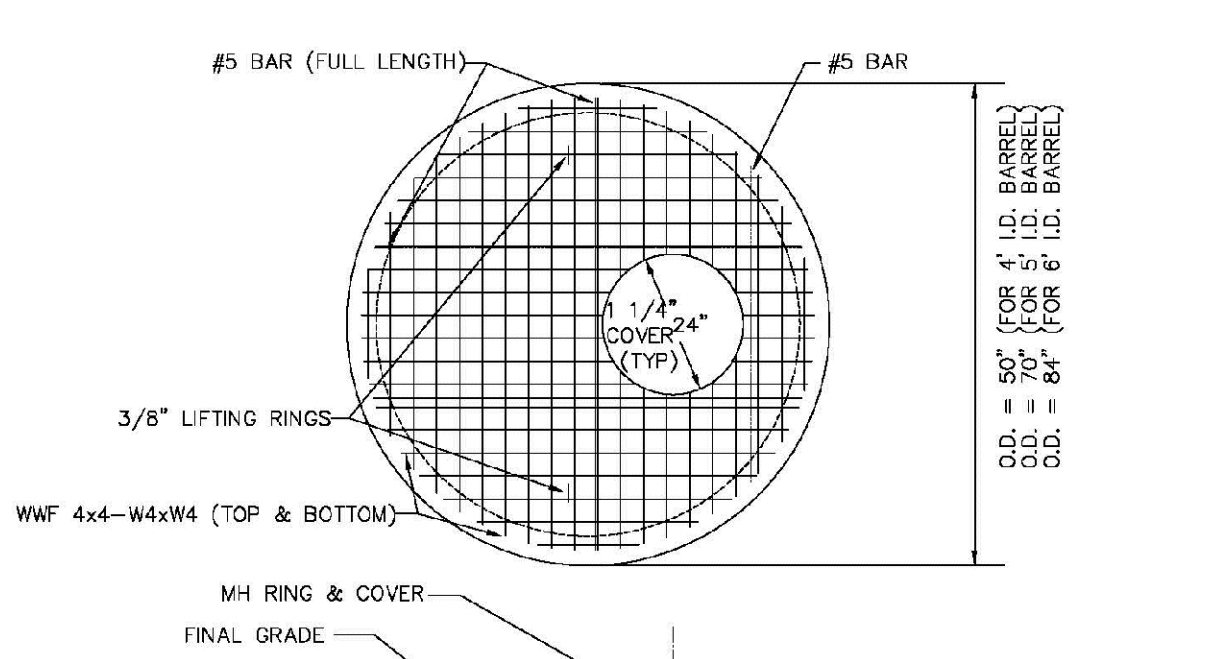
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APPROVED: PVR 4/01 10/16 01/02 01/16 1/08 1/16

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SHEET S3.1



PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE - 5' & 6' I.D. WITH ECCENTRIC CONE

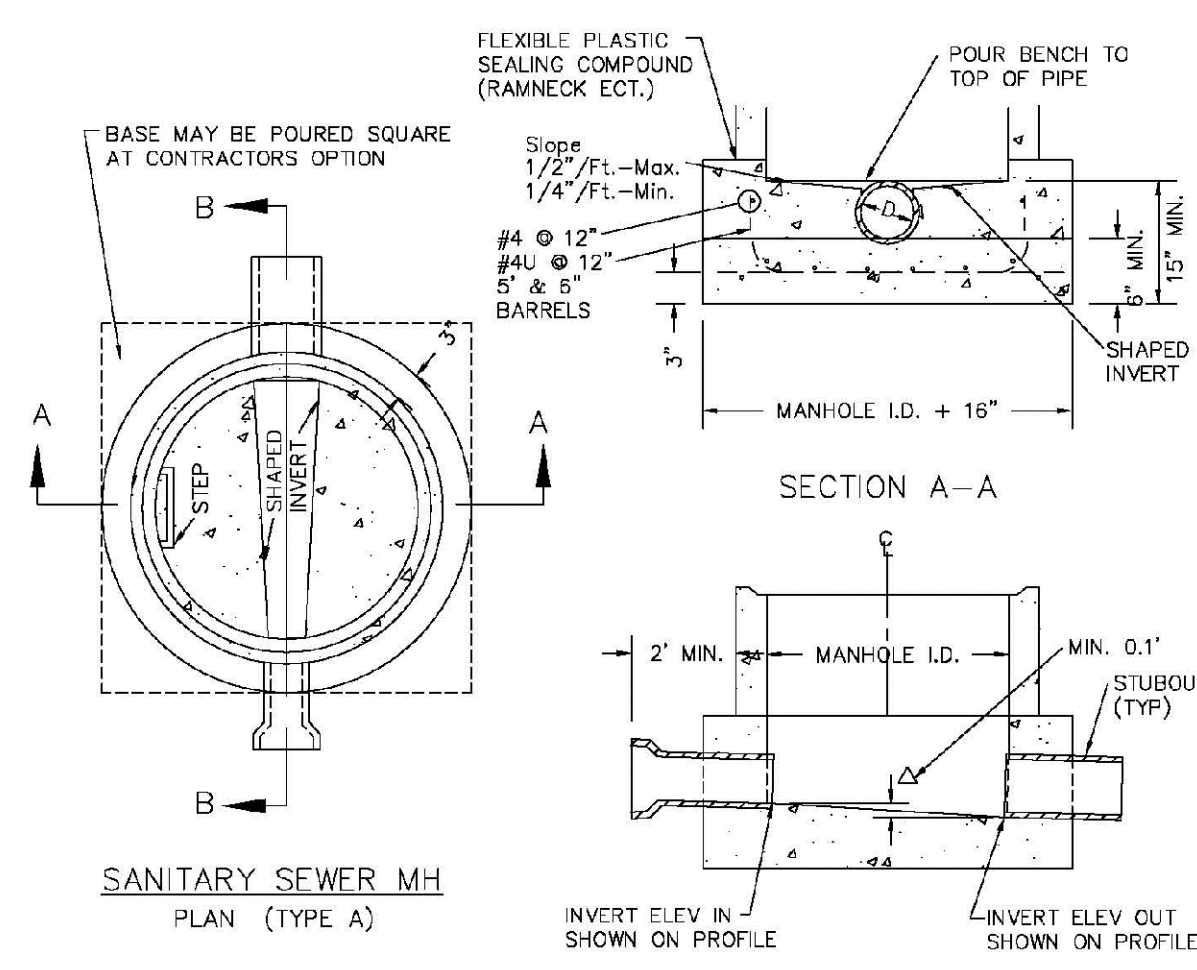
SCALE: NONE DATE: 2/96

APPROVED: PVR 01/02 01/16 01/16 10/16

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2016 REVISION

SHEET S3.3



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

PARKER WATER & SANITATION DISTRICT
CAST-IN-PLACE MANHOLE BASE DETAIL

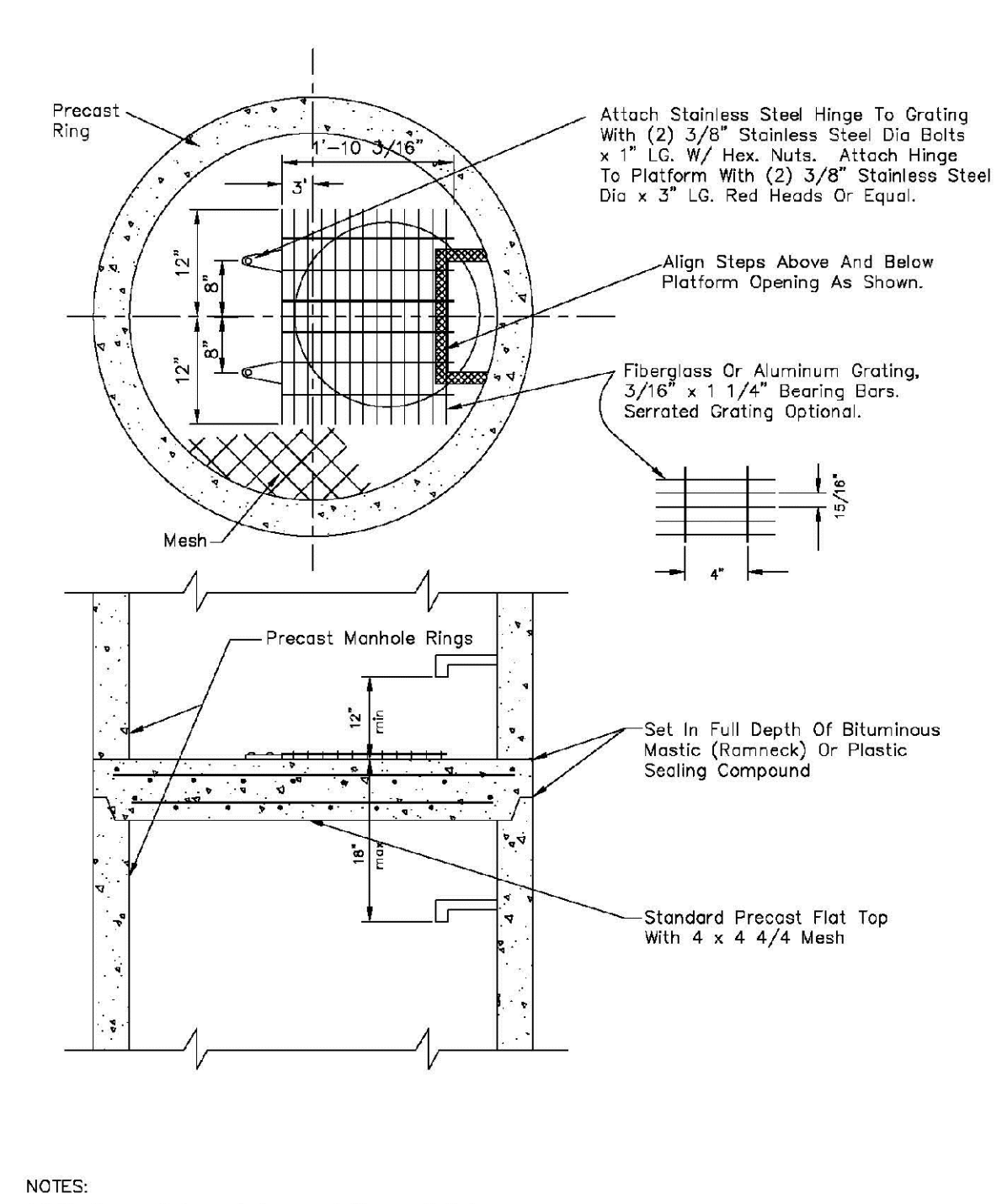
SCALE: NONE DATE: 2/96

APPROVED: PVR 01/02 01/16 10/16

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SHEET S3.5



PARKER WATER & SANITATION DISTRICT
INTERMEDIATE PLATFORM FOR MANHOLES OVER 20' DEPTH

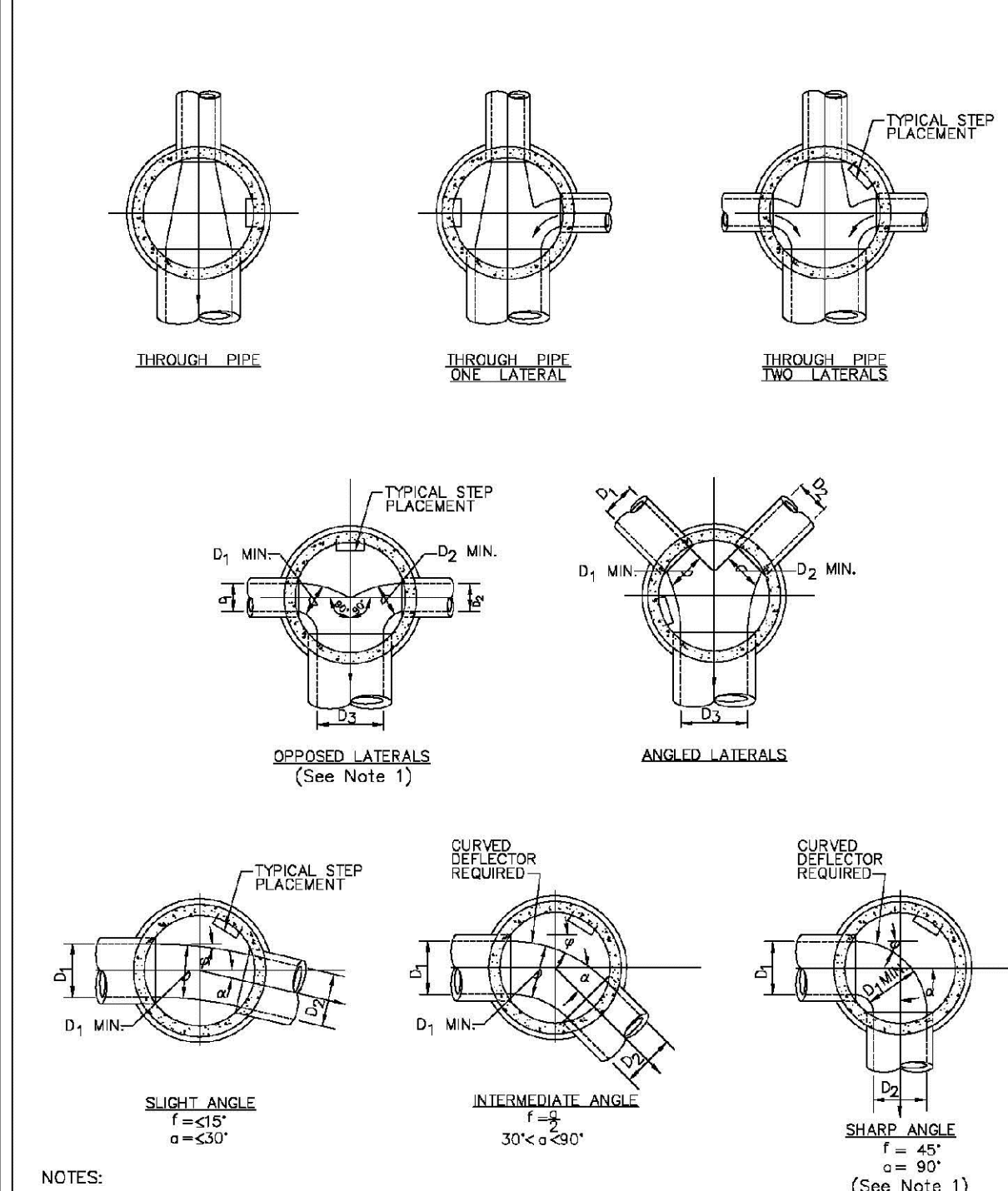
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APPROVED: PVR 2/00 01/16 10/16

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SHEET S3.6



PARKER WATER & SANITATION DISTRICT
TYPICAL BASE CHANNELIZATION DETAILS

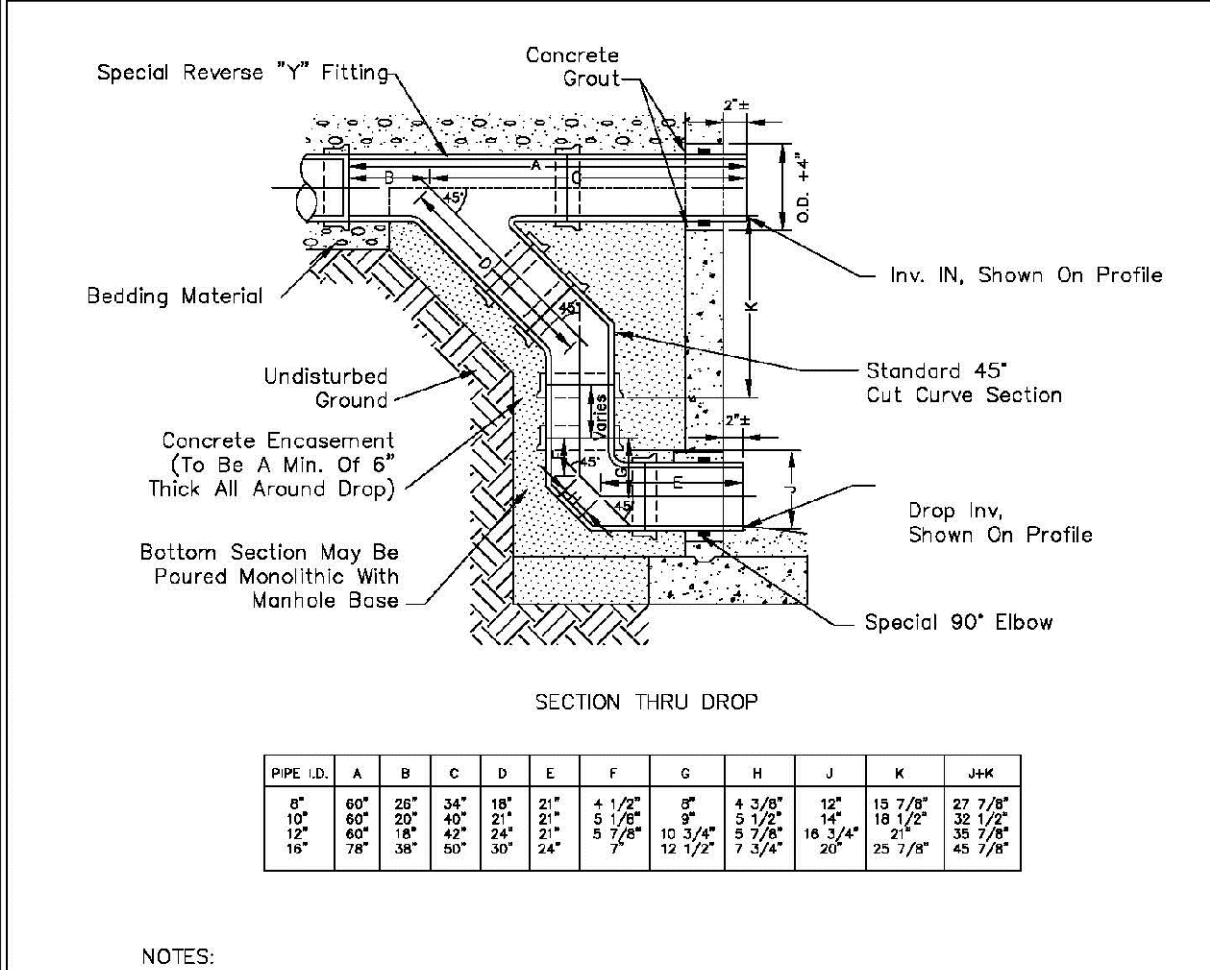
SCALE: NONE DATE: 2/96

APPROVED: PVR 01/16 10/16

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2016 REVISION

SHEET S3.7



- NOTES:**
- Mt Clay Pipe & fittings (A.S.T.M. C-700) shown, details similar for all other pipe.
 - Diameter of drop shall not be less than the line pipe diameter.
 - For 18" diameter and larger, outside drop detail shall be a special design.
 - Manhole shall be coated using bituminous mastic (ramneck) or plastic sealing compound.

PARKER WATER & SANITATION DISTRICT
OUTSIDE DROP MANHOLE CONSTRUCTION

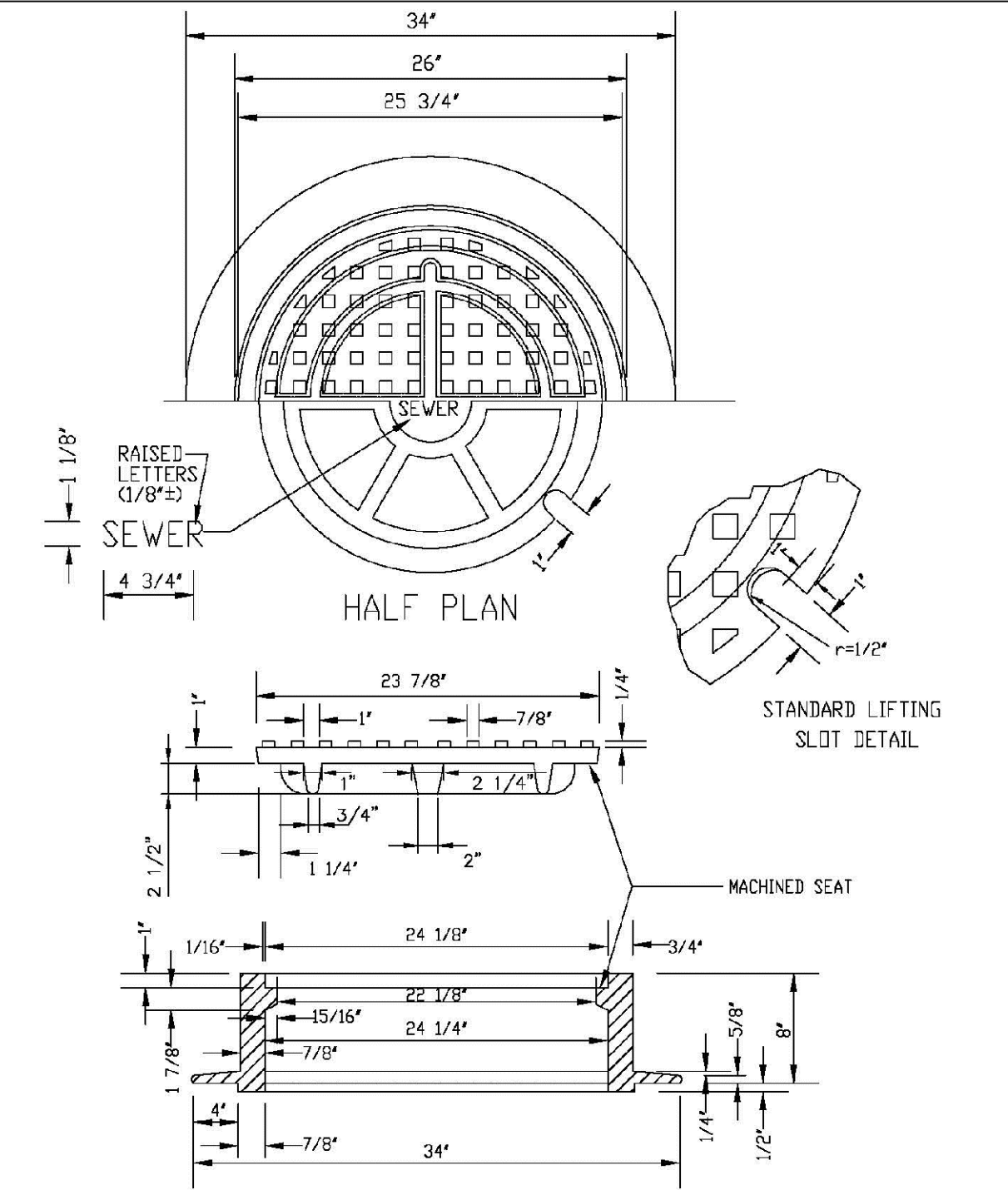
SCALE: NONE DATE: 2/96

APPROVED: PVR 01/16 10/16

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2016 REVISION

SHEET S3.9



PARKER WATER & SANITATION DISTRICT
24" DIAMETER RING AND COVER

SCALE: NONE DATE: 2/96

APPROVED: PVR 01/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
SANITARY SEWER DETAILS

SCALE: AS SHOWN FILE NO: 8130283701

DRAWN BY: JF CHECKED BY: JJJ DATE: OCTOBER 2019

9

UNCC
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ALUMINUM STEP

NOTES:

- ALUMINUM ALLOY SPECIFICATIONS
 - F35C-90-A-200/9 (ALUMINUM-MAGNESIUM-SILICATE ALLOY)
 - MINIMUM TENSILE STRENGTH= 35,000 P.S.I.
 - MINIMUM YIELD STRENGTH= 35,000 P.S.I.
 - MINIMUM ELONGATION=10% IN 2 INCHES
- MINIMUM LOAD CAPACITY (APPLIED AT CENTER OF STEP)
 - 1000 LB. WITH 6" PROJECTION FROM WALL.
 - 1500 LB. WITH 4" PROJECTION FROM WALL.
- WEIGHT PER STEP=2.23 POUNDS
- STEPS TO BE CAST, UNALTERED, IN MANHOLE WALL IN STRAIGHT LINE, VERTICALLY, AT THE SAME TIME THE BARREL OR CONE SECTIONS ARE CAST.
- VERTICAL SPACING BETWEEN STEPS SHALL BE CONSISTENT IN EACH INDIVIDUAL MANHOLE.
- TOE POCKETS ARE REQUIRED IN STORM SEWER MANHOLES IF TOP OF BENCH IS MORE THAN 18" ABOVE INVERT. TOE POCKETS ARE NOT REQUIRED IN SANITARY SEWER MANHOLES UNLESS OTHERWISE SPECIFIED.

