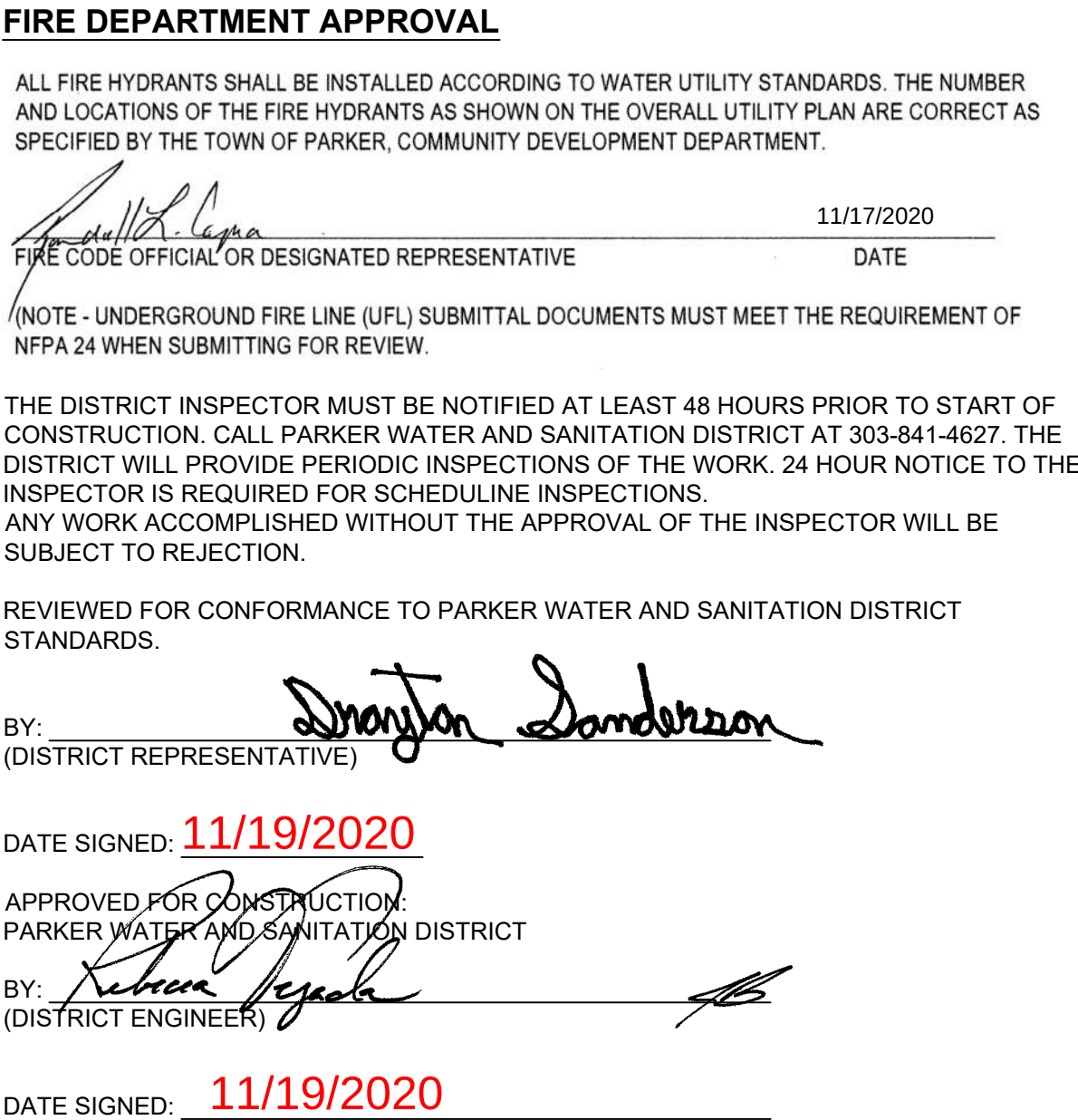


PARKER WATER AND SANITATION CONSTRUCTION PLANS

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

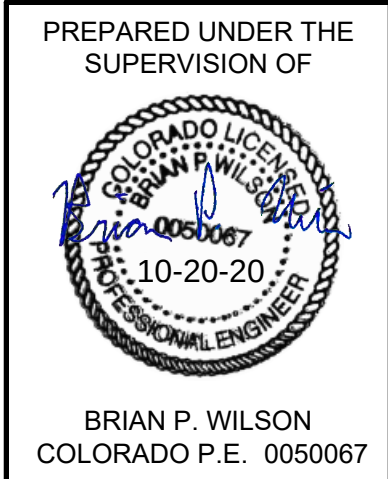
MATERIAL LIST		
DESCRIPTION	QUANTITY	UNIT
8" SEWER (PVC)	1,142	L.F.
12" SEWER (PVC)	0	L.F.
4' DIA. MANHOLE	9	EA.
5' DIA. MANHOLE	0	EA.
STANDARD CLEANOUT	0	EA.
DROP MANHOLE	0	EA.
INTERMEDIATE PLATFORM	0	EA.
4" SEWER SERVICE	0	EA.
CONNECTION TO EXISTING MAIN	1	EA.
6" WATERPIPE (DIP)	132	L.F.
8" WATERPIPE (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.



UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

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

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.



1	SHEET NUMBER	DRAWN BY: KJD		SCALE: AS SHOWN	TRAILS AT CROWFOOT FLING 9 CONSTRUCTION DRAWINGS COVER SHEET	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
		CHECKED BY: JU		FILE NO:										
		DATE: OCTOBER 2019		8130283701										
									No.	Revisions	Date	Init.	Appr.	Date

N:\PROJECTS\HSS RANCH\CD\ENGINEERING\SSHEET SETS\CD\SI\9\PARKER WATER AND SANITATION\9 COVER.DWG, STEPHEN F. 10/14/2020 9:21 AM



UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH PARKER WATER AND SANITATION DISTRICT SPECIFICATIONS.
- 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.
- 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.
- THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
- 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.
- ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- 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.
- 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.
- NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS: "X" FOR SANITARY SERVICE SEWERS "V" FOR WATER SERVICES
- NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
- 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:

- 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.
- ALL WATER MAINS SHALL BE PER PWSO MATERIALS SPECIFICATIONS.
- 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 PWSO MATERIALS SPECIFICATIONS.
- THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
- 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.
- ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS AND PLUGS AT DEAD END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS.
- 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.
- CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PARKER WATER AND SANITATION DISTRICT 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 PERMATRX NO.1 (RED). THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING.
- 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 FOURTH IN THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- ALL PIPE LENGTHS ARE APPROXIMATE.
- 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:

- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
- 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.
- 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.
- 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.
- 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.
- NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
- 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.
- ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
- PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
- 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.
- ALL PIPE LENGTHS ARE APPROXIMATE.
- 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.
- ALL MANHOLES SHALL HAVE SHAPED INVERTS.
- 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.
- 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.
- 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:

- 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.
- 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.
- 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.

APPROVED
Nov 20 2020
PARKER WATER AND
SANITATION DISTRICT

PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067

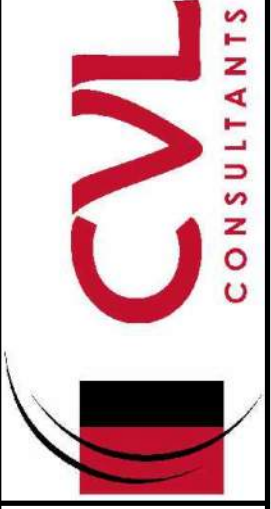
BENCHMARK

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:

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.

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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
PARKER WATER AND SANITATION NOTES

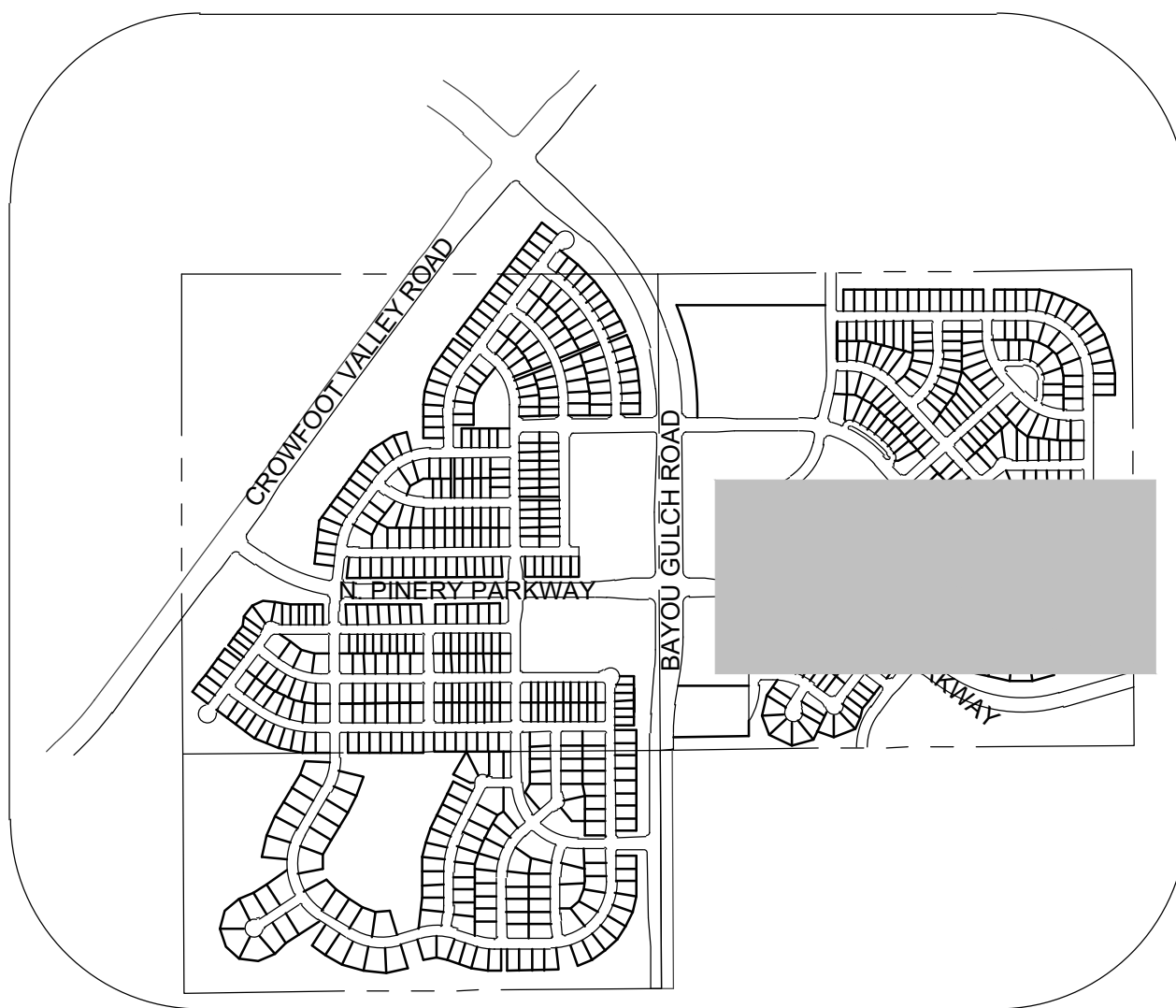
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AS SHOWN
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DRAWN BY: JJJ
CHECKED BY: JJJ
DATE: OCTOBER 2019

SHEET NUMBER 2

Revisions
No.
Date
Init.
Appr.
Date

APPROVED
Nov 20 2020
PARKER WATER AND
SANITATION DISTRICT



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	<u>1.0%</u>	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	— 5615 —	EXISTING 5' CONTOUR
	PROPOSED W/L 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	— 8" w —	PROPOSED WATER LATERAL W/ METER
	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	— OH —	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
EVF	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

The Town of Parker review constitutes general compliance with the Town's Standards and approved variations, subject to these plans being stamped, signed, 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.

 11/20/2020
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 _____

(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.

PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 005006

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.

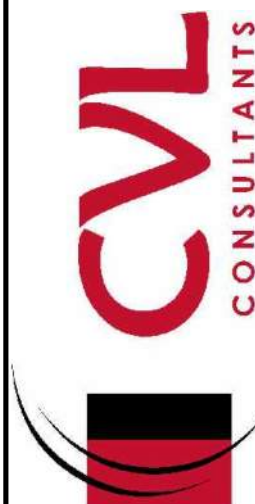
REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE) _____ DATE

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

3333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE:

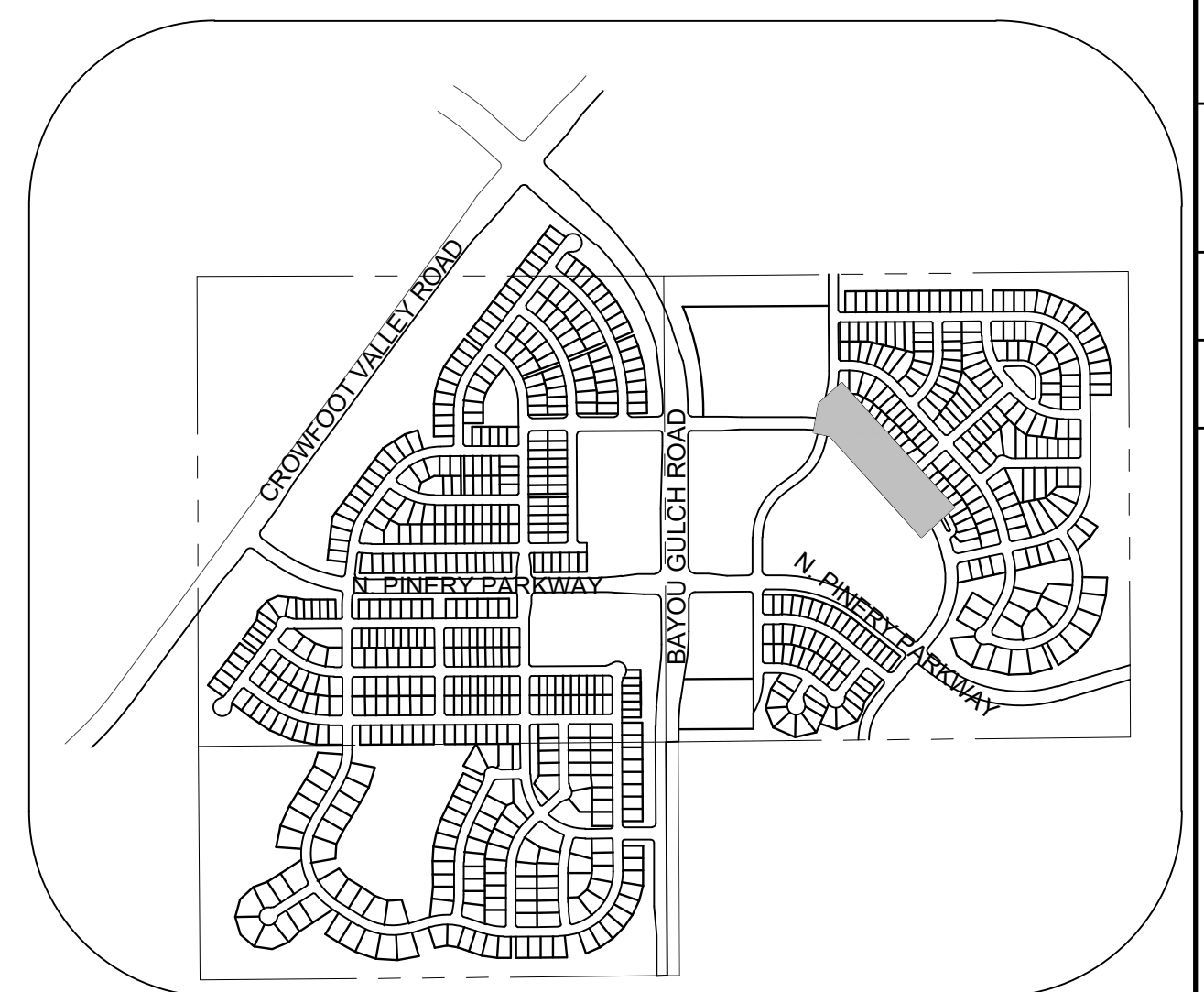
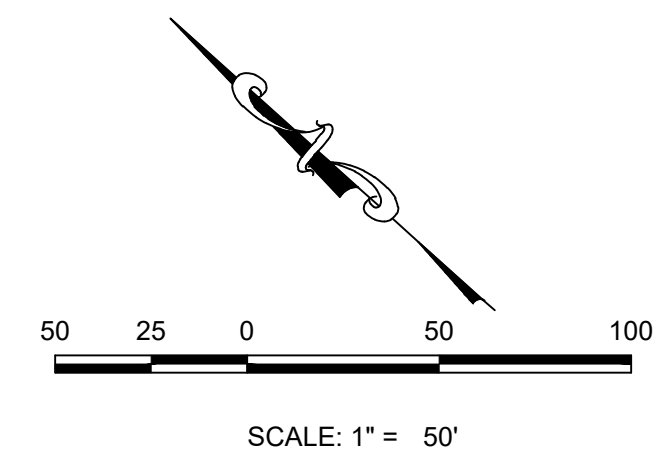
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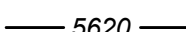
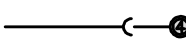
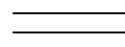
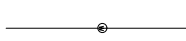
SHEET NUMBER

4



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 |  | 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 |
|  | PROPOSED STORM DRAIN INLET |  | OPTIC LINE |
|  | PROPOSED STORM DRAIN MANHOLE |  | EXISTING OVERHEAD POWER |
| | |  | EXISTING TELEPHONE LINE |

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	RCCB	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

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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

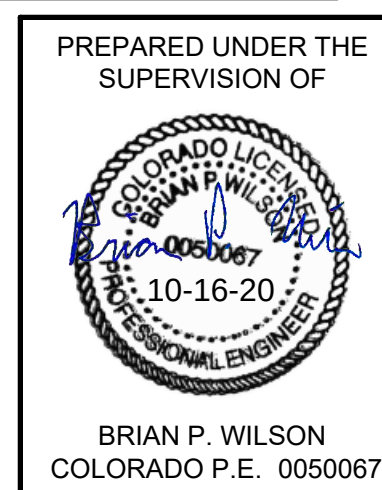
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE

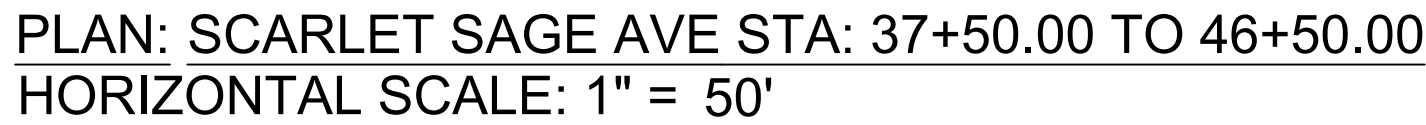
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DATE:	OCTOBER 2019		

5
NUMBER

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
BEING MONUMENTED AT THE NO
SECTION 9 BY A 3-1/4" ALUMINUM CA
THE EAST QUARTER CORNER OF
ALUMINUM CAP STAMPED LS 6935 E
SOUTH 00°15'06" EAST, 2648.70 FEET.





