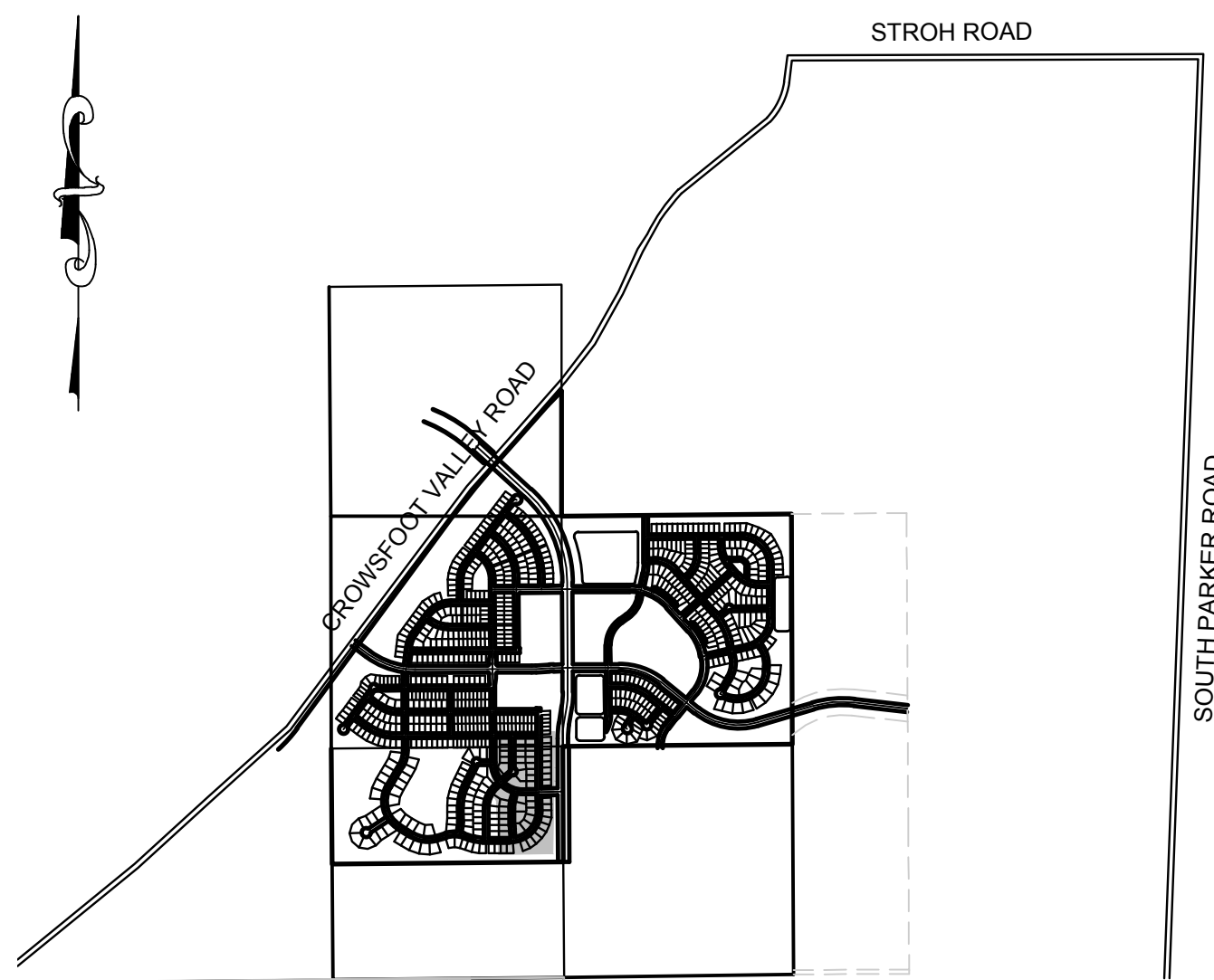


TRAILS AT CROWFOOT FILING 6

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



VICINITY MAP
SCALE: 1" = 2000'

MATERIALS LIST		
DESCRIPTION	QUANTITY	UNIT
8" WATERPIPE (C900)	1,527	L.F.
8" BEND	3	EA.
AIR/VAC VALVE	1	EA.
WATER SERVICE LATERAL W/ WATER METER AND PIT	51	EA.
CONNECTION TO EXISTING MAIN	6	EA.
8" SEWER (SDR-35 PVC)	1,367	L.F.
4' DIA. MANHOLE	6	EA.
SEWER SERVICE LATERAL W/ WYE TAP	51	EA.
CONNECTION TO EXISTING MAIN	5	EA.

FIRE DEPARTMENT APPROVAL

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

(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 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: _____
(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:

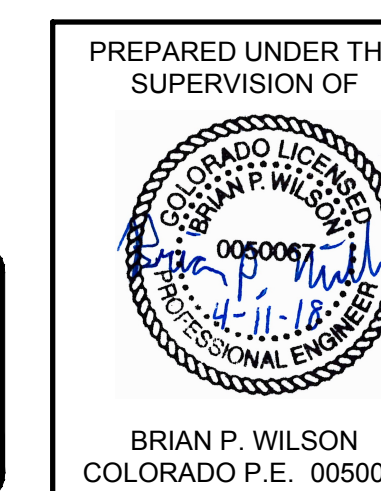
CVL CONSULTANTS
OF COLORADO, INC.
10333 E. DRY CREEK RD. STE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
CONTACT: JIM JANNICKE

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 1.069032, 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.

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.



N:\PROJECTS\HR 935\ENGINEERING\DRG\SET\CD\SP\HR 935\WATER AND SANITATION\HR 935 COVER.DWG, CDD\A, 3/7/2018 4:31 PM

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJ	DATE: AUGUST 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT FILING 6 CONSTRUCTION DRAWINGS COVER SHEET			
				HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112			
				10333 E. Dry Creek Rd. Suite 240 Englewood, Colorado Tel: (720) 482-9526 Fax: (720) 482-9546			
				Revisions No. Date Init. Appr. Date			

SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F6,B1,L1	HOP CLOVER ST	22+66.74	22+76.74
F6,B1,L2	HOP CLOVER ST	22+00.94	22+10.94
F6,B1,L3	HOP CLOVER ST	21+30.94	21+40.94
F6,B1,L4	HOP CLOVER ST	20+60.94	20+70.94
F6,B1,L5	HOP CLOVER ST	19+90.91	20+00.94
F6,B2,L1	HOP CLOVER ST	22+59.74	22+69.74
F6,B2,L2	HOP CLOVER ST	21+98.94	22+08.94
F6,B2,L3	HOP CLOVER ST	21+28.94	21+38.94
F6,B2,L4	HOP CLOVER ST	20+58.94	20+68.94
F6,B2,L5	HOP CLOVER ST	19+88.94	19+98.94
F6,B2,L6	HOP CLOVER ST	19+23.48	19+28.29
F6,B2,L7	HOP CLOVER TR	21+57.33	21+67.33
F6,B2,L8	HOP CLOVER TR	20+89.33	20+99.33
F6,B2,L9	HOP CLOVER TR	20+19.33	20+29.33
F6,B2,L10	HOP CLOVER TR	19+49.33	19+59.33
F6,B2,L11	HOP CLOVER TR	18+79.33	18+89.33
F6,B2,L12	HOP CLOVER TR	18+09.33	18+19.33
F6,B2,L13	HOP CLOVER TR	17+39.33	17+49.33
F6,B2,L14	HOP CLOVER TR	16+69.33	16+79.33
F6,B3,L1	HOP CLOVER TR	16+53.21	16+63.21
F6,B3,L2	HOP CLOVER TR	17+23.21	17+33.21
F6,B3,L3	HOP CLOVER TR	17+93.21	18+03.21
F6,B3,L4	HOP CLOVER TR	18+63.21	18+73.21
F6,B3,L5	HOP CLOVER TR	19+33.21	19+43.21
F6,B3,L6	HOP CLOVER TR	20+03.21	20+13.21
F6,B3,L7	HOP CLOVER TR	20+73.21	20+83.21
F6,B3,L8	HOP CLOVER TR	21+43.21	21+53.21
F6,B4,L1	SHASTA DAISY LN	13+99.19	13+89.90
F6,B4,L2	SHASTA DAISY LN	13+30.67	13+20.06
F6,B4,L3	SHASTA DAISY LN	12+60.67	12+50.08
F6,B4,L4	SHASTA DAISY LN	11+90.67	11+80.09
F6,B4,L5	SHASTA DAISY LN	11+25.30	11+15.72
F6,B4,L6	SHASTA DAISY LN	10+62.40	10+52.40
F6,B5,L1	SHASTA DAISY LN	15+10.94	15+20.94
F6,B5,L2	SHASTA DAISY LN	13+45.69	13+35.69
F6,B5,L3	SHASTA DAISY LN	12+17.48	12+07.48
* F6,B5,L4	HOP CLOVER TR	28+46.39	28+56.49
* F6,B5,L5	HOP CLOVER TR	27+37.13	27+52.65
* F6,B5,L6	HOP CLOVER TR	26+15.89	26+27.96
* F6,B5,L7	HOP CLOVER TR	24+25.25	24+15.25
* F6,B5,L8	HOP CLOVER TR	23+50.71	23+40.71
* F6,B5,L9	HOP CLOVER TR	22+70.68	22+60.68
* F6,B6,L1	HOP CLOVER TR	23+13.23	23+03.23
* F6,B6,L2	HOP CLOVER TR	23+83.21	23+73.21
* F6,B6,L3	HOP CLOVER TR	24+55.57	24+46.98
* F6,B6,L4	HOP CLOVER TR	25+46.30	25+56.64
* F6,B6,L5	HOP CLOVER TR	26+07.19	26+17.68
* F6,B6,L6	HOP CLOVER TR	26+61.83	26+78.76
* F6,B6,L7	HOP CLOVER TR	27+30.78	27+40.41
* F6,B6,L8	HOP CLOVER TR	27+93.05	28+02.66
* F6,B6,L9	HOP CLOVER TR	28+55.00	28+64.75

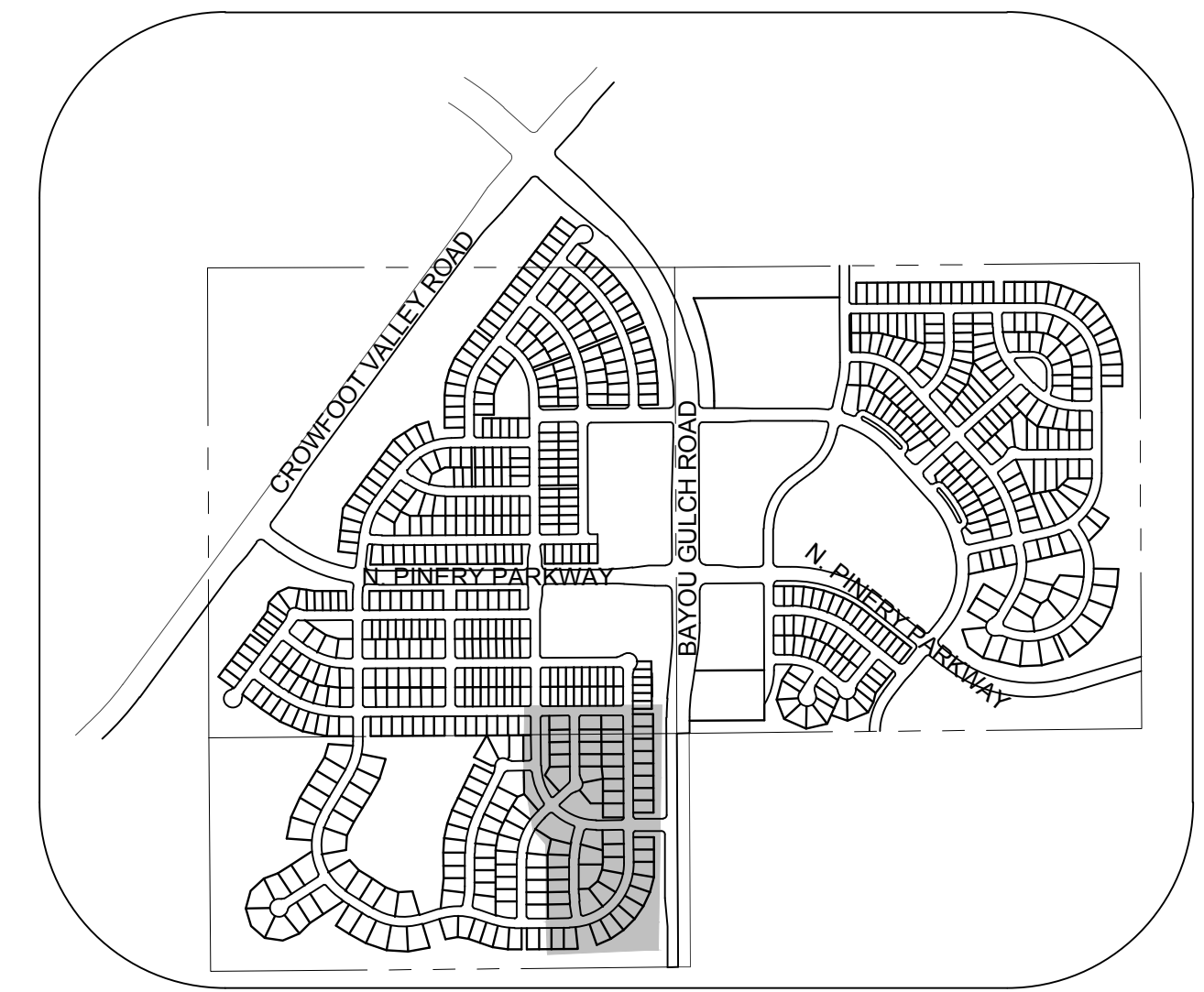
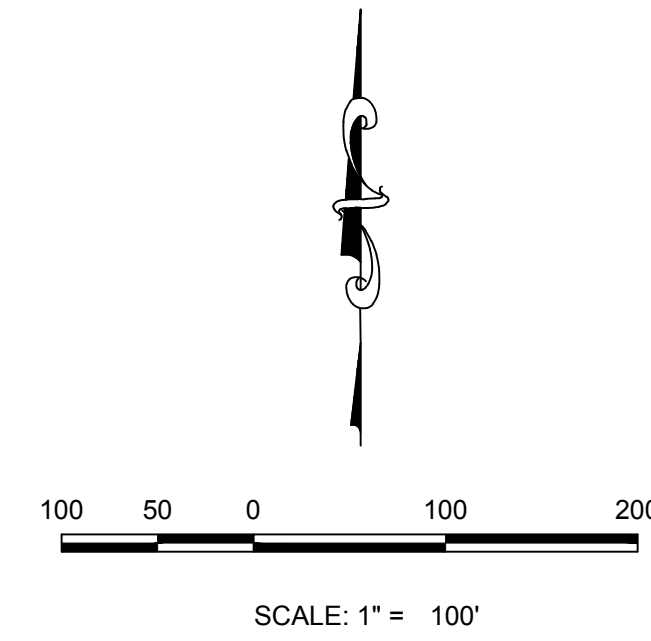
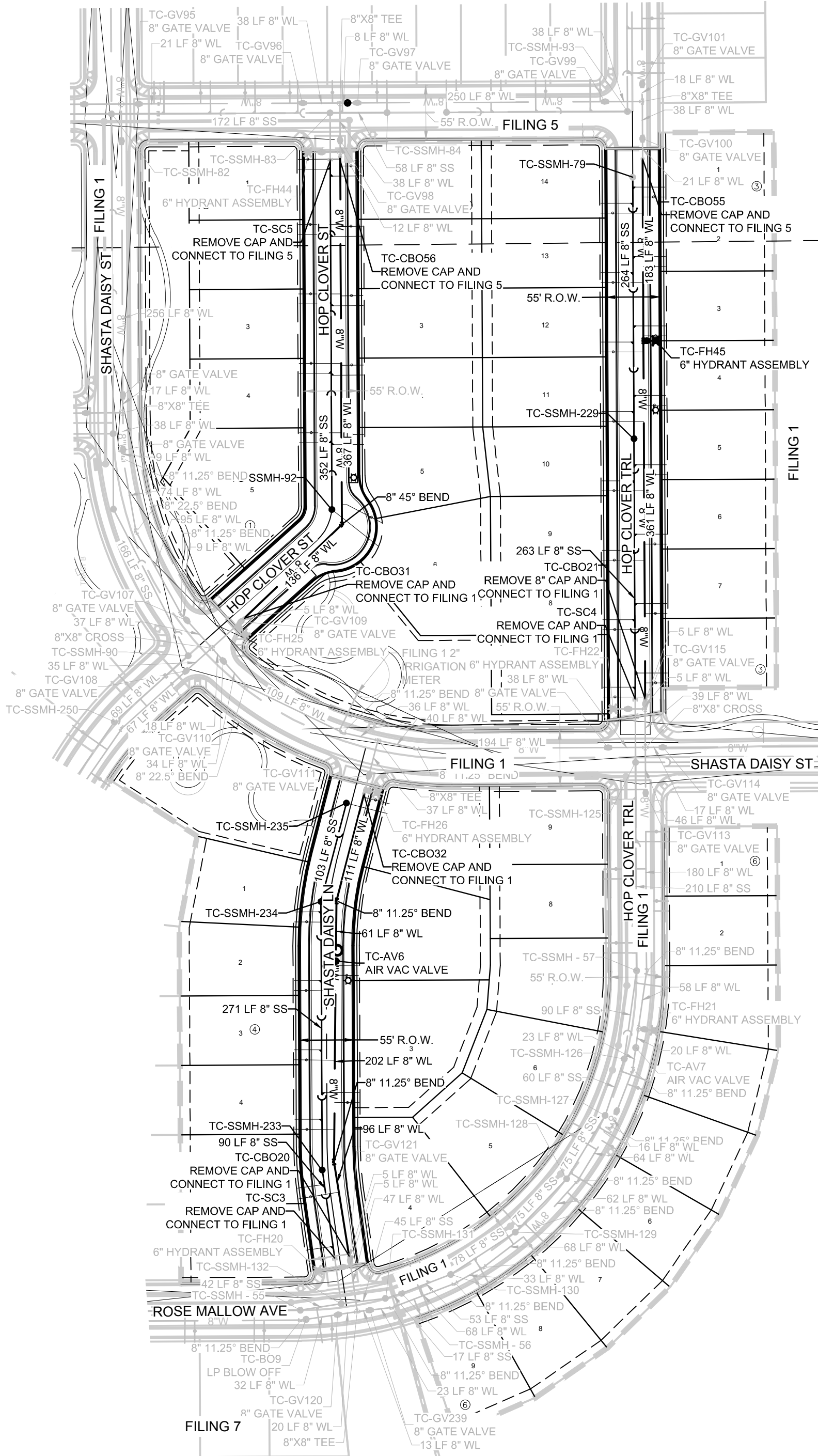
* INSTALLED WITH FILING 1 IMPROVEMENTS

FIRE DEPARTMENT APPROVAL

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(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

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



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	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 LIGHT POLE
⊞	PROPOSED SIDEWALK	---	PROPOSED WATER LINE
⊞	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⊞	PROPOSED STORM DRAIN INLET	---	FO
⊞	PROPOSED STORM DRAIN MANHOLE	---	OH
		---	EXISTING OVERHEAD POWER
		---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067

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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)

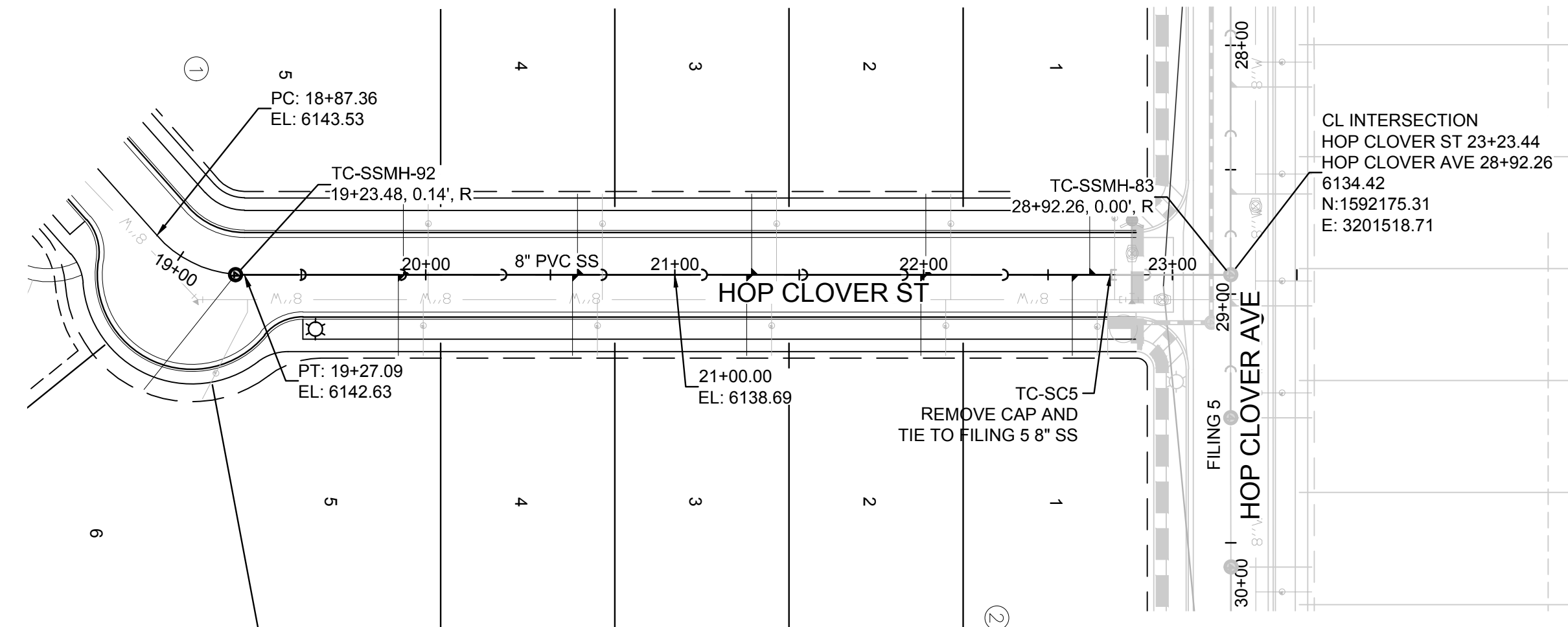
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CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION CENTER OF COLORADO

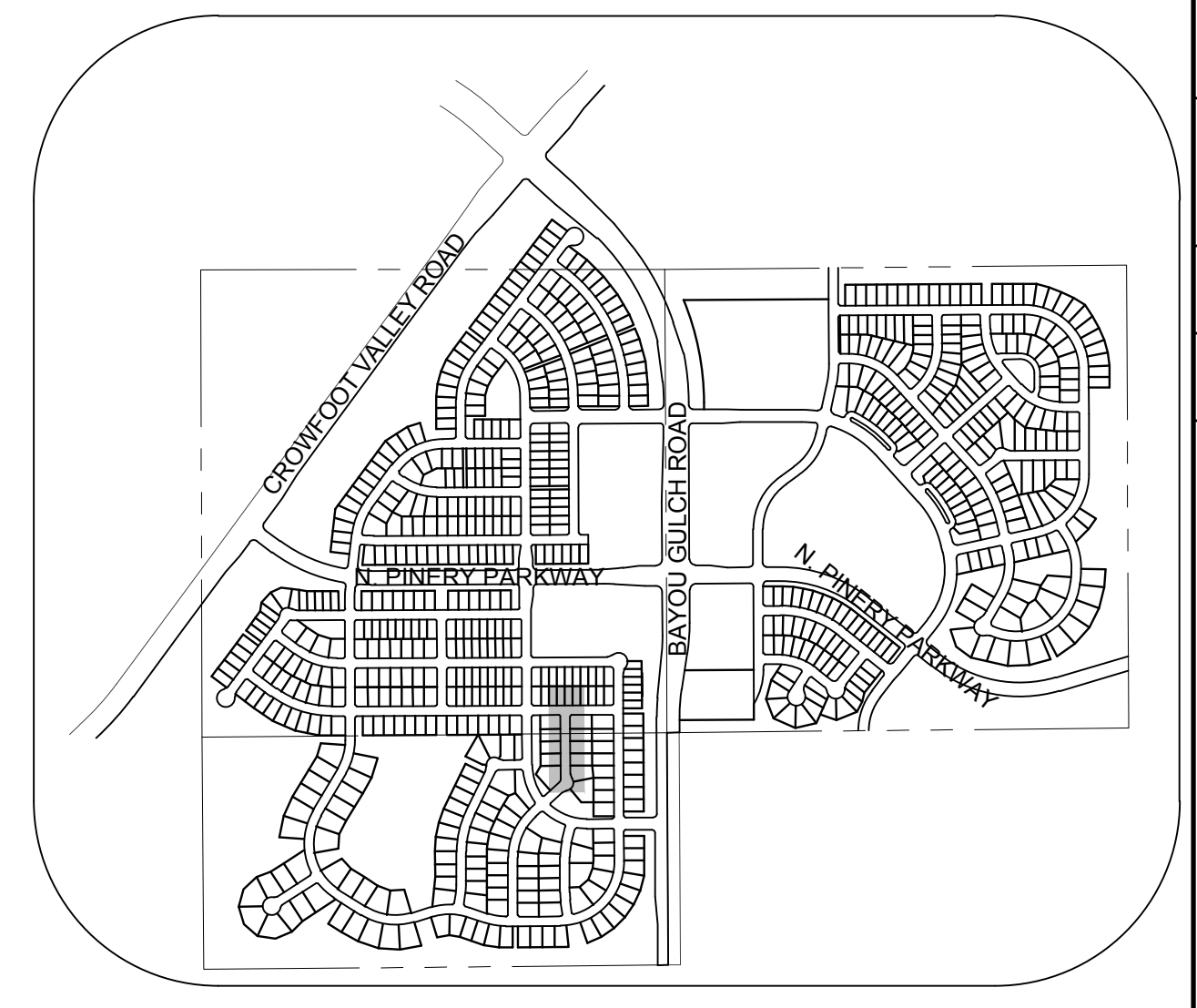
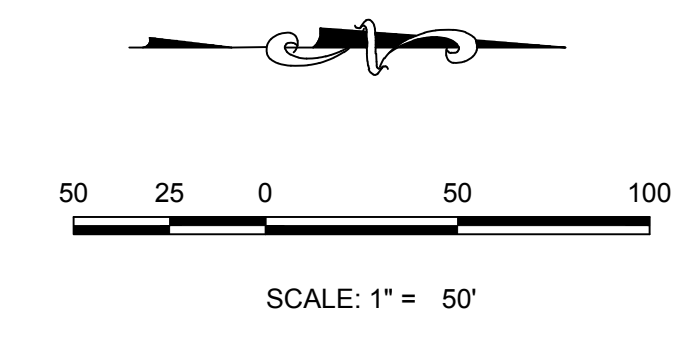
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.069032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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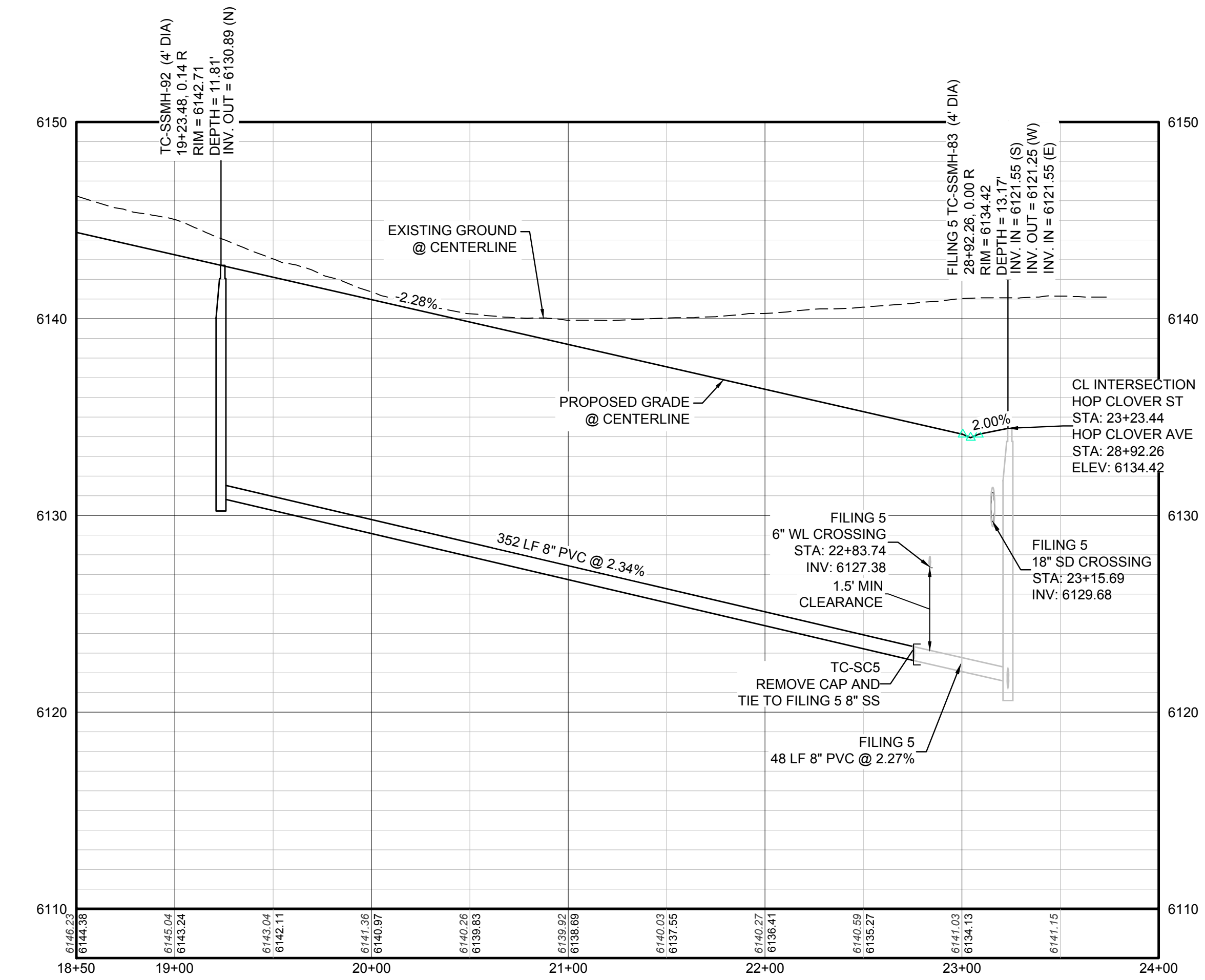
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DRAWN BY:	JLR	CHECKED BY:	JU	DATE:
SHEET NUMBER	3			DATE
NO.	Revisions	Date	Init.	Date
<p>10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546</p> <p>CVL CONSULTANTS</p> <p>HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112</p> <p>TRAILS AT CROWFOOT FILING 6 CONSTRUCTION DRAWINGS AREA UTILITY PLAN</p>				