TYPICAL INSTALLATION

TOE POCKET DETAILS

STANDARD EXTRUDED ALUMINUM MANHOLE STEP

PARKER WATER & SANITATION DISTRICT
STANDARD EXTRUDED ALUMINUM MANHOLE STEP

SCALE: NONE DATE: 2/98
APPROVED: PVR 01/16 10/16
DIRECTOR OF ENGINEERING

SHEET 53.10

PIN FOR PRESS STEP

POLYPROPYLENE REINFORCED PLASTIC STEP

NOTES:

- ASTM SPECIFICATIONS:
 - ASTM C-419
 - ASTM A-815 GRADE 60 (STEEL ROD)
 - ASTM 2146-99, TYPE II, GRADE 180 (POLYPROPYLENE)
- STEPS INSTALLED IN MANHOLE BARREL SECTIONS OR VERTICAL WALLS OF STRUCTURE SHALL HAVE A 3/4" RICH LEG AND SHALL PROJECT FROM THE WALL 8-5/8" INCHES.
- STEPS INSTALLED IN MANHOLE CONE SECTIONS SHALL HAVE AN 8-1/4" RICH LEG AND SHALL PROJECT FROM THE WALL 4-7/8" INCHES.
- ALL STEPS SHALL HAVE A PENETRATION DEPTH INTO THE WALL OF 3-3/8" INCHES.
- STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD UTILIZING A SPECIALLY FABRICATED PIN TO FORM THE INSERT HOLE AS SHOWN.
- INSTALLED STEPS SHALL BE CAPABLE OF WITHSTANDING A PULL OUT FORCE OF 2500 P.S.I. PER LEG FOR A MINIMUM PERIOD OF TWO MINUTES.
- STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD EXCLUSIVELY FOLLOWING MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL NOT BE GROUTED IN PLACE.

PARKER WATER & SANITATION DISTRICT
POLYPROPYLENE REINFORCED PLASTIC MANHOLE STEP

SCALE: NONE DATE: 2/98
APPROVED: PVR 01/16 10/16
DIRECTOR OF ENGINEERING

SHEET 53.11

CAST ALUMINUM MANHOLE STEP

NOTES:

- THE CAST ALUMINUM MANHOLE STEP SHALL ONLY BE USED WHEN SPECIFIED ON THE DRAWINGS.
- ALUMINUM ALLOY SPECIFICATIONS:
 - ASTM C-419
 - MIN. TENSILE STRENGTH= 40 K.S.I.
 - MIN. YIELD STRENGTH= 20 K.S.I.
 - MIN. SHEAR STRENGTH= 27.45 K.S.I.
 - ELONGATION= 10% IN 2 INCHES
 - BRIEFLY HARDNESS= 70
- MINIMUM LOAD CAPACITY, STEP SPACING AND ALIGNMENT, TOE POCKET DETAILS AND OTHER APPLICABLE NOTES OR DETAILS SPECIFIED FOR EXTRUDED ALUMINUM MANHOLE STEP SHALL ALSO APPLY TO THIS STANDARD.
- MIN. WT. = 2.0 LB.

PARKER WATER & SANITATION DISTRICT
CAST ALUMINUM MANHOLE STEP

SCALE: NONE DATE: 2/98
APPROVED: PVR 01/16 10/16
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SHEET 53.12

MARKER POST DETAIL

CONCRETE CAP
STANDARD 4" STEEL PIPE PAINTED FIRE HYDRANT YELLOW OR 4" X 4" REDWOOD POST
DIRT FILL
GROUND LEVEL
CONCRETE

PARKER WATER & SANITATION DISTRICT
MARKER POST DETAIL

SCALE: NONE DATE: 2/98
APPROVED: PVR 2/20 10/16
DIRECTOR OF ENGINEERING

SHEET 53.13

SEWER TRENCHING AND BEDDING DETAIL

NOTES:

- Sloping or benching of trench side walls, where permitted, shall be in accordance with applicable Federal, State and Local safety regulations.
- Trench shall be broomed and cleaned as necessary to allow safe working conditions on the trench. No pavement will be made for removal, replacement or relocation of existing gutters, utilities, sidewalks, structures, etc. outside the maximum limits of excavation as shown and the contractor shall be responsible for protection of same.
- If excavation "B₁" is < 5', then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pty width, B₁ & B₂ shall then be based upon the actual width.

PARKER WATER & SANITATION DISTRICT
SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE DATE: 2/98
APPROVED: PVR 5/98 1/16 12/96
DIRECTOR OF ENGINEERING

SHEET 54.1

CONCRETE ARCH

Lower limit of sloping or benching of trench walls

Plain or Reinforced Concrete Continuous $f_c = 3500$ psi min.

Densely compacted backfill, hand-tamped (90% density, AASHTO T-180) in open areas and 95% density, AASHTO T-99 in all public R.O.W.

Compacted Granular Material (Class "B" Bedding)

PARKER WATER & SANITATION DISTRICT
TRENCHING AND BEDDING DETAIL - CLASS "A"

SCALE: NONE DATE: 2/98
APPROVED: PVR 1/16 10/16
DIRECTOR OF ENGINEERING

SHEET 54.2

CLASS "B" BEDDING

LIMIT OF SLOPING OR BENCHING OF TRENCH WALLS

TRENCH BACKFILL MATERIAL, HAND-TAMPED IN 6" LIFTS

GRANULAR CLASS "B" BEDDING MATERIAL, HAND-TAMPED IN 6" LIFTS

PIPE O.D.

PARKER WATER & SANITATION DISTRICT
TRENCHING AND BEDDING DETAIL - CLASS "B"

SCALE: NONE DATE: 2/98
APPROVED: PVR 5/98 2/02 1/16 10/16
DIRECTOR OF ENGINEERING

SHEET 54.3

ROCK EXCAVATION

MIN. 12" MIN.

HAND-TAMPED BACKFILL (TYP) FOR SIZE 1/2" AND LARGER.

GRANULAR CLASS "B" SQUEEZE BEDDING MATERIAL, HAND-TAMPED IN 6" LIFTS.

PARKER WATER & SANITATION DISTRICT
TRENCHING AND BEDDING DETAIL - CLASS "B"

SCALE: NONE DATE: 2/98
APPROVED: PVR 5/98 2/02 1/16 10/16
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SHEET 54.4

UNSTABLE SUBGRADE CONDITION

HAND-TAMPED BACKFILL (TYP) FOR SIZE 1/2" AND LARGER.

GRANULAR CLASS "B" SQUEEZE BEDDING MATERIAL, HAND-TAMPED IN 6" LIFTS.

GEOTEXTILE FILTER CLOTH

1/2" MIN. 1/2" MAX. ROCK

LARGE STONES, BROKEN CONCRETE, ETC. IF REQUIRED

PARKER WATER & SANITATION DISTRICT
TRENCHING AND BEDDING DETAIL - CLASS "B"

SCALE: NONE DATE: 2/98
APPROVED: PVR 5/98 2/02 1/16 10/16
DIRECTOR OF ENGINEERING

SHEET 54.5

TYPE I CONCRETE ENCASEMENT FOR SANITARY SEWERS

PROPOSED SEWER OR CONDUIT

FILLER MATERIAL (SEE NOTE 15)

PIER SUPPORT (SEE NOTE 8)

CONCRETE ARCH (C₁ = 2000 PSI)

SHORING (SEE NOTE 6)

UNDISTURBED EARTH

HAND EXCAVATION REQUIRED AROUND SANITARY SEWER

O.D. + 12"

PARKER WATER & SANITATION DISTRICT
CONCRETE ENCASEMENT TYPE I

SCALE: NONE DATE: 2/98
APPROVED: JFN
DISTRICT ENGINEER

SHEET 54.6

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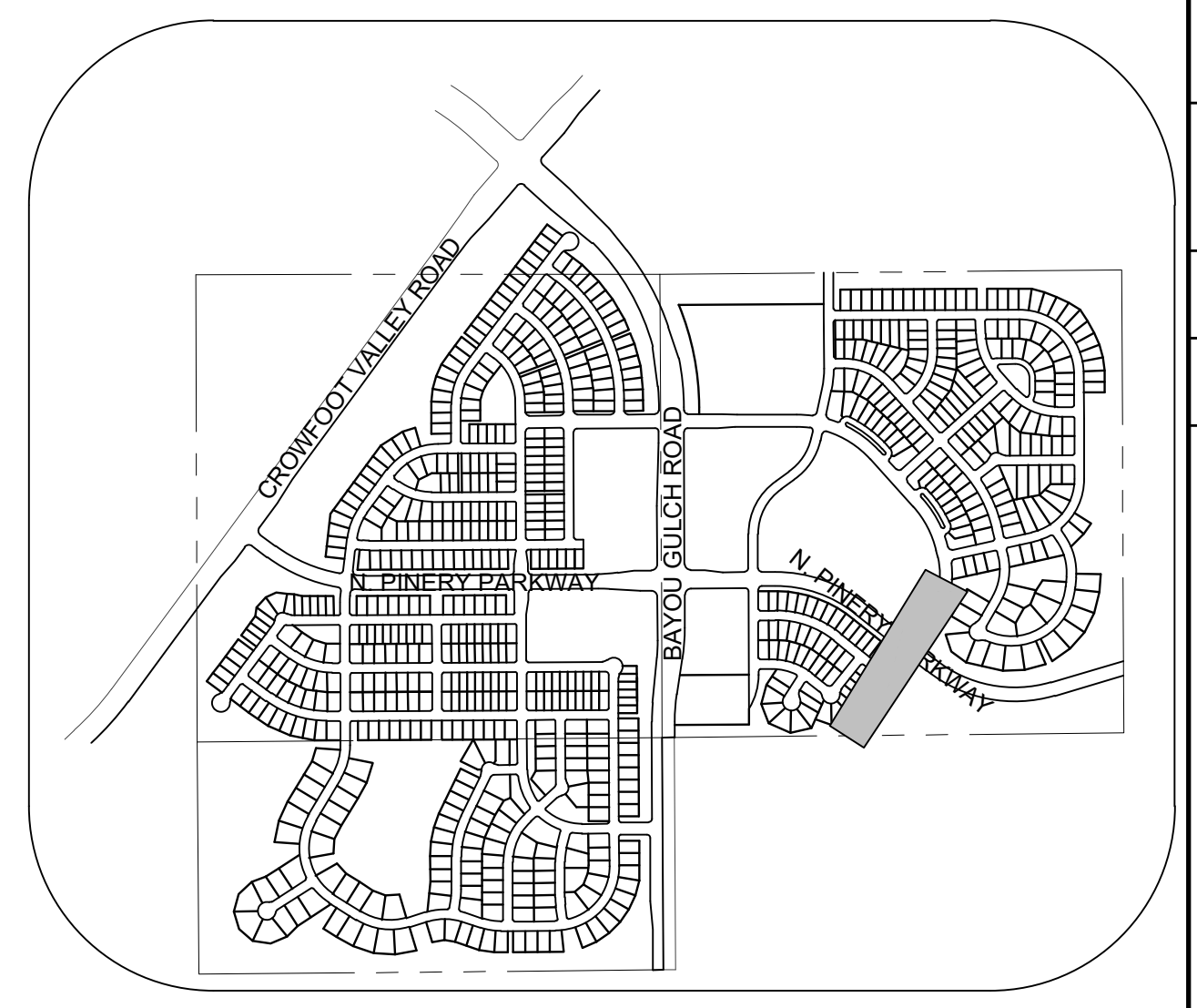
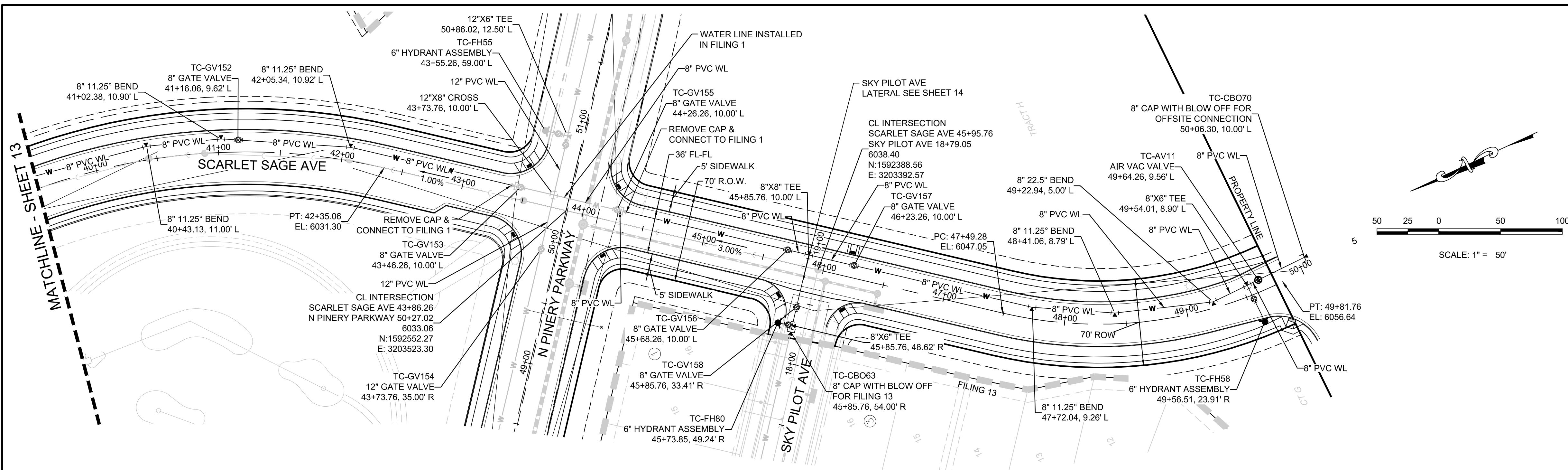
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
SANITARY SEWER DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701

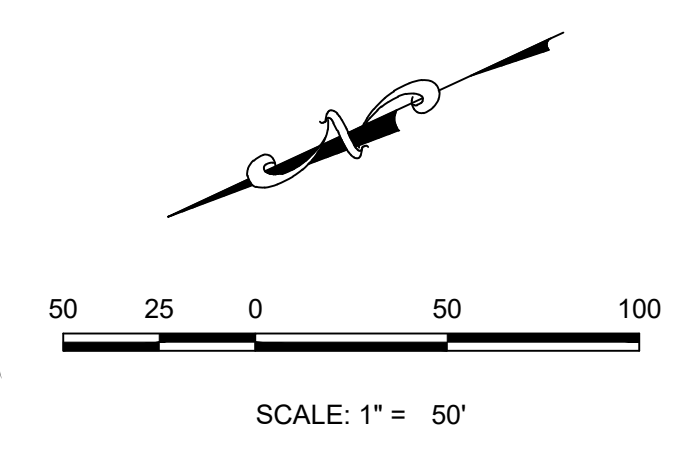
DRAWN BY: JF
CHECKED BY: JJJ
DATE: OCTOBER 2018

SHEET NUMBER: 10

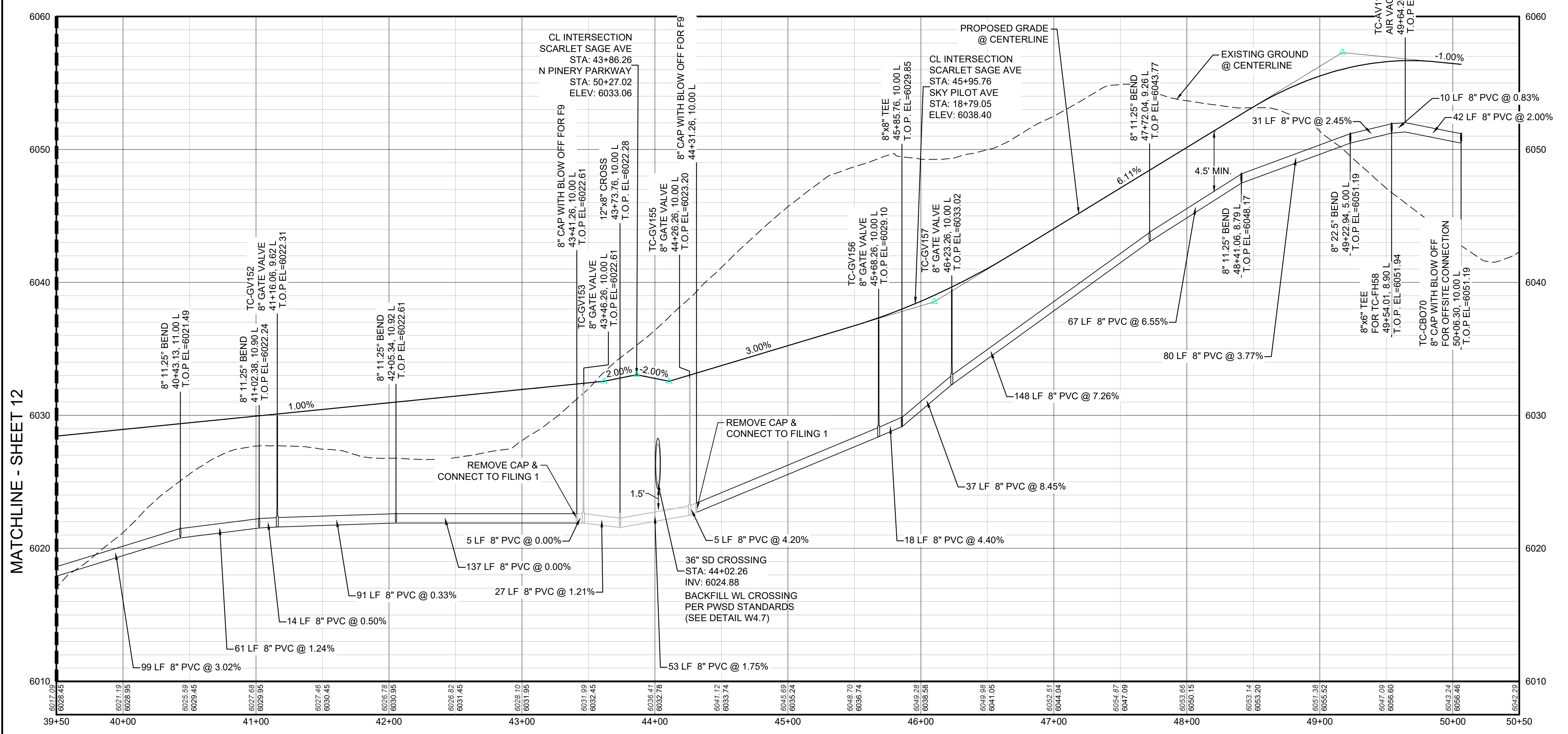
DATE: OCTOBER 2018



KEYMAP
N.T.S.



PLAN: SCARLET SAGE AVE STA: 39+50.00 TO 50+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SCARLET SAGE AVE STA: 39+50.00 TO 50+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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
⊗	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊗	PROPOSED FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊗	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL W/ METER
⊗	PROPOSED SIDEWALK	---	SECTION LINE
⊗	PROPOSED SIDEWALK RAMP	---	FILING BOUNDARY
10.00	EXISTING ELEVATION	---	FO
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊗	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD POWER
⊗	PROPOSED STORM DRAIN MANHOLE	---	TEL
		---	EXISTING TELEPHONE LINE

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
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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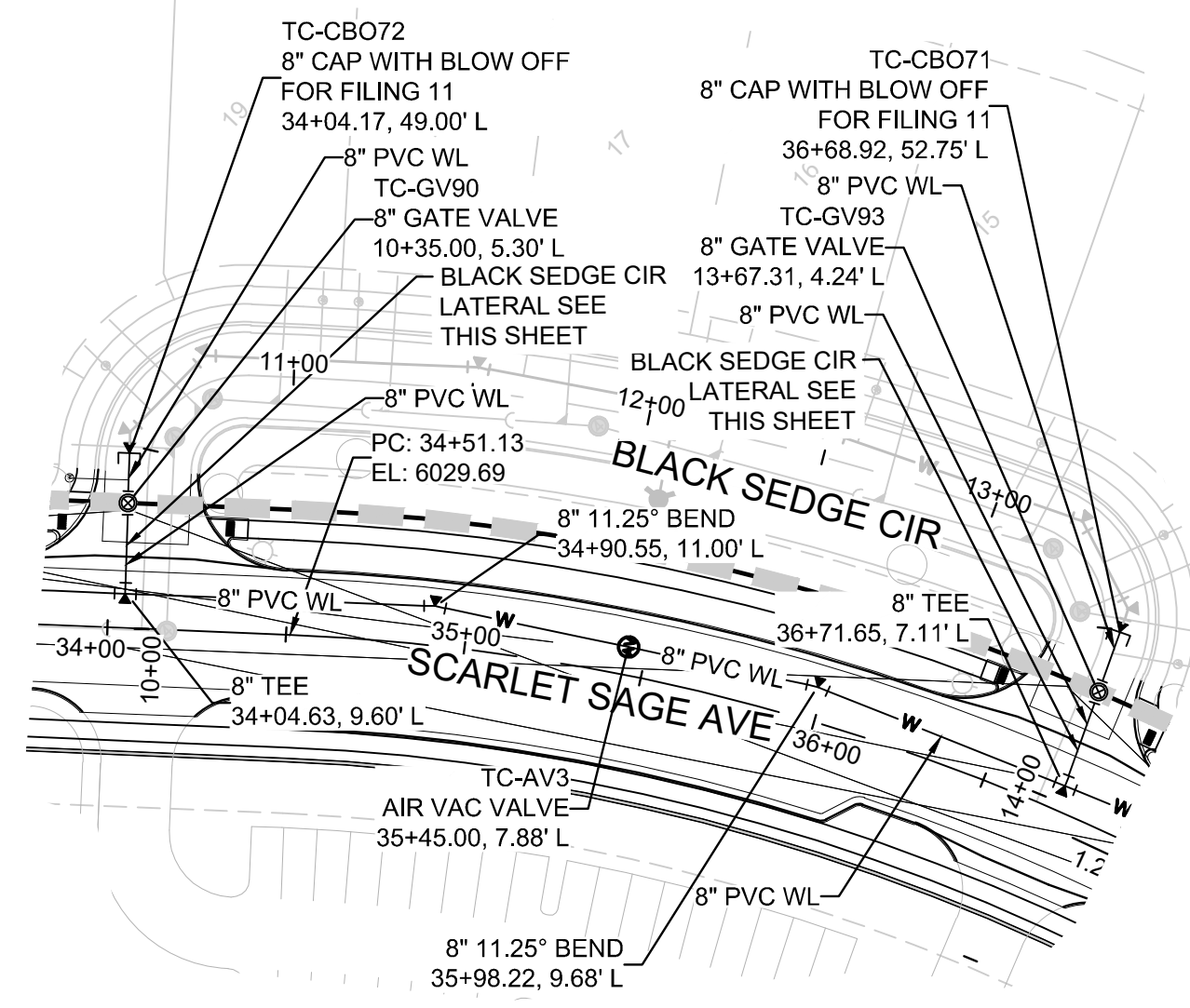
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