ABBREVIATIONS

AD	AIR VAC 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
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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

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

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJ	FILE NO:	8130283701
DATE:	OCTOBER 2019		

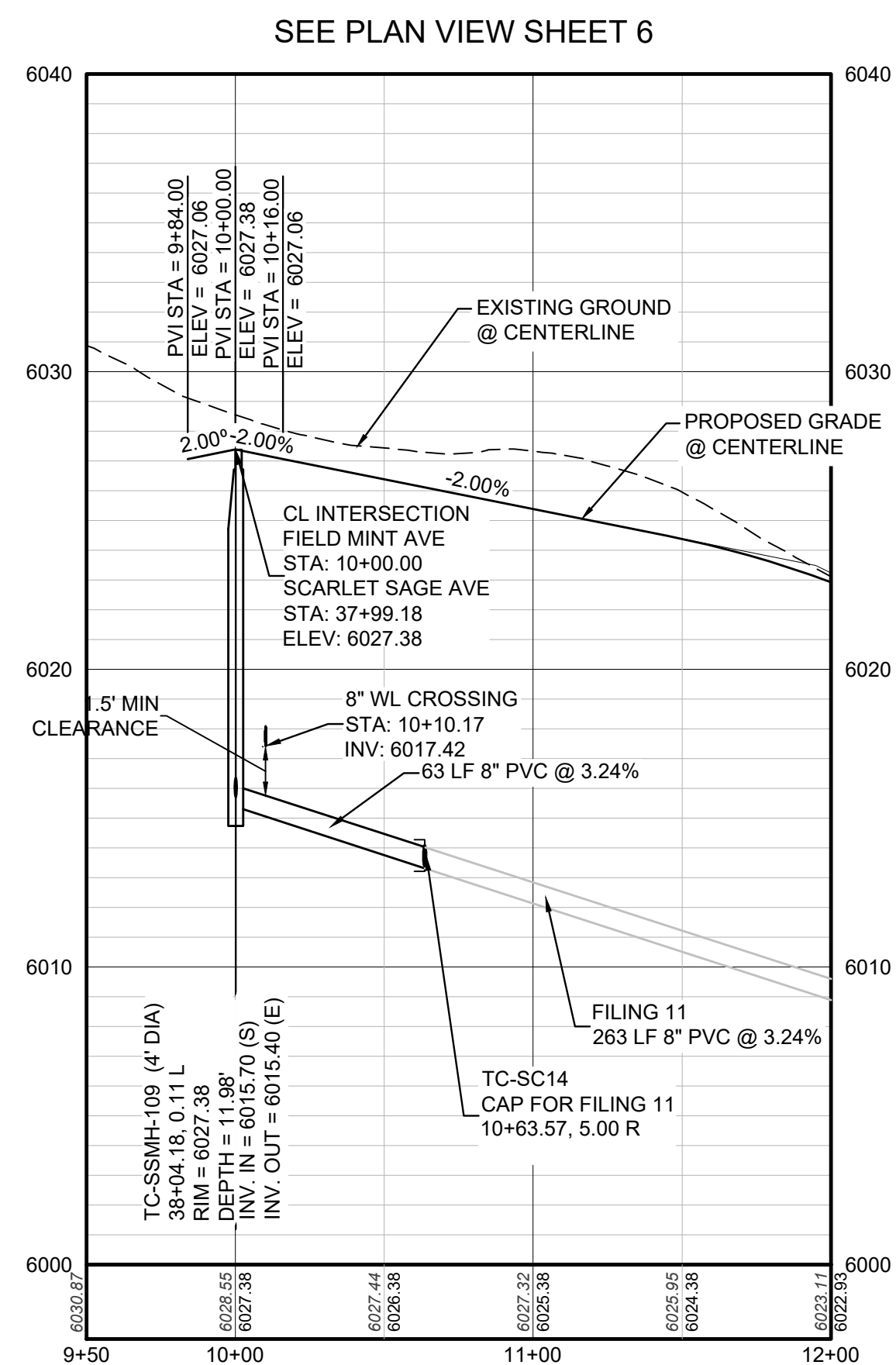
6
NUMBER

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 23035 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.

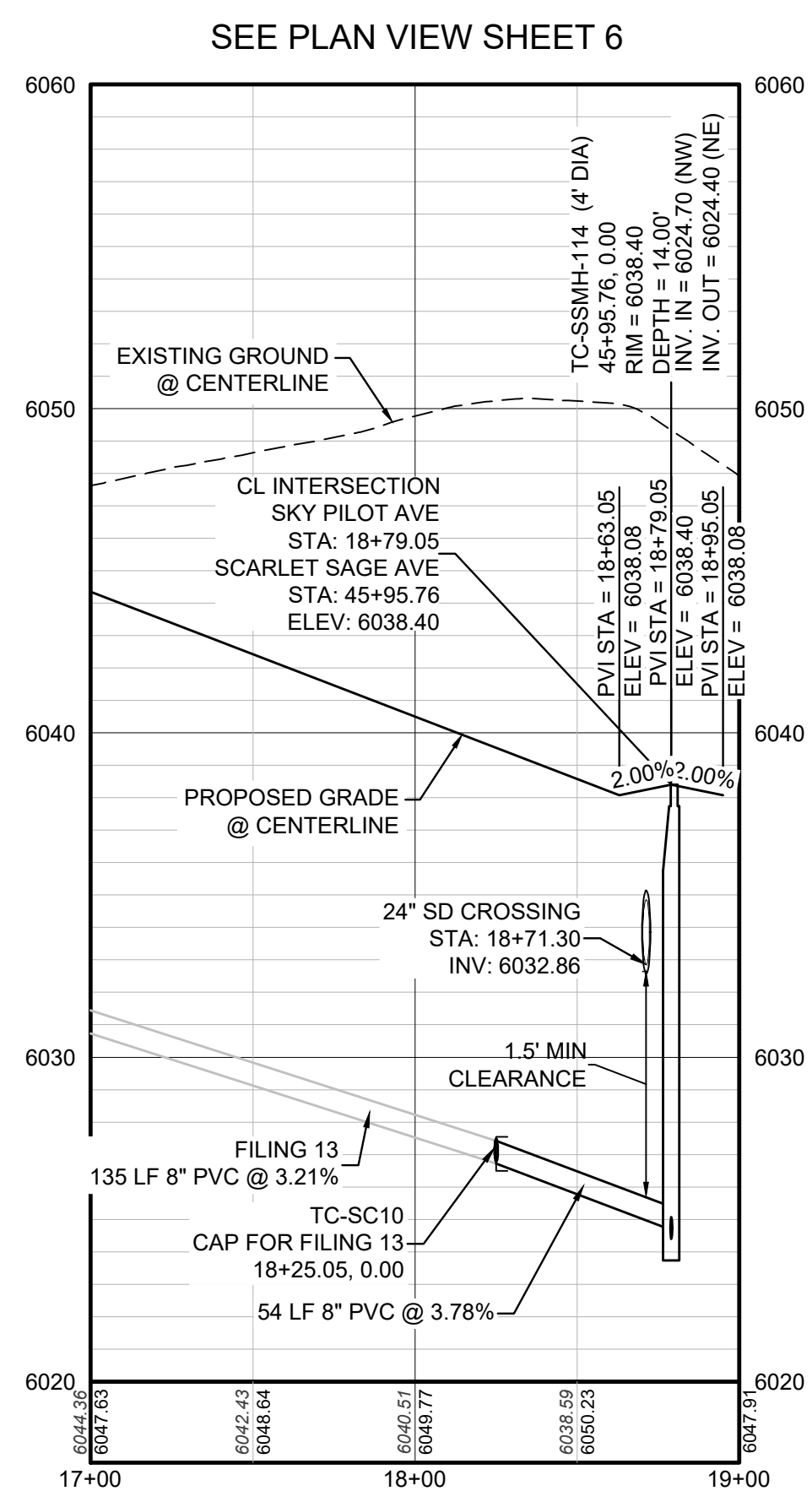
PREPARED UNDER THE
SUPERVISION OF



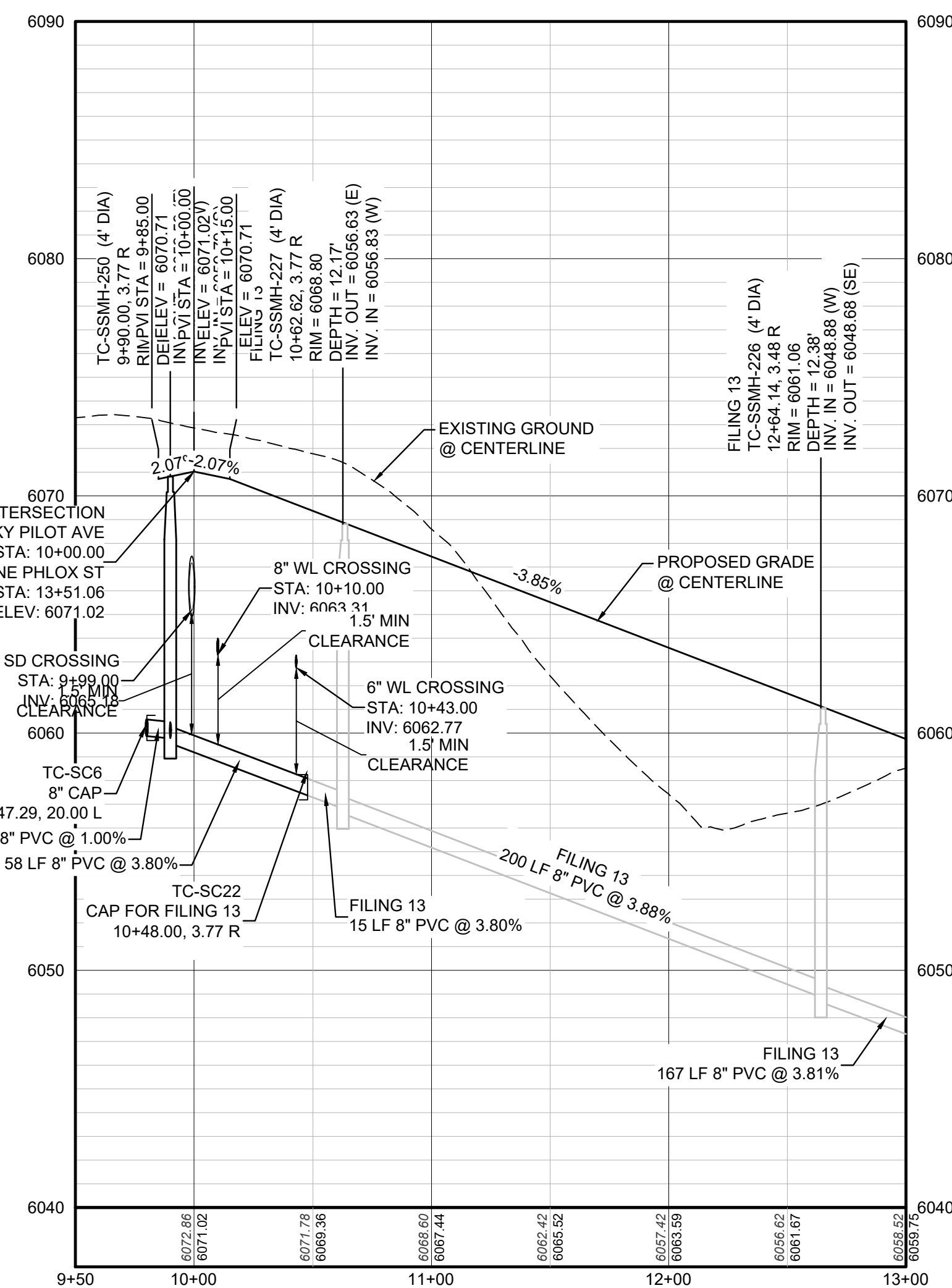
BRIAN P. WILSON
COLORADO P.E. 0050067



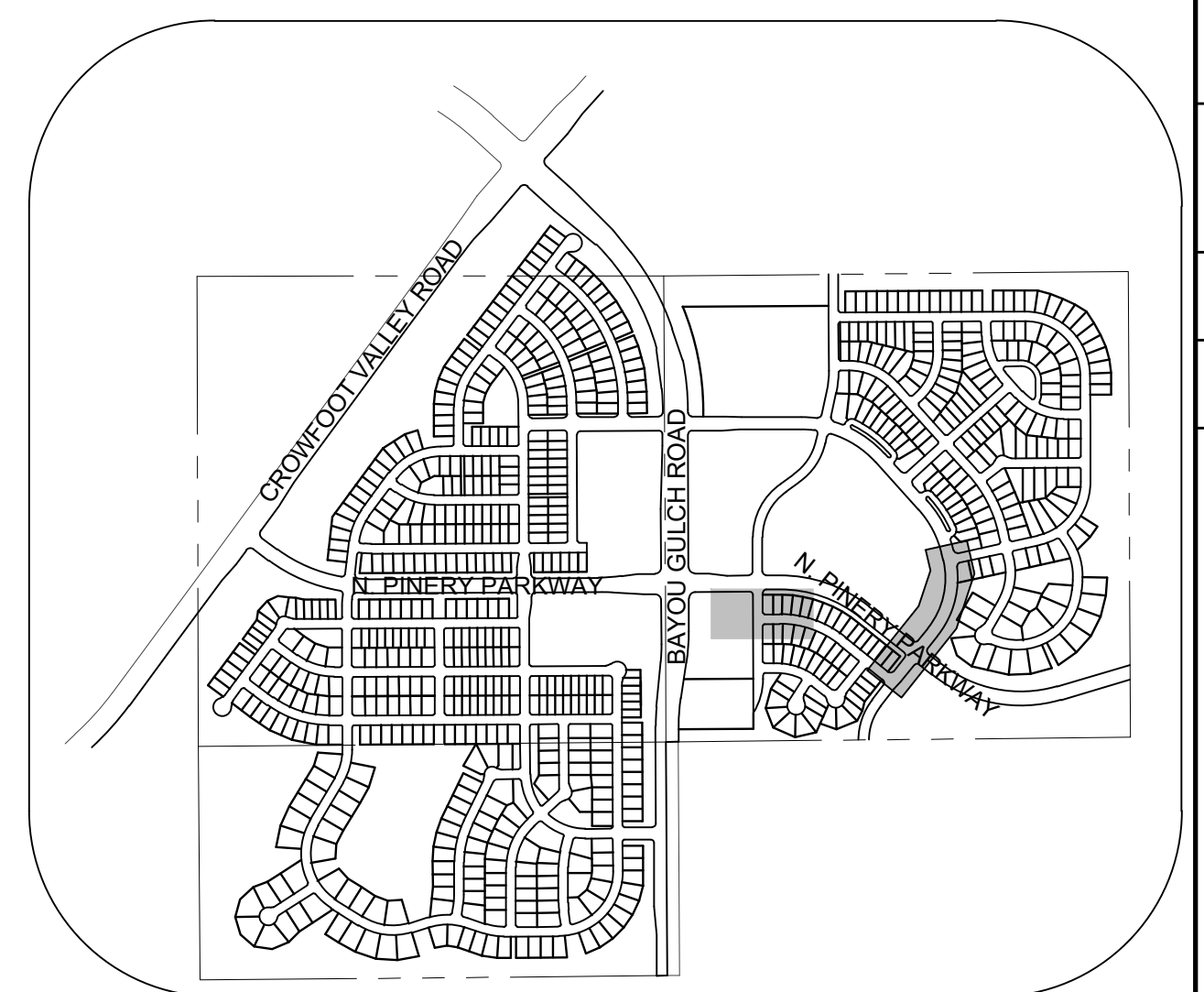
PROFILE: FIELD MINT AVE STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

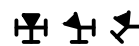
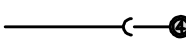
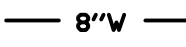
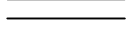
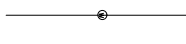
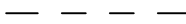


PROFILE: SKY PILOT AVE STA: 17+00.00 TO 19+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ALPINE PHLOX ST STA: 13+00.00 TO 14+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

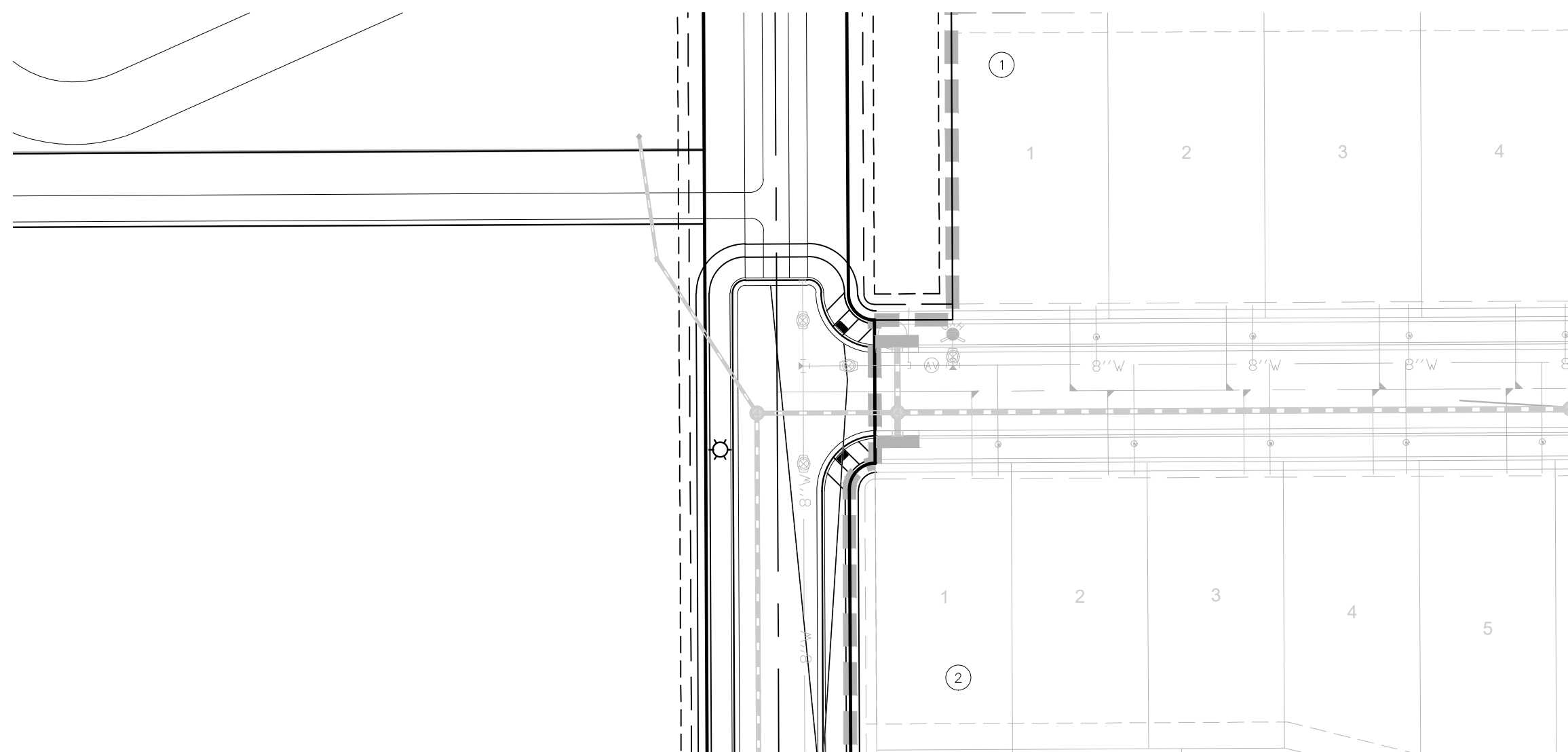


	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 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
	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
	EXISTING ELEVATION		FILING BOUNDARY
	PROPOSED DESIGN ELEVATION		EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET		EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE		EXISTING TELEPHONE LINE

