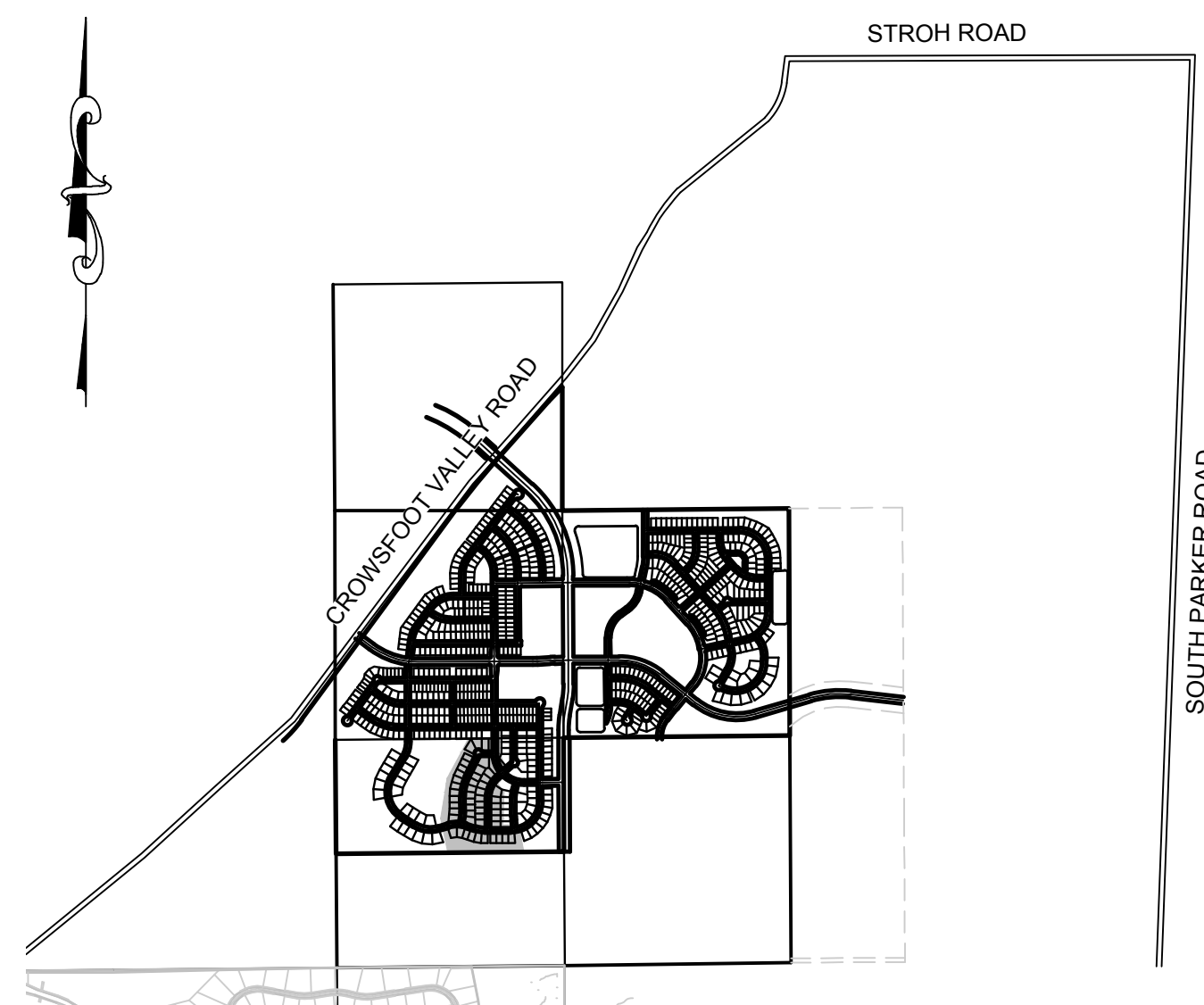


TRAILS AT CROWFOOT FILING 8

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	ROSE MALLOW WAY
5	ROSE MALLOW WAY
6	SANITARY SEWER DETAILS
7	SANITARY SEWER DETAILS
8	SANITARY SEWER DETAILS
9	WATER DETAILS
10	WATER DETAILS
11	WATER DETAILS
12	WATER DETAILS
13	WATER DETAILS
14	WATER DETAILS



VICINITY MAP
SCALE: 1" = 2000'

MATERIALS LIST		
DESCRIPTION	QUANTITY	UNIT
8" WATERPIPE (C900)	310	L.F.
6" WATERPIPE (DIP-FIRE HYDRANT LINE)	16	L.F.
8" GATE VALVE W/ BOX	0	EA.
6" GATE VALVE W/ BOX	1	EA.
FIRE HYDRANT ASSEMBLY	1	EA.
8" MISC. FITTINGS	2	EA.
AIR / VAC VALVE	1	EA.
WATER SERVICE LATERAL W/ WATER METER AND PIT	9	EA.
CONNECTION TO EXISTING MAIN	1	EA.
8" SEWER (SDR-35 PVC)	340	L.F.
4' DIA. MANHOLE	2	EA.
SEWER SERVICE LATERAL W/ WYE TAP	9	EA.
CONNECTION TO EXISTING MAIN	1	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: _____

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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\BENCH\ENGINEERING\DRG\SET\DCS\PS\PARKER WATER AND SANITATION\PS COVER.DWG, ADMINISTRATOR, 12/22/2017 5:41 PM

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

10333 E. Dry Creek Rd.
Suite 410
Englewood, Colorado
Tel: (720) 482-9526
Fax: (720) 482-9546

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

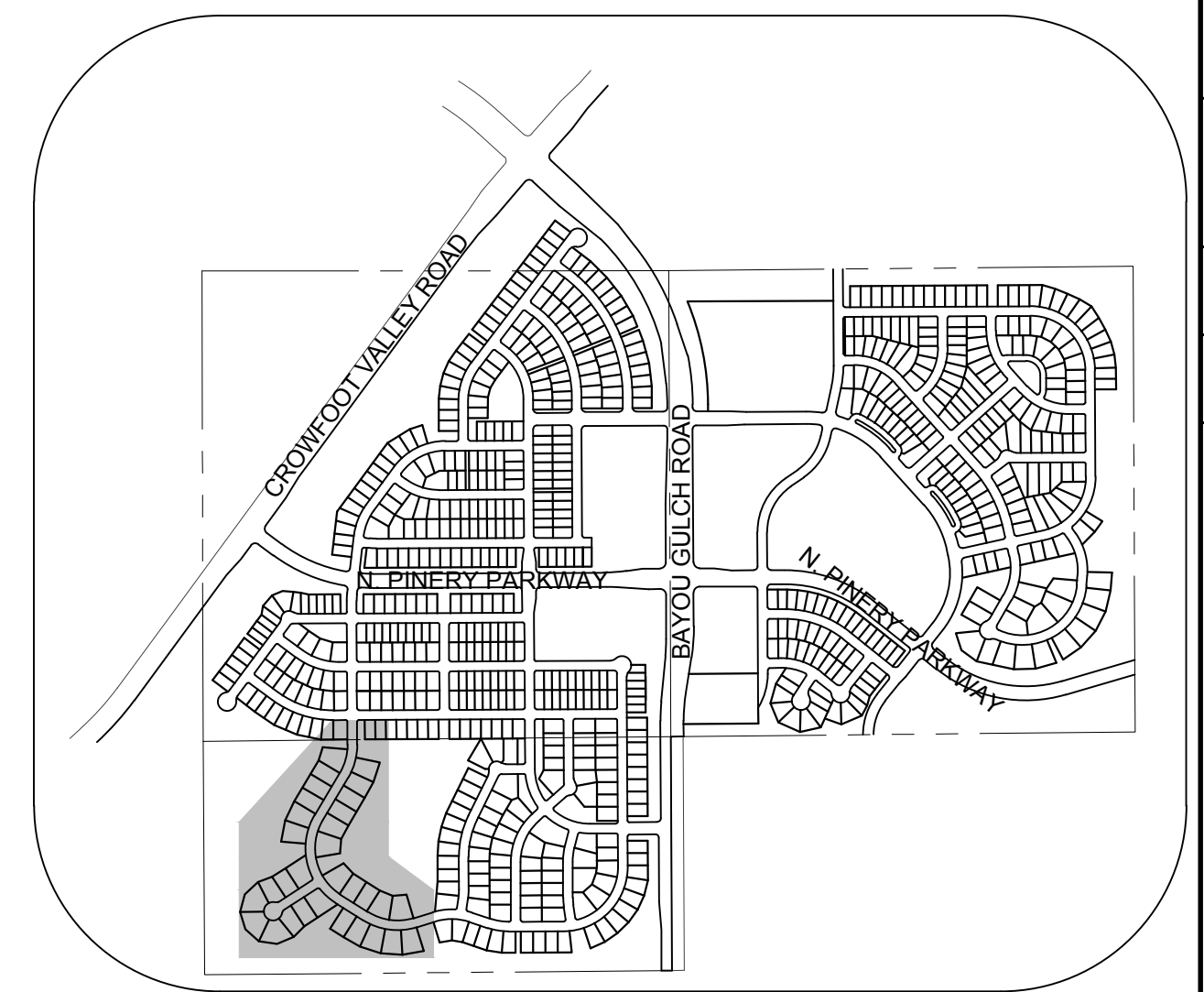
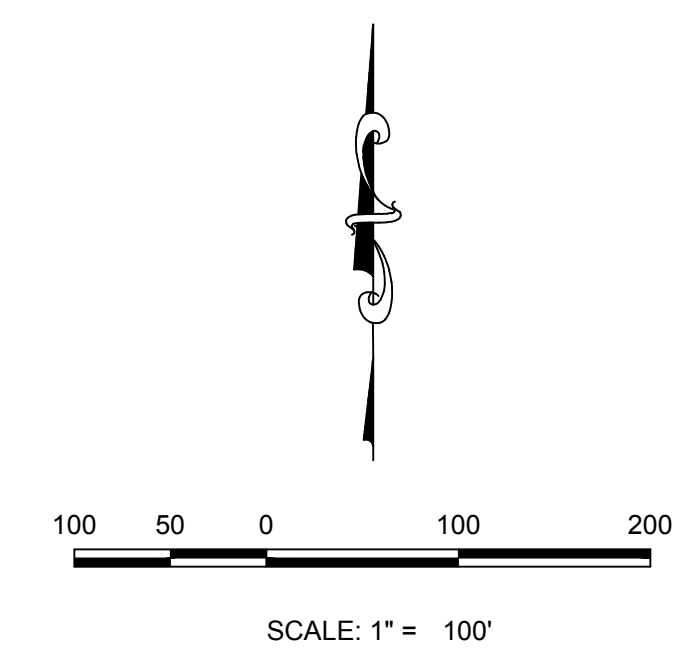
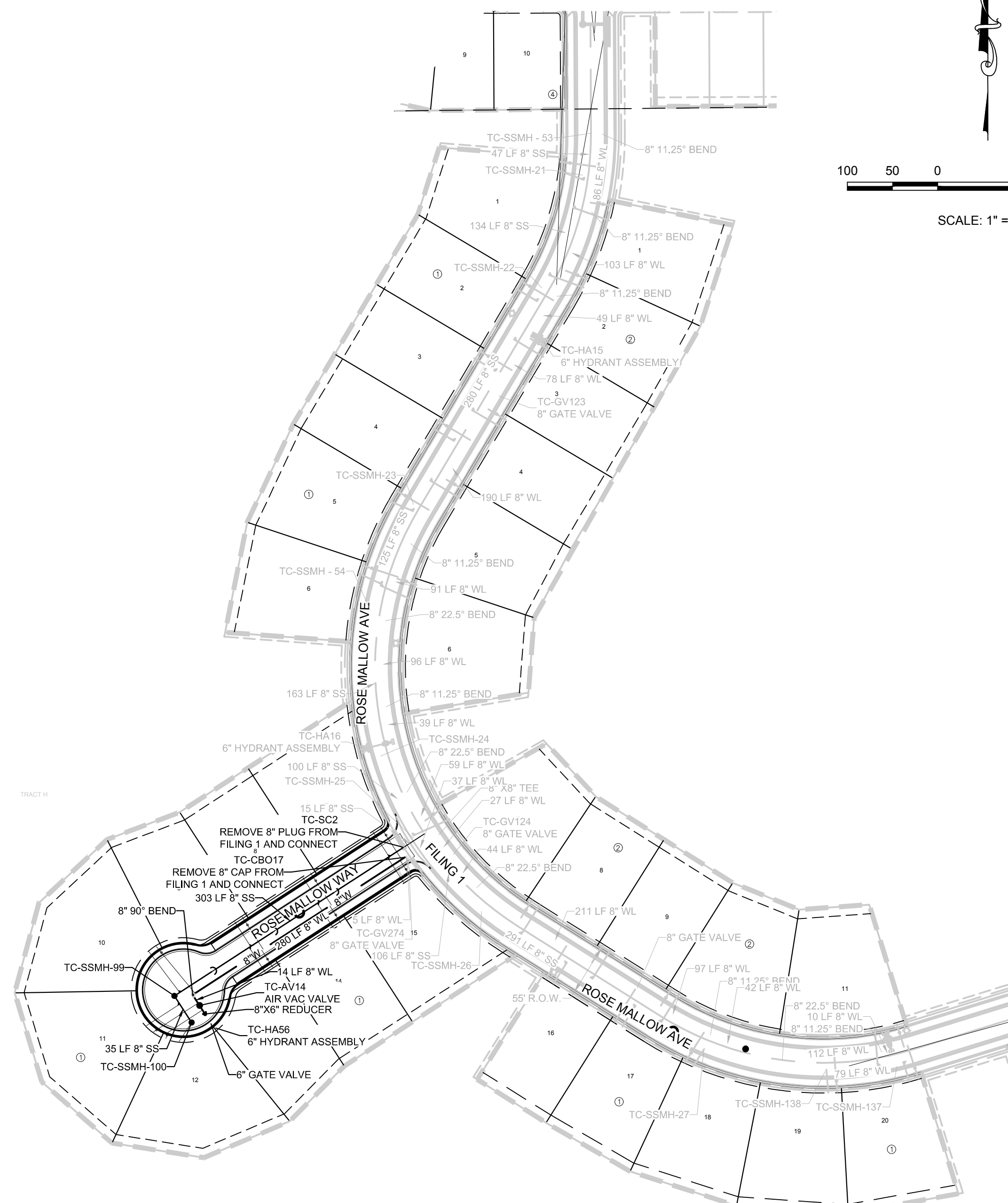
TRAILS AT CROWFOOT
FILING 8 CONSTRUCTION DRAWINGS
COVER SHEET

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SANITARY SERVICE TABLE		
FILING, LOT, BLOCK	STREET	STATIONING
F8.B1.L1	ROSE MALLOW AVE	19+88.81
F8.B1.L2	ROSE MALLOW AVE	21+35.68
F8.B1.L3	ROSE MALLOW AVE	22+25.68
F8.B1.L4	ROSE MALLOW AVE	23+15.68
F8.B1.L5	ROSE MALLOW AVE	24+05.62
F8.B1.L6	ROSE MALLOW AVE	24+92.62
F8.B1.L7	ROSE MALLOW WAY	12+83.43
F8.B1.L8	ROSE MALLOW WAY	11+90.65
F8.B1.L9	ROSE MALLOW WAY	11+00.65
F8.B1.L10	ROSE MALLOW WAY	10+07.00
F8.B1.L11	ROSE MALLOW WAY	9+89.14
F8.B1.L12	ROSE MALLOW WAY	9+65.00
F8.B1.L13	ROSE MALLOW WAY	10+98.65
F8.B1.L14	ROSE MALLOW WAY	11+88.65
F8.B1.L15	ROSE MALLOW AVE	12+81.43
F8.B1.L16	ROSE MALLOW AVE	29+93.58
F8.B1.L17	ROSE MALLOW AVE	30+83.58
F8.B1.L18	ROSE MALLOW AVE	31+71.90
F8.B1.L19	ROSE MALLOW AVE	33+06.43
F8.B1.L20	ROSE MALLOW AVE	33+90.10
F8.B2.L1	ROSE MALLOW AVE	20+22.09
F8.B2.L2	ROSE MALLOW AVE	21+03.57
F8.B2.L3	ROSE MALLOW AVE	21+85.16
F8.B2.L4	ROSE MALLOW AVE	22+76.16
F8.B2.L5	ROSE MALLOW AVE	23+66.87
F8.B2.L6	ROSE MALLOW AVE	24+94.56
F8.B2.L7	ROSE MALLOW AVE	27+74.71
F8.B2.L8	ROSE MALLOW AVE	29+34.24
F8.B2.L9	ROSE MALLOW AVE	30+27.18
F8.B2.L10	ROSE MALLOW AVE	31+17.11
F8.B2.L11	ROSE MALLOW AVE	33+62.25

WATER SERVICE TABLE		
FILING, LOT, BLOCK	STREET	STATIONING
* F8.B1.L1	ROSE MALLOW AVE	19+72.71
* F8.B1.L2	ROSE MALLOW AVE	21+25.68
* F8.B1.L3	ROSE MALLOW AVE	22+15.68
* F8.B1.L4	ROSE MALLOW AVE	23+05.68
* F8.B1.L5	ROSE MALLOW AVE	23+95.68
* F8.B1.L6	ROSE MALLOW AVE	24+79.97
* F8.B1.L16	ROSE MALLOW AVE	29+83.58
* F8.B1.L17	ROSE MALLOW AVE	30+73.58
* F8.B1.L18	ROSE MALLOW AVE	31+64.55
* F8.B1.L19	ROSE MALLOW AVE	33+15.73
* F8.B1.L20	ROSE MALLOW AVE	33+99.31
* F8.B2.L1	ROSE MALLOW AVE	20+12.19
* F8.B2.L2	ROSE MALLOW AVE	20+91.06
* F8.B2.L3	ROSE MALLOW AVE	21+75.16
* F8.B2.L4	ROSE MALLOW AVE	22+66.16
* F8.B2.L5	ROSE MALLOW AVE	23+56.87
* F8.B2.L6	ROSE MALLOW AVE	24+82.03
* F8.B2.L7	ROSE MALLOW AVE	27+67.44
* F8.B2.L8	ROSE MALLOW AVE	29+24.15
* F8.B2.L9	ROSE MALLOW AVE	30+17.18
* F8.B2.L10	ROSE MALLOW AVE	31+07.18
* F8.B2.L11	ROSE MALLOW AVE	33+95.13
F8.B1.L7	ROSE MALLOW WAY	12+93.43
F8.B1.L8	ROSE MALLOW WAY	12+00.65
F8.B1.L9	ROSE MALLOW WAY	11+10.65
F8.B1.L10	ROSE MALLOW WAY	10+20.73
F8.B1.L11	ROSE MALLOW WAY	9+79.14
F8.B1.L12	ROSE MALLOW WAY	9+70.00
F8.B1.L13	ROSE MALLOW WAY	11+08.65
F8.B1.L14	ROSE MALLOW WAY	11+98.65
F8.B1.L15	ROSE MALLOW WAY	12+91.43

* INSTALLED WITH FILING 1 IMPROVEMENTS



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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
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FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	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
L	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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

THIS REVIEW DOES NOT CONSTITUTE APPROVAL OF ANY PRIVATE ON-SITE IMPROVEMENTS WHICH MAY BE SHOWN. CONSTRUCTION CANNOT COMMENCE UNTIL ALL REQUIRED DRAINAGE/TRAFFIC REPORT(S), FINAL DEVELOPMENT PLAN(S), SPECIAL REVIEWS(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

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)

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.

