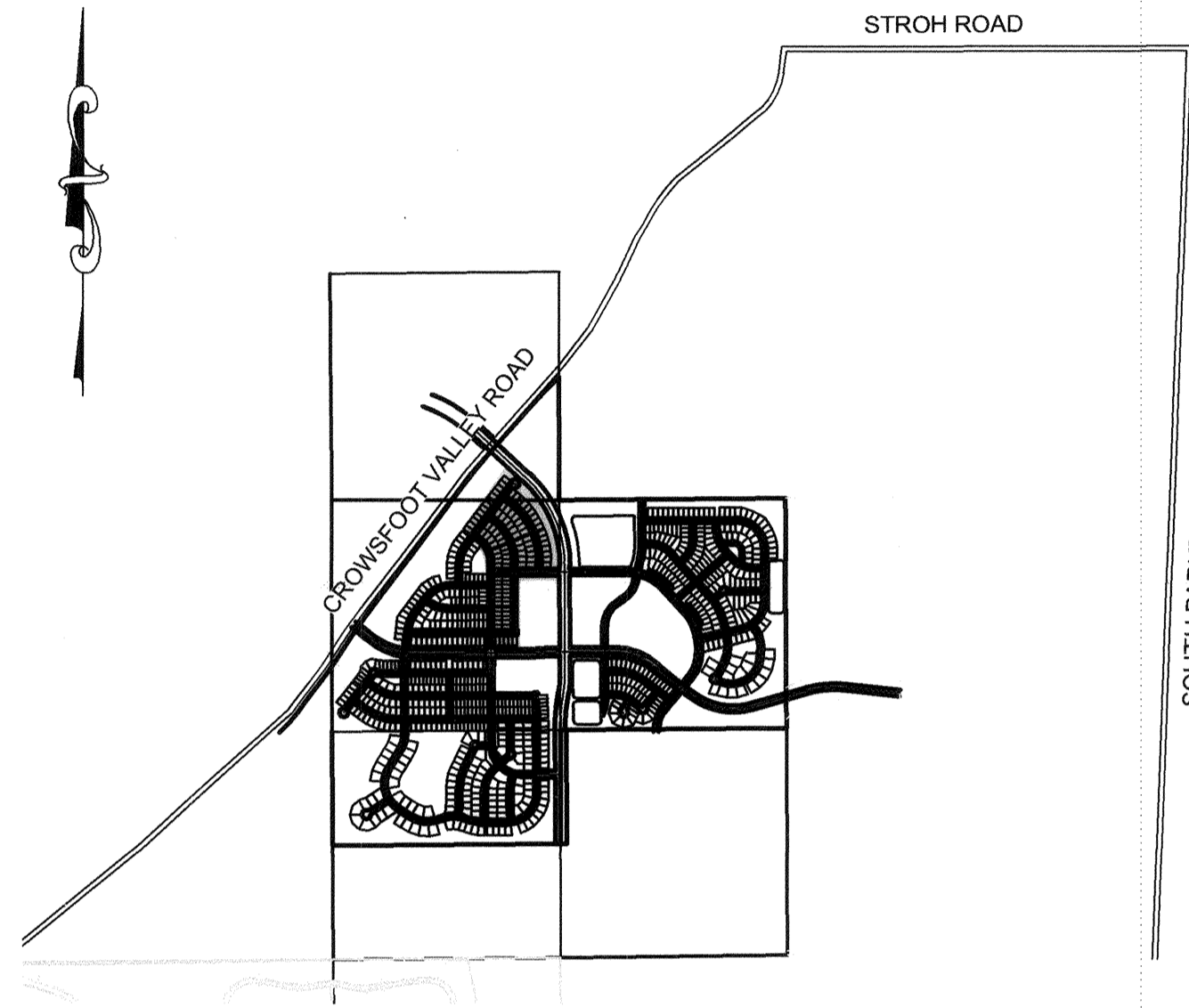


TRAILS AT CROWFOOT FILING 2

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

SHEET INDEX	
SHEET #	SHEET TITLE
1	COVER SHEET
2	PARKER WATER AND SANITATION NOTES
3	AREA UTILITY PLAN
4	SANITARY P&P WILD LUPINE ST
5	SANITARY P&P SCARLET SAGE LN
6	SANITARY P&P SCARLET SAGE ST
7	SANITARY P&P SCARLET SAGE ST
8	SANITARY P&P SHASTA DAISY ST
9	SANITARY P&P SHASTA DAISY ST
10	SANITARY P&P RED COSMOS POINT
11	WATER P&P WILD LUPINE STREET
12	WATER P&P SHASTA DAISY STREET
13	WATER P&P SHASTA DAISY STREET
14	WATER P&P SCARLET SAGE STREET
15	WATER P&P SCARLET SAGE STREET
16	WATER P&P RED COSMOS POINT
17	WATER P&P SCARLET SAGE LANE
18	SANITARY SEWER DETAILS
19	SANITARY SEWER DETAILS
20	SANITARY SEWER DETAILS
21	WATER DETAILS
22	WATER DETAILS
23	WATER DETAILS
24	WATER DETAILS
25	WATER DETAILS
26	WATER DETAILS
27	WATER DETAILS



VICINITY MAP
SCALE: 1" = 2000'

MATERIALS LIST		
DESCRIPTION	QUANTITY	UNIT
8" WATERPIPE (C900)	4,845	L.F.
6" WATERPIPE (DIP-FIRE HYDRANT LINE)	168	L.F.
8" GATE VALVE W/ BOX	21	EA.
6" GATE VALVE W/ BOX	9	EA.
FIRE HYDRANT ASSEMBLY	9	EA.
8" BLOWOFF	2	EA.
8" AIR VAC	2	EA.
8" BEND	15	EA.
8" CROSS	1	EA.
8" TEE	15	EA.
WATER SERVICE LATERAL W/ WATER METER AND PIT	100	EA.
8" SEWER (SDR-35 PVC)	4,479	L.F.
4' DIA. MANHOLE	24	EA.
SEWER SERVICE LATERAL W/ WYE TAP	100	EA.

DEVELOPER

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

PLANNER/ LANDSCAPE DESIGNER:

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

SURVEYOR/ ENGINEER:

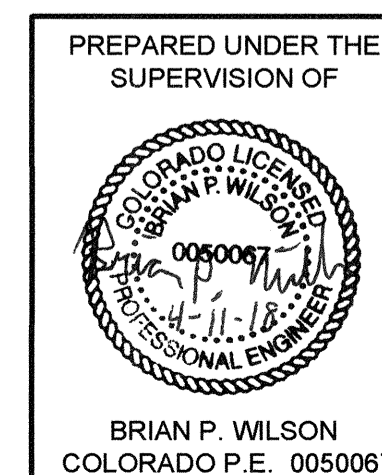
**CVL CONSULTANTS
OF COLORADO, INC.**
10333 E. DRY CREEK RD. STE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
CONTACT: JIM JANNICKE

UTILITY DISTRICT

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

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

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 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.



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]
(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) DATE: 4-12-18

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

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULE 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: *[Signature]*
(DISTRICT REPRESENTATIVE)

DATE SIGNED: 4-2-19

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: *[Signature]*
(DISTRICT ENGINEER)

DATE SIGNED: 4/2/2019

N:\PROJECTS\SHESSE BRANCH\ENGINEERING\SHEET SETS\SDS\F2\PARKER WATER AND SANITATION\F2 COVER.DWG, CDD\VA_27702018_457.PM



SHEET NUMBER	1
DRAWN BY:	KJD
CHECKED BY:	JW
DATE:	AUGUST 2017
SCALE:	AS SHOWN
FILE NO.:	8130283701
Revisions	No.
Date	
Init.	
Appr.	
Date	

10333 E. Dry Creek Rd.
Suite 240
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 2 CONSTRUCTION DRAWINGS
COVER SHEET

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 REMEDIATED 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 PWSO 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 PWSO MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES 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 PERMATAX NO.1 (RED). THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING.
9. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI. ALL TESTING SHALL BE DONE IN THE PRESENCE OF A PARKER WATER AND SANITATION DISTRICT INSPECTOR. LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINES VALVES SHALL NOT EXCEED THE LIMITS SET FORTH IN THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
10. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES WHERE AN ADDITIONAL VALVES SHALL BE PLACED ON THE TAPPING TEE. OTHER VALVE LOCATIONS, SUCH AS WHERE CROSS PANS EXIST, ARE SHOWN ON THE PLANS.
11. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.50 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
12. THE CONTRACTOR SHALL NOTIFY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
13. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS, LATEST REVISION.
14. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE 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 REMEDIATED 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.

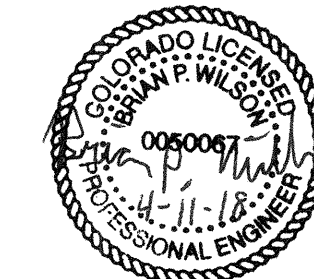
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CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC
1-800-922-1987

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 86 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



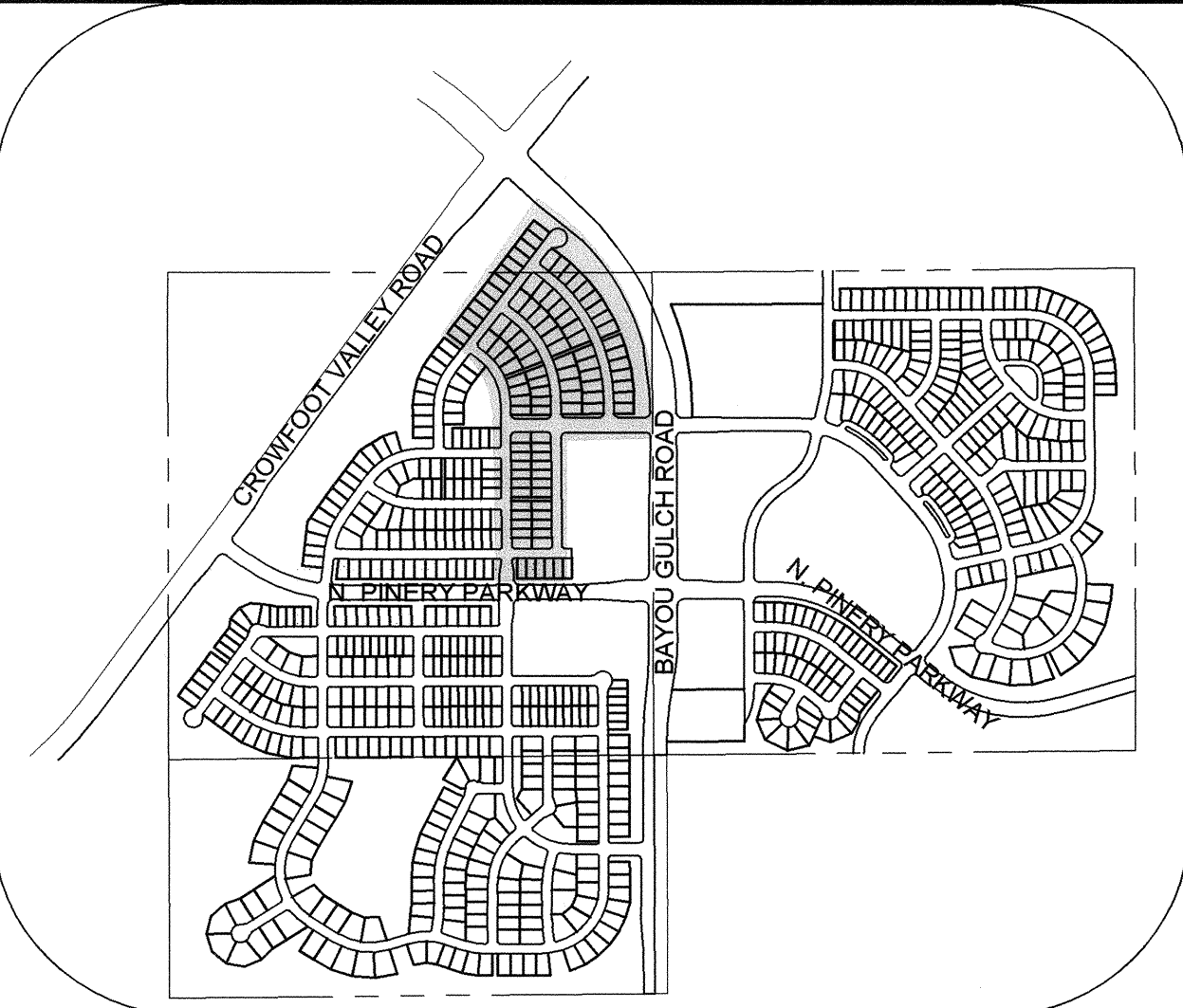
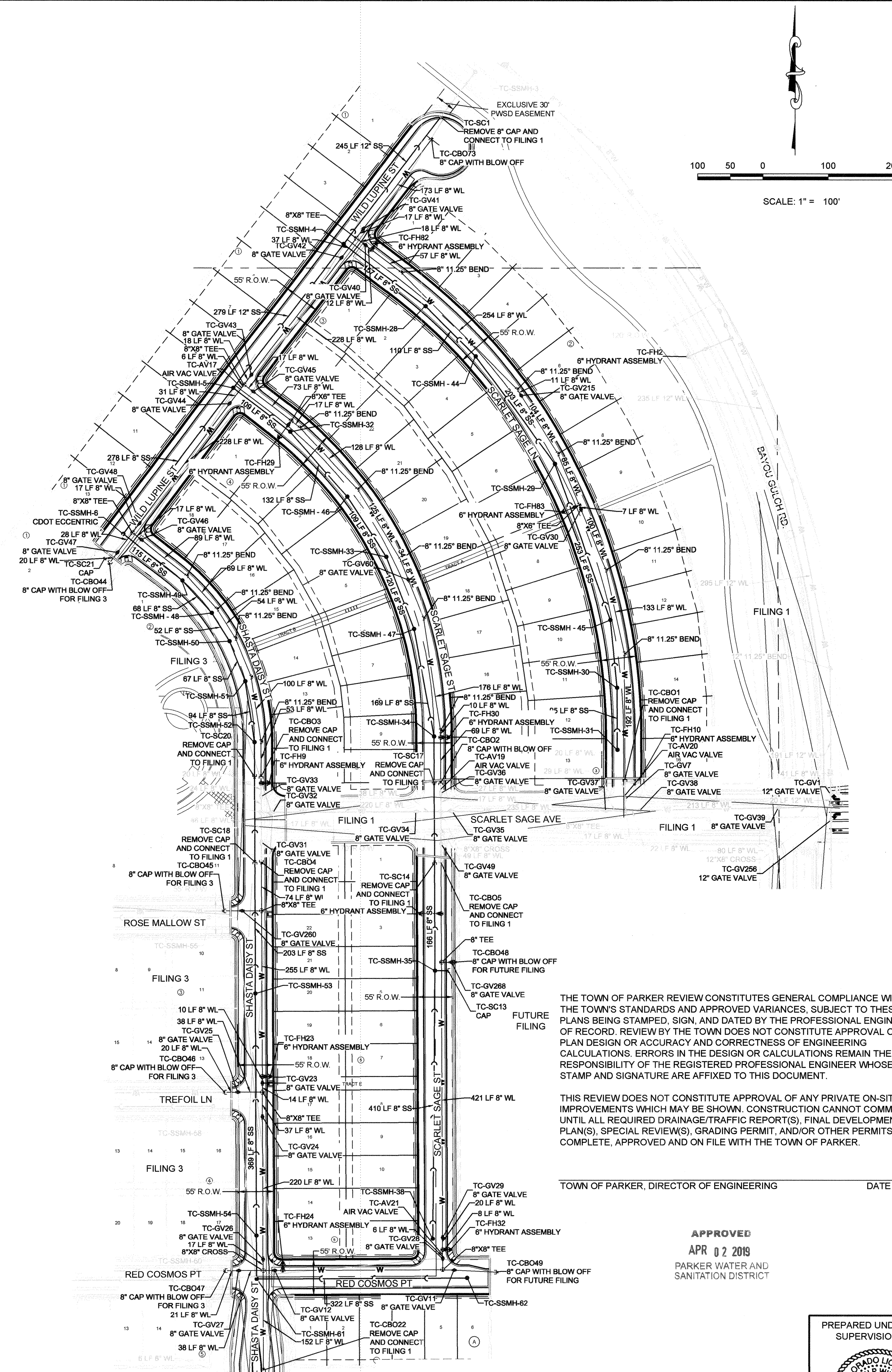
BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJ	DATE: AUGUST 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS PARKER WATER AND SANITATION NOTES			
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 488-9546 Fax: (720) 488-9546			
				Revisions No. Date Init. Appr. Date			

SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F2,B1,L1	WILD LUPINE ST	23+88.83	23+98.83
F2,B1,L2	WILD LUPINE ST	23+28.83	23+38.83
F2,B1,L3	WILD LUPINE ST	22+68.83	22+78.83
F2,B1,L4	WILD LUPINE ST	22+08.83	22+18.83
F2,B1,L5	WILD LUPINE ST	21+48.83	21+58.83
F2,B1,L6	WILD LUPINE ST	20+88.83	20+98.83
F2,B1,L7	WILD LUPINE ST	20+15.58	20+25.58
F2,B1,L8	WILD LUPINE ST	19+68.83	19+78.83
F2,B1,L9	WILD LUPINE ST	18+78.83	18+88.83
F2,B1,L10	WILD LUPINE ST	18+18.83	18+08.83
F2,B1,L11	WILD LUPINE ST	17+58.83	17+48.83
F2,B1,L12	WILD LUPINE ST	17+03.73	16+93.73
F2,B1,L13	WILD LUPINE ST	16+44.56	16+18.99
F2,B2,L1	SCARLET SAGE LN	10+49.23	10+34.50
F2,B2,L2	SCARLET SAGE LN	11+13.50	10+99.86
F2,B2,L3	SCARLET SAGE LN	11+66.81	11+57.50
F2,B2,L4	SCARLET SAGE LN	12+26.00	12+15.97
F2,B2,L5	SCARLET SAGE LN	12+83.95	12+74.80
F2,B2,L6	SCARLET SAGE LN	13+42.86	13+33.01
F2,B2,L7	SCARLET SAGE LN	13+99.32	13+86.60
F2,B2,L8	SCARLET SAGE LN	14+58.11	14+44.93
F2,B2,L9	SCARLET SAGE LN	15+08.10	14+99.50
F2,B2,L10	SCARLET SAGE LN	15+65.81	15+76.22
F2,B2,L11	SCARLET SAGE LN	16+49.52	16+34.64
F2,B2,L12	SCARLET SAGE LN	17+03.44	16+88.91
F2,B2,L13	SCARLET SAGE LN	17+56.18	17+47.23
F2,B2,L14	SCARLET SAGE LN	18+13.35	18+01.17
F2,B2,L15	SCARLET SAGE LN	18+68.40	18+58.88
F2,B2,L16	SCARLET SAGE LN	19+29.95	19+19.95
F2,B3,L1	SCARLET SAGE LN	10+47.50	10+37.50
F2,B3,L2	SCARLET SAGE LN	11+33.79	11+25.26
F2,B3,L3	SCARLET SAGE LN	11+93.19	11+83.55
F2,B3,L4	SCARLET SAGE LN	12+75.92	12+54.11
F2,B3,L5	SCARLET SAGE LN	13+39.56	13+24.33
F2,B3,L6	SCARLET SAGE LN	14+19.48	14+09.33
F2,B3,L7	SCARLET SAGE LN	14+93.51	14+84.12
F2,B3,L8	SCARLET SAGE LN	15+82.43	15+70.84
F2,B3,L9	SCARLET SAGE LN	16+52.33	16+37.65
F2,B3,L10	SCARLET SAGE LN	17+35.11	17+13.48
F2,B3,L11	SCARLET SAGE LN	17+94.27	17+86.29
F2,B3,L12	SCARLET SAGE LN	18+61.73	18+52.31
F2,B3,L13	SCARLET SAGE LN	19+29.95	19+17.92
F2,B3,L14	SCARLET SAGE LN	16+61.75	16+51.75
F2,B3,L15	SCARLET SAGE LN	16+06.71	15+94.24
F2,B3,L16	SCARLET SAGE LN	15+44.89	15+33.63
F2,B3,L17	SCARLET SAGE LN	14+83.02	14+73.64
F2,B3,L18	SCARLET SAGE LN	14+28.07	14+17.96
F2,B3,L19	SCARLET SAGE LN	13+60.50	13+41.83
F2,B3,L20	SCARLET SAGE LN	12+91.84	12+81.03
F2,B3,L21	SCARLET SAGE LN	12+35.76	12+24.80
F2,B3,L22	SCARLET SAGE LN	11+73.12	11+63.97
F2,B3,L23	SCARLET SAGE LN	11+29.62	11+06.68
F2,B3,L24	SCARLET SAGE LN	10+54.33	10+36.50
F2,B4,L1	SCARLET SAGE LN	10+46.50	10+33.00
F2,B4,L2	SCARLET SAGE LN	11+31.63	11+21.12
F2,B4,L3	SCARLET SAGE LN	11+94.70	11+83.74
F2,B4,L4	SCARLET SAGE LN	12+69.86	12+61.09
F2,B4,L5	SCARLET SAGE LN	13+42.85	13+31.98
F2,B4,L6	SCARLET SAGE LN	14+48.43	14+38.25
F2,B4,L7	SCARLET SAGE LN	15+03.32	14+94.21
F2,B4,L8	SCARLET SAGE LN	15+65.22	15+54.94
F2,B4,L9	SCARLET SAGE LN	16+21.80	16+10.58

SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F2,B4,L10	SCARLET SAGE LN	16+81.75	16+71.75
F2,B4,L11	SHASTA DAISY ST	14+20.25	14+10.25
F2,B4,L12	SHASTA DAISY ST	13+73.75	13+63.19
F2,B4,L13	SHASTA DAISY ST	13+23.85	13+14.74
F2,B4,L14	SHASTA DAISY ST	12+78.83	12+68.84
F2,B4,L15	SHASTA DAISY ST	12+10.63	12+00.83
F2,B4,L16	SHASTA DAISY ST	11+61.30	11+51.19
F2,B4,L17	SHASTA DAISY ST	11+22.09	11+01.52
F2,B4,L18	SHASTA DAISY ST	10+49.20	10+34.20
F2,B5,L1	SCARLET SAGE LN	18+36.65	18+13.03
F2,B5,L2	SCARLET SAGE LN	18+79.76	18+69.76
F2,B5,L3	SCARLET SAGE LN	19+29.76	19+19.76
F2,B5,L4	SCARLET SAGE LN	19+79.76	19+69.76
F2,B5,L5	SCARLET SAGE LN	20+33.54	20+23.15
F2,B5,L6	SCARLET SAGE LN	20+79.76	20+69.76
F2,B5,L7	SCARLET SAGE LN	21+29.76	21+19.76
F2,B5,L8	SCARLET SAGE LN	21+99.76	21+89.76
F2,B5,L9	SCARLET SAGE LN	22+49.75	22+39.75
F2,B5,L10	SCARLET SAGE LN	22+99.76	22+89.76
F2,B5,L11	SCARLET SAGE LN	23+49.76	23+39.76
F2,B5,L12	SCARLET SAGE LN	23+99.76	23+89.76
F2,B5,L13	SHASTA DAISY ST	21+43.30	21+33.30
F2,B5,L14	SHASTA DAISY ST	20+93.30	20+83.30
F2,B5,L15	SHASTA DAISY ST	20+43.30	20+33.30
F2,B5,L16	SHASTA DAISY ST	19+93.30	19+83.30
F2,B5,L17	SHASTA DAISY ST	19+43.30	19+33.30
F2,B5,L18	SHASTA DAISY ST	18+73.30	18+63.30
F2,B5,L19	SHASTA DAISY ST	18+23.30	18+13.30
F2,B5,L20	SHASTA DAISY ST	17+73.30	17+63.30
F2,B5,L21	SHASTA DAISY ST	17+23.30	17+13.30
F2,B5,L22	SHASTA DAISY ST	16+73.30	16+63.30
F2,B5,L23	SHASTA DAISY ST	16+23.30	16+13.30
F2,B5,L24	SHASTA DAISY ST	15+73.49	15+53.16
F2,B6,L1	RED COSMOS PT	20+44.70	20+34.70
F2,B6,L2	RED COSMOS PT	20+94.70	20+84.70
F2,B6,L3	RED COSMOS PT	21+44.70	21+34.70
F2,B6,L4	RED COSMOS PT	21+94.70	21+84.70
F2,B6,L5	RED COSMOS PT	22+44.70	22+34.70
F2,B6,L6	RED COSMOS PT	22+94.78	22+84.70
F3,B3,L1	SHASTA DAISY ST	17+05.16	16+95.16
F3,B3,L11	SHASTA DAISY ST	17+68.44	17+58.44
F3,B3,L12	SHASTA DAISY ST	18+18.44	18+08.44
F3,B3,L13	SHASTA DAISY ST	18+68.44	18+58.44
F14,B1,L1	SCARLET SAGE LN	19+00.90	
F14,B1,L2	SCARLET SAGE LN	19+20.90	
F14,B2,L1	SCARLET SAGE LN	20+59.40	
F14,B2,L2	SCARLET SAGE LN	20+82.76	
F14,B2,L3	SCARLET SAGE LN	21+23.40	
F14,B2,L4	SCARLET SAGE LN	21+43.40	
F14,B2,L5	SCARLET SAGE LN	21+87.40	
F14,B2,L6	SCARLET SAGE LN	22+07.40	
F14,B2,L7	SCARLET SAGE LN	22+64.90	
F14,B2,L8	SCARLET SAGE LN	22+84.90	
F14,B2,L9	SCARLET SAGE LN	23+28.90	
F14,B2,L10	SCARLET SAGE LN	23+52.76	
F14,B2,L11	SCARLET SAGE LN	23+92.90	
F14,B2,L12	SCARLET SAGE LN	24+12.90	



KEYMAP N.T.S. LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊕	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊕	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⊕	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
⊕	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
⊕	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
⊕	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊕	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
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL TANGENT
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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 VARIANCES, 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.

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

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 LINE 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: 4-2-19
APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT
BY:
(DISTRICT ENGINEER) DATE:

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

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: 4-12-19
(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 8 SOUTH, RANGE 86 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, 2848.70 FEET.

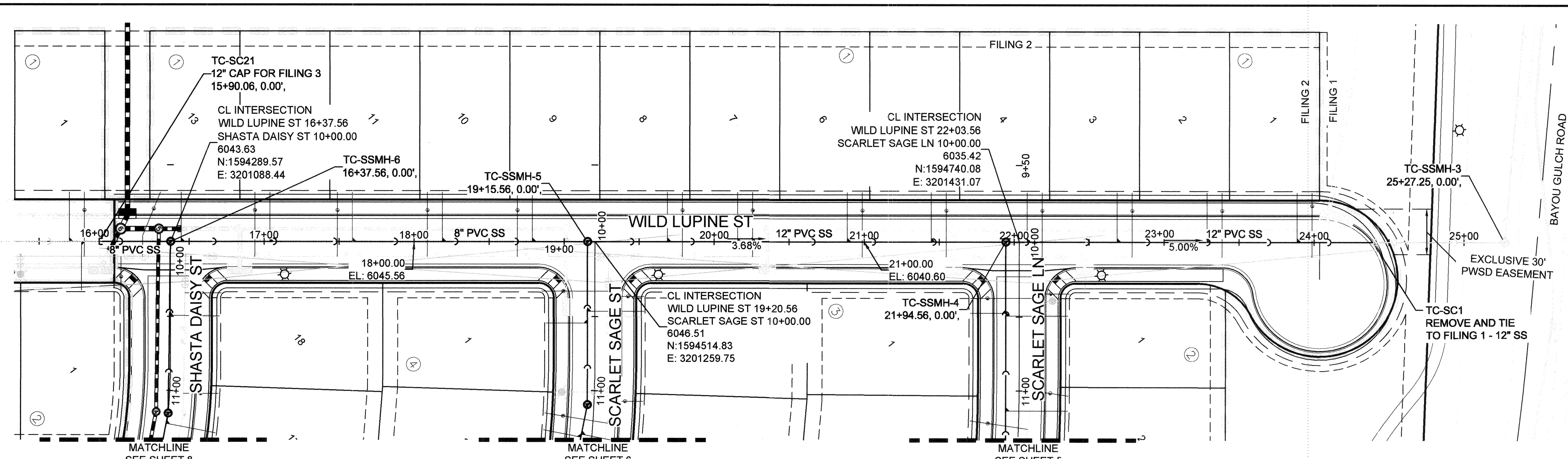
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9828
Fax: (720) 482-9846

CVL
CONSULTANTS

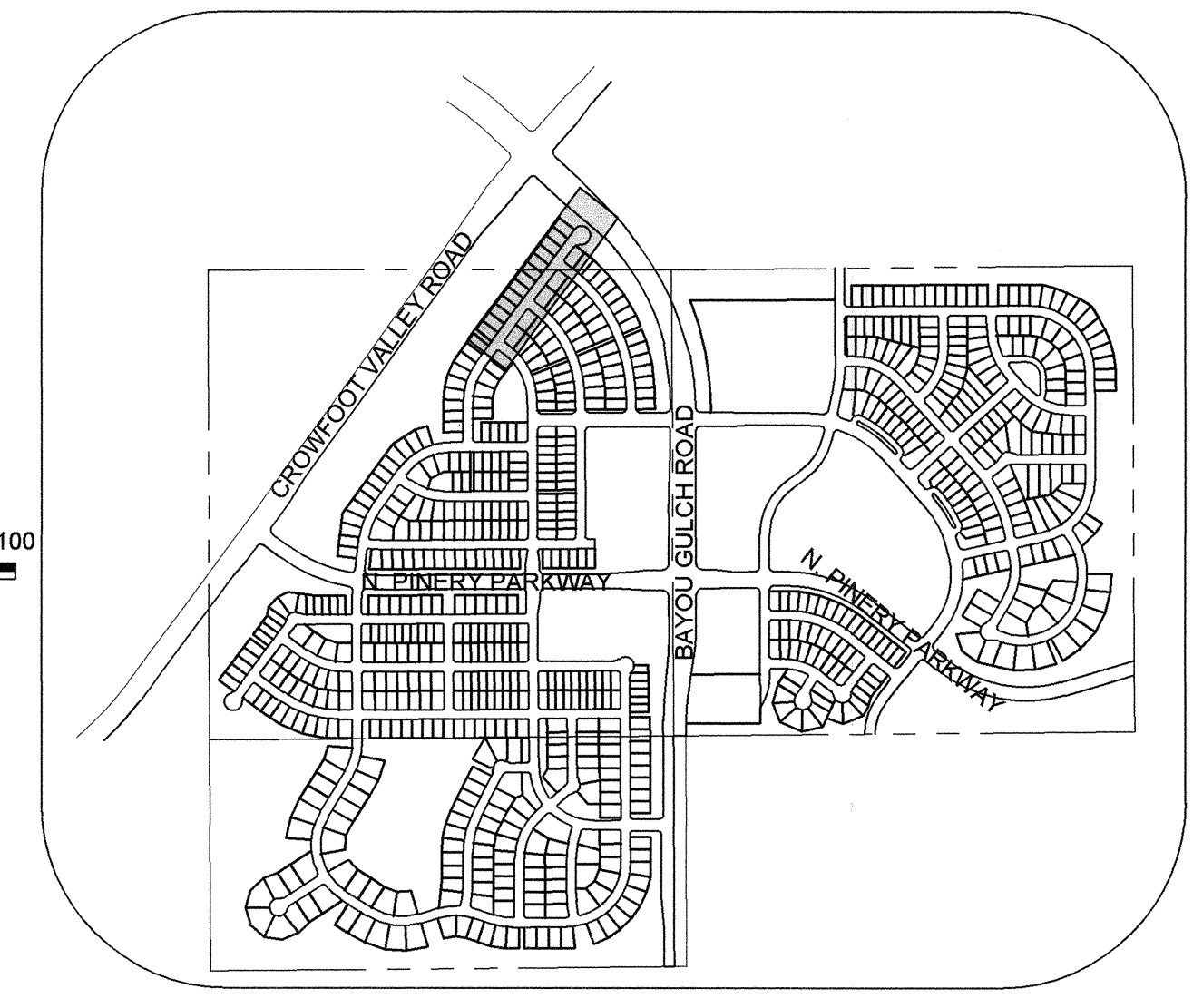
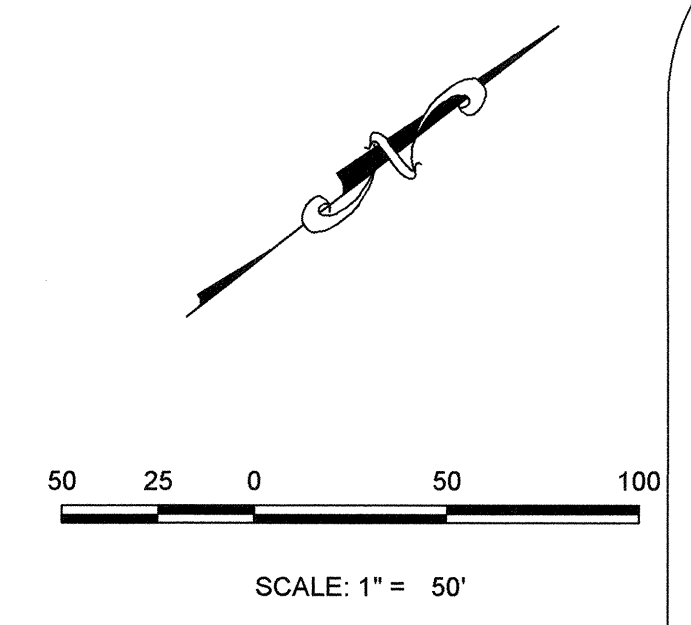
HR 935 LLC
7355 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

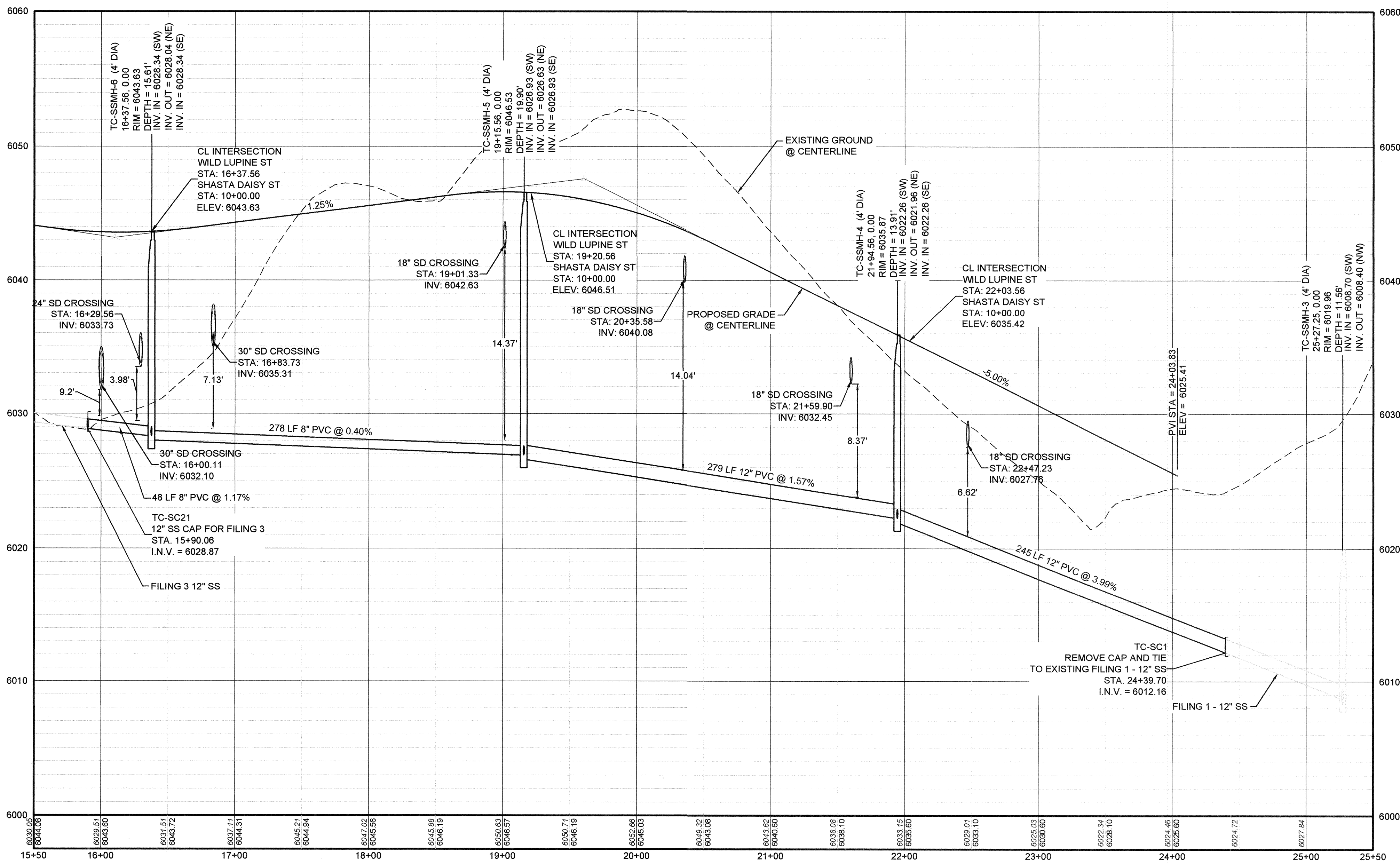
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DRAWN BY:	JLR
CHECKED BY:	JLU
DATE:	AUGUST 2017
SHEET NUMBER:	3
FILE NO.:	8130263701



PLAN: WILD LUPINE ST STA: 15+50.00 TO 25+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND



PROFILE: WILD LUPINE ST STA: 15+50.00 TO 25+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

FILING, BLOCK, LOT	STREET	STATIONING
F2,B1,L1	WILD LUPINE ST	23+88.83
F2,B1,L2	WILD LUPINE ST	23+28.83
F2,B1,L3	WILD LUPINE ST	22+68.83
F2,B1,L4	WILD LUPINE ST	22+08.83
F2,B1,L5	WILD LUPINE ST	21+44.83
F2,B1,L6	WILD LUPINE ST	20+88.83
F2,B1,L7	WILD LUPINE ST	20+15.58
F2,B1,L8	WILD LUPINE ST	19+68.83
F2,B1,L9	WILD LUPINE ST	18+78.83
F2,B1,L10	WILD LUPINE ST	18+18.83
F2,B1,L11	WILD LUPINE ST	17+58.83
F2,B1,L12	WILD LUPINE ST	17+03.73
F2,B1,L13	WILD LUPINE ST	16+44.56

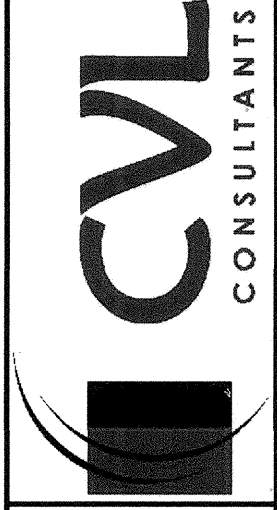
LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
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BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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Fax: (720) 482-9946



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
WILD LUPINE ST

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: KJD
CHECKED BY: JU
DATE: AUGUST 2017

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

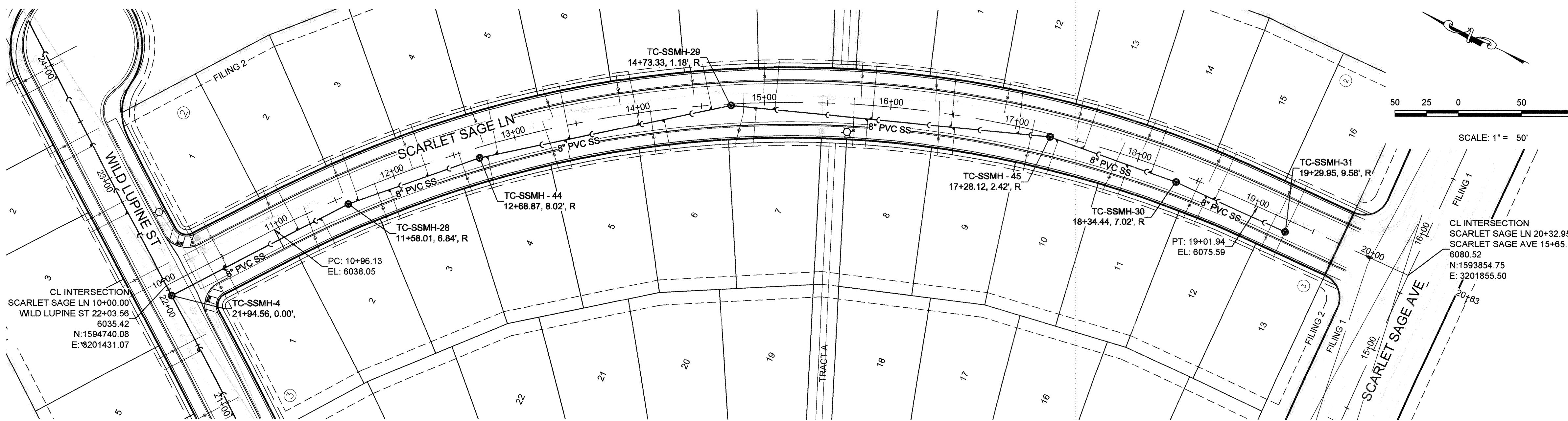
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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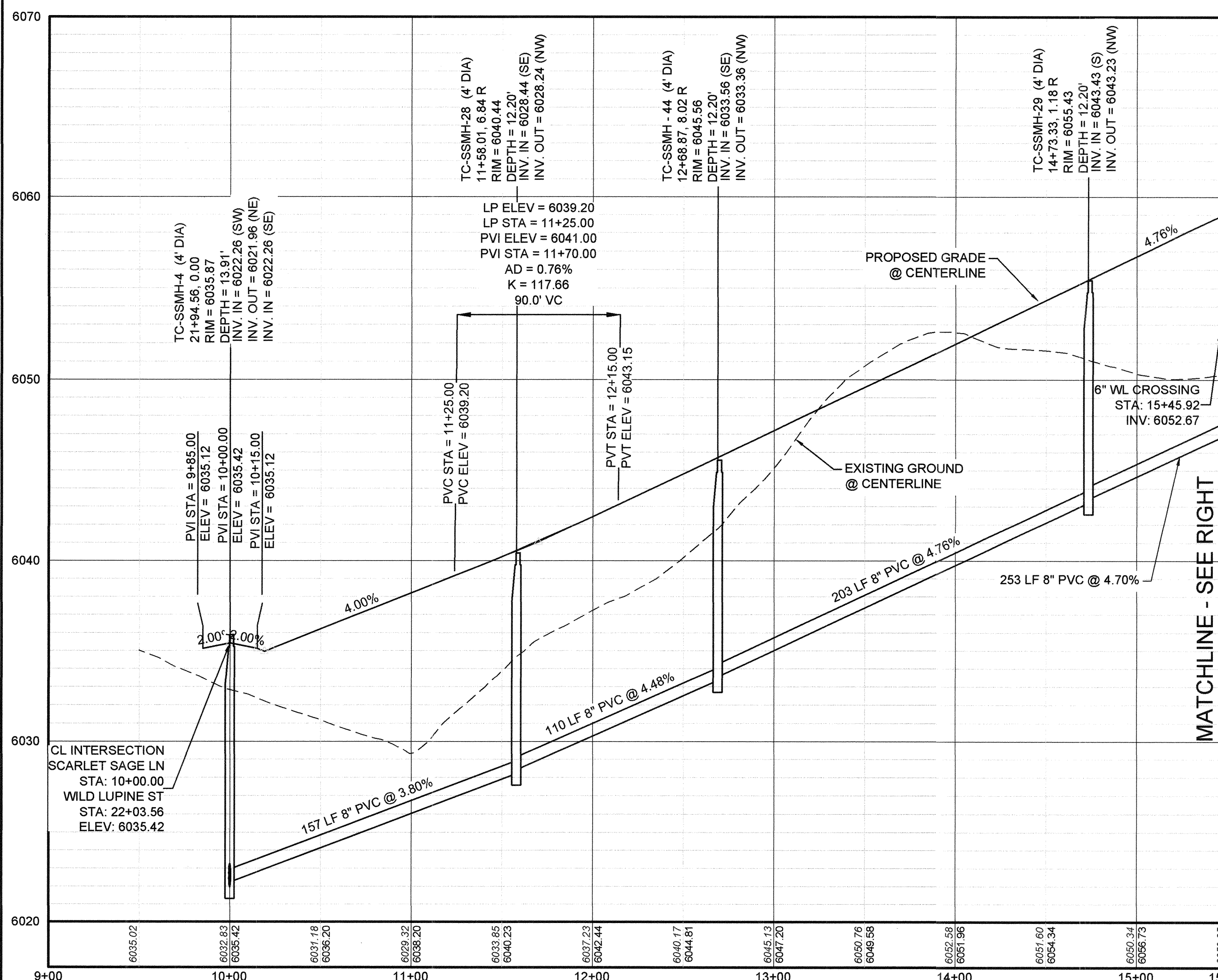
PREPARED UNDER THE SUPERVISION OF
BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

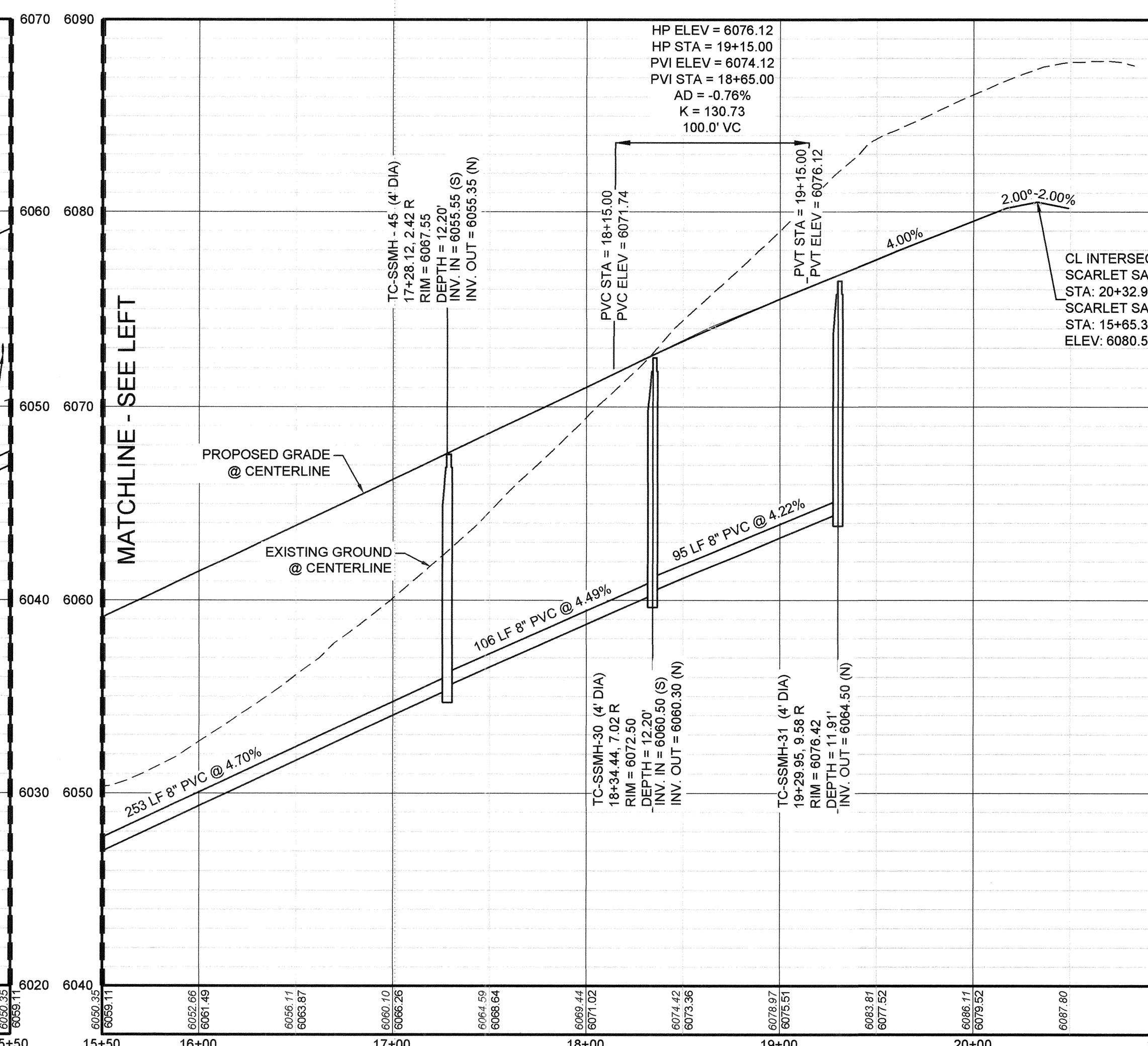
SHEET NUMBER
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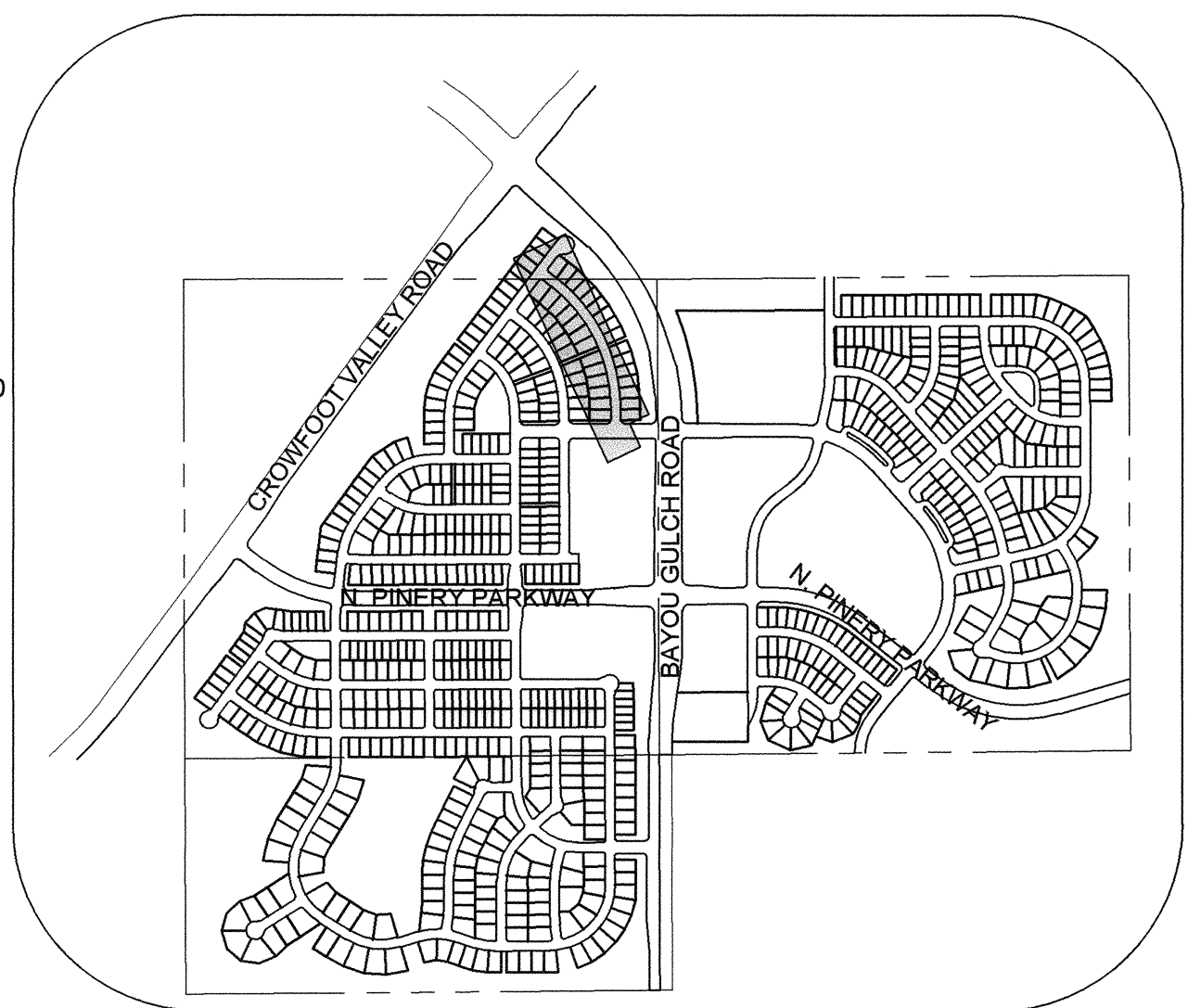
PLAN: SCARLET SAGE LN STA: 09+00.00 TO 21+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: SCARLET SAGE LN STA: 9+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
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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	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
Ⓢ	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
Ⓢ	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER
Ⓢ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OPTIC LINE
		---	EXISTING OVERHEAD POWER
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K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

NOTES:
1. SEE SHEET 3 FOR F2, B2, L1-16 & F2, B3, L1-13 SANITARY SERVICE DETAILS.

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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.