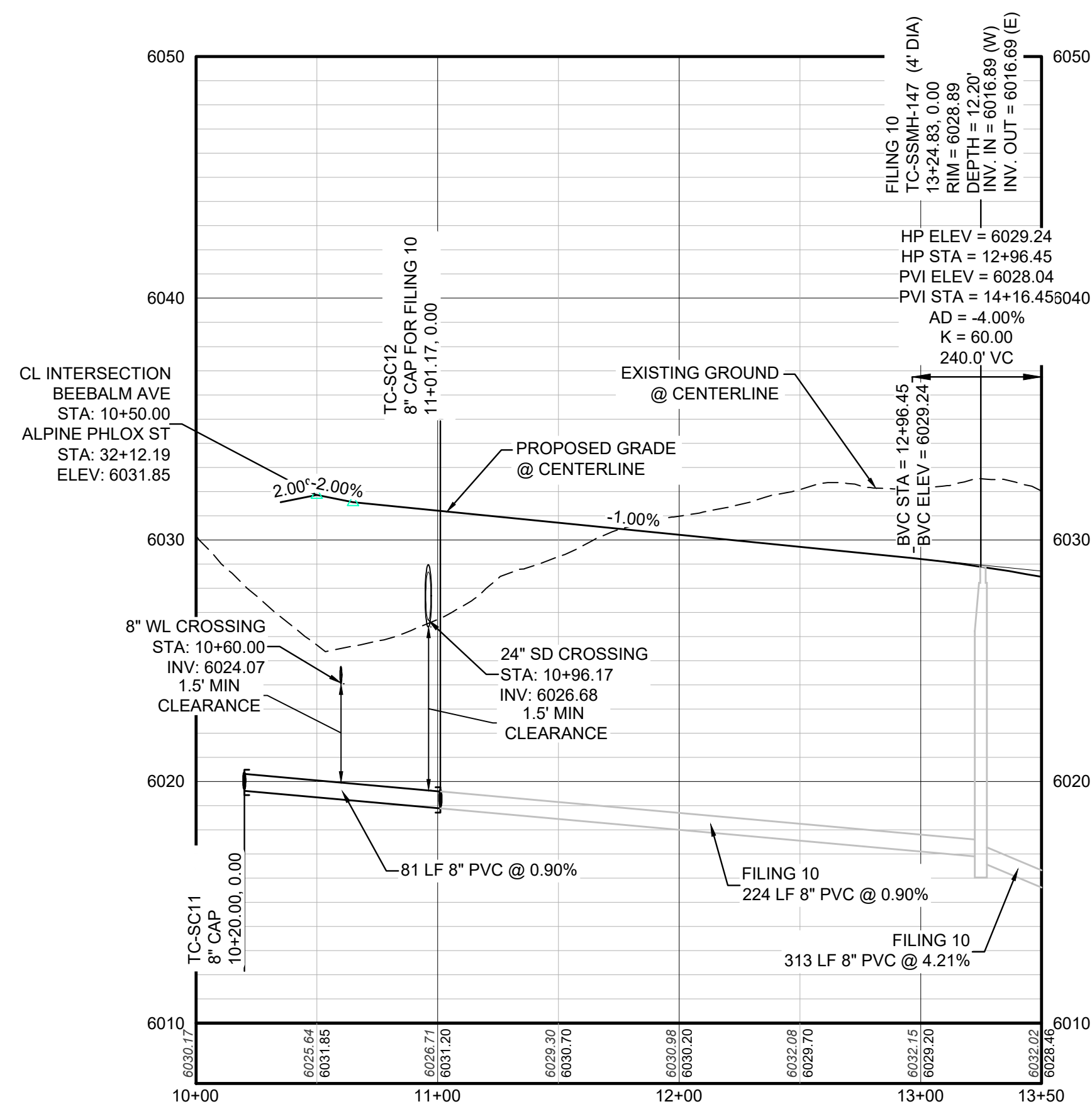
ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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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	LINEAL FEET	WSE	WATER SURFACE ELEVATION

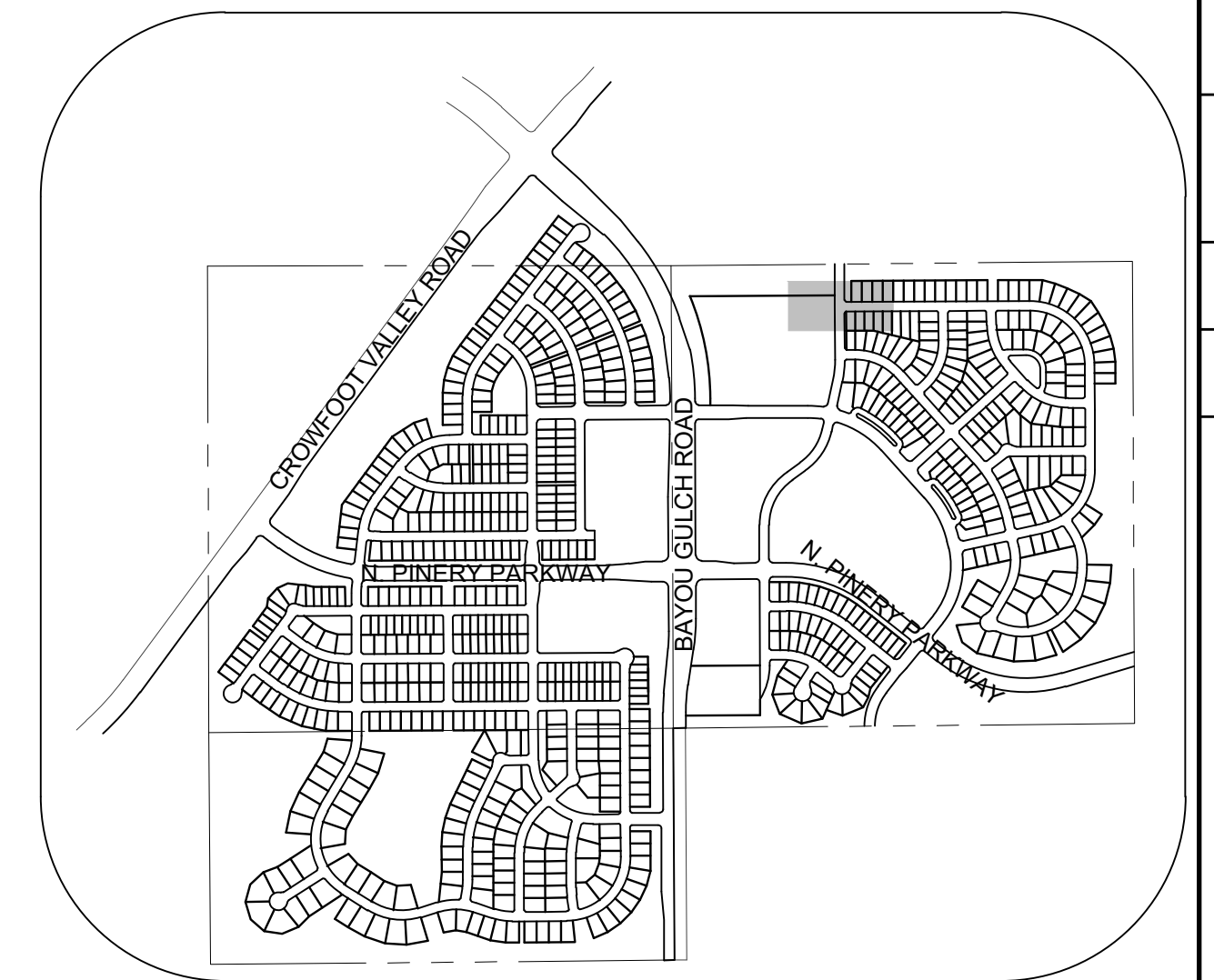
SHEET NUMBER 7	DRAWN BY: KID		TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE SCARLET SAGE AVE LATERALS	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546					
	CHECKED BY: JJJ								
	SCALE: AS SHOWN								
	FILE NO: 8130283701								
	DATE: OCTOBER 2019								
No.	Revisions			Date	Init.	Appr.	Date		



PLAN: BEEBALM AVE STA: 10+00.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BEEBALM AVE STA: 10+00.00 TO 13+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP

N.T.S.

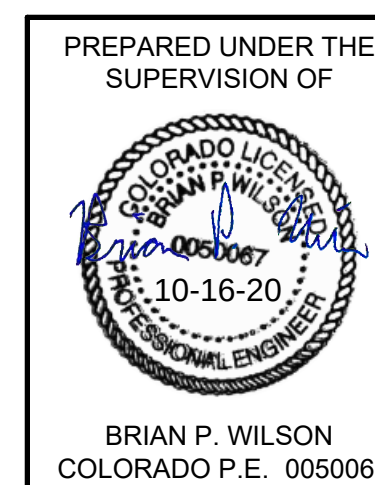
LEGEND

	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		EXISTING 5' CONTOUR
	PROPOSED W/L 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
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INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

APPROVED
Nov 20 2020
PARKER WATER AND
SANITATION DISTRICT



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.



\\PROJECTS\HSS RANCH\CAD\ENGINEERING\SHEET SETS\CD\SIF9\PARKER WATER AND SANITATION\SANITARY PLAN AND PROFILE\SIF9 BEEBALM AVE SANITARY.DWG, STEPHEN, 10/14/2020 9:36 AM

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



CAL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

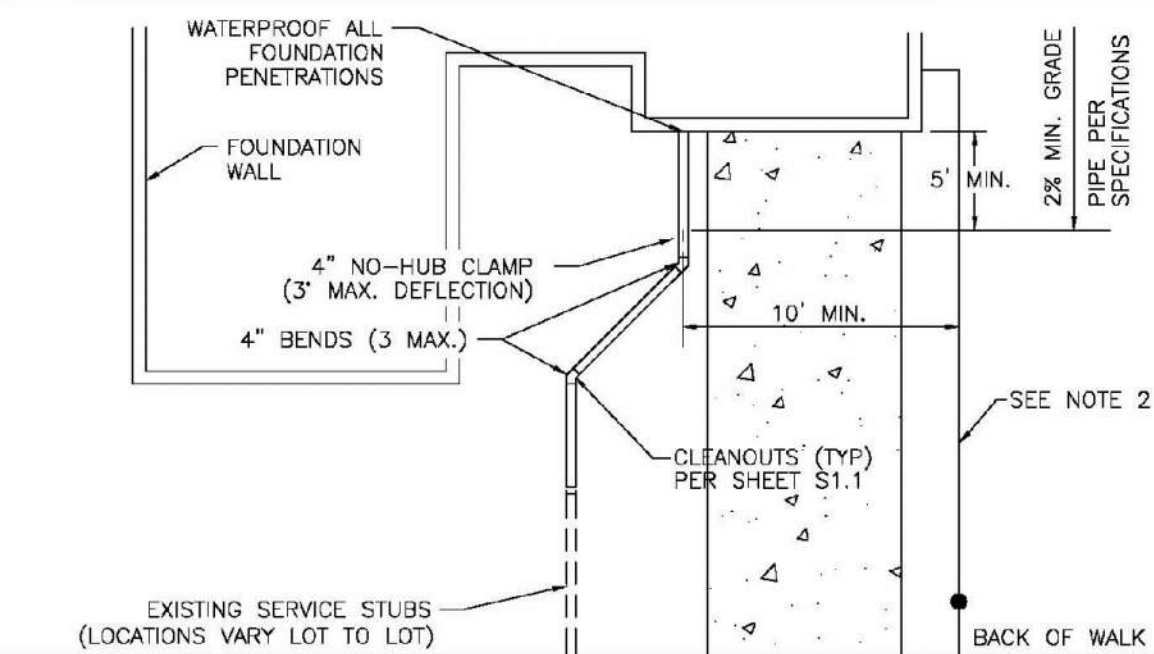
FILING 9 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
BEEBALM AVE

DATE:	OCTOBER 2019	FILE NO:	8130283701
CHECKED BY:	KJD	AS SHOWN	
	JJJ		

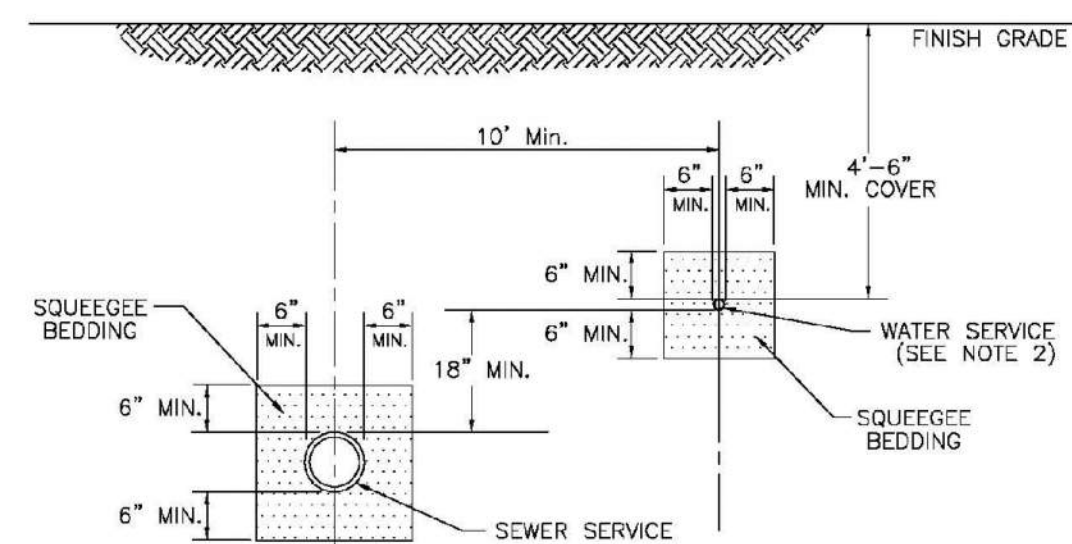
88

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT OFFICE AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. 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.
3. SHOULD THE SERVICE LINES BE DAMAGED BY FASTER CONSTRUCTION, AN INSPECTION OF THE DAMAGED AREA SHALL BE CONDUCTED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
4. 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.
5. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
6. LOTS WITHOUT BUILDING ADDRESSES OR LOT AND BLOCK NUMBERS BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
7. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION UNLESS COORDINATED WITH DISTRICT INSPECTOR.

1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. 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.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES

2016 REVISION

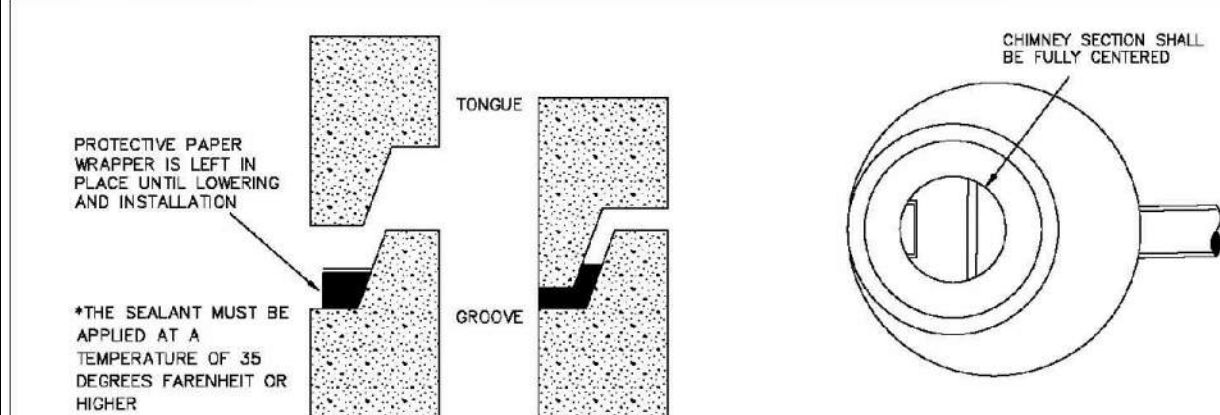
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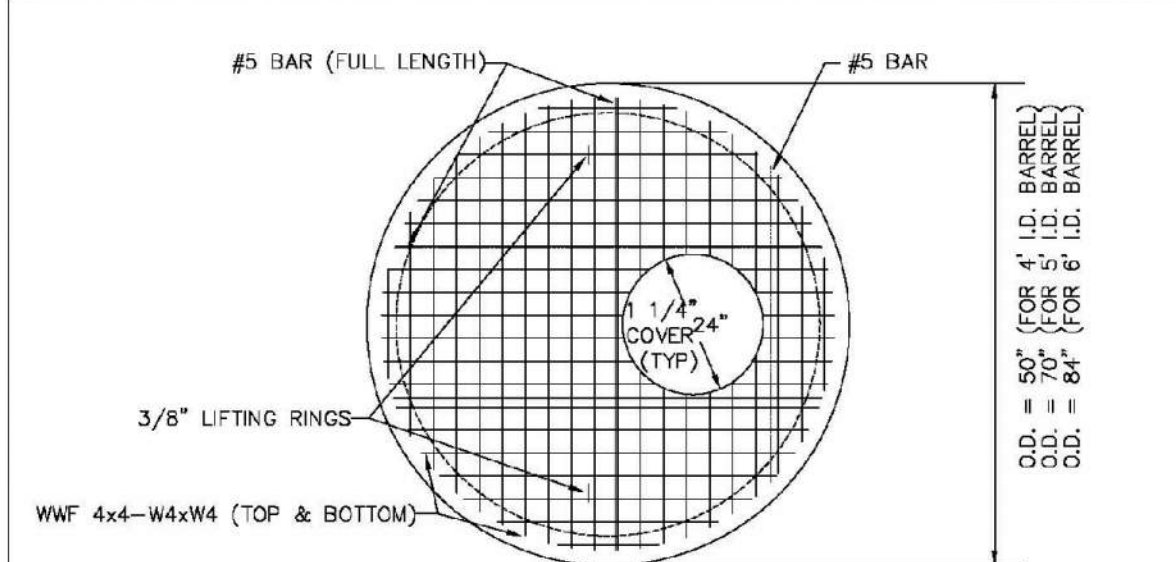
TYPICAL SERVICES SECTION

NOTE

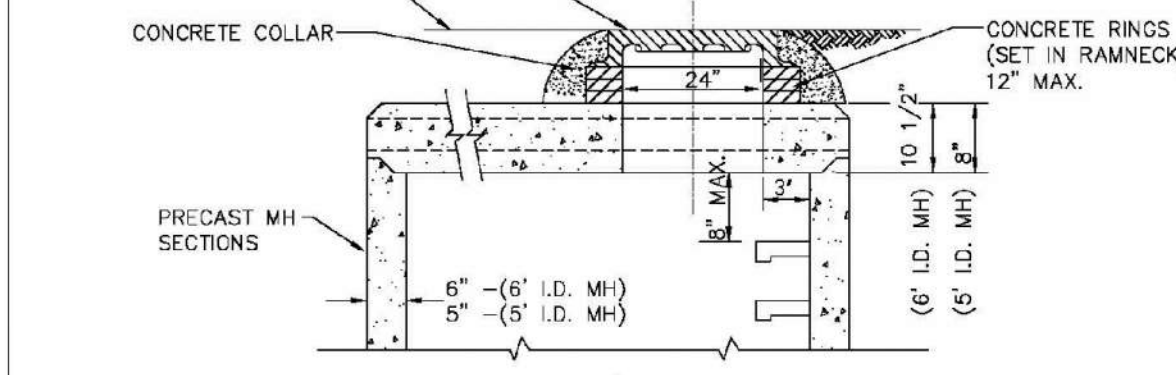
1. SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

2016 REVISION[illegible]

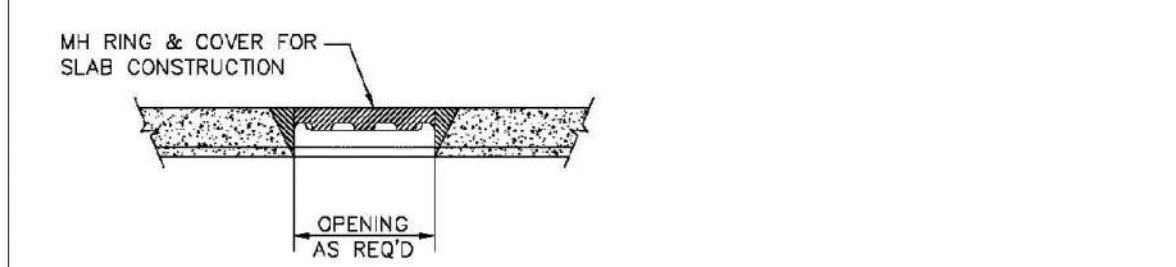
PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

2016 REVISION

FINAL GRADE



5' & 6' I.D. MANHOLES



SECTION
(NON-ADJUSTABLE RING & COVER

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

2016 REVISION

Technical drawing of a Sanitary Sewer Manhole (Type A) showing Plan and Section A-A views.