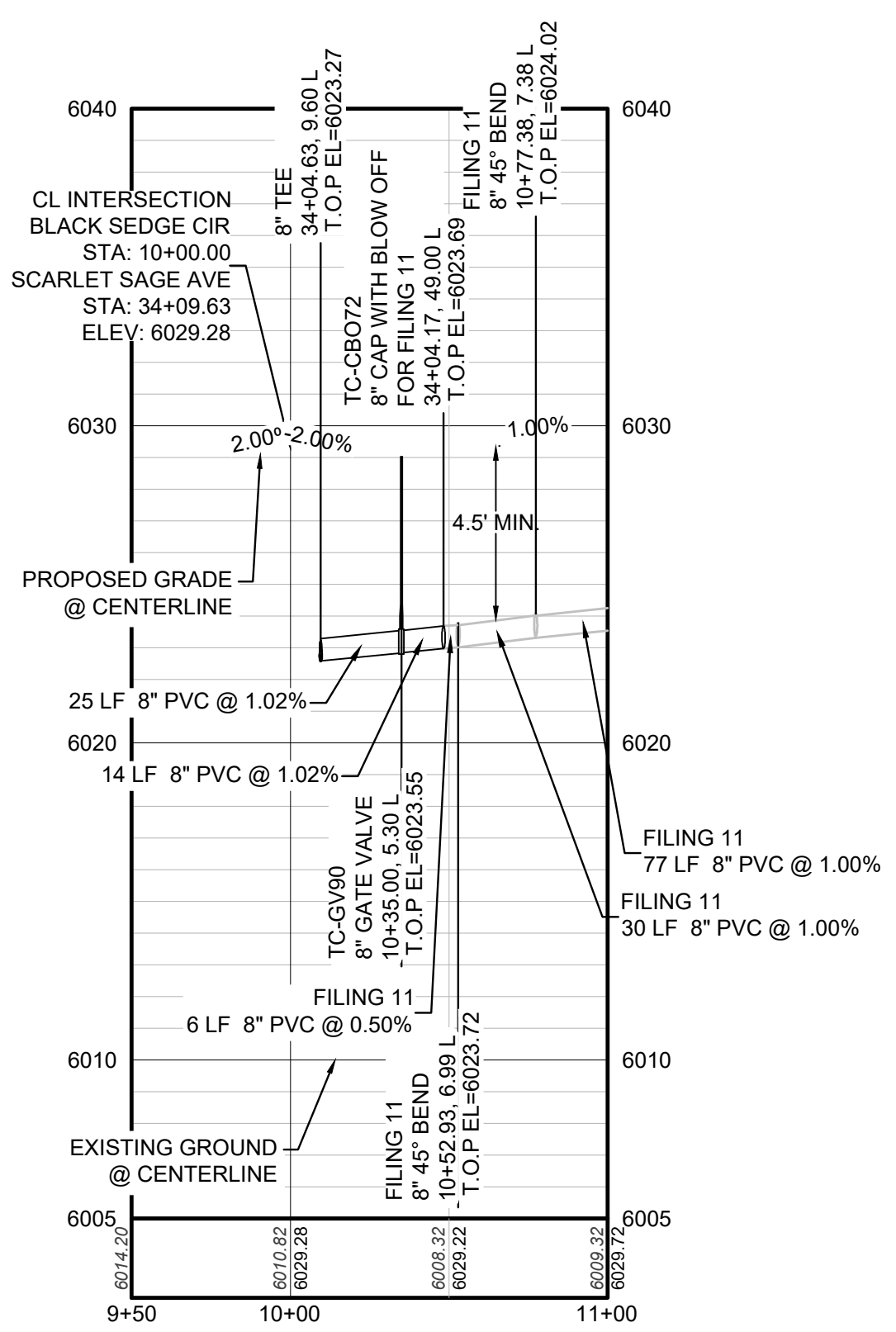
PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050607

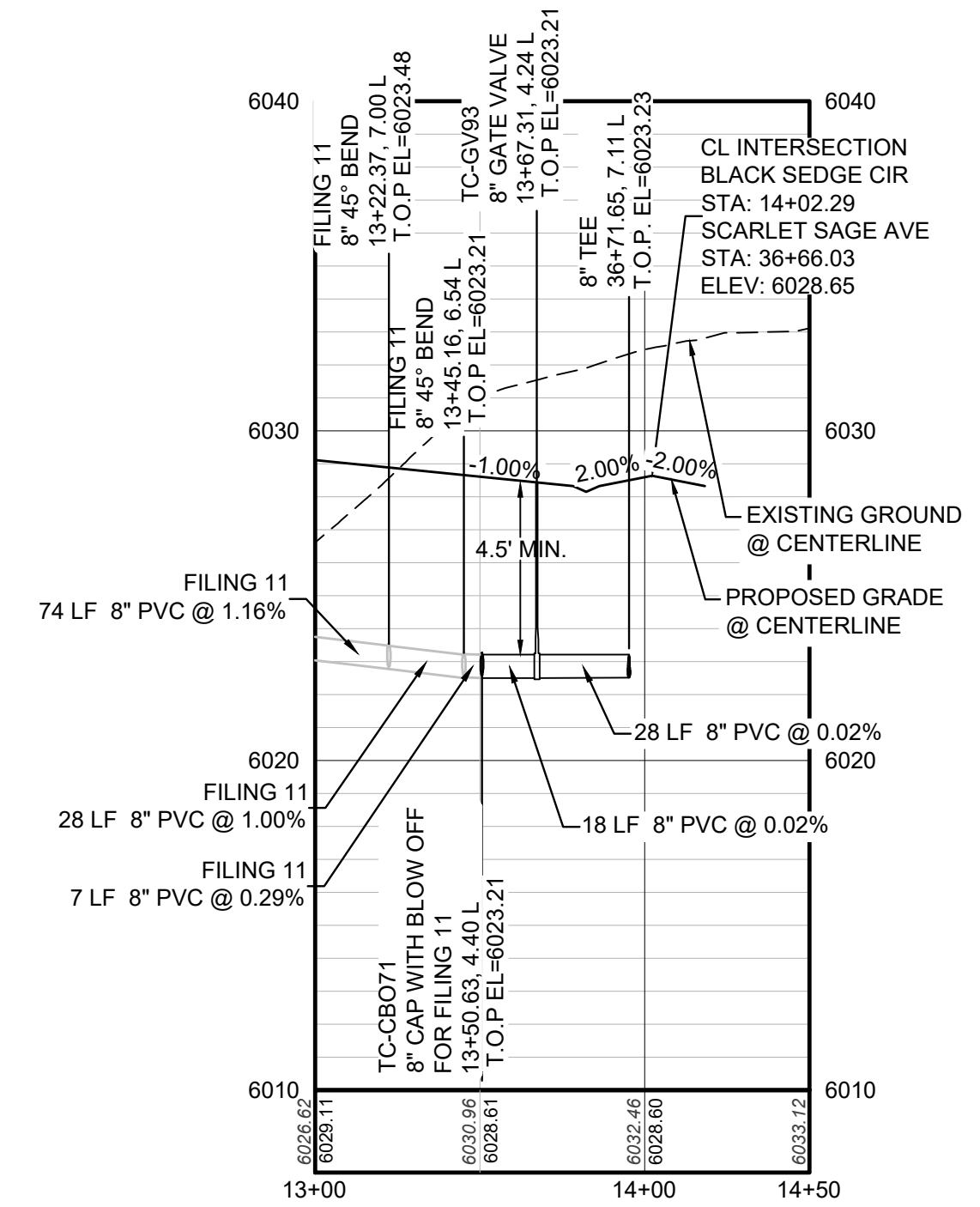
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9529 Fax: (720) 482-9546	CVL CONSULTANTS	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE SCARLET SAGE AVENUE	SCALE: AS SHOWN FILE NO: 8130283701	DRAWN BY: RRR CHECKED BY: JJJ DATE: OCTOBER 2019	SHEET NUMBER: 14
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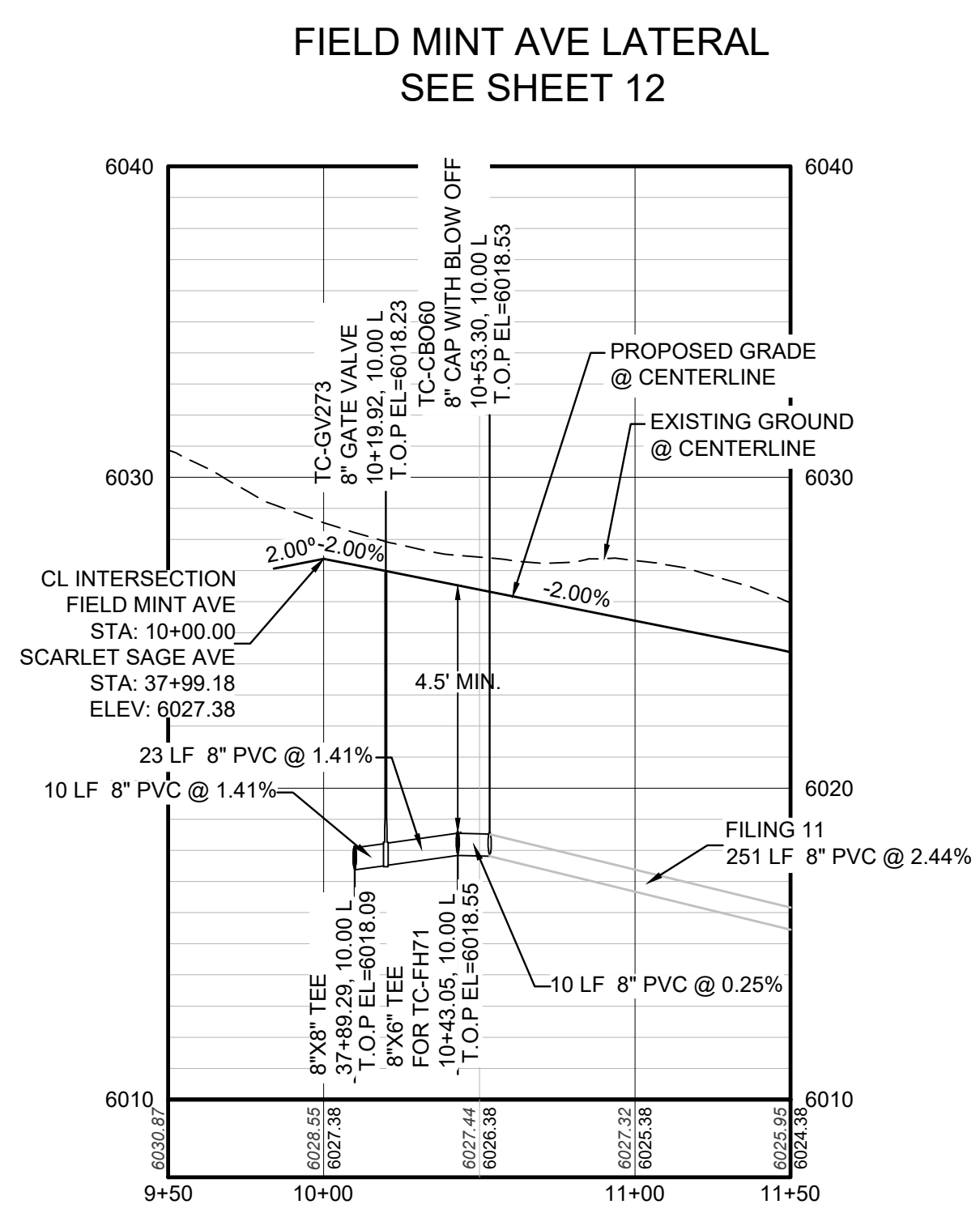
PLAN: BLACK SEDGE CIR STA: 10+00.00 TO 14+00.00
HORIZONTAL SCALE: 1" = 50'



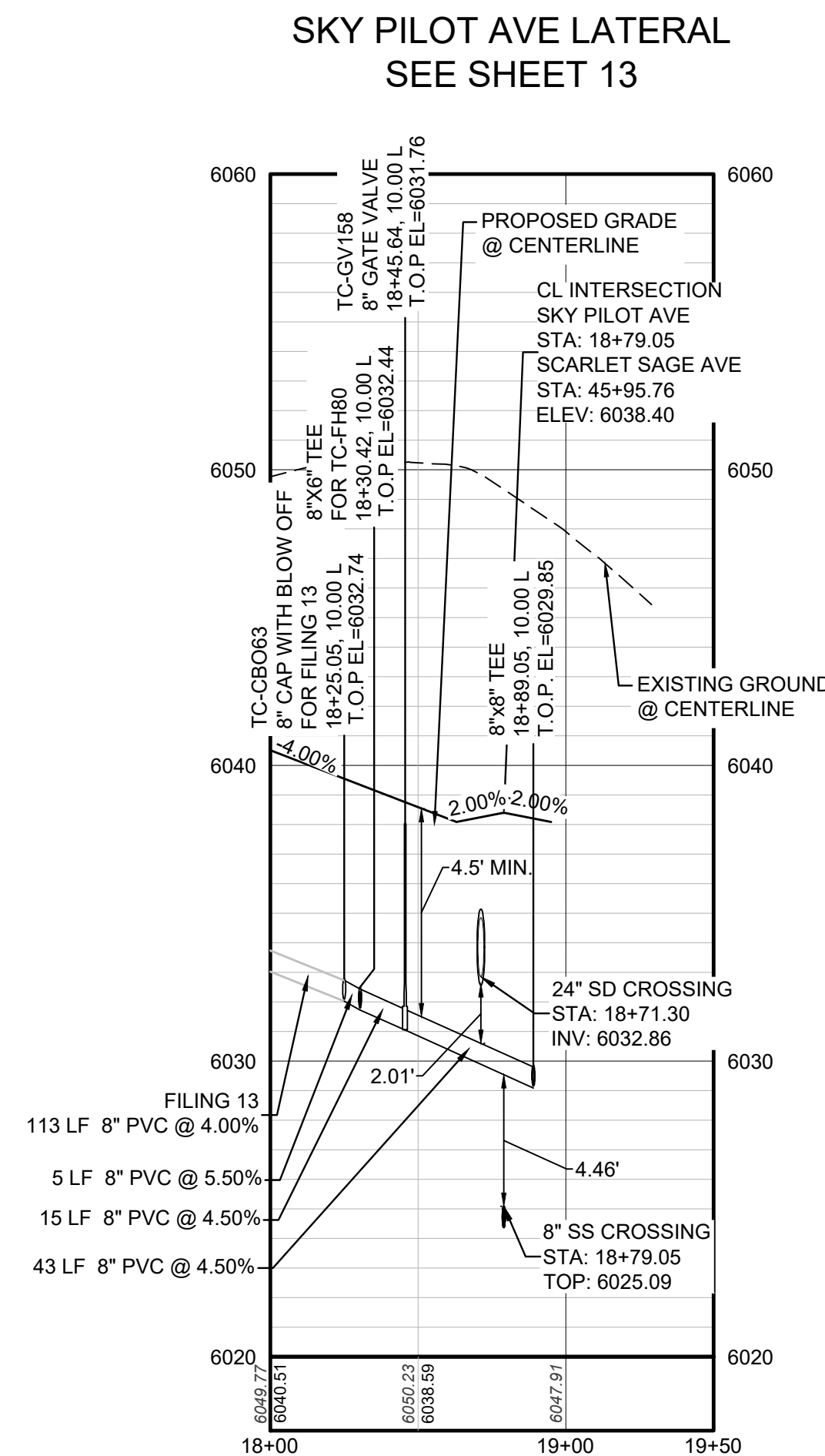
PROFILE: BLACK SEDGE CIR STA: 9+50.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



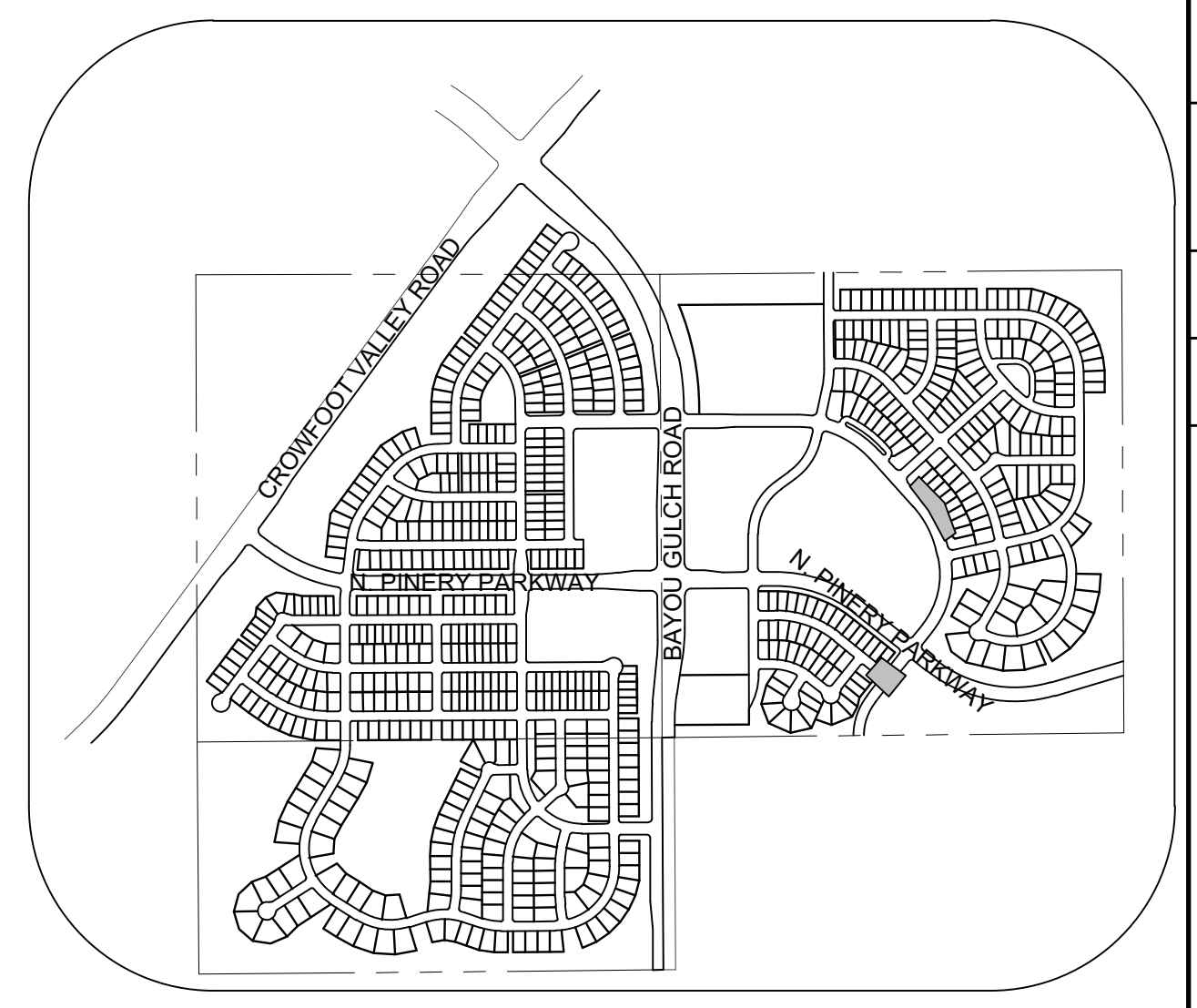
PROFILE: BLACK SEDGE CIR STA: 13+00.00 TO 14+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: FIELD MINT AVE STA: 9+50.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: SKY PILOT AVE STA: 18+00.00 TO 19+50.00
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	---	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
⊛	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊜	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊝	PROPOSED LIGHT POLE	---	PROPOSED WATER LATERAL
⊞	PROPOSED SIDEWALK	---	PROPOSED WATER LATERAL W/ METER
⊟	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	FO
⊠	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER OPTIC LINE
⊡	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD POWER
		---	EXISTING TELEPHONE LINE

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
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9529
Fax: (720) 482-9546

CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
SCARLET SAGE AVENUE LATERALS

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: RRR
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER: 14

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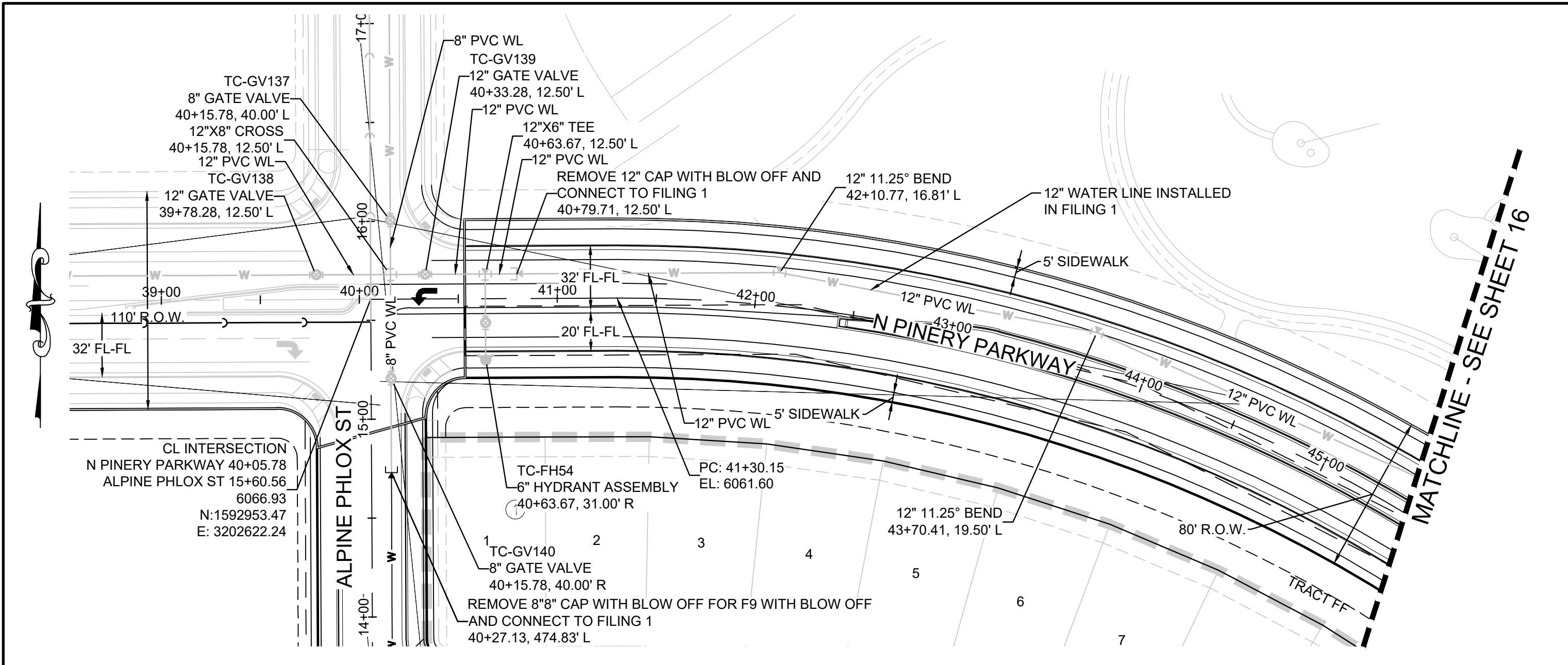
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