PLAN: HOP CLOVER ST STA: 18+50.00 TO 24+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.



PROFILE: HOP CLOVER ST STA: 18+50.00 TO 24+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
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⊕	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
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ABBREVIATIONS

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INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

SEE SHEET 3 - AREA UTILITY PLAN FOR SANITARY SERVICE STATION TABLE.

N:\PROJECTS\SS\BENCHM\ENGINEERING\SS\BENCHM\PLAN AND PROFILE\6 DAMES ROCKET STREET SANITARY.DWG, BRIANW, 3/6/2019, 3:38 PM

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

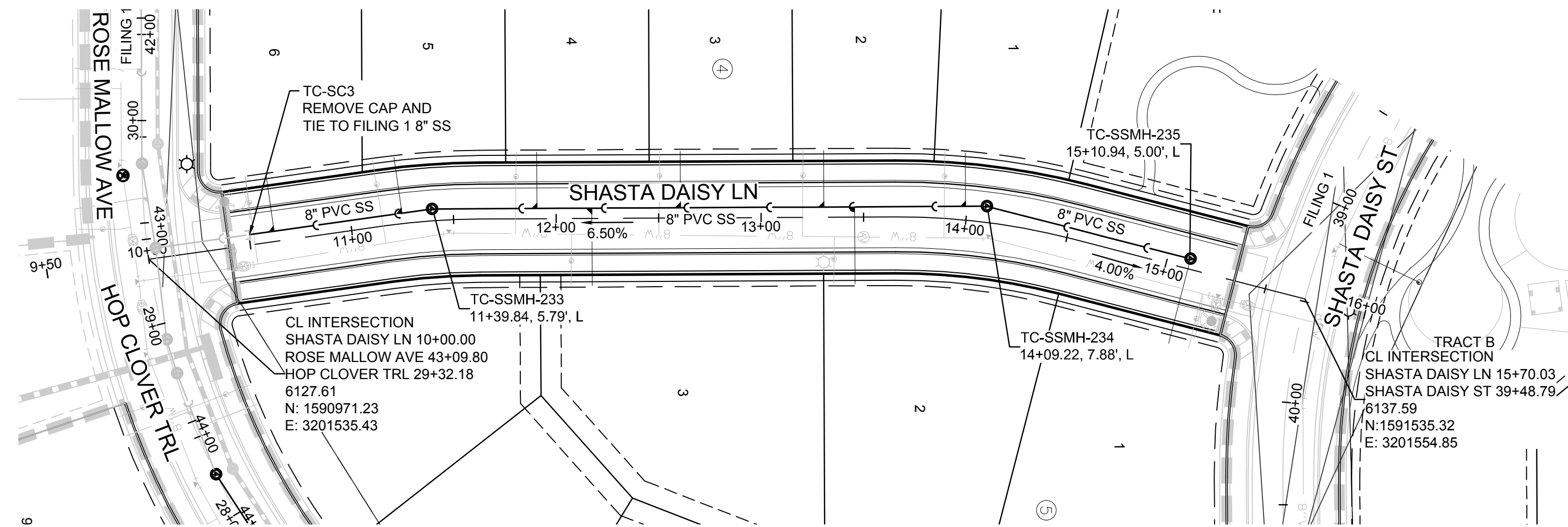
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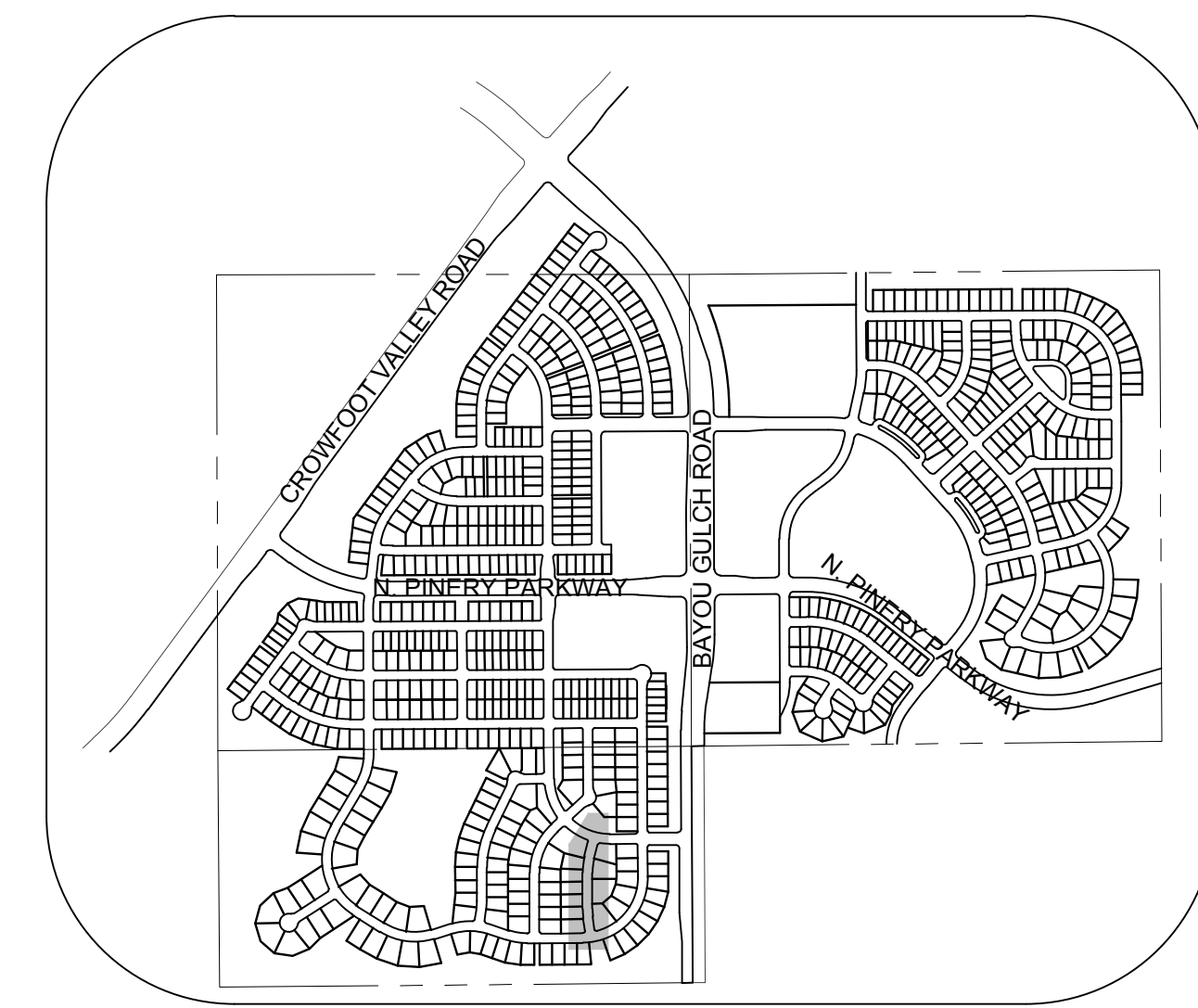
PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJ	DATE: AUGUST 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT	FILING 6 CONSTRUCTION DRAWINGS	SANITARY SEWER PLAN AND PROFILE	HOP CLOVER STREET
5	10339 E. Dry Creek Rd., Suite 410, Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546						
	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112						
Revisions	No.	Date	Init.	Appr.	Date	Date	

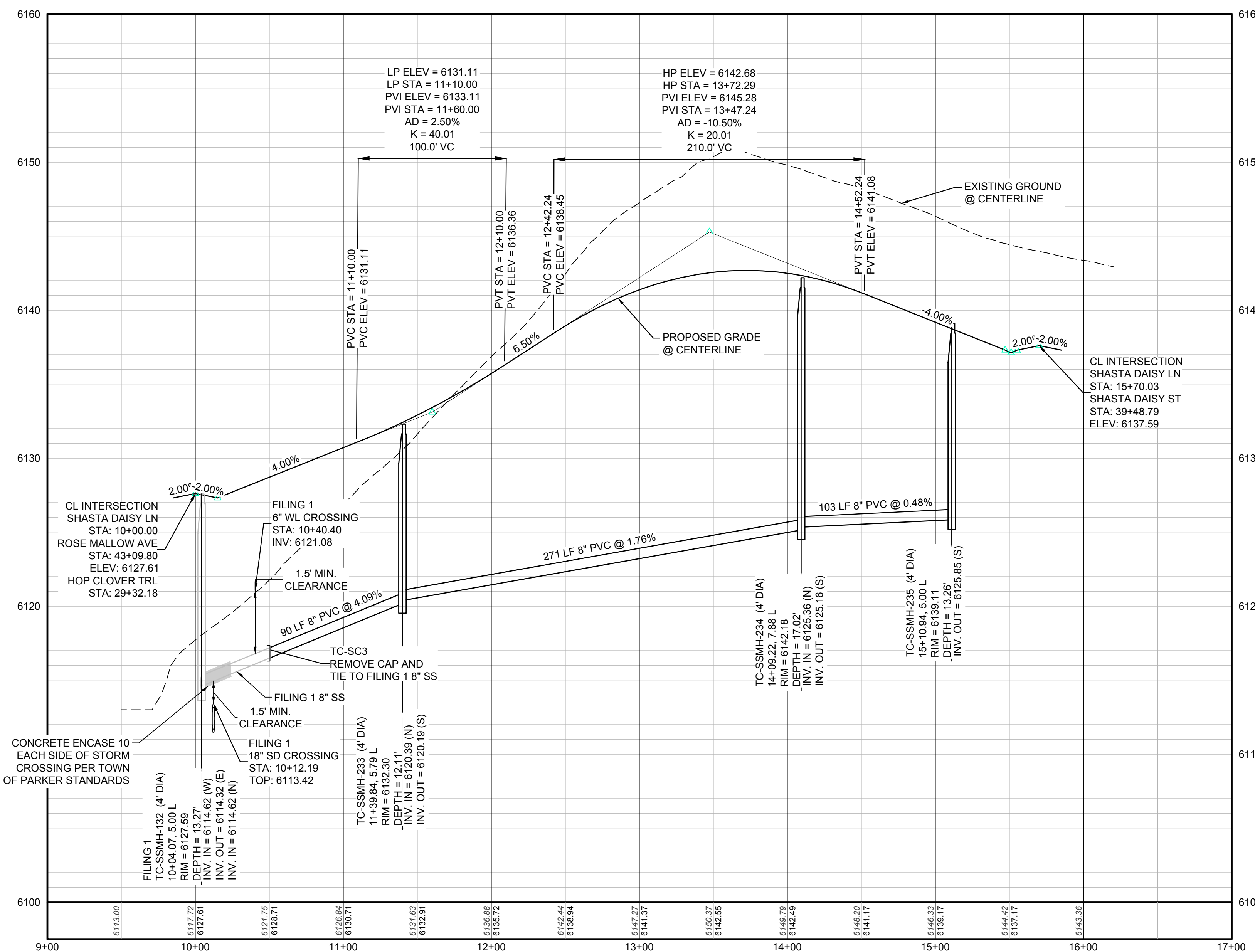


PLAN: SHASTA DAISY LN STA: 9+00.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
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⊕	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



PROFILE: SHASTA DAISY LN STA: 9+00.00 TO 17+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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
ELEVATION	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

SEE SHEET 3 - AREA UTILITY PLAN FOR SANITARY SERVICE STATION TABLE.

N:\PROJECTS\SS\BENCHM\ENGINEERING\SS\BENCHM\PLAN AND PROFILE\SHASTA DAISY LANE SANITARY DWG. BRIANW. 3/20/18 3:42 PM

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

BENCHMARK
THE 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

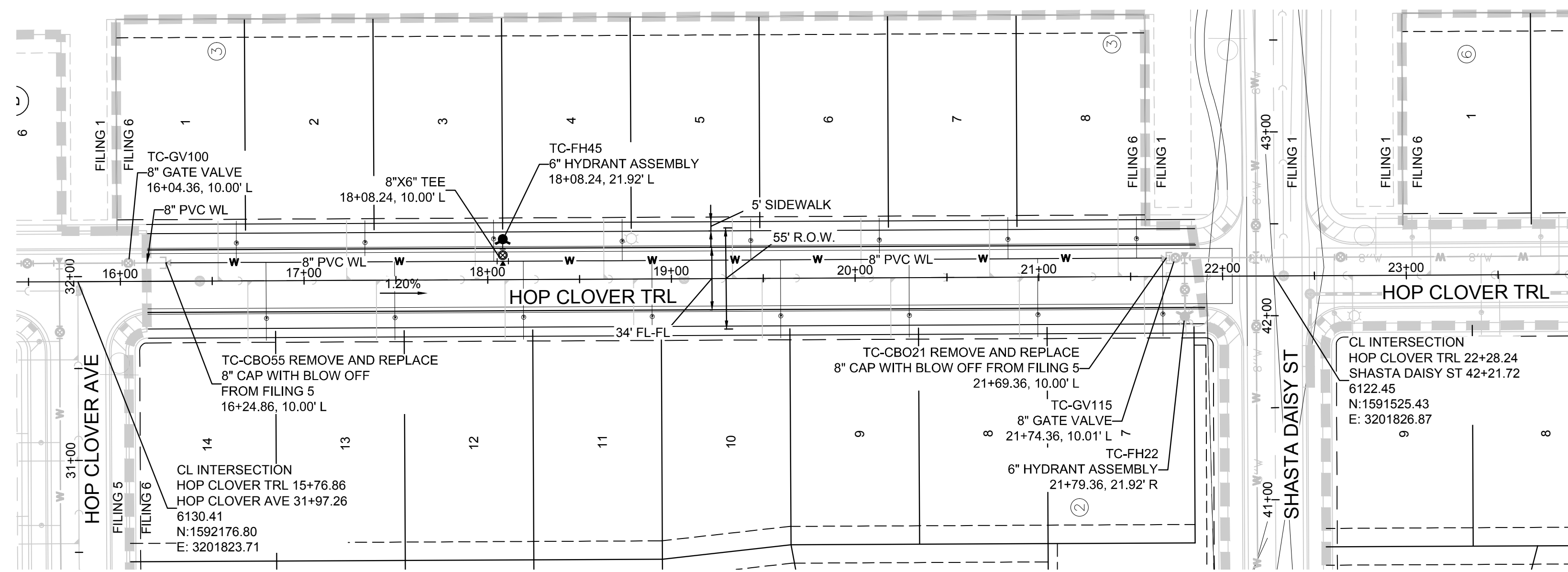
BRIAN P. WILSON
COLORADO P.E. 0050067

SHEET NUMBER	DRAWN BY: DEK	CHECKED BY: JU	DATE: AUGUST 2017	SCALE:	AS SHOWN	FILE NO:	8130283701
				TRAILS AT CROWFOOT FILING 6 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE SHASTA DAISY LANE			
6	Revisions	No.	Date	Appr.	Date		

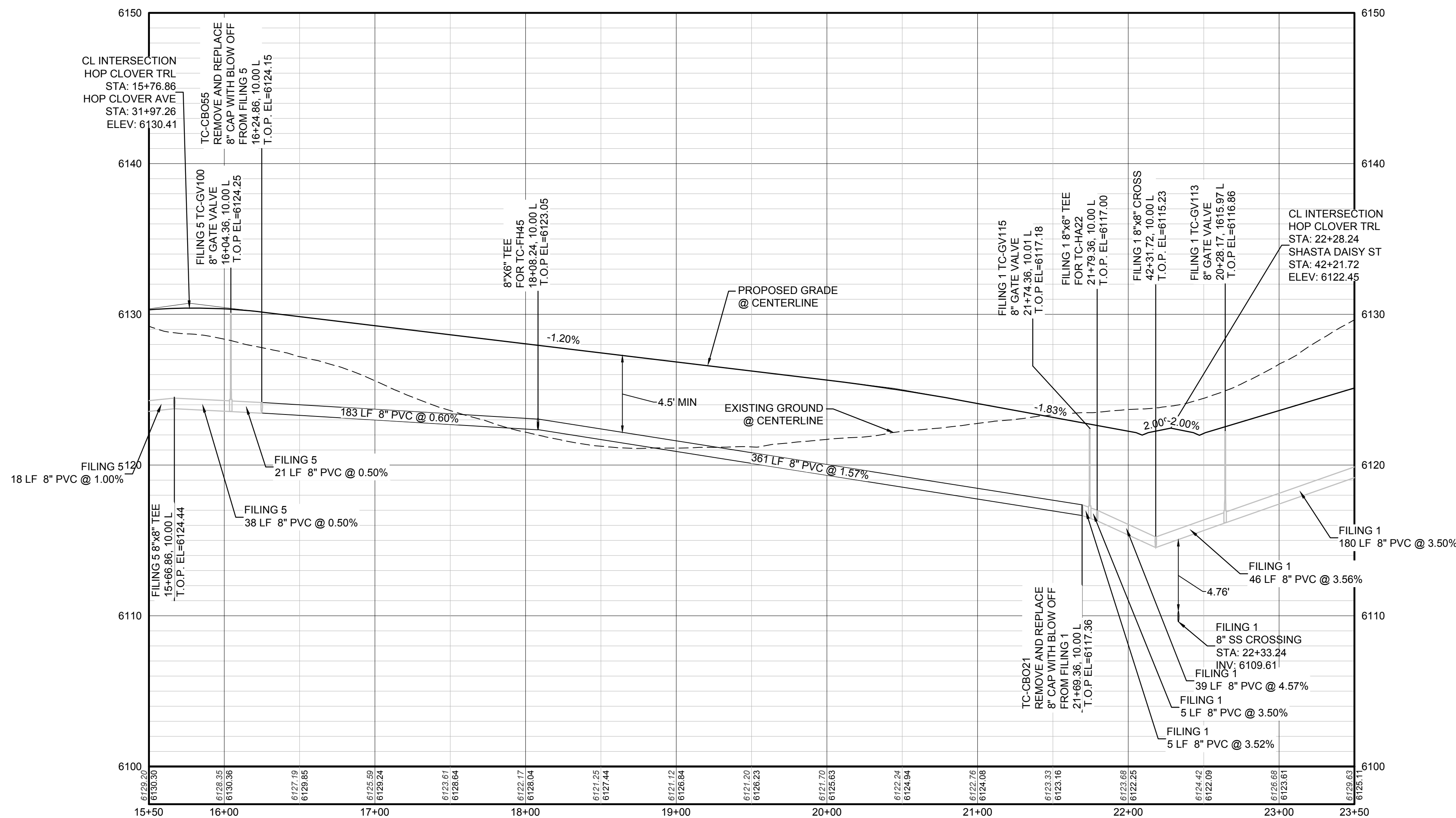
10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548

CVL
CONSULTANTS

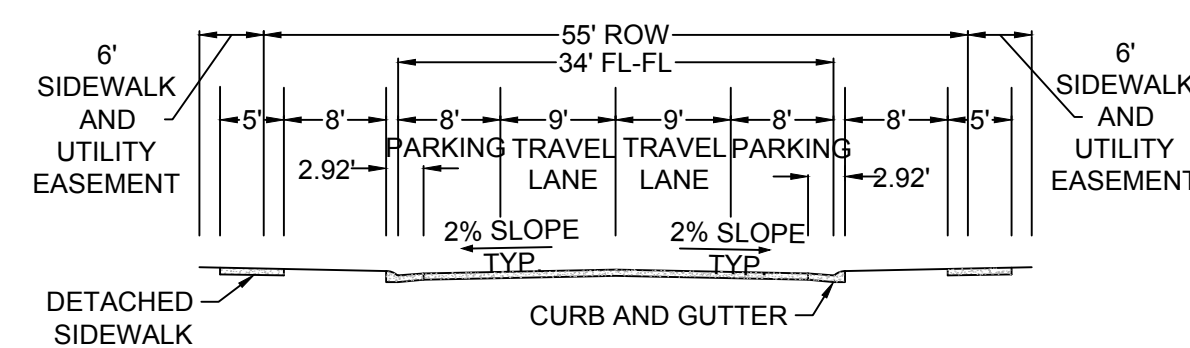
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112



PLAN: HOP CLOVER TRL STA: 15+50.00 TO 23+50.00
HORIZONTAL SCALE: 1" = 50'



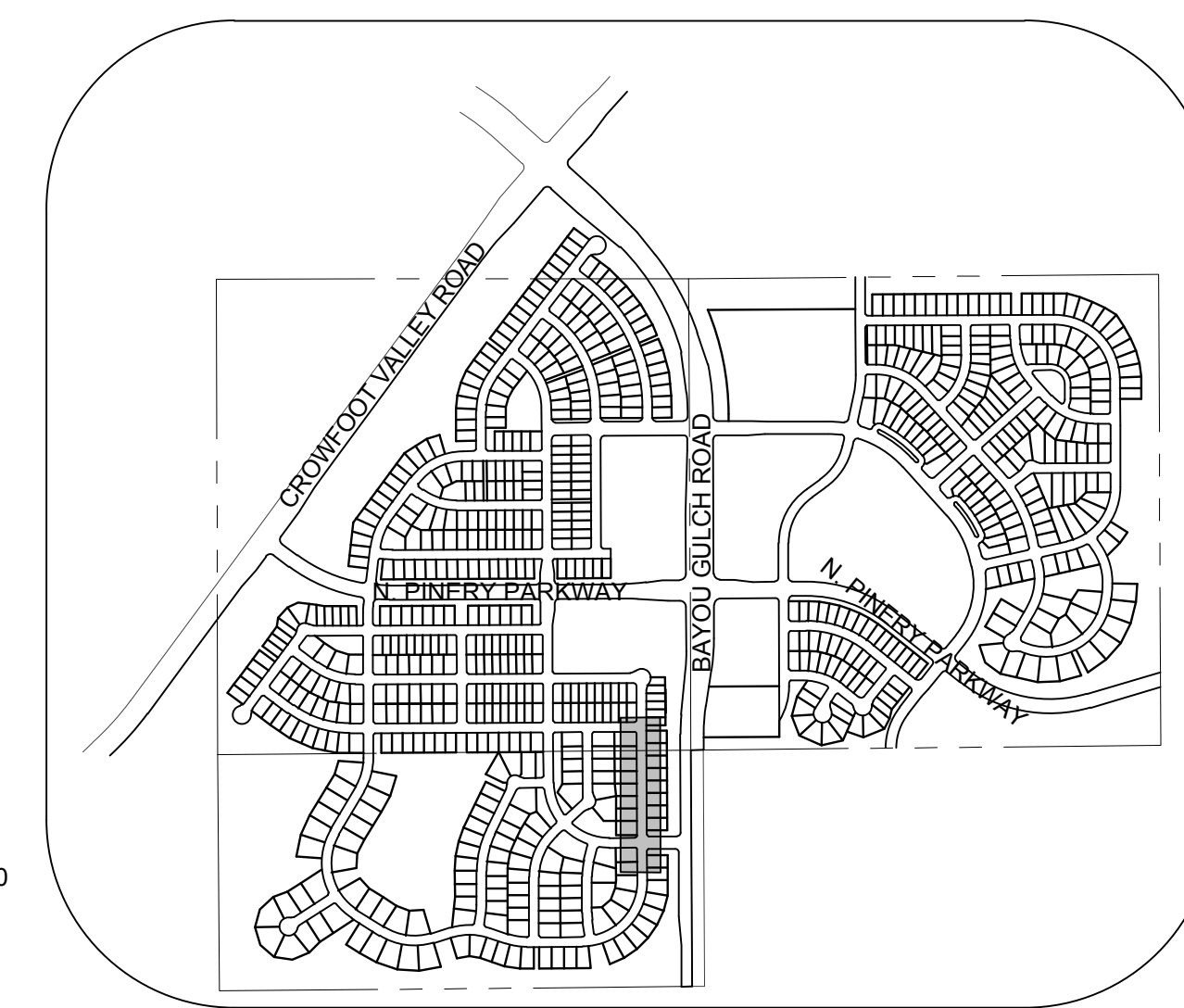
PROFILE: HOP CLOVER TRL STA: 15+50.00 TO 23+50.00
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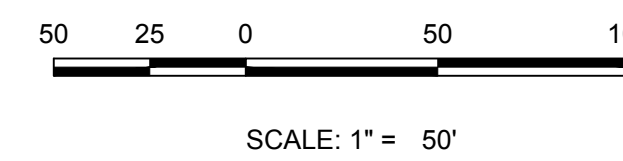
RESIDENTIAL LOCAL

BENCHMARK
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KEYMAP
N.T.S.



