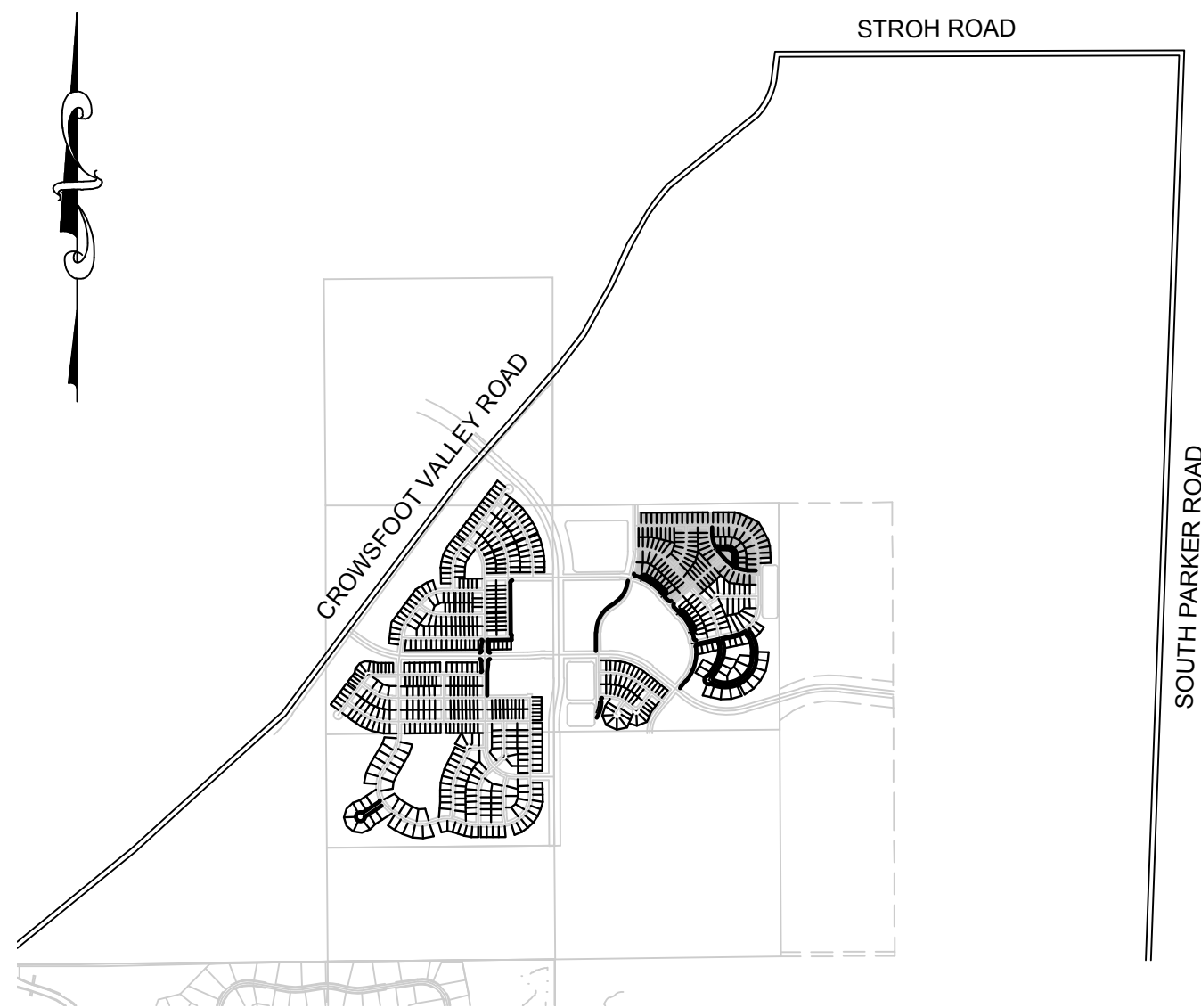
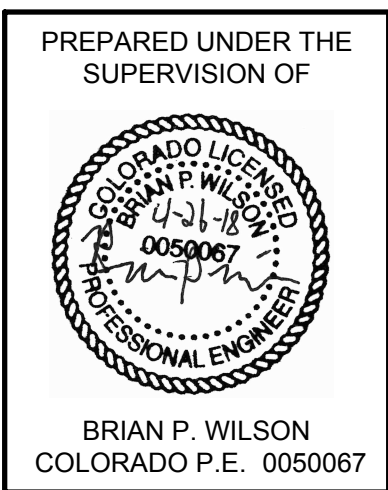


Sheet Number	Sheet Title
1	COVER SHEET
2	PARKER WATER AND SANITATION NOTES
3	AREA UTILITY PLAN
4	SANITARY P&P BEEBALM AVENUE
5	SANITARY P&P BEEBALM AVENUE
6	SANITARY P&P ALPINE PHLOX LANE
7	SANITARY P&P BEEBALM TRAIL
8	SANITARY P&P COPPERMALLOW TRAIL
9	SANITARY P&P CROWNVETCH CIRCLE
10	SANITARY P&P GRAY ASTER LOOP
11	SANITARY P&P ALPINE DAISY CIRCLE
12	WATER P&P BEEBALM AVENUE
13	WATER P&P BEEBALM AVENUE
14	WATER P&P ALPINE PHLOX LANE
15	WATER P&P BEEBALM TRAIL
16	WATER P&P COPPERMALLOW TRAIL
17	WATER P&P CROWNVETCH CIRCLE
18	WATER P&P GRAY ASTER LOOP
19	WATER P&P ALPINE DAISY CIRCLE
20	SANITARY SEWER DETAILS
21	SANITARY SEWER DETAILS
22	SANITARY SEWER DETAILS
23	WATER DETAILS
24	WATER DETAILS
25	WATER DETAILS
26	WATER DETAILS
27	WATER DETAILS
28	WATER DETAILS
29	WATER DETAILS



MATERIALS LIST		
DESCRIPTION	QUANTITY	UNIT
8" WATERPIPE (C900)	4.491	L.F.
6" WATERPIPE (DIP-FIRE HYDRANT LINE)	165	L.F.
8" GATE VALVE W/ BOX	17	EA.
6" GATE VALVE W/ BOX	8	EA.
FIRE HYDRANT WITH 6" LEAD	8	EA.
8" MISC. FITTINGS	47	EA.
AIR/VAC VALVE	3	EA.
DOMESTIC WATER SERVICE W/ METER	129	EA.
CONNECTION TO EXISTING MAIN	6	EA.
8" SEWER (SDR-35 PVC)	3,729	L.F.
4' DIA. MANHOLE	28	EA.
SEWER SERVICE LATERAL W/ WYE TAP	129	EA.
CONNECTION TO EXISTING MAIN	4	EA.



DEVELOPER

PLANNER/
LANDSCAPE
DESIGNER:

SURVEYOR/
ENGINEER:

UTILITY DISTRICT

N:\PROJECTS\BUSH RANCH\CAD\ENGINEERING\DWG SHEET SET\BUSH SF\00 PARKER WATER AND SANITATION\10 COVER.DWG, CDDVA, 3/13/2018 8:56 AM



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

GENERAL NOTES:

1. ALL CONSTRUCTION SHALL COMPLY WITH PARKER WATER AND SANITATION DISTRICT SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE PARKER WATER AND SANITATION DISTRICT OFFICE.
8. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE 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. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS. THE MORE CLOSELY THE RATE OF DELIVERY IS CORRELATED TO THE RATE OF PIPE LAYING, THE LOWER THE RISK OF CONTAMINATION.
8. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PARKER WATER AND SANITATION STANDARDS AND SPECIFICATIONS. THE LINES SHALL BE CHLORINATED IN ACCORDANCE WITH ANSI/AWWA C-651-92., "DISINFECTING WATER MAINS." PARKER WATER AND SANITATION DISTRICT REQUIRES THE INITIAL DOSAGE RATE OF DISINFECTION BE AT LEAST 50 MG PER LITER. CHLORINE TABLETS SHOULD BE ADHERED TO THE TOP OF THE PIPE SECTION WITH PERMATEX NO.1 (RED). THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING.
9. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI. ALL TESTING SHALL BE DONE IN THE PRESENCE OF A PARKER WATER AND SANITATION DISTRICT INSPECTOR. LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINES VALVES SHALL NOT EXCEED THE LIMITS SET FORTH IN THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
10. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES WHERE AN ADDITIONAL VALVES SHALL BE PLACED ON THE TAPPING TEE. OTHER VALVE LOCATIONS, SUCH AS WHERE CROSS PANS EXIST, ARE SHOWN ON THE PLANS.
11. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.50 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
12. THE CONTRACTOR SHALL NOTIFY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
13. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS, LATEST REVISION.
14. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND 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:

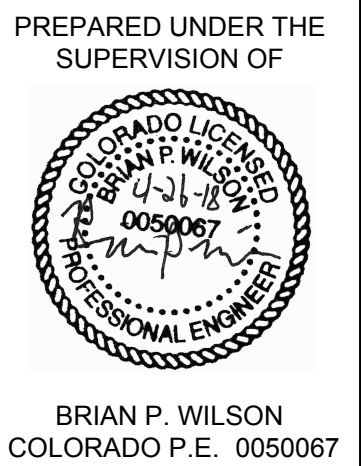
1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF 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 ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
11. ALL PIPE LENGTHS ARE APPROXIMATE.
12. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.
13. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
14. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
15. PRIOR TO START WORK WHERE SEWER MAIN TO BE INSTALLED INTO EXISTING DISTRICT SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE DISTRICT. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
16. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CLIENT SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

DISTRICT ACCEPTANCE NOTES:

1. UPON COMPLETION OF SANITARY SEWER AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITIONS OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

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.

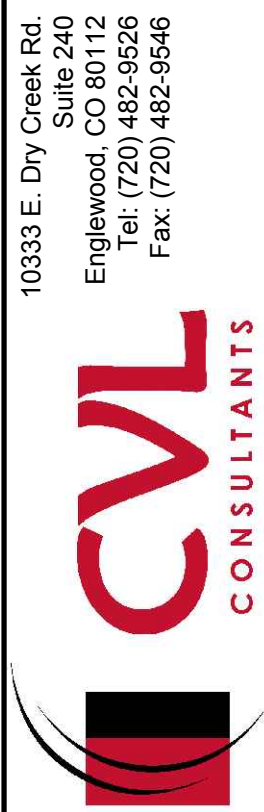


DRAWN BY: KJD
CHECKED BY: JJJ
DATE: SEPTEMBER 2017

SCALE:
AS SHOWN
FILE NO:
8130283701

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
PARKER WATER AND SANITATION NOTES

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112



No.	Revisions	Date	Init.	Appr.	Date

SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F10,B1,L1	BEEBALM AVE	11+62.50	17+72.50
F10,B1,L2	BEEBALM AVE	12+22.50	11+72.50
F10,B1,L3	BEEBALM AVE	12+81.22	12+32.50
F10,B1,L4	BEEBALM AVE	13+33.40	12+92.50
F10,B1,L5	BEEBALM AVE	14+02.49	13+52.50
F10,B1,L6	BEEBALM AVE	14+62.50	14+12.50
F10,B1,L7	BEEBALM AVE	15+22.50	14+72.50
F10,B1,L8	BEEBALM AVE	15+82.50	15+32.50
F10,B1,L9	BEEBALM AVE	16+42.48	15+92.50
F10,B1,L10	BEEBALM AVE	17+02.49	16+52.50
F10,B1,L11	BEEBALM AVE	17+62.49	17+12.50
F10,B1,L12	BEEBALM AVE	18+22.50	18+32.50
F10,B1,L13	BEEBALM AVE	18+82.50	18+92.50
F10,B1,L14	BEEBALM AVE	20+01.89	20+12.50
F10,B1,L15	BEEBALM AVE	20+60.13	20+72.50
F10,B1,L16	BEEBALM AVE	21+19.45	21+32.50
F10,B1,L17	BEEBALM AVE	21+74.22	21+84.48
F10,B1,L18	BEEBALM AVE	22+25.18	22+33.85
F10,B1,L19	BEEBALM AVE	22+82.39	22+91.76
F10,B1,L20	BEEBALM AVE	23+33.18	23+43.04
F10,B1,L21	BEEBALM AVE	23+84.90	23+95.22
F10,B1,L22	BEEBALM AVE	24+30.45	24+46.83
F10,B1,L23	BEEBALM AVE	24+91.72	25+00.86
F10,B1,L24	BEEBALM AVE	25+43.57	25+53.27
F10,B1,L25	BEEBALM AVE	25+93.93	26+04.58
F10,B1,L26	BEEBALM AVE	26+51.34	26+60.35
F10,B1,L27	BEEBALM AVE	27+06.52	27+16.52
F10,B1,L28	BEEBALM AVE	27+66.52	27+76.52
F10,B2,L1	BEEBALM AVE	11+24.68	11+34.68
F10,B2,L2	BEEBALM AVE	11+76.86	11+86.86
F10,B2,L3	BEEBALM AVE	12+29.04	12+39.04
F10,B2,L4	BEEBALM AVE	12+78.58	12+91.22
F10,B2,L5	BEEBALM AVE	13+29.83	13+43.40
F10,B2,L6	BEEBALM AVE	13+82.49	13+92.49
F10,B2,L7	BEEBALM AVE	14+37.76	14+47.76
F10,B2,L8	BEEBALM AVE	14+90.00	15+00.00
F10,B2,L9	BEEBALM TRL	10+55.50	10+45.50
F10,B2,L10	BEEBALM TRL	11+05.24	10+95.25
F10,B2,L11	BEEBALM TRL	11+57.75	11+47.90
F10,B2,L12	BEEBALM TRL	12+18.89	11+93.41
F10,B2,L13	BEEBALM TRL	12+88.59	12+77.94
F10,B2,L14	BEEBALM TRL	13+76.17	13+66.36
F10,B2,L15	BEEBALM TRL	14+55.05	14+42.29
F10,B2,L16	ALPINE PHLOX LN	13+54.95	13+68.94
F10,B2,L17	ALPINE PHLOX LN	12+99.16	13+08.40
F10,B2,L18	ALPINE PHLOX LN	12+50.07	12+61.30
F10,B2,L19	ALPINE PHLOX LN	12+10.13	12+20.32
F10,B2,L20	ALPINE PHLOX LN	11+69.14	11+77.62
F10,B2,L21	ALPINE PHLOX LN	11+18.72	11+29.12
F10,B2,L22	ALPINE PHLOX LN	10+72.75	10+84.26
F10,B3,L1	BEEBALM TRL	10+52.50	10+42.50
F10,B3,L2	BEEBALM TRL	11+03.64	10+93.64
F10,B3,L3	BEEBALM TRL	11+54.79	11+44.79
F10,B3,L4	BEEBALM TRL	12+10.59	11+95.94
F10,B3,L5	BEEBALM TRL	12+49.37	12+40.10
F10,B3,L6	BEEBALM TRL	12+99.53	12+88.19
F10,B3,L7	BEEBALM TRL	13+39.24	13+32.15
F10,B3,L8	BEEBALM TRL	13+82.82	13+74.37
F10,B3,L9	BEEBALM TRL	14+32.75	14+22.50
F10,B3,L10	BEEBALM TRL	14+81.93	14+69.75
F10,B3,L11	COPPERMALLOW TRL	14+05.90	14+17.00
F10,B3,L12	COPPERMALLOW TRL	14+54.80	14+67.00

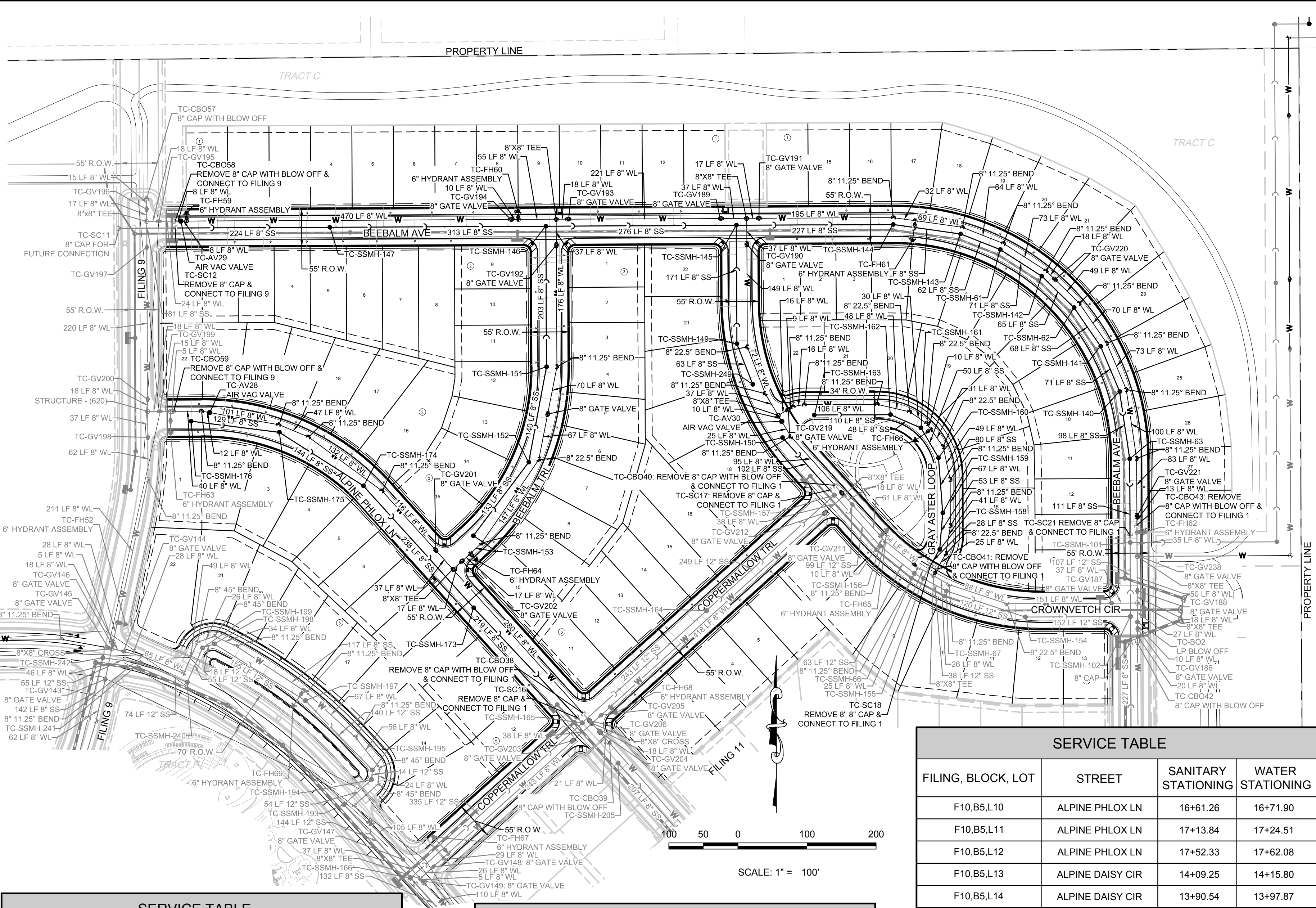
FIRE DEPARTMENT APPROVAL

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.)



SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F10,B3,L13	COPPERMALLOW TRL	15+03.70	15+17.00
F10,B3,L14	COPPERMALLOW TRL	15+52.60	15+67.00
F10,B3,L15	COPPERMALLOW TRL	16+01.50	16+17.00
F10,B3,L16	COPPERMALLOW TRL	16+59.16	16+73.47
F10,B3,L17	CROWNVETCH CIR	13+73.40	13+93.40
F10,B3,L18	CROWNVETCH CIR	13+19.21	13+30.07
F10,B3,L19	CROWNVETCH CIR	12+31.57	12+21.27
F10,B3,L20	CROWNVETCH CIR	11+75.71	11+67.62
F10,B3,L21	CROWNVETCH CIR	11+17.53	11+07.64
F10,B3,L22	CROWNVETCH CIR	10+42.50	10+32.50
F10,B4,L1	BEEBALM AVE	19+90.78	20+00.78
F10,B4,L2	BEEBALM AVE	20+42.13	20+52.13
F10,B4,L3	BEEBALM AVE	20+93.48	21+03.48
F10,B4,L4	BEEBALM AVE	21+56.27	21+66.98
F10,B4,L5	BEEBALM AVE	22+27.54	22+45.76
F10,B4,L6	BEEBALM AVE	23+12.53	23+22.96
F10,B4,L7	BEEBALM AVE	23+90.23	24+00.40
F10,B4,L8	BEEBALM AVE	24+67.79	24+77.66
F10,B4,L9	BEEBALM AVE	25+45.58	25+55.22
F10,B4,L10	BEEBALM AVE	26+24.51	26+34.36
F10,B4,L11	BEEBALM AVE	26+88.86	26+98.86
F10,B4,L12	BEEBALM AVE	27+40.21	27+50.21
F10,B4,L13	BEEBALM AVE	27+81.52	27+90.40

SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F10,B4,L14	BEEBALM AVE	28+36.73	28+58.88
F10,B4,L15	GRAY ASTER LOOP	14+07.86	14+19.36
F10,B4,L16	GRAY ASTER LOOP	13+66.95	13+81.42
F10,B4,L17	GRAY ASTER LOOP	13+10.56	13+19.52
F10,B4,L18	GRAY ASTER LOOP	12+60.28	12+69.40
F10,B4,L19	GRAY ASTER LOOP	12+17.18	12+24.17
F10,B4,L20	GRAY ASTER LOOP	11+81.14	11+86.40
F10,B4,L21	GRAY ASTER LOOP	11+23.58	11+33.58
F10,B4,L22	GRAY ASTER LOOP	10+62.18	10+72.18
F10,B5,L1	ALPINE PHLOX LN	10+72.75	10+82.75
F10,B5,L2	ALPINE PHLOX LN	11+46.90	11+57.94
F10,B5,L3	ALPINE PHLOX LN	12+44.43	12+63.28
F10,B5,L4	ALPINE PHLOX LN	13+28.14	13+38.81
F10,B5,L5	ALPINE PHLOX LN	13+98.85	14+08.85
F10,B5,L6	ALPINE PHLOX LN	14+51.45	14+61.46
F10,B5,L7	ALPINE PHLOX LN	15+04.06	15+14.07
F10,B5,L8	ALPINE PHLOX LN	15+56.67	15+66.68
F10,B5,L9	ALPINE PHLOX LN	16+08.67	16+19.29

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 OR 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

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.

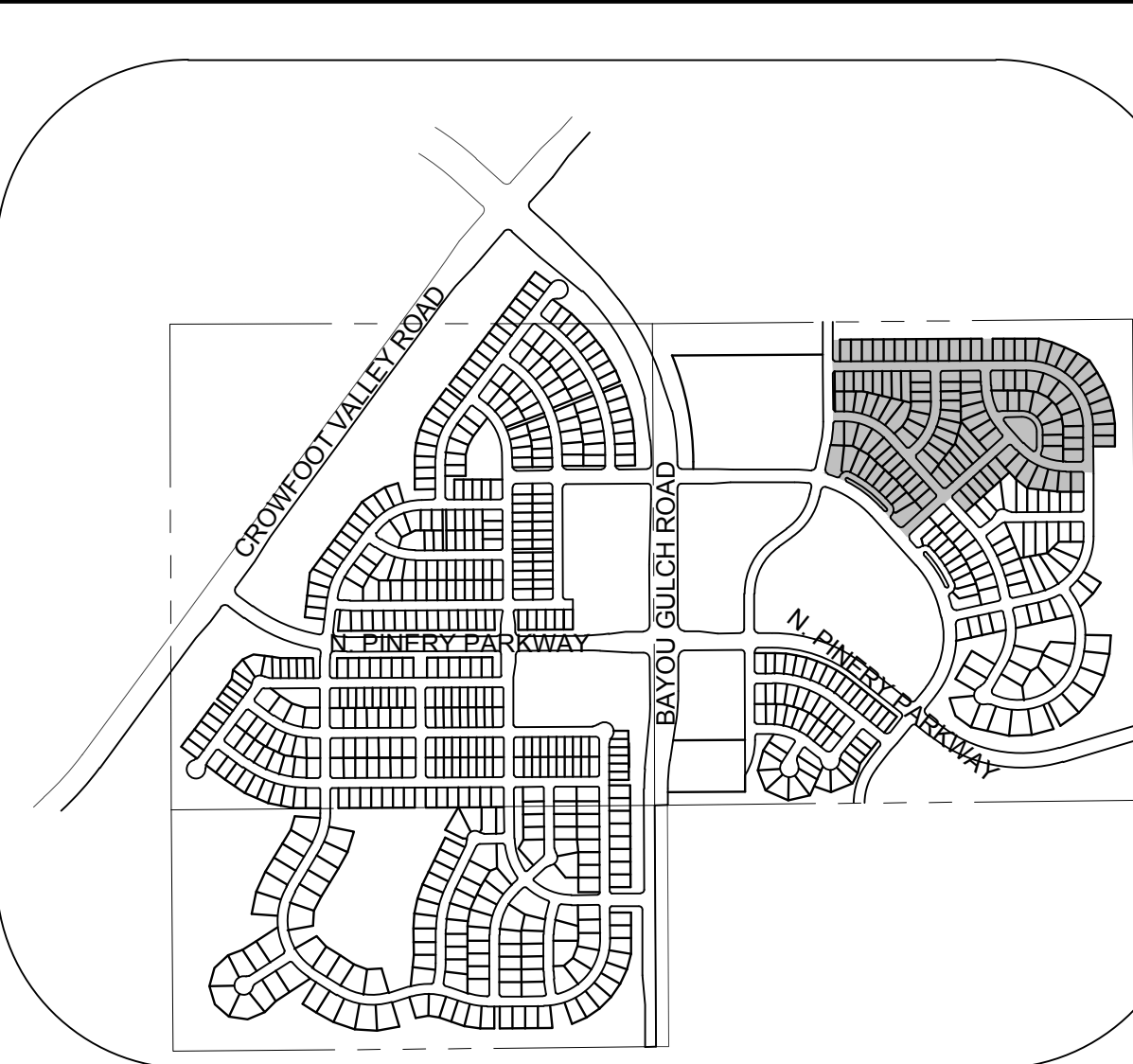
BASIS OF BEARINGS:

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



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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
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GV	GATE VALVE	T.O.P.	TOP OF PIPE
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INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: (DISTRICT REPRESENTATIVE) DATE

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: (DISTRICT ENGINEER) DATE

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 10 CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

DRAWN BY: JLR
CHECKED BY: JLU
DATE: SEPTEMBER 2017

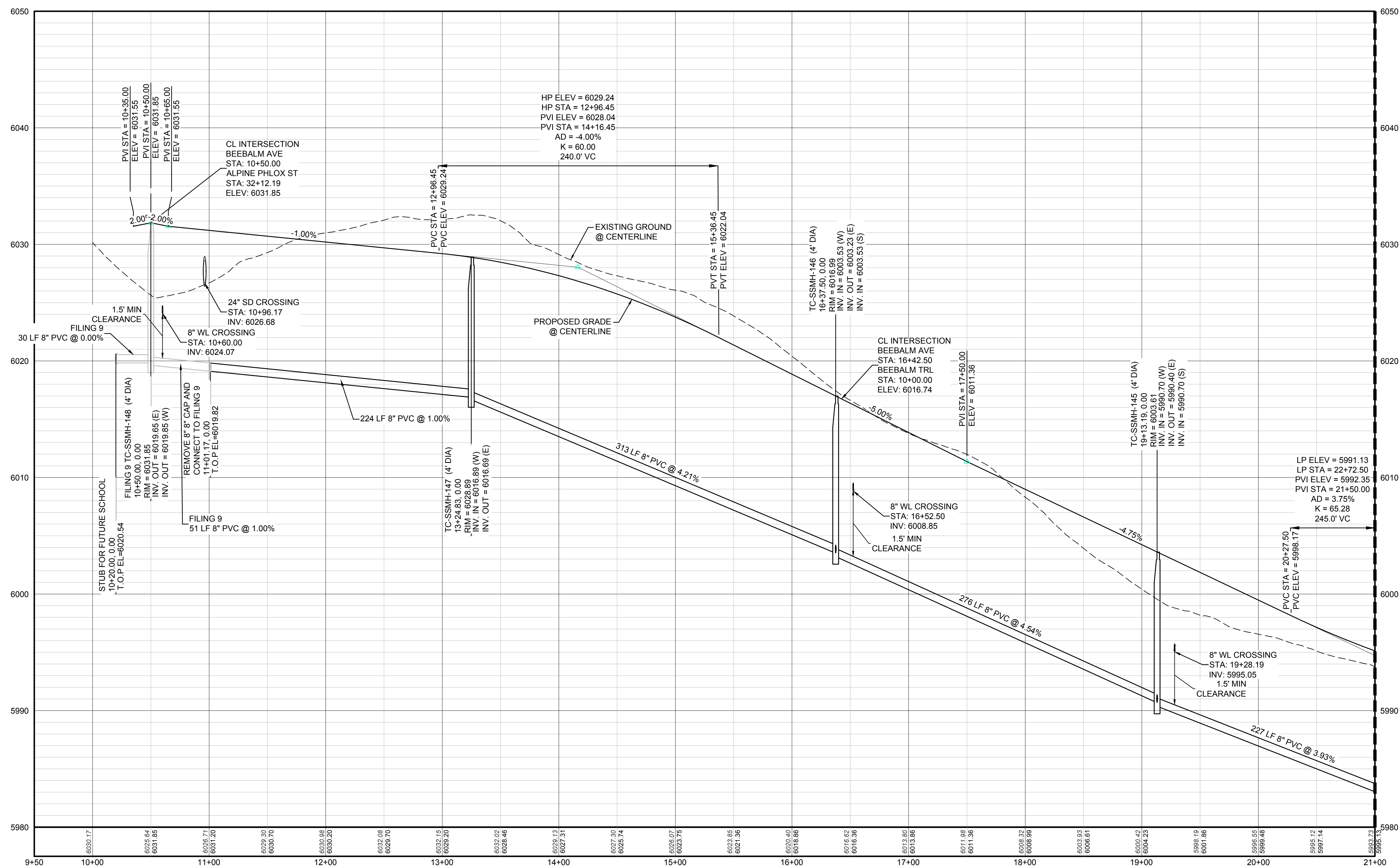
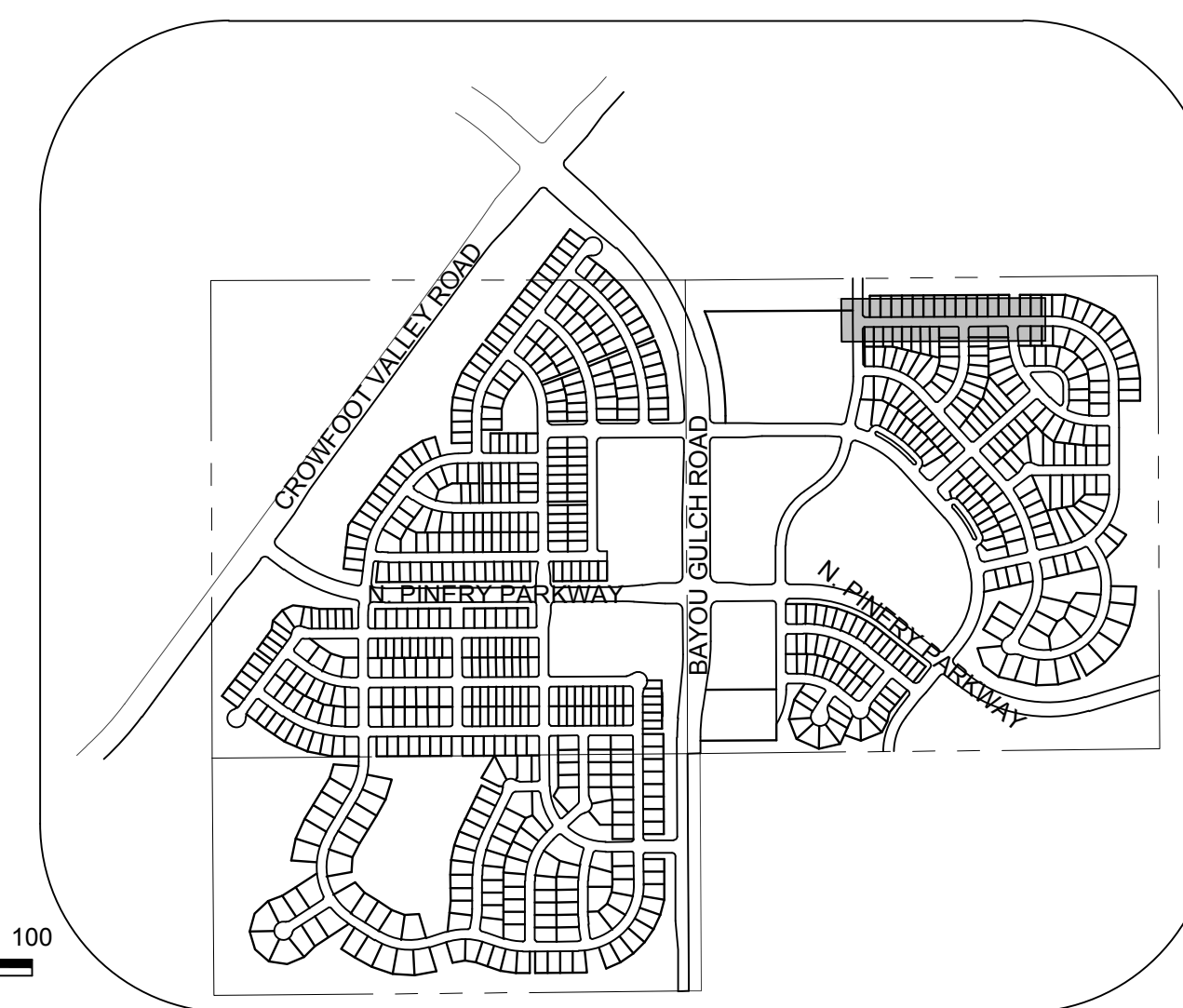
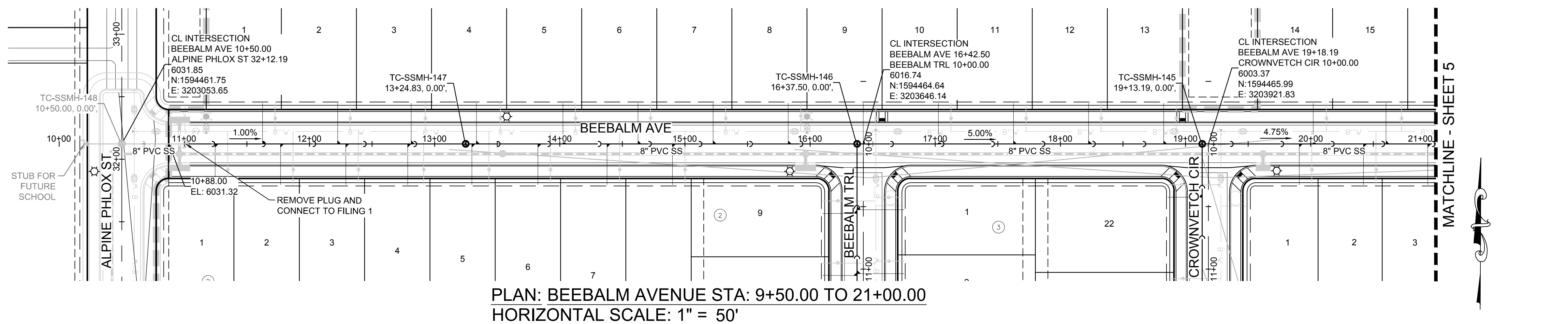
SCALE: AS SHOWN
FILE NO: 8130283701

SHEET NUMBER 3

No. Revisions

Appr. Date

Date



PROFILE: BEEBALM AVE STA: 9+50.00 TO 21+00.00

HORIZONTAL: 1" = 50'

VERTICAL: 1" = 5'

BENCHMARK

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PREPARED UNDER THE
SUPERVISION OF

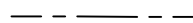
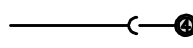
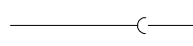
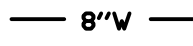
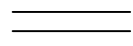
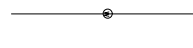


BRIAN P. WILSON
COLORADO P.E. 005006

KEYMAP

N.T.S.