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PREPARED UNDER THE SUPERVISION OF
BRIAN P. WILSON
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APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

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Suite 240
Englewood, CO 80112
Tel: (720) 482-9828
Fax: (720) 482-9846

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

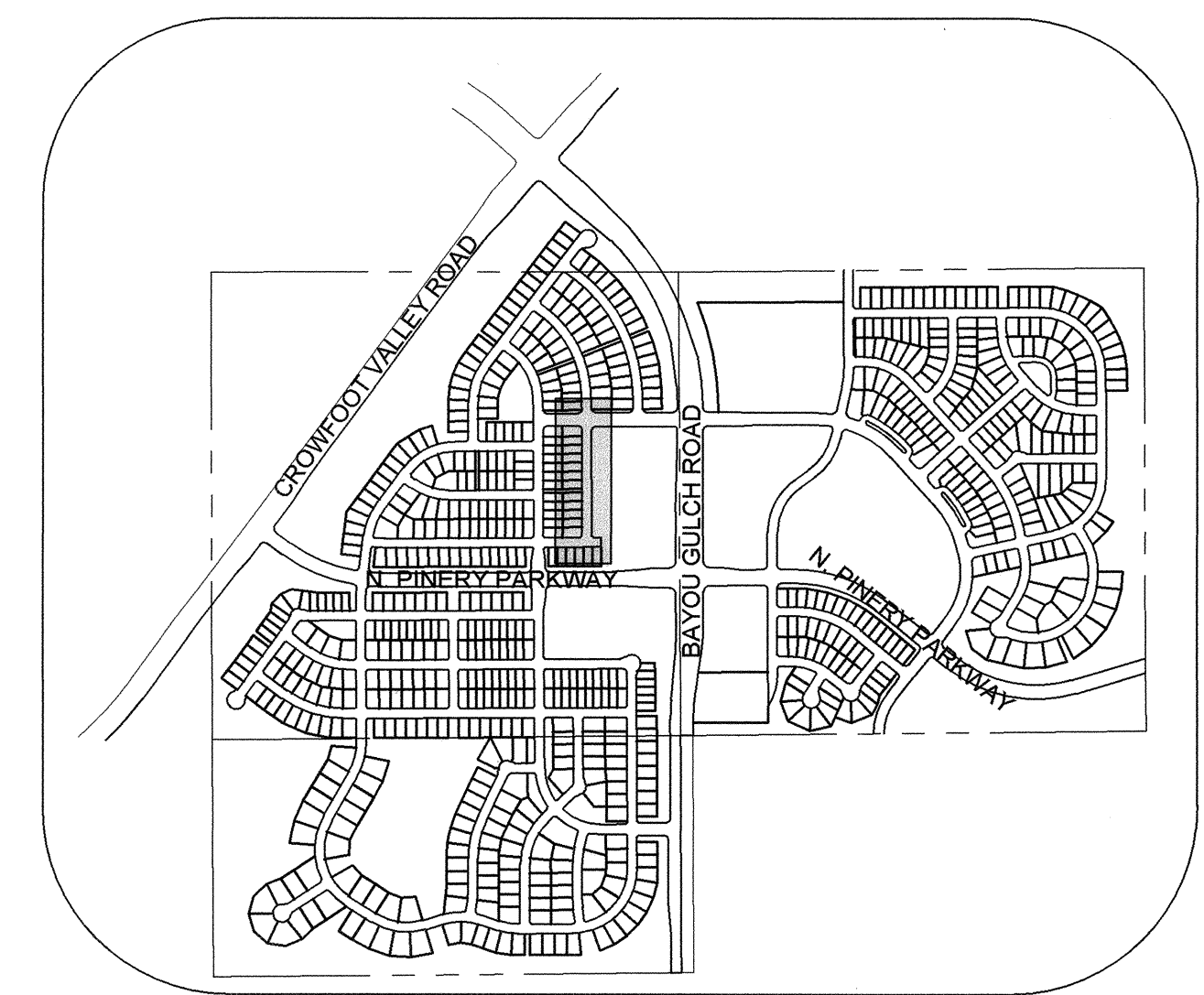
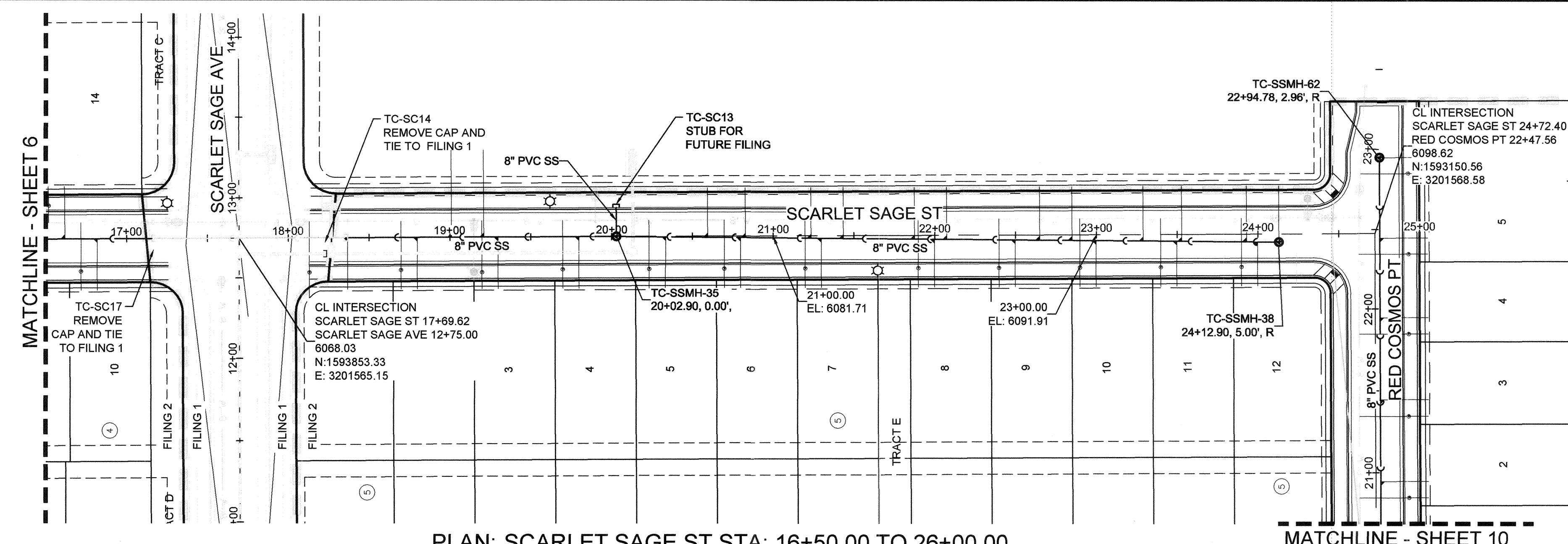
TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
SCARLET SAGE LN

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER 5

Revisions: No. Date Initial Appr. Date

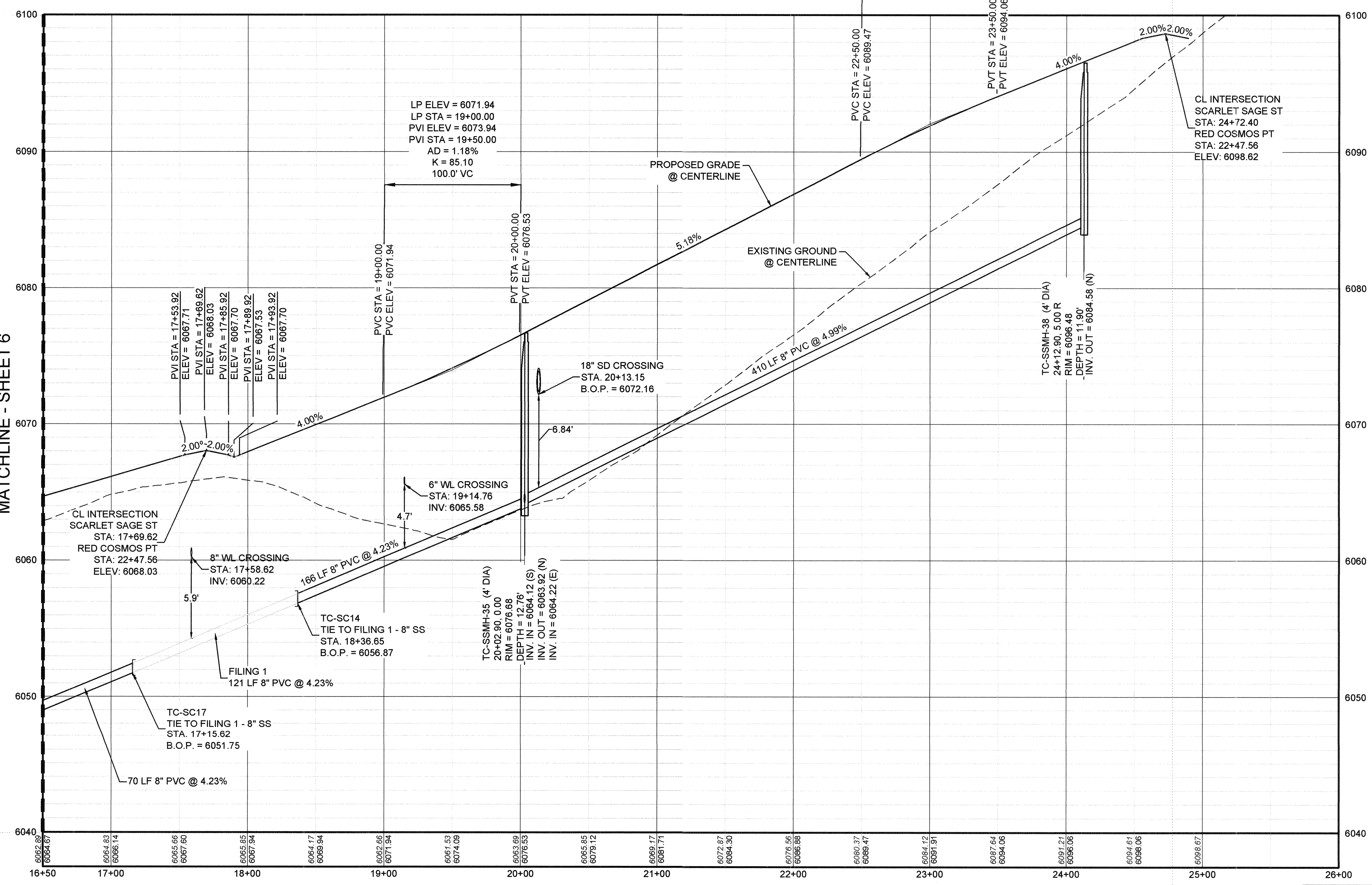


KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊕	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊕	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	---	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

SANITARY SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F2,B3,L14	SCARLET SAGE ST	16+61.75
F2,B4,L10	SCARLET SAGE ST	16+81.75
F2,B5,L1	SCARLET SAGE ST	18+36.65
F2,B5,L2	SCARLET SAGE ST	18+79.76
F2,B5,L3	SCARLET SAGE ST	19+29.76
F2,B5,L4	SCARLET SAGE ST	19+79.76
F2,B5,L5	SCARLET SAGE ST	20+33.54
F2,B5,L6	SCARLET SAGE ST	20+79.76
F2,B5,L7	SCARLET SAGE ST	21+29.76
F2,B5,L8	SCARLET SAGE ST	21+99.76
F2,B5,L9	SCARLET SAGE ST	22+49.75
F2,B5,L10	SCARLET SAGE ST	22+99.76
F2,B5,L11	SCARLET SAGE ST	23+49.76
F2,B5,L12	SCARLET SAGE ST	23+99.76
F14,B1,L1	SCARLET SAGE ST	19+00.90
F14,B1,L2	SCARLET SAGE ST	19+20.90
F14,B2,L1	SCARLET SAGE ST	20+59.40
F14,B2,L2	SCARLET SAGE ST	20+82.76
F14,B2,L3	SCARLET SAGE ST	21+23.40
F14,B2,L4	SCARLET SAGE ST	21+43.40
F14,B2,L5	SCARLET SAGE ST	21+87.40
F14,B2,L6	SCARLET SAGE ST	22+07.40
F14,B2,L7	SCARLET SAGE ST	22+64.90
F14,B2,L8	SCARLET SAGE ST	22+84.90
F14,B2,L9	SCARLET SAGE ST	23+28.90
F14,B2,L10	SCARLET SAGE ST	23+52.76
F14,B2,L11	SCARLET SAGE ST	23+92.90
F14,B2,L12	SCARLET SAGE ST	24+12.90

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



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

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

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

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

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UNCC 1-800-922-1987

NO.	REVISIONS	DATE	APPR.	DATE

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Fax: (720) 482-9496

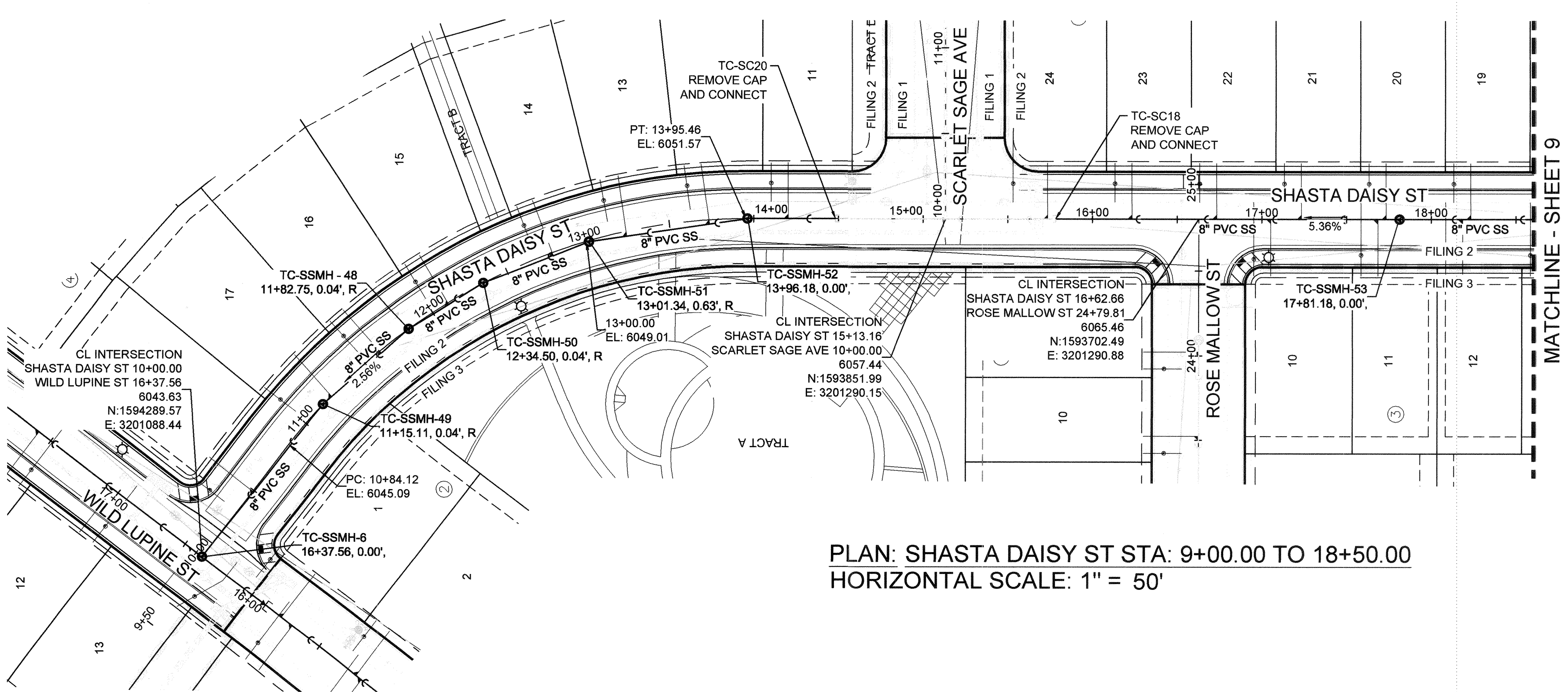
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CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

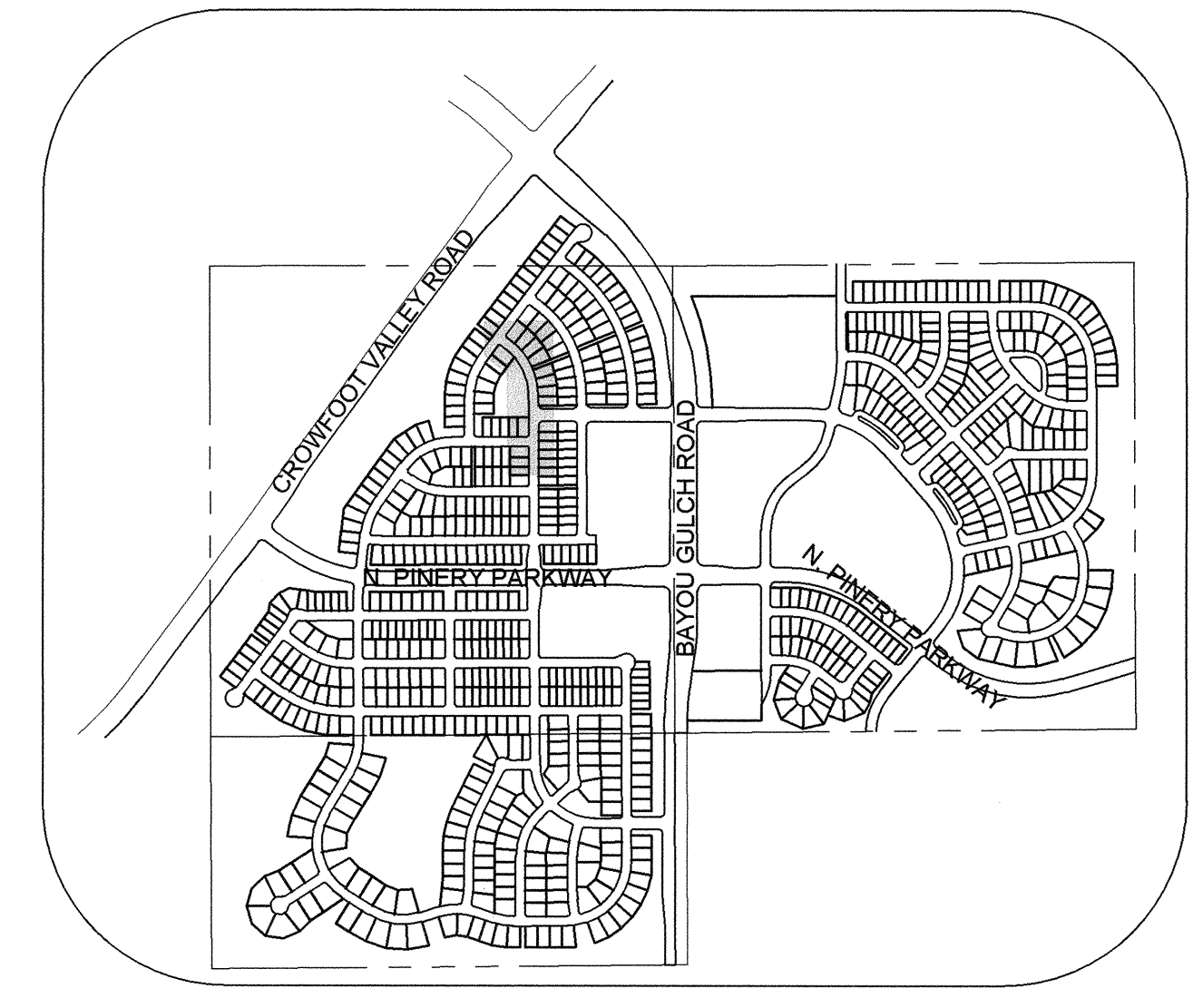
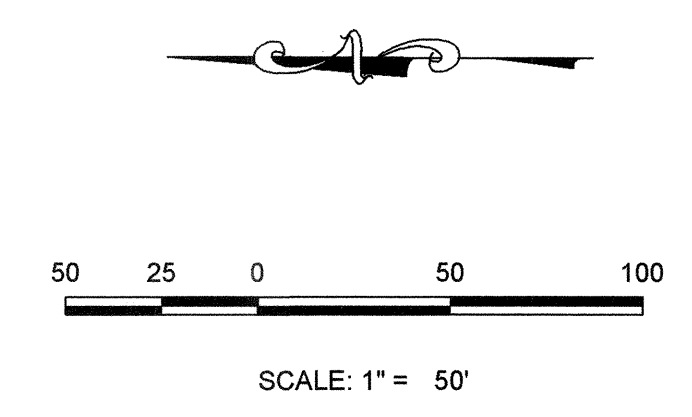
TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
SCARLET SAGE ST

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

SHEET NUMBER **7**



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

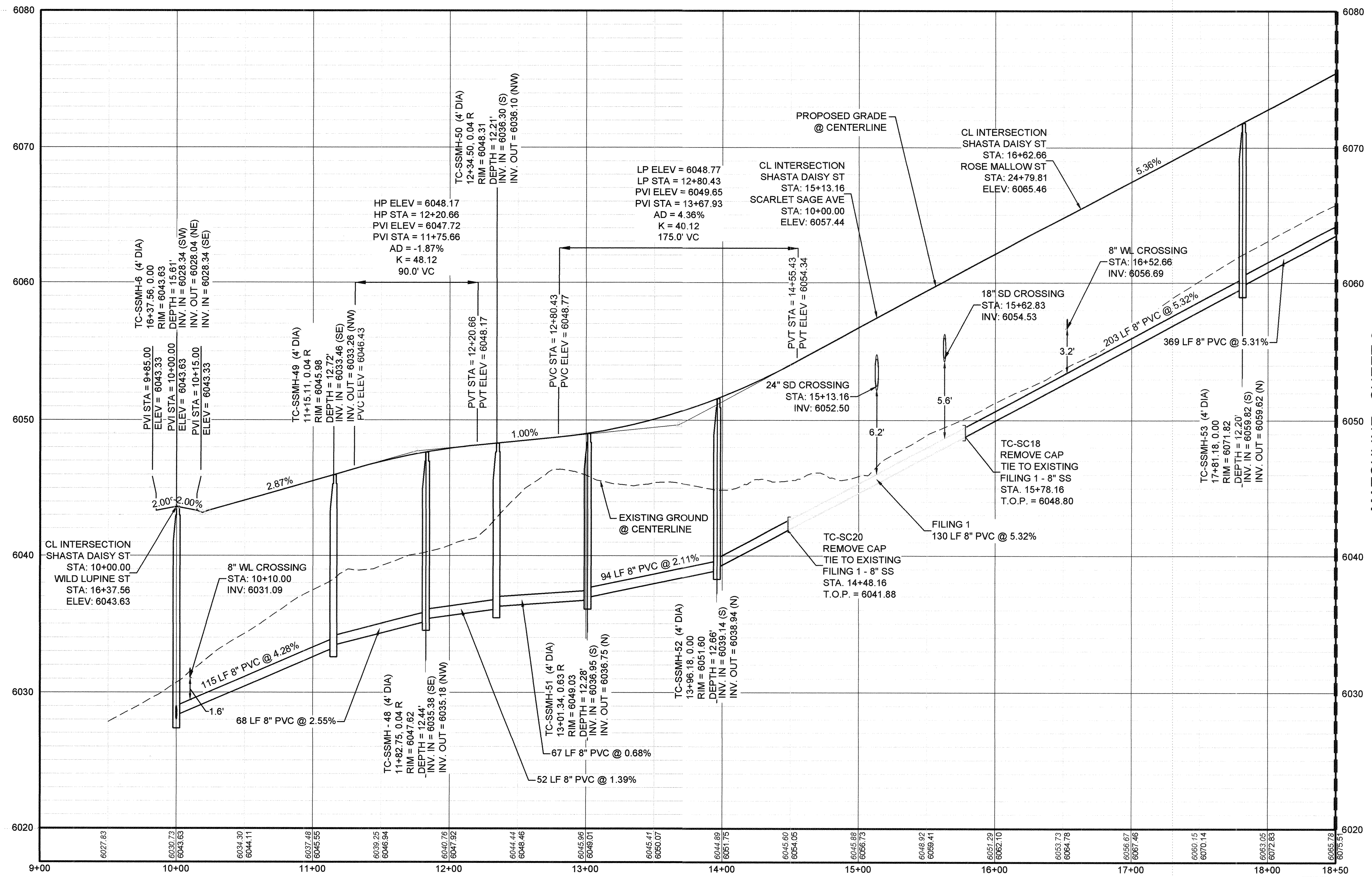


KEYMAP
N.T.S.
LEGEND

SANITARY SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F2,B4,L11	SHASTA DAISY ST	14+20.25
F2,B4,L12	SHASTA DAISY ST	13+73.75
F2,B4,L13	SHASTA DAISY ST	13+23.85
F2,B4,L14	SHASTA DAISY ST	12+78.83
F2,B4,L15	SHASTA DAISY ST	12+10.63
F2,B4,L16	SHASTA DAISY ST	11+61.30
F2,B4,L17	SHASTA DAISY ST	11+22.09
F2,B4,L18	SHASTA DAISY ST	10+49.20
F2,B5,L19	SHASTA DAISY ST	18+23.30
F2,B5,L20	SHASTA DAISY ST	17+73.30
F2,B5,L21	SHASTA DAISY ST	17+23.30
F2,B5,L22	SHASTA DAISY ST	16+73.30
F2,B5,L23	SHASTA DAISY ST	16+23.30
F2,B5,L24	SHASTA DAISY ST	15+73.49
F3,B3,L10	SHASTA DAISY ST	17+05.16
F3,B3,L11	SHASTA DAISY ST	17+68.44
F3,B3,L12	SHASTA DAISY ST	18+18.44

LEGEND

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



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

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

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

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CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

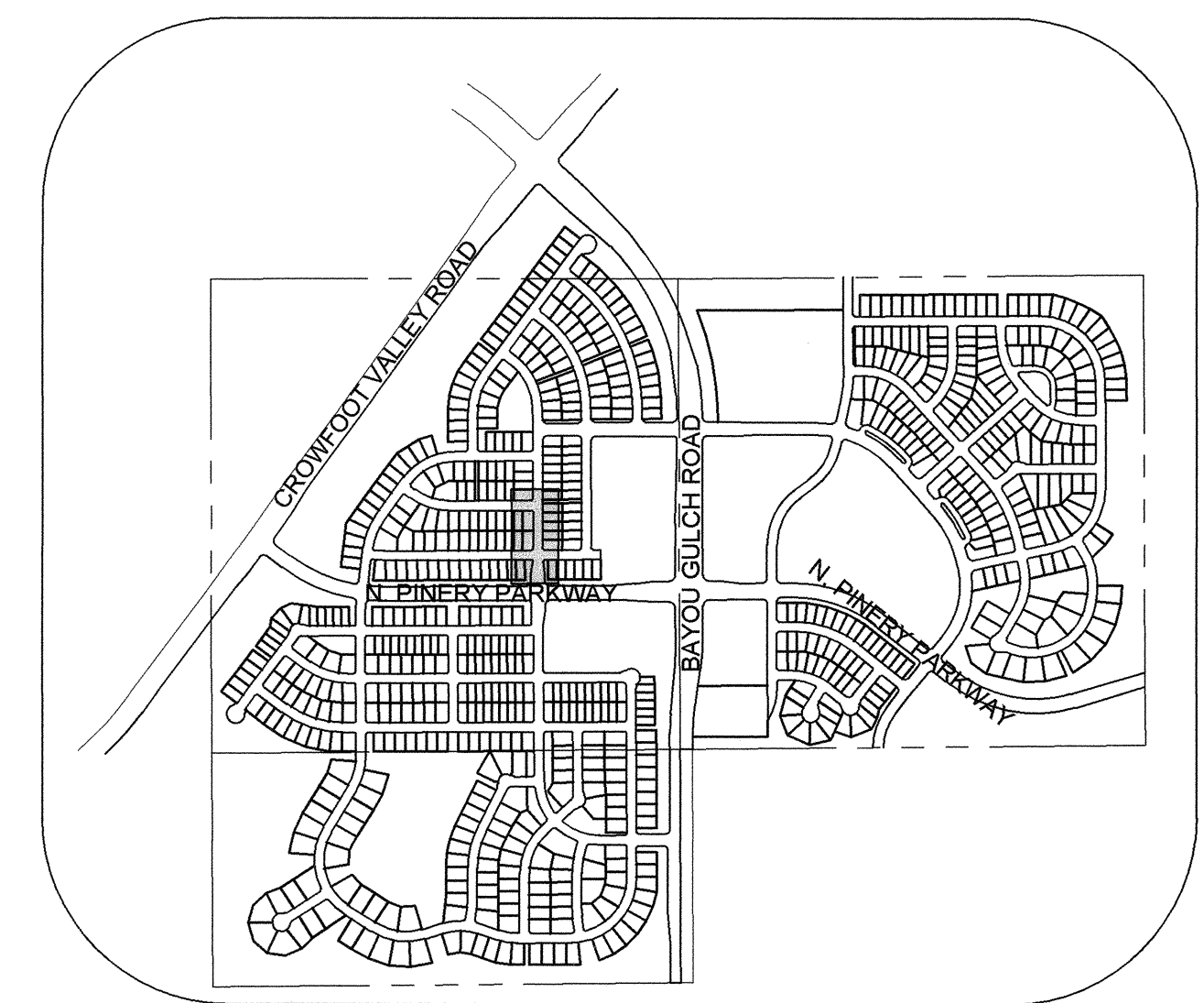
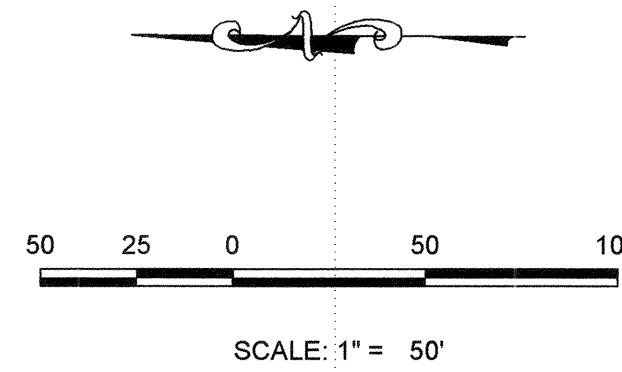
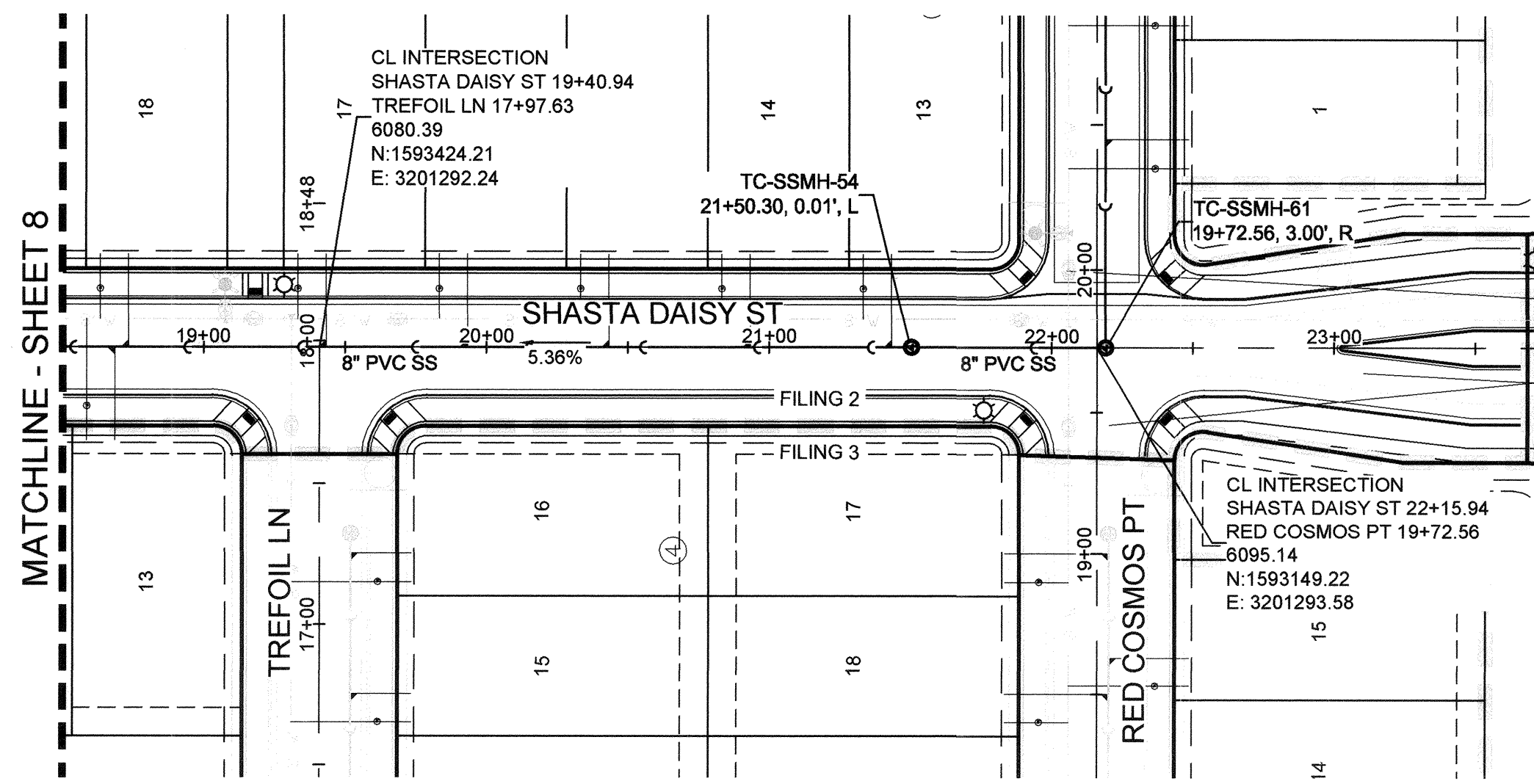
TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
SHASTA DAISY ST

SCALE: AS SHOWN
KID
CHECKED BY: JJ
DATE: AUGUST 2017

SHEET NUMBER 8

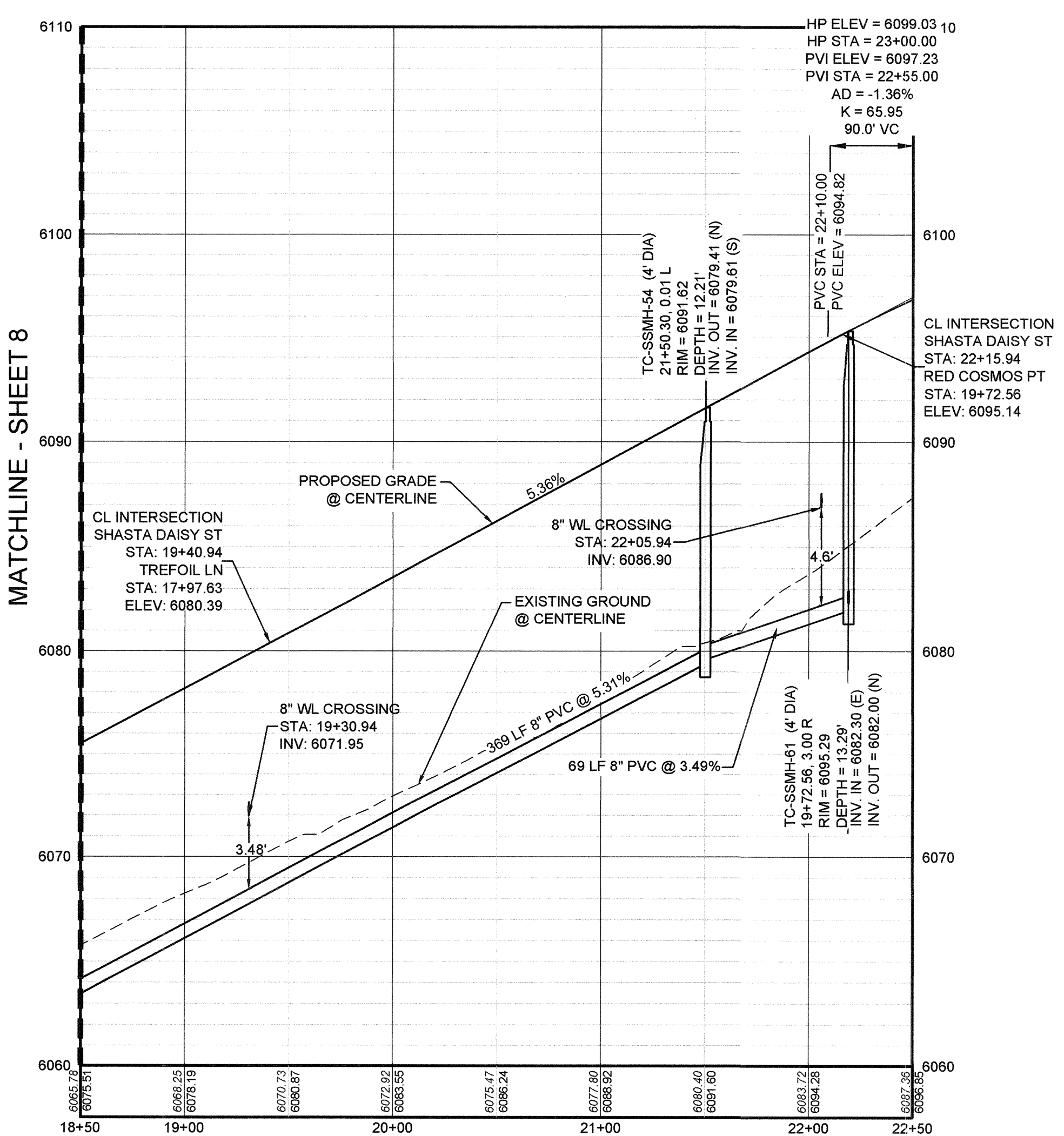
8130283701

Date	
Appr.	
Date	
Revisions	
No.	



KEYMAP
N.T.S.
LEGEND

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



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

FILING, BLOCK, LOT	STREET	STATIONING
F2,B5,L13	SHASTA DAISY ST	21+43.30
F2,B5,L14	SHASTA DAISY ST	20+93.30
F2,B5,L15	SHASTA DAISY ST	20+43.30
F2,B5,L16	SHASTA DAISY ST	19+93.30
F2,B5,L17	SHASTA DAISY ST	19+43.30
F2,B5,L18	SHASTA DAISY ST	18+73.30
F3,B3,L13	SHASTA DAISY ST	18+68.44

LEGEND

- 2 BLOCK NUMBER
- A LOT TYPE
- 6 LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- PROPOSED SLOPE & DIRECTION
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- EXISTING FIBER
- 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	RCR 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
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PREPARED UNDER THE SUPERVISION OF

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APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

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CVL
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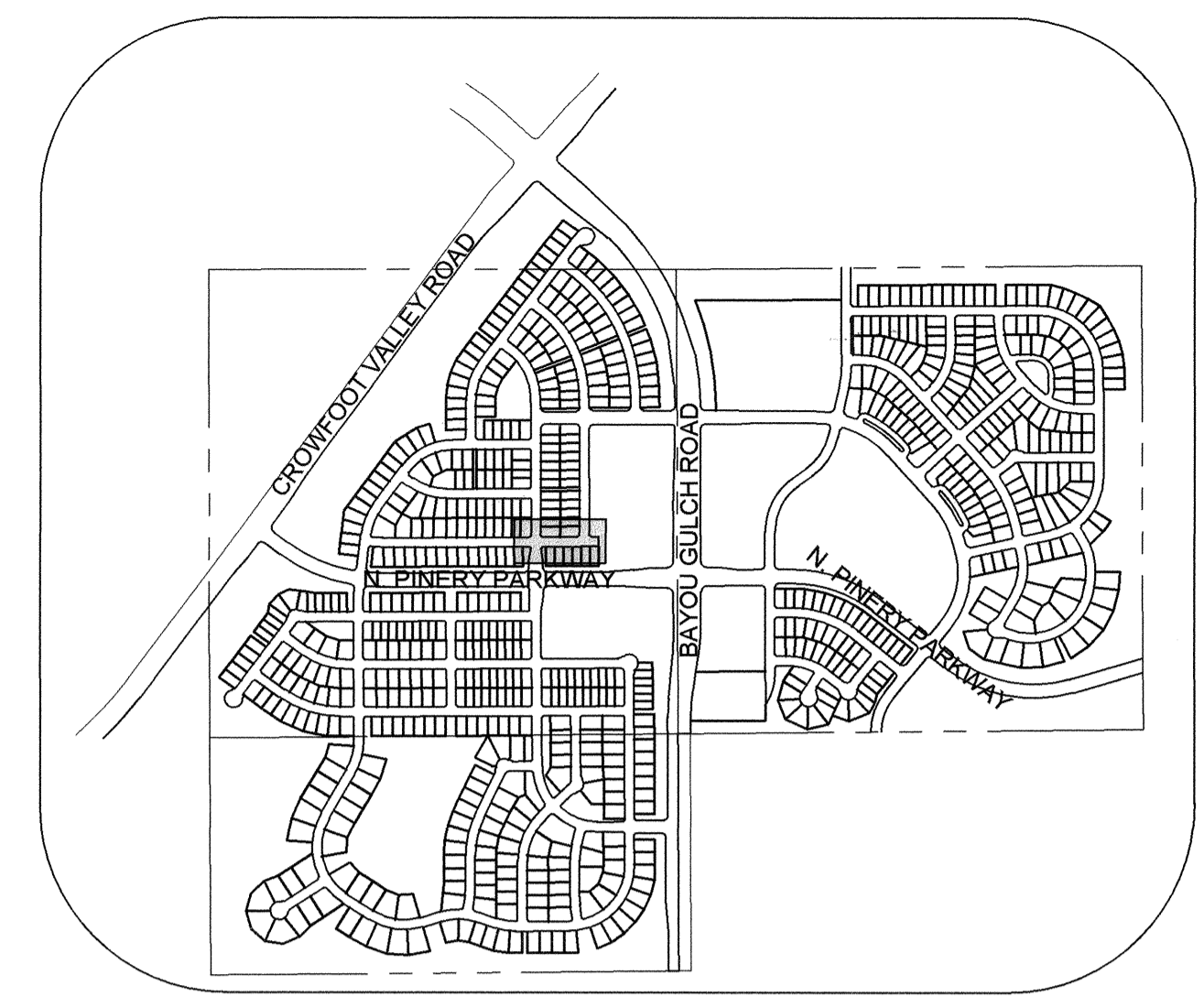
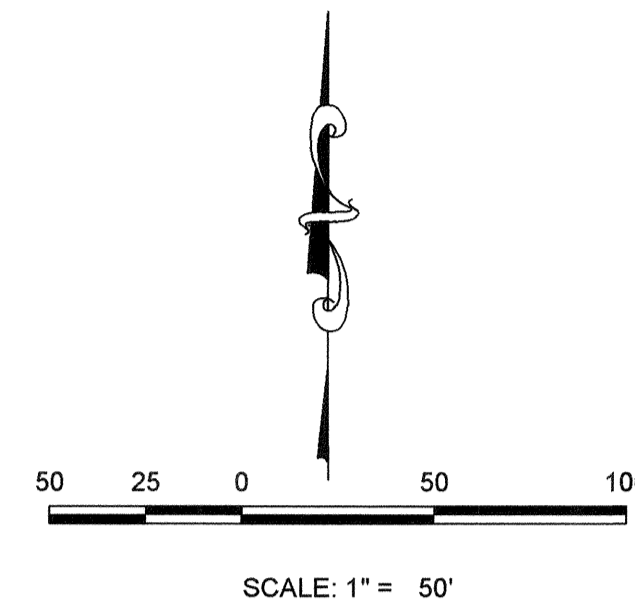
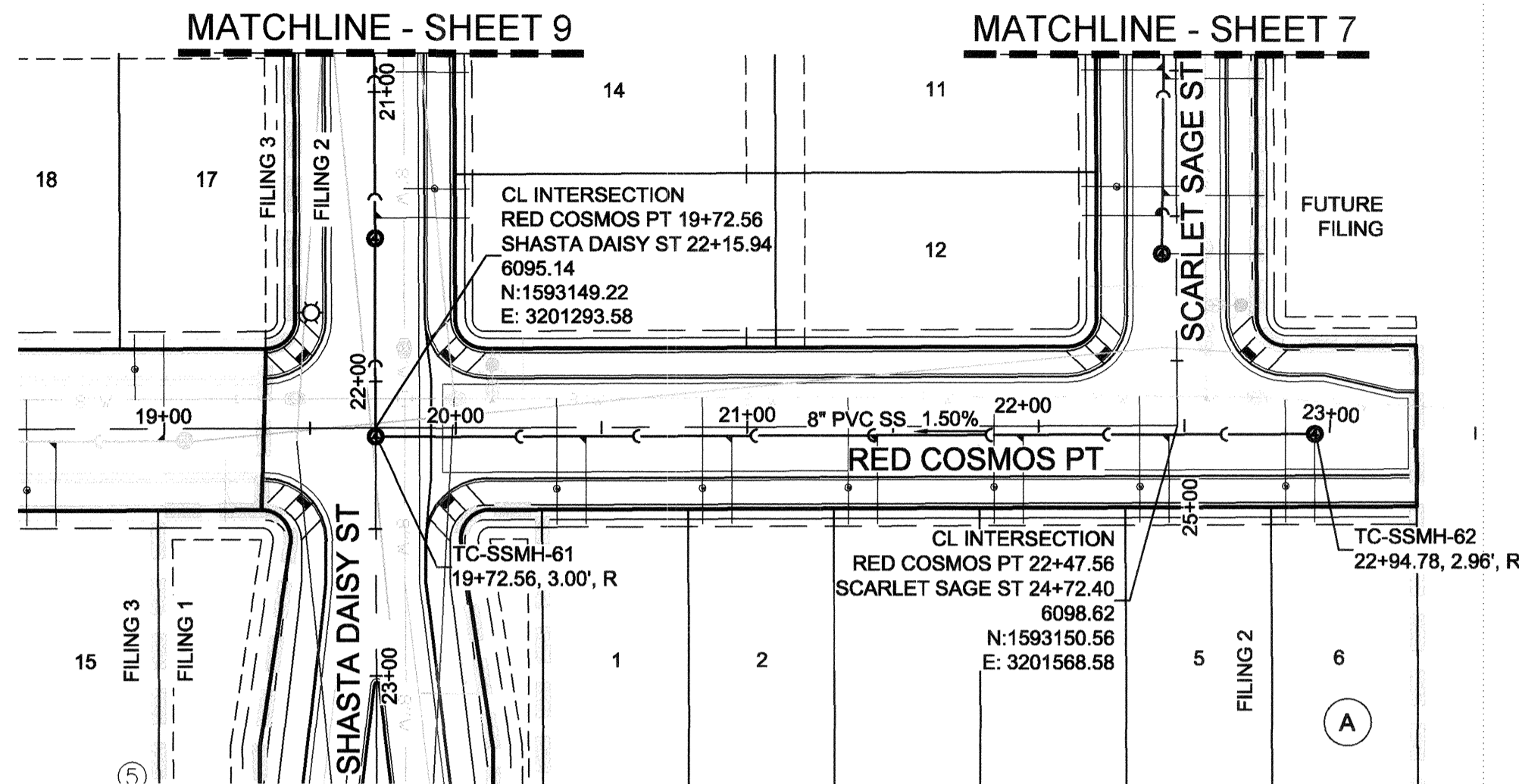
TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
SHASTA DAISY ST

SCALE: AS SHOWN
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DRAWN BY: KJD
CHECKED BY: JJ
DATE: AUGUST 2017

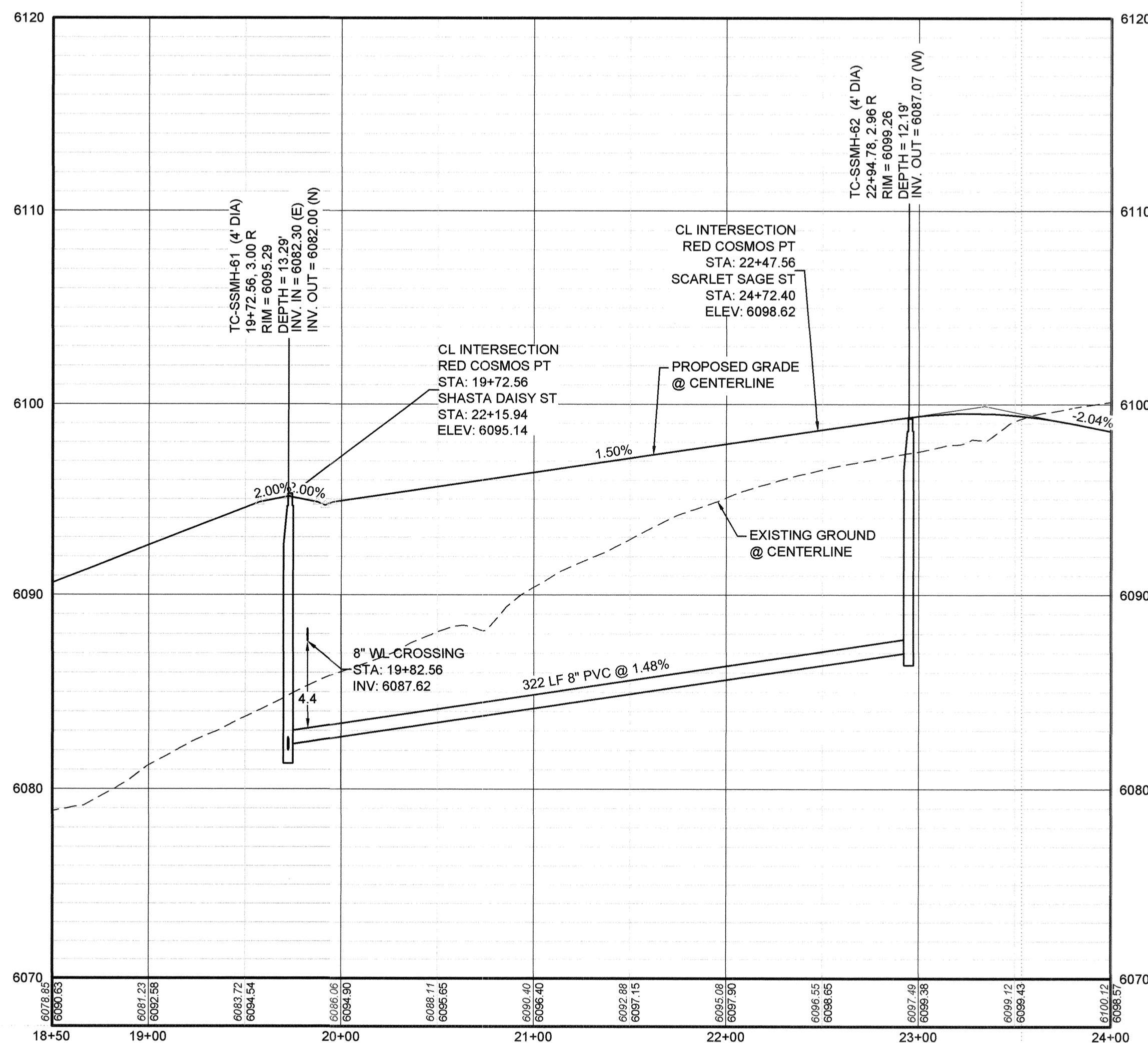
SHEET NUMBER **9**

No.	Revisions	Date	Init.	Appr.	Date



KEYMAP
N.T.S.
LEGEND

PLAN: RED COSMOS POINT STA: 18+50.00 TO 24+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS PT STA: 18+50.00 TO 24+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SANITARY SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F2,B6,L1	RED COSMOS PT	20+44.70
F2,B6,L2	RED COSMOS PT	20+94.70
F2,B6,L3	RED COSMOS PT	21+44.70
F2,B6,L4	RED COSMOS PT	21+94.70
F2,B6,L5	RED COSMOS PT	22+44.70
F2,B6,L6	RED COSMOS PT	22+94.78

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊓	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊓	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⊕	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
⊕	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
⊕	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
⊕	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊕	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊕	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL WITH MANHOLE
⊕	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	---	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

PROJECT SHESS BRANCH/ENGINEERING SHEET SETS/CSDS/PARKER WATER AND SANITATION/SANITARY PLAN AND PROFILE/RED COSMOS TERR SANITARY DWG. HAND/DWG. 2/27/2018 8:22 PM

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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.