SCALE: 1" = 50'

LEGEND			
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Ⓐ	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
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⊗	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
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SEE SHEET 3 - AREA UTILITY PLAN FOR WATER SERVICE STATION TABLE.

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UNCC 1-800-922-1987

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

No.	Revisions	Date	Init.	Appr.	Date

10338 E. Dry Creek Rd.
Suite 6410
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9546

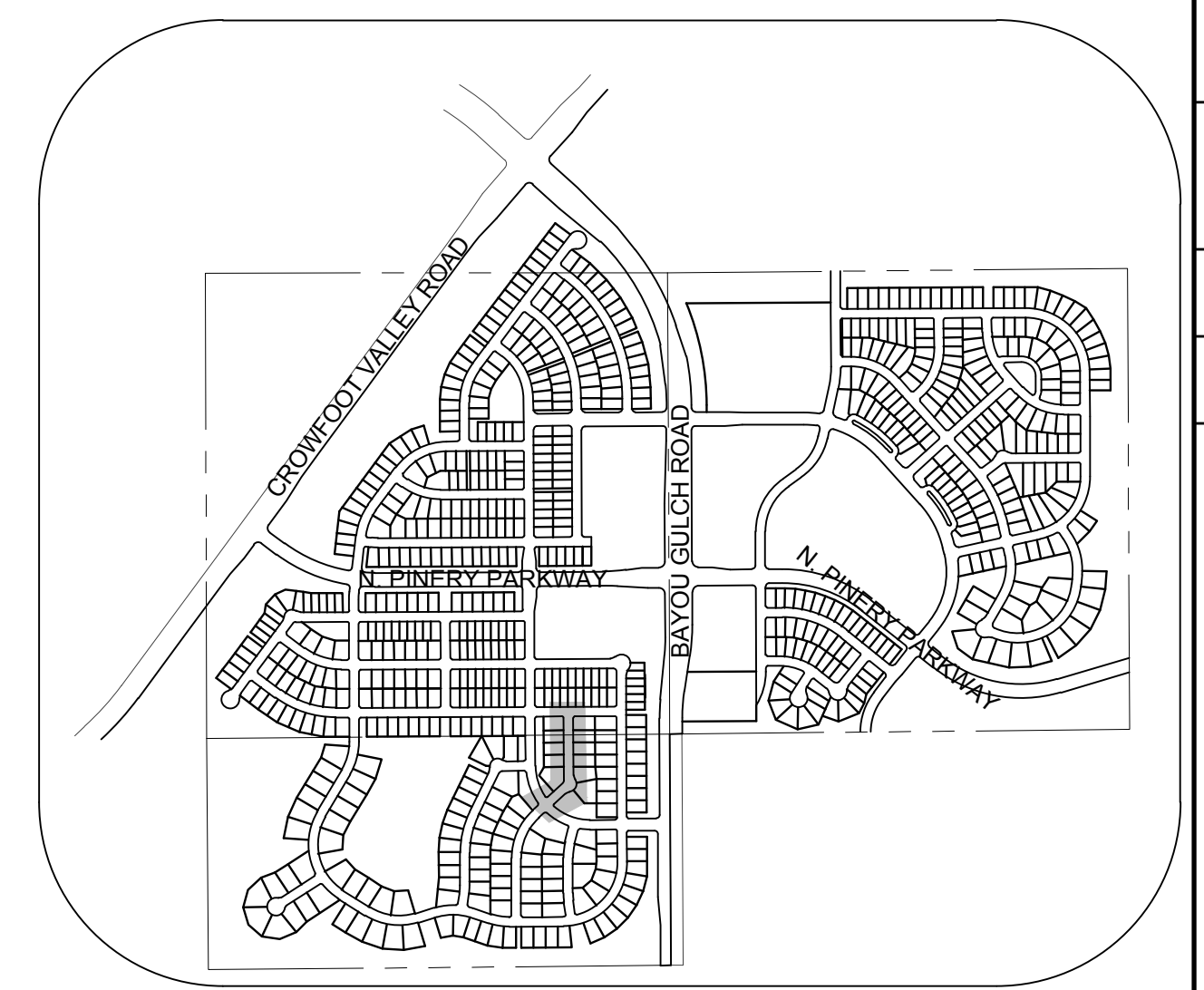
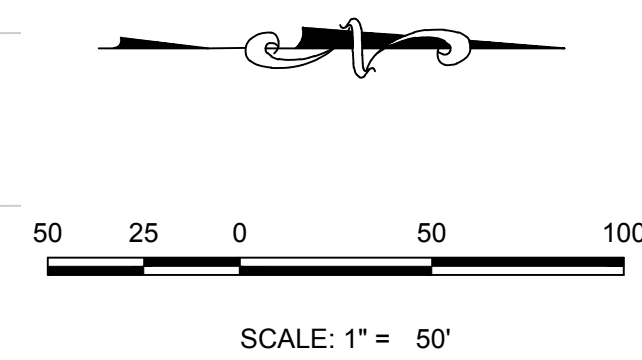
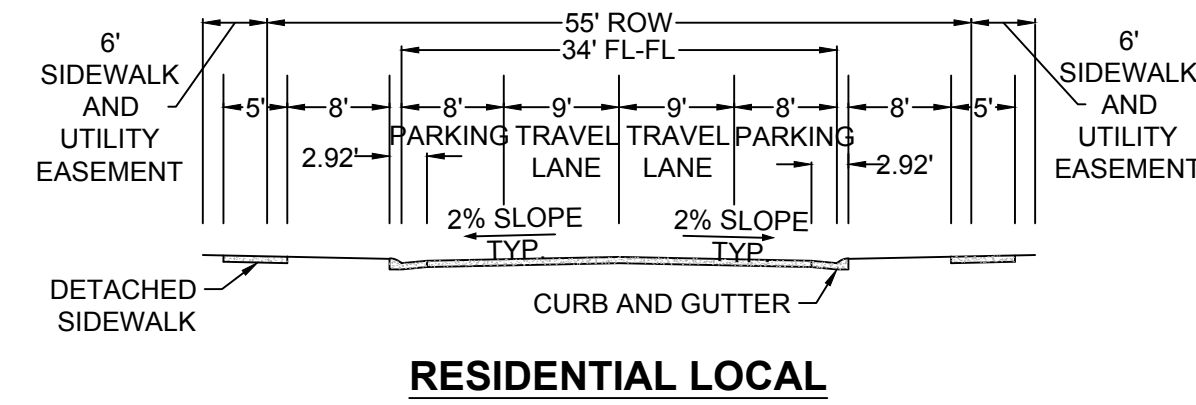
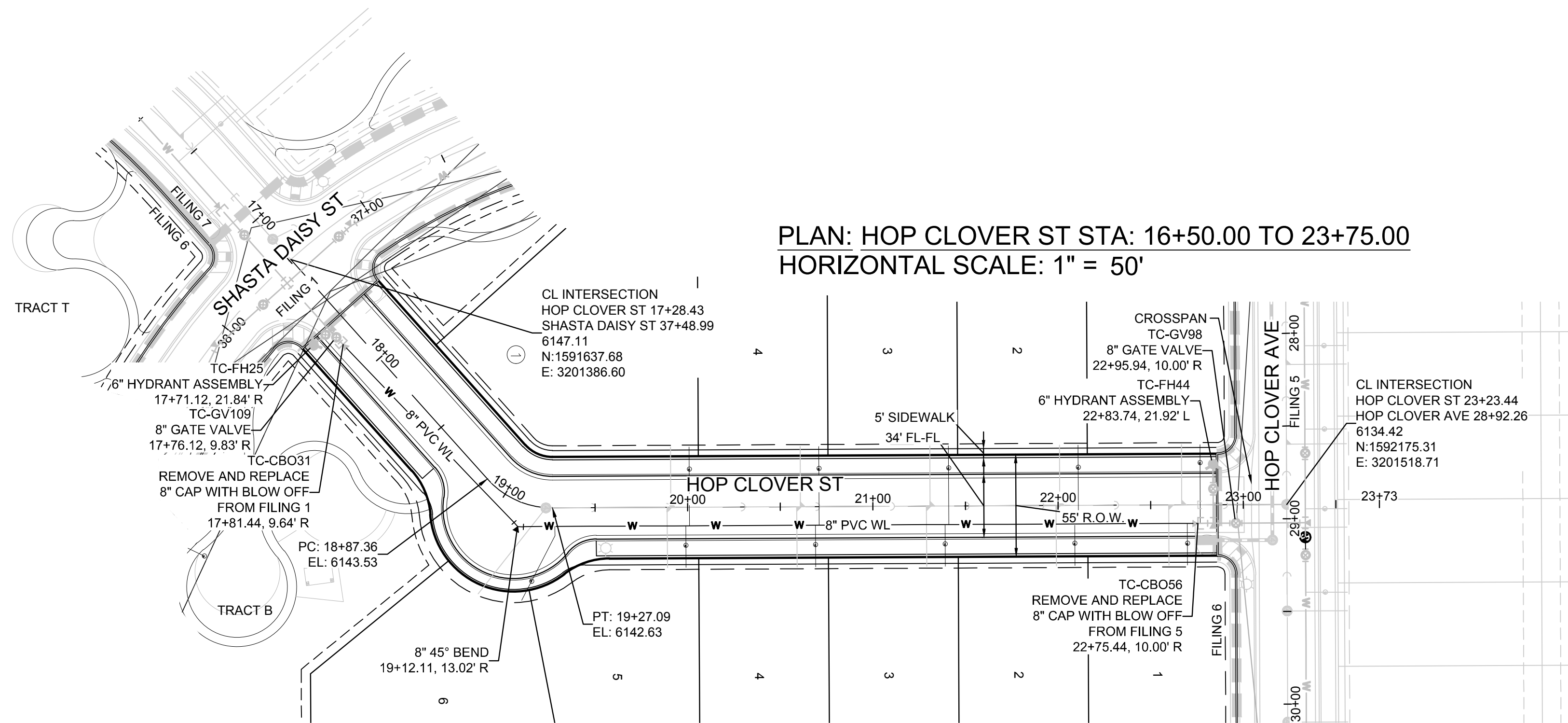
CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILM 6 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
HOP CLOVER TRAIL

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: RHR
CHECKED BY: JJ
DATE: AUGUST 2017

SHEET NUMBER 7



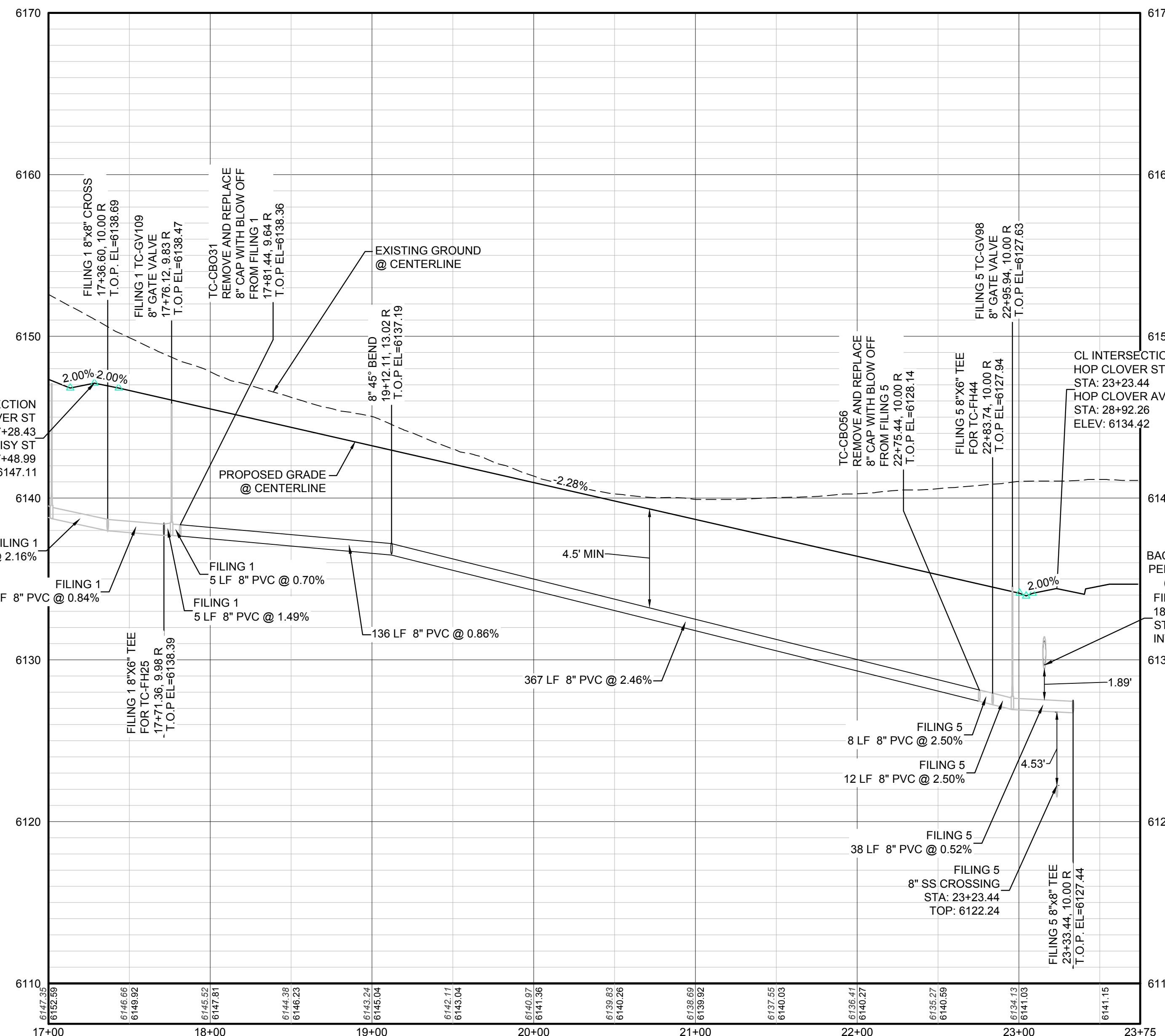
KEYMAP
N.T.S.
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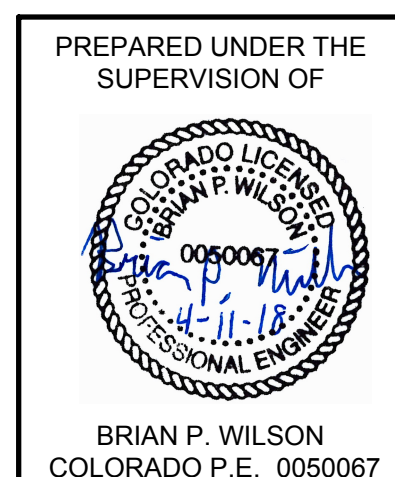
SEE SHEET 3 - AREA UTILITY PLAN FOR WATER SERVICE STATION TABLE.



PROFILE: HOP CLOVER ST STA: 17+00.00 TO 23+75.00
HORIZONTAL: 1" = 50'
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N:\PROJECTS\SS RANCH\ENGINEERING\SS RANCH\WATER AND SANITATION\WATER PLAN AND PROFILE\SS RANCH\ROCKET STREET WATER DIVS. CDDVA_3852018_348.PLM

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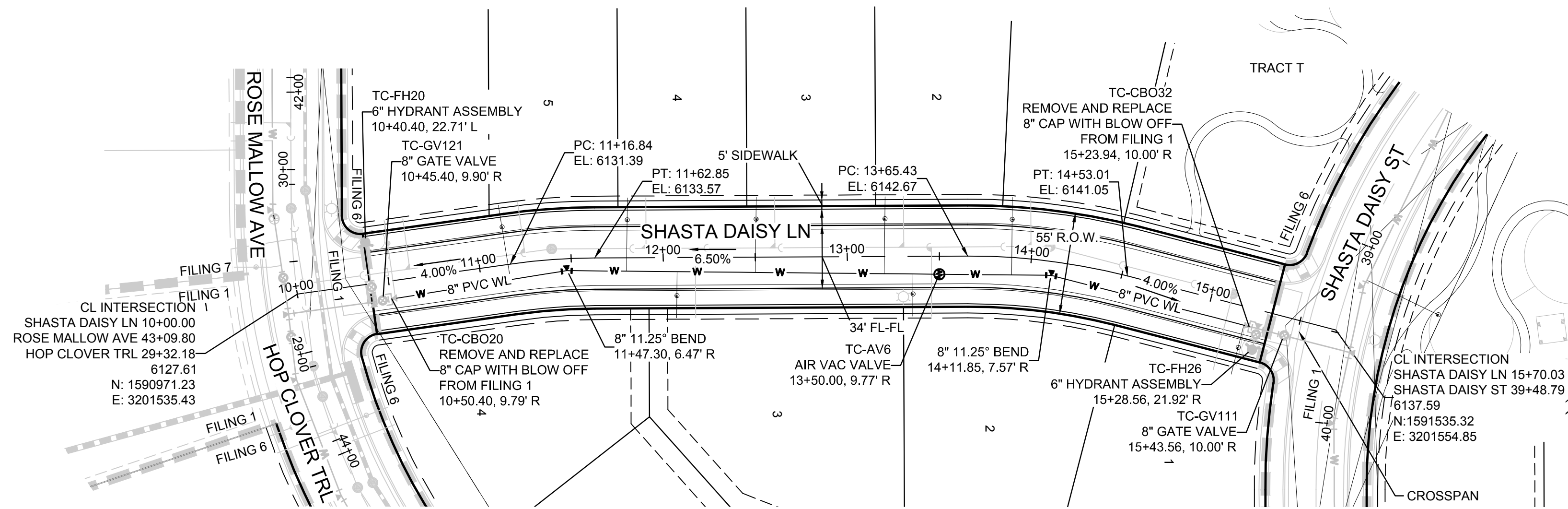
SHEET NUMBER	DRAWN BY: RHR	SCALE: AS SHOWN	CHECKED BY: JJ	DATE: AUGUST 2017	NO.	Revisions	Date	Appr.	Date

10338 E. Dry Creek Rd.
Suite 6410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546

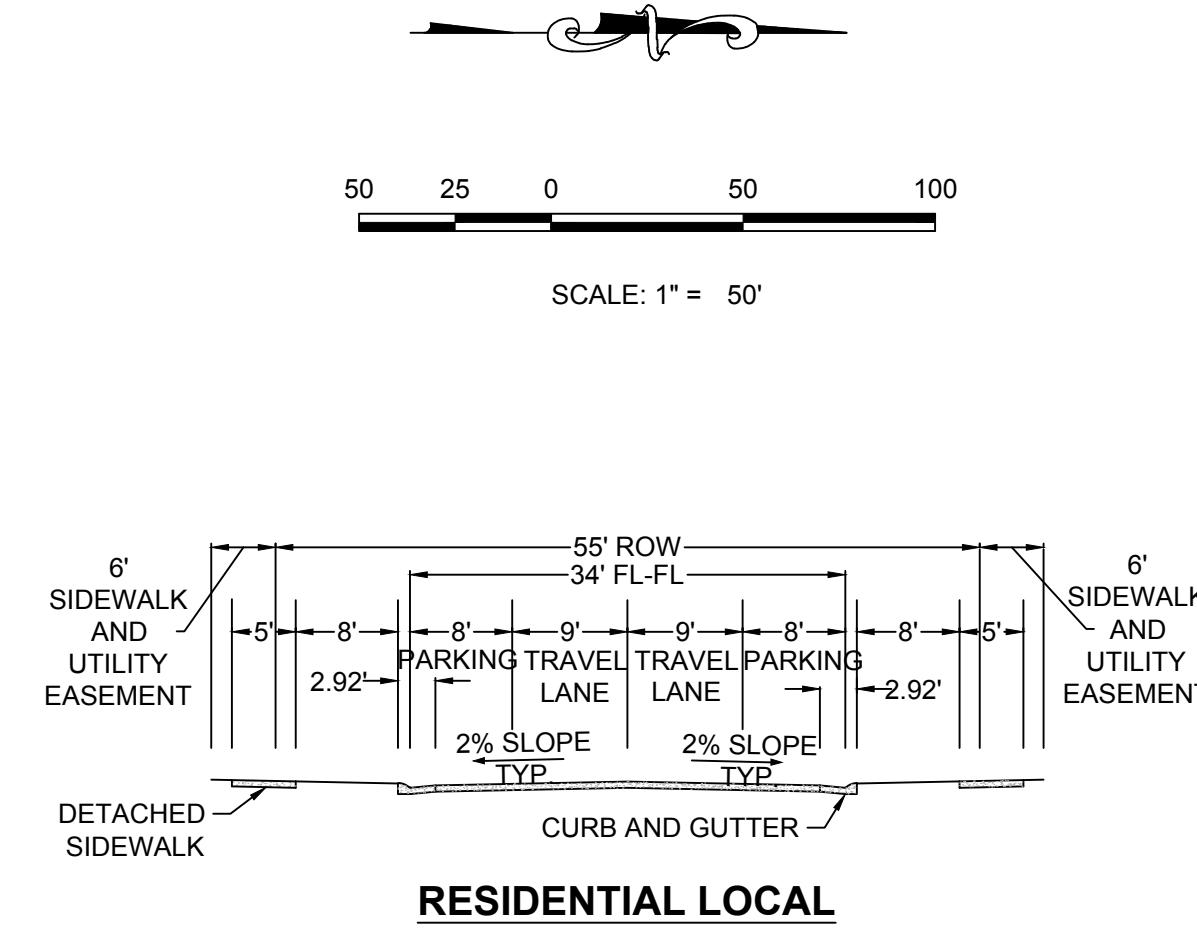
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 6 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
HOP CLOVER STREET

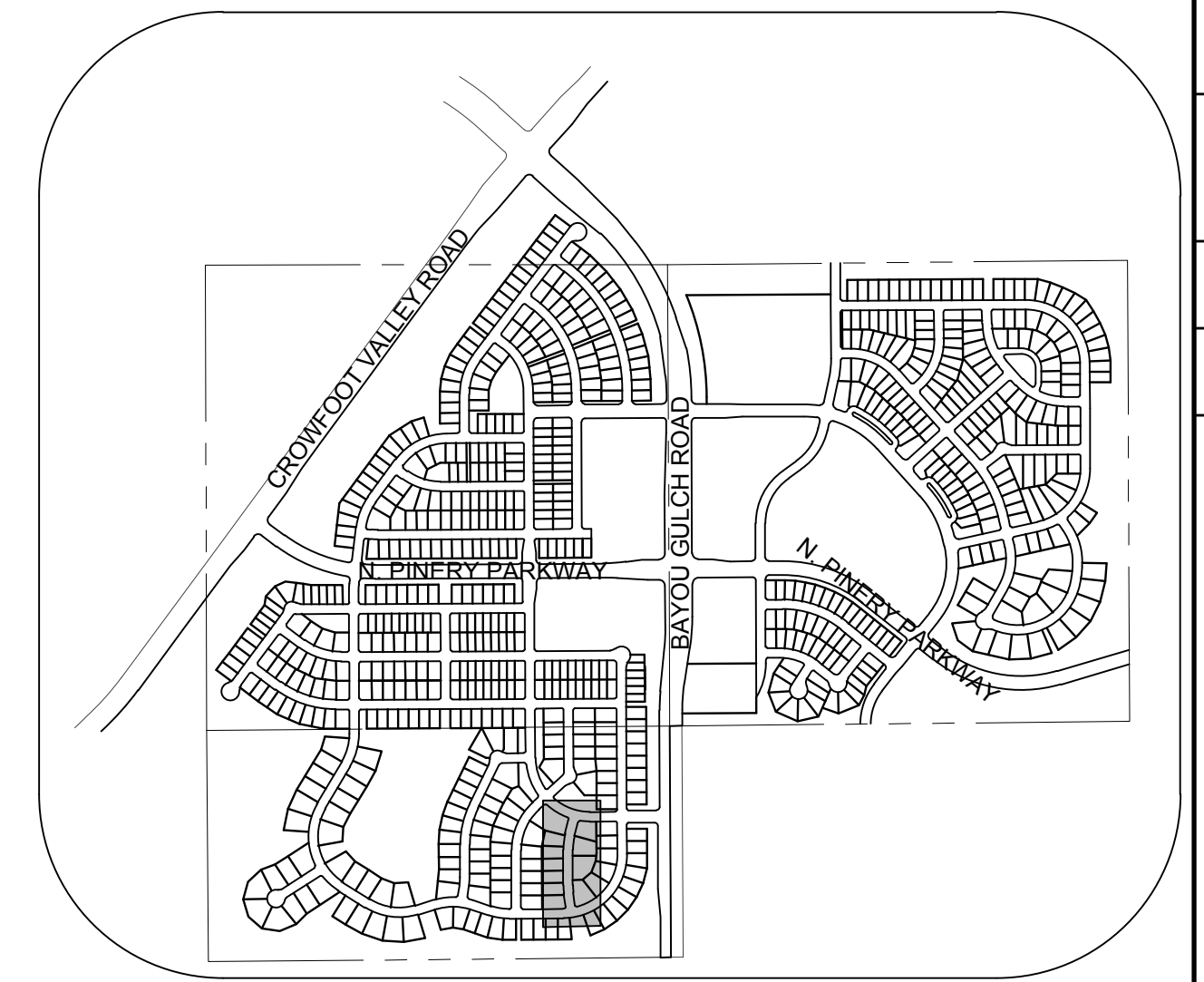
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PLAN: SHASTA DAISY LN STA: 10+00.00 TO 16+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