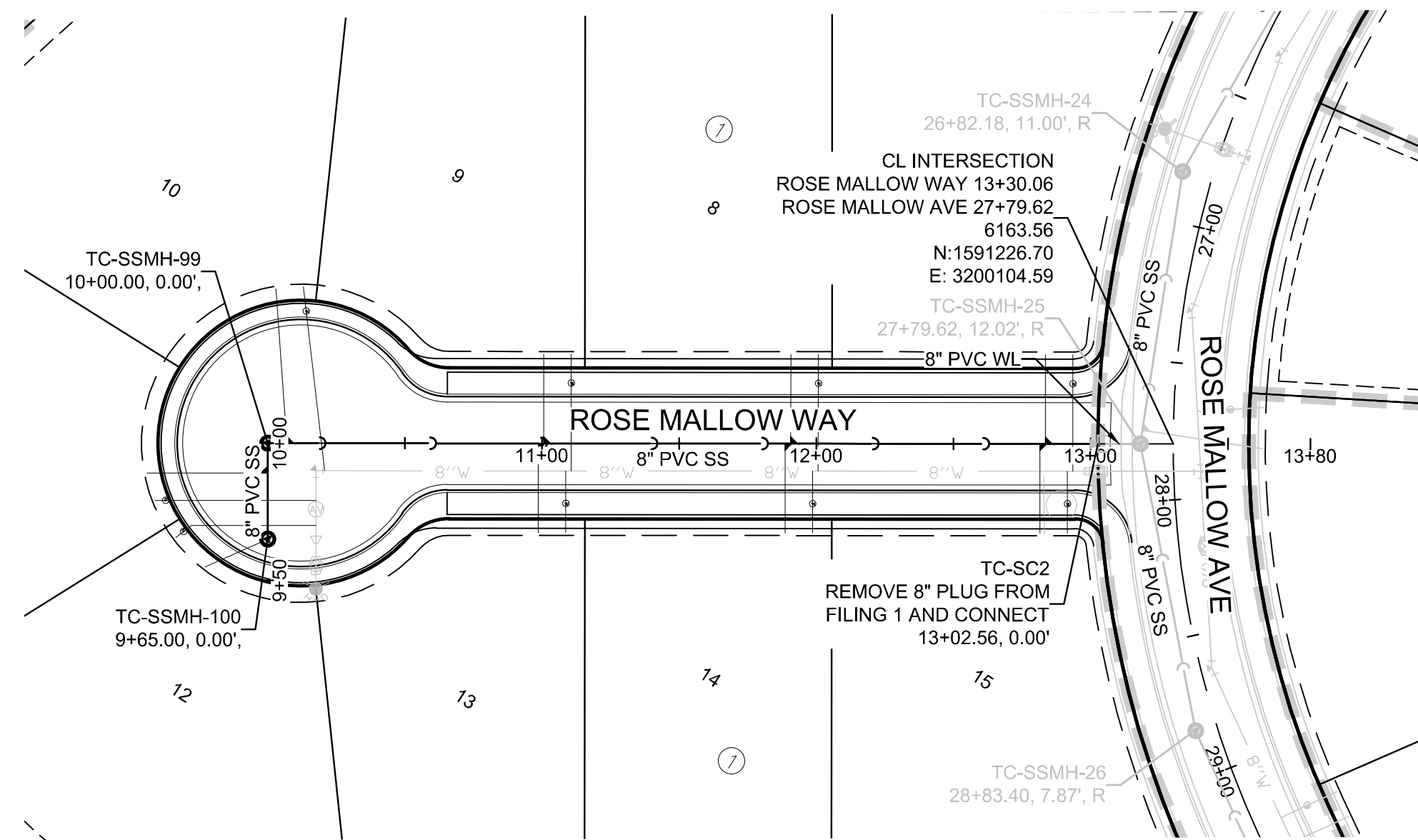
(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____
(NOTE- UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA24 WHEN SUBMITTING FOR REVIEW.)

BENCHMARK
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.

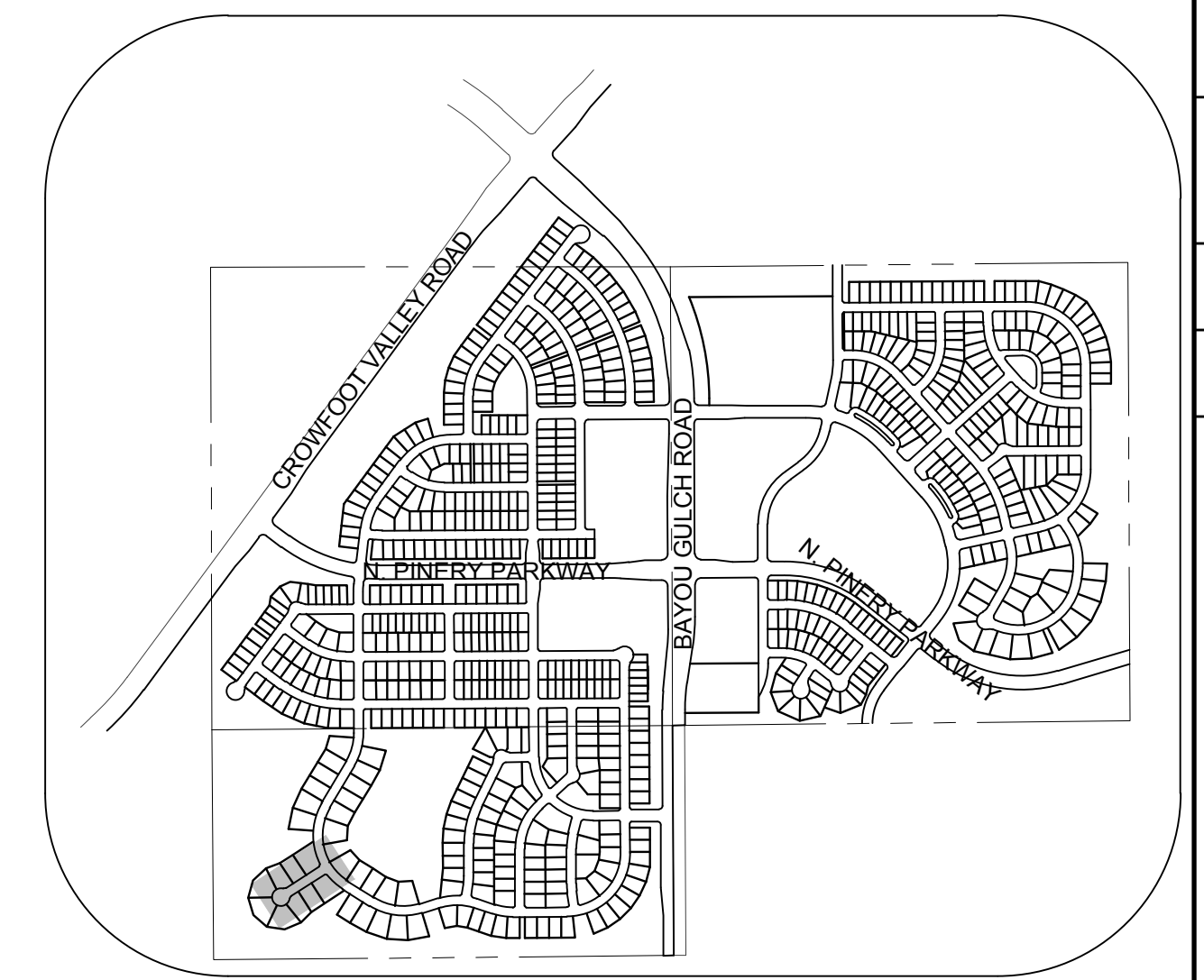
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

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

SCALE:	AS SHOWN	FILE NO:	8130283701
DRAWN BY:	JLR	CHECKED BY:	JLU
DATE:	AUGUST 2017		
SHEET NUMBER	3		
TRAILS AT CROWFOOT FILING 8 CONSTRUCTION DRAWINGS AREA UTILITY PLAN			
 10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546			
No.	Revisions	Date	Appr.



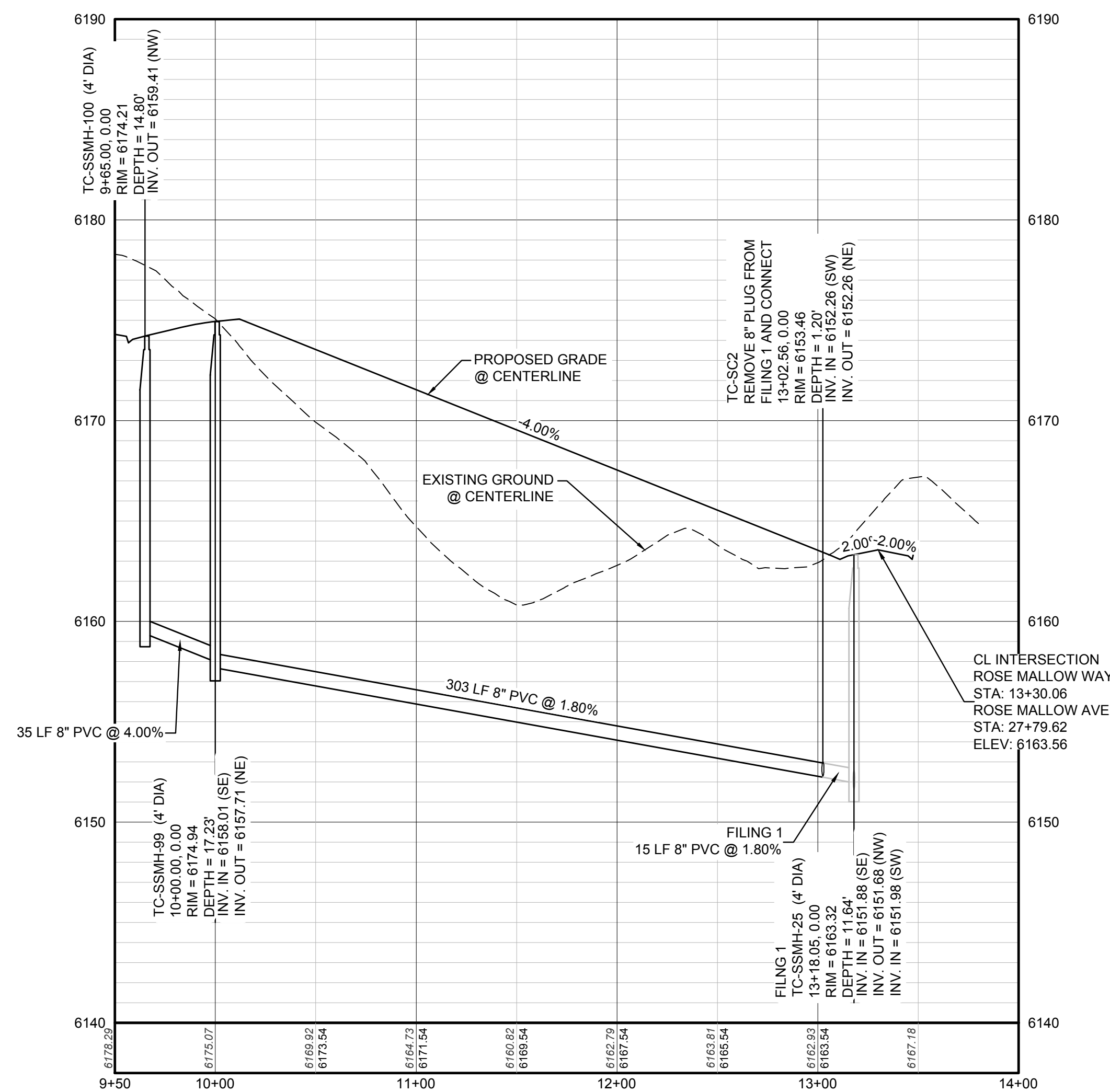
PLAN: ROSE MALLOW WAY STA: 9+50.00 TO 14+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
⊗	PROPOSED BUTTERFLY VALVE	---	PROPERTY LINE
⌈	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊗	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊗	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊗	PROPOSED FIRE HYDRANT	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
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⊗	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: ROSE MALLOW WAY STA: 9+50.00 TO 14+00.00
HORIZONTAL: 1" = 50'
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AD	ANGLE DIFFERENCE	MH	MANHOLE
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CRR	CURB RETURN RADIUS	RCB	REINFORCED CONCRETE BOX CULVERT
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HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPEMENT
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

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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N:\PROJECTS\SSR\BENCHM\ENGINEERING\SSR\ROSE MALLOW WAY SANITARY DWG.BRANW. 12222017 5:47 PM