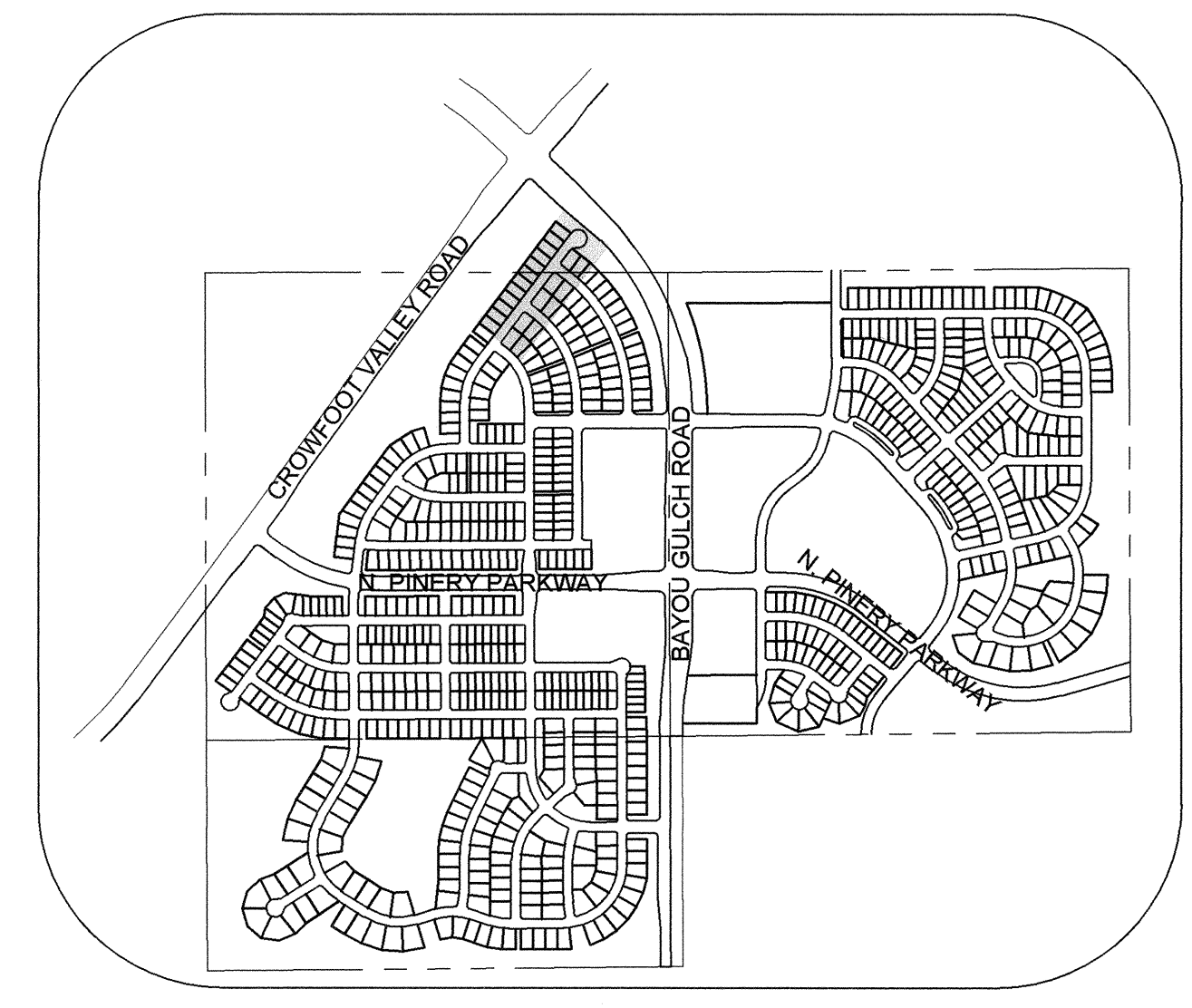
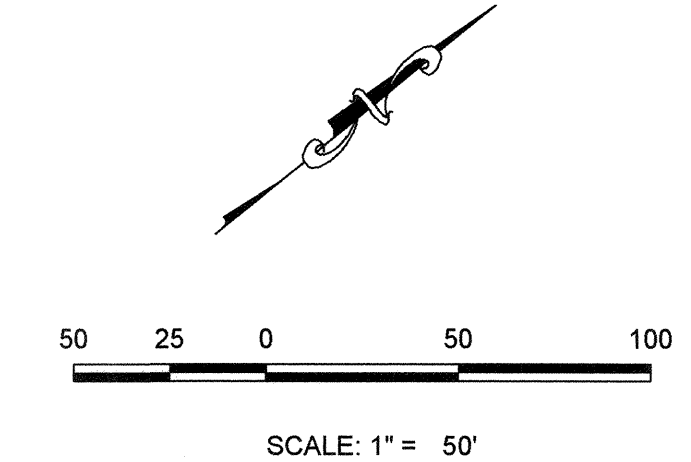
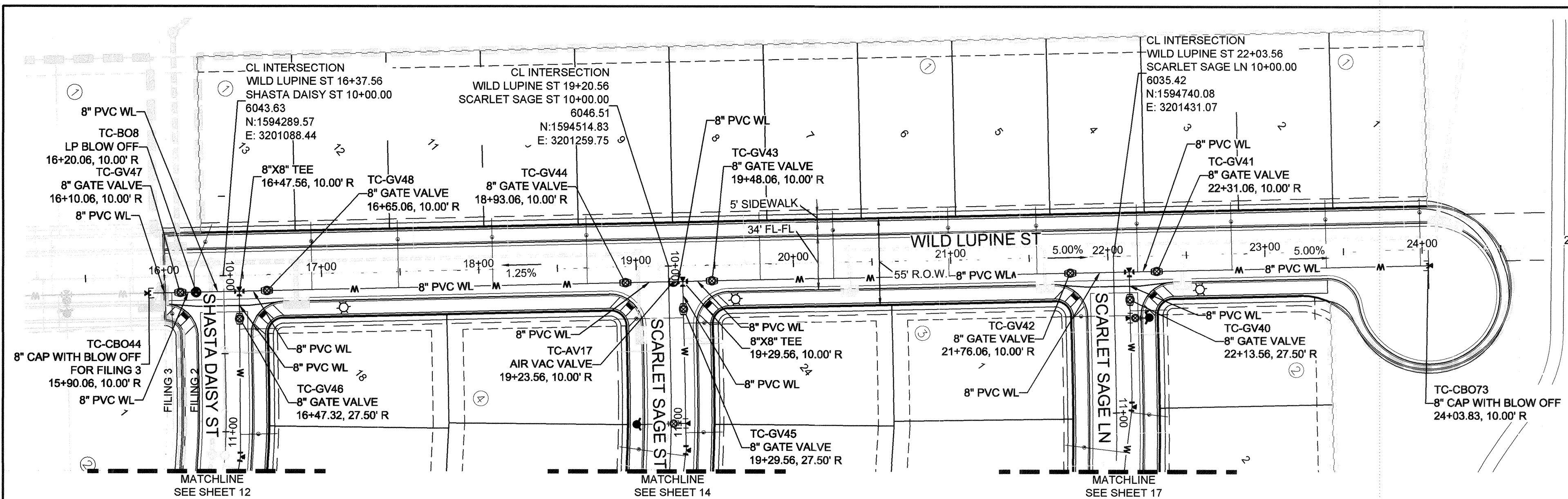
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

PREPARED UNDER THE SUPERVISION OF

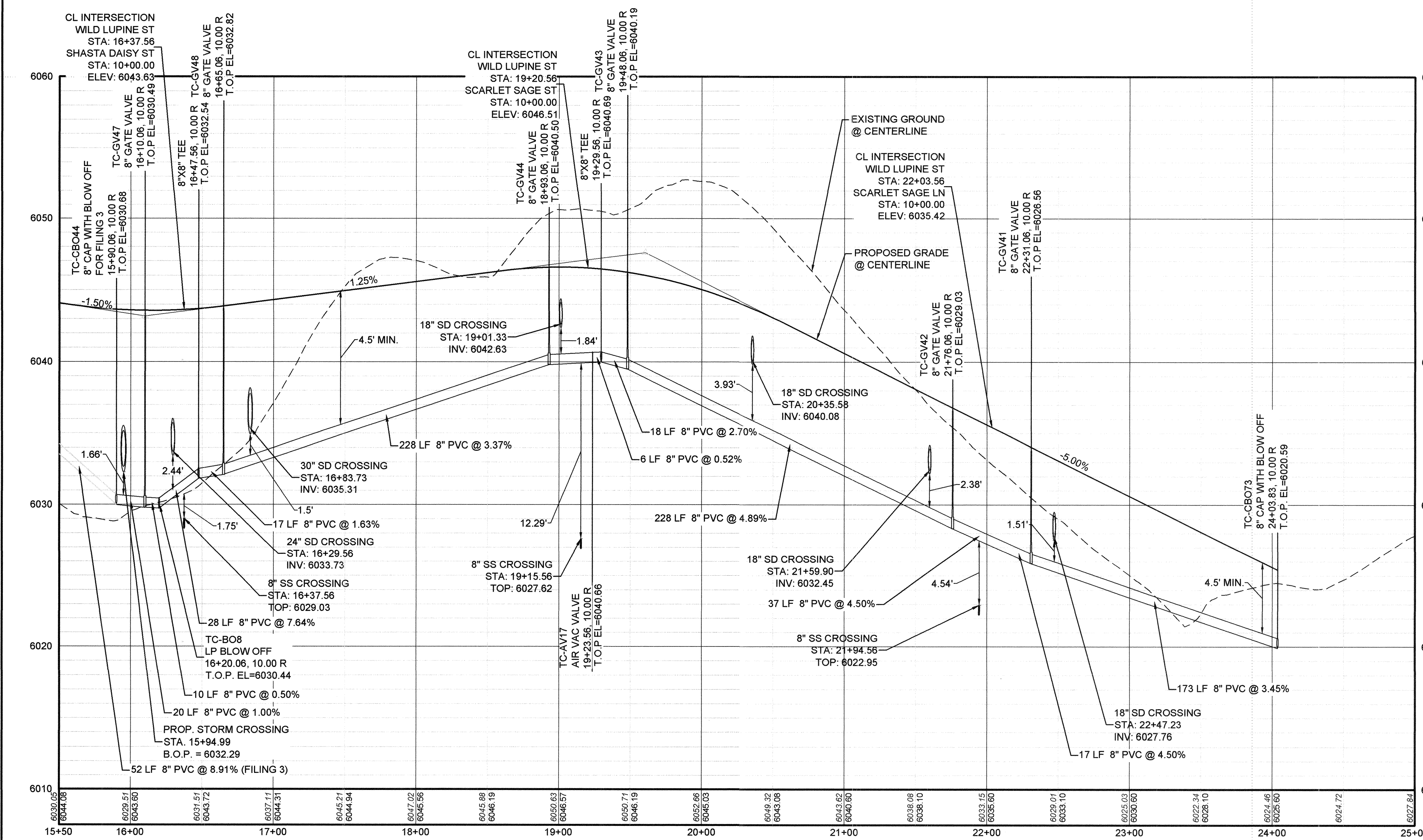
BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JU	DATE: AUGUST 2017	SCALE: AS SHOWN	FILE NO: 8130283701
				TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE RED COSMOS POINT	
 10333 E. Dry Creek Rd., Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546				Revisions No. Date Init. Date Appr.	



PLAN: WILD LUPINE ST STA: 15+50.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'



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

WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F2,B1,L4	WILD LUPINE ST	22+18.83
F2,B1,L5	WILD LUPINE ST	21+54.83
F2,B1,L6	WILD LUPINE ST	20+98.83
F2,B1,L7	WILD LUPINE ST	20+25.58
F2,B1,L8	WILD LUPINE ST	19+78.83
F2,B1,L9	WILD LUPINE ST	18+68.83
F2,B1,L10	WILD LUPINE ST	18+08.83
F2,B1,L11	WILD LUPINE ST	17+48.83
F2,B1,L12	WILD LUPINE ST	16+93.73
F2,B1,L13	WILD LUPINE ST	16+18.99
F2,B2,L1	SCARLET SAGE LN	10+34.50
F2,B2,L2	SCARLET SAGE LN	10+99.86
F2,B2,L3	SCARLET SAGE LN	11+57.50

LEGEND

- ⊙ BLOCK NUMBER
- Ⓐ LOT TYPE
- 6 LOT NUMBER
- ⊕ PROPOSED BUTTERFLY VALVE
- ⊕ PROPOSED CAP WITH END OF LINE BLOWOFF
- ⊕ PROPOSED REDUCER
- ⊕ PROPOSED VALVE
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED WL FITTING WITH THRUST BLOCK
- ⊕ PROPOSED FLARED END SECTION
- ⊕ PROPOSED LOW POINT BLOW-OFF
- ⊕ PROPOSED AIR VALVE
- ⊕ FUTURE PHASE VALVE
- ⊕ FUTURE FIRE HYDRANT
- ⊕ PROPOSED SIDEWALK
- ⊕ PROPOSED SIDEWALK RAMP
- ⊕ EXISTING ELEVATION
- 10.00 PROPOSED DESIGN ELEVATION
- ⊕ PROPOSED STORM DRAIN INLET
- ⊕ PROPOSED STORM DRAIN MANHOLE
- △ PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- 1.0% PROPOSED SLOPE & DIRECTION
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- 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
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 1.080032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 96 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. 0050067

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-8546
Fax: (720) 482-8546

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CONSULTANTS

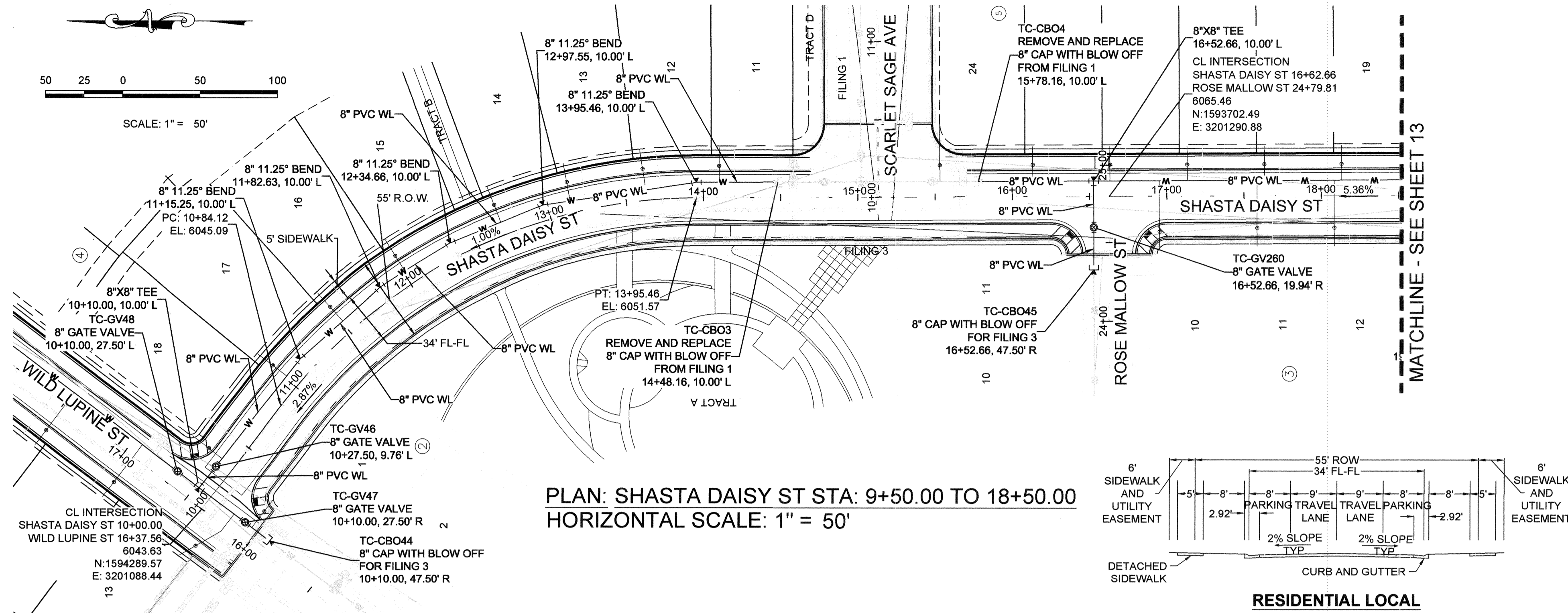
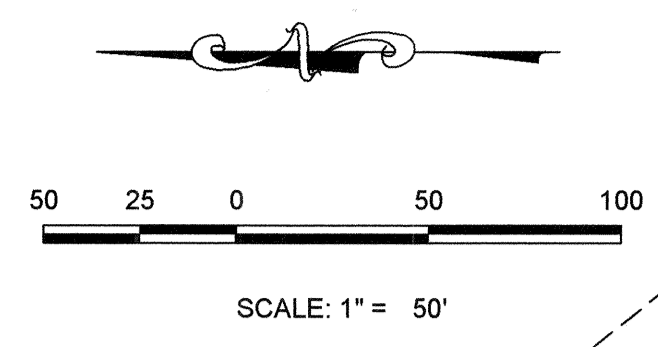
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
WILD LUPINE STREET

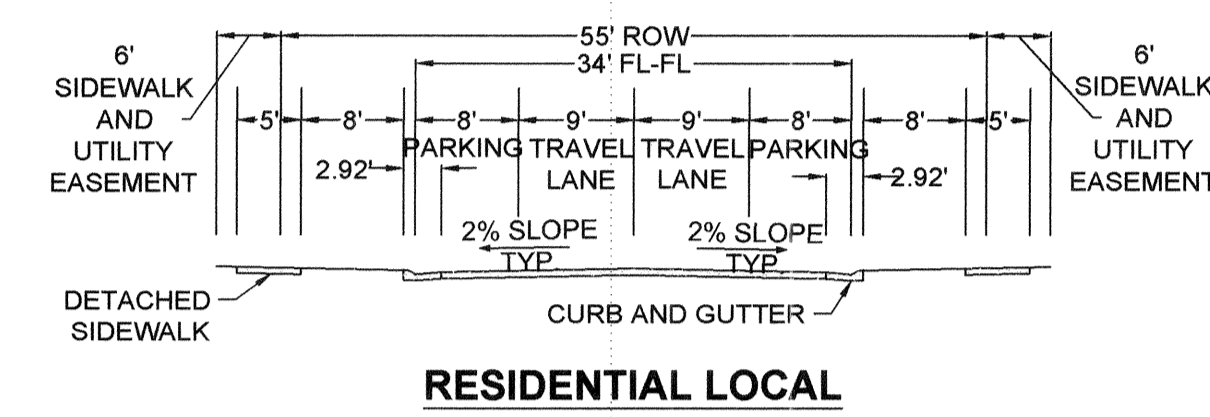
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DRAWN BY: RHR
CHECKED BY: JJJ
DATE: AUGUST 2017

SHEET NUMBER
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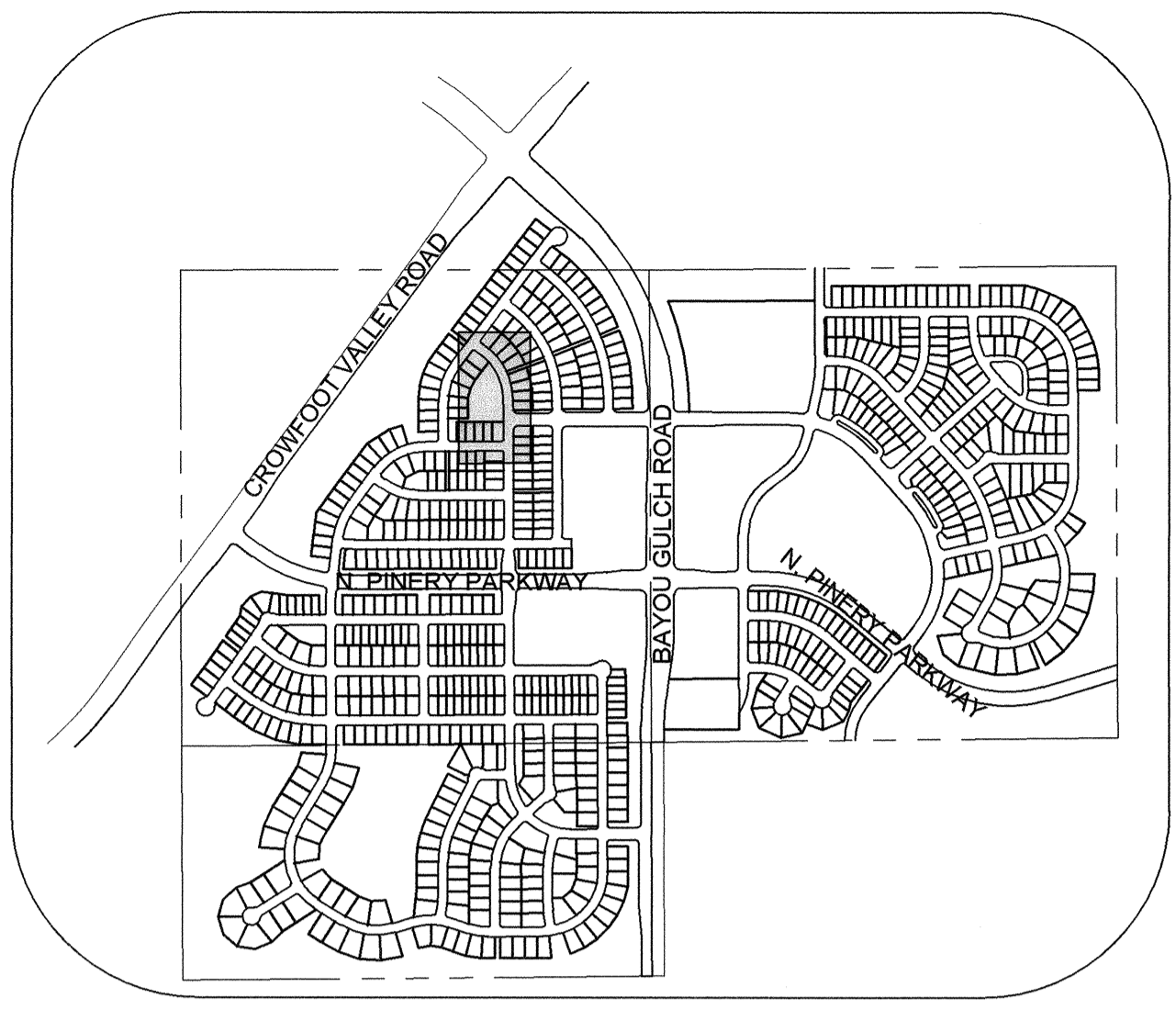
No. Revisions
Date
Appr.
Date



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

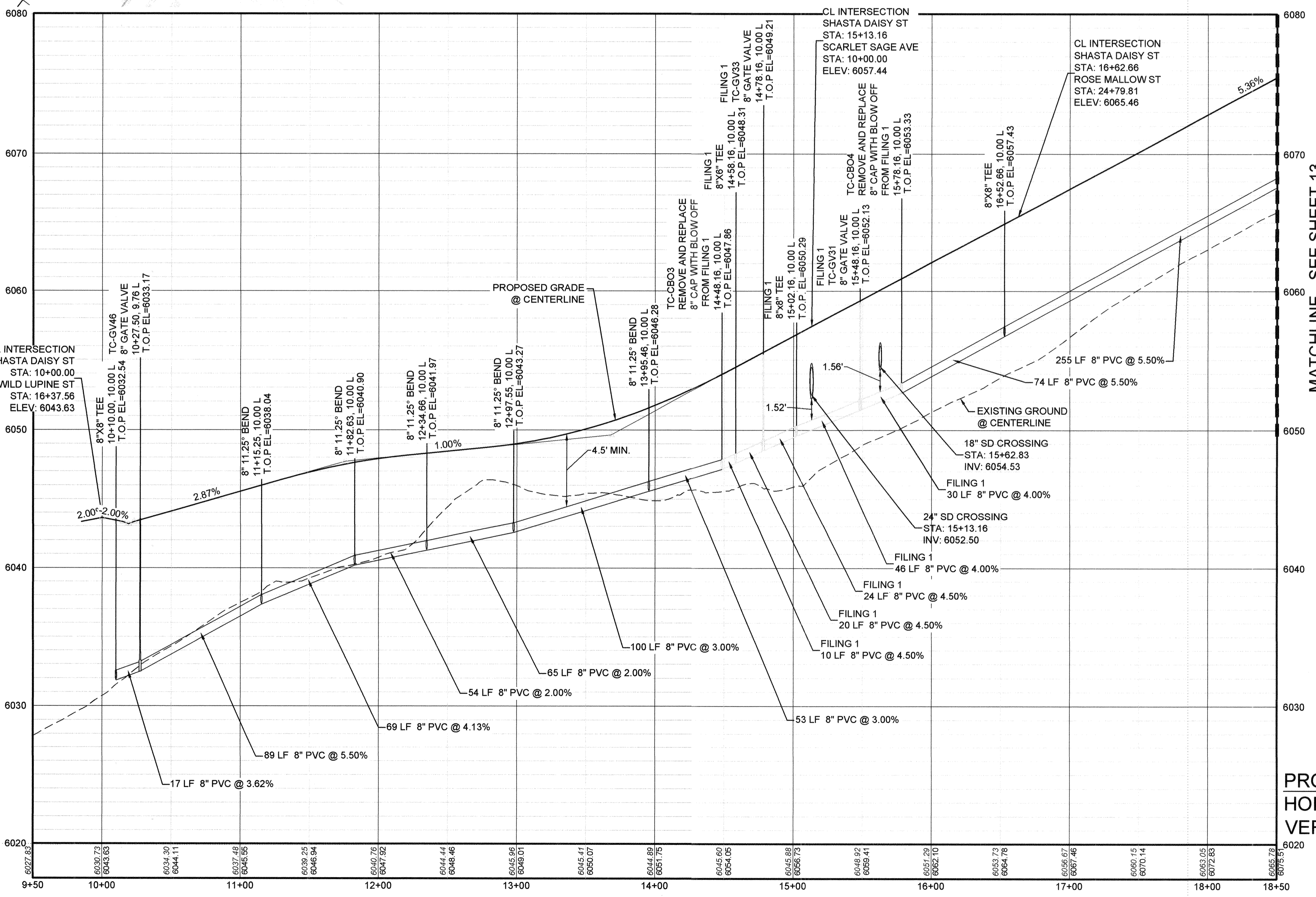


FILING, BLOCK, LOT	STREET	STATIONING
F2,B4,L11	SHASTA DAISY ST	14+10.25
F2,B4,L12	SHASTA DAISY ST	13+63.19
F2,B4,L13	SHASTA DAISY ST	13+14.74
F2,B4,L14	SHASTA DAISY ST	12+68.84
F2,B4,L15	SHASTA DAISY ST	12+00.83
F2,B4,L16	SHASTA DAISY ST	11+51.19
F2,B4,L17	SHASTA DAISY ST	11+01.52
F2,B4,L18	SHASTA DAISY ST	10+34.20
F2,B5,L19	SHASTA DAISY ST	18+13.30
F2,B5,L20	SHASTA DAISY ST	17+63.30
F2,B5,L21	SHASTA DAISY ST	17+13.30
F2,B5,L22	SHASTA DAISY ST	16+63.30
F2,B5,L23	SHASTA DAISY ST	16+13.30
F2,B5,L24	SHASTA DAISY ST	15+53.16
F3,B3,L10	SHASTA DAISY ST	16+95.16
F3,B3,L11	SHASTA DAISY ST	17+58.44
F3,B3,L12	SHASTA DAISY ST	18+08.44

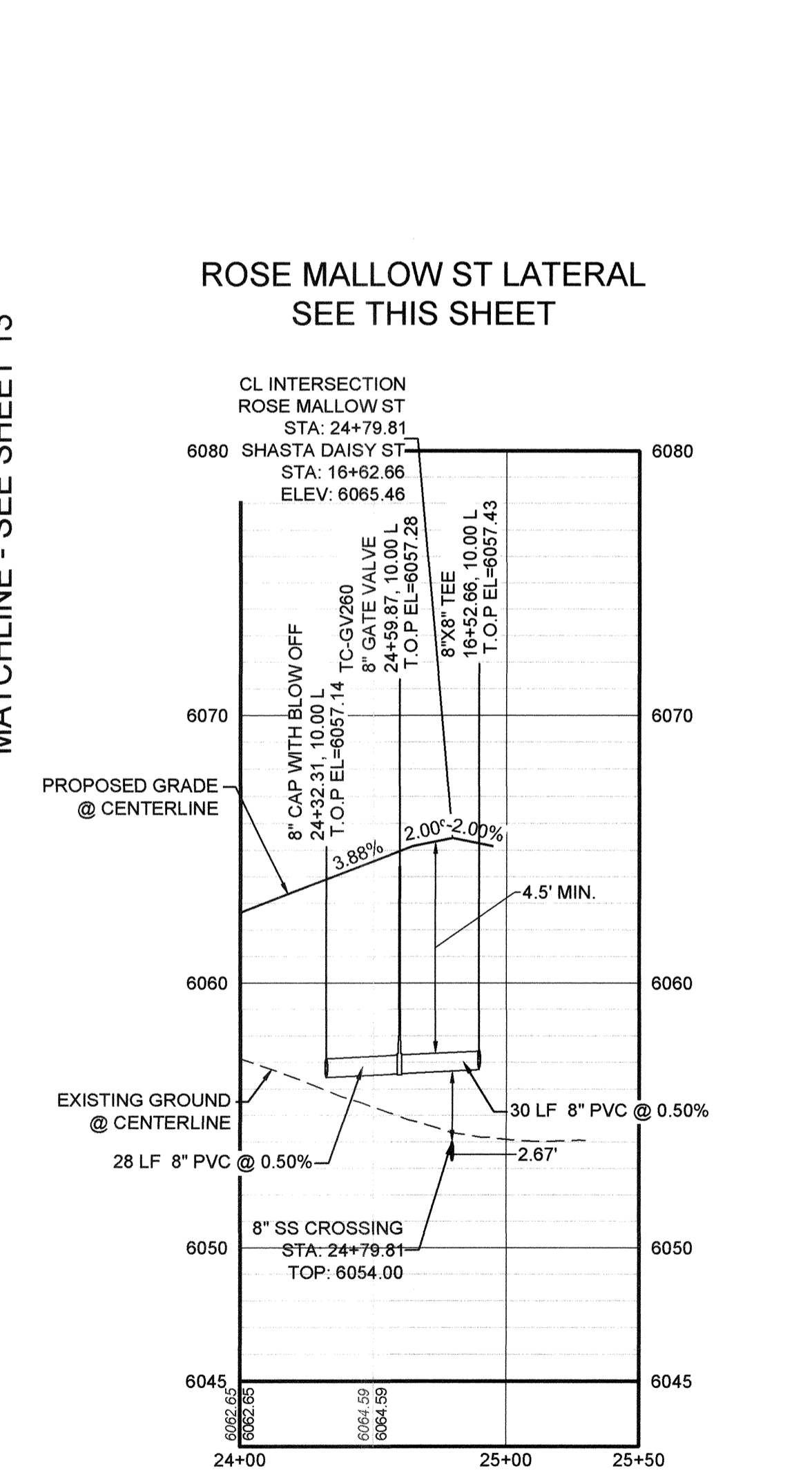


KEYMAP
 N.T.S.
LEGEND

⊙	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	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	---	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 LATERAL W/ METER
⊕	PROPOSED SIDEWALK RAMP	---	---	SECTION LINE
⊕	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



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



PROFILE: ROSE MALLOW ST LATERAL STA: 24+00.00 TO 25+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

ROSE MALLOW ST LATERAL
 SEE THIS SHEET

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	PVT	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVI	POINT OF VERTICAL TANGENT
CR	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	SANITARY 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

A PROJECT SHESS BANCHCANGENGINEERING SHEET SETS/CSS/SPARKER WATER AND SANITATION/WATER PLAN AND PROFILE/2 SHASTA DAISY STREET WATER DIV. HAYDEN, 2/27/2019 9:58 PM

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BENCHMARK
 DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.06032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
 COLORADO P.E. 0050067

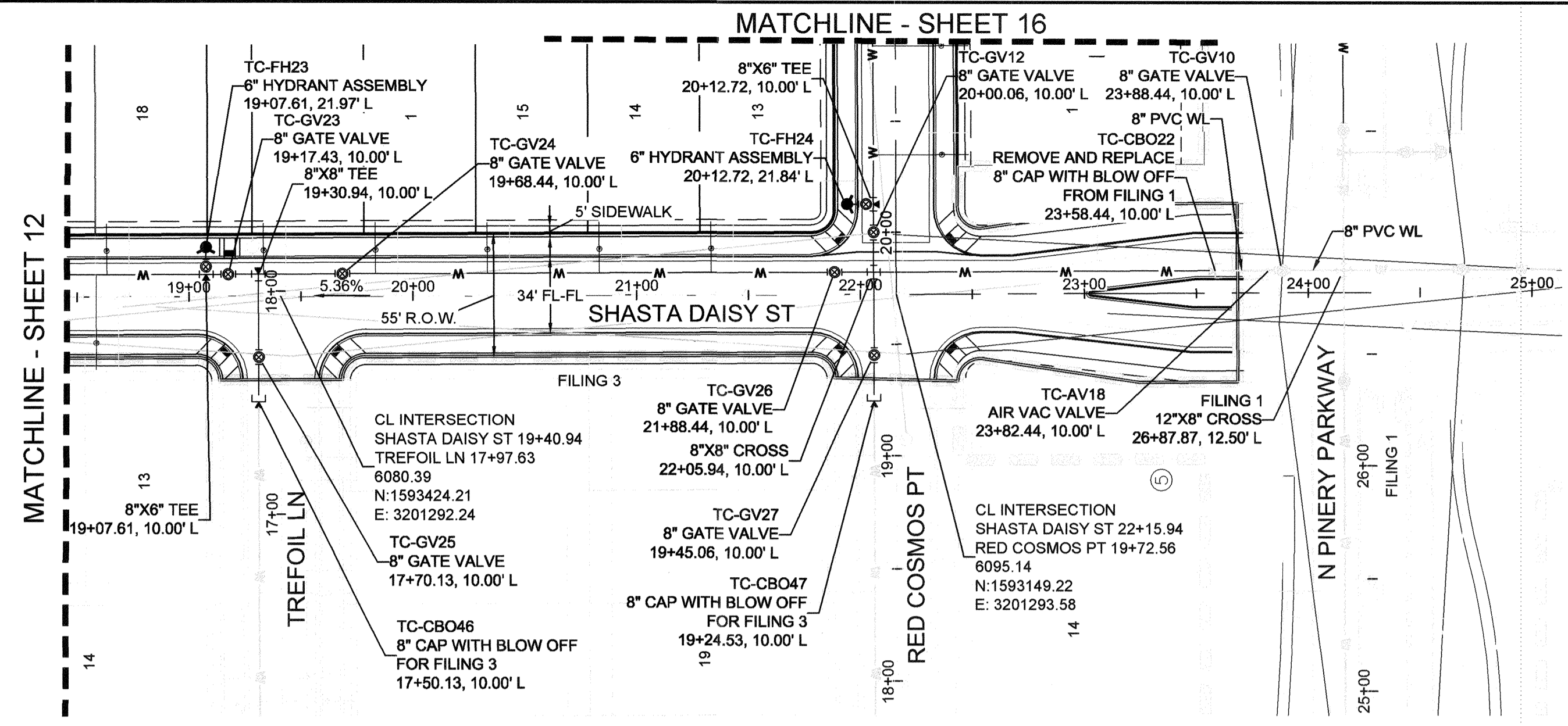
APPROVED
 APR 02 2019
 PARKER WATER AND SANITATION DISTRICT

SCALE:	RHR	AS SHOWN	DATE:	AUGUST 2017
CHECKED BY:	JW	FILE NO.:	8130283701	
DRAWN BY:	RHR			
SHEET NUMBER	12			
PROJECT:	TRAILS AT CROWFOOT			
	FILING 2 CONSTRUCTION DRAWINGS			
	WATER PLAN & PROFILE			
	SHASTA DAISY STREET			
DATE:				
APPR.:				
DATE:				
REVISIONS:				
No.				

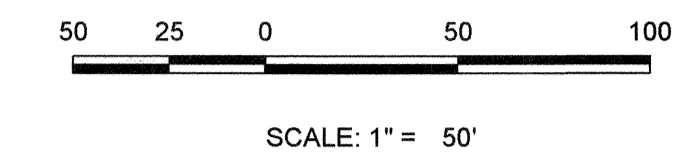
10333 E. Dry Creek Rd.
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 Englewood, CO 80112
 Tel: (720) 482-9526
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CVL
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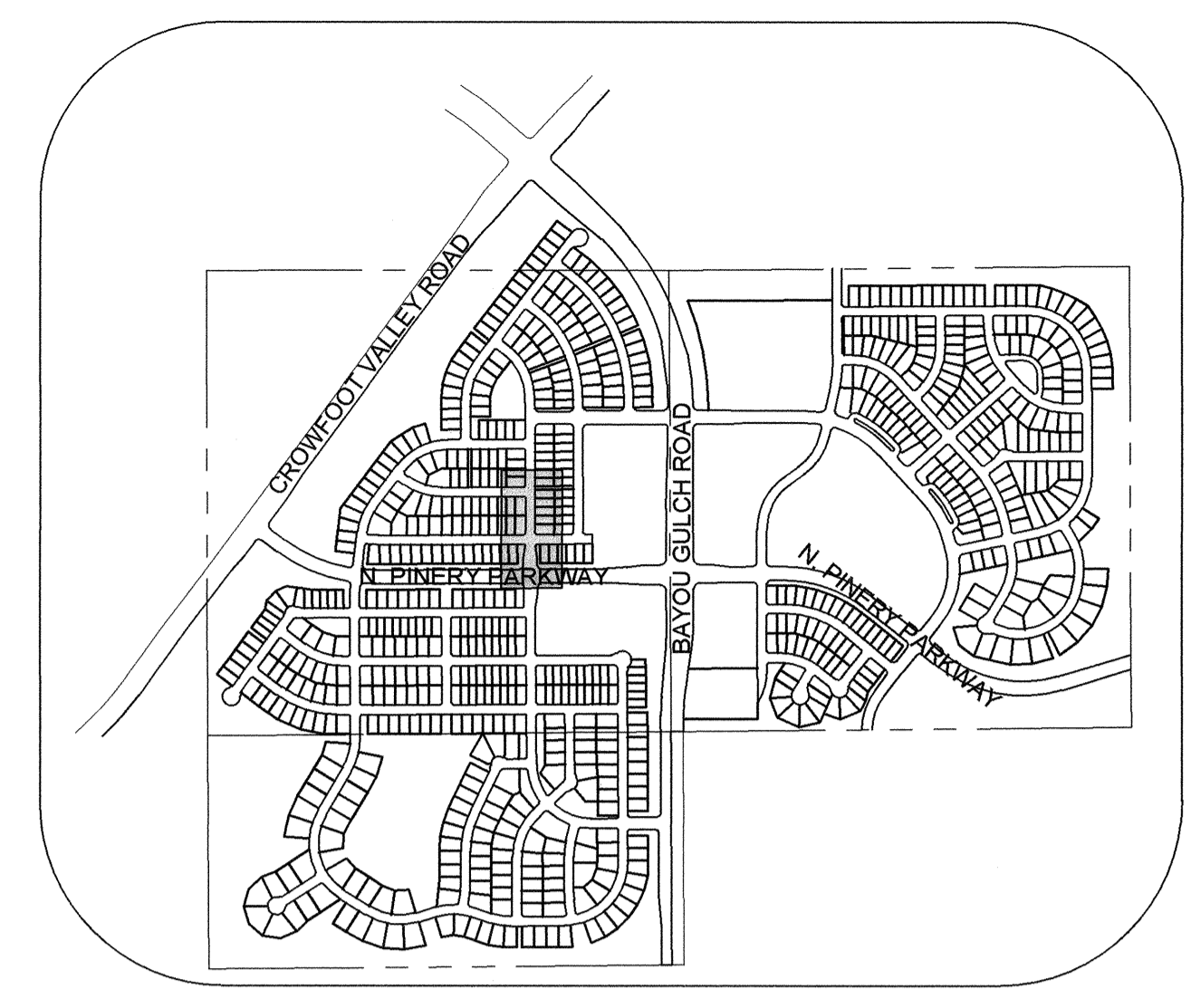
HR 935 LLC
 7353 South Alton Way
 CENTENNIAL, CO 80112



PLAN: SHASTA DAISY ST STA: 18+50.00 TO 25+00.00
HORIZONTAL SCALE: 1" = 50'



WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F2,B5,L13	SHASTA DAISY ST	21+33.30
F2,B5,L14	SHASTA DAISY ST	20+83.30
F2,B5,L15	SHASTA DAISY ST	20+33.30
F2,B5,L16	SHASTA DAISY ST	19+83.30
F2,B5,L17	SHASTA DAISY ST	19+33.30
F2,B5,L18	SHASTA DAISY ST	18+63.30
F3,B3,L13	SHASTA DAISY ST	18+58.44



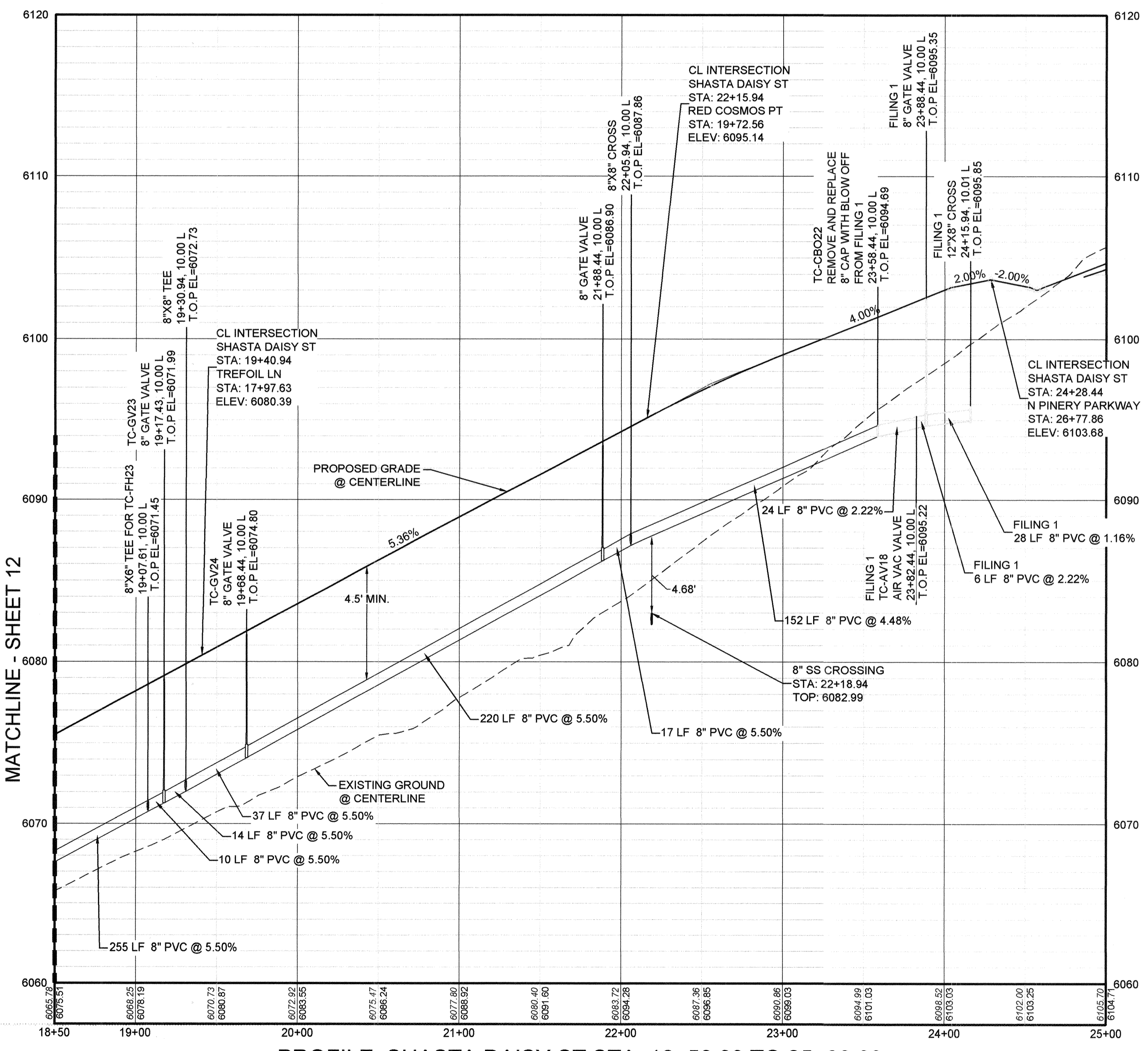
KEYMAP
N.T.S.

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	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

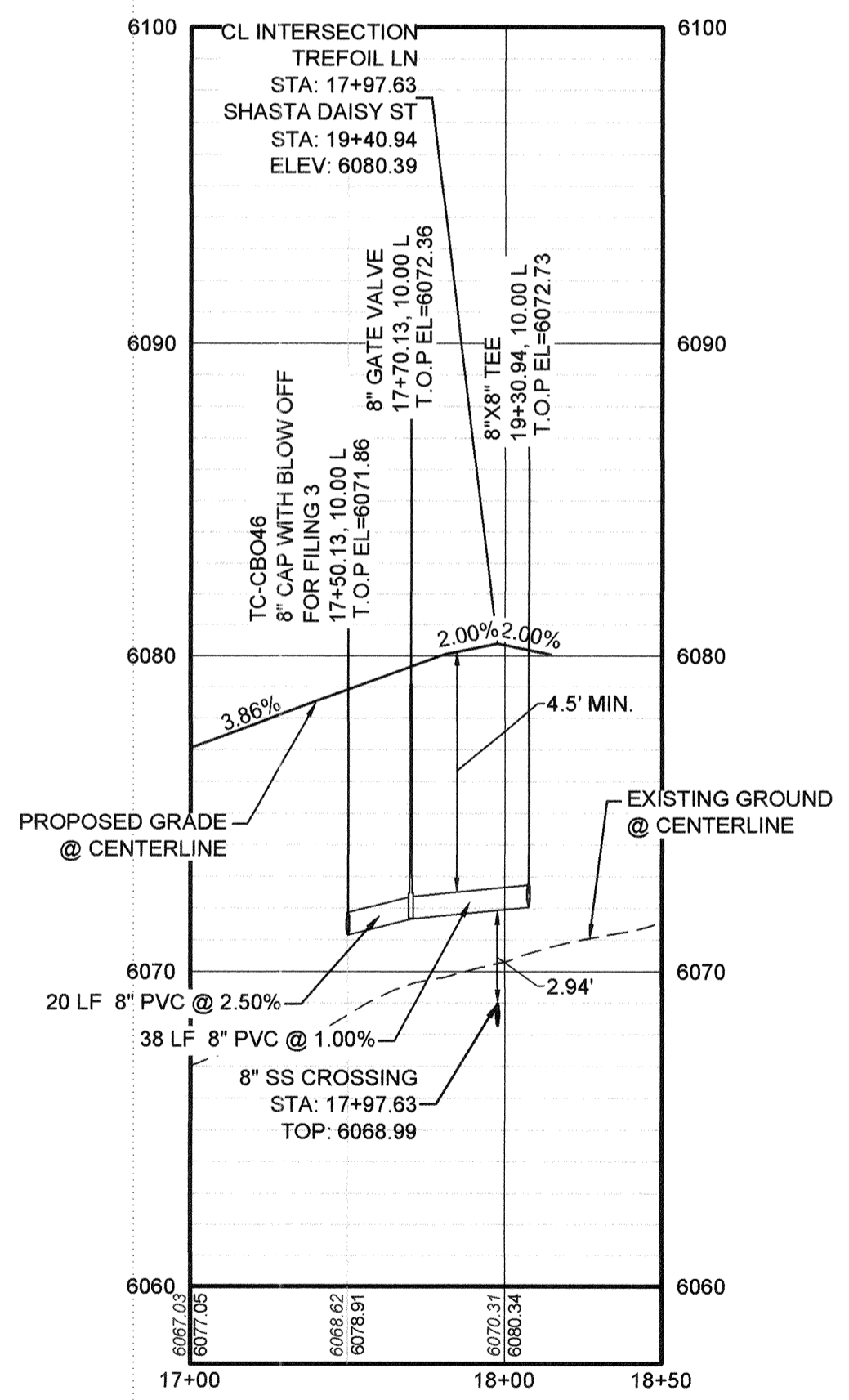
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PROFILE: SHASTA DAISY ST STA: 18+50.00 TO 25+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

TREFOIL LN LATERAL
SEE THIS SHEET



PROFILE: TREFOIL LN STA: 17+00.00 TO 18+50.00
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PREPARED UNDER THE SUPERVISION OF

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COLORADO P.E. 0050067

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

10333 E. Dry Creek Rd., Suite 240, Englewood, CO 80112
Tel: (720) 462-9526, Fax: (720) 462-9546

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

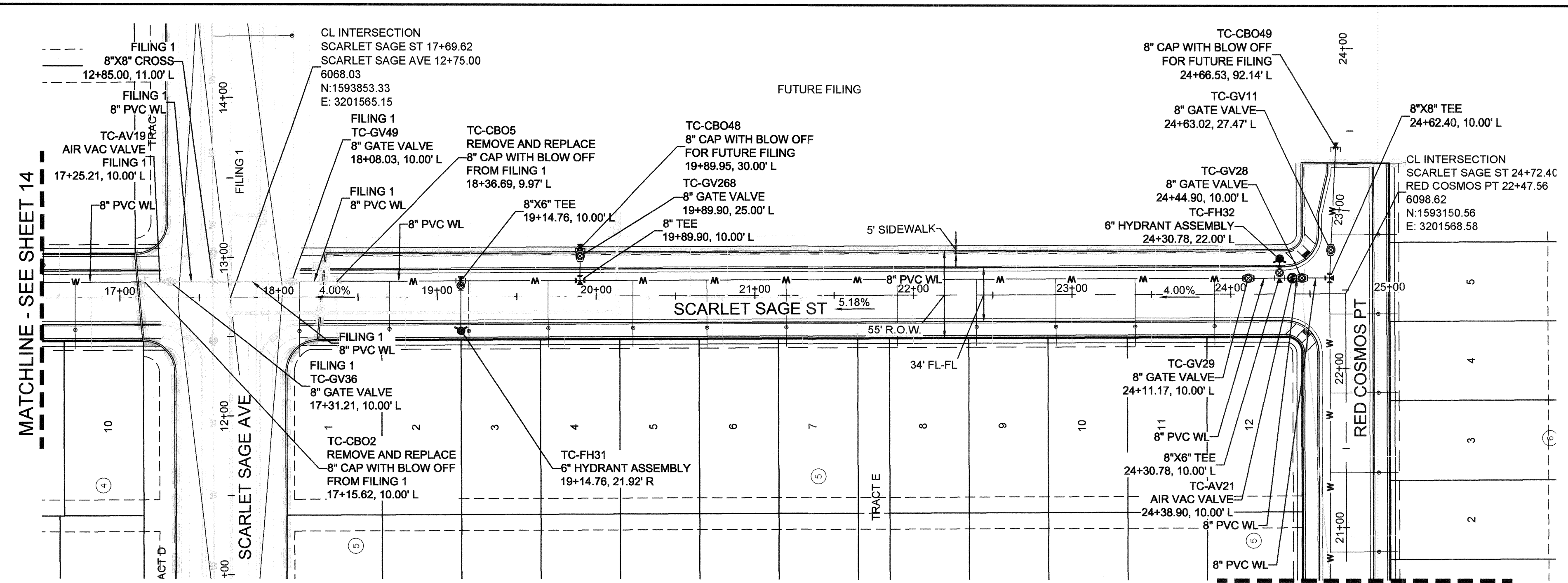
TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
SHASTA DAISY STREET

SCALE: AS SHOWN
DRAWN BY: RHR
CHECKED BY: JJJ
DATE: AUGUST 2017

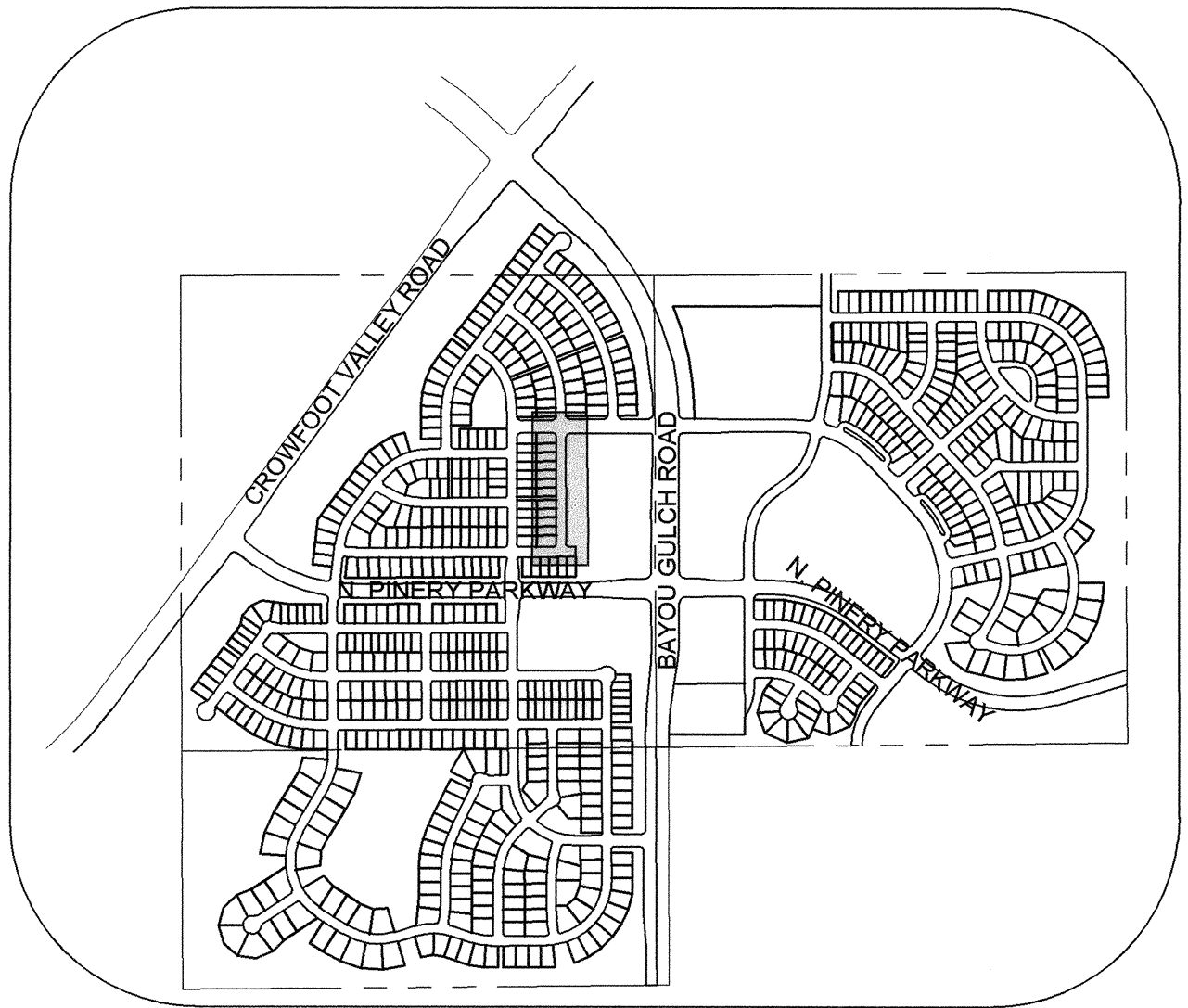
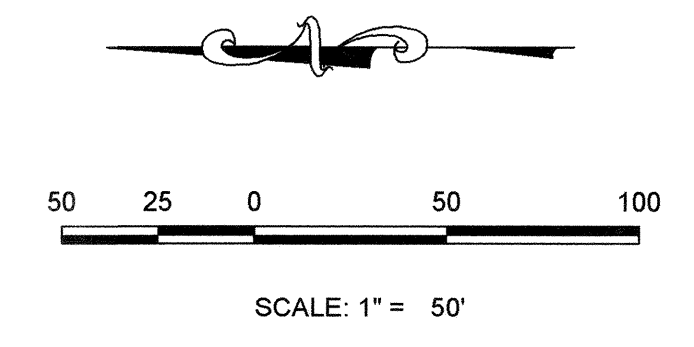
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SHEET NUMBER: 13

Revisions: No. Date Init. Appr. Date



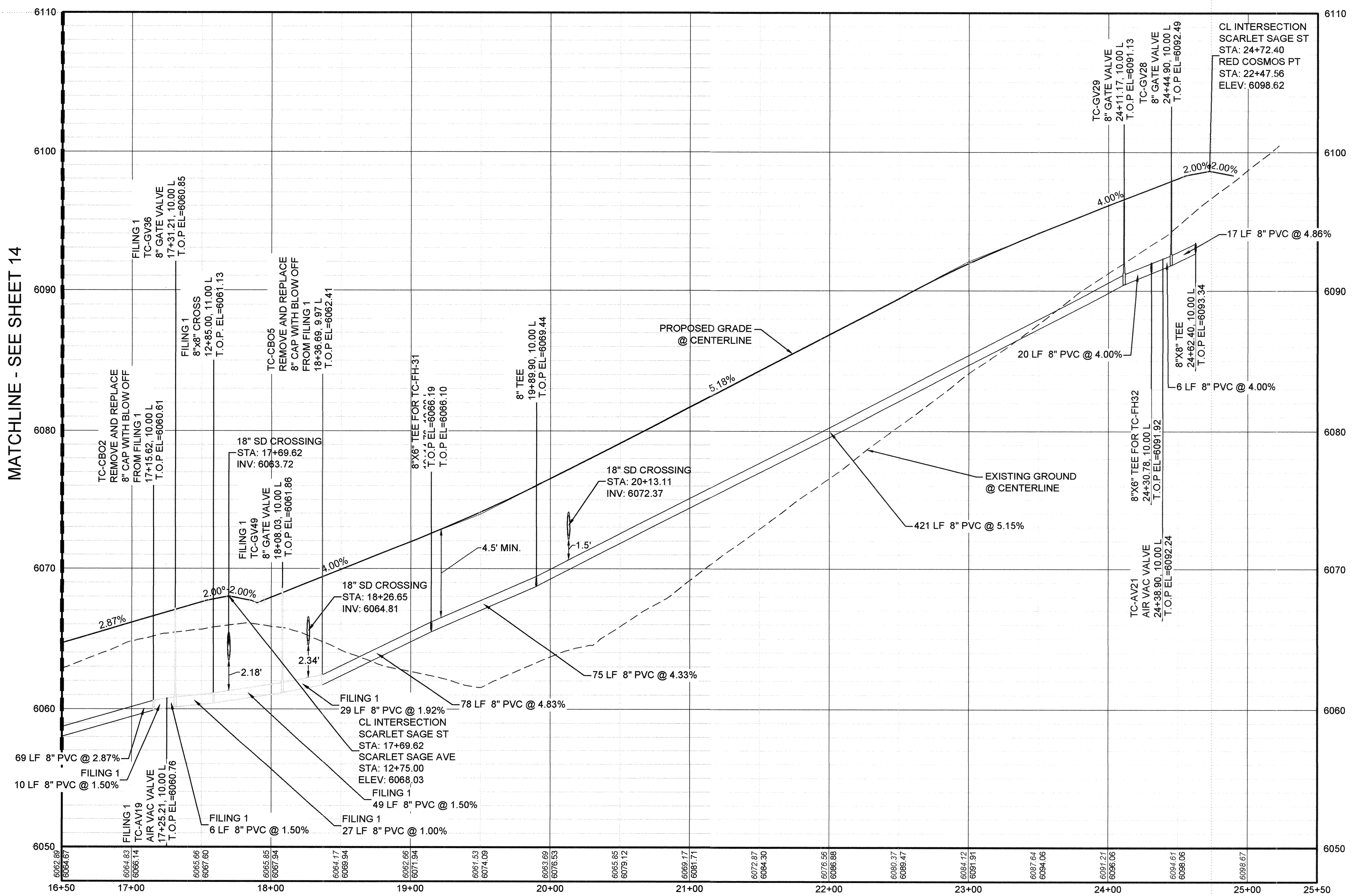
PLAN: SCARLET SAGE ST STA: 16+50.00 TO 25+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	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
⊕	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER
⊕	PROPOSED STORM DRAIN INLET	---	EXISTING OPTIC LINE
⊕	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD POWER
		---	EXISTING TELEPHONE LINE