LEGEND

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK		EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION		PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE		PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
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1. SEE SHEET 3 - AREA UTILITY PLAN FOR SANITARY SERVICE TABLES.



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

[illegible]

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

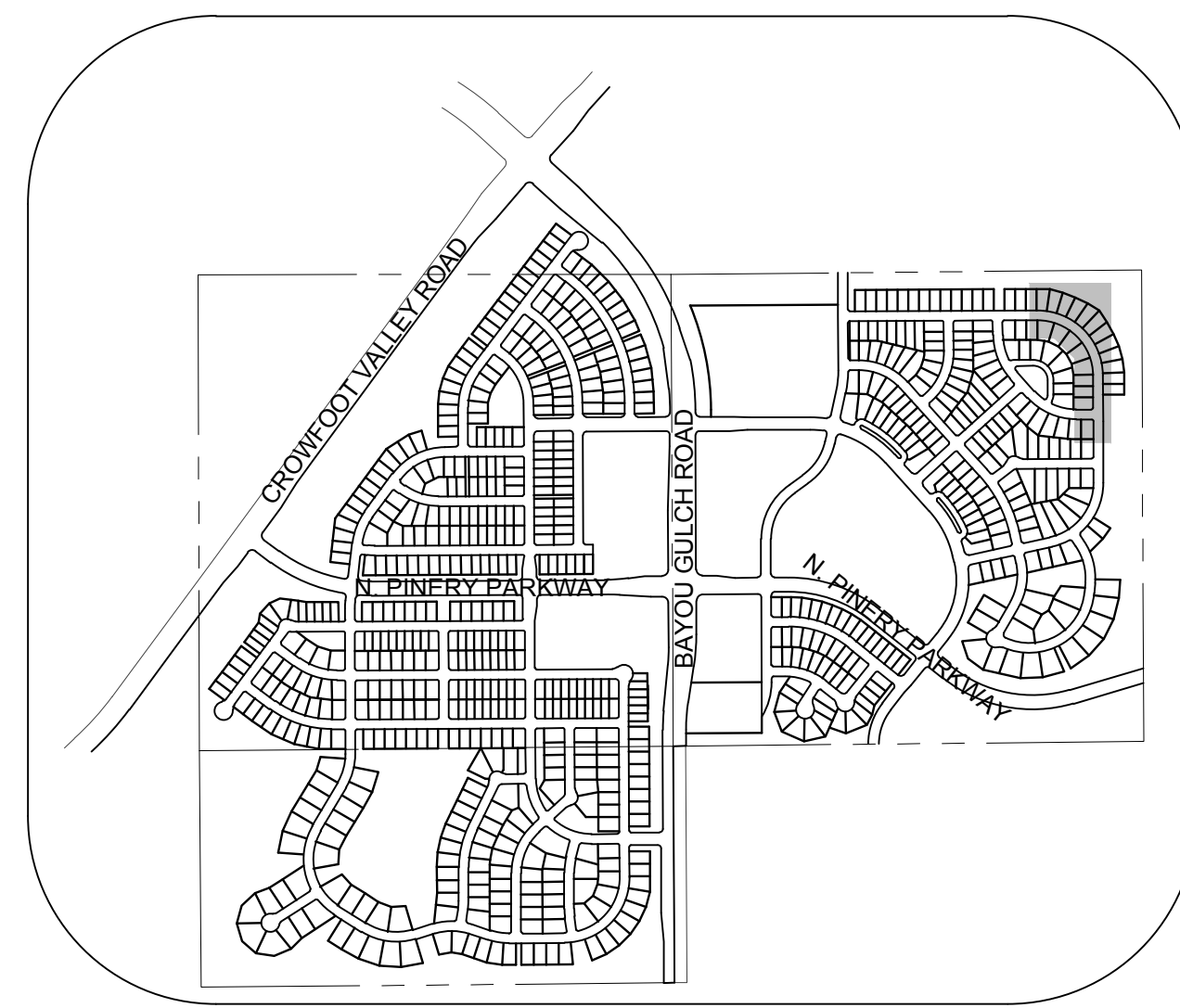
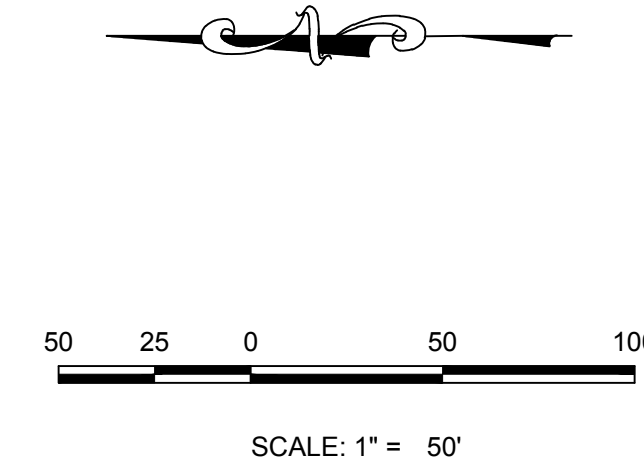
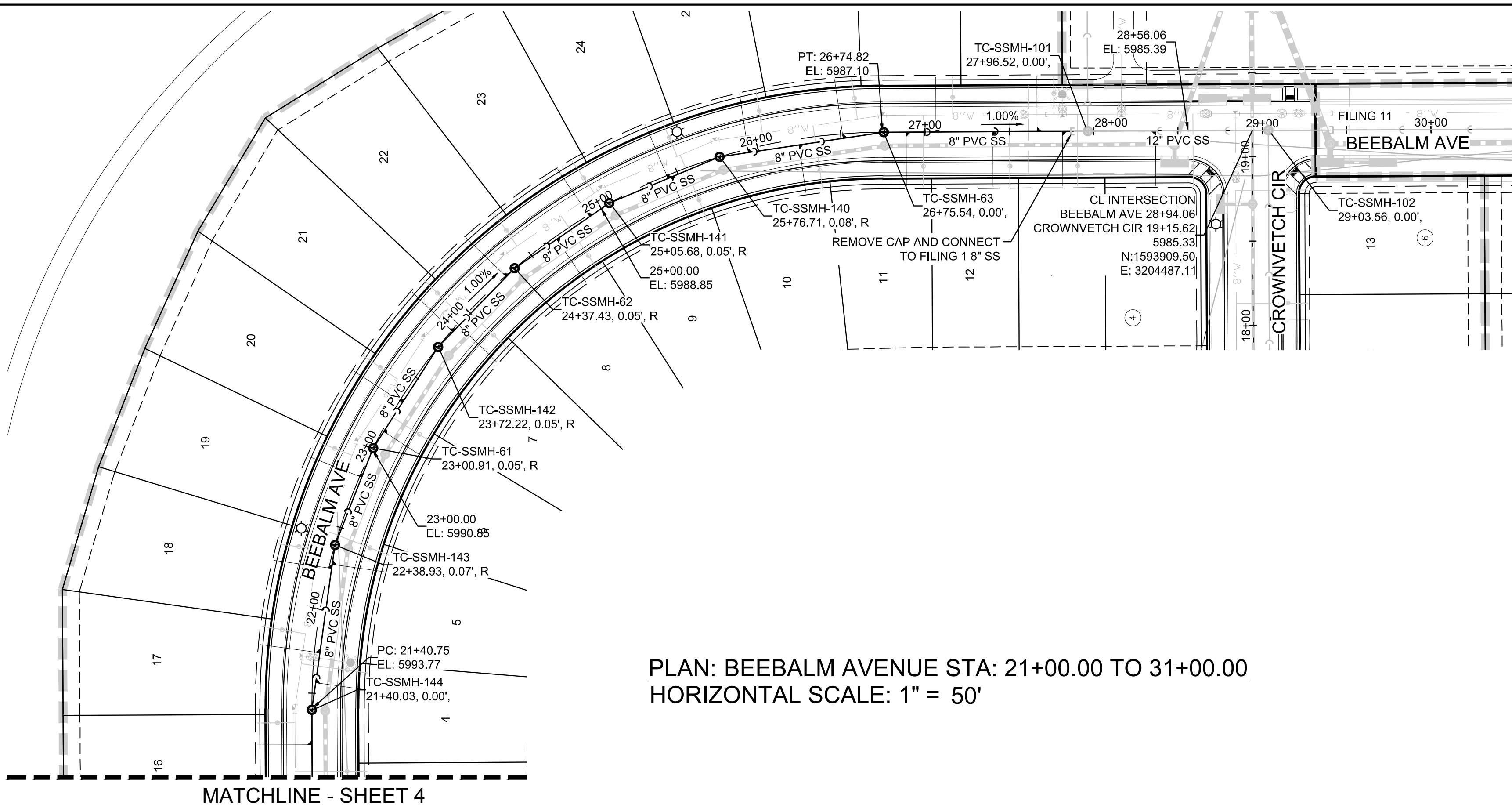


HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
PHASE 10 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
BEEBALM AVENUE

DRAWN BY:	JLR	SCALE:	AS SHOWN
CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:	SEPTEMBER 2017		

4

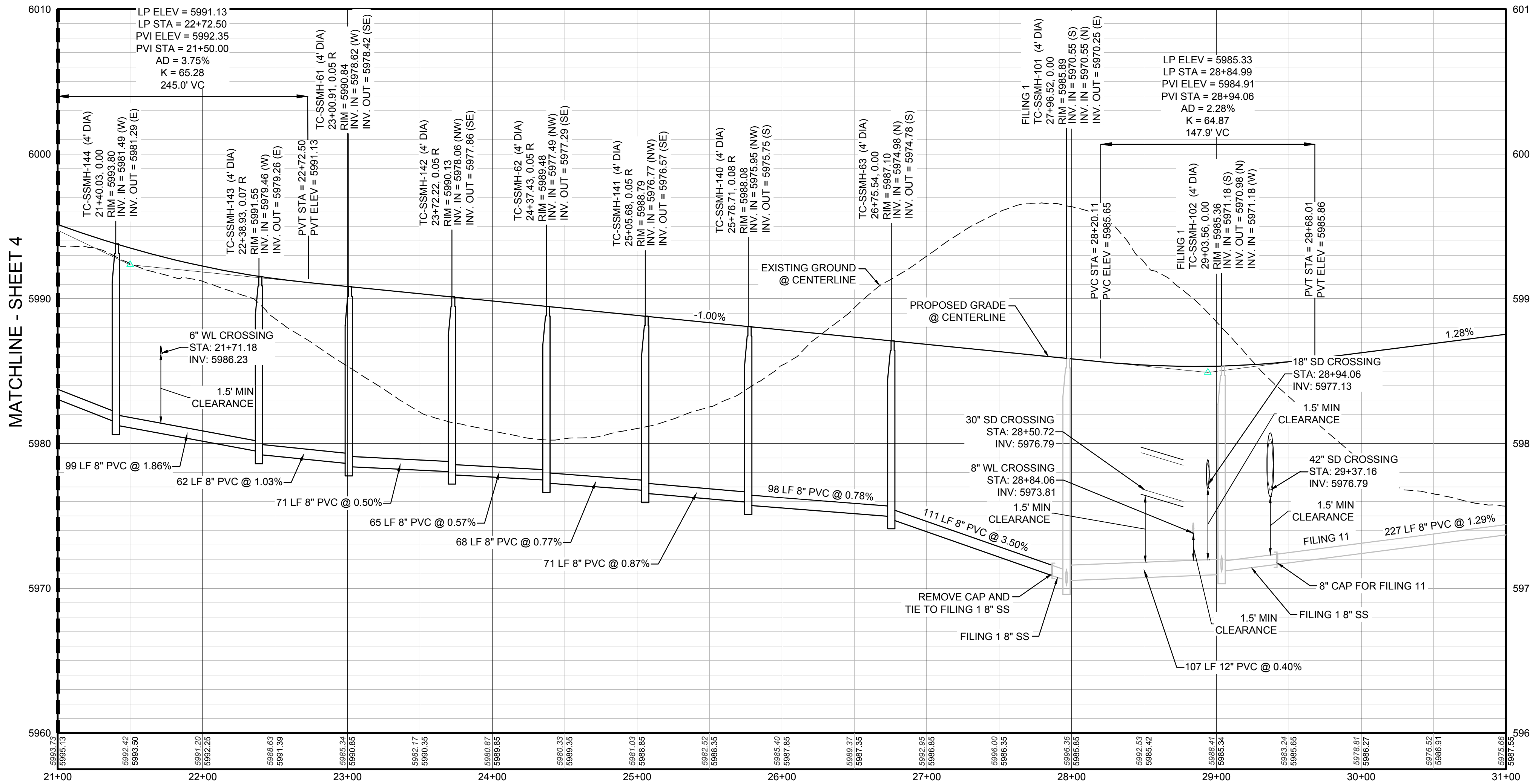


KEYMAP
N.T.S.
LEGEND

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A	LOT TYPE	---	CENTERLINE
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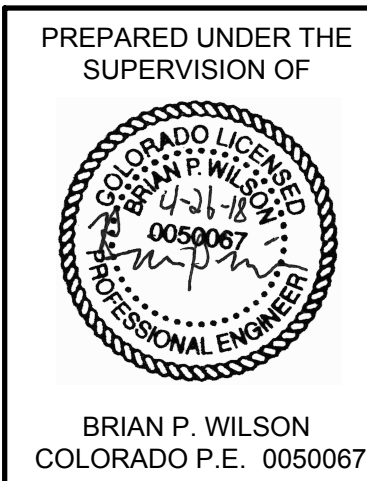
1. SEE SHEET 3 - AREA UTILITY PLAN FOR SANITARY SERVICE TABLES.



PROFILE: BEEBALM AVE STA: 21+00.00 TO 31+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
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CALL 811
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UNCC 1-800-922-1987

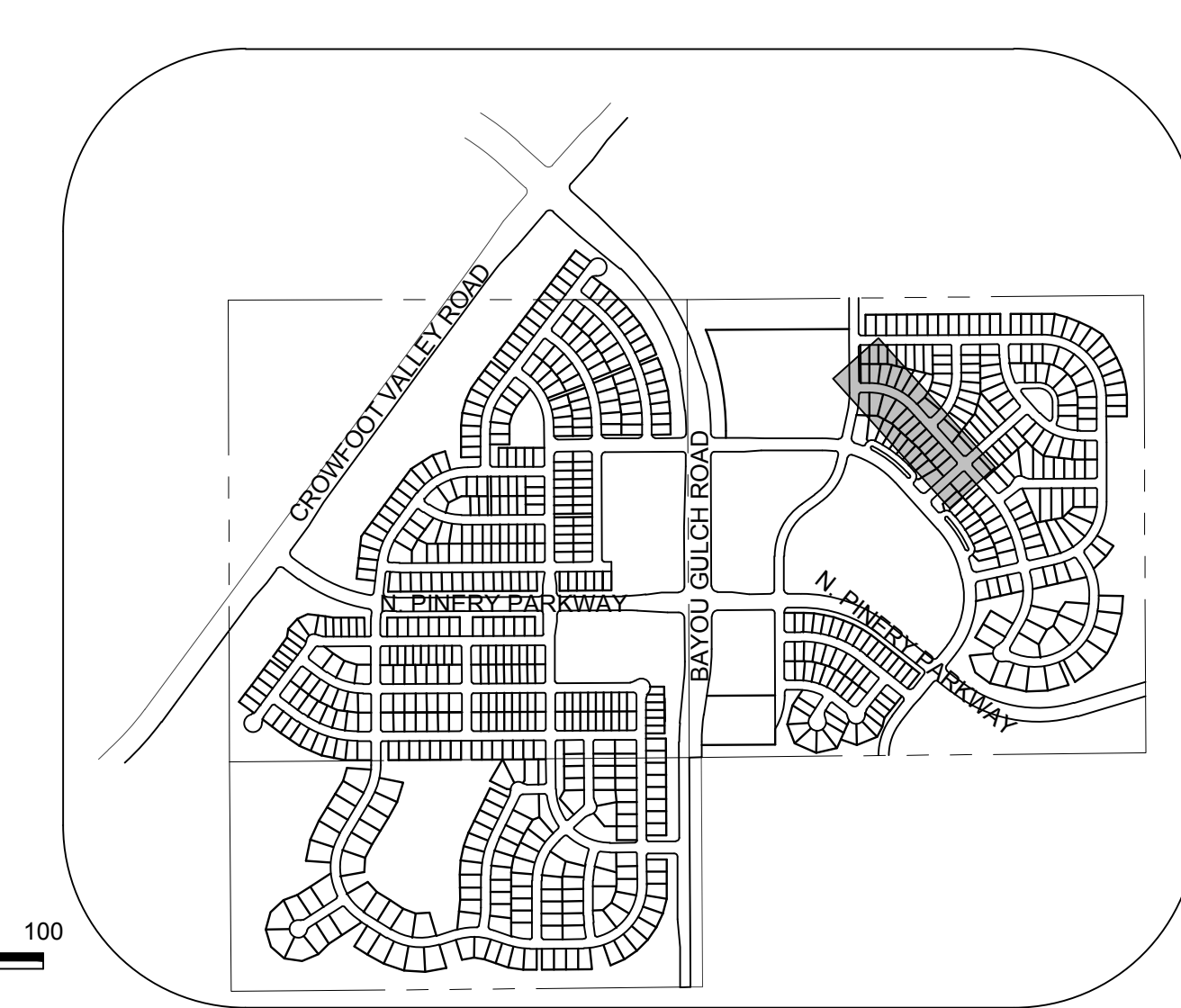
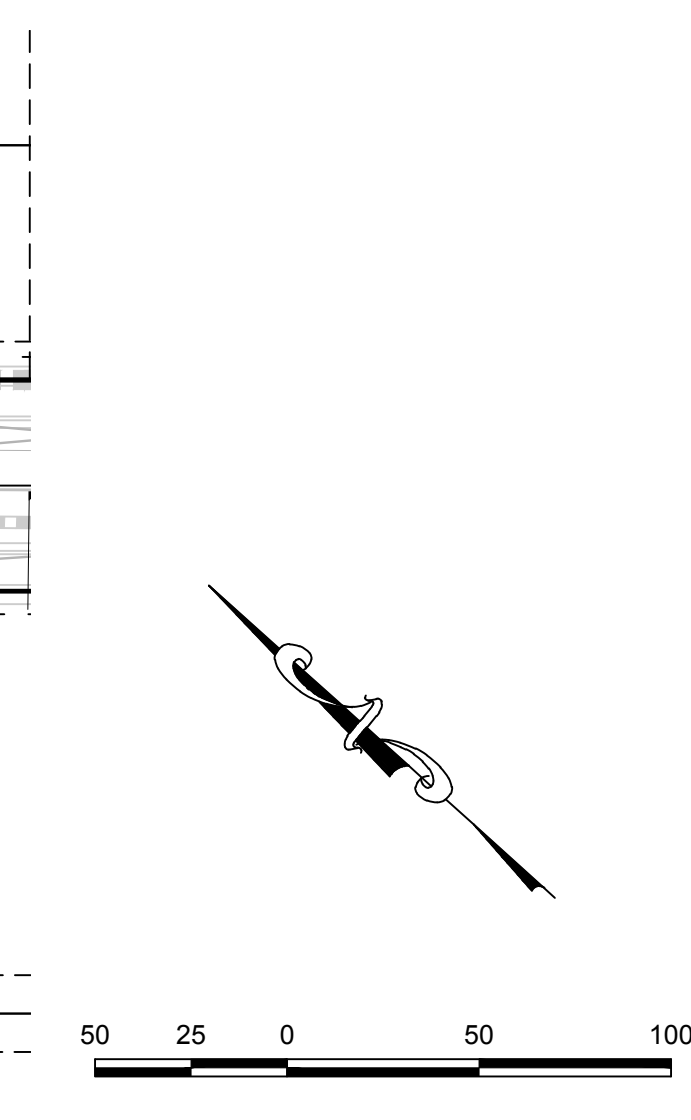
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						No.	Init.	Appr.	
5	JLR	AS SHOWN	AS SHOWN	8130283701	SEPTEMBER 2017				
	JLU								

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9548

CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
BEEBALM AVENUE



BASIS OF BEARINGS:
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SHEET NUMBER 6	DRAWN BY: JLR	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE ALPINE PHLOX LANE	 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: 8130283701							
	DATE: SEPTEMBER 2017								

N:\PROJECTS\SSHS BANCHADO\ENGINEERING\SSHS SETS\CD\SF\OPARKER WATER AND SANITATION\SANITARY PLAN AND PROFILE\BEEBALM TRAIL DWG.COPYA 3/13/2018 9:59 AM



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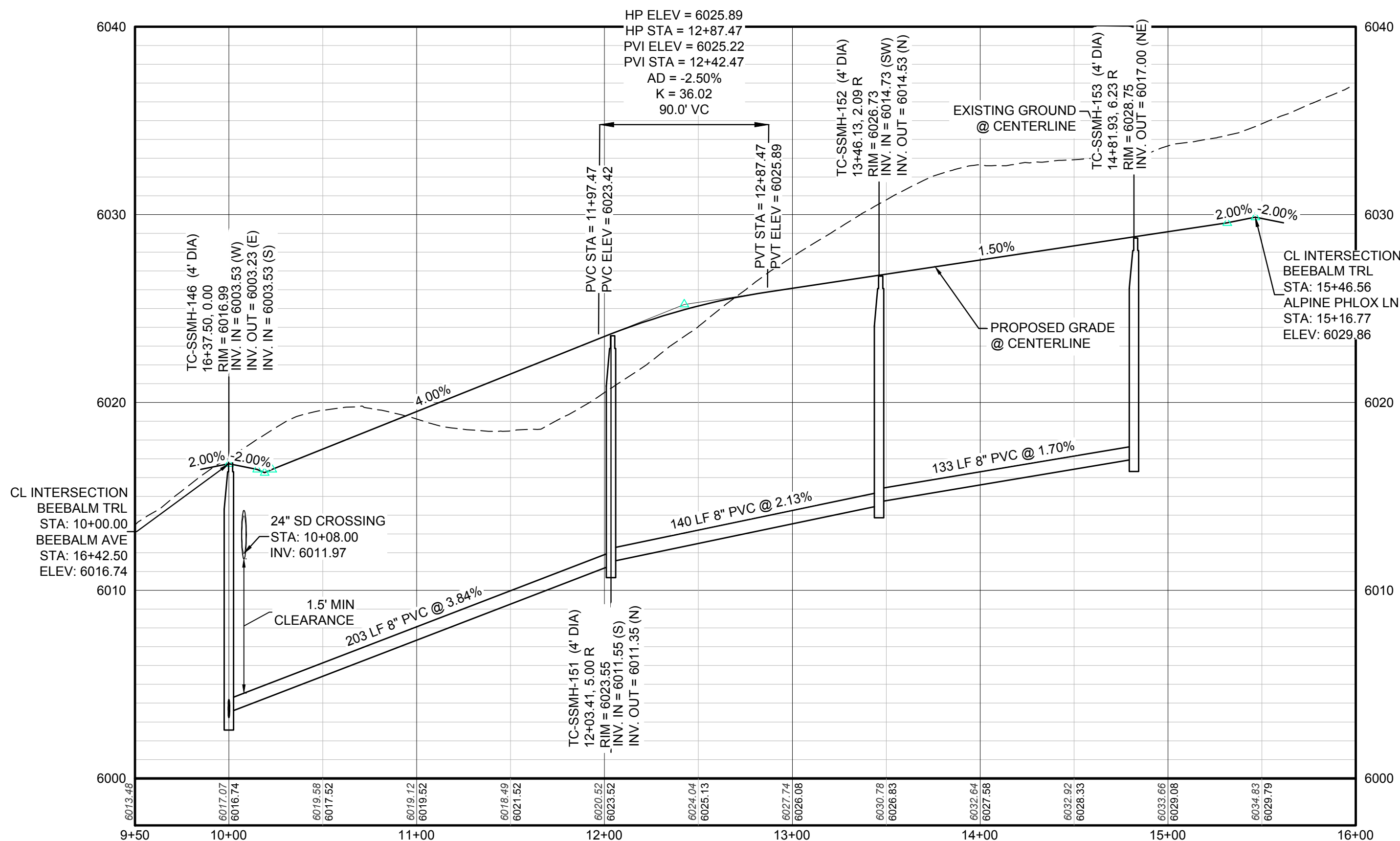
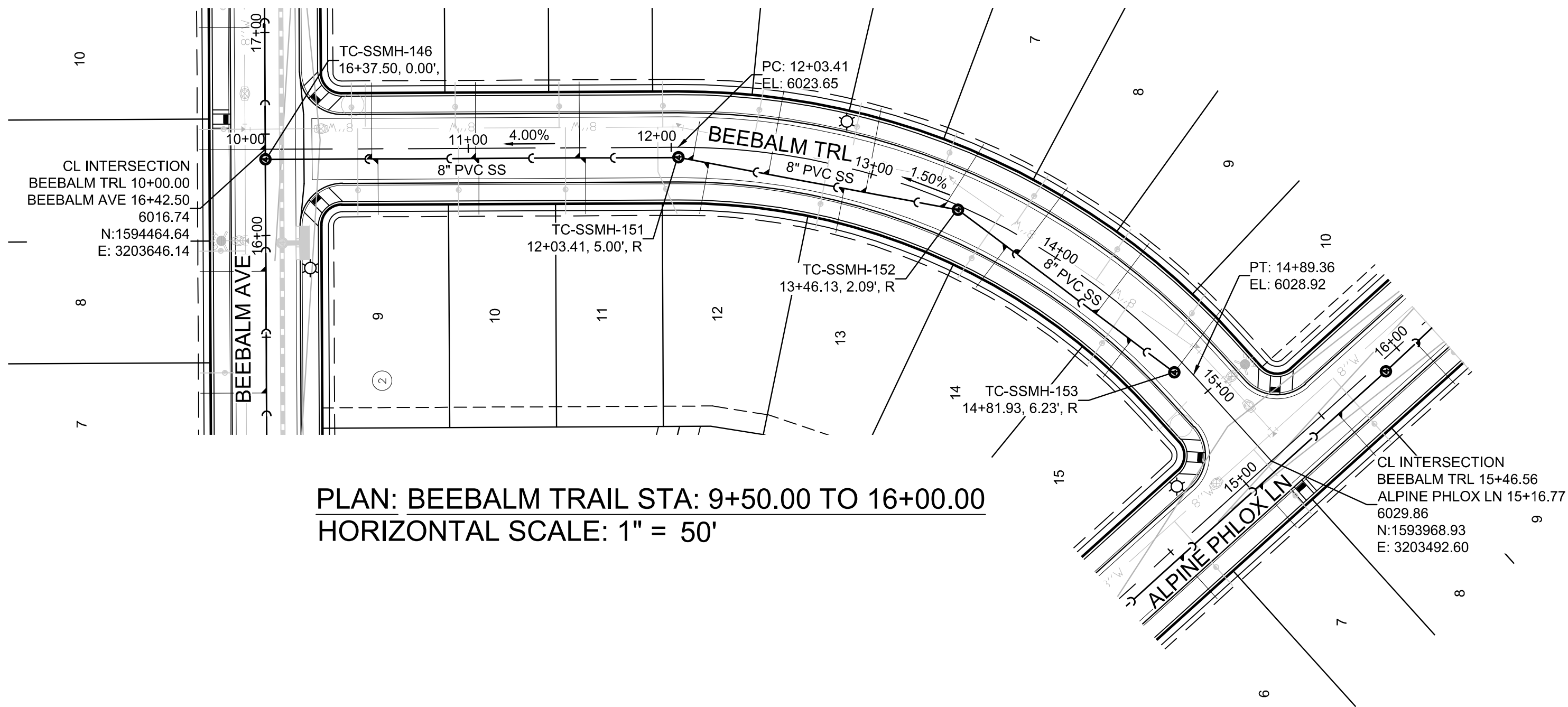
LITILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987

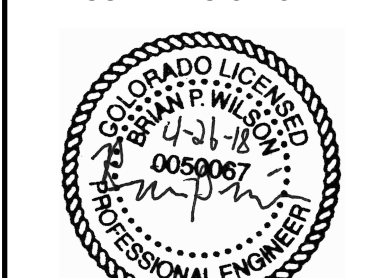


PROFILE: BEEBALM TRAIL STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

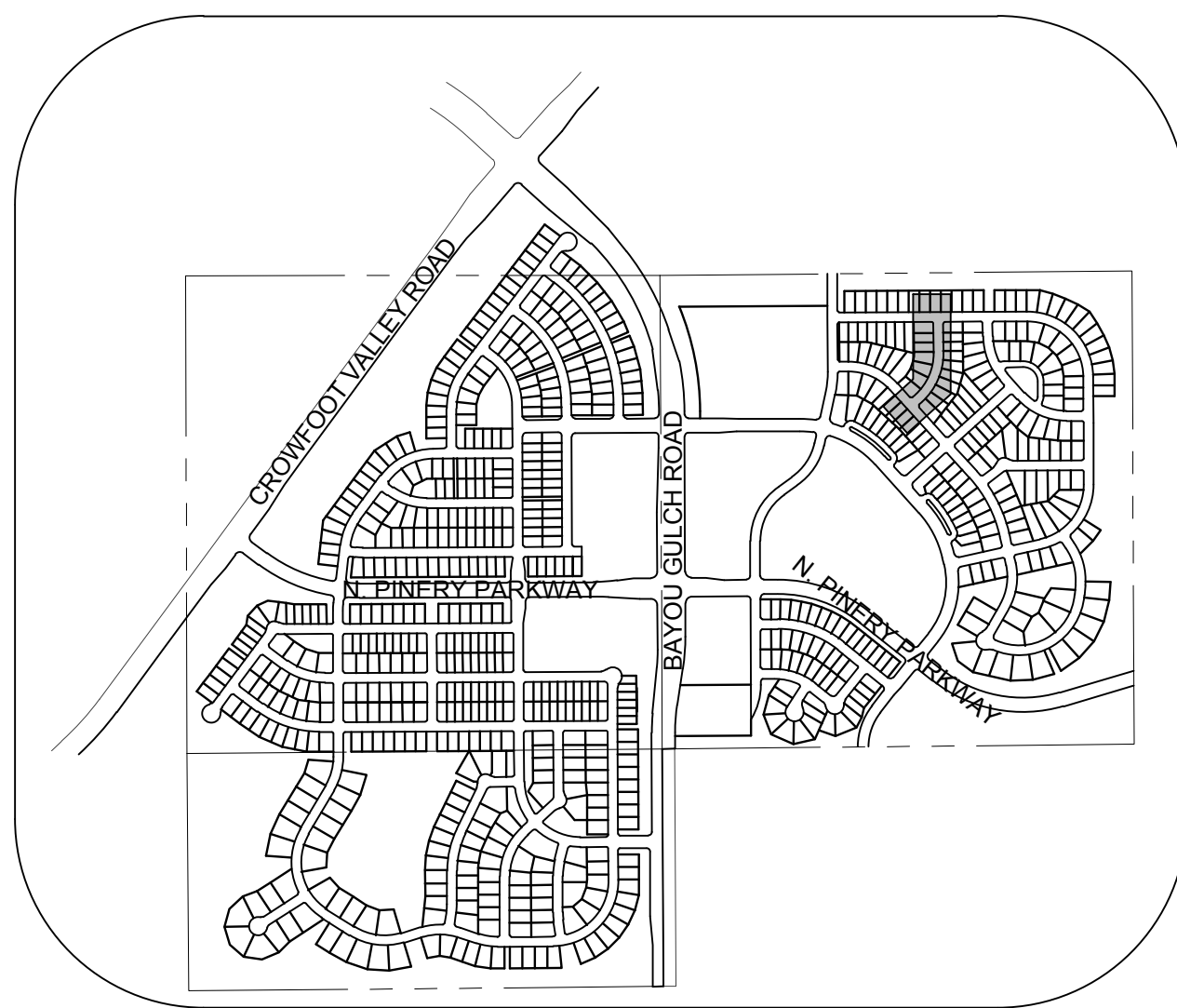
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PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.