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

NO.	REVISIONS	DATE	INIT.	APPR.	DATE

10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546

CVL CONSULTANTS

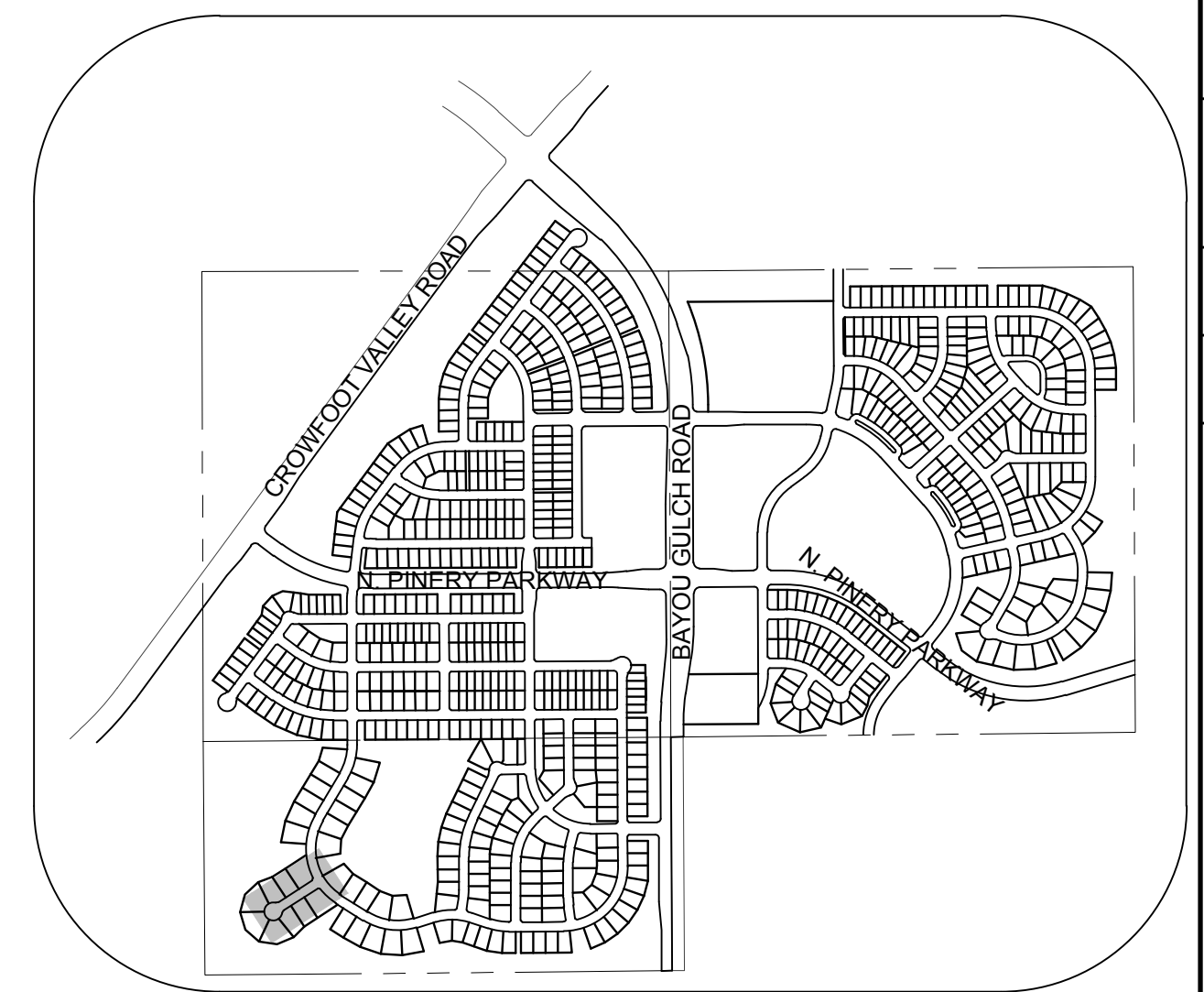
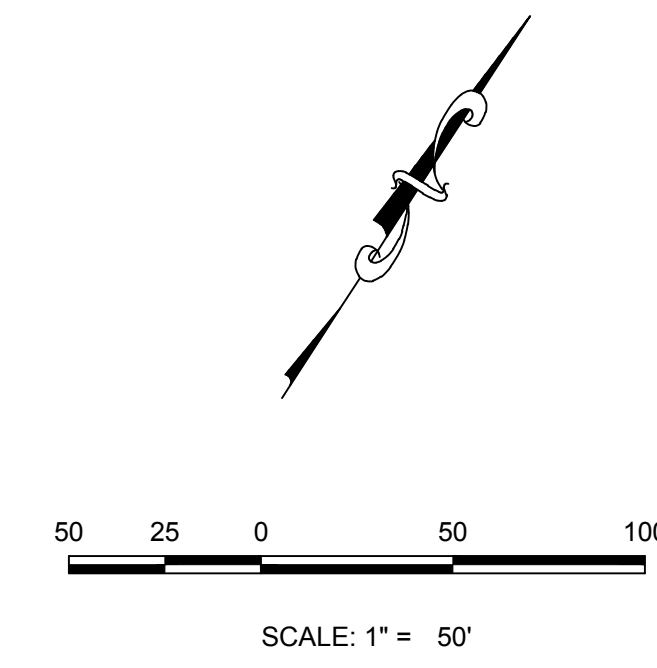
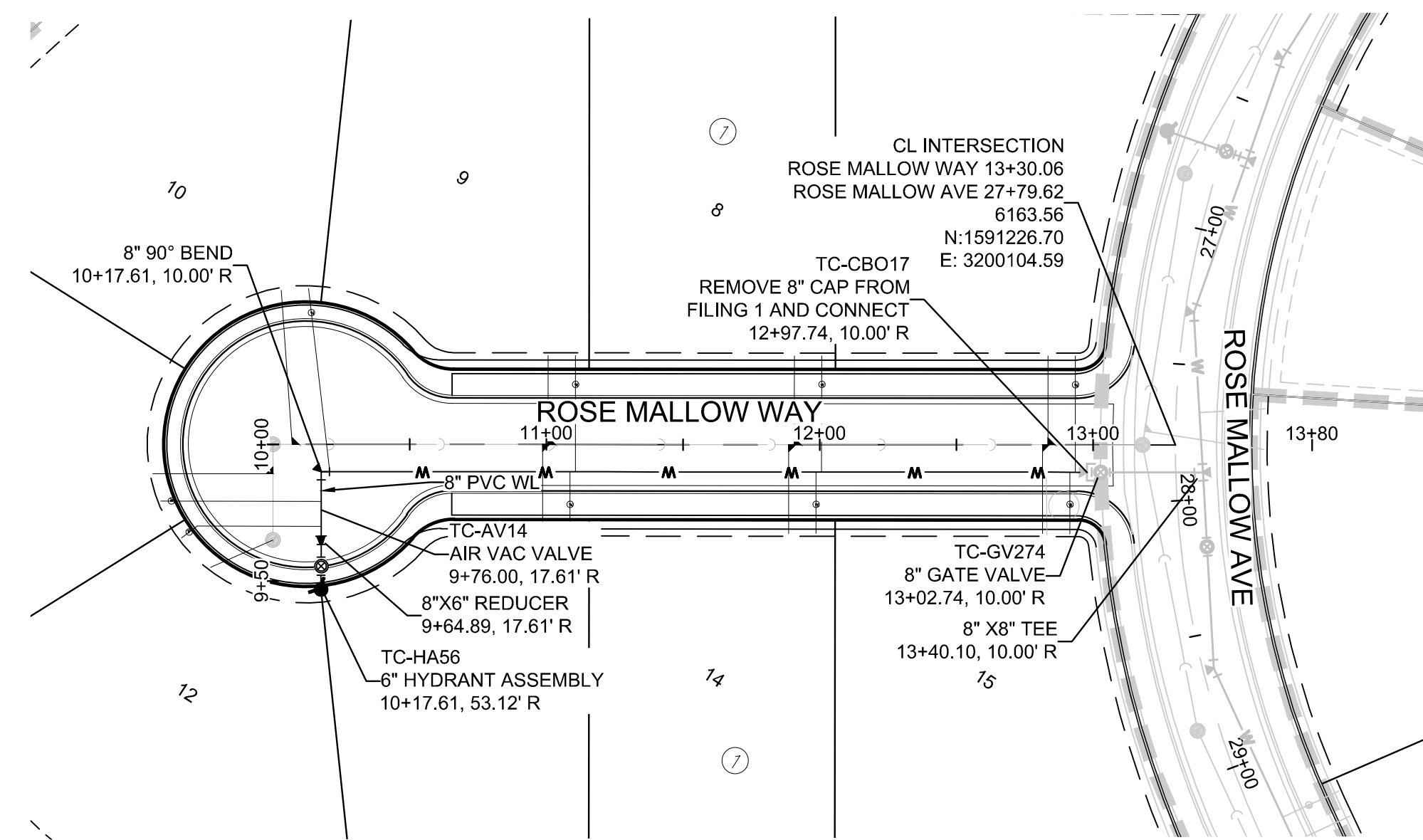
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 8 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
ROSE MALLOW WAY

SCALE: AS SHOWN
FILE NO: 8130283701

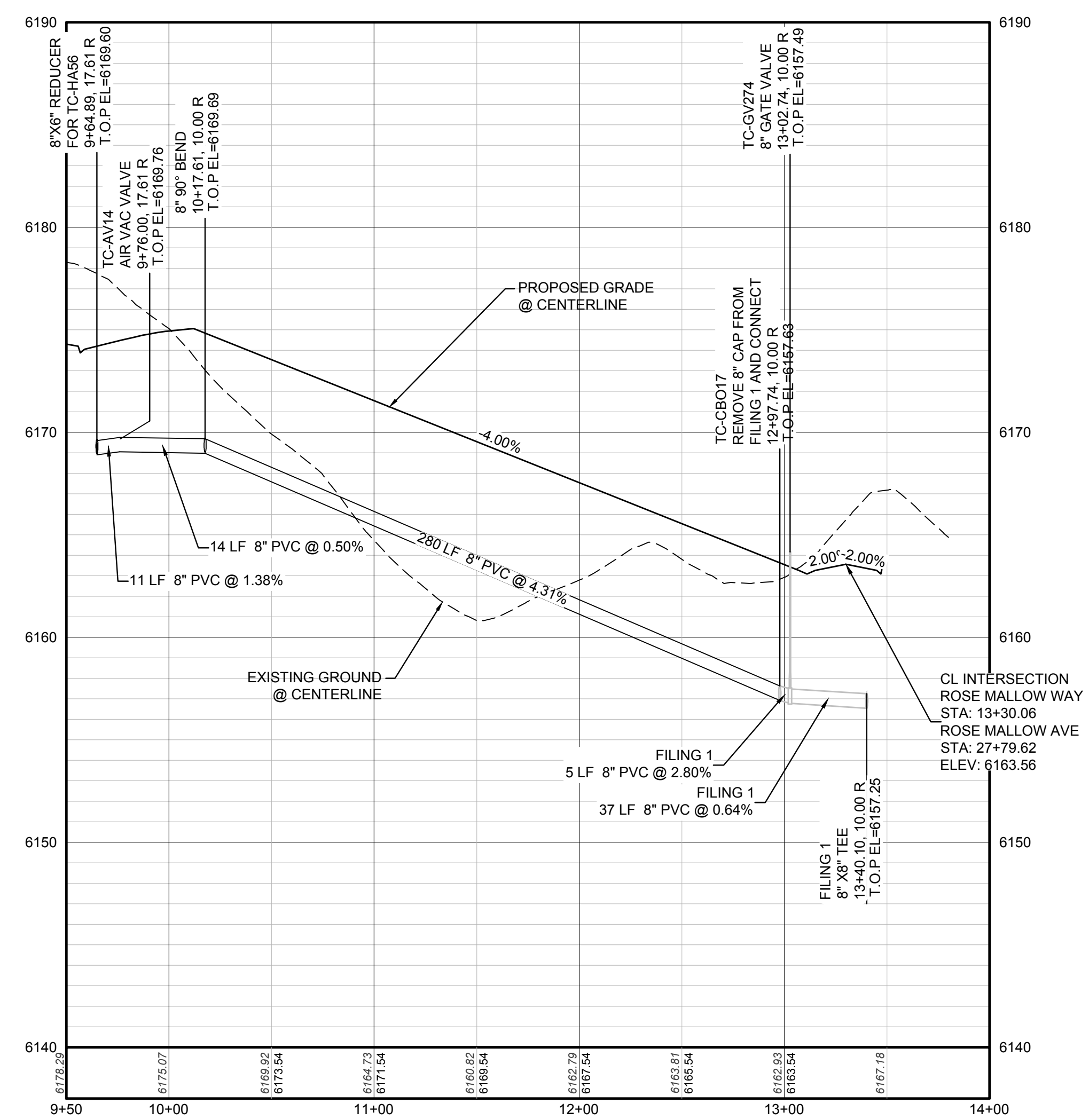
DRAWN BY: KJD
CHECKED BY: JJ
DATE: AUGUST 2017

SHEET NUMBER **4**



KEYMAP
N.T.S.

PLAN: ROSE MALLOW WAY STA: 9+50.00 TO 14+00.00
HORIZONTAL SCALE: 1" = 50'



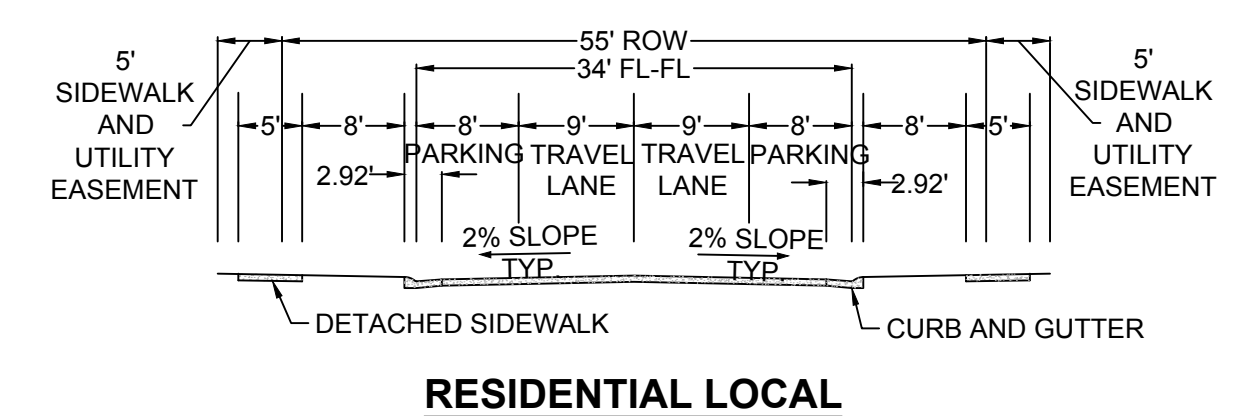
PROFILE: ROSE MALLOW WAY STA: 9+50.00 TO 14+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	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
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	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



RESIDENTIAL LOCAL

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.

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

10333 E. Dry Creek Rd. Suite 6410 Englewood, CO 80151 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Suite 6410 Englewood, CO 80151 Tel: (720) 482-9526 Fax: (720) 482-9546	10333 E. Dry Creek Rd. Suite 6410 Englewood, CO 80151 Tel: (720) 482-9526 Fax: (720) 482-9546
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112
TRAILS AT CROWFOOT FILING 8 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE ROSE MALLOW WAY	TRAILS AT CROWFOOT FILING 8 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE ROSE MALLOW WAY	TRAILS AT CROWFOOT FILING 8 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE ROSE MALLOW WAY
SCALE: AS SHOWN FILE NO: 8130283701	SCALE: AS SHOWN FILE NO: 8130283701	SCALE: AS SHOWN FILE NO: 8130283701
DRAWN BY: RHR CHECKED BY: JJ DATE: AUGUST 2017	DRAWN BY: RHR CHECKED BY: JJ DATE: AUGUST 2017	DRAWN BY: RHR CHECKED BY: JJ DATE: AUGUST 2017
SHEET NUMBER 5	SHEET NUMBER 5	SHEET NUMBER 5

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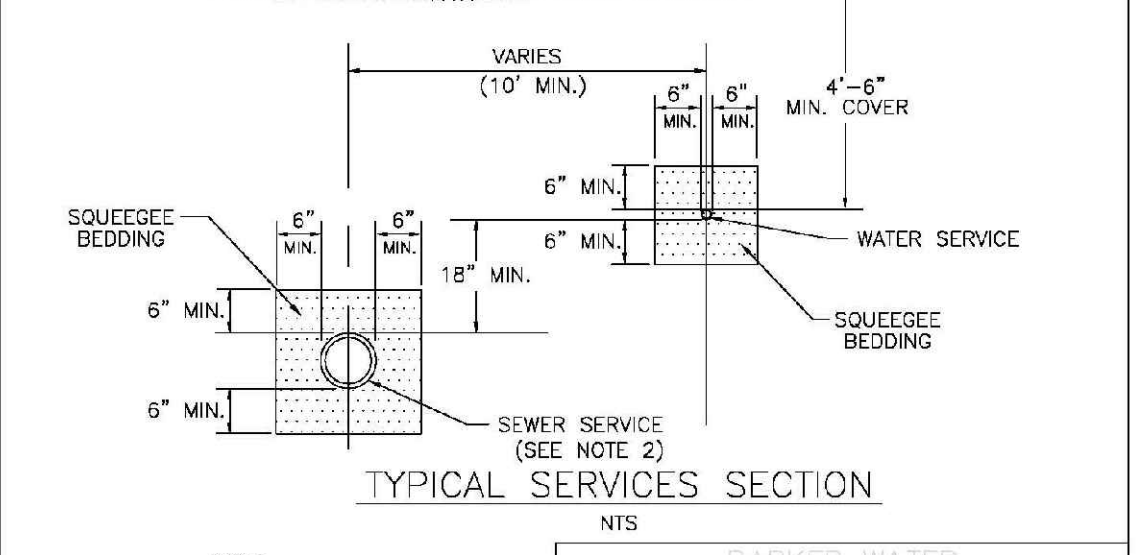
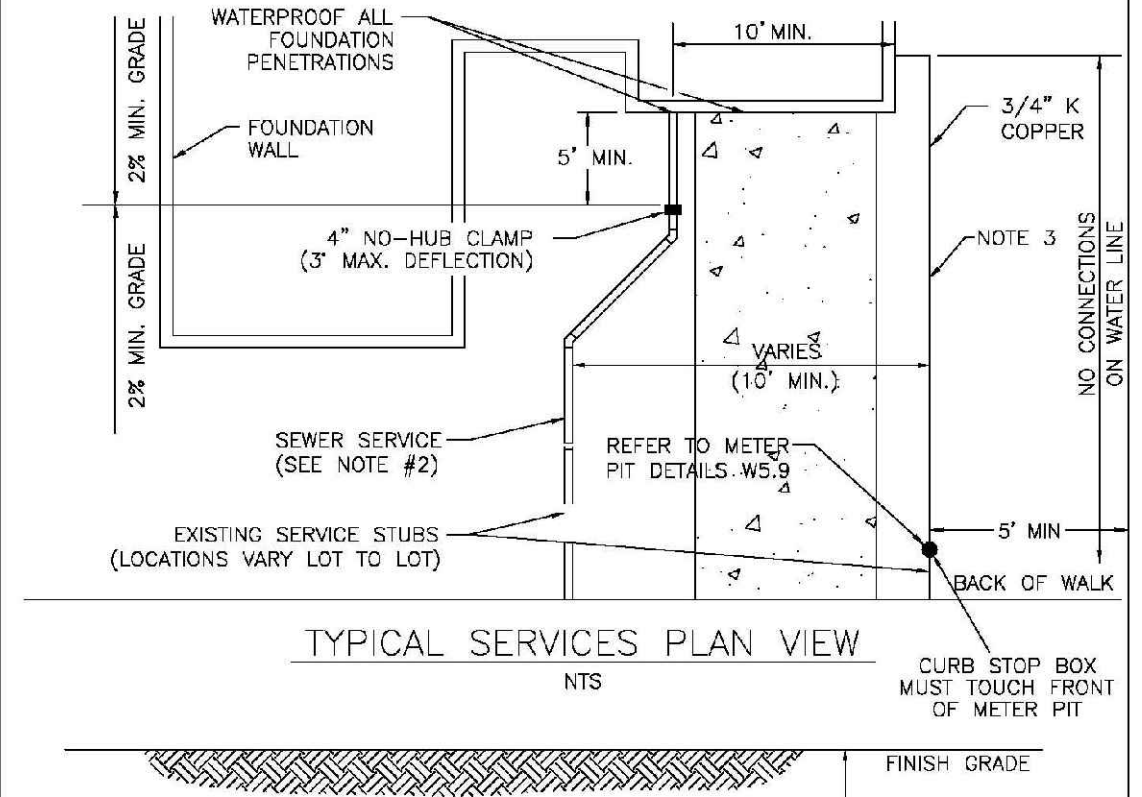
- INSPECTION POLICY:**
1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
 2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
 3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR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