FILING, BLOCK, LOT	STREET	STATIONING
F2,B4,L10	SCARLET SAGE ST	16+71.75
F2,B5,L1	SCARLET SAGE ST	18+13.03
F2,B5,L2	SCARLET SAGE ST	18+69.76
F2,B5,L3	SCARLET SAGE ST	19+19.76
F2,B5,L4	SCARLET SAGE ST	19+69.76
F2,B5,L5	SCARLET SAGE ST	20+23.15
F2,B5,L6	SCARLET SAGE ST	20+69.76
F2,B5,L7	SCARLET SAGE ST	21+19.76
F2,B5,L8	SCARLET SAGE ST	21+89.76
F2,B5,L9	SCARLET SAGE ST	22+39.75
F2,B5,L10	SCARLET SAGE ST	22+89.76
F2,B5,L11	SCARLET SAGE ST	23+39.76
F2,B5,L12	SCARLET SAGE ST	23+89.76



PROFILE: SCARLET SAGE ST STA: 16+50.00 TO 25+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

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

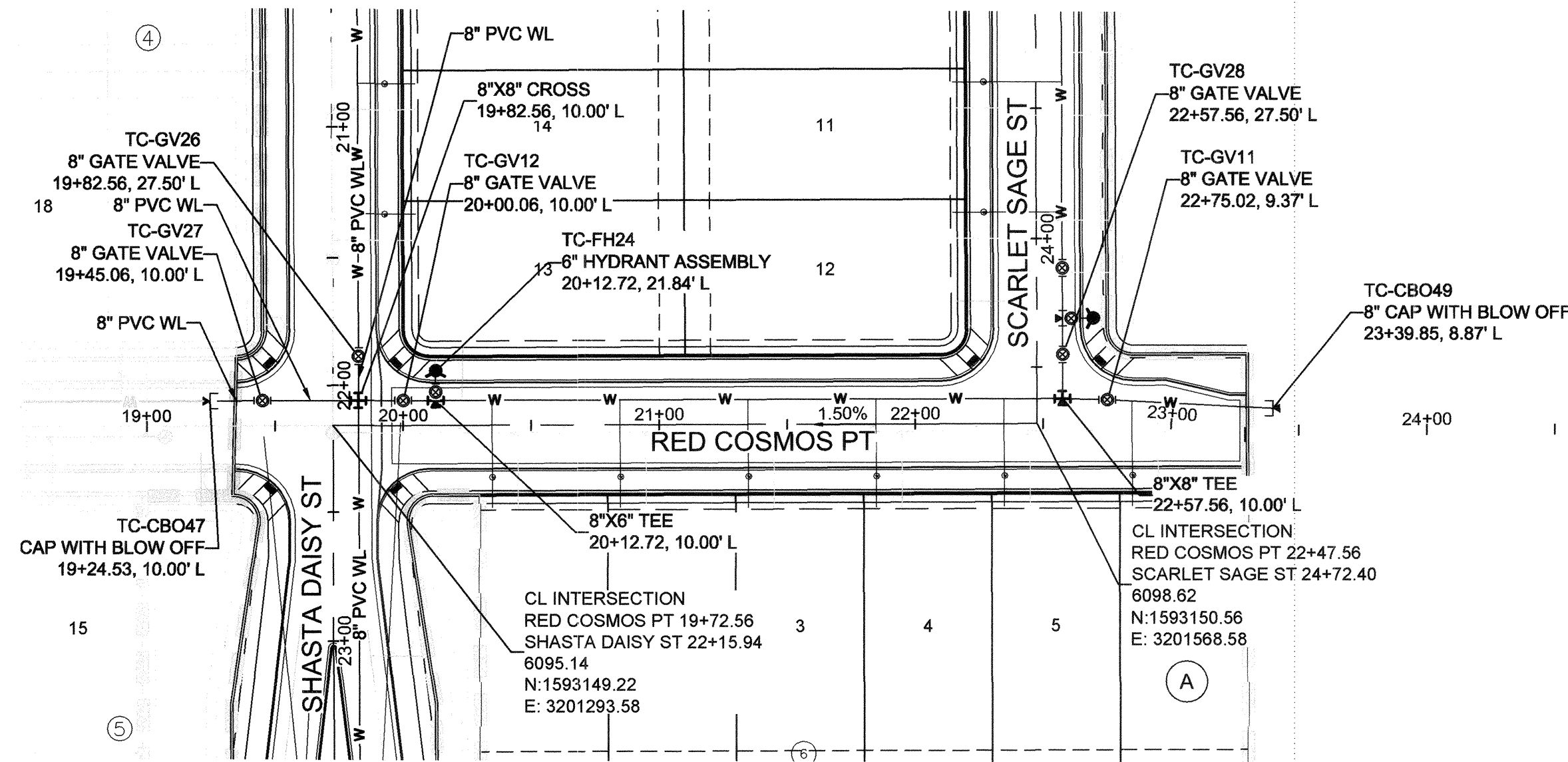
TRAILS AT CROWFOOT
FILING 2 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
SCARLET SAGE STREET

SCALE: AS SHOWN
DRAWN BY: RHR
CHECKED BY: JJJ
DATE: AUGUST 2017

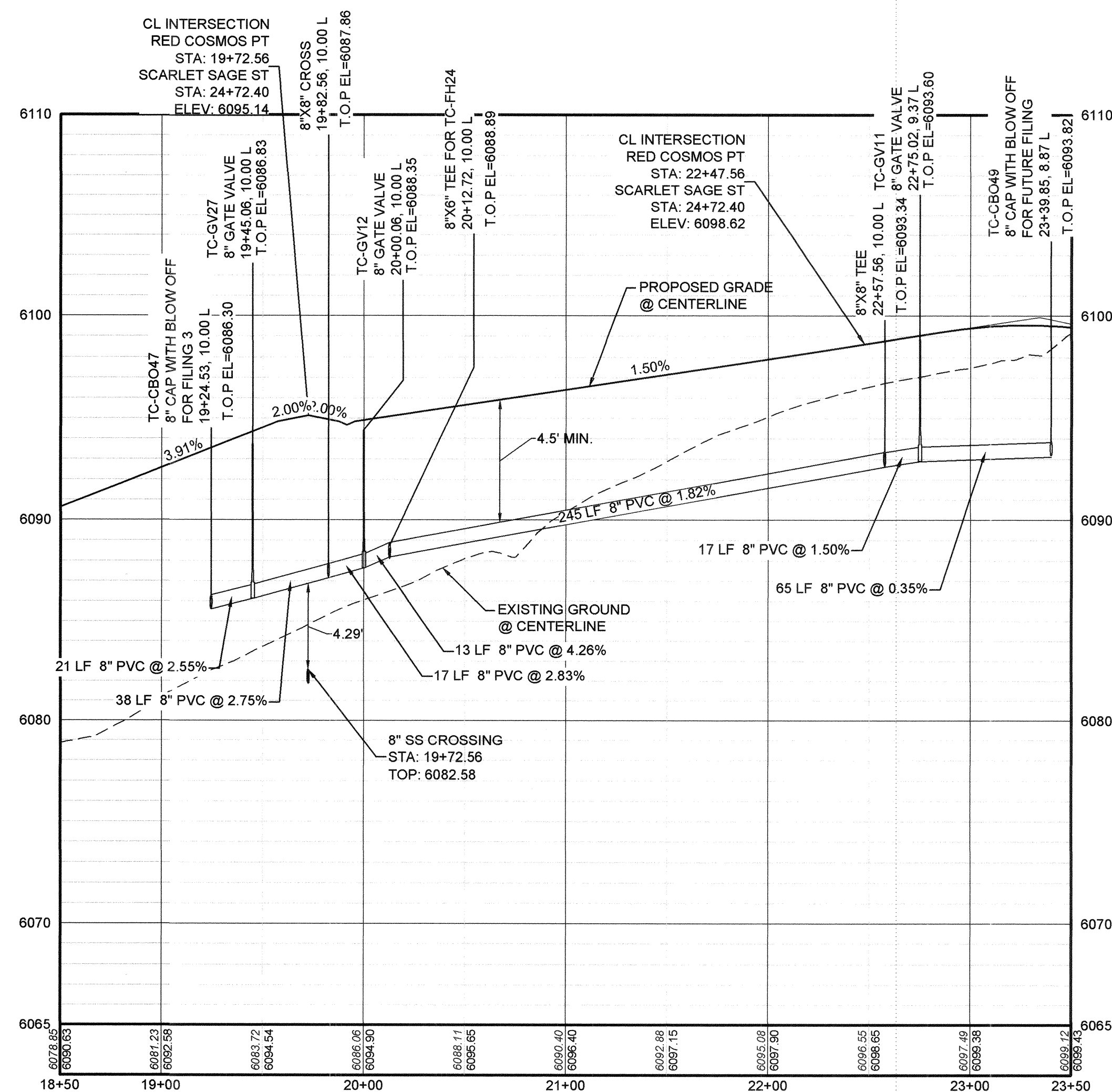
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Revisions: No. Date Appr. Date

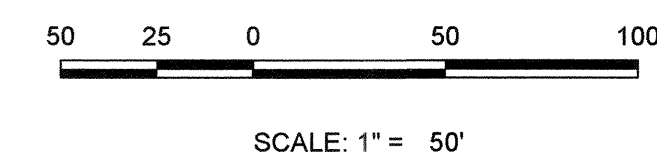
SHEET NUMBER 15



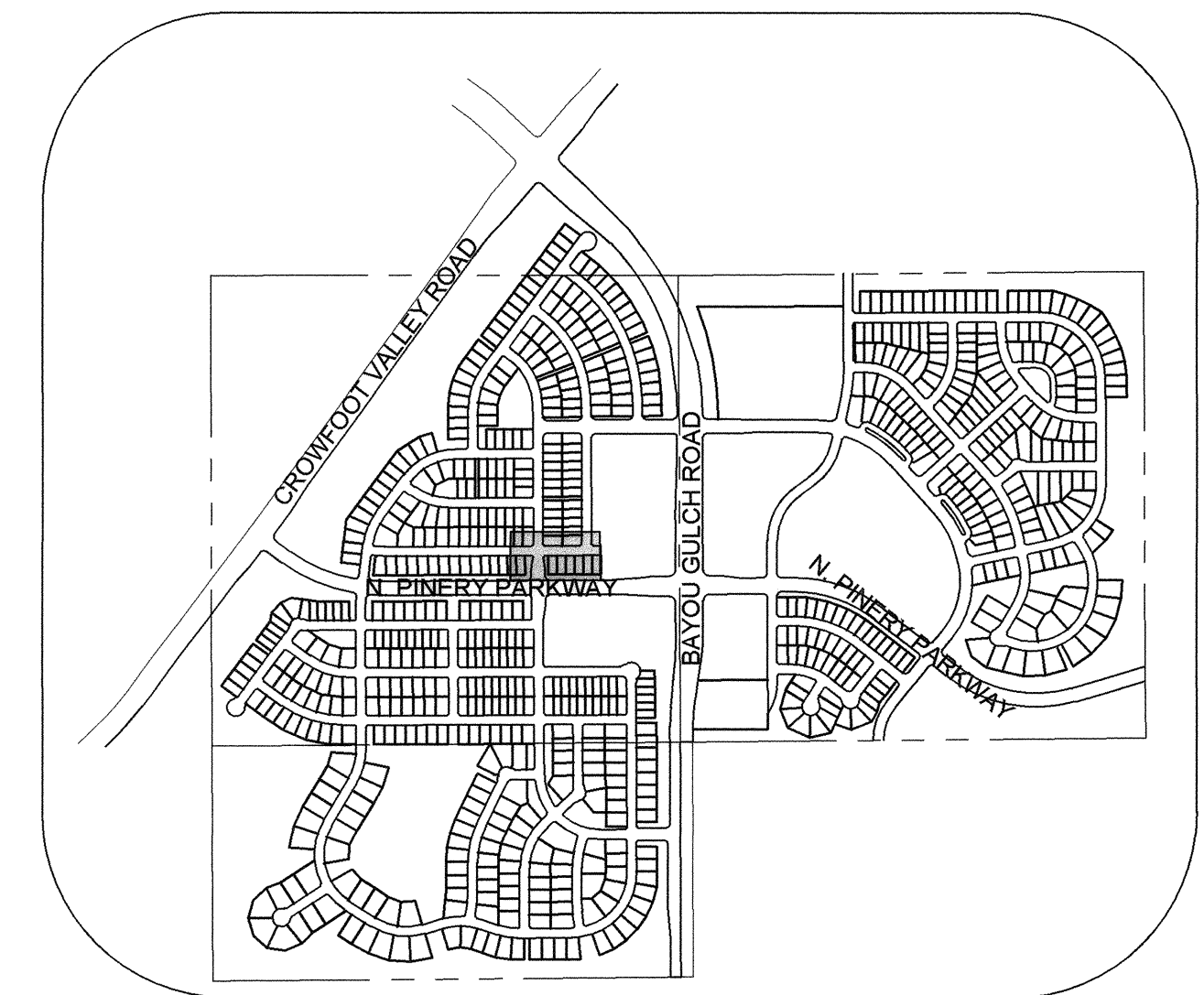
PLAN: RED COSMOS PT STA: 18+50.00 TO 23+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS PT STA: 18+50.00 TO 23+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



FILING, BLOCK, LOT	STREET	STATIONING
F2,B6,L1	RED COSMOS PT	20+34.70
F2,B6,L2	RED COSMOS PT	20+84.70
F2,B6,L3	RED COSMOS PT	21+34.70
F2,B6,L4	RED COSMOS PT	21+84.70
F2,B6,L5	RED COSMOS PT	22+34.70
F2,B6,L6	RED COSMOS PT	22+84.70

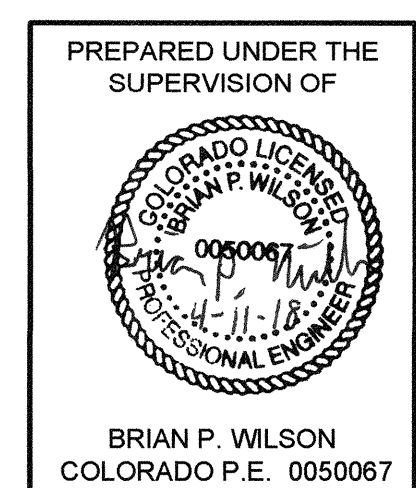


KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
(A)	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⊓	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
➔	PROPOSED REDUCER	➔	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⊕	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
⊕	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
⊕	PROPOSED LOW POINT BLOW-OFF	---	PROPOSED 1' CONTOUR
⊕	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊕	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊕	FUTURE 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	---	EXISTING FIBER OPTIC LINE
⊕	PROPOSED DESIGN ELEVATION	---	EXISTING OVERHEAD POWER
⊕	PROPOSED STORM DRAIN INLET	---	EXISTING TELEPHONE LINE
⊕	PROPOSED STORM DRAIN MANHOLE	---	

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	ROBC	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



APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

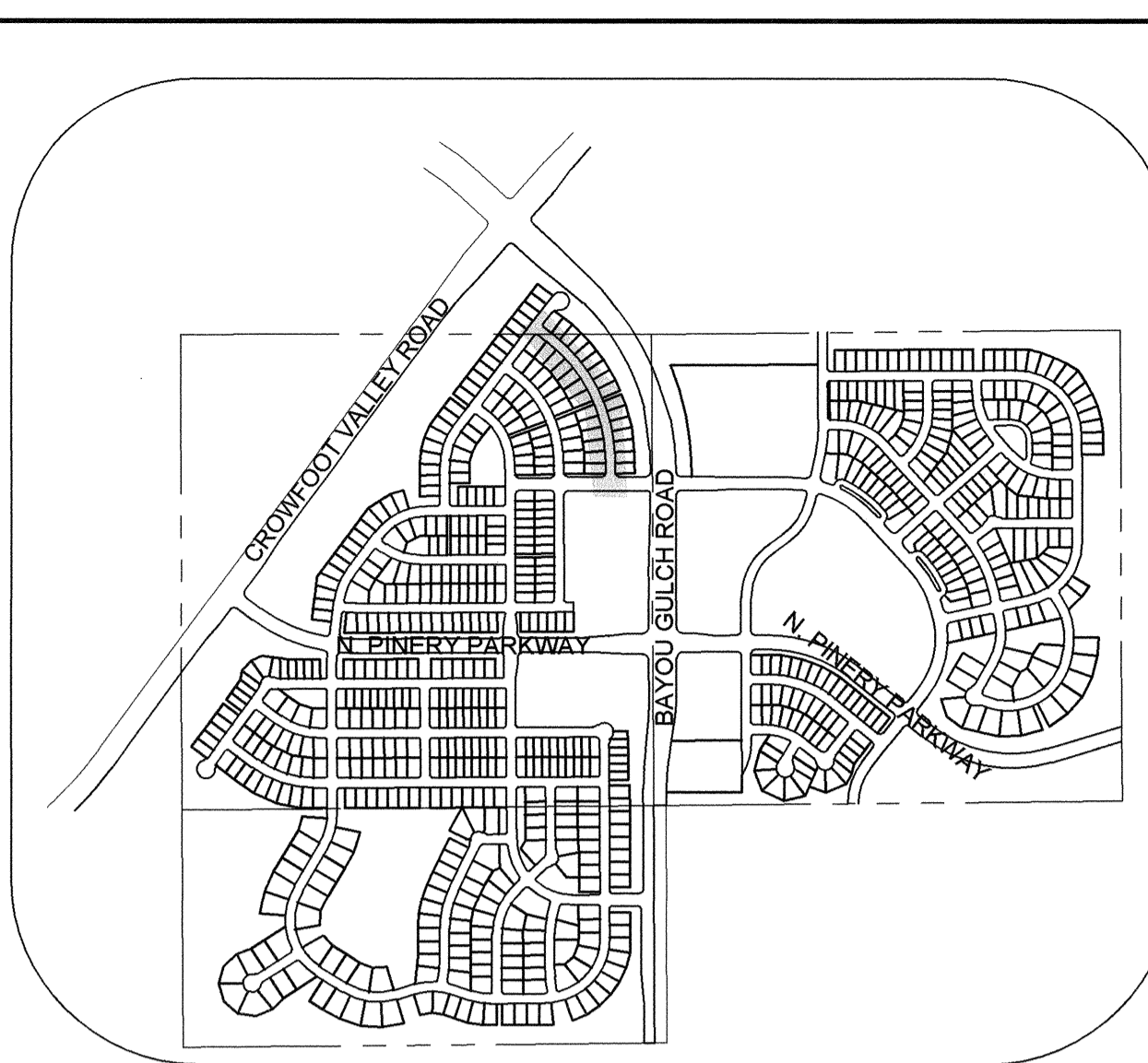
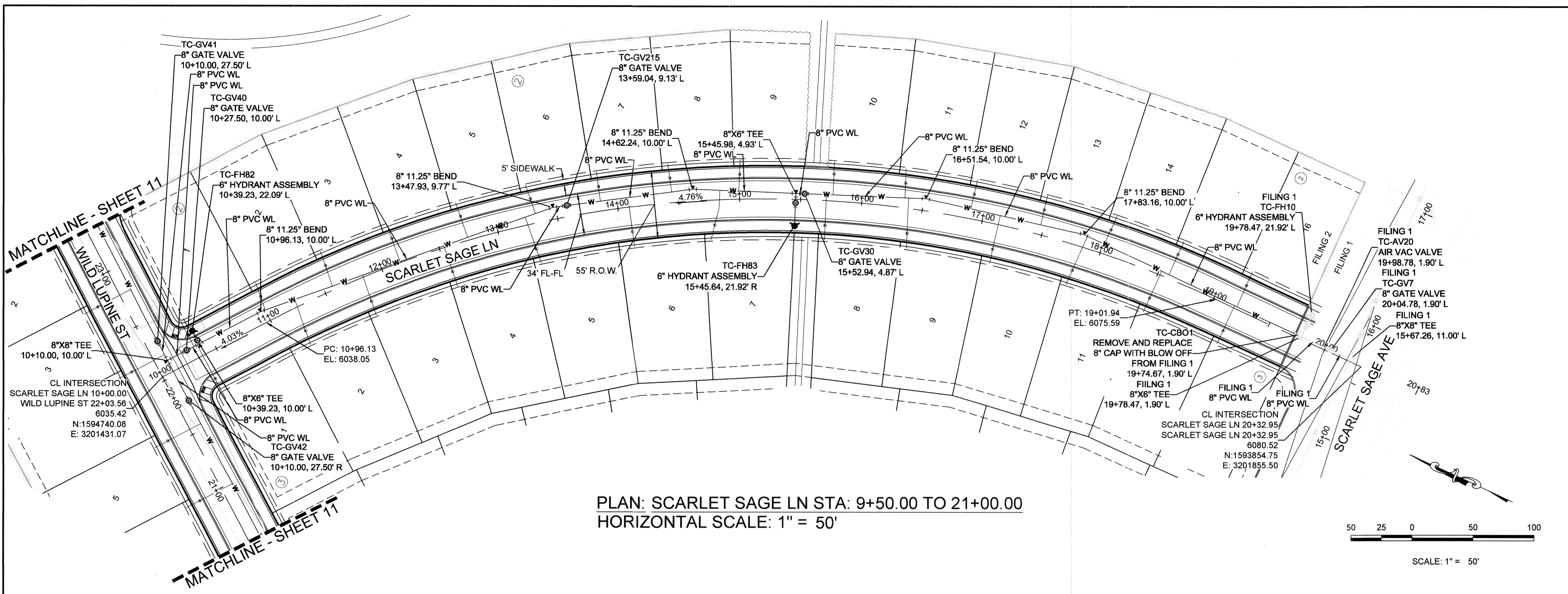
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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.

PROJECT: SHESS RANCH/CADEN/ENGINEERING/SHEET SET/SCDS/SE/PARKER WATER AND SANITATION/WATER PLAN AND PROFILE/2 RED COSMOS TERRACE WATER DMG. CDDVA. 2/27/2018 5:39 PM

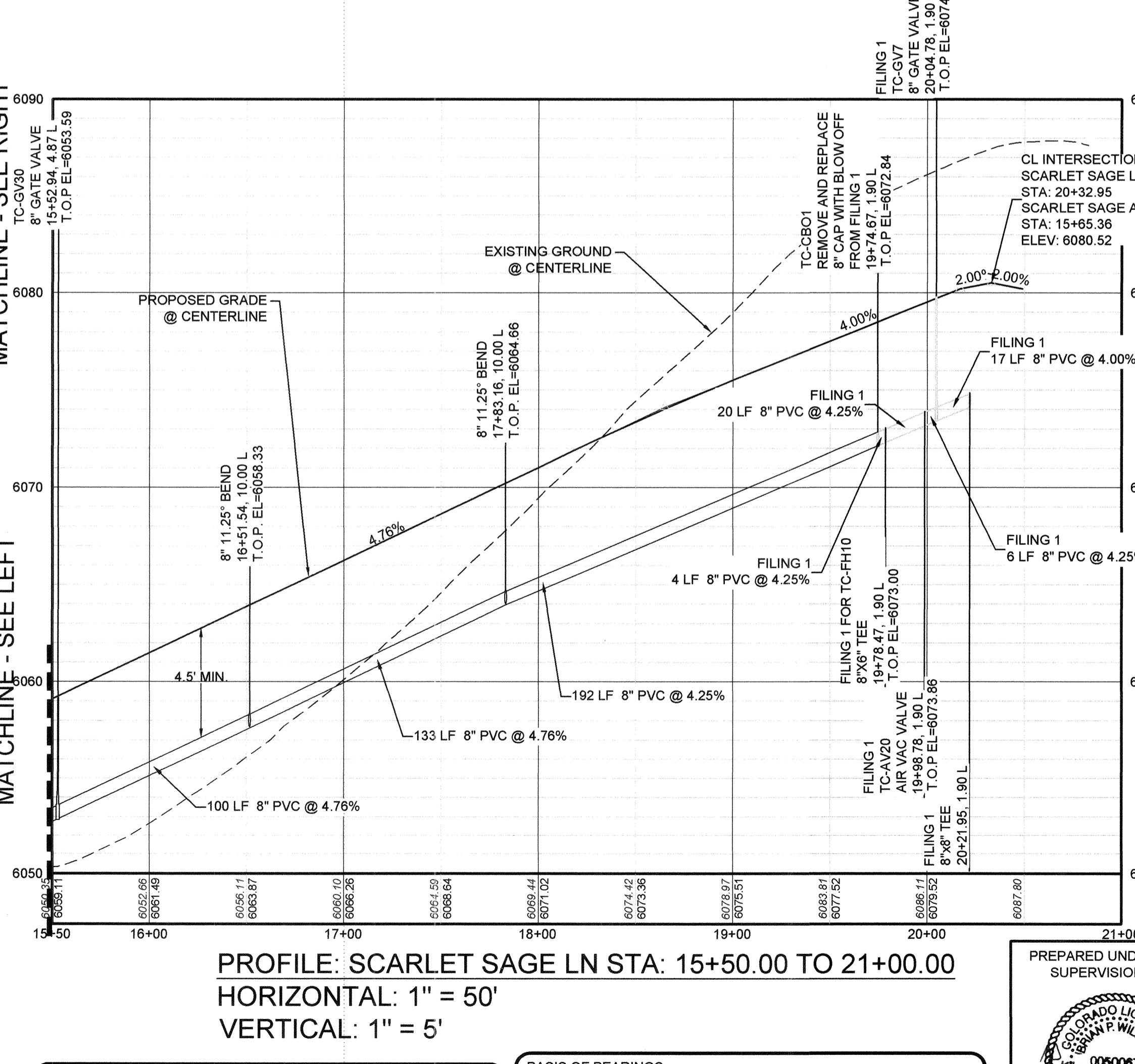
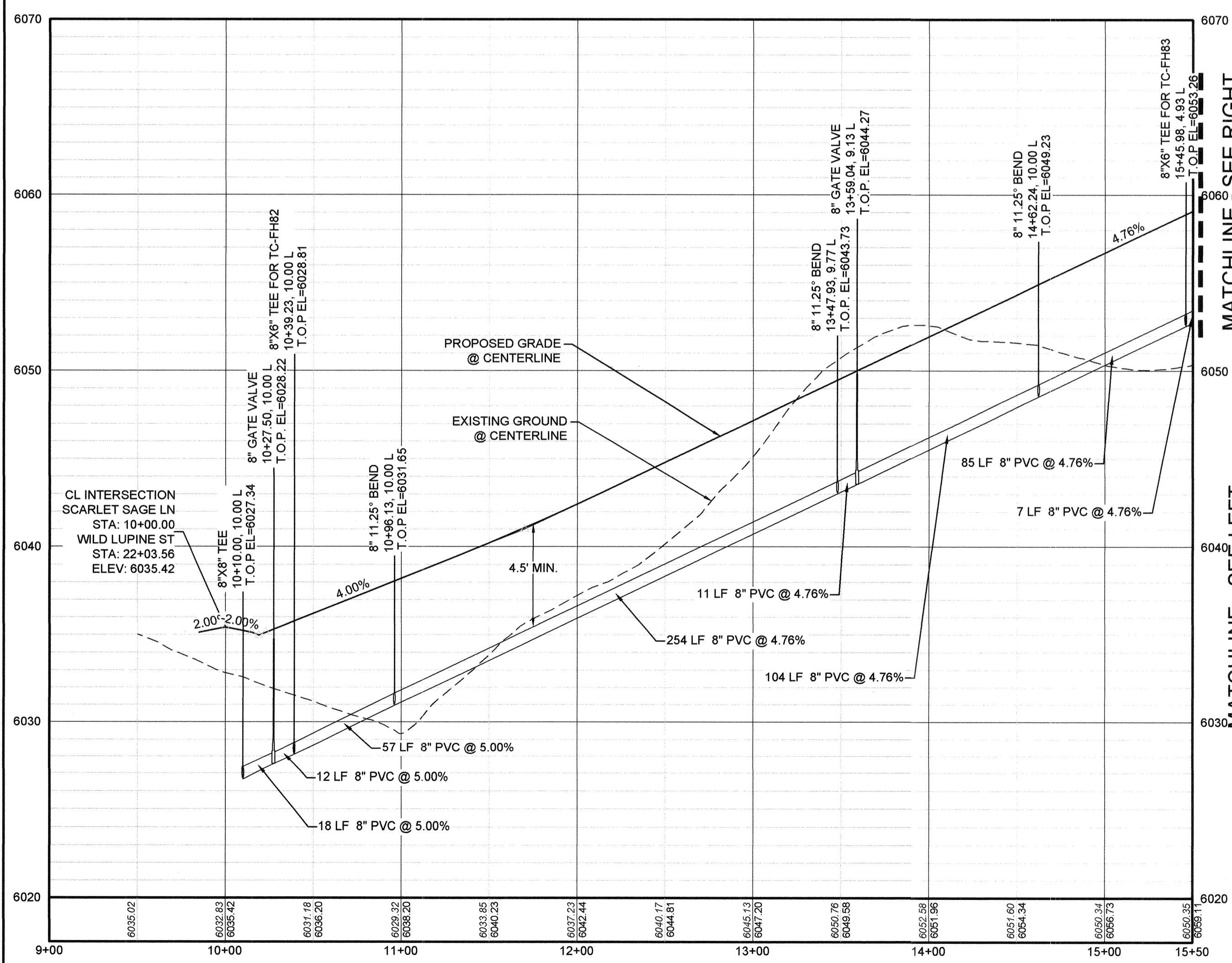
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10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9946	Revisions No. _____ Date _____ Appr. _____
CVL CONSULTANTS	
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	
TRAILS AT CROWFOOT FILING 3 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE RED COSMOS POINT	
SCALE: AS SHOWN DRAWN BY: RRR CHECKED BY: JU DATE: APRIL 2017	FILE NO: 8130283701
SHEET NUMBER 16	



KEYMAP
N.T.S.
LEGEND

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK		EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION		PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 1' CONTOUR
	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



PROFILE: SCARLET SAGE LN STA: 9+00.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

PROFILE: SCARLET SAGE LN STA: 15+50.00 TO 21+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT

NOTES:
1. SEE SHEET 3 FOR F2, B2, L1-16 & F3, B3, L1-13 WATER SERVICE DETAILS.

10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9226 Fax: (720) 482-9946	Revisions	Date	Appr.
CVL CONSULTANTS			
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112			
TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE SCARLET SAGE LANE			
SCALE: AS SHOWN DRAWN BY: RHR CHECKED BY: JJJ DATE: AUGUST 2017			
SHEET NUMBER 17			

- INSPECTION POLICY:**
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 LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED 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.

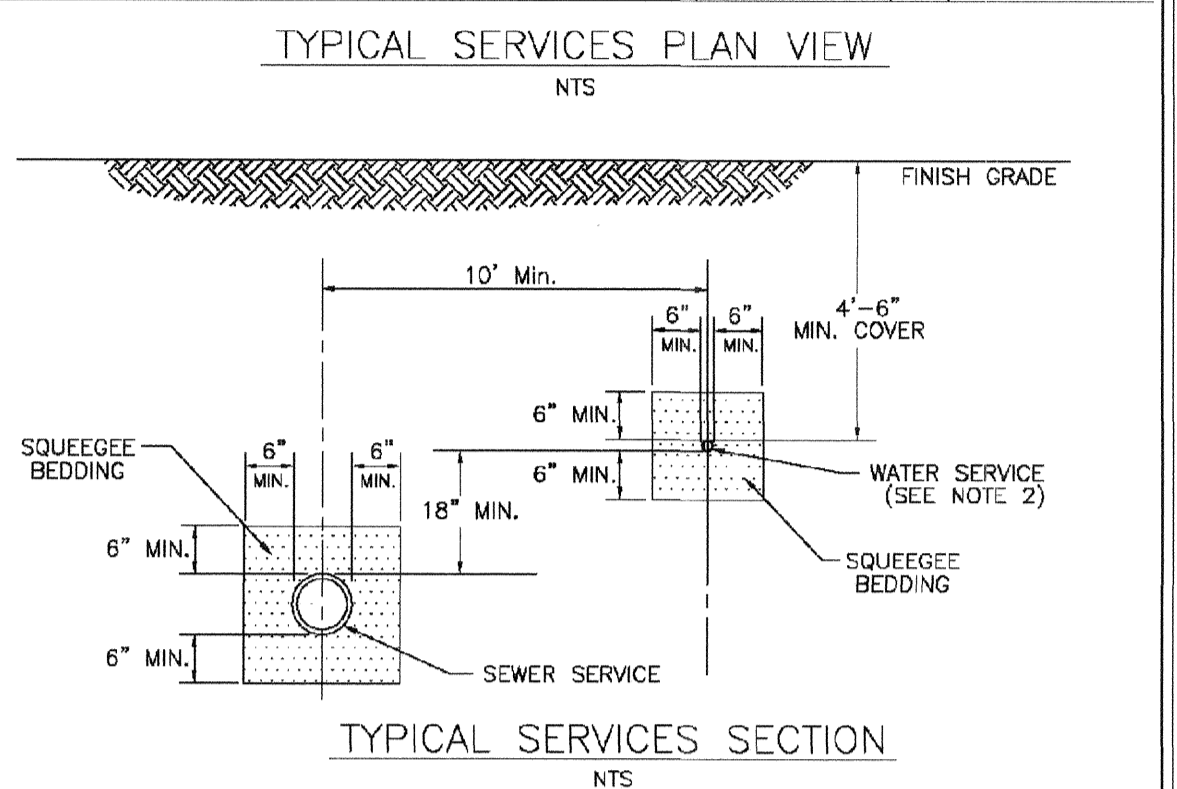
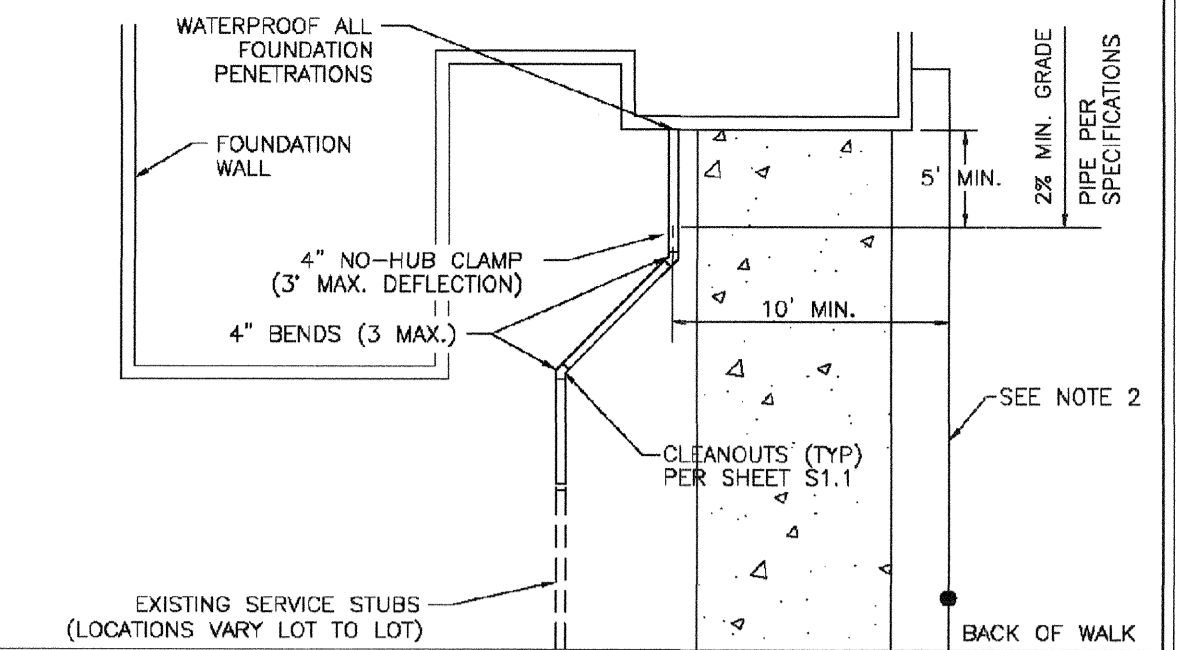
- INSTALLATION NOTES:**
- SEWER**
1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
 2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3'.
 3. MINIMUM GRADE SHALL BE 2%.
 4. INSTALLATION SHALL 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:
 * FOR SANITARY SEWER SERVICE
 ** FOR WATER SERVICES

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

SCALE: NONE DATE: 2/98

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

DIRECTOR OF ENGINEERING SHEET 51.1

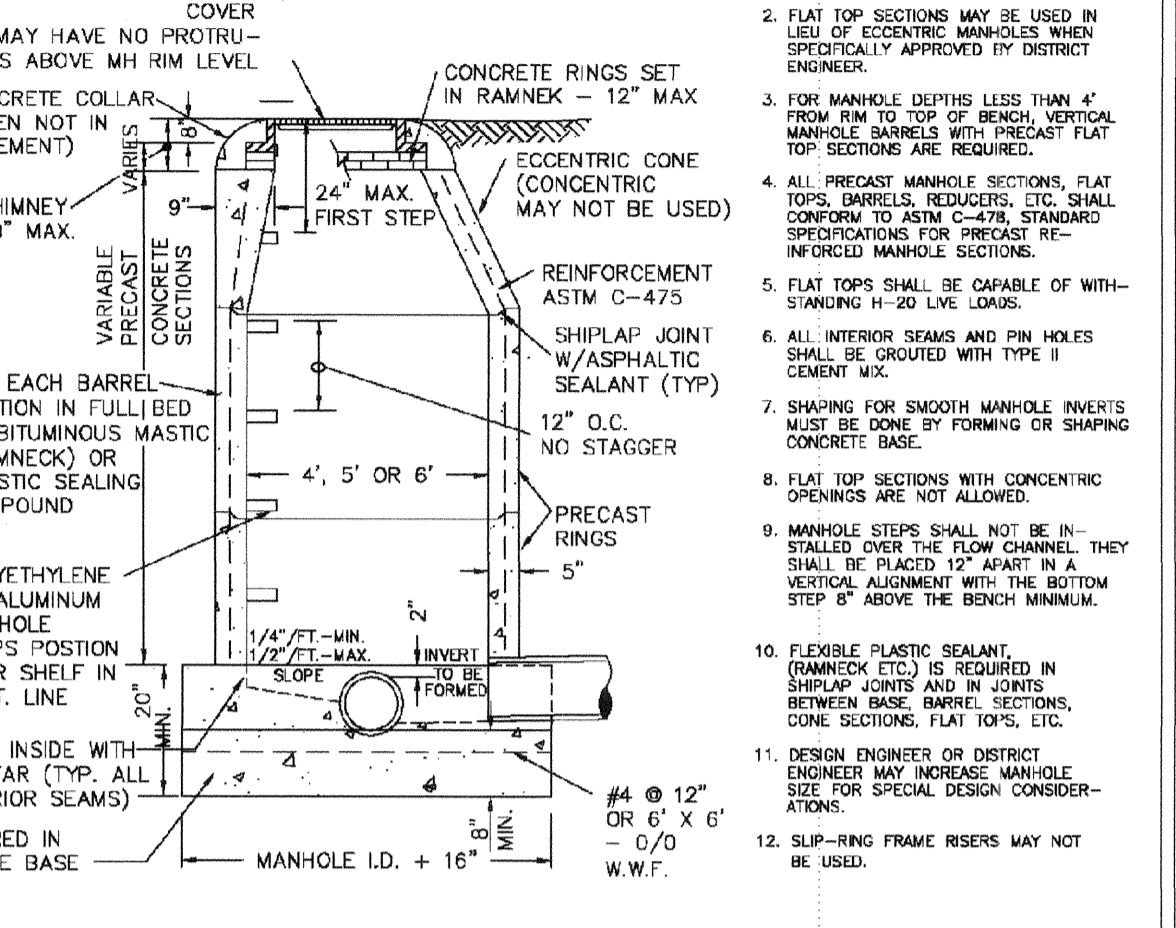
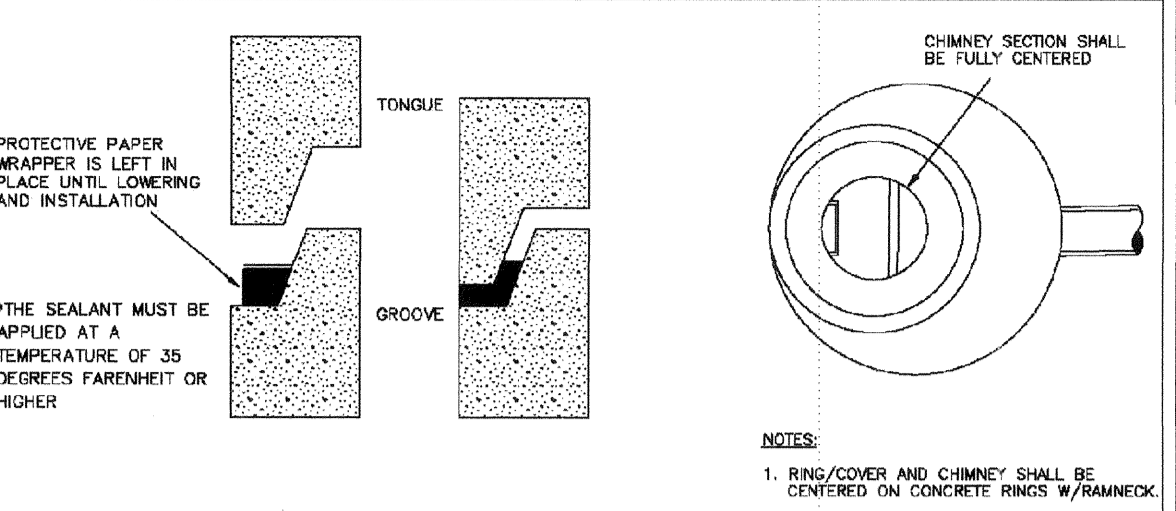


PARKER WATER & SANITATION DISTRICT
TYPICAL SEWER SERVICES

SCALE: NONE DATE: 2/98

APPROVED: PVR 2/00 10/16 01/02 01/16 10/16

DIRECTOR OF ENGINEERING SHEET 51.2

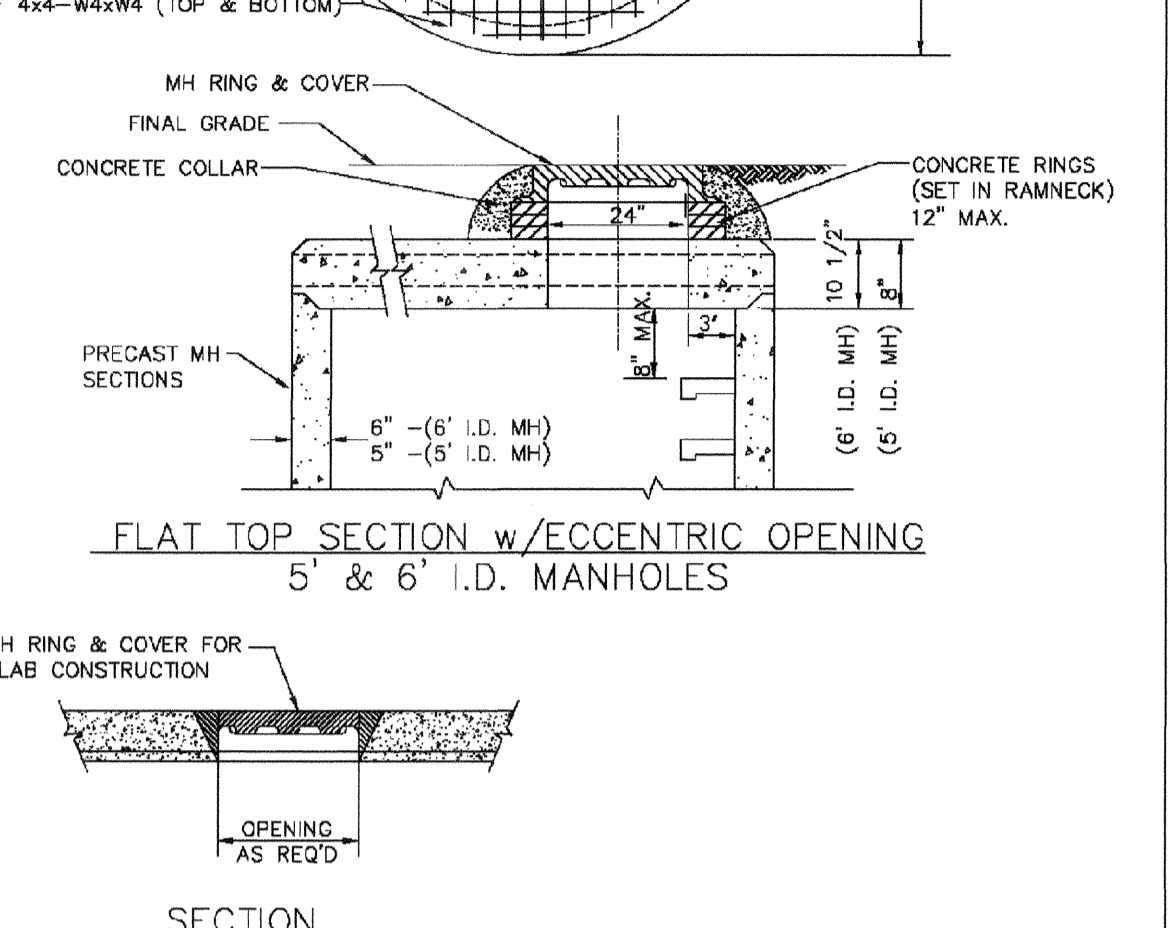
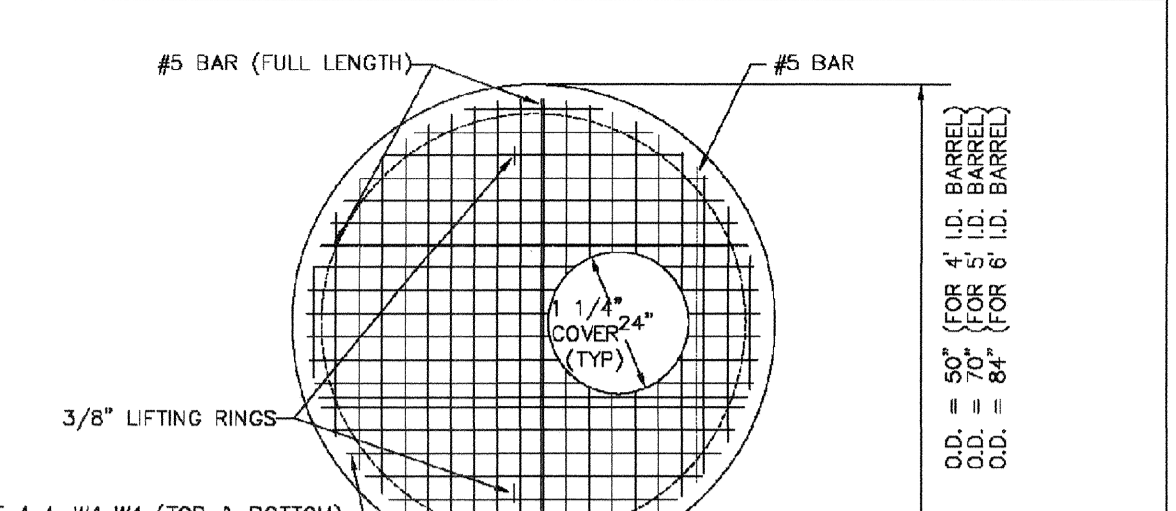


PARKER WATER & SANITATION DISTRICT
PARKER MANHOLE ECCENTRIC CONE

SCALE: NONE DATE: 2/98

APPROVED: PVR 4/00 10/16 01/02 1/08 1/16

DIRECTOR OF ENGINEERING SHEET 53.1

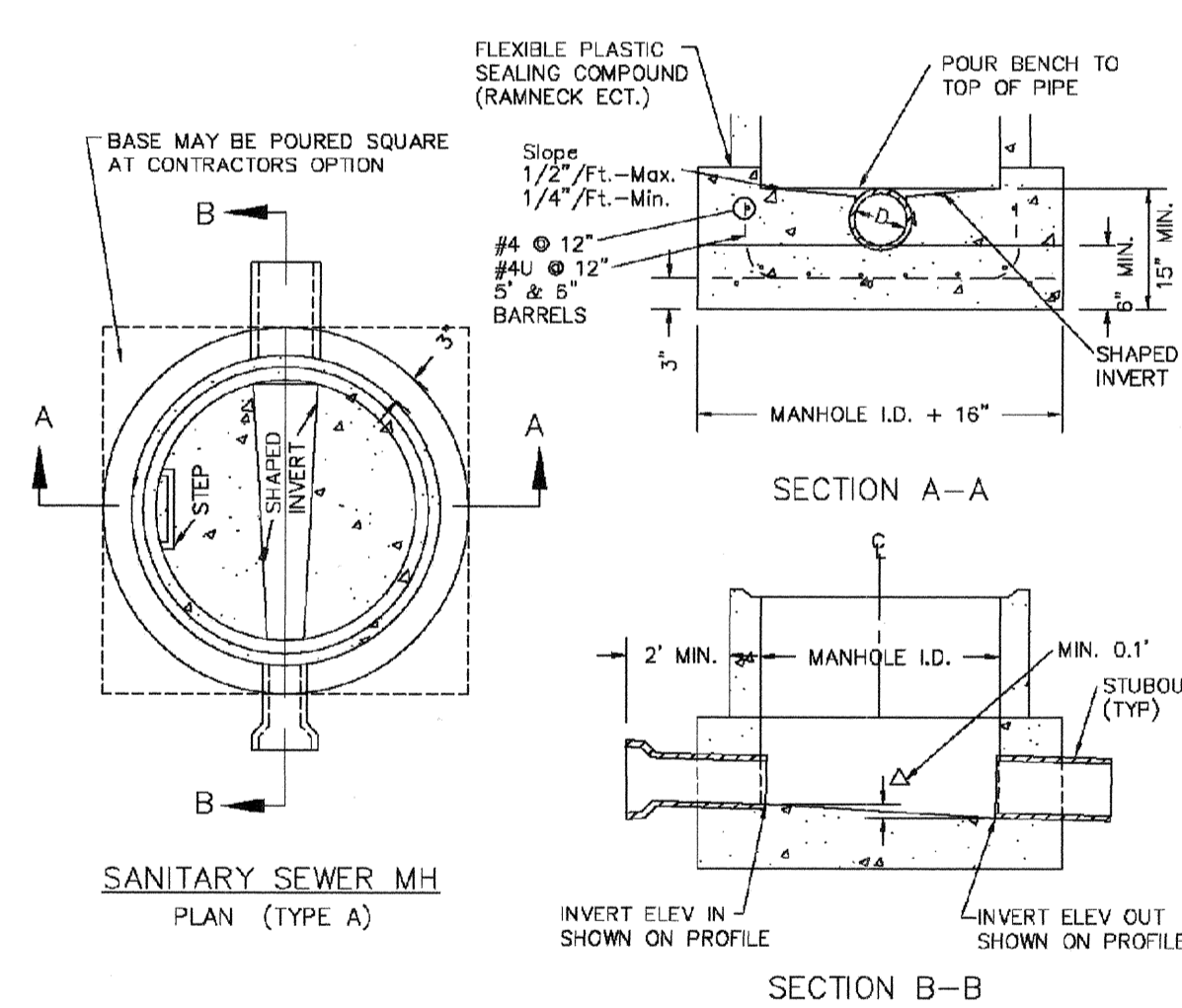


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE - 5' & 6' I.D. WITH ECCENTRIC CONE