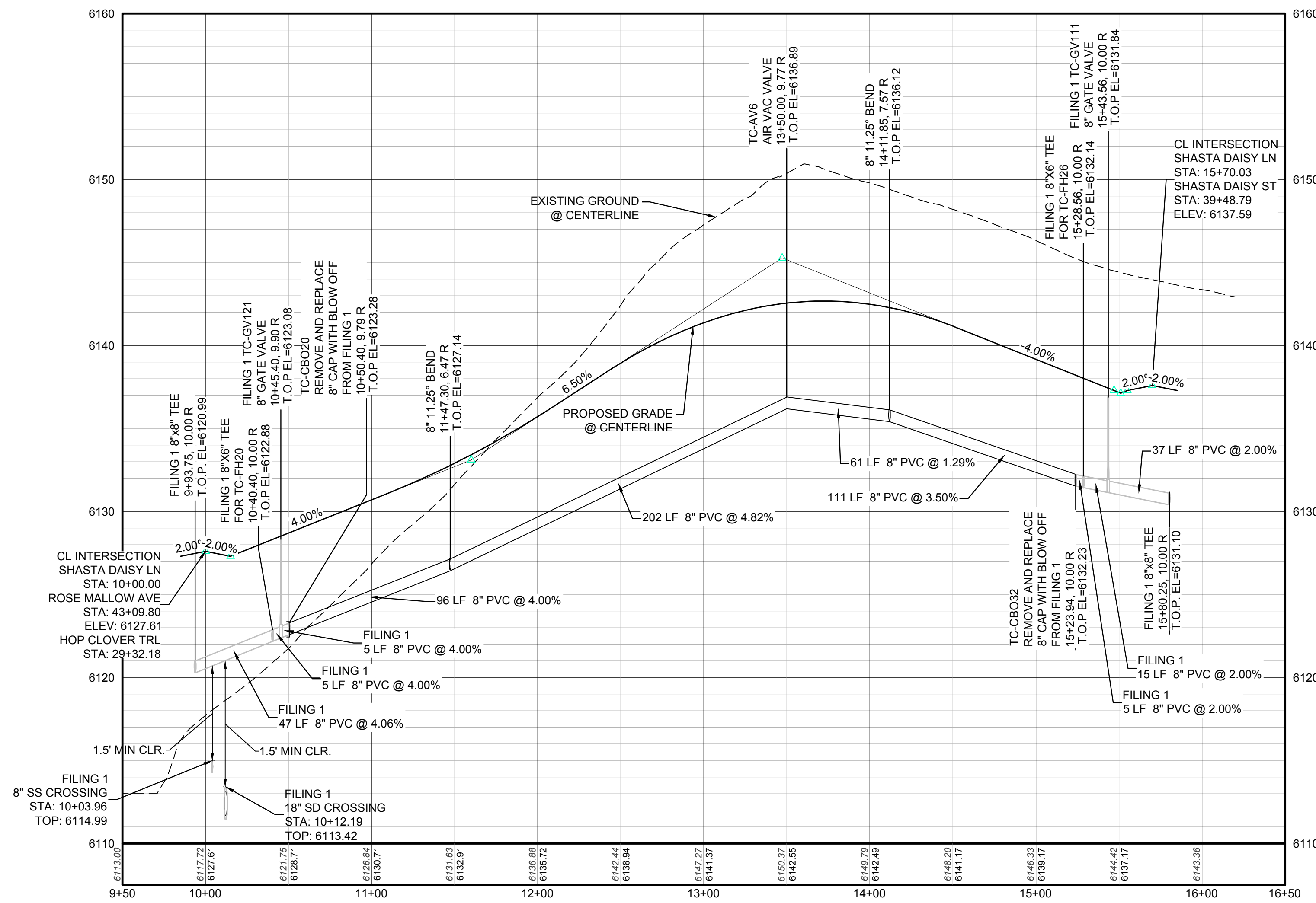
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		---	TEL

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PROFILE: SHASTA DAISY LN STA: 9+50.00 TO 16+50.00
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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SCALE:	AS SHOWN	FILE NO.:	8130283701
DRAWN BY:	RHR	CHECKED BY:	JU
SHEET NUMBER	9		DATE: AUGUST 2017
PROJECT:	TRAILS AT CROWFOOT FILING 6 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE SHASTA DAISY LANE		
CONTRACTOR:	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		
CONSULTANT:	CVL CONSULTANTS 10338 E. Dry Creek Rd. Suite 6410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548		
Revisions	No.	Date	Appr.

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
"Y" FOR WATER SERVICES

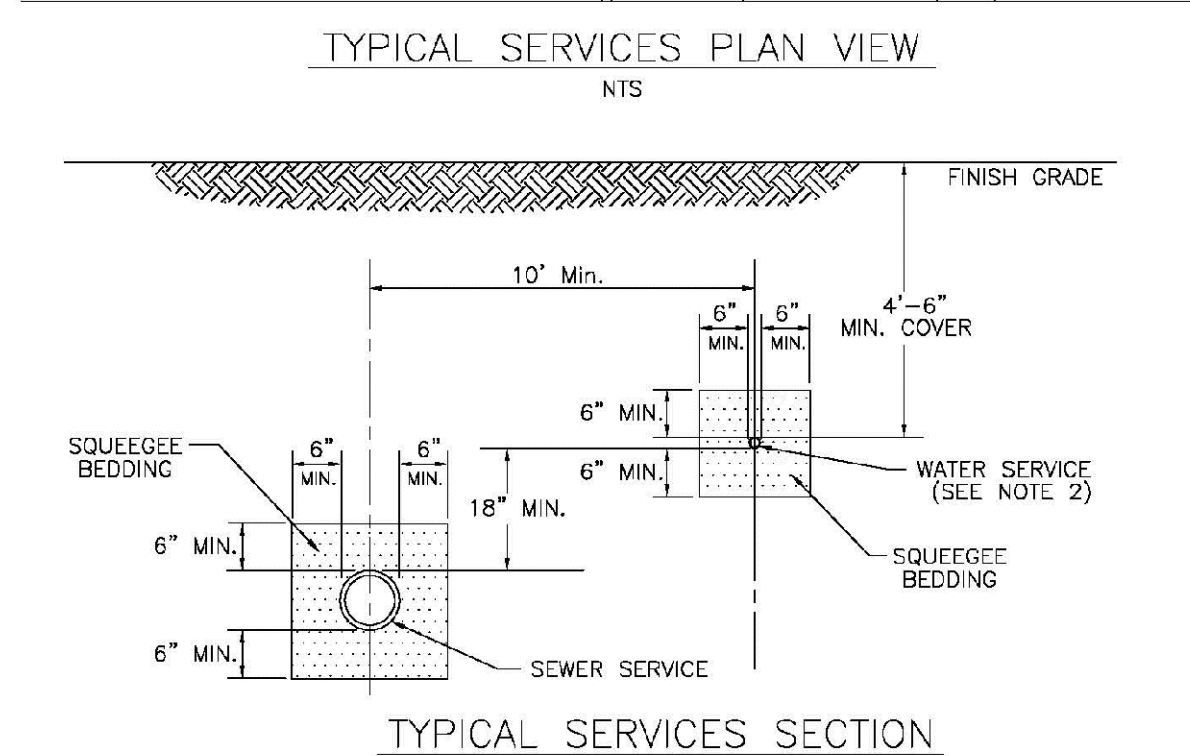
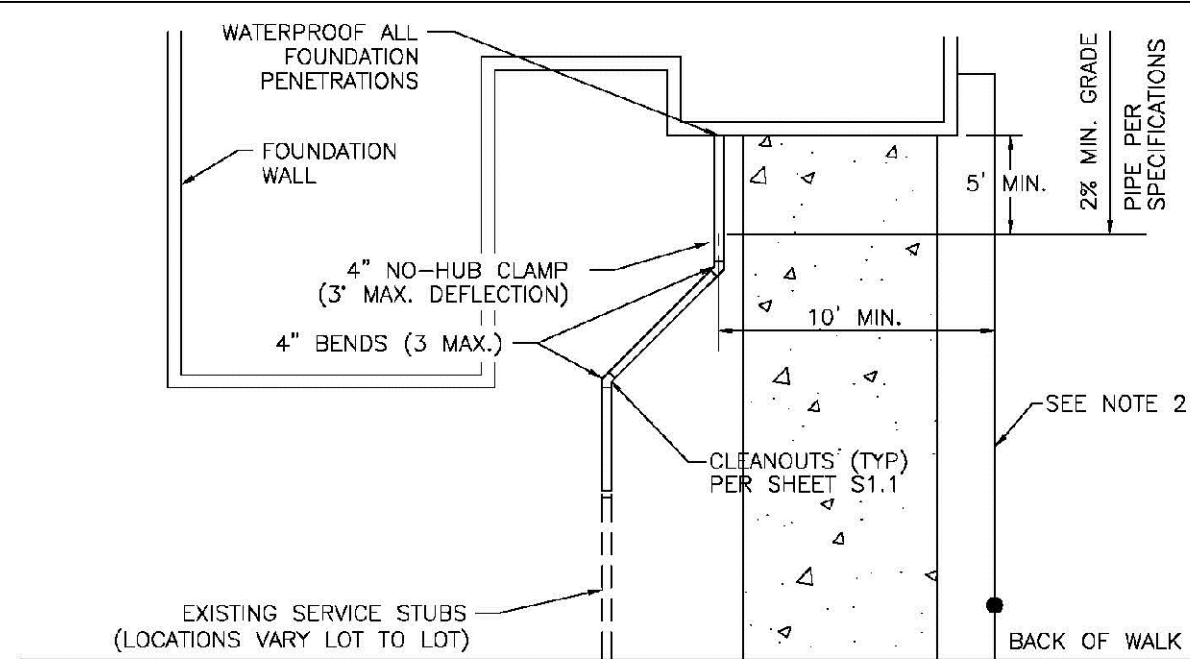
PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES

SCALE: NONE DATE: 2/98

APPROVED: PVR 01/02 12/16
1/08 01/02
1/16

DIRECTOR OF ENGINEERING

SHEET S1.1



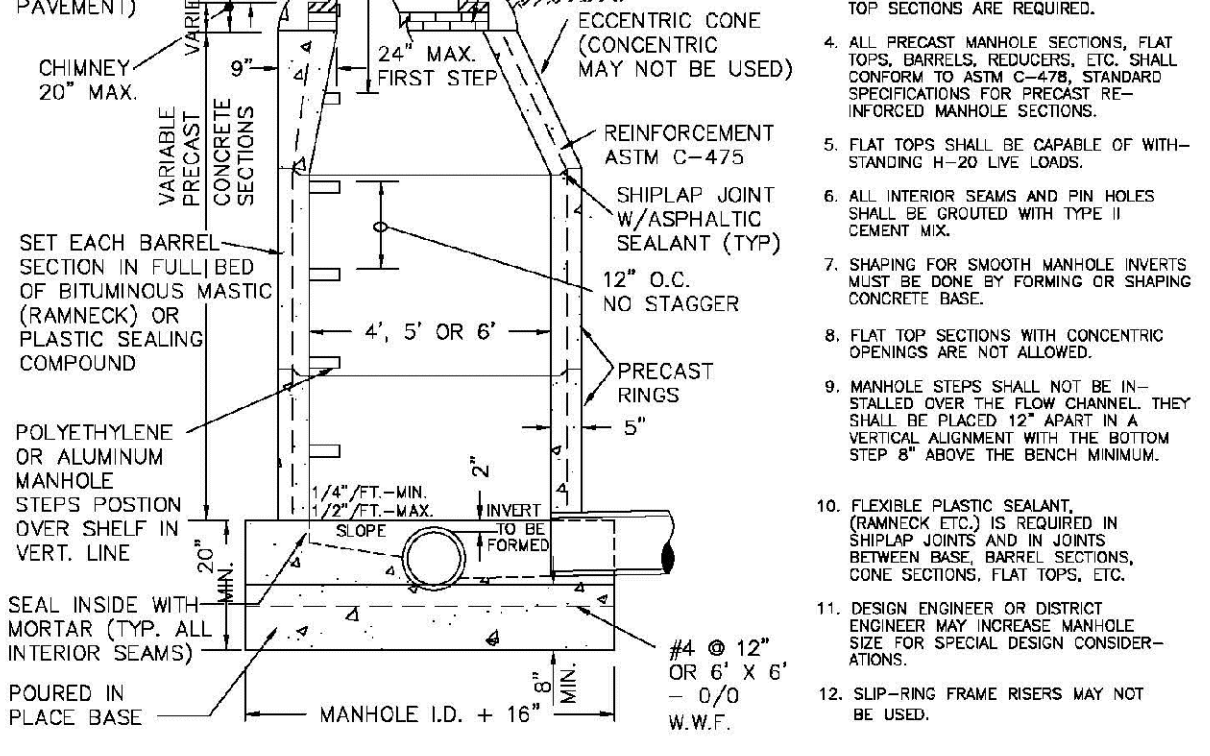
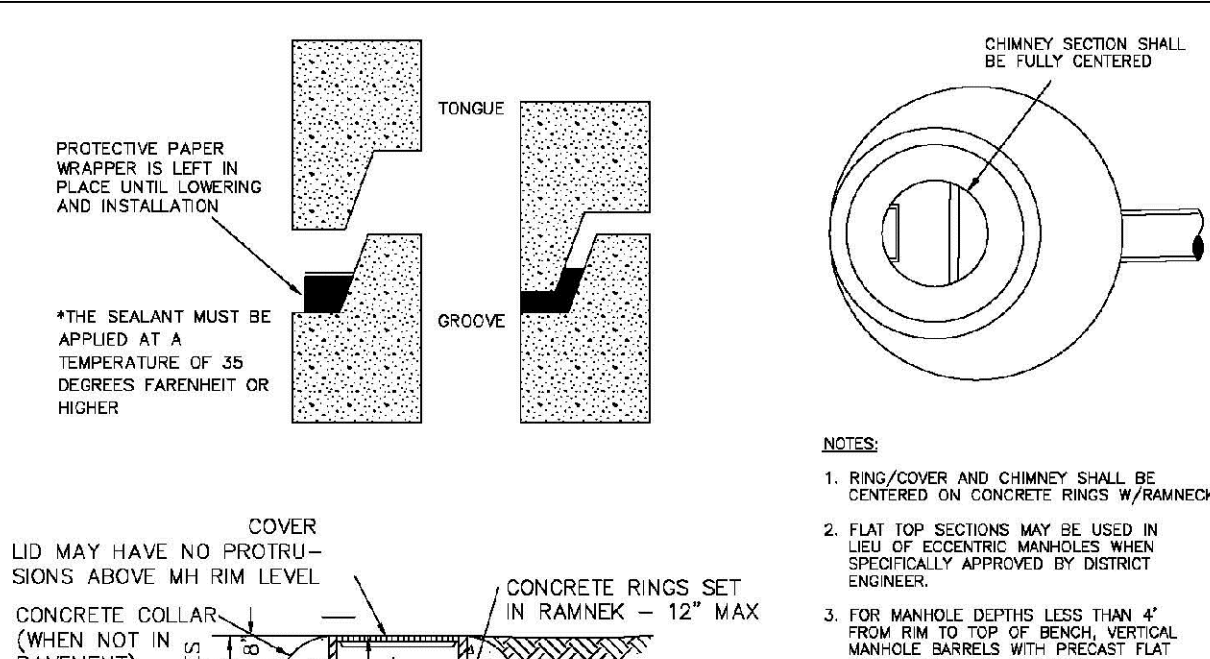
PARKER WATER & SANITATION DISTRICT
TYPICAL SEWER SERVICES

SCALE: NONE DATE: 2/98

APPROVED: PVR 2/00 01/02
01/16 10/15

DIRECTOR OF ENGINEERING

SHEET S1.2



PARKER WATER & SANITATION DISTRICT
PARKER MANHOLE ECCENTRIC CONE

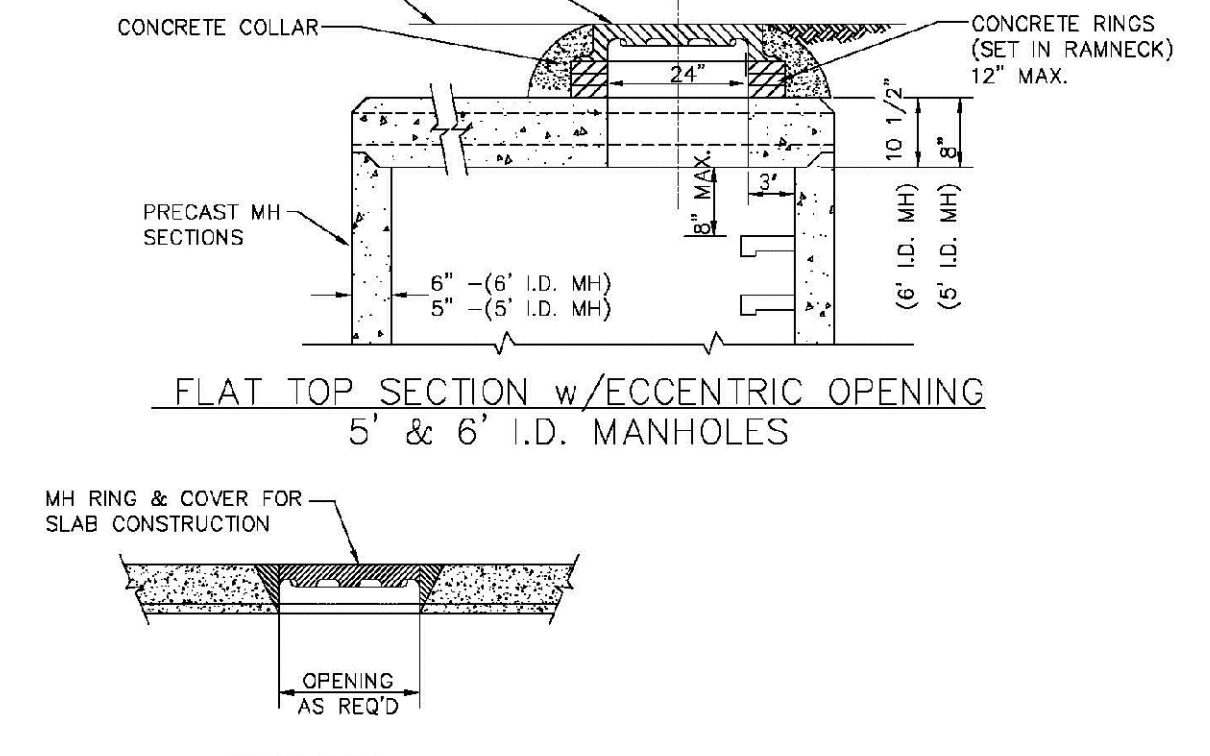
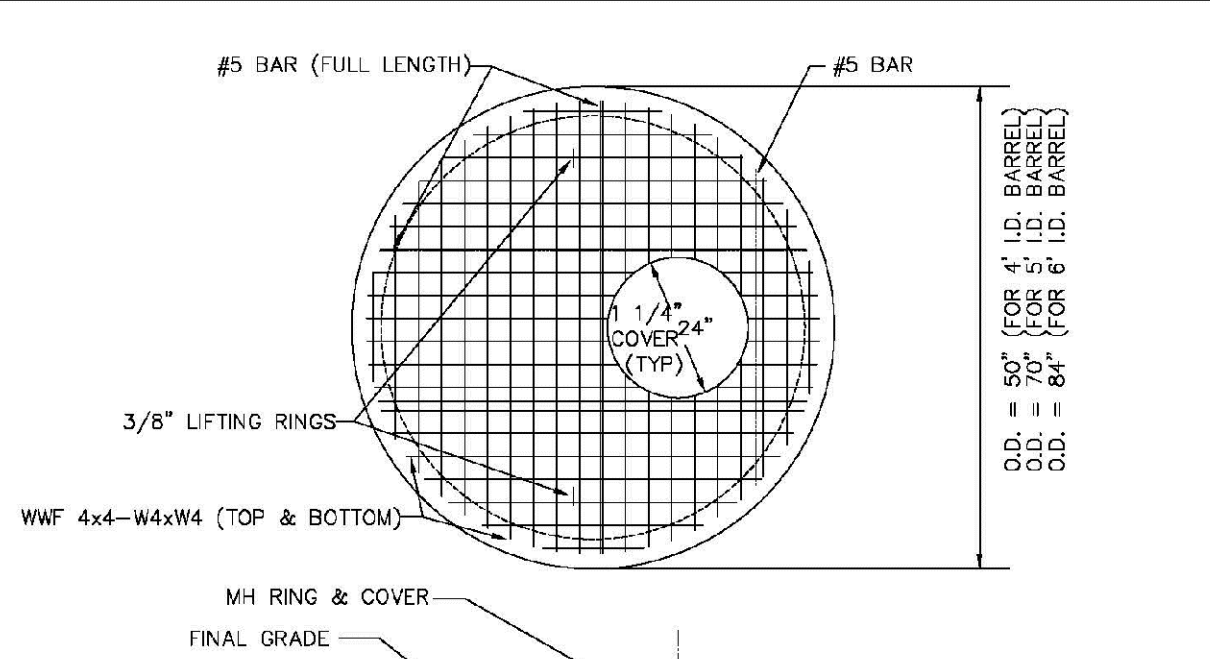
PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

SCALE: NONE DATE: 2/98

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

DIRECTOR OF ENGINEERING

SHEET S3.1



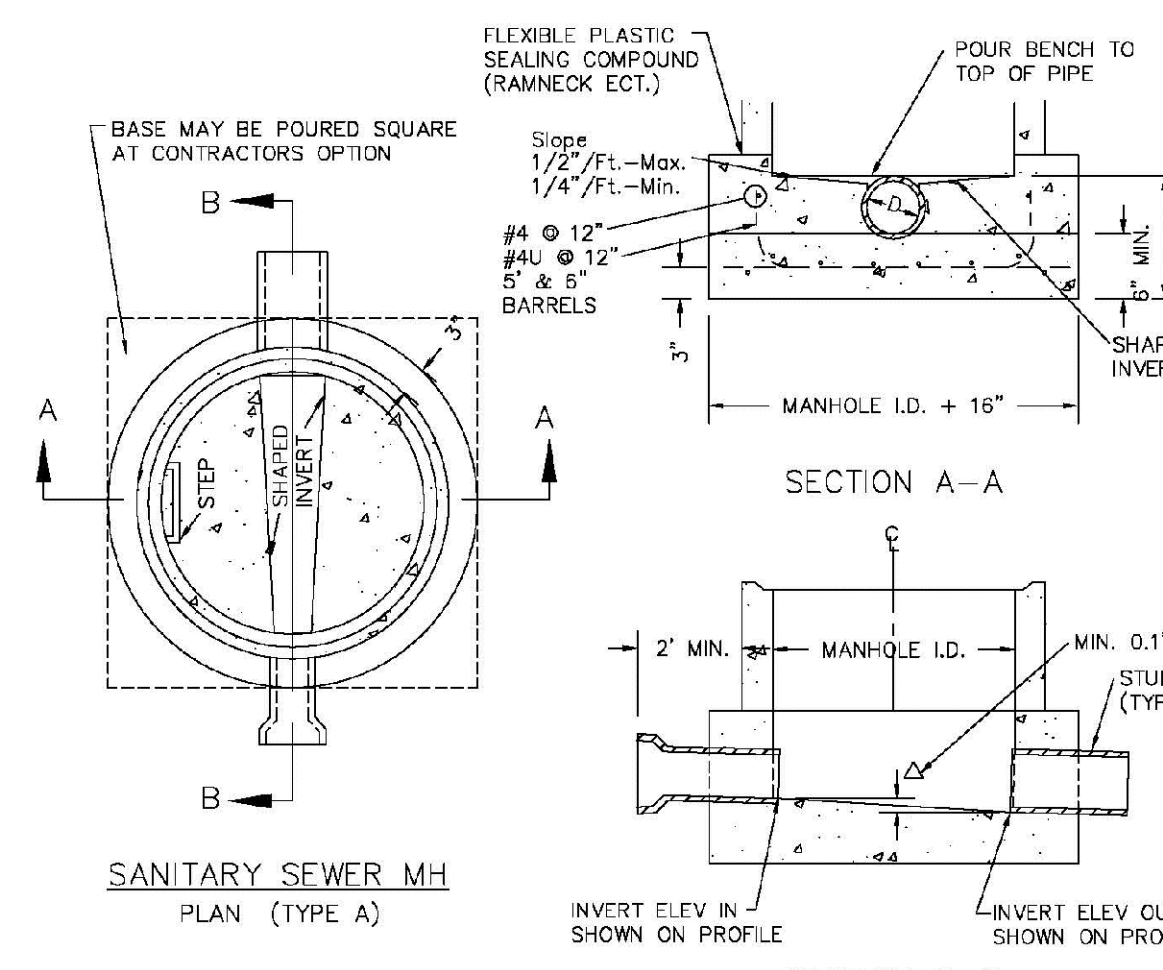
PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE - 5' & 6' I.D. WITH ECCENTRIC CONE

SCALE: NONE DATE: 2/98

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

DIRECTOR OF ENGINEERING

SHEET S3.3



- 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'-3" 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. D.1" for all straight through MH and 0.2" for all angled MH.