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

PARKER WATER & SANITATION DISTRICT	
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET W1.1



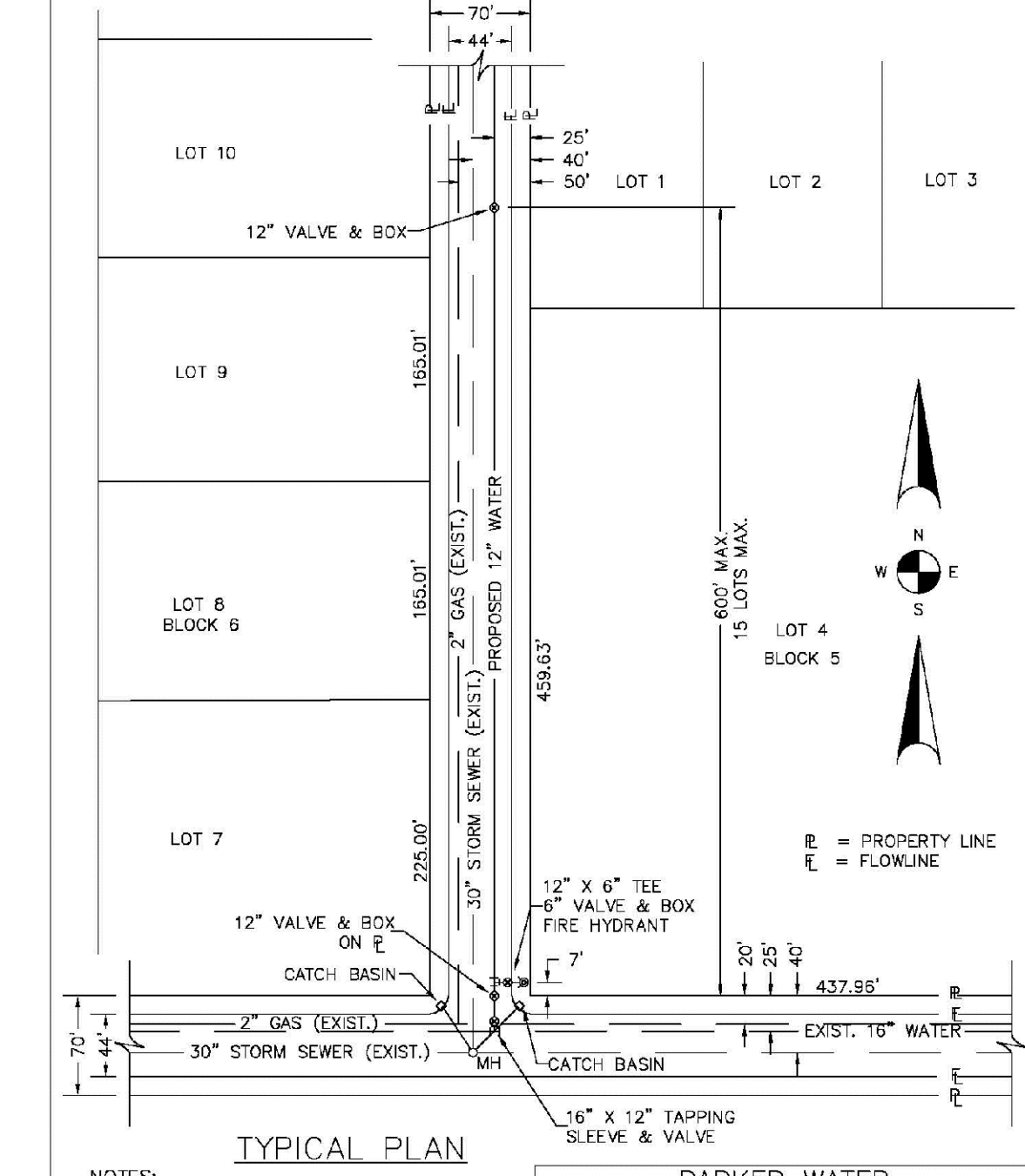
NOTE:

1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
3. 4" PVC SLEEVES REQUIRED FOR SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER & SANITATION DISTRICT	
TYPICAL WATER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/04 10/16 1/16 09/06 12/07 1/16
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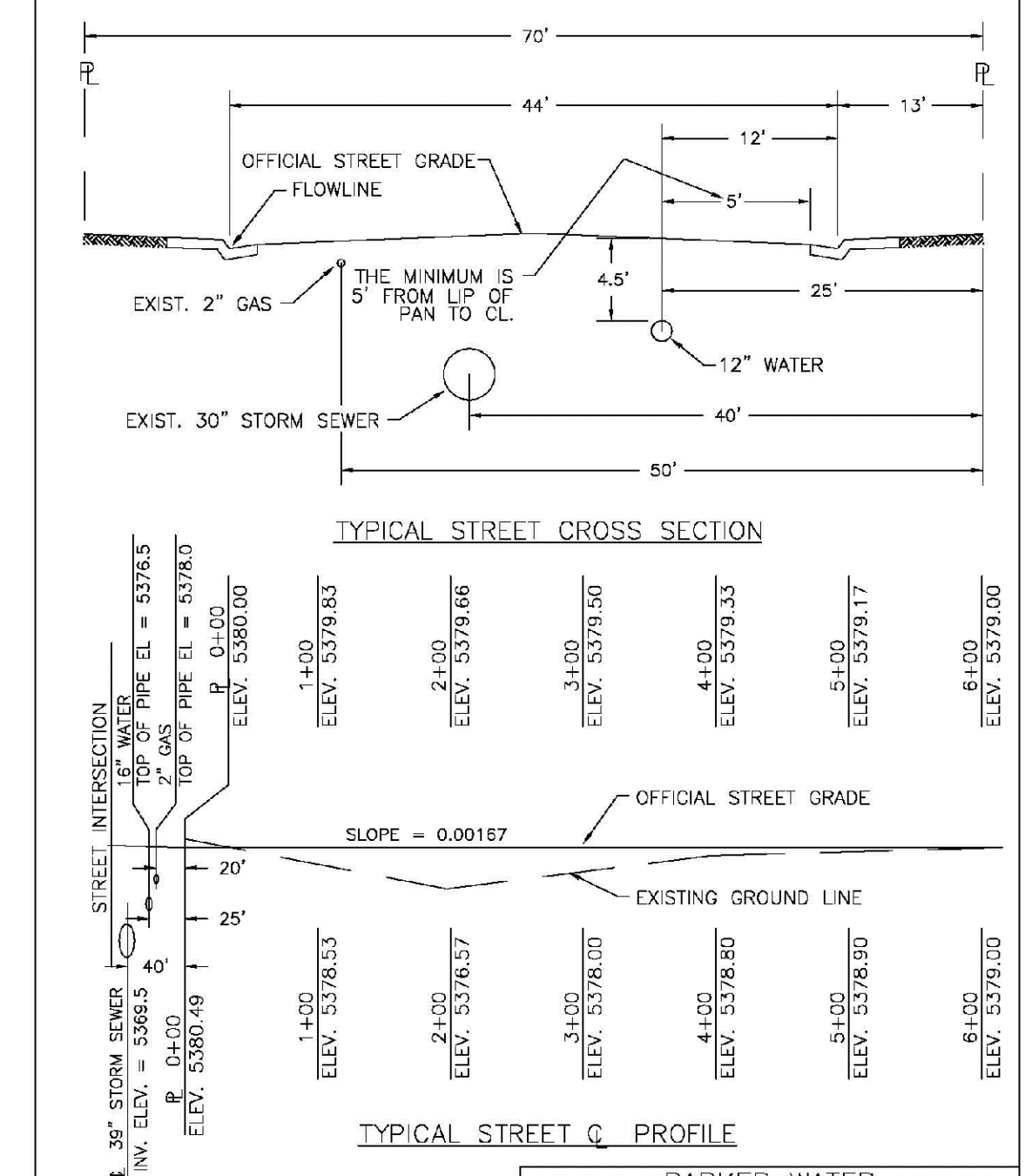
SHEET W1.2



PARKER WATER & SANITATION DISTRICT	
WATER DISTRIBUTION SYSTEM	
TYPICAL PLAN	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

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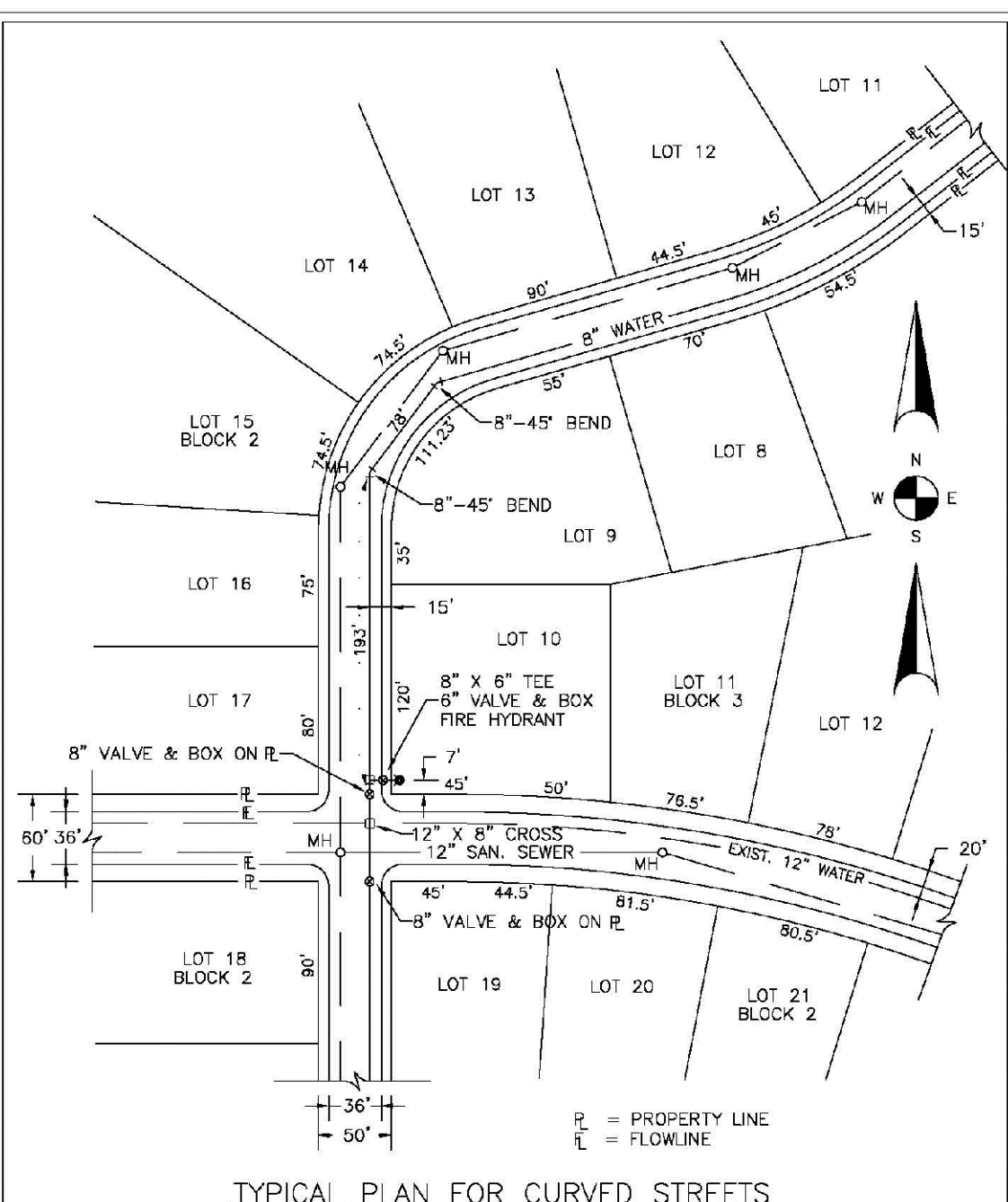
SHEET W2.1



PARKER WATER & SANITATION DISTRICT	
TYPICAL STREET CROSS SECTION	
TYPICAL STREET C & PROFILE	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

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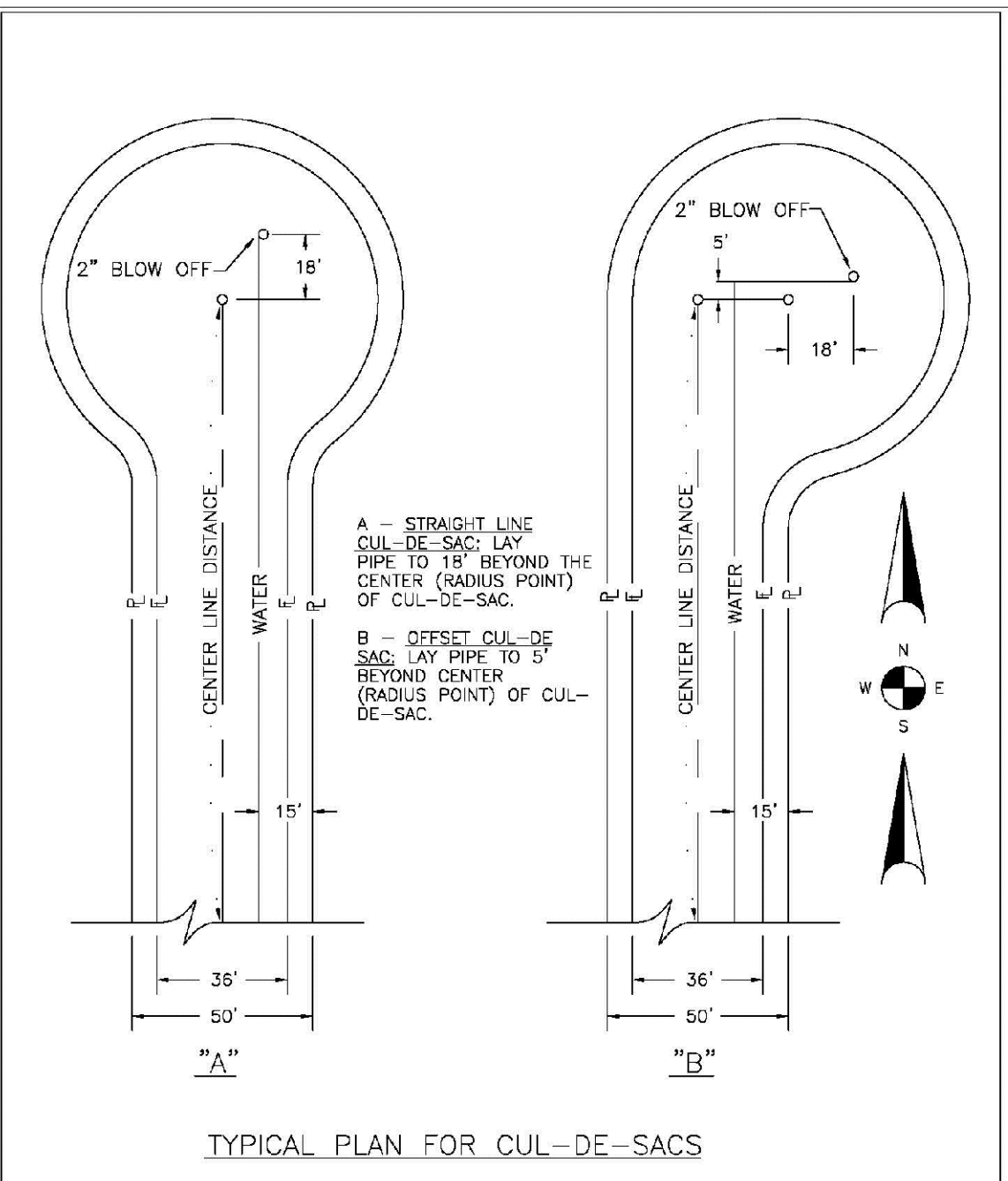
SHEET W2.2



