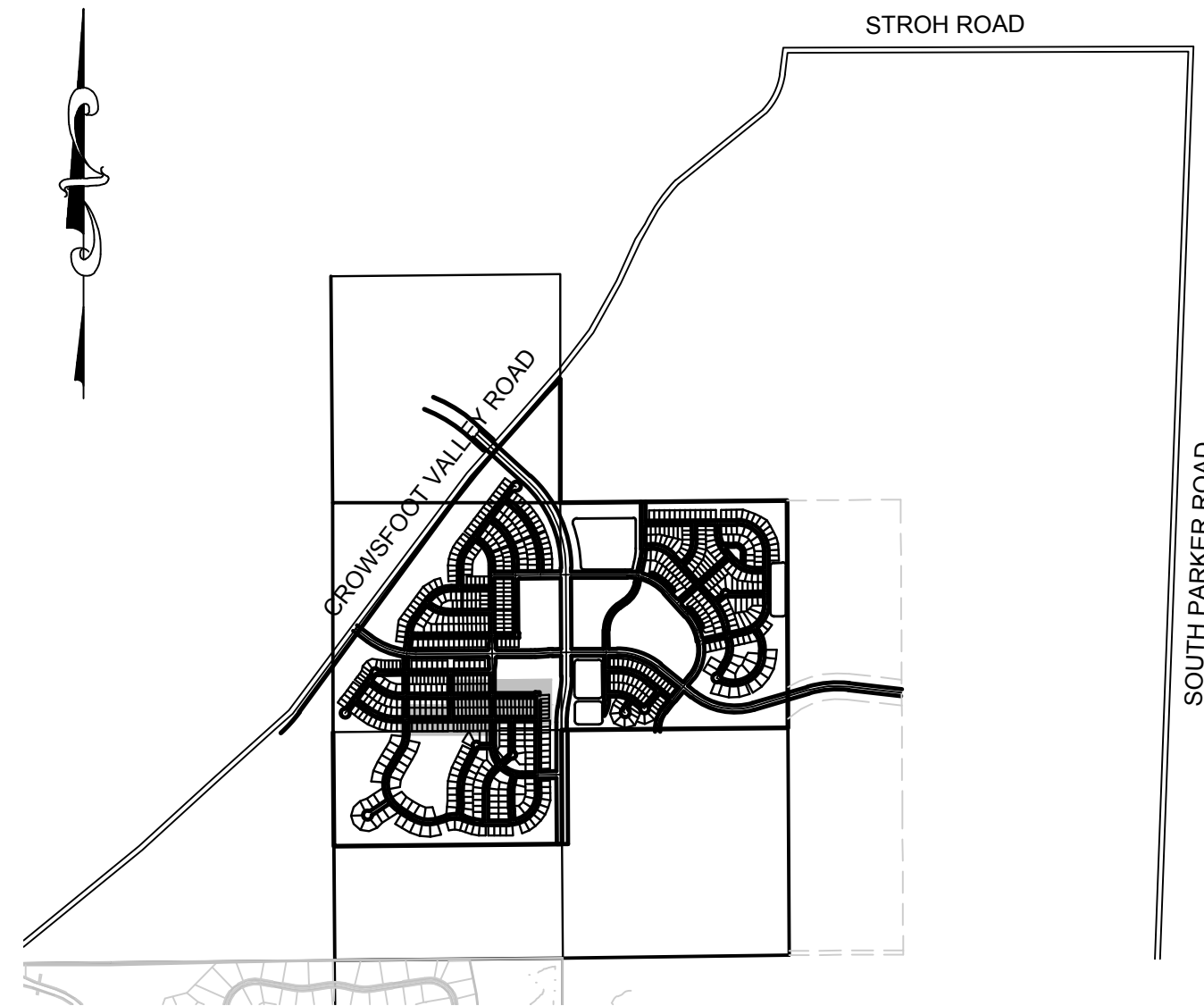


Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PARKER WATER AND SANITATION NOTES
3	AREA UTILITY PLAN
4	SANITARY P&P BIRDS FOOT AVENUE
5	SANITARY P&P BIRDFOOT AVENUE & HOP CLOVER TRAIL
6	SANITARY P&P HOP CLOVER AVENUE
7	SANITARY P&P HOP CLOVER AVENUE
8	WATER P&P BIRDS FOOT AVENUE
9	WATER P&P BIRDFOOT AVENUE & HOP CLOVER TRAIL
10	WATER P&P HOP CLOVER AVENUE
11	WATER P&P HOP CLOVER AVENUE
12	SANITARY SEWER DETAILS
13	SANITARY SEWER DETAILS
14	SANITARY SEWER DETAILS
15	WATER DETAILS
16	WATER DETAILS
17	WATER DETAILS
18	WATER DETAILS
19	WATER DETAILS
20	WATER DETAILS
21	WATER DETAILS



VICINITY MAP
SCALE: 1" = 2000'

MATERIALS LIST		
DESCRIPTION	QUANTITY	UNIT
6" WATERPIPE (DIP)	124	L.F.
8" WATERPIPE (PVC)	2,671	L.F.
6" GATE VALVE	5	EA.
8" GATE VALVE	13	EA.
8" MISC. FITTINGS	8	EA.
AIR/VAC VALVE	1	EA.
8" CAP WITH BLOW OFF VALVE	5	EA.
FIRE HYDRANT WITH 6" LEAD	5	EA.
WATER SERVICE LATERAL W/ WATER METER AND PIT	77	EA.
CONNECTION TO EXISTING MAIN	7	EA.
8" SEWER (SDR-35 PVC)	2,496	L.F.
4' DIA. MANHOLE	10	EA.
SEWER SERVICE LATERAL W/ WYE TAP	77	EA.
CONNECTION TO EXISTING MAIN	6	EA.

FIRE DEPARTMENT APPROVAL

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

(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

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

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULED INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT
STANDARDS.

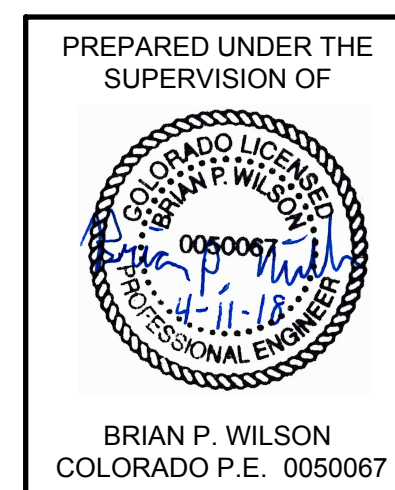
BY: _____
(DISTRICT REPRESENTATIVE)

DATE SIGNED: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE SIGNED: _____



DEVELOPER

HR 935 LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

PLANNER/
LANDSCAPE
DESIGNER:

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

SURVEYOR/
ENGINEER:

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

UTILITY
DISTRICT

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

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

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



SHEET NUMBER 1	DRAWN BY:	KJD	SCALE:	TRAILS AT CROWFOOT FILING 5 CONSTRUCTION DRAWINGS COVER SHEET	 HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9568 Fax: (720) 462-9546				
	CHECKED BY:	JJJ	FILE NO.:							
	DATE:	AUGUST 2017	8130283701							
	No.	Revisions	Date				Init.	Appr.	Date	

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. HOWEVER, CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE PARKER WATER AND SANITATION DISTRICT OFFICE.
8. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
12. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER.
13. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS: "X" FOR SANITARY SERVICE SEWERS "V" FOR WATER SERVICES
14. NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
15. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.

WATER MAIN NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PARKER WATER AND SANITATION DISTRICT ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISIONS. ALL WORK SHALL BE INSPECTED AND APPROVED BY PERSONNEL OF THE PARKER WATER SANITATION DISTRICT AND THE DISTRICT ENGINEER.
2. ALL WATER MAINS SHALL BE PER 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. ALL OPENINGS 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. THE CONTRACTOR SHALL BE CLEAN, WELL GRADED SAND IN ACCORDANCE WITH PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS, LATEST REVISION.
14. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINED THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
15. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
16. VALVE BOXES: TYLER SCREW-TYPE 6 INCHES CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE. CLAY AND BAILEY SCREW-TYPE 6 INCH CAST IRON VALVE BOX ASSEMBLY NO. P-108 WITH NO. 106 LARGE OVAL BASE.
17. ALL PIPE LENGTHS ARE APPROXIMATE.
18. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVE OF OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER.

SANITARY SEWER NOTES:

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PARKER WATER AND SANITATION DISTRICT STANDARD AND SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR PROTECTION.
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.
15. PRIOR TO START WORK WHERE SEWER MAIN TO BE INSTALLED INTO EXISTING DISTRICT SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE DISTRICT. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
16. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CLIENT SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

DISTRICT ACCEPTANCE NOTES:

1. UPON COMPLETION OF SANITARY SEWER AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT 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.



UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

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

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

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

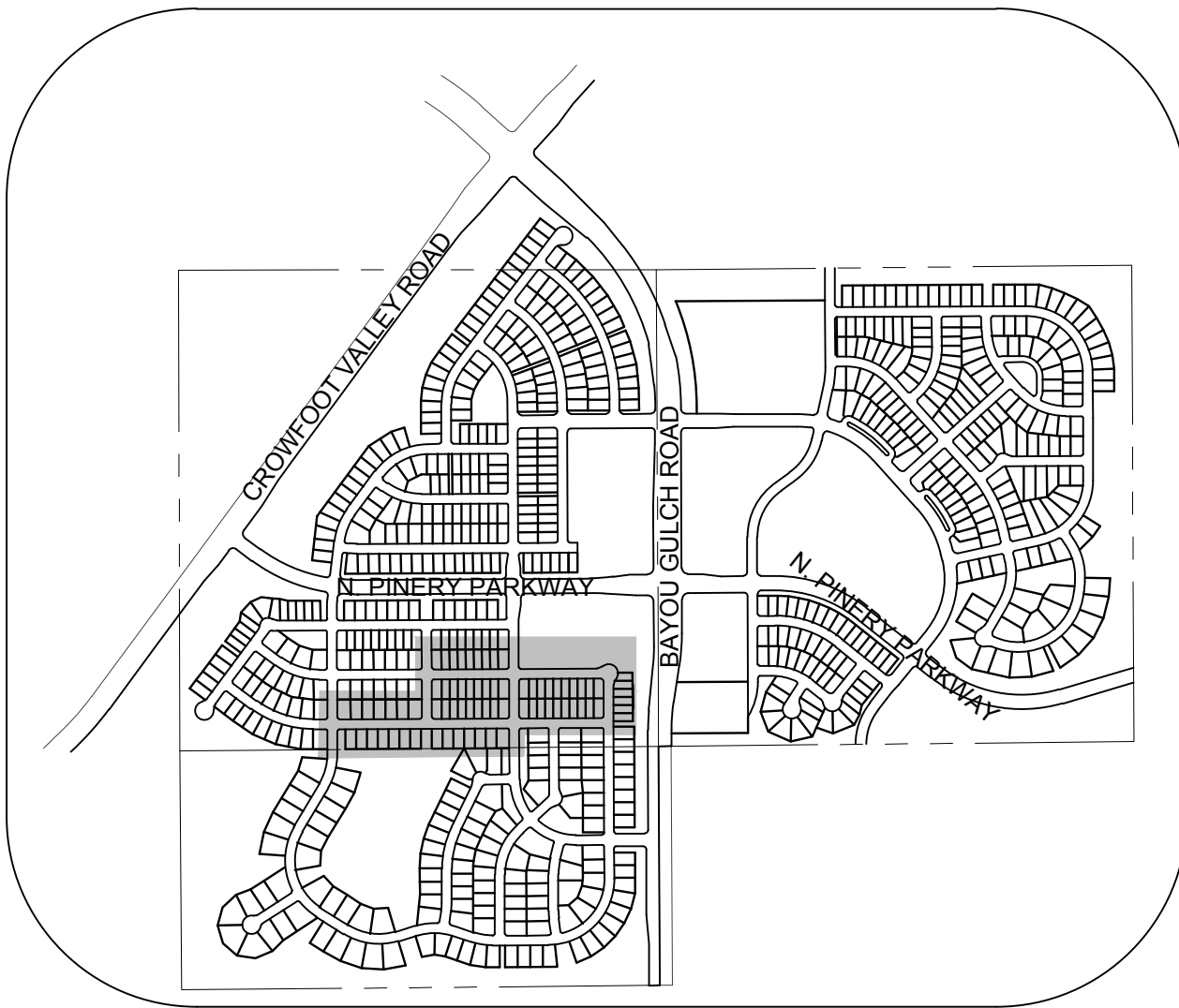
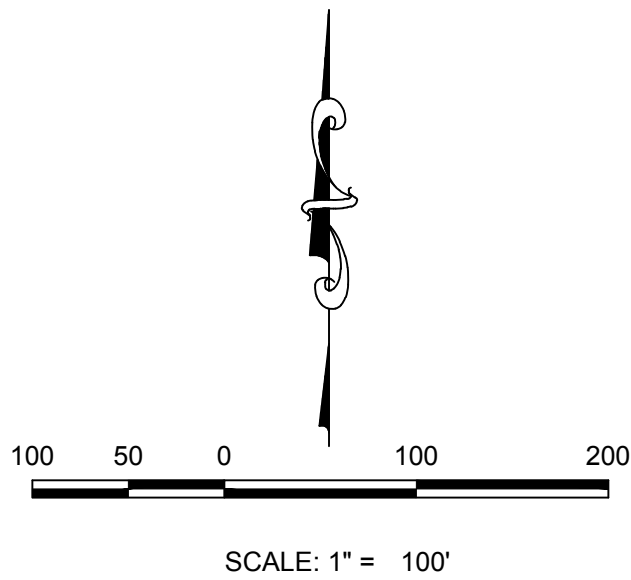
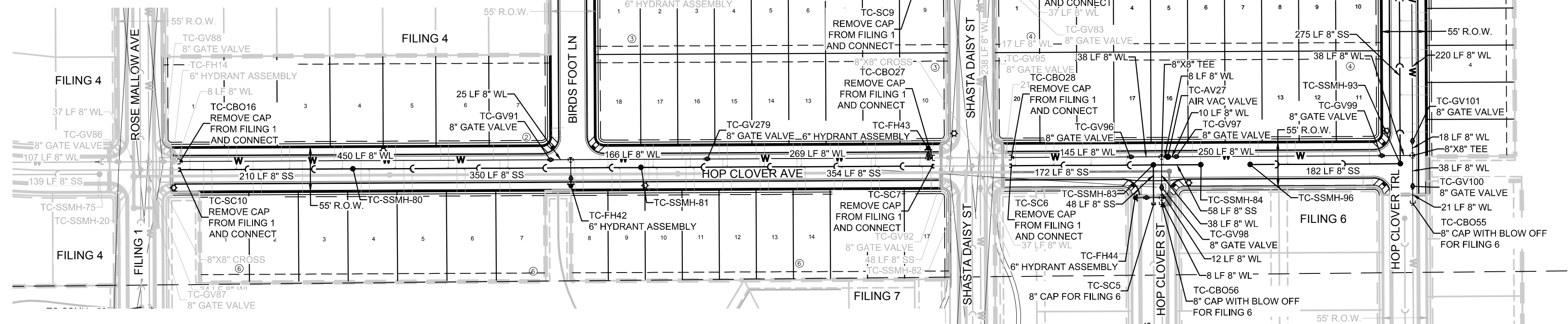


SHEET NUMBER 2	DRAWN BY:	KJD	TRAILS AT CROWFOOT FLING 5 CONSTRUCTION DRAWINGS PARKER WATER AND SANITATION NOTES	HR 935 LLC 7-353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
	CHECKED BY:	JW										
	DATE:	AUGUST 2017										
	SCALE:	AS SHOWN										
	FILE NO:	8130283701										
							No.	Revisions	Date	Init.	Appr.	Date

N:\PROJECTS\SSR\ANCHORAGE\ENGINEERING\SET\CD\SSR\ANCHORAGE\WATER AND SANITATION\AREA UTILITY PLAN.DWG, CDDVA, 3/6/2018 10:04 AM

SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F5,B1,L1	BIRDS FOOT AVE	20+62.94	20+52.94
F5,B1,L2	BIRDS FOOT AVE	21+07.63	20+97.63
F5,B1,L3	BIRDS FOOT AVE	21+52.63	21+42.63
F5,B1,L4	BIRDS FOOT AVE	21+97.63	21+87.63
F5,B1,L5	BIRDS FOOT AVE	22+42.63	22+32.63
F5,B1,L6	BIRDS FOOT AVE	22+87.63	22+77.63
F5,B1,L7	BIRDS FOOT AVE	23+32.63	23+22.63
F5,B1,L8	BIRDS FOOT AVE	23+77.63	23+67.63
F5,B1,L9	BIRDS FOOT AVE	24+32.73	24+44.73
F5,B2,L1	HOP CLOVER AVE	17+21.78	17+11.78
F5,B2,L2	HOP CLOVER AVE	17+78.65	17+68.65
F5,B2,L3	HOP CLOVER AVE	18+43.00	18+33.00
F5,B2,L4	HOP CLOVER AVE	19+07.35	18+97.35
F5,B2,L5	HOP CLOVER AVE	19+71.70	19+61.70
F5,B2,L6	HOP CLOVER AVE	20+36.05	20+26.05
F5,B2,L7	HOP CLOVER AVE	21+08.30	20+90.40
F5,B3,L1	BIRDS FOOT AVE	20+64.94	20+54.94
F5,B3,L2	BIRDS FOOT AVE	21+05.63	20+95.63
F5,B3,L3	BIRDS FOOT AVE	21+50.63	21+40.63
F5,B3,L4	BIRDS FOOT AVE	21+95.63	21+85.63
F5,B3,L5	BIRDS FOOT AVE	22+40.63	22+30.63
F5,B3,L6	BIRDS FOOT AVE	22+95.63	22+85.63
F5,B3,L7	BIRDS FOOT AVE	23+30.63	23+20.63
F5,B3,L8	BIRDS FOOT AVE	23+75.63	23+65.63
F5,B3,L9	BIRDS FOOT AVE	24+29.73	24+42.73
F5,B3,L10	HOP CLOVER AVE	26+08.90	26+23.90
F5,B3,L11	HOP CLOVER AVE	25+54.80	25+44.80
F5,B3,L12	HOP CLOVER AVE	25+09.80	24+99.80
F5,B3,L13	HOP CLOVER AVE	24+64.80	24+54.80
F5,B3,L14	HOP CLOVER AVE	24+19.80	24+09.80
F5,B3,L15	HOP CLOVER AVE	23+74.80	23+64.80
F5,B3,L16	HOP CLOVER AVE	23+29.80	23+19.80
F5,B3,L17	HOP CLOVER AVE	22+84.80	22+74.80
F5,B3,L18	HOP CLOVER AVE	22+29.80	22+19.80
F5,B4,L1	BIRDS FOOT AVE	25+45.24	25+35.24
F5,B4,L2	BIRDS FOOT AVE	25+90.60	25+80.60
F5,B4,L3	BIRDS FOOT AVE	26+35.60	26+25.60
F5,B4,L4	BIRDS FOOT AVE	26+80.60	26+70.60
F5,B4,L5	BIRDS FOOT AVE	27+25.60	27+15.60
F5,B4,L6	BIRDS FOOT AVE	27+70.60	27+60.60
F5,B4,L7	BIRDS FOOT AVE	28+15.60	28+05.60
F5,B4,L8	BIRDS FOOT AVE	28+60.60	28+50.60
F5,B4,L9	BIRDS FOOT AVE	29+05.60	28+95.60
F5,B4,L10	BIRDS FOOT AVE	29+55.10	29+75.10
F5,B4,L11	HOP CLOVER AVE	31+54.77	31+64.77
F5,B4,L12	HOP CLOVER AVE	31+00.00	31+09.77
F5,B4,L13	HOP CLOVER AVE	30+54.77	30+64.77
F5,B4,L14	HOP CLOVER AVE	30+09.77	30+19.77
F5,B4,L15	HOP CLOVER AVE	29+49.77	29+39.77
F5,B4,L16	HOP CLOVER AVE	29+04.77	28+94.77
F5,B4,L17	HOP CLOVER AVE	28+59.77	28+51.77
F5,B4,L18	HOP CLOVER AVE	28+16.77	28+06.77
F5,B4,L19	HOP CLOVER AVE	27+71.77	27+61.77
F5,B4,L20	HOP CLOVER AVE	27+24.90	27+14.90

SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F5,B5,L1	HOP CLOVER TRL	13+13.24	13+03.24
F5,B5,L2	HOP CLOVER TRL	13+58.24	13+48.24
F5,B5,L3	HOP CLOVER TRL	14+03.24	13+93.24
F5,B5,L4	HOP CLOVER TRL	14+48.24	14+38.24
F5,B5,L5	HOP CLOVER TRL	14+93.24	14+83.24
F5,B5,L6	HOP CLOVER TRL	15+38.24	15+28.24
F5,B6,L1	HOP CLOVER AVE	17+48.30	17+38.30
F5,B6,L2	HOP CLOVER AVE	18+08.30	17+98.30
F5,B6,L3	HOP CLOVER AVE	18+68.30	18+58.30
F5,B6,L4	HOP CLOVER AVE	19+39.55	19+29.55
F5,B6,L5	HOP CLOVER AVE	19+91.70	19+81.70
F5,B6,L6	HOP CLOVER AVE	20+56.05	20+46.05
F5,B6,L7	HOP CLOVER AVE	21+10.30	20+98.30
F5,B6,L8	HOP CLOVER AVE	21+99.40	21+89.40
F5,B6,L9	HOP CLOVER AVE	22+44.40	22+34.40
F5,B6,L10	HOP CLOVER AVE	22+89.40	22+79.40
F5,B6,L11	HOP CLOVER AVE	23+34.40	23+24.40
F5,B6,L12	HOP CLOVER AVE	23+79.40	23+69.40
F5,B6,L13	HOP CLOVER AVE	24+24.40	24+14.40
F5,B6,L14	HOP CLOVER AVE	24+69.40	24+59.40
F5,B6,L15	HOP CLOVER AVE	25+14.40	25+04.40
F5,B6,L16	HOP CLOVER AVE	25+59.40	25+49.40
F5,B6,L17	HOP CLOVER AVE	26+11.90	26+21.90
F16,B7,L21	BIRDS FOOT AVE	28+63.60	
F16,B7,L22	BIRDS FOOT AVE	28+40.92	
F16,B7,L23	BIRDS FOOT AVE	27+96.92	
F16,B7,L24	BIRDS FOOT AVE	27+76.92	
F16,B7,L25	BIRDS FOOT AVE	27+32.92	
F16,B7,L26	BIRDS FOOT AVE	27+12.92	
F16,B7,L27	BIRDS FOOT AVE	26+68.63	
F16,B7,L28	BIRDS FOOT AVE	26+48.92	



KEYMAP

N.T.S. LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊕	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌋	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊕	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊕	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
⊕	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊕	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊕	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊕	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊕	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
④ ⑤ ⑥	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBQ	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



THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING CALCULATIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE REGISTERED PROFESSIONAL ENGINEER WHOSE STAMP AND SIGNATURE ARE AFFIXED TO THIS DOCUMENT.

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

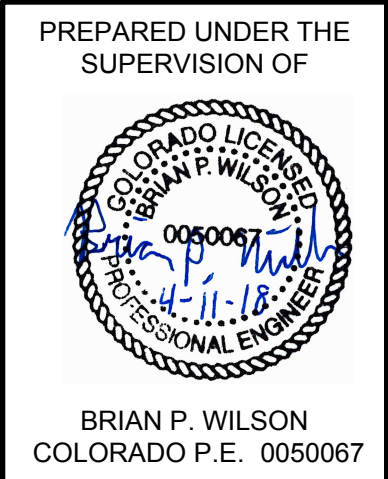
FIRE DEPARTMENT APPROVAL
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

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

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

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



THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULED INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

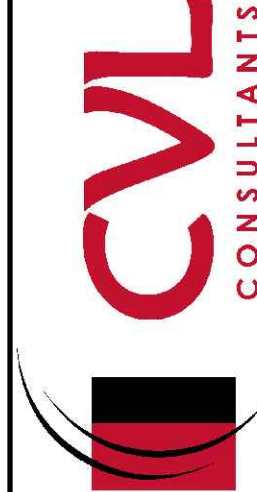
REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____ DATE _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

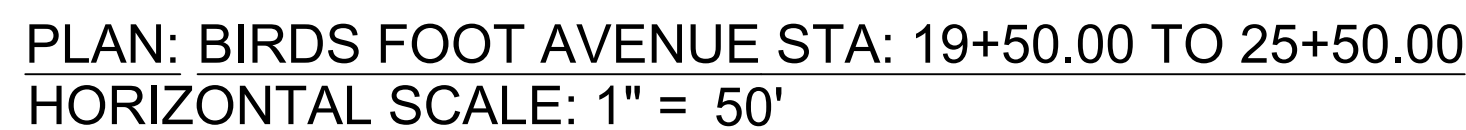
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 462-9526
Fax: (720) 462-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 5 CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR	CHECKED BY:	JW
DATE:	AUGUST 2017		
SHEET NUMBER	3		



50 25 0 50 100

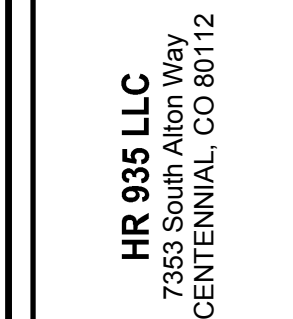
SCALE: 1" = 50'



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	POINT OF VERTICAL INTERSECTION
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FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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

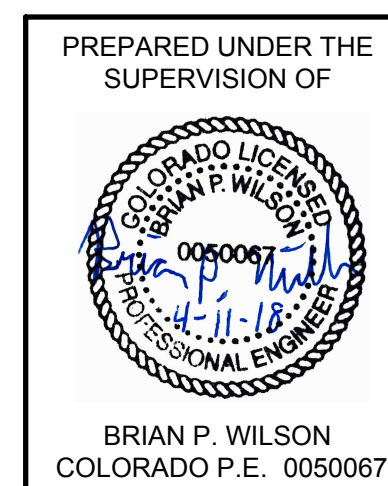


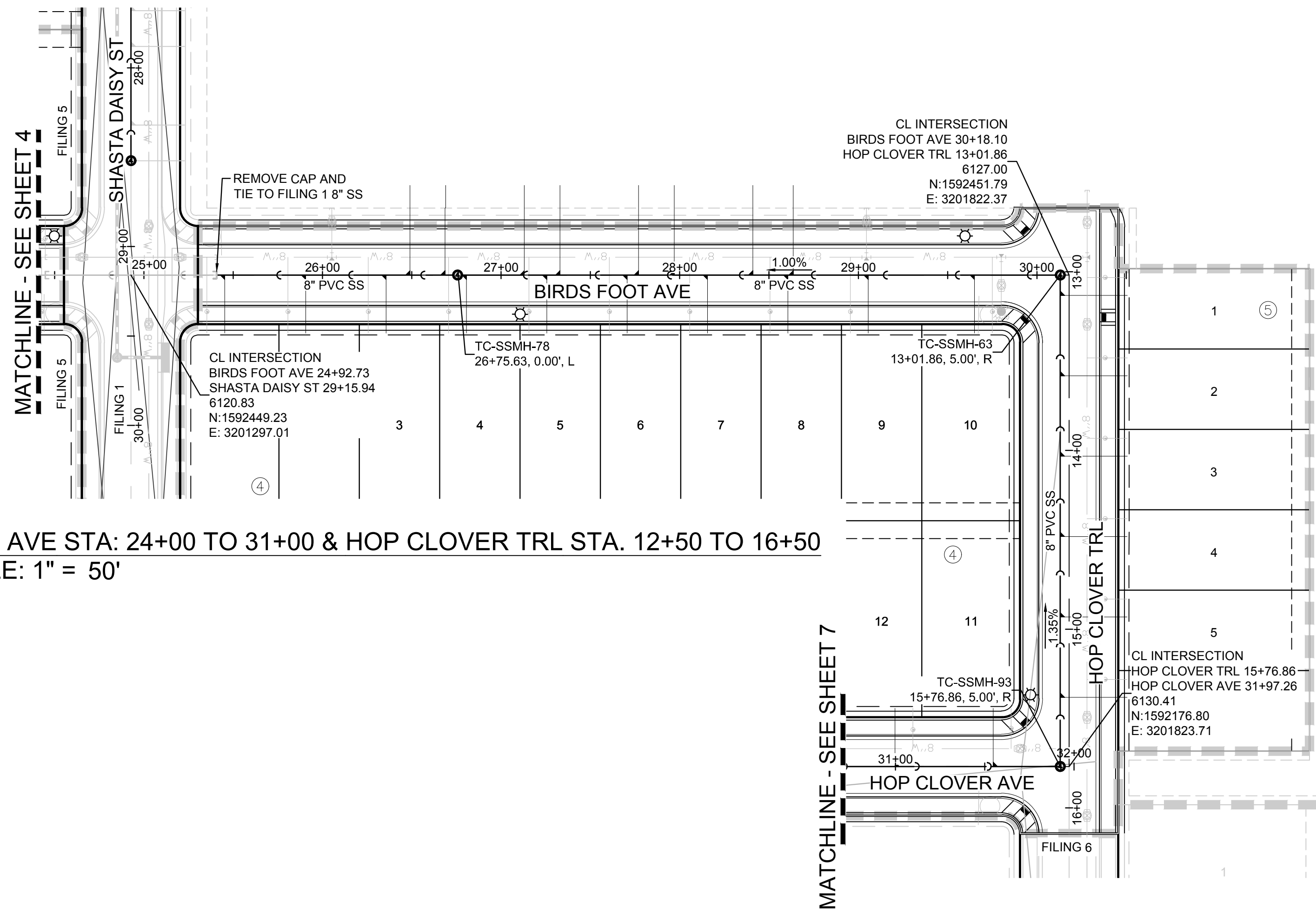
DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	AUGUST 2017		

4

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

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID
SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT
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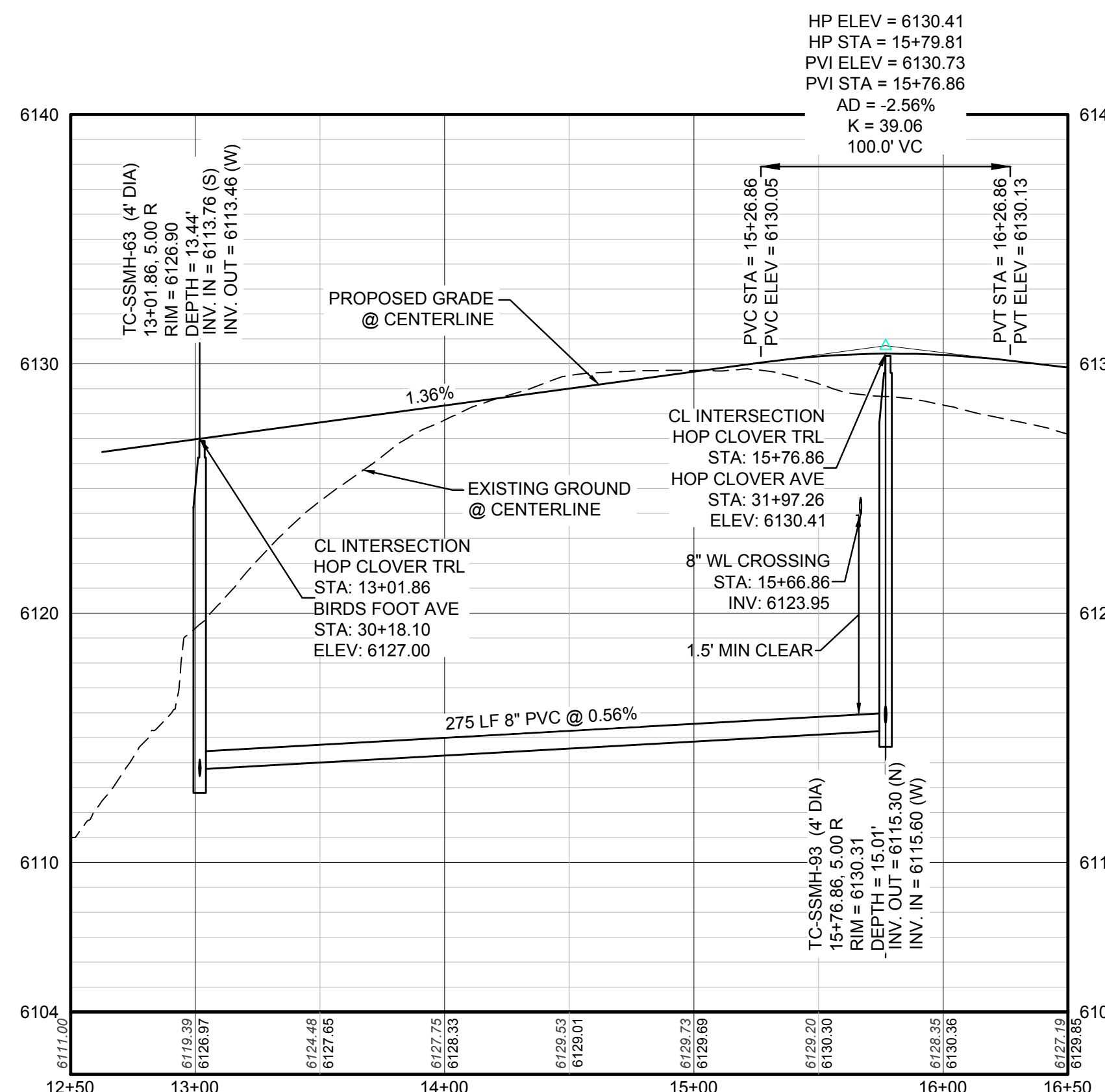


MATCHLINE - SEE SHEET 7

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	- - - - -	CENTERLINE
6	LOT NUMBER	—————	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	—————	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	—————	EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	<u>1.0%</u>	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	—— 5615 ——	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	—— 5616 ——	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	—— 5620 ——	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	—— 5607 ——	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE	————— ———	PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT	————— ———	PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	—— 8"W ——	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	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
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FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GL	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