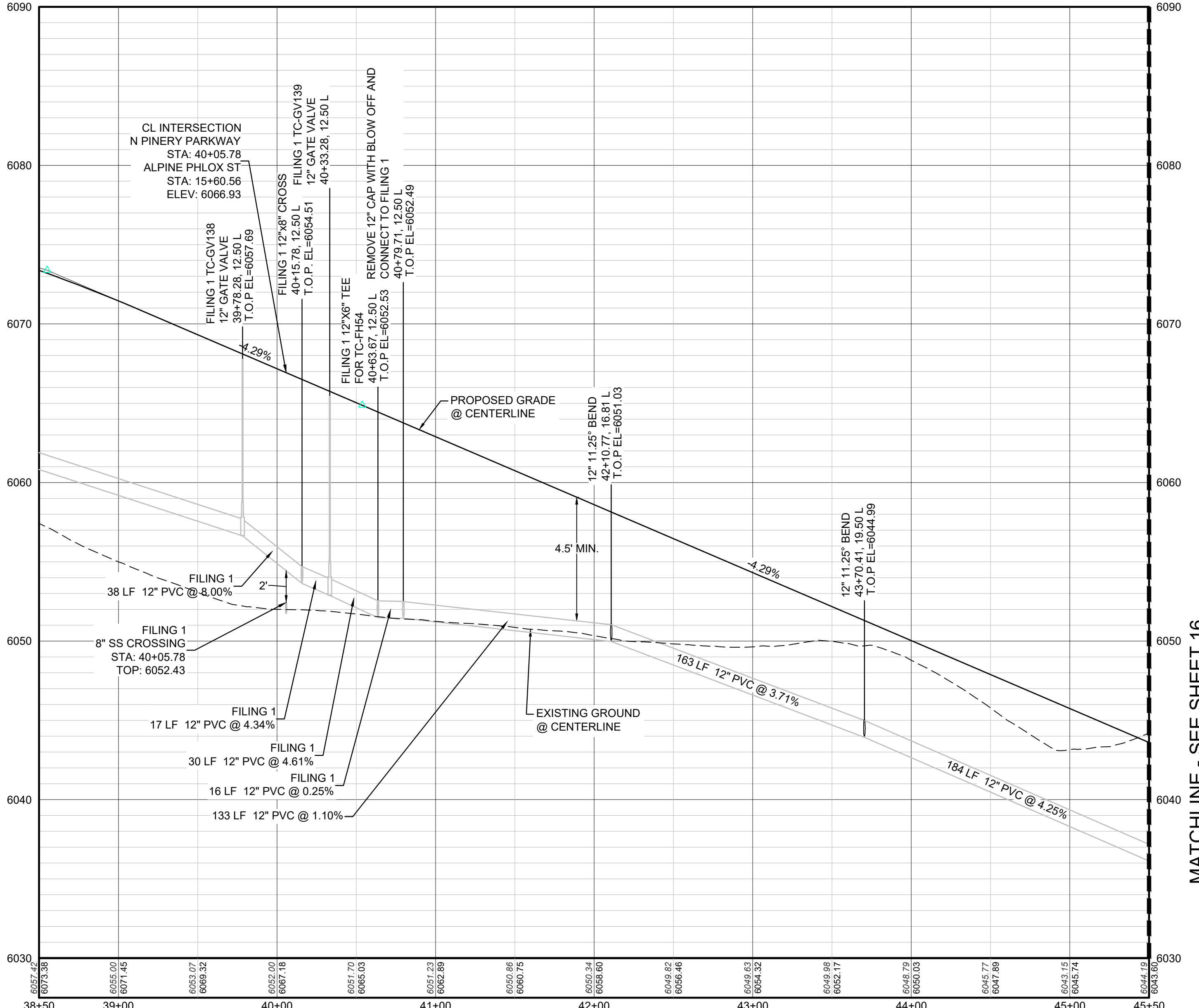
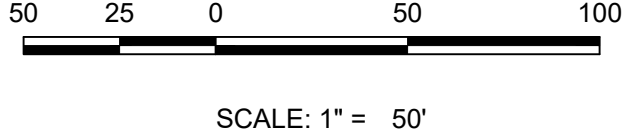
PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

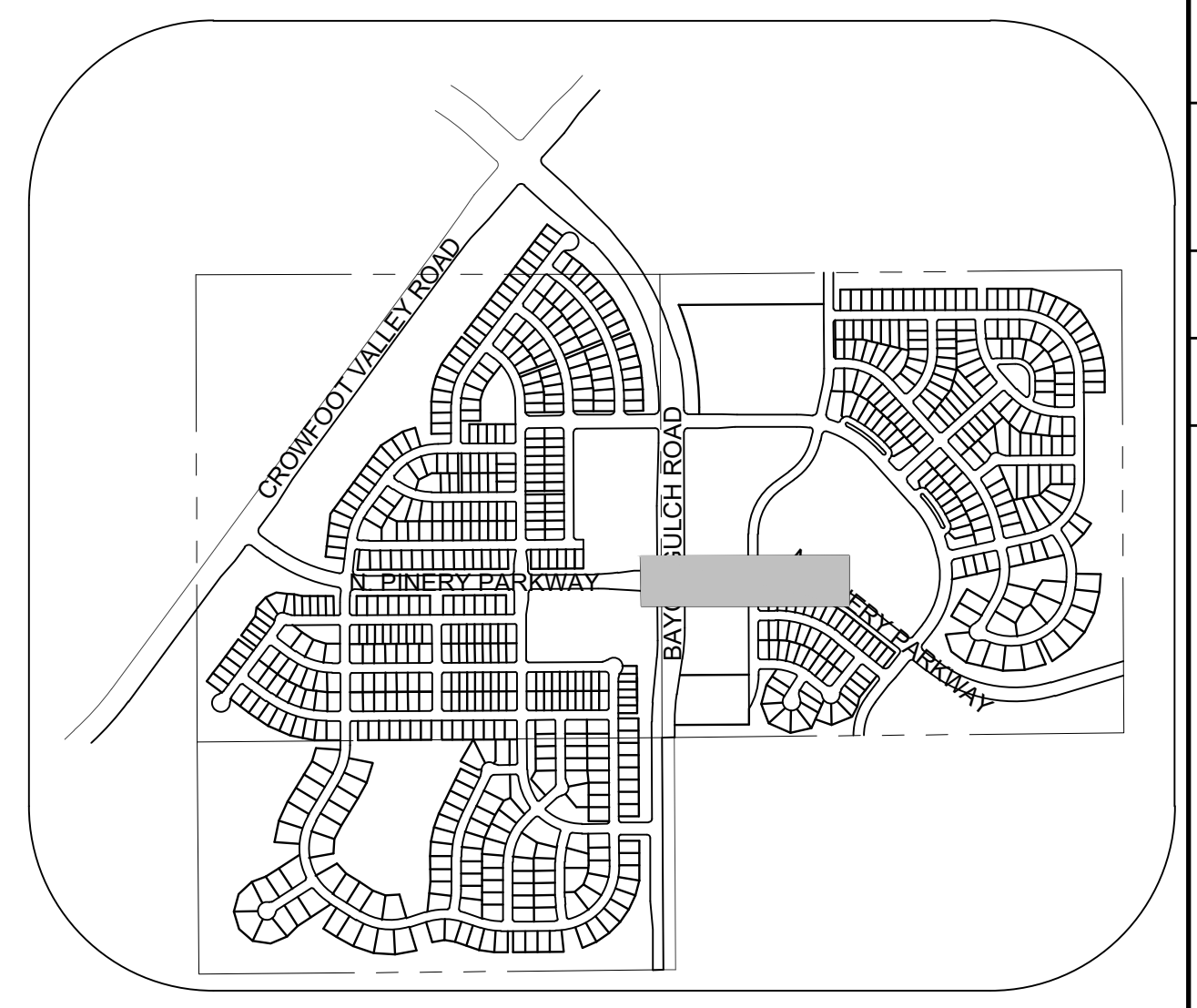
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PLAN: N PINERY PARKWAY STA: 38+50.00 TO 45+50.00
HORIZONTAL SCALE: 1" = 50'



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



KEYMAP
N.T.S.

LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	No.	Date	Appr.	Date
	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				
	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE NORTH PINERY PARKWAY				
SCALE:	AS SHOWN	FILE NO:	8130283701		
DRAWN BY:	RHR	CHECKED BY:	JJU	DATE:	OCTOBER 2019
SHEET NUMBER	15				

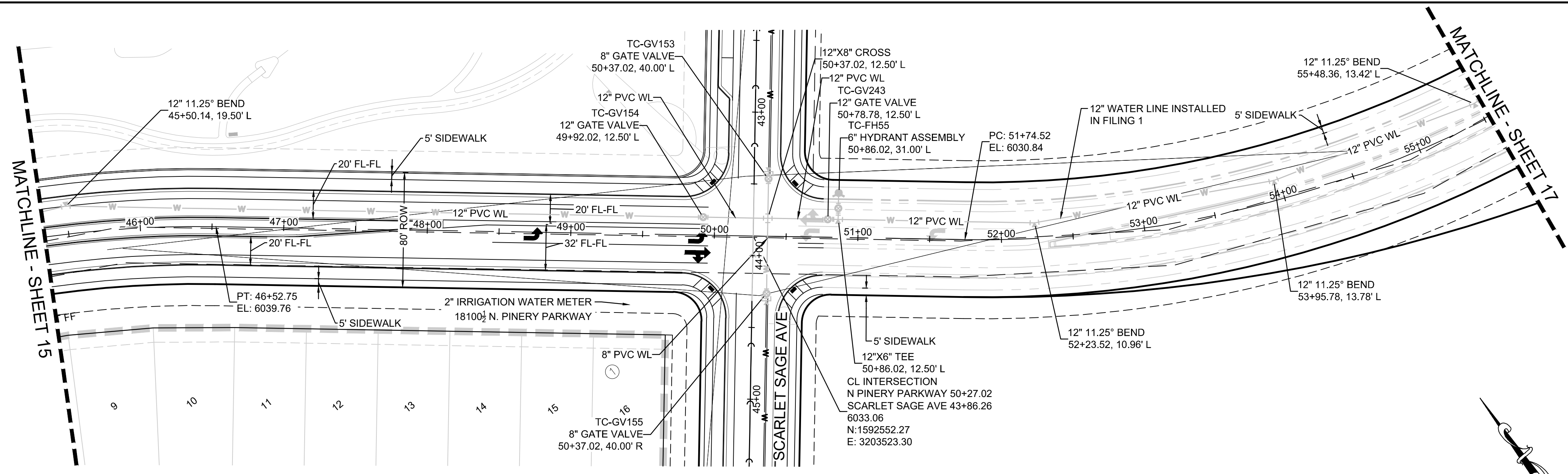
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BENCHMARK
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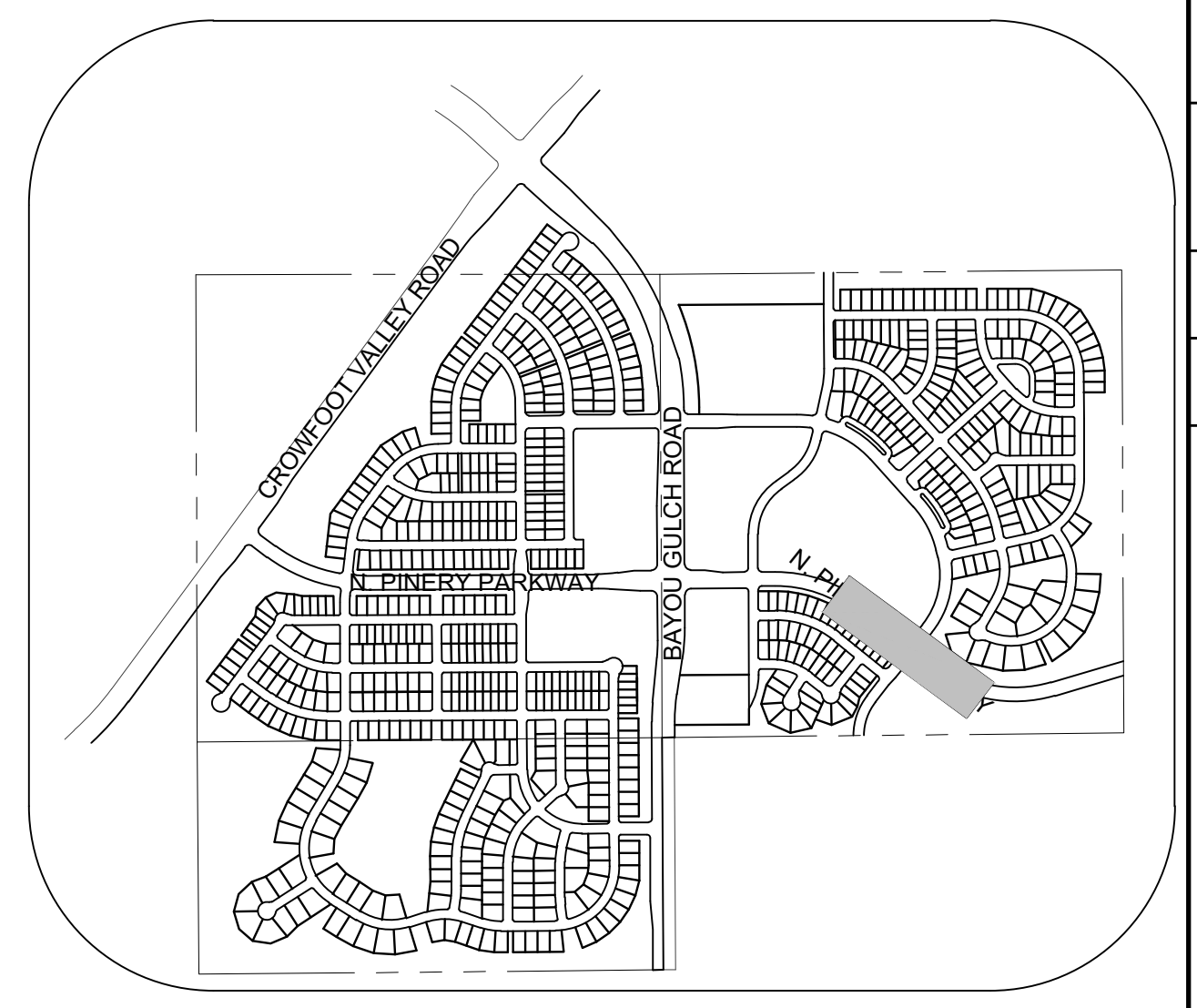
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
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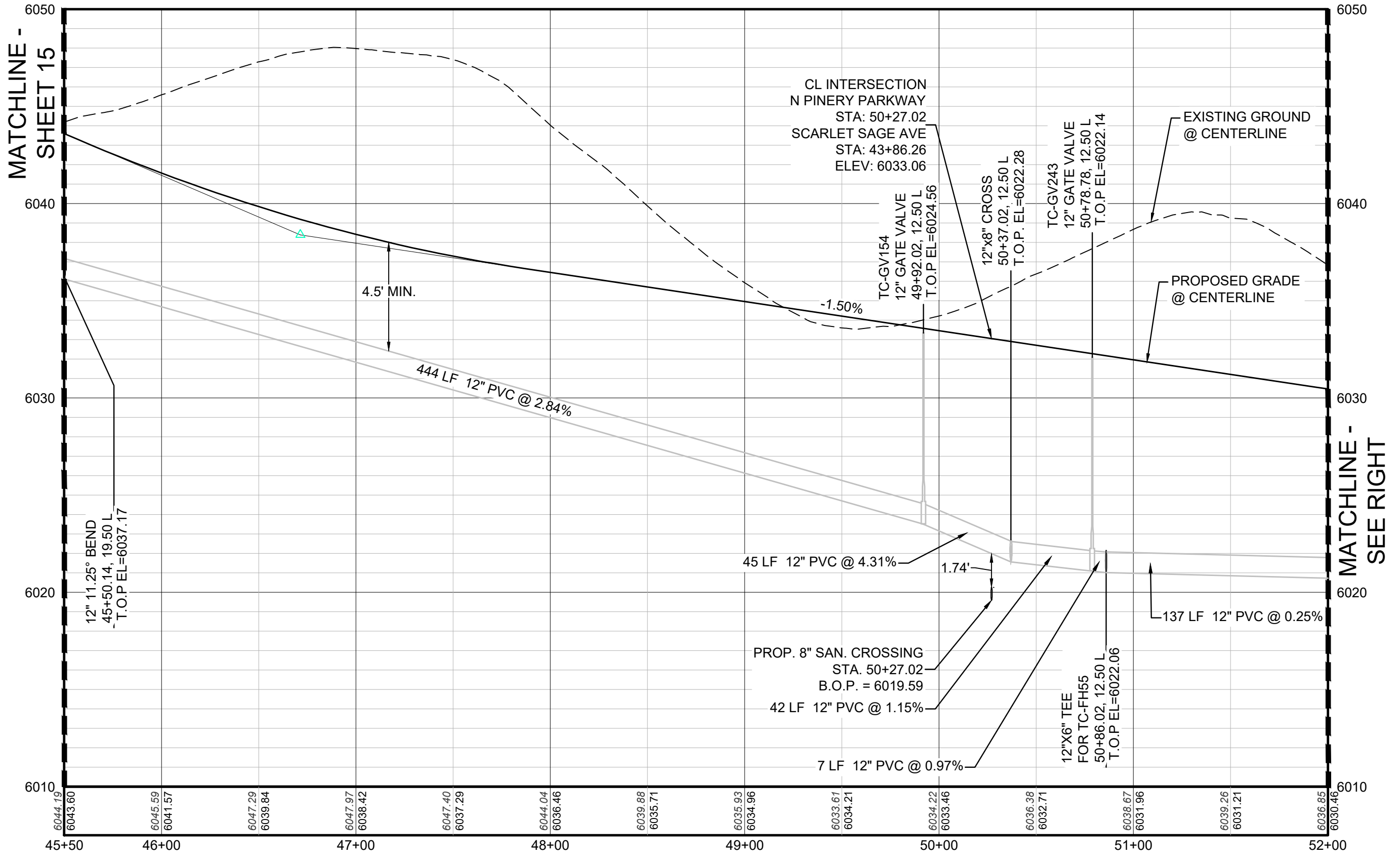


PLAN: N PINERY PARKWAY STA: 45+50.00 TO 51+50.00
HORIZONTAL SCALE: 1" = 50'

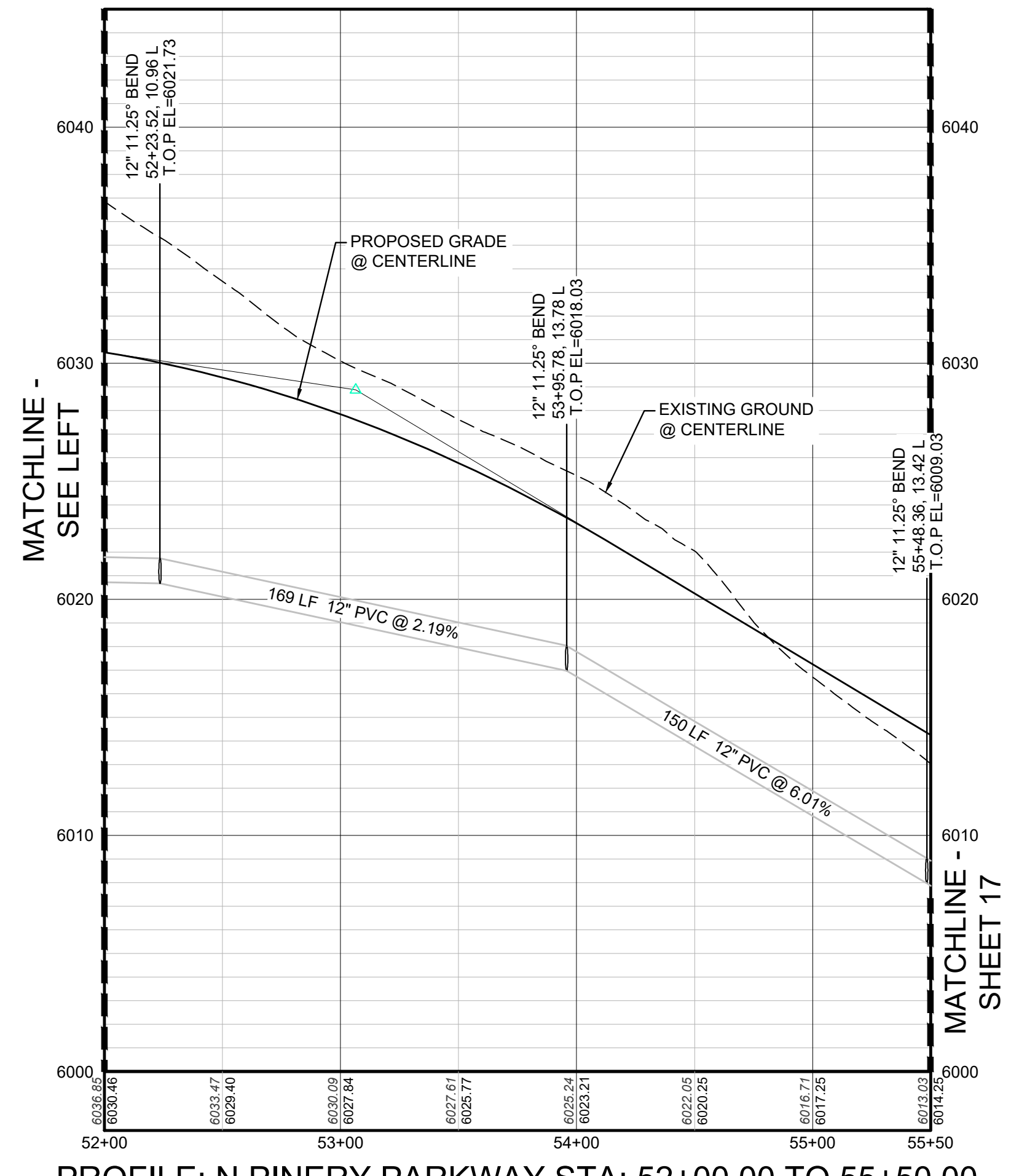


KEYMAP
N.T.S.
LEGEND

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⊙	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
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⊕	PROPOSED SIDEWALK	---	PROPOSED WATER LATERAL W/ METER
⊕	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER
⊕	PROPOSED STORM DRAIN INLET	---	FO
⊕	PROPOSED STORM DRAIN MANHOLE	---	OH
		---	TEL



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

AD	ANGLE DIFFERENCE	MH	MANHOLE
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PREPARED UNDER THE SUPERVISION OF
BRIAN P. WILSON
COLORADO P.E. 0050067

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

CVL CONSULTANTS

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7353 South Alton Way, CENTENNIAL, CO 80112