PARKER WATER & SANITATION DISTRICT	
WATER DISTRIBUTION SYSTEM	
TYPICAL PLAN FOR CURVED STREETS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
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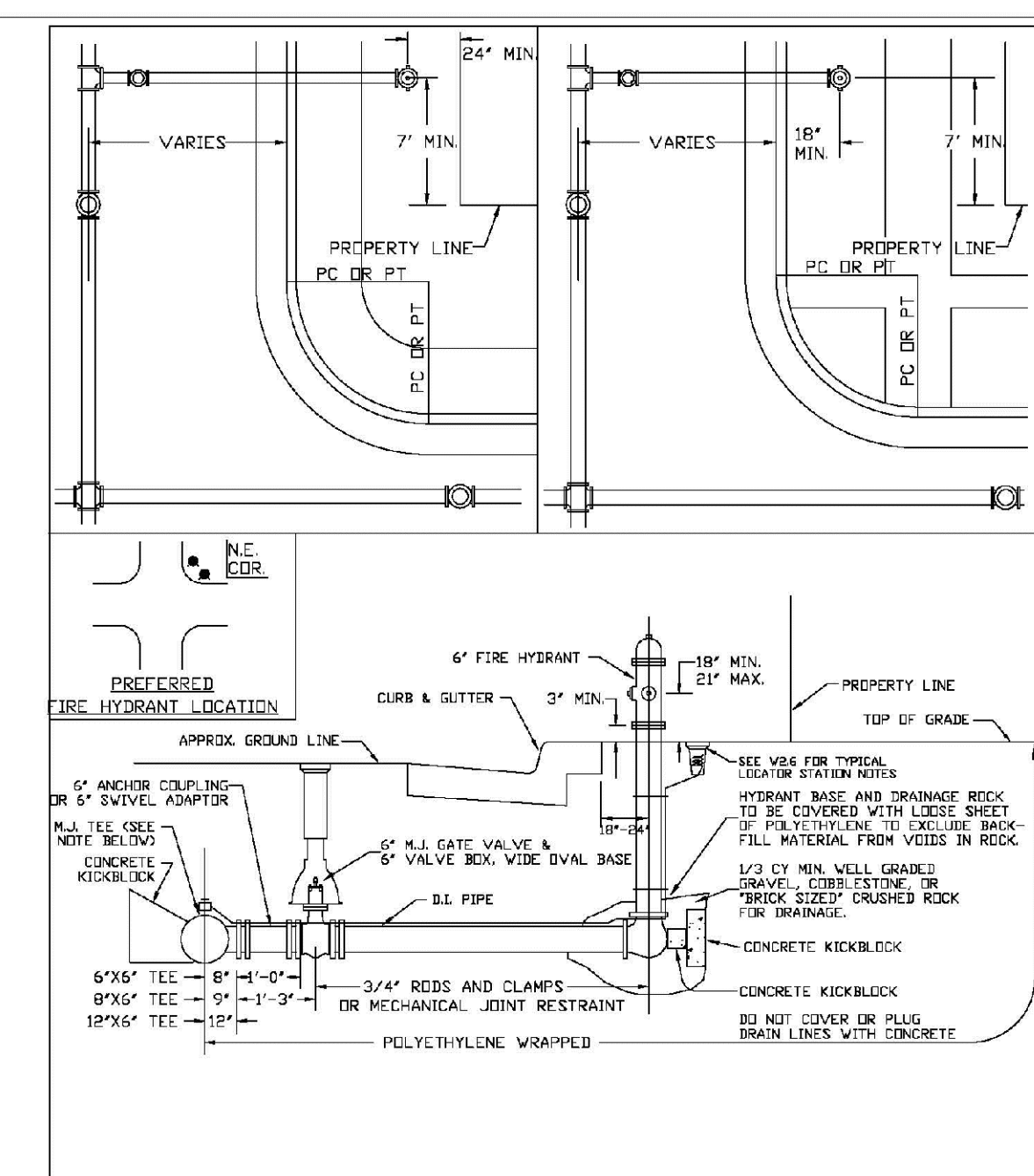
SHEET W2.3



PARKER WATER & SANITATION DISTRICT	
WATER DISTRIBUTION SYSTEM	
TYPICAL PLAN FOR CUL-DE-SACS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
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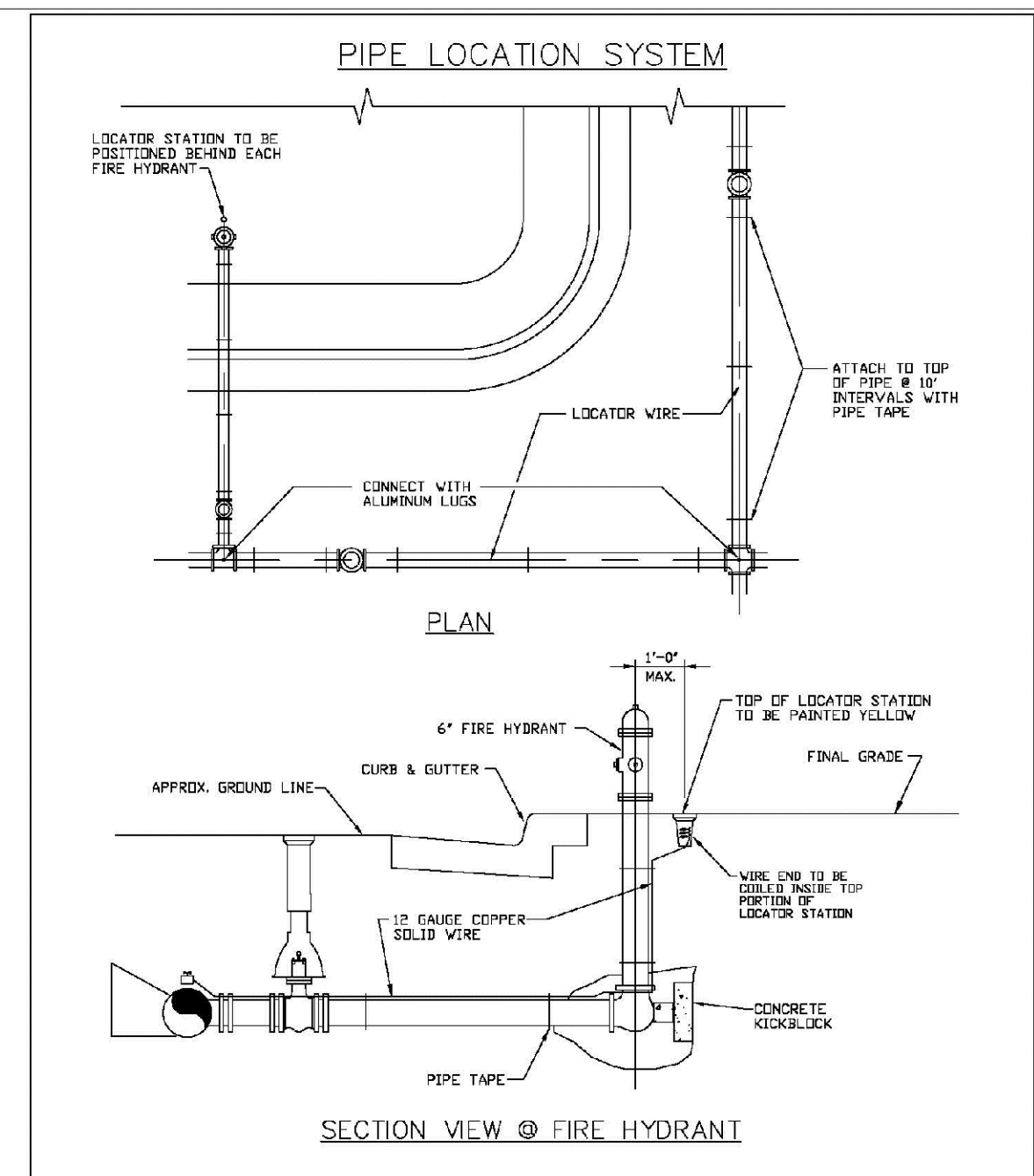
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PARKER WATER & SANITATION DISTRICT	
FIRE HYDRANTS	
LOCATION & INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 10/16 10/02 10/07 1/16
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SHEET W2.5



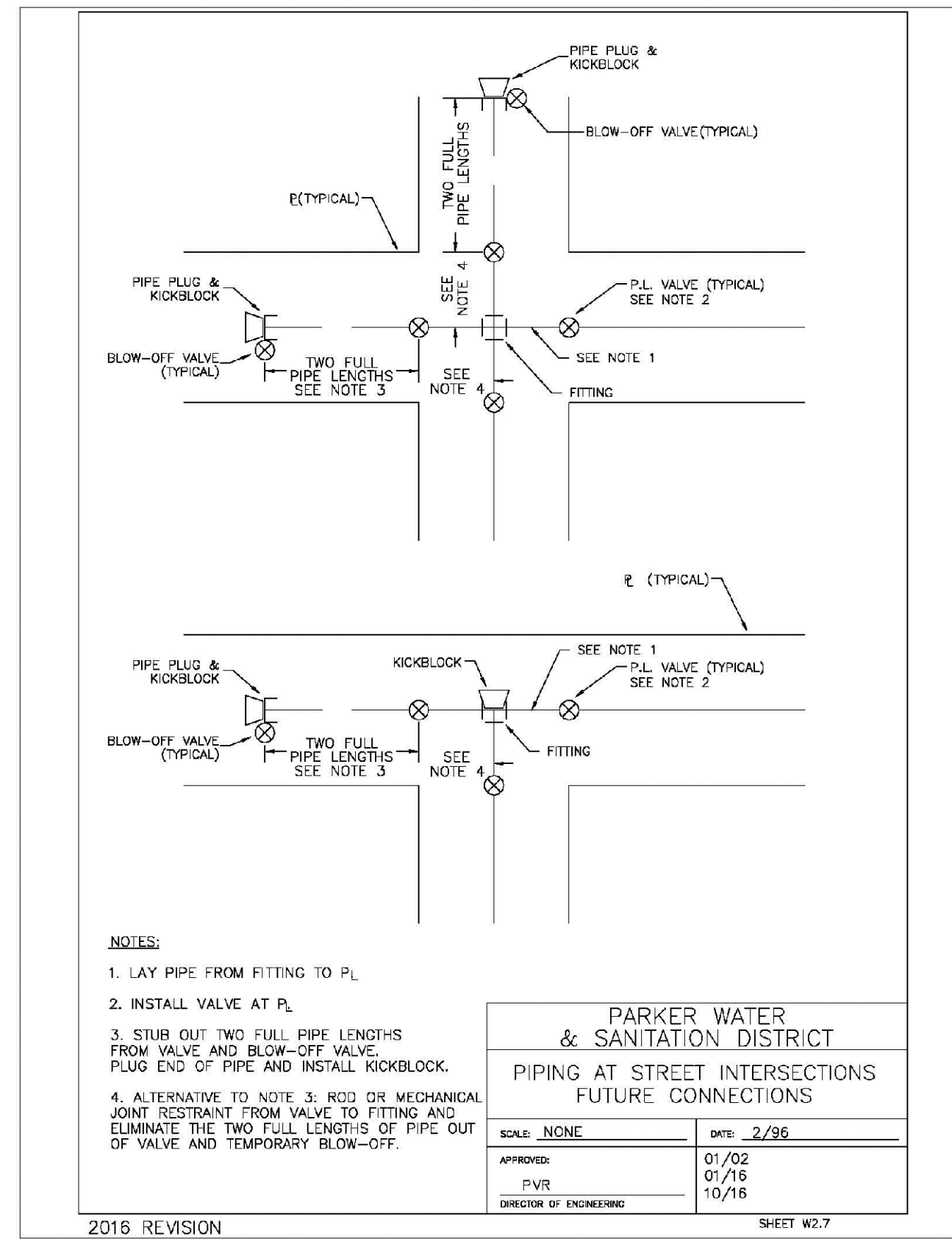
PARKER WATER & SANITATION DISTRICT	
LOCATOR WIRE DETAILS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 10/16 10/02 10/16 10/16
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SHEET W2.6

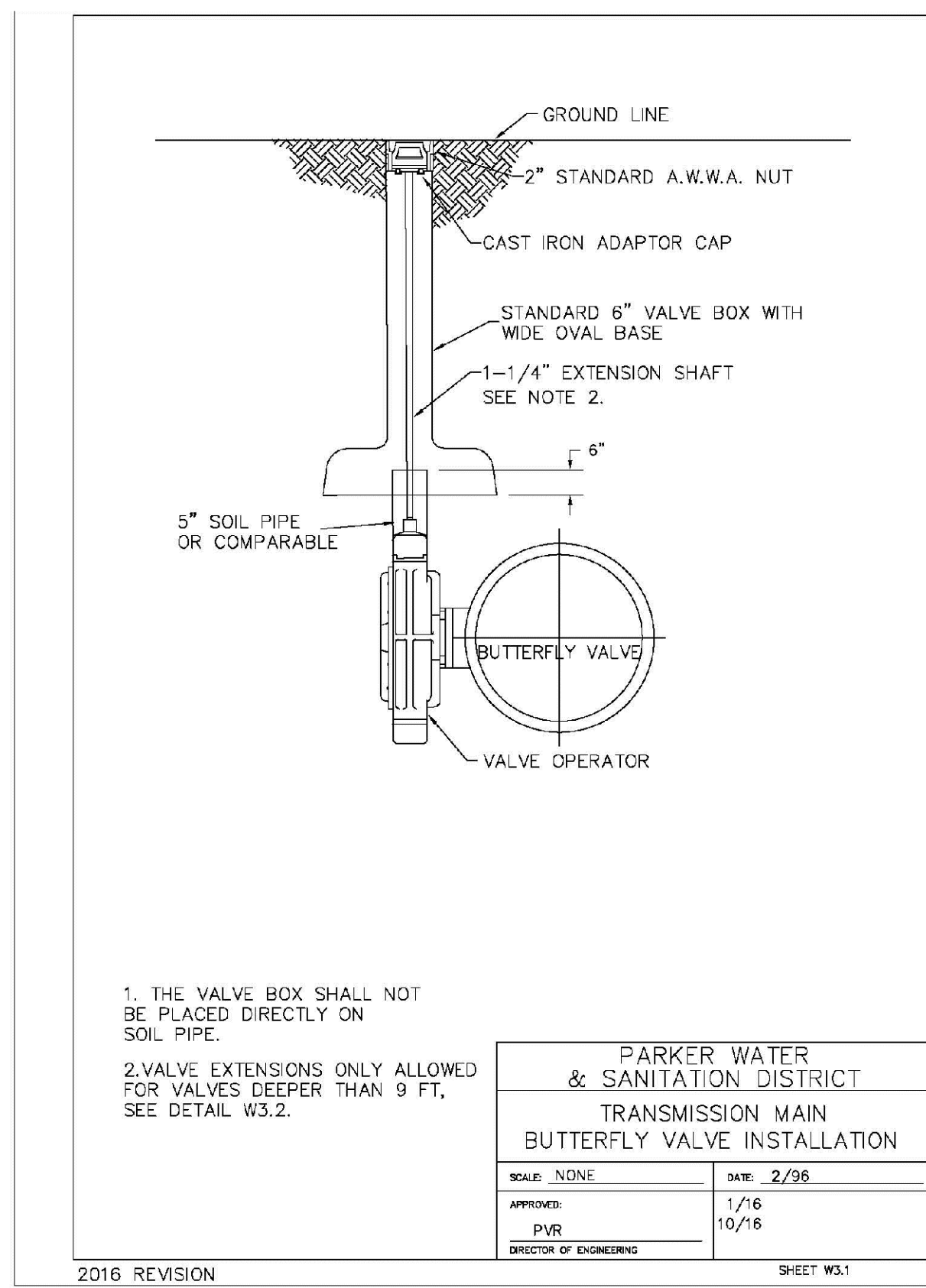
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10339 E. Dry Creek Rd. Colorado Springs, CO 80910 Engineered, Constructed & Installed Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Date	Appr.	Date	
CVL CONSULTANTS	No.				
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	TRAILS AT CROWFOOT FILM 8 CONSTRUCTION DRAWINGS WATER DETAILS	SCALE: AS SHOWN	FILE NO: 8130283701	DRAWN BY: JF	DATE: AUGUST 2017
SHEET NUMBER		9			