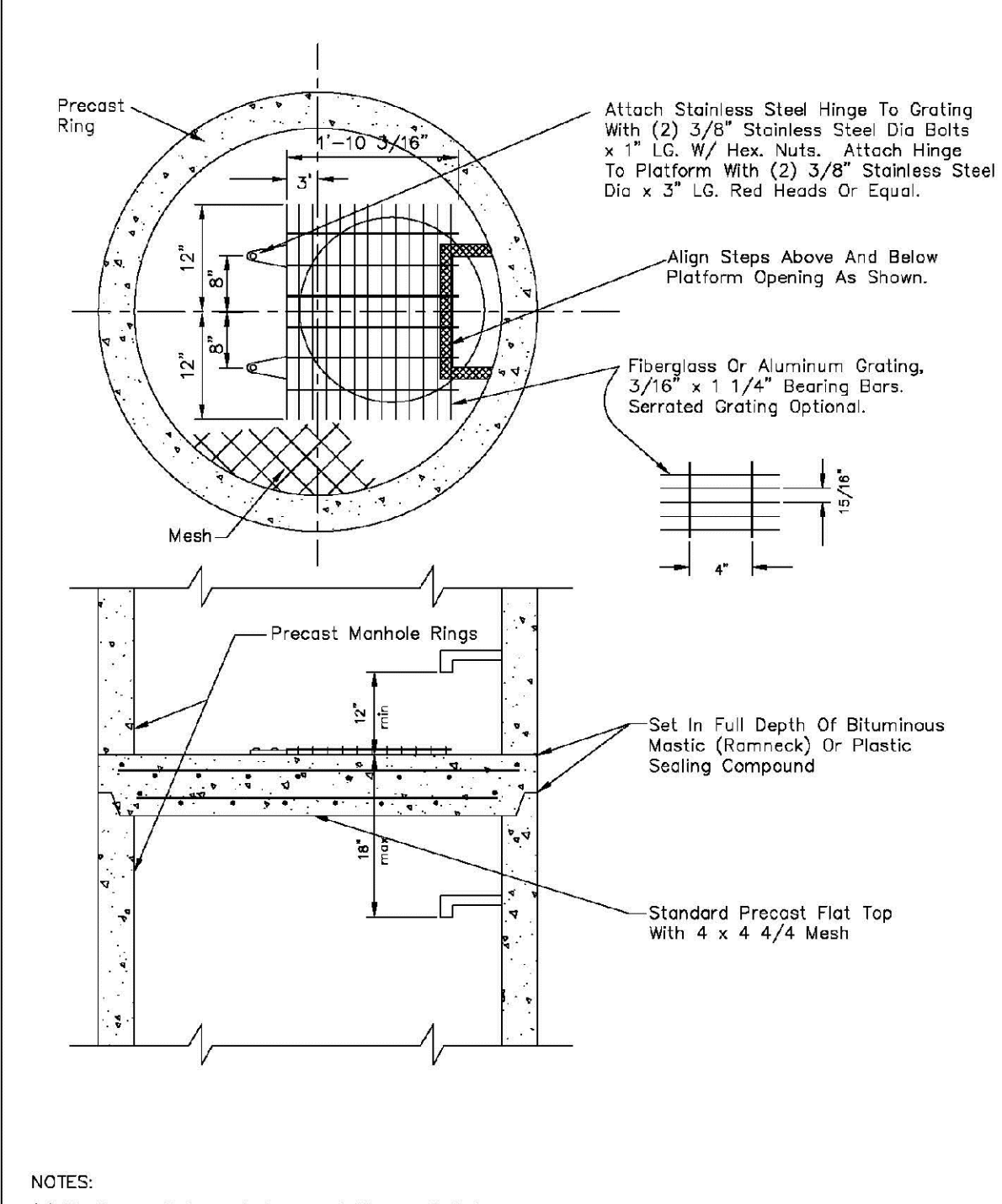
PARKER WATER & SANITATION DISTRICT
CAST-IN-PLACE MANHOLE BASE DETAIL

SCALE: NONE DATE: 2/98

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

DIRECTOR OF ENGINEERING

SHEET S3.5



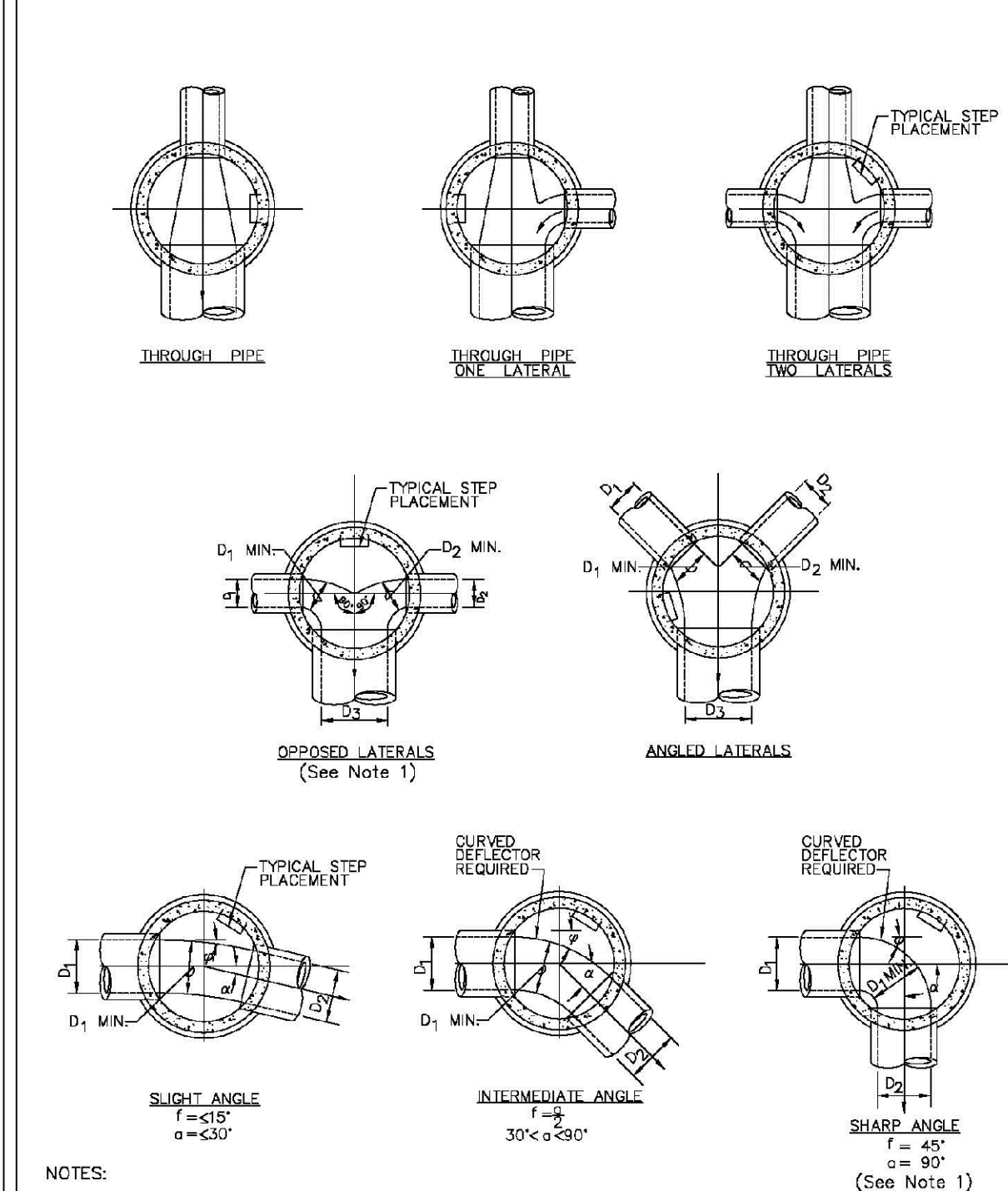
PARKER WATER & SANITATION DISTRICT
INTERMEDIATE PLATFORM FOR MANHOLES OVER 20' DEPTH

SCALE: NONE DATE: 2/98

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

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SHEET S3.6



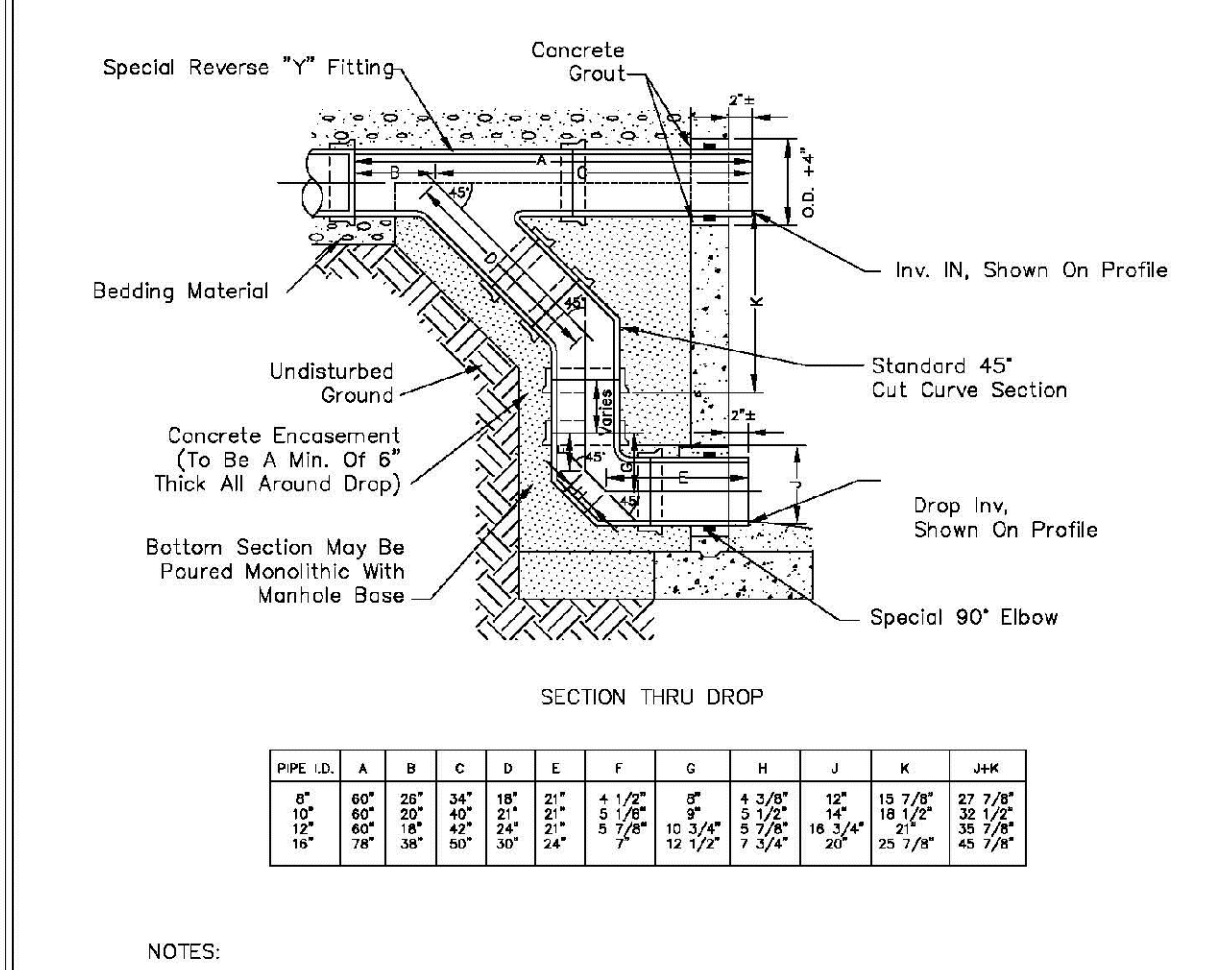
PARKER WATER & SANITATION DISTRICT
TYPICAL BASE CHANNELIZATION DETAILS

SCALE: NONE DATE: 2/98

APPROVED: PVR 01/16 10/16

DIRECTOR OF ENGINEERING

SHEET S3.7



TABLE

PIPE I.D.	A	B	C	D	E	F	G	H	J	K	MIN.
18" & SMALLER	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"	4"
21" TO 48"	5"	5"	5"	5"	5"	5"	5"	5"	5"	5"	5"
54"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"	6"
60" & LARGER	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN	SPECIAL DESIGN

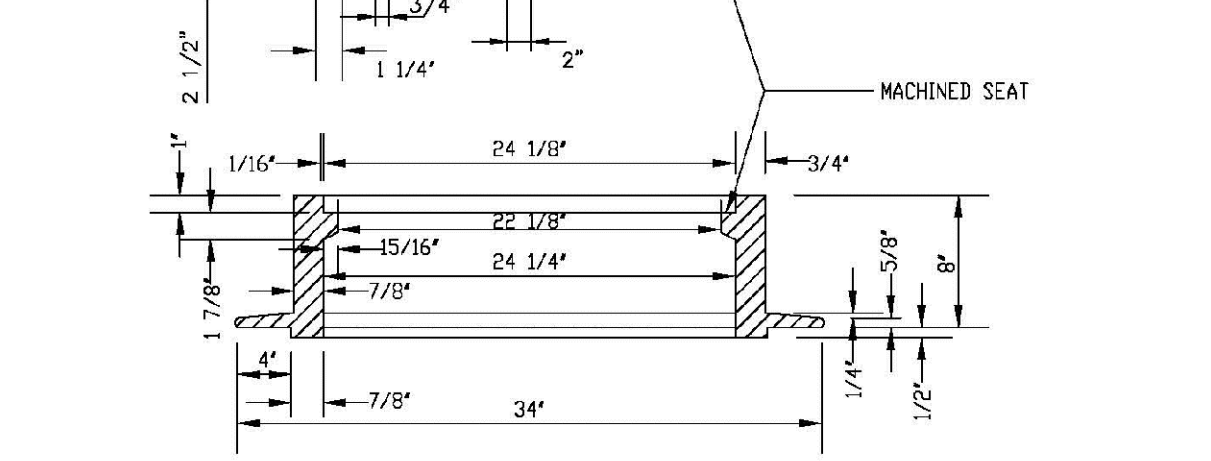
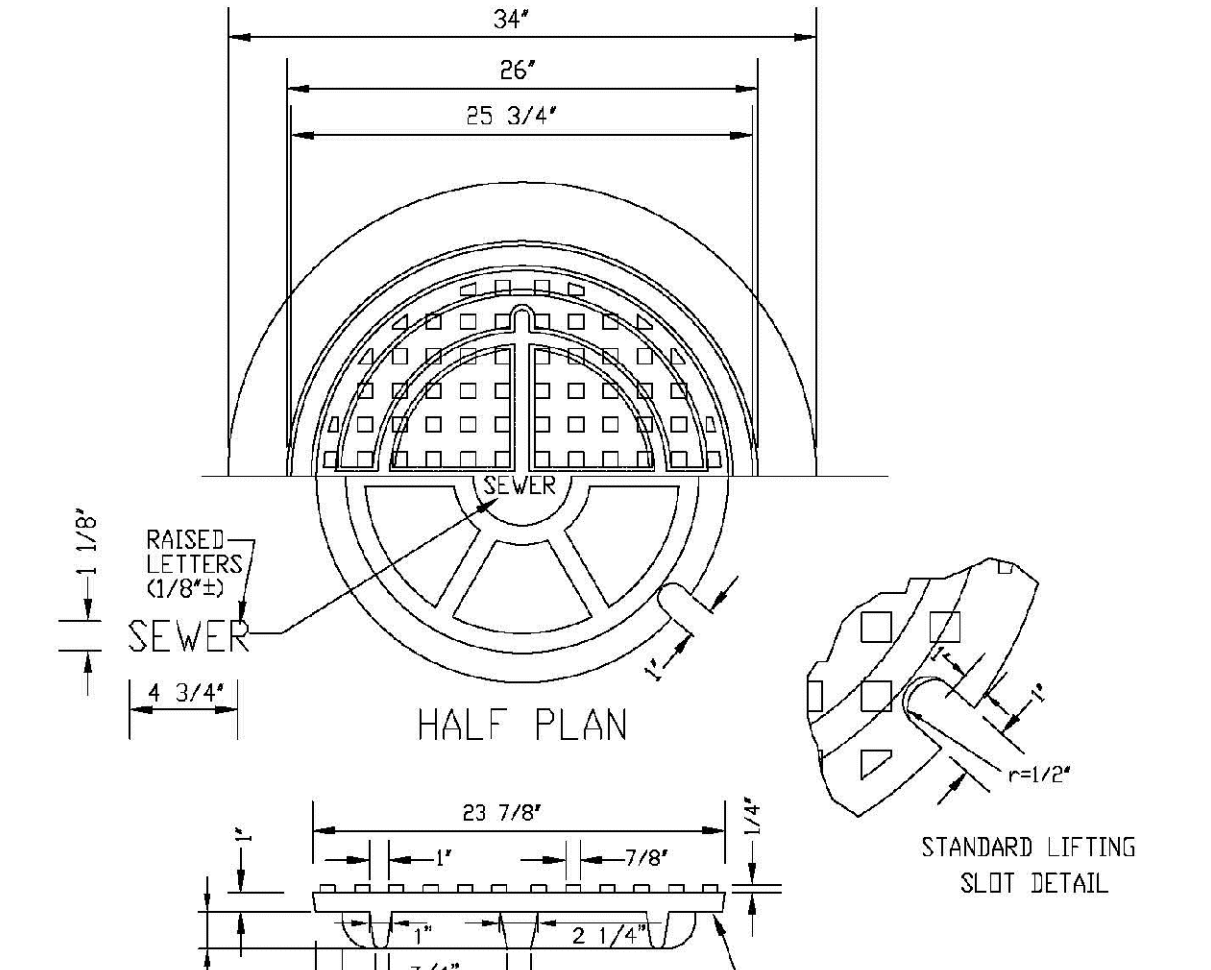
PARKER WATER & SANITATION DISTRICT
OUTSIDE DROP MANHOLE CONSTRUCTION

SCALE: NONE DATE: 2/98

APPROVED: PVR 01/16 10/16

DIRECTOR OF ENGINEERING

SHEET S3.8



PARKER WATER & SANITATION DISTRICT
24" DIAMETER RING AND COVER

SCALE: NONE DATE: 2/98

APPROVED: PVR 01/16 10/16

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SHEET S3.9

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7353 South Alton Way
CENTENNIAL, CO 80112

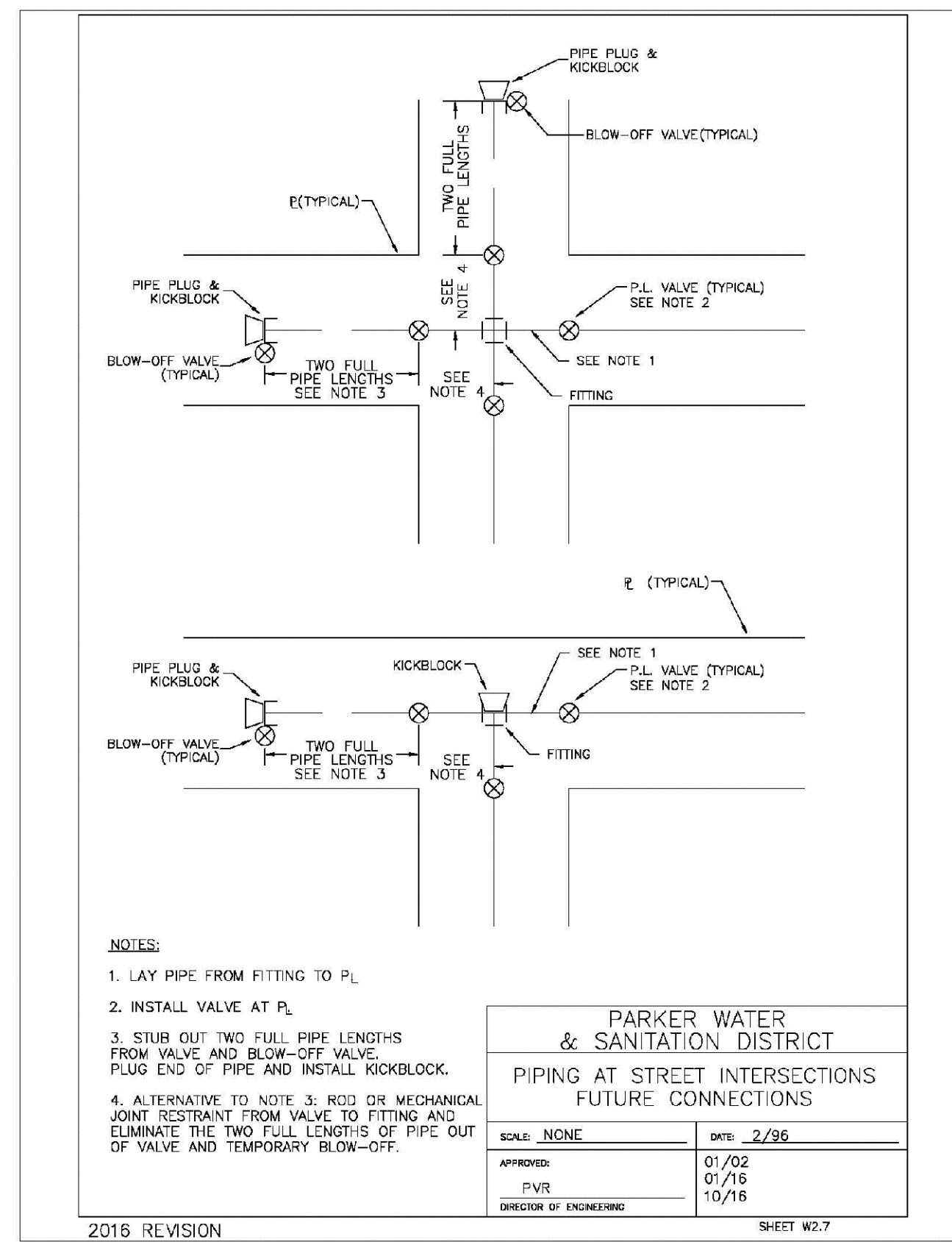
TRAILS AT CROWFOOT
FILM 6 CONSTRUCTION DRAWINGS
SANITARY SEWER DETAILS

SCALE: AS SHOWN FILE NO: 8130283701

DRAWN BY: JF CHECKED BY: JJ DATE: AUGUST 2017

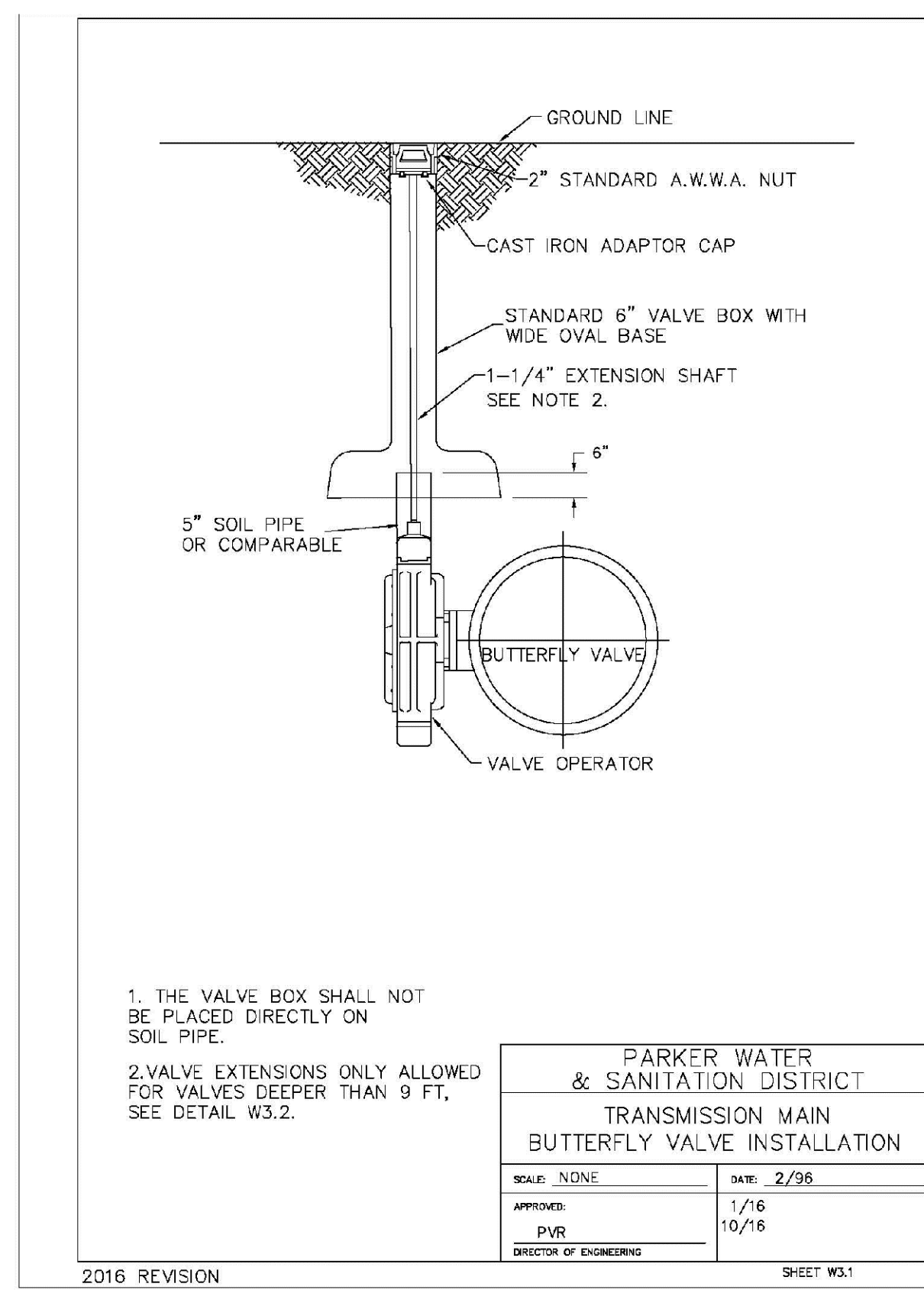
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No.	Revisions	Date	Appr.	Date



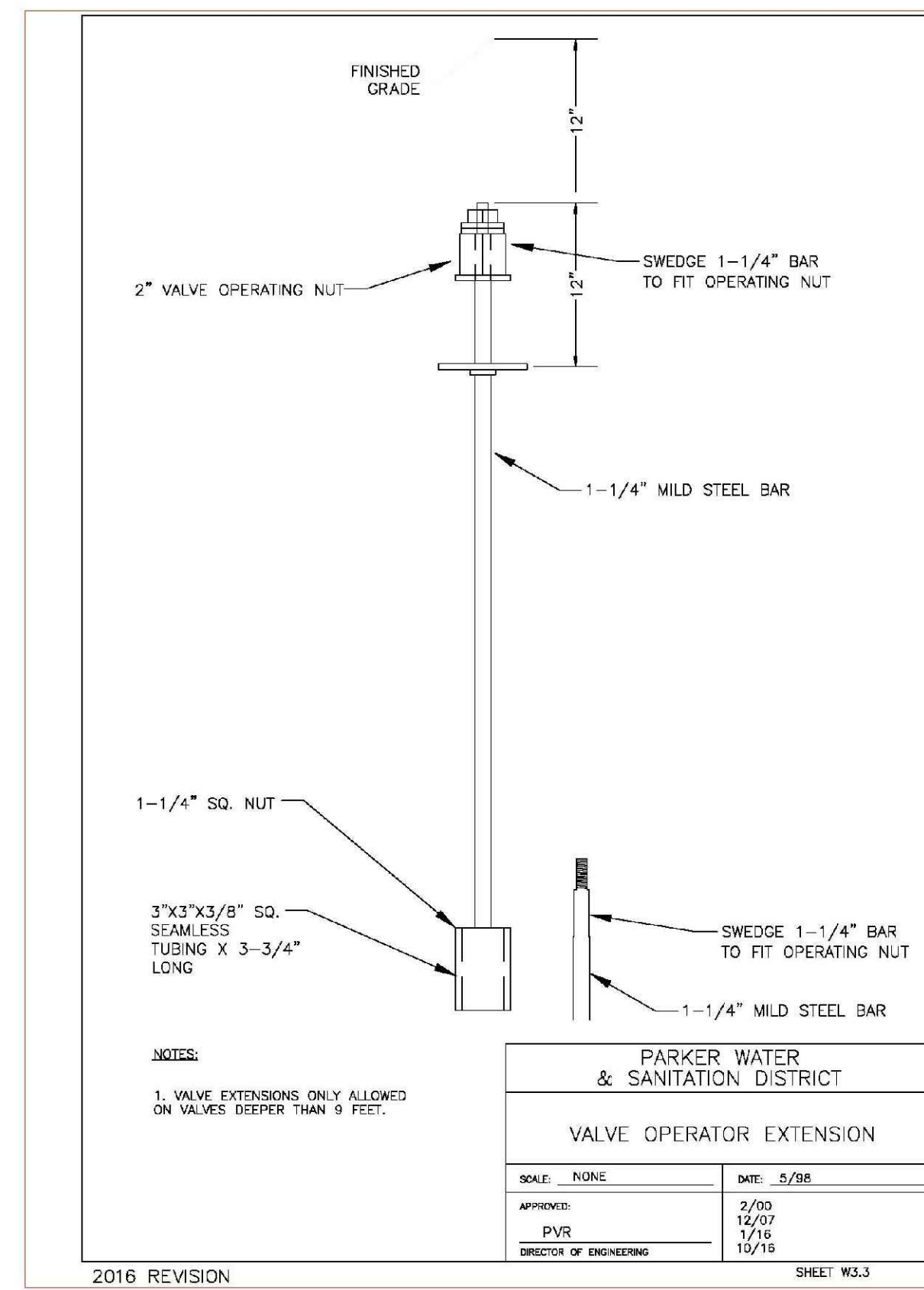
PARKER WATER & SANITATION DISTRICT PIPING AT STREET INTERSECTIONS FUTURE CONNECTIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.7