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

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

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

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

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
BEEBALM TRAIL

SCALE: AS SHOWN
DRAWN BY: JLR
CHECKED BY: JJJ
DATE: SEPTEMBER 2017

FILE NO: 8130283701

SHEET NUMBER

7

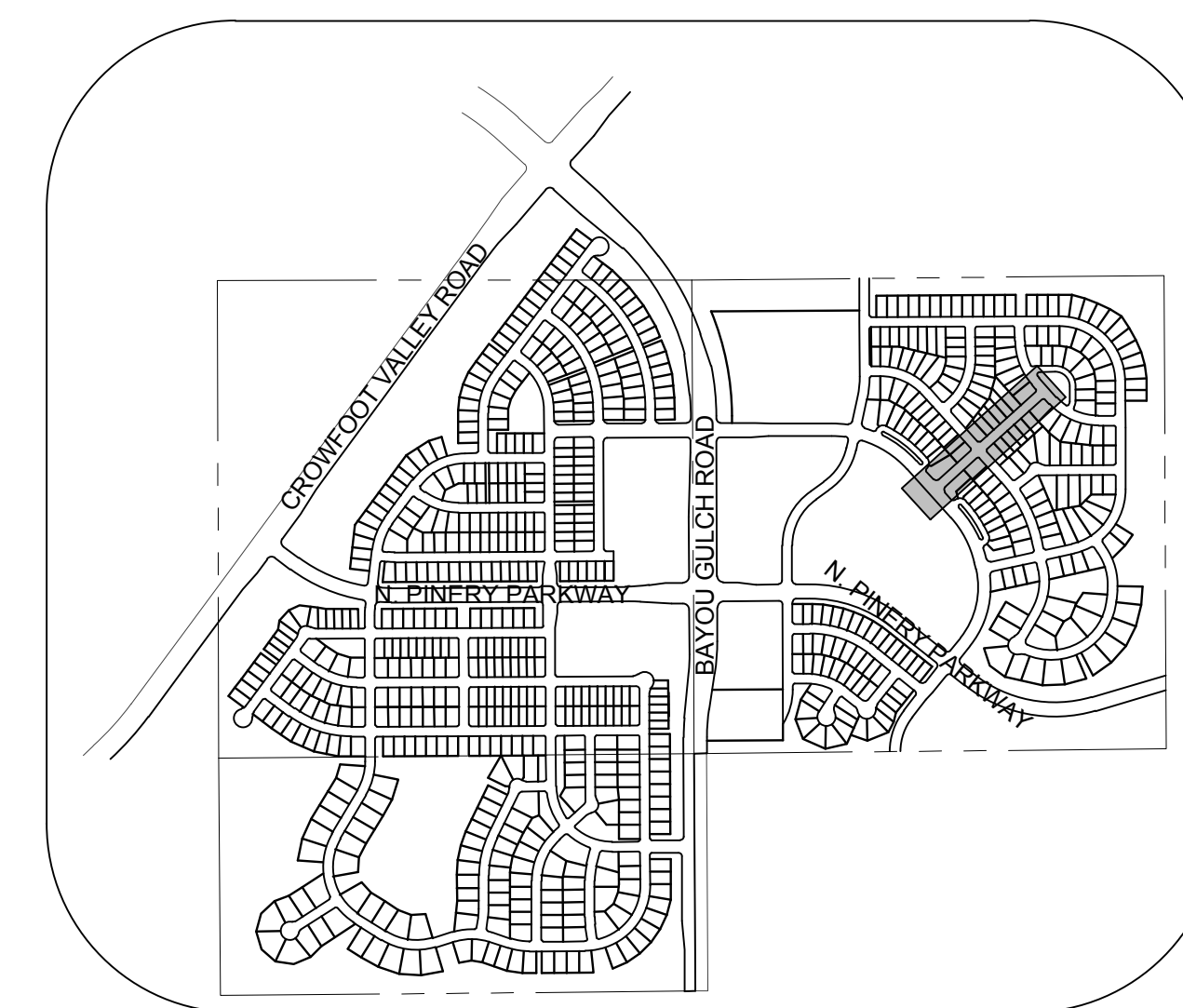
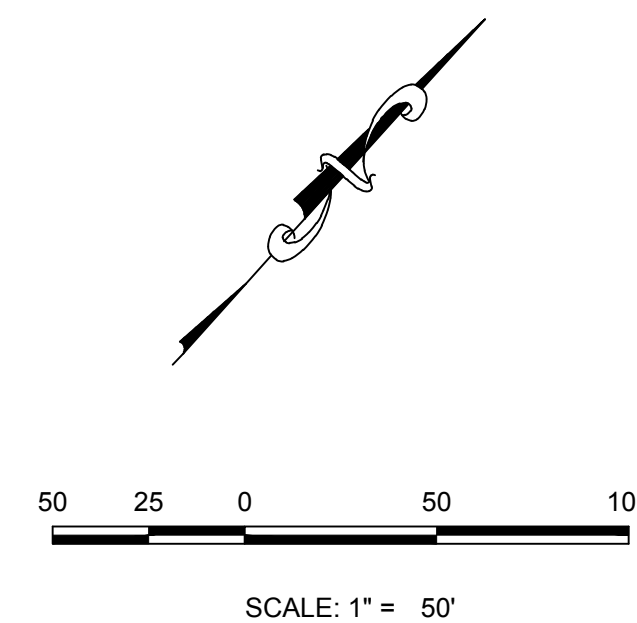
Revisions

No.

Date

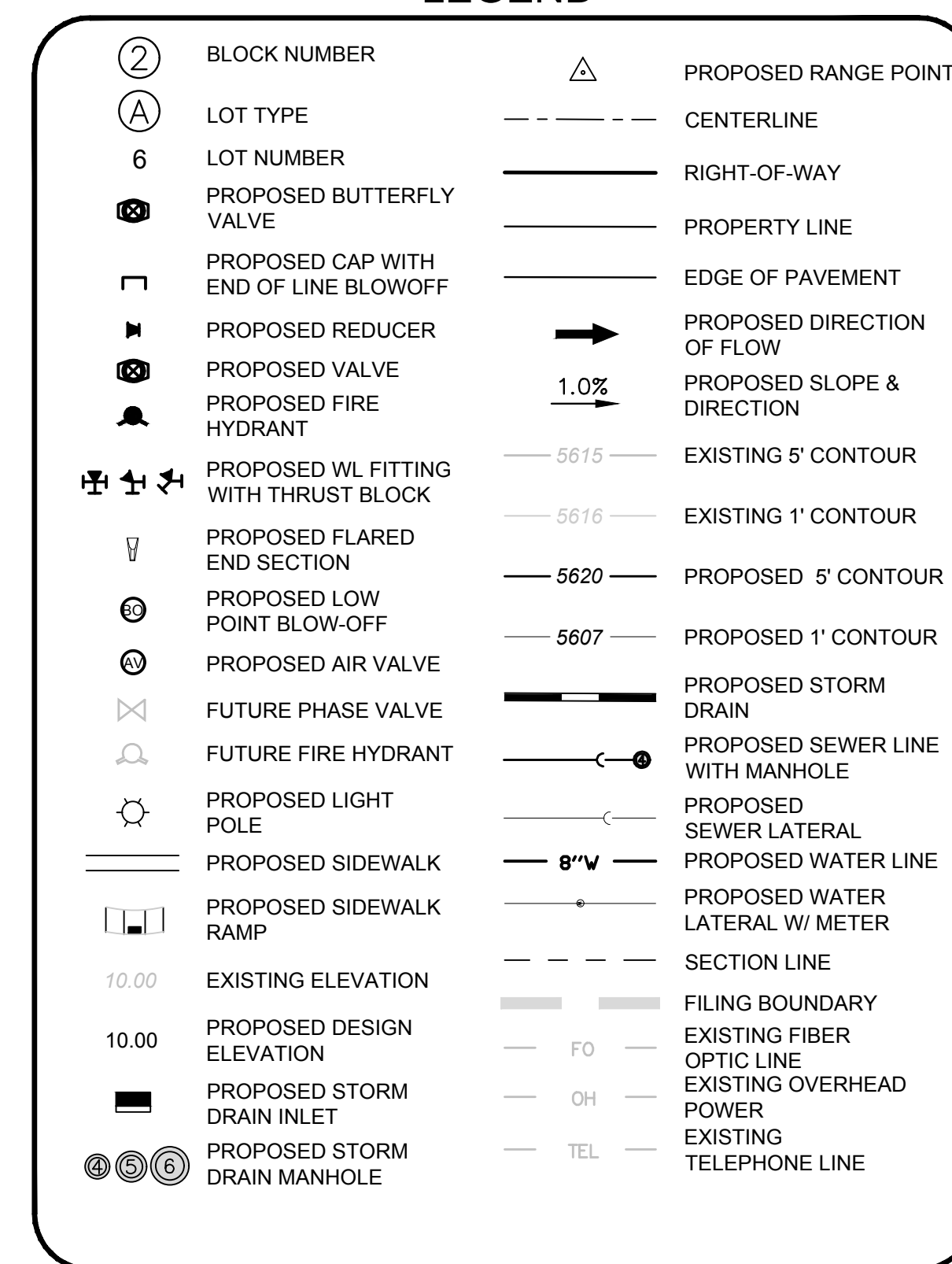
Appr.

Date



KEYMAP
N.T.S.
LEGEND

NOTE:
1. SANITARY MAIN INSTALLED WITH FILING 1,
SANITARY SERVICES INSTALLED WITH FILING 10



SEE SHEET 3 - AREA UTILITY PLAN FOR SANITARY SERVICE TABLES.

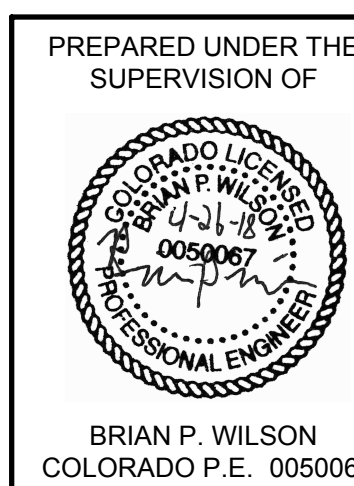
ABBREVIATIONS

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

PROFILE: COPPERMALLOW TRL STA: 9+50.00 TO 18+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.

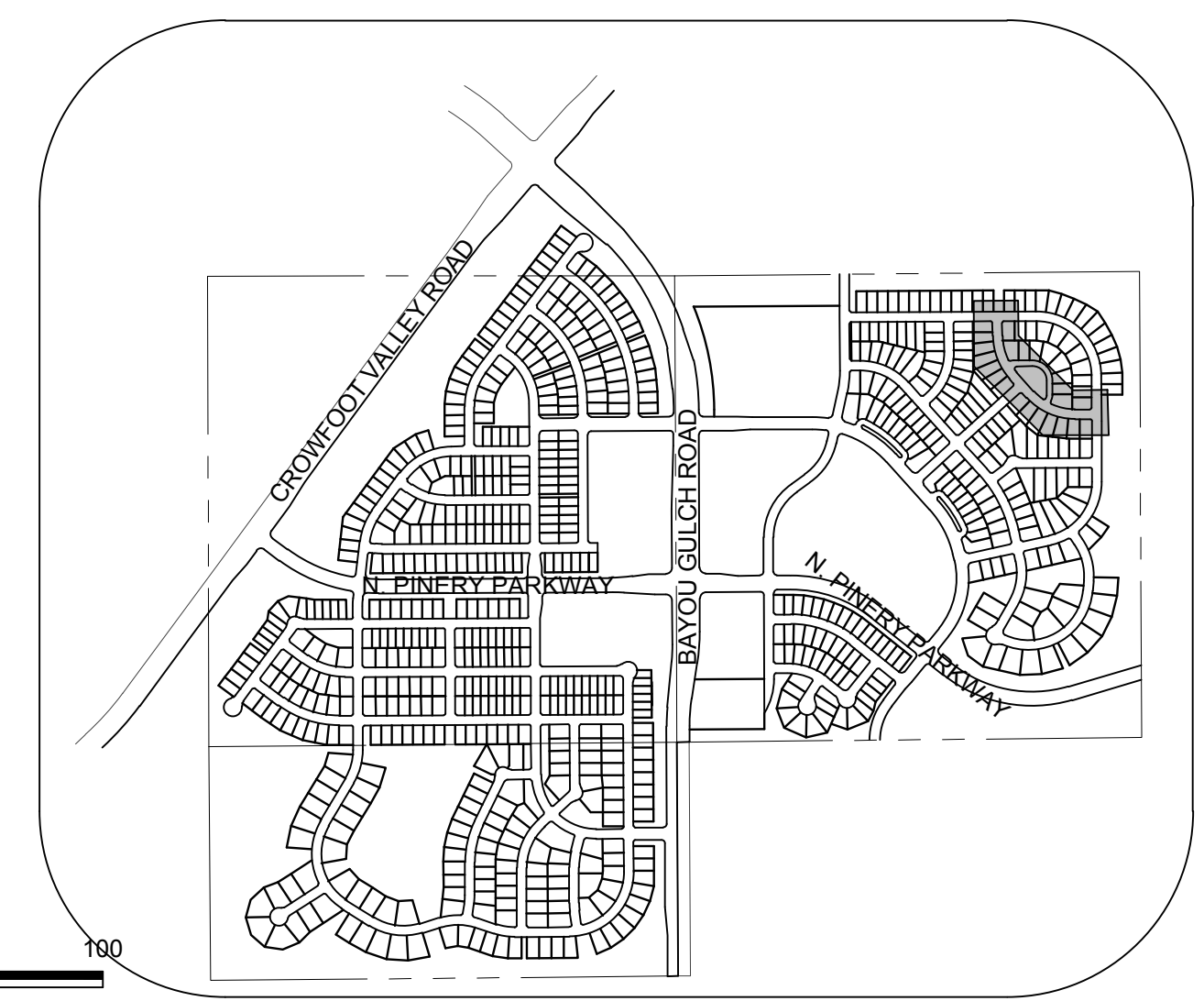
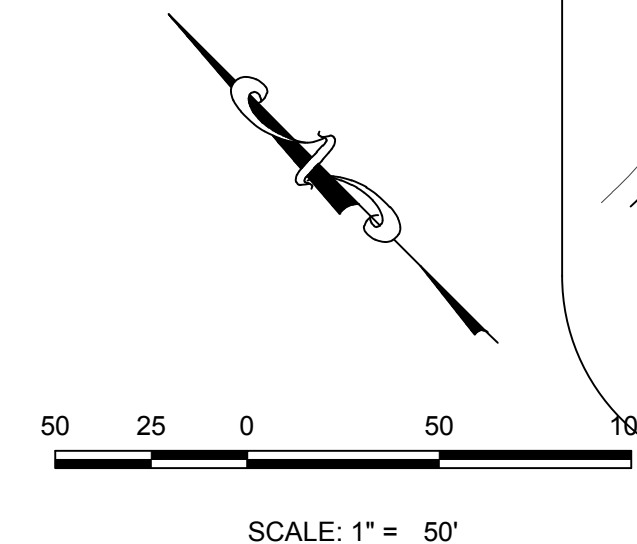
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID
SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT
THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2"
ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
SOUTH 00°15'06"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



 **UNCC**
UTILITY NOTIFICATION

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

SHEET NUMBER 8	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE COPPERMALLOW TRAIL		SCALE: AS SHOWN			
	DRAWN BY:	JLR				
	CHECKED BY:	JLL				
	DATE:	SEPTEMBER 2017				
 CVL CONSULTANTS			10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546			
			No.	Revisions	Date	Appr.

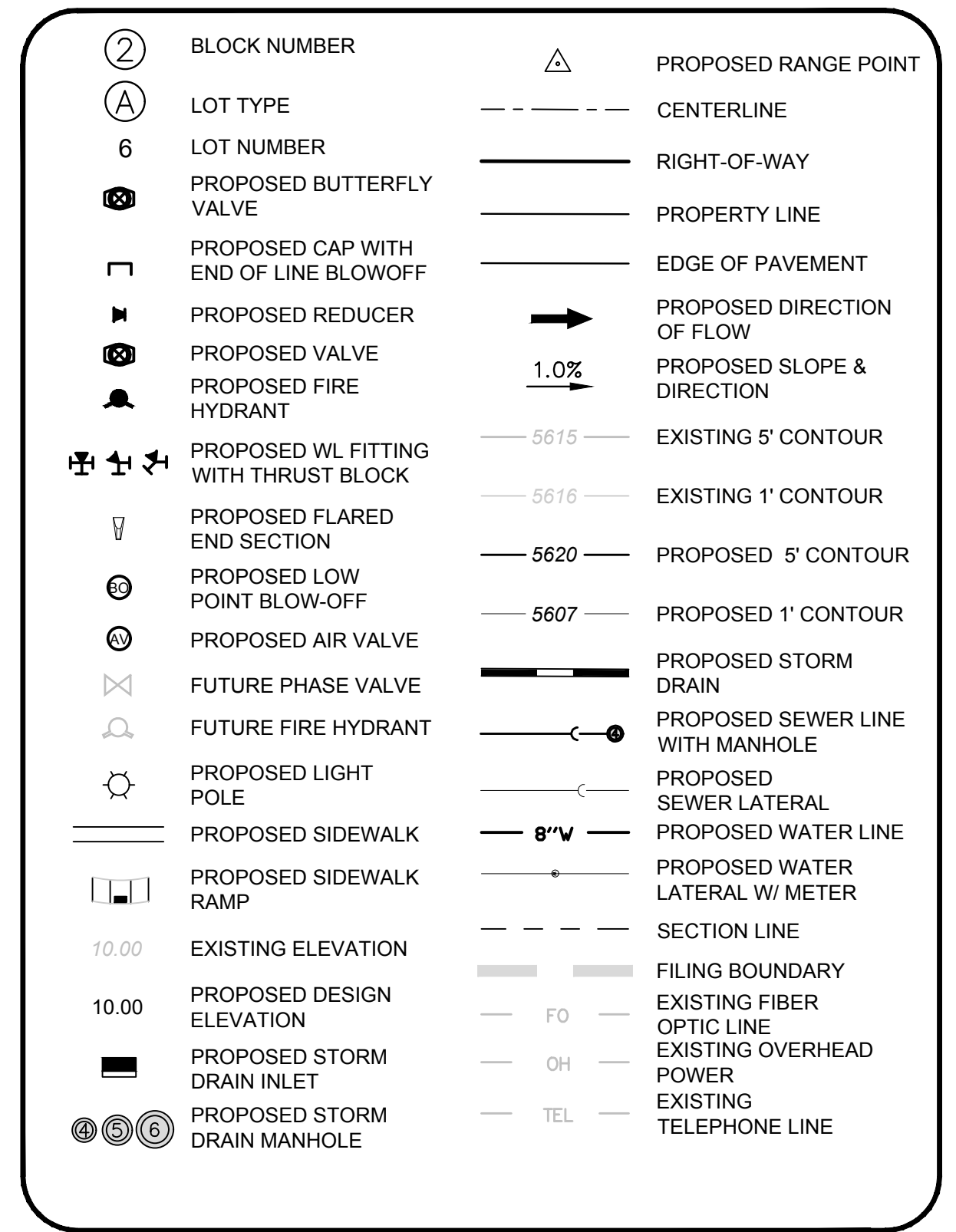


KEYMAP

N.T.S.

LEGEND

NOTE:
1. SANITARY MAIN INSTALLED WITH FILING 1,
SANITARY SERVICES INSTALLED WITH FILING 10.



ABBREVIATIONS

ANGLE DIFFERENCE	MH	MANHOLE
AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX C
ELEVATION	RCP	REINFORCED CONCRETE PIPE
EDGE OF PAVEMENT	ROW	RIGHT OF WAY
END VERTICAL CURVE	SC	SANITARY CAP
END VERTICAL PROFILE	SD	STORM DRAIN
FINISHED GROUND	SECTION	SECTION
FIRE HYDRANT	SL	SANITARY SEWER
FLOW LINE	STA	STATION
GATE VALVE	T.O.P.	TOP OF PIPE
HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HIGH POINT	VC	VERTICAL CURVE
INVERT	WL	WATER LINE
CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LINEAR FEET	WSE	WATER SURFACE ELEVATION

SEE SHEET 3 - AREA UTILITY PLAN FOR SANITARY SERVICE TABLES.

PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



UNCC
UTILITY NOTIFICATION
COUNCIL OF CALIFORNIA

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

PROFILE: CROWN VETCH CIR STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY
3-1/4" ALUMINUM

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
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333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
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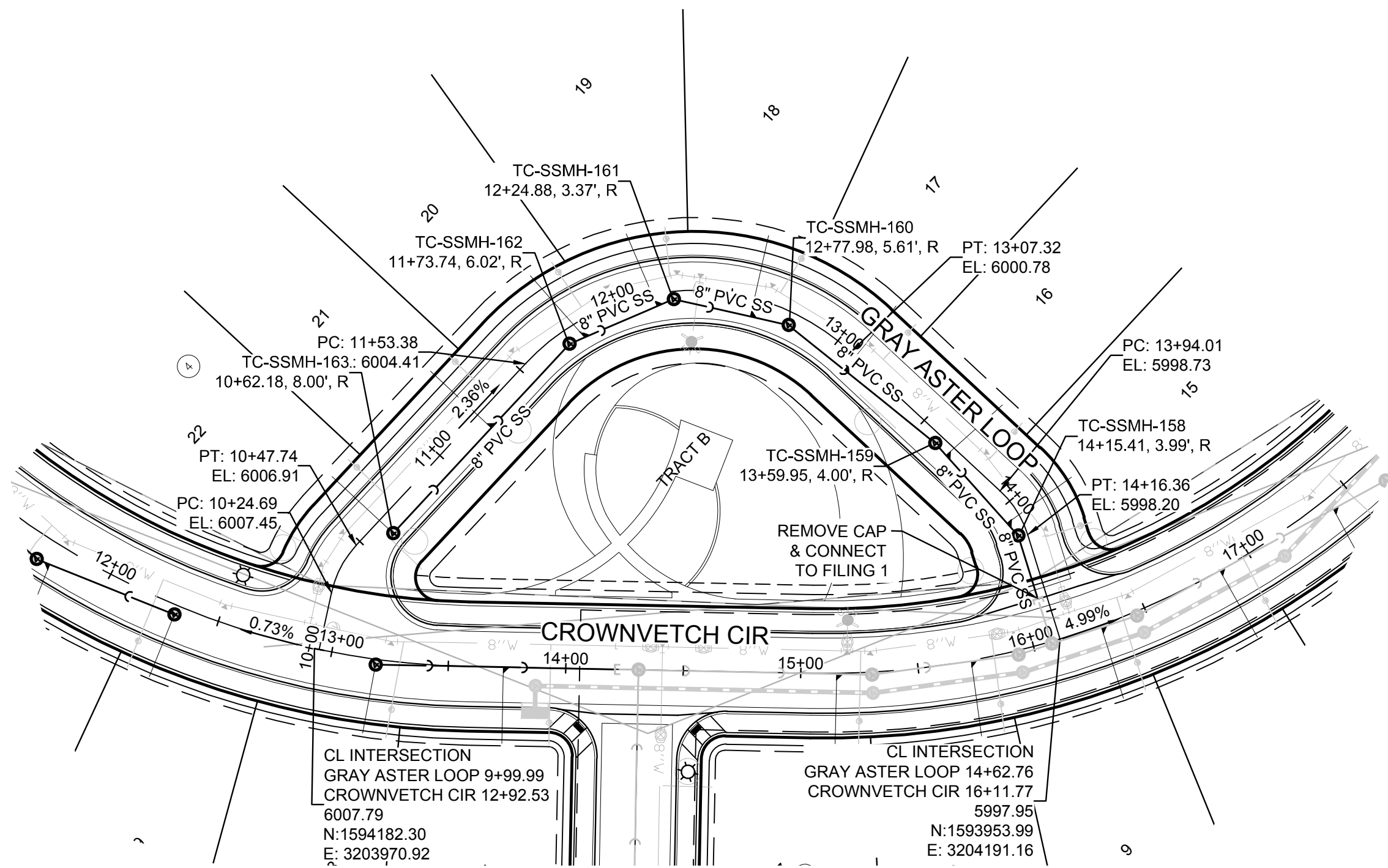
CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

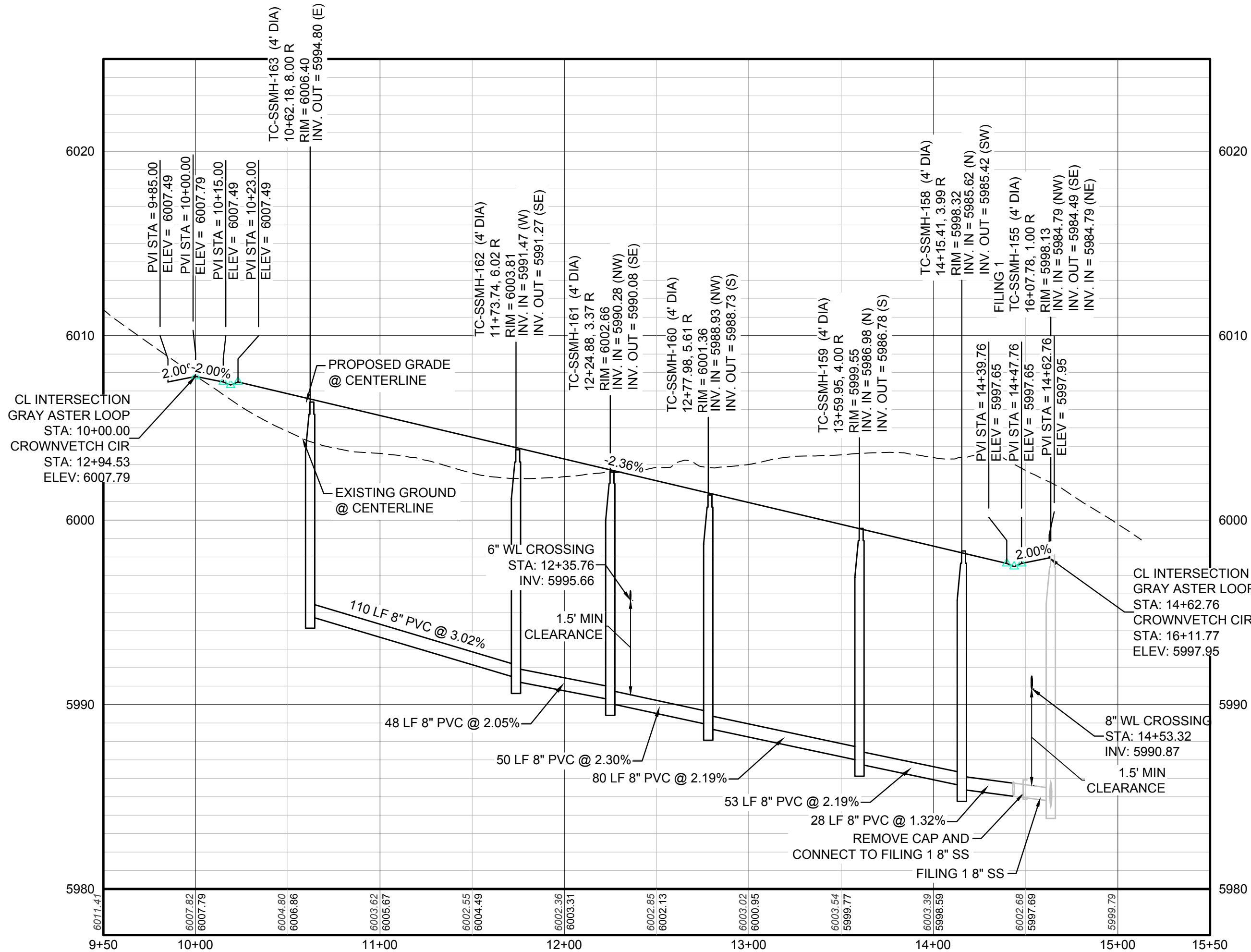
TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
CROWNVECH CIRCLE

DRAWN BY: JLR	SCALE: AS SHOWN
CHECKED BY: JJJ	FILE NO: 8130283701
DATE: SEPTEMBER 2017	

SHEET NUMBER
9



PLAN: GRAY ASTER LOOP STA: 9+50.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



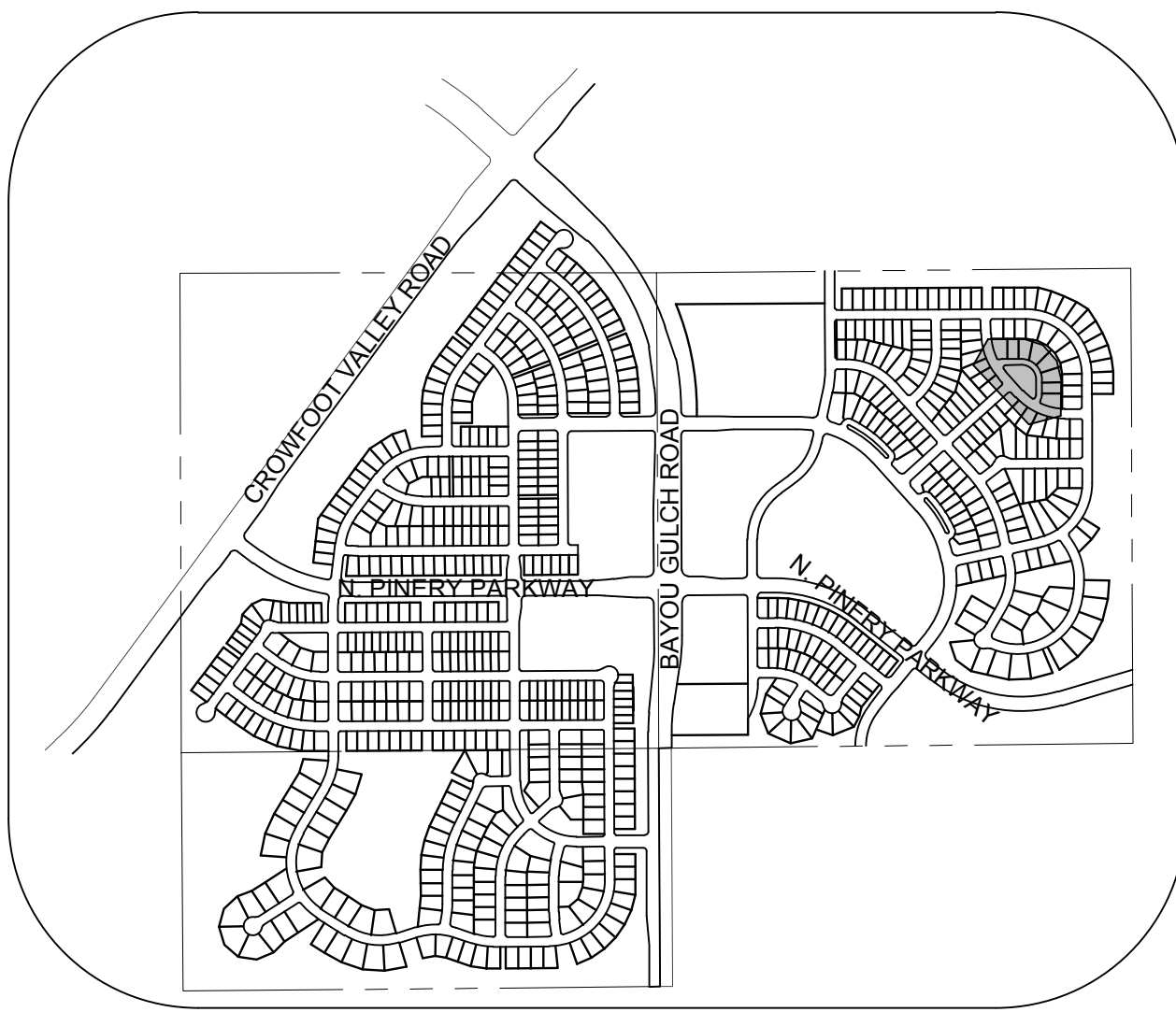
PROFILE: GRAY ASTER LOOP STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
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PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



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 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

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
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
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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 TABLES.