Plan View (Type A):

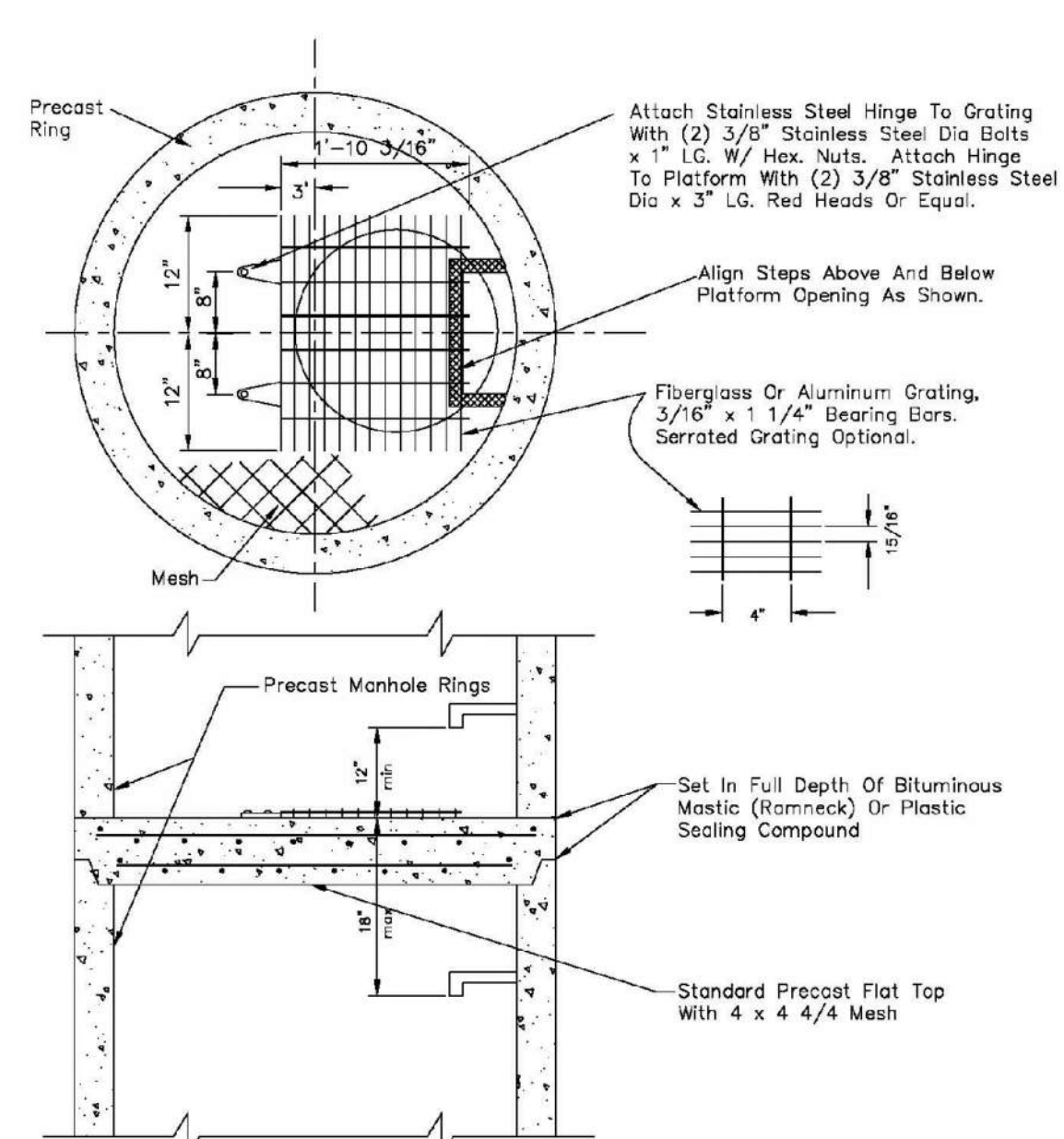
- Shows a circular manhole with a central vertical pipe.
- Labels include: "BASE MAY BE POURED SQUARE AT CONTRACTORS OPTION", "B", "A", "STEP", "SHARED INVERT", "5' & 6' BARRELS", and "SLOPE 1/2\"/>

Section A-A:

- Shows a cross-section of the manhole structure.
- Labels include: "FLEXIBLE PLASTIC SEALING COMPOUND (RAMNECK ECT.)", "POUR BENCH TO TOP OF PIPE", "SLOPE 1/2\"/>

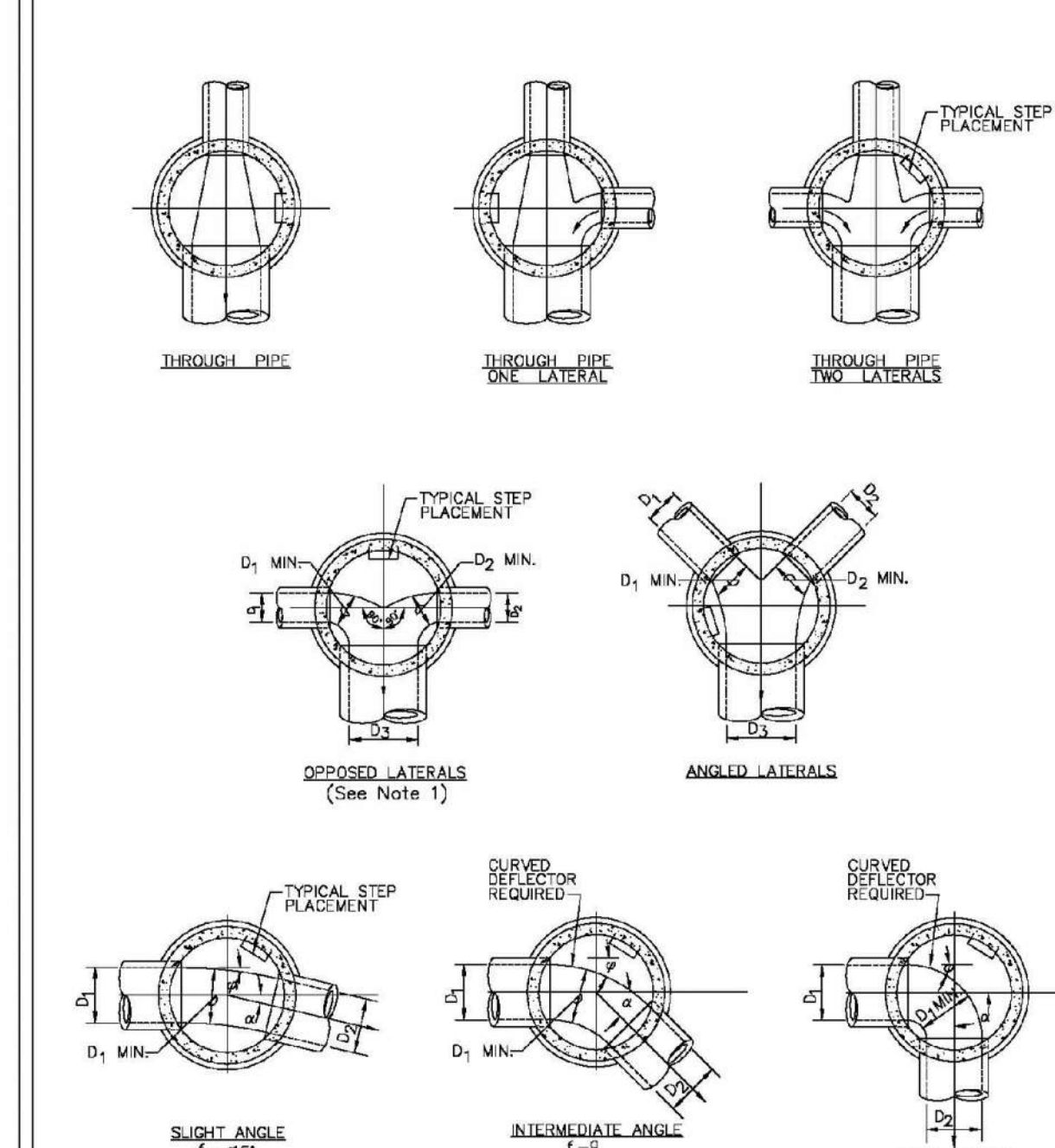
Sanitary Sewer MH PLAN (TYPE A)

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

2016 REVISION

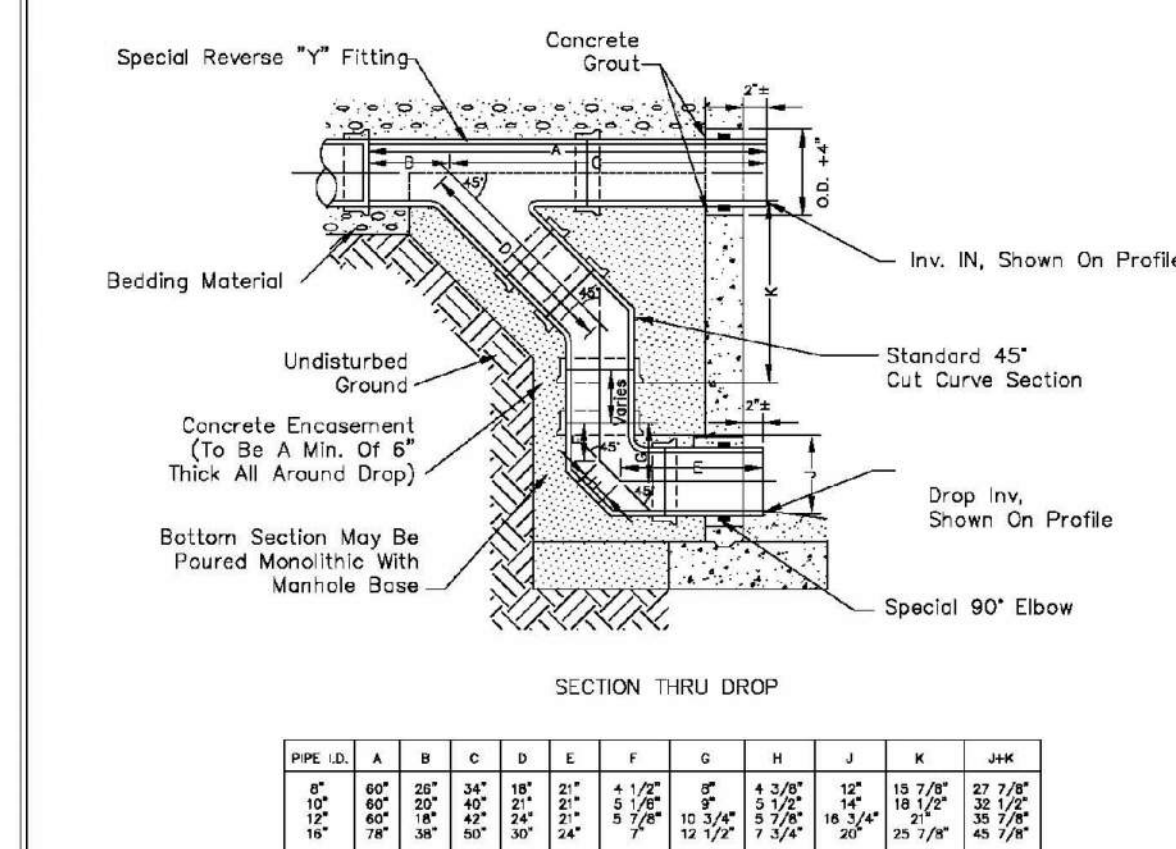
NOTES:

- 1.1 Maximum distance between platforms shall be 15' vertically.
- 1.2 All hardware used inside a manhole shall be stainless steel.
- 1.3 Manholes over 20' deep shall submit structural calculations on base and wall sizing.

2016 REVISION

NOTES:

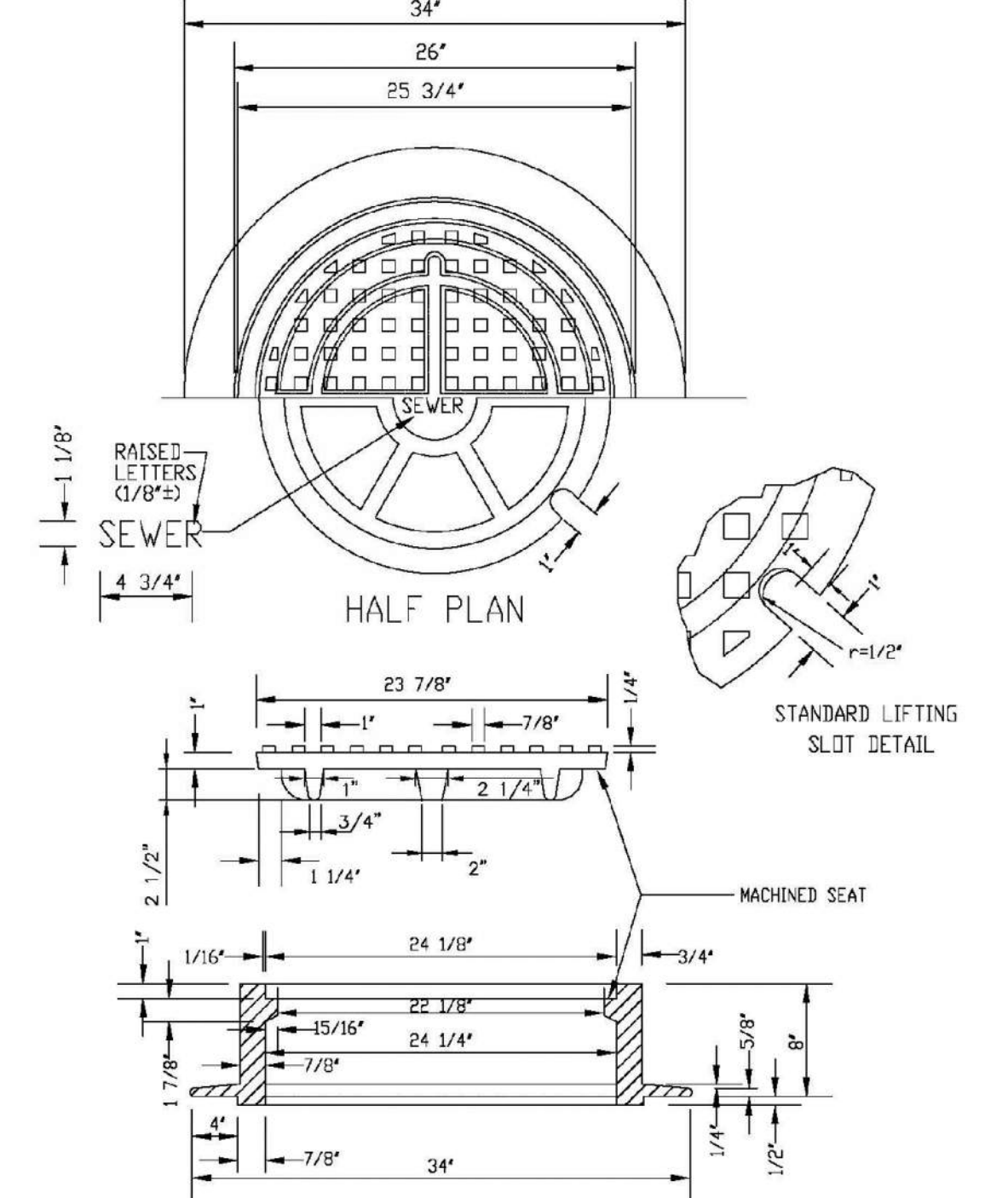
1. Manhole shall be coated using bituminous mastic (ramneck) or plastic sealing compound.