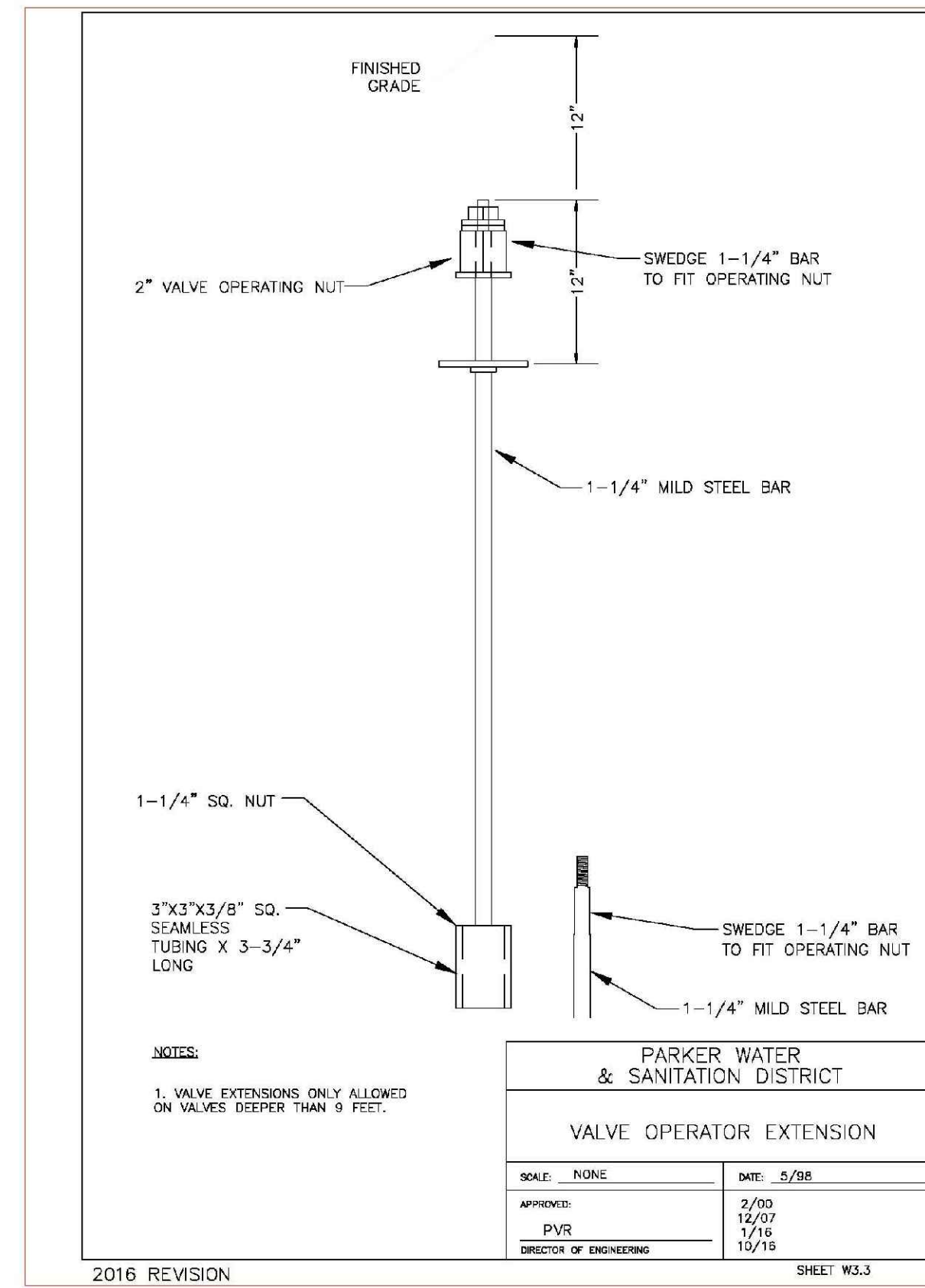
PARKER WATER & SANITATION DISTRICT	
PIPING AT STREET INTERSECTIONS FUTURE CONNECTIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	DATE: 10/16
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2016 REVISION SHEET W3.7



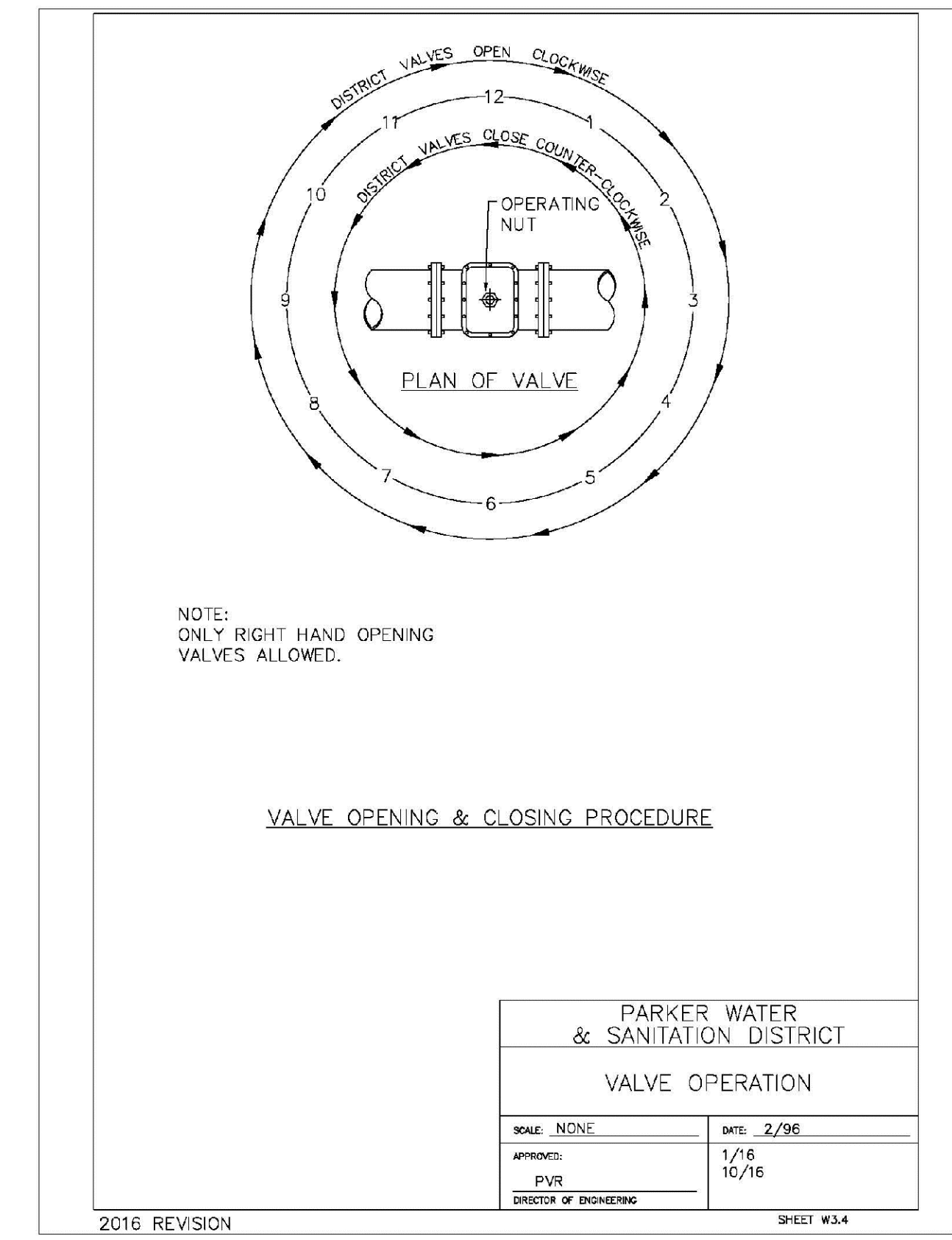
PARKER WATER & SANITATION DISTRICT	
TRANSMISSION MAIN BUTTERFLY VALVE INSTALLATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.1



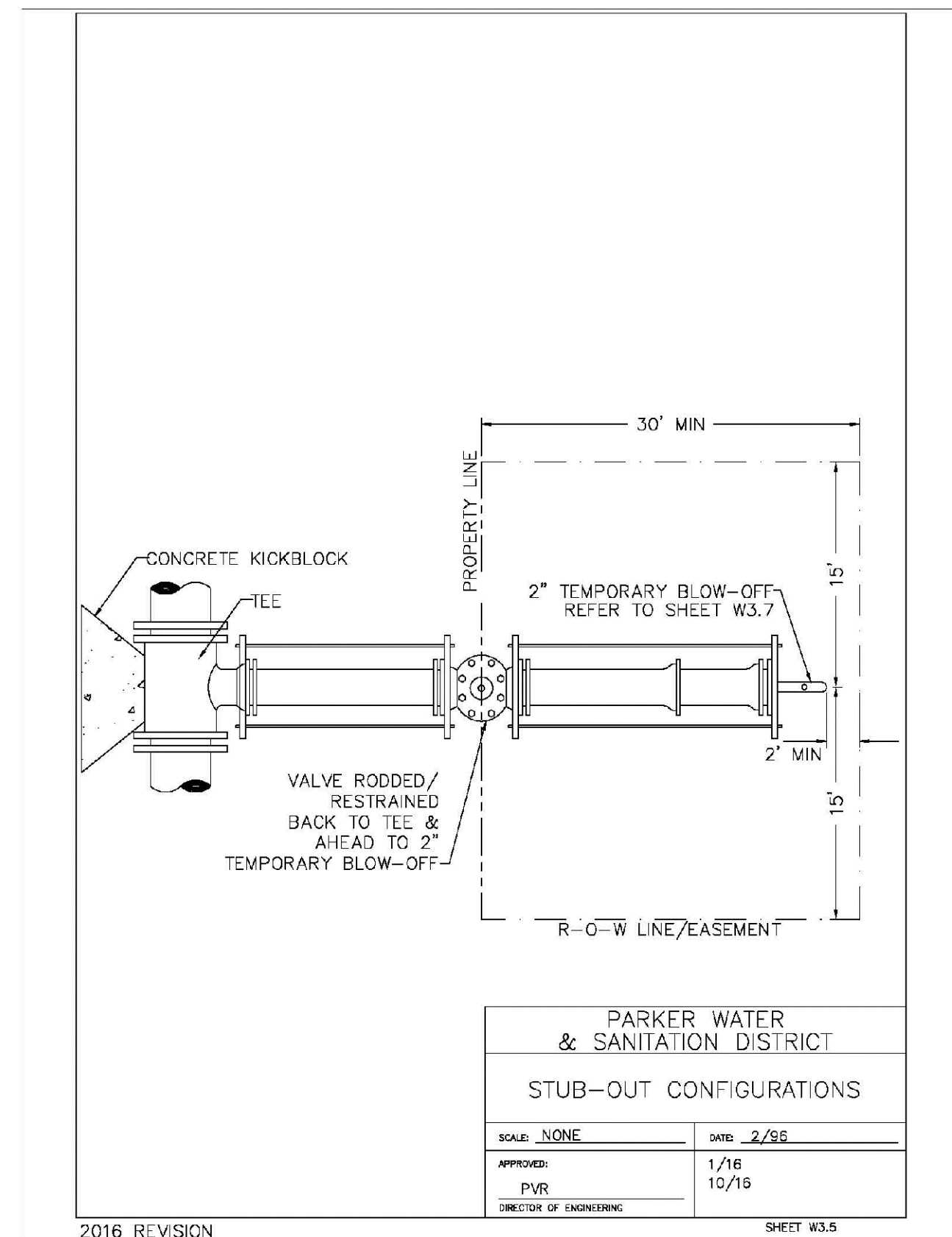
PARKER WATER & SANITATION DISTRICT	
VALVE OPERATOR EXTENSION	
SCALE: NONE	DATE: 5/98
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.3



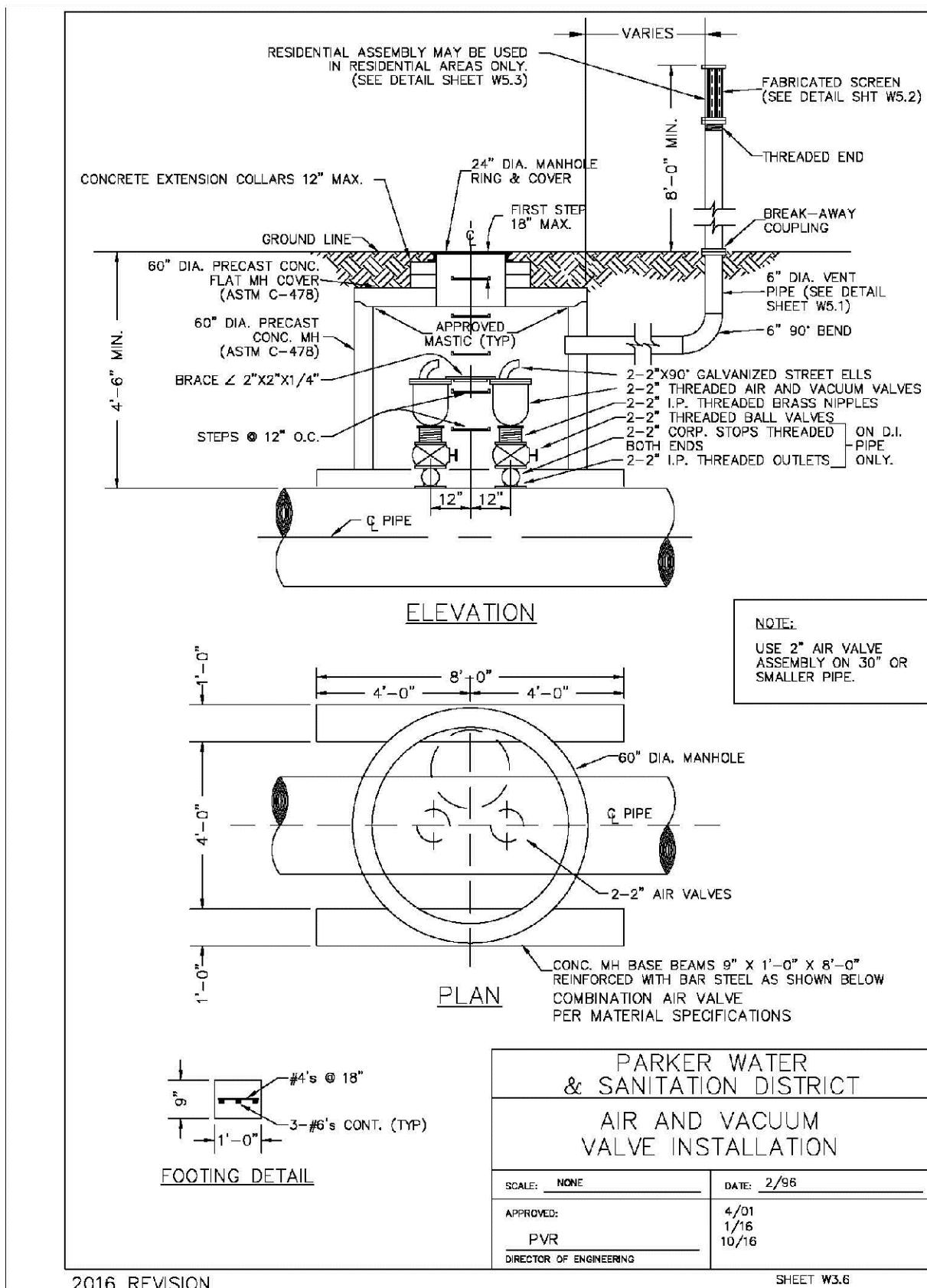
PARKER WATER & SANITATION DISTRICT	
VALVE OPERATION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	DATE: 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET W3.4