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

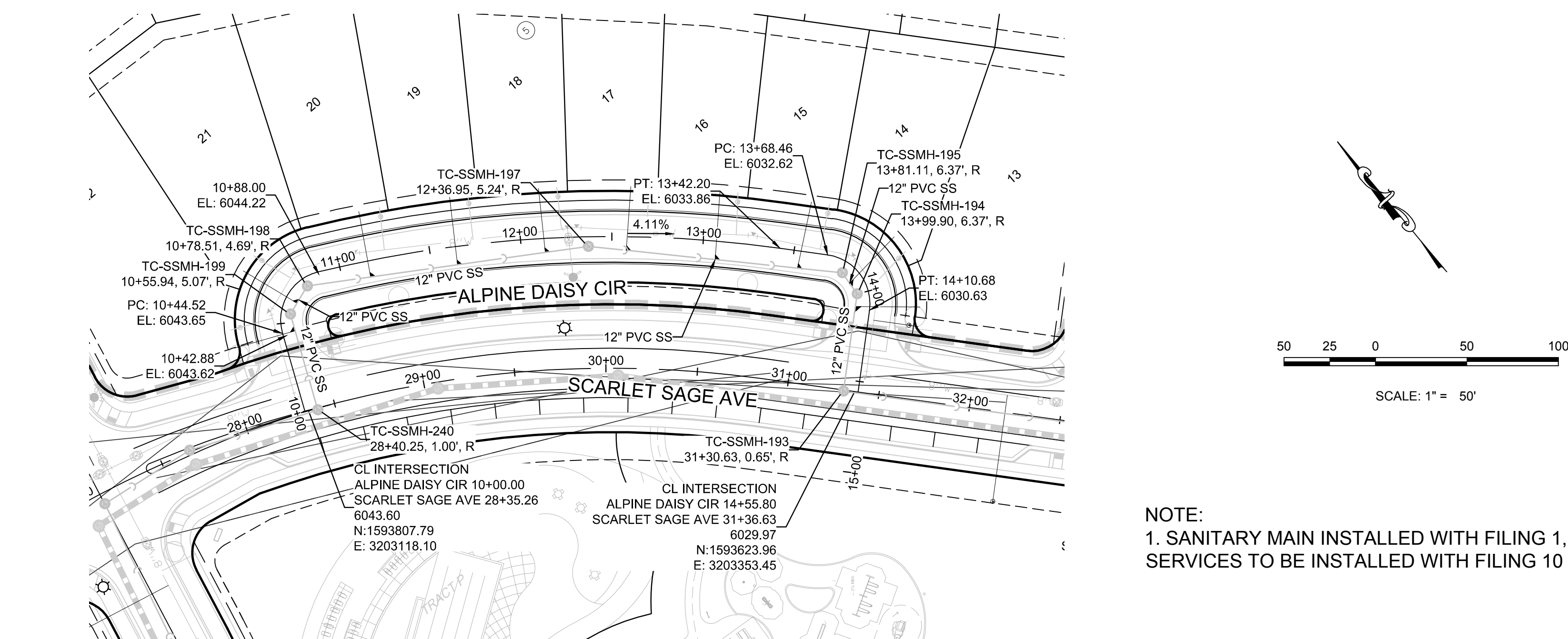
10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Appr.	Date
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	Revisions	Init.	Date
TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE GRAY ASTER LOOP	Revisions	Init.	Date
SCALE: AS SHOWN	Revisions	Init.	Date
DRAWN BY: JLR	Revisions	Init.	Date
CHECKED BY: JLR	Revisions	Init.	Date
DATE: SEPTEMBER 2017	Revisions	Init.	Date
SHEET NUMBER 10	Revisions	Init.	Date

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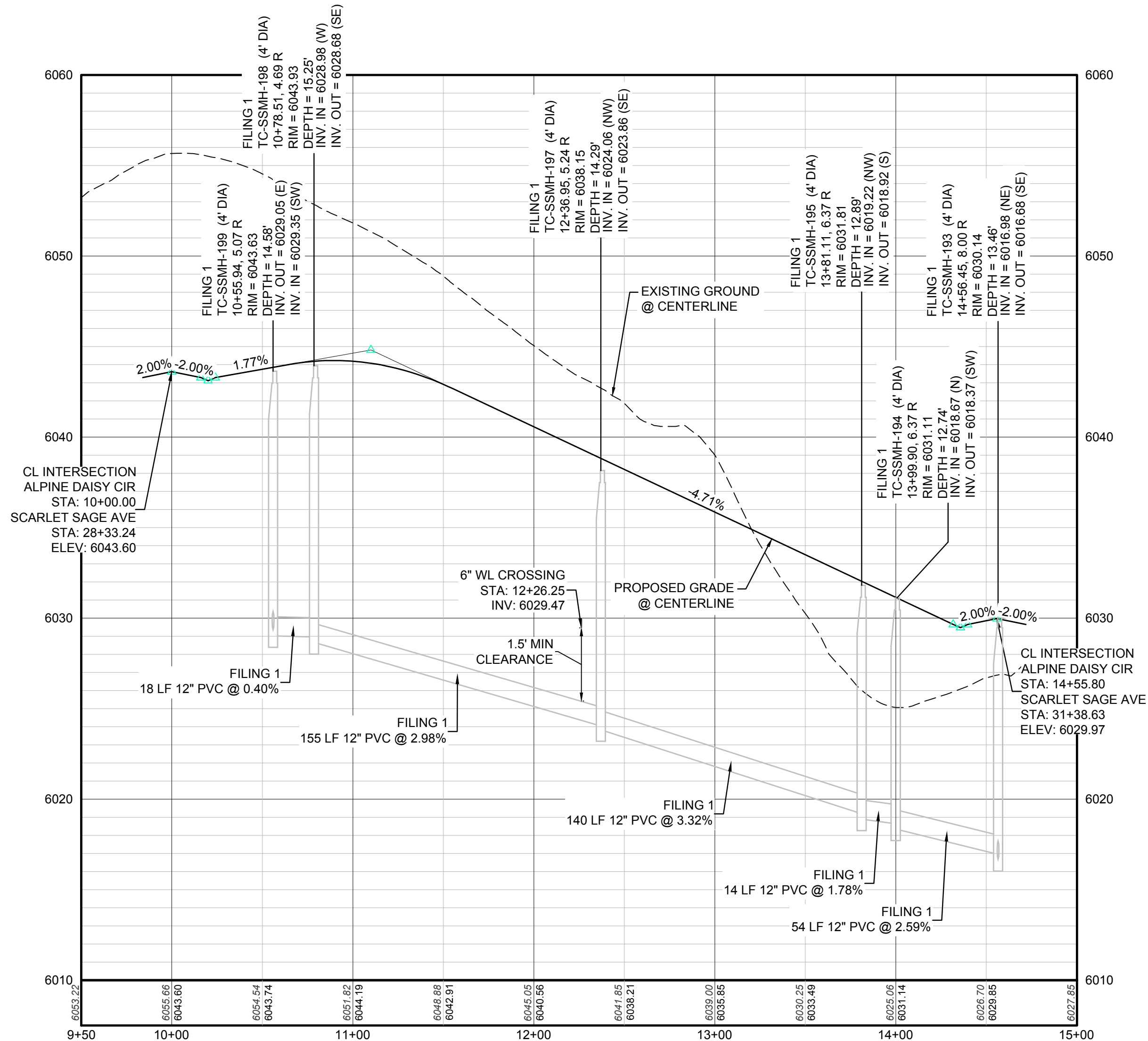


CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987

UTILITY NOTIFICATION
CENTER OF COLORADO



PLAN: ALPINE DAISY CIR STA: 9+50.00 TO 15+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: ALPINE DAISY CIR STA: 9+50.00 TO 15+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

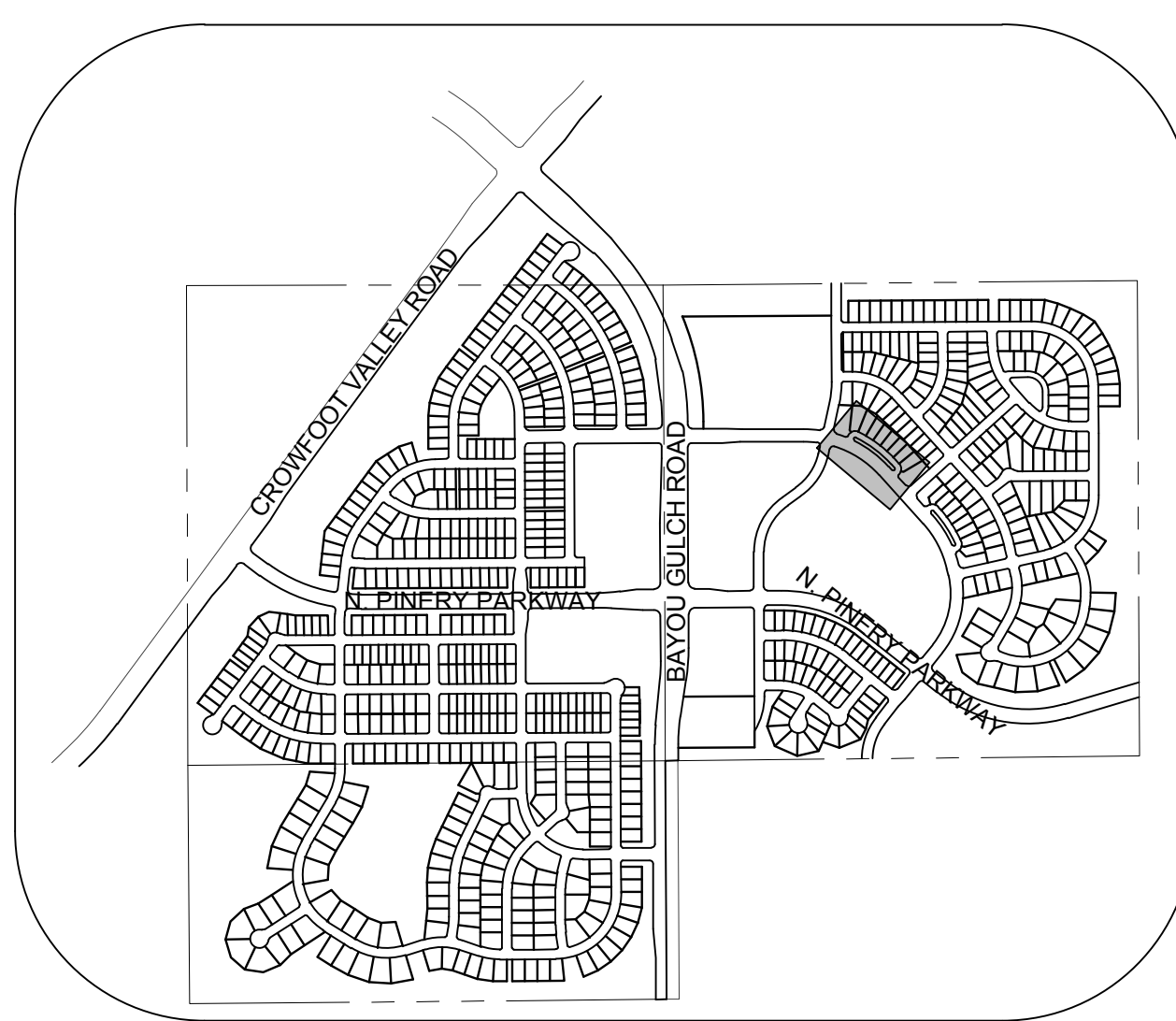
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.
LEGEND

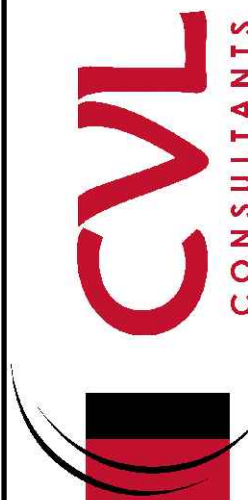
- | | | | |
|-------|---------------------------------------|------|----------------------------------|
| ② | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| Ⓐ | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊗ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⌋ | PROPOSED CAP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

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 |

SEE SHEET 3 - AREA UTILITY PLAN FOR SANITARY SERVICE TABLES.

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80110
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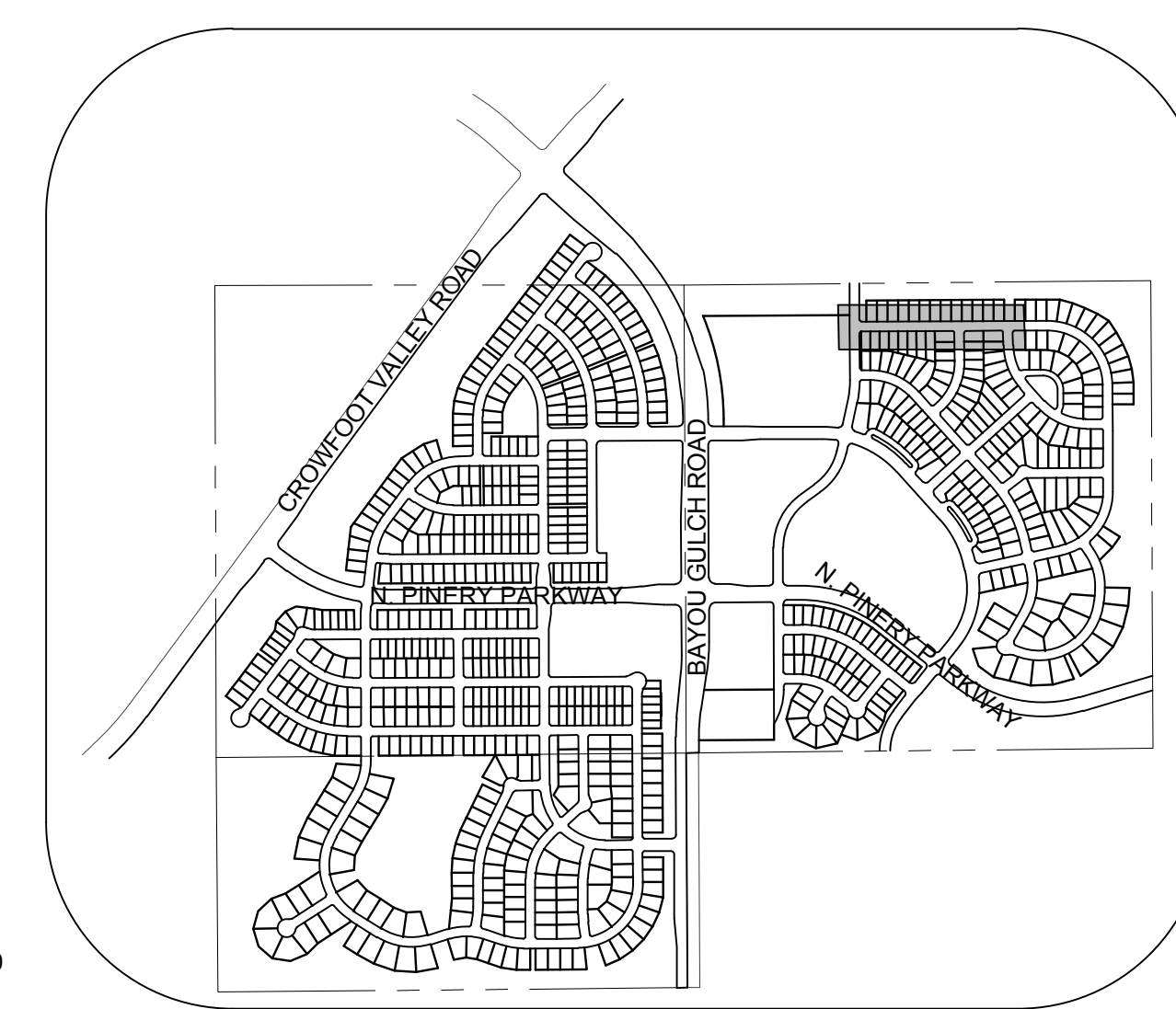


HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
ALPINE DAISY CIRCLE

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

SHEET NUMBER
11



6' SIDEWALK AND UTILITY EASEMENT

5' 8' 8' 9' 34' 8' 8' 5'

2.92'

55' ROW

34' FL

PARKING TRAVEL LANE

TRAVEL PARKING LANE

2% SLOPE TYP

2% SLOPE TYP

2.92'

6' SIDEWALK AND UTILITY EASEMENT

DETACHED CURB AND GUTTER

SCALE: 1" = 50'

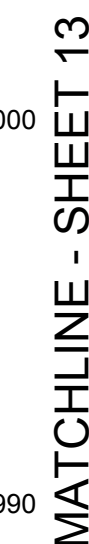
	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	=====	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	=====	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	=====	EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED 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	— FO —	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	— OH —	EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE	— TEL —	EXISTING TELEPHONE LINE

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

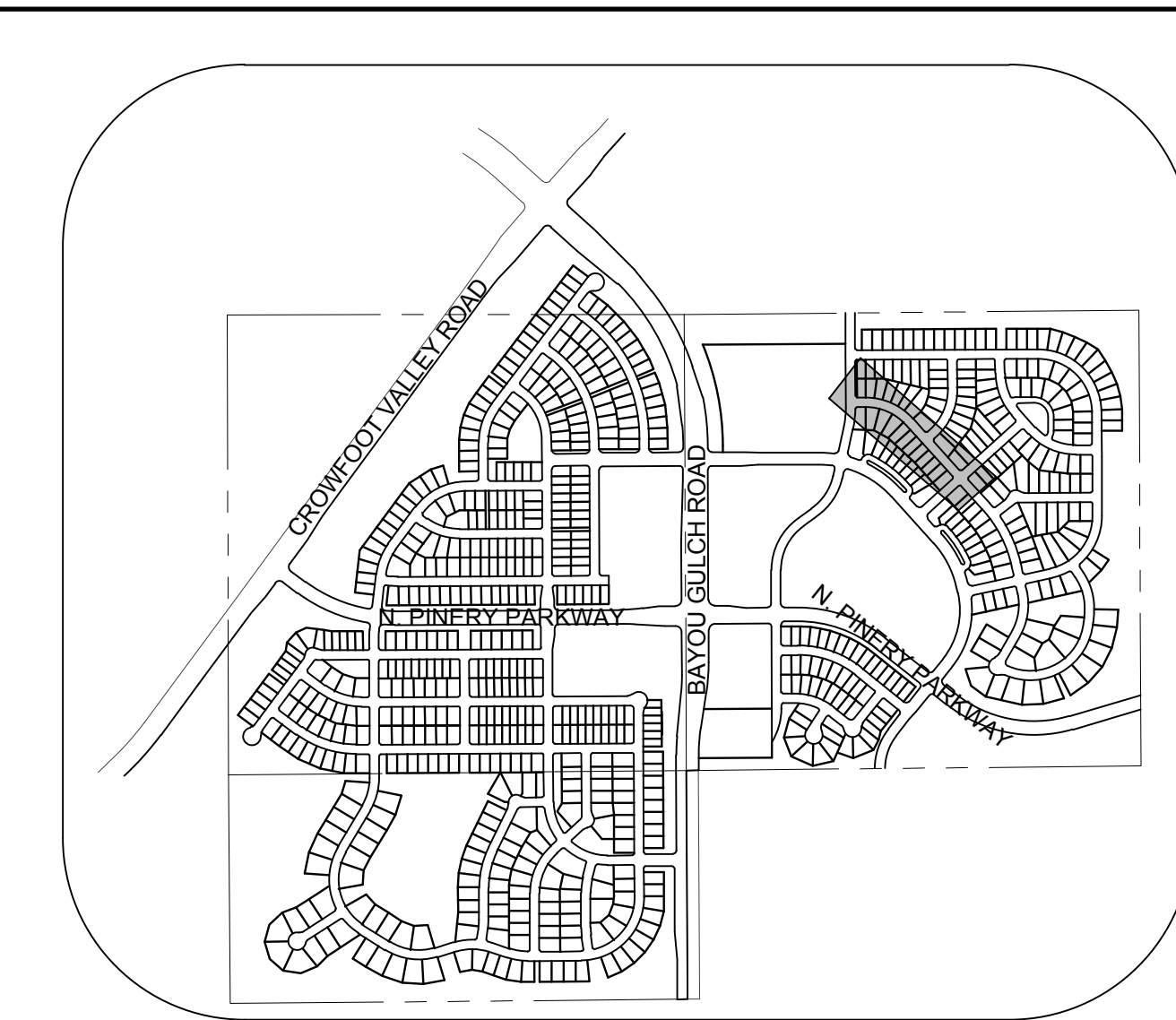


BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED
ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

THE EAST LINE OF THE NORTHEAST QUARTER OF SAID BEING MONUMENTED AT THE NORTHEAST CORNER SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 230 THE EAST QUARTER CORNER OF SAID SECTION 9 BY ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED SOUTH 00°15'06" EAST, 2648.70 FEET.



SHEET NUMBER 12	DRAWN BY: RHR	SCALE:	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS WATER PLAN AND PROFILE BEEBALM AVENUE	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546					
	CHECKED BY: JJJ	AS SHOWN								
		FILE NO:								
	DATE: SEPTEMBER 2017	8130283701								
						No.	Revisions	Date	Init.	Appr.



50 25 0 50 100

SCALE: 1" = 50'



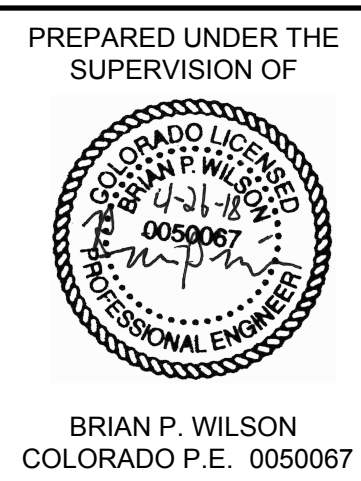
	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	—	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	—	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	—	EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	— 5615 —	EXISTING 5' CONTOUR
	PROPOSED WLF 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		FILLING 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

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	FLOWLINE	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 WATER SERVICE TABLES.

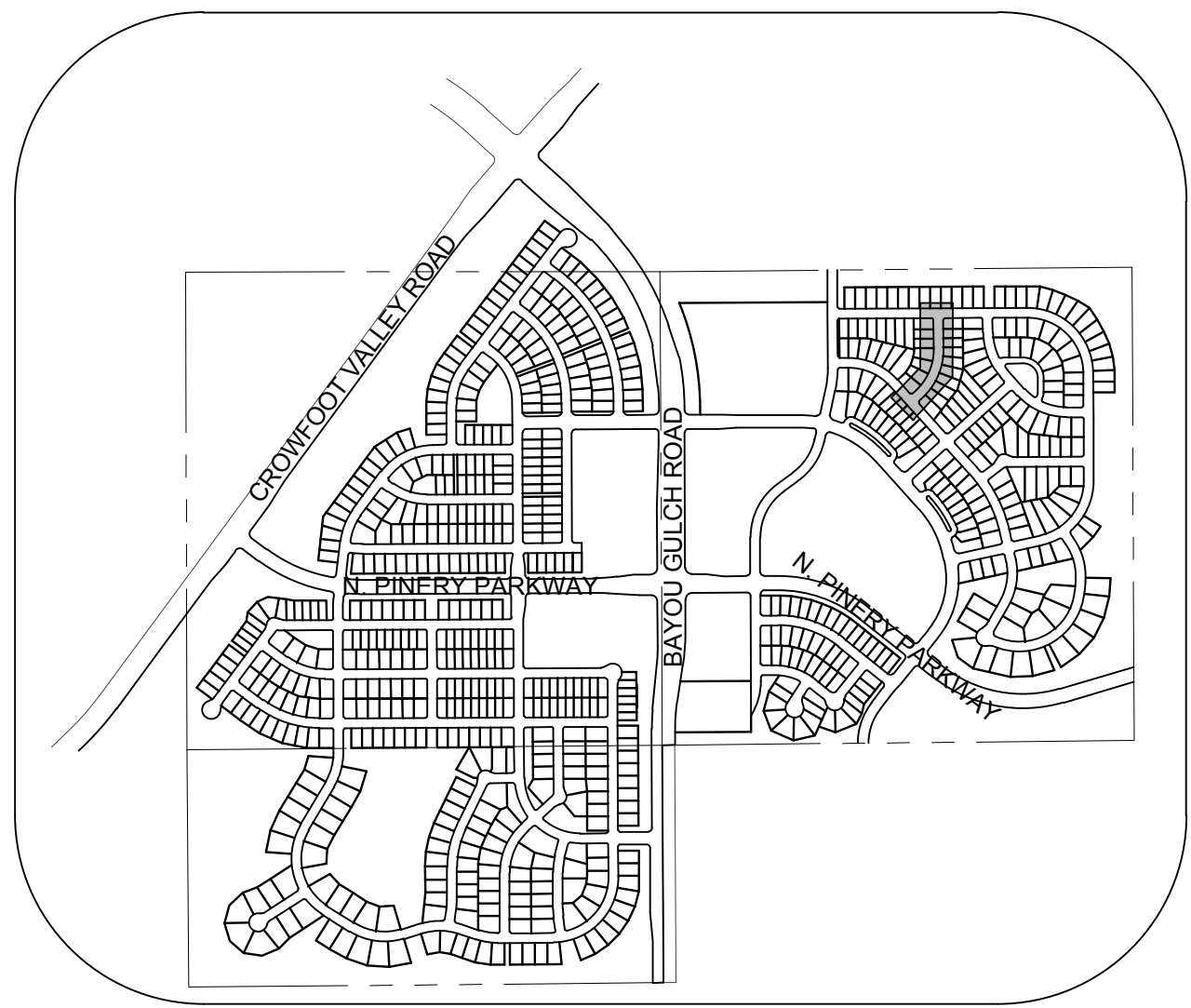
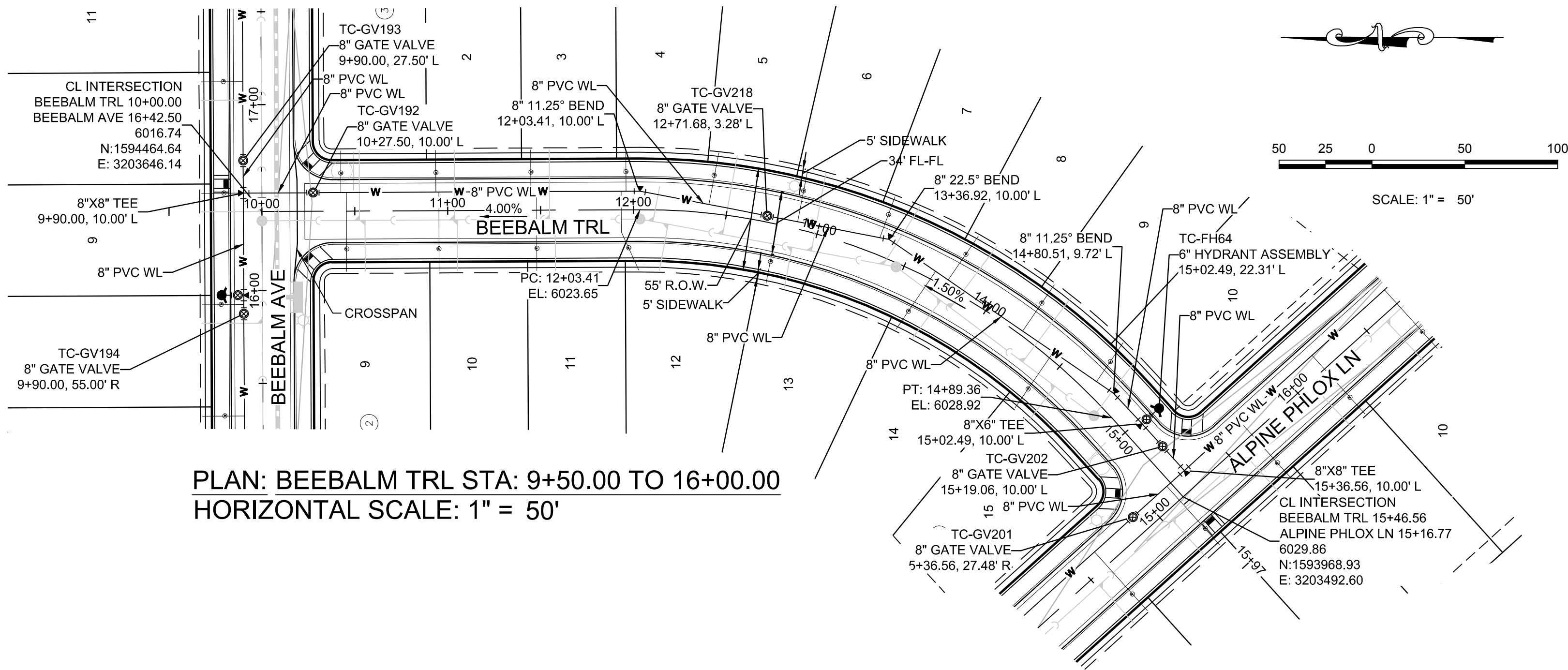


BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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



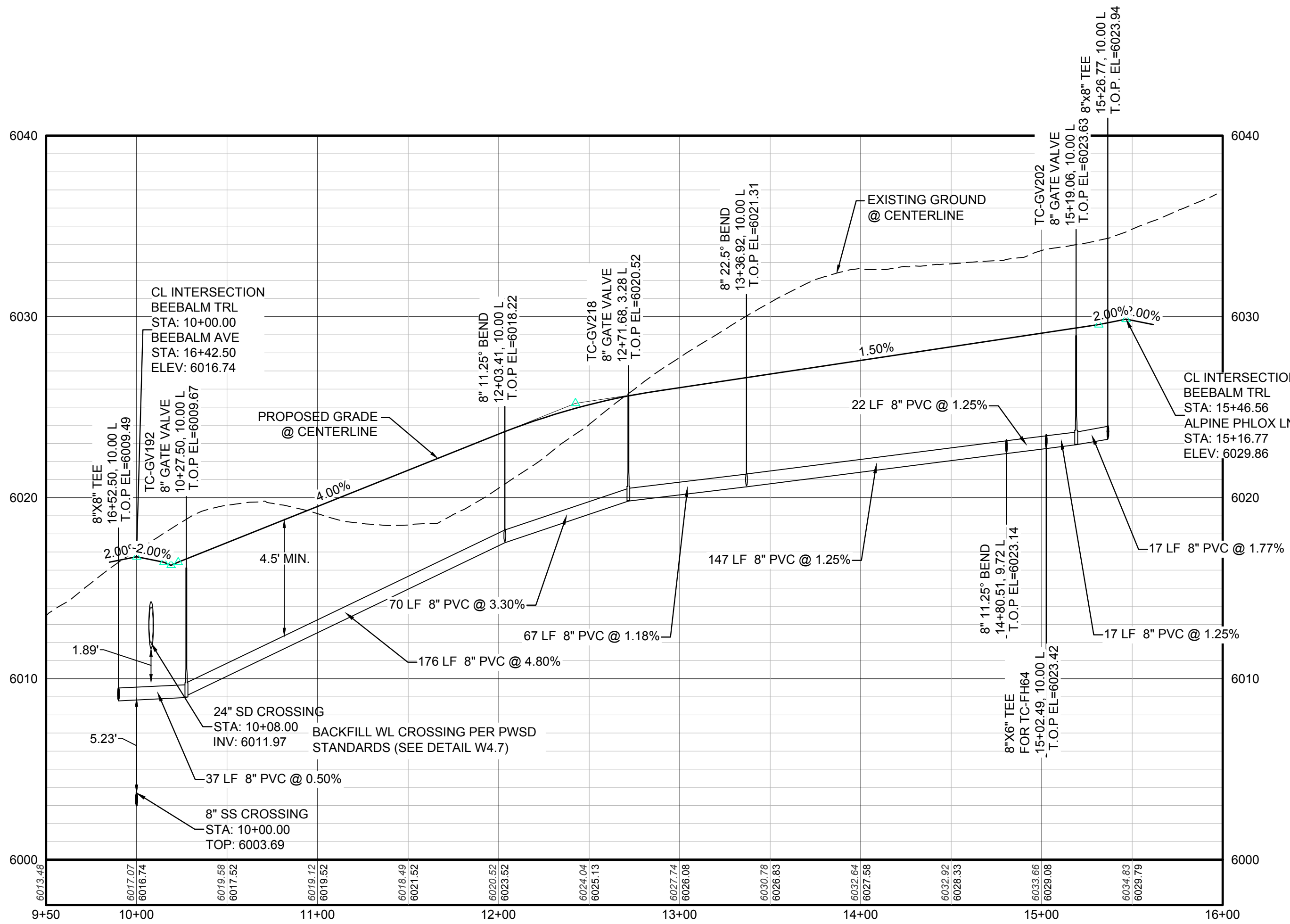
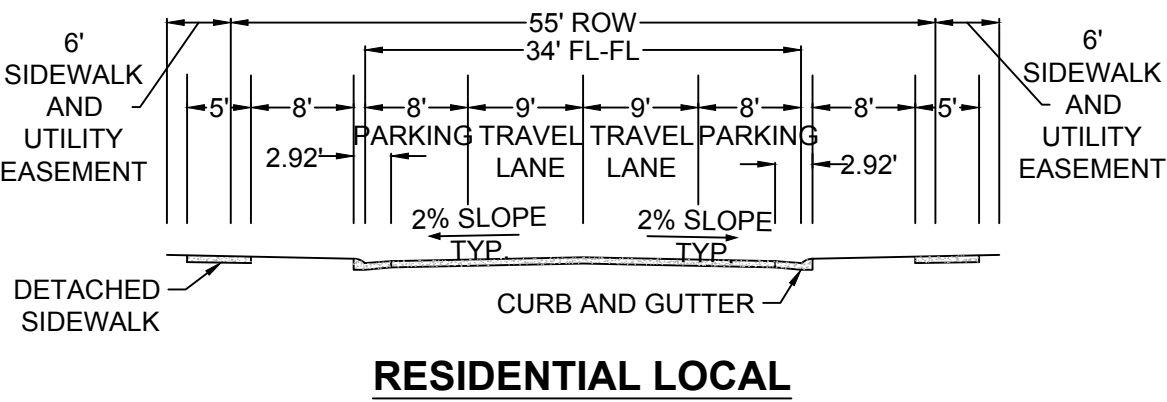
PROFILE: ALPINE PHLOX LN STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

SHEET NUMBER 14	DRAWN BY: JRHR	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE ALPINE PHLOX LANE	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 462-9546				
	CHECKED BY: JJ	FILE NO: 8130283701							
	DATE: SEPTEMBER 2017								



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 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



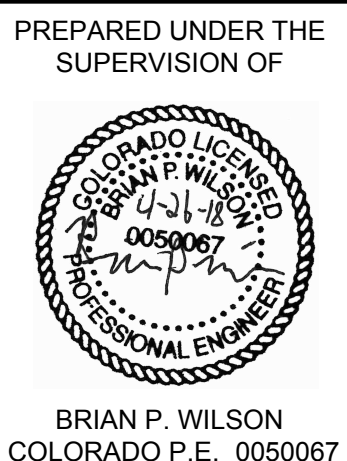
ABBREVIATIONS

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

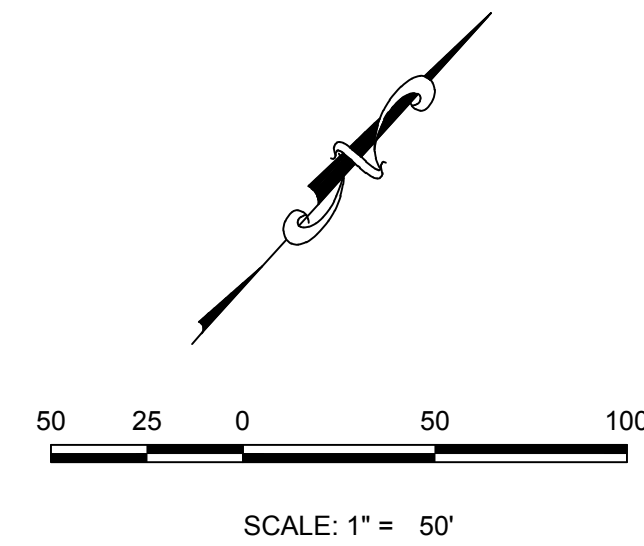
SEE SHEET 3 - AREA UTILITY PLAN FOR WATER SERVICE TABLES.

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.

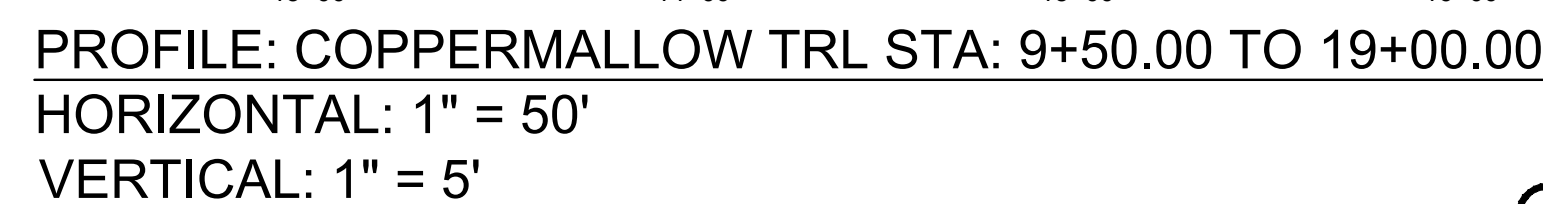


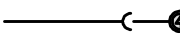
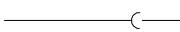
SHEET NUMBER 15	DRAWN BY: RHR	SCALE: AS SHOWN	TRAILS AT CROWFOOT FILING 10 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE BEEBALM TRAIL	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
	CHECKED BY: JLJ	FILE NO: 8130283701										
	DATE: SEPTEMBER 2017											
							No.	Revisions	Date	Init.	Appr.	Date



NOTE:

1. WATERLINE INSTALLED WITH FILING 1 WATER SERVICES TO BE INSTALLED WITH FILING 10
2. SEE SHEET 3 - AREA UTILITY PLAN FOR WATER SERVICE TABLES.