2016 REVISION

NOTES:

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

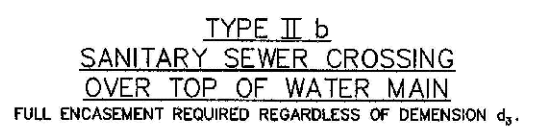
OUTSIDE DROP MANHOLE CONSTRUCTION

2016 REVISION

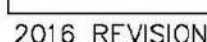
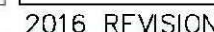
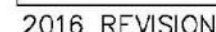
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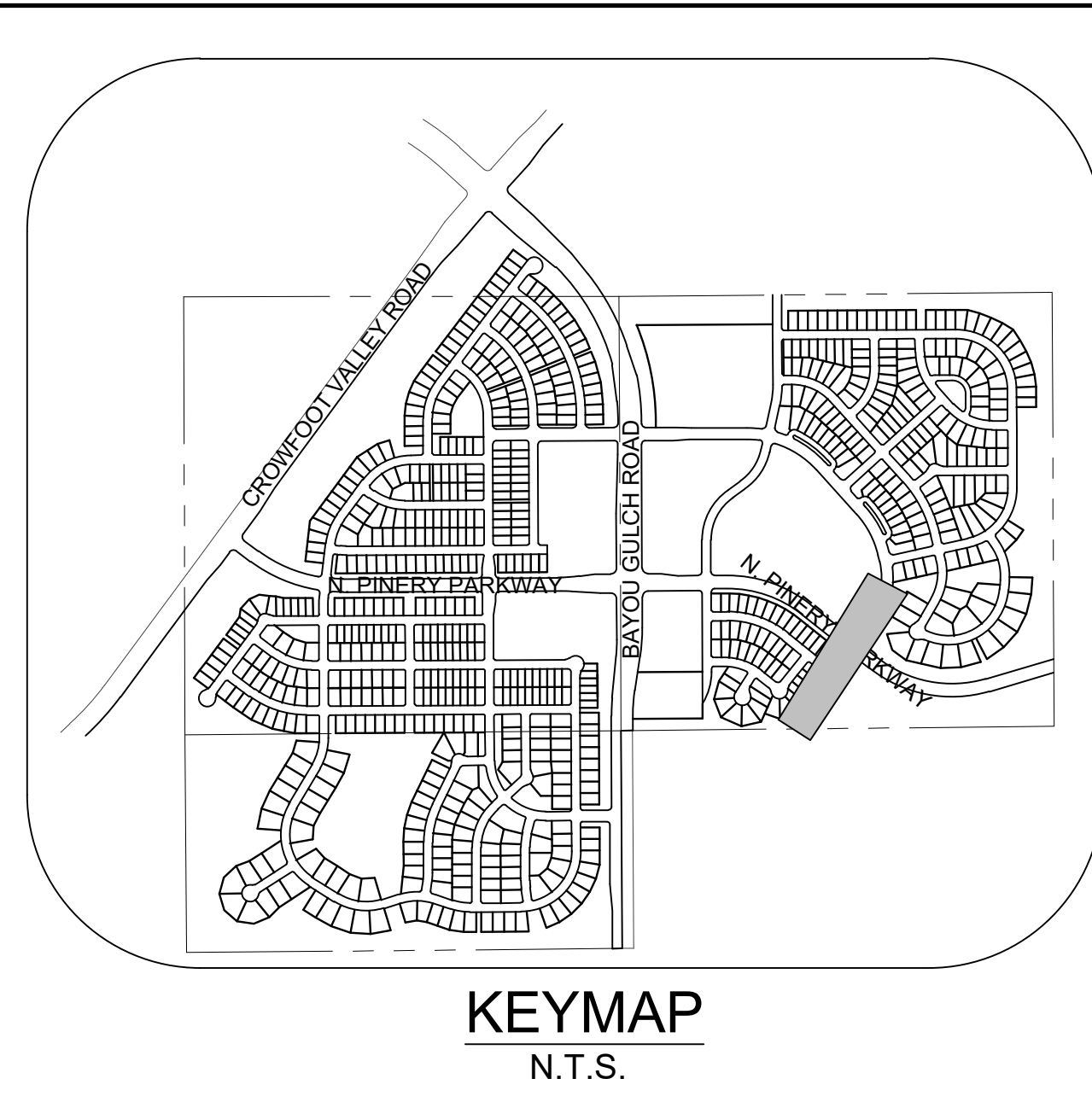
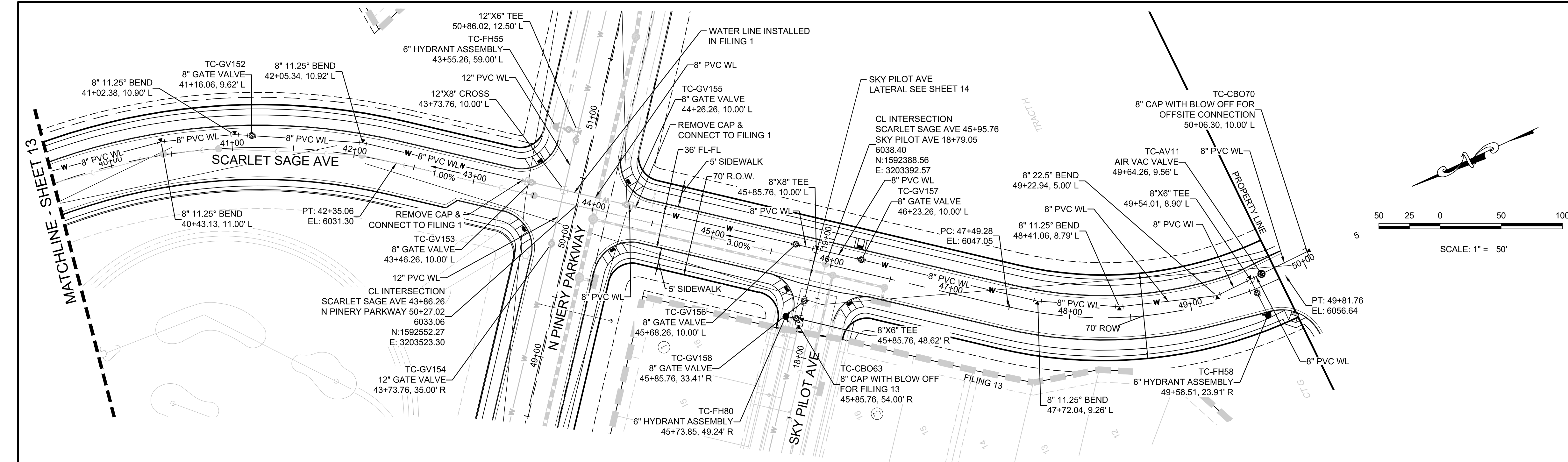
1. Casting Specifications: ASTM A-48 With A Minimum Tensile Strength Of 25 KSI (Class 25)
2. All Casting To Be Dipped In Asphalt Base Paint (Or Approved Equal).
3. No other manhole lids will be accepted without prior approval from the District Engineer.

016 REMSION

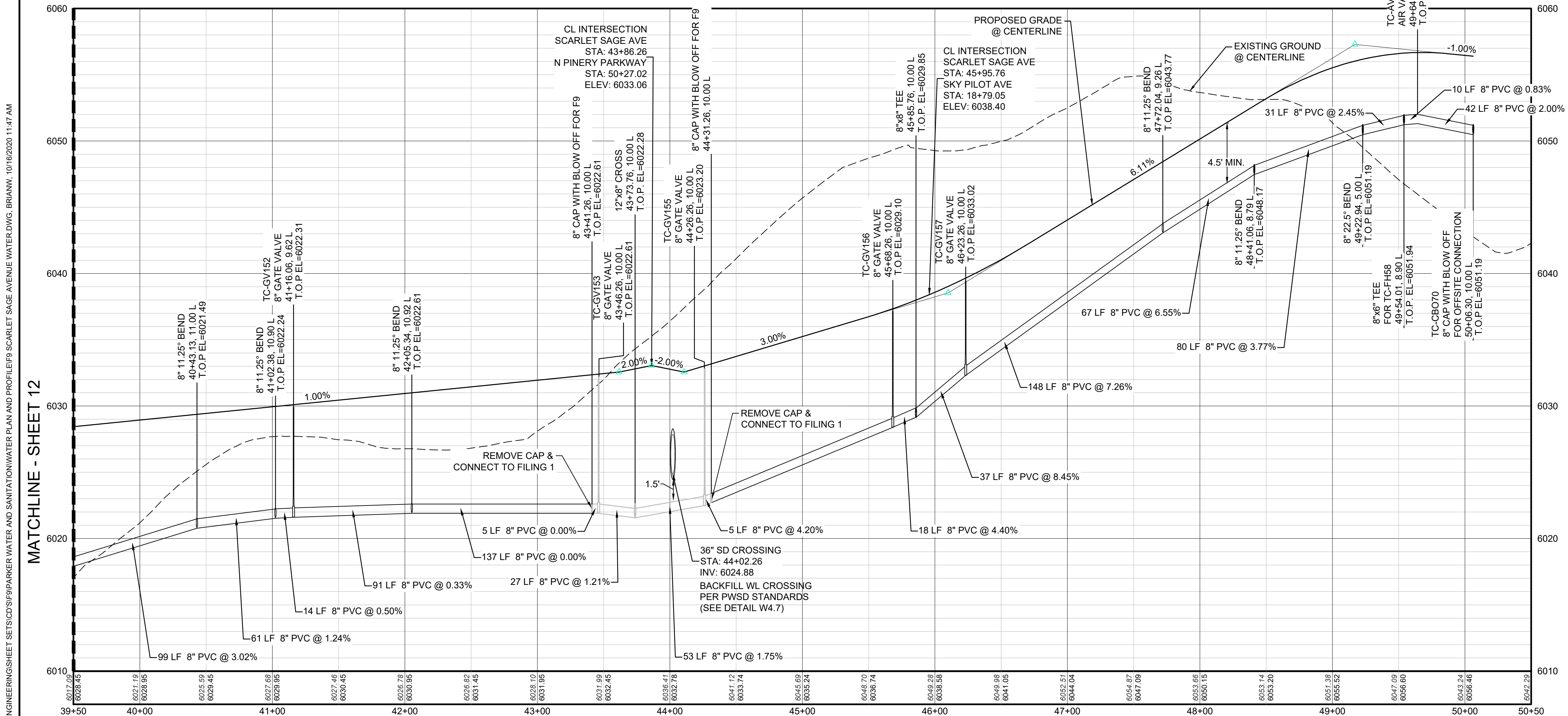


2008 REVISION





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
⊕	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊕	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
⊕	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⊕	PROPOSED STORM DRAIN INLET	---	FO
⊕	PROPOSED STORM DRAIN MANHOLE	---	OH
		---	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
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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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TWO WORKING DAYS
BEFORE YOU DIG
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:
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0000067

APPROVED
Nov 20 2020
PARKER WATER AND
SANITATION DISTRICT

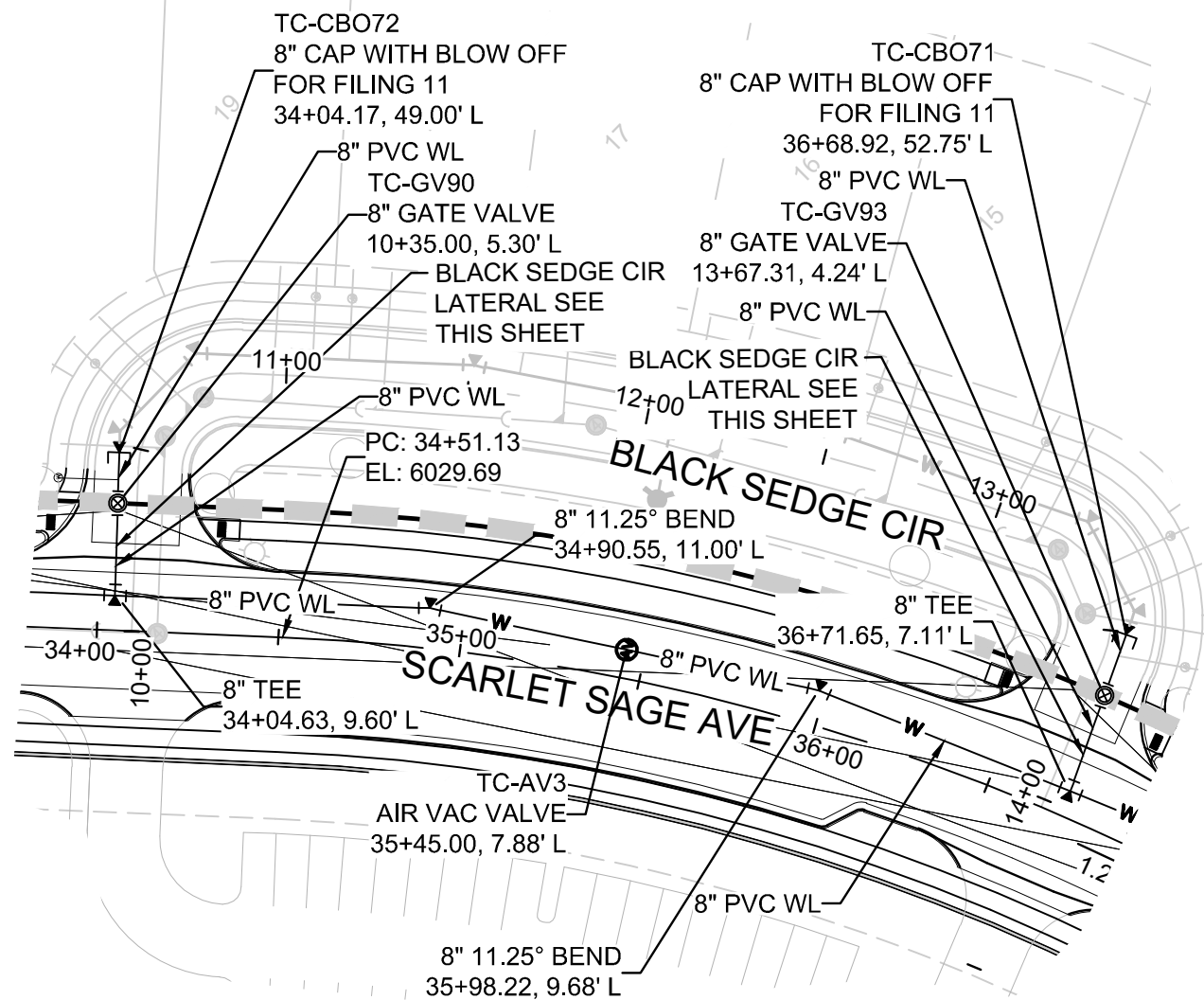
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14	RHR	JJU	OCTOBER 2019	AS SHOWN	8130283701					

10333 E. Dry Creek Rd.
Suite 200
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

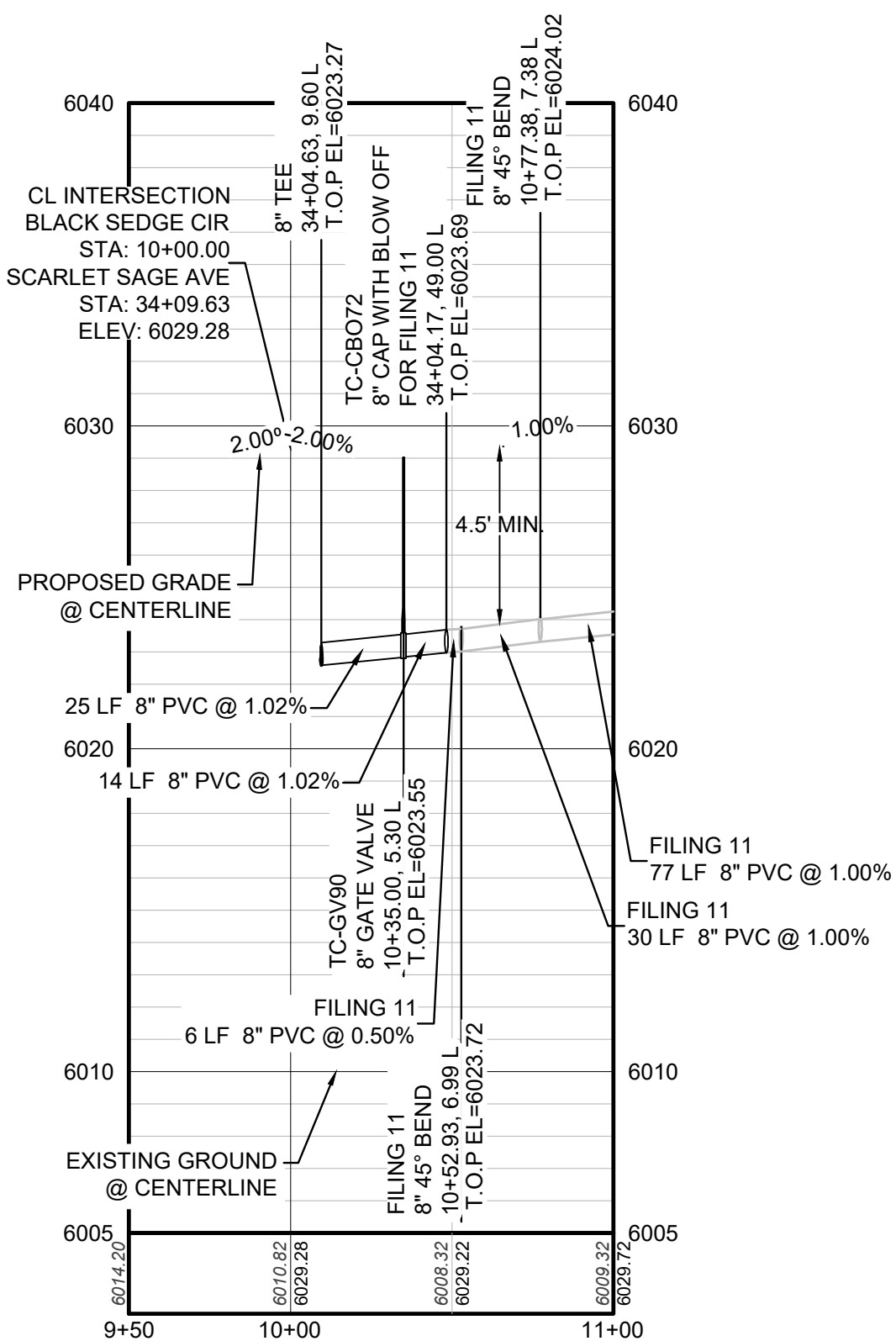
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

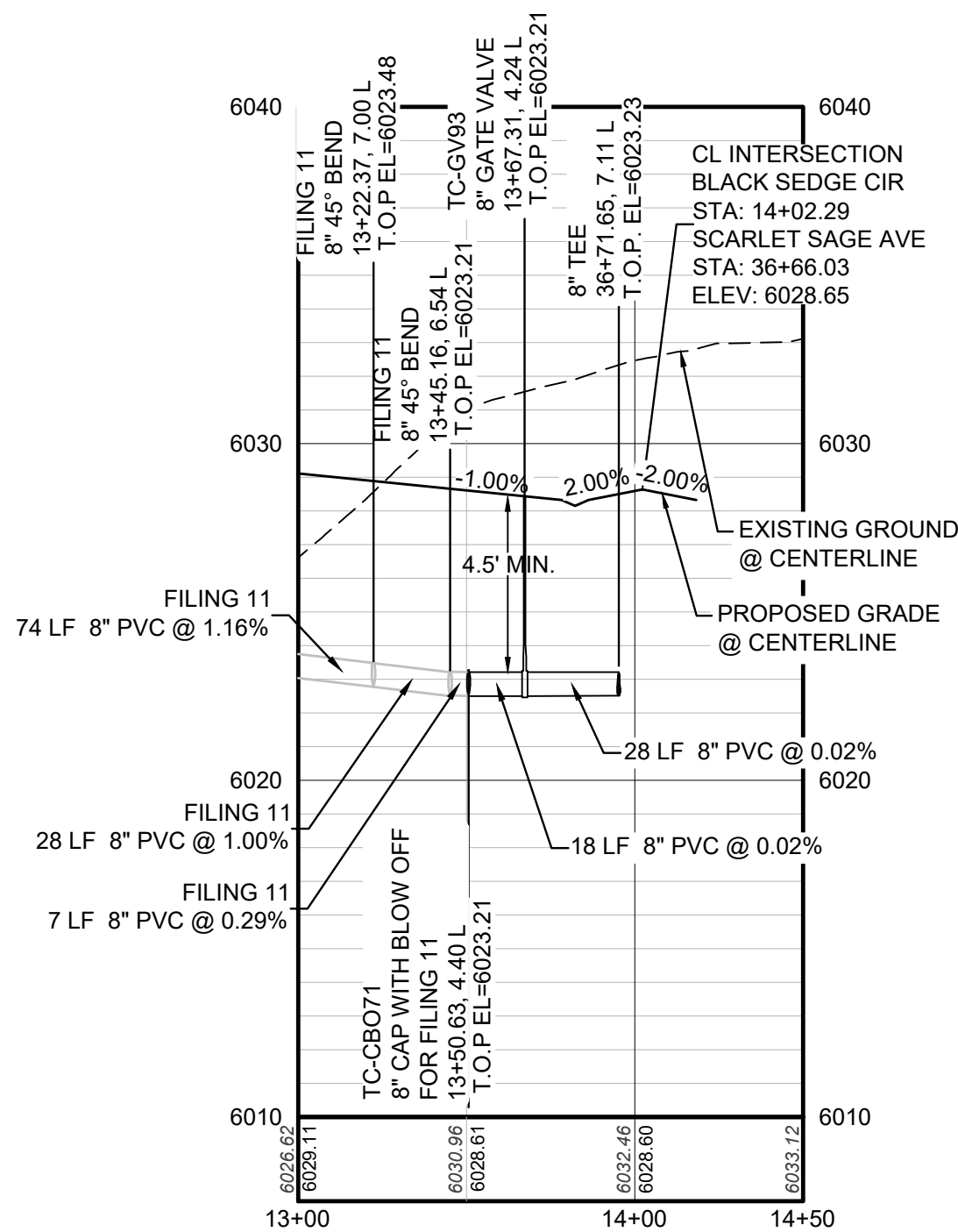
TRAILS AT CROWFOOT
FILING 9 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
SCARLET SAGE AVENUE