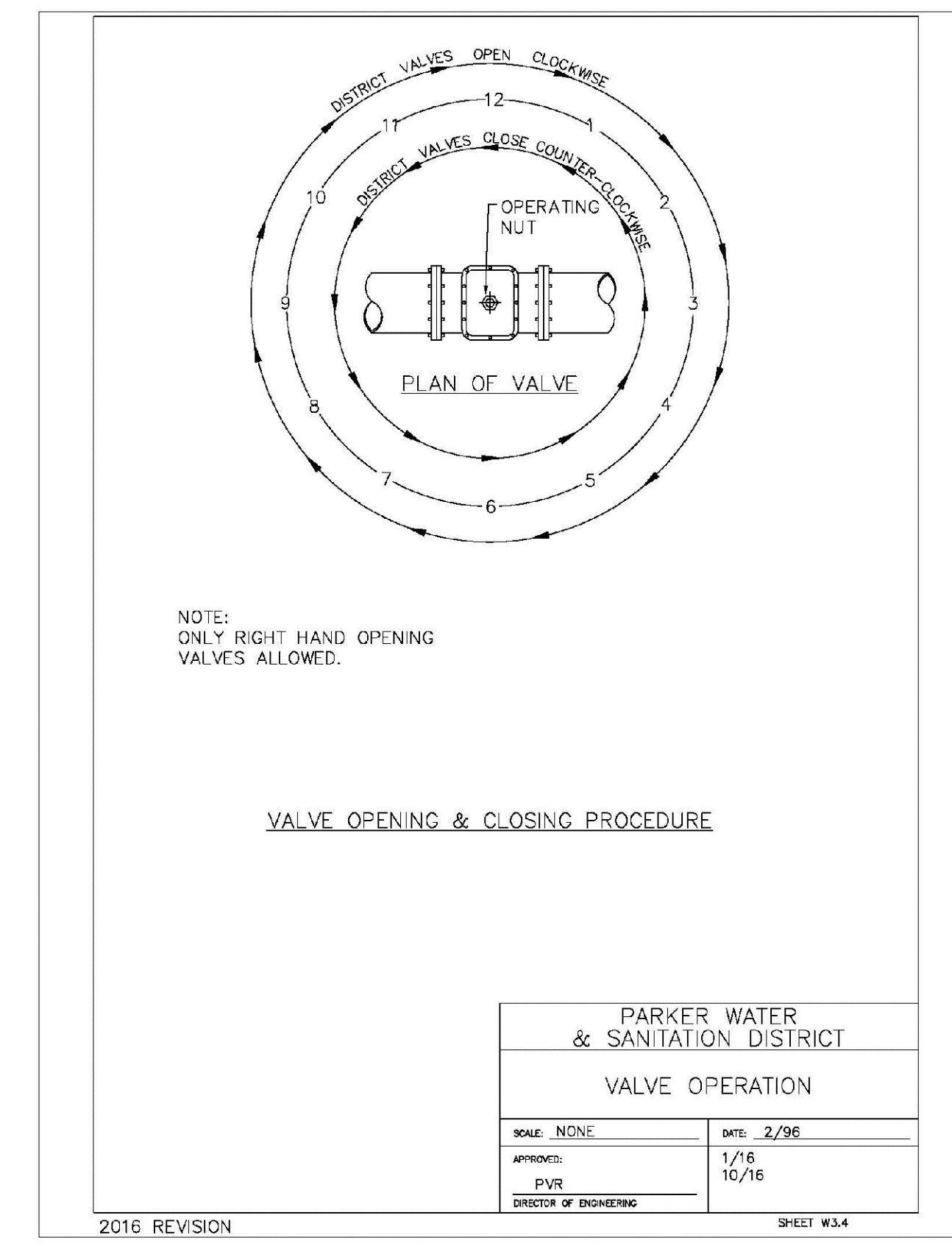
PARKER WATER & SANITATION DISTRICT TRANSMISSION MAIN BUTTERFLY VALVE INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.1



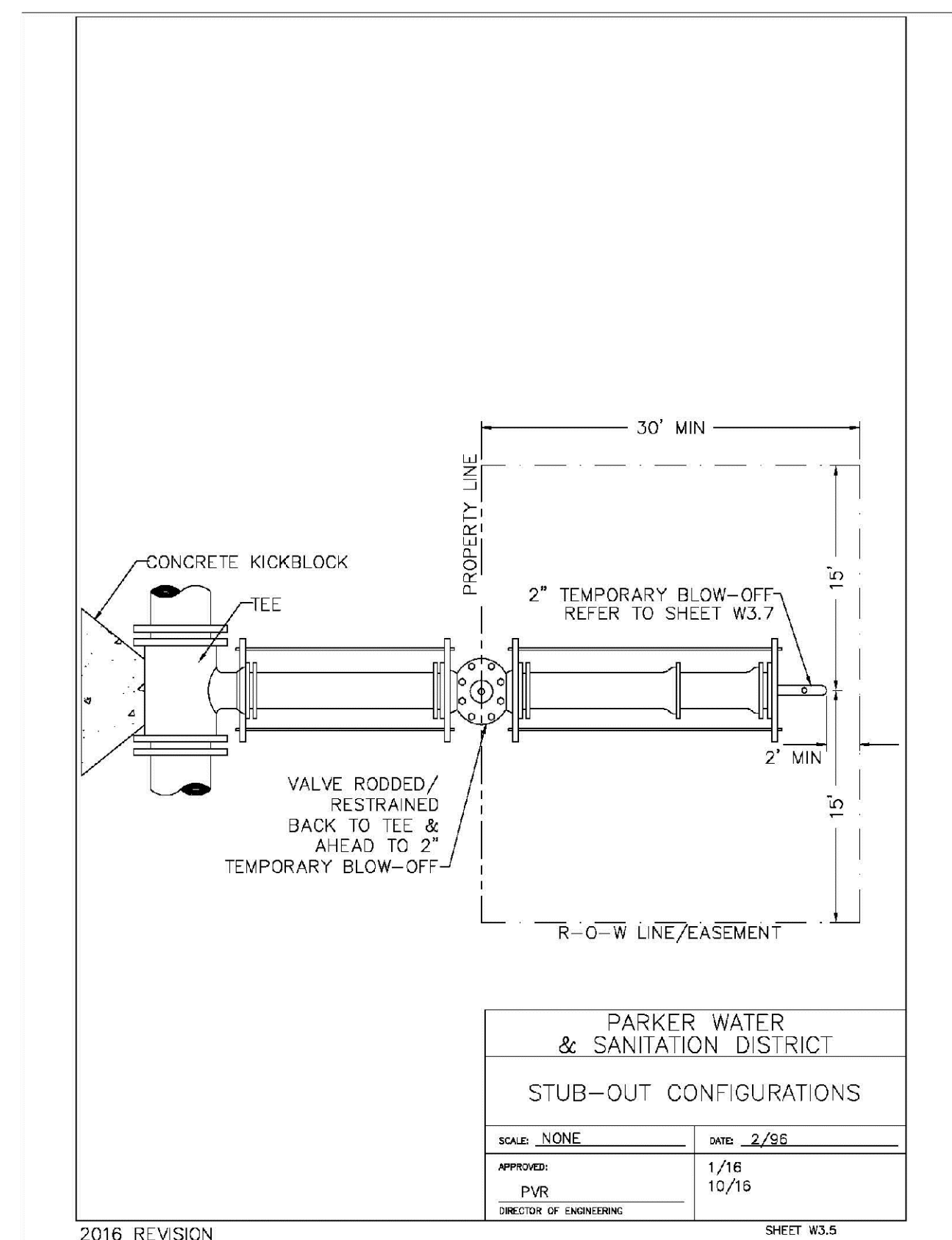
PARKER WATER & SANITATION DISTRICT VALVE OPERATOR EXTENSION	
SCALE: NONE	DATE: 5/98
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.3



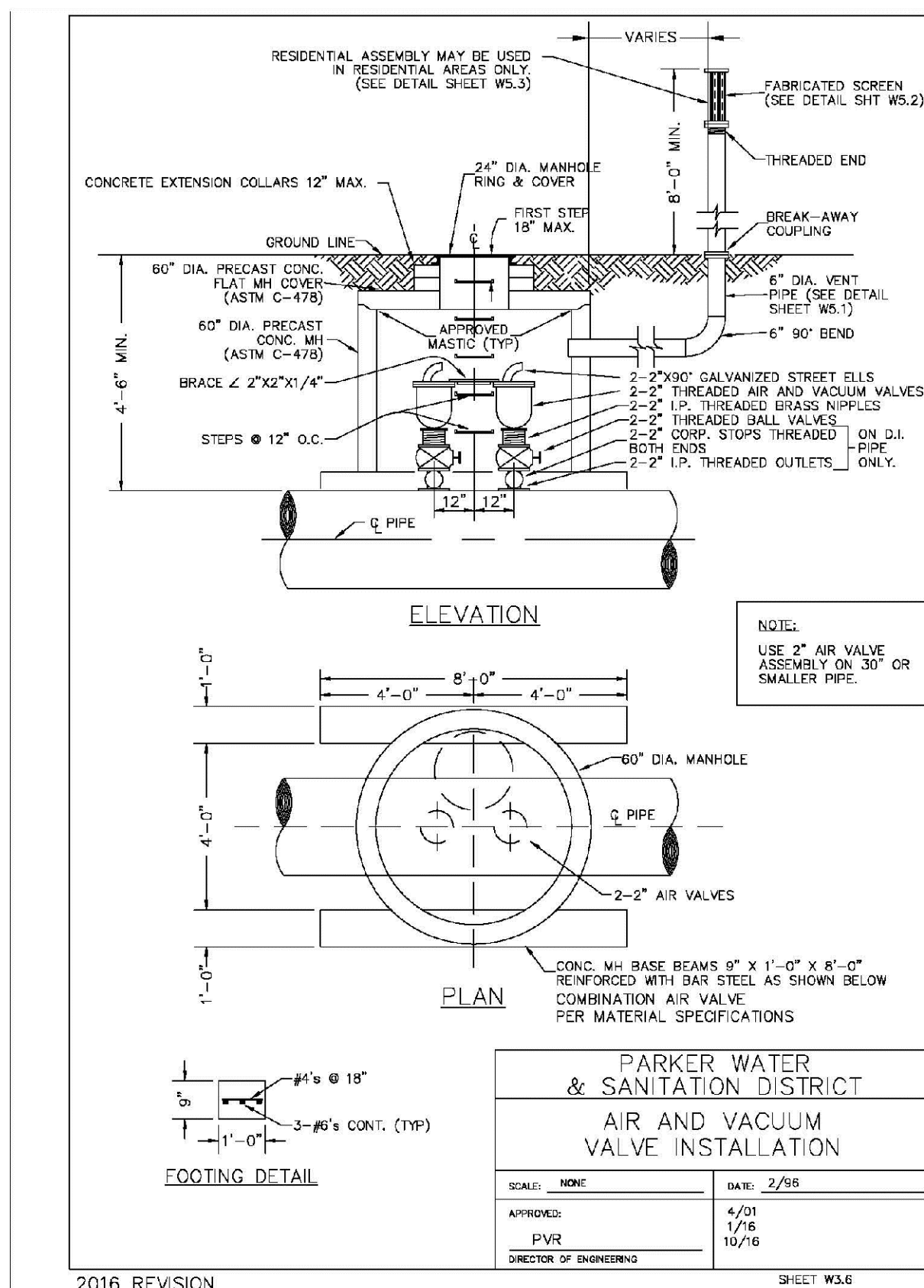
PARKER WATER & SANITATION DISTRICT VALVE OPERATION	
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DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.4



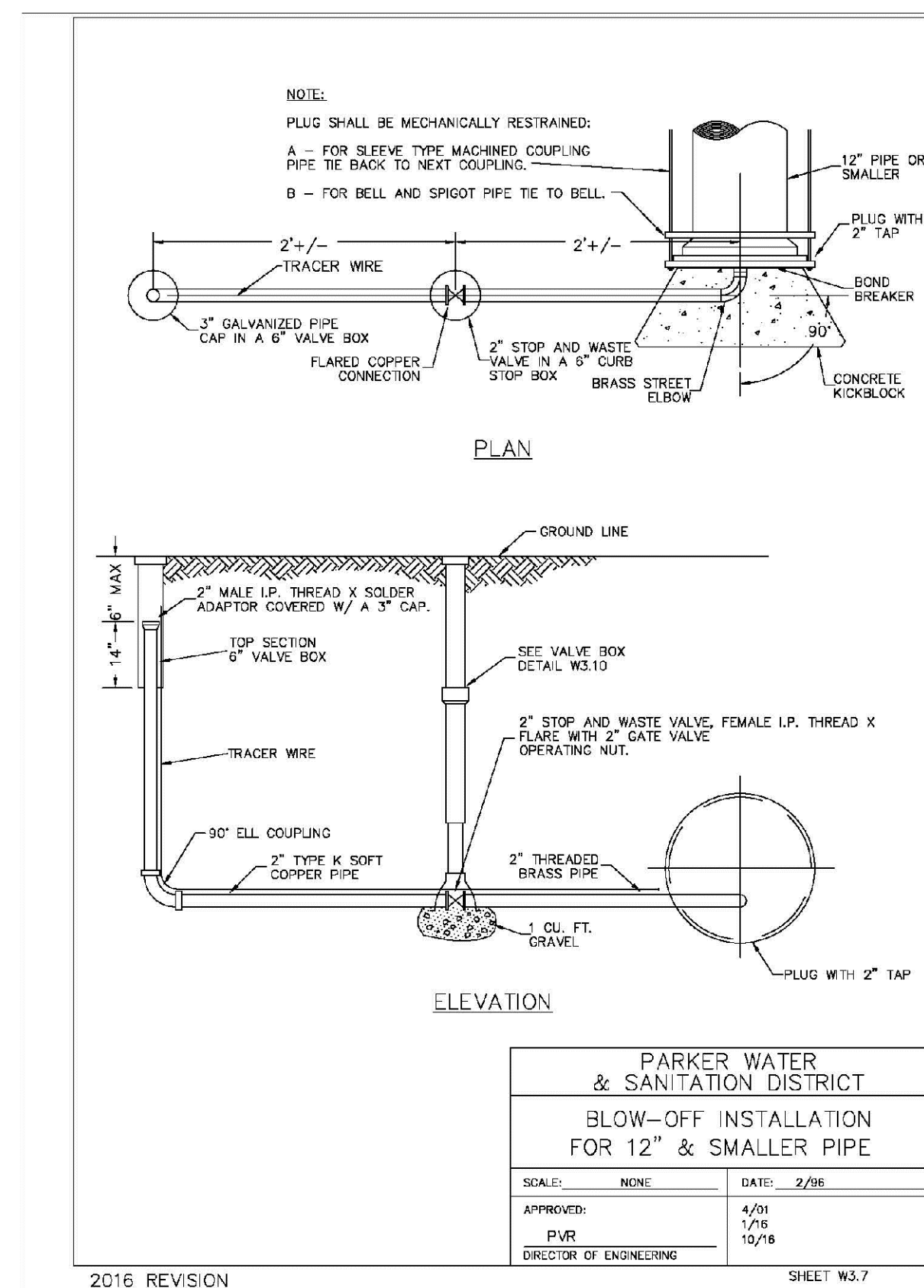
PARKER WATER & SANITATION DISTRICT STUB-OUT CONFIGURATIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.5



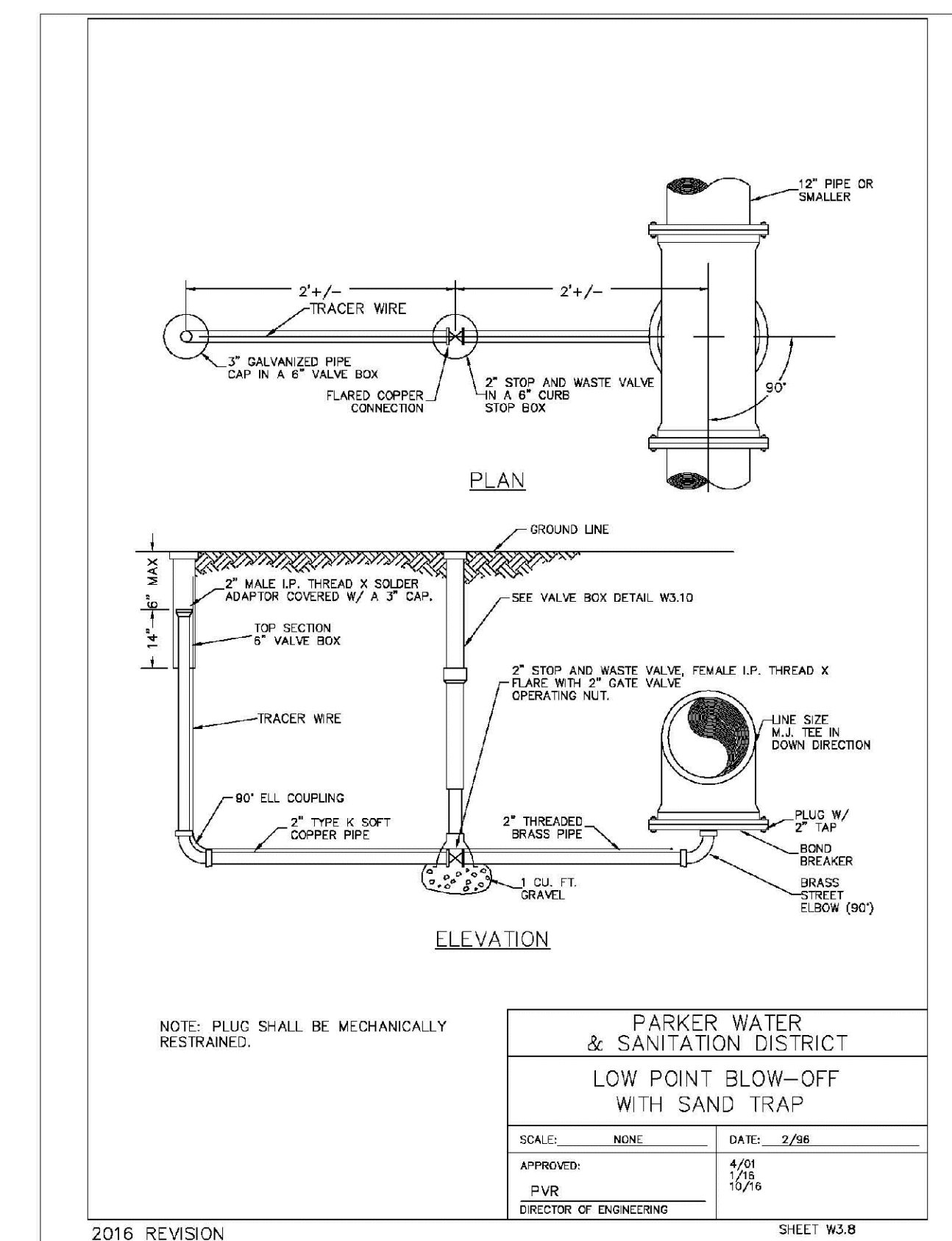
PARKER WATER & SANITATION DISTRICT AIR AND VACUUM VALVE INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.6