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

- | 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 |



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
COPPERMALLOW TRAIL

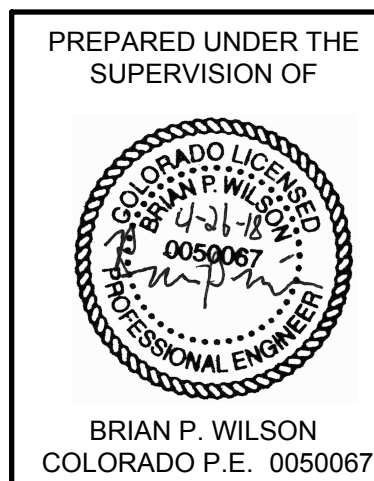
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CHECKED BY:	JJJ	FILE NO:	8130283701
DATE:		SEPTEMBER 2017	

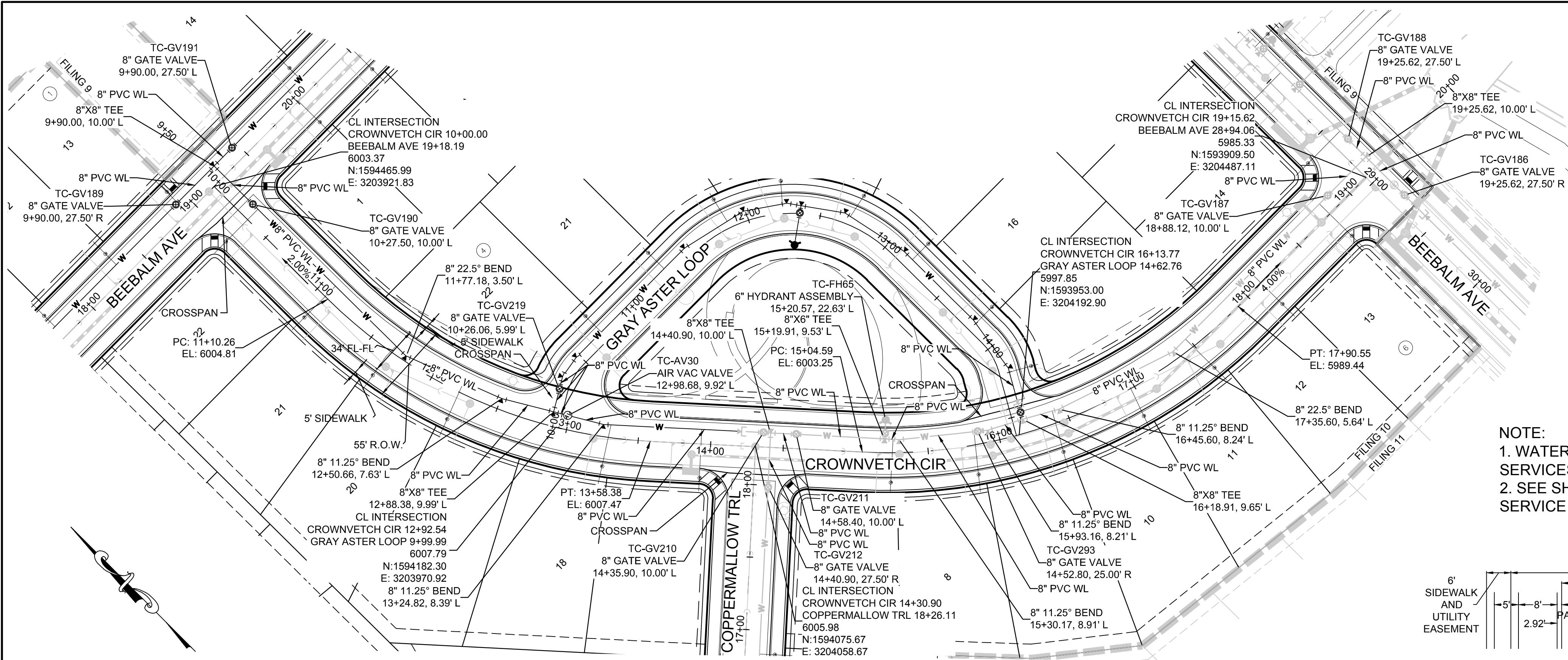
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SHEET NUMBER



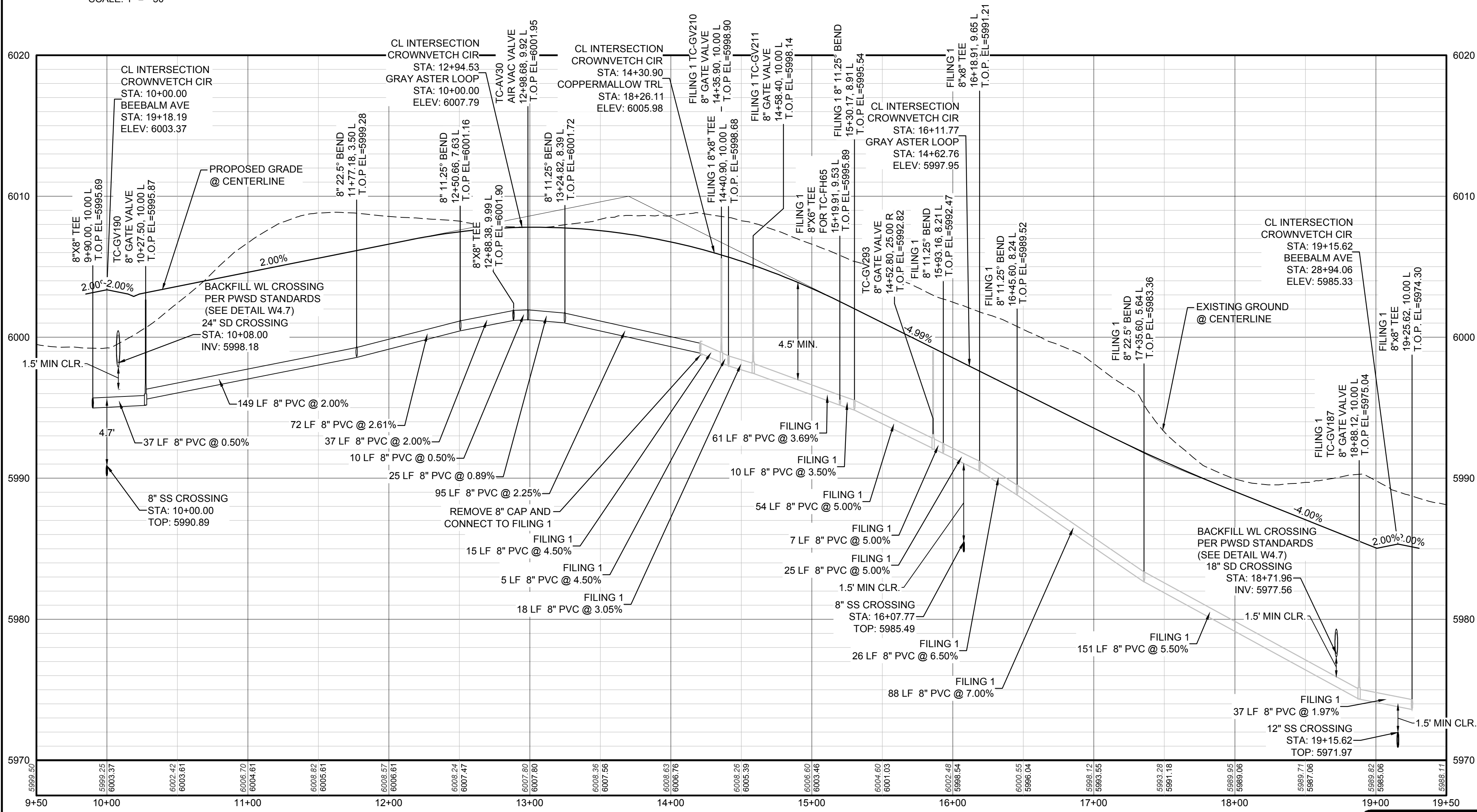
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST
QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST
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BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
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 BOTH BEING CONSIDERED TO BEAR
SOUTH 00°15'06" EAST, 2648.70 FEET.





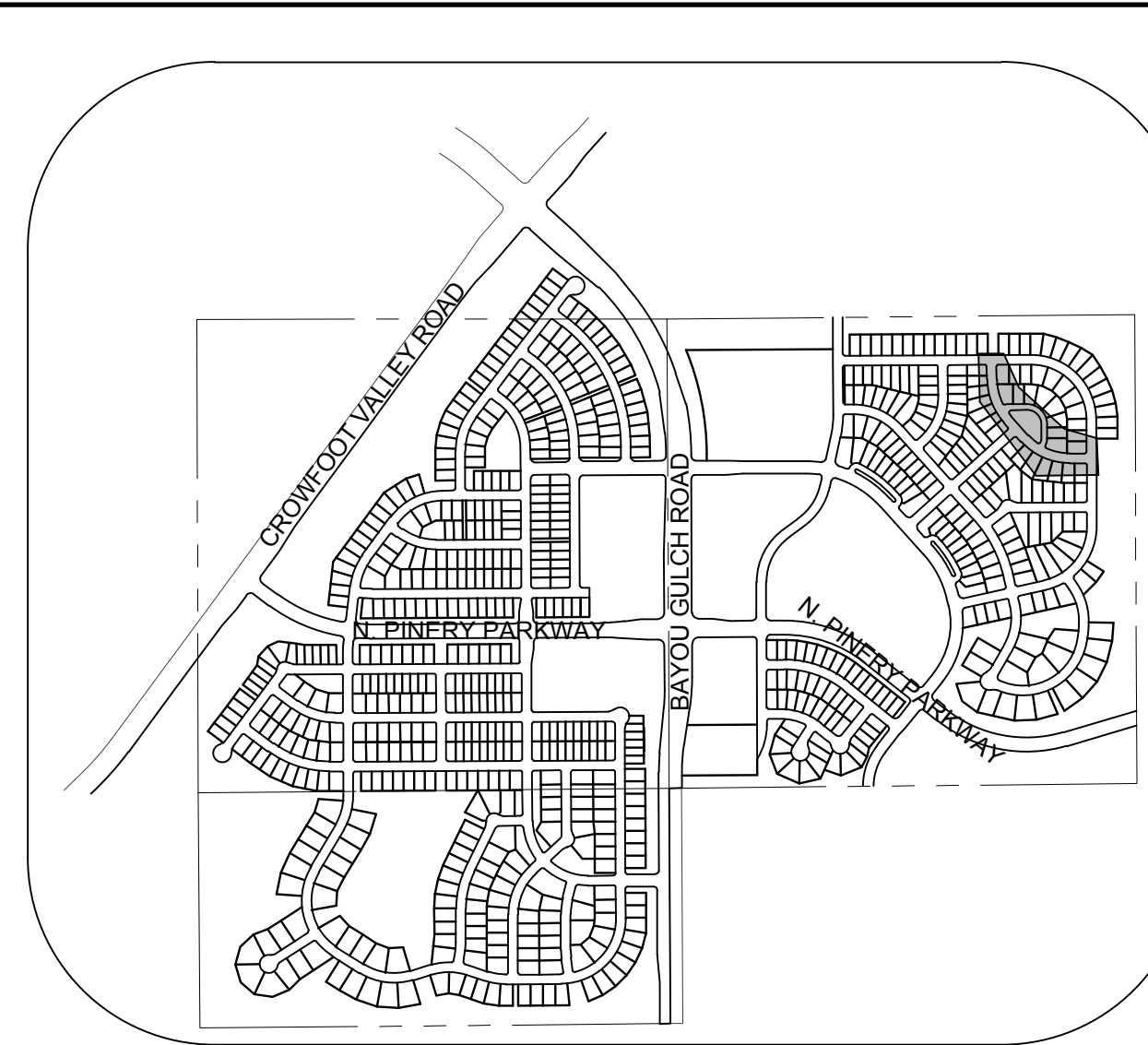
PLAN: CROWNVETCH CIR STA: 9+50.00 TO 19+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: CROWNVETCH CIR STA: 9+50.00 TO 19+50.00
HORIZONTAL: 1" = 50'
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BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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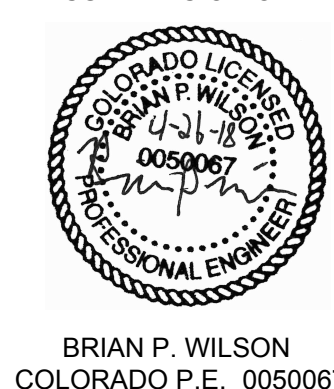
KEYMAP
N.T.S.
LEGEND

- | | |
|---|--------------------------------------|
| 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 |
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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 | --- FO EXISTING FIBER OPTIC LINE |
| ⌚ PROPOSED STORM DRAIN INLET | --- OH EXISTING OVERHEAD POWER |
| ⊗ PROPOSED STORM DRAIN MANHOLE | --- TEL EXISTING TELEPHONE LINE |

ABBREVIATIONS

- | | |
|----------------------------|--------------------------------------|
| AD ANGLE DIFFERENCE | MH MANHOLE |
| AV AIR VAC RELEASE VALVE | N.T.S. NOT TO SCALE |
| BVC BEGIN VERTICAL CURVE | PVC POLYVINYL CHLORIDE |
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| CBO CAP WITH BLOW OFF | PVT POINT OF VERTICAL TANGENT |
| CRR CURB RETURN RADIUS | ROBC REINFORCED CONCRETE BOX CULVERT |
| 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 |

PREPARED UNDER THE SUPERVISION OF



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

SHEET NUMBER	DRAWN BY:	SCALE:	AS SHOWN	CHECKED BY:	FILE NO:	DATE:	Revisions	No.	Date	Init.	Appr.	Date
17	RHR			JU	8130283701	SEPTEMBER 2017						

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

CVL
CONSULTANTS

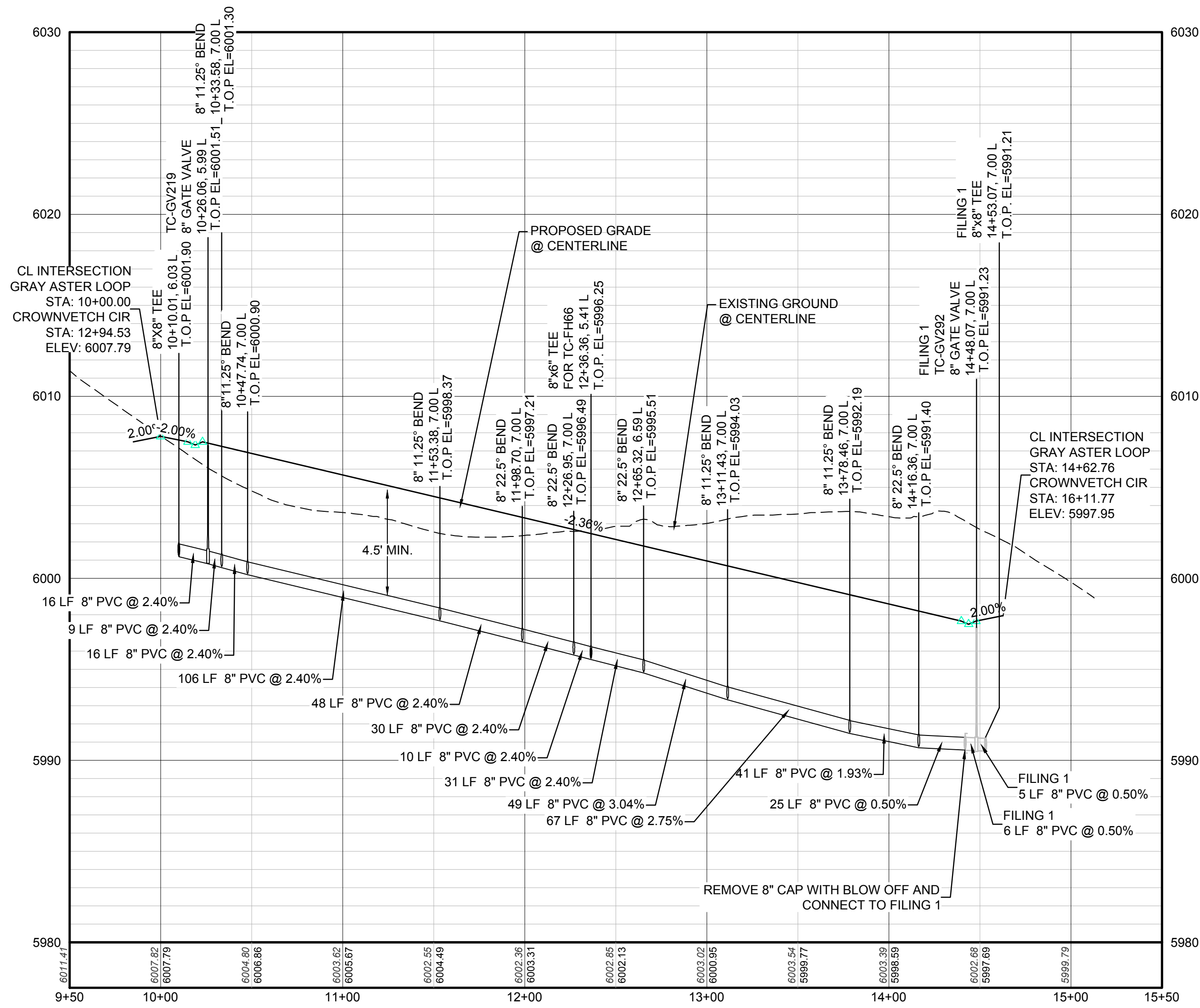
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
CROWNVETCH CIR

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\WATER AND SANITATION\WATER PLAN AND PROFILE\GRAY ASTER LOOP.DWG, CDDVA, 3/13/2015 10:25 AM



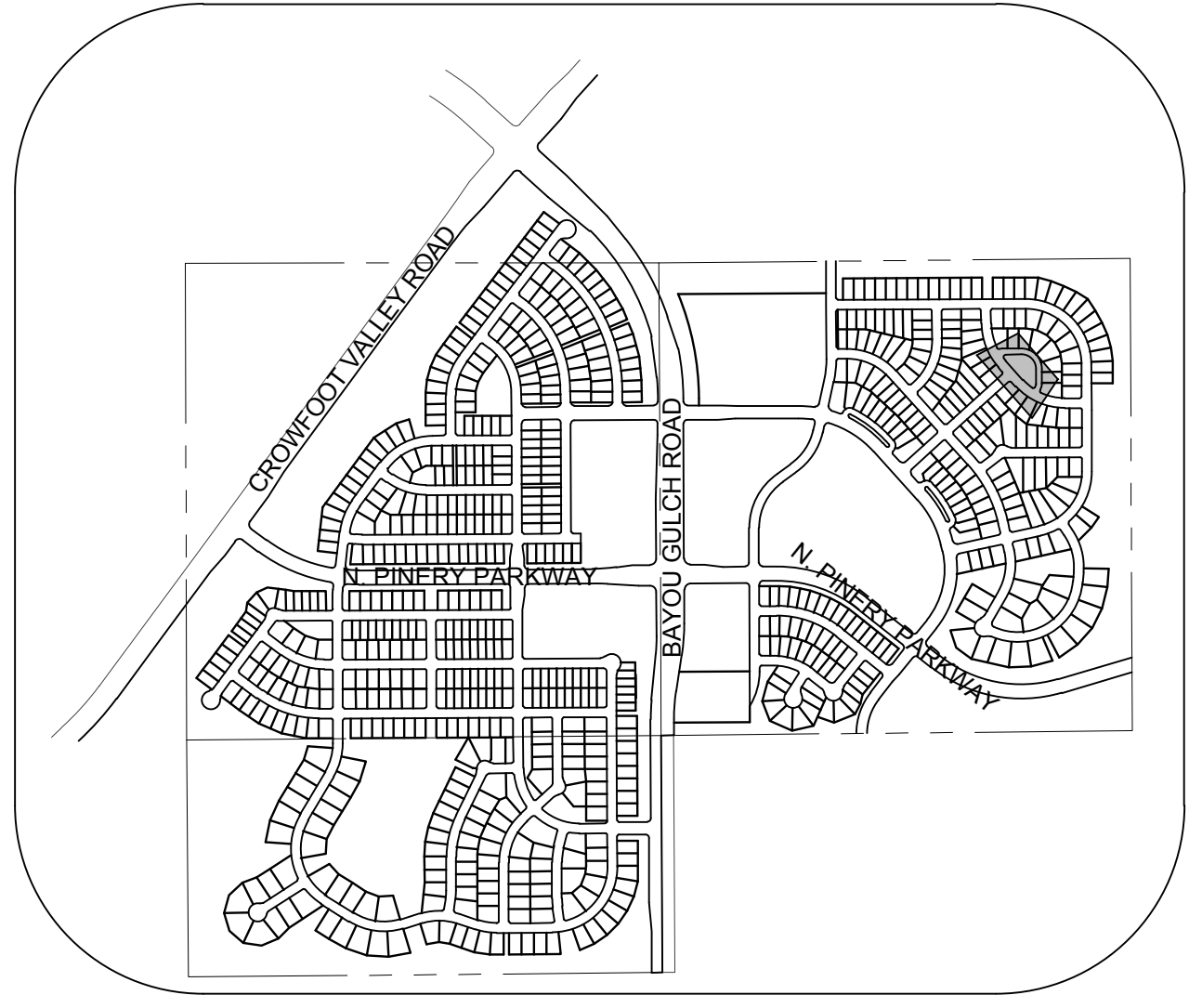
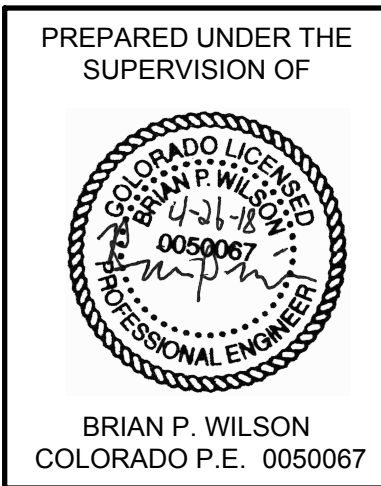
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987



PROFILE: GRAY ASTER LOOP STA: 9+50.00 TO 15+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.

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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
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10.00	EXISTING ELEVATION	---	SECTION LINE
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⊗	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER
⊗	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD POWER
		---	EXISTING TELEPHONE LINE

ABBREVIATIONS

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

1. SEE SHEET 3 - AREA UTILITY PLAN FOR WATER SERVICE TABLES.

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

CVL CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
GRAY ASTER LOOP**

SCALE: AS SHOWN
FILE NO: 8130283701

DRAWN BY: RHR
CHECKED BY: JJ
DATE: SEPTEMBER 2017

SHEET NUMBER
18

No. Revisions
Date
Init.
Appr.
Date

N:\PROJECTS\SSR\BANCOCAD\ENGINEERING\SSR\BANCOCAD\WATER AND SANITATION\WATER PLAN AND PROFILE\SCARLET SAGE AVENUE\AA.DWG, CDDVA, 3/12/2018 10:39 AM



UNCC

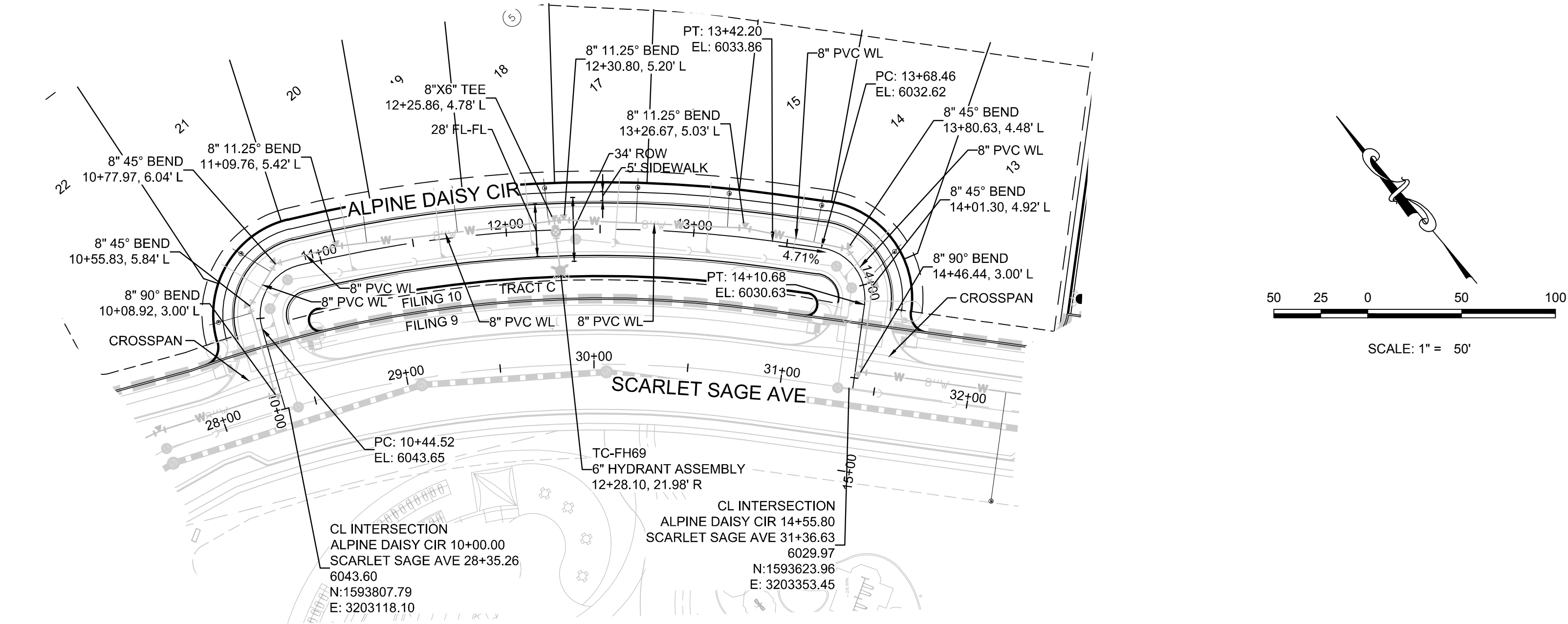
CALL 811

TWO WORKING DAYS

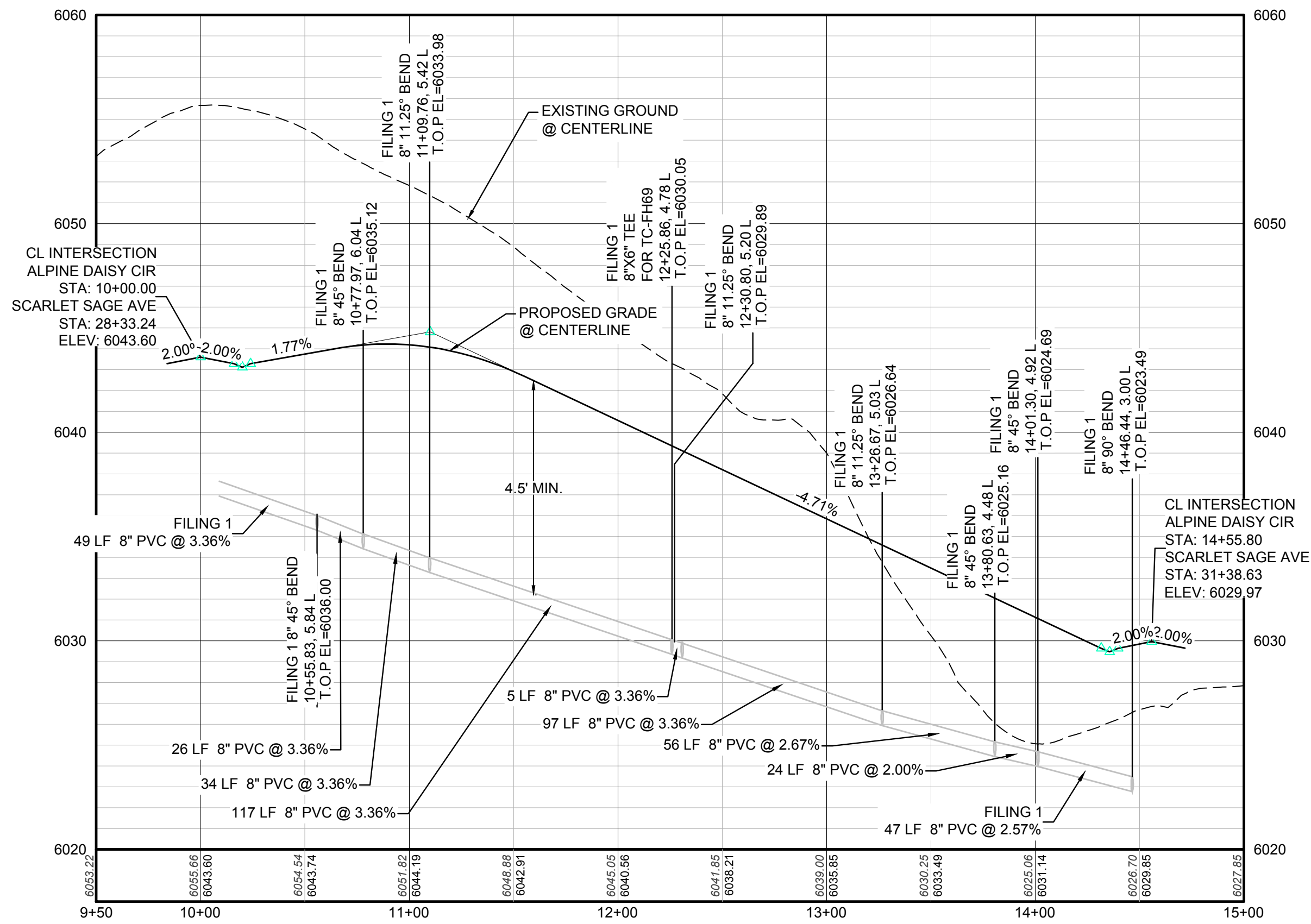
BEFORE YOU DIG

1-800-922-1987

UTILITY NOTIFICATION
CENTER OF COLORADO



PLAN: ALPINE DAISY CIR STA: 9+50.00 TO 15+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: ALPINE DAISY CIR STA: 9+50.00 TO 15+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

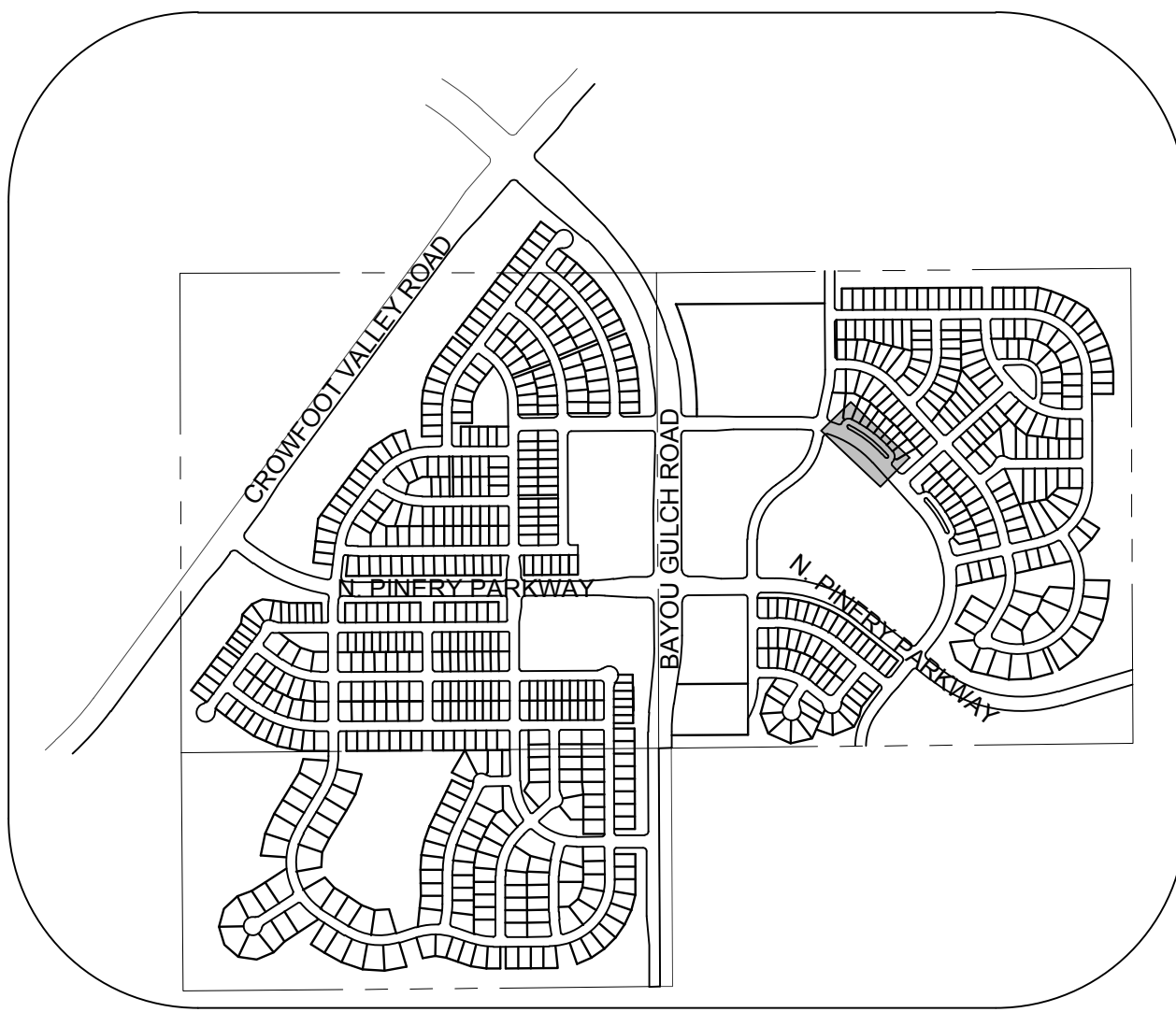
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.