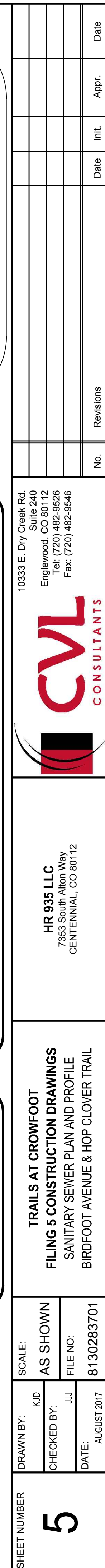


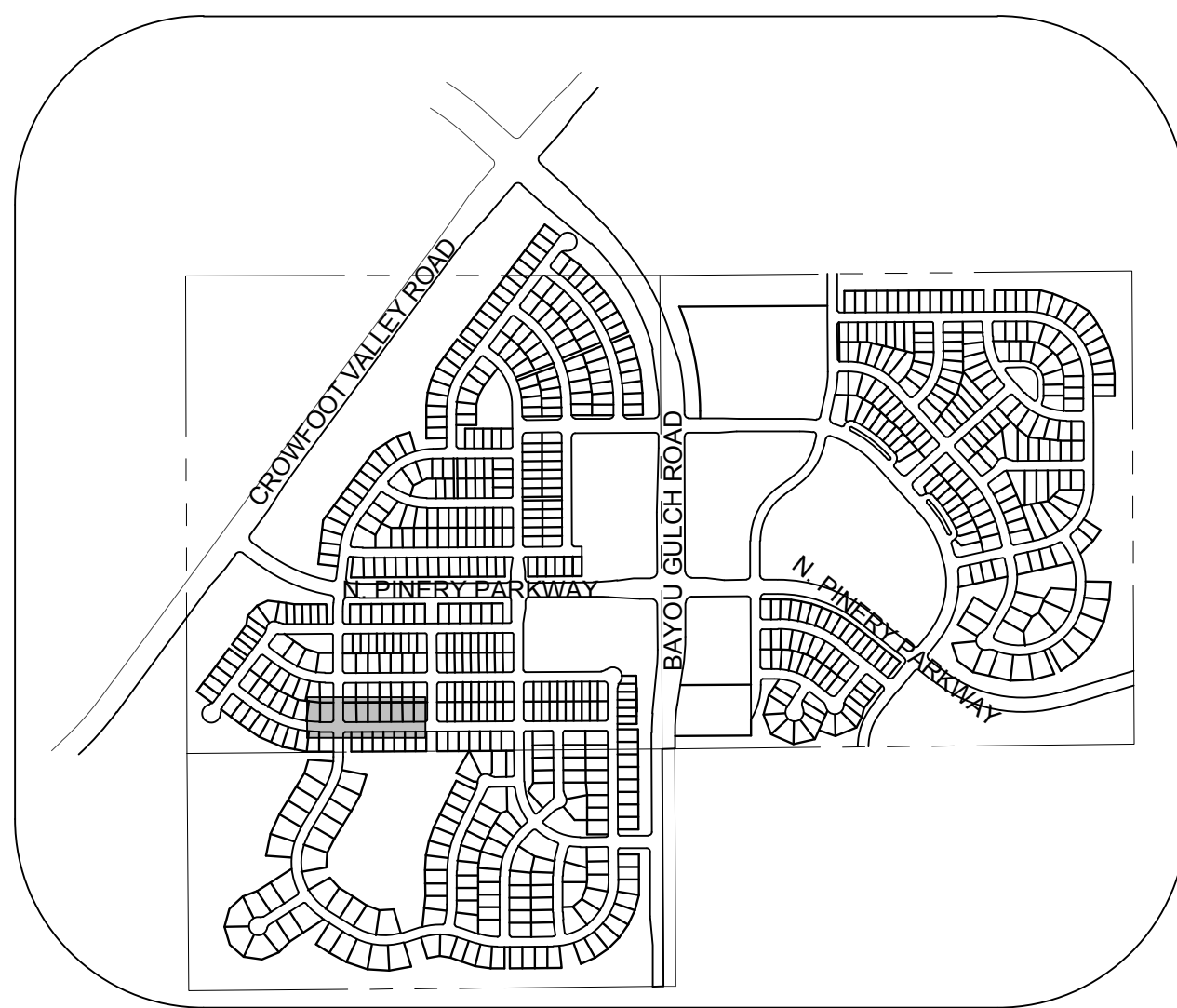
PREPARED UNDER THE
SUPERVISION OF



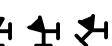
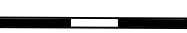
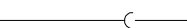
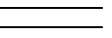
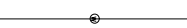
BRIAN P. WILSON
COLORADO P.E. 0050067

BASIS OF BEARINGS:
THE EAST LINE OF T1
BEING MONUMENTED
SECTION 9 BY A 3-1/4"
THE EAST QUARTER
ALUMINUM CAP STA
SOUTH 00°15'06" EAS





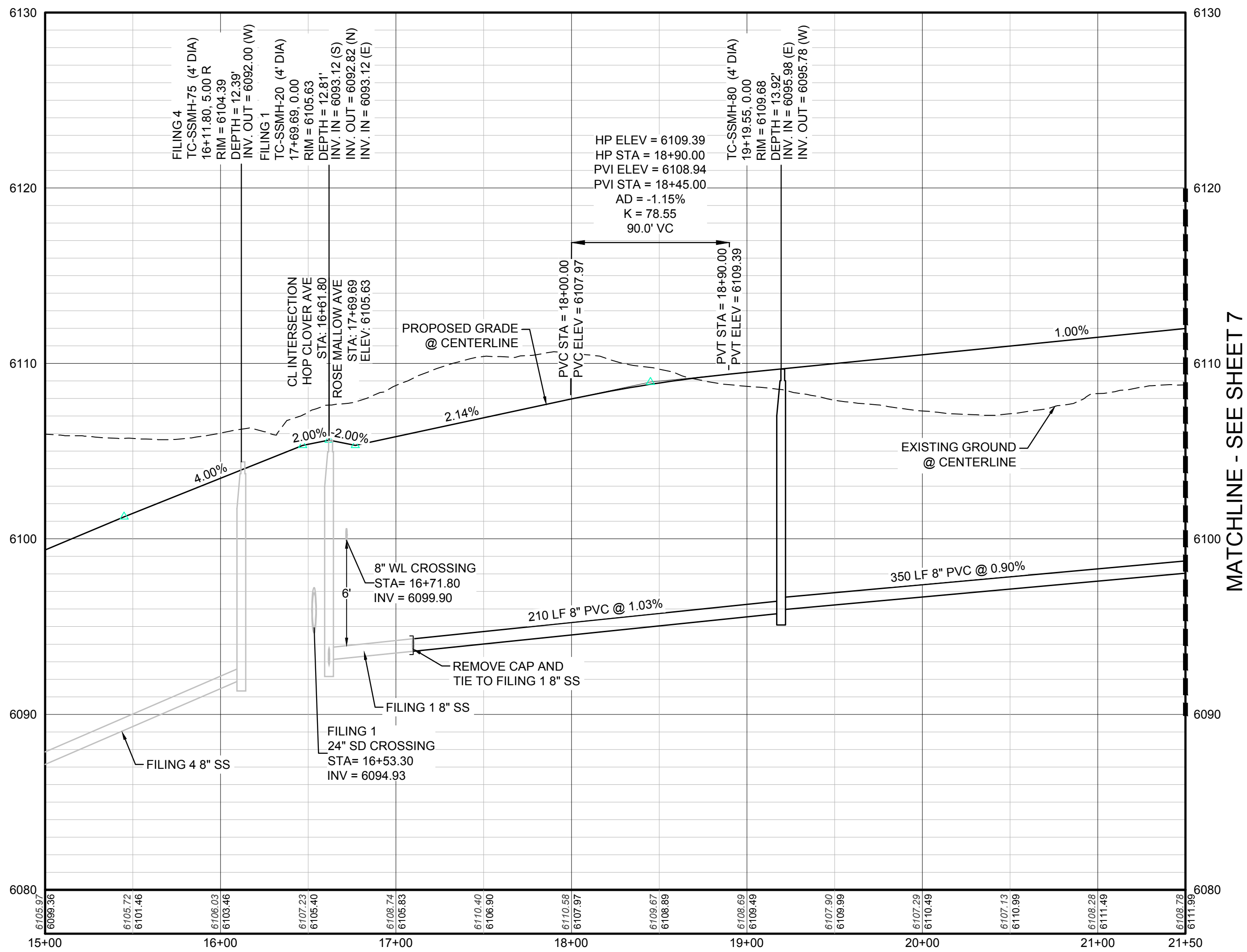
KEYMAP
N.T.S.
LEGEND

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

SANITARY SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F5,B2,L1	HOP CLOVER AVE	17+21.78
F5,B2,L2	HOP CLOVER AVE	17+78.65
F5,B2,L3	HOP CLOVER AVE	18+43.00
F5,B2,L4	HOP CLOVER AVE	19+07.35
F5,B2,L5	HOP CLOVER AVE	19+71.70
F5,B2,L6	HOP CLOVER AVE	20+36.05
F5,B2,L7	HOP CLOVER AVE	21+08.30
F5,B6,L1	HOP CLOVER AVE	17+48.30
F5,B6,L2	HOP CLOVER AVE	18+08.30
F5,B6,L3	HOP CLOVER AVE	18+68.30
F5,B6,L4	HOP CLOVER AVE	19+39.55
F5,B6,L5	HOP CLOVER AVE	19+91.70
F5,B6,L6	HOP CLOVER AVE	20+56.05
F5,B6,L7	HOP CLOVER AVE	21+10.30

ABBREVIATIONS

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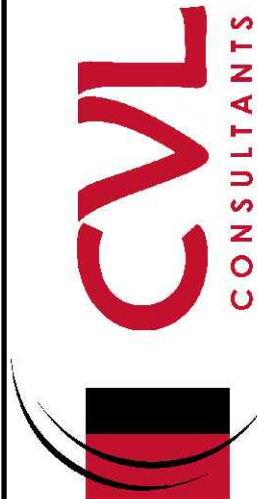
PROFILE: HOP CLOVER AVE STA: 15+00.00 TO 21+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

BASE 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
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TWO WORKING DAYS
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1-800-922-1987

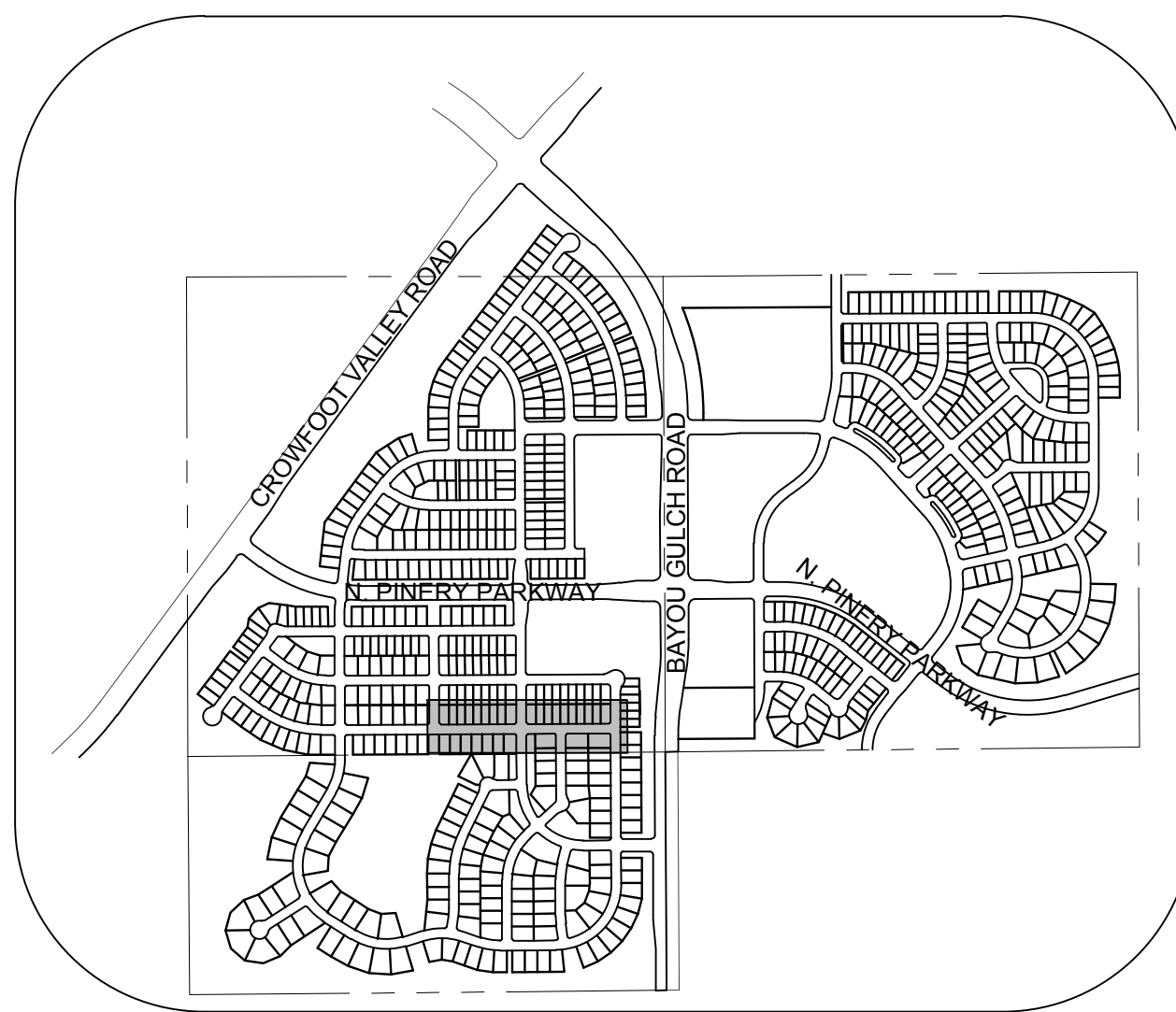


HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

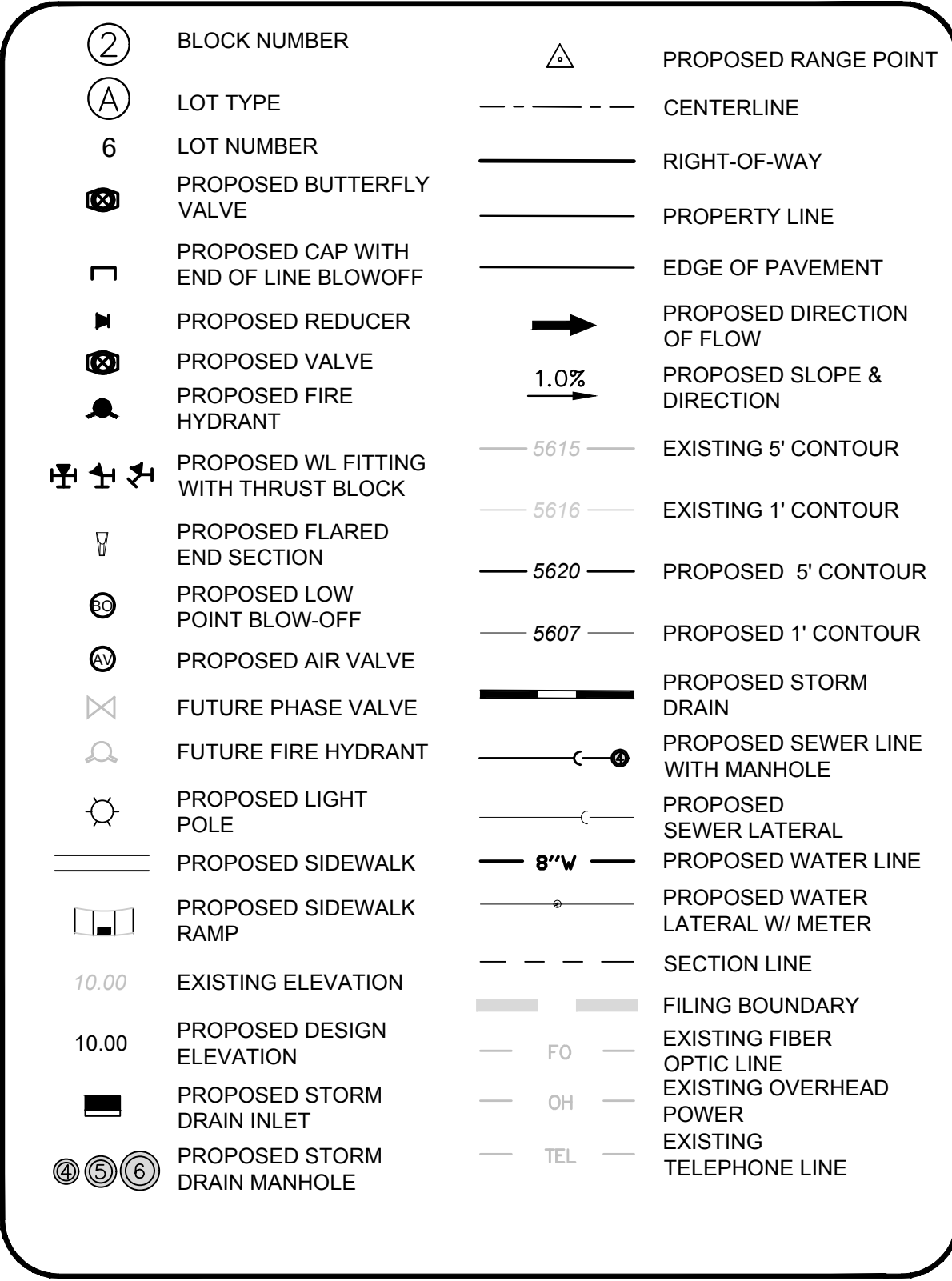
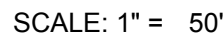
TRAILS AT CROWFOOT
PHASE 5 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
HOP CLOVER AVENUE

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

6



KEYMAP
N.T.S.
LEGEND



AD	ANGLE DIFFERENCE	MH	MANHOLE
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LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067

BASIS OF BEARINGS:
THE EAST LINE OF THE
BEING MONUMENTED
SECTION 9 BY A 3-1/4"
THE EAST QUARTER
ALUMINUM CAP STAKE
SOUTH 00°15'06" EAST

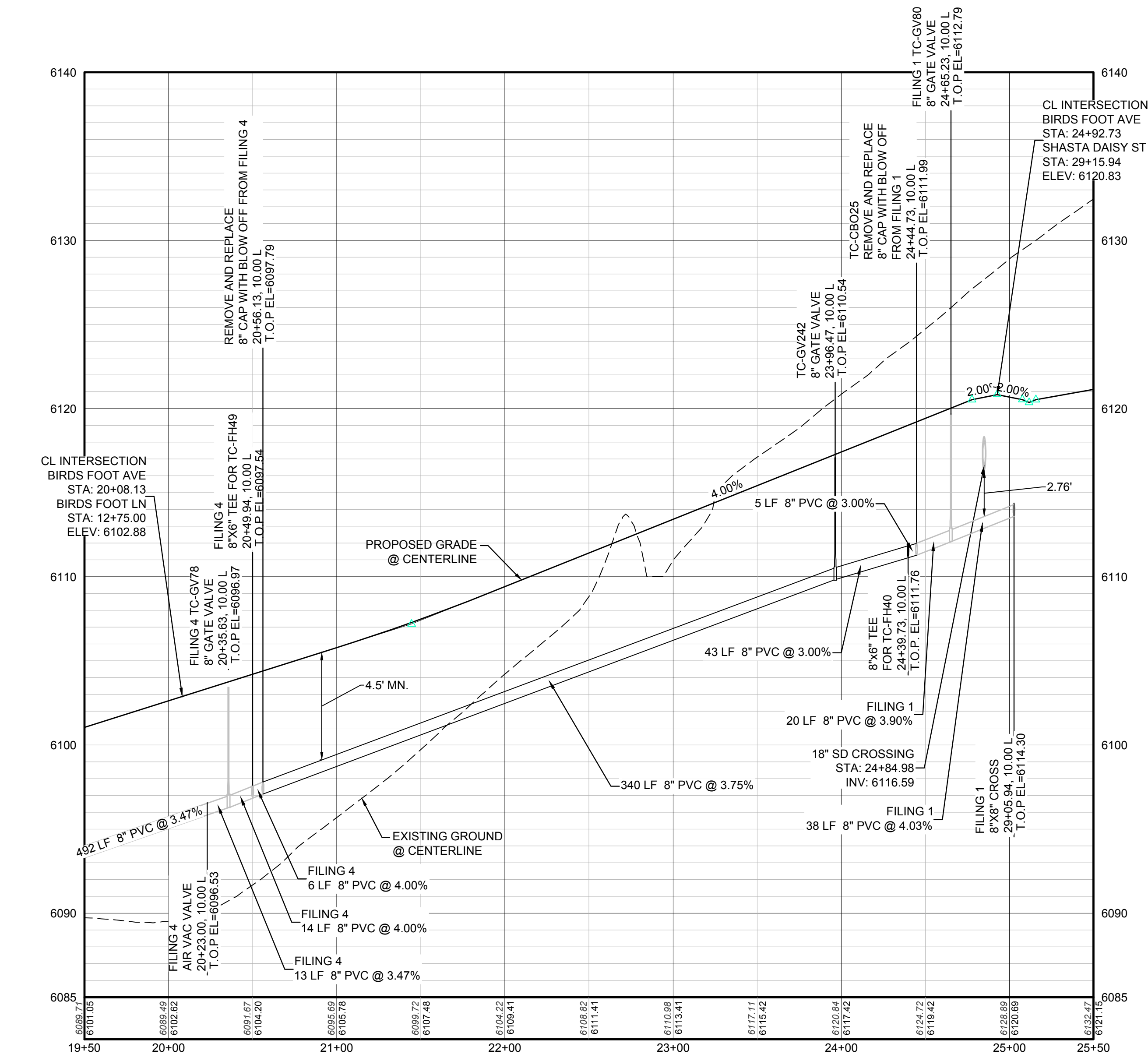


SHEET NUMBER 7	DRAWN BY:	KJD	SCALE:	TRAILS AT CROWFOOT FILING 5 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE HOP CLOVER AVENUE			 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546
	CHECKED BY:	JJJ	FILE NO:	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112			
	DATE:	AUGUST 2017					
	No.			Revisions	Date	Appr.	

N:\PROJECTS\BIRDS FOOT\ENGINEERING\BIRDS FOOT\BIRDS FOOT WATER AND SANITATION\WATER PLAN AND PROFILES\BIRDS FOOT AVENUE WATER.DWG, CDDVA, 3/6/2018 10:18 AM



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



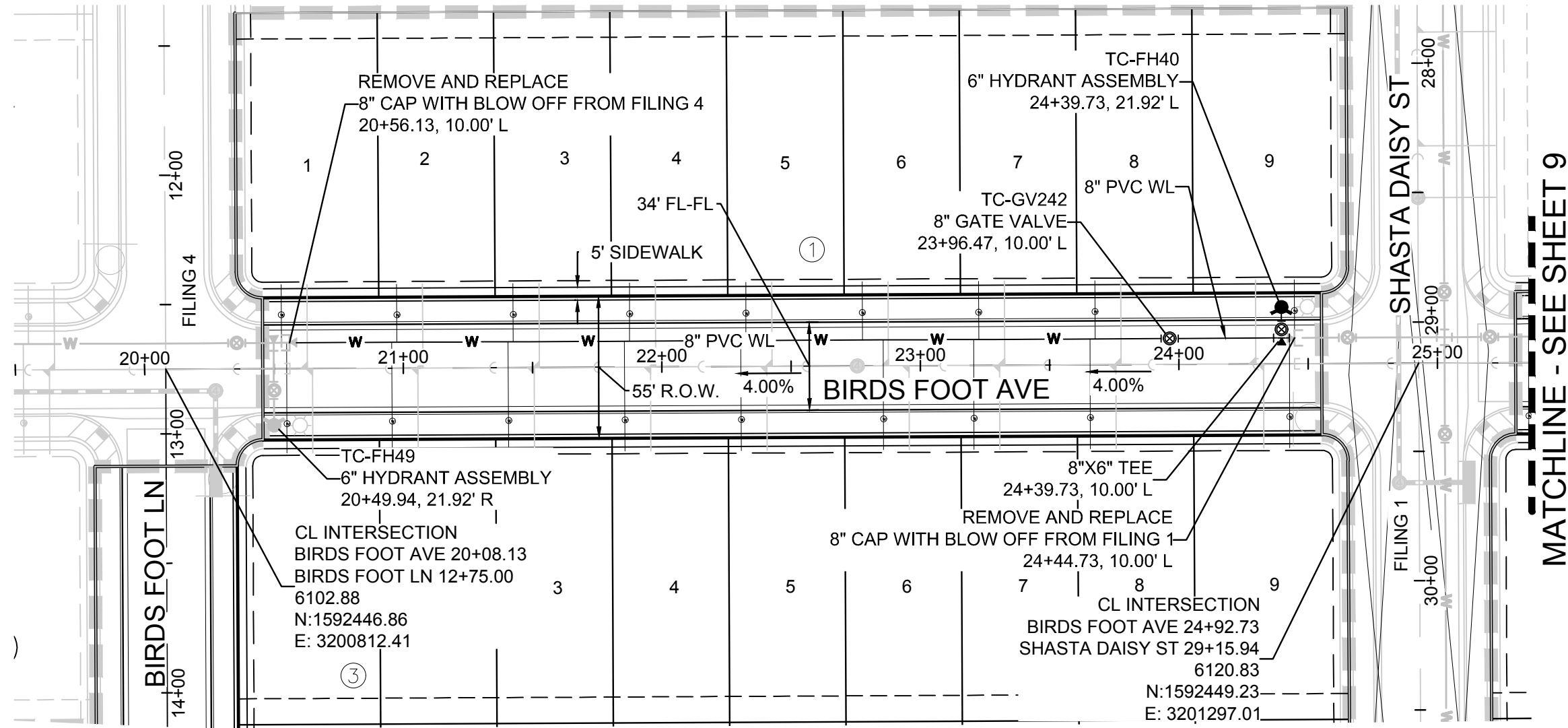
PROFILE: BIRDS FOOT AVE STA: 19+50.00 TO 25+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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.

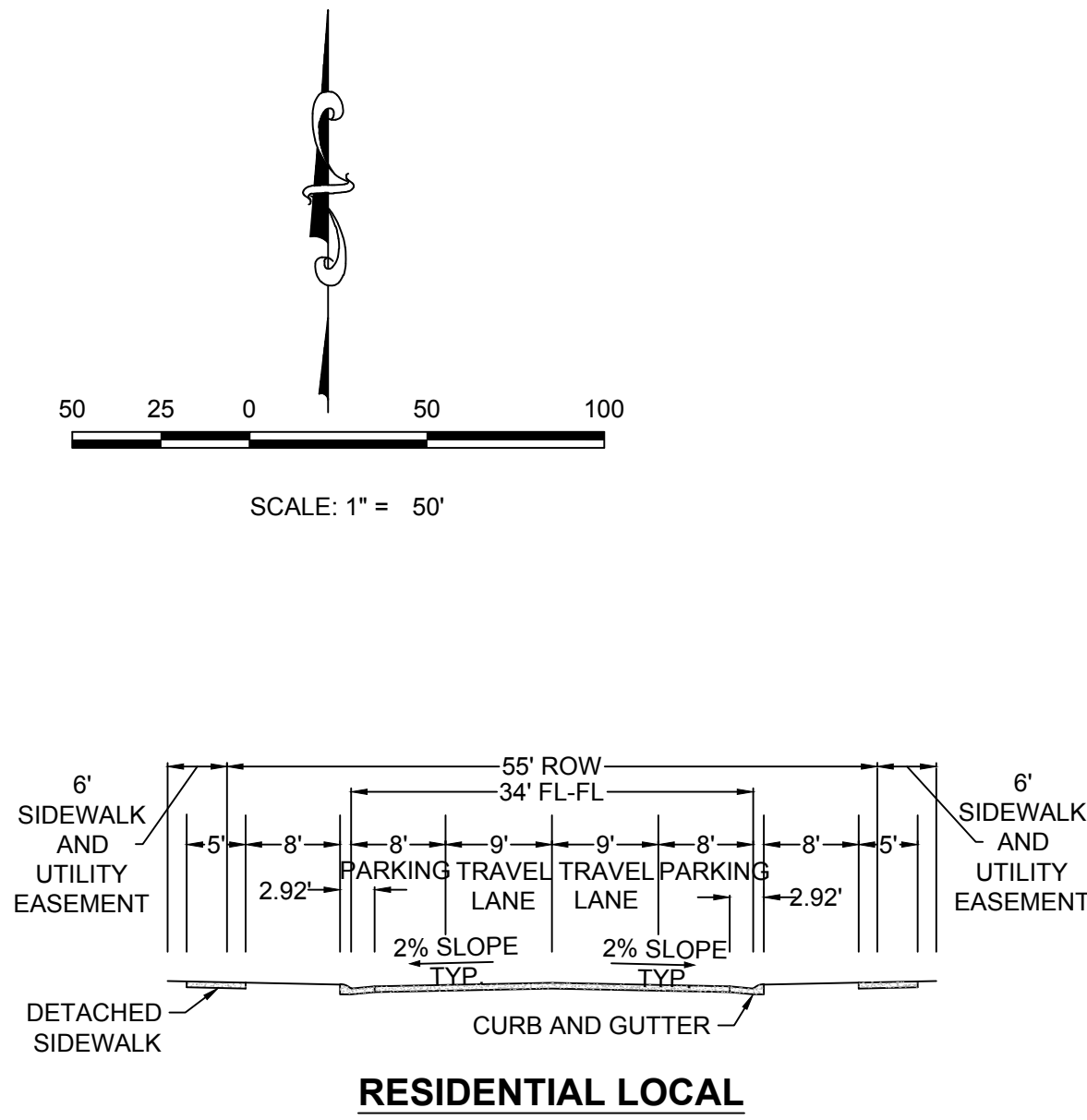
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

PREPARED UNDER THE
SUPERVISION OF

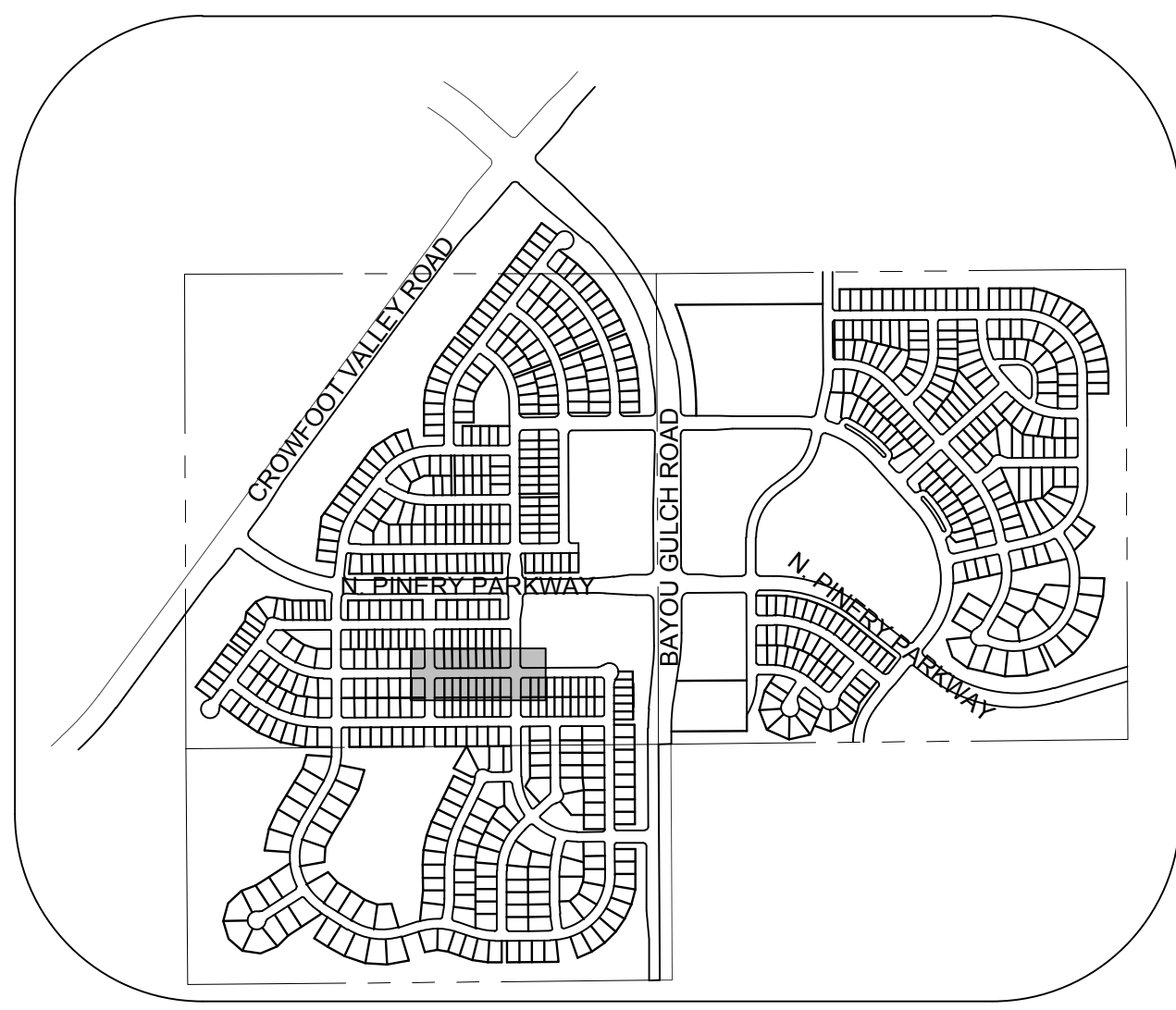
BRIAN P. WILSON
COLORADO P.E. 0050067



PLAN: BIRDS FOOT AVE STA: 19+50.00 TO 25+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



KEYMAP
N.T.S.

WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F5,B1,L1	BIRDS FOOT AVE	20+52.94
F5,B1,L2	BIRDS FOOT AVE	20+97.63
F5,B1,L3	BIRDS FOOT AVE	21+42.63
F5,B1,L4	BIRDS FOOT AVE	21+87.63
F5,B1,L5	BIRDS FOOT AVE	22+32.63
F5,B1,L6	BIRDS FOOT AVE	22+77.63
F5,B1,L7	BIRDS FOOT AVE	23+22.63
F5,B1,L8	BIRDS FOOT AVE	23+67.63
F5,B1,L9	BIRDS FOOT AVE	24+44.73
F5,B3,L1	BIRDS FOOT AVE	20+54.94
F5,B3,L2	BIRDS FOOT AVE	20+95.63
F5,B3,L3	BIRDS FOOT AVE	21+40.63
F5,B3,L4	BIRDS FOOT AVE	21+85.63
F5,B3,L5	BIRDS FOOT AVE	22+30.63
F5,B3,L6	BIRDS FOOT AVE	22+85.63
F5,B3,L7	BIRDS FOOT AVE	23+20.63
F5,B3,L8	BIRDS FOOT AVE	23+65.63
F5,B3,L9	BIRDS FOOT AVE	24+42.73

LEGEND

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

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

10338 E. Dry Creek Rd.
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

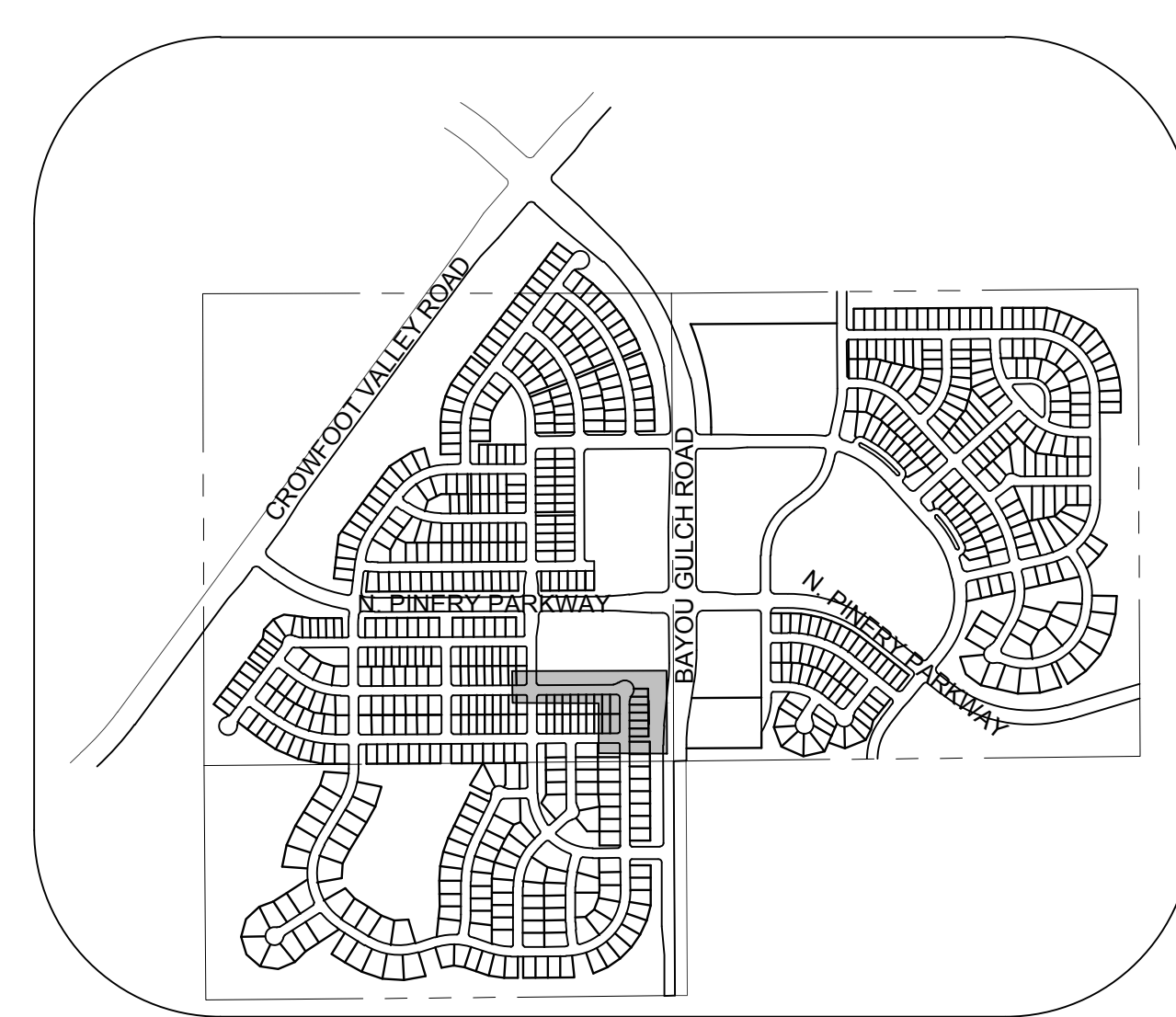
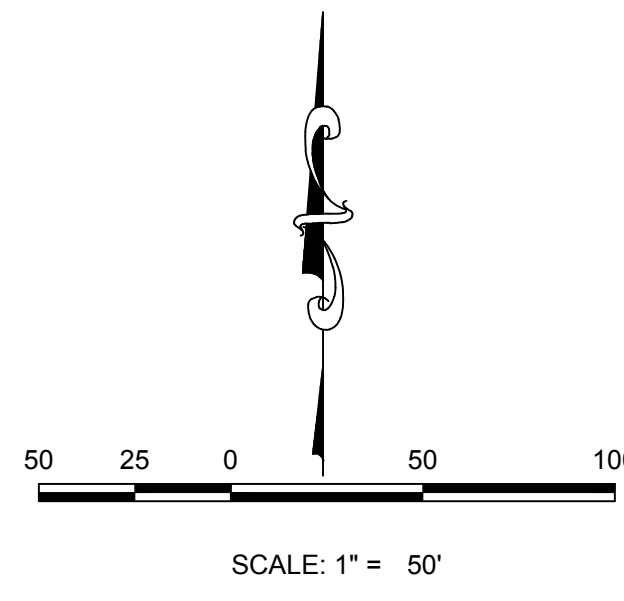
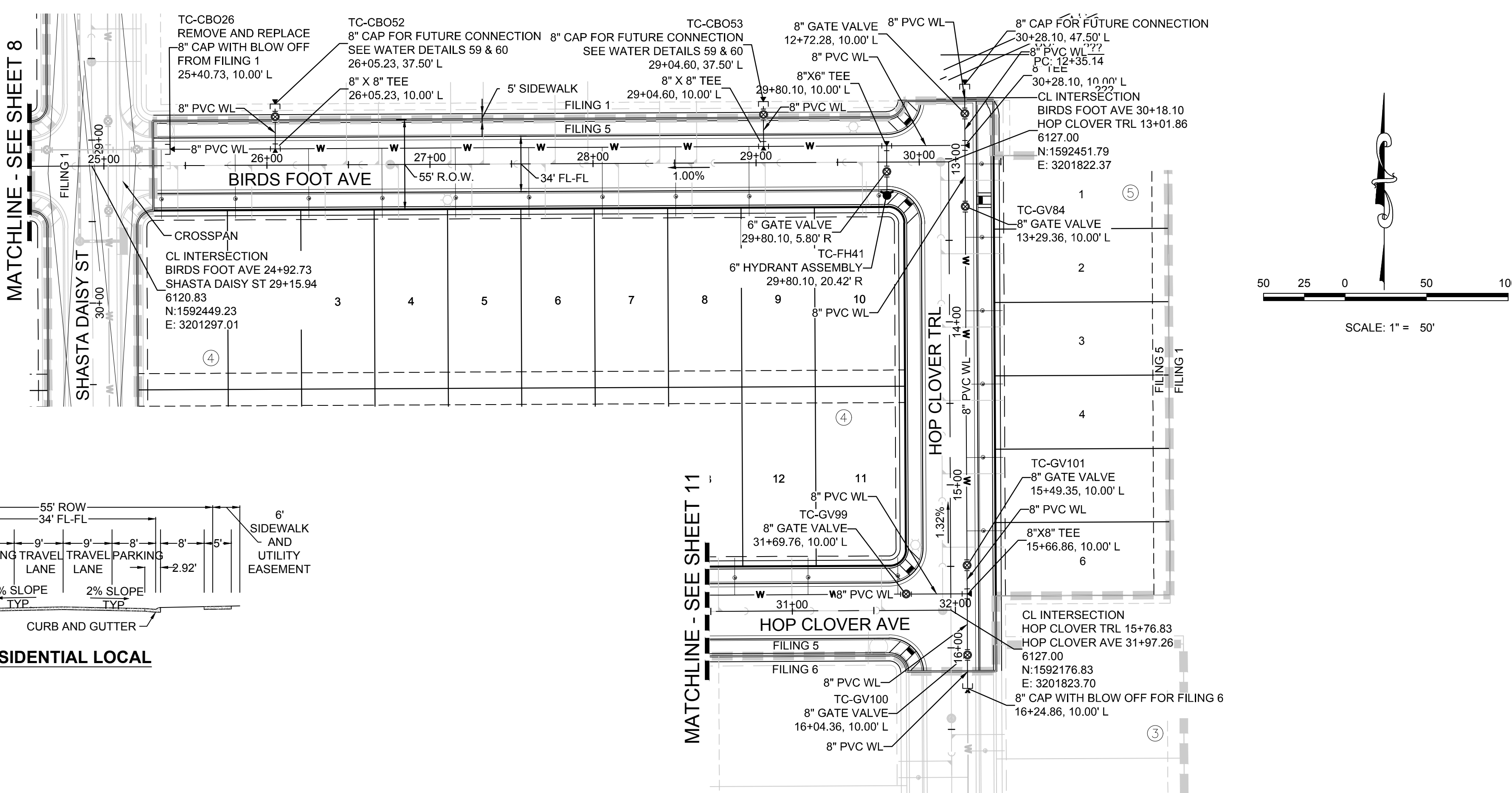
TRAILS AT CROWFOOT
FILING 5 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
BIRDS FOOT AVENUE

SCALE: RHR
AS SHOWN
FILE NO: 8130283701
DATE: AUGUST 2017

SHEET NUMBER
8

Revisions
No. Date Init. Appr. Date

WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F5.B4.L1	BIRDS FOOT AVE	25+35.24
F5.B4.L2	BIRDS FOOT AVE	25+80.60
F5.B4.L3	BIRDS FOOT AVE	26+25.60
F5.B4.L4	BIRDS FOOT AVE	26+70.60
F5.B4.L5	BIRDS FOOT AVE	27+15.60
F5.B4.L6	BIRDS FOOT AVE	27+60.60
F5.B4.L7	BIRDS FOOT AVE	28+05.60
F5.B4.L8	BIRDS FOOT AVE	28+50.60
F5.B4.L9	BIRDS FOOT AVE	28+95.60
F5.B4.L10	BIRDS FOOT AVE	29+75.10
F5.B5.L1	HOP CLOVER TRL	13+03.24
F5.B5.L2	HOP CLOVER TRL	13+48.24
F5.B5.L3	HOP CLOVER TRL	13+93.24
F5.B5.L4	HOP CLOVER TRL	14+38.24
F5.B5.L5	HOP CLOVER TRL	14+83.24
F5.B5.L6	HOP CLOVER TRL	15+28.24



KEYMAP
N.T.S.
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 RAMP

10.00

EXISTING ELEVATION

10.00

PROPOSED DESIGN ELEVATION

⌋

PROPOSED STORM DRAIN INLET

⊗

PROPOSED STORM DRAIN MANHOLE

△

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

→

PROPOSED DIRECTION OF FLOW

1.0%

PROPOSED SLOPE & DIRECTION

5615

EXISTING 5' CONTOUR

5616

EXISTING 1' CONTOUR

5620

PROPOSED 5' CONTOUR

5607

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

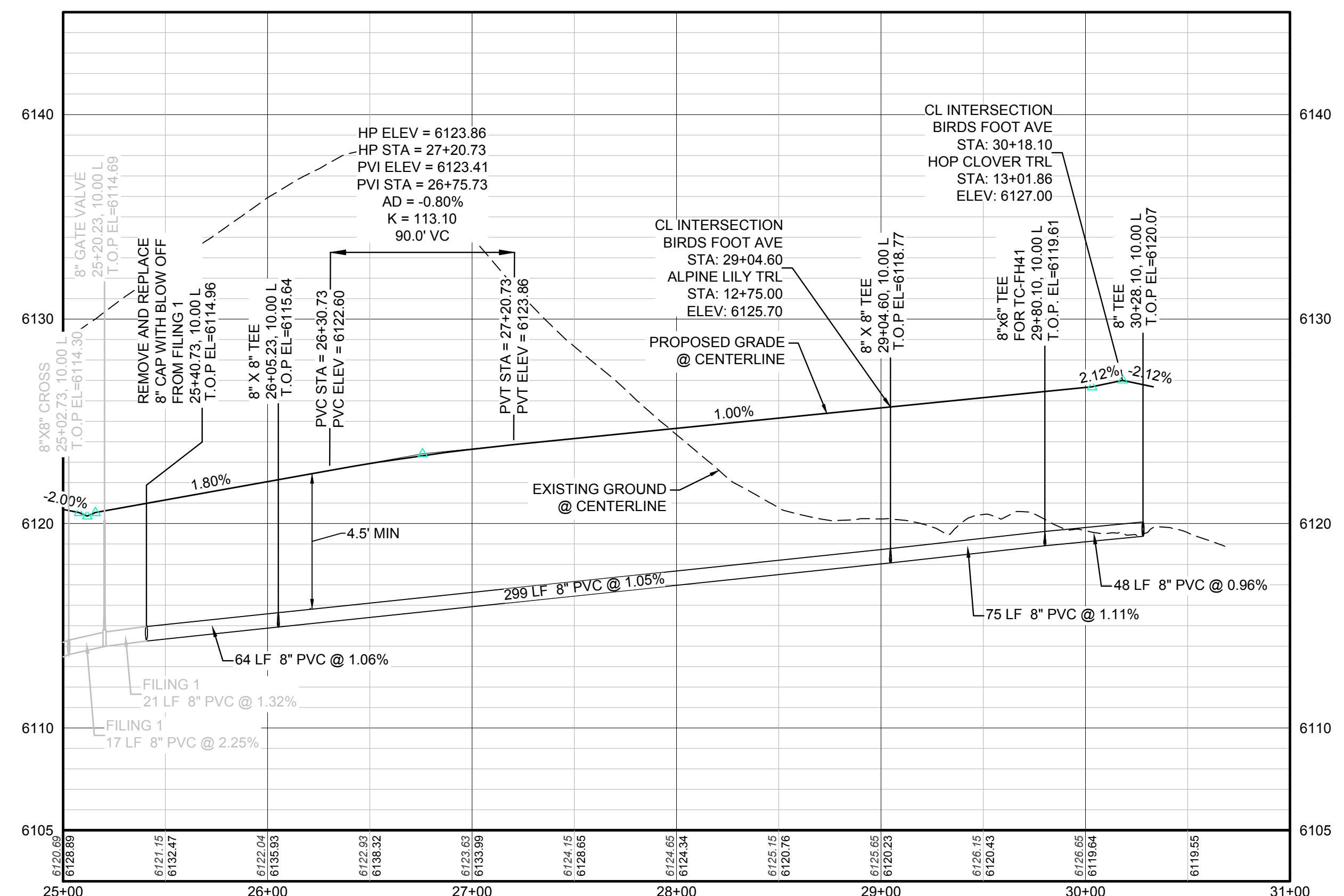
FILING BOUNDARY

EXISTING FIBER OPTIC LINE

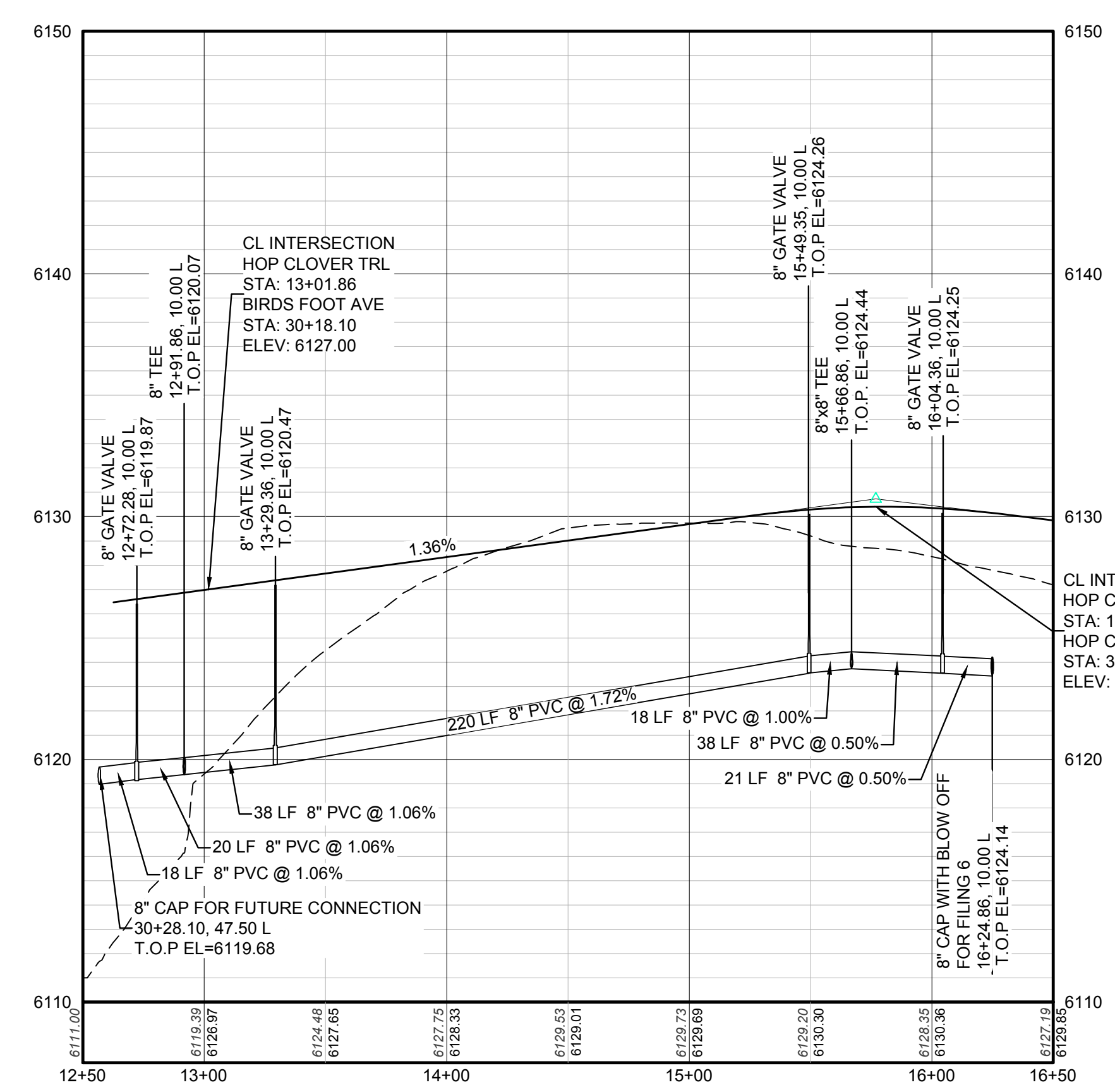
EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

PLAN: BIRDS FOOT AVE STA: 25+00.00 TO 31+00.00 & HOP CLOVER TRL STA: 12+50.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BIRDS FOOT AVE STA: 25+00.00 TO 31+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: HOP CLOVER TRL STA: 12+50.00 TO 16+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

ABBREVIATIONS	
AD	ANGLE DIFFERENCE
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BVC	BEGIN VERTICAL CURVE
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CBO	CAP WITH BLOW OFF
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EP	EDGE OF PAVEMENT
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N.T.S.	NOT TO SCALE
PVC	POLYVINYL CHLORIDE
PVI	PT. OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENT
RCBC	REINFORCED CONCRETE BOX CULVERT
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT OF WAY
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

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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
COLORADO P.E. 0050097

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Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 5 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
BIRDFOOT AVENUE & HOP CLOVER TRAIL

SCALE: AS SHOWN

DRAWN BY: RHR

CHECKED BY: JJ

DATE: AUGUST 2017

FILE NO: 8130283701

SHEET NUMBER

9

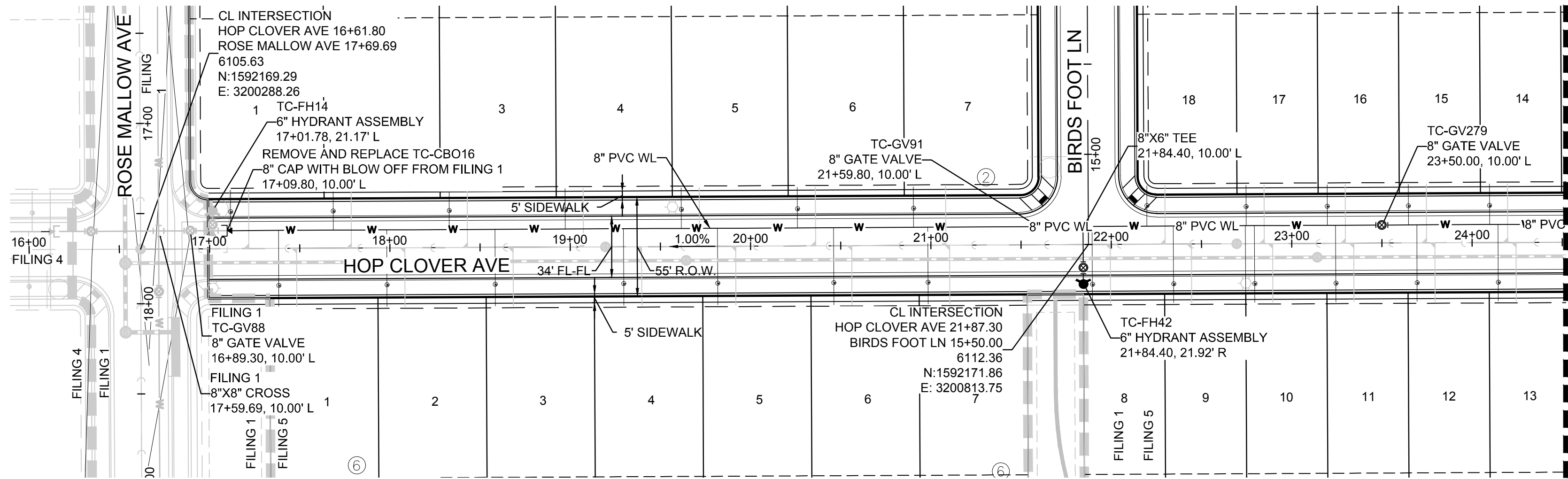
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Revisions

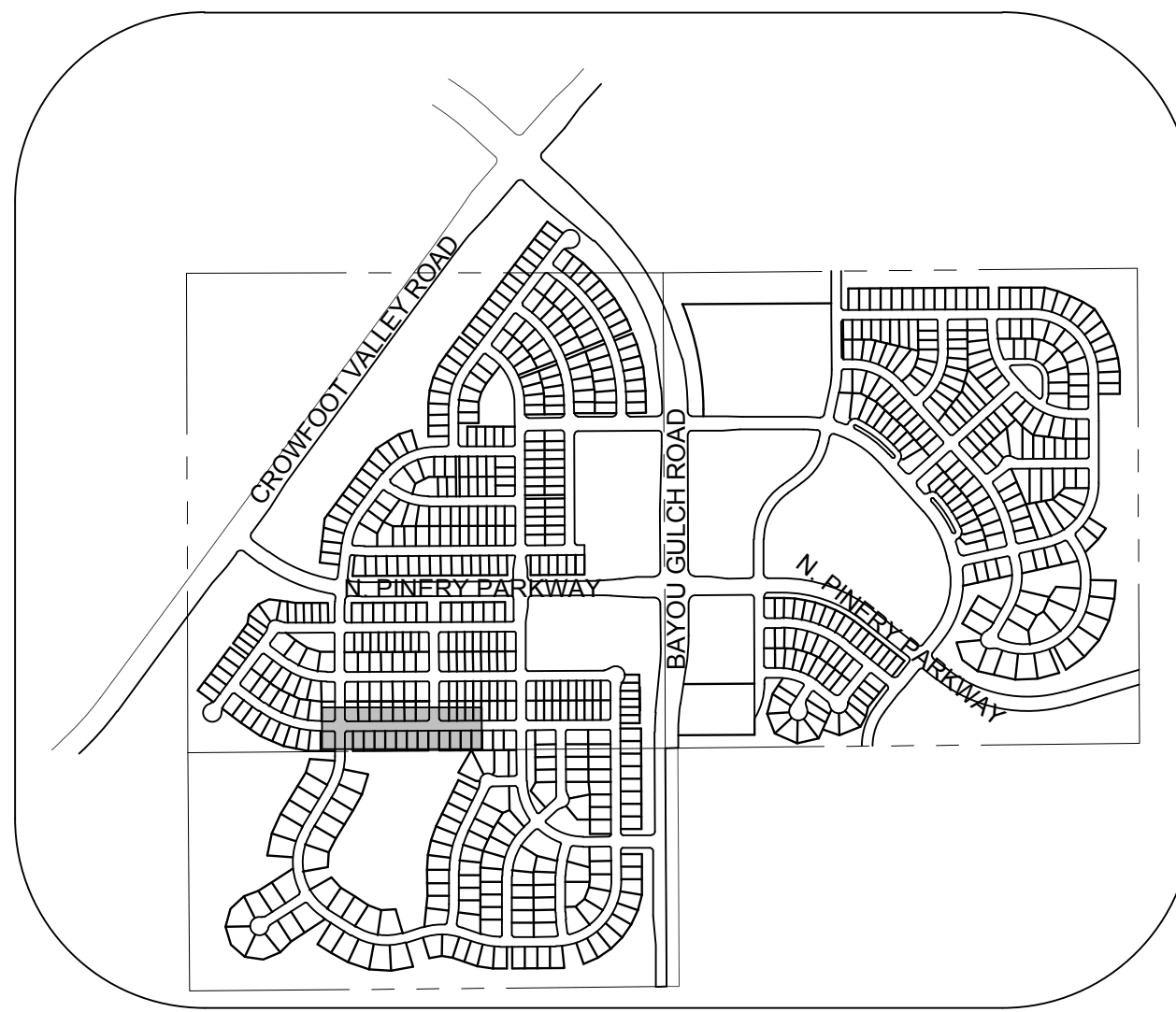
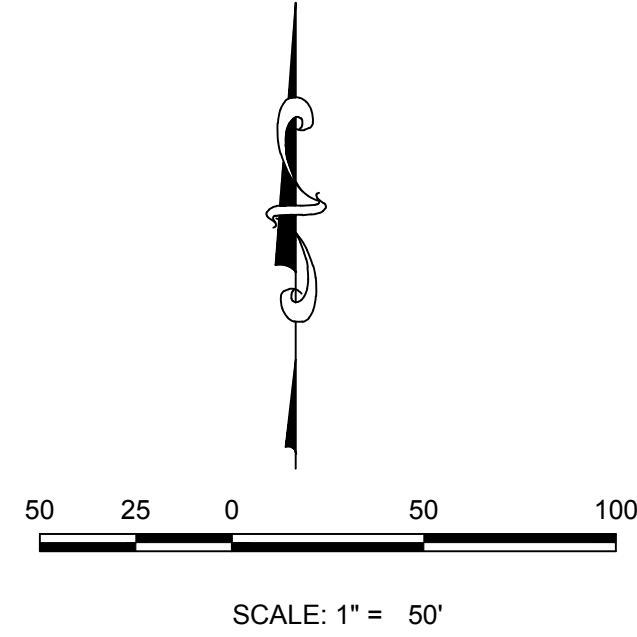
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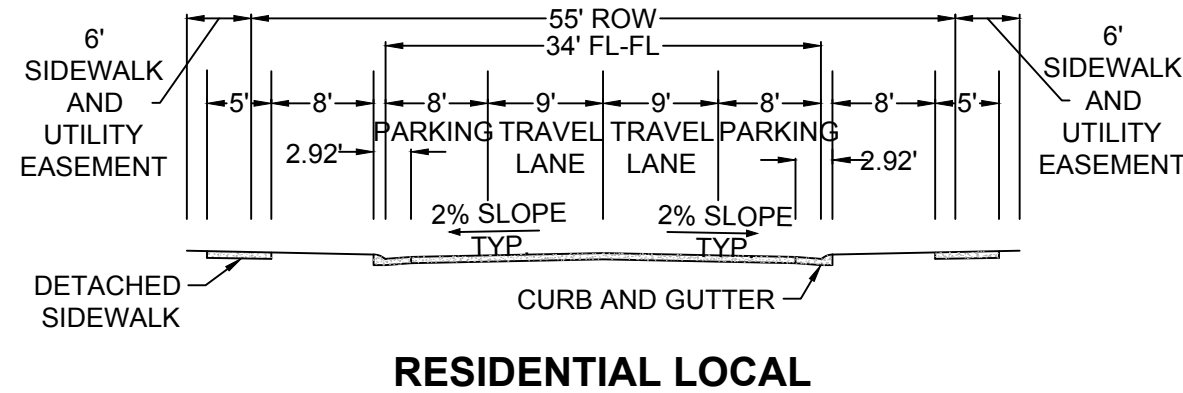
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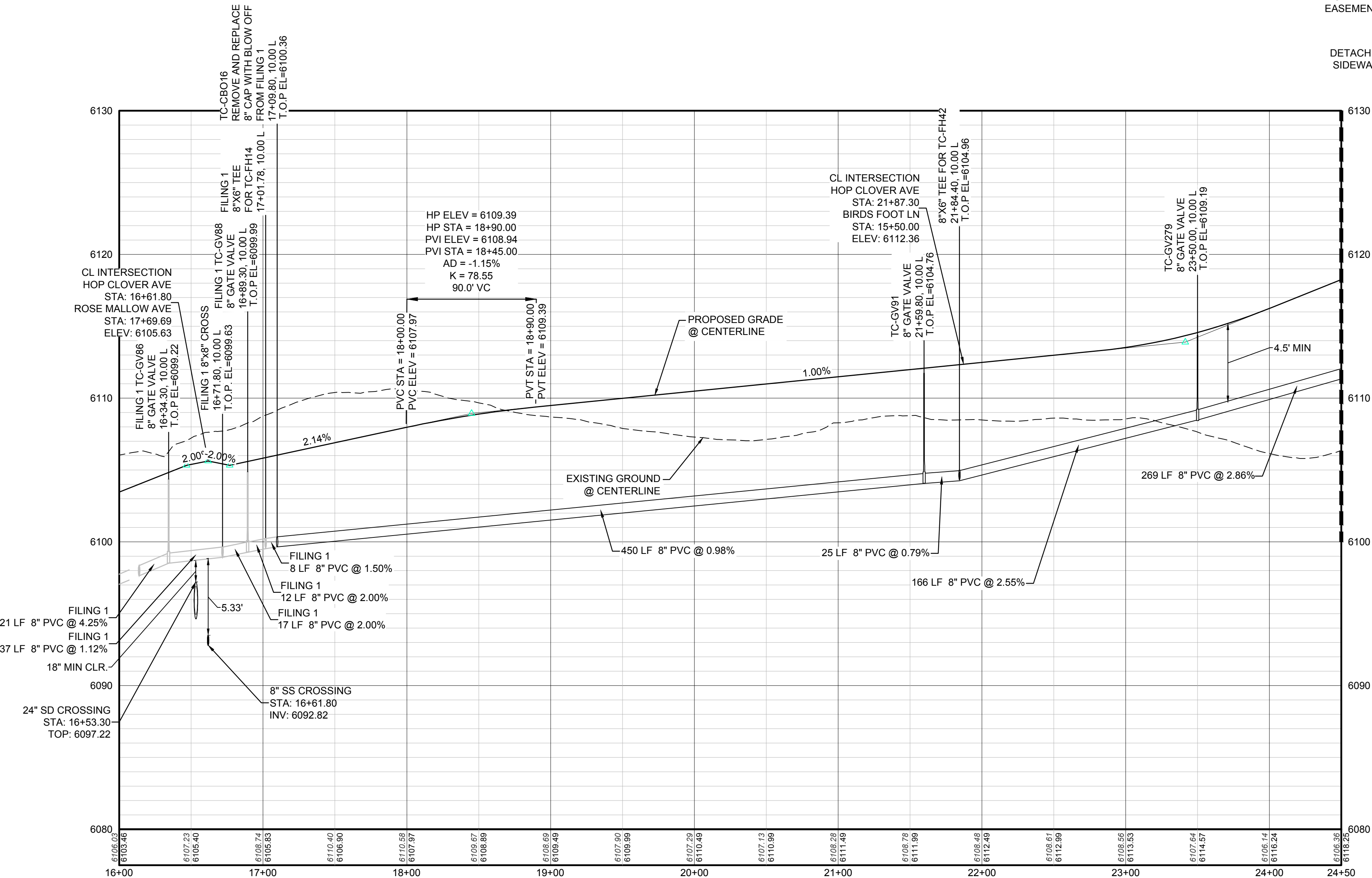
PLAN: HOP CLOVER AVE STA: 16+00.00 TO 24+50.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND



WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F5,B2,L1	HOP CLOVER AVE	17+11.78
F5,B2,L2	HOP CLOVER AVE	17+68.65
F5,B2,L3	HOP CLOVER AVE	18+33.00
F5,B2,L4	HOP CLOVER AVE	18+97.35
F5,B2,L5	HOP CLOVER AVE	19+61.70
F5,B2,L6	HOP CLOVER AVE	20+26.05
F5,B2,L7	HOP CLOVER AVE	20+90.40
F5,B3,L14	HOP CLOVER AVE	24+09.80
F5,B3,L15	HOP CLOVER AVE	23+64.80
F5,B3,L16	HOP CLOVER AVE	23+19.80
F5,B3,L17	HOP CLOVER AVE	22+74.80
F5,B3,L18	HOP CLOVER AVE	22+19.80
F5,B6,L1	HOP CLOVER AVE	17+38.30
F5,B6,L2	HOP CLOVER AVE	17+98.30
F5,B6,L3	HOP CLOVER AVE	18+58.30
F5,B6,L4	HOP CLOVER AVE	19+29.55
F5,B6,L5	HOP CLOVER AVE	19+81.70
F5,B6,L6	HOP CLOVER AVE	20+46.05
F5,B6,L7	HOP CLOVER AVE	20+98.30
F5,B6,L8	HOP CLOVER AVE	21+89.40
F5,B6,L9	HOP CLOVER AVE	22+34.40
F5,B6,L10	HOP CLOVER AVE	22+79.40
F5,B6,L11	HOP CLOVER AVE	23+24.40
F5,B6,L12	HOP CLOVER AVE	23+69.40



PROFILE: HOP CLOVER AVE STA: 16+00.00 TO 24+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

- 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 OPTIC LINE
- EXISTING OVERHEAD POWER
- EXISTING TELEPHONE LINE

ABBREVIATIONS

- AD ANGLE DIFFERENCE
- AV AIR VAC RELEASE VALVE
- BVC BEGIN VERTICAL CURVE
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- CBO CAP WITH BLOW OFF
- CRR CURB RETURN RADIUS
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- 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
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- INV INVERT
- K CURVATURE COEFFICIENT
- LF LINEAR FEET
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- PVC POLYVINYL CHLORIDE
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- 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
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PREPARED UNDER THE SUPERVISION OF
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CVL
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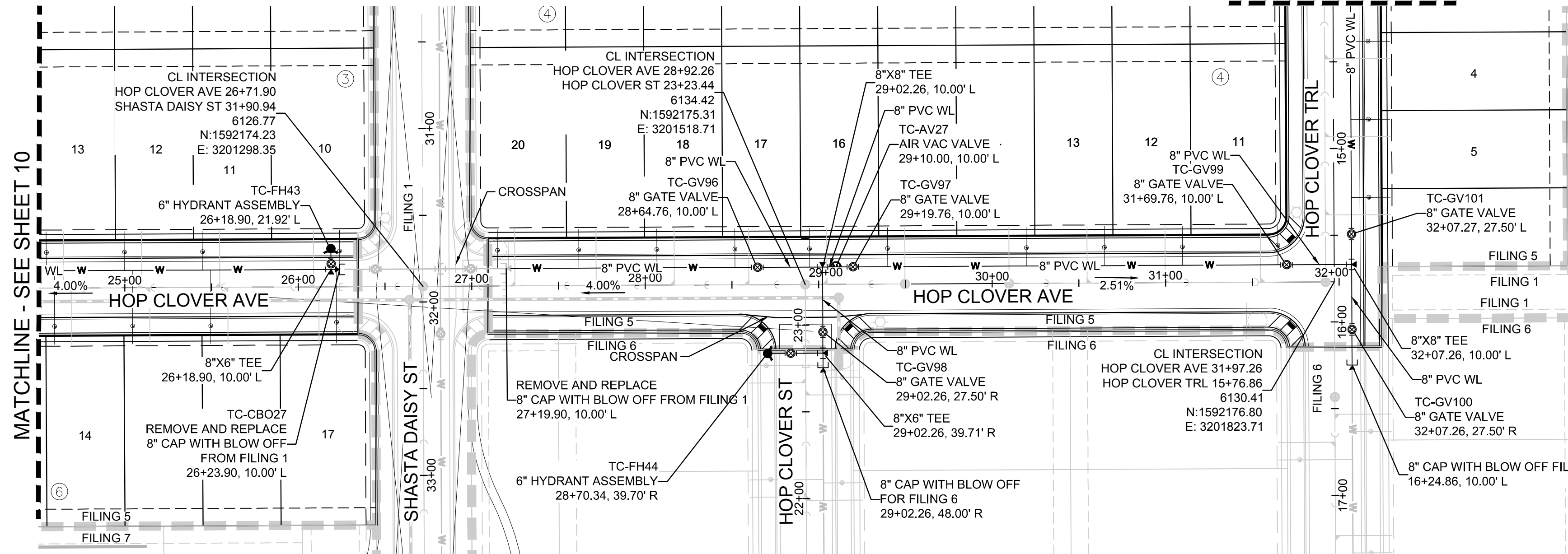
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TRAILS AT CROWFOOT
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HOP CLOVER AVENUE