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

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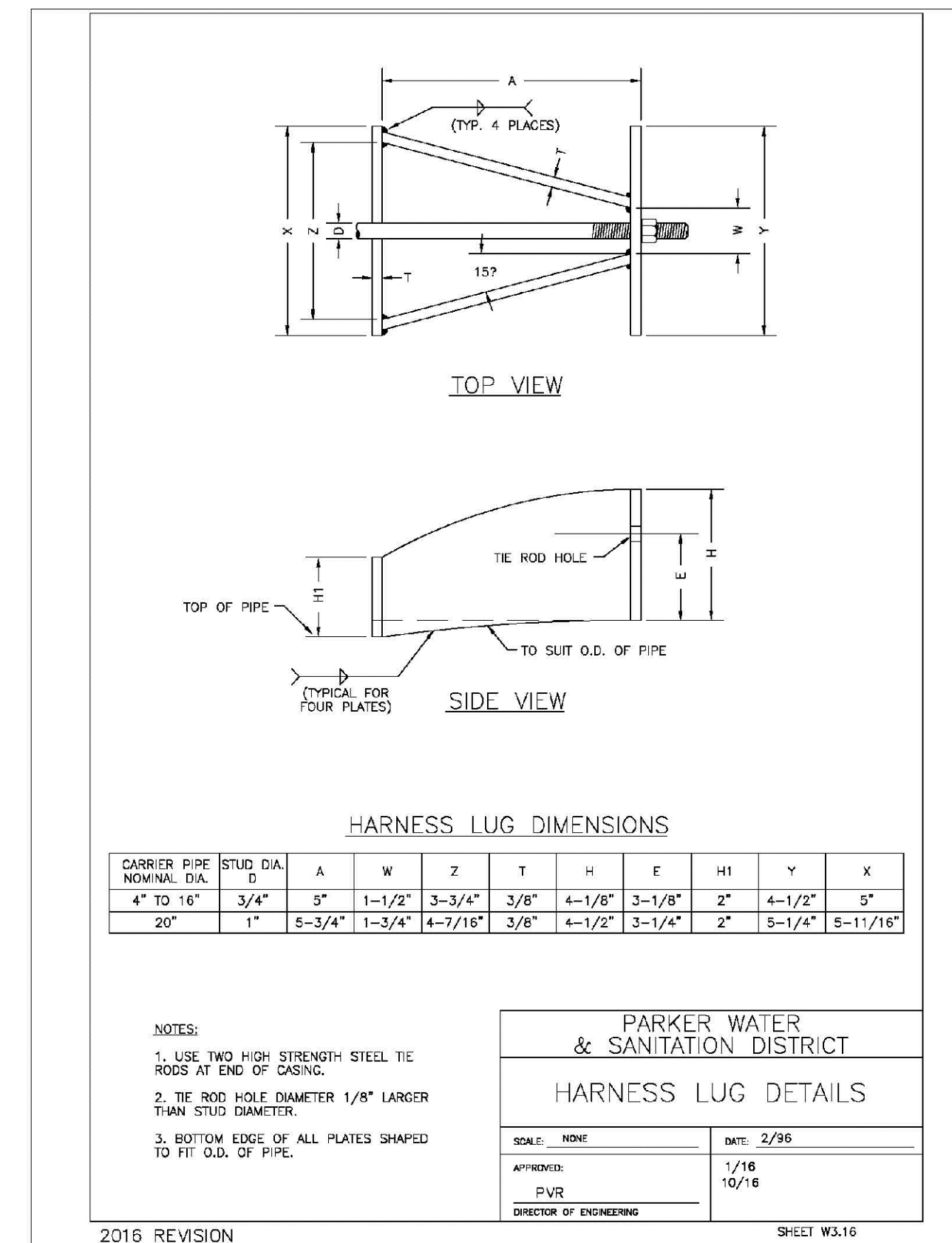
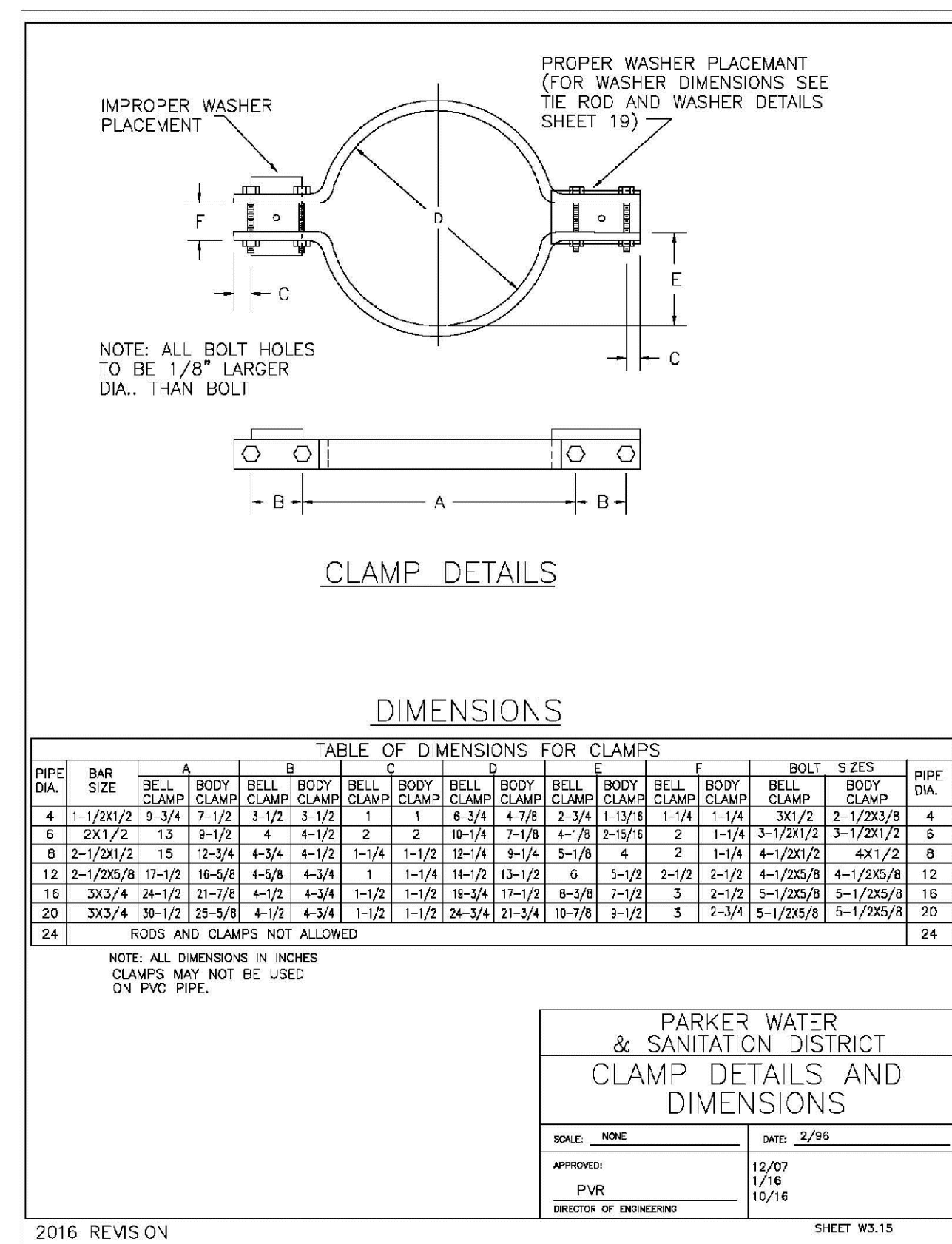
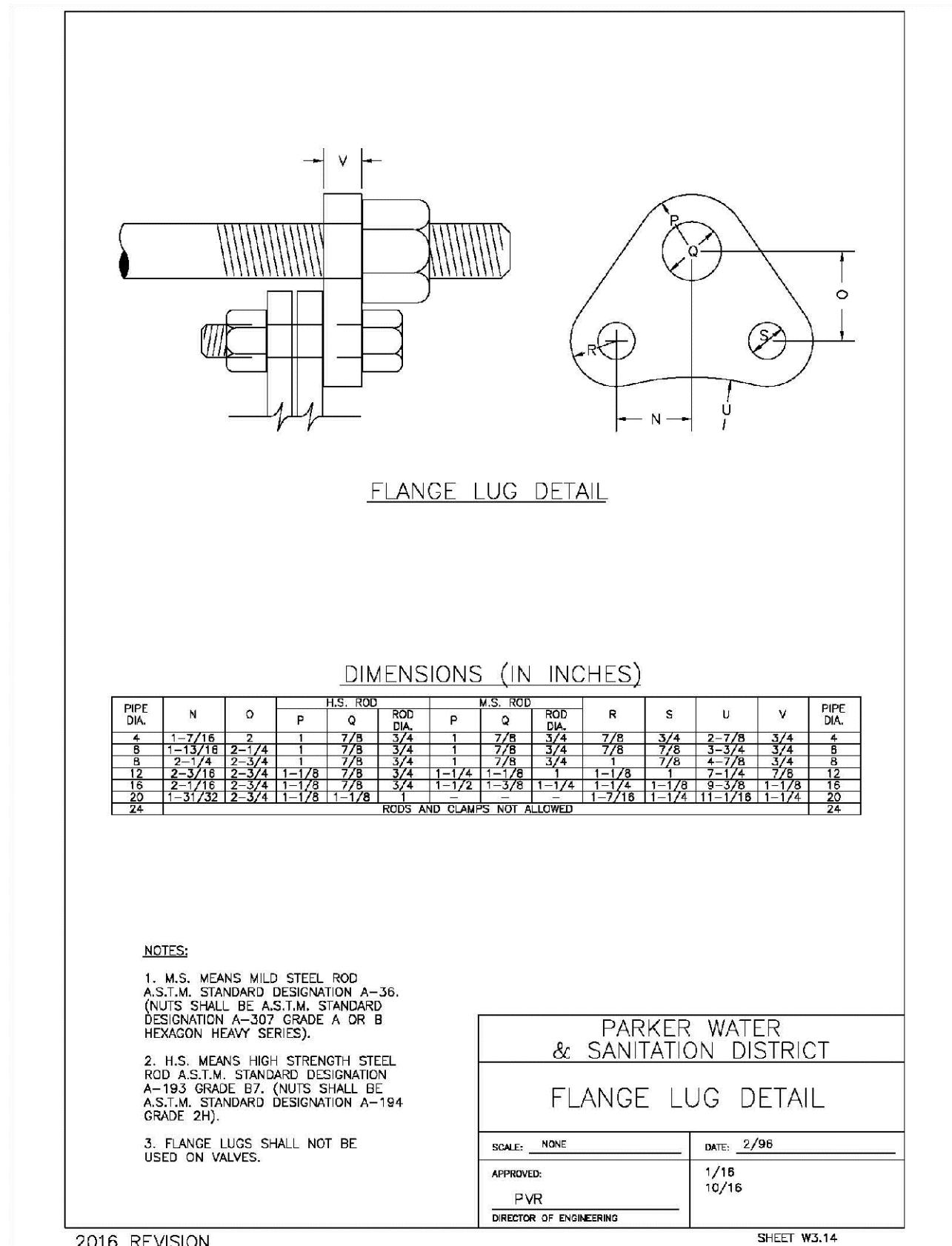
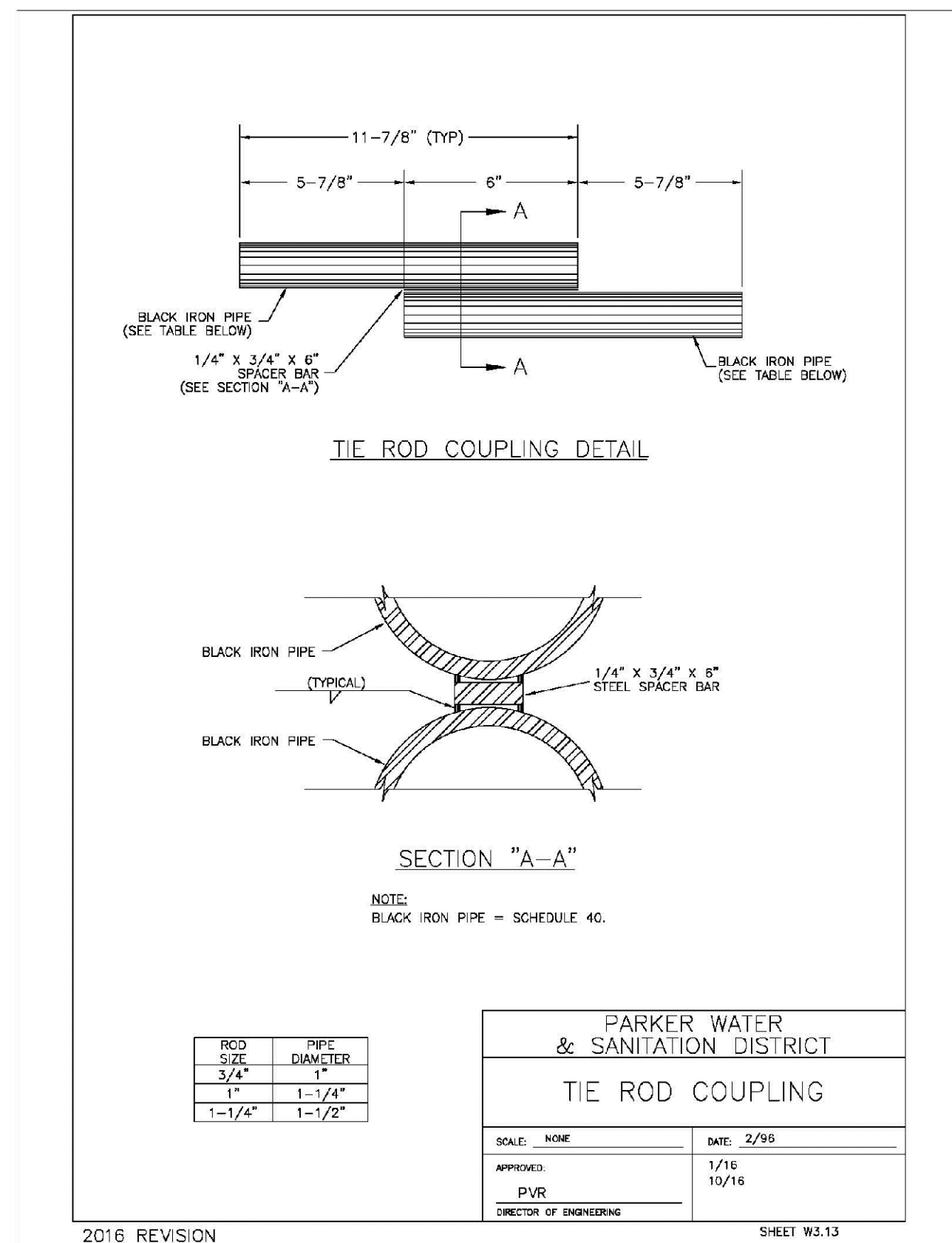
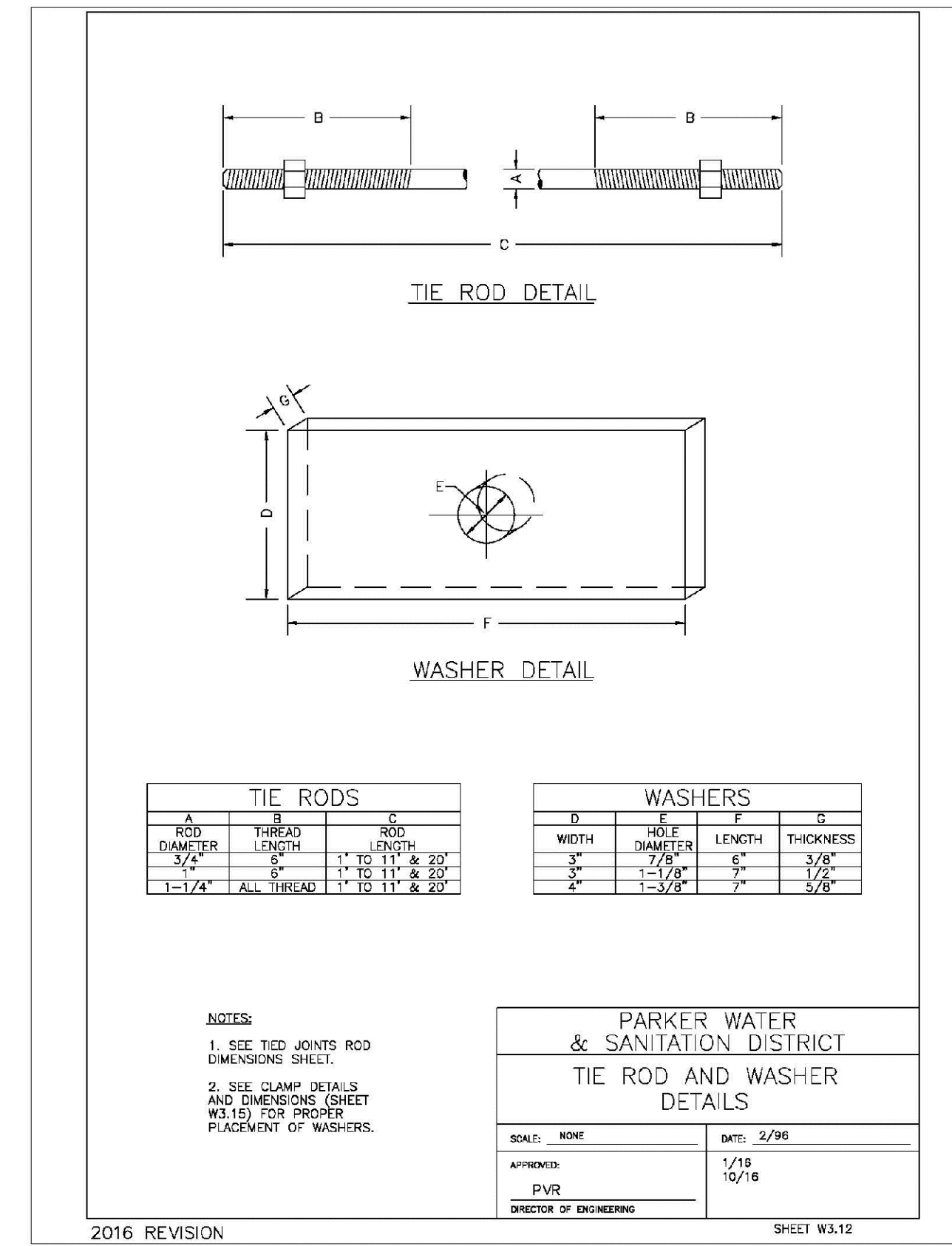
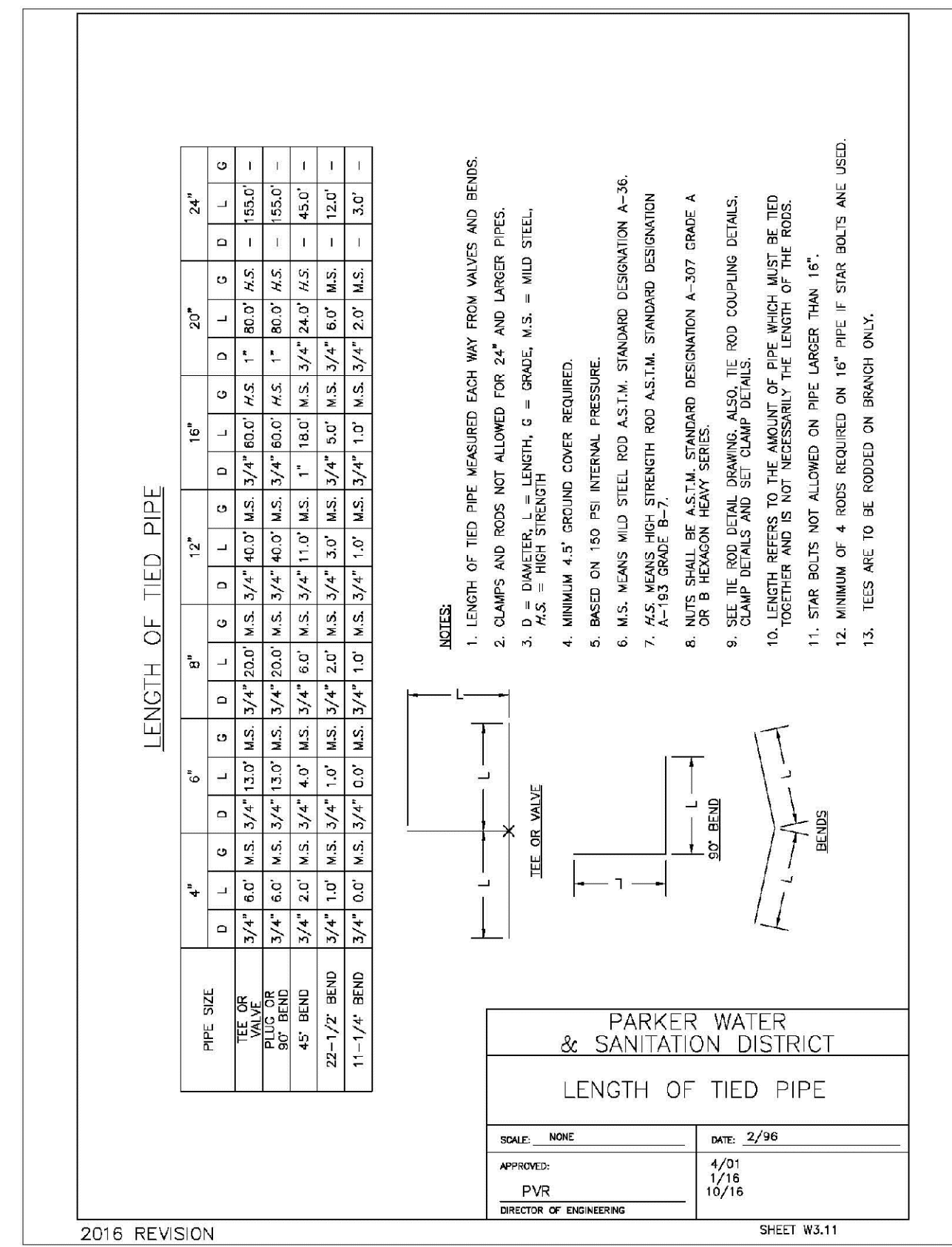
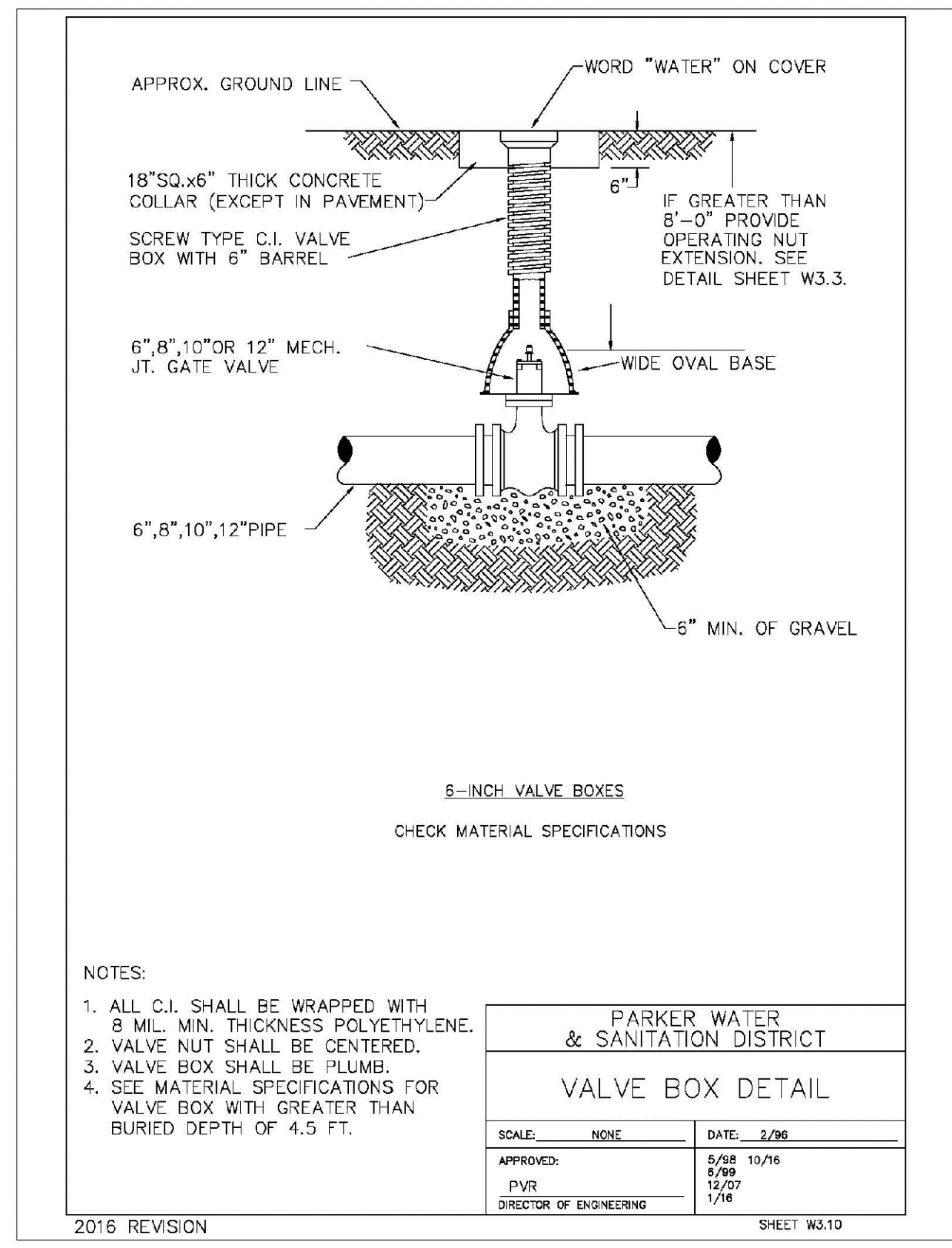
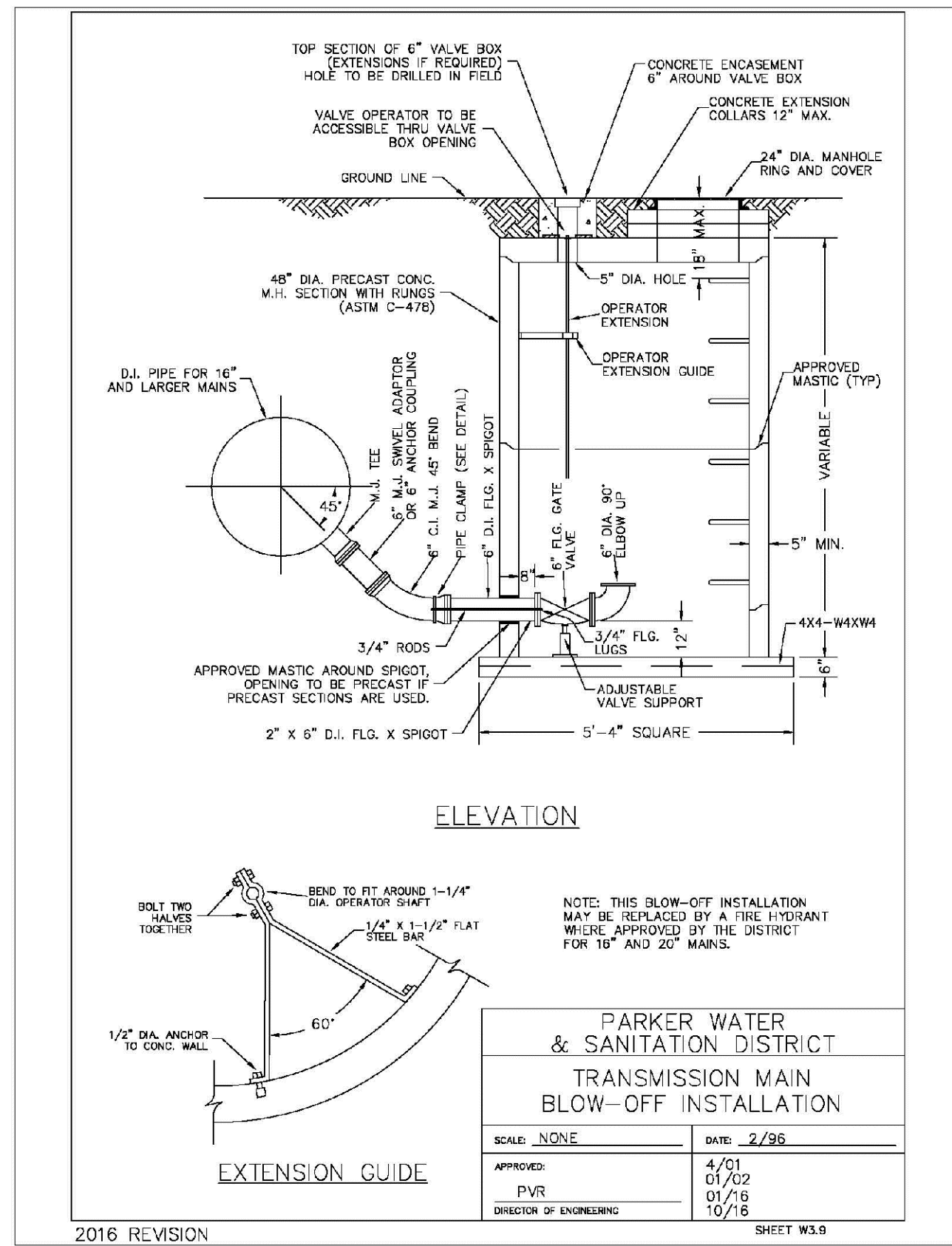
PARKER WATER & SANITATION DISTRICT LOW POINT BLOW-OFF WITH SAND TRAP	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.8

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TRAILS AT CROWFOOT FILE # 6 CONSTRUCTION DRAWINGS WATER DETAILS									
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112									