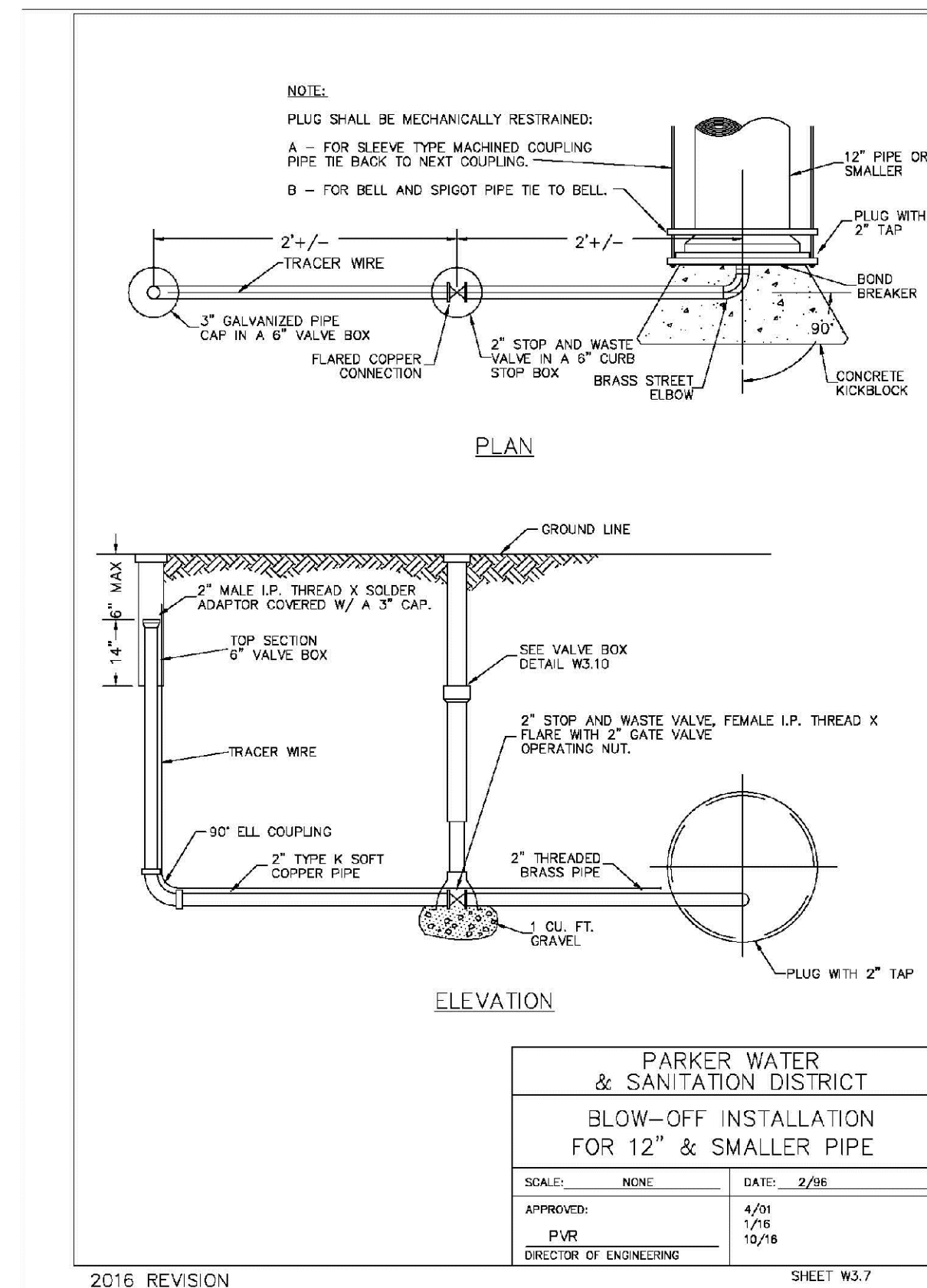
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APPROVED: PVR	DATE: 10/16
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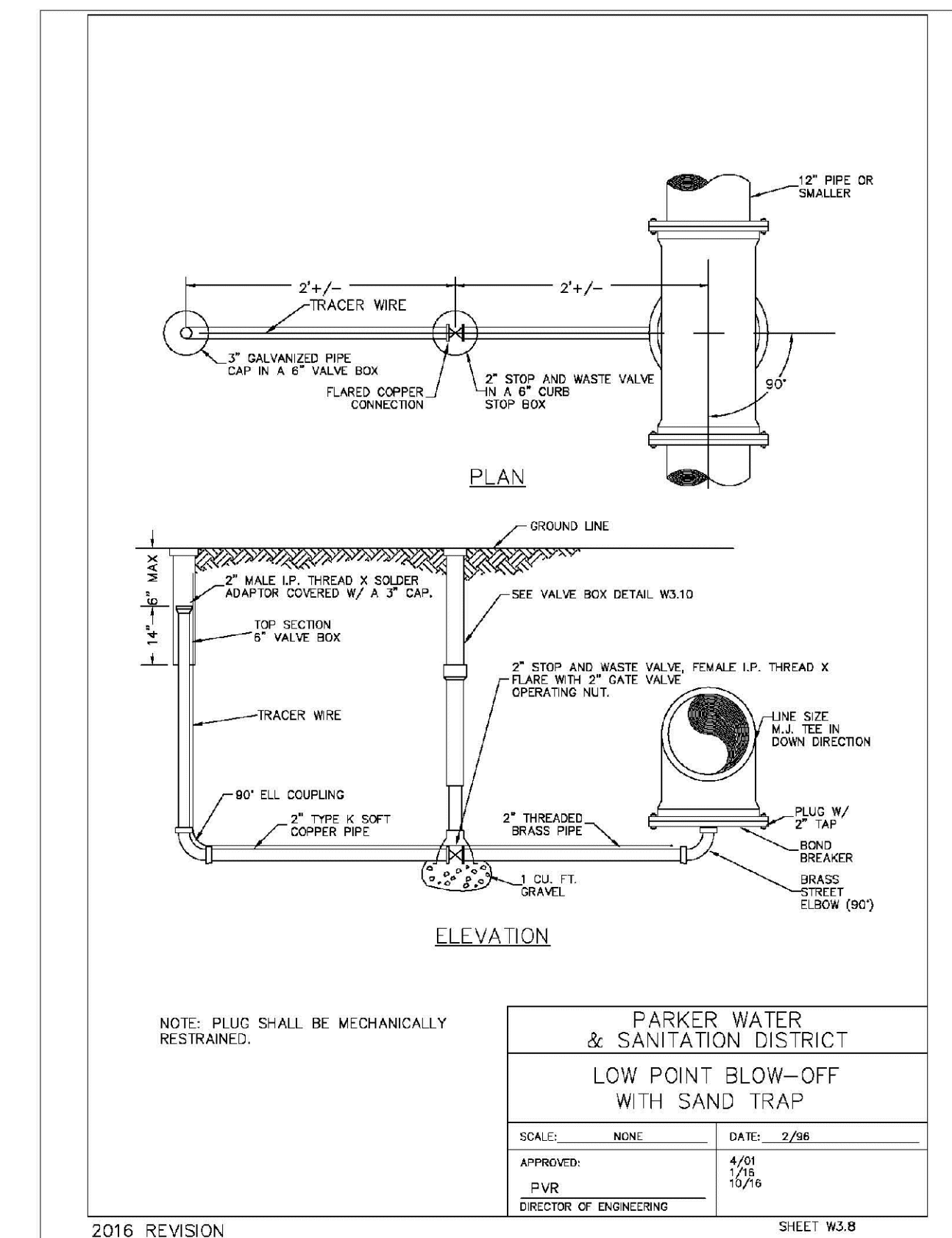
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APPROVED: PVR	DATE: 10/16
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SCALE: NONE	DATE: 2/96
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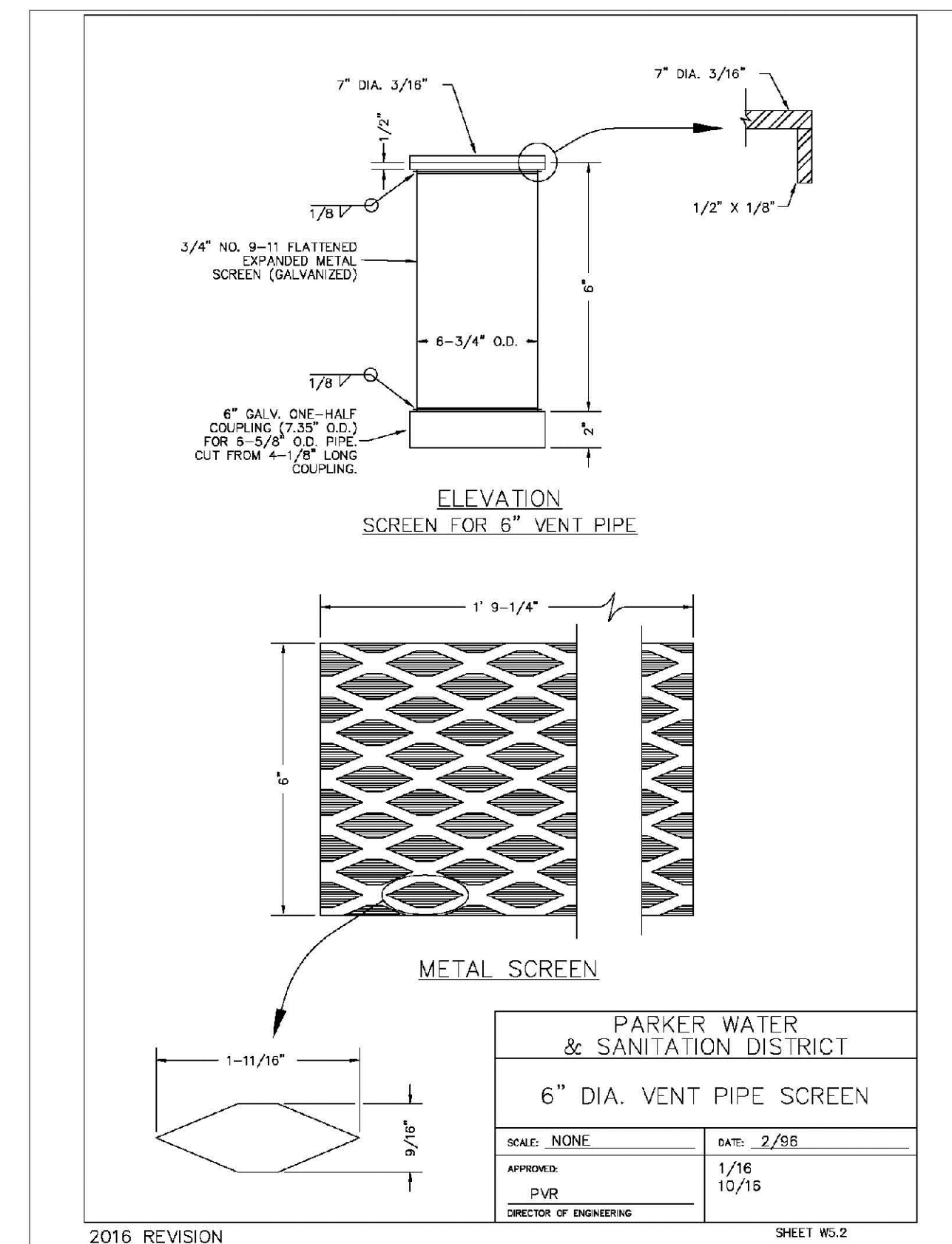
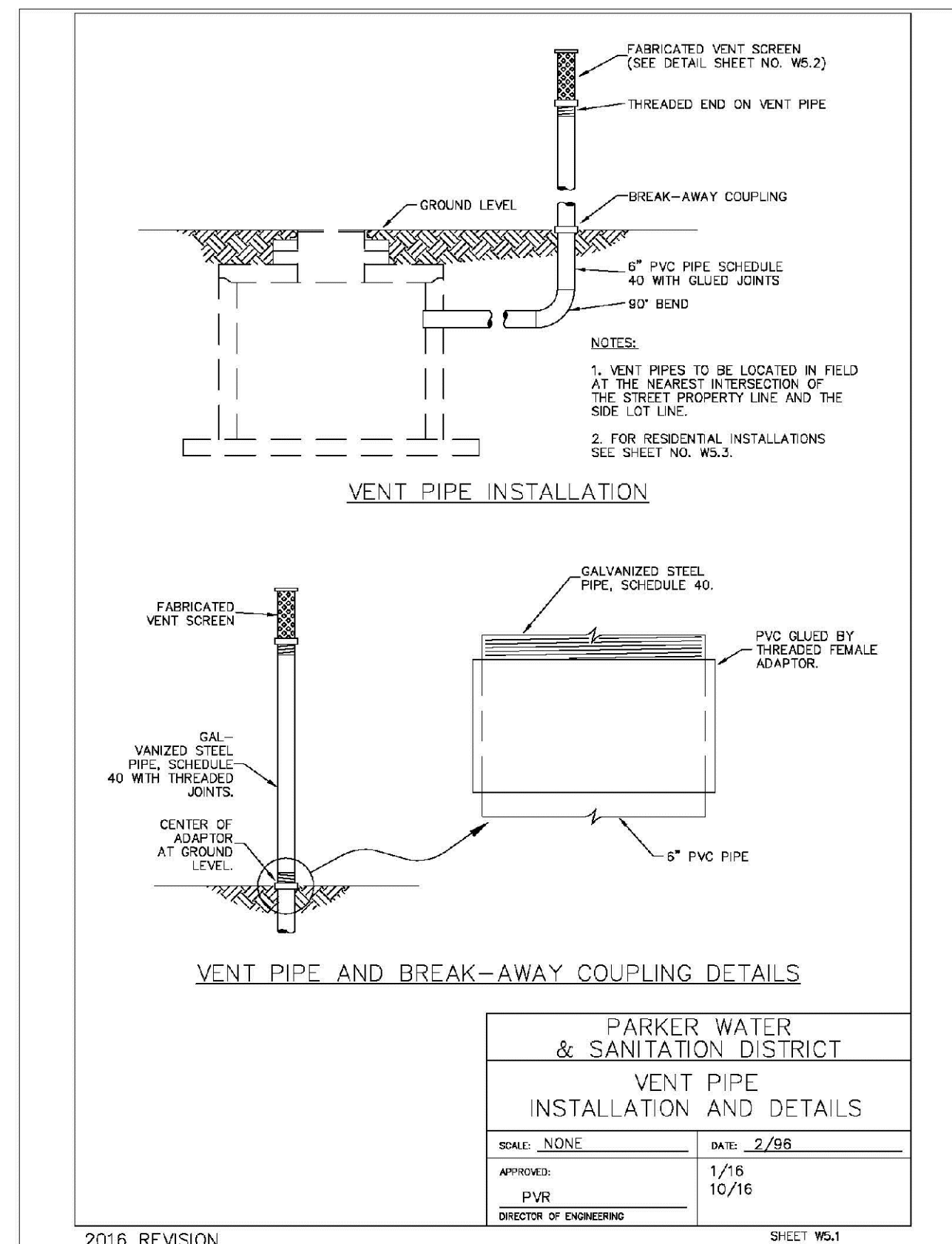
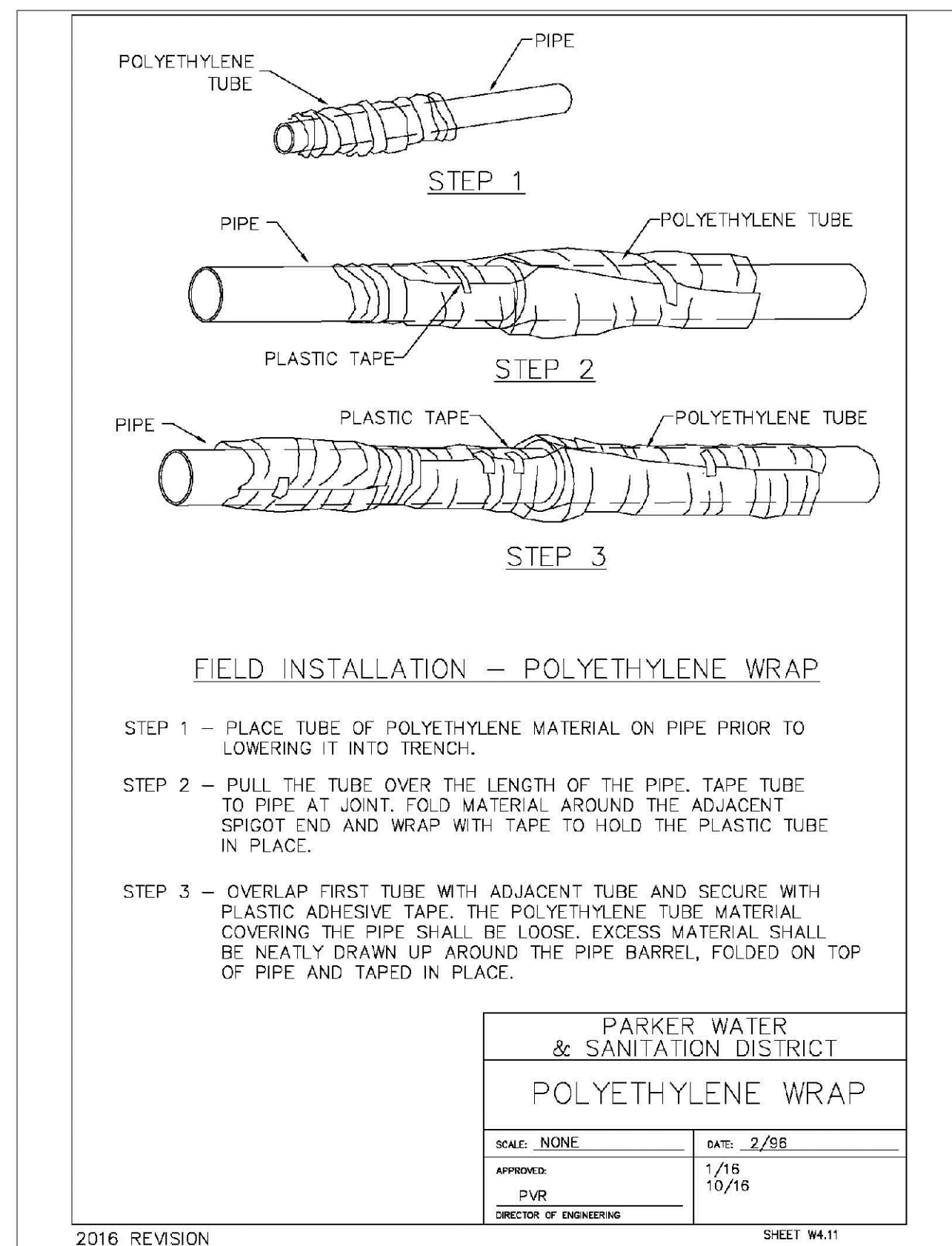
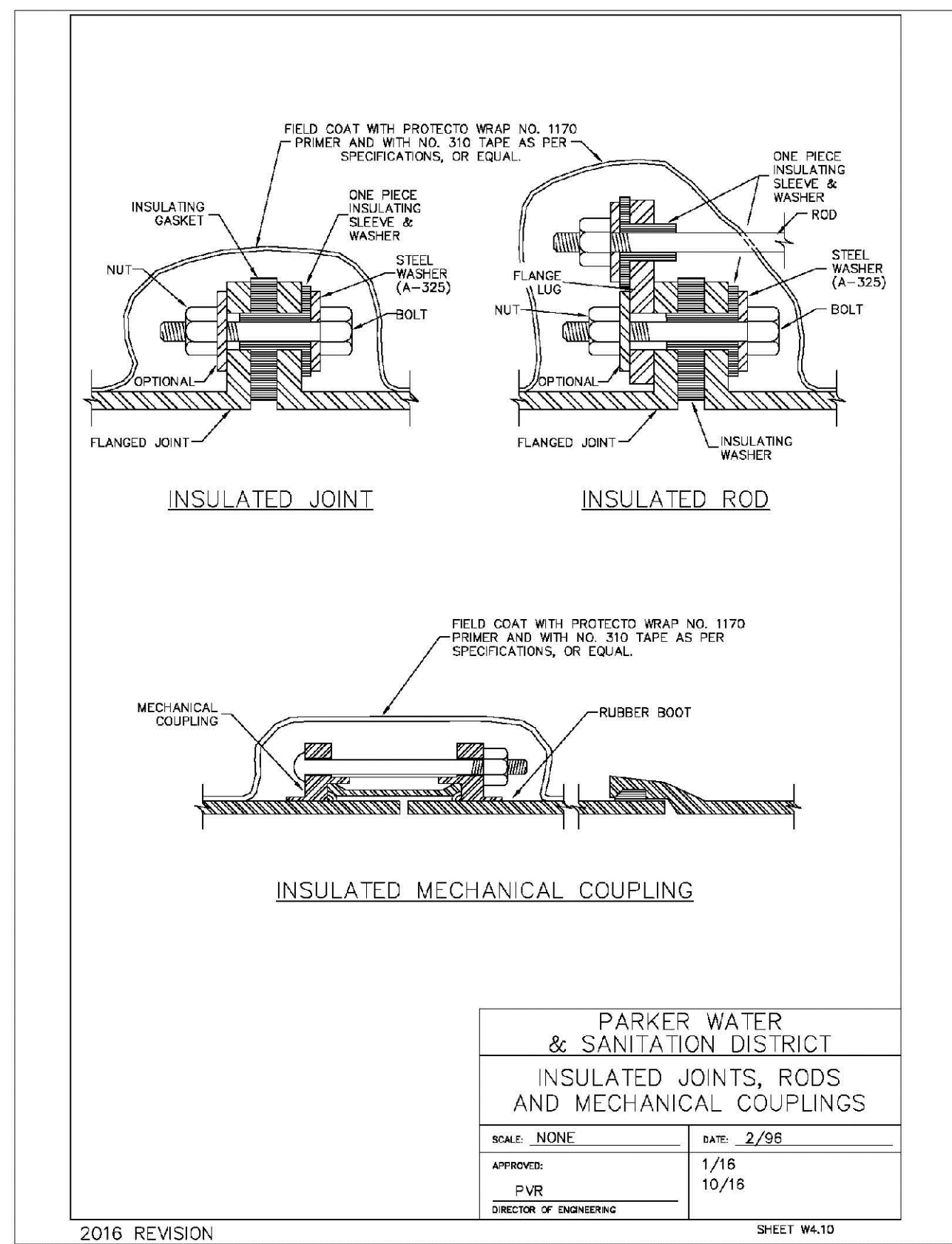
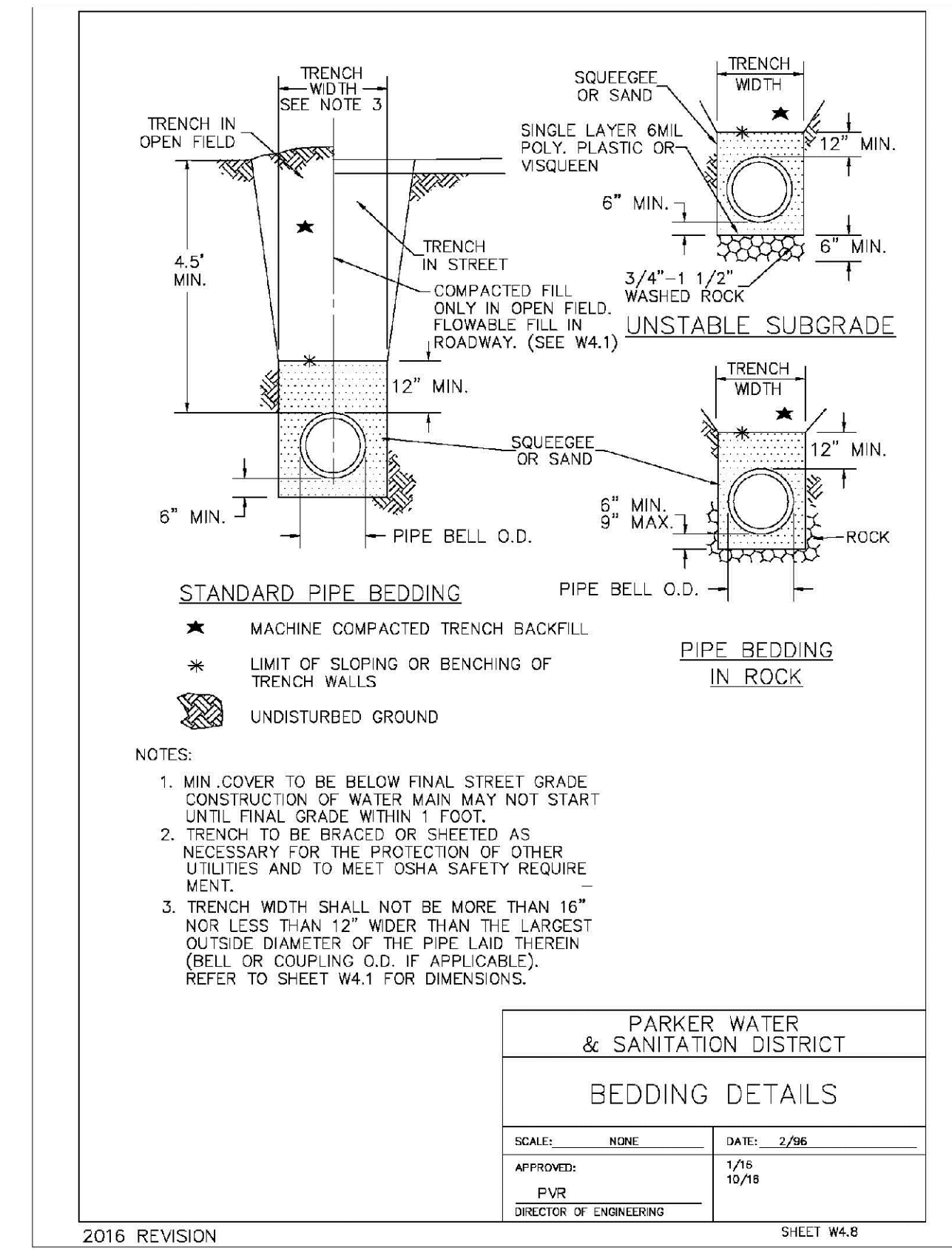