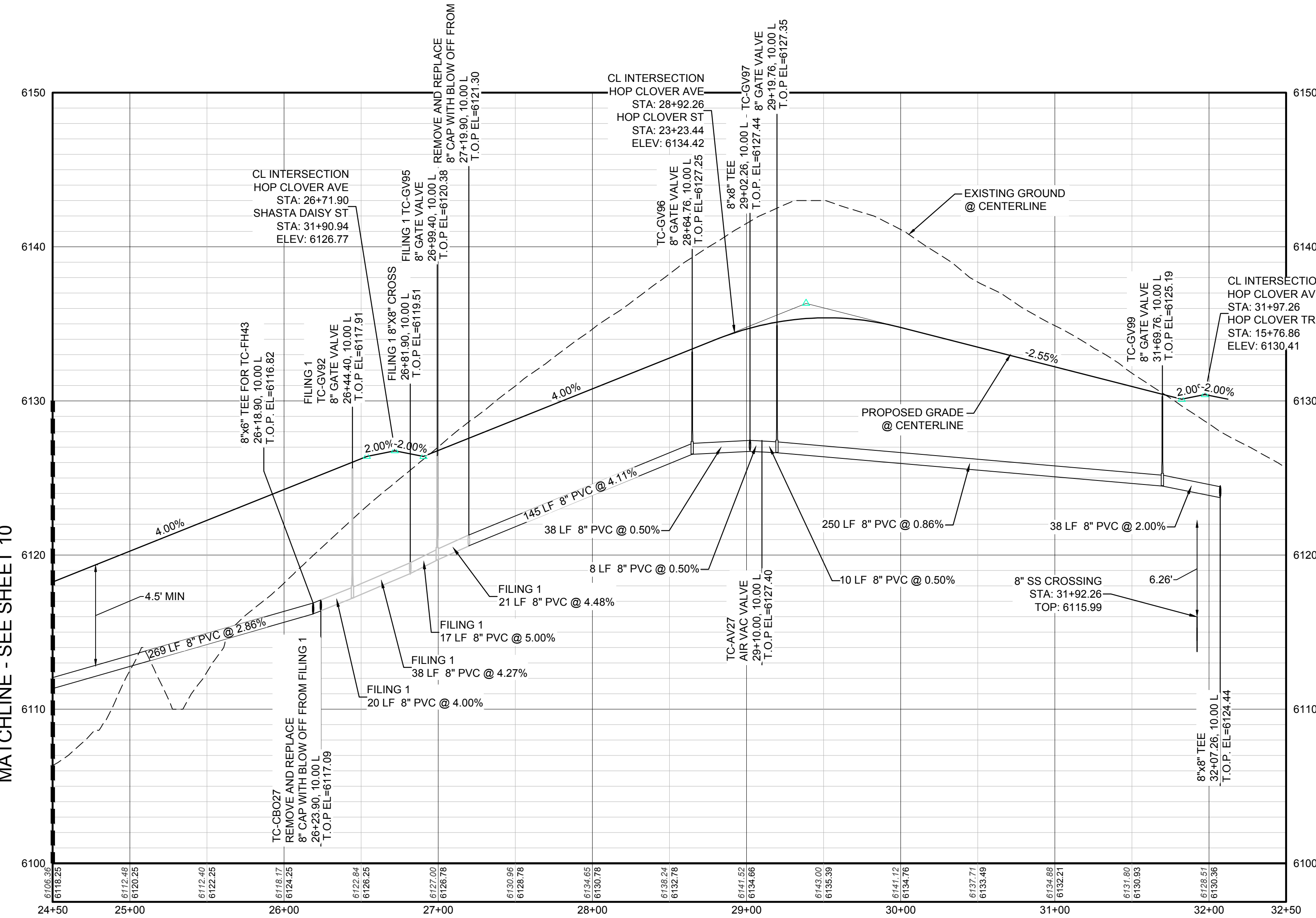
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DRAWN BY: RHR
CHECKED BY: JJ
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Revisions
No. Date Init. Appr. Date

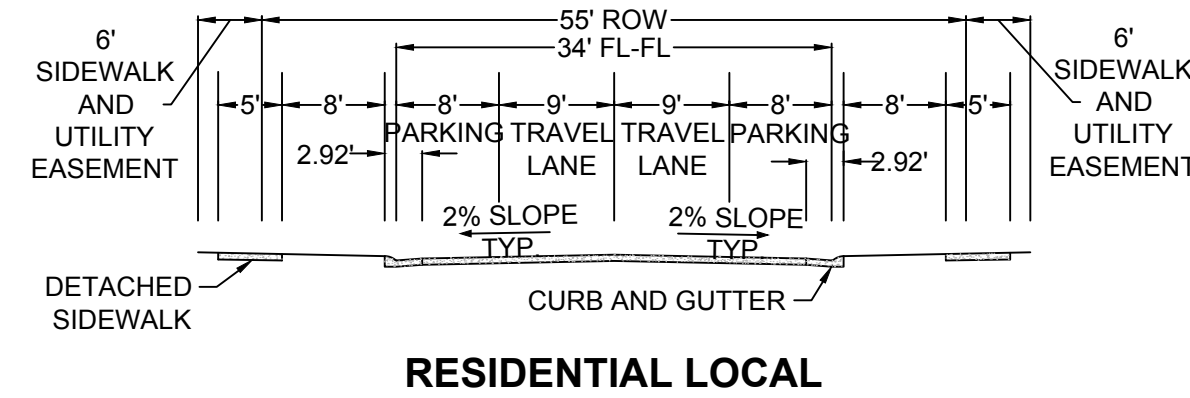
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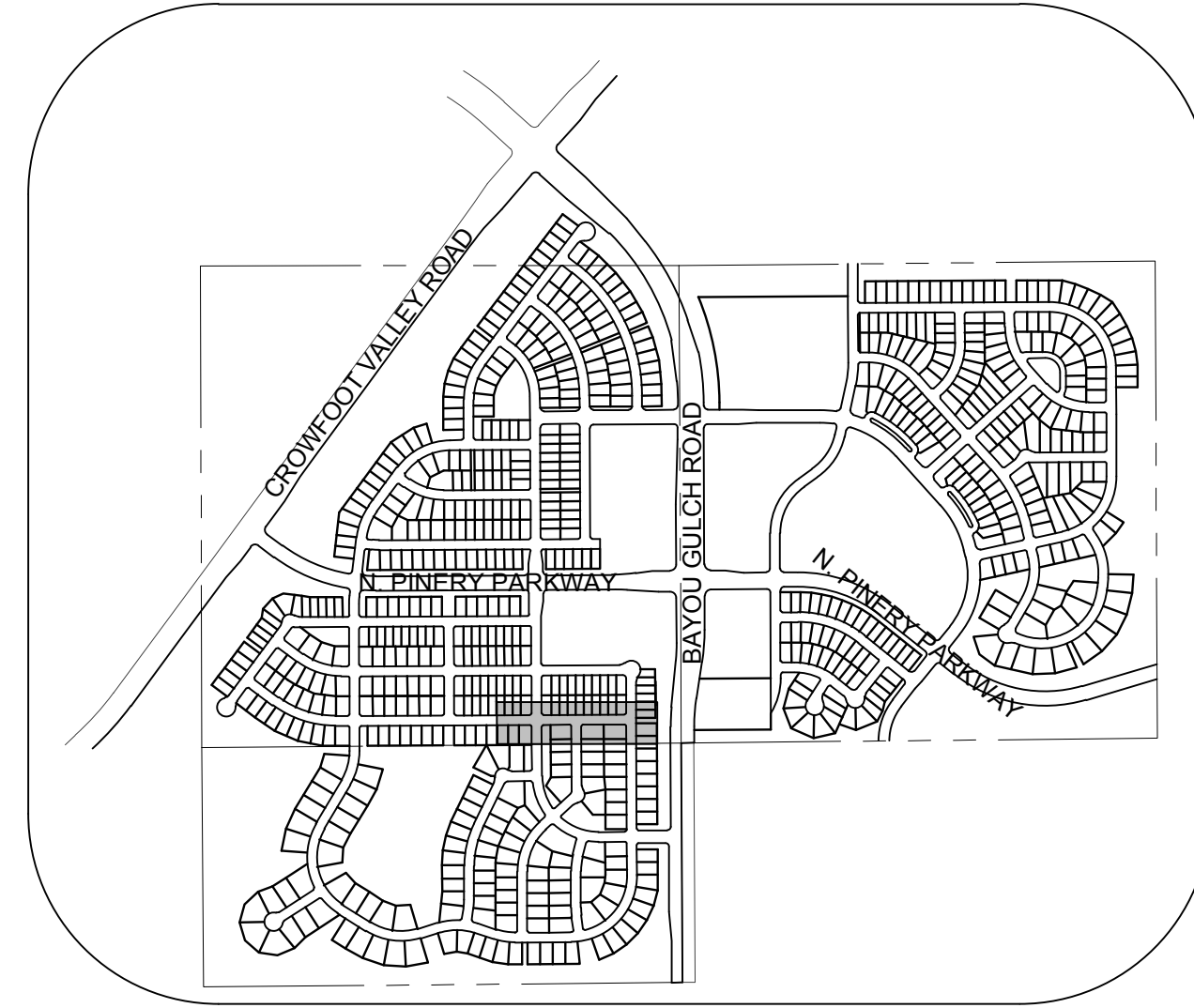
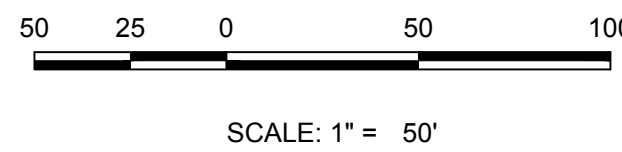
PLAN: HOP CLOVER AVE STA: 24+50.00 TO 32+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: HOP CLOVER AVE STA: 24+50.00 TO 32+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



RESIDENTIAL LOCAL



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 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

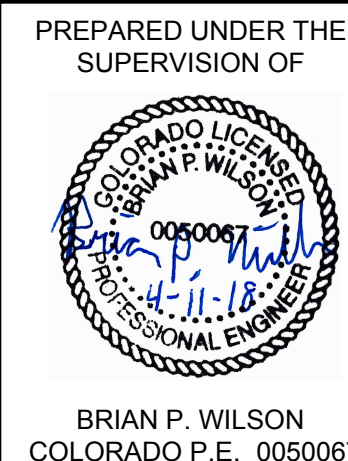
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RBCB	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	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

NOTES:
1. SEE SHEET 3 FOR F5, B3, L10-13 & F5, B4, L11-20 & F5, B5, L4-6 & F5, B6, L13-17 WATER SERVICE TABLES.

PROFILE: HOP CLOVER ST STA: 22+50.00 TO 23+75.00
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.



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

10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	Appr.	Date
11	No.		
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	FILE NO:	8130283701	
TRAILS AT CROWFOOT FILING 5 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE HOP CLOVER AVENUE	SCALE:	AS SHOWN	
SHEET NUMBER	DRAWN BY:	RHR	
	CHECKED BY:	JU	
	DATE:	AUGUST 2017	

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:

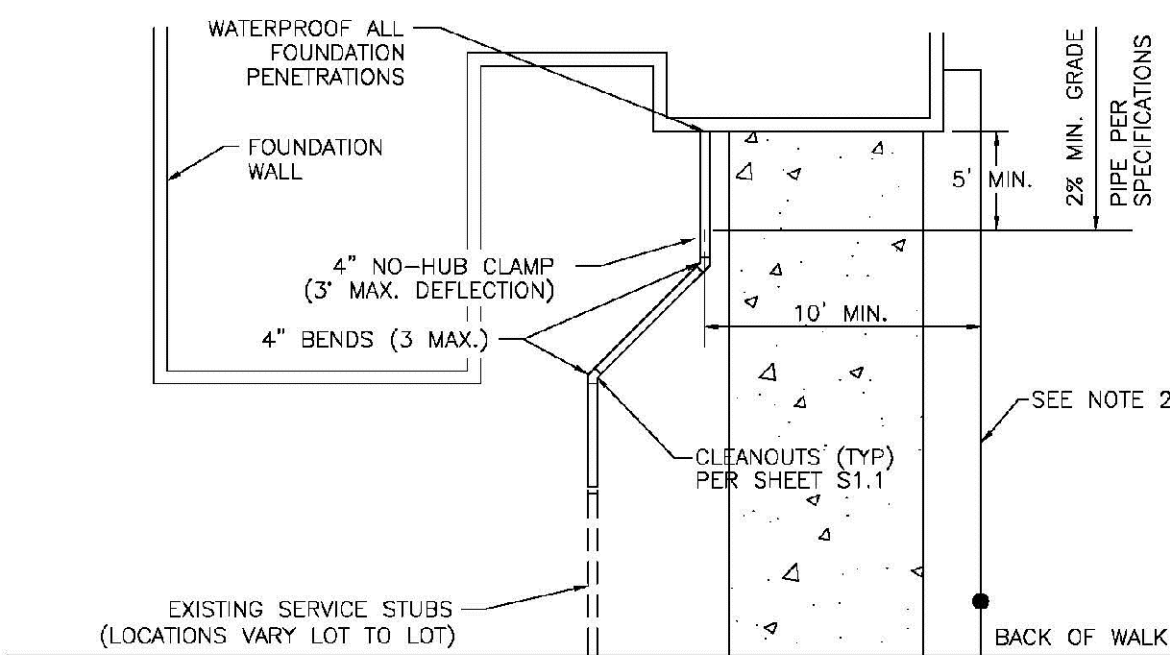
SEWER

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:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES

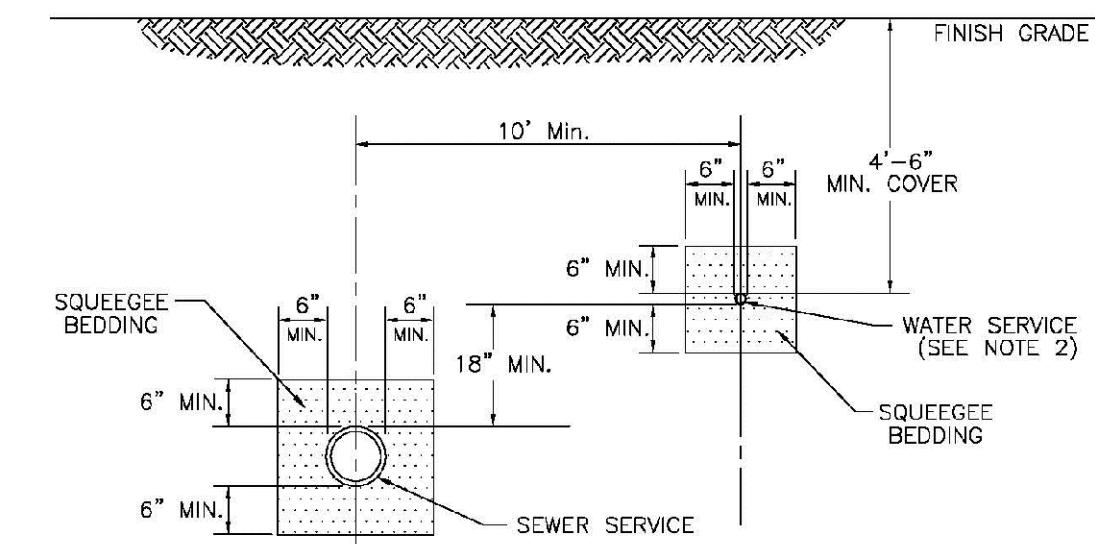
PARKER WATER & SANITATION DISTRICT			
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/02 01/08 1/16		
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET 51.1



TYPICAL SERVICES PLAN VIEW



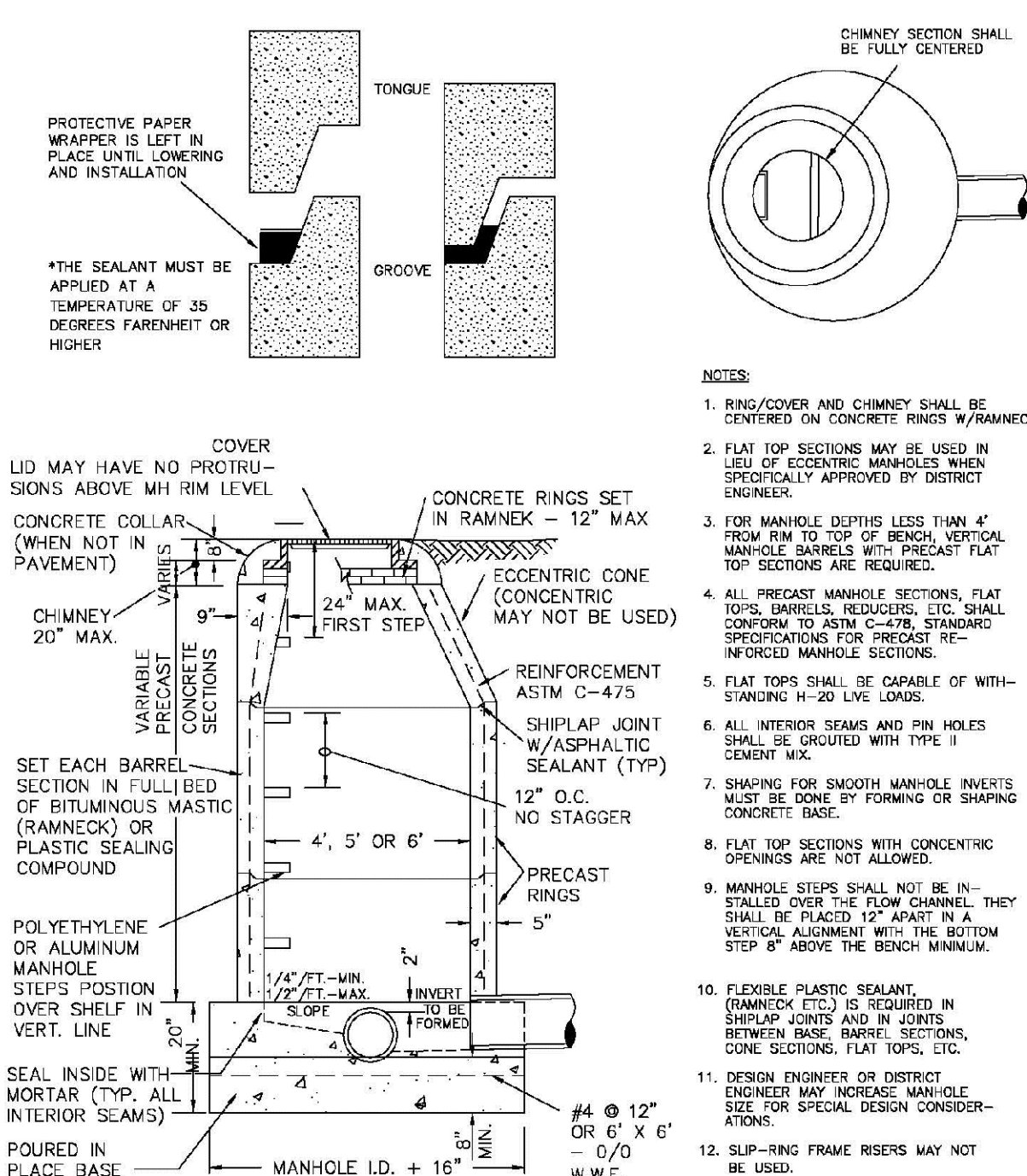
TYPICAL SERVICES SECTION

- NOTE:
1. SEE SHEET 51.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
 2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

2016 REVISION

SHEET 51.2

PARKER WATER & SANITATION DISTRICT			
TYPICAL SEWER SERVICES			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	2/00 01/02 01/16 10/18		
DIRECTOR OF ENGINEERING			



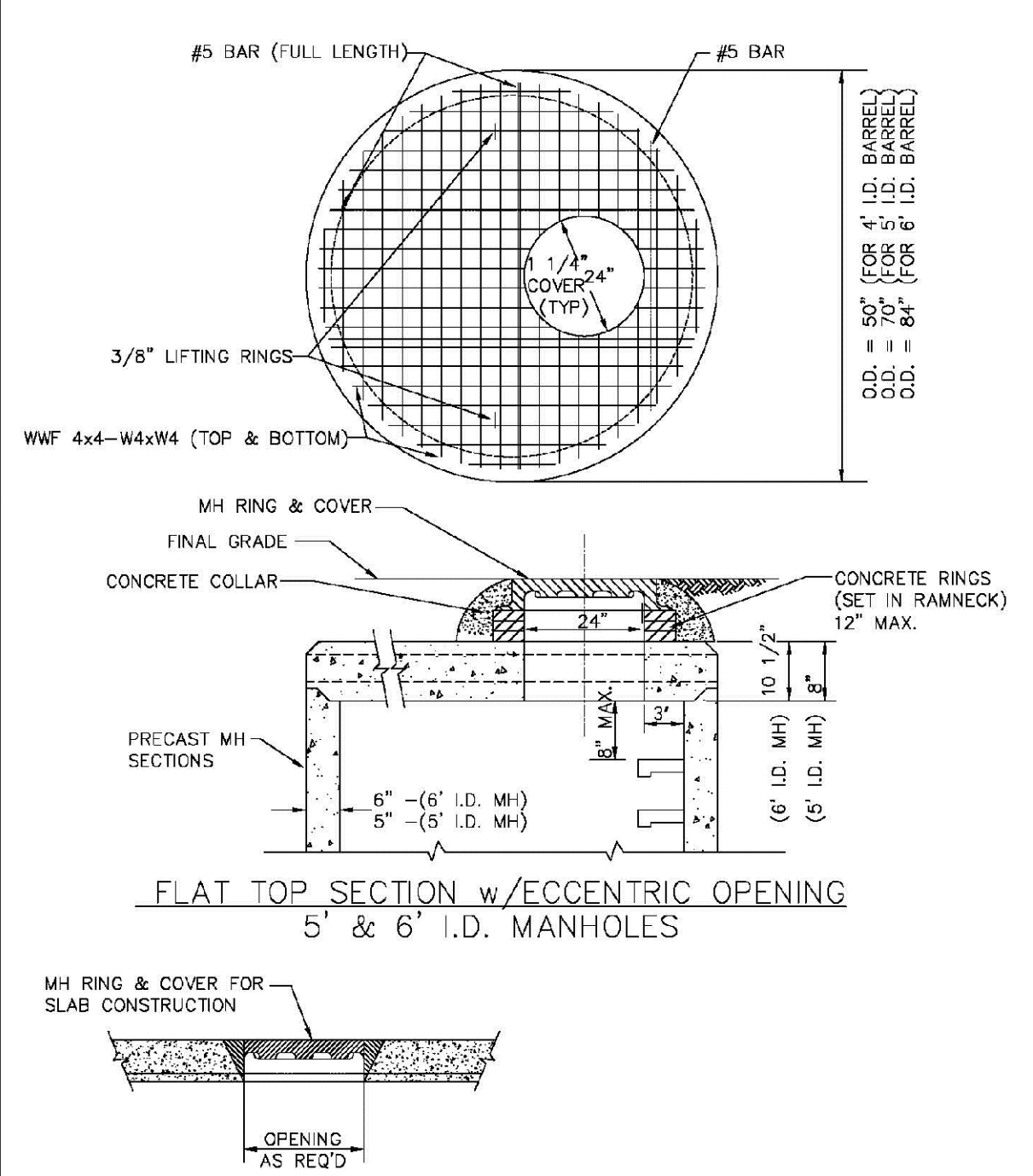
PARKER WATER & SANITATION DISTRICT
PARKER MANHOLE
ECCENTRIC CONE

SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 01/02 1/08 1/16
DIRECTOR OF ENGINEERING	

SHEET 53.1

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

2016 REVISION

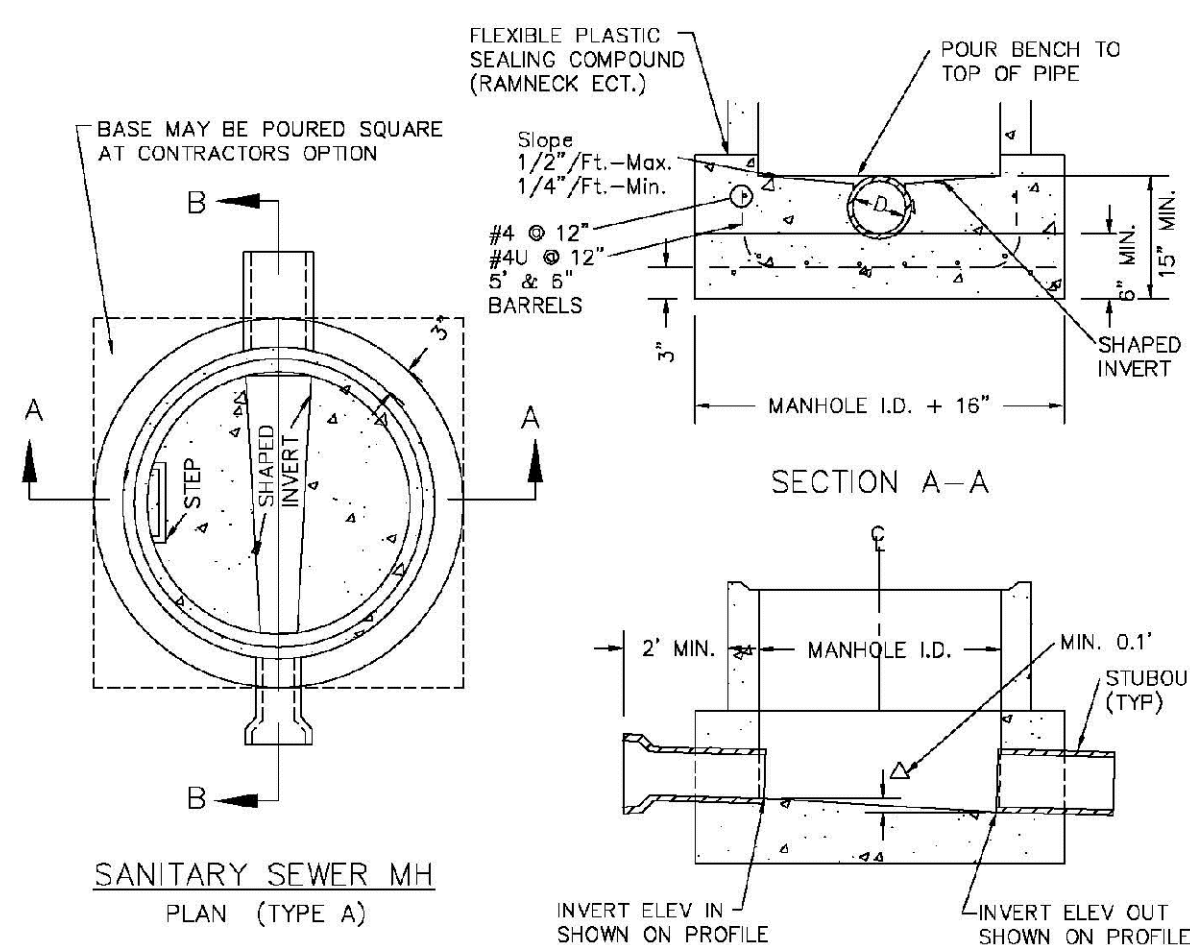


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE - 5' & 6' I.D.
WITH ECCENTRIC CONE

SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

SHEET 53.3

2016 REVISION



SANITARY SEWER MH
PLAN (TYPE A)

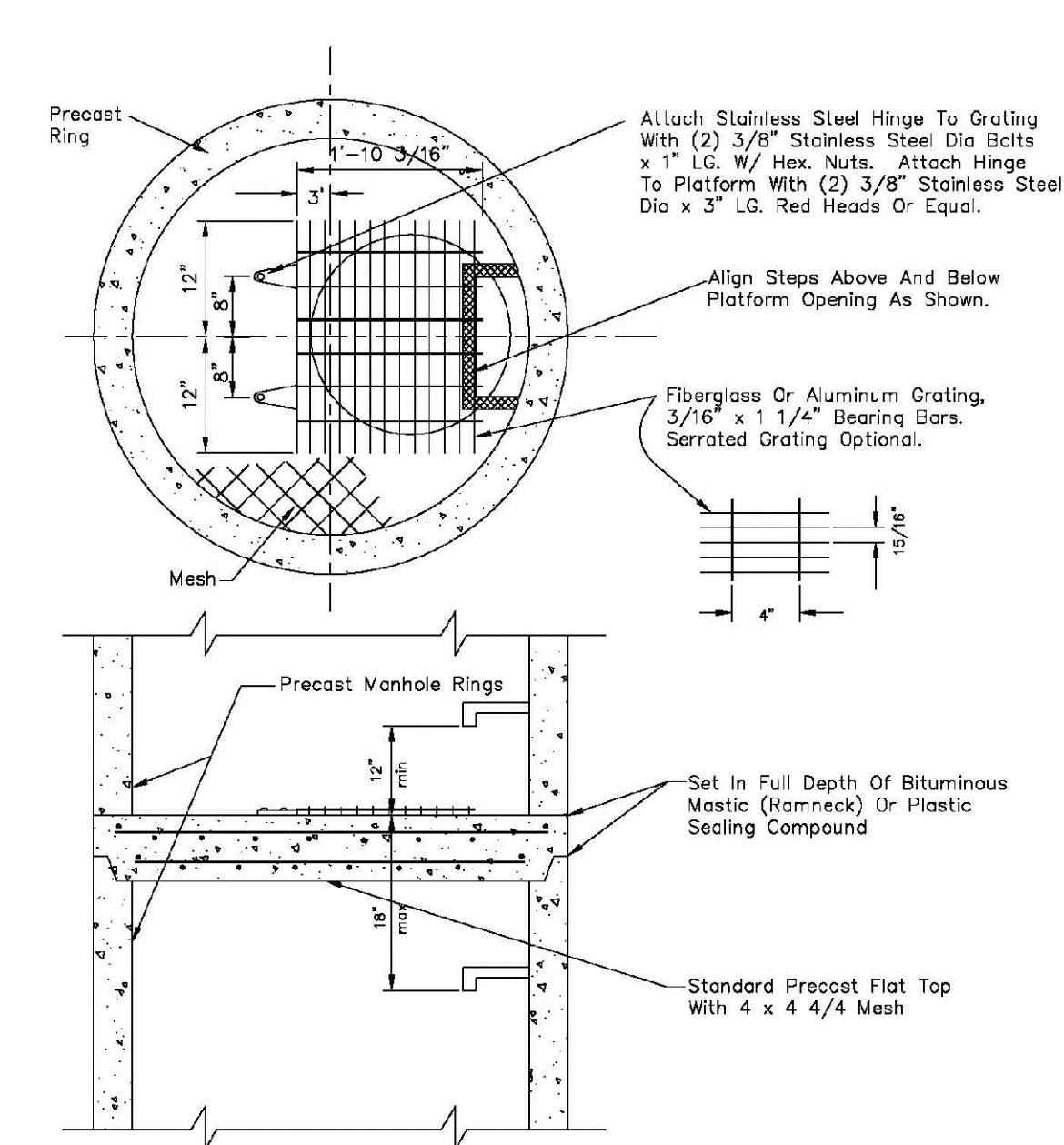
NOTES:

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

PARKER WATER & SANITATION DISTRICT			
CAST-IN-PLACE MANHOLE BASE DETAIL			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/02 01/16 10/16		
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET 53.5



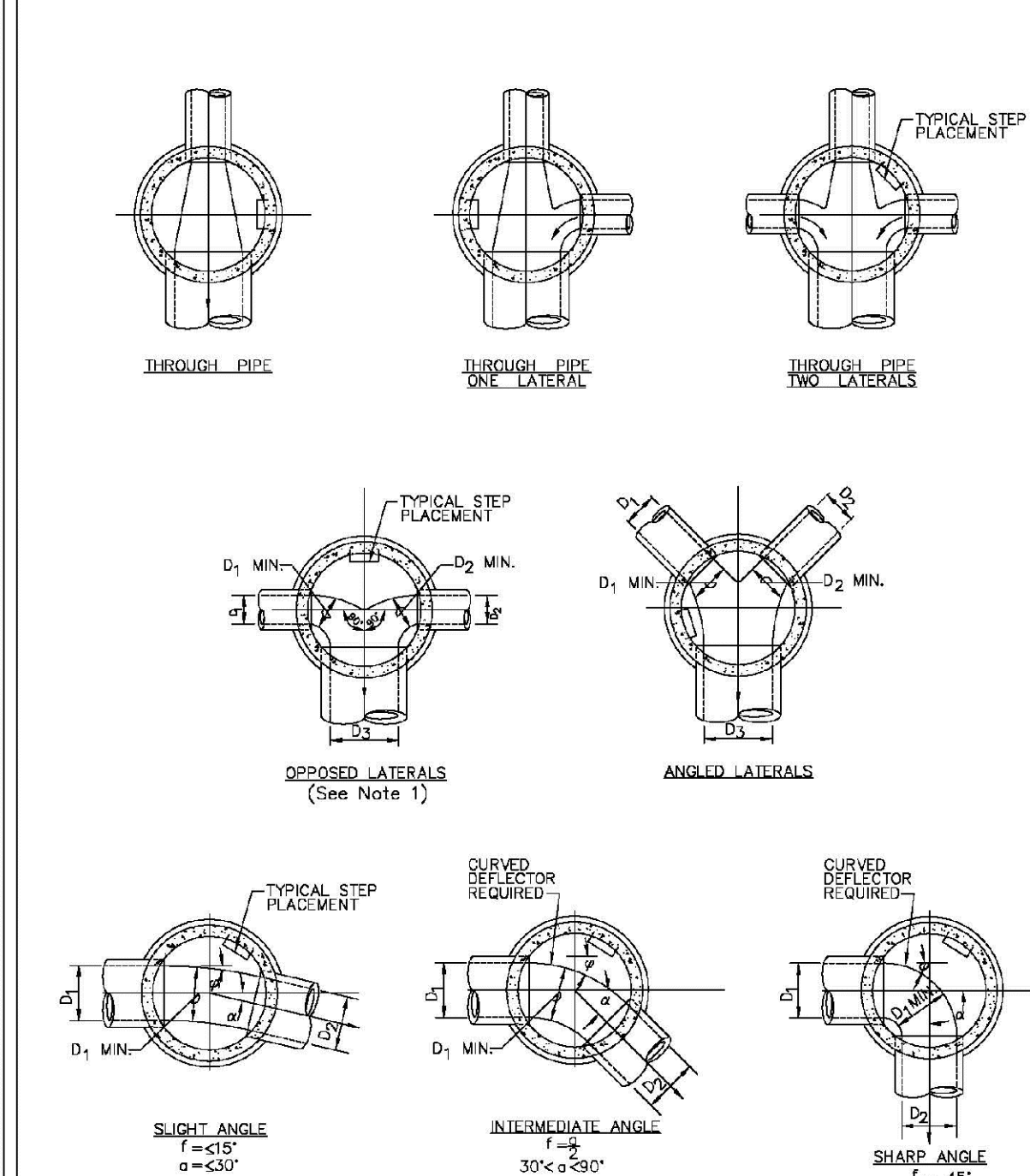
PARKER WATER & SANITATION DISTRICT
INTERMEDIATE PLATFORM FOR
MANHOLES OVER 20' DEPTH

SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 1/16 10/16
DIRECTOR OF ENGINEERING	