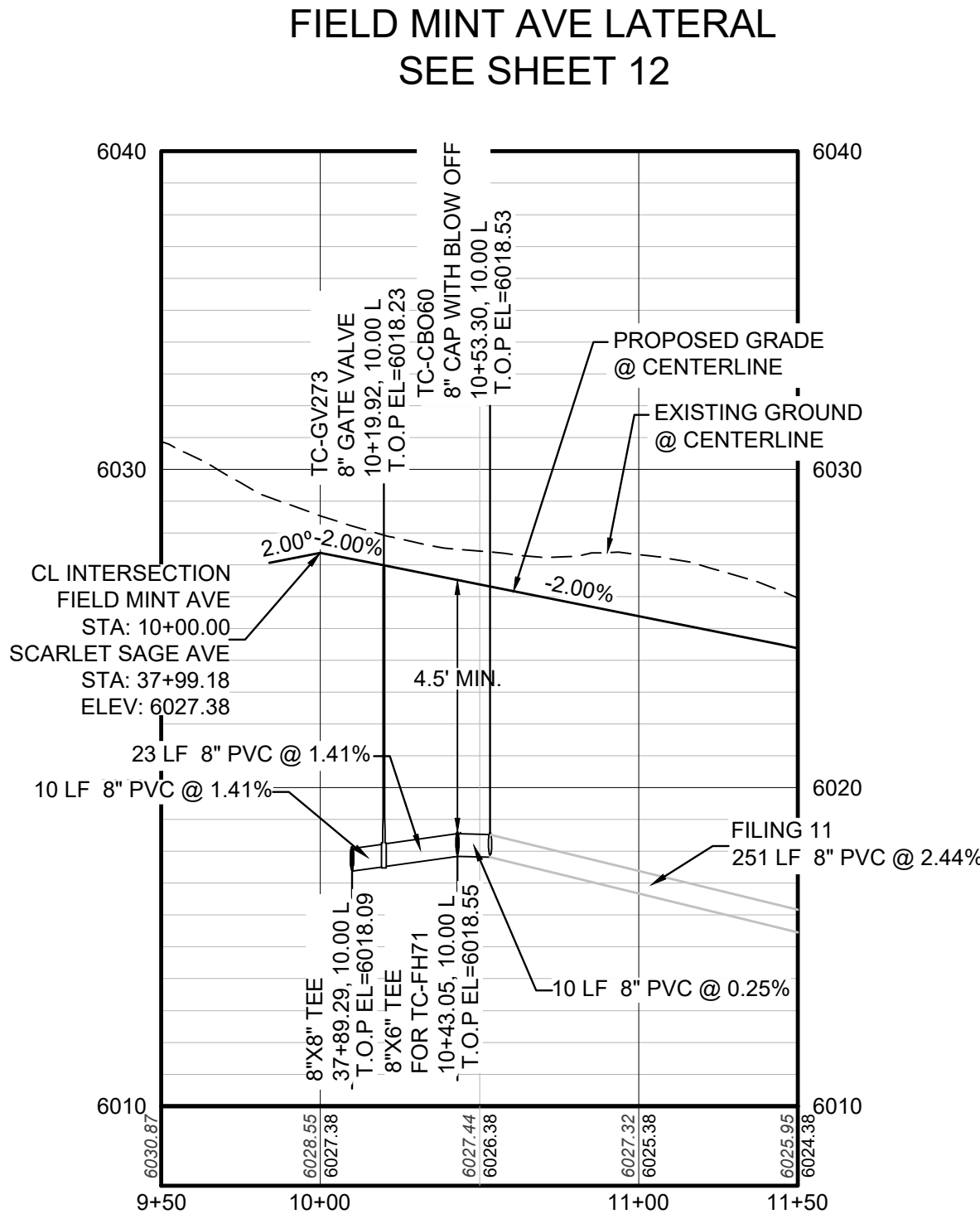
PLAN: BLACK SEDGE CIR STA: 10+00.00 TO 14+00.00
HORIZONTAL SCALE: 1" = 50'



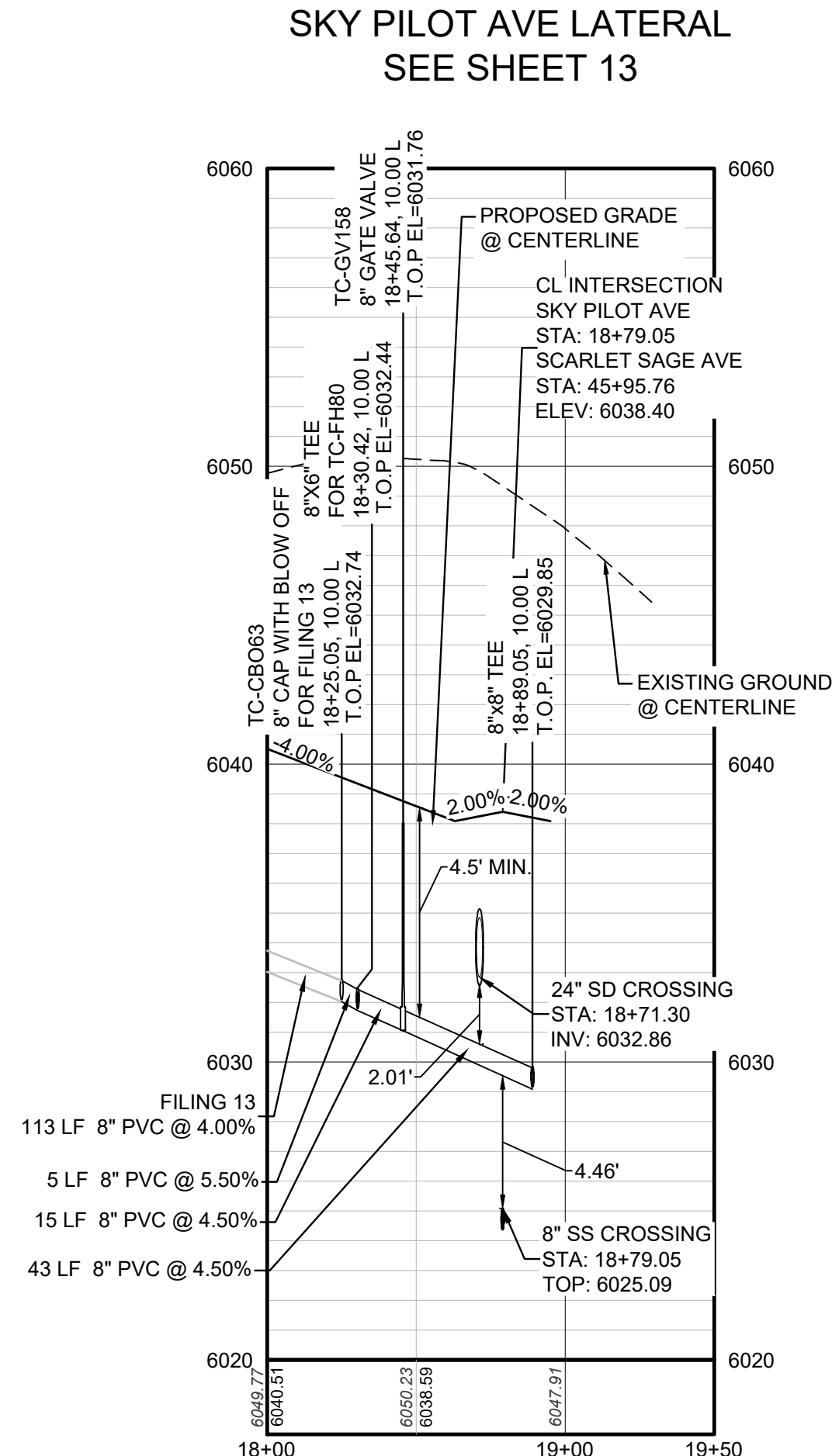
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HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



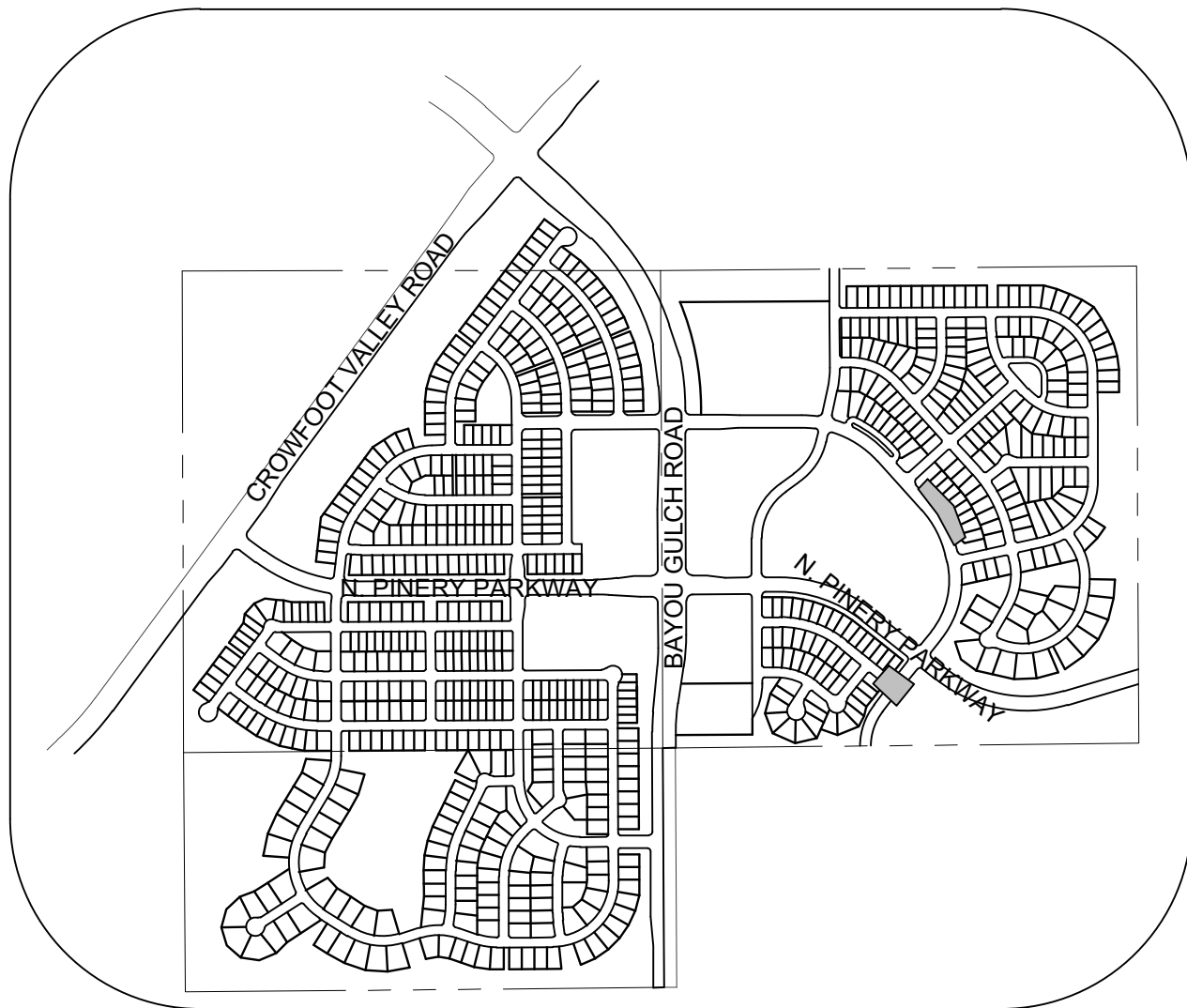
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HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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
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⌈	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 RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⌈	PROPOSED STORM DRAIN INLET	---	FO
⌈	PROPOSED STORM DRAIN MANHOLE	---	EXISTING FIBER
		---	OPTIC LINE
		---	EXISTING OVERHEAD POWER
		---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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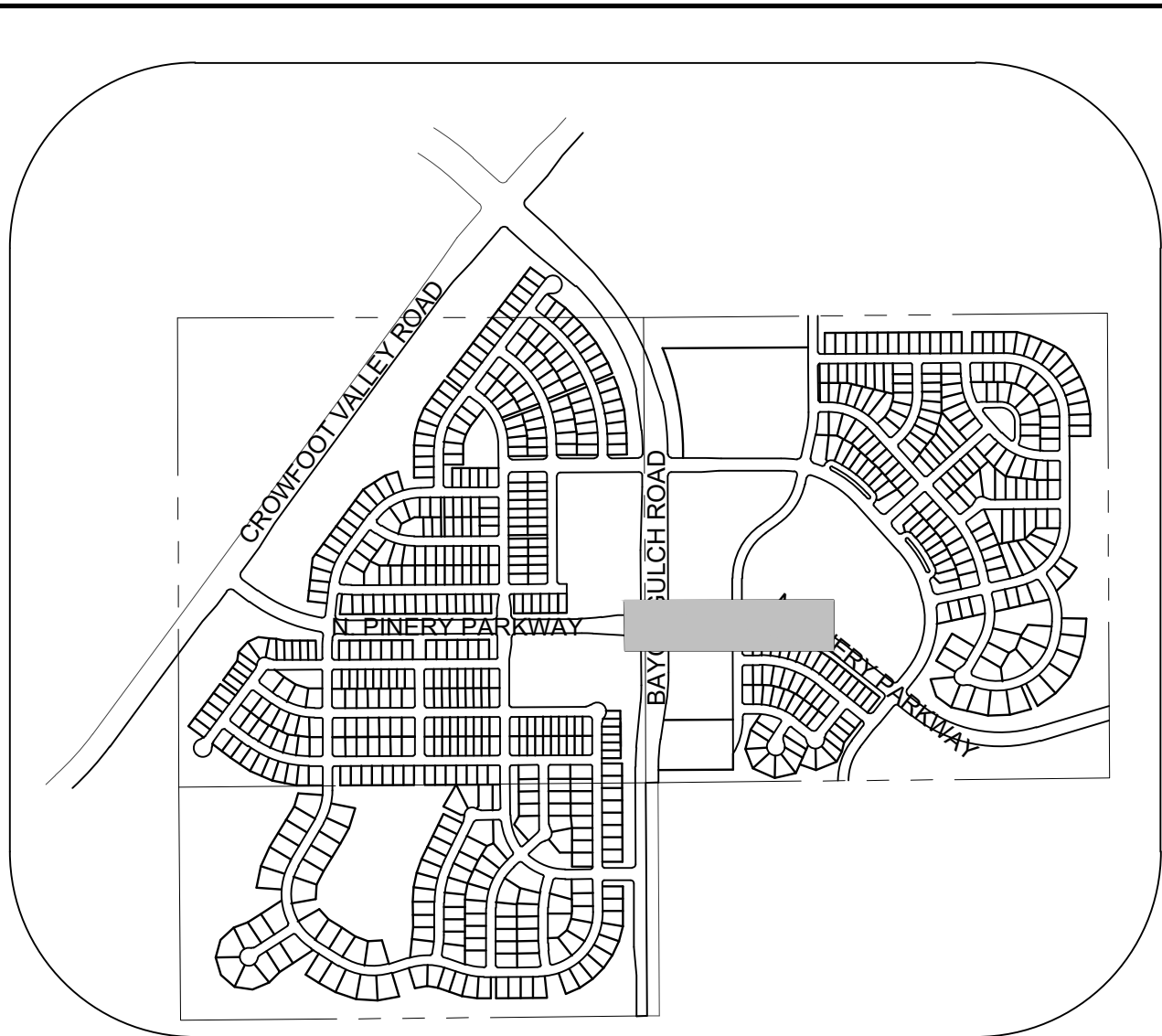
APPROVED
Nov 20 2020
PARKER WATER AND
SANITATION DISTRICT



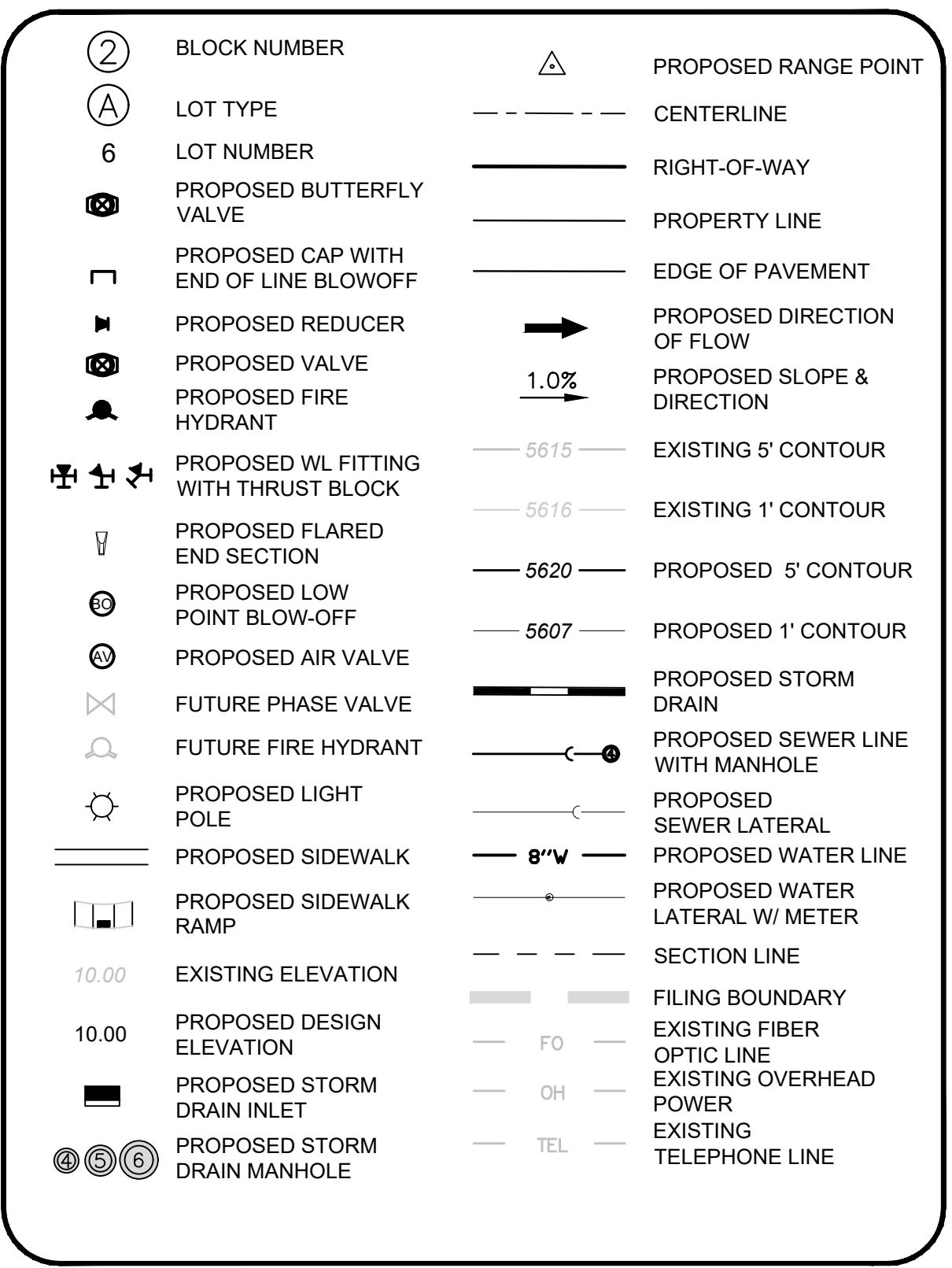
BENCHMARK
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10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	No.	Date	Init.	Appr.	Date
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE SCARLET SAGE AVENUE LATERALS	SCALE: AS SHOWN	DRAWN BY: RHR	CHECKED BY: JUU	FILE NO: 8130283701	DATE: OCTOBER 2019
SHEET NUMBER	14					