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

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

ABBREVIATIONS

AD

ANGLE DIFFERENCE

AV

AIR VAC RELEASE VALVE

BVC

BEGIN VERTICAL CURVE

BVP

BEGIN VERTICAL PROFILE

CBO

CAP WITH BLOW OFF

CRR

CURB RETURN RADIUS

EL

ELEVATION

EP

EDGE OF PAVEMENT

EVC

END VERTICAL CURVE

EVP

END VERTICAL PROFILE

FG

FINISHED GROUND

FH

FIRE HYDRANT

FL

FLOW LINE

GV

GATE VALVE

HCR

HANDICAP CURB RAMP

HP

HIGH POINT

INV

INVERT

K

CURVATURE COEFFICIENT

LF

LINEAR FEET

MH

MANHOLE

N.T.S.

NOT TO SCALE

PVC

POLYVINYL CHLORIDE

PVI

PT. OF VERTICAL INTERSECTION

PVT

POINT OF VERTICAL TANGENT

RCB

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

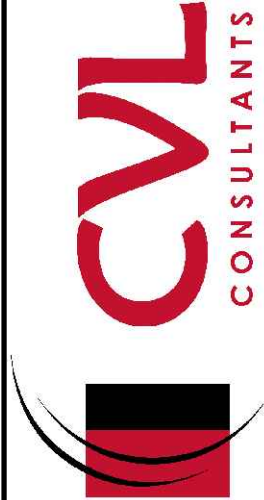
WATER LINE CONNECTION

WSE

WATER SURFACE ELEVATION

1. SEE SHEET 3 - AREA UTILITY PLAN FOR WATER SERVICE TABLES.

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80110
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
ALPINE DAISY CIRCLE

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

SHEET NUMBER
19

No.	Revisions	Date	Init.	Appr.	Date

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:

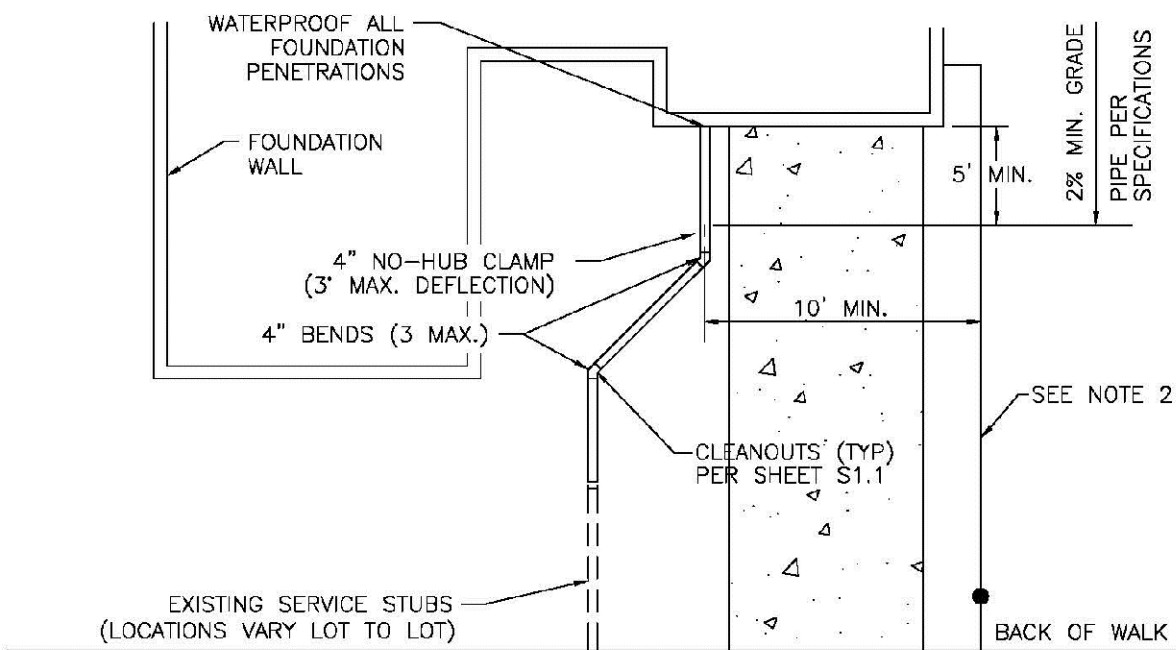
SEWER

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

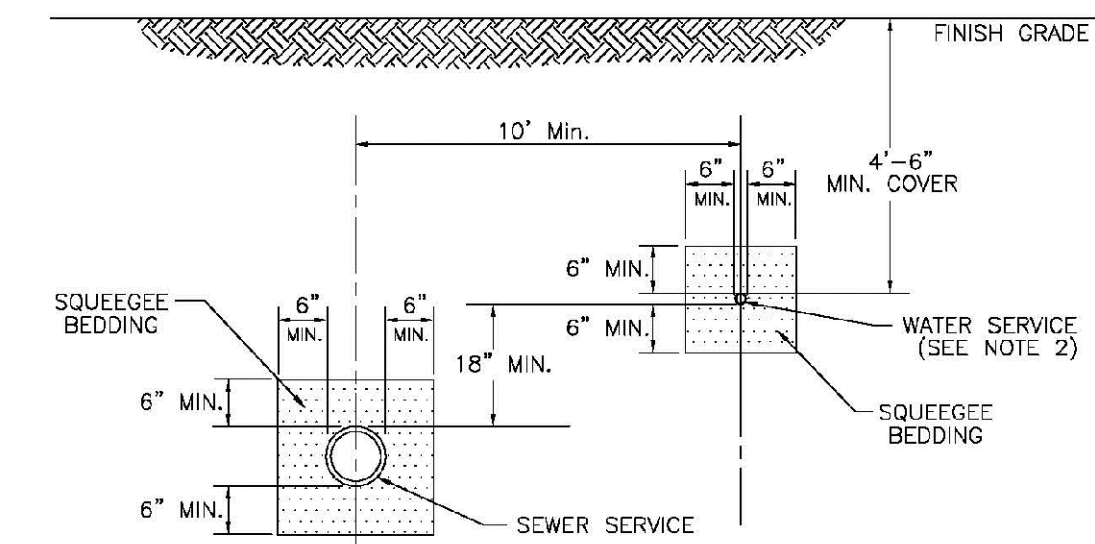
PARKER WATER & SANITATION DISTRICT			
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES			
SCALE: NONE	DATE: 2/96		
APPROVED: PVR	01/02 01/08 1/16		
DIRECTOR OF ENGINEERING			

2016 REVISION

SHEET 51.1



TYPICAL SERVICES PLAN VIEW



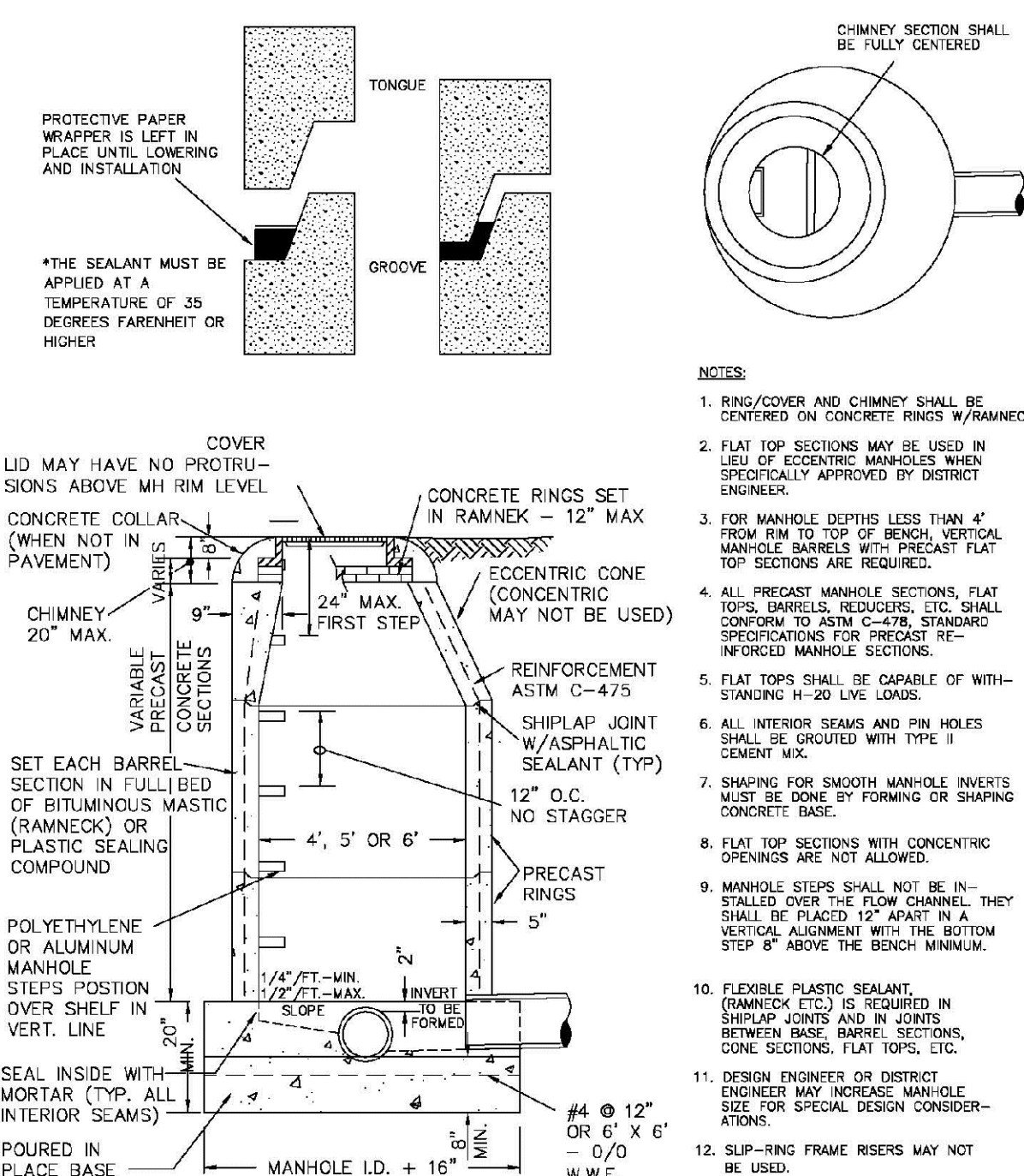
TYPICAL SERVICES SECTION

- 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			

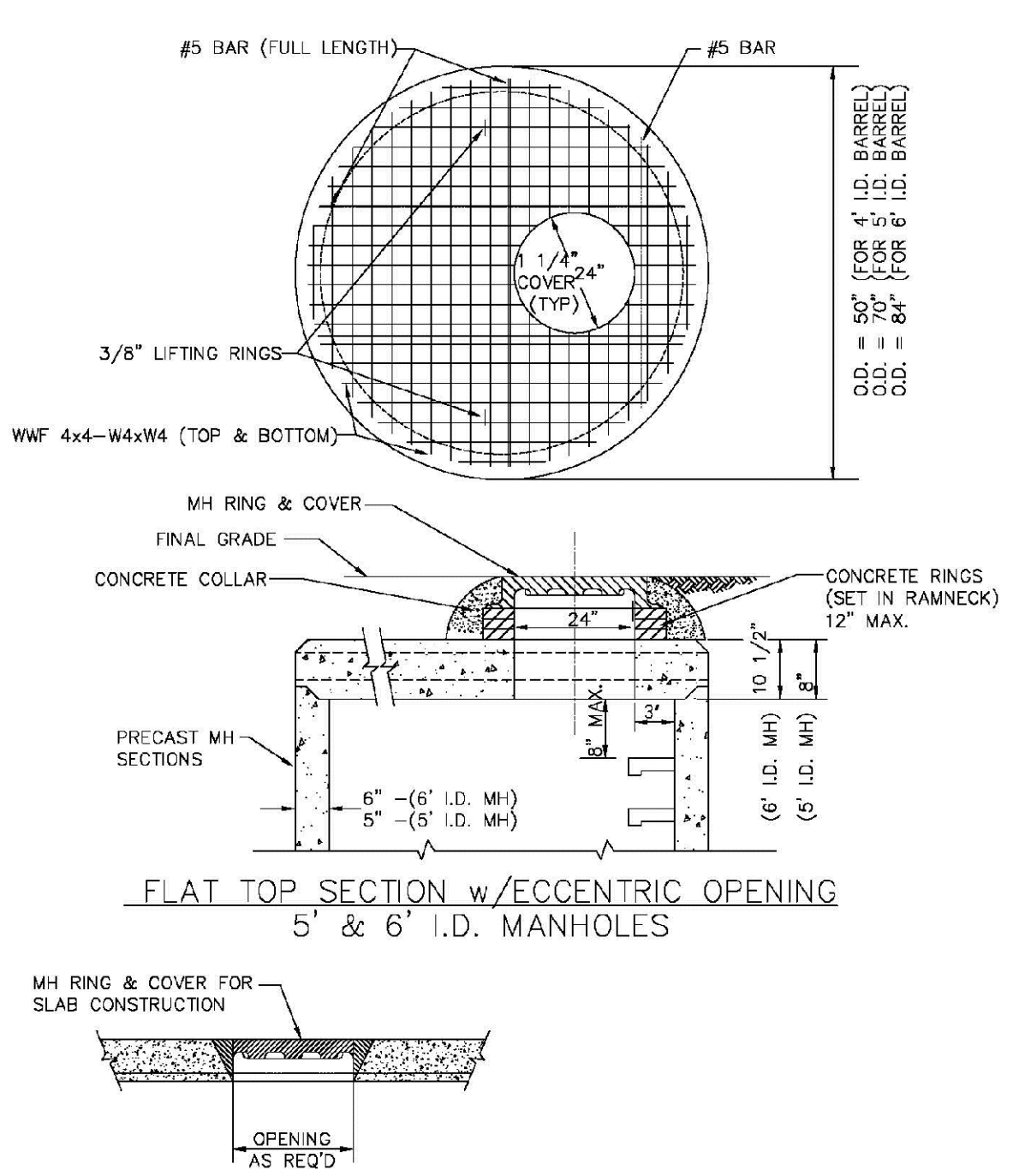


PARKER WATER & SANITATION DISTRICT
PARKER MANHOLE
ECCENTRIC CONE

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

2016 REVISION

SHEET 53.1

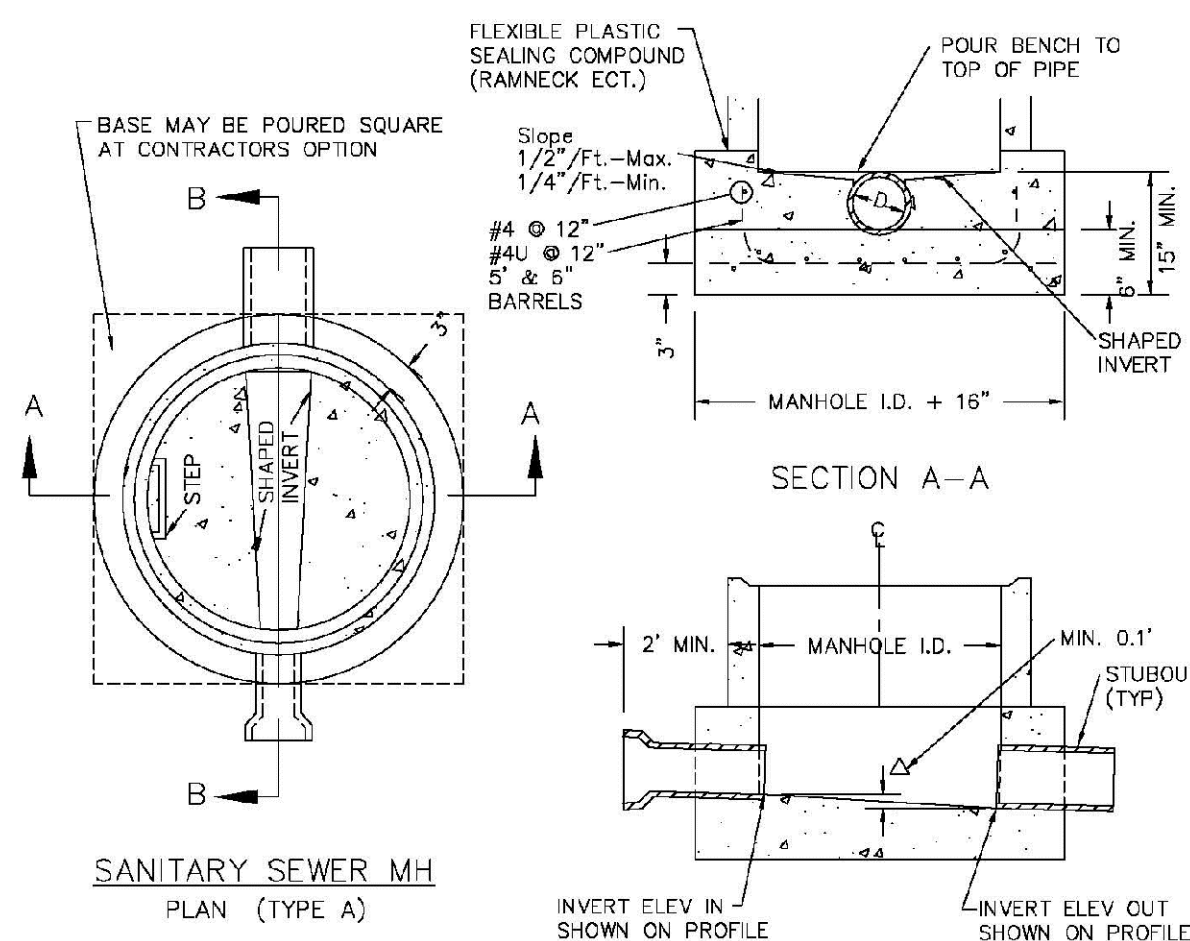


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE - 5' & 6' I.D.
WITH ECCENTRIC CONE

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

2016 REVISION

SHEET 53.3



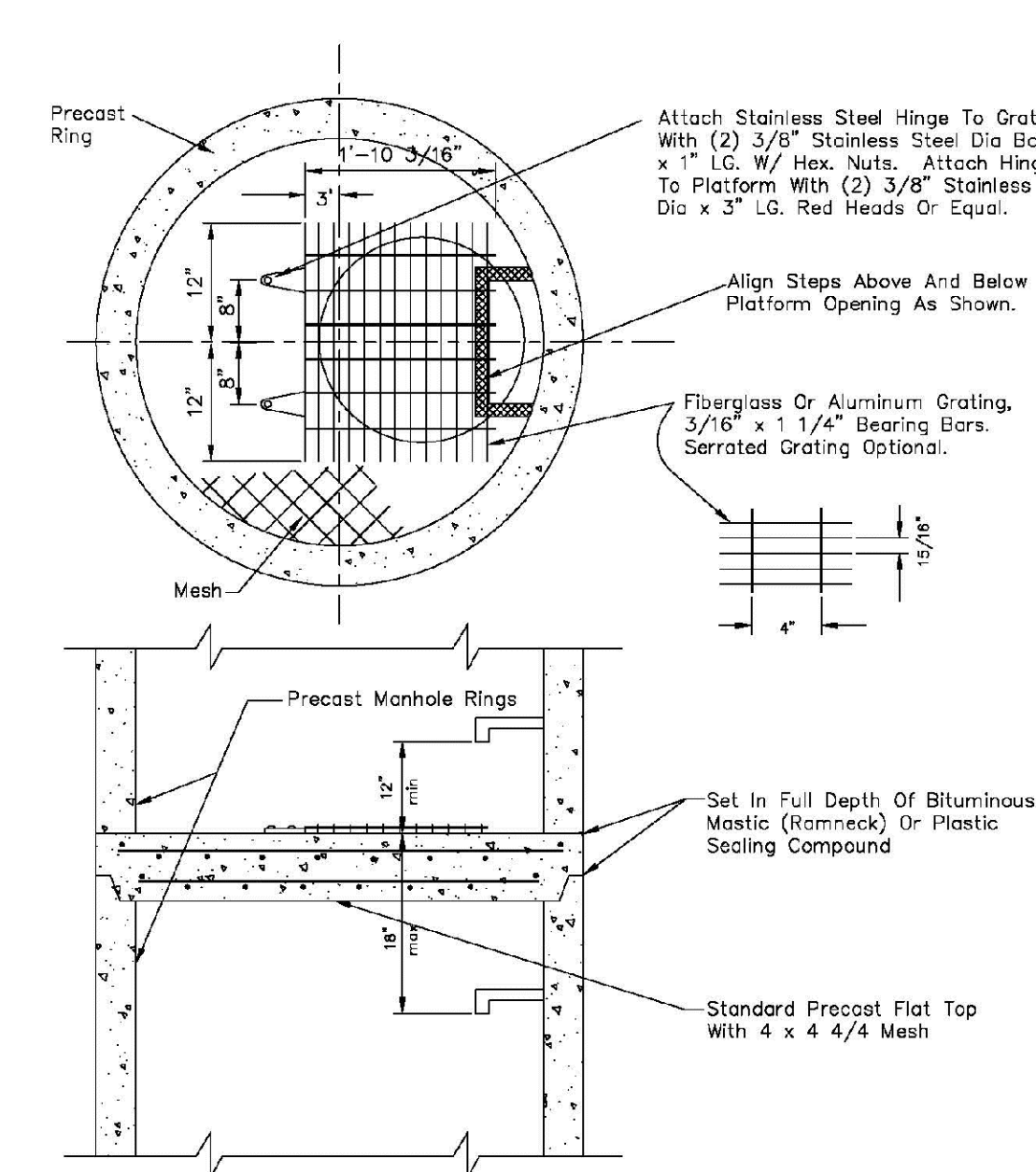
NOTES:

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'-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



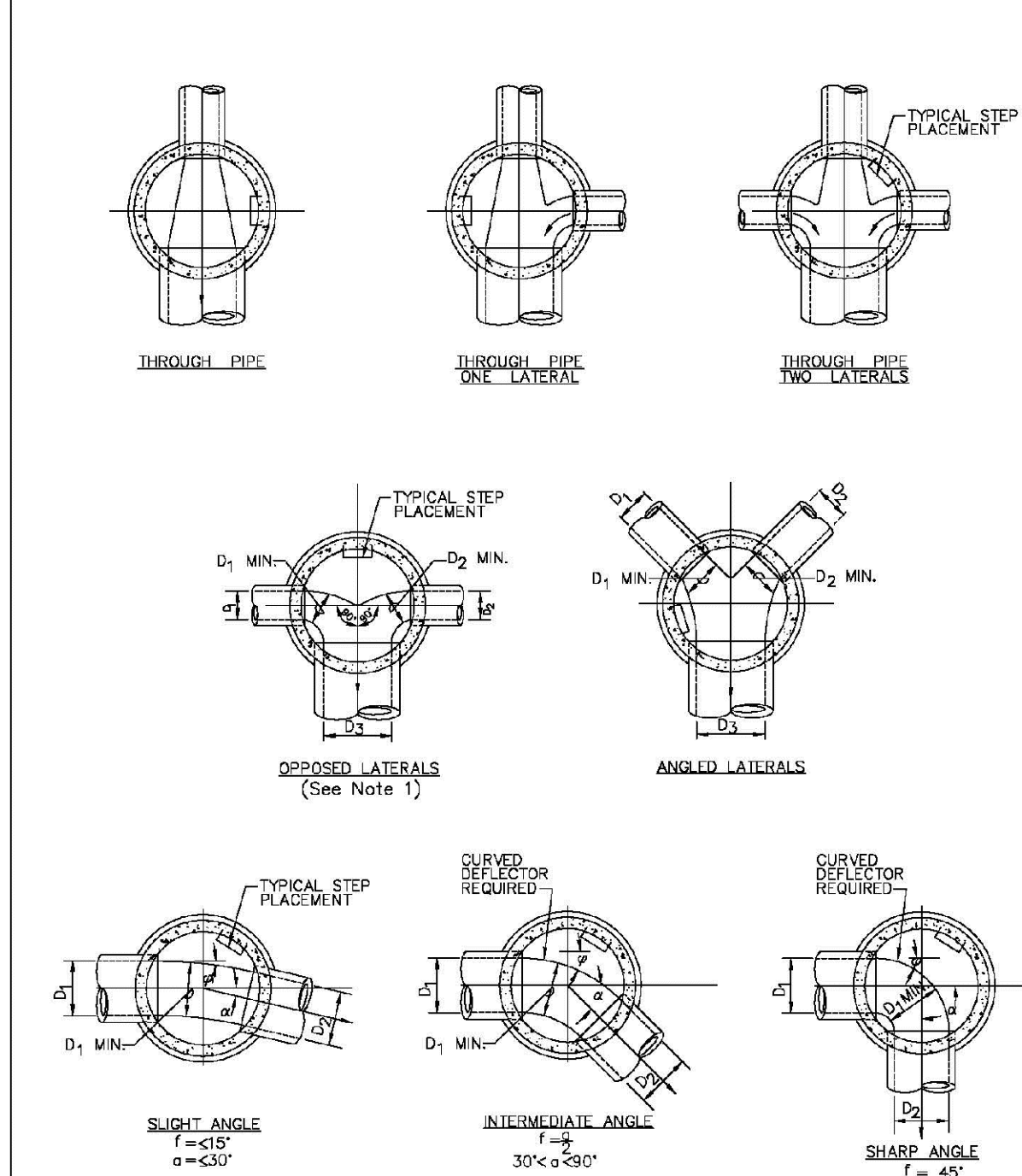
NOTES:

- 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.

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			

2016 REVISION

SHEET 53.6

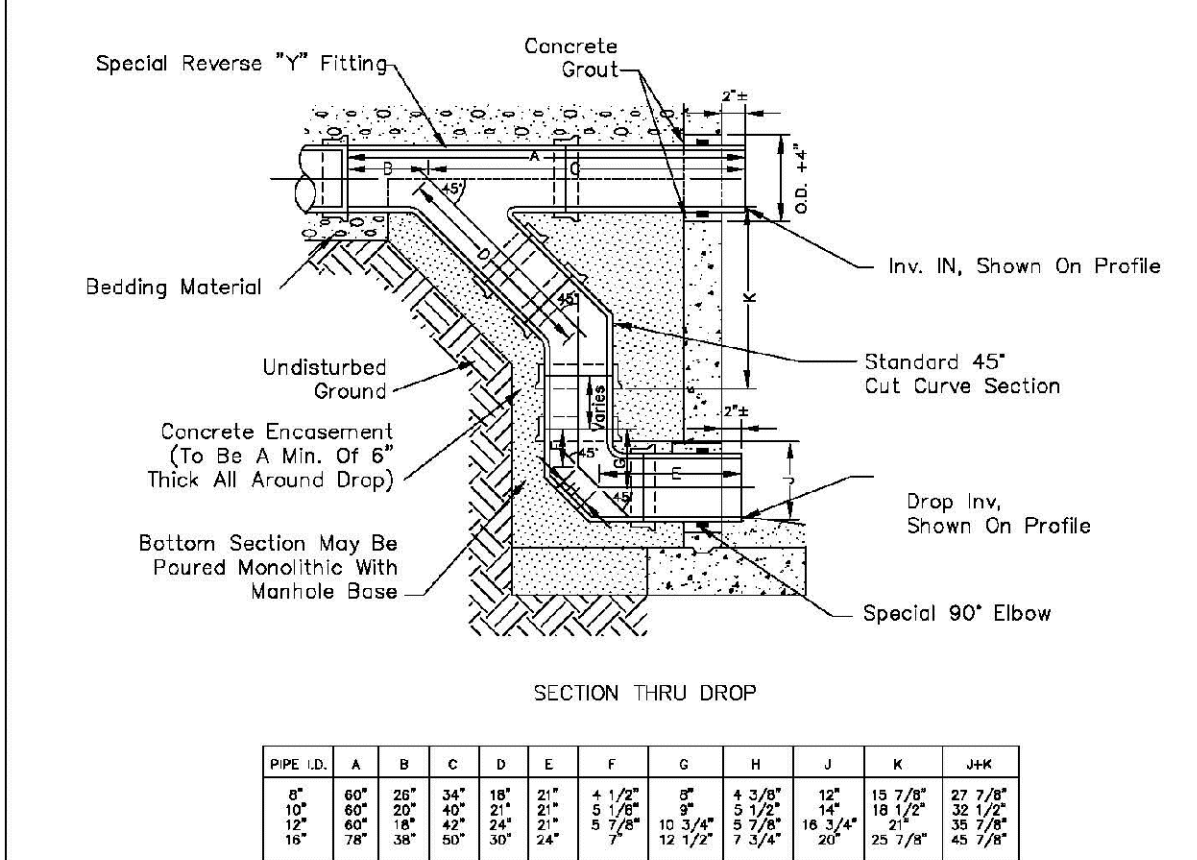


PARKER WATER & SANITATION DISTRICT
TYPICAL BASE
CHANNELIZATION DETAILS

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

2016 REVISION

SHEET 53.7



NOTES:

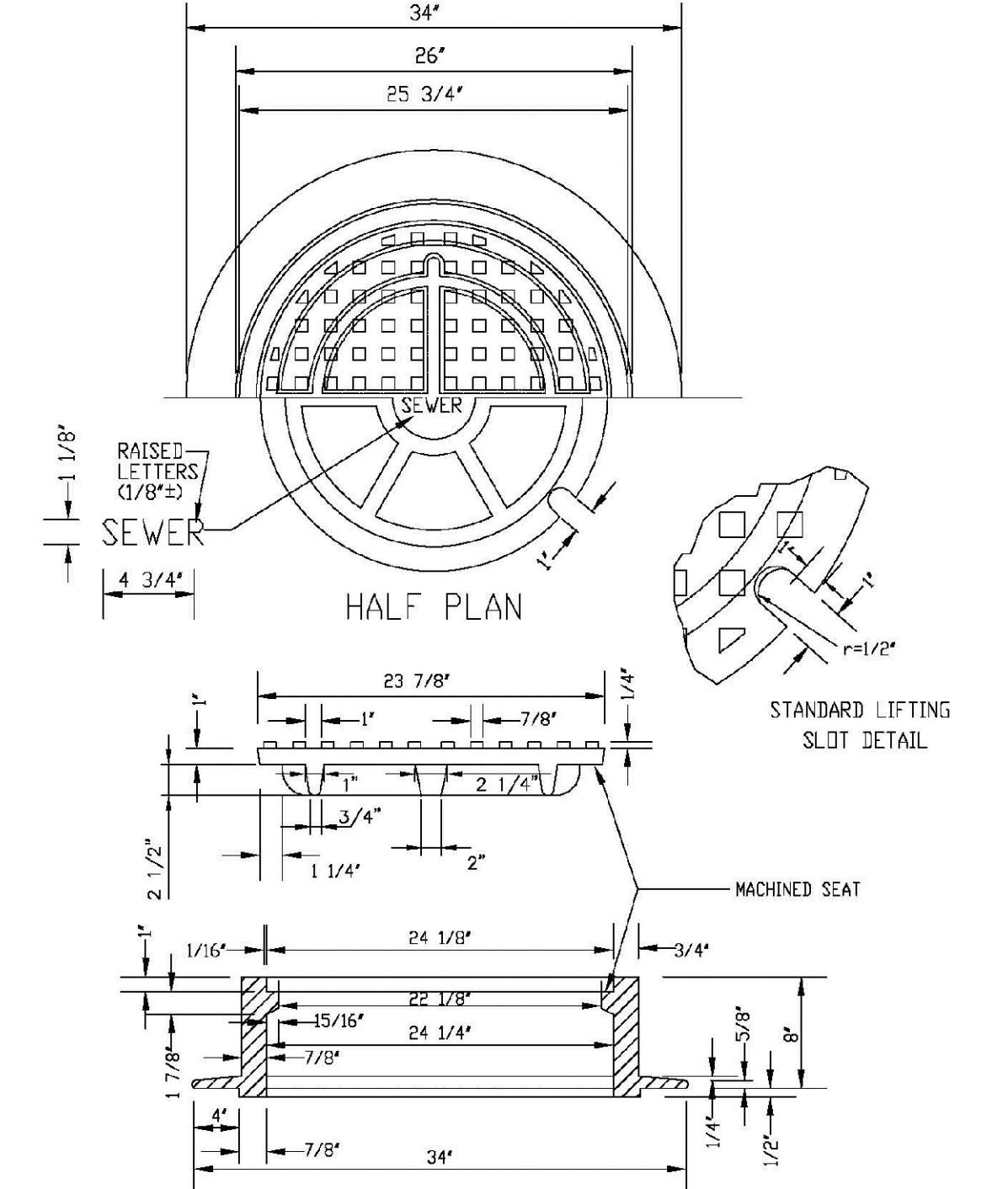
1. Vlt Clay Pipe & fittings (A.S.T.M. C-700) shown, details similar for all other pipe.
2. Diameter of drop shall not be less than the line pipe diameter.
3. For 18" diameter and larger, outside drop detail shall be a special design.
4. Manhole shall be coated using bituminous mastic (ramneck) or plastic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

PARKER WATER & SANITATION DISTRICT
OUTSIDE DROP MANHOLE
CONSTRUCTION

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

2016 REVISION

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.