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

2016 REVISION

SHEET 53.6



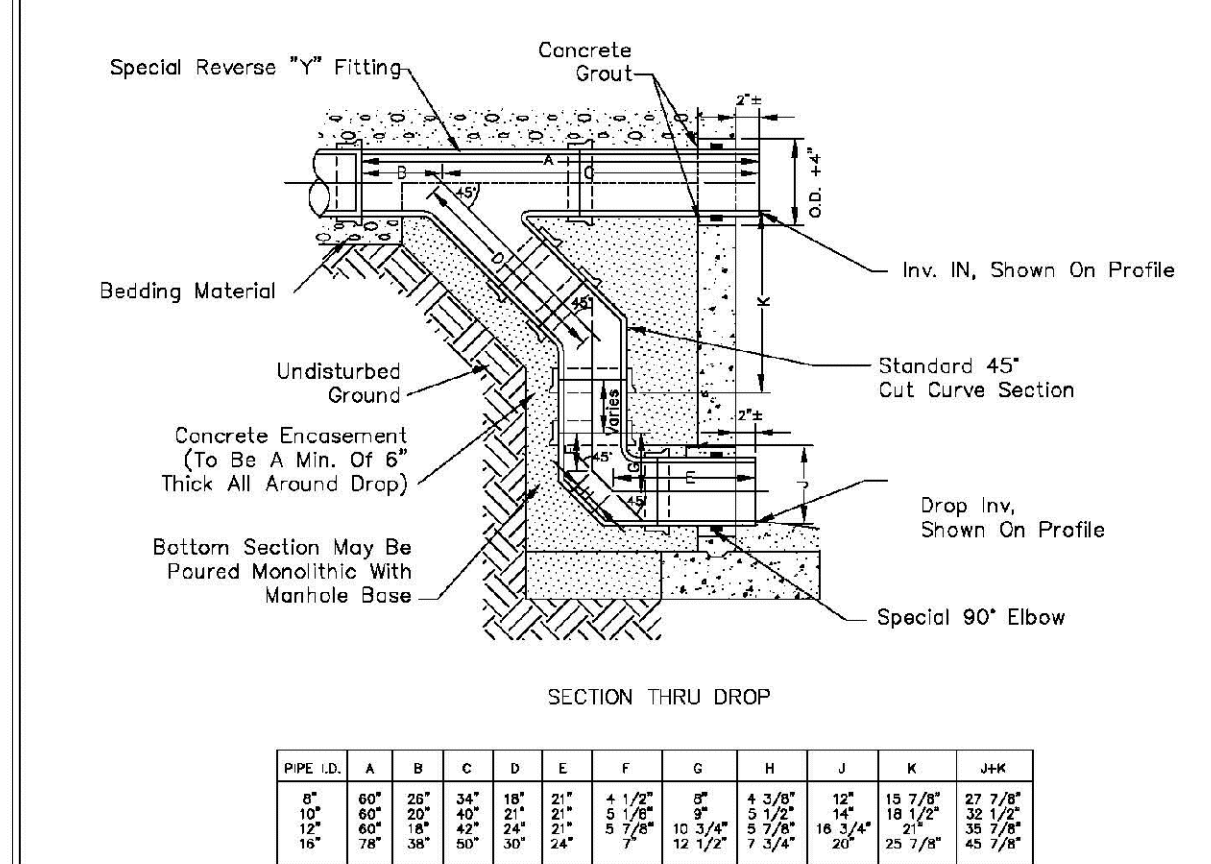
PARKER WATER & SANITATION DISTRICT
TYPICAL BASE
CHANNELIZATION DETAILS

SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

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

2016 REVISION

SHEET 53.7



PIPE I.D.	A	B	C	D	E	F	G	H	J	K	MIN.
18"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
21"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
24"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
30"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
36"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
42"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
48"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
54"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"
60"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"	10"

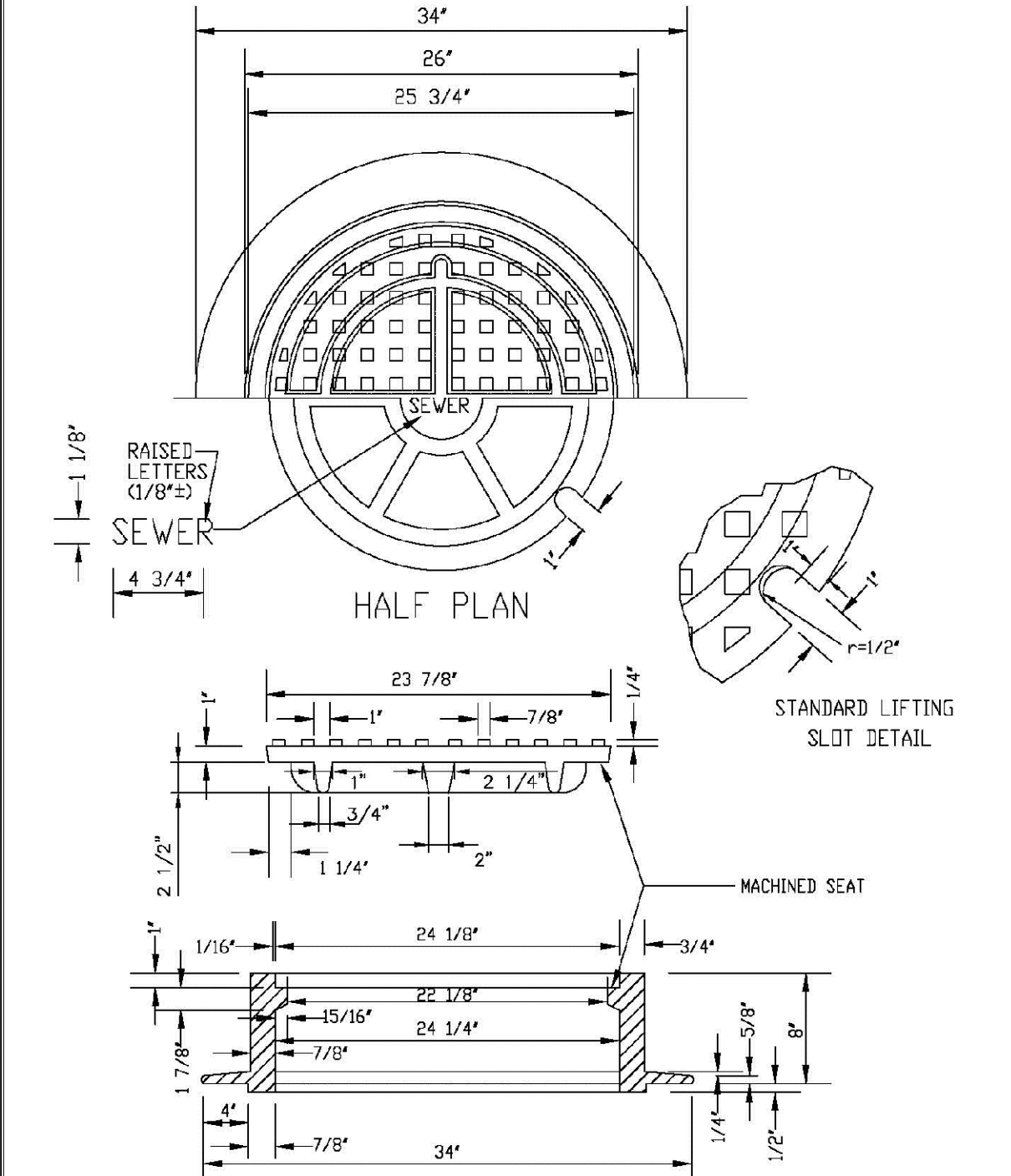
- NOTES:
1. Vlt Clay Pipe & fittings (A.S.T.M. C-700) shown, details similar for all other pipe.
 2. Diameter of drop shall not be less than the line pipe diameter.
 3. For 18" diameter and larger, outside drop detail shall be a special design.
 4. Manhole shall be coated using bituminous mastic (ramneck)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

OUTSIDE DROP MANHOLE CONSTRUCTION

PARKER WATER & SANITATION DISTRICT
OUTSIDE DROP MANHOLE
CONSTRUCTION

SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

SHEET 53.8



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

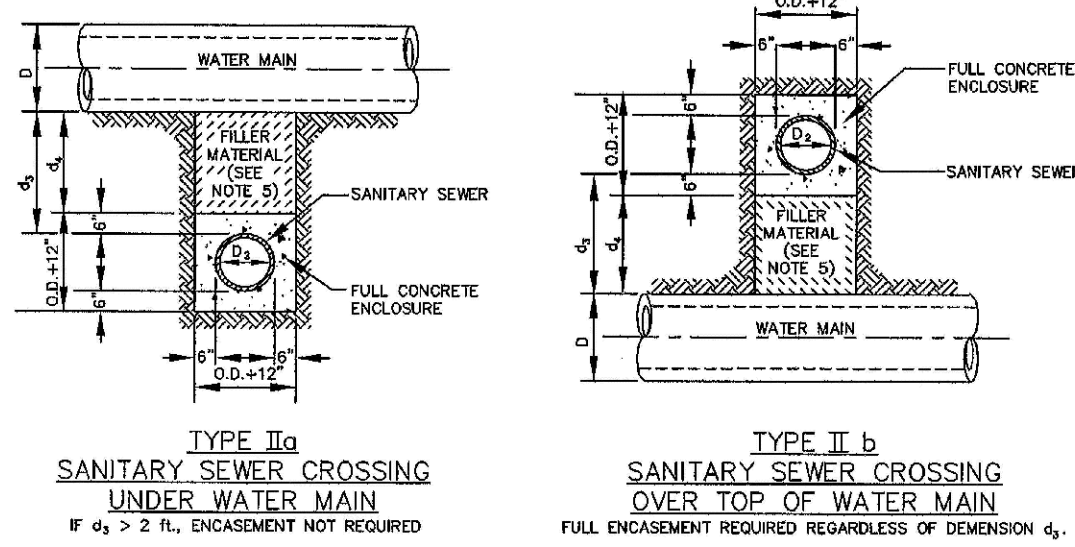
PARKER WATER & SANITATION DISTRICT
24" DIAMETER RING
AND COVER

SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 53.9

UNPROJECT/SHSS RANCH/ENGINEERING SHEET SET/CD/SP/PARKER WATER AND SANITATION/SEWERS SANITARY SEWER DETAILS DWG. T.O.M.O. 3/6/2015 10:28 AM



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

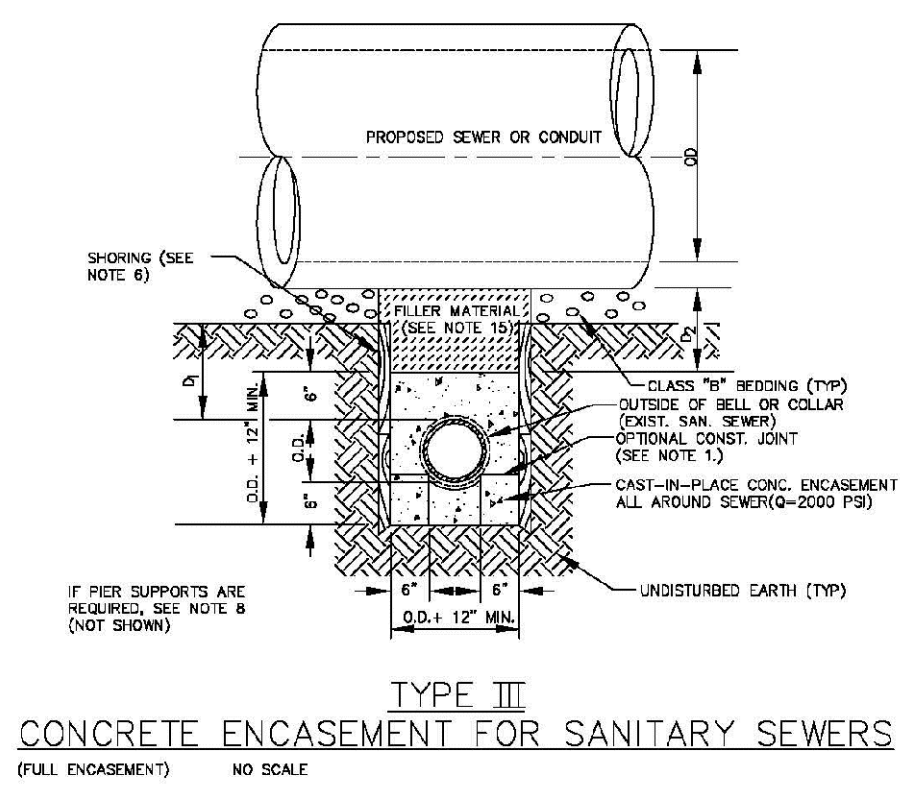
GENERAL NOTES FOR TYPE I, II & III ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASEMENT 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 ENCASEMENT FOR:
(a) TYPE I & TYPE II ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
(b) TYPE II ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
(a) TYPE I OR TYPE II IF $d_1 \leq 18"$ ($d_2 \leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
(b) TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
(c) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(d) IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
(a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF $d_1 \leq 4"$ & $d_2 \leq 4"$.
(b) COMPACTED CLASS "B" BEDDING IF $d_1 \leq 4"$ & $d_2 \leq 4"$ (IF $d_1 > 4"$ FOR TYPE II ENCASEMENT POUR CONCRETE ON UNDISTURBED SOIL).
- SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
- THESE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
- IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIPE 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 ENCASEMENT	
TYPE II	
SCALE: NONE	DATE: 2/98
APPROVED: JFN	5/98 4/01 1/08
DISTRICT ENGINEER	

2008 REVISION

SHEET 7



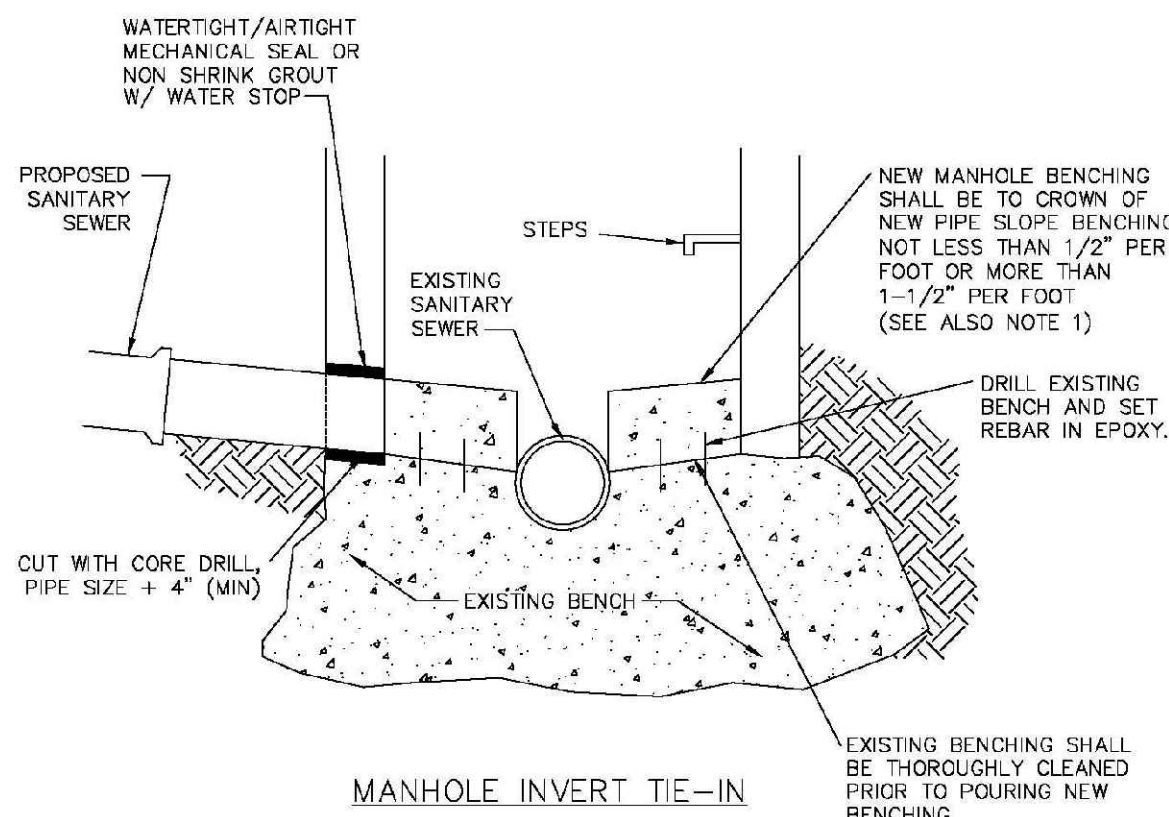
GENERAL NOTES FOR TYPE I, II & III ENCASEMENT

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- LENGTH OF ENCASEMENT FOR:
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(b) TYPE II ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, TO BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
(a) TYPE I OR TYPE II IF $d_1 \leq 18"$ ($d_2 \leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
(b) TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
(c) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(d) IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
(a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF $d_1 \leq 4"$ & $d_2 \leq 4"$.
(b) COMPACTED CLASS "B" BEDDING IF $d_1 \leq 4"$ & $d_2 \leq 4"$ (IF $d_1 > 4"$ FOR TYPE II ENCASEMENT POUR CONCRETE ON UNDISTURBED SOIL).
- SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
- THESE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
- IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIPE 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 ENCASEMENT	
TYPE III	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	5/98 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S4.8



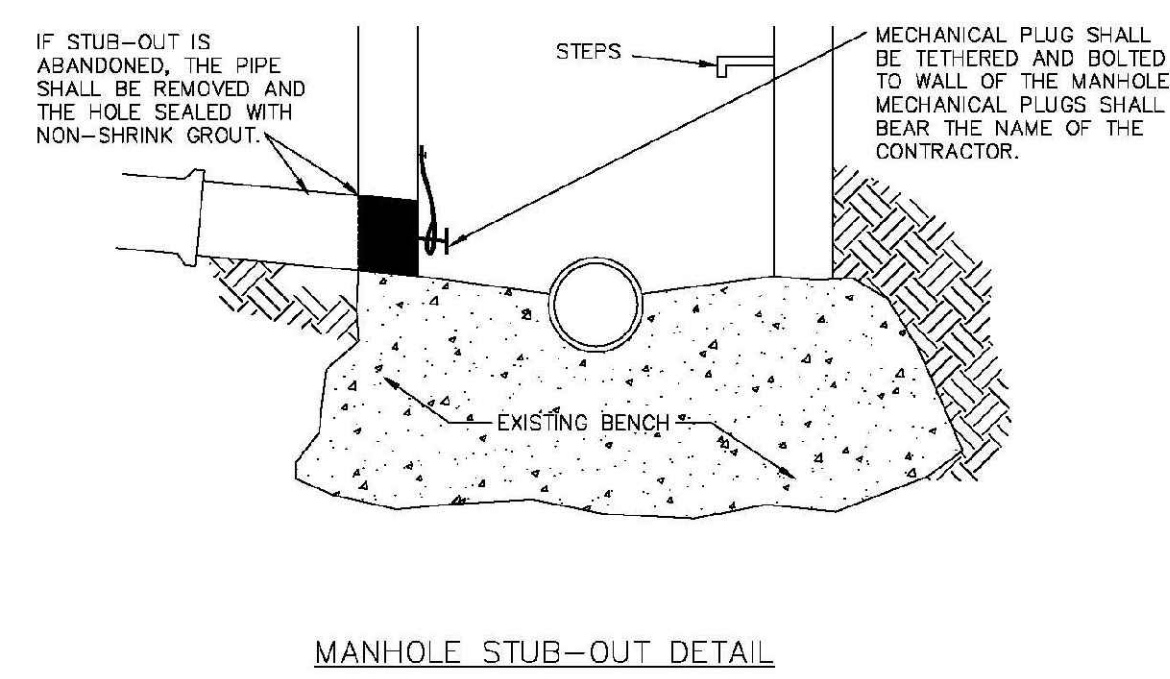
NOTES

- NEW BENCH SHALL INCLUDE REINFORCEMENT TO CONTROL CONCRETE CRACKING.

PARKER WATER & SANITATION DISTRICT	
MANHOLE INVERT	
TIE-IN DETAIL	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

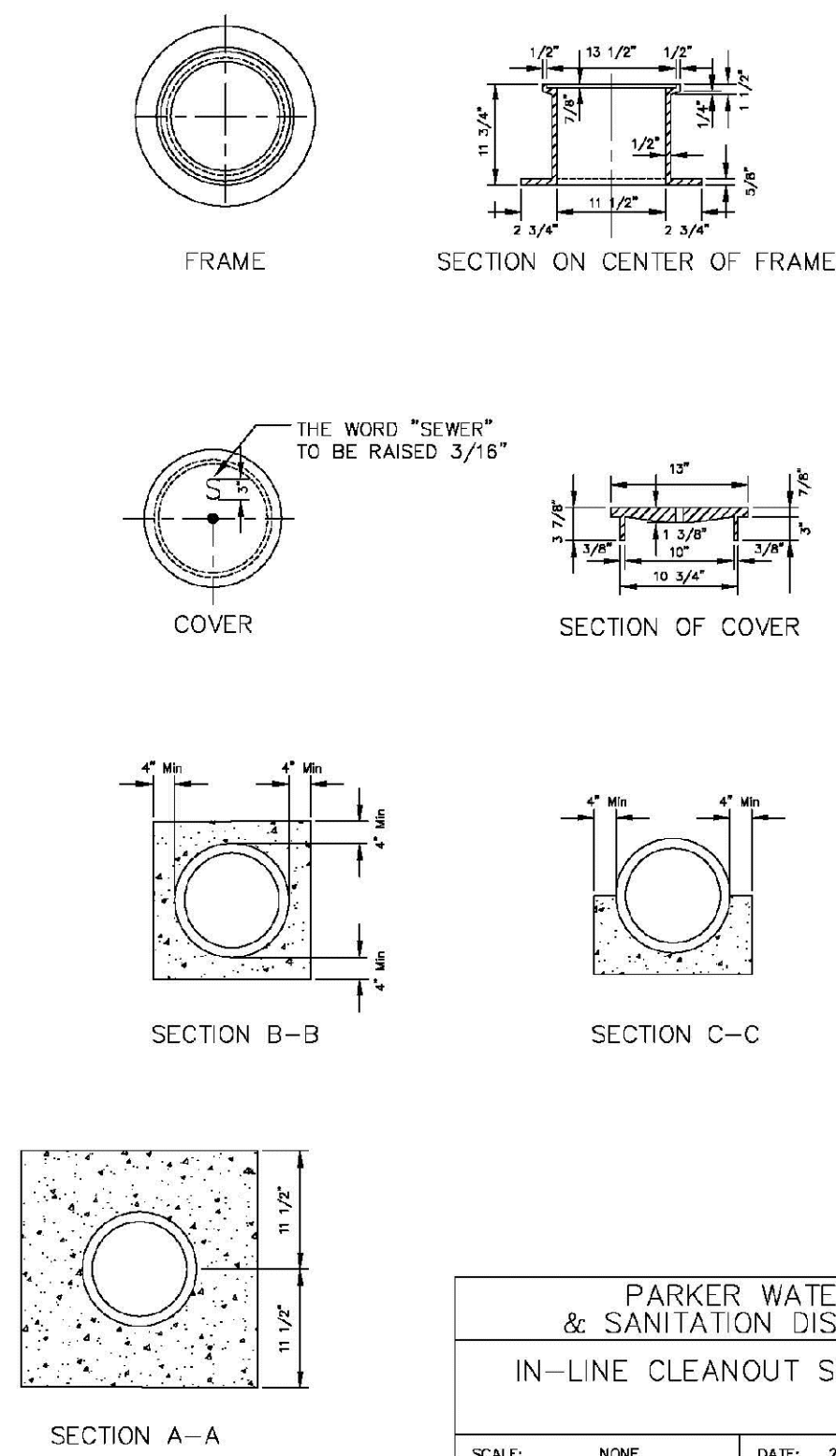
SHEET S4.9



PARKER WATER & SANITATION DISTRICT	
MANHOLE STUB-OUT	
DETAIL	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

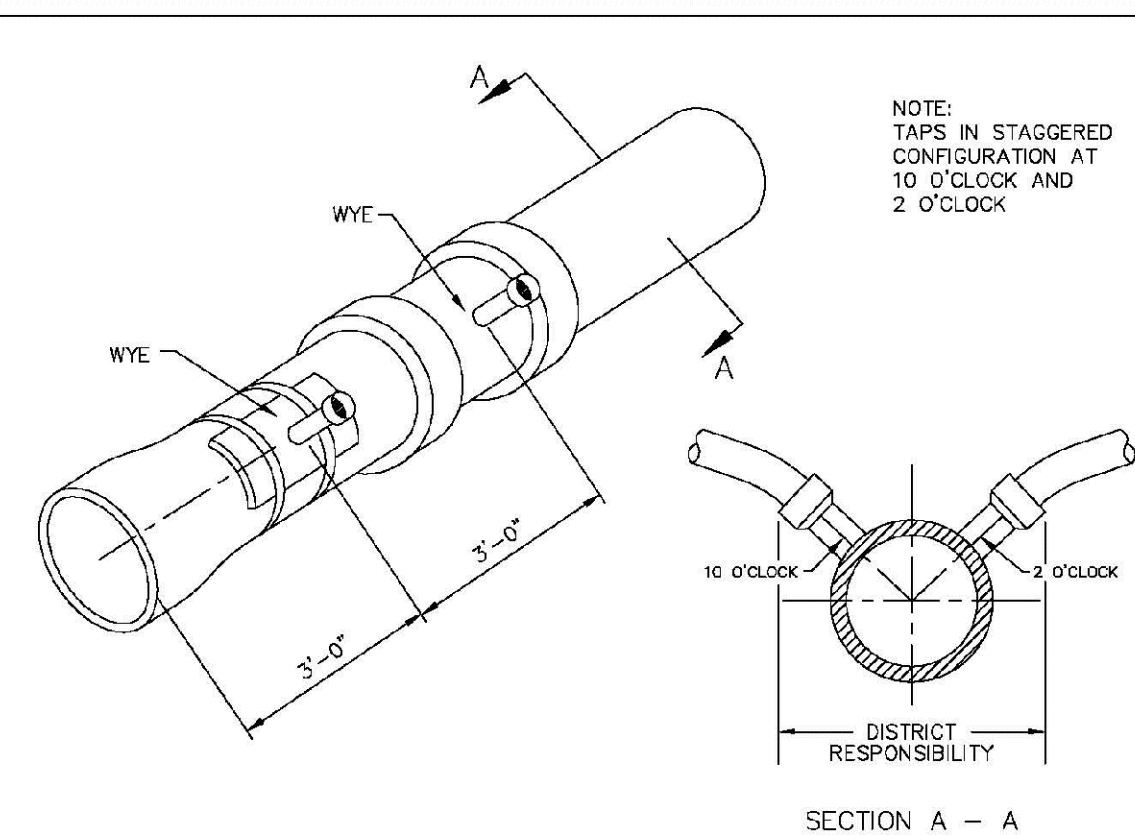
SHEET S4.10



PARKER WATER & SANITATION DISTRICT	
IN-LINE CLEANOUT SECTIONS	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 1/08 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S4.12

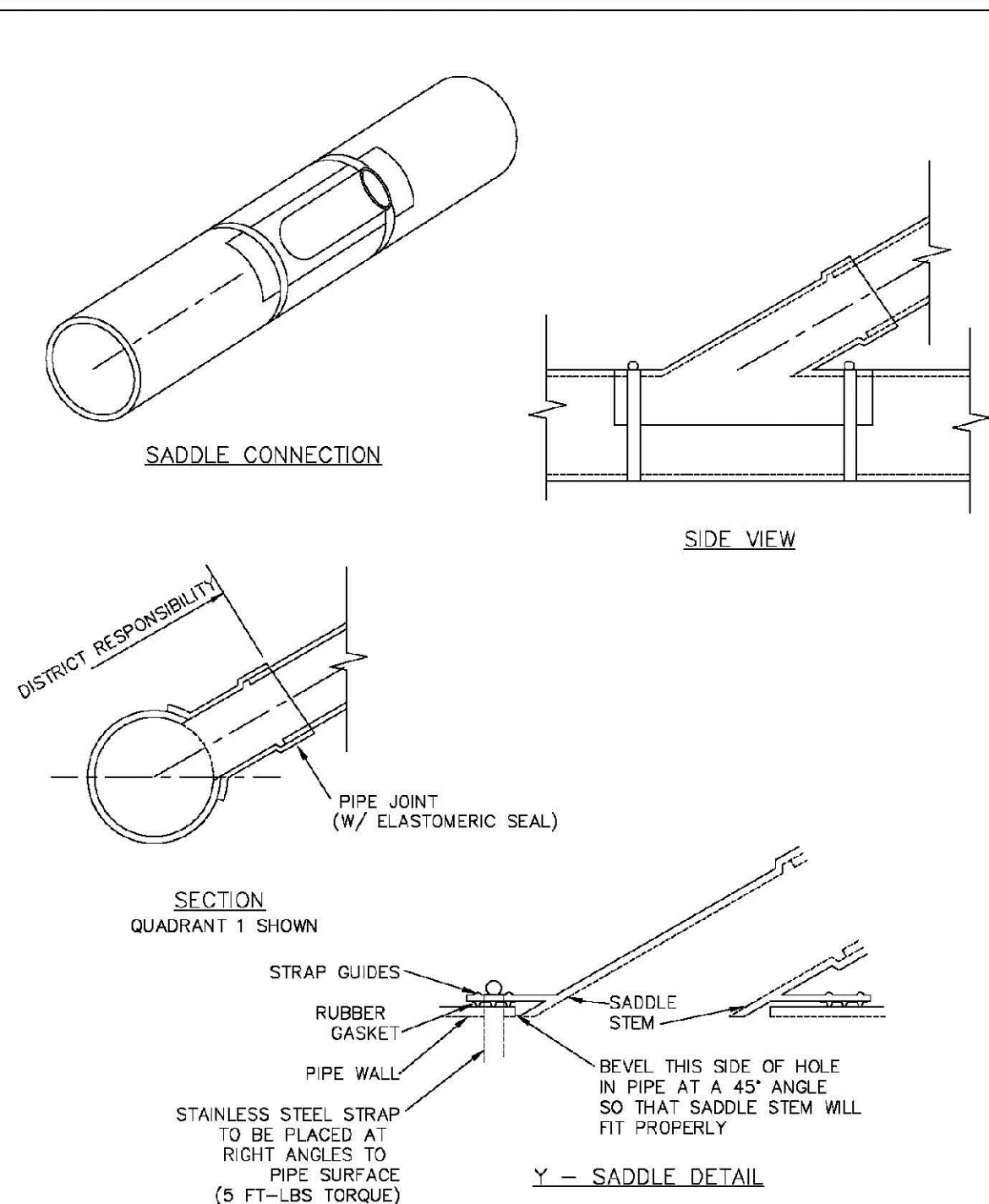


DOMESTIC SEWER TAPPING DETAIL

PARKER WATER & SANITATION DISTRICT	
DOMESTIC SEWER	
TAPPING DETAIL	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	4/01 1/08 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S4.13



NOTES:

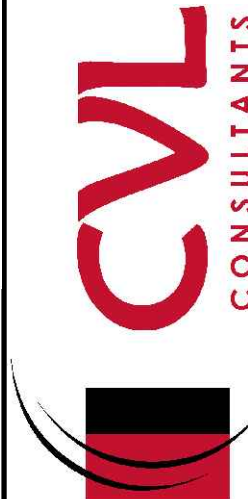
- SADDLE FITTINGS TO BE PER ASTM D3034.
- CONNECTION SHALL BE Y - SADDLE WITH TWO BONDS

PARKER WATER & SANITATION DISTRICT	
P.V.C. SADDLE	
CONNECTION DETAIL	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S4.14

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

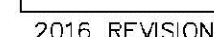
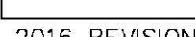
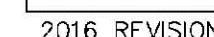
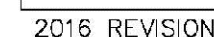


HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 5 CONSTRUCTION DRAWINGS
SANITARY SEWER DETAILS

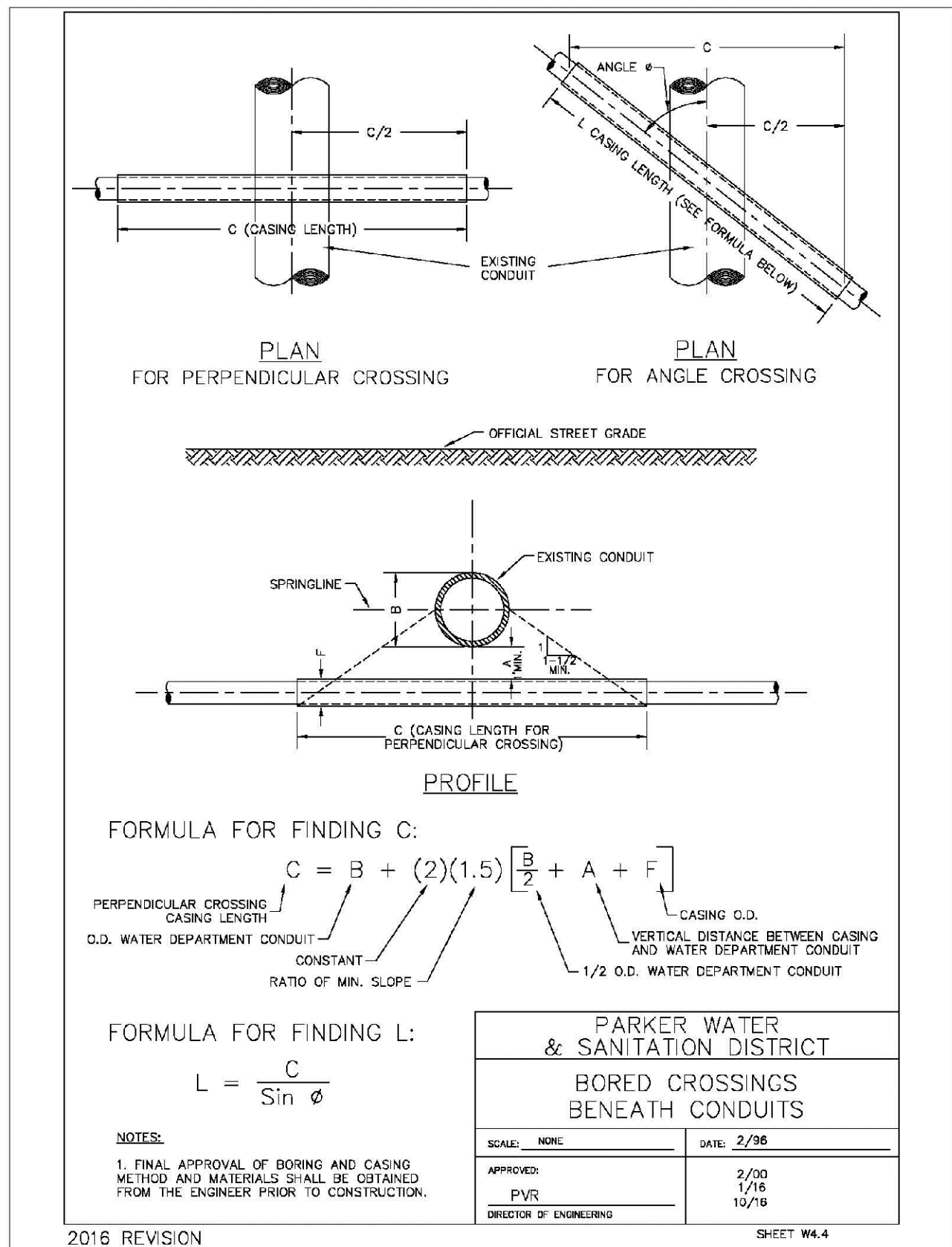
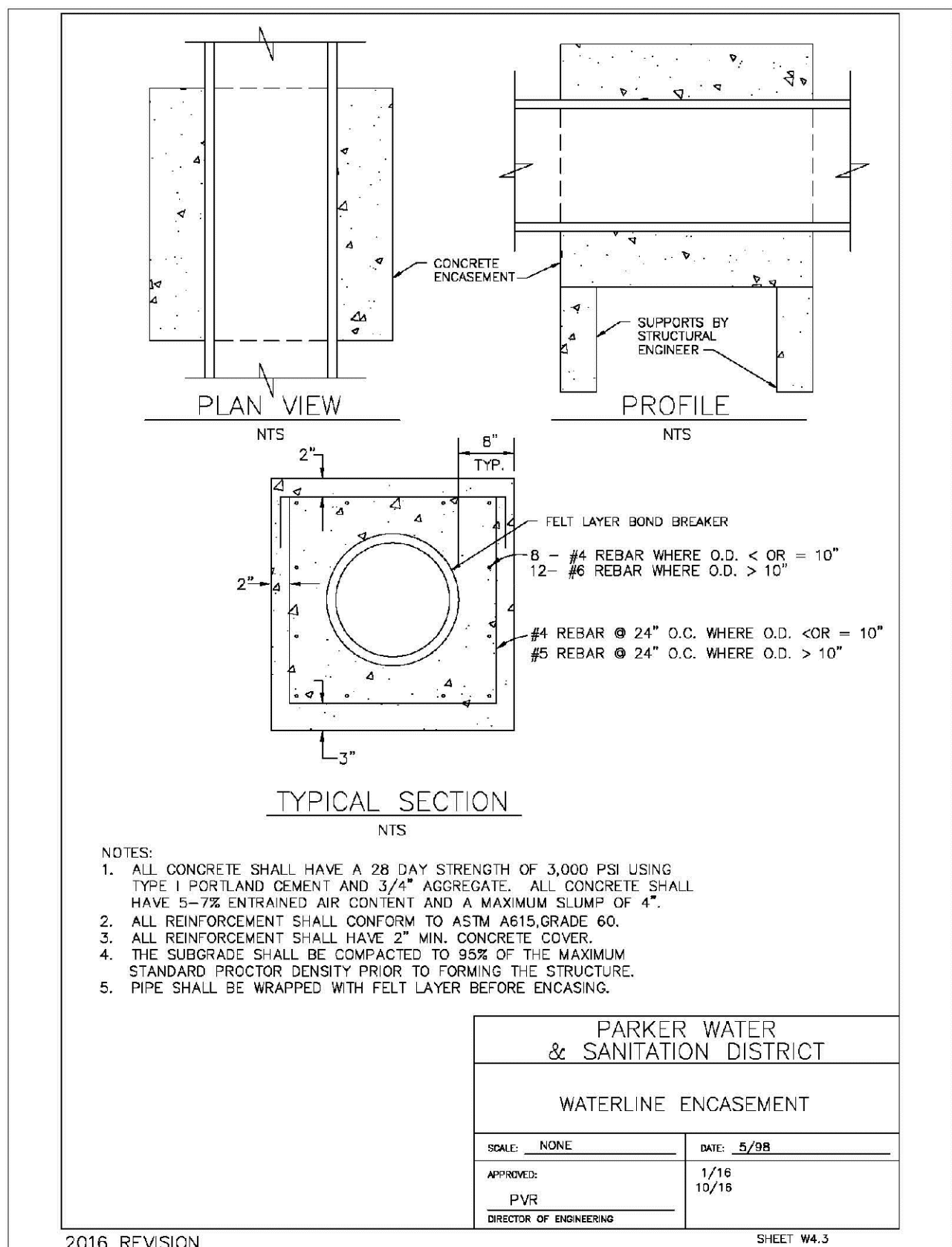
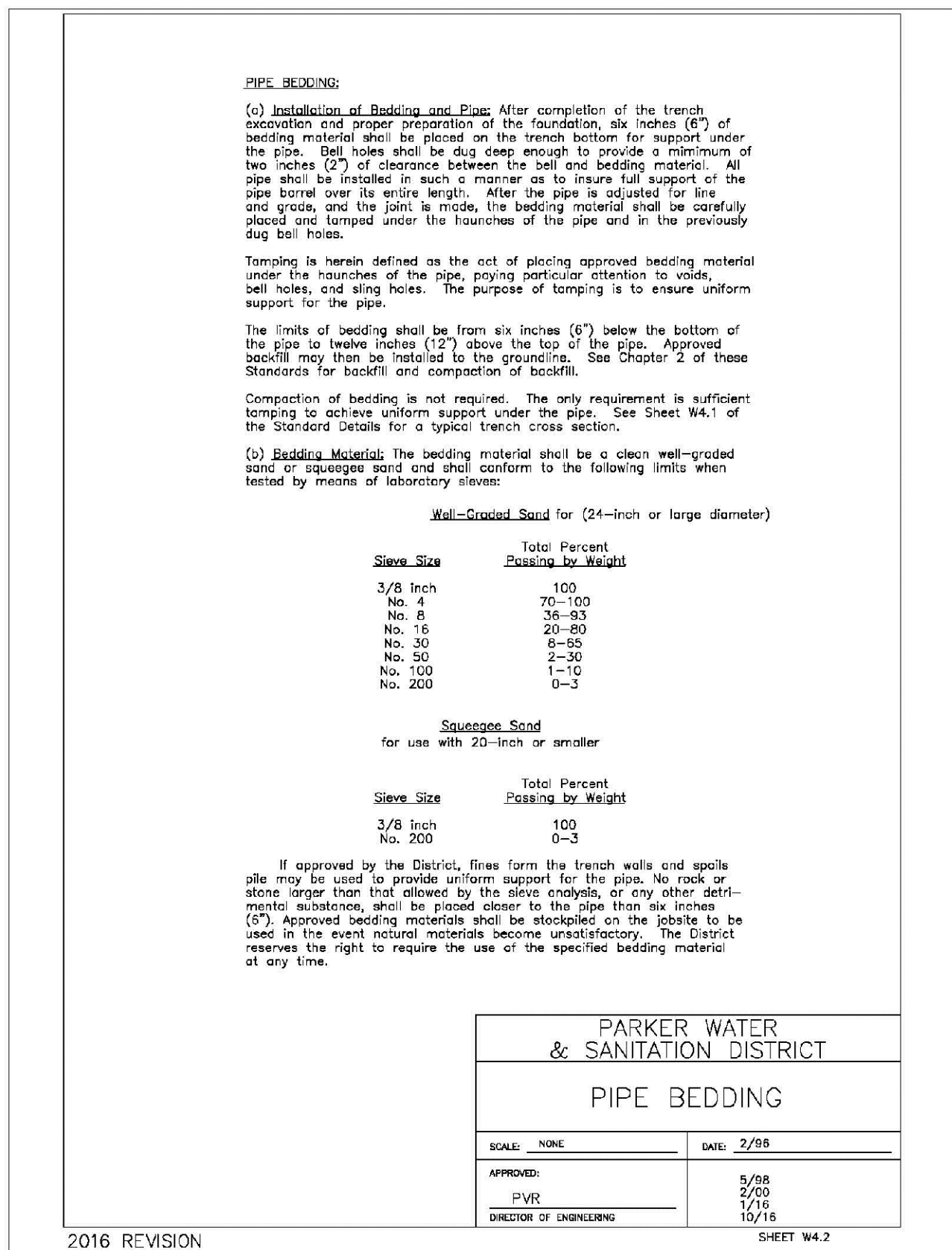
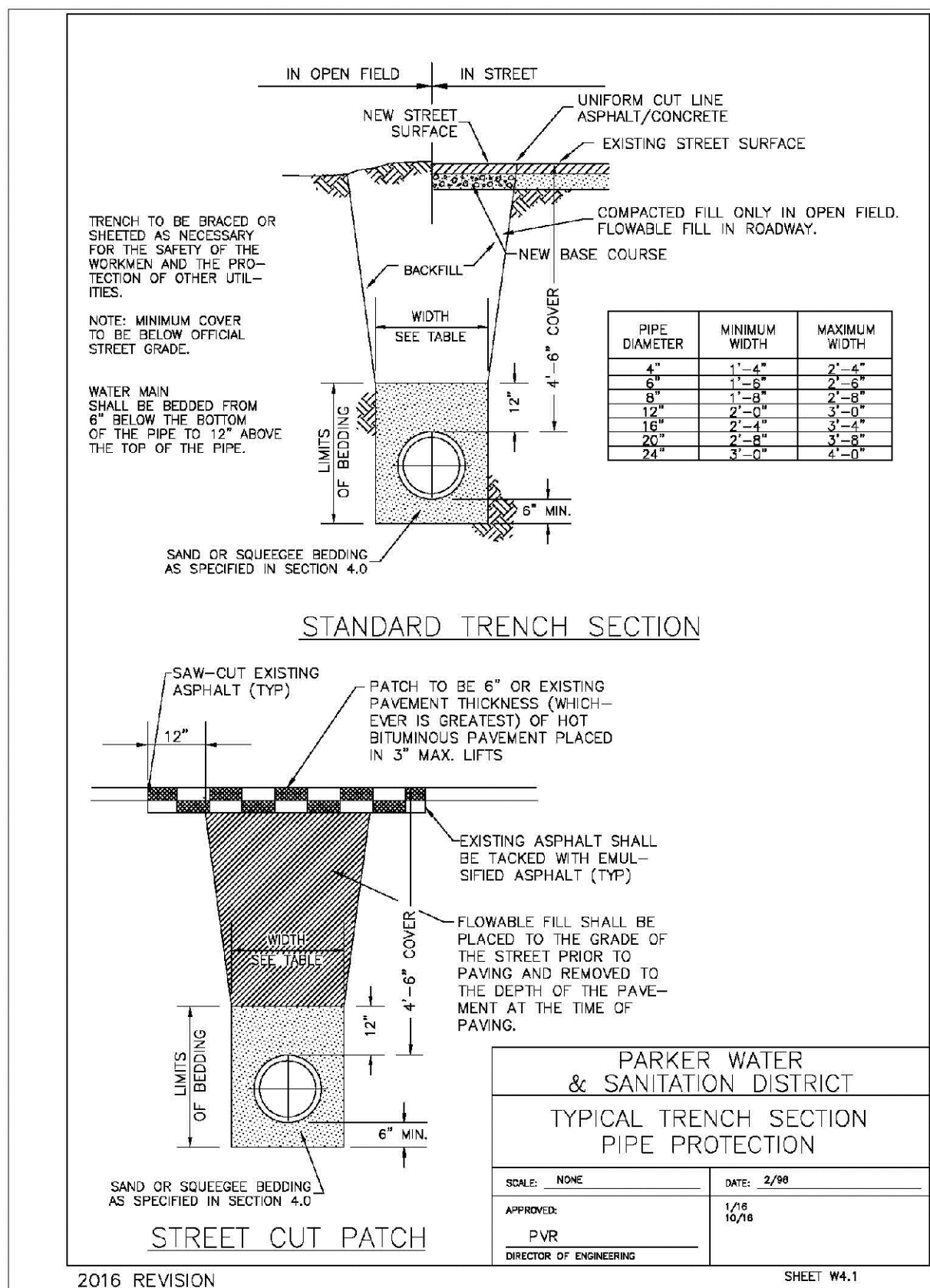
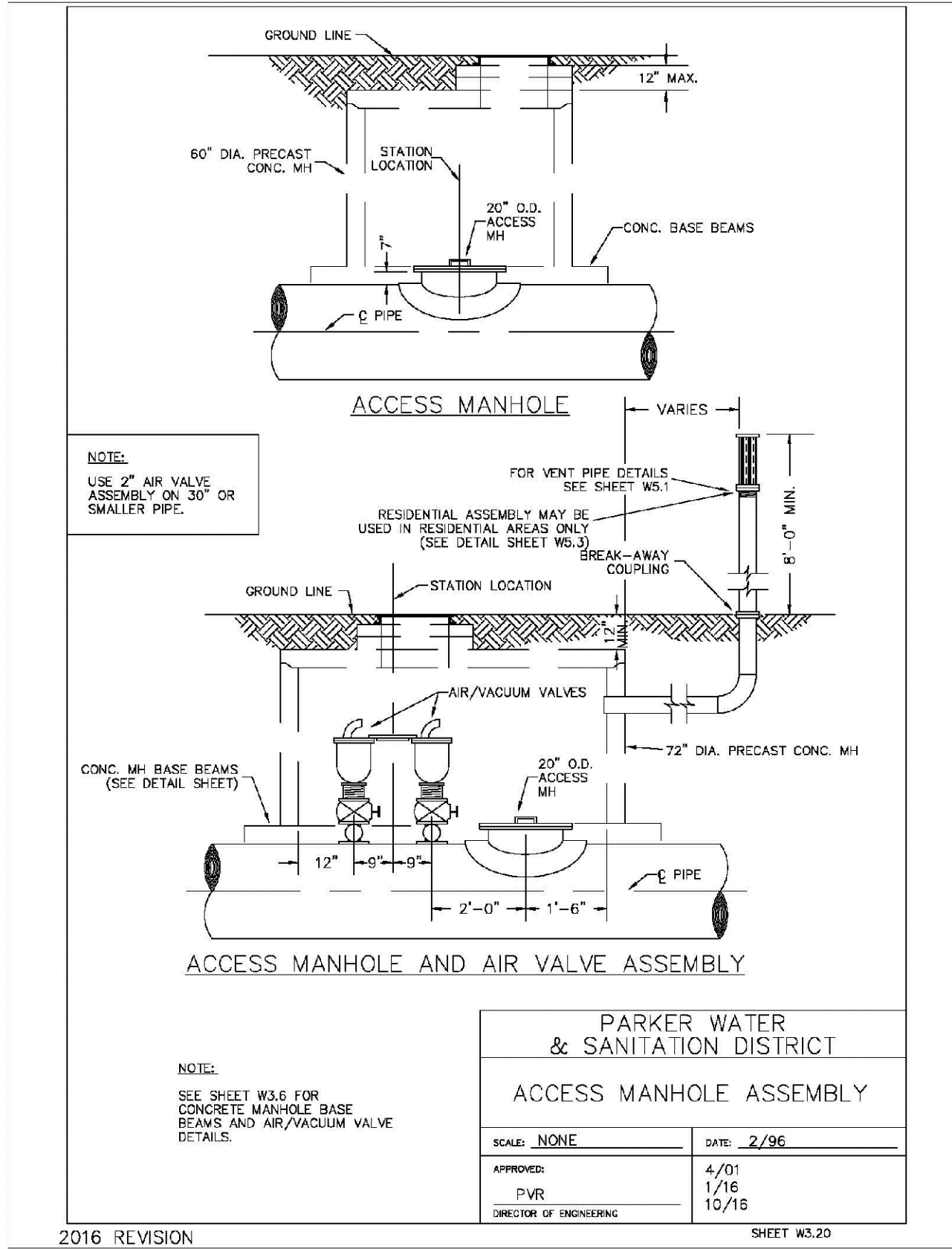
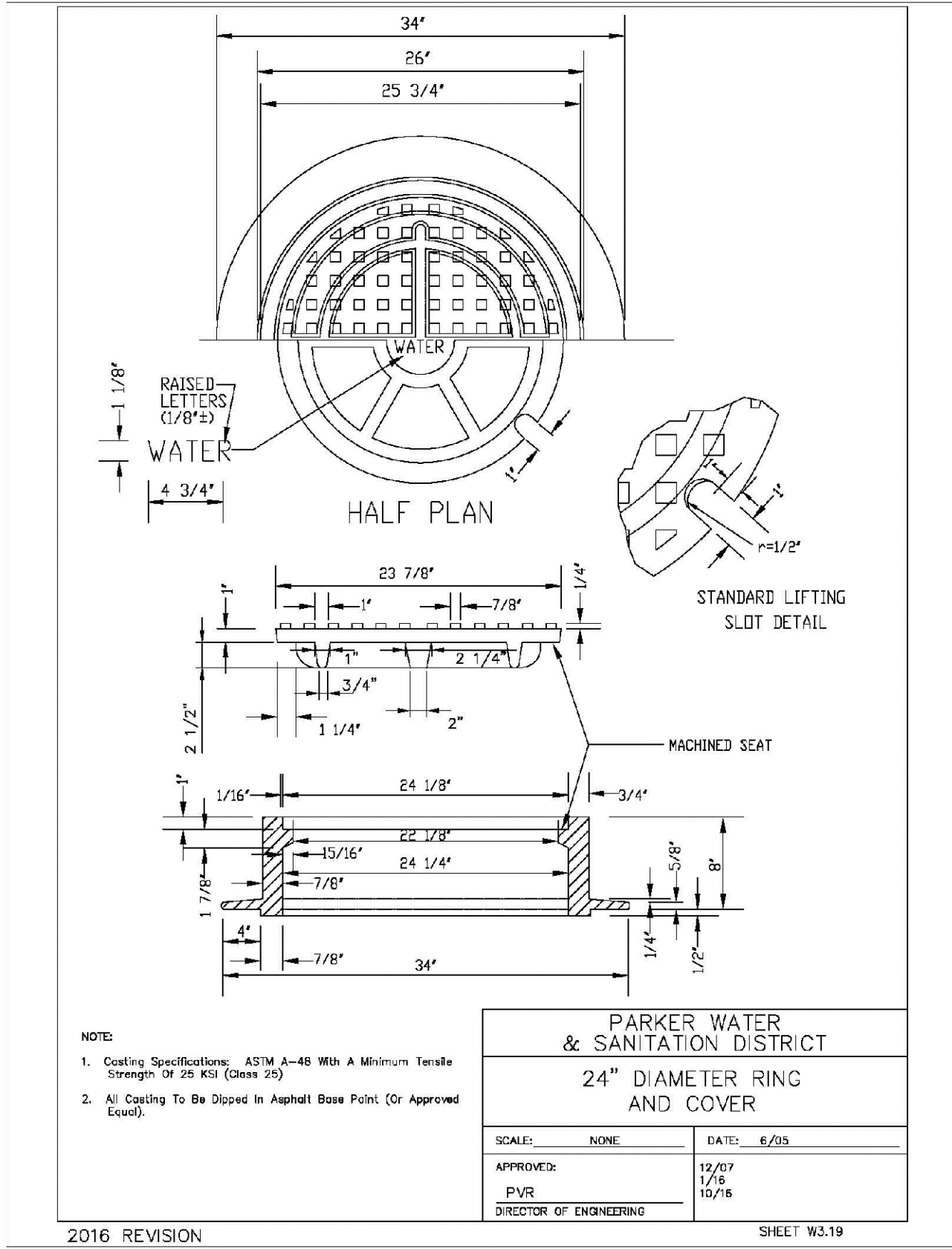
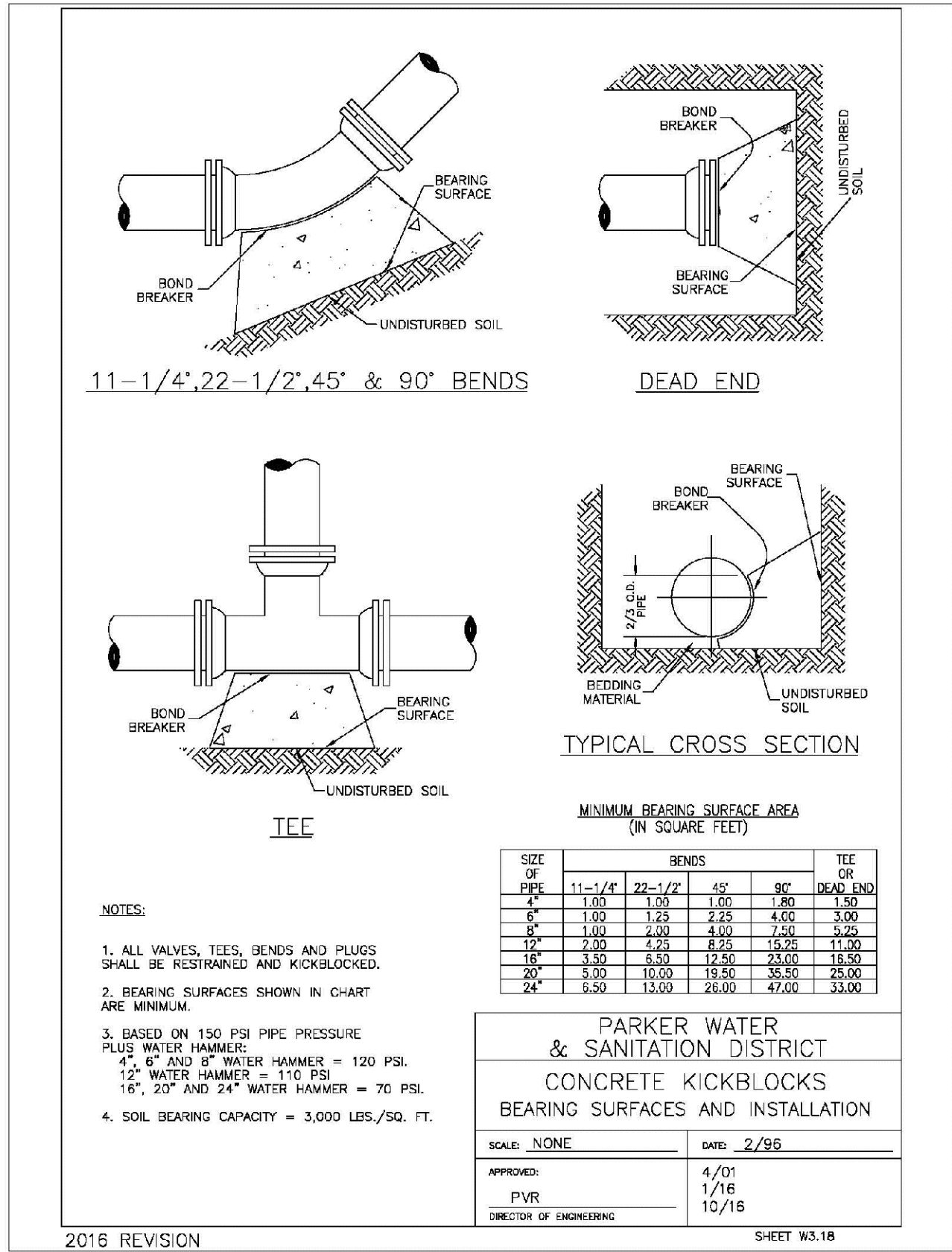
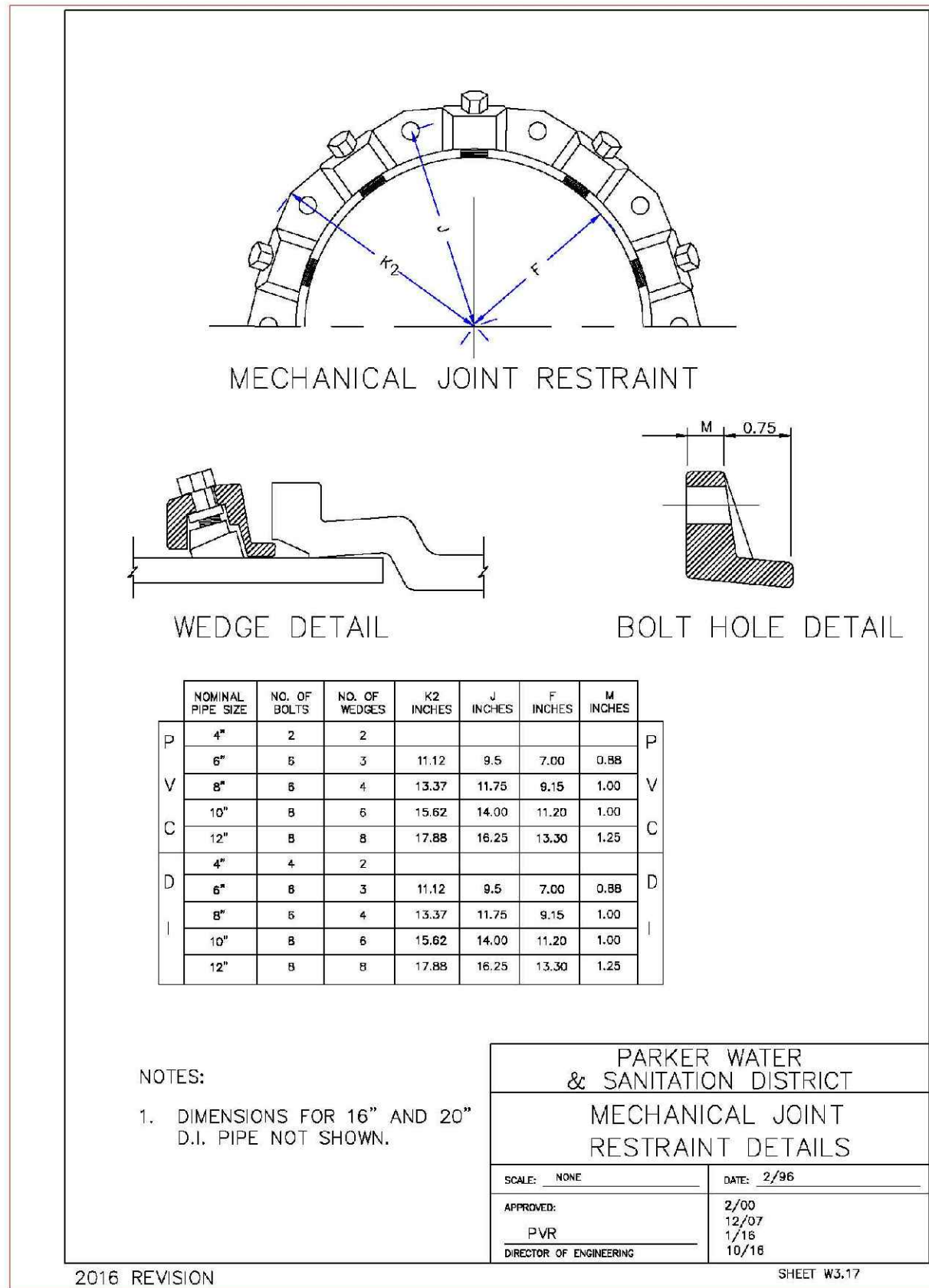
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CHECKED BY: JJ
DATE: AUGUST 2017