SCALE: NONE DATE: 2/98

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

DIRECTOR OF ENGINEERING SHEET 53.3

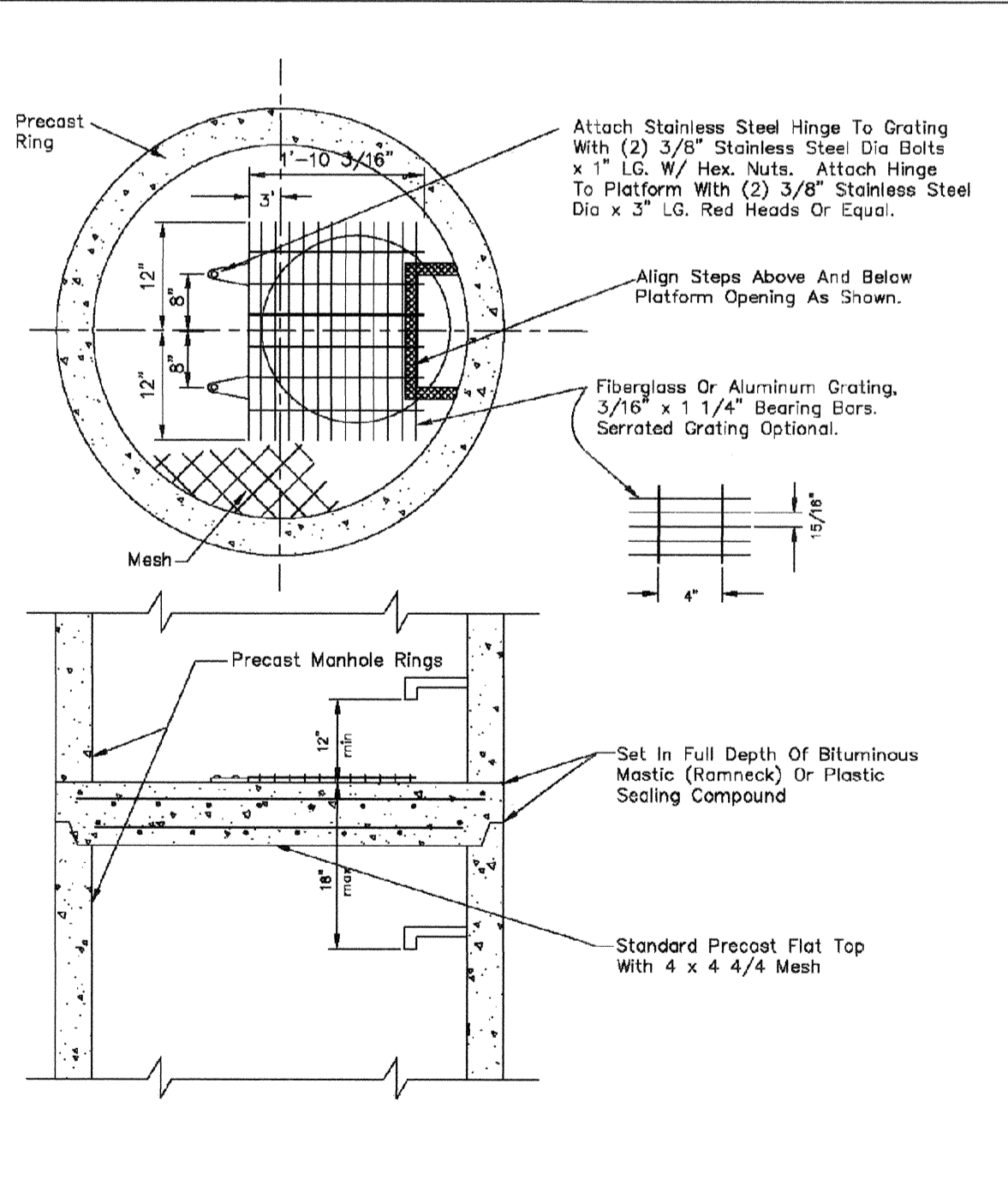


PARKER WATER & SANITATION DISTRICT
CAST-IN-PLACE MANHOLE BASE DETAIL

SCALE: NONE DATE: 2/98

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

DIRECTOR OF ENGINEERING SHEET 53.5

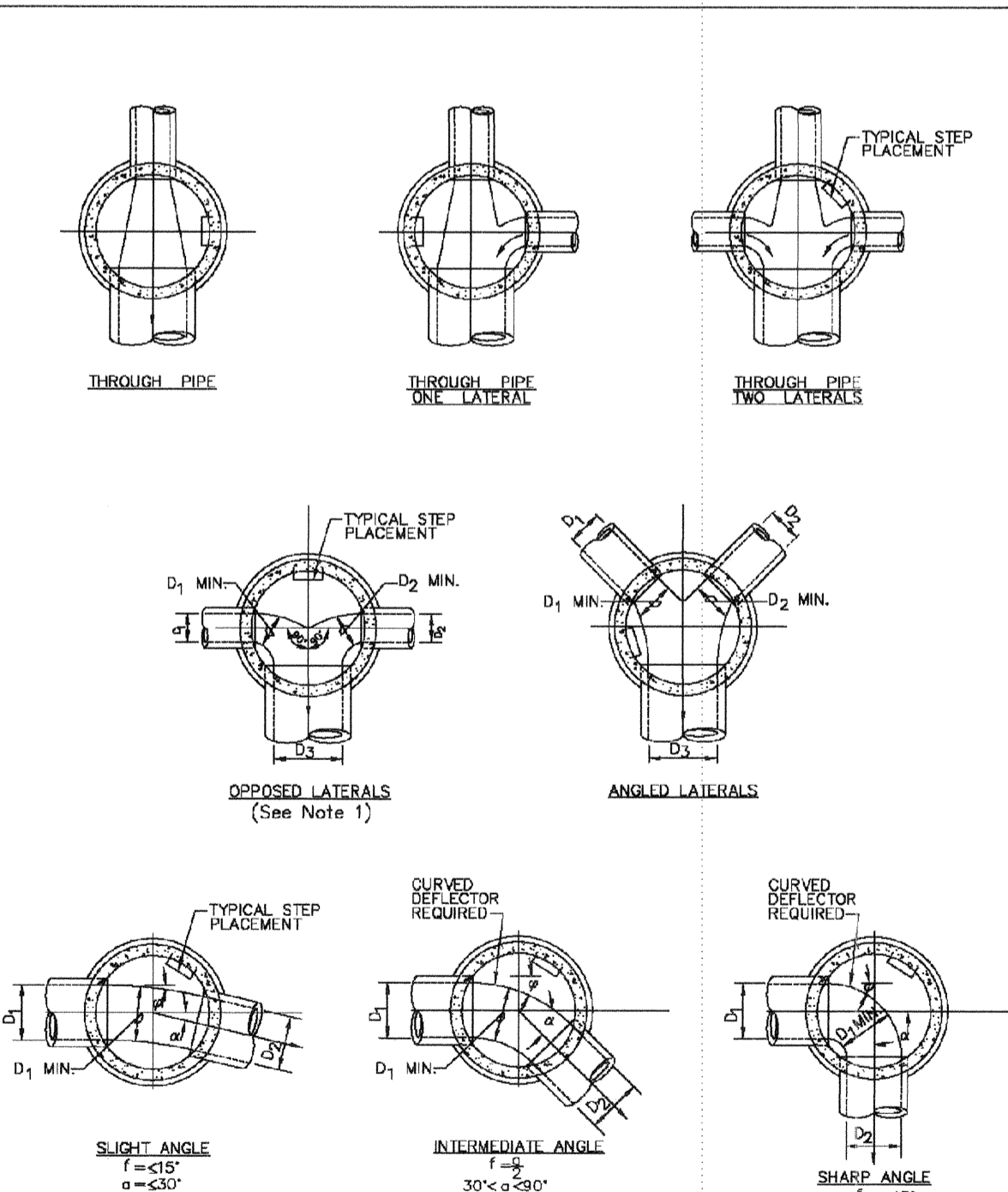


PARKER WATER & SANITATION DISTRICT
INTERMEDIATE PLATFORM FOR MANHOLES OVER 20' DEPTH

SCALE: NONE DATE: 2/98

APPROVED: PVR 2/00 1/16 10/16

DIRECTOR OF ENGINEERING SHEET 53.6

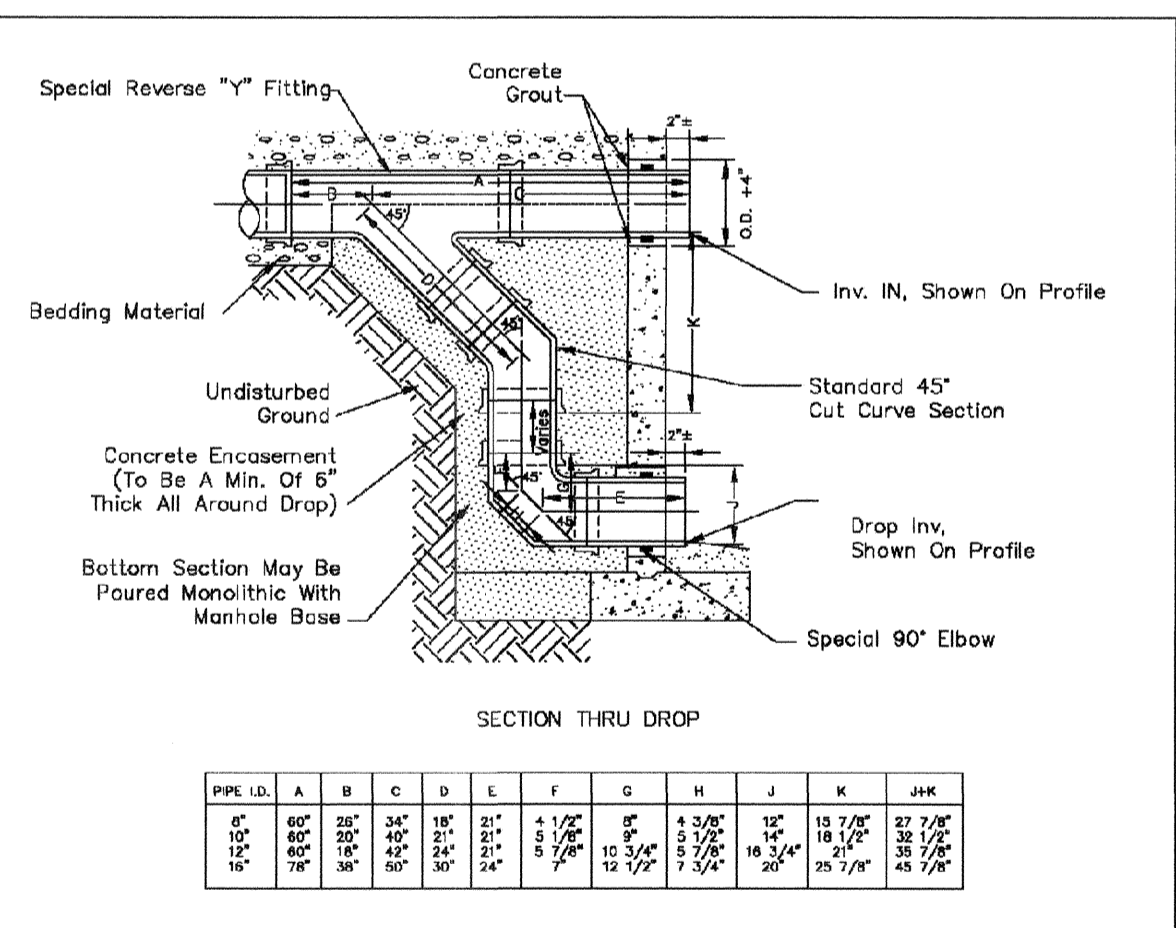


PARKER WATER & SANITATION DISTRICT
TYPICAL BASE CHANNELIZATION DETAILS

SCALE: NONE DATE: 2/98

APPROVED: PVR 01/16 10/16

DIRECTOR OF ENGINEERING SHEET 53.7

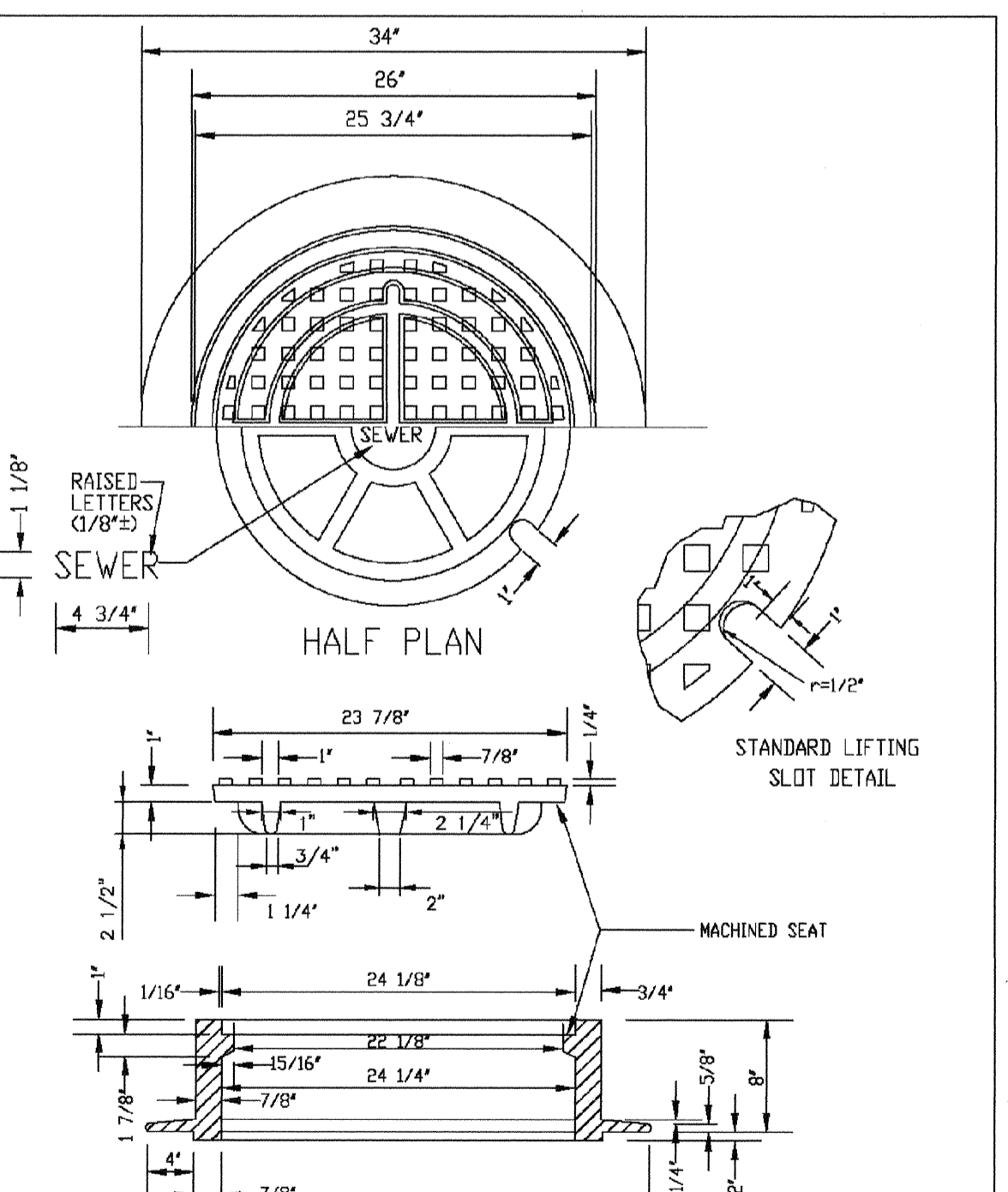


PARKER WATER & SANITATION DISTRICT
OUTSIDE DROP MANHOLE CONSTRUCTION

SCALE: NONE DATE: 2/98

APPROVED: PVR 01/16 10/16

DIRECTOR OF ENGINEERING SHEET 53.8



PARKER WATER & SANITATION DISTRICT
24" DIAMETER RING AND COVER

SCALE: NONE DATE: 2/98

APPROVED: PVR 01/16 10/16

DIRECTOR OF ENGINEERING SHEET 53.9

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CVL CONSULTANTS

HR 935 LLC
 7353 South Alton Way
 CENTENNIAL, CO 80112

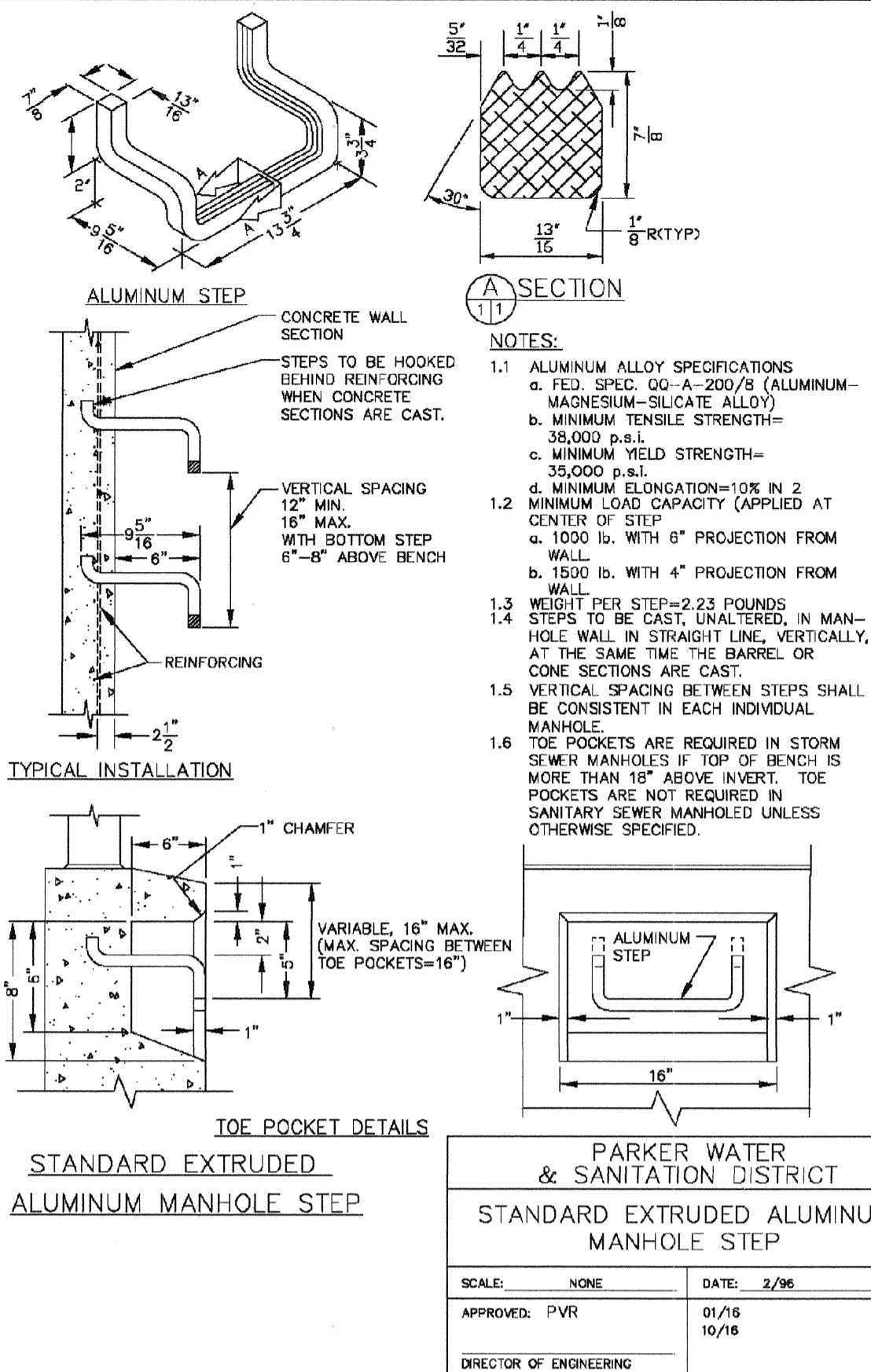
TRAILS AT CROWFOOT
 PRELIMINARY CONSTRUCTION DRAWINGS
 SANITARY SEWER DETAILS

SCALE: AS SHOWN
 FILE NO: 8130283701

DRAWN BY: JJJ
 CHECKED BY: JJJ
 DATE: OCTOBER.2017

SHEET NUMBER **18**

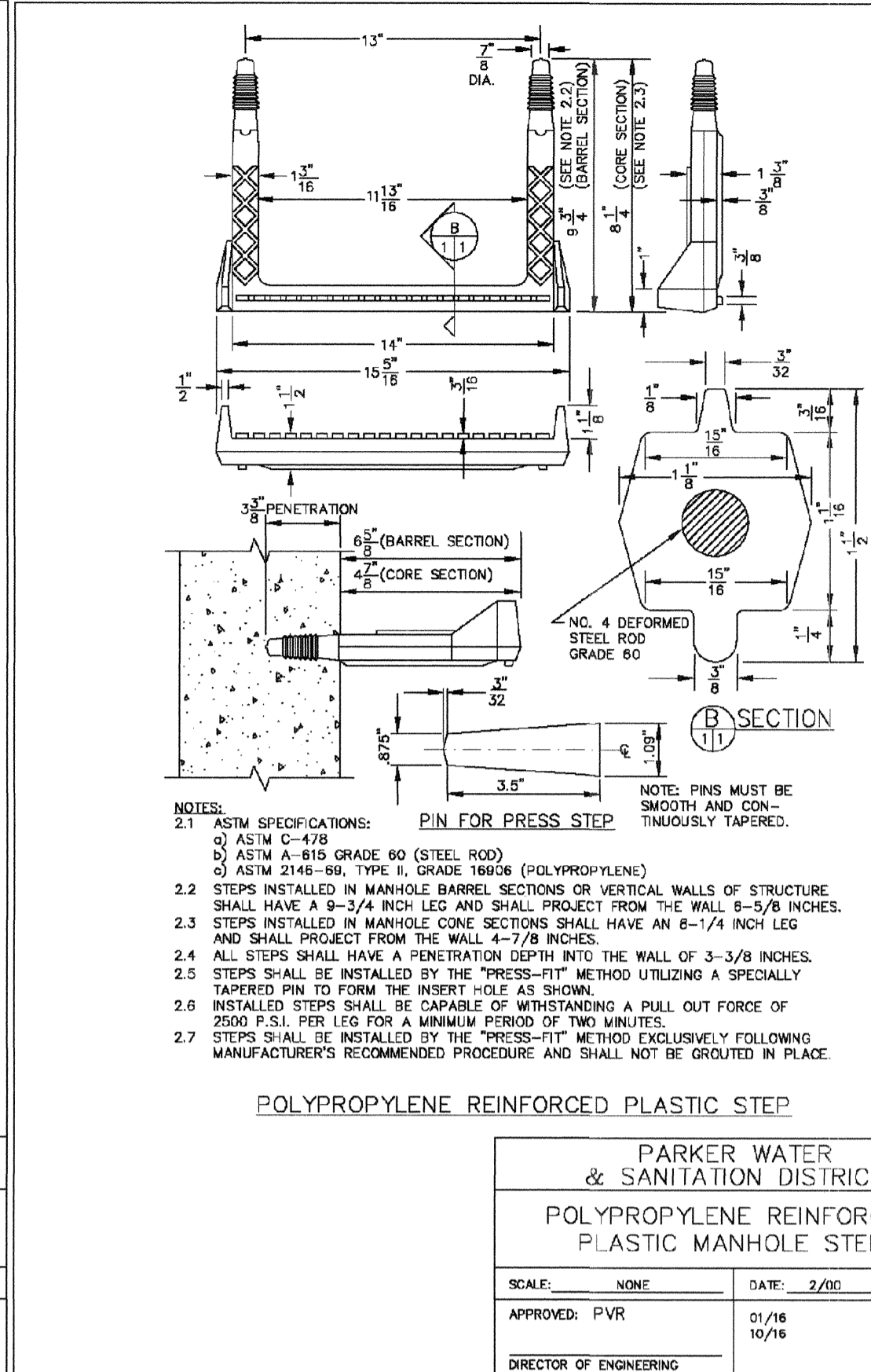
Revisions: No. Date Initial Date



NOTES:

- ALUMINUM ALLOY SPECIFICATIONS:
 - FED. SPEC. 00-A-200/S (ALUMINUM-MAGNESIUM-SILICATE ALLOY)
 - MINIMUM TENSILE STRENGTH=38,000 p.s.i.
 - MINIMUM YIELD STRENGTH=35,000 p.s.i.
 - MINIMUM ELONGATION=10% IN 2"
- MINIMUM LOAD CAPACITY (APPLIED AT CENTER OF STEP)
 - 1000 lb. WITH 4" 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.

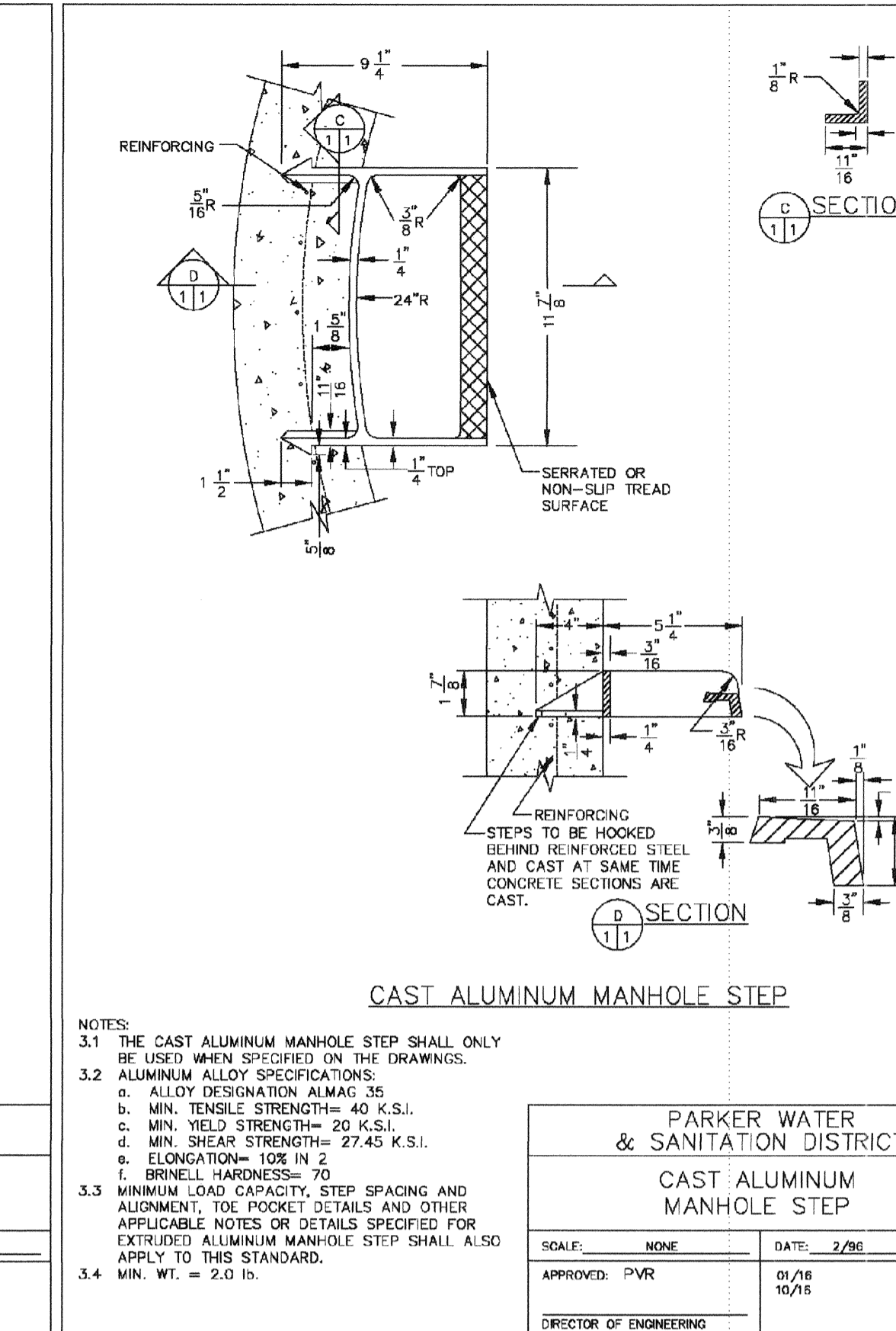
PARKER WATER & SANITATION DISTRICT	
STANDARD EXTRUDED ALUMINUM MANHOLE STEP	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	



NOTES:

- ASTM SPECIFICATIONS:
 - ASTM C-478
 - ASTM A-615 GRADE 60 (STEEL ROD)
 - ASTM 2146-86, TYPE 6, GRADE 1000 (POLYPROPYLENE)
- STEPS INSTALLED IN MANHOLE BARREL SECTIONS OR VERTICAL WALLS OF STRUCTURE SHALL HAVE A 9-3/4" INCH LEG AND SHALL PROJECT FROM THE WALL 5-5/8" INCHES.
- STEPS INSTALLED IN MANHOLE CONE SECTIONS SHALL HAVE AN 8-1/4" INCH 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.
- ALL STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD UTILIZING A SPECIALLY TAPERED PIN TO FORM THE INSERT (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 GROUDED IN PLACE.

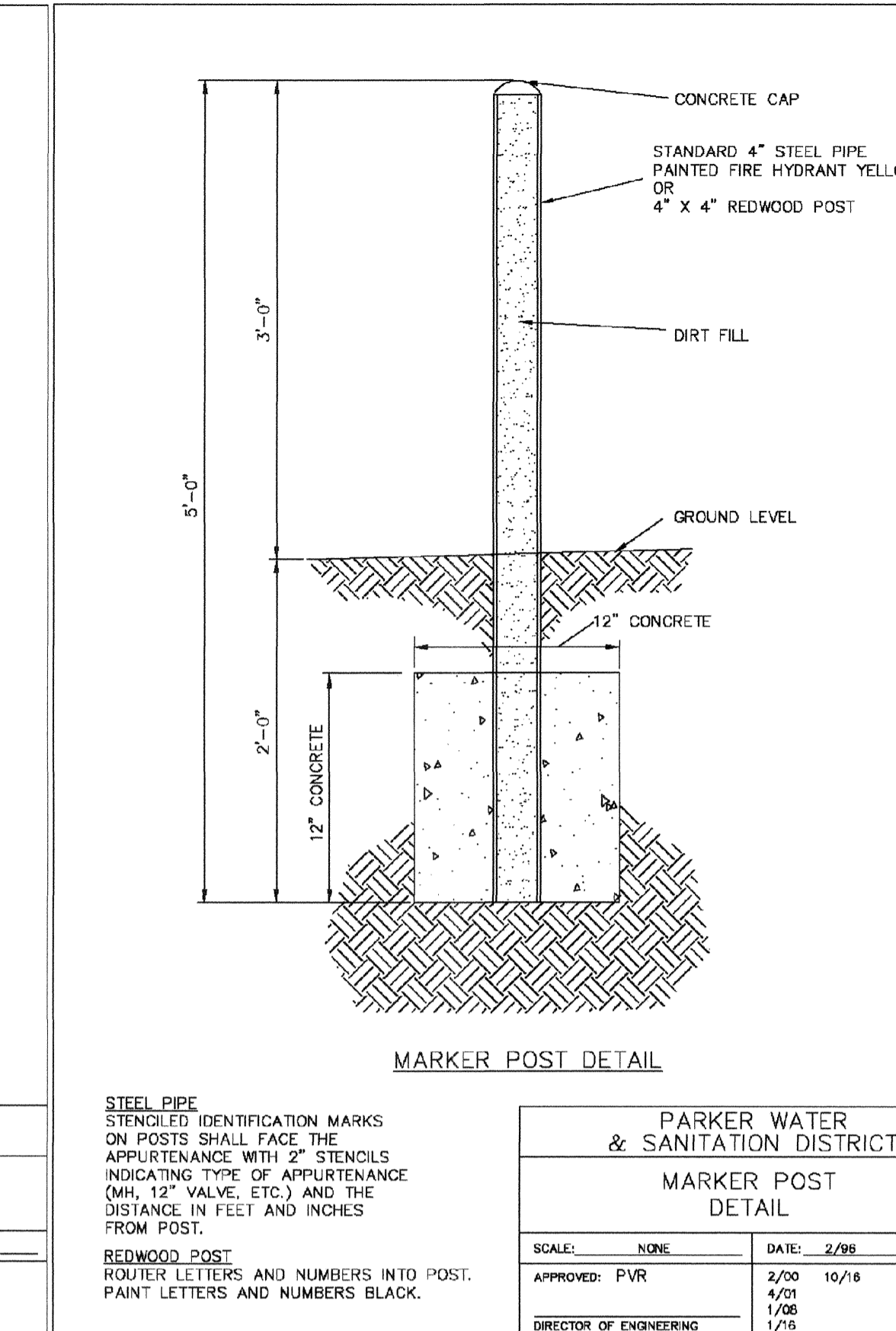
PARKER WATER & SANITATION DISTRICT	
POLYPROPYLENE REINFORCED PLASTIC MANHOLE STEP	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	



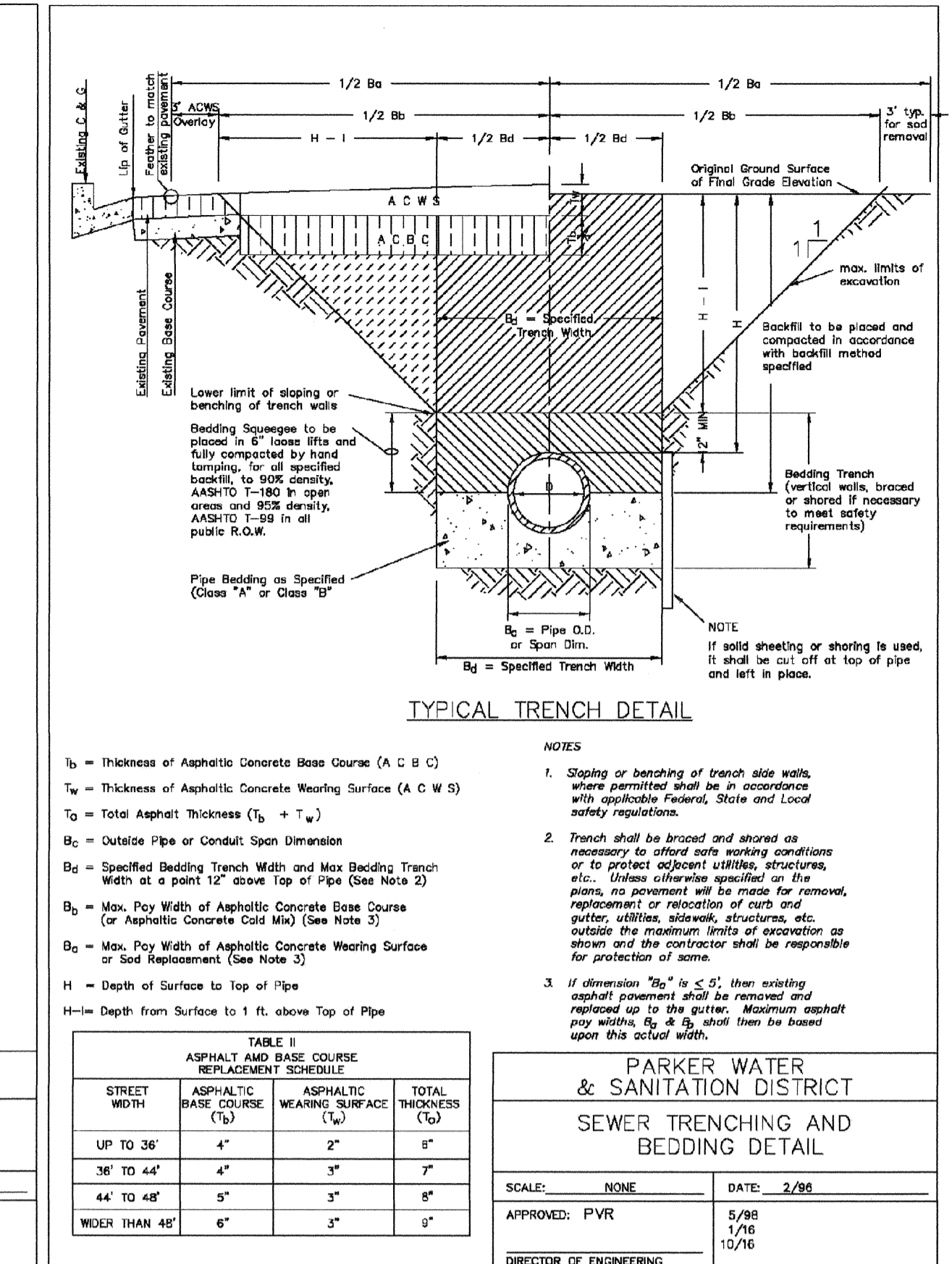
NOTES:

- THE CAST ALUMINUM MANHOLE STEP SHALL ONLY BE USED WHEN SPECIFIED ON THE DRAWINGS.
- ALUMINUM ALLOY SPECIFICATIONS:
 - ALLOY DESIGNATION: A139
 - 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"
 - BRENNEL 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.

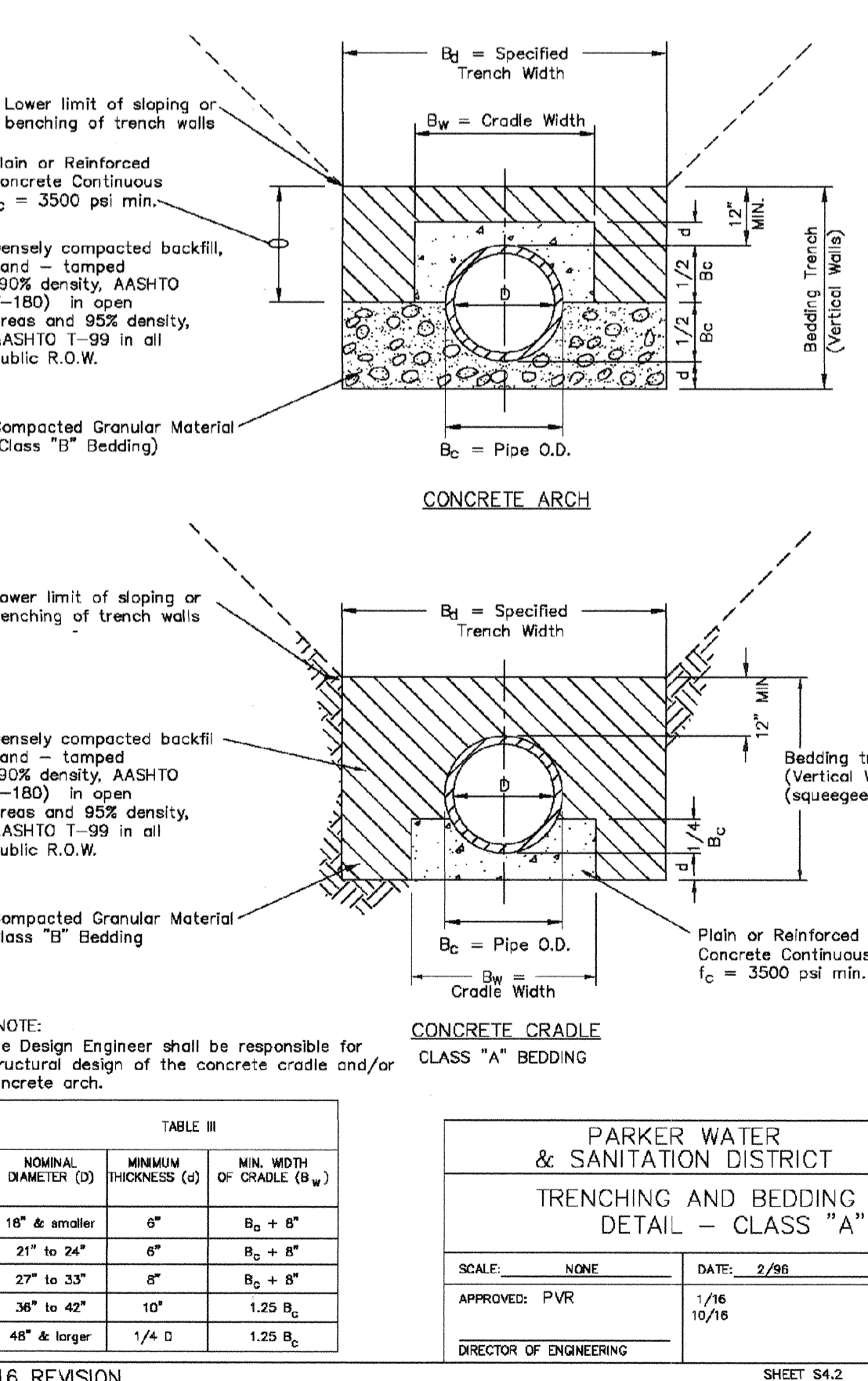
PARKER WATER & SANITATION DISTRICT	
CAST ALUMINUM MANHOLE STEP	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	



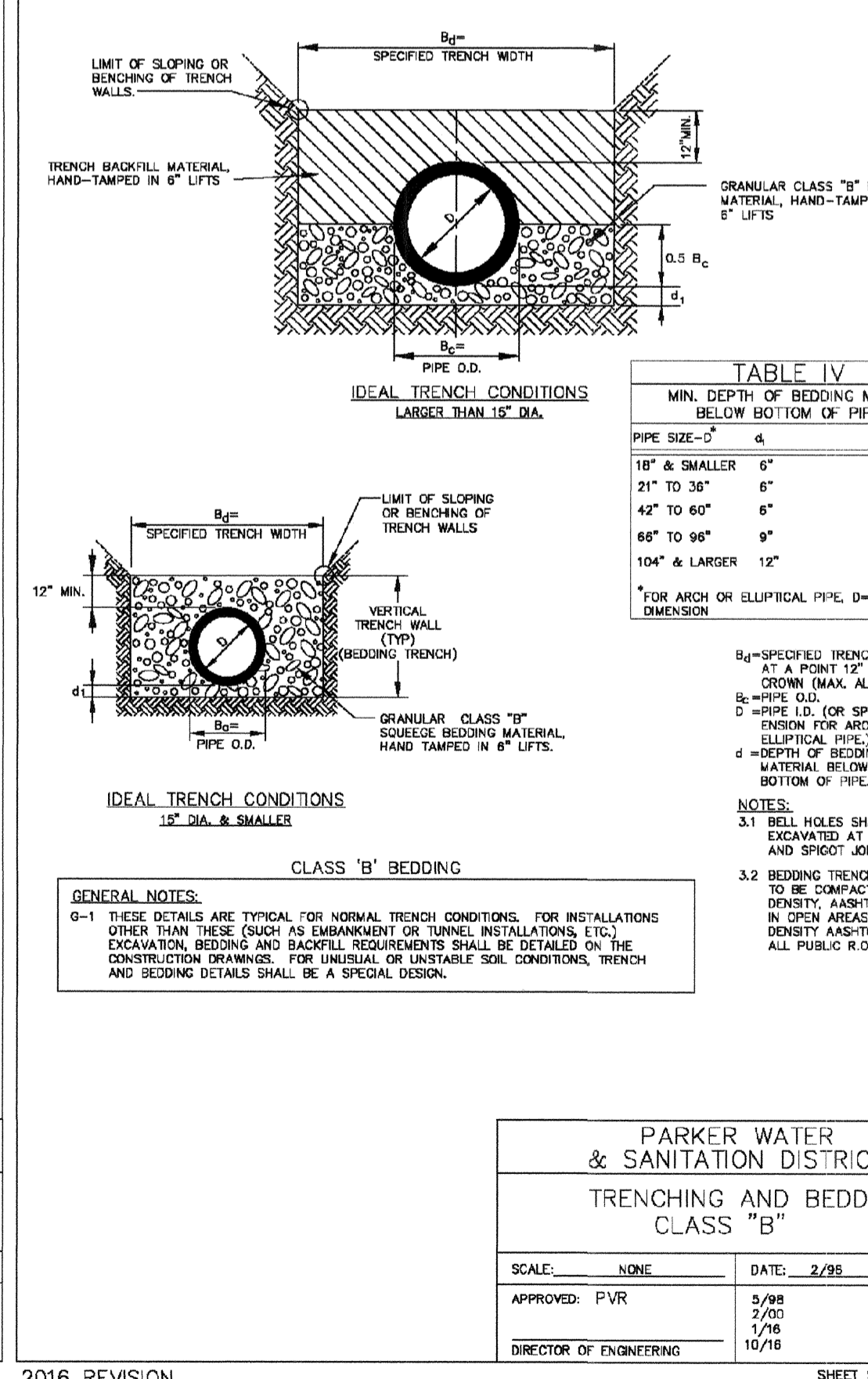
PARKER WATER & SANITATION DISTRICT	
MARKER POST DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 10/16 1/06 1/06 1/16
DIRECTOR OF ENGINEERING	



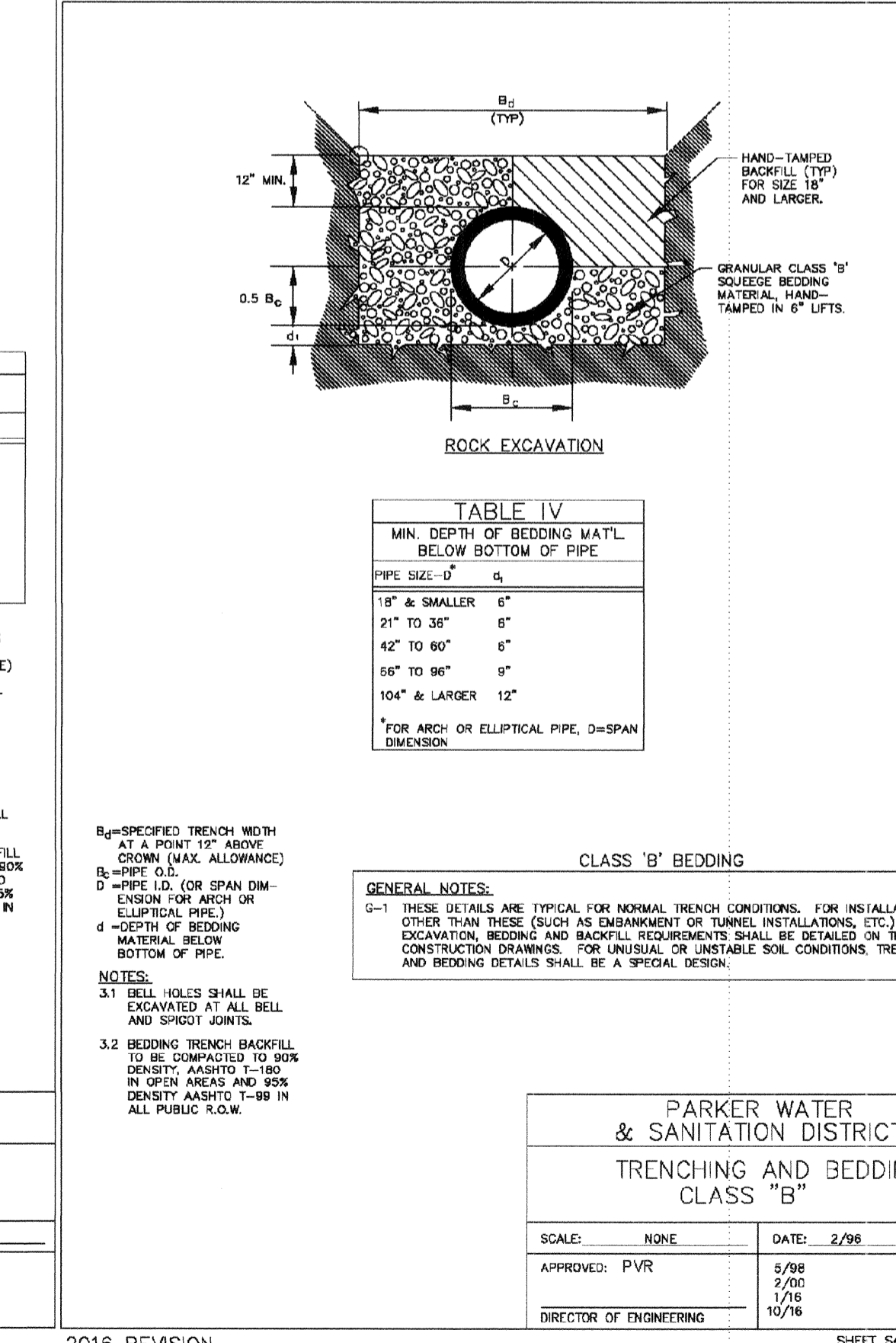
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SEWER TRENCHING AND BEDDING DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 1/16 10/16
DIRECTOR OF ENGINEERING	



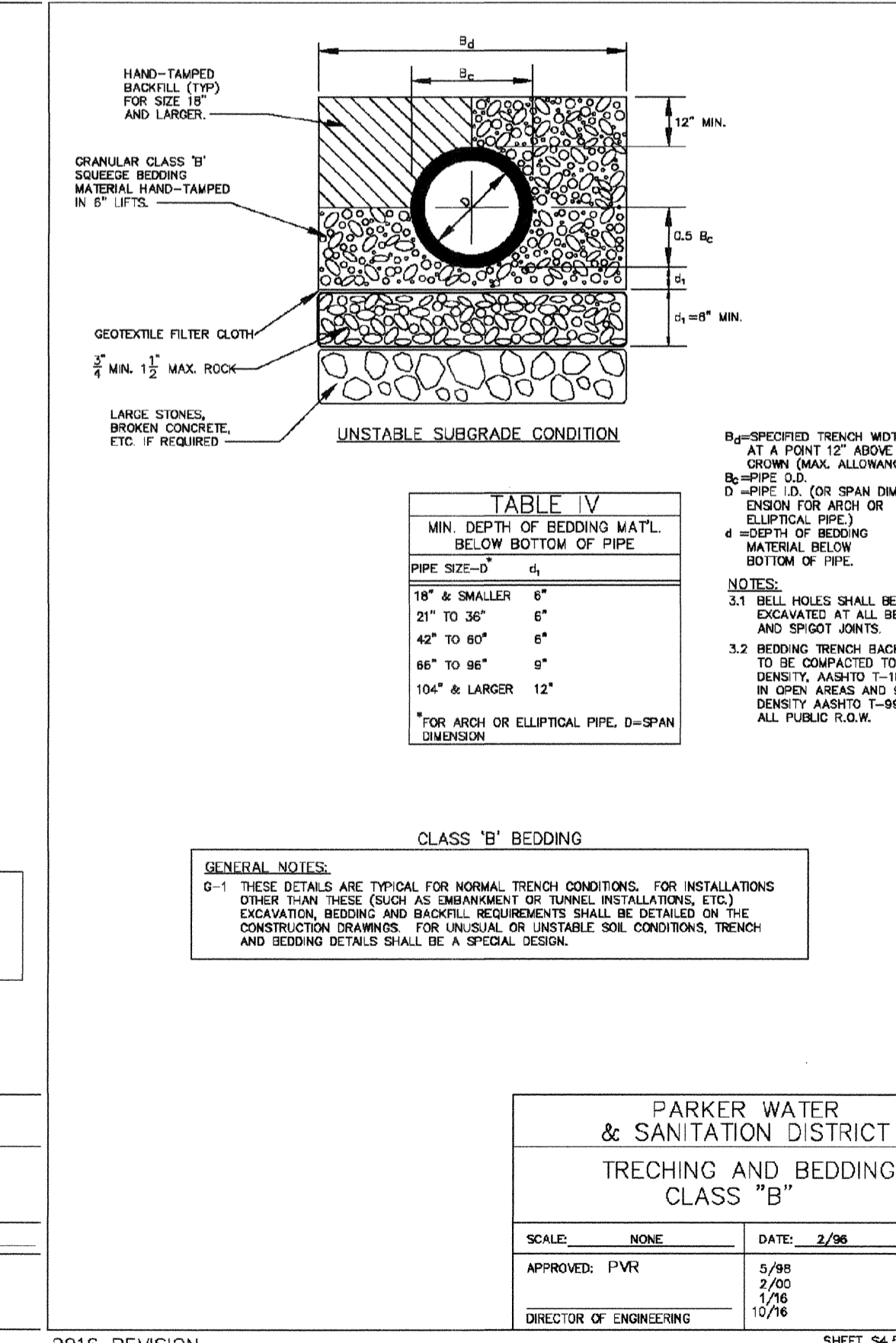
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TRENCHING AND BEDDING DETAIL - CLASS "A"	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	



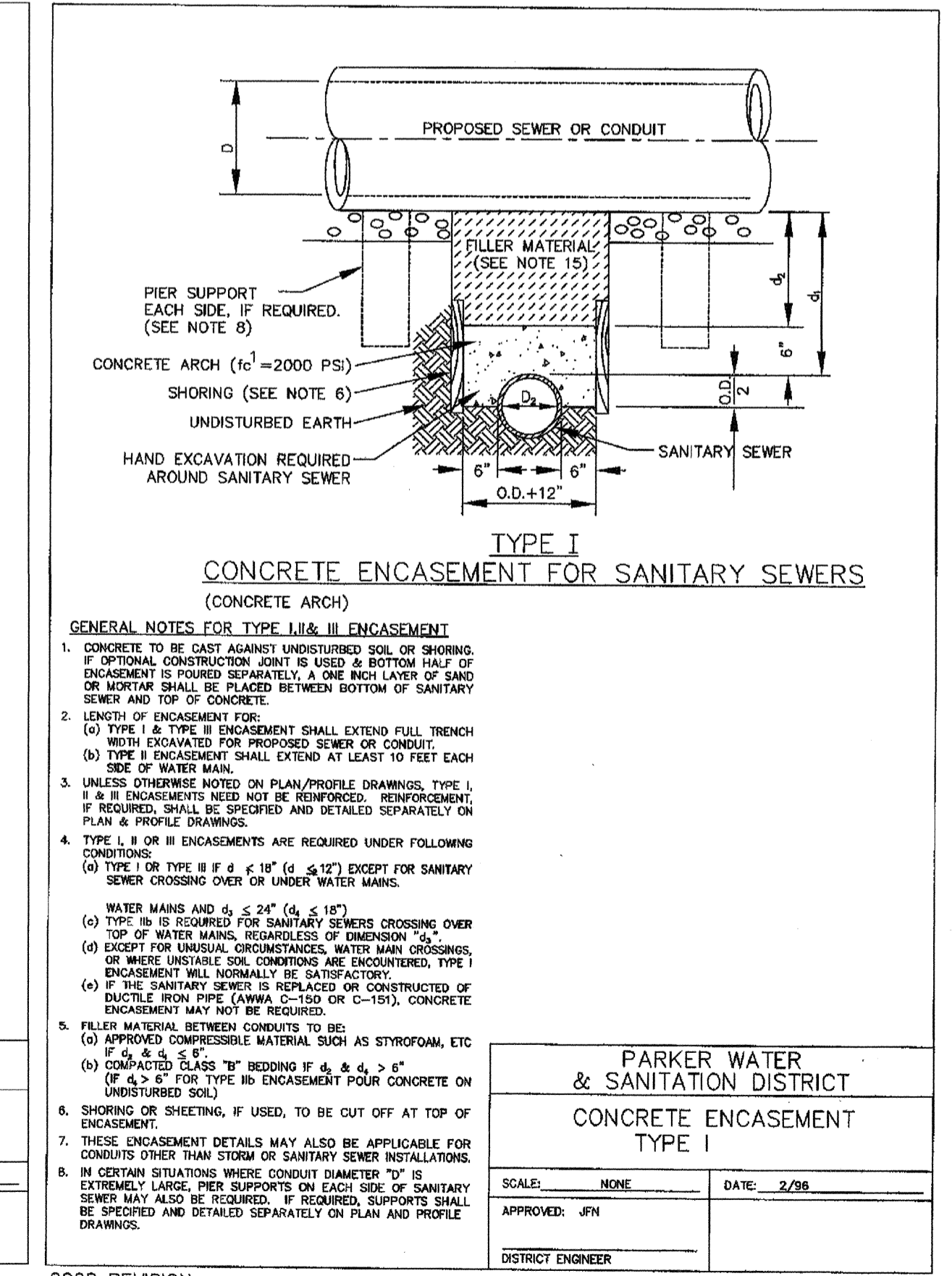
PARKER WATER & SANITATION DISTRICT	
TRENCHING AND BEDDING DETAIL - CLASS "B"	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 2/00 1/06 10/16
DIRECTOR OF ENGINEERING	



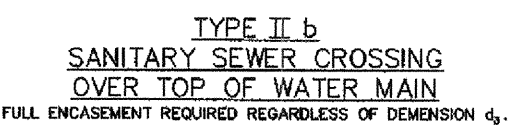
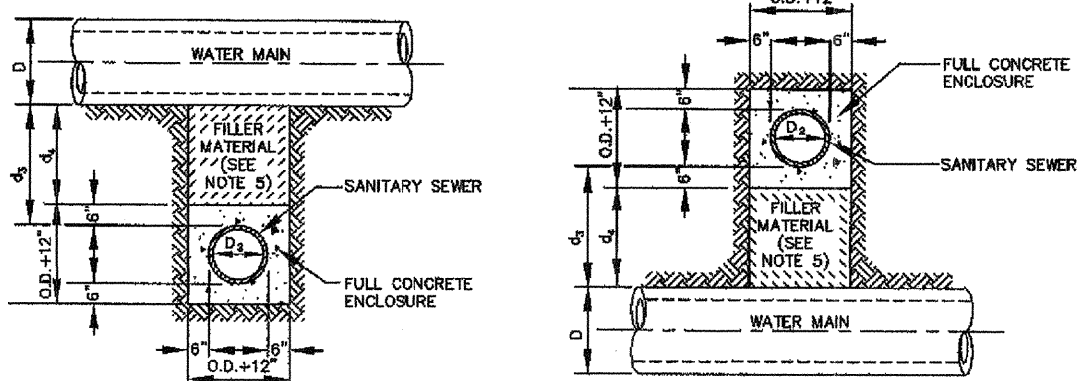
PARKER WATER & SANITATION DISTRICT	
TRENCHING AND BEDDING DETAIL - CLASS "B"	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 2/00 1/06 10/16
DIRECTOR OF ENGINEERING	



PARKER WATER & SANITATION DISTRICT	
TRENCHING AND BEDDING DETAIL - CLASS "B"	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 2/00 1/06 10/16
DIRECTOR OF ENGINEERING	



PARKER WATER & SANITATION DISTRICT	
CONCRETE ENCASEMENT TYPE I	
SCALE: NONE	DATE: 2/96
APPROVED: JFN	5/98 1/06 10/16
DISTRICT ENGINEER	

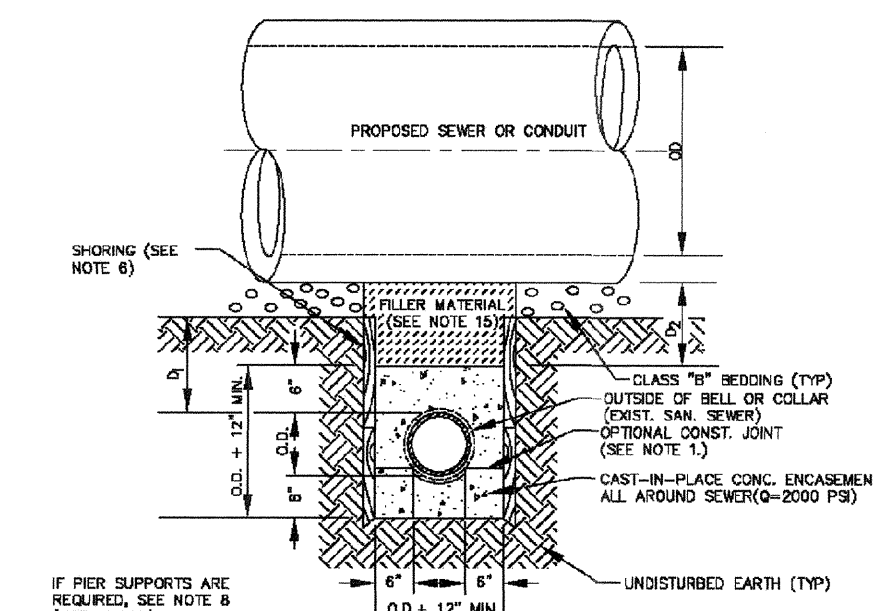


**TYPE II
CONCRETE ENCASMENT FOR SANITARY SEWERS
CROSSING OVER OR UNDER WATER MAIN**

- GENERAL NOTES FOR TYPE IIa & IIb ENCASMENT**
- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
 - LENGTH OF ENCASMENT FOR:
 - TYPE IIa & IIb ENCASMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
 - TYPE II ENCASMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
 - UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE IIa & IIb ENCASMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
 - TYPE IIa OR IIb ENCASMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
 - TYPE I OR TYPE II IF $d \leq 18"$ ($d \leq 12"$ EXCEPT FOR SANITARY SEWERS CROSSING OVER OR UNDER WATER MAINS).
 - TYPE IIa OR IIb IF $d \leq 24"$ ($d \leq 18"$).
 - TYPE IIb IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d .
 - EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASMENT WILL NORMALLY BE SATISFACTORY.
 - IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASMENT MAY NOT BE REQUIRED.
 - FILLER MATERIAL BETWEEN CONDUITS TO BE:
 - APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF $d \leq 4"$ & $s \leq 5"$.
 - COMPACTED LEAST 10" BEDDING IF $d \leq 4"$ & $s \leq 5"$ (OF 4.2' FOR TYPE IIb ENCASMENT POUR CONCRETE ON UNDISTURBED SOIL).
 - SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASMENT.
 - THESE ENCASMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
 - IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIER SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.