KEYMAP
N.T.S.
LEGEND



AD	ANGLE DIFFERENCE	MH	MANHOLE
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GV	GATE VALVE	T.O.P.	TOP OF PIPE
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INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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Nov 20 2020
PARKER WATER AND
SANITATION DISTRICT



BENCHMARK
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SHEET NUMBER 15	DRAWN BY:	RHR	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE NORTH PINERY PARKWAY	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546				
	CHECKED BY:	JUJ							
	DATE:	OCTOBER 2019							
	SCALE:	AS SHOWN							
	FILE NO.	8130283701							
	No.	Revisions	Date			Init.	Appr.	Date	

N:\PROJECTS\HSS RANCH\CD\ENGINEERING\SSHEET SET\CD\SF\PARKER WATER AND SANITATION\WATER PLAN AND PROFILE\9 NORTH PINERY PARKWAY WATER DWG.DWG 10/16/2020 11:50 AM



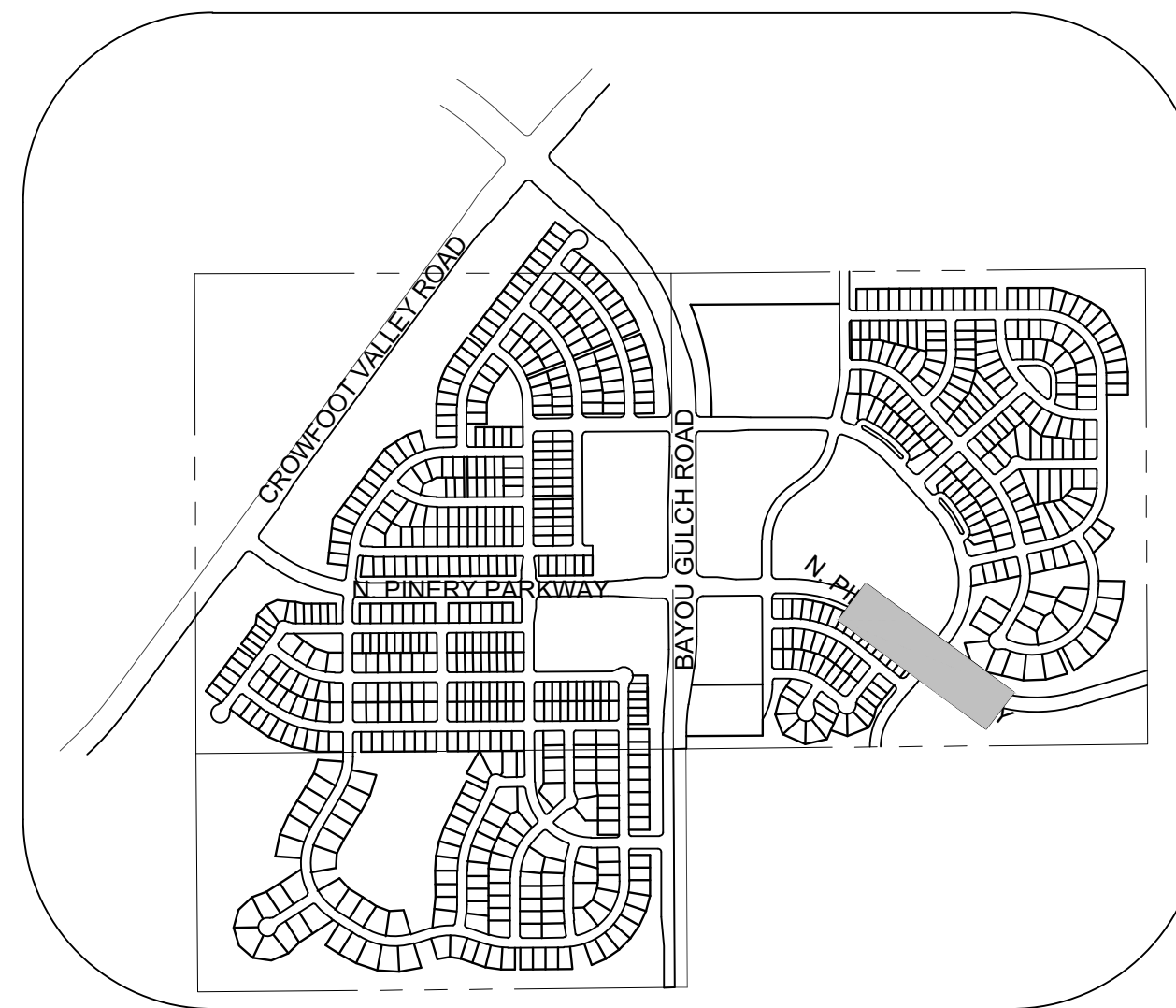
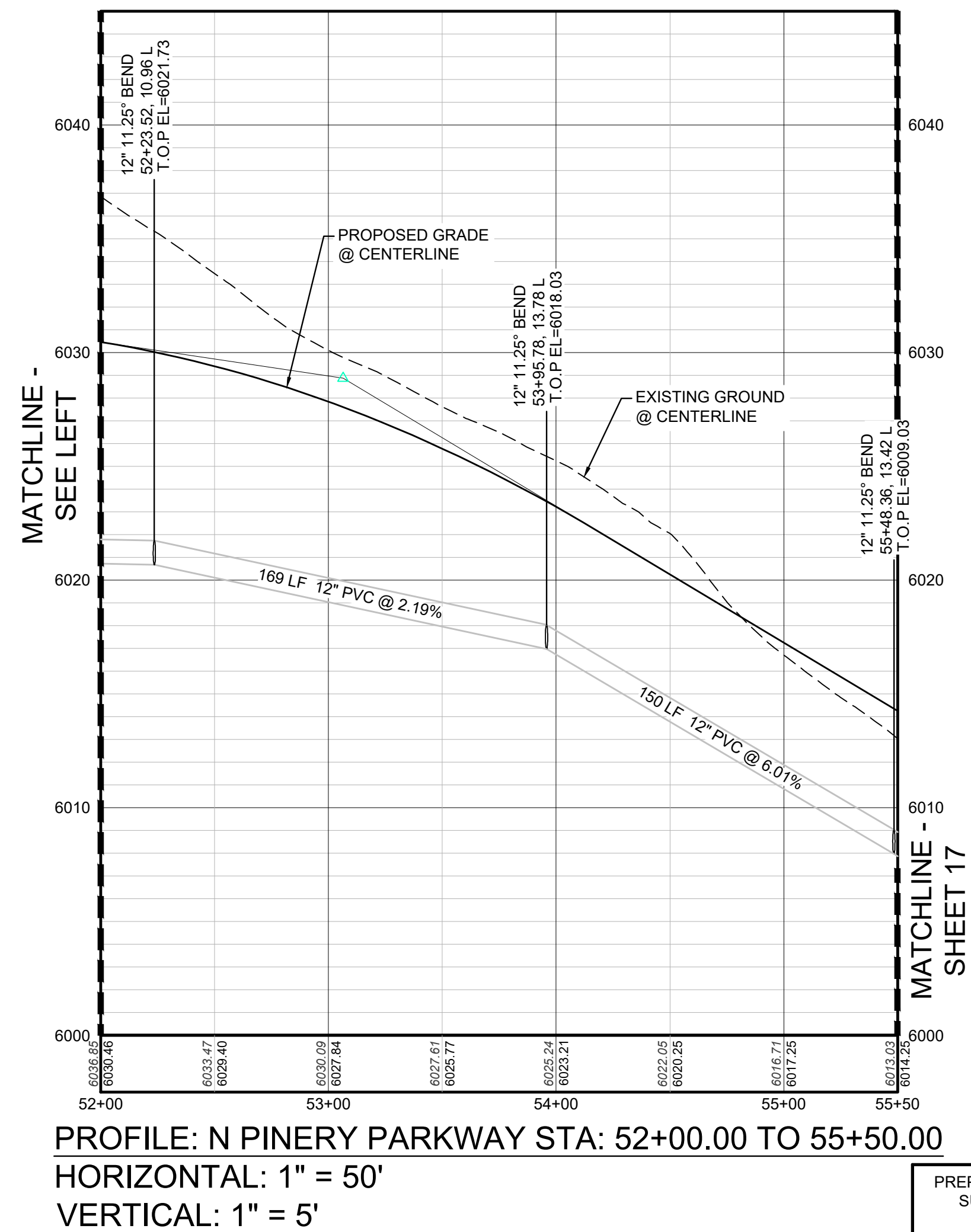
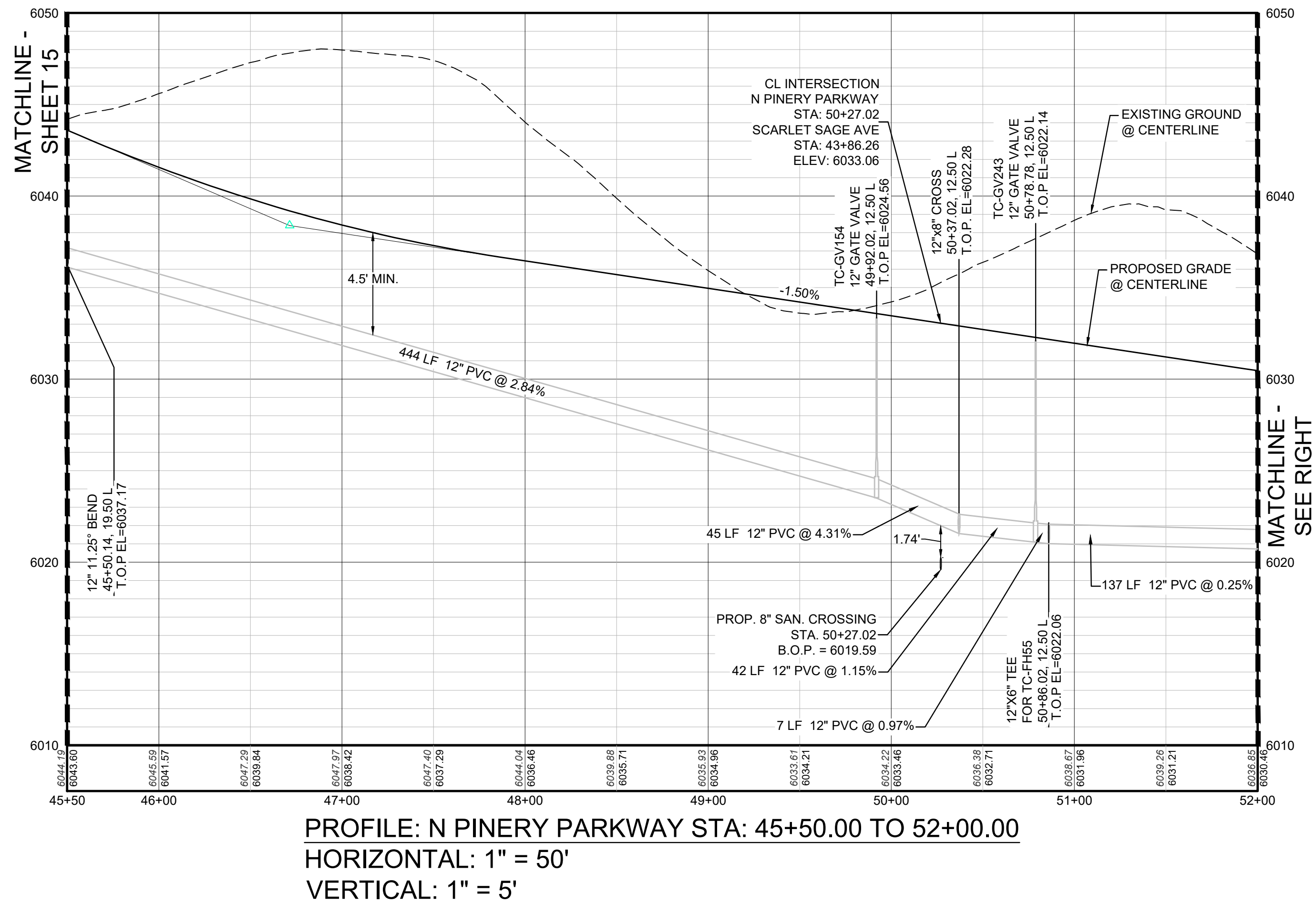
UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

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KEYMAP
N.T.S.
LEGEND

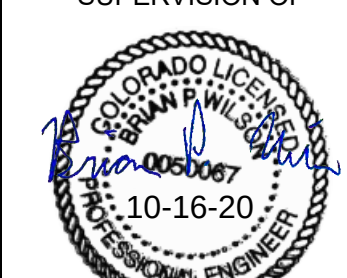
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⊞	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊞	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊞	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊞	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊞	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊞	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
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⊞	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊞	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
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		---	TEL

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APPROVED
Nov 20 2020
PARKER WATER AND
SANITATION DISTRICT