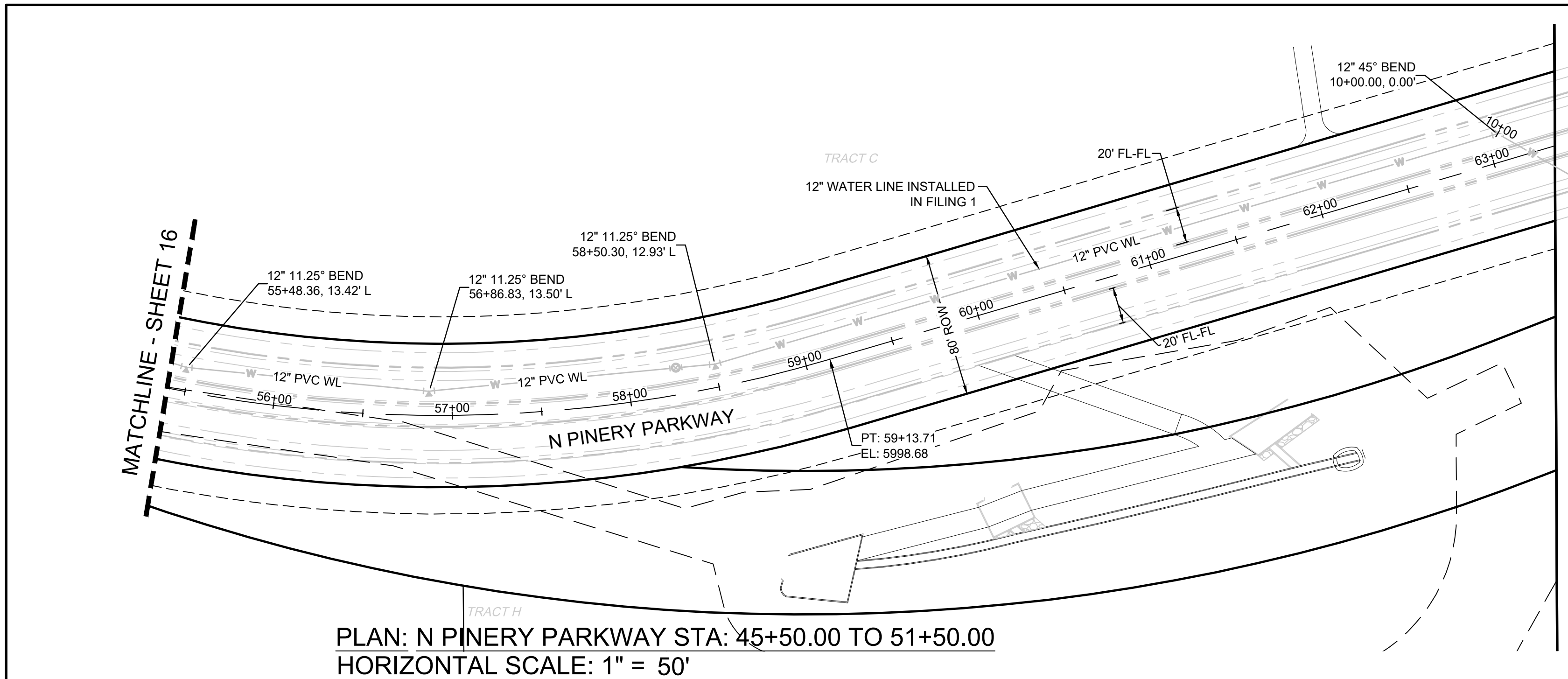
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: RRR
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER: 16

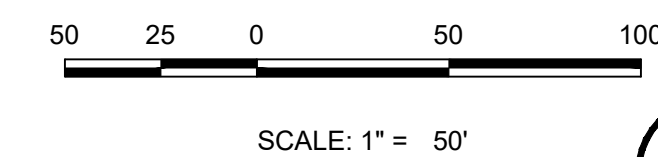
No.	Revisions	Date	Init.	Appr.	Date



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

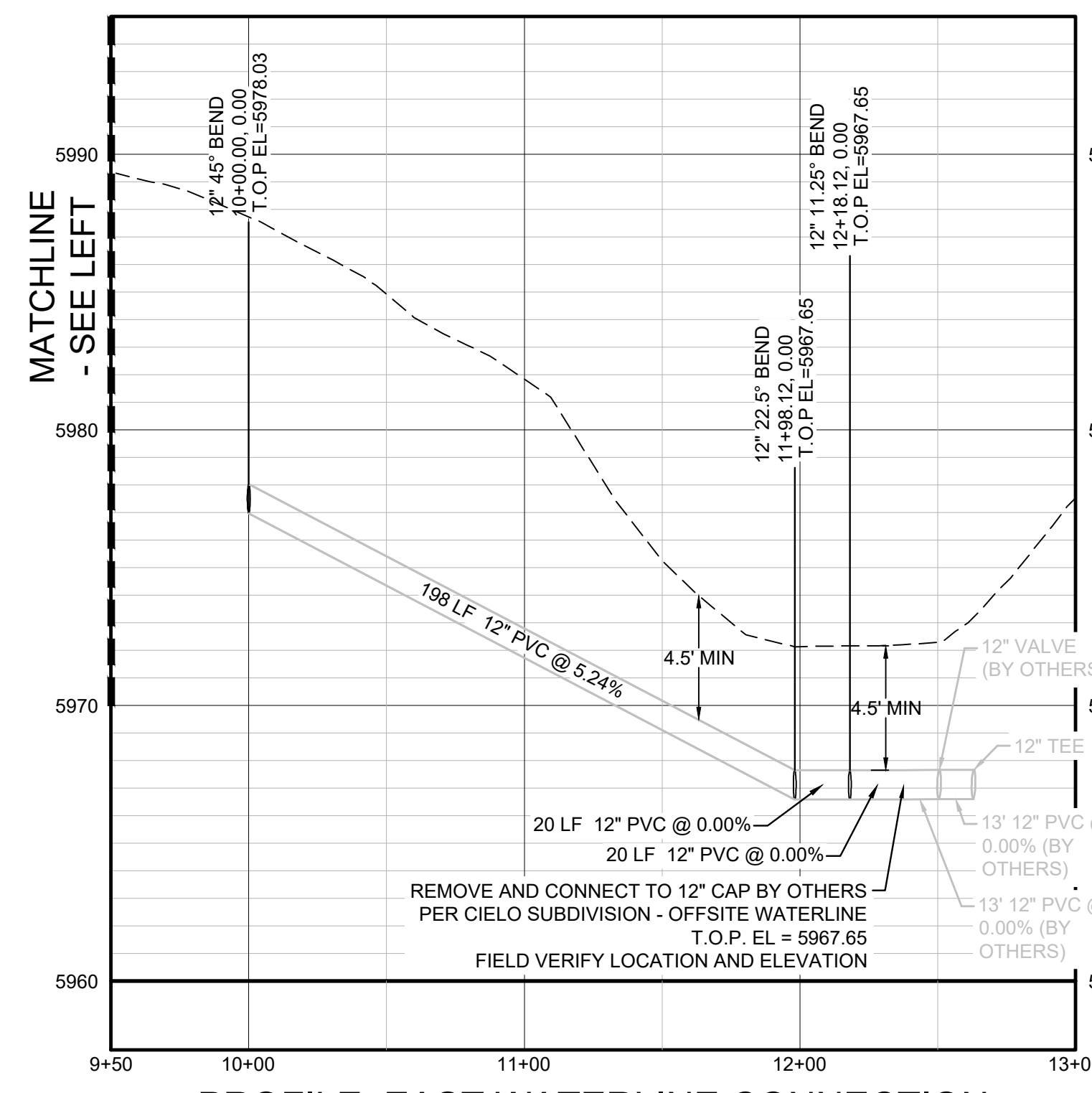


KEYMAP
N.T.S.
LEGEND

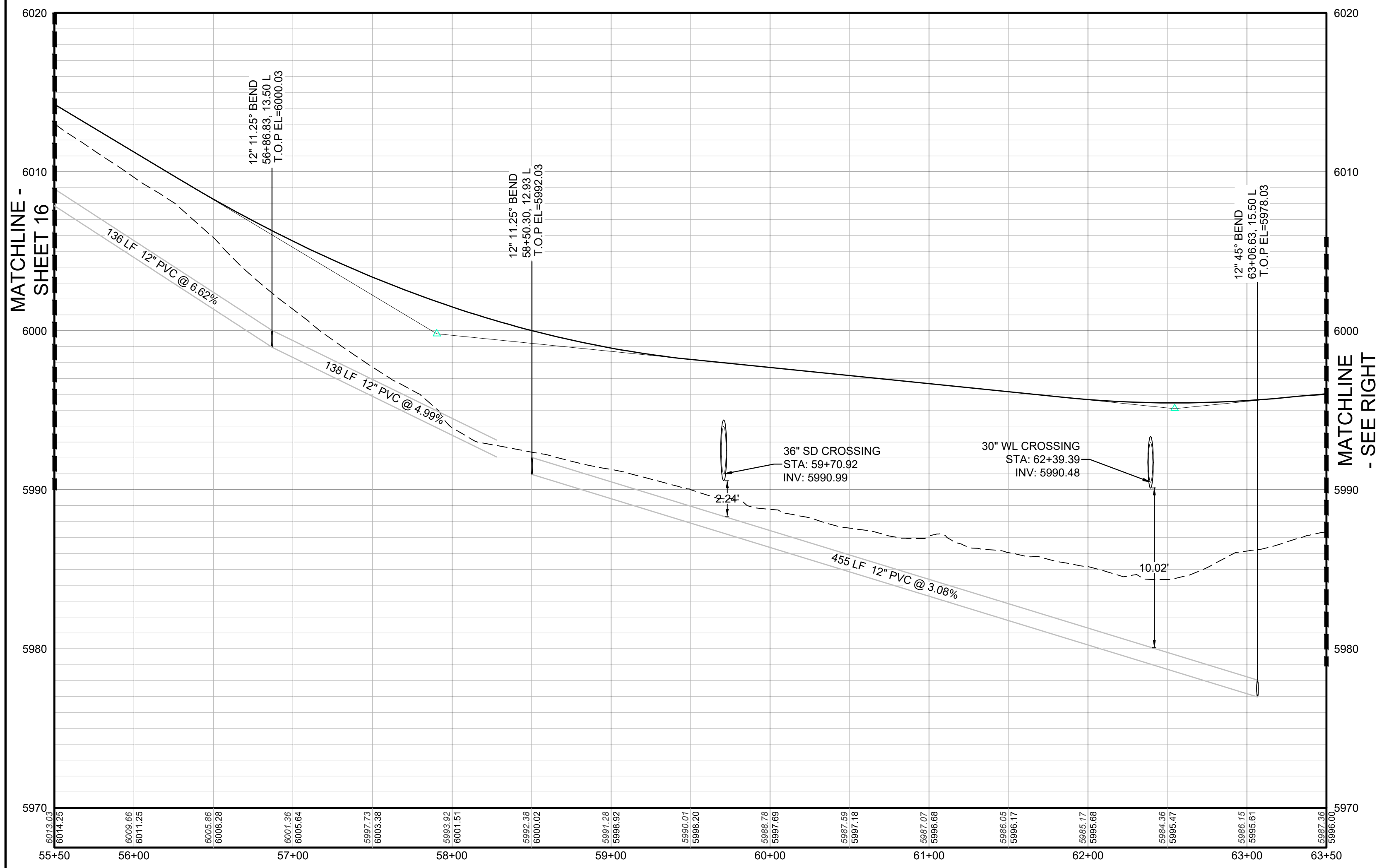


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⊕	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
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PROFILE: EAST WATERLINE CONNECTION
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: N PINERY PARKWAY STA: 55+50.00 TO 63+50.00
HORIZONTAL: 1" = 50'
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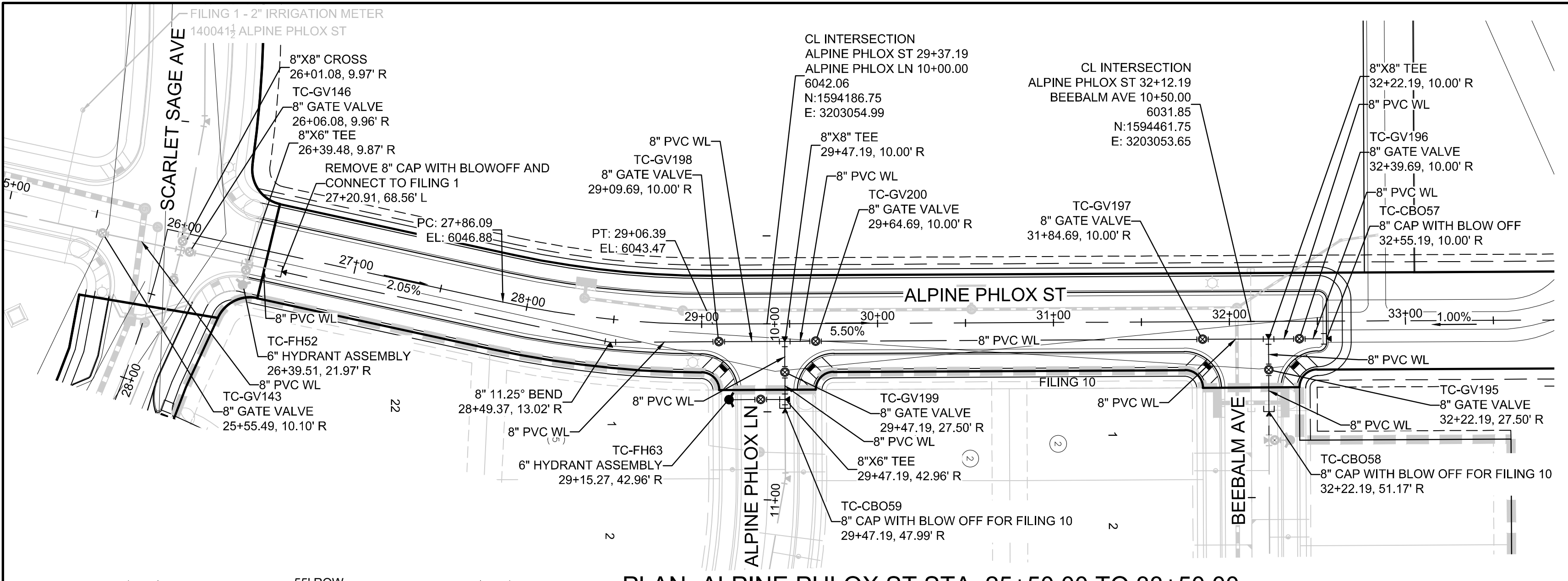
TRAILS AT CROWFOOT
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WATER PLAN & PROFILE
NORTH PINERY PARKWAY

SCALE: AS SHOWN
DRAWN BY: RHR
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DATE: OCTOBER 2019

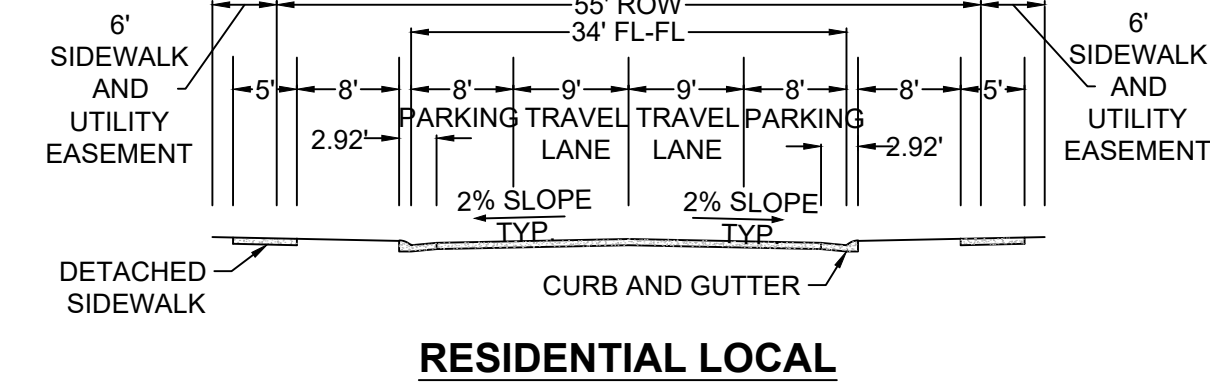
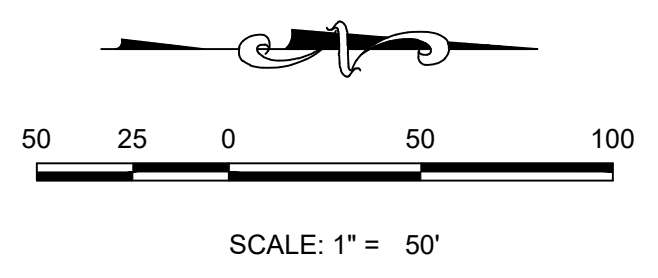
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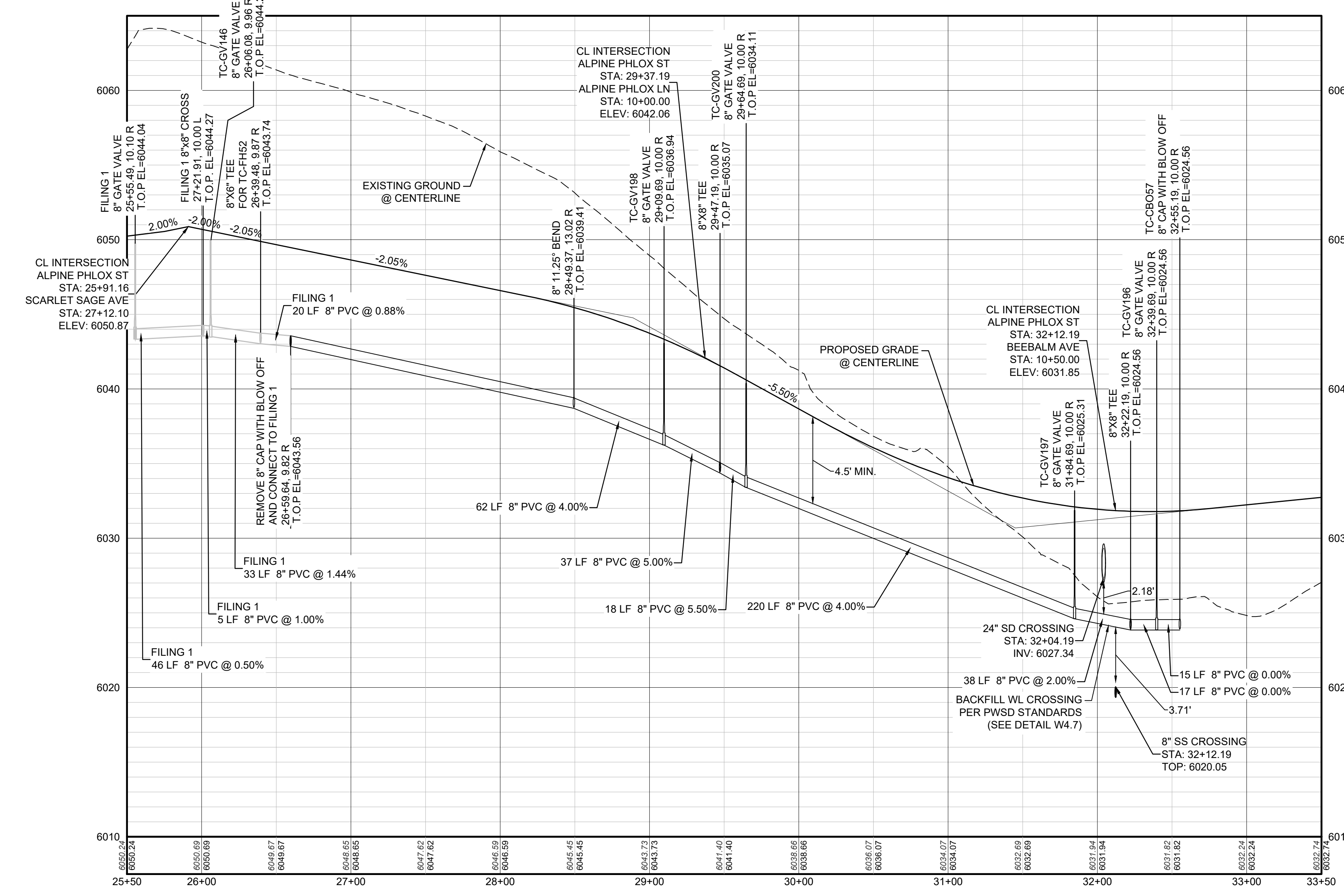
No.	Revisions	Date	Init.	Appr.	Date



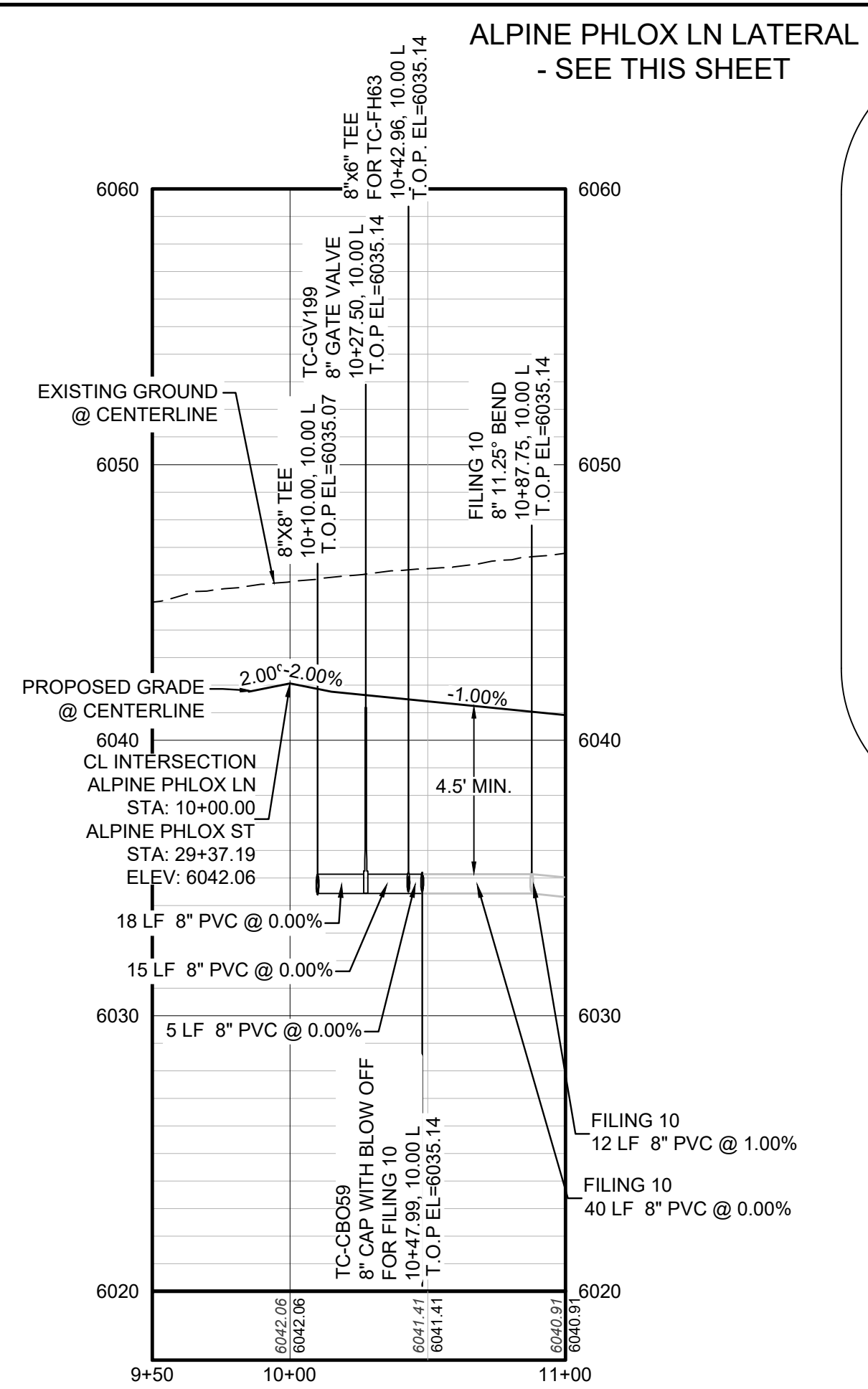
PLAN: ALPINE PHLOX ST STA: 25+50.00 TO 33+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL

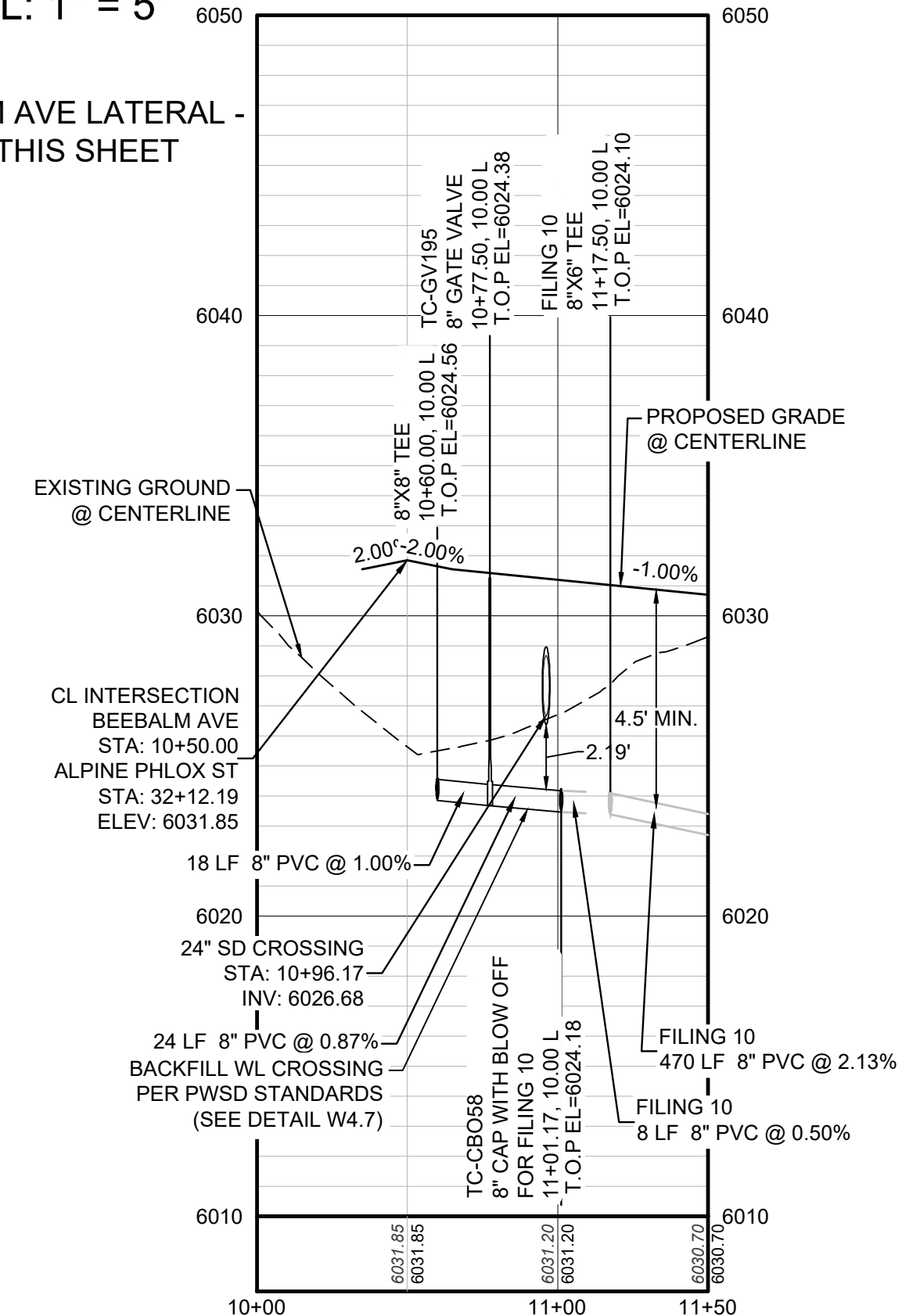


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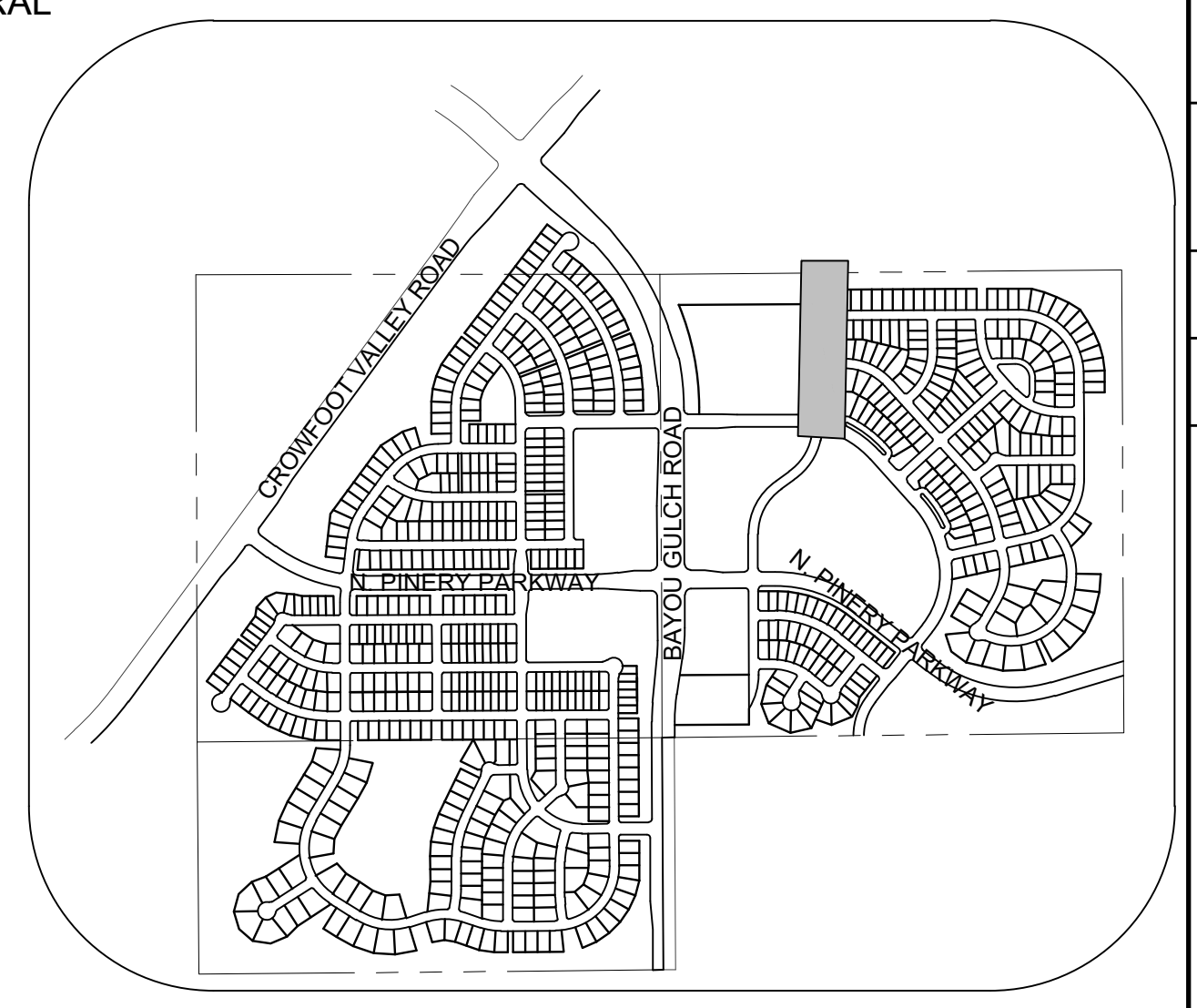


PROFILE: ALPINE PHLOX LN STA: 9+50.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BEEBALM AVE LATERAL - SEE THIS SHEET



PROFILE: BEEBALM AVE STA: 10+00.00 TO 11+50.00
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KEYMAP
N.T.S.
LEGEND

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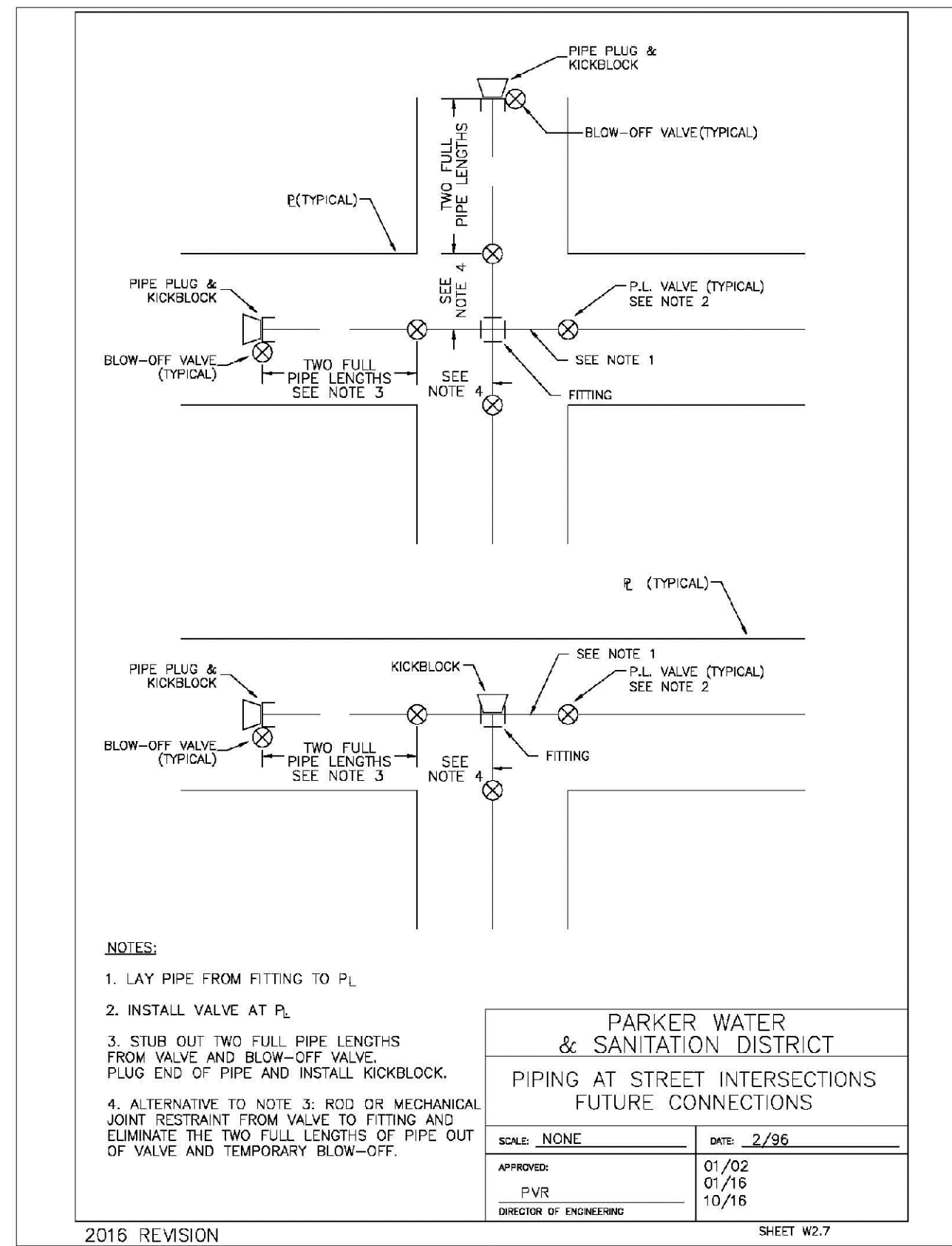
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 COLORADO P.E. 0050067

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.

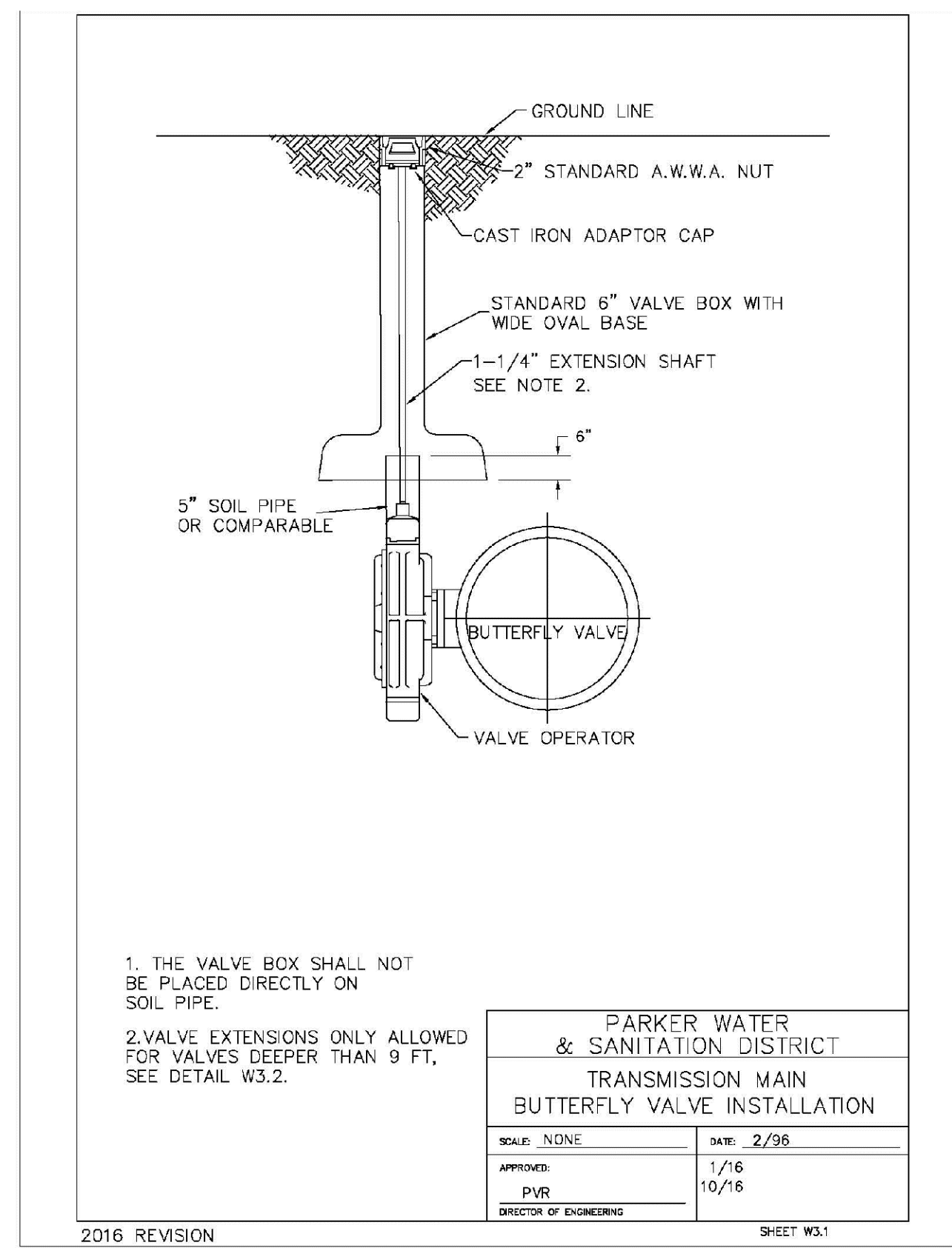
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10333 E. Dry Creek Rd., Suite 240, Englewood, CO 80112 Tel: (720) 482-9528 Fax: (720) 482-9546	CVL CONSULTANTS	10333 E. Dry Creek Rd., Suite 240, Englewood, CO 80112 Tel: (720) 482-9528 Fax: (720) 482-9546
HR 935 LLC 7352 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE ALPINE PHLOX STREET	SCALE: AS SHOWN FILE NO: 8130283701
DRAWN BY: RRR	CHECKED BY: JJJ	DATE: OCTOBER 2019
SHEET NUMBER	19	DATE: OCTOBER 2019



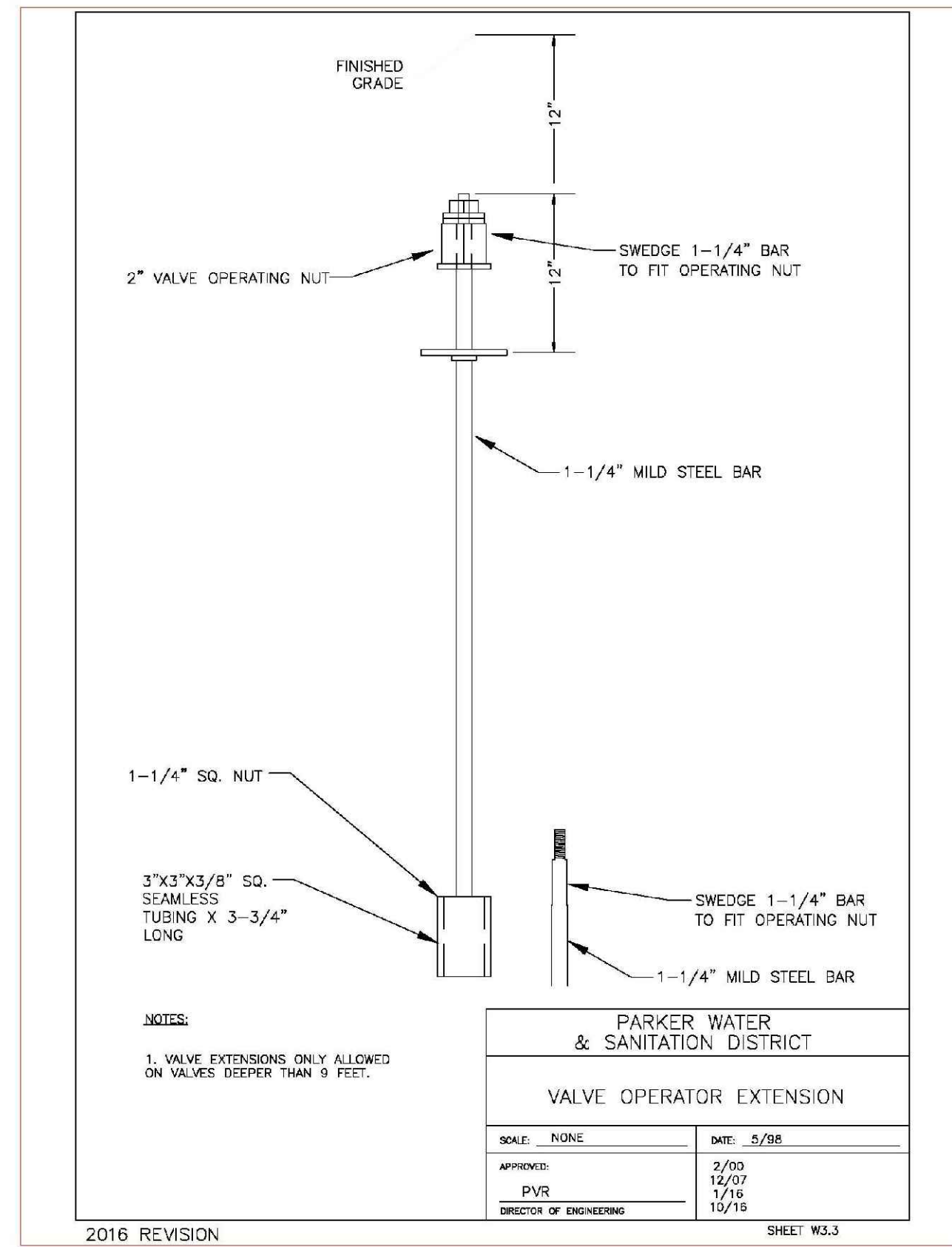
PARKER WATER & SANITATION DISTRICT	
PIPING AT STREET INTERSECTIONS FUTURE CONNECTIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR 10/16	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.7



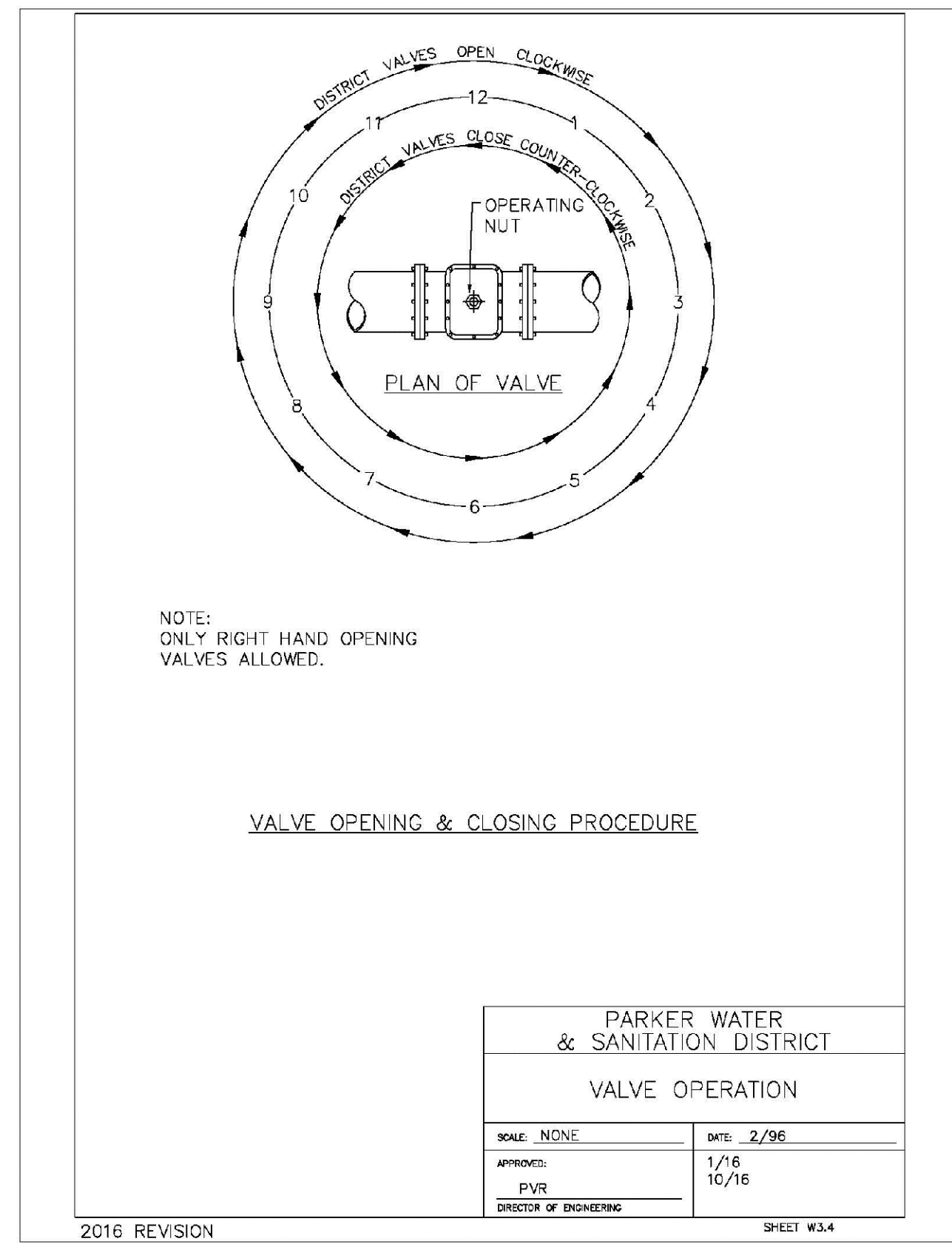
PARKER WATER & SANITATION DISTRICT	
TRANSMISSION MAIN BUTTERFLY VALVE INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR 10/16	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.1