PARKER WATER & SANITATION DISTRICT	
CONCRETE ENCASMENT TYPE II	
SCALE: NONE	DATE: 2/06
APPROVED: JFN	5/08 4/01 1/09
DISTRICT ENGINEER	

2008 REVISION SHEET 7

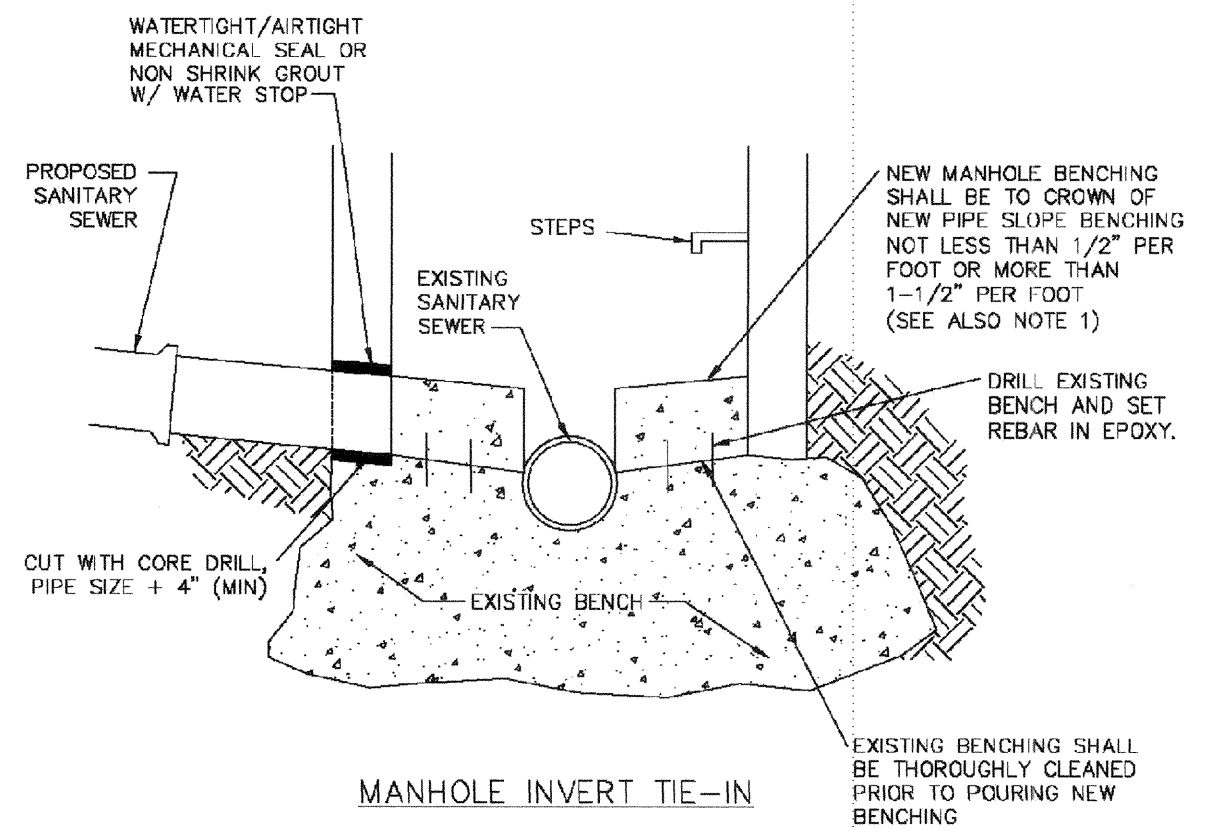


**TYPE III
CONCRETE ENCASMENT FOR SANITARY SEWERS
(FULL ENCASMENT) NO SCALE**

- GENERAL NOTES FOR TYPE III ENCASMENT**
- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
 - LENGTH OF ENCASMENT FOR:
 - TYPE I & II ENCASMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
 - TYPE III ENCASMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
 - UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE III ENCASMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, TO BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
 - TYPE I, II OR III ENCASMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
 - TYPE I OR TYPE III IF $d \leq 18"$ ($d \leq 12"$ EXCEPT FOR SANITARY SEWERS CROSSING OVER OR UNDER WATER MAINS).
 - TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d .
 - TYPE III IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d .
 - EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASMENT WILL NORMALLY BE SATISFACTORY.
 - IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASMENT MAY NOT BE REQUIRED.
 - FILLER MATERIAL BETWEEN CONDUITS TO BE:
 - PROVIDE COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF $d \leq 4"$ & $s \leq 5"$.
 - COMPACTED LEAST 10" BEDDING IF $d \leq 4"$ & $s \leq 5"$ (IF $d > 6"$ FOR TYPE III ENCASMENT POUR CONCRETE ON UNDISTURBED SOIL).
 - SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASMENT.
 - THESE ENCASMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
 - IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIER SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
 - CONCRETE ENCASED PIPING SHALL BE LINED WITH FELT LAYER.

PARKER WATER & SANITATION DISTRICT	
CONCRETE ENCASMENT TYPE III	
SCALE: NONE	DATE: 2/06
APPROVED: PVR	5/08 1/15 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET 54.8



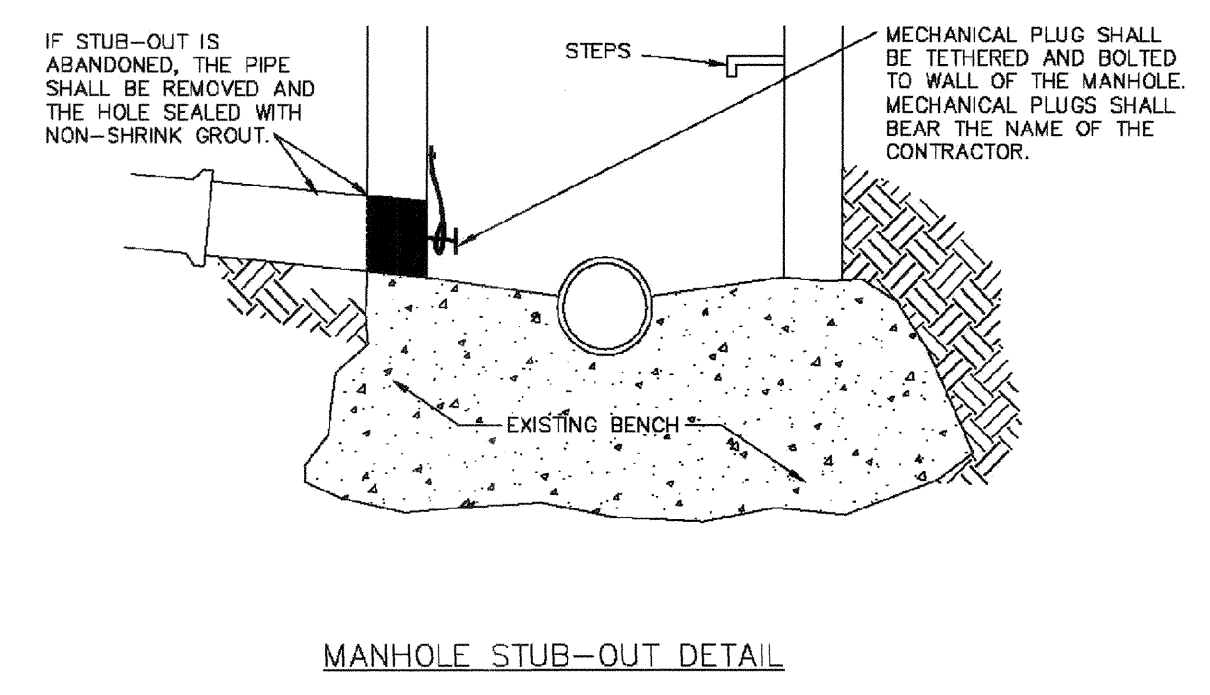
MANHOLE INVERT TIE-IN DETAIL

SCALE: NONE DATE: 2/06

APPROVED: PVR 1/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET 54.9



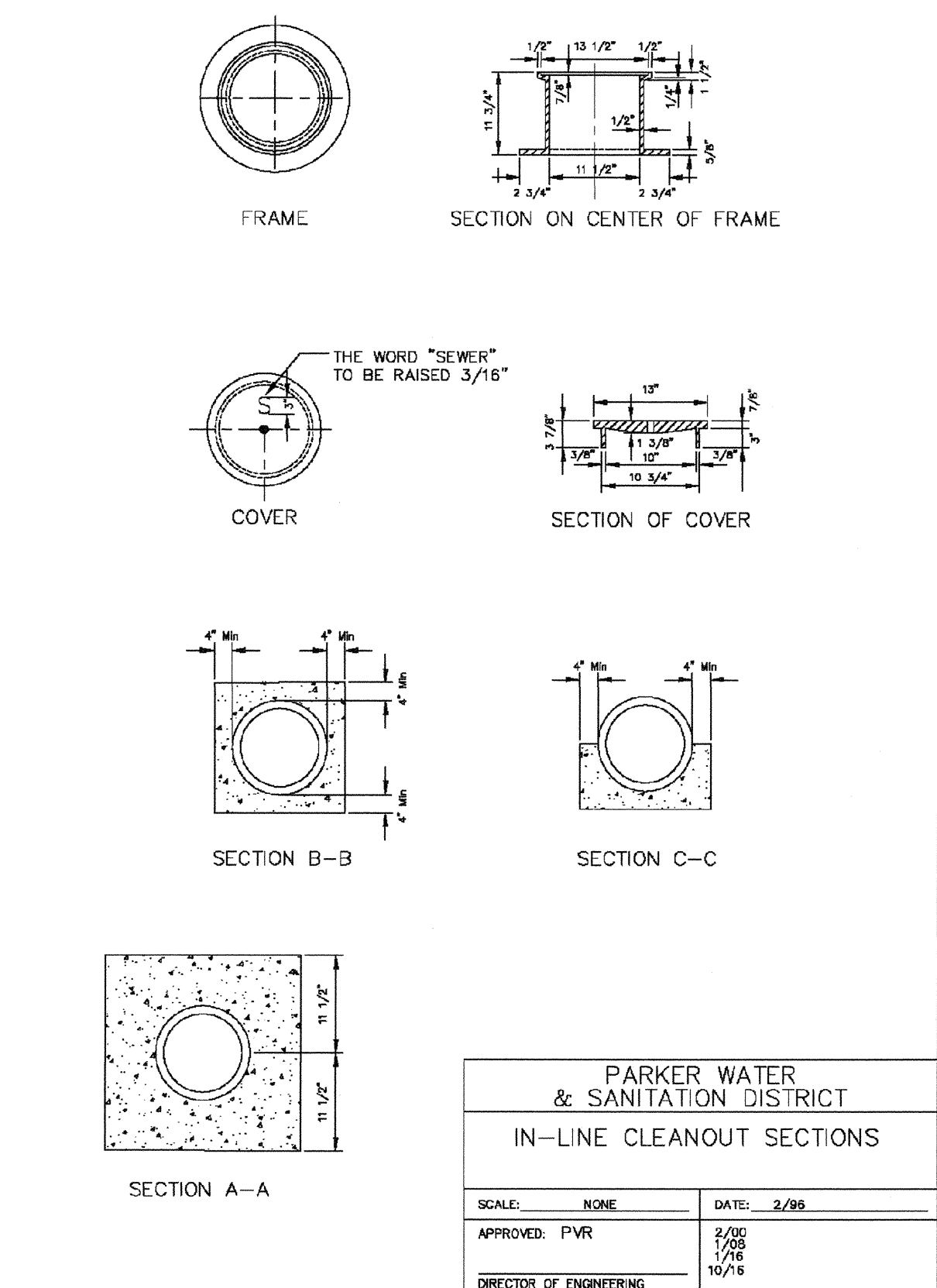
MANHOLE STUB-OUT DETAIL

SCALE: NONE DATE: 2/06

APPROVED: PVR 1/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET 54.10



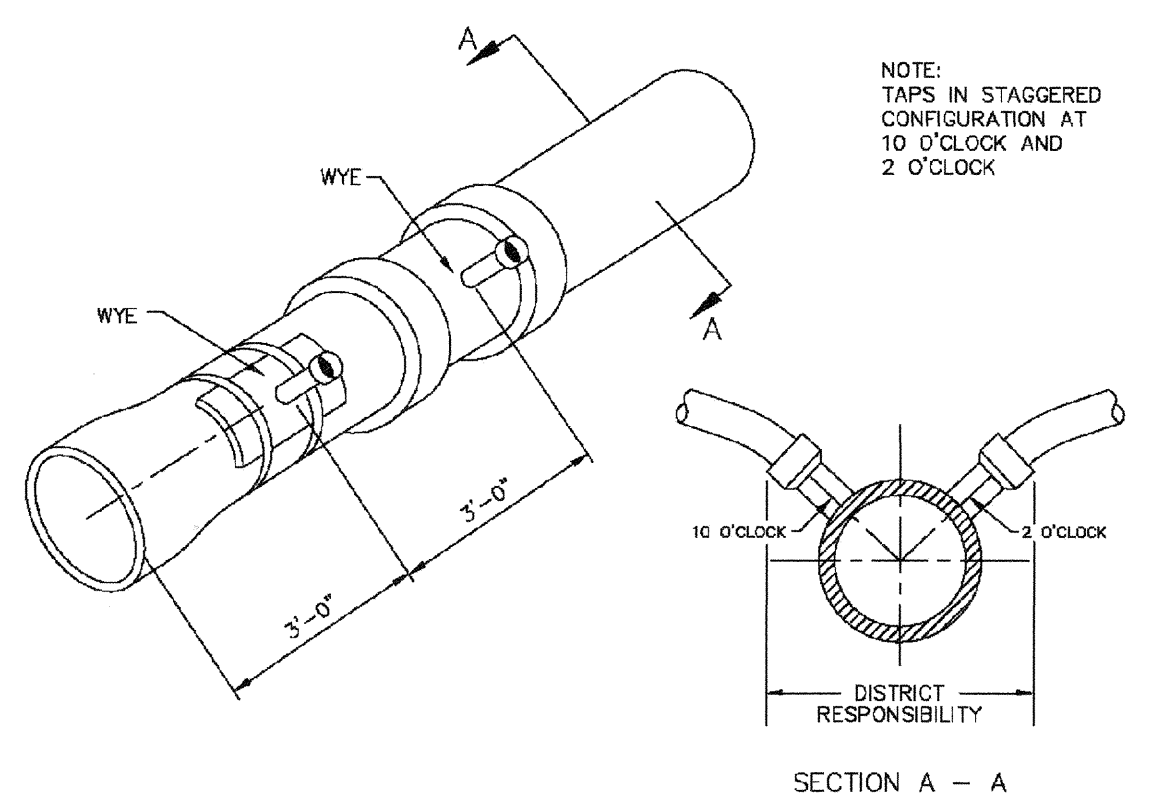
IN-LINE CLEANOUT SECTIONS

SCALE: NONE DATE: 2/06

APPROVED: PVR 1/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET 54.12



Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock position on the circumference of the sewer main. On new installations, tee or wye fittings shall be used. When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum distance between service connections made along the pipe shall be 3 feet. The minimum distance from either the bell or spigot end of a pipe shall be 3 feet. The minimum distance from the center of a manhole to a service connection shall be either 7 feet or the transition point from the manhole trench to the normal pipe trench, whichever is greater. A maximum of 4 sewer service connections shall be allowed per 20 foot length of pipe. In all cases, a specific soils investigation should be conducted to assure that the external loading will be within allowable limits regardless of the number of taps involved.

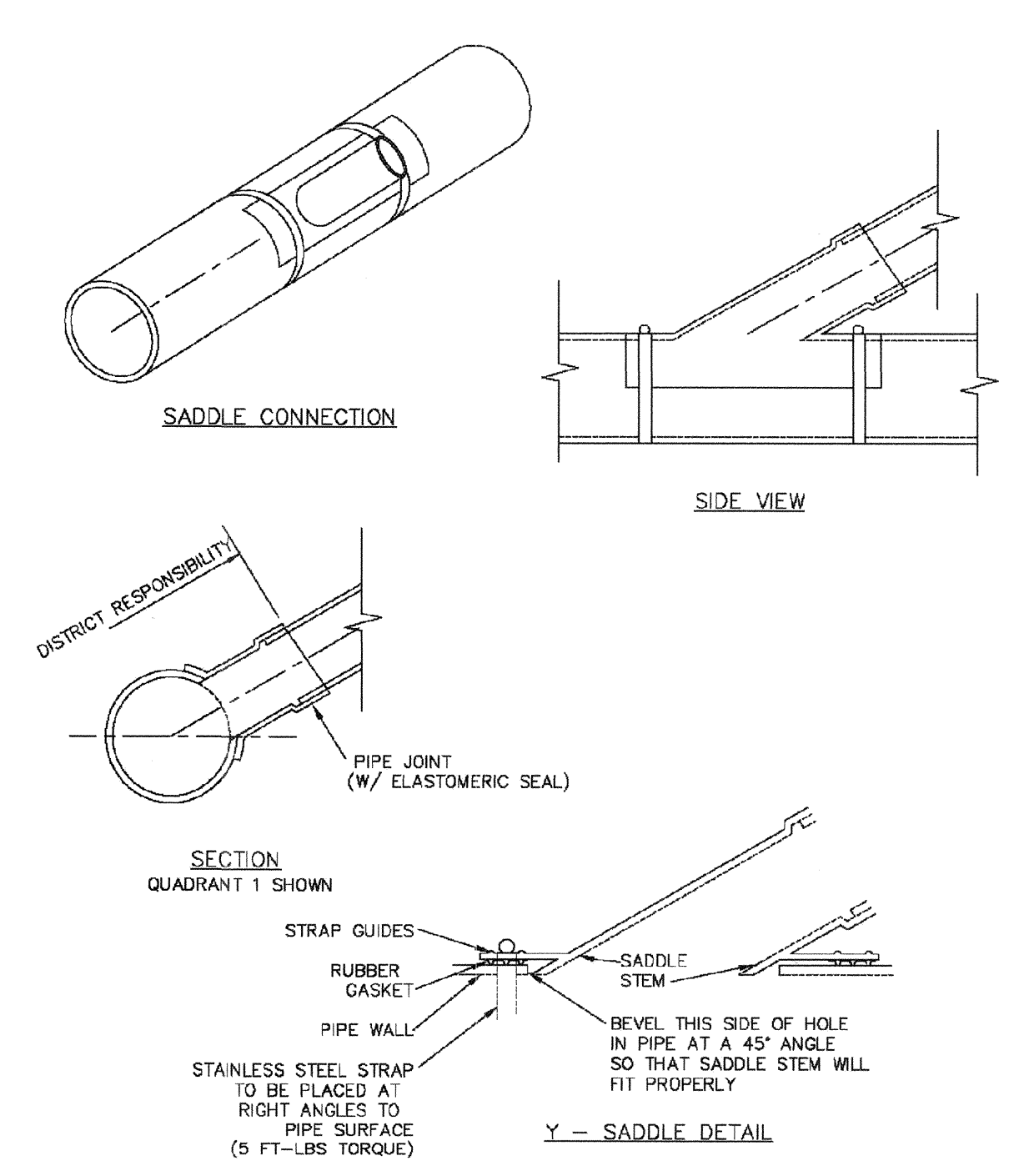
DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE DATE: 2/06

APPROVED: PVR 4/01 1/09

DIRECTOR OF ENGINEERING

2016 REVISION SHEET 54.13



P.V.C. SADDLE CONNECTION DETAIL

SCALE: NONE DATE: 2/06

APPROVED: PVR 1/16 10/16

DIRECTOR OF ENGINEERING

2016 REVISION SHEET 54.14

APPROVED
APR 02 2019
PARKER WATER AND
SANITATION DISTRICT

N:\PROJECTS\HSS\PROJECTS\ENGINEERING\2018\SET\DWG\SEWER\SANITARY SEWER DETAILS.DWG, T.M.C., 2/27/2018 8:41 PM

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

SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJ	DATE: OCTOBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY CONSTRUCTION DRAWINGS SANITARY SEWER DETAILS	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	CIVIL CONSULTANTS	Revisions	No.	Date	Appr.	Date
				APPROVED: PVR	DATE: 1/16 10/16					DIRECTOR OF ENGINEERING				

20

INSPECTION POLICY:

1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FAILS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE AND A RE-INSPECTION FEE CHARGED.
4. SHOULD THE SERVICE LINES BE DAMAGED BY LATER CONSTRUCTION, AN INSPECTION OF THE REPAIR WILL BE REQUIRED IN ACCORDANCE WITH NOTES 1 AND 2 ABOVE.
5. THE CONTRACTOR SHALL LEAVE ALL PIPE AND FITTINGS EXPOSED FOR THE INSPECTOR TO OBSERVE. INSPECTORS WILL NOT ENTER ANY EXCAVATIONS TO CHECK MATERIALS. THE TOP LAYER OF BEDDING CAN BE ADDED AFTER THE INSPECTION HAS BEEN COMPLETED.
6. ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.
7. LOTS WITHOUT BUILDING ADDRESSES BEFORE DISTRICT INSPECTION OR METER SET WILL FAIL AUTOMATICALLY.
8. CONTRACTOR MUST BE PRESENT AT TIME OF INSPECTION, UNLESS COORDINATED WITH DISTRICT INSPECTOR.

INSTALLATION NOTES:

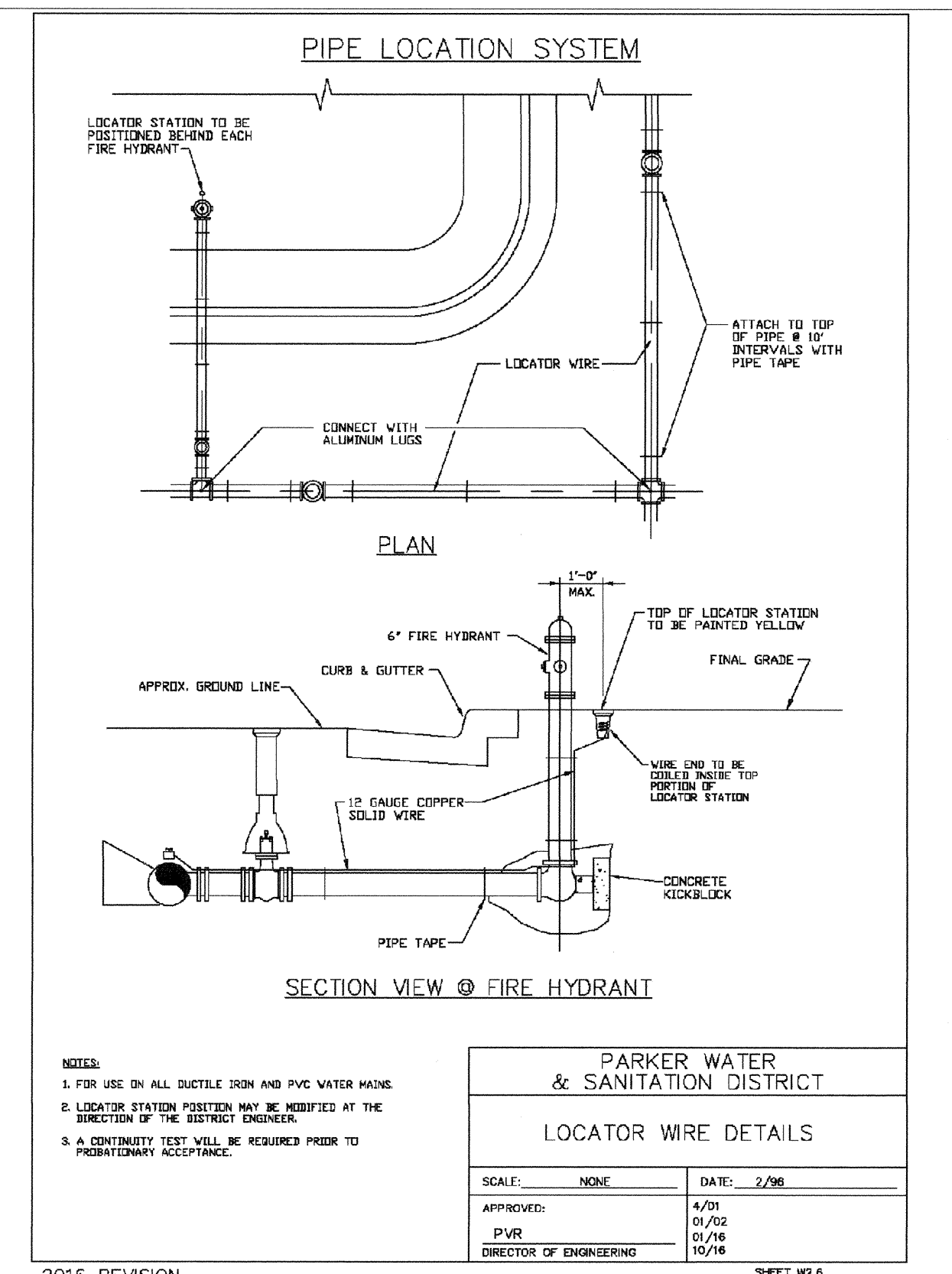
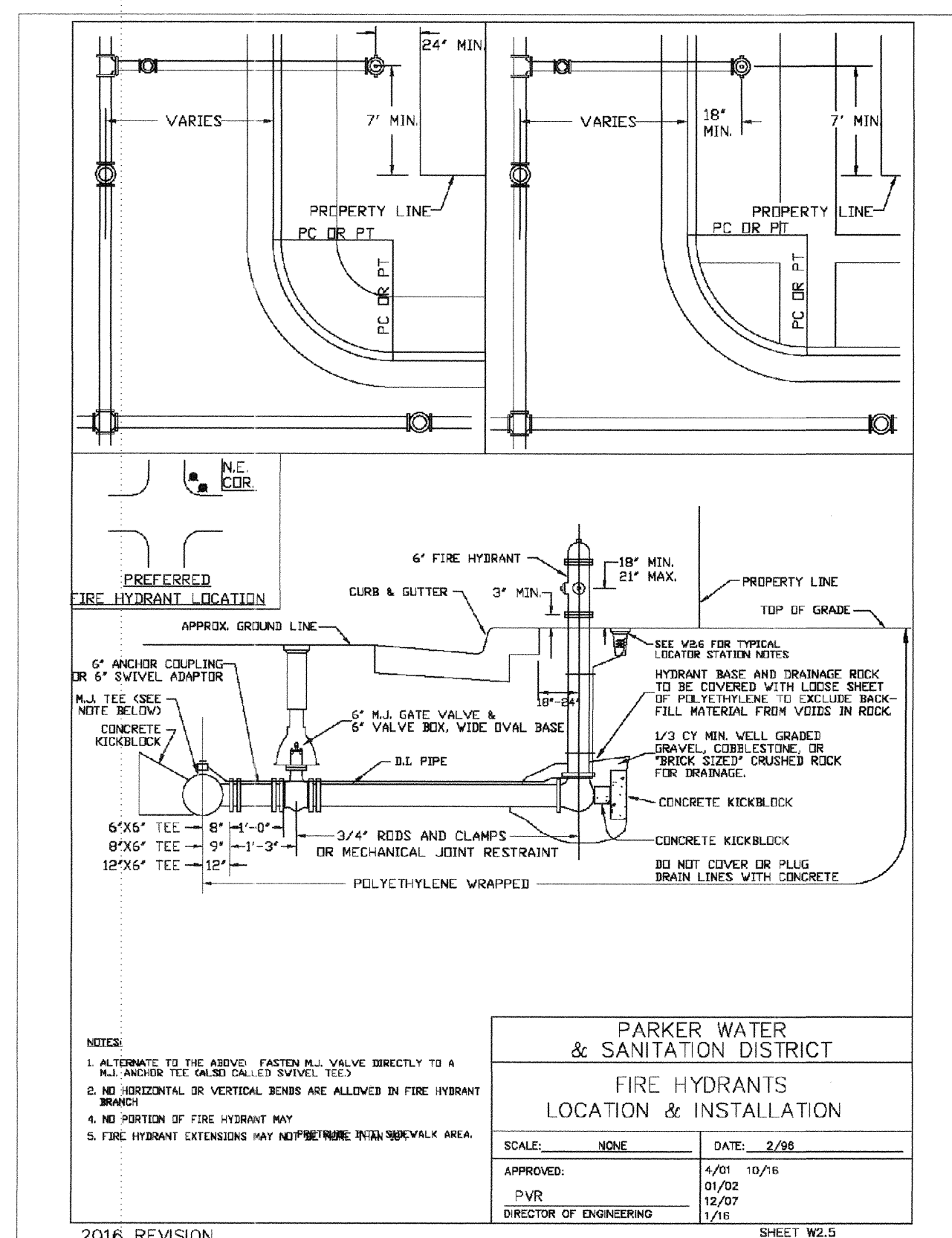
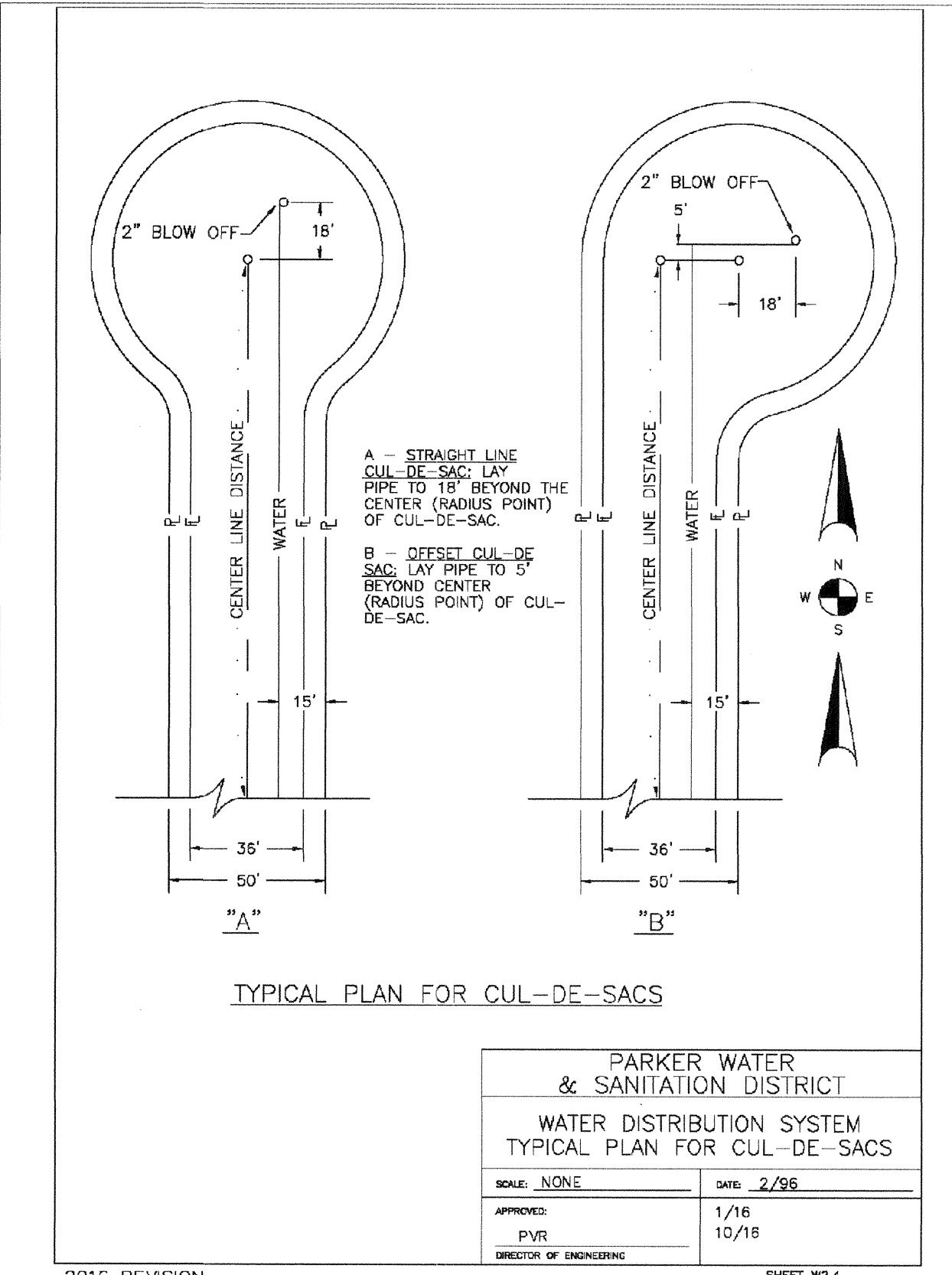
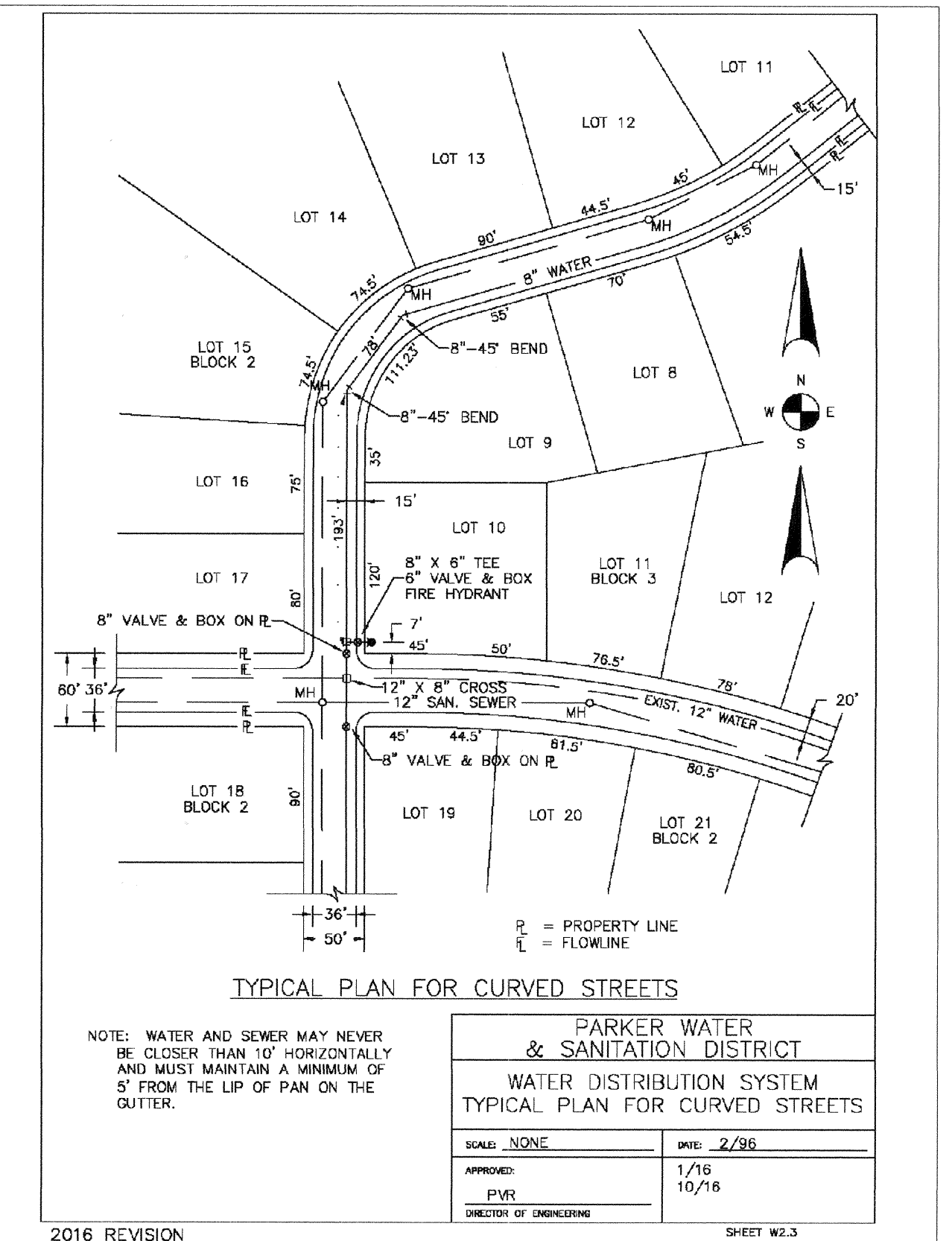
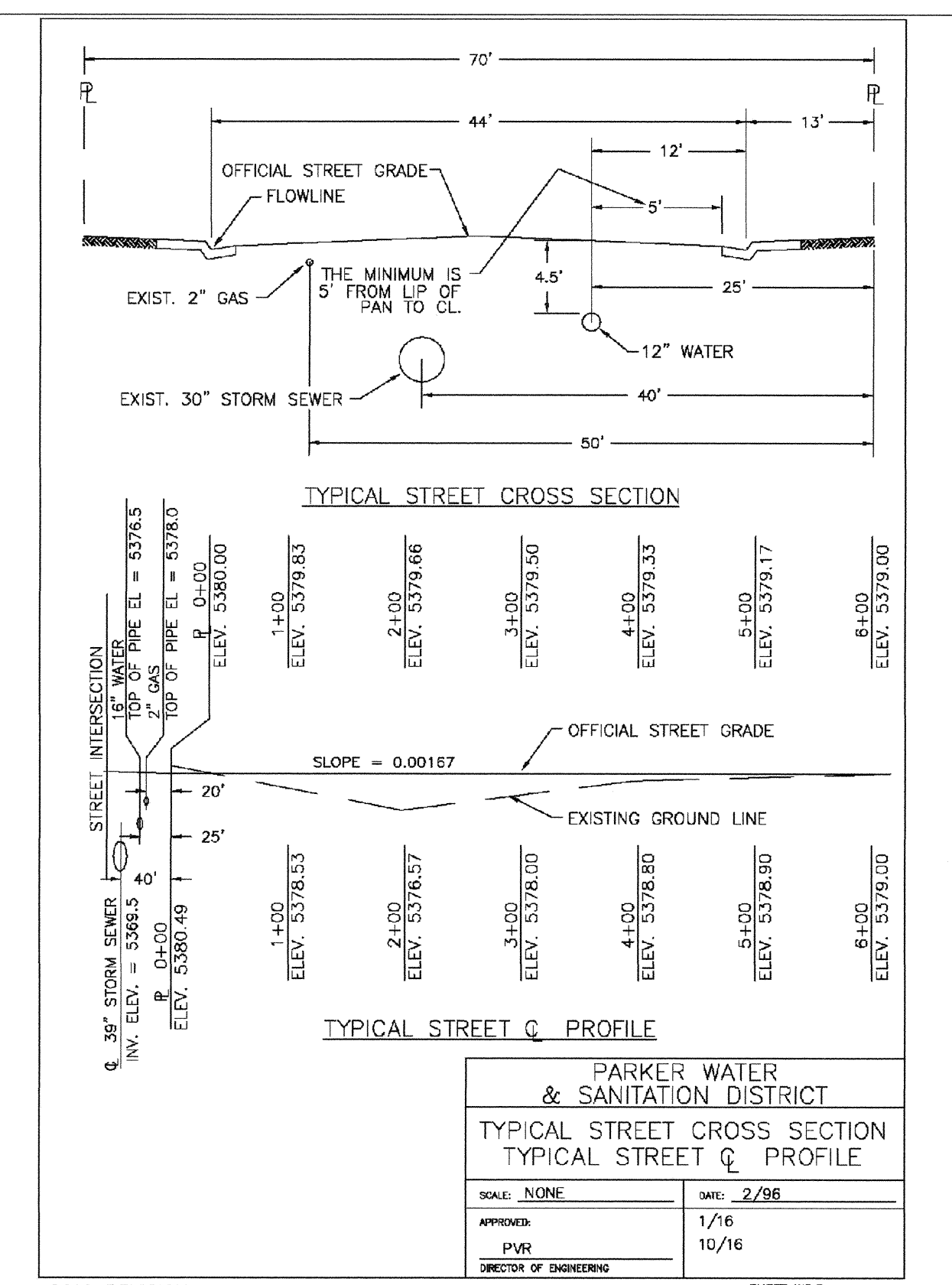
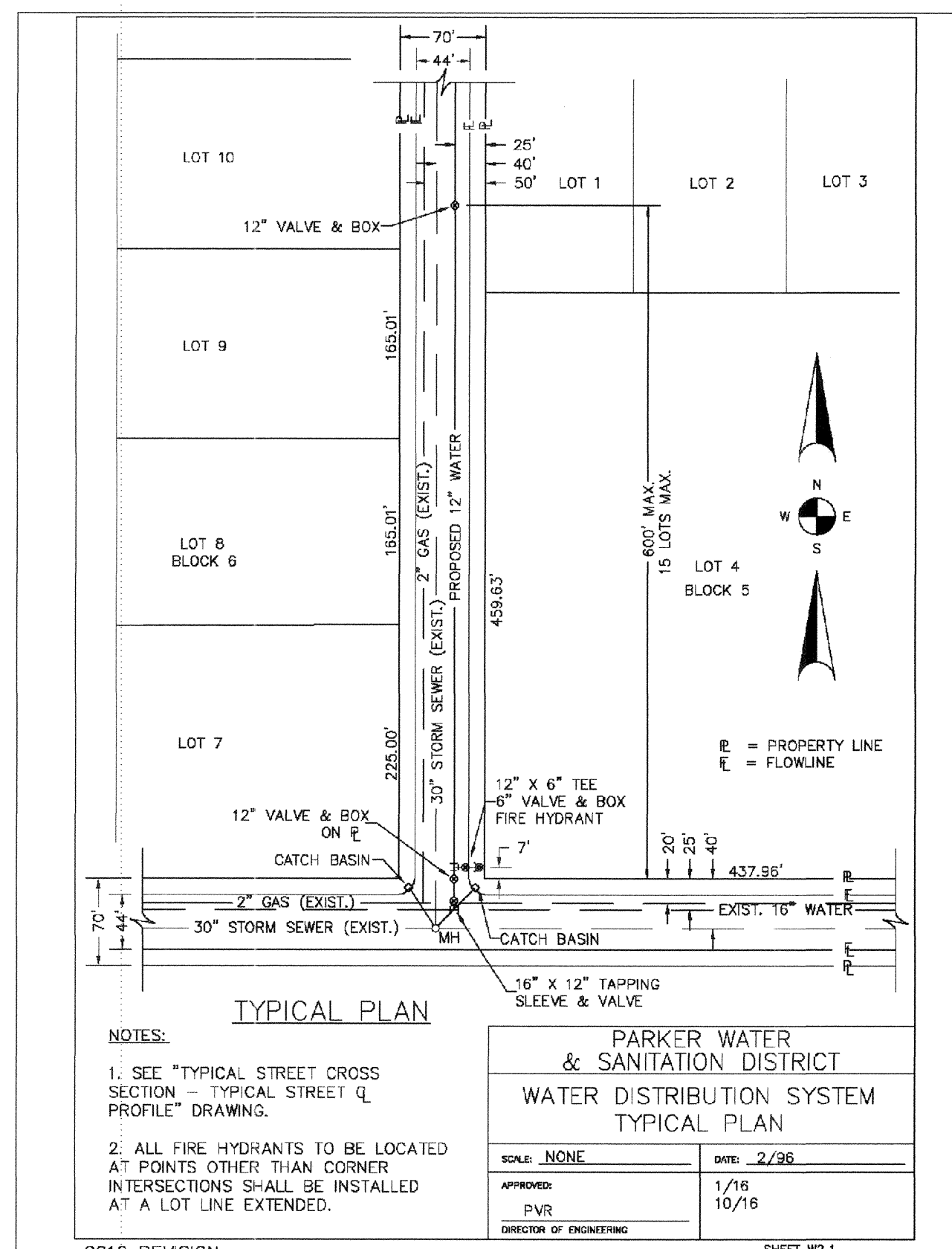
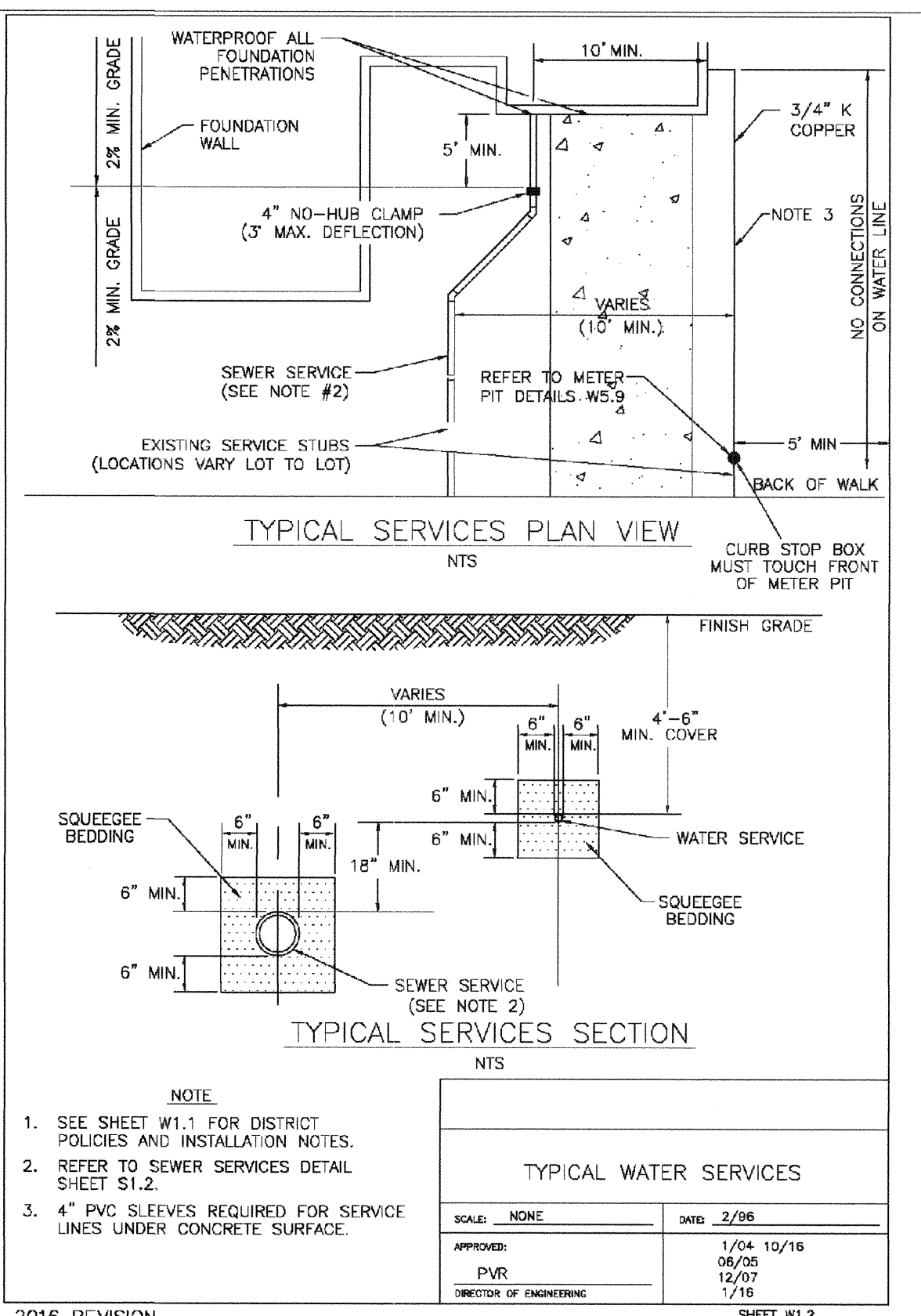
WATER

1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING, (3/4" MIN.)
2. APPROVED BEDDING TO BE SQUEEGEE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE SUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSO PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
4. A WATER SERVICE WHICH CROSSES A SEWER SERVICE CAN DO SO ONLY AT A 45-90° ANGLE. WATER SERVICES SHALL BE LOCATED A MINIMUM OF 18" ABOVE SEWER SERVICE.
5. WATER SERVICE FOUNDATION PENETRATIONS SHALL BE WATERPROOFED USING MASTIC OR OTHER APPROVED METHOD. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT, IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
7. MOVED CURB BOXES MUST BE INSPECTED BY PWSO PRIOR TO BURIAL.
8. WATERLINE MUST BE ATTACHED TO A SUPPORT BOARD THAT IS MOUNTED TO THE WALL.
9. NO VOIDS ALLOWED UNDER WATERLINES FROM STOP BOX TO FOUNDATION.
10. CURBSTOP BOXES AND METER PITS CANNOT BE IN DRIVEWAYS.
11. ONLY 3/4" (JUMPER) PIPES (RESIDENCES) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"Y" FOR WATER SERVICES
13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSO PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