SHEET W1.1

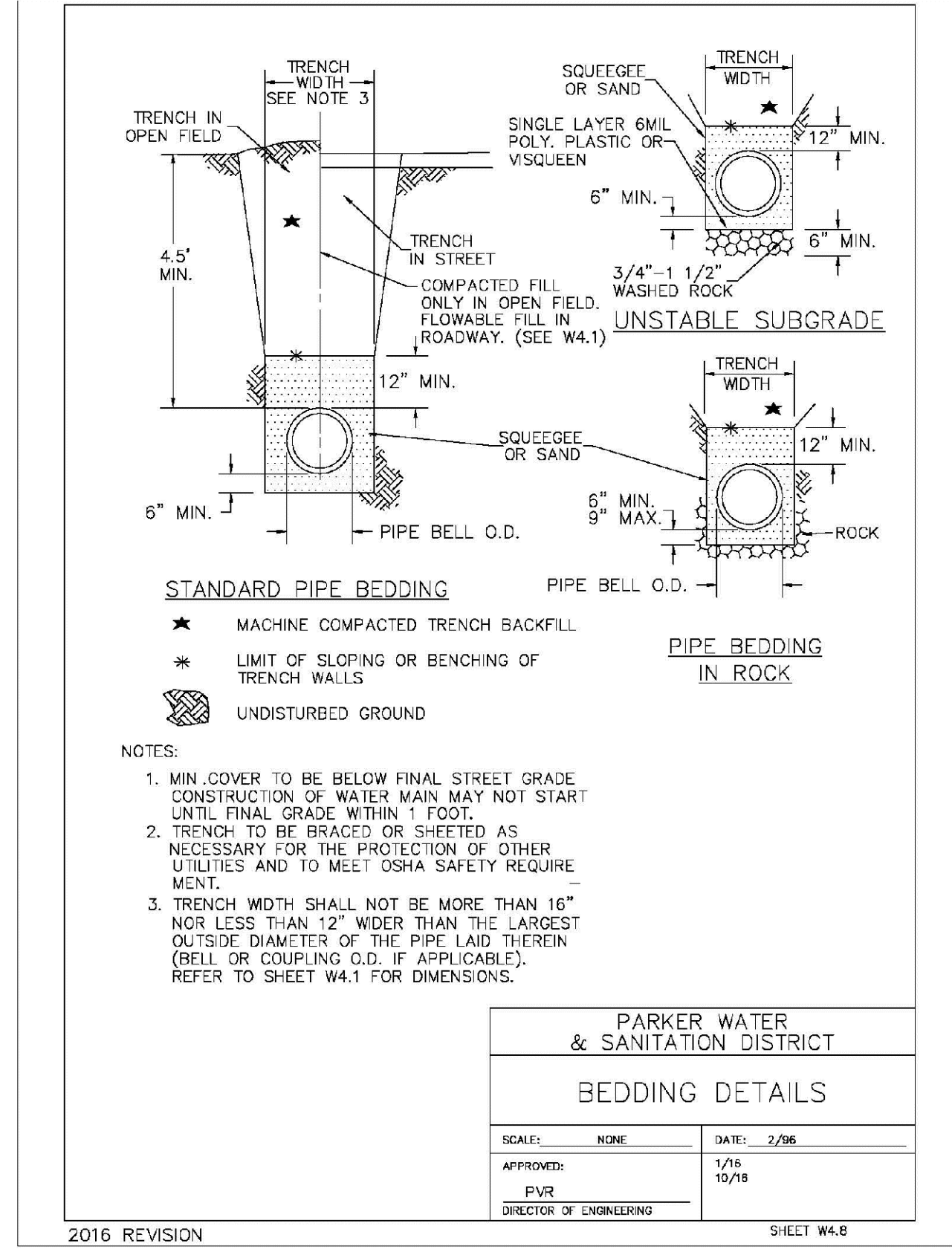
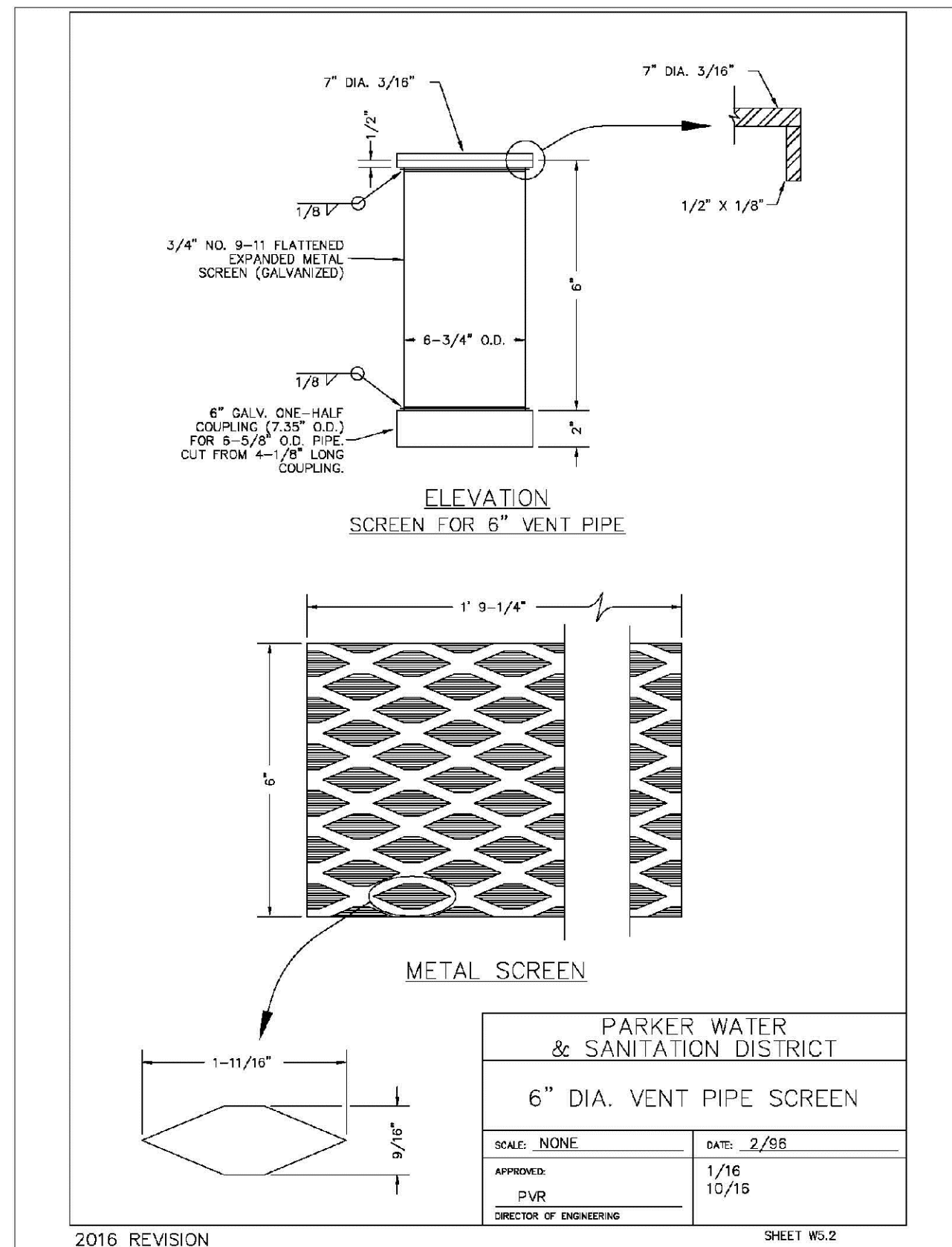
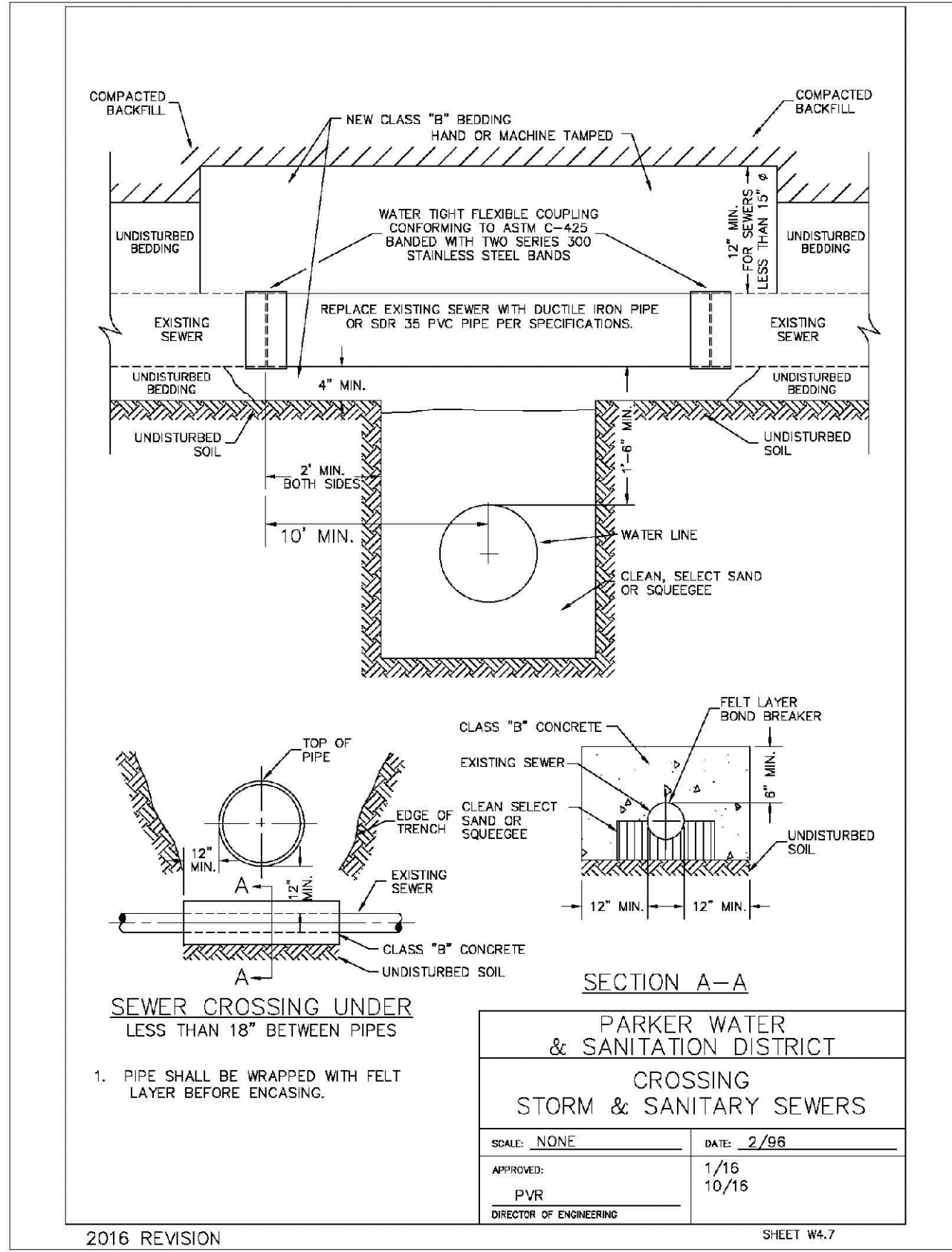
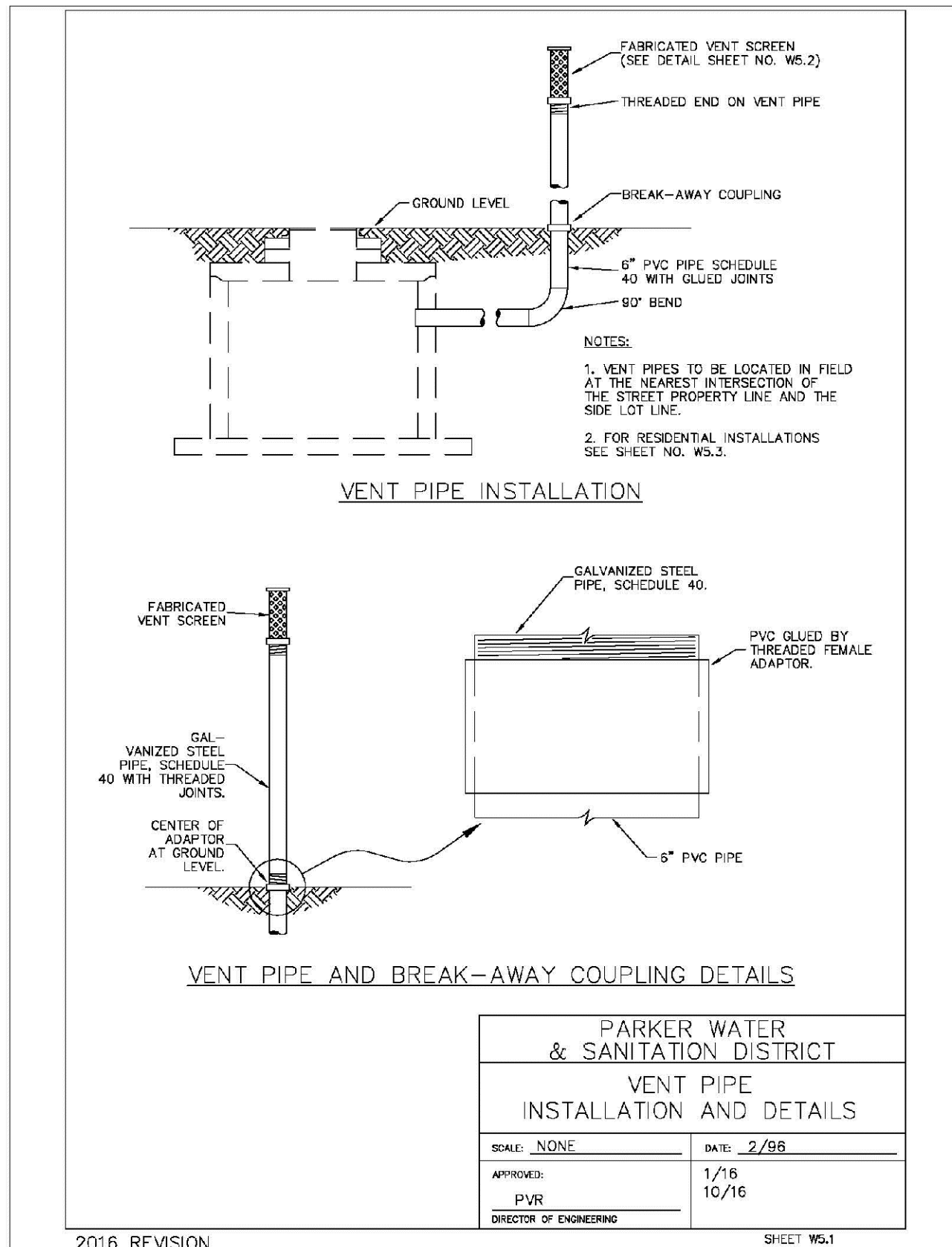
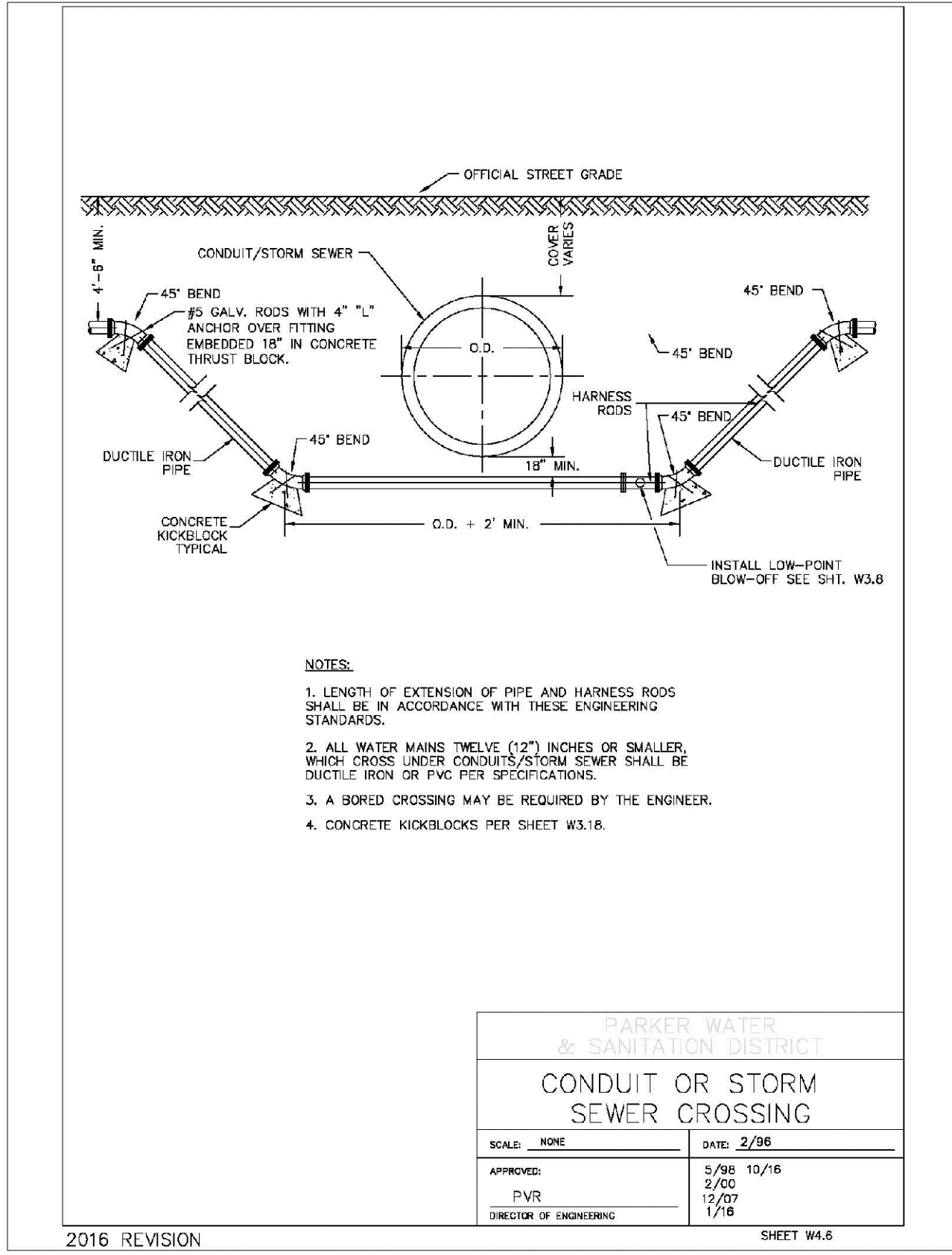
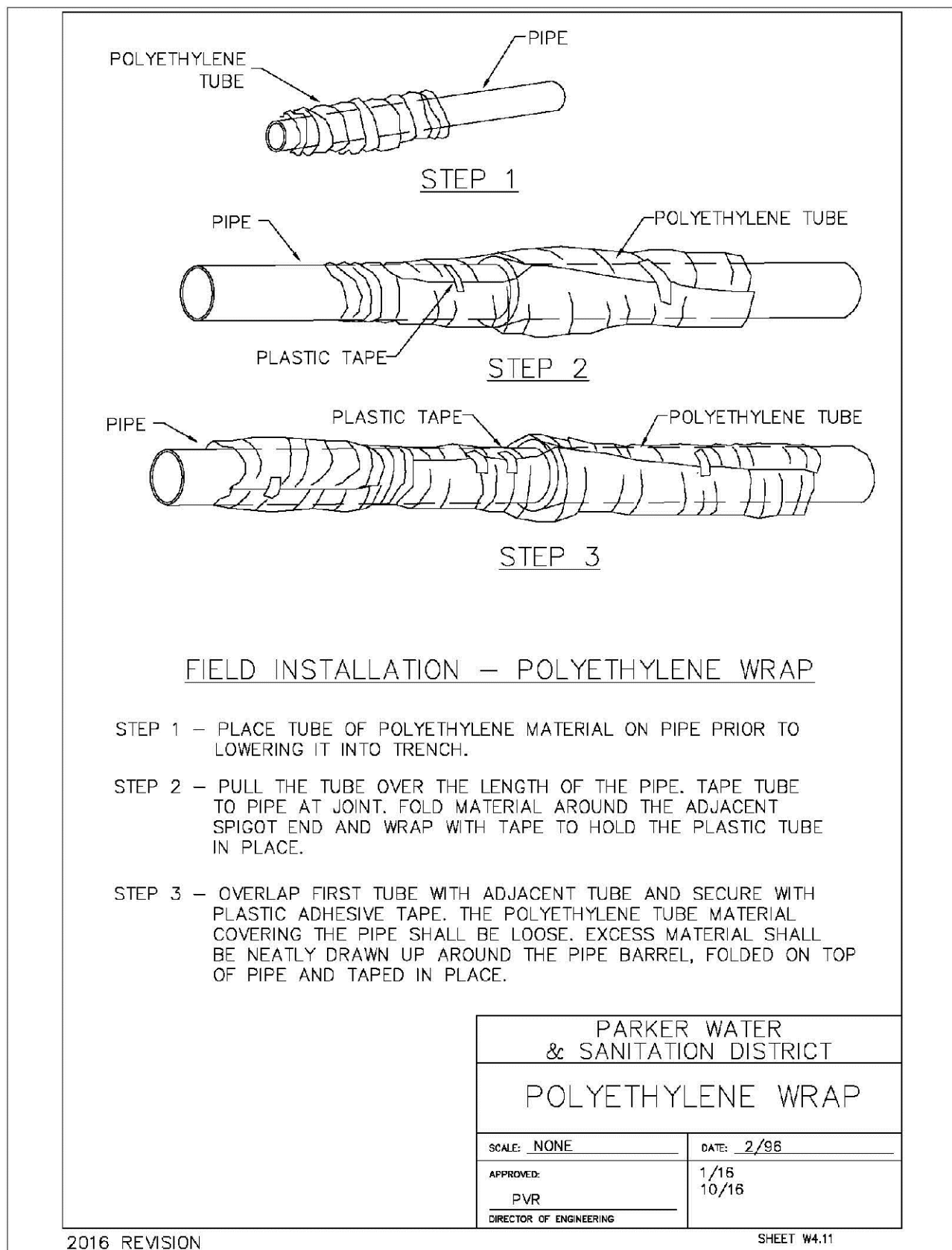
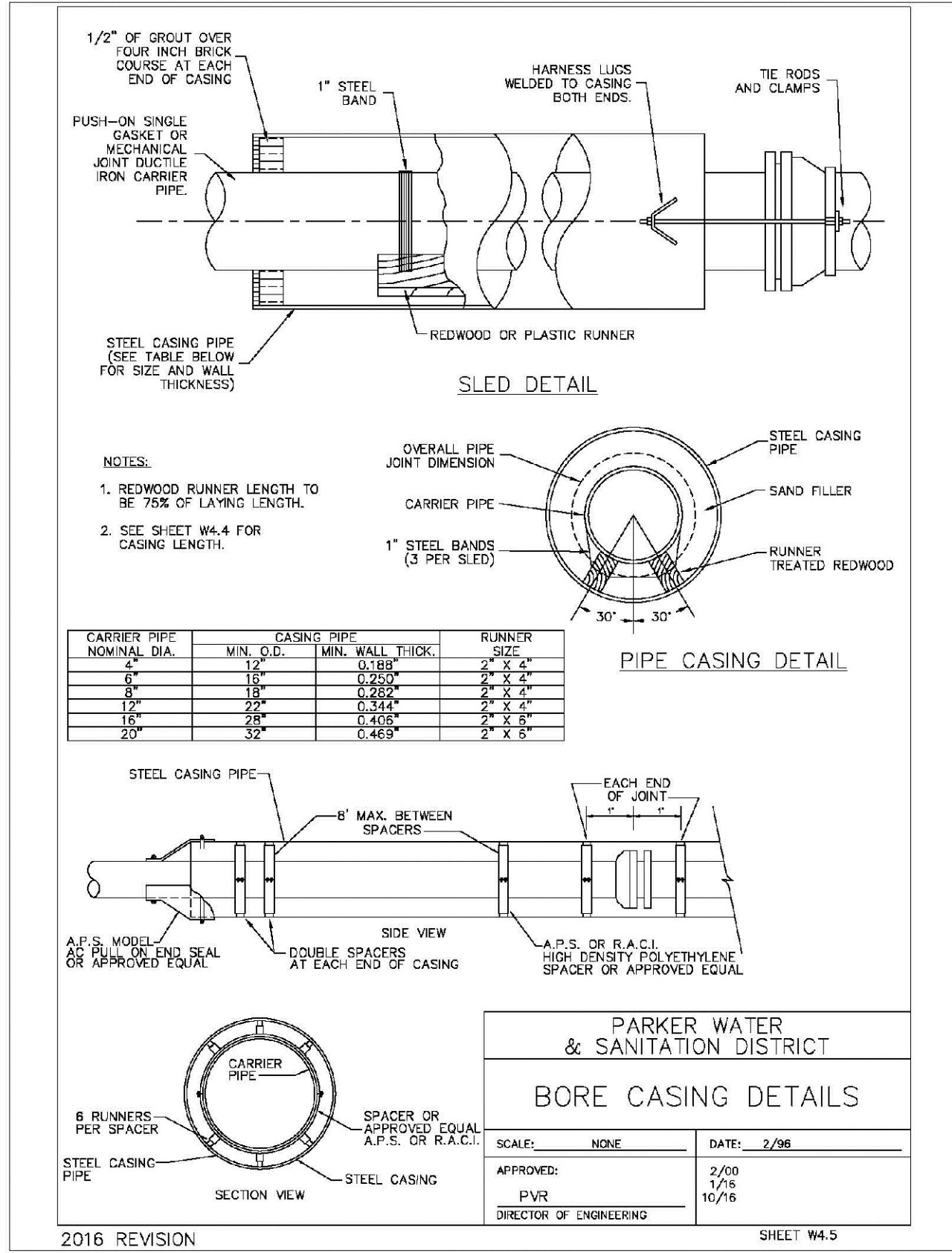
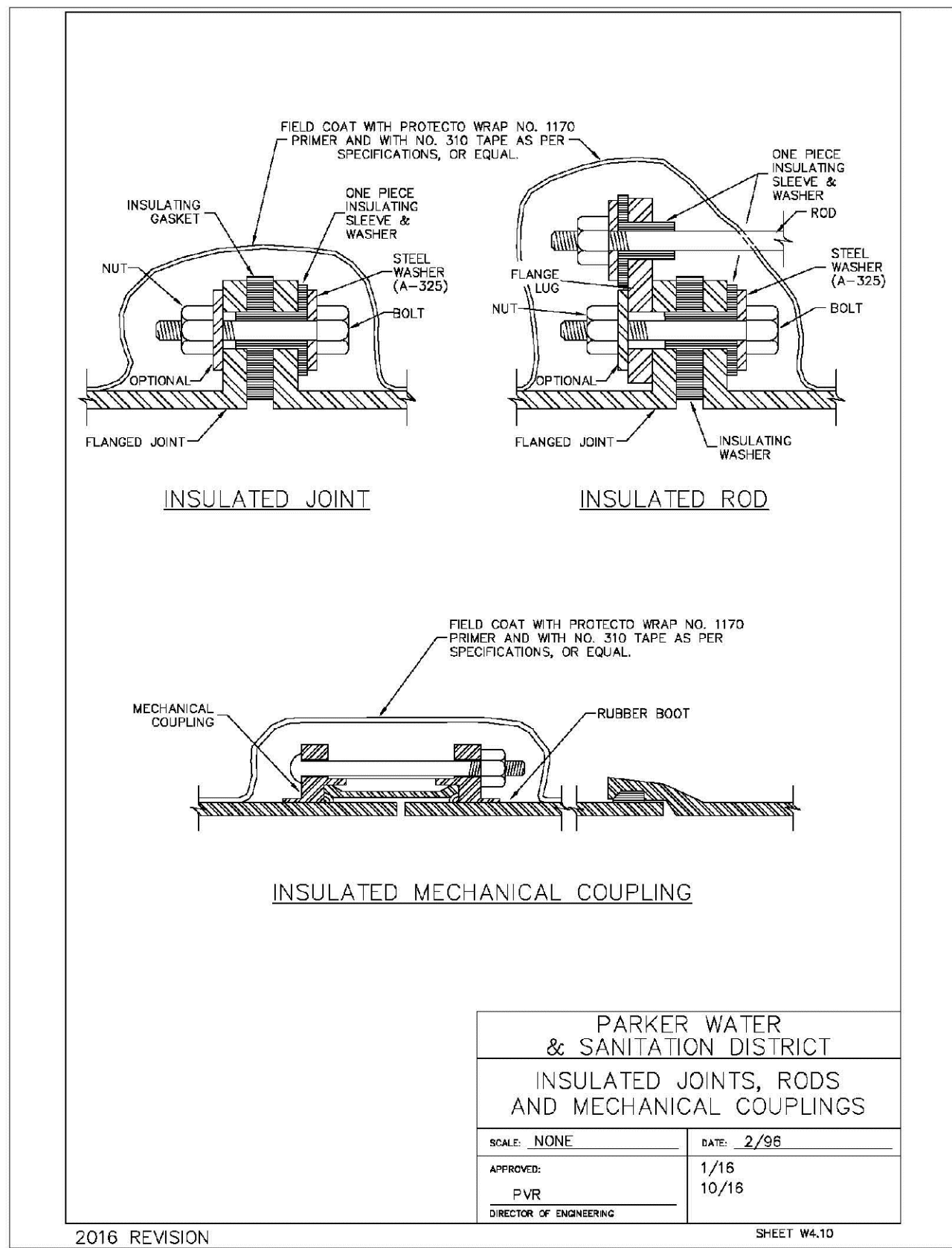




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TRAILS AT CROWFOOT
FILING 5 CONSTRUCTION DRAWINGS
WATER DETAILS

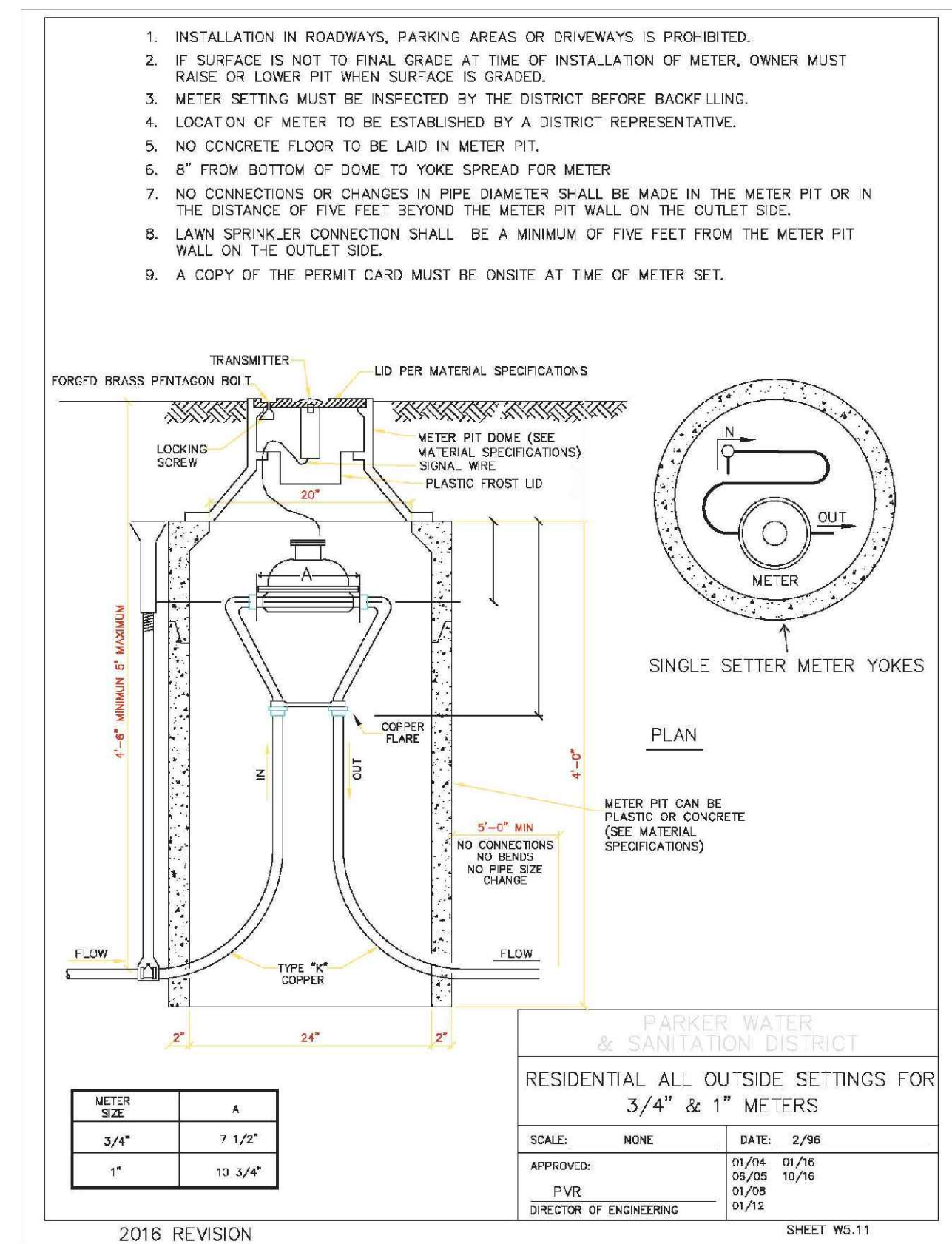
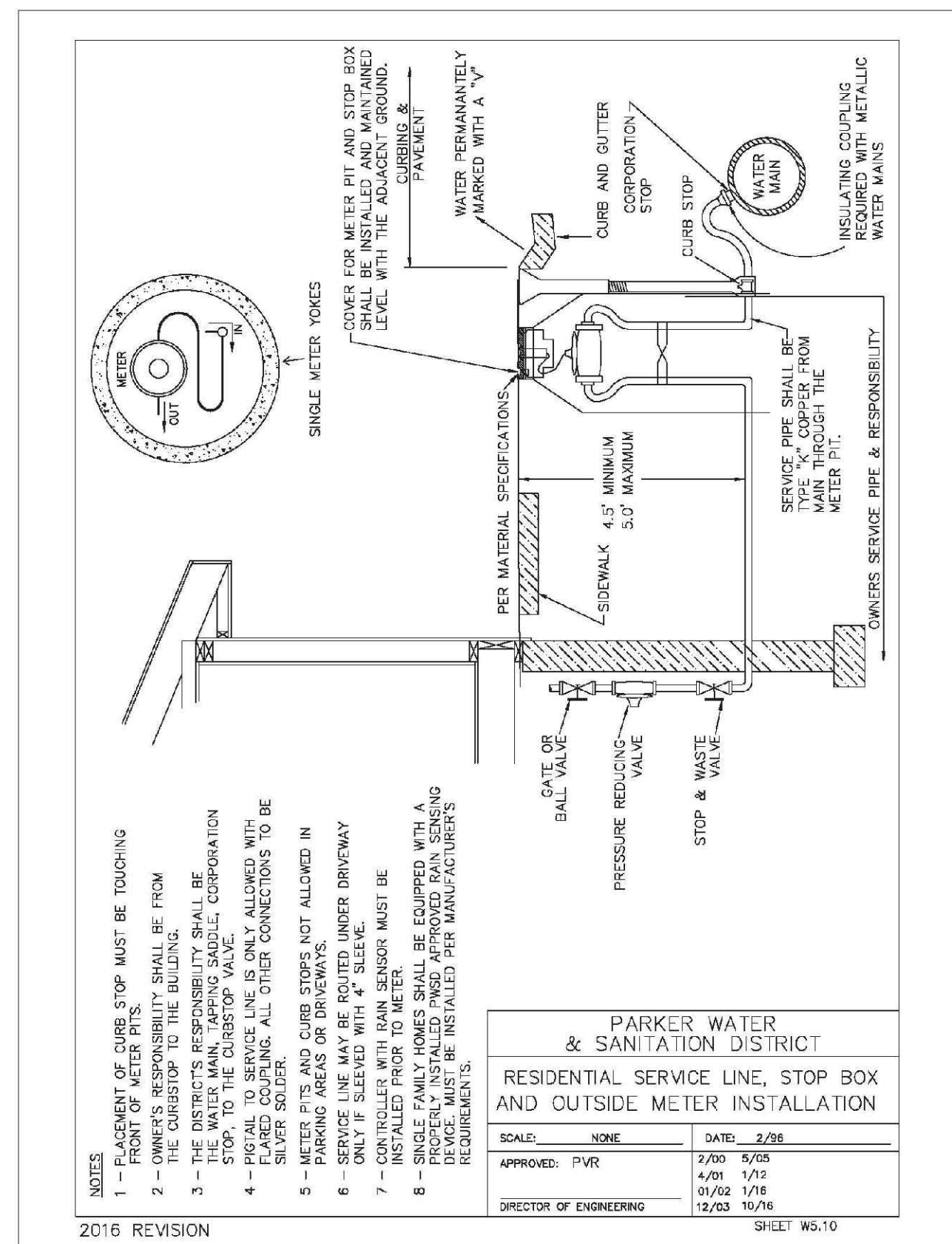
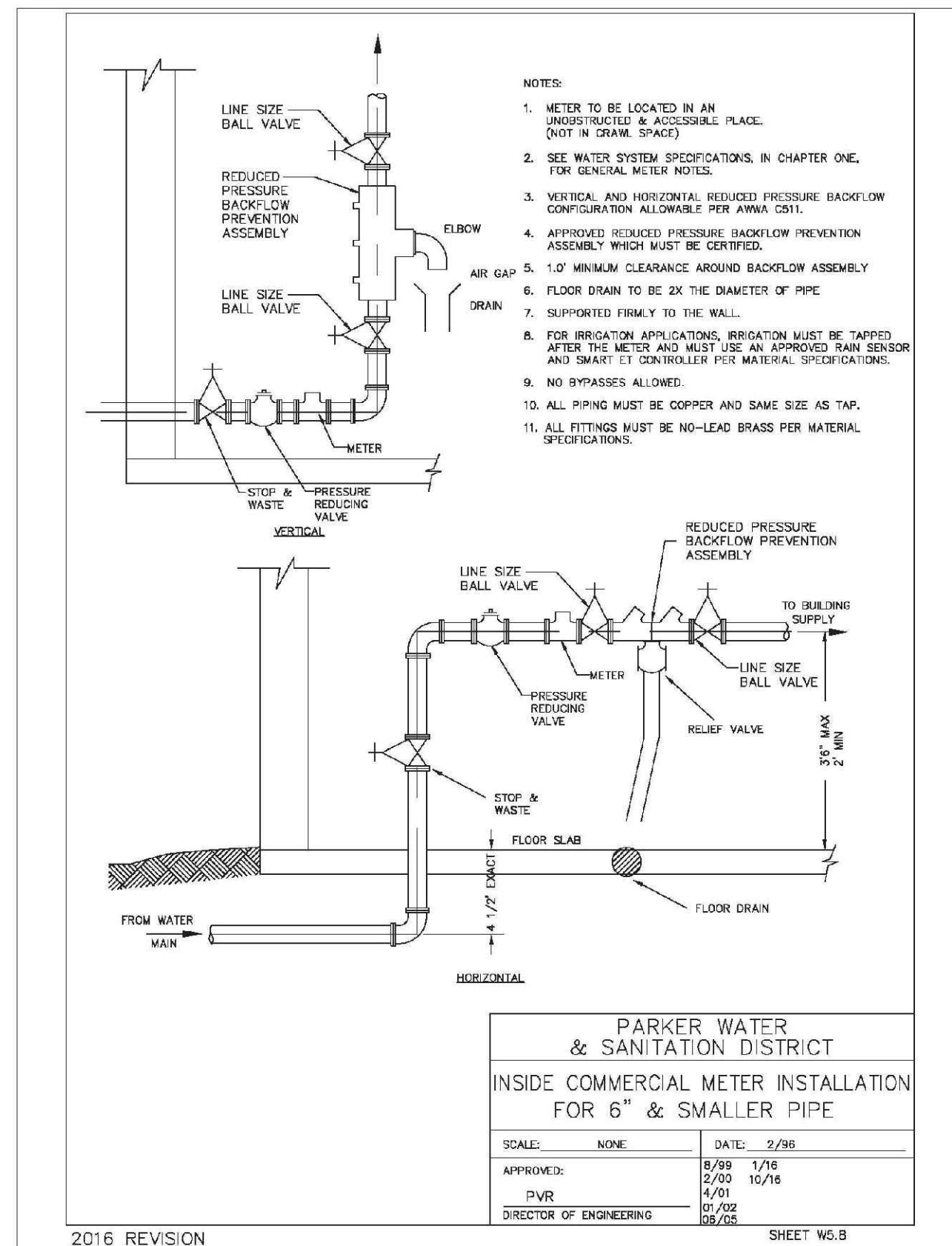
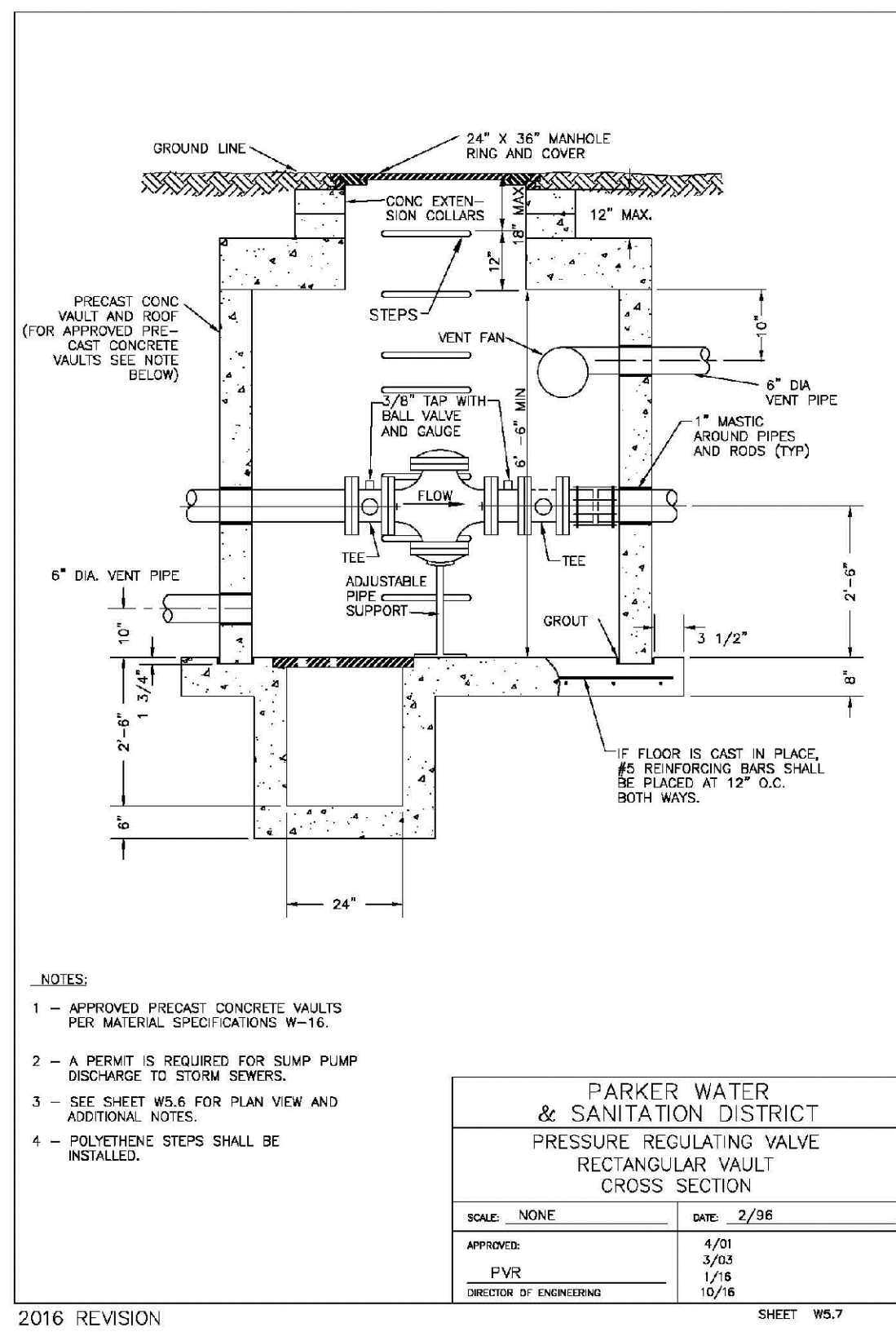
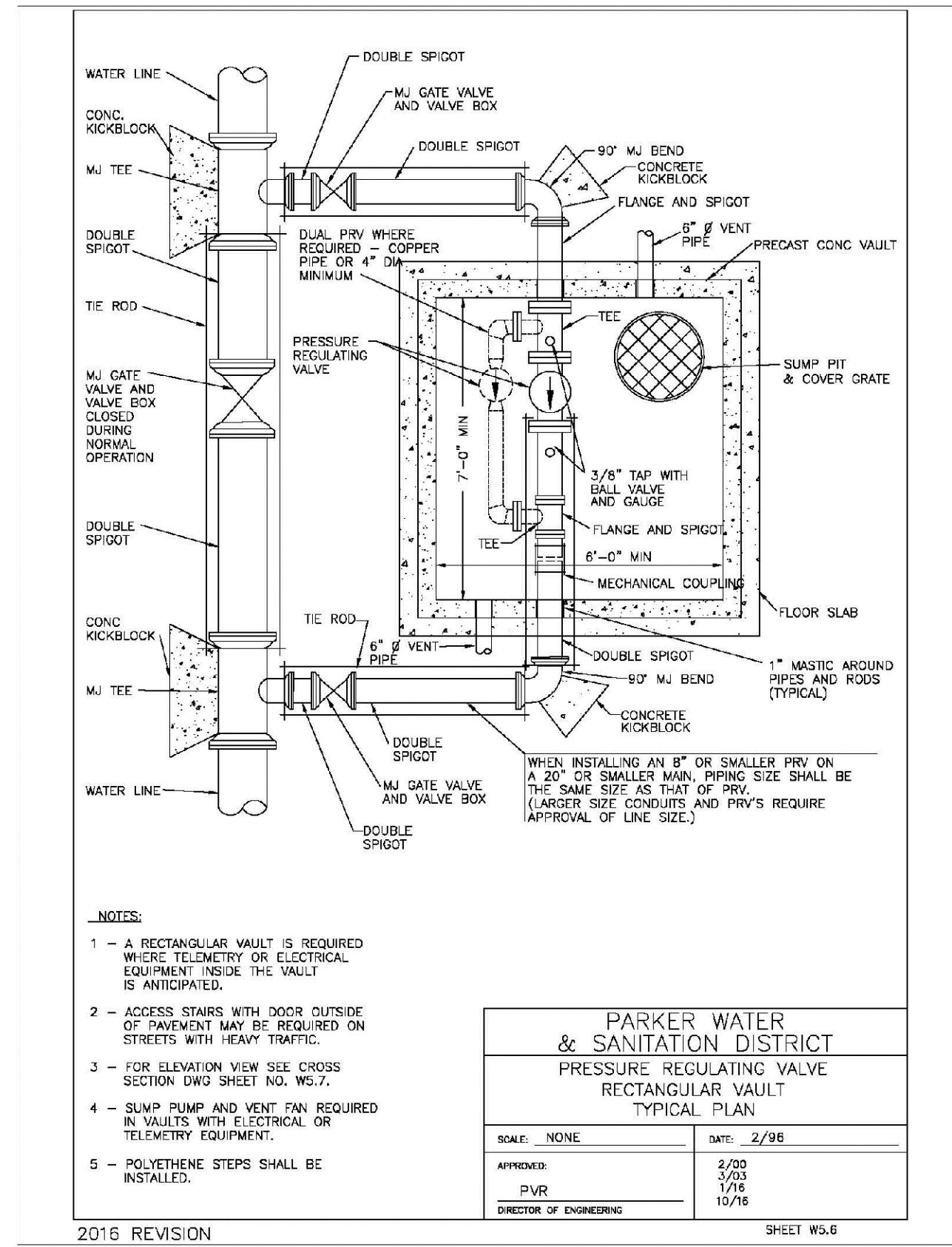
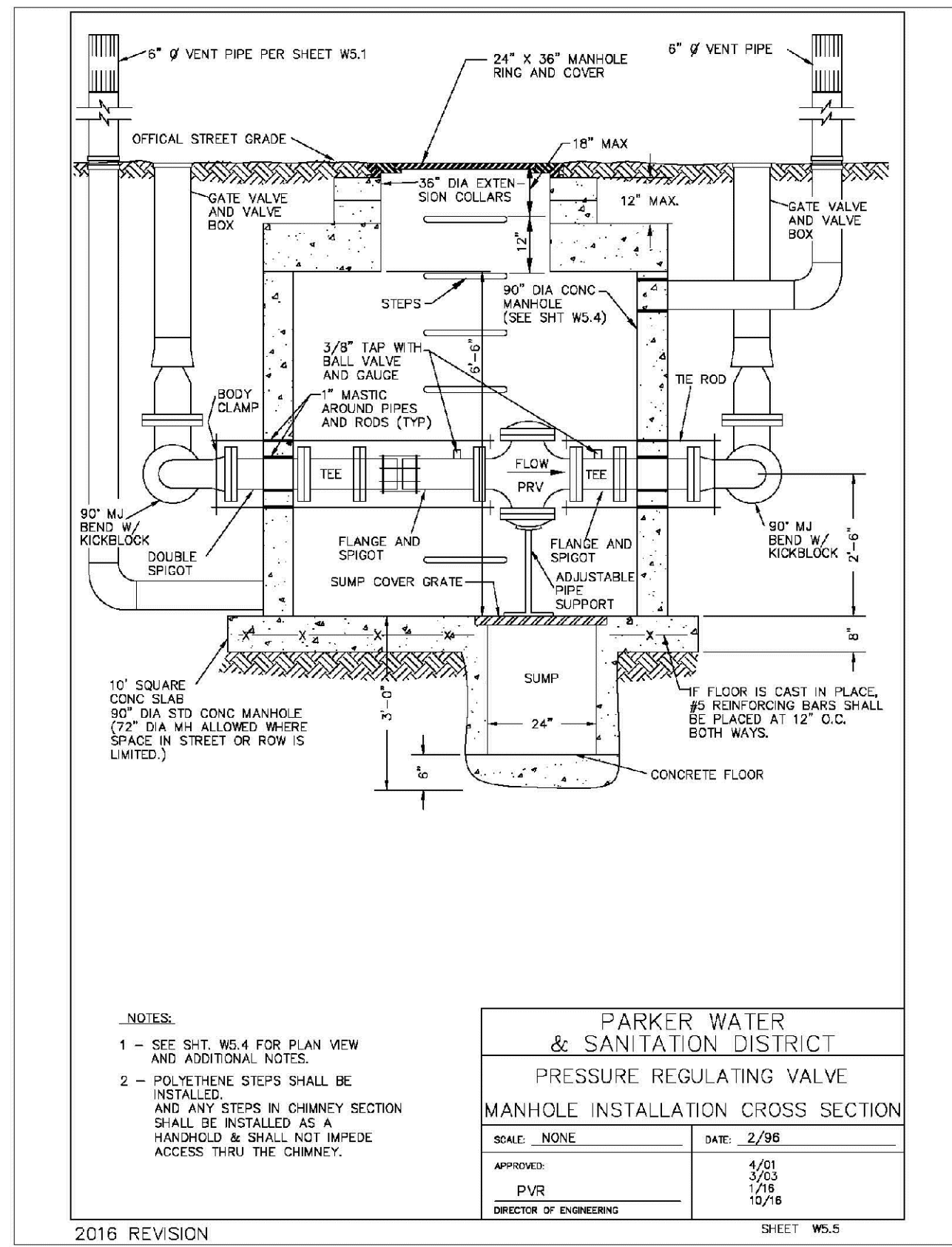
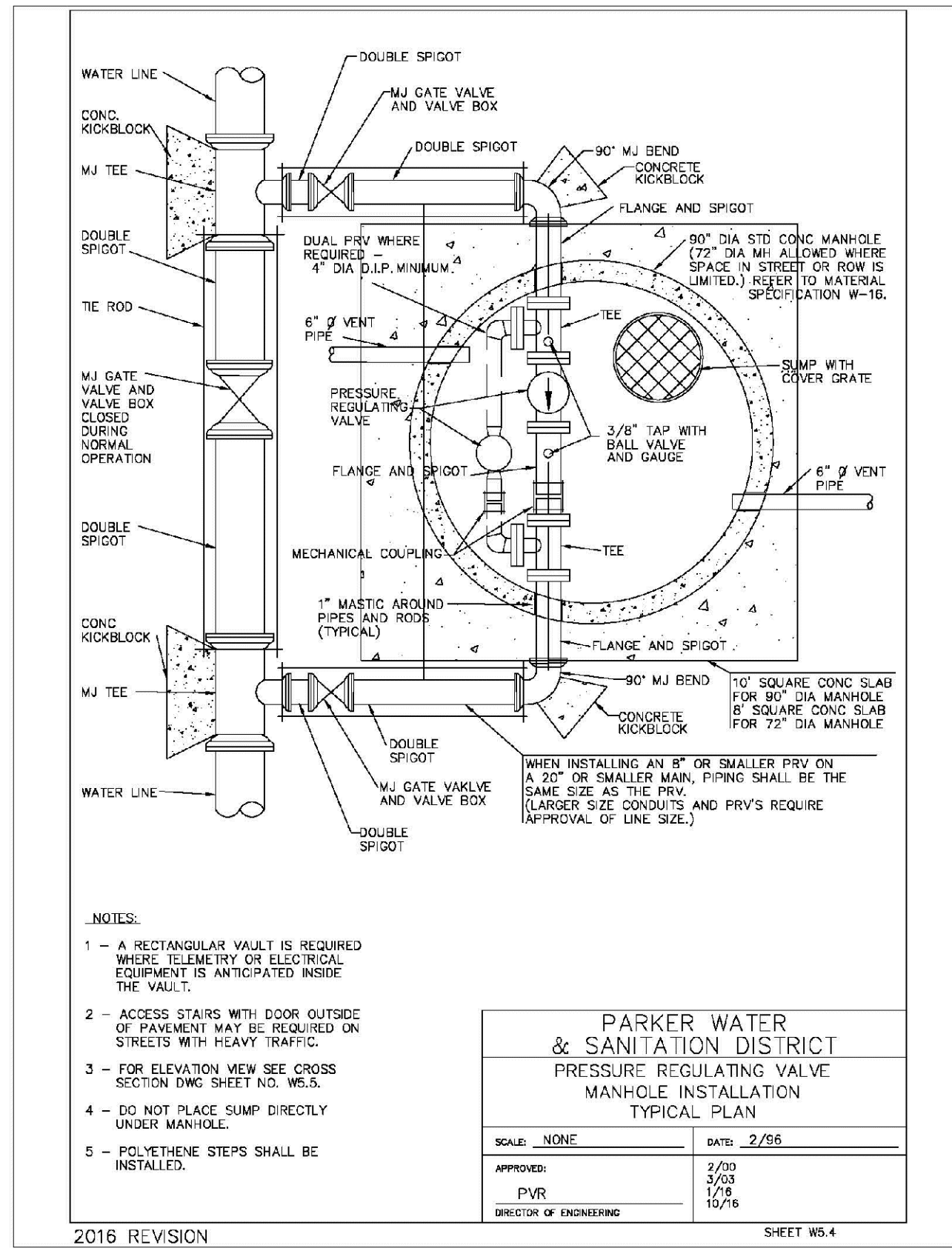
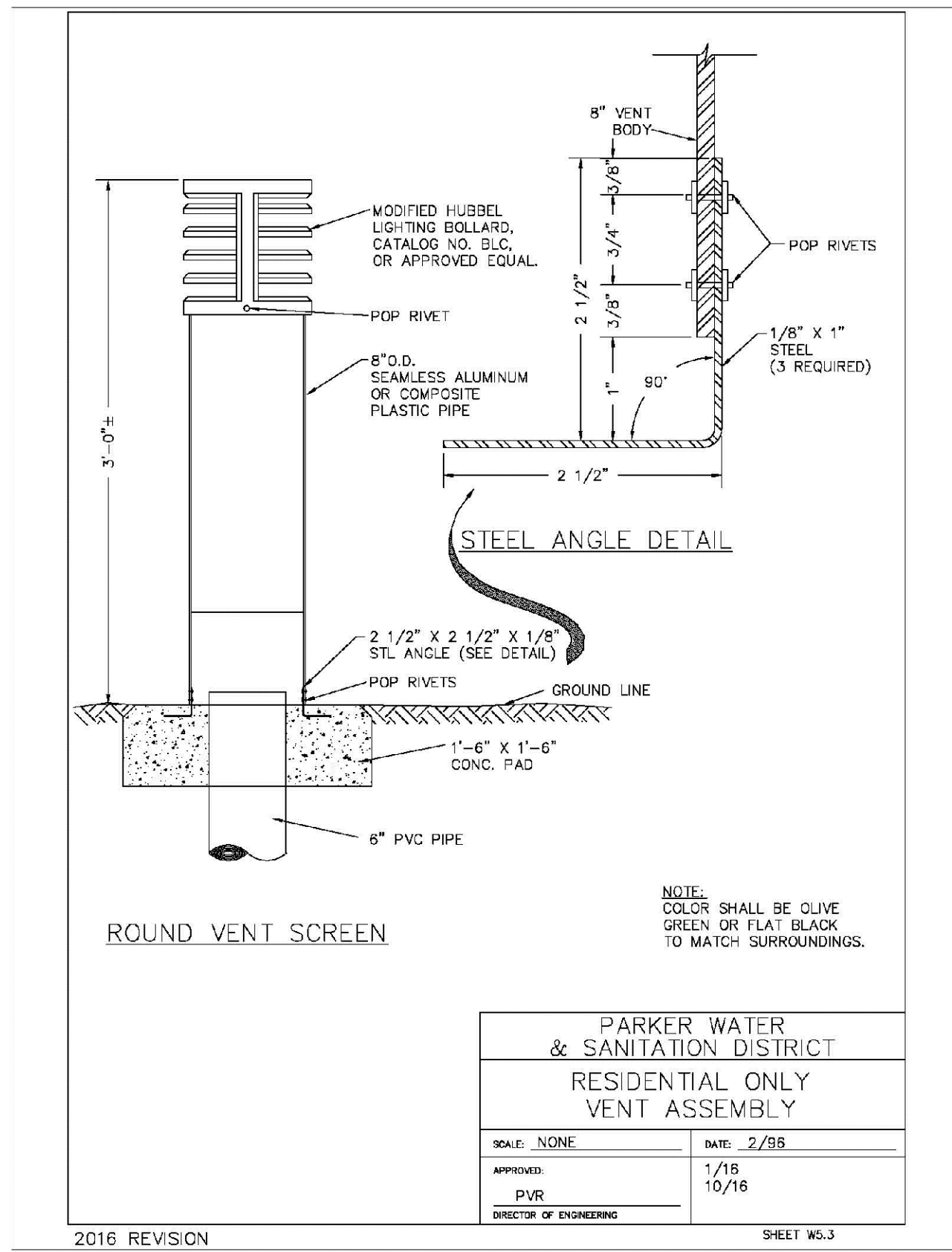
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