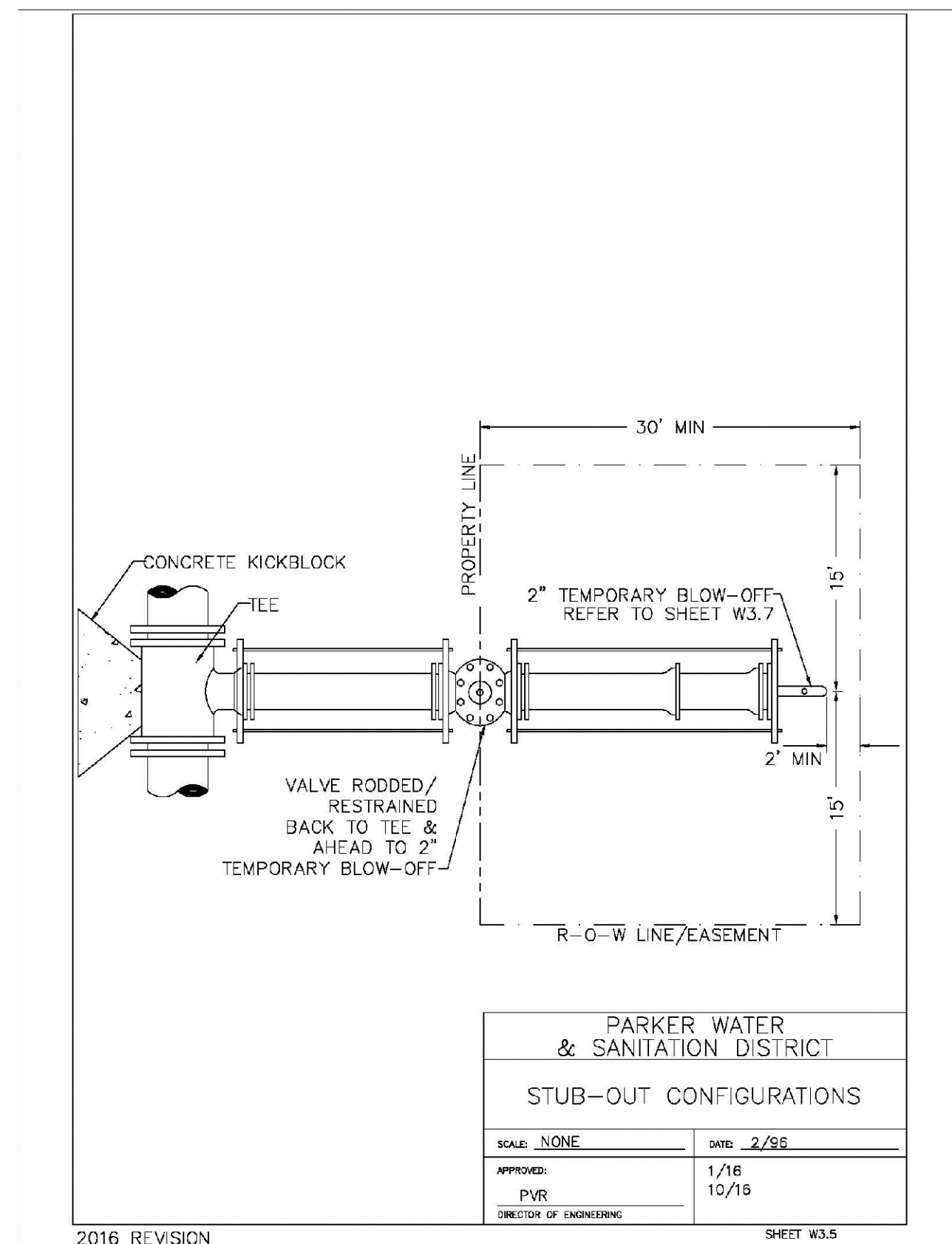
PARKER WATER & SANITATION DISTRICT	
VALVE OPERATOR EXTENSION	
SCALE: NONE	DATE: 5/08
APPROVED: PVR 10/16	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.3



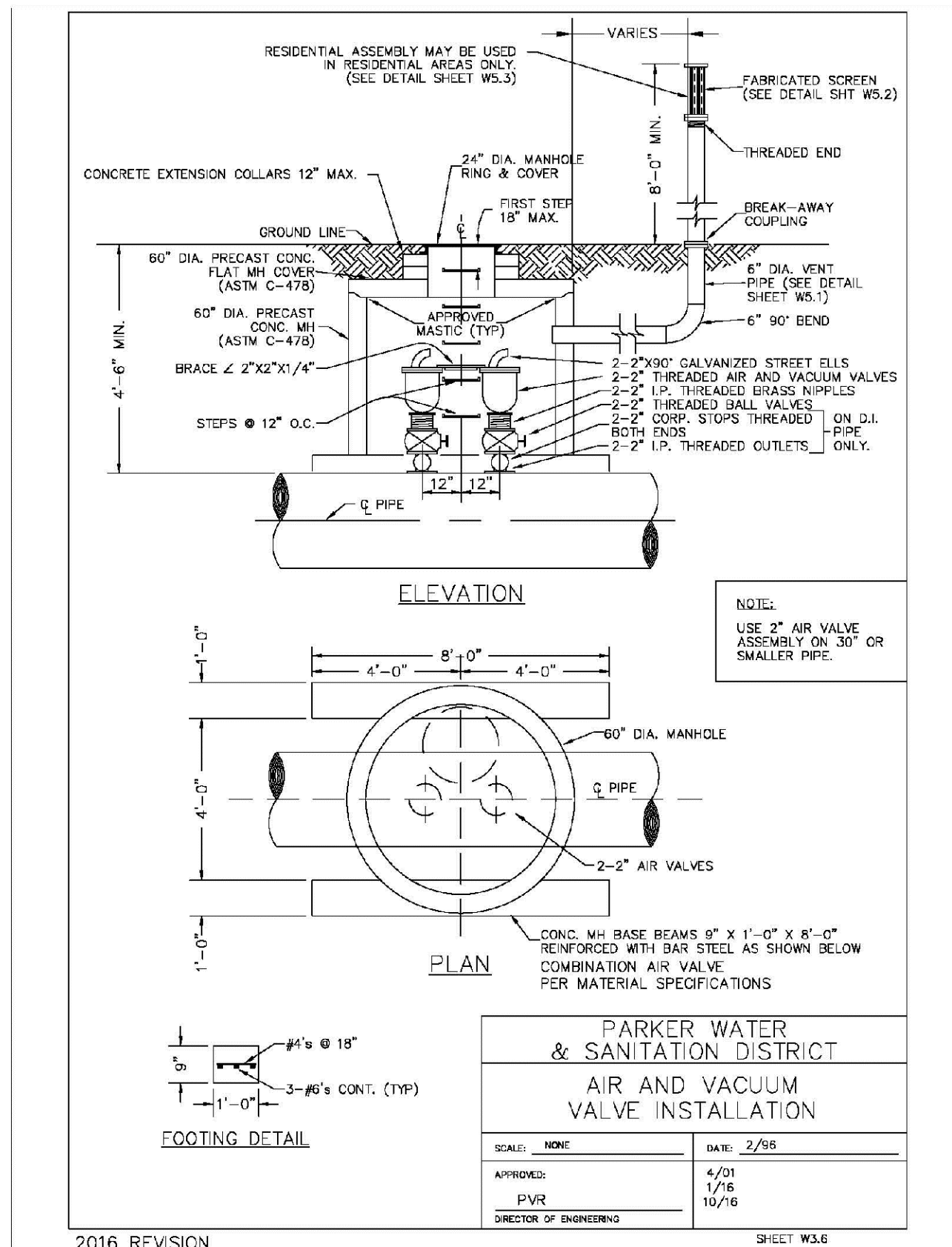
PARKER WATER & SANITATION DISTRICT	
VALVE OPERATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR 10/16	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.4



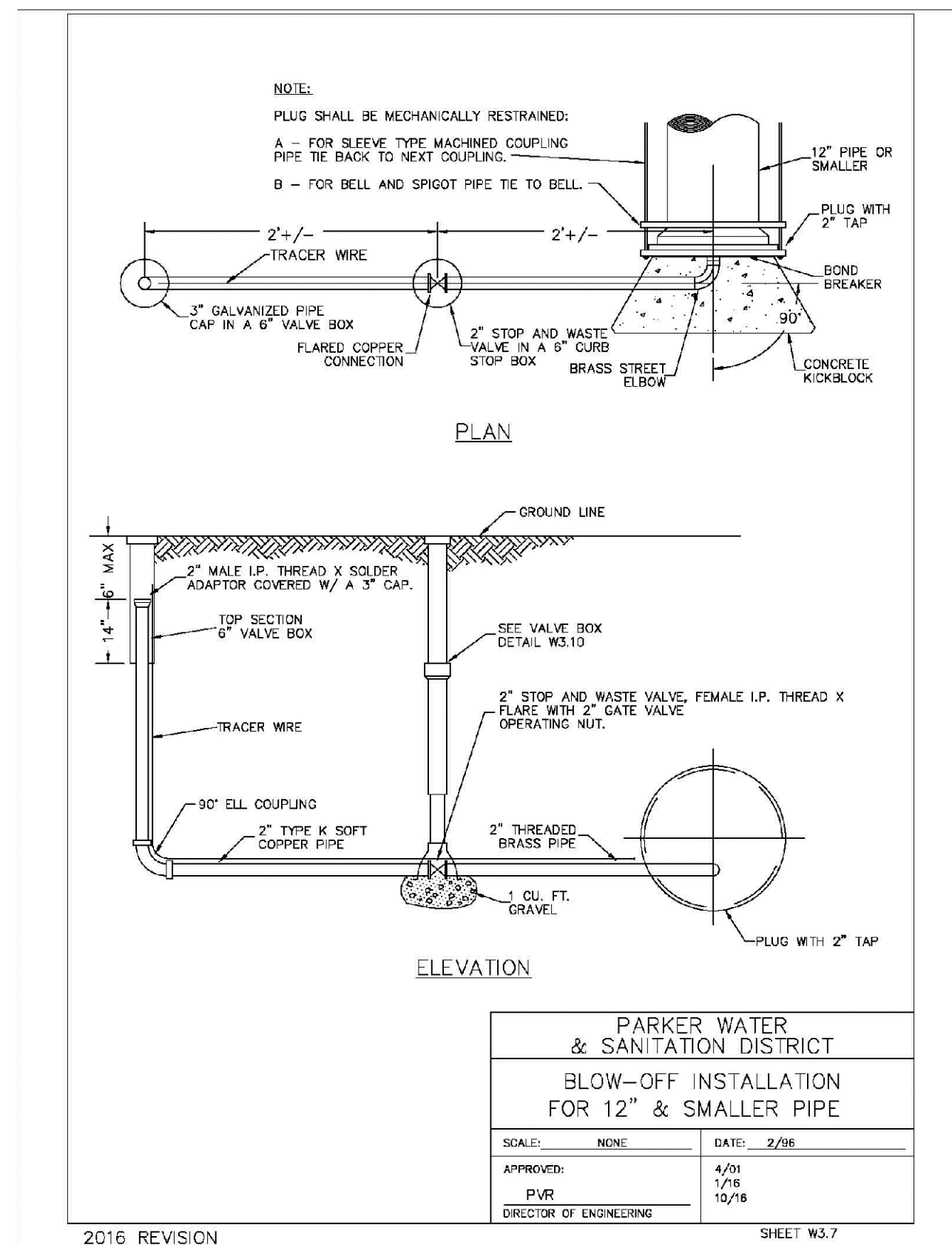
PARKER WATER & SANITATION DISTRICT	
STUB-OUT CONFIGURATIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR 10/16	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.5



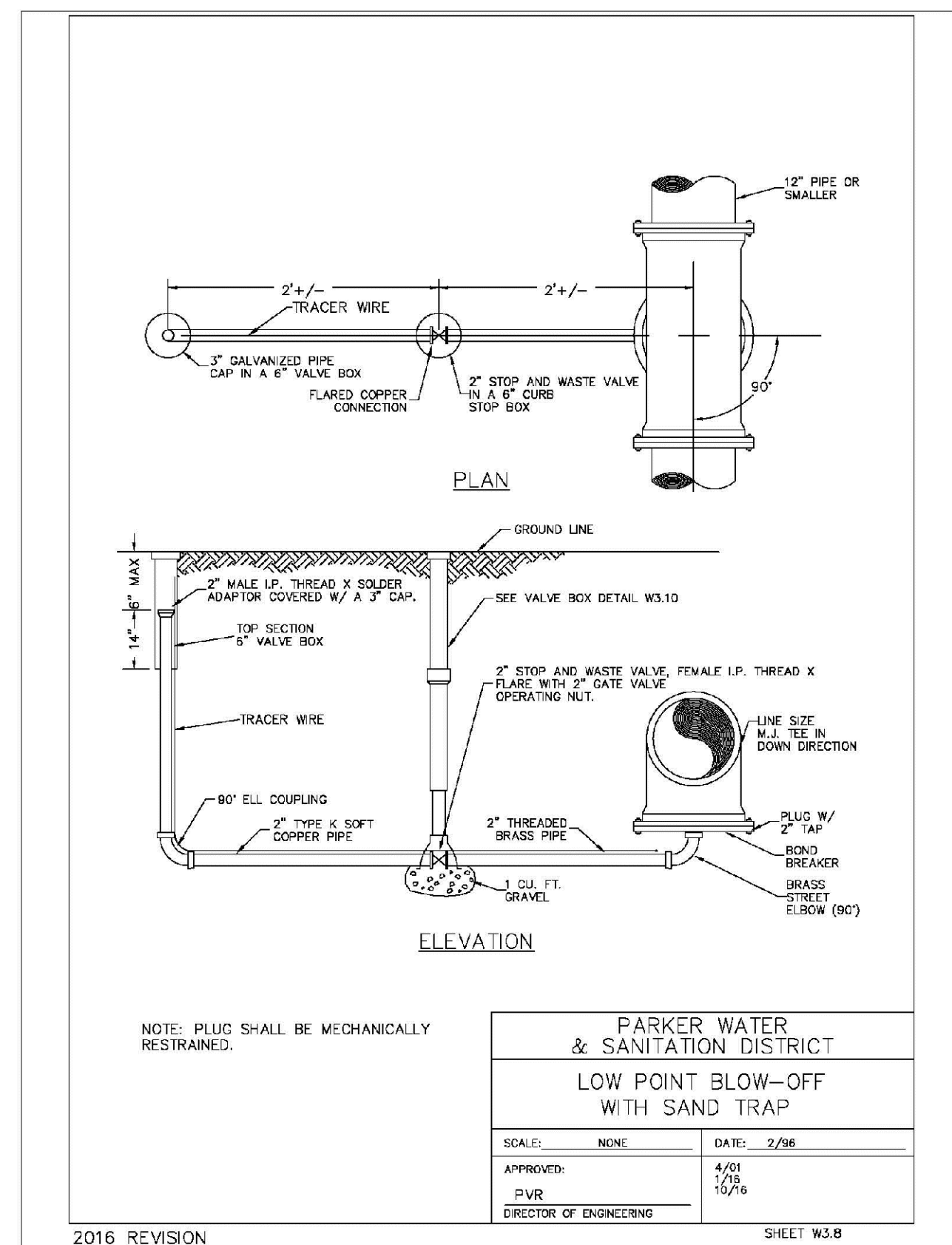
PARKER WATER & SANITATION DISTRICT	
AIR AND VACUUM VALVE INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR 10/16	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.6



PARKER WATER & SANITATION DISTRICT	
BLOW-OFF INSTALLATION FOR 12" & SMALLER PIPE	
SCALE: NONE	DATE: 2/96
APPROVED: PVR 10/16	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.7



PARKER WATER & SANITATION DISTRICT	
LOW POINT BLOW-OFF WITH SAND TRAP	
SCALE: NONE	DATE: 2/96
APPROVED: PVR 10/16	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.8



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DRAWN BY: JF	SCALE: AS SHOWN	FILE NO: 8130283701	DATE: OCTOBER 2019
	CHECKED BY: JJJ		
SHEET NUMBER: 21	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS WATER DETAILS		HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112
CIVIL CONSULTANTS		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	

MECHANICAL JOINT RESTRAINT

WEDGE DETAIL BOLT HOLE DETAIL

NOMINAL PIPE SIZE	NO. OF BOLTS	NO. OF WEDGES	W INCHES	J INCHES	F INCHES	M INCHES	P
4"	2	2					
6"	4	4	11.12	9.5	7.00	0.88	V
8"	6	6	13.37	11.75	9.15	1.00	V
10"	8	8	15.62	14.00	11.20	1.00	C
12"	8	8	17.88	16.25	13.30	1.25	C
4"	4	2					D
6"	6	3	11.12	9.5	7.00	0.88	D
8"	8	4	13.37	11.75	9.15	1.00	D
10"	8	6	15.62	14.00	11.20	1.00	D
12"	8	8	17.88	16.25	13.30	1.25	D

NOTES:
1. DIMENSIONS FOR 16" AND 20" D.I. PIPE NOT SHOWN.

**PARKER WATER & SANITATION DISTRICT
MECHANICAL JOINT RESTRAINT DETAILS**

SCALE: NONE DATE: 2/96
APPROVED: 2/00 12/09 1/18 10/16
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2016 REVISION SHEET W3.17

11-1/4", 22-1/2", 45" & 90" BENDS

DEAD END

TYPICAL CROSS SECTION

TEE

MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

SIZE OF	BENDS				TEE OR DEAD END
	11-1/4"	22-1/2"	45"	90"	
4"	1.00	1.00	1.00	1.00	1.50
6"	1.00	1.25	2.25	4.00	3.00
8"	1.00	2.00	4.00	7.00	5.00
10"	1.50	3.50	7.50	13.00	11.50
12"	2.00	5.00	13.50	23.50	23.00
24"	3.50	15.00	45.00	47.00	53.00

NOTES:
1. ALL VALVES, TEES, BENDS AND PLUGS SHALL BE RESTRAINED AND KICKBLOCKED.
2. BEARING SURFACES SHOWN IN CHART ARE MINIMUM.
3. BASED ON 150 PSI PIPE PRESSURE PLUS WATER HAMMER:
4. 6" AND 8" WATER HAMMER = 120 PSI
12" WATER HAMMER = 110 PSI
16", 20" AND 24" WATER HAMMER = 70 PSI
4. SOIL BEARING CAPACITY = 3,000 LBS./SQ. FT.

**PARKER WATER & SANITATION DISTRICT
CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION**

SCALE: NONE DATE: 2/96
APPROVED: 4/01 1/16 10/16
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2016 REVISION SHEET W3.18

24" DIAMETER RING AND COVER

HALF PLAN

STANDARD LIFTING SLOT DETAIL

MACHINED SEAT

NOTE:
1. Coating Specifications: ASTM A-48 With A Minimum Tensile Strength of 28 KSI (Class 25)
2. All Casting to be Done in Anhydrous Base Sand (Or Approved Equivalent)

**PARKER WATER & SANITATION DISTRICT
24" DIAMETER RING AND COVER**

SCALE: NONE DATE: 6/05
APPROVED: 12/07 1/16 10/16
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2016 REVISION SHEET W3.19

ACCESS MANHOLE AND AIR VALVE ASSEMBLY

ACCESS MANHOLE

ACCESS MANHOLE AND AIR VALVE ASSEMBLY

NOTE:
USE 2" AIR VALVE ASSEMBLY ON 30" OR SMALLER PIPE
RESIDENTIAL ASSEMBLY MAY BE USED IN RESIDENTIAL AREAS ONLY (SEE DETAIL SHEET W3.3)

NOTE:
SEE SHEET W3.6 FOR CONCRETE MANHOLE BASE BEAMS AND AIR/VACUUM VALVE DETAILS.

**PARKER WATER & SANITATION DISTRICT
ACCESS MANHOLE ASSEMBLY**

SCALE: NONE DATE: 2/96
APPROVED: 4/01 1/16 10/16
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2016 REVISION SHEET W3.20

STANDARD TRENCH SECTION

STREET CUT PATCH

PIPE DIAMETER	MINIMUM WIDTH	MAXIMUM WIDTH
4"	1'-4"	2'-4"
6"	1'-6"	2'-6"
8"	1'-8"	2'-8"
10"	2'-0"	3'-0"
12"	2'-2"	3'-2"
24"	8'-0"	4'-0"

**PARKER WATER & SANITATION DISTRICT
TYPICAL TRENCH SECTION PIPE BEDDING**

SCALE: NONE DATE: 2/96
APPROVED: 1/16 10/16
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2016 REVISION SHEET W4.1

PIPE BEDDING

(c) Installation of Bedding and Pipes After completion of the trench excavation and proper preparation of the foundation, six inches (6") of bedding material shall be placed on the trench bottom for support under the pipe. Bedding shall be dug deep enough to provide a minimum of two inches (2") of clearance between the bed and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug bell holes.

Tamping is herein defined as the act of placing approved bedding material under the haunches of the pipe, paying particular attention to voids, bell holes and silt holes. The purpose of tamping is to ensure uniform support for the pipe.

The limits of bedding shall be from six inches (6") below the bottom of the pipe to twelve inches (12") above the top of the pipe. Approved bedding may then be installed to the groundline. See Chapter 2 of these Standards for details for a typical trench cross section.

Composition of bedding is not required. The only requirement is sufficient tamping to achieve uniform support under the pipe. See Sheet W4.1 of the Standard Details for a typical trench cross section.

(d) Bedding Material: the bedding material shall be a clean well-graded sand or silt-sand and shall conform to the following limits when tested by means of laboratory tests:

Well-Graded Sand for (24-inch or larger diameter)

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 4	70-100
No. 6	35-65
No. 10	20-50
No. 20	5-25
No. 40	0-10
No. 100	0-3

Silt-sand
for use with 20-inch or smaller

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 200	0-3

If approved by the District, fines from the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental materials, shall be placed closer to the pipe than six inches (6"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

**PARKER WATER & SANITATION DISTRICT
PIPE BEDDING**

SCALE: NONE DATE: 2/96
APPROVED: 5/08 2/00 1/16 10/16
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2016 REVISION SHEET W4.2

WATERLINE ENCASEMENT

PLAN VIEW PROFILE

TYPICAL SECTION

NOTES:
1. ALL CONCRETE SHALL HAVE A 28 DAY STRENGTH OF 3,000 PSI USING TYPE I PORTLAND CEMENT AND 3/4" AGGREGATE. ALL CONCRETE SHALL HAVE 5-7% ENTRAINED AIR CONTENT AND A MAXIMUM SLUMP OF 4".
2. ALL REINFORCEMENT SHALL CONFORM TO ASTM A615 GRADE 60.
3. ALL REINFORCEMENT SHALL HAVE 2" MIN. CONCRETE COVER.
4. THE SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD PROCTOR DENSITY PRIOR TO FORMING THE STRUCTURE.
5. PIPE SHALL BE WRAPPED WITH FELT LAYER BEFORE ENCASEMENT.