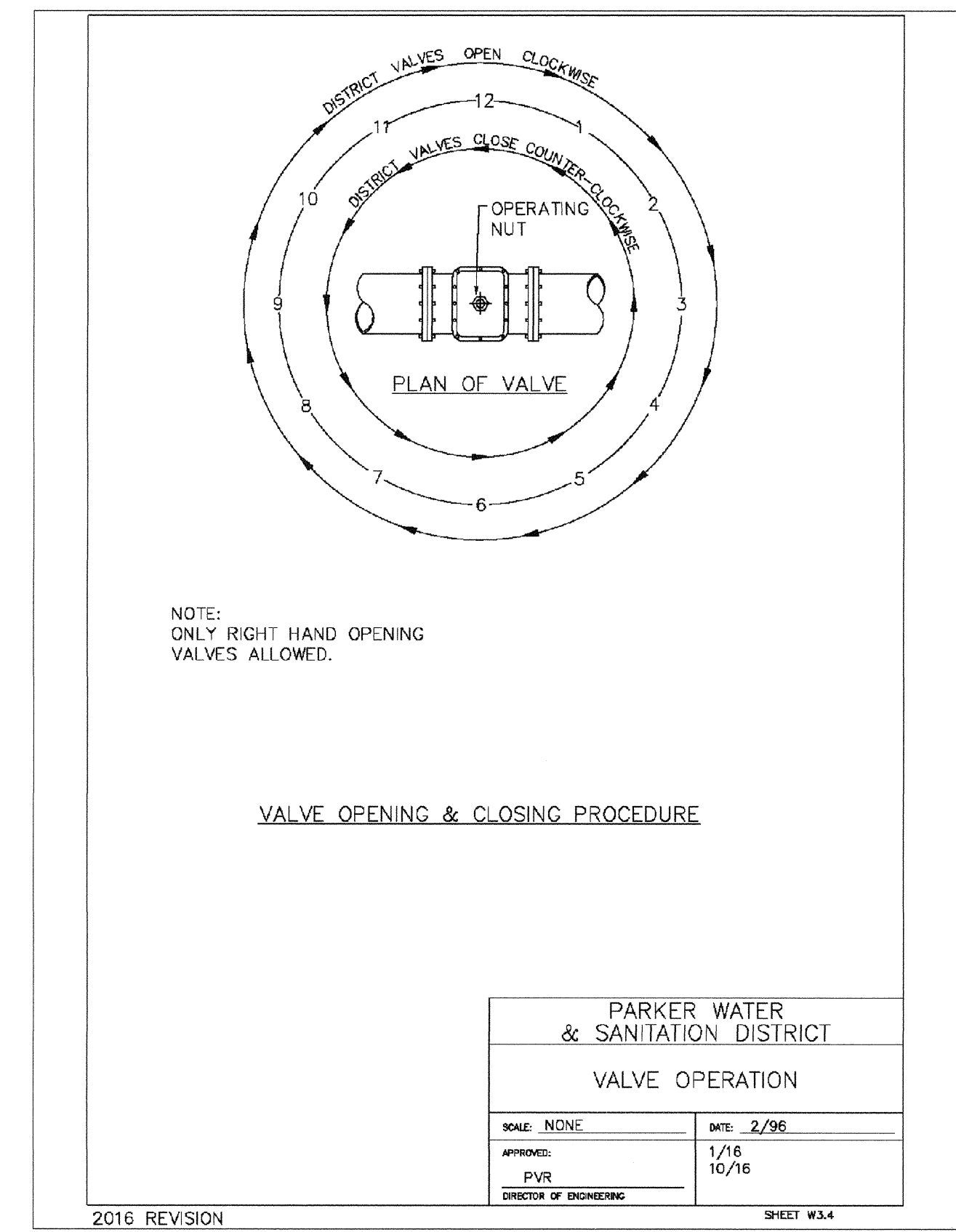
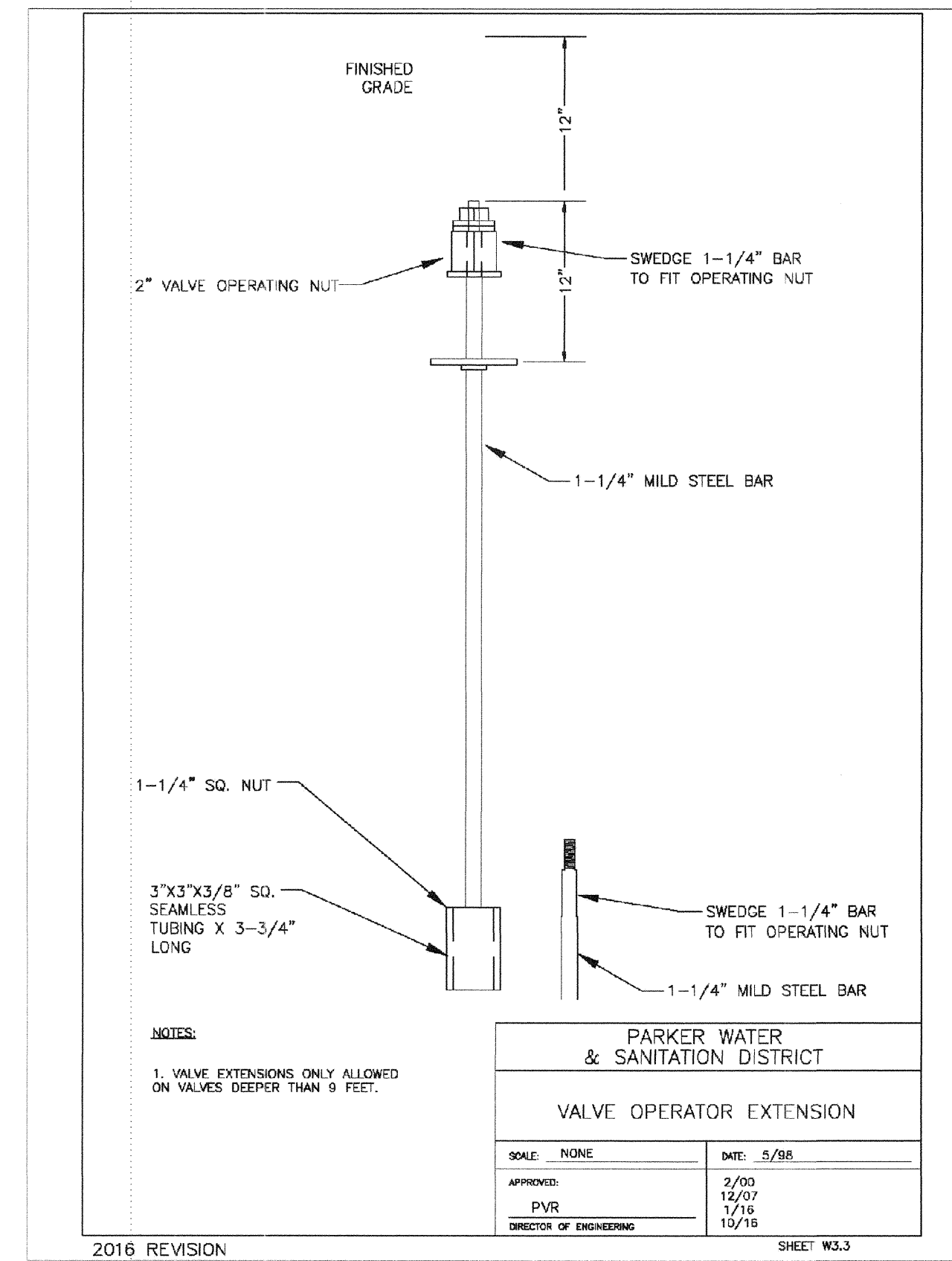
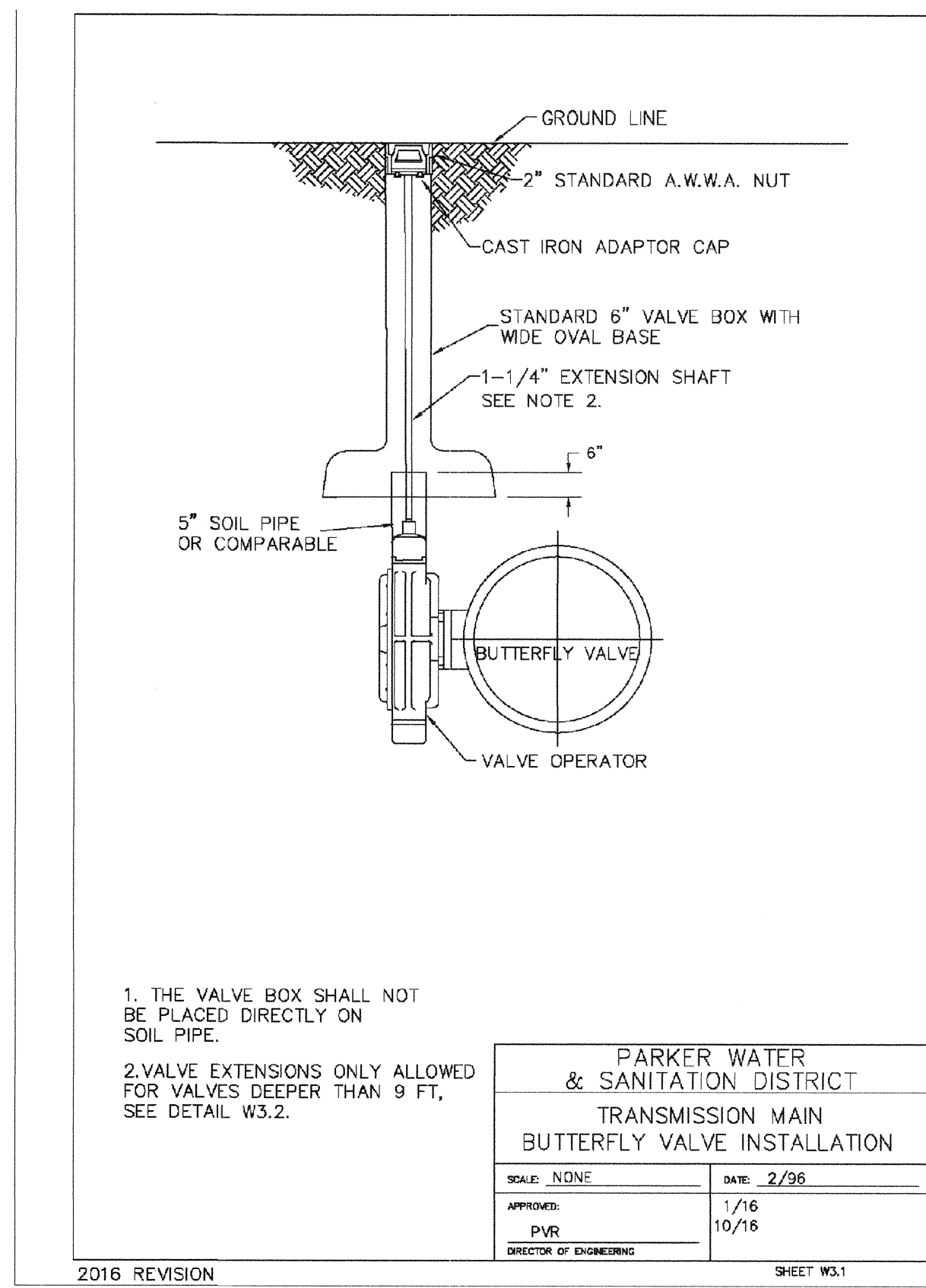
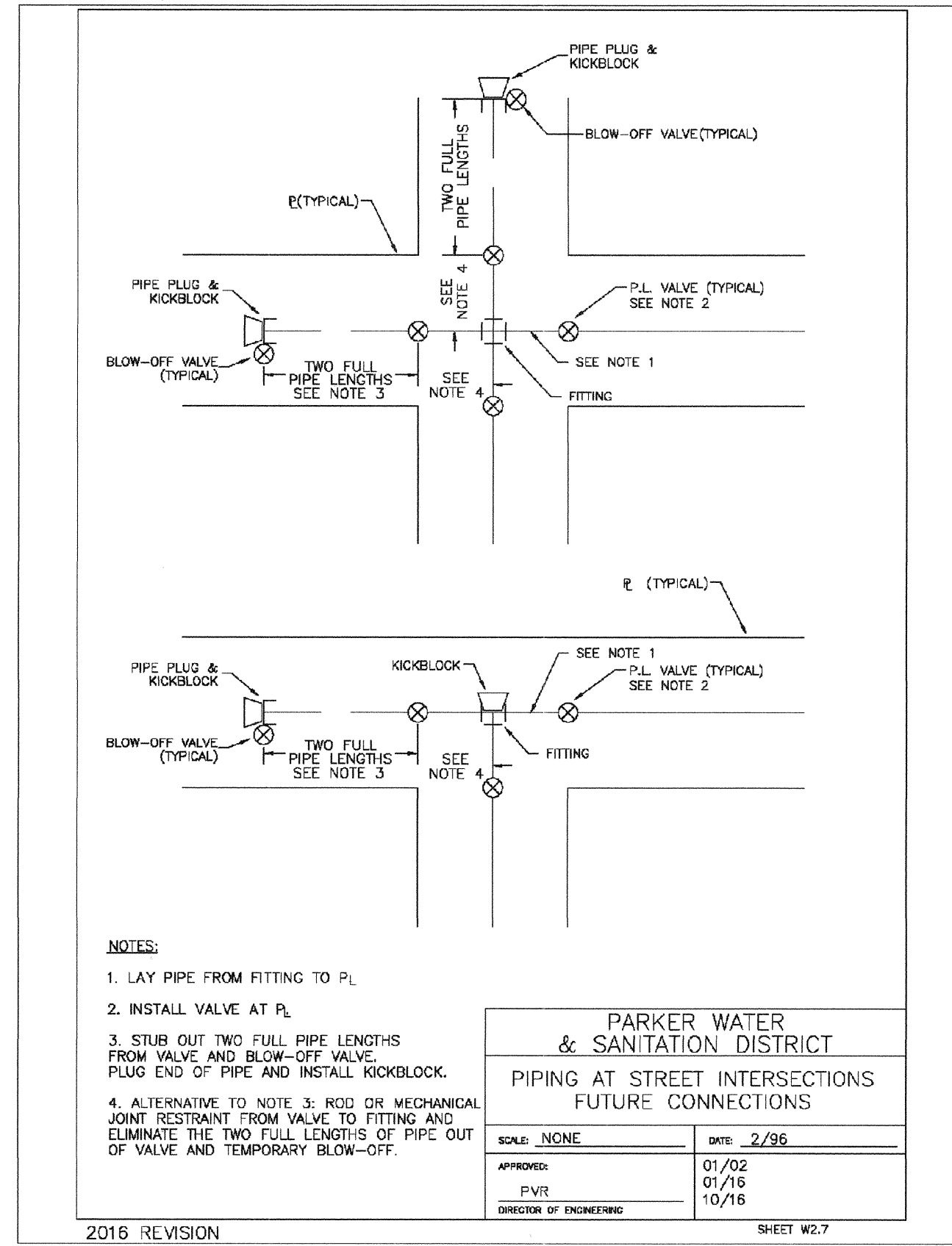
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/04 1/16
PVR	1/18 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W1.1

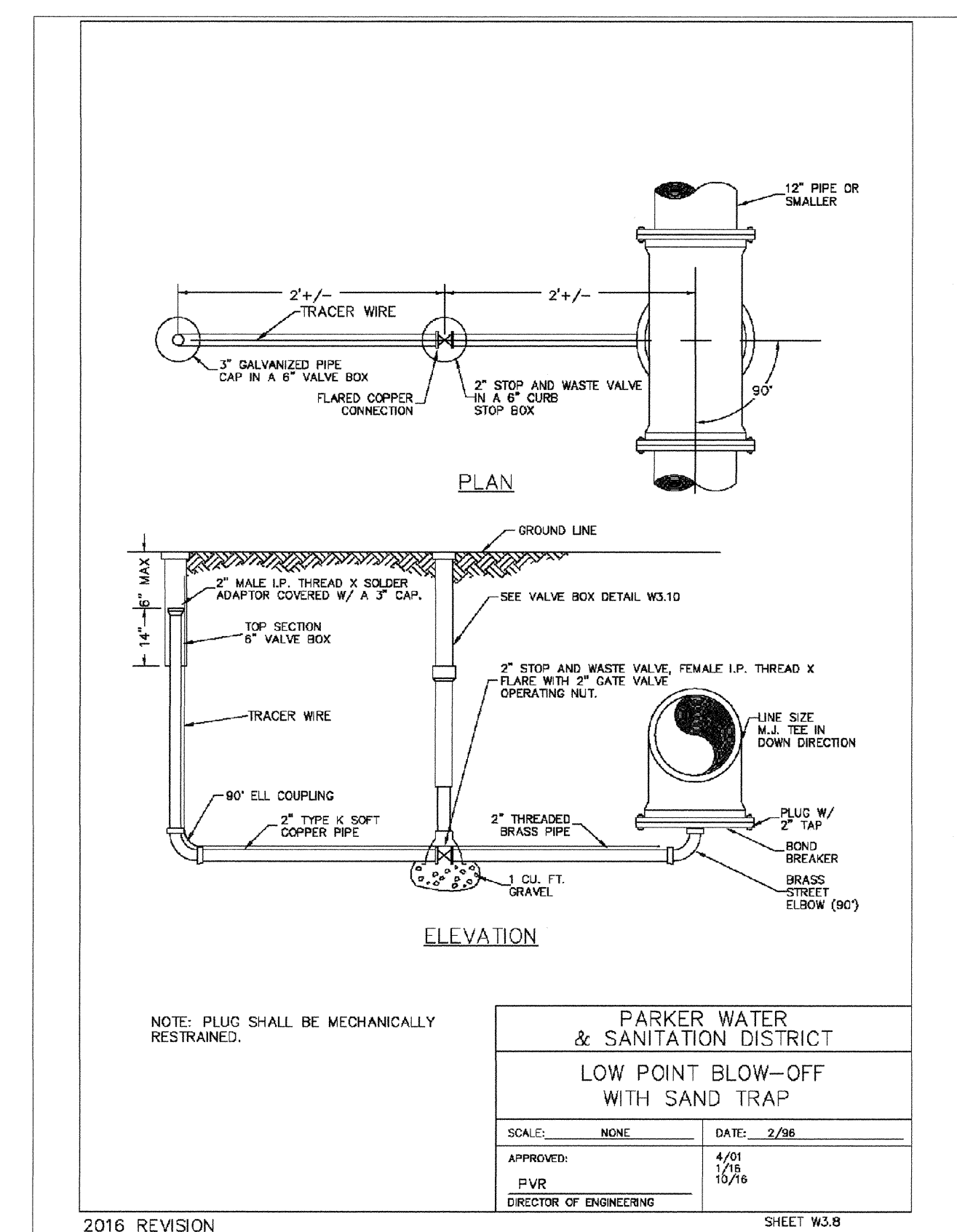
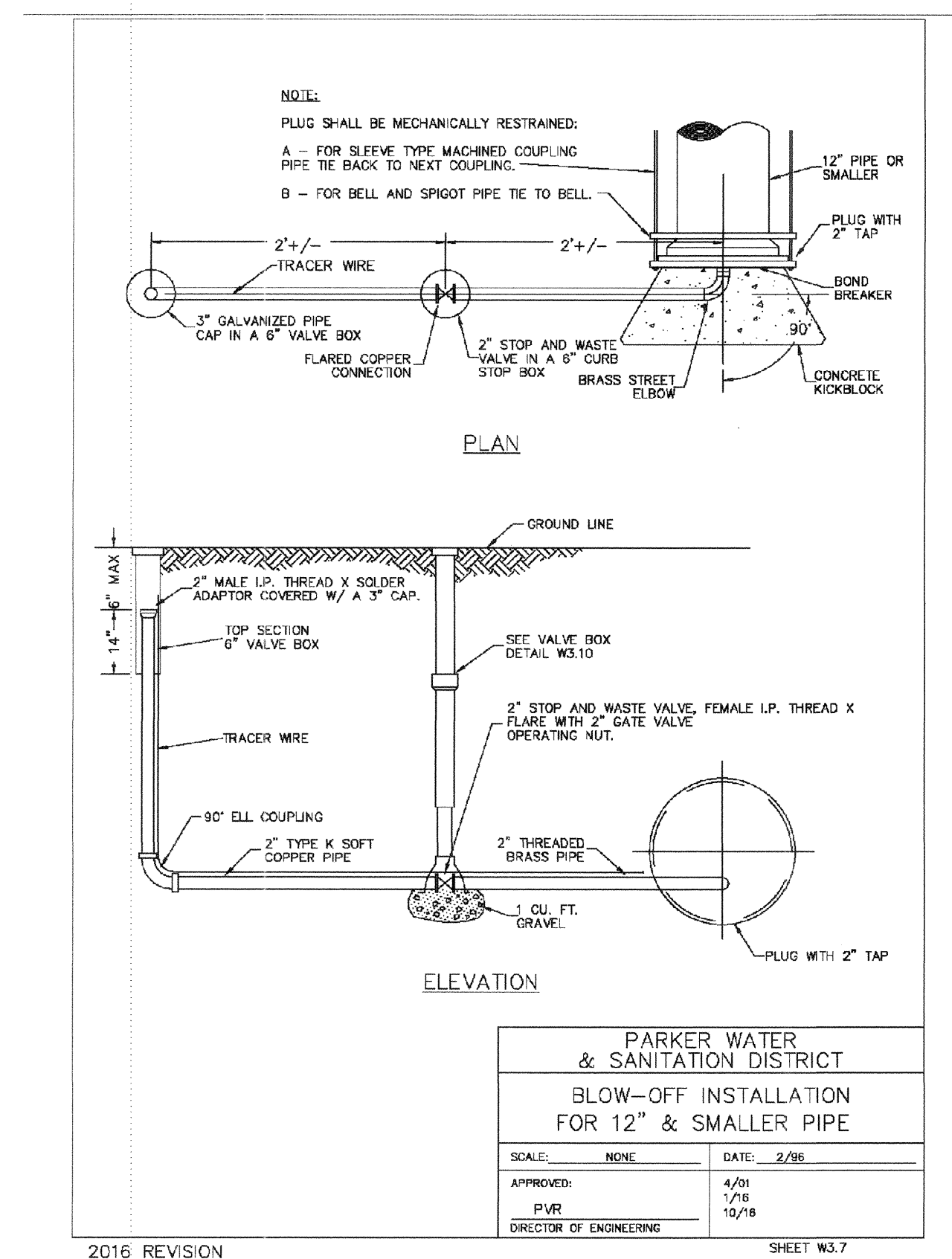
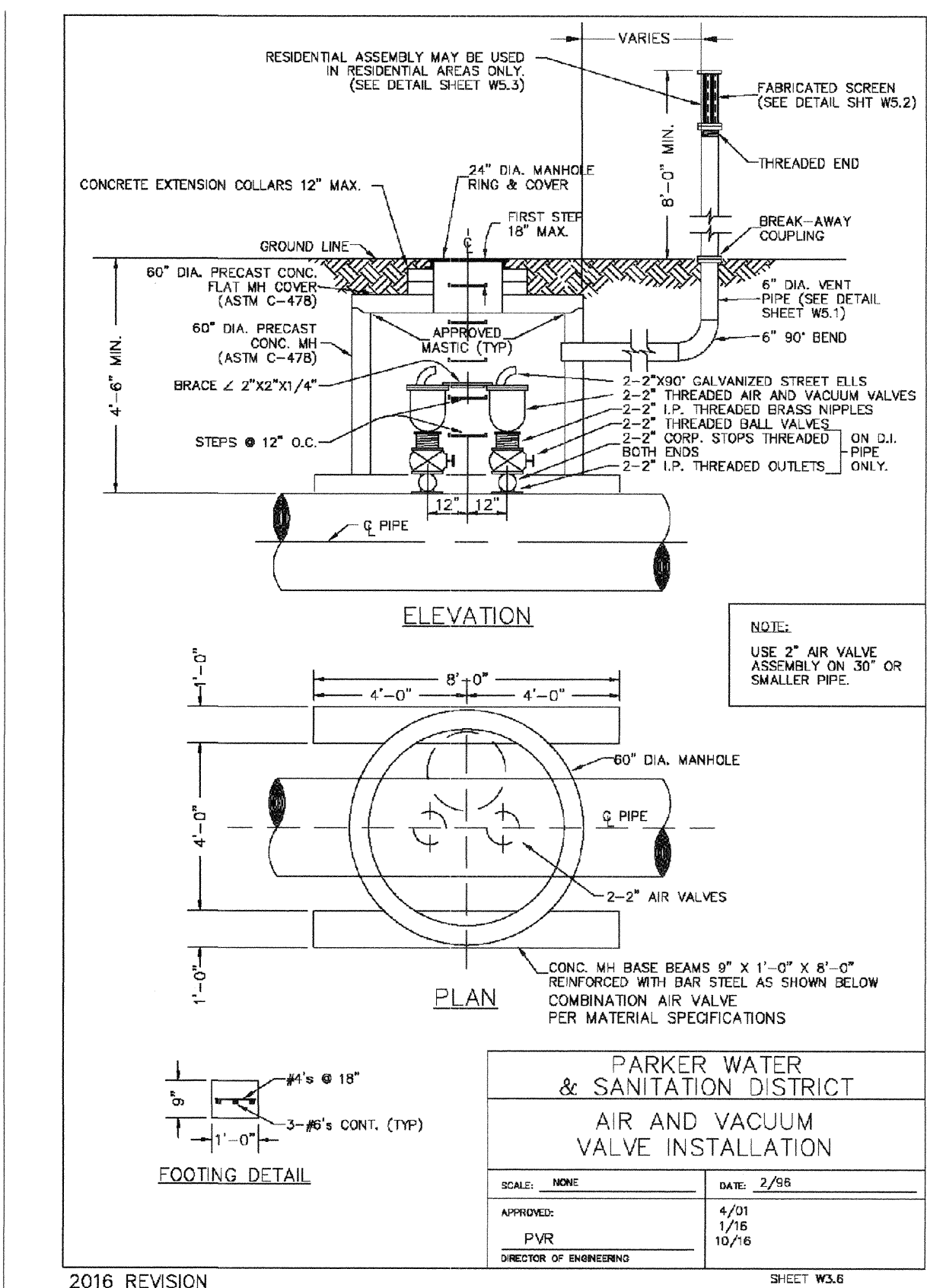
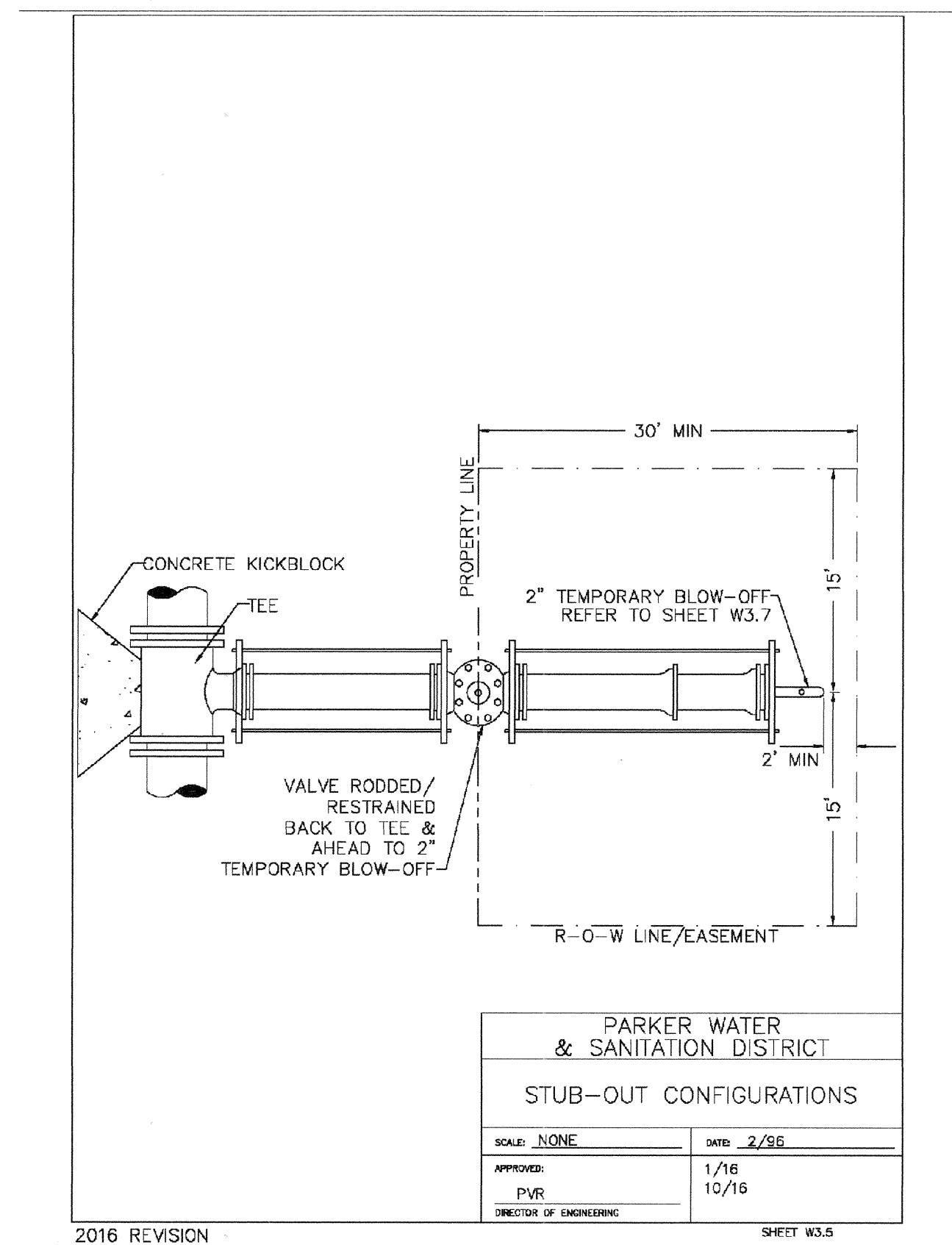


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1-800-922-1987

SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJ	DATE: AUGUST 2017	SCALE: AS SHOWN	FILE NO: 8130263701	Revisions	No.	Date	Appr.
<p>10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9626 Fax: (720) 482-9646</p> <p>CVL CONSULTANTS</p>						<p>HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112</p>			
<p>TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS WATER DETAILS</p>									



APPROVED
APR 02 2019
PARKER WATER AND SANITATION DISTRICT



PROJECT SHESS RANCH/CANAL/ENGINEERING SHEET SETS/CSD/SF/PARKER WATER AND SANITATION/2 WATER DETAILS DWG. CDDVA. 2/27/2018 5:42 PM

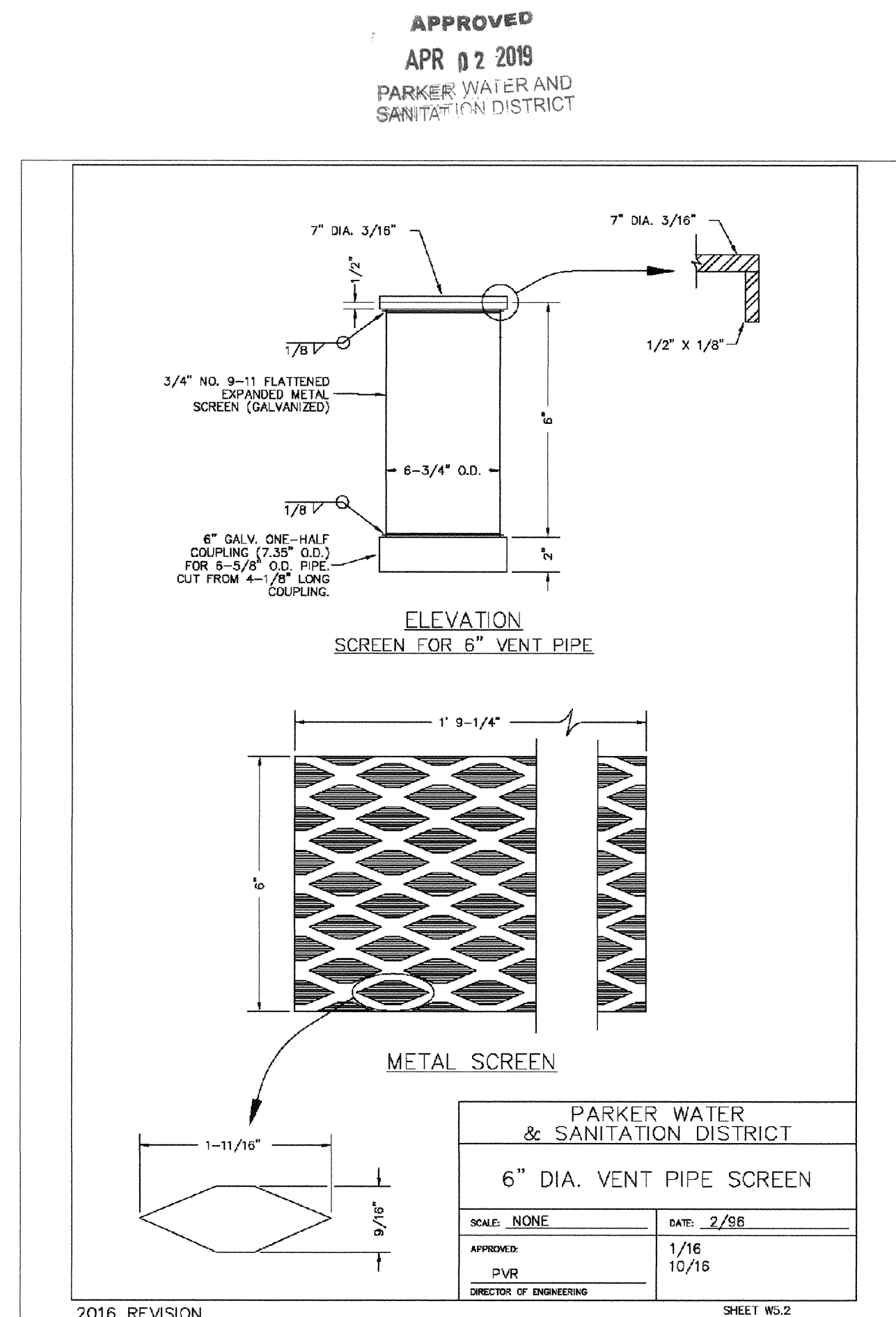
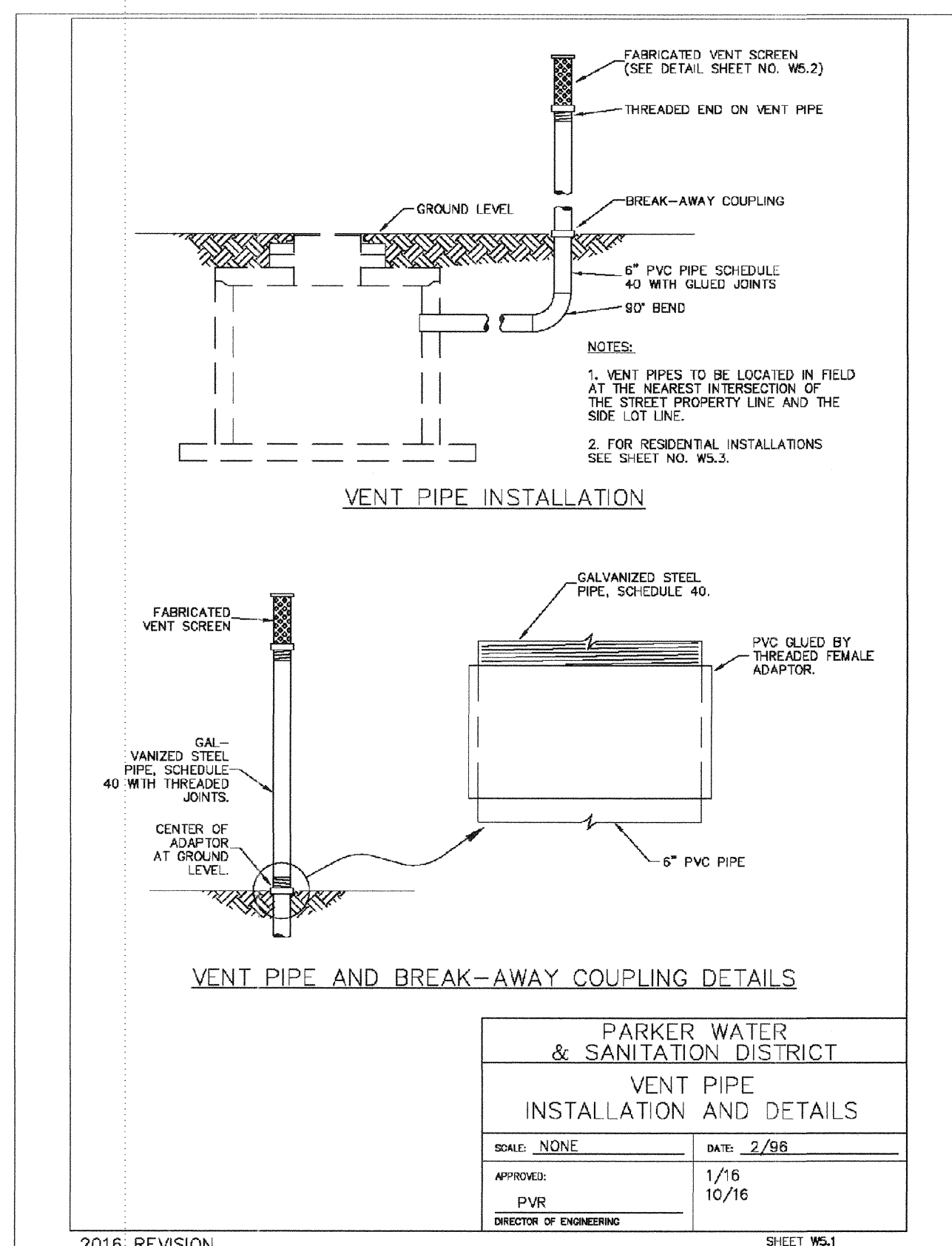
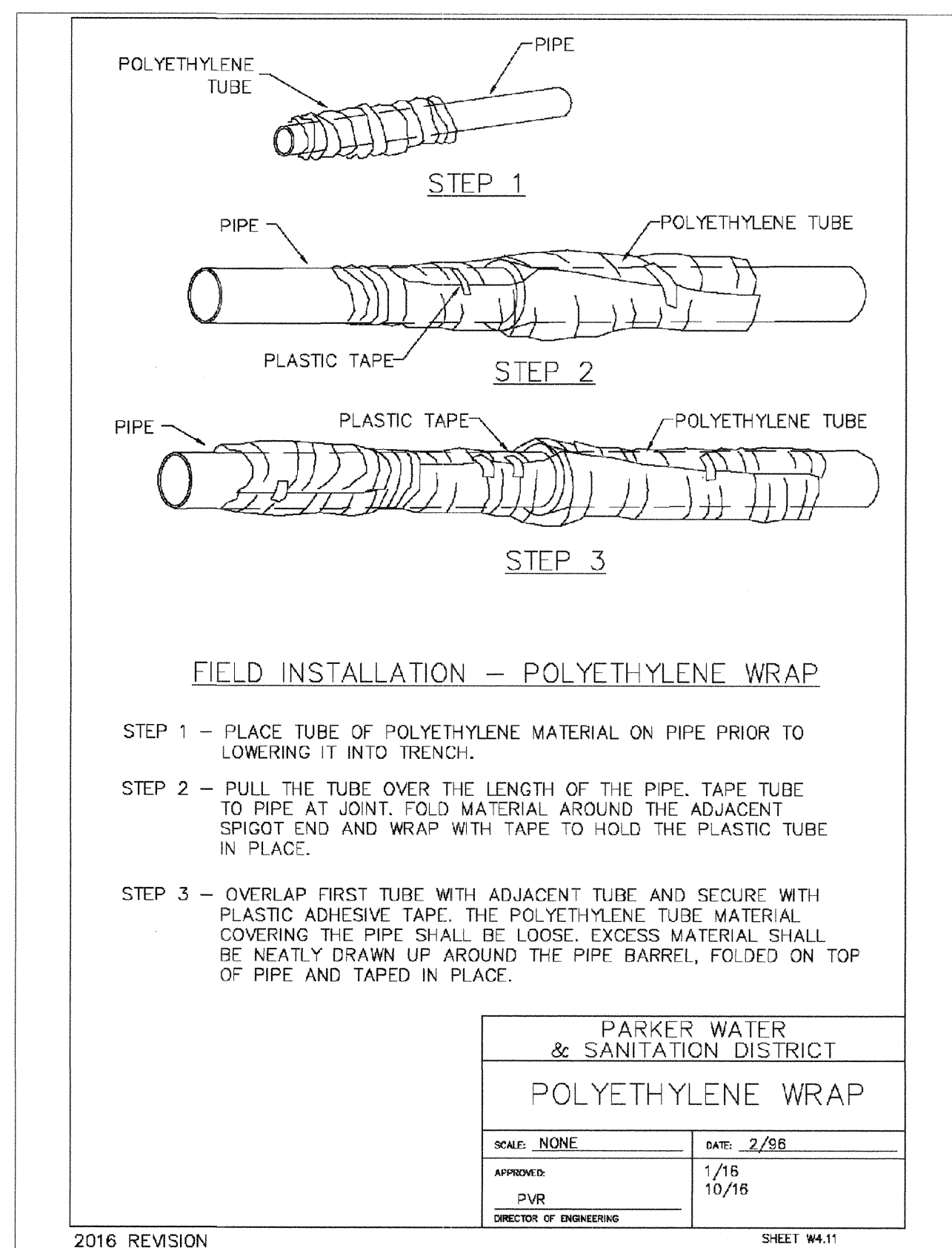
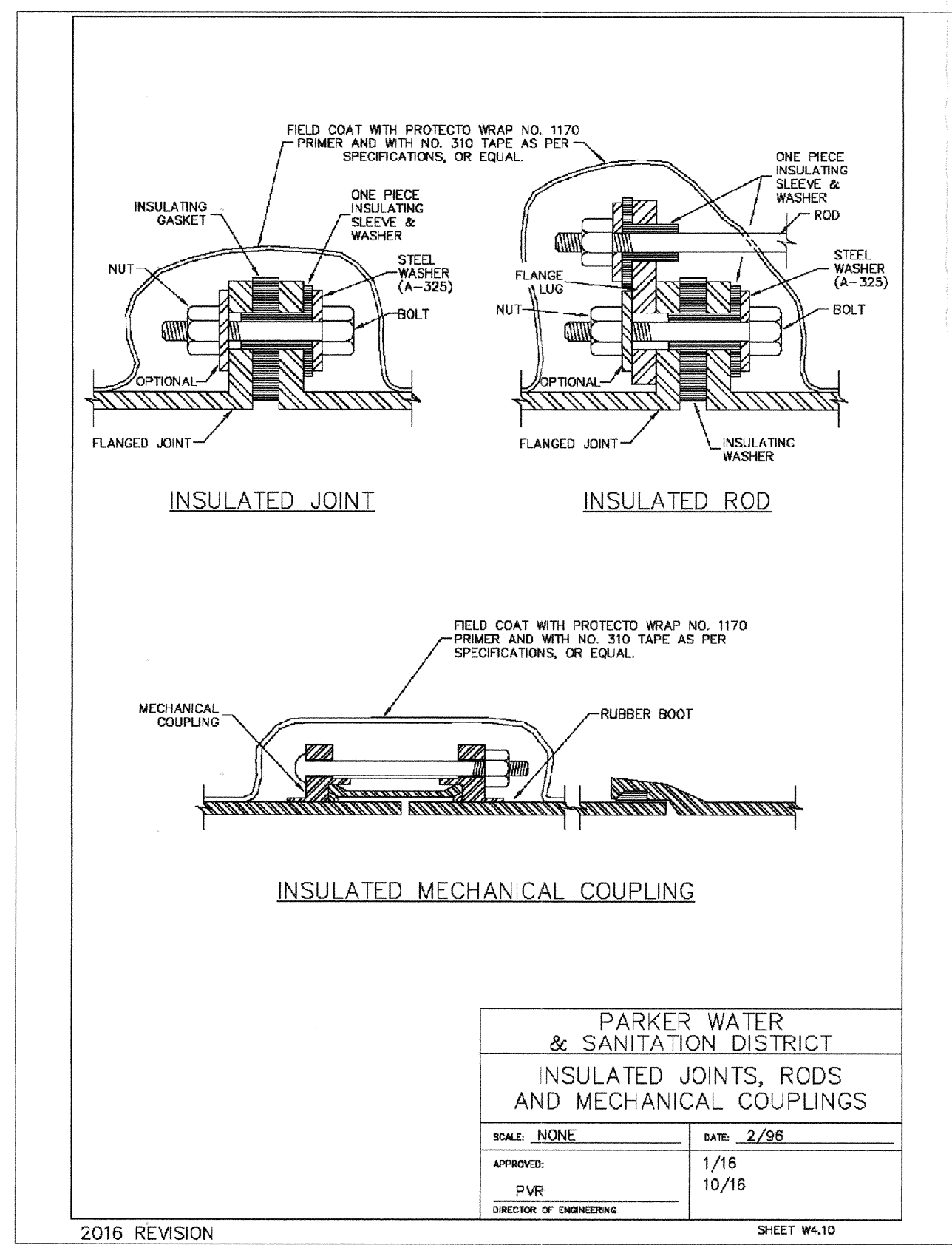
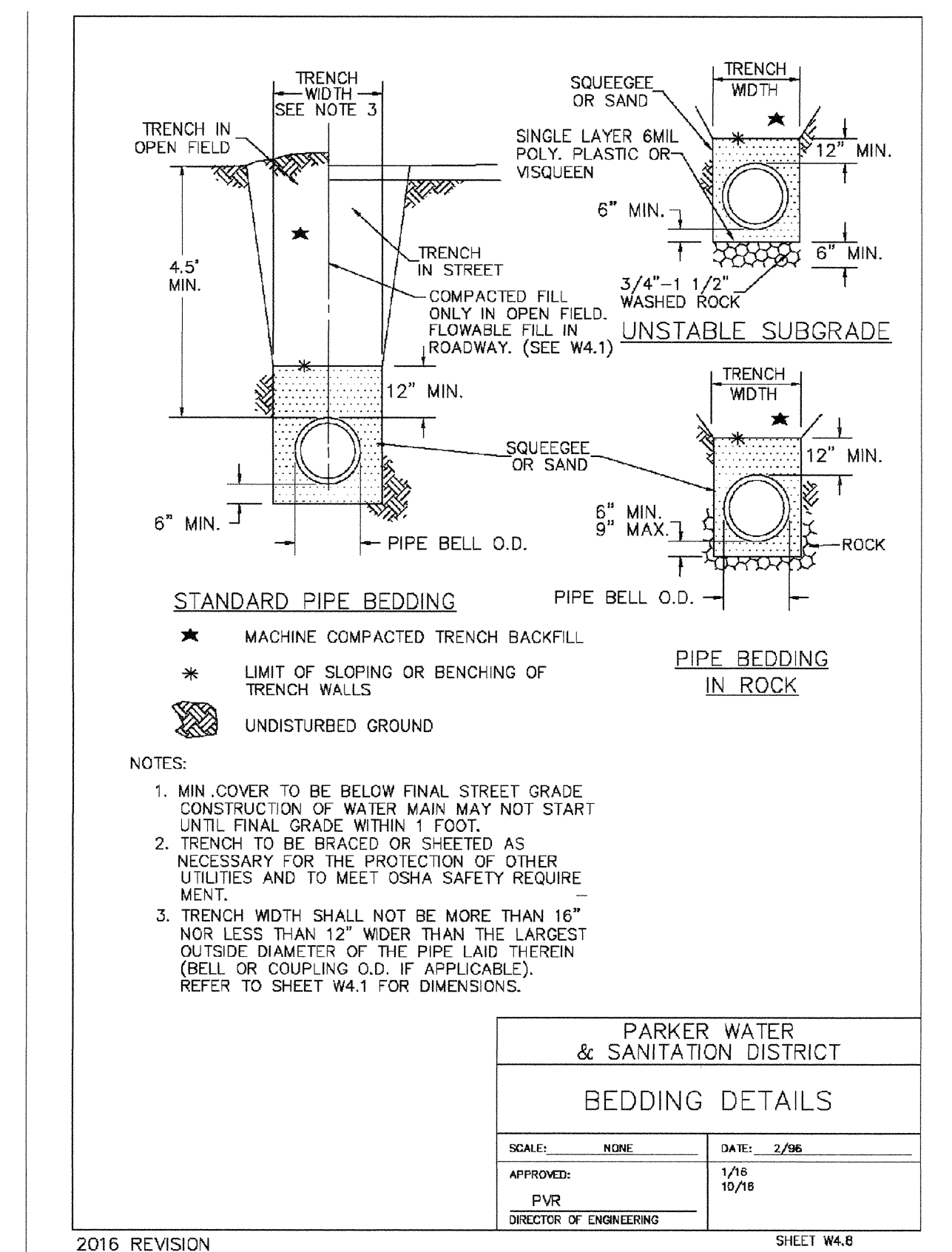
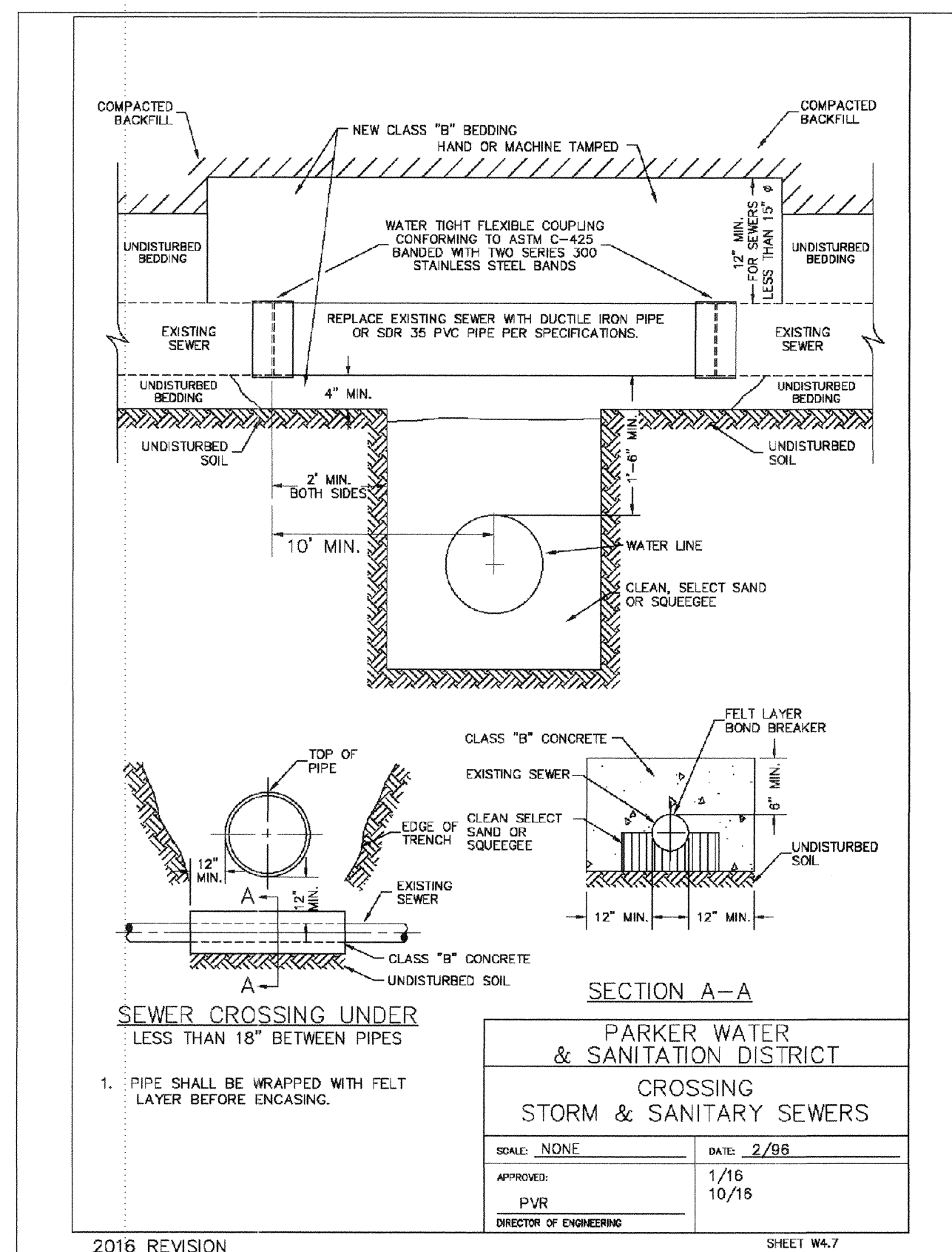
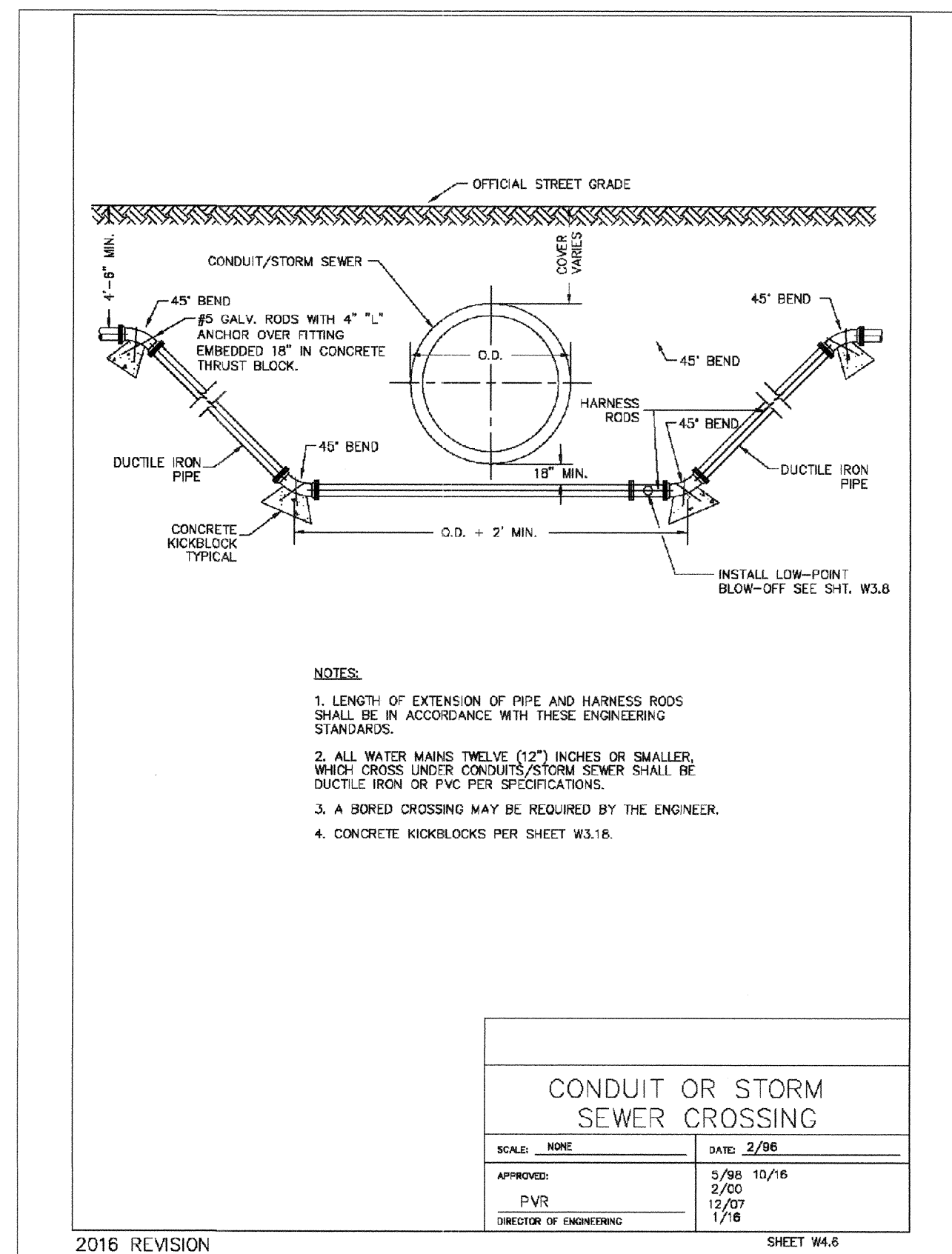
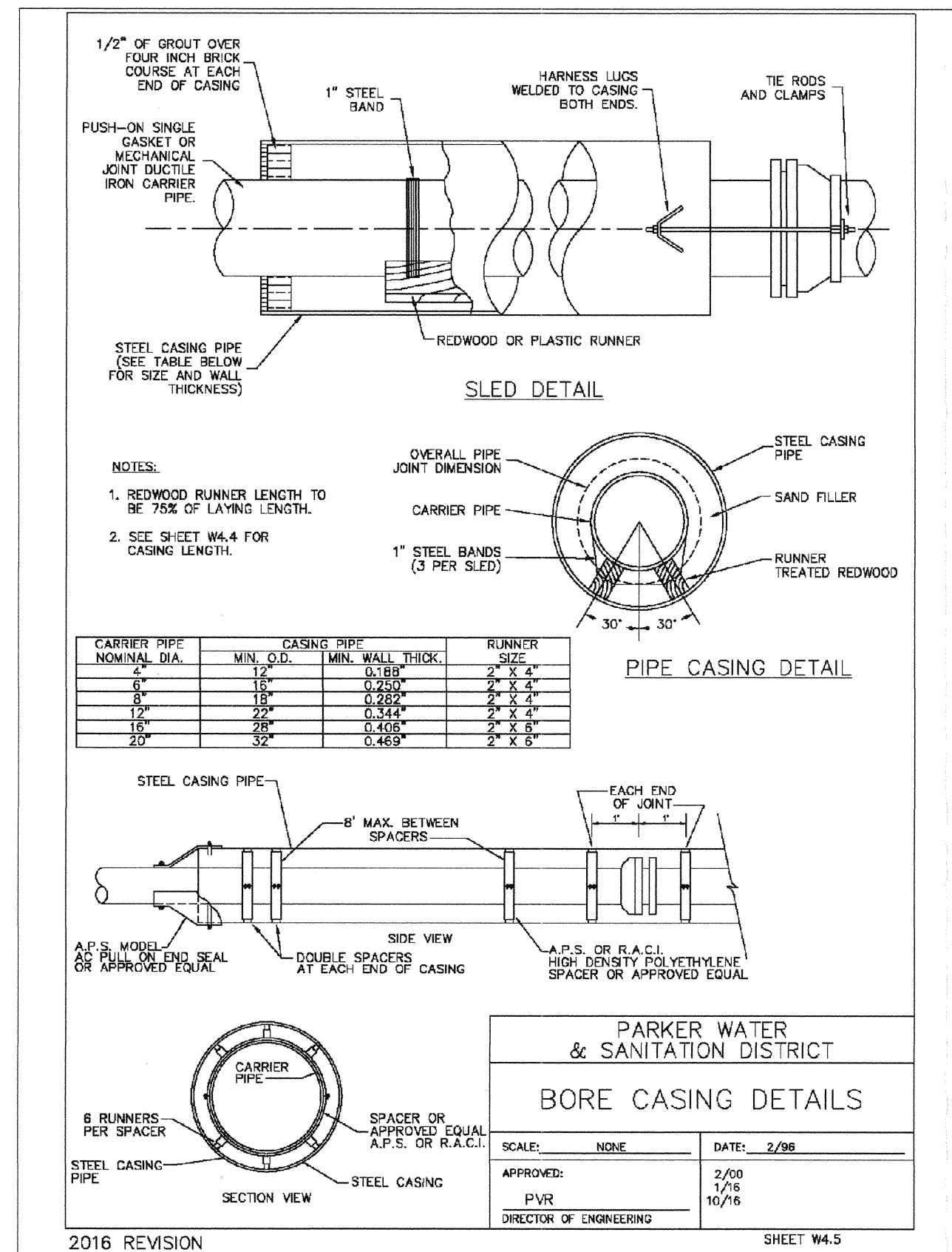
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1-800-922-1987

SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJJ	DATE: AUGUST 2017	SCALE: AS SHOWN	FILE NO: 8130283701	Revisions	No.	Date	Init.	Appr.	Date
				TRAILS AT CROWFOOT FLING 2 CONSTRUCTION DRAWINGS WATER DETAILS	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112						