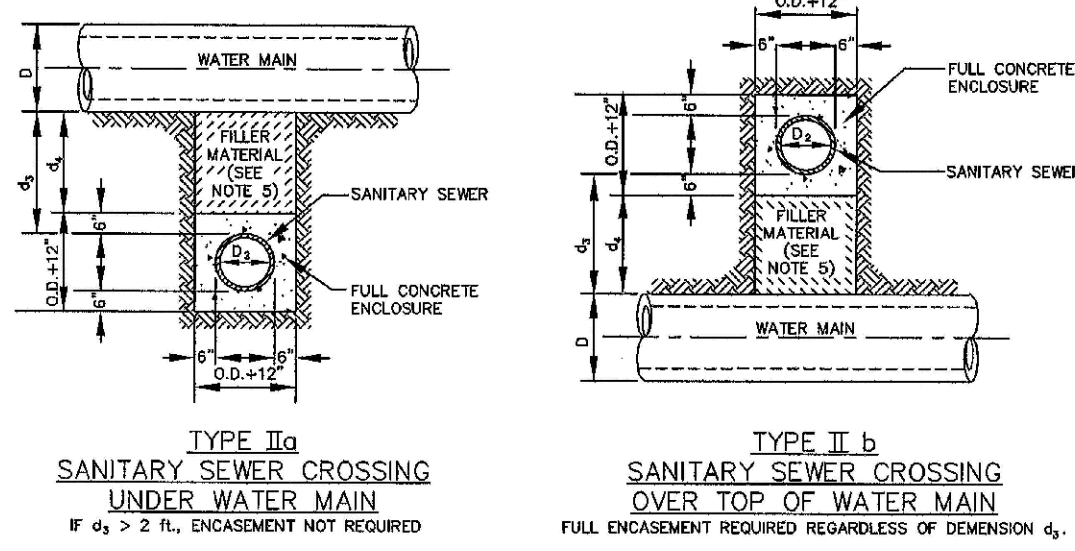
PARKER WATER & SANITATION DISTRICT
24\"/>

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

2016 REVISION

SHEET 53.9

N:\PROJECTS\BSSS\BANCOCAD\ENGINEERING\DRAWING\SET\BDCS\SF\0PARKER WATER AND SANITATION\SANITARY SEWER DETAILS.DWG, CHRISTOPHER.B, 3/13/2016 10:30 AM



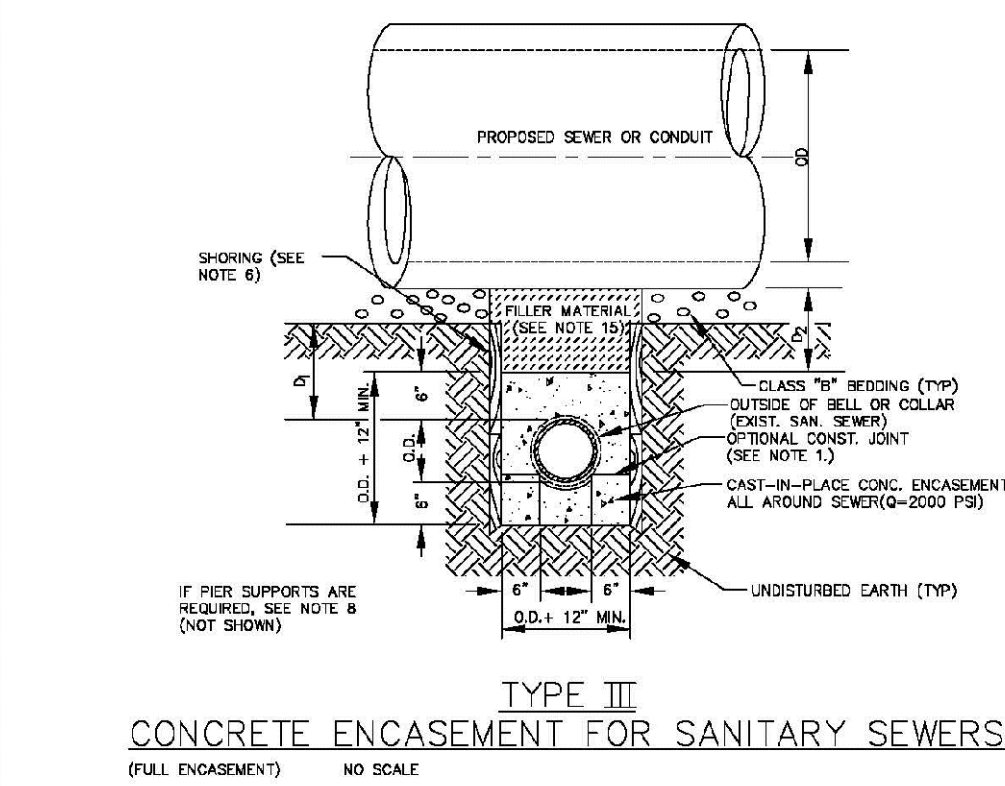
TYPE II
CONCRETE ENCASEMENT FOR SANITARY SEWERS
CROSSING OVER OR UNDER WATER MAIN

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 $d_s \leq 18"$ ($d_s \leq 12"$ EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS).
- WATER MAINS AND $d_s \leq 24"$ ($d_s \leq 18"$)
(c) TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d_s .
(d) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(e) 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 $d_s \leq 4"$ & $d_s \leq 5"$.
(b) COMPACTED CLASS "B" BEDDING IF $d_s \leq 4"$ & $d_s > 5"$ (IF $d_s > 5"$ 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		

SHEET 7

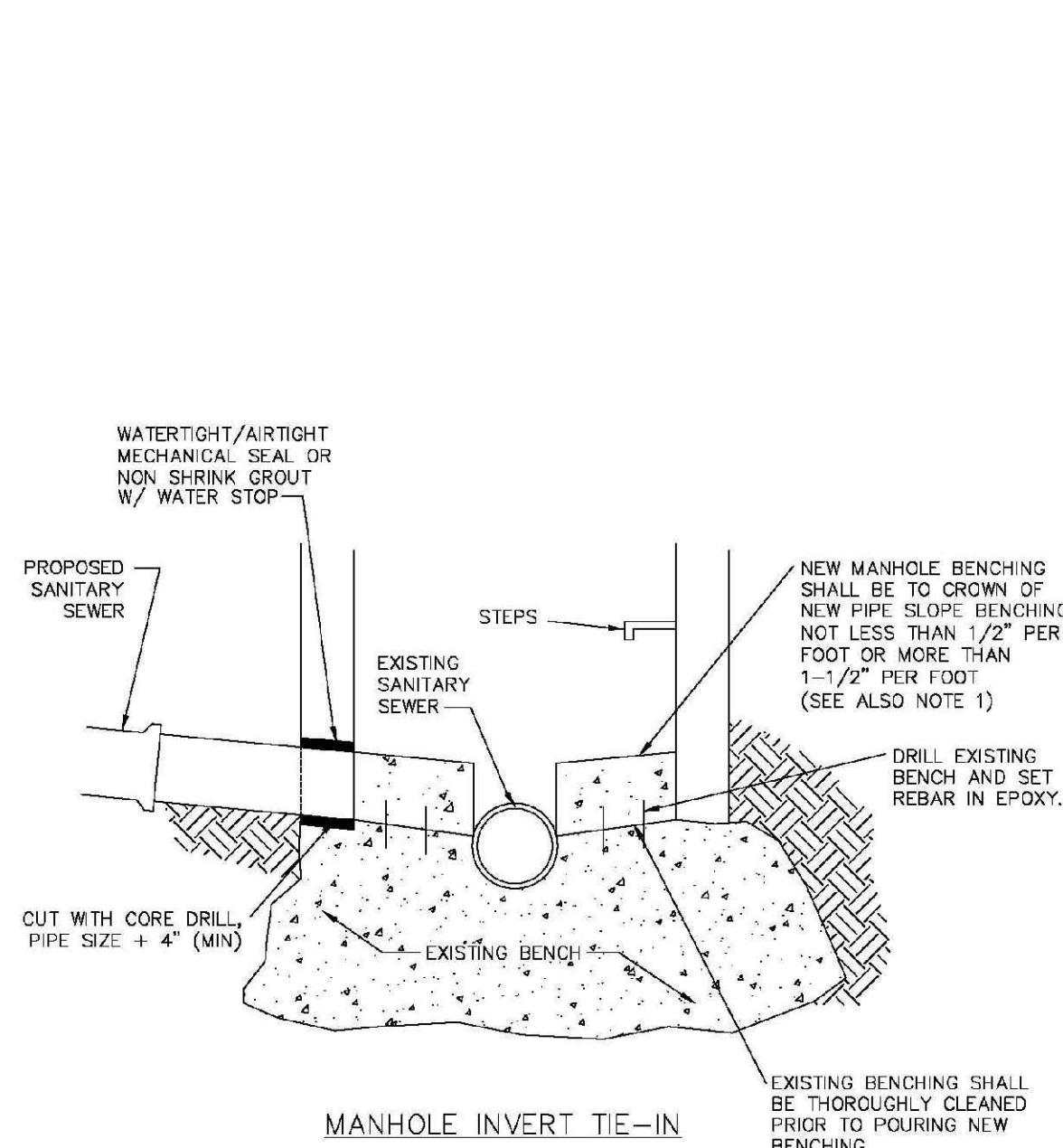


GENERAL NOTES FOR TYPE I, II, & III ENCASEMENT

- 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, 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 $d_s \leq 18"$ ($d_s \leq 12"$ EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS).
- WATER MAINS AND $d_s \leq 24"$ ($d_s \leq 18"$)
(c) TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d_s .
(d) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(e) 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 $d_s \leq 4"$ & $d_s \leq 5"$.
(b) COMPACTED CLASS "B" BEDDING IF $d_s \leq 4"$ & $d_s > 5"$ (IF $d_s > 5"$ 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		

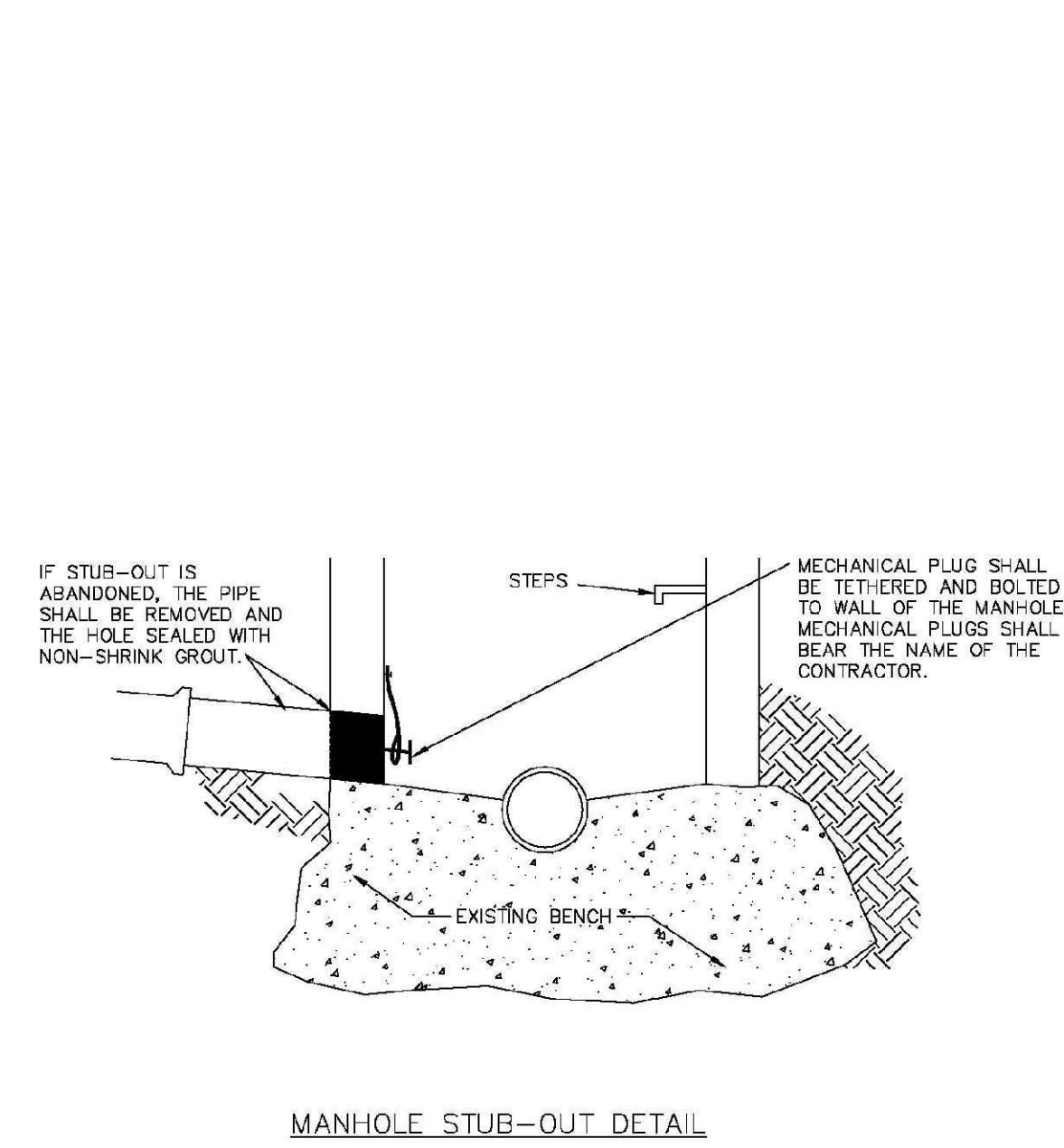
SHEET S4.8



- NOTES
- NEW BENCH SHALL INCLUDE REINFORCEMENT TO CONTROL CONCRETE CRACKING.

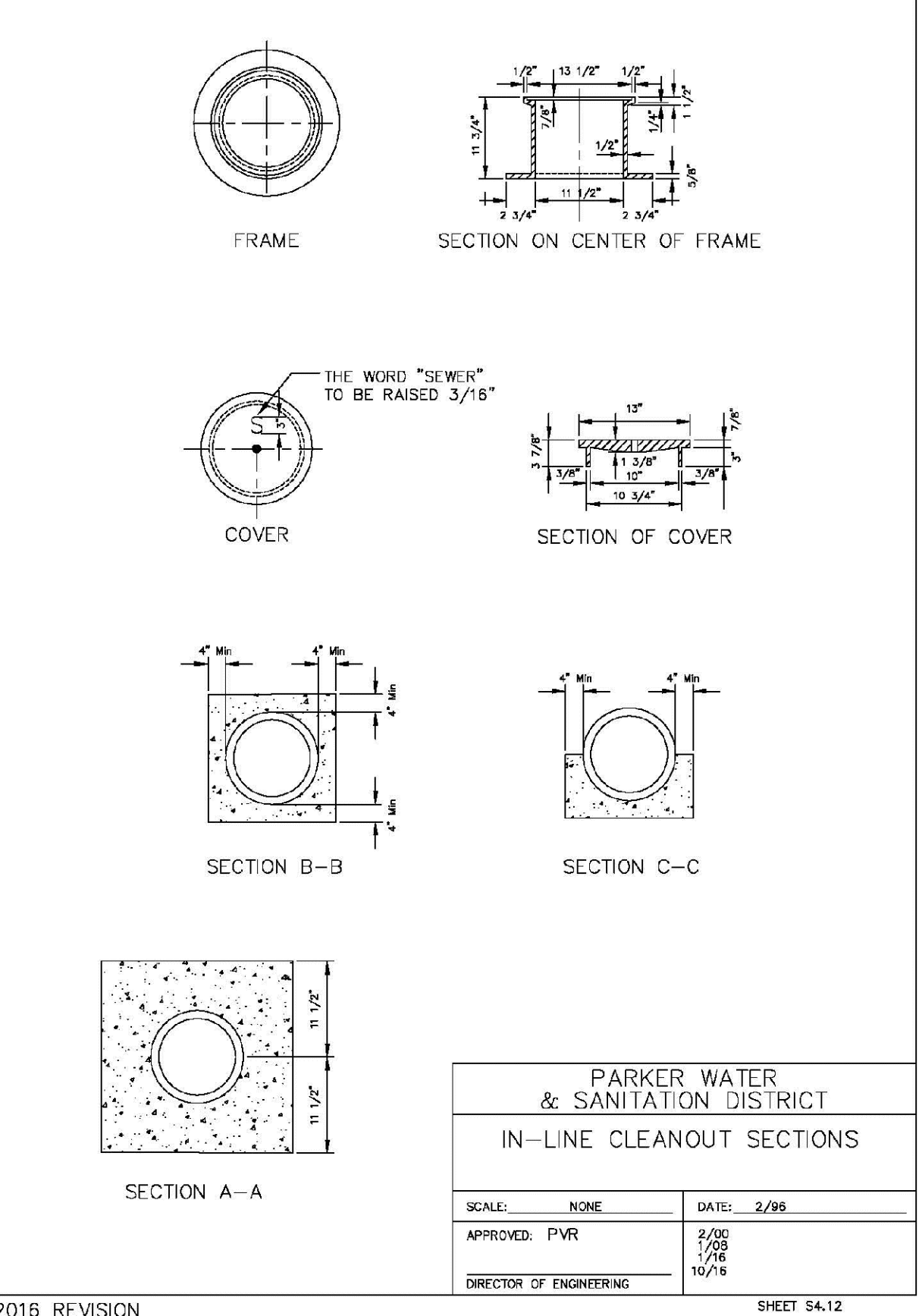
PARKER WATER & SANITATION DISTRICT		
MANHOLE INVERT TIE-IN DETAIL		
SCALE: NONE	DATE: 2/98	
APPROVED: PVR	1/16 10/16	
DIRECTOR OF ENGINEERING		

SHEET S4.9



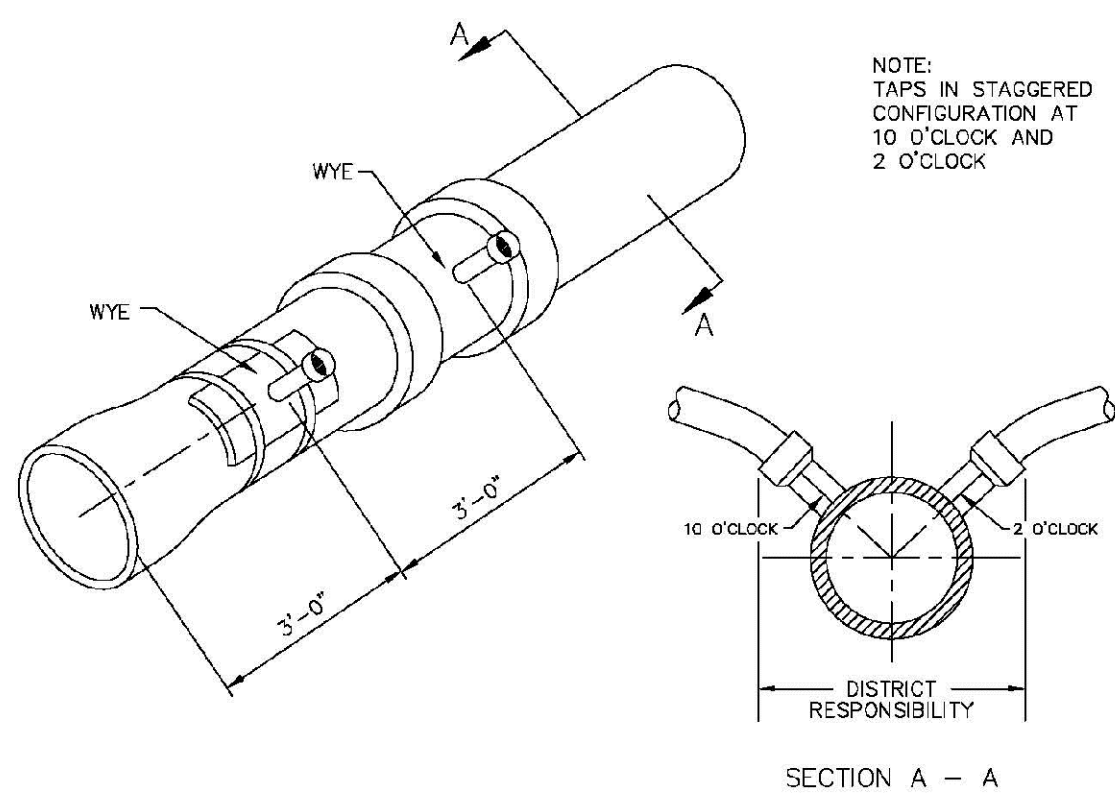
PARKER WATER & SANITATION DISTRICT		
MANHOLE STUB-OUT DETAIL		
SCALE: NONE	DATE: 2/98	
APPROVED: PVR	1/16 10/16	
DIRECTOR OF ENGINEERING		

SHEET S4.10



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

SHEET S4.12

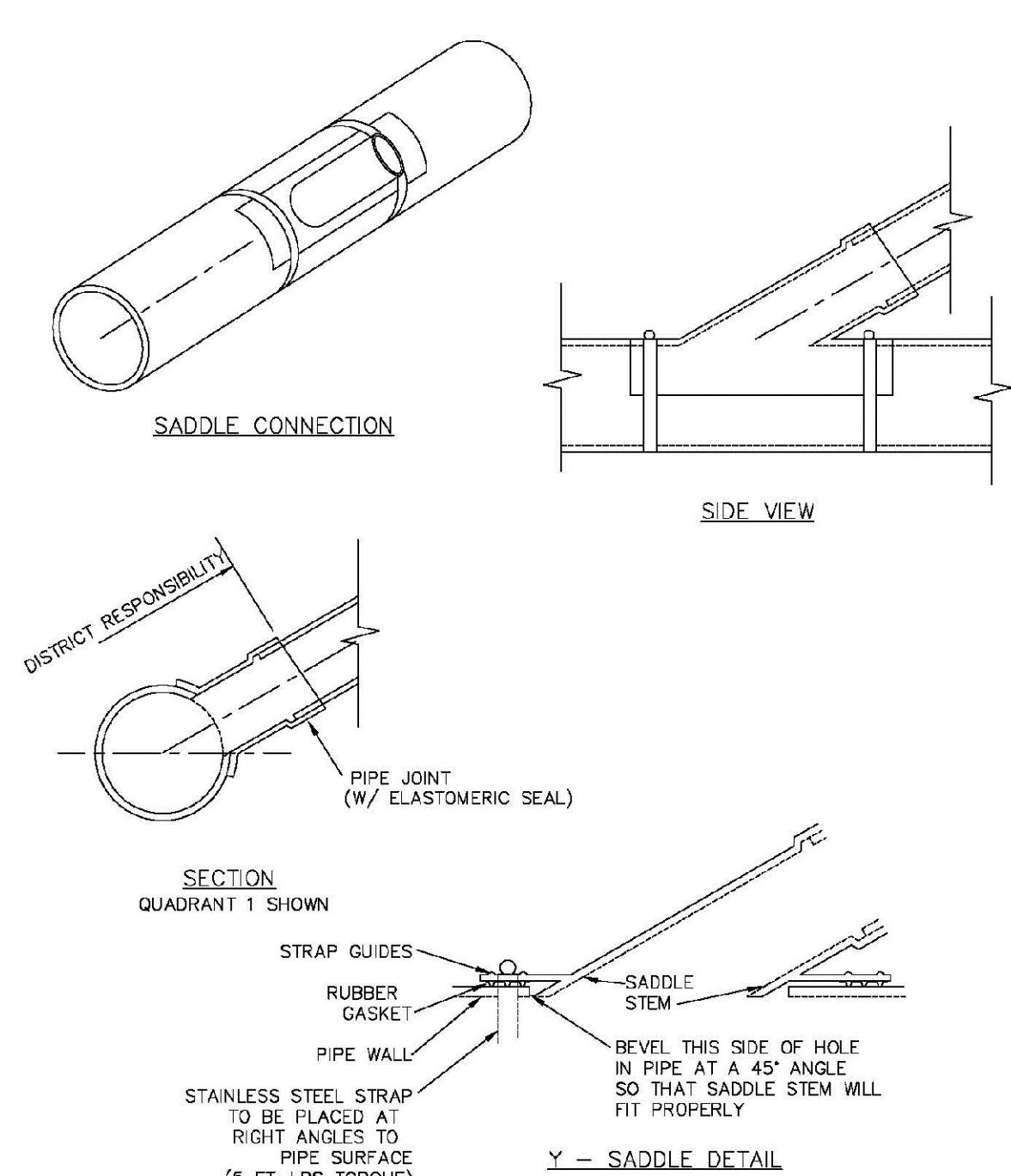


Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock position on the circumference of the sewer main. On new installations, tee or wye fittings shall be used. When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum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

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

2016 REVISION

SHEET S4.13



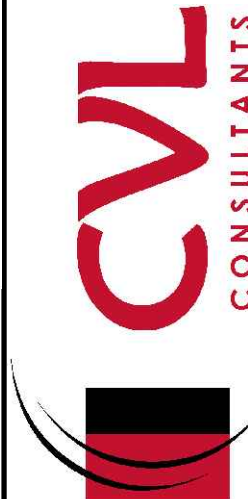
- NOTES:
- SADDLE FITTINGS TO BE PER ASTM D3034.
 - CONNECTION SHALL BE Y - SADDLE WITH TWO BONDS

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.
Denver, CO 80140
Tel: (720) 482-9526
Fax: (720) 482-9546