**PARKER WATER & SANITATION DISTRICT
WATERLINE ENCASEMENT**

SCALE: NONE DATE: 5/08
APPROVED: 1/16 10/16
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2016 REVISION SHEET W4.3

BORED CROSSINGS BENEATH CONDUITS

PLAN FOR PERPENDICULAR CROSSING PLAN FOR ANGLE CROSSING

PROFILE

FORMULA FOR FINDING C:
 $C = B + (2)(1.5) \left[\frac{B}{2} + A + F \right]$

FORMULA FOR FINDING L:
 $L = \frac{C}{\sin \phi}$

**PARKER WATER & SANITATION DISTRICT
BORED CROSSINGS BENEATH CONDUITS**

SCALE: NONE DATE: 2/96
APPROVED: 2/00 1/16 10/16
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2016 REVISION SHEET W4.4

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CVL CONSULTANTS

HR 935 LLC
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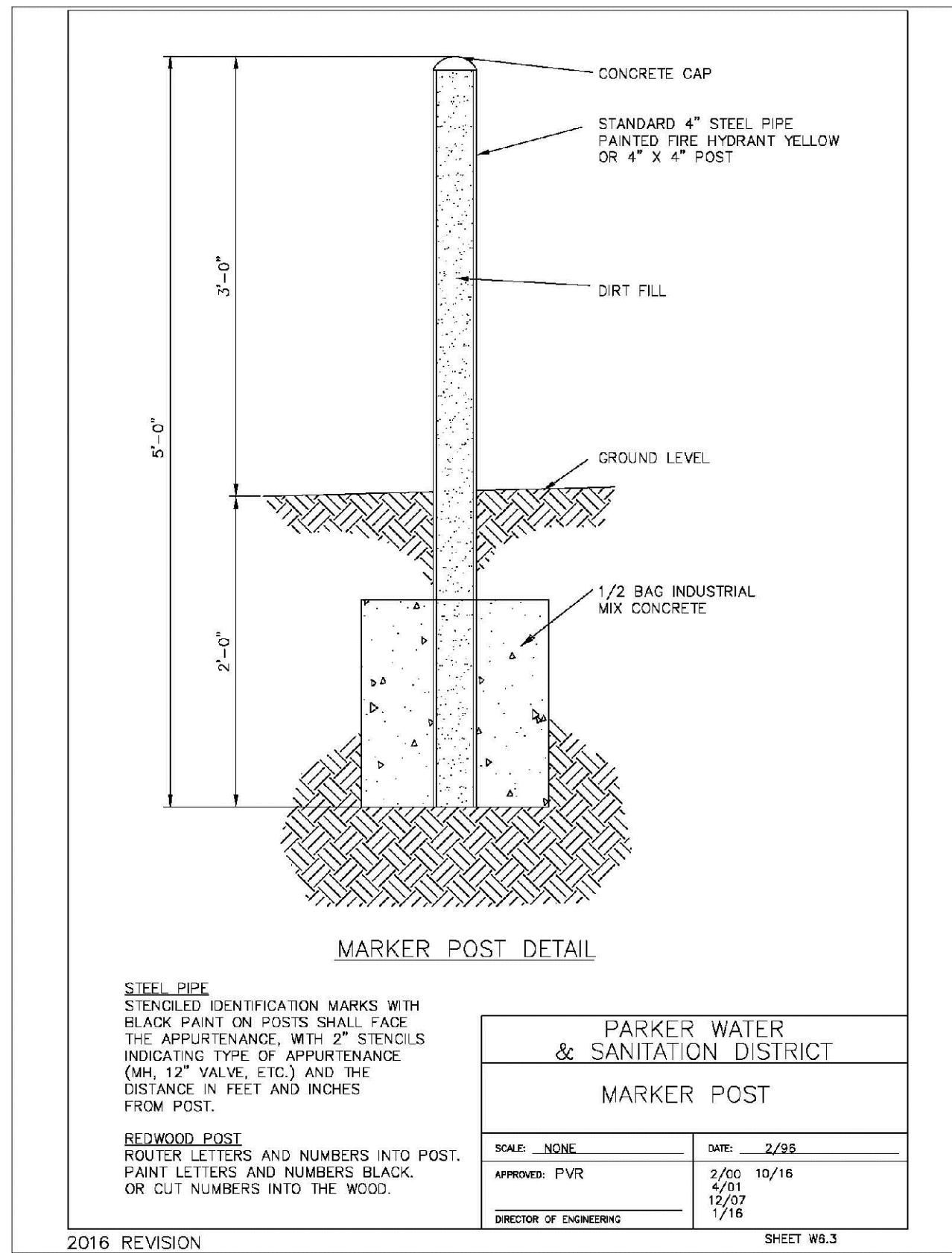
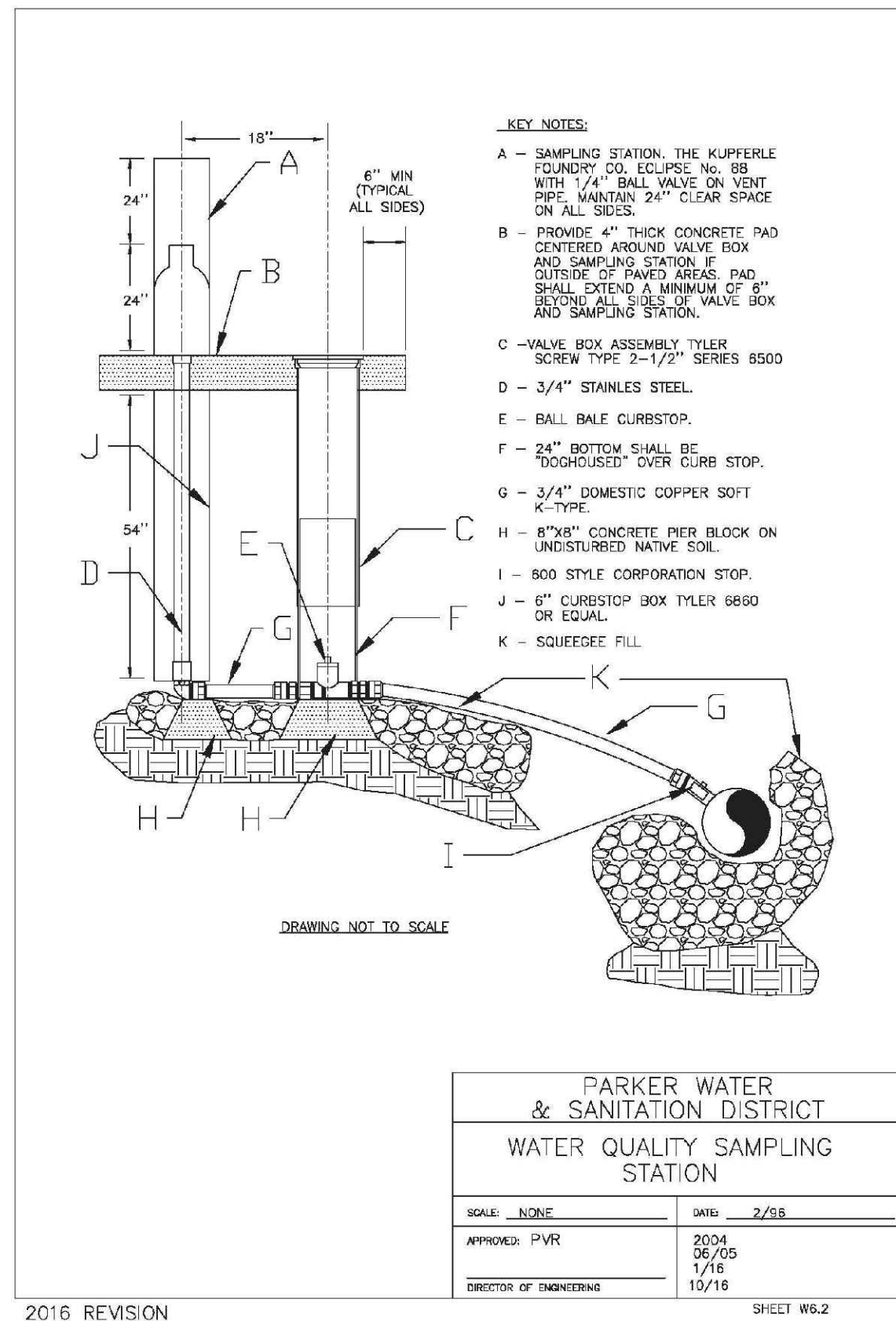
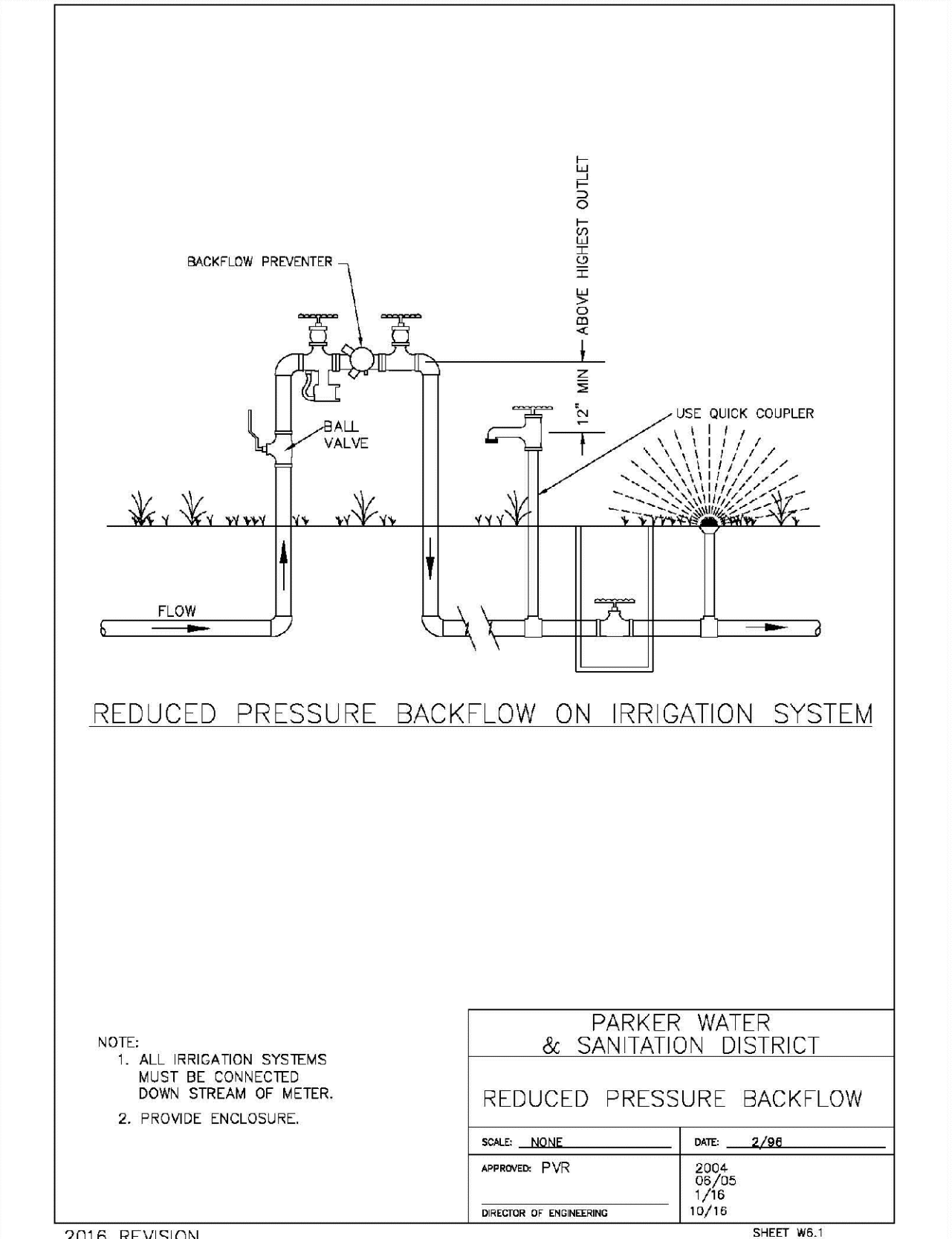
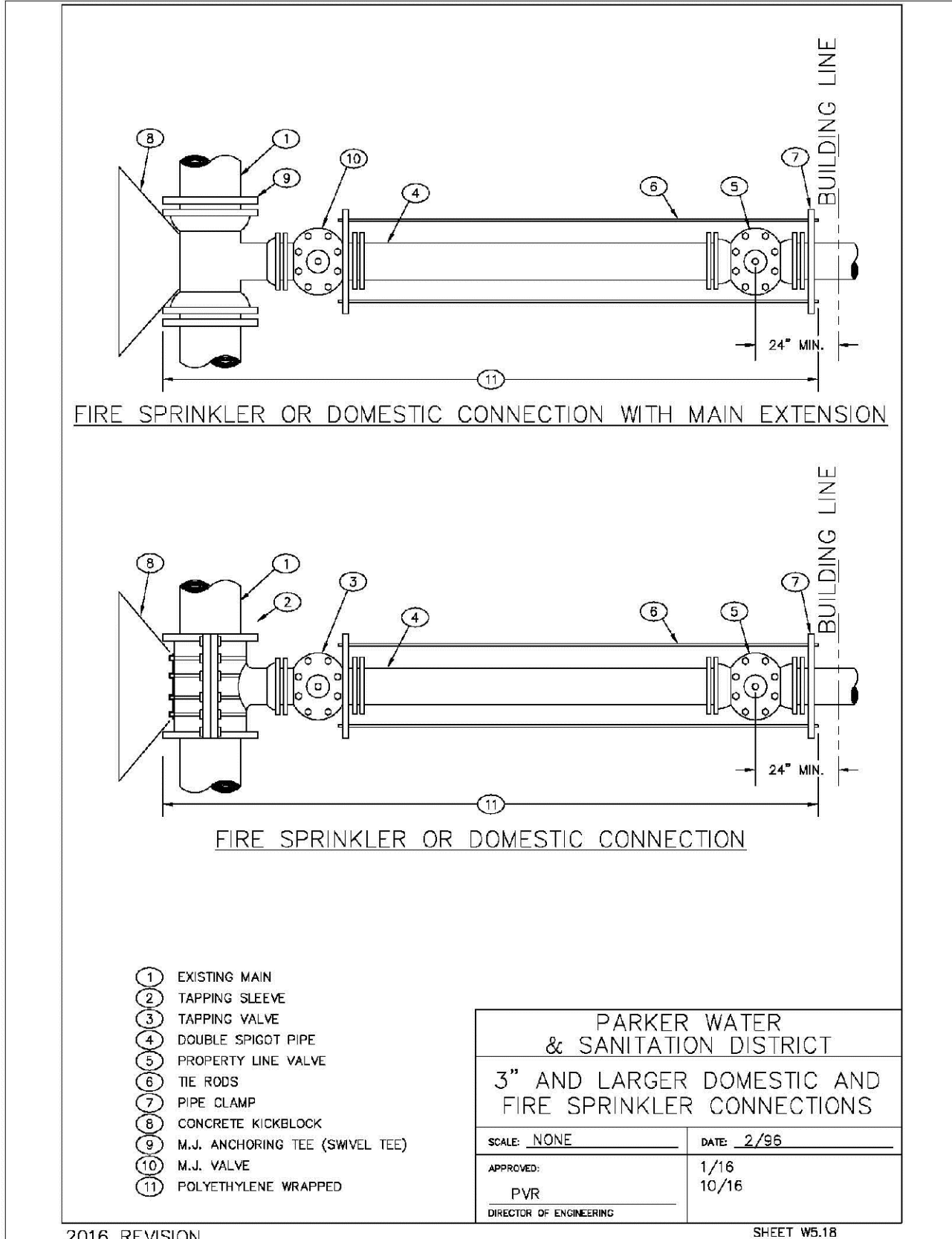
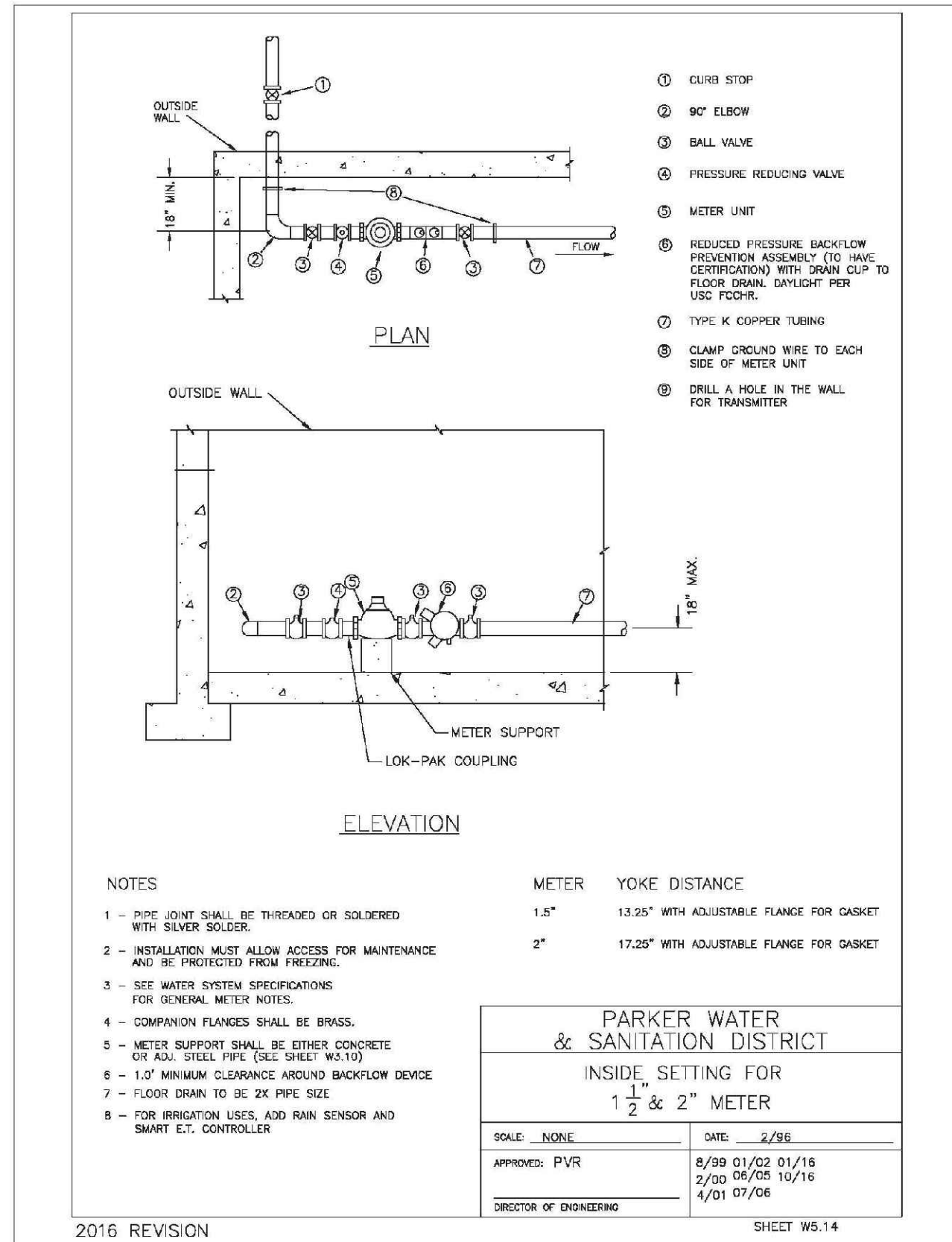
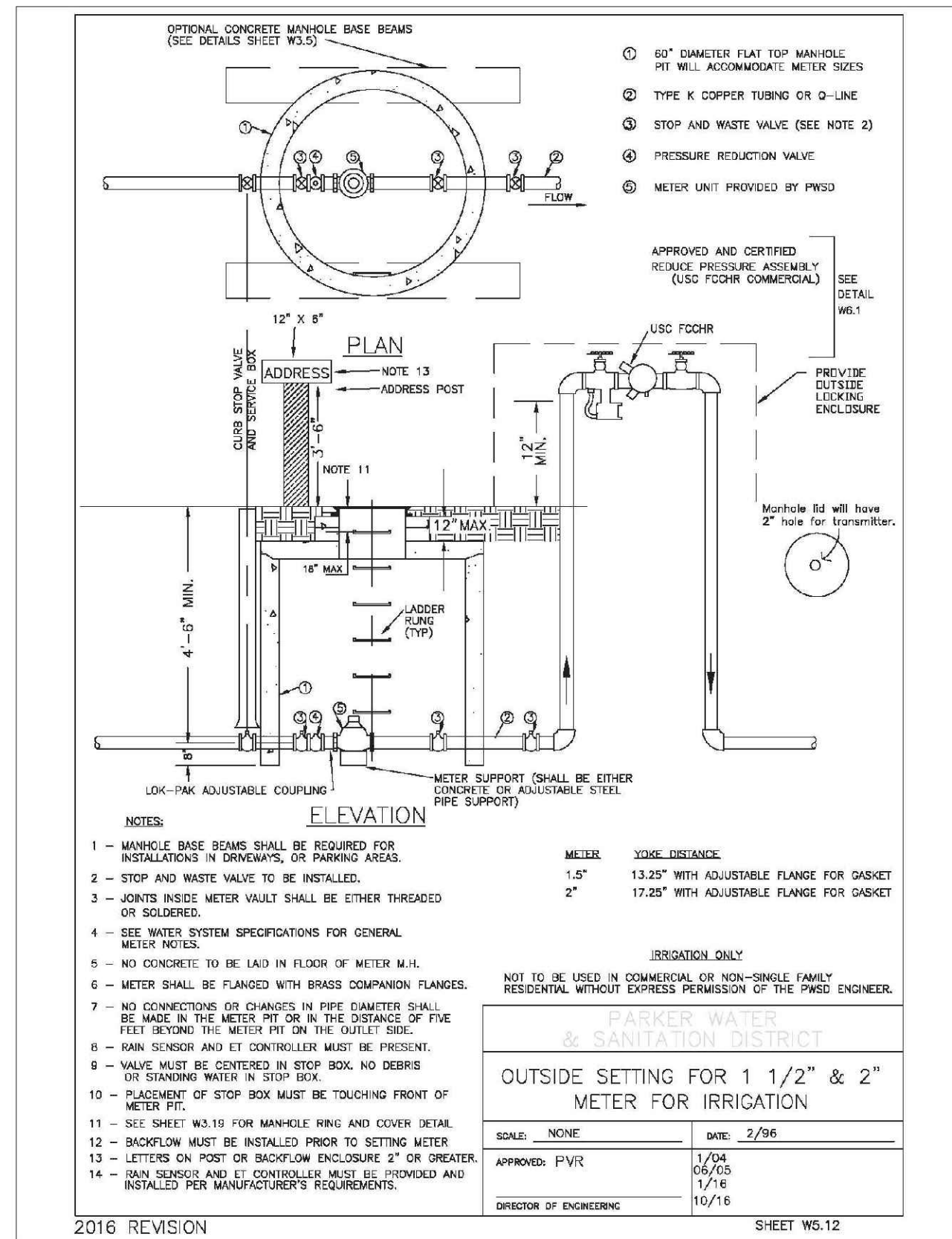
**TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
WATER DETAILS**

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: JF
CHECKED BY: JU
DATE: OCTOBER 2019

SHEET NUMBER: 23

No.	Date	Init.	Appr.	Date



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				AS SHOWN	8130283701				
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