22

CVL
CONSULTANTS

10333 E Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 462-9526
Fax: (720) 462-9546



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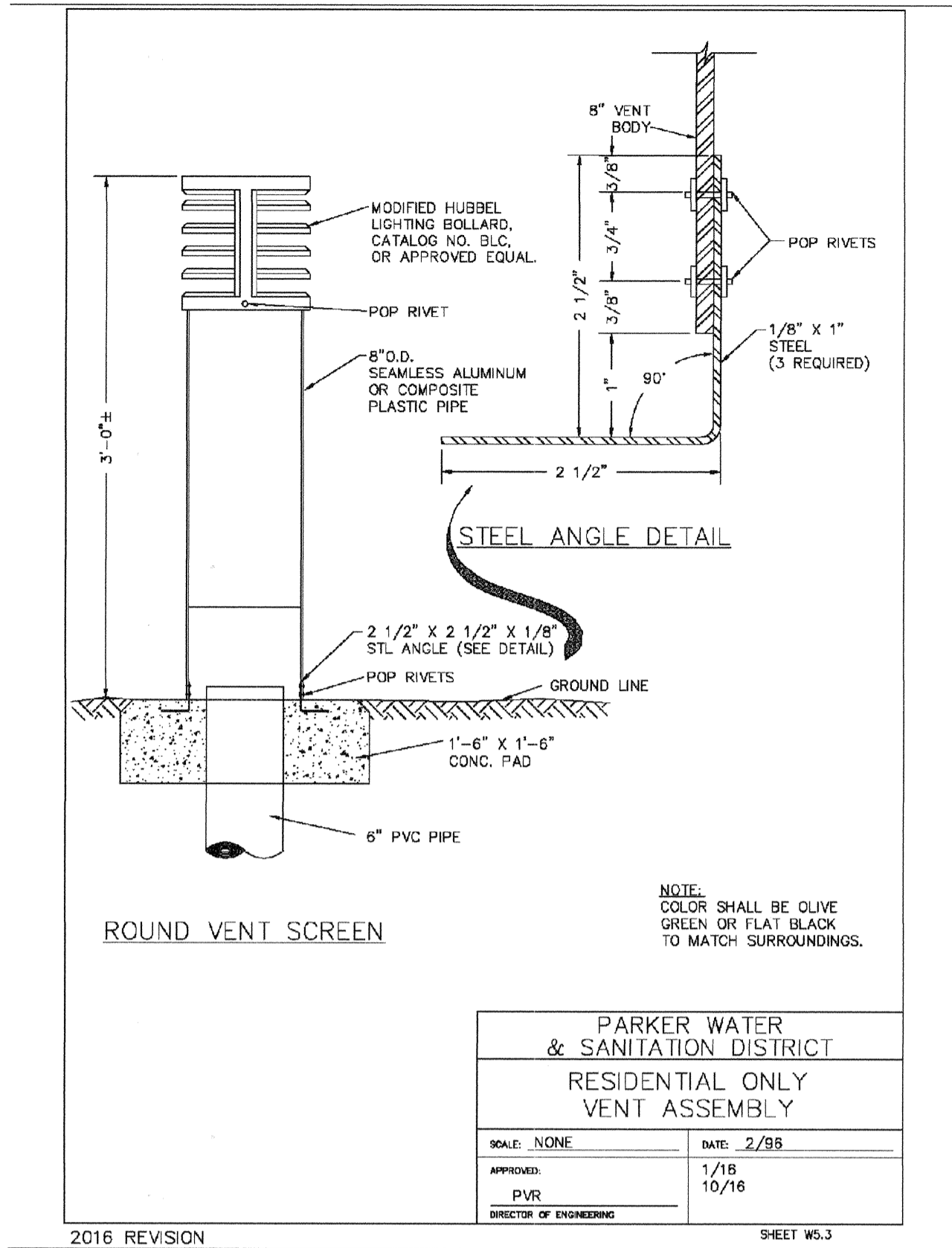
HR 935 LLC
 7353 South Alton Way
 CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILE 2 CONSTRUCTION DRAWINGS
 WATER DETAILS

SCALE: AS SHOWN
 DRAWN BY: JF
 CHECKED BY: JJJ
 DATE: AUGUST 2017

SHEET NUMBER: **25**
 FILE NO: 8130283701

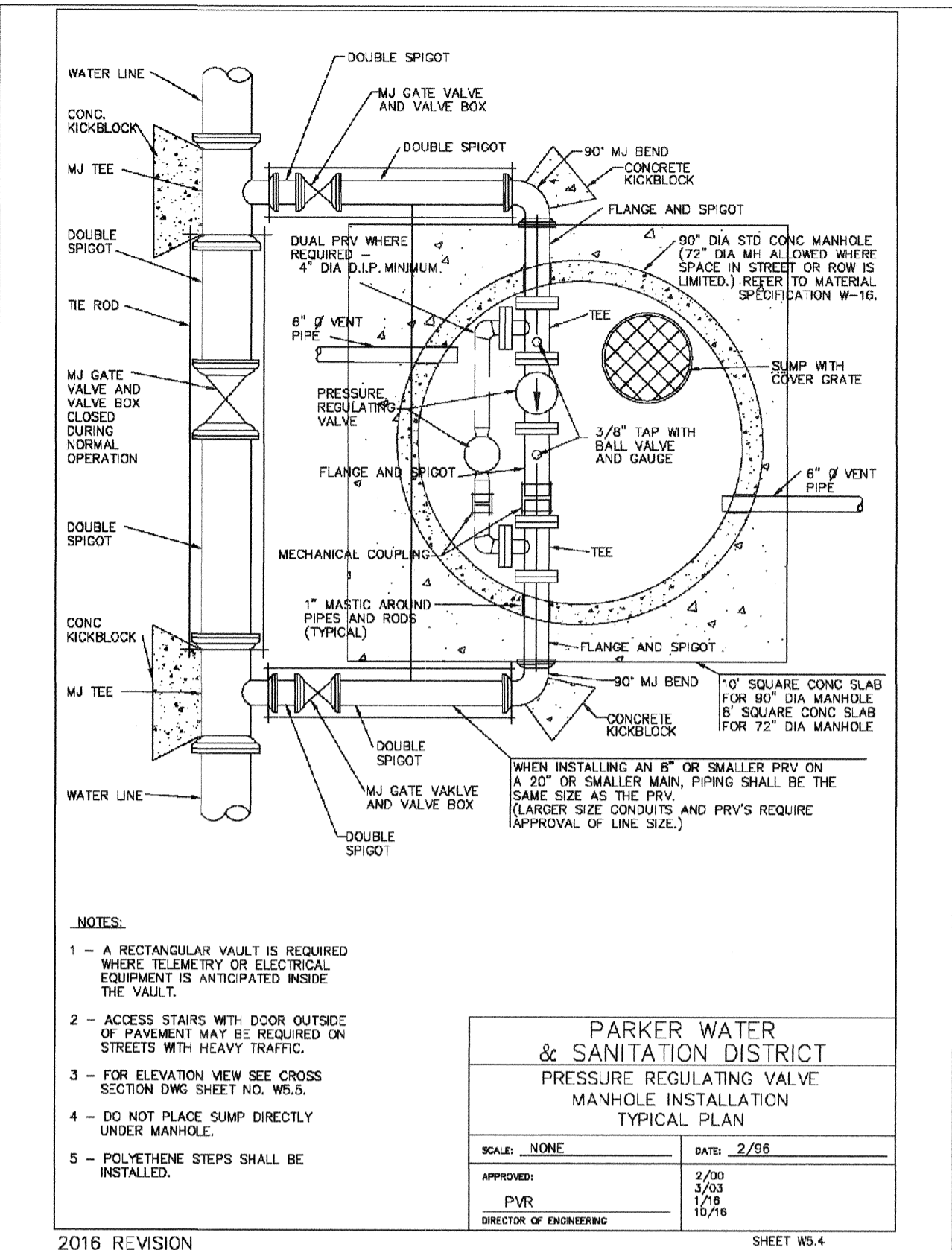
Revisions	No.	Date	Init.	Appr.	Date



PARKER WATER & SANITATION DISTRICT
RESIDENTIAL ONLY
VENT ASSEMBLY

SCALE: NONE DATE: 2/96
 APPROVED: 1/18 2/03 10/16
 PVR
 DIRECTOR OF ENGINEERING

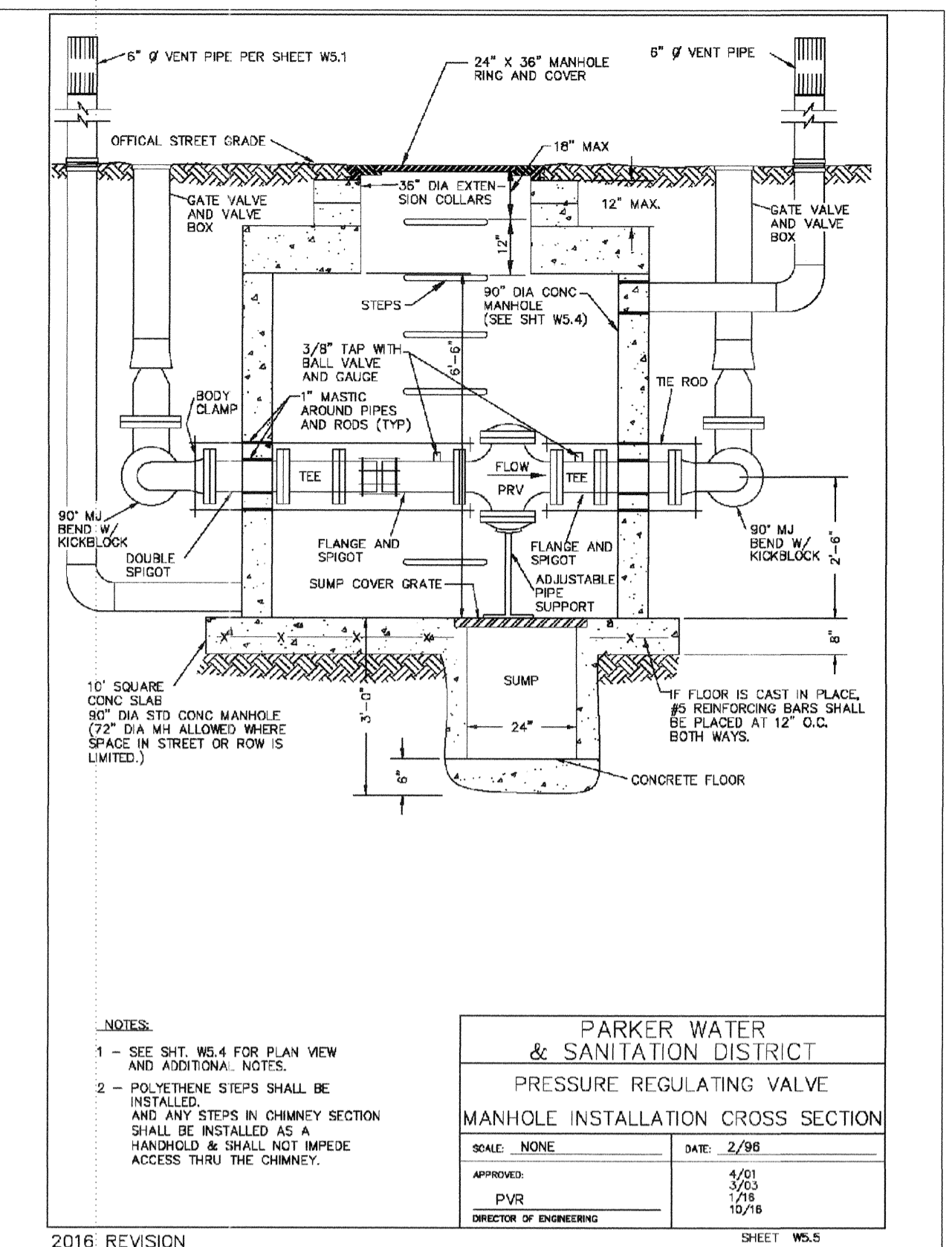
2016 REVISION SHEET WS.3



PARKER WATER & SANITATION DISTRICT
PRESSURE REGULATING VALVE
MANHOLE INSTALLATION
TYPICAL PLAN

SCALE: NONE DATE: 2/96
 APPROVED: 2/03 2/03 10/16
 PVR
 DIRECTOR OF ENGINEERING

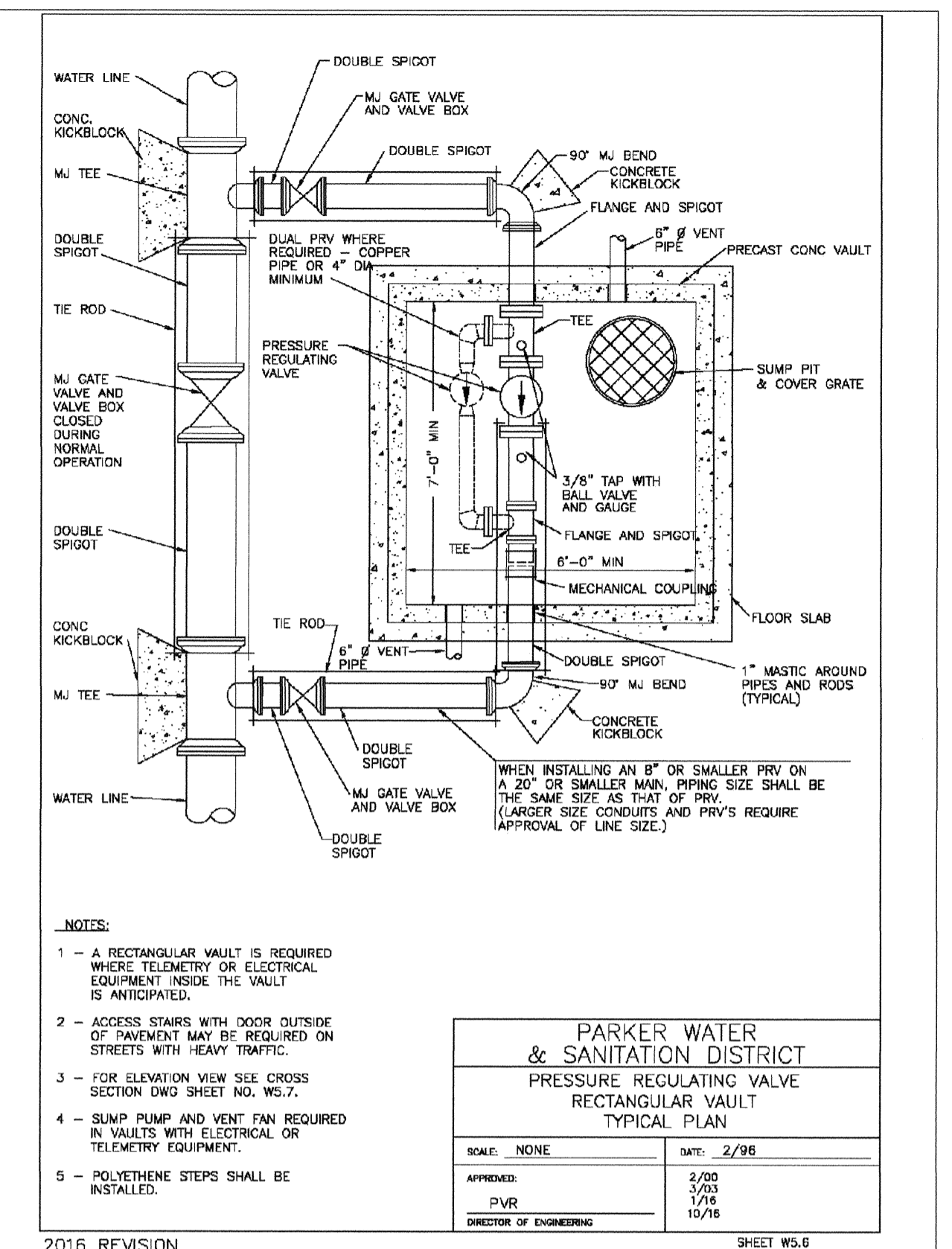
2016 REVISION SHEET WS.4



PARKER WATER & SANITATION DISTRICT
PRESSURE REGULATING VALVE
MANHOLE INSTALLATION CROSS SECTION

SCALE: NONE DATE: 2/96
 APPROVED: 4/01 2/03 10/16
 PVR
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2016 REVISION SHEET WS.5

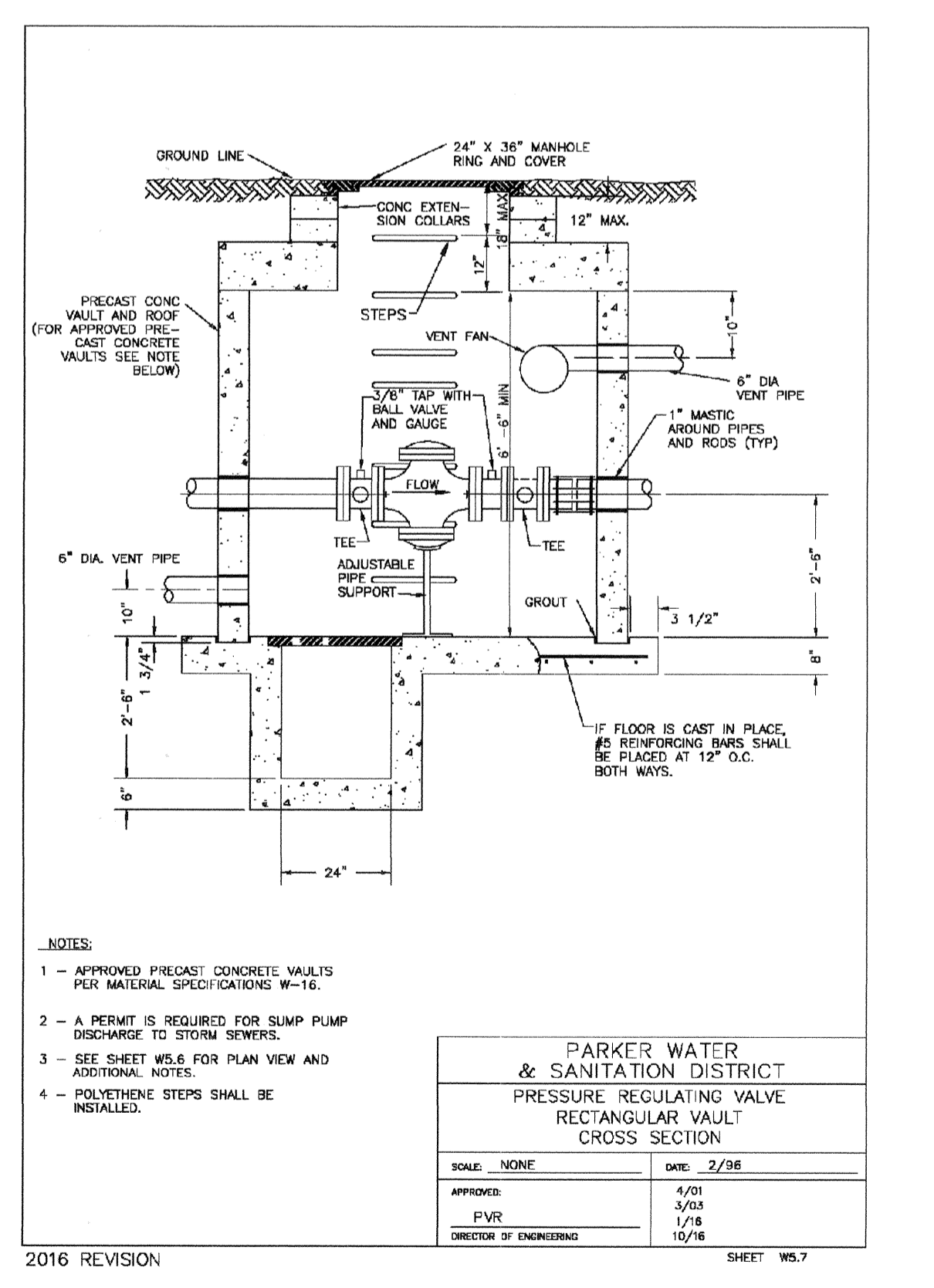


PARKER WATER & SANITATION DISTRICT
PRESSURE REGULATING VALVE
RECTANGULAR VAULT
TYPICAL PLAN

SCALE: NONE DATE: 2/96
 APPROVED: 2/03 2/03 10/16
 PVR
 DIRECTOR OF ENGINEERING

2016 REVISION SHEET WS.6

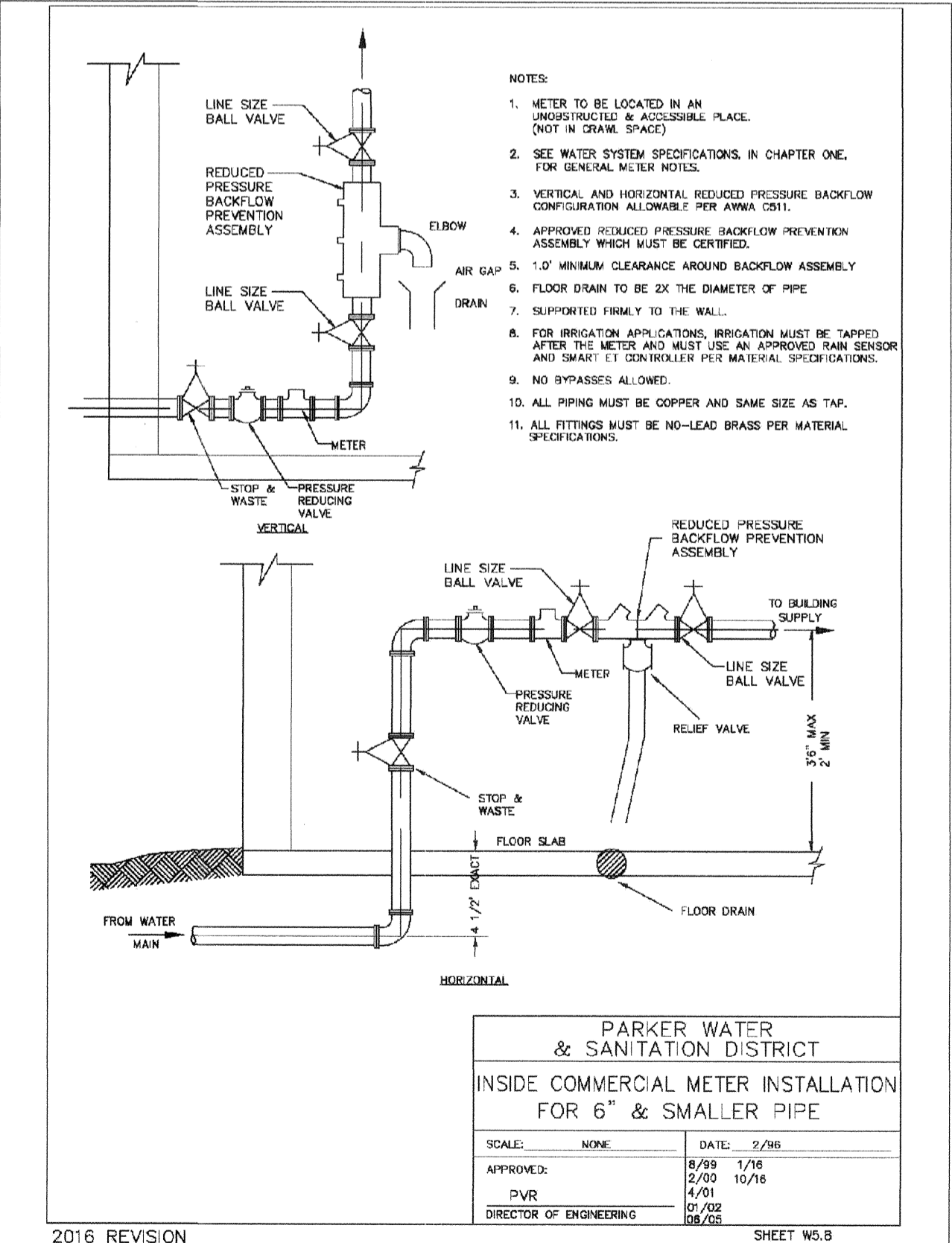
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 PARKER WATER AND
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PRESSURE REGULATING VALVE
RECTANGULAR VAULT
CROSS SECTION

SCALE: NONE DATE: 2/96
 APPROVED: 4/01 2/03 10/16
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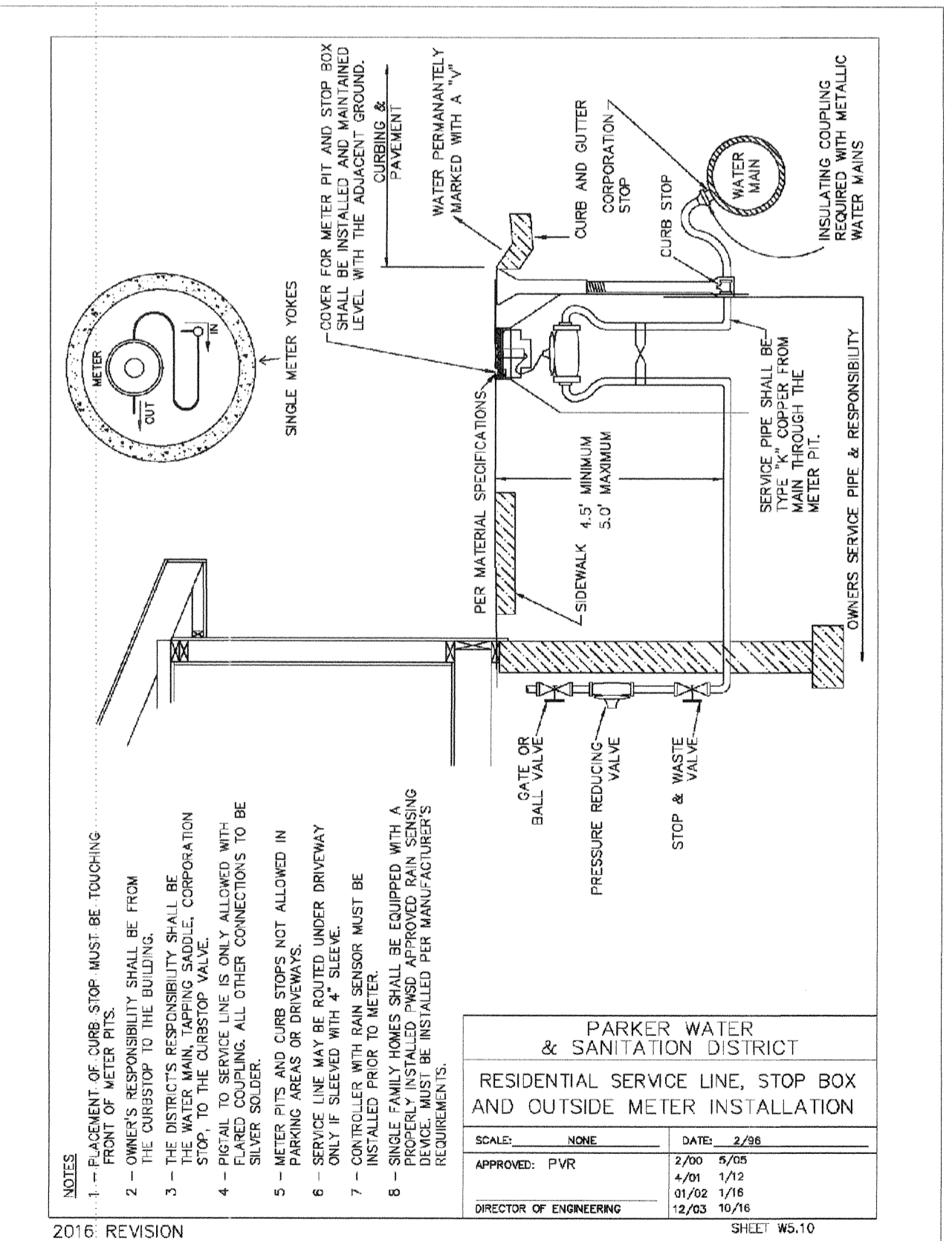
2016 REVISION SHEET WS.7



PARKER WATER & SANITATION DISTRICT
INSIDE COMMERCIAL METER INSTALLATION
FOR 6\"/>

SCALE: NONE DATE: 2/96
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 PVR
 DIRECTOR OF ENGINEERING

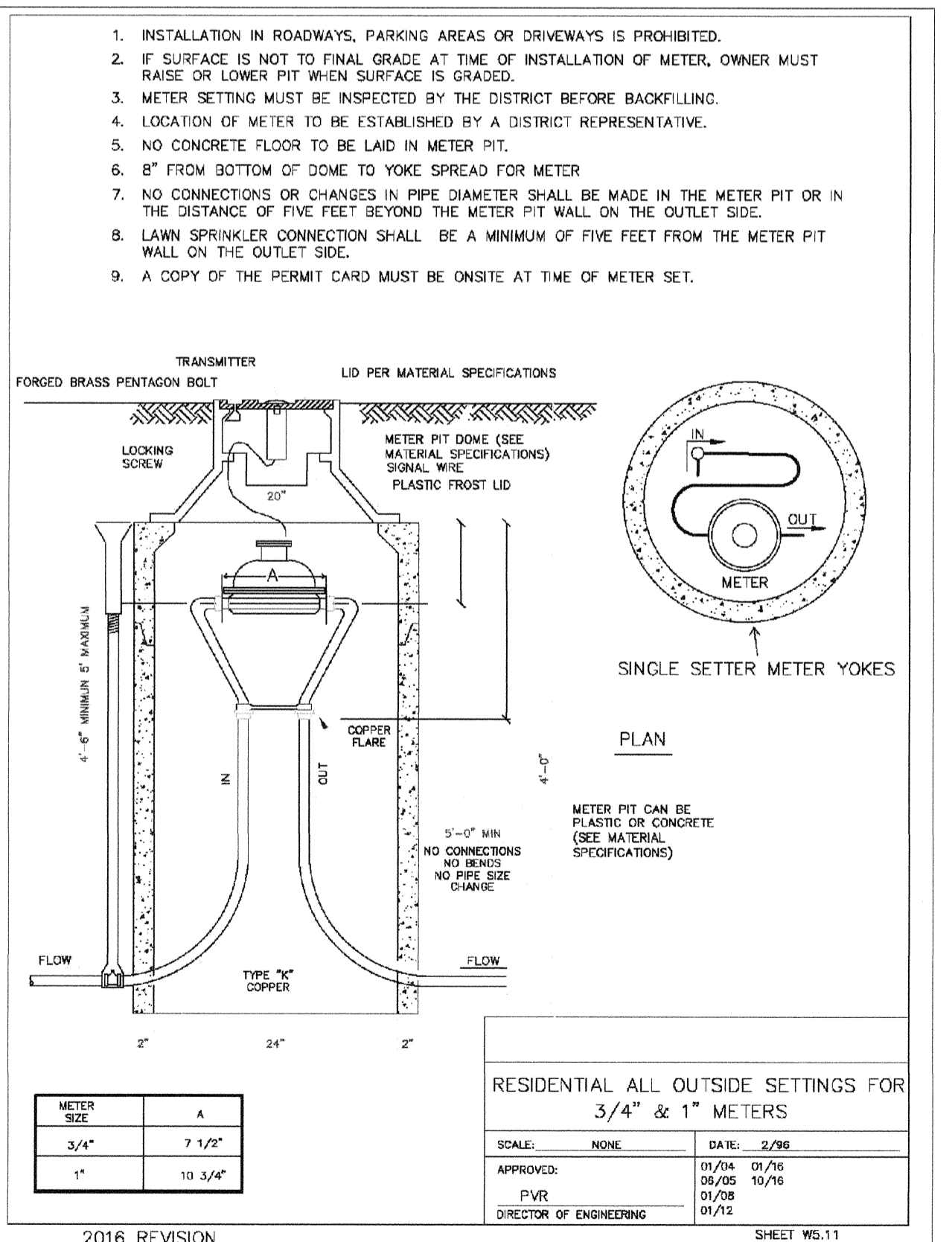
2016 REVISION SHEET WS.8



PARKER WATER & SANITATION DISTRICT
RESIDENTIAL SERVICE LINE, STOP BOX
AND OUTSIDE METER INSTALLATION

SCALE: NONE DATE: 2/96
 APPROVED: 1/00 5/98 4/01 1/72 01/02 1/76 12/03 10/16
 PVR
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2016 REVISION SHEET WS.10



RESIDENTIAL ALL OUTSIDE SETTINGS FOR
3/4\"/>

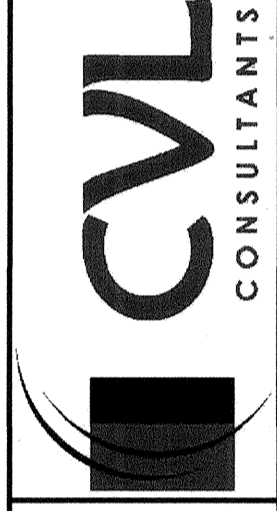
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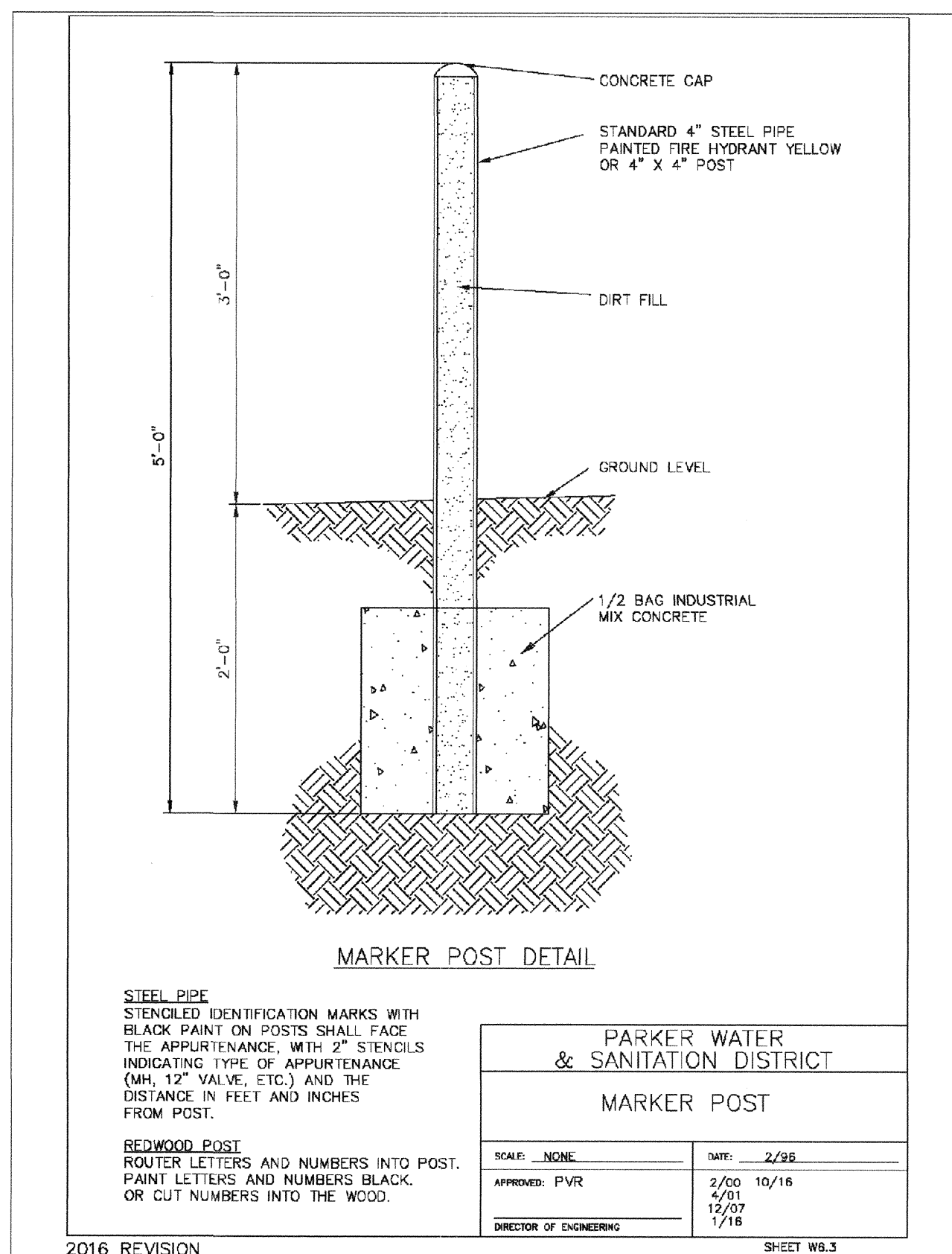
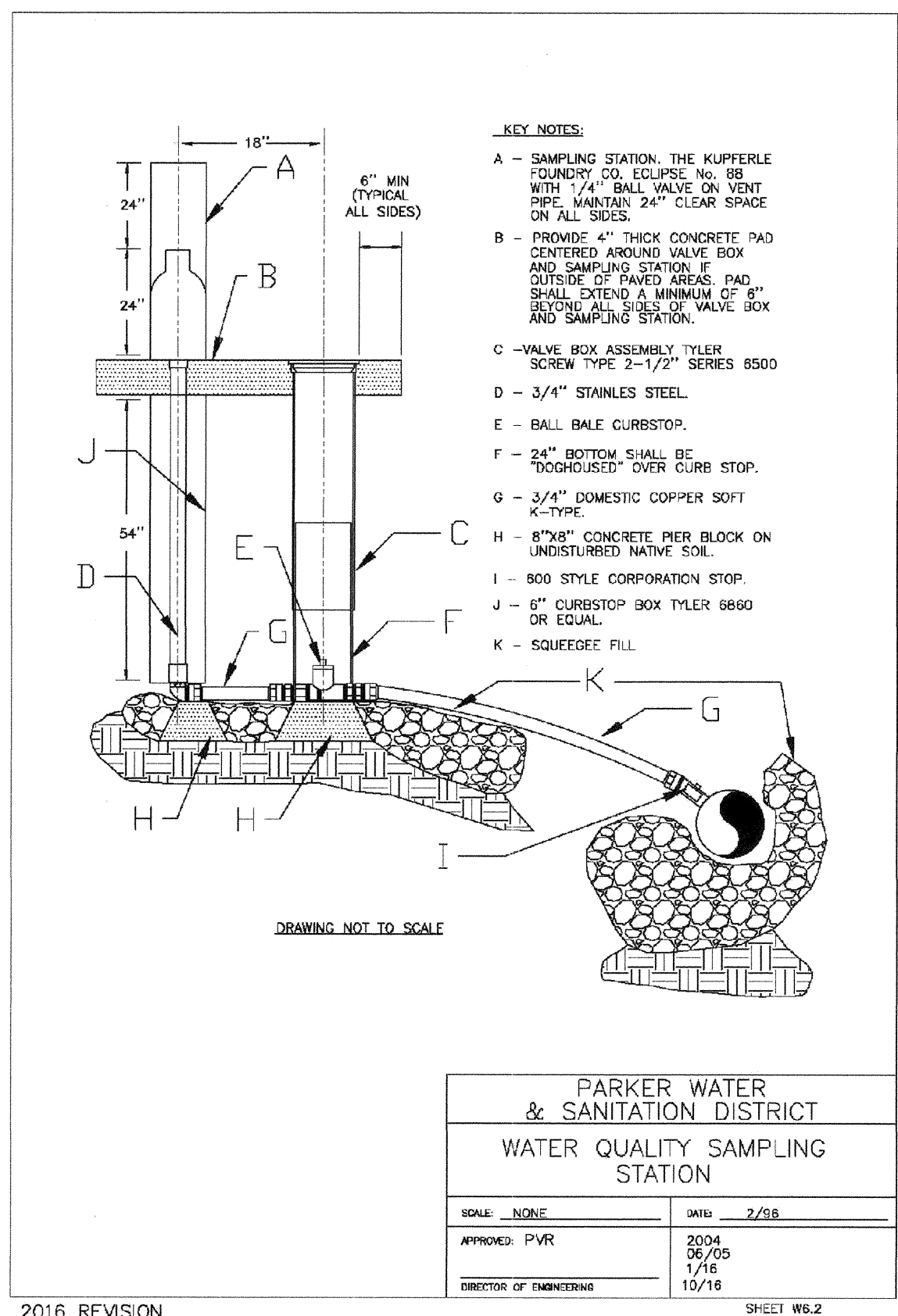
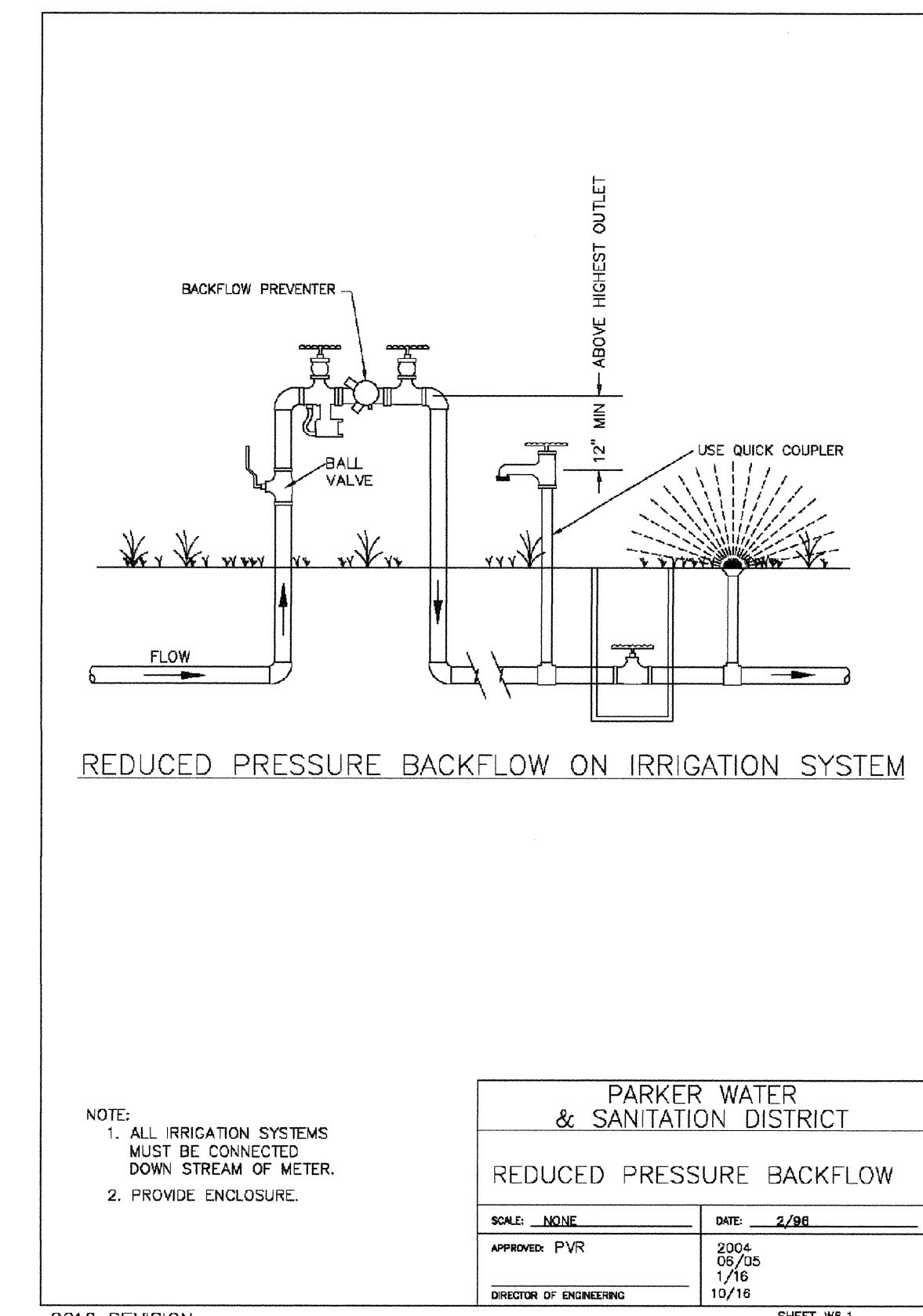
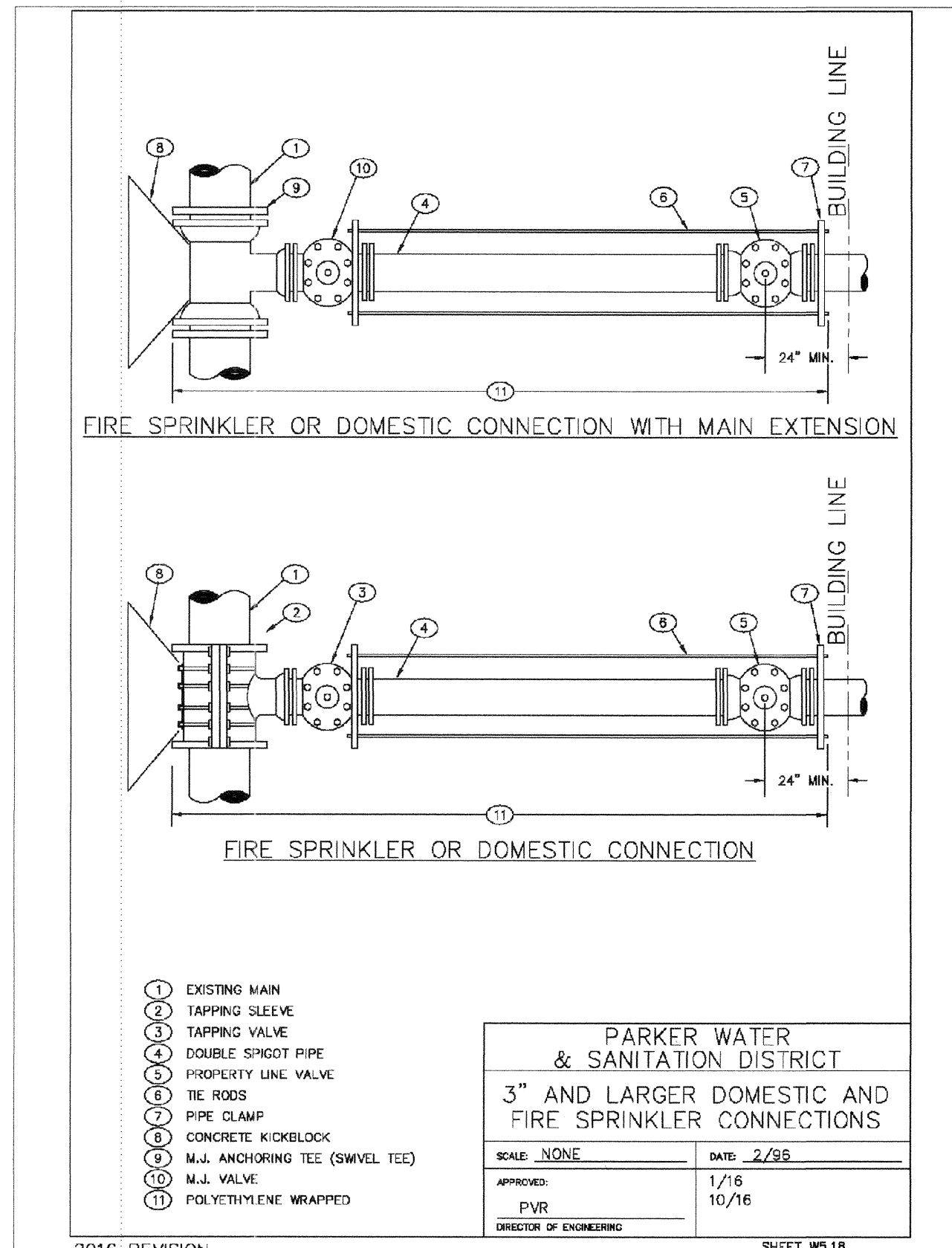
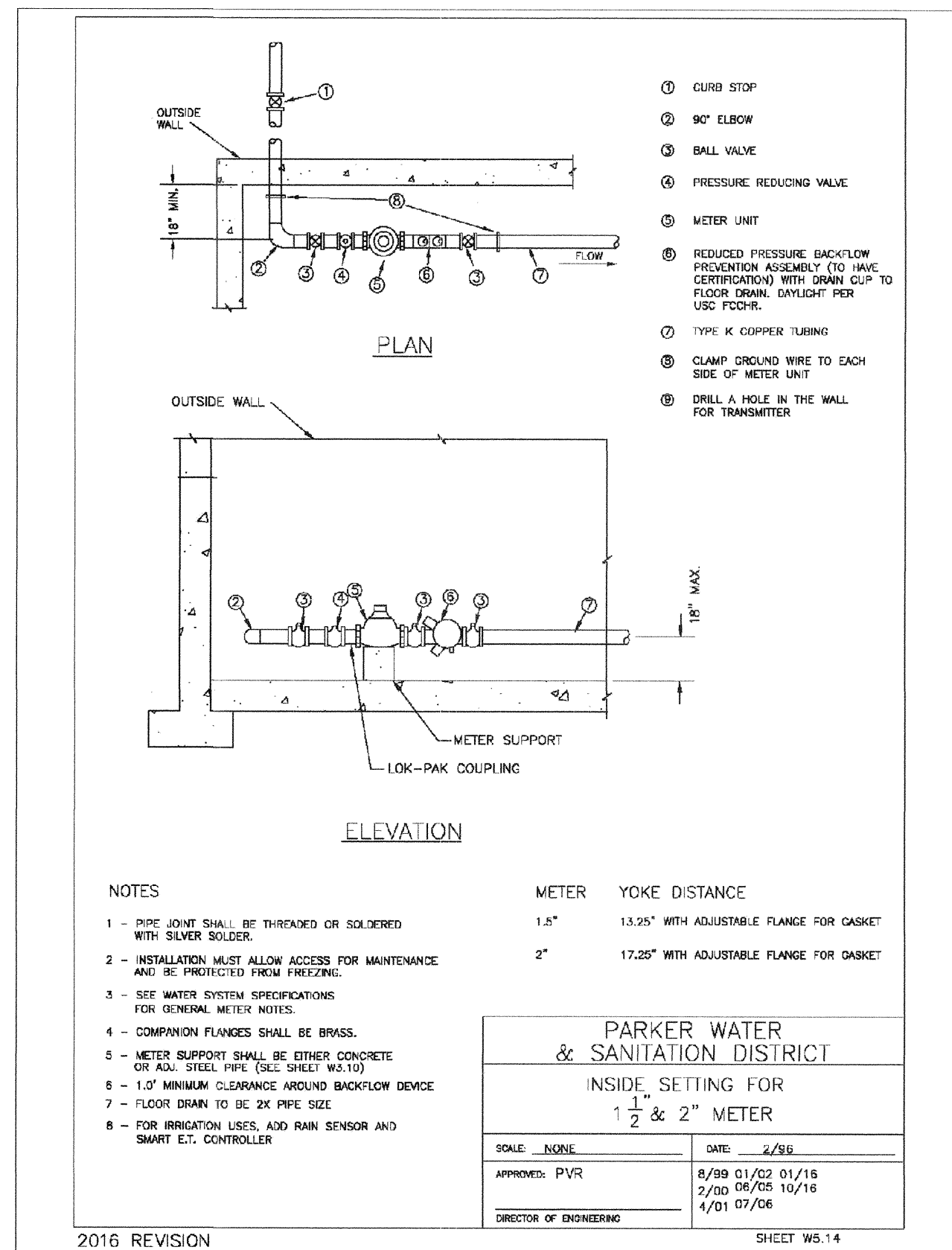
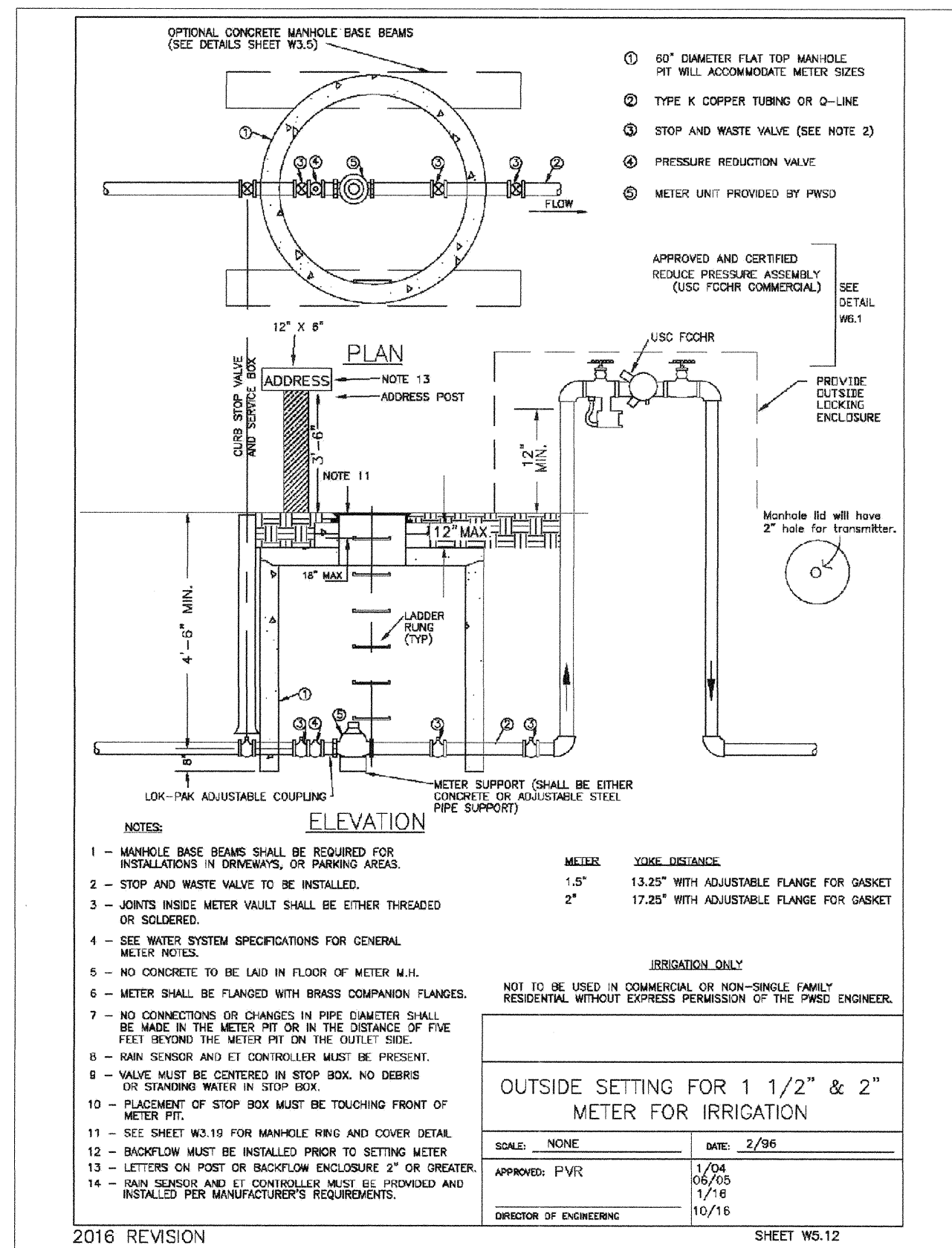
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SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJJ	DATE: AUGUST 2017	SCALE: AS SHOWN	FILE NO: 8130283701	Revisions	Date	Appr.	Date
				TRAILS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS WATER DETAILS	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				





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SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJ	DATE: AUGUST 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAITS AT CROWFOOT FILING 2 CONSTRUCTION DRAWINGS WATER DETAILS	APPROVED: APR 02 2016 PARKER WATER AND SANITATION DISTRICT	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	Revisions No. Date Appr.

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