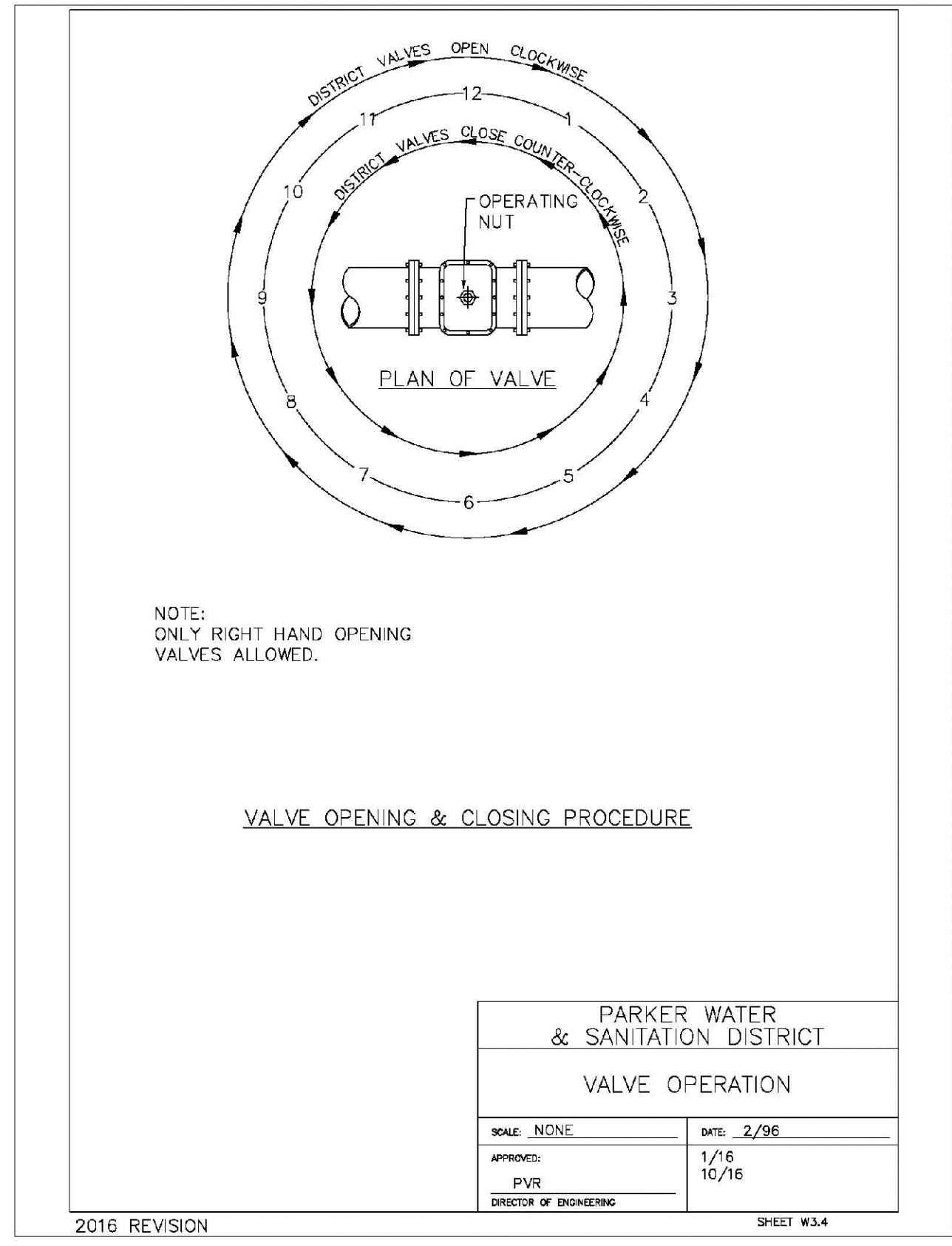
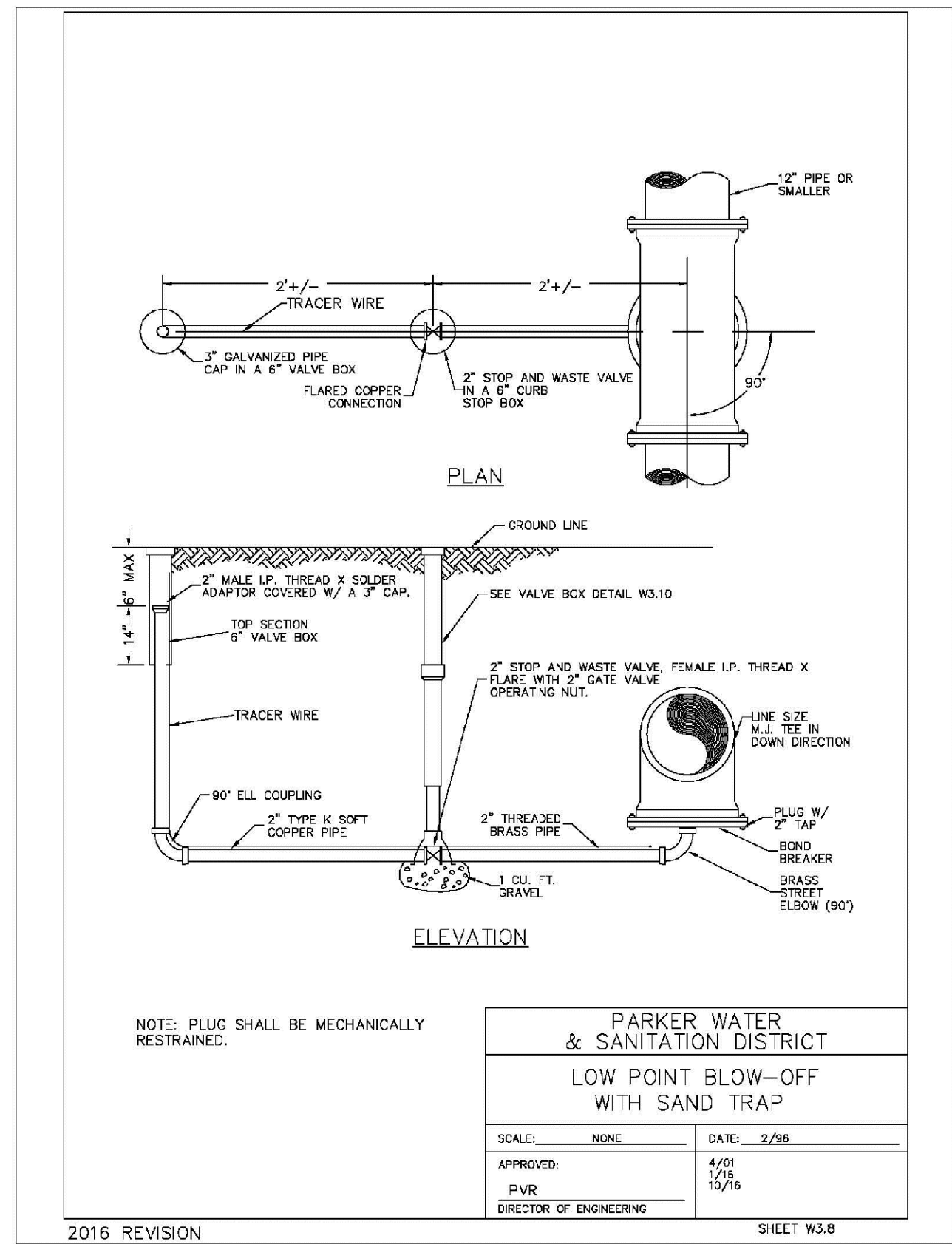
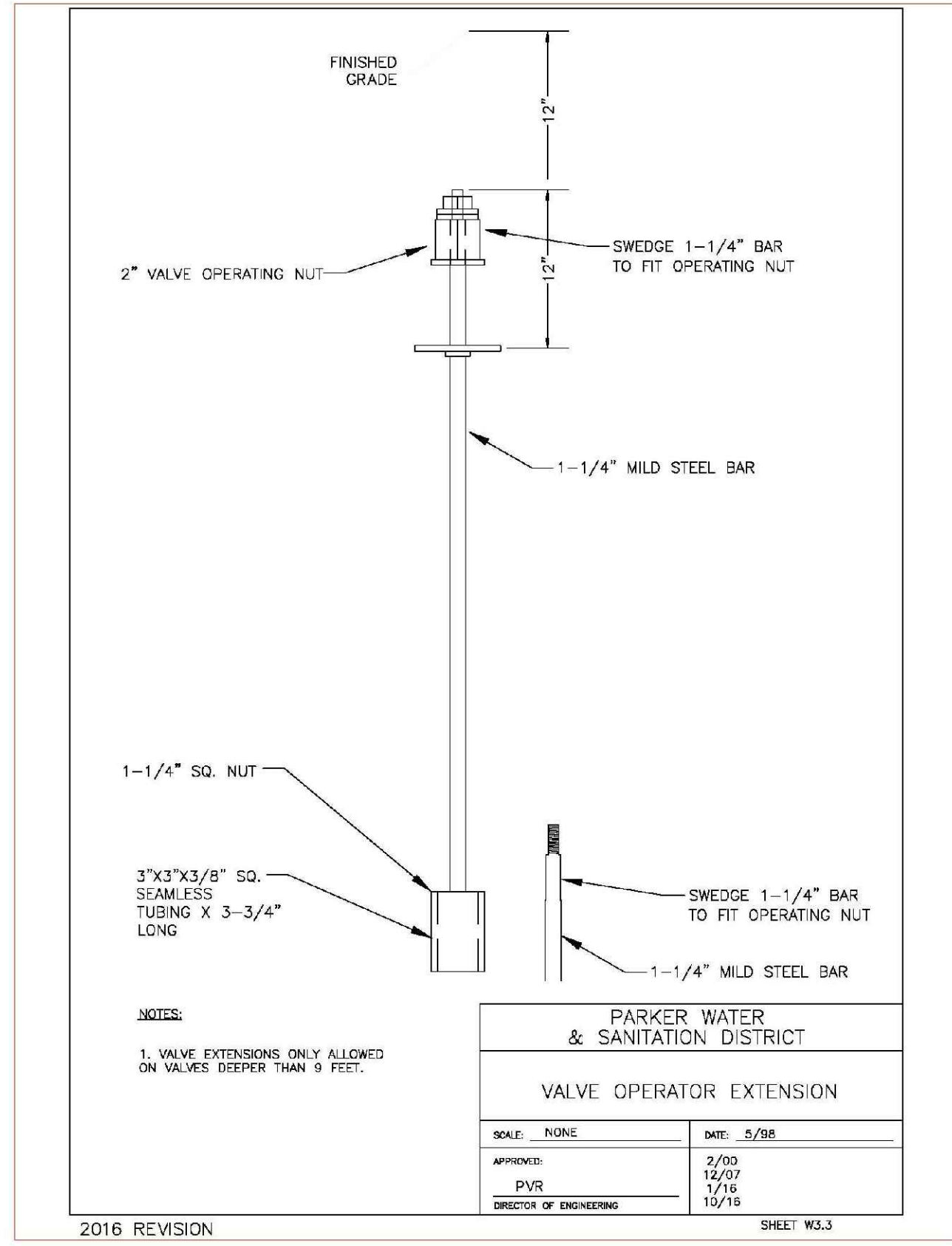
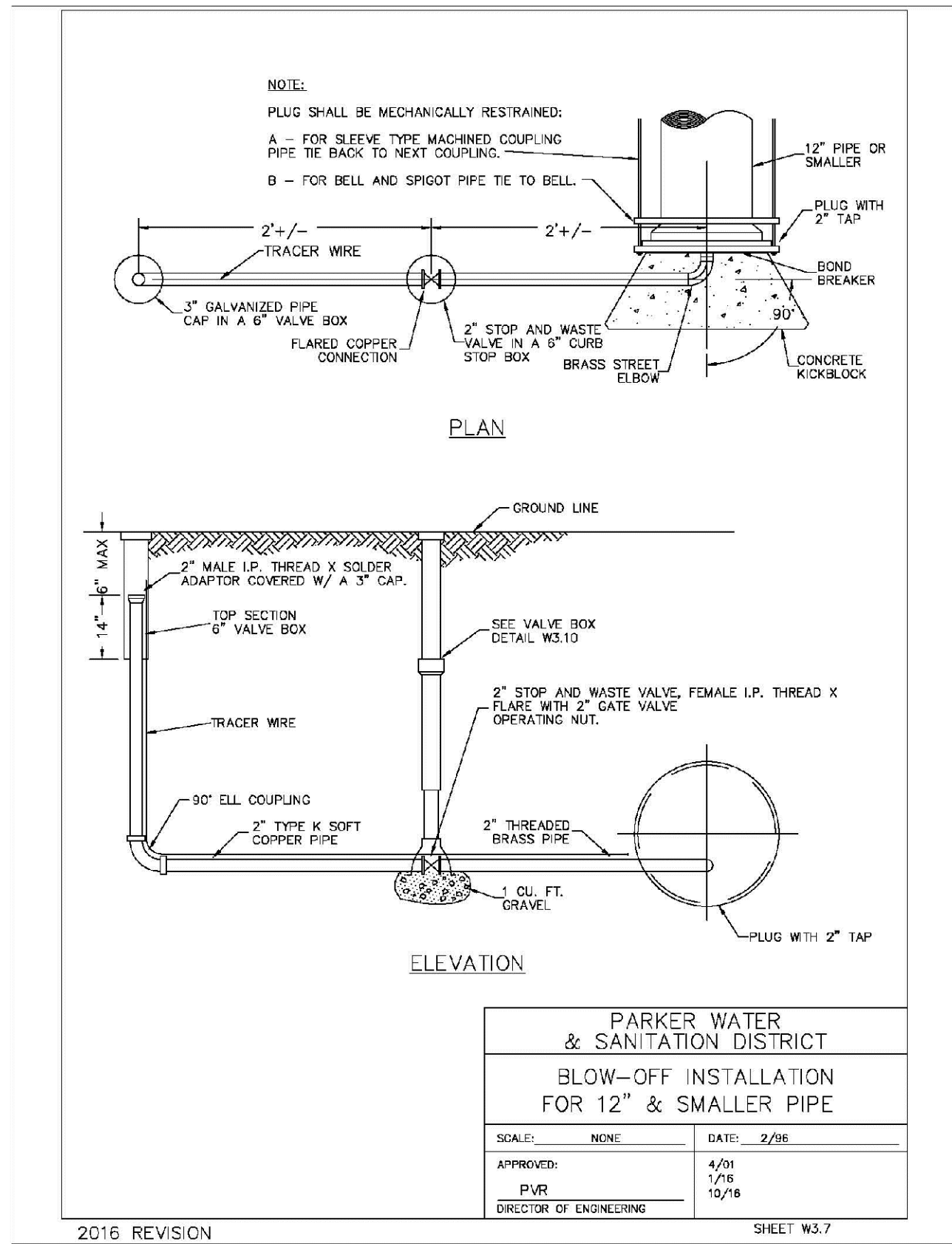
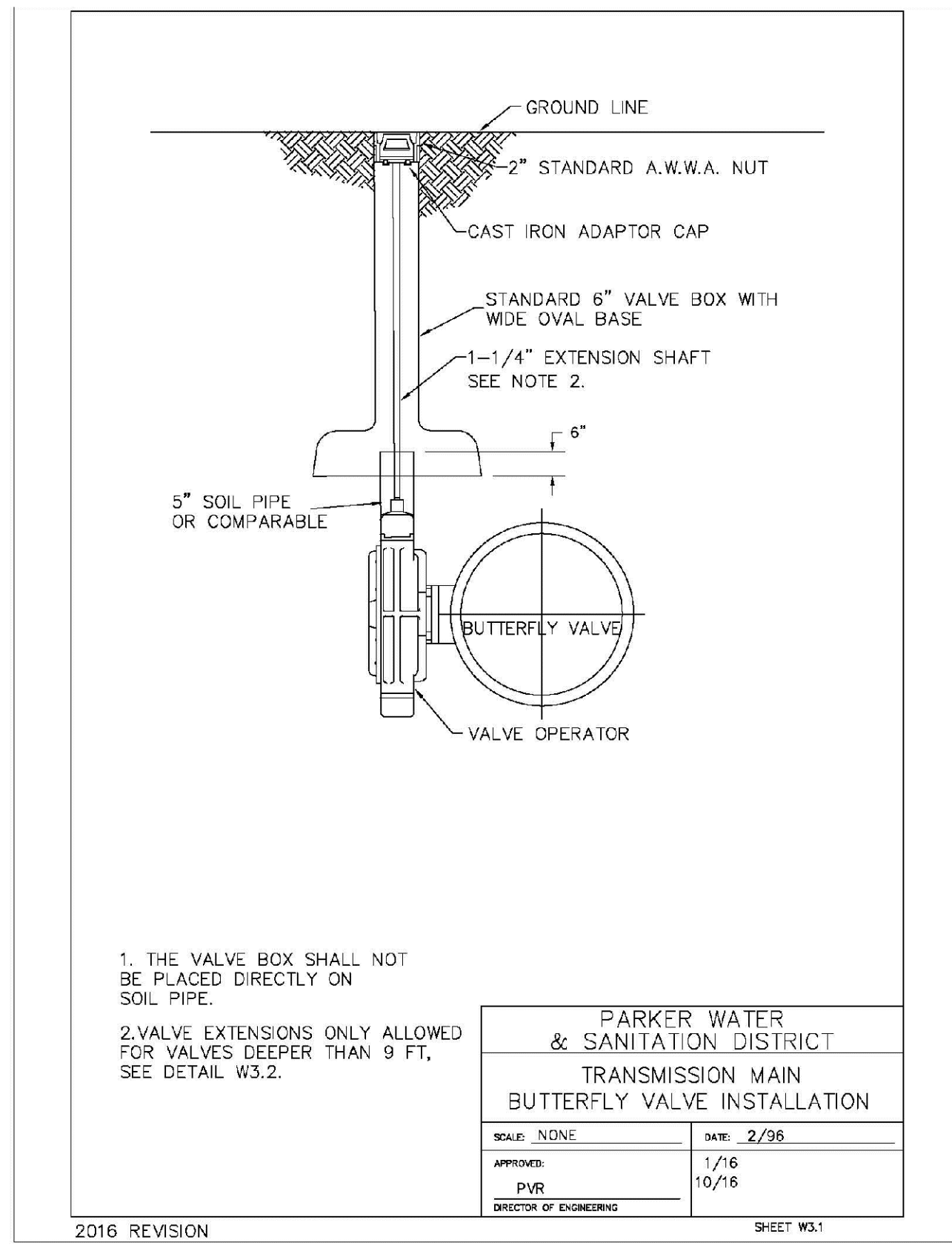
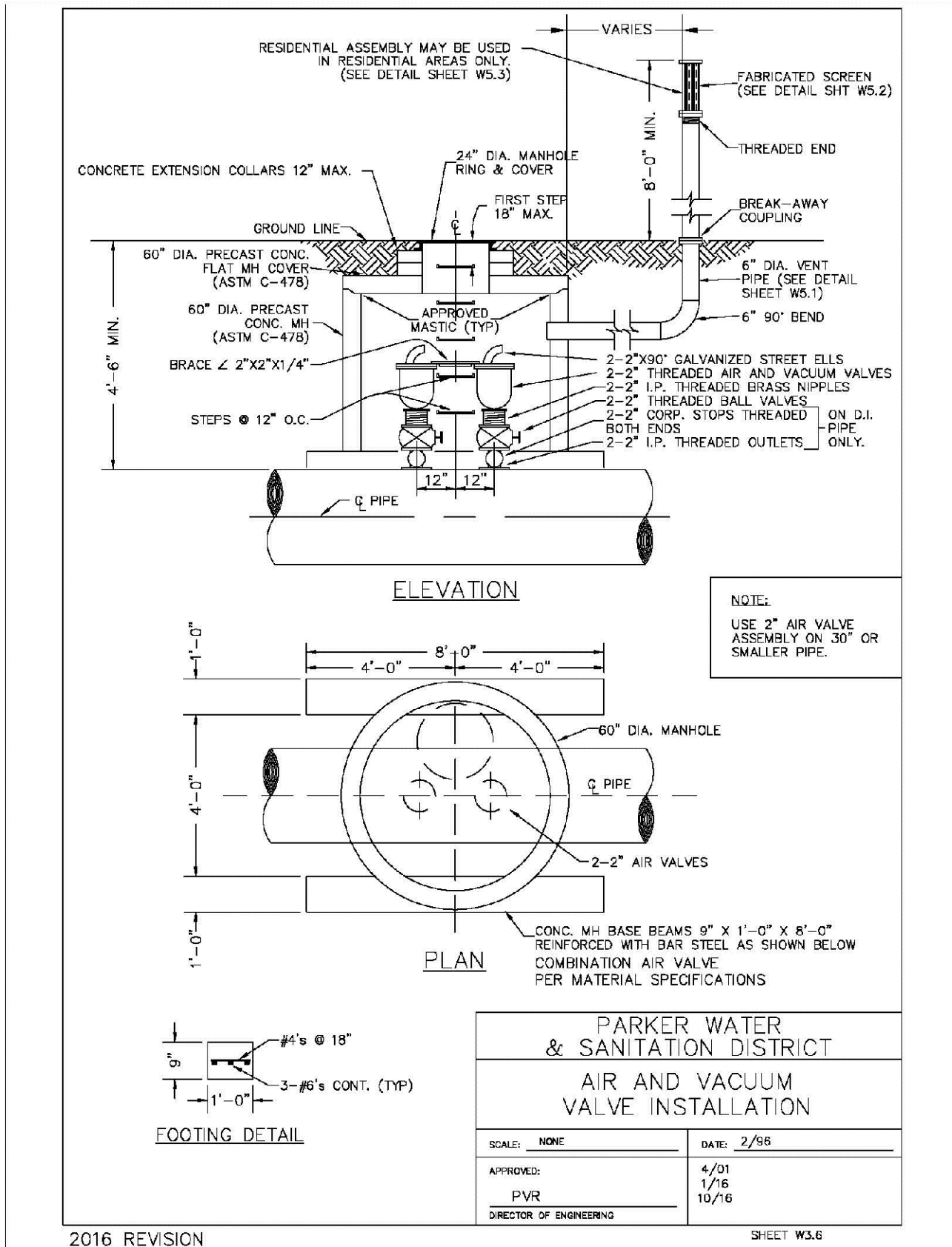
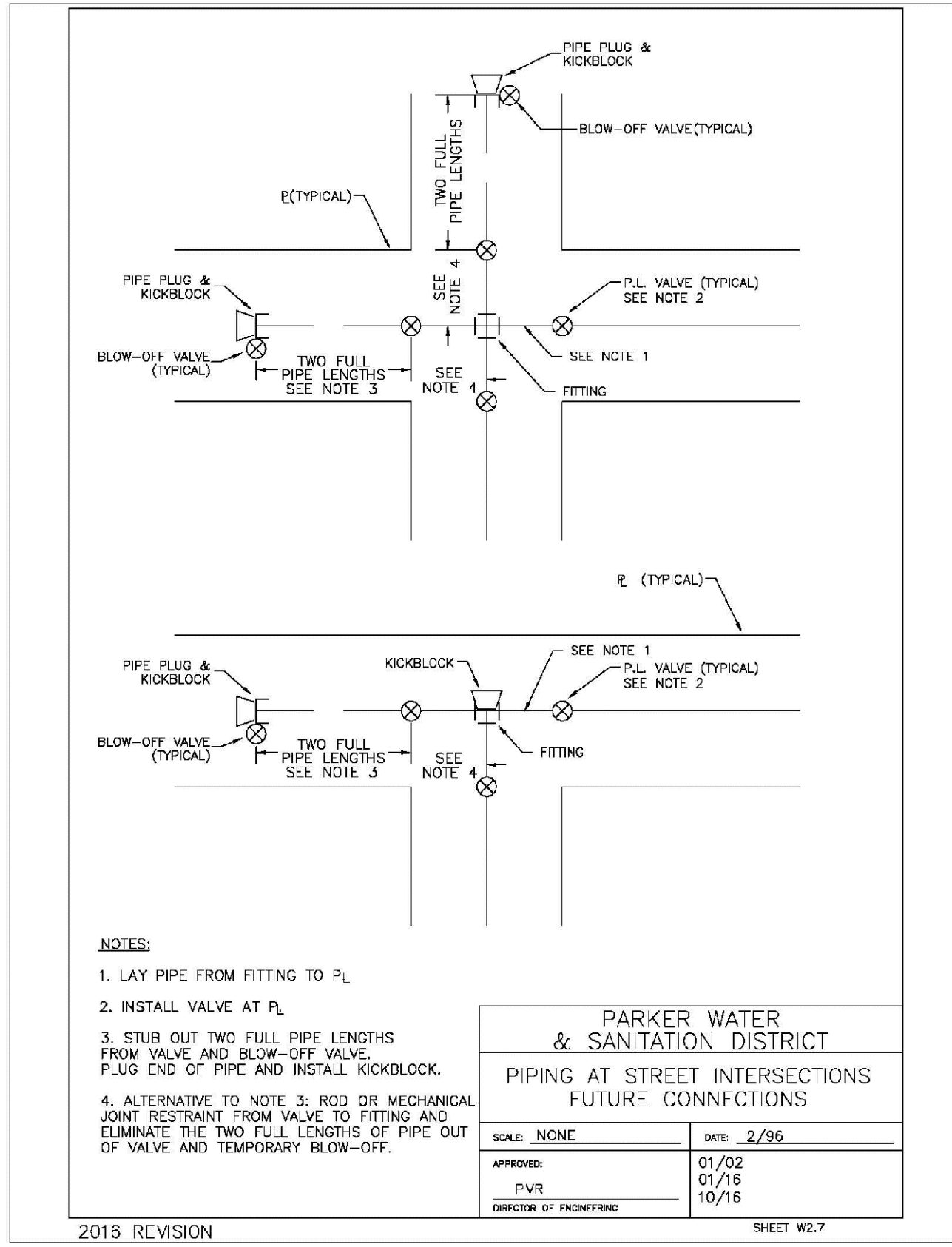
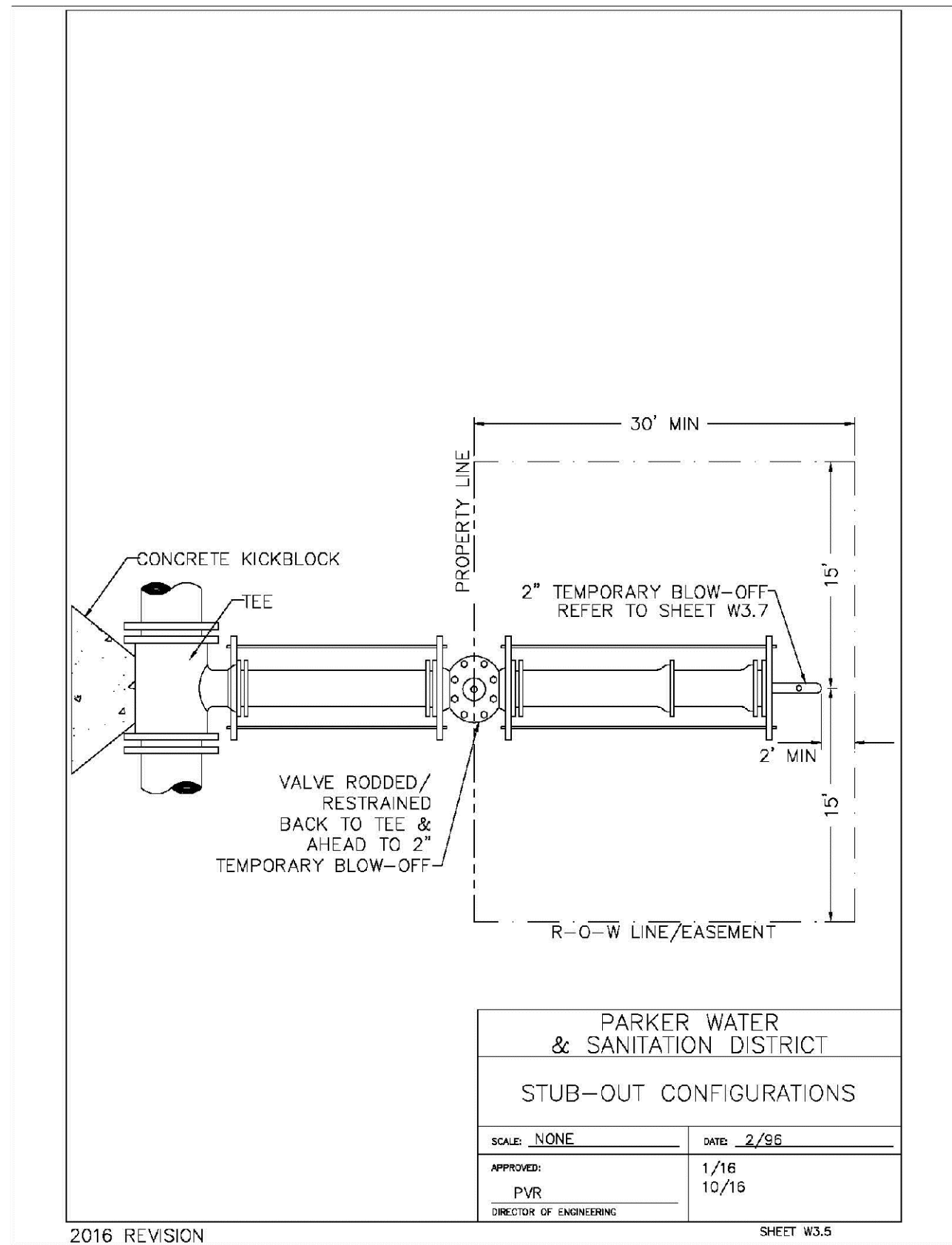


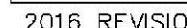
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

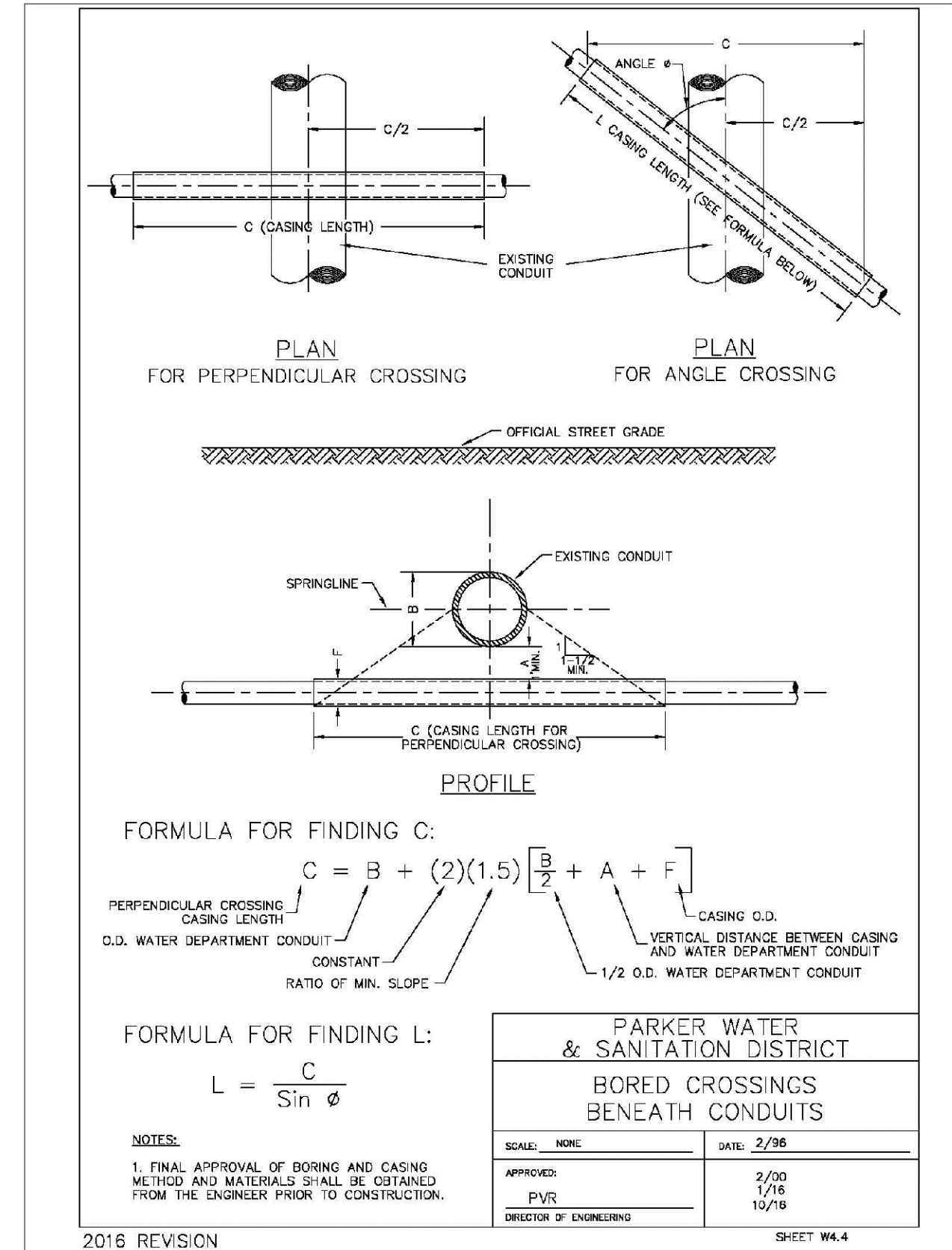
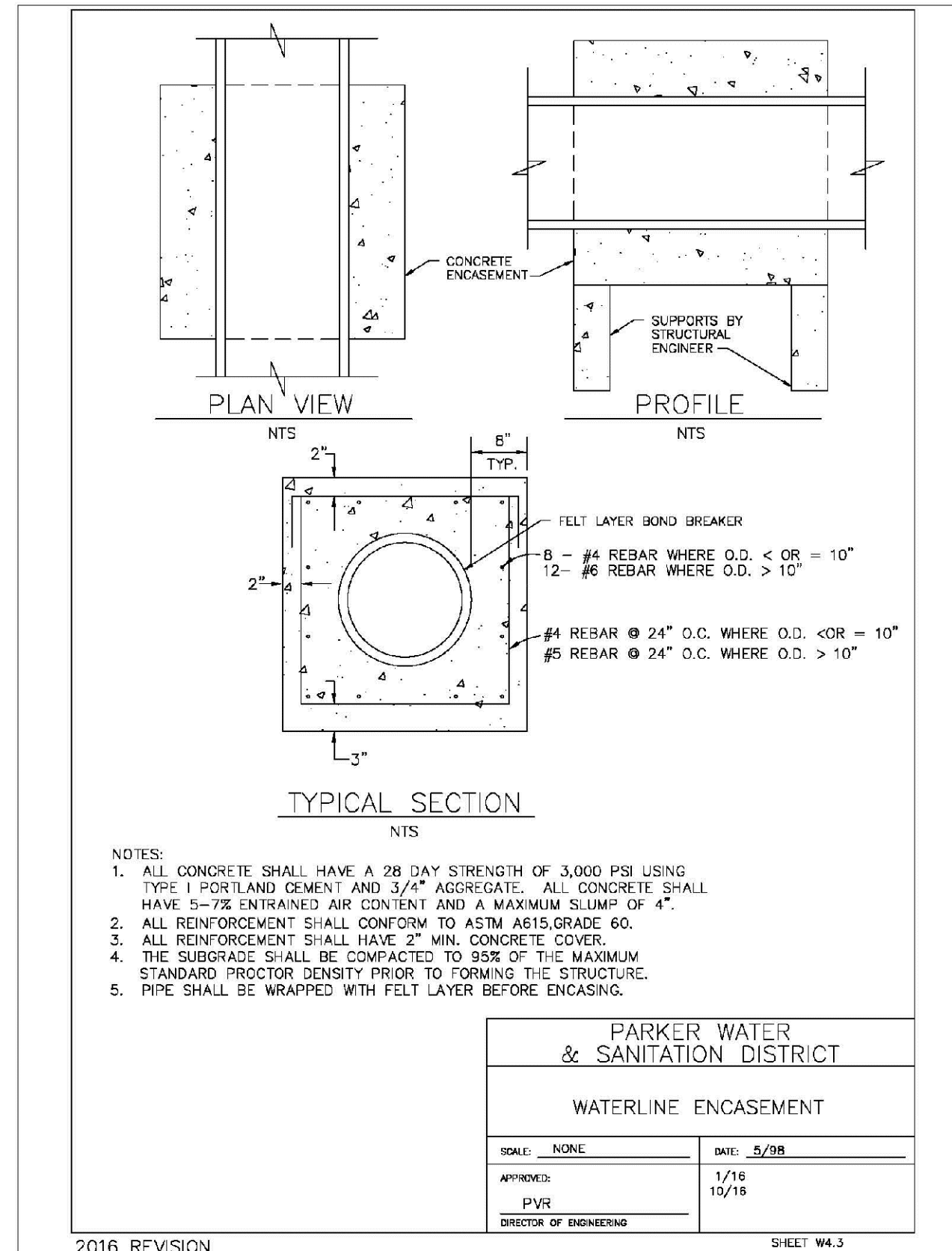
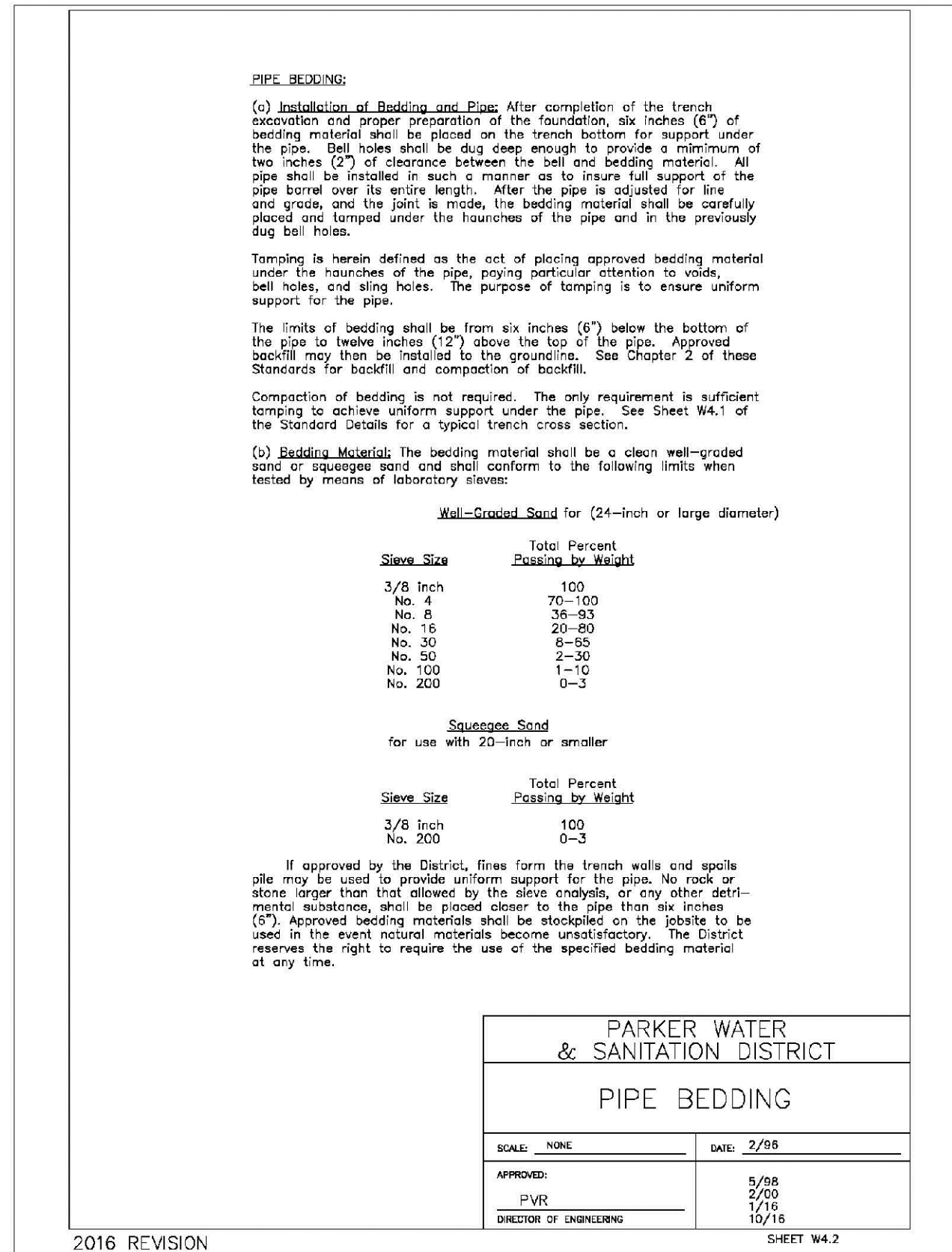
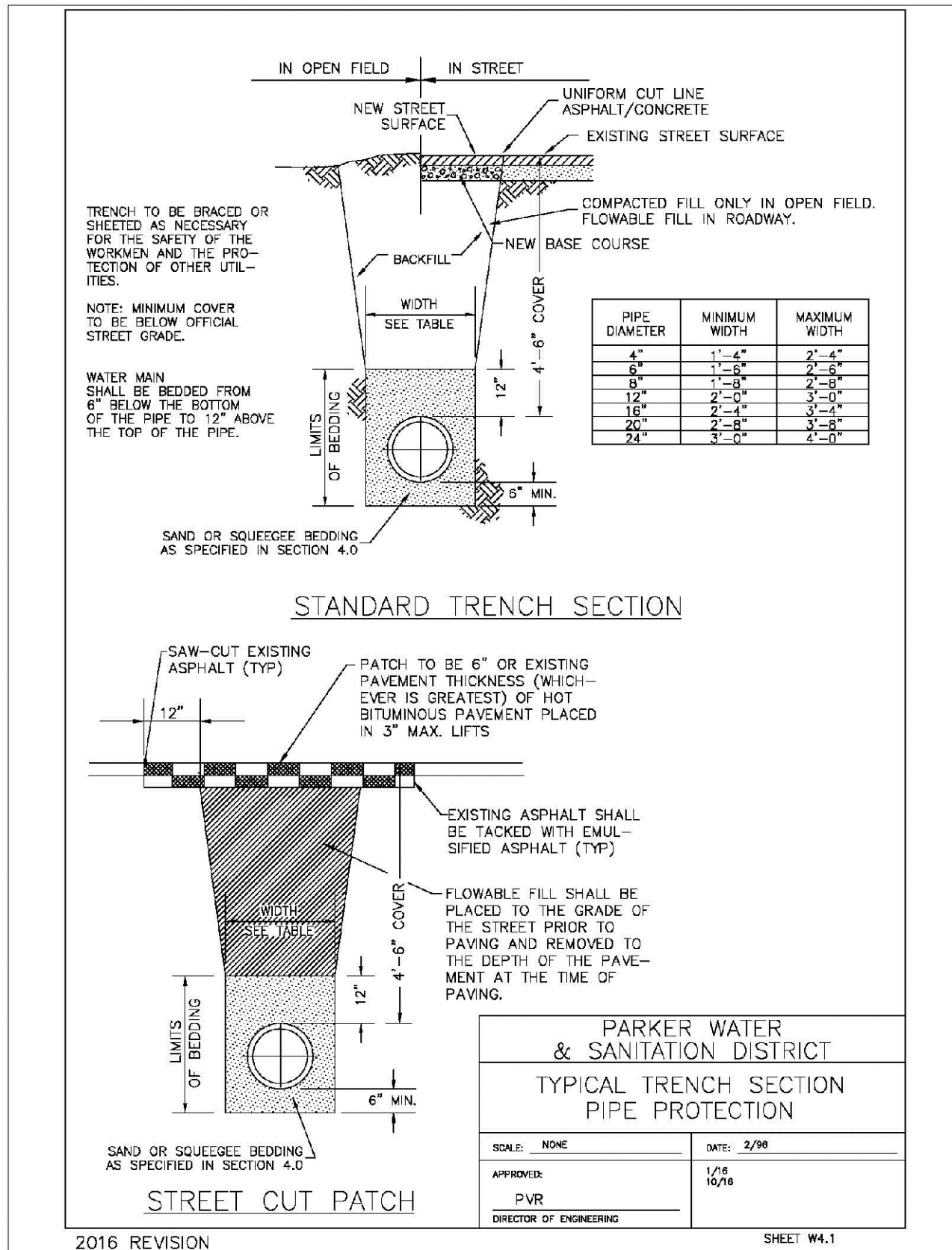