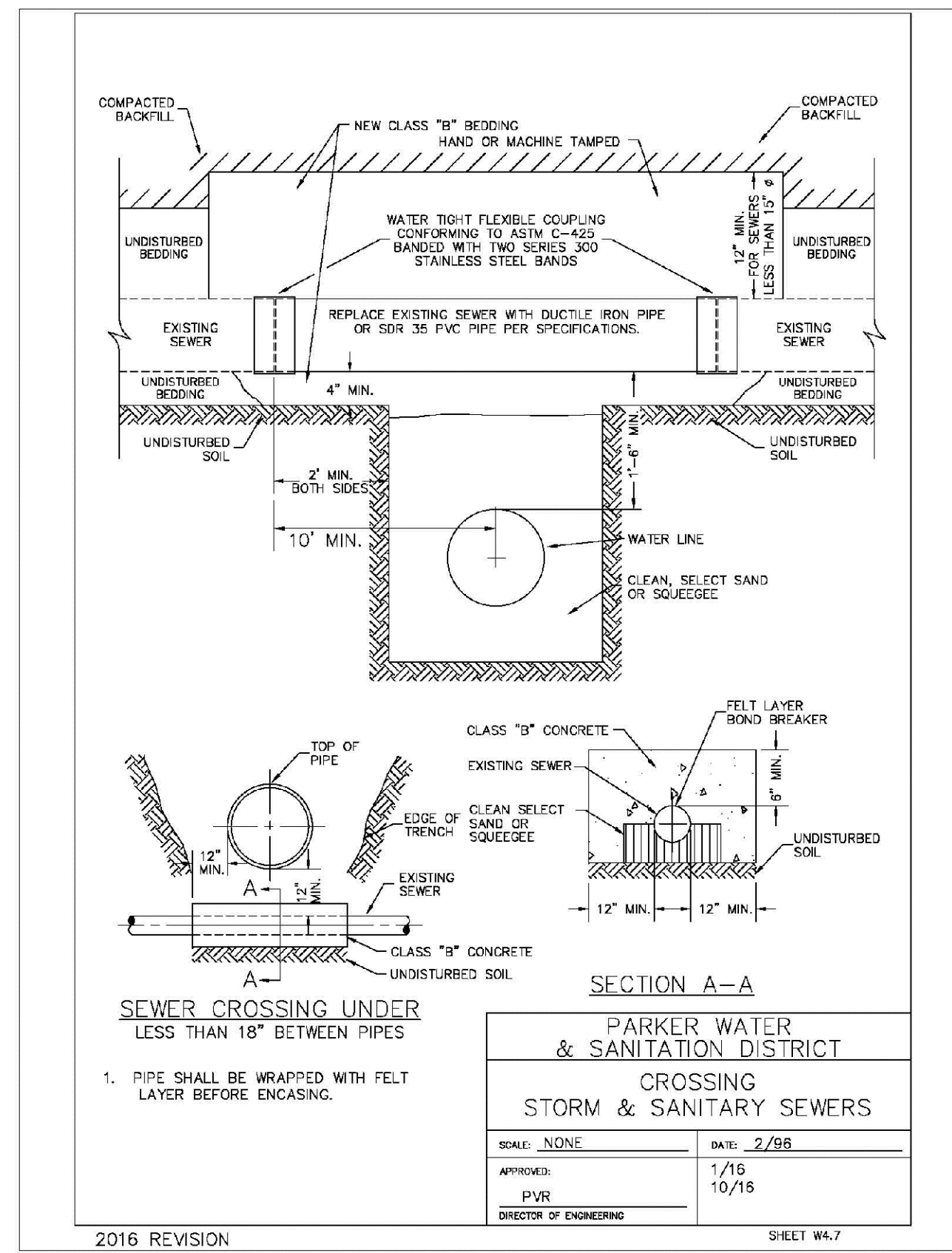
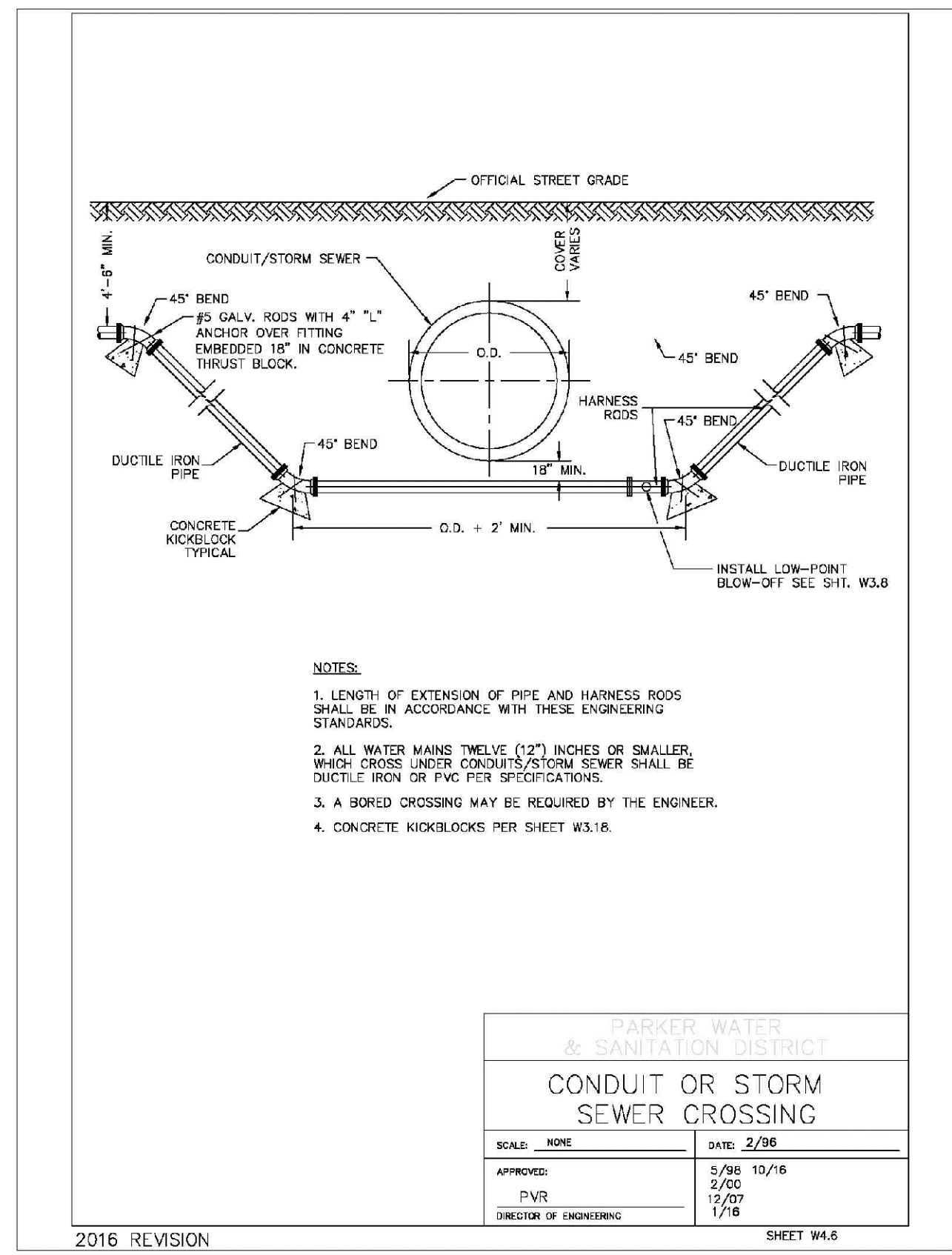
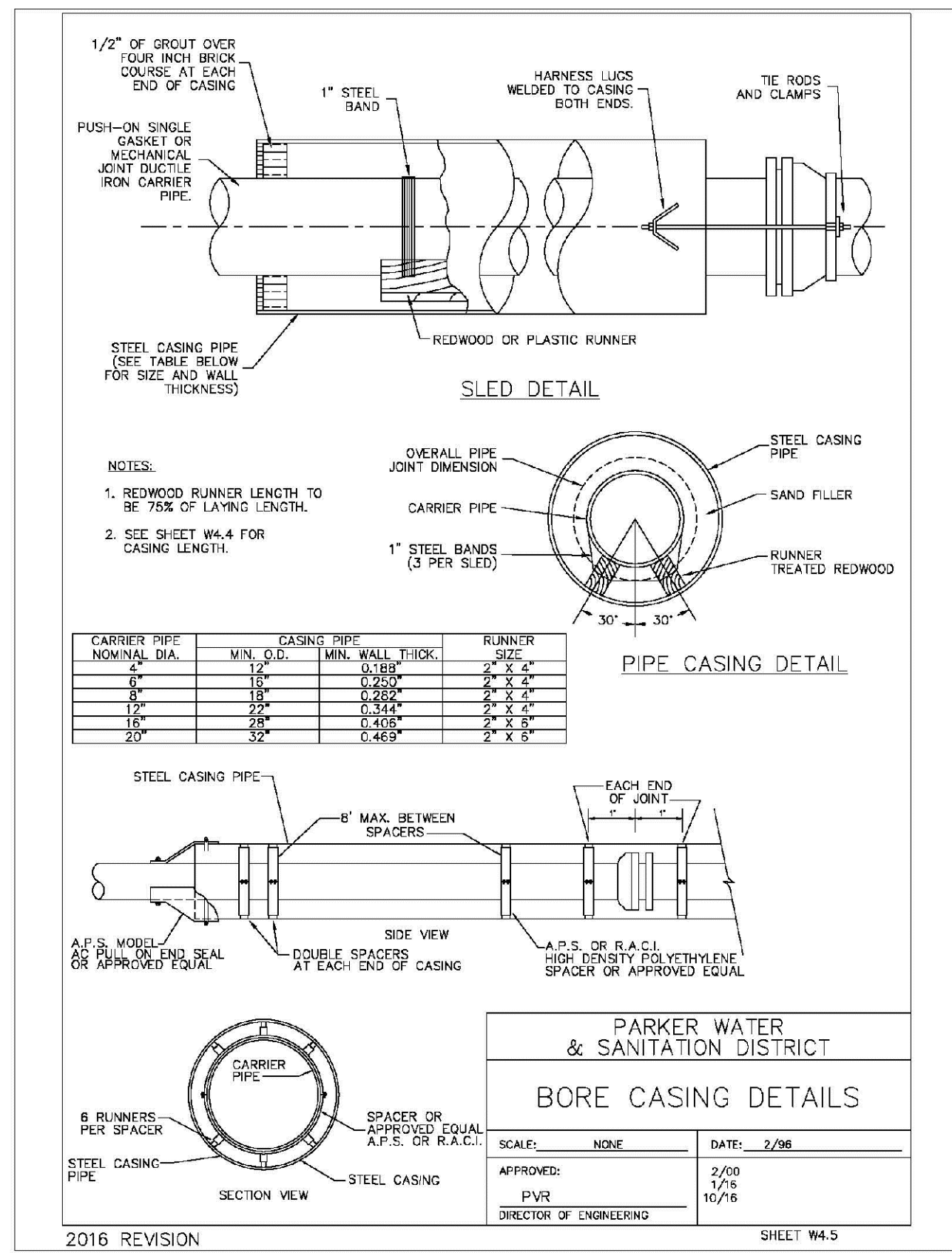
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<p>HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112</p>									
<p>TRAILS AT CROWFOOT FILM 8 CONSTRUCTION DRAWINGS WATER DETAILS</p>									
SCALE:	AS SHOWN								
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SHEET NUMBER	10								



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TRAILS AT CROWFOOT FILING 8 CONSTRUCTION DRAWINGS WATER DETAILS										
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