CVL
CONSULTANTS

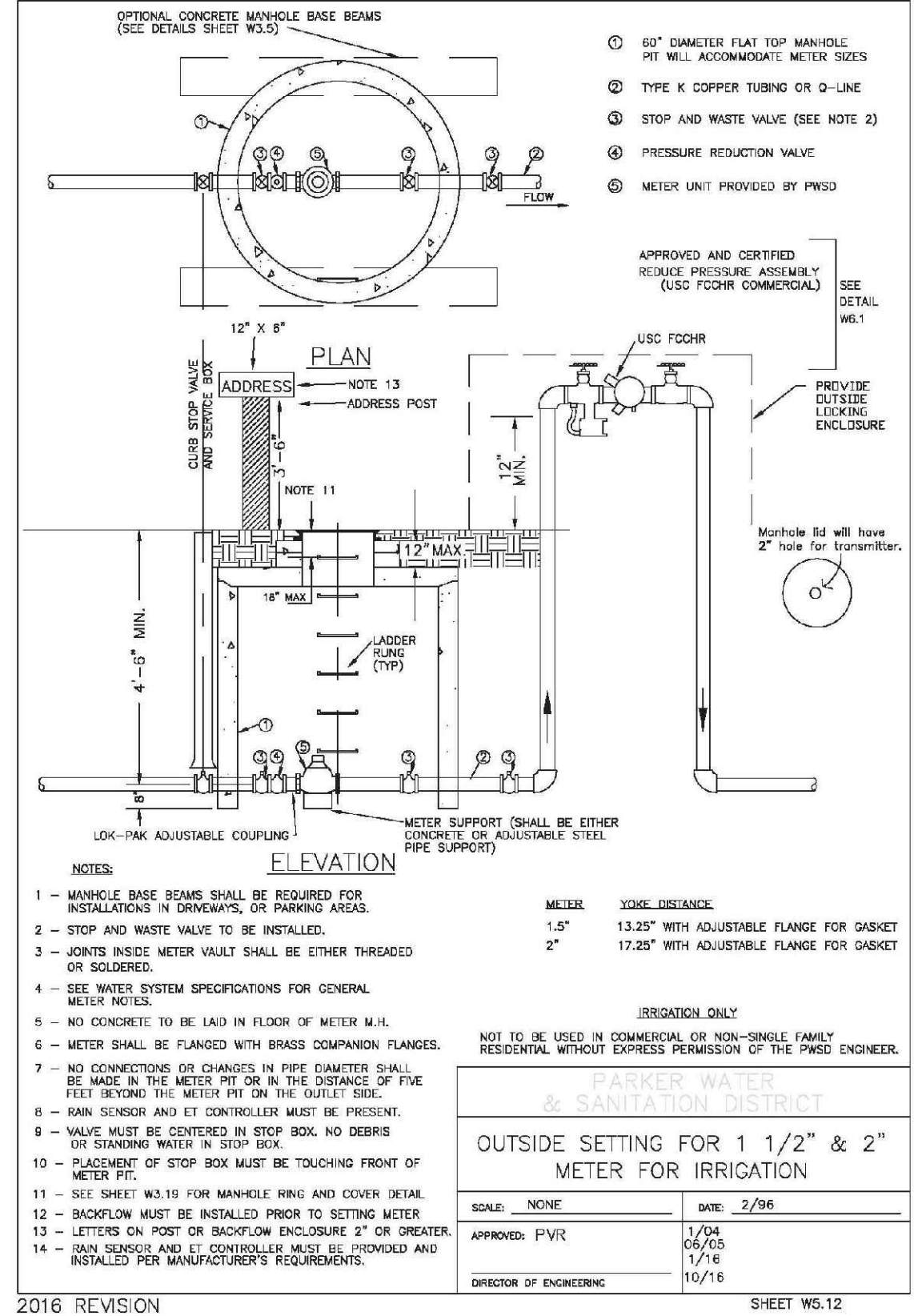
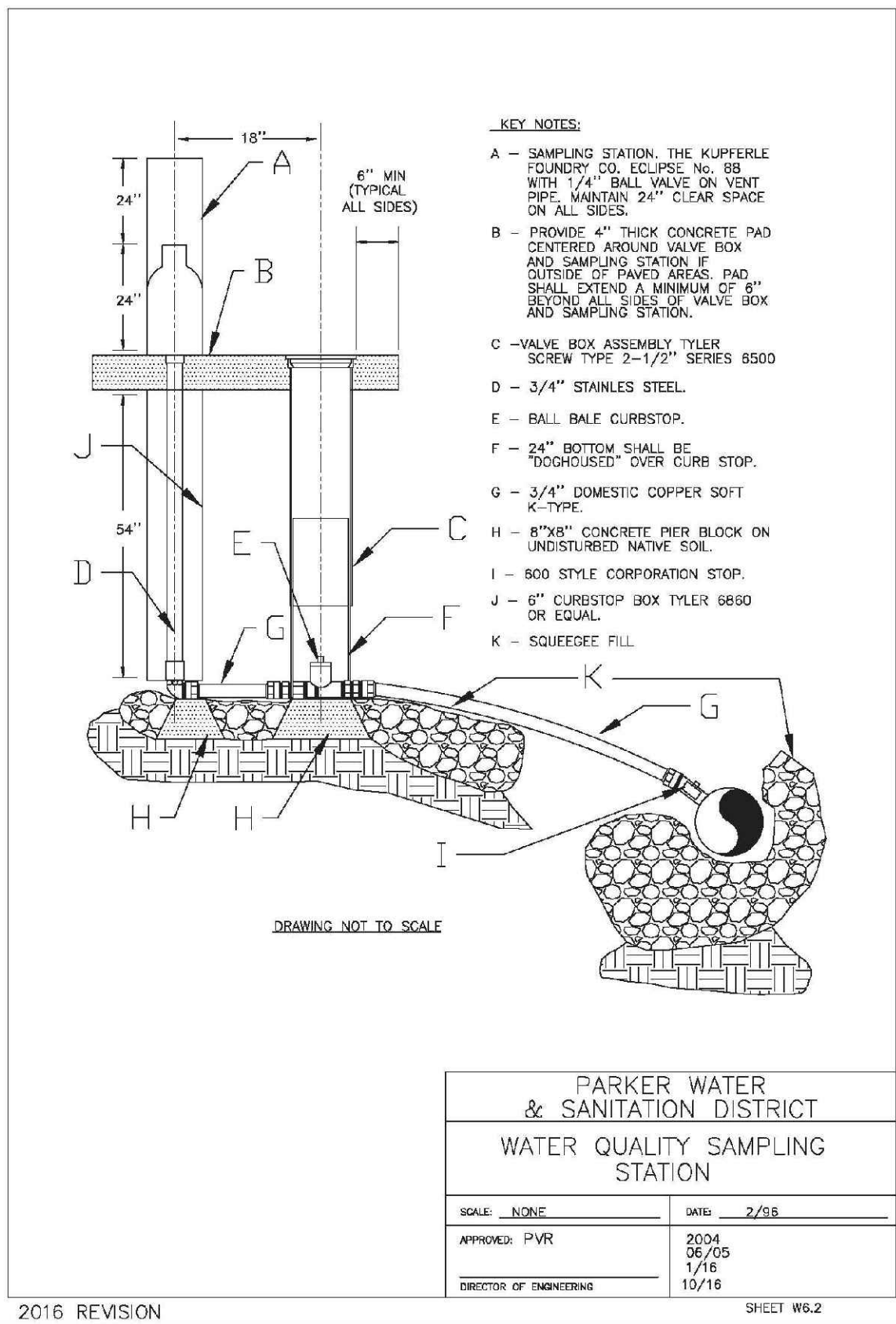
10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548

No.	Revisions	Date	Init.	Appr.	Date

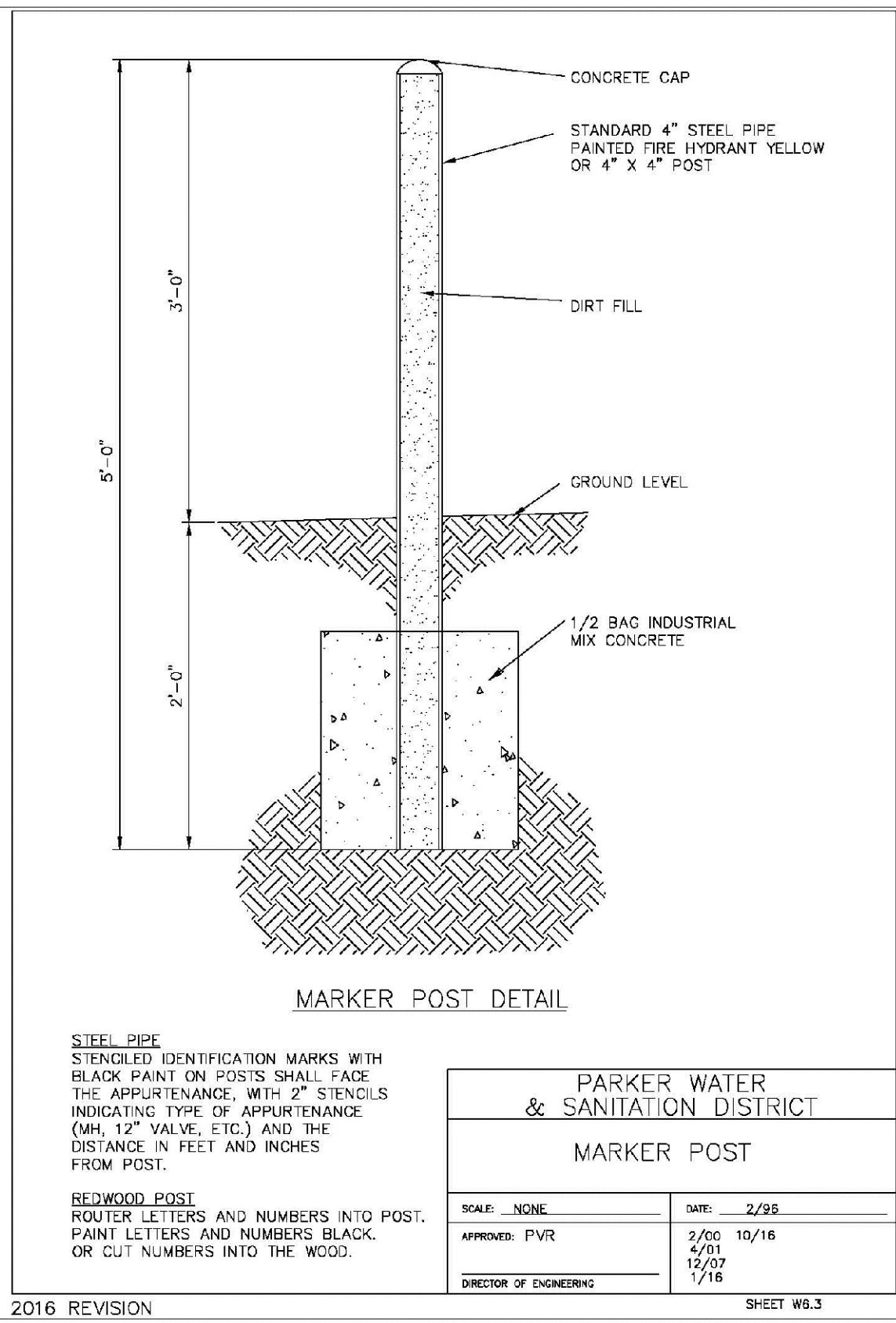
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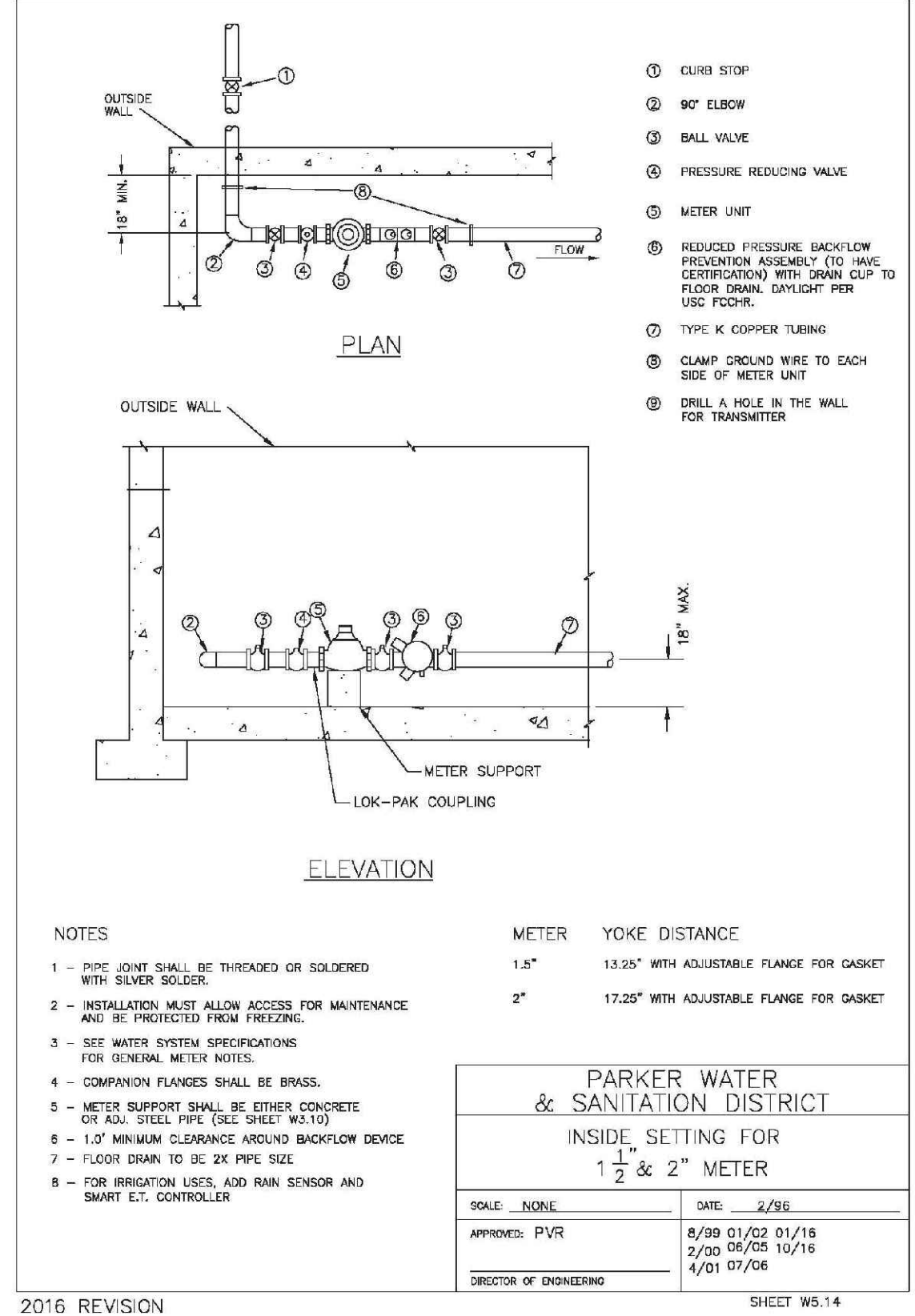
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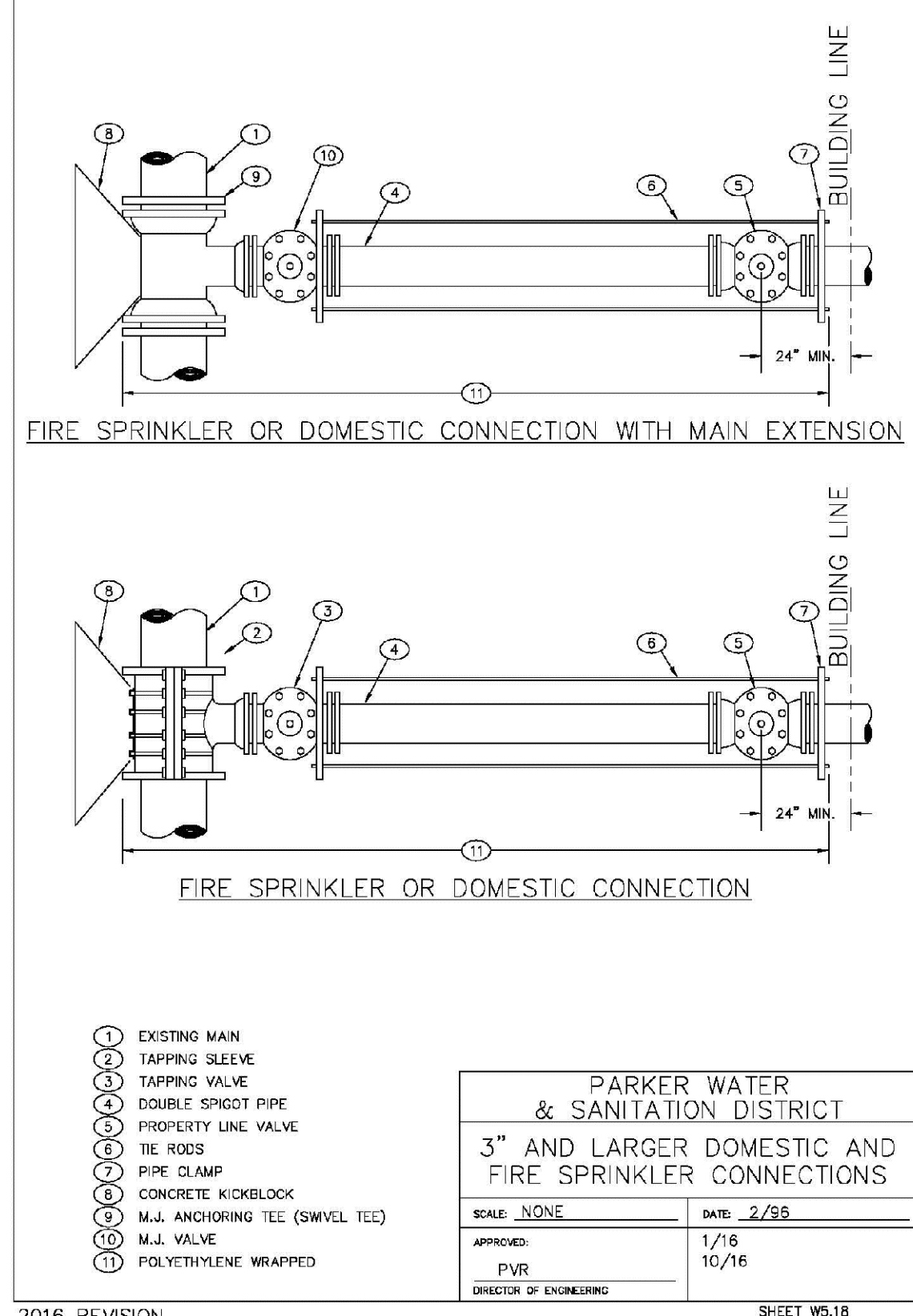
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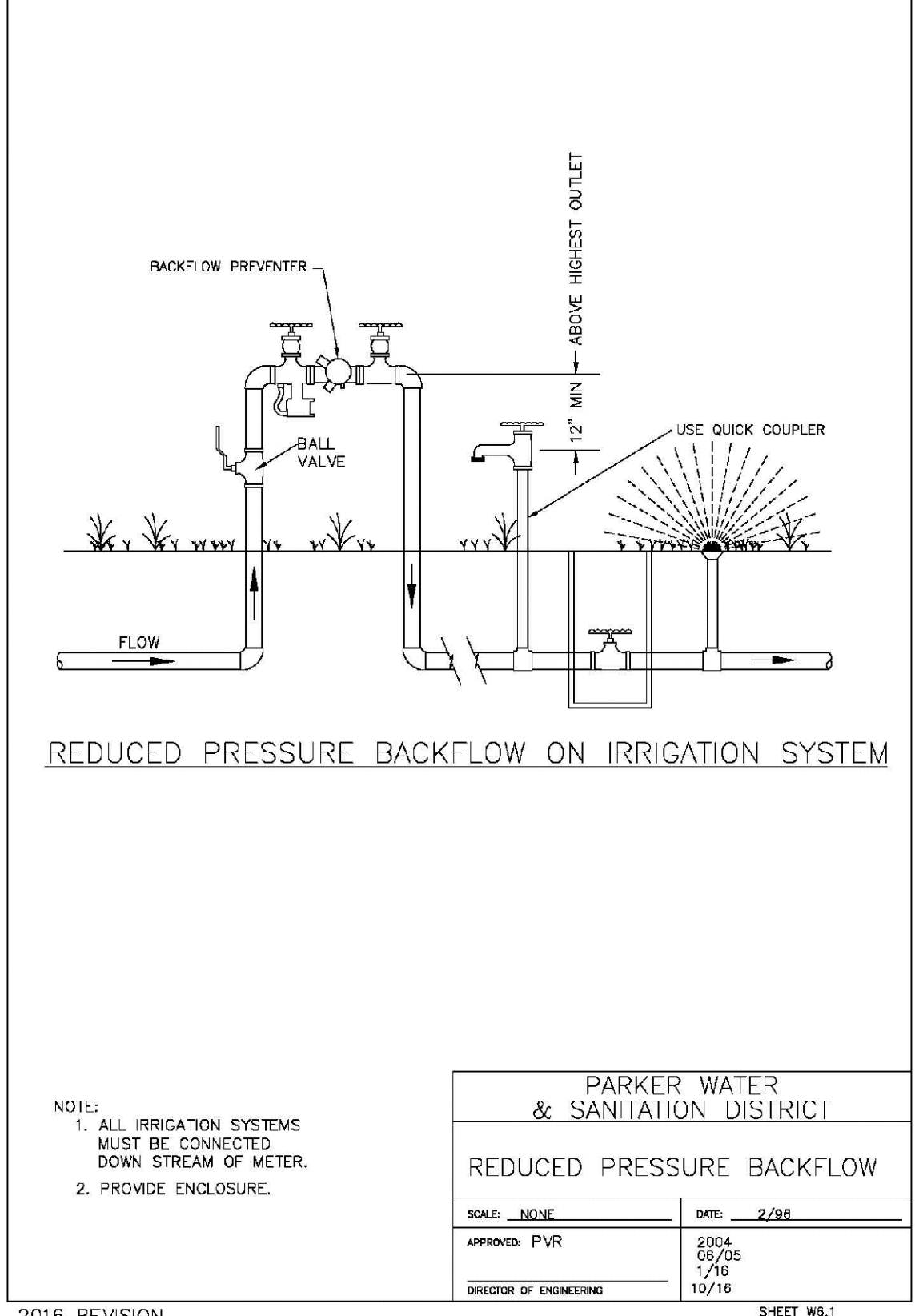
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2016 REVISION



2016 REVISION



2016 REVISION