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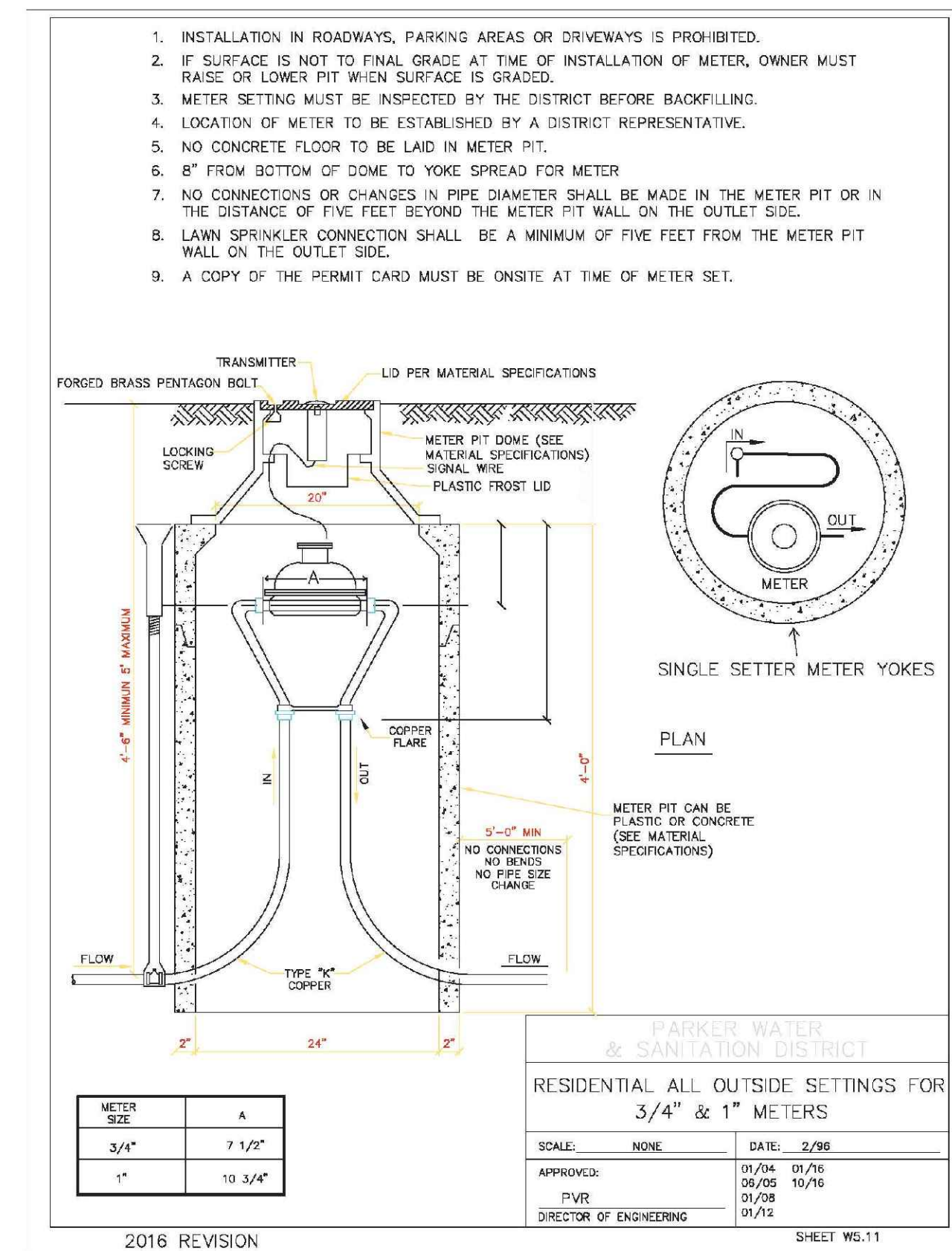
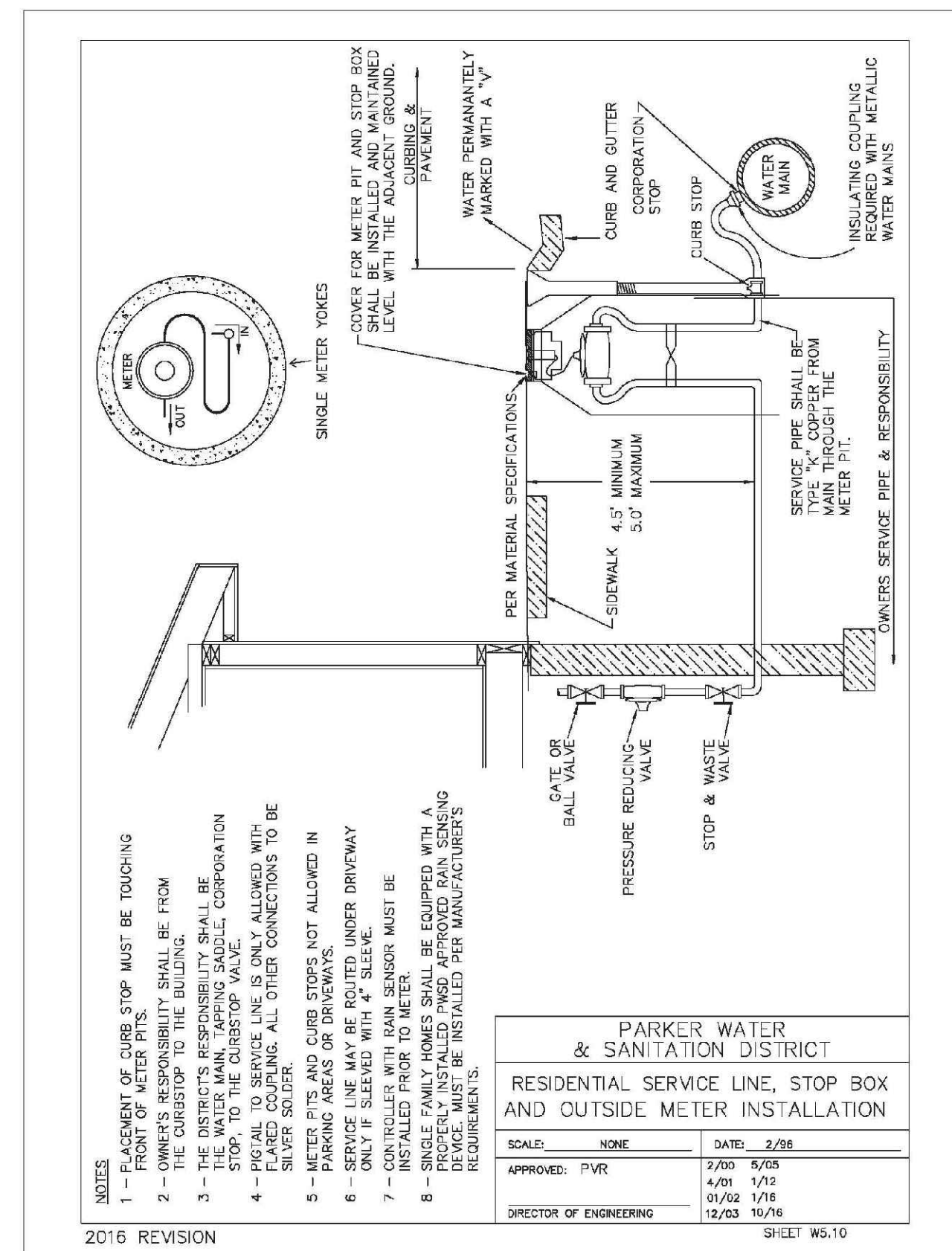
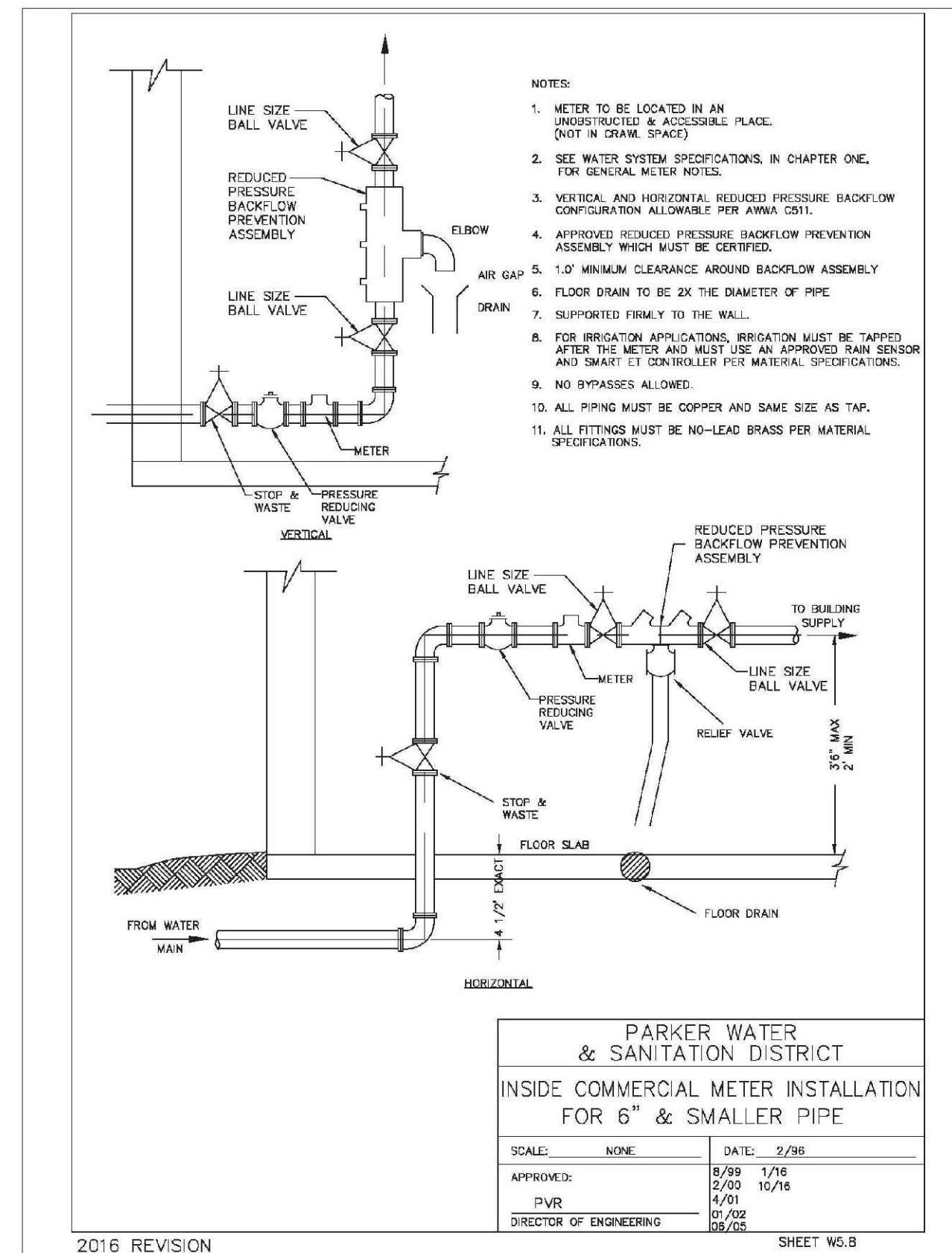
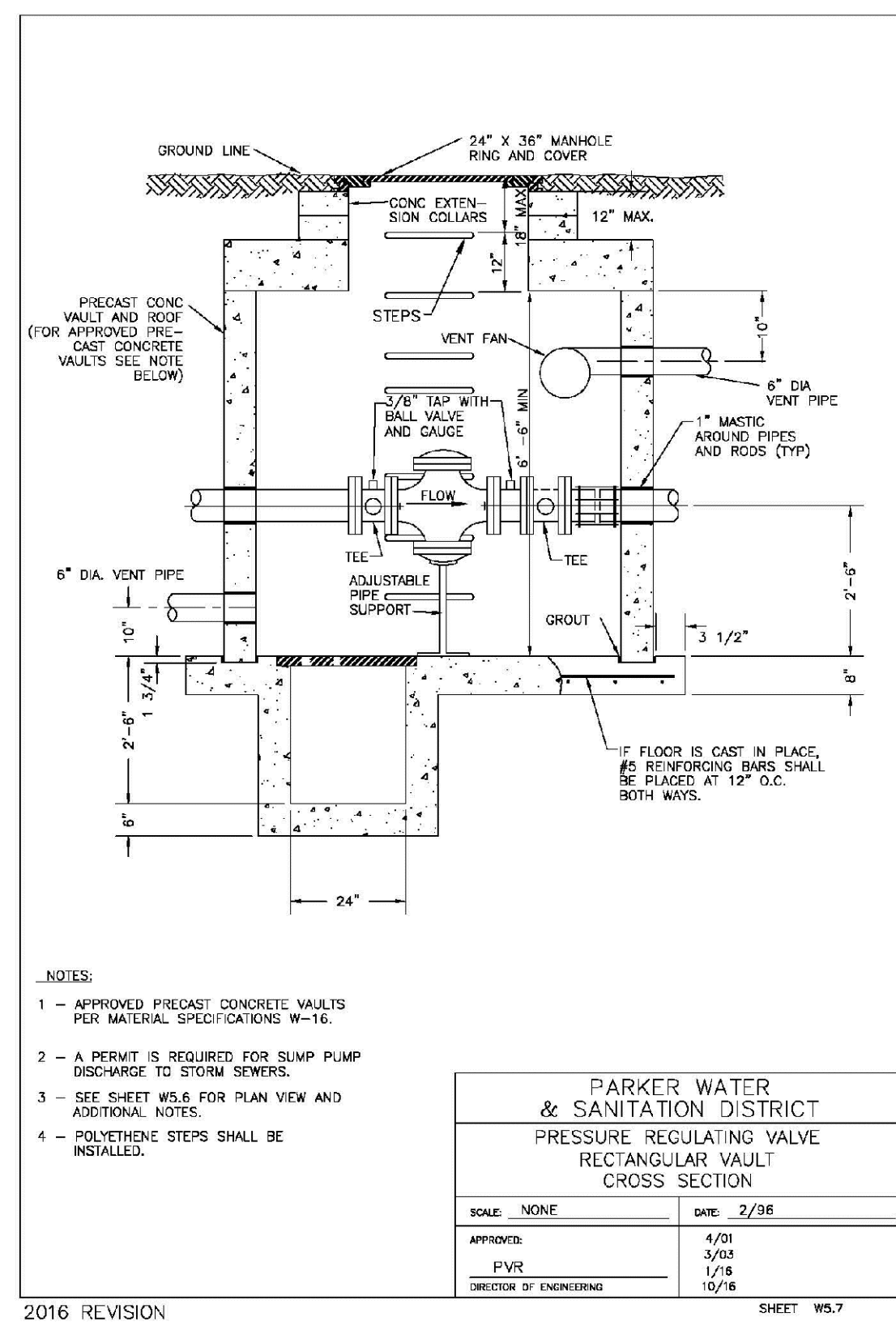
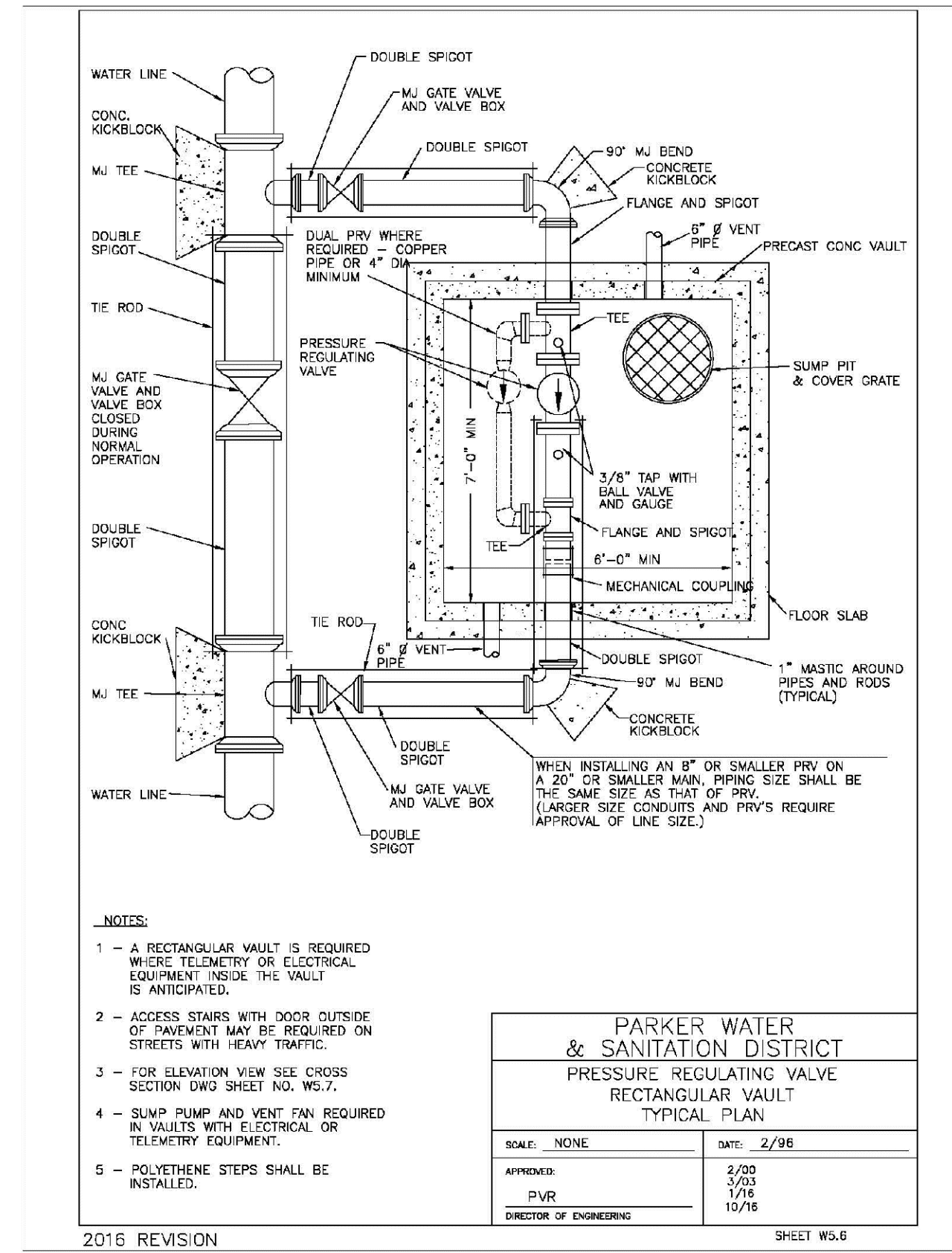
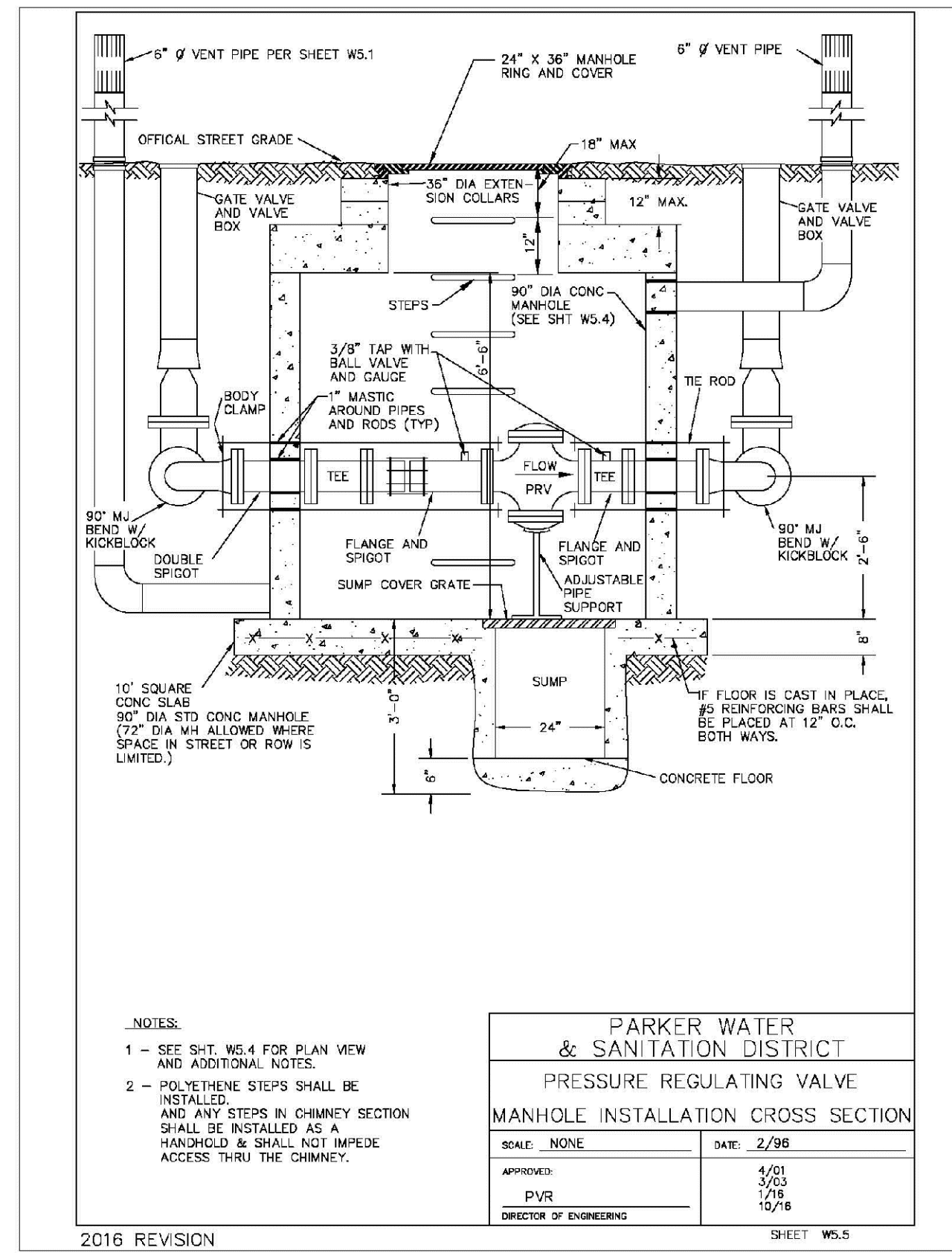
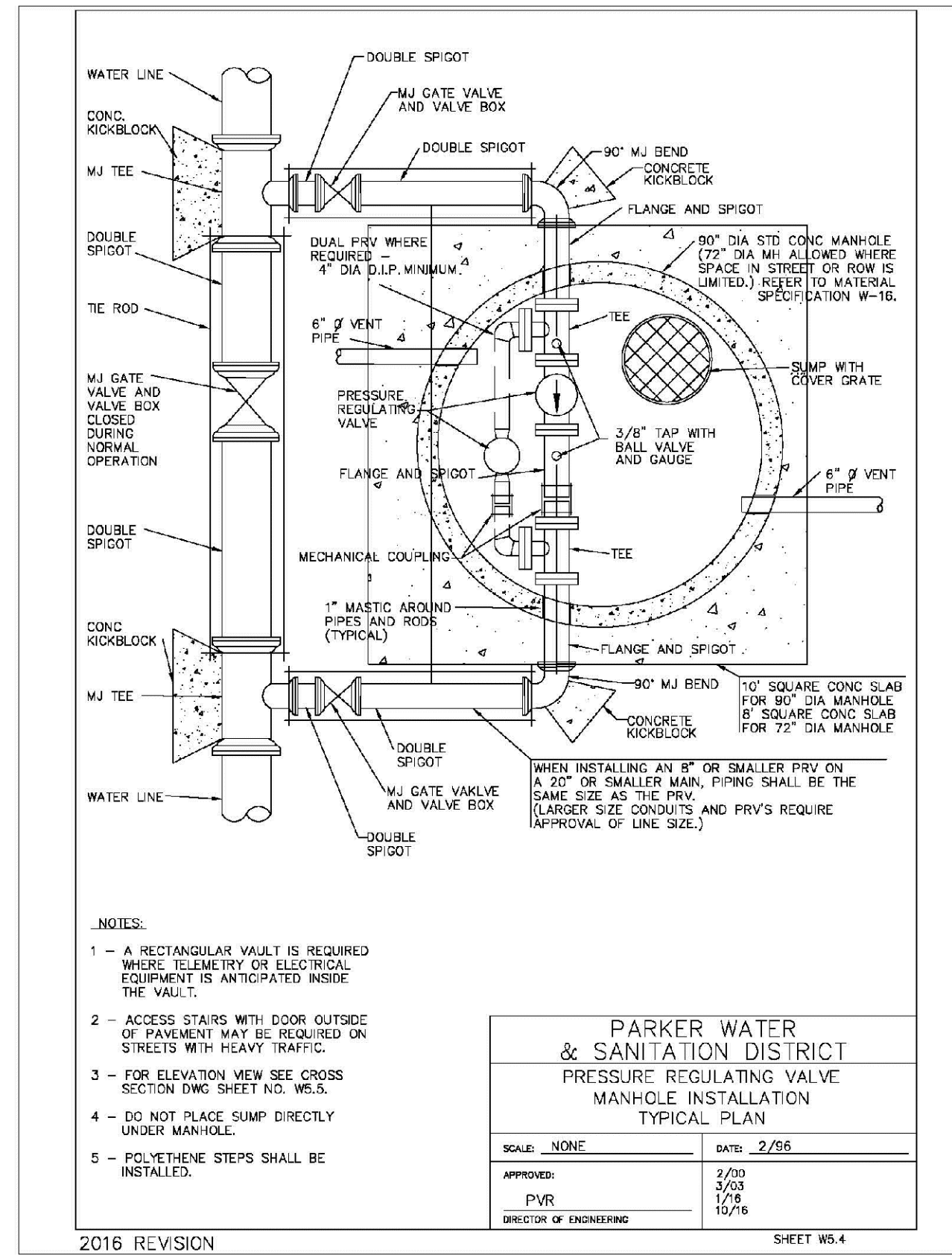
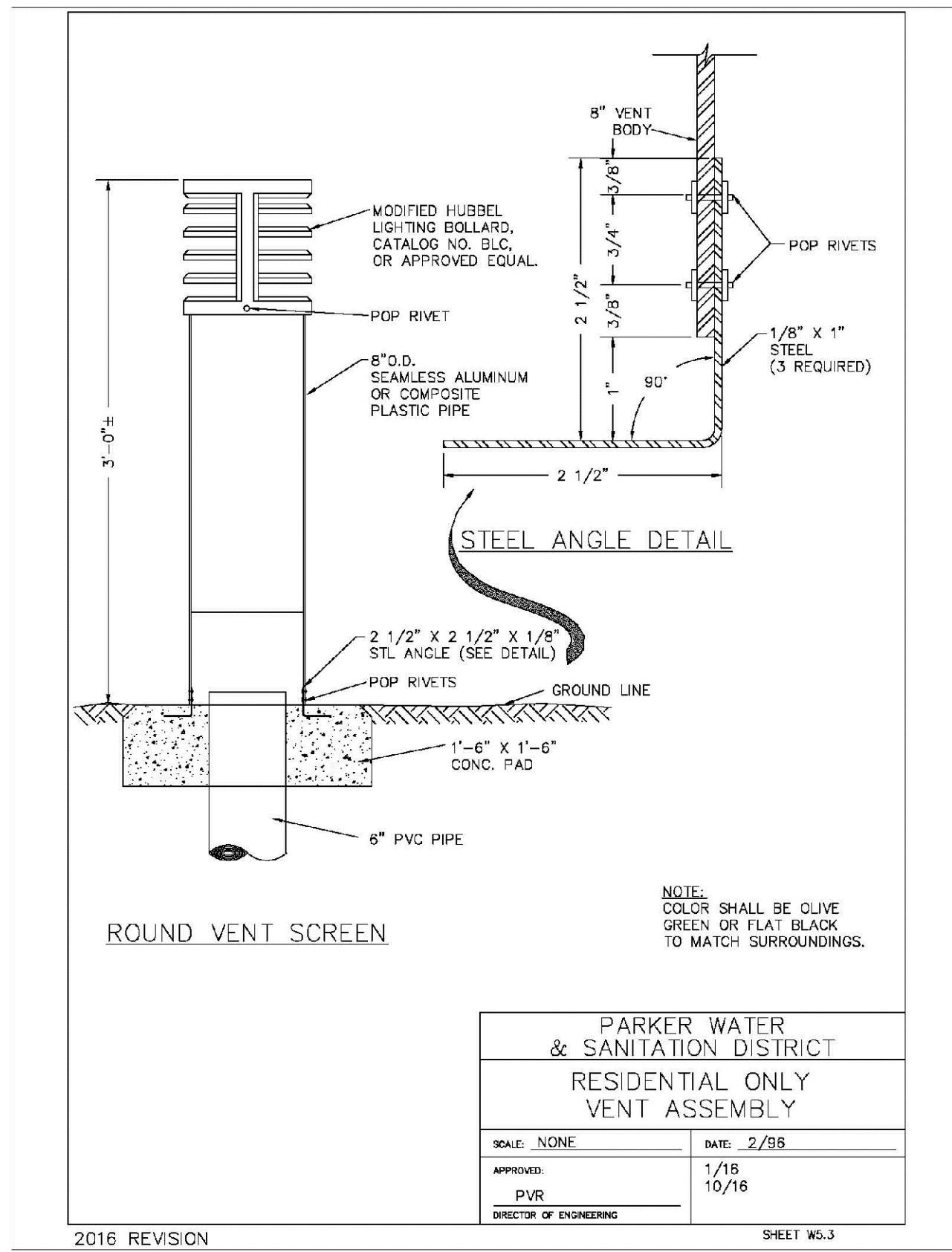
TRAILS AT CROWFOOT
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WATER DETAILS

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DATE: AUGUST 2017

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FILE NO: 8130283701

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