PREPARED UNDER THE SUPERVISION OF

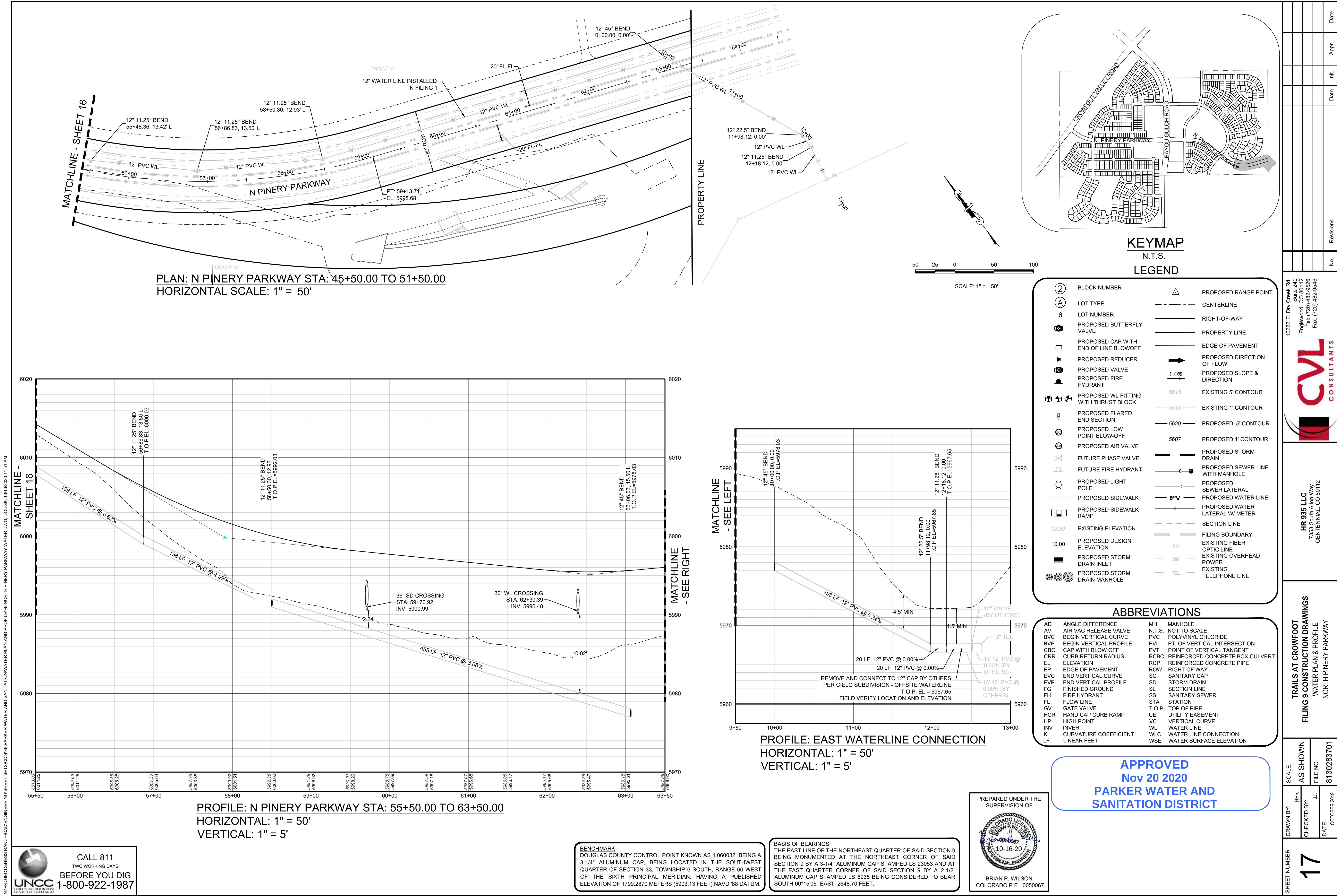


BRIAN P. WILSON
COLORADO P.E. 0050067

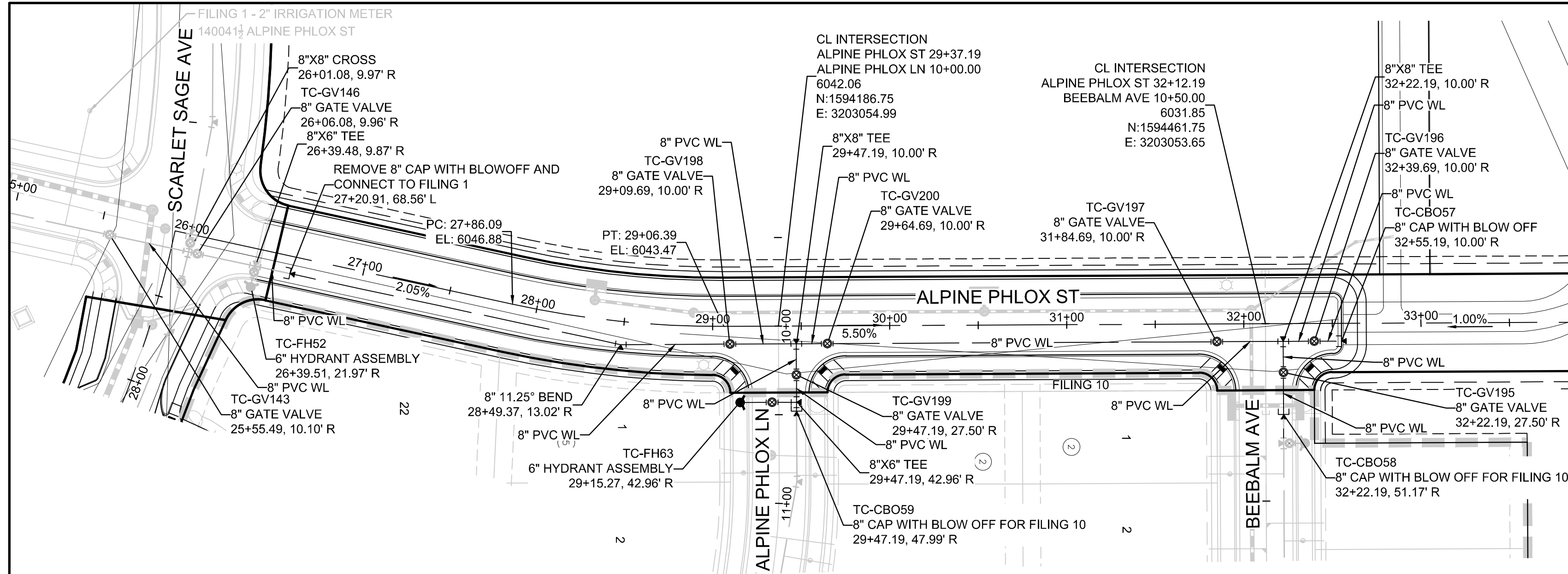
BENCHMARK
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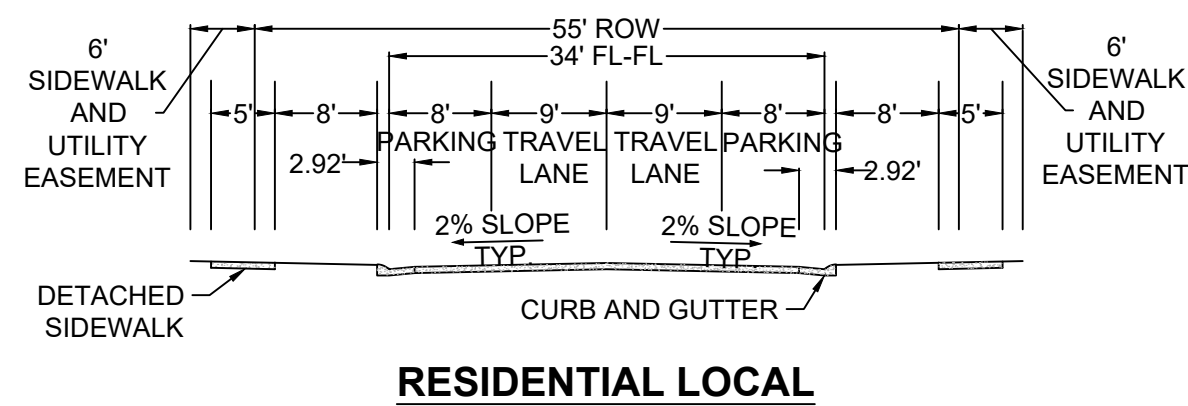
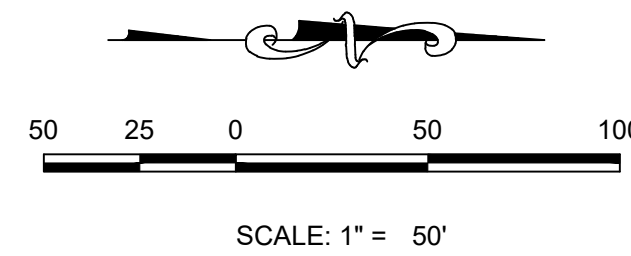
SHEET NUMBER	DRAWN BY: RRR	CHECKED BY: JJJ	DATE: OCTOBER 2019	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE NORTH PINERY PARKWAY	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 200 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	No.	Date	Init.	Appr.	Date



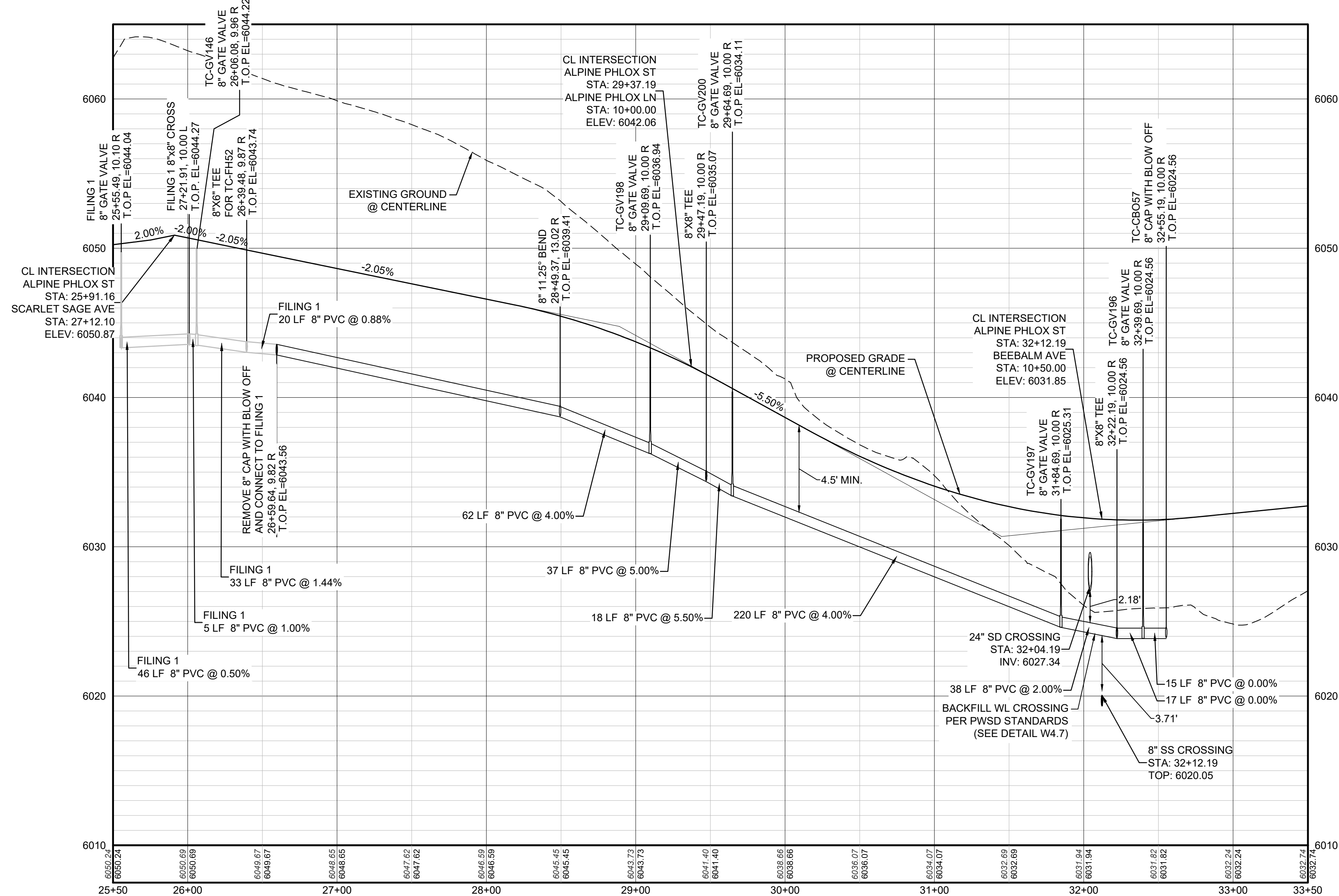
\\BENADAT\PROJECTS\PROJECTS\BENCH RANCH\ENGINEERING\SHSHEET SETS\SDS\9 PARKER WATER AND SANITATION\WATER PLAN AND PROFILE\9 ALPINE PHLOX STREET WATER DWG.DEREGE, 10/20/2020 5:48 PM



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



RESIDENTIAL LOCAL



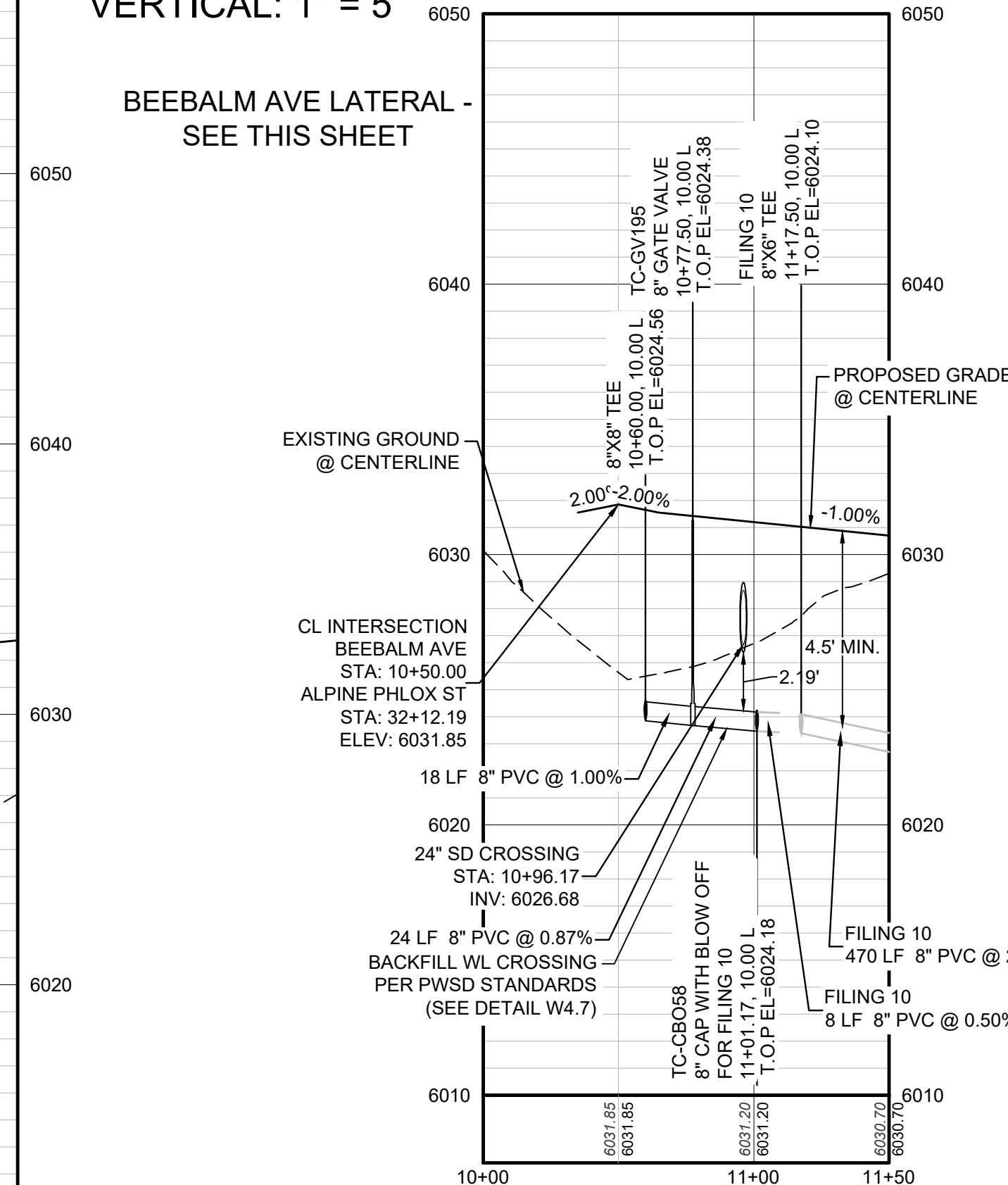
PROFILE: ALPINE PHLOX ST STA: 25+50.00 TO 33+50.00
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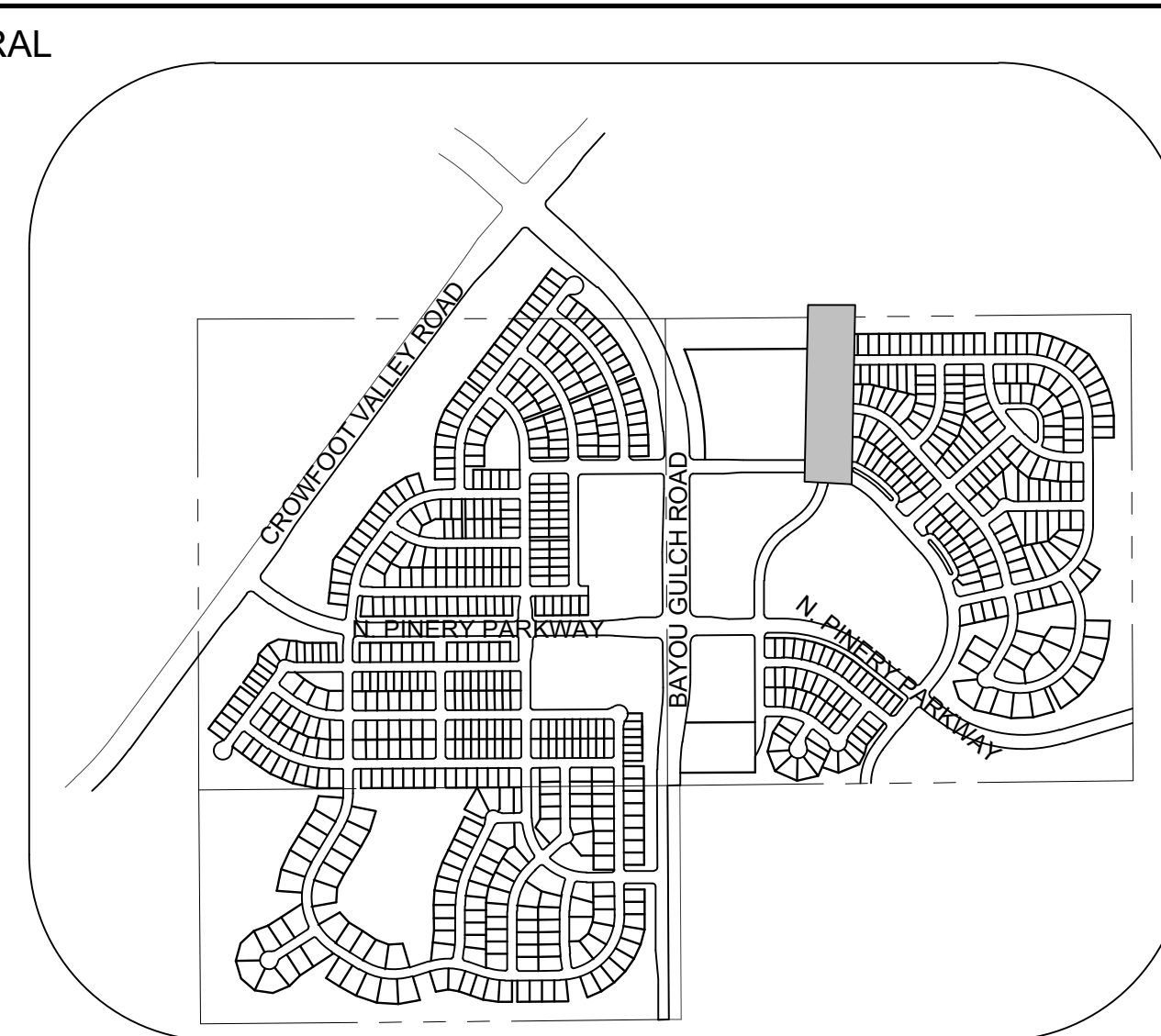
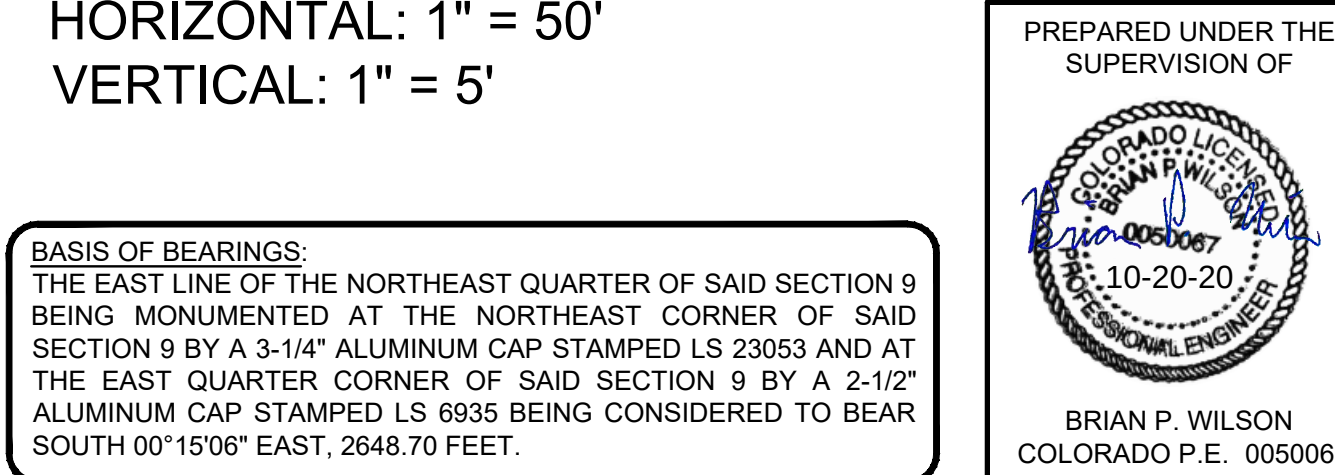
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PROFILE: ALPINE PHLOX LN STA: 9+50.00 TO 11+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BEEBALM AVE LATERAL -
SEE THIS SHEET



PROFILE: BEEBALM AVE STA: 10+00.00 TO 11+50.00
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 | --- | PROPOSED WATER LINE |
| ⌋ | PROPOSED SIDEWALK RAMP | --- | PROPOSED WATER LATERAL W/ METER |
| 10.00 | EXISTING ELEVATION | --- | SECTION LINE |
| 10.00 | PROPOSED DESIGN ELEVATION | --- | FILING BOUNDARY |
| ⌋ | PROPOSED STORM DRAIN INLET | --- | EXISTING FIBER |
| ⌋ | PROPOSED STORM DRAIN MANHOLE | --- | OH |
| | | --- | EXISTING OVERHEAD POWER |
| | | --- | TEL |
| | | --- | EXISTING TELEPHONE LINE |

ABBREVIATIONS

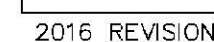
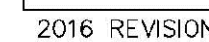
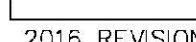
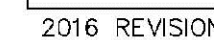
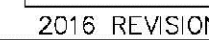
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|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | MH | MANHOLE |
| AV | AIR VAC RELEASE VALVE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PVC | POLYVINYL CHLORIDE |
| BVP | BEGIN VERTICAL PROFILE | PVI | PT. OF VERTICAL INTERSECTION |
| CBO | CAP WITH BLOW OFF | PVT | POINT OF VERTICAL TANGENT |
| CR | 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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SANITATION DISTRICT

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10333 E Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Appr.	Date
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILING 9 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE ALPINE PHLOX STREET	FILE NO: 8130283701	DATE: OCTOBER 2019
SHEET NUMBER	DRAWN BY: RHR	CHECKED BY: JLU	DATE: OCTOBER 2019
19			

SHEET W1.1



2016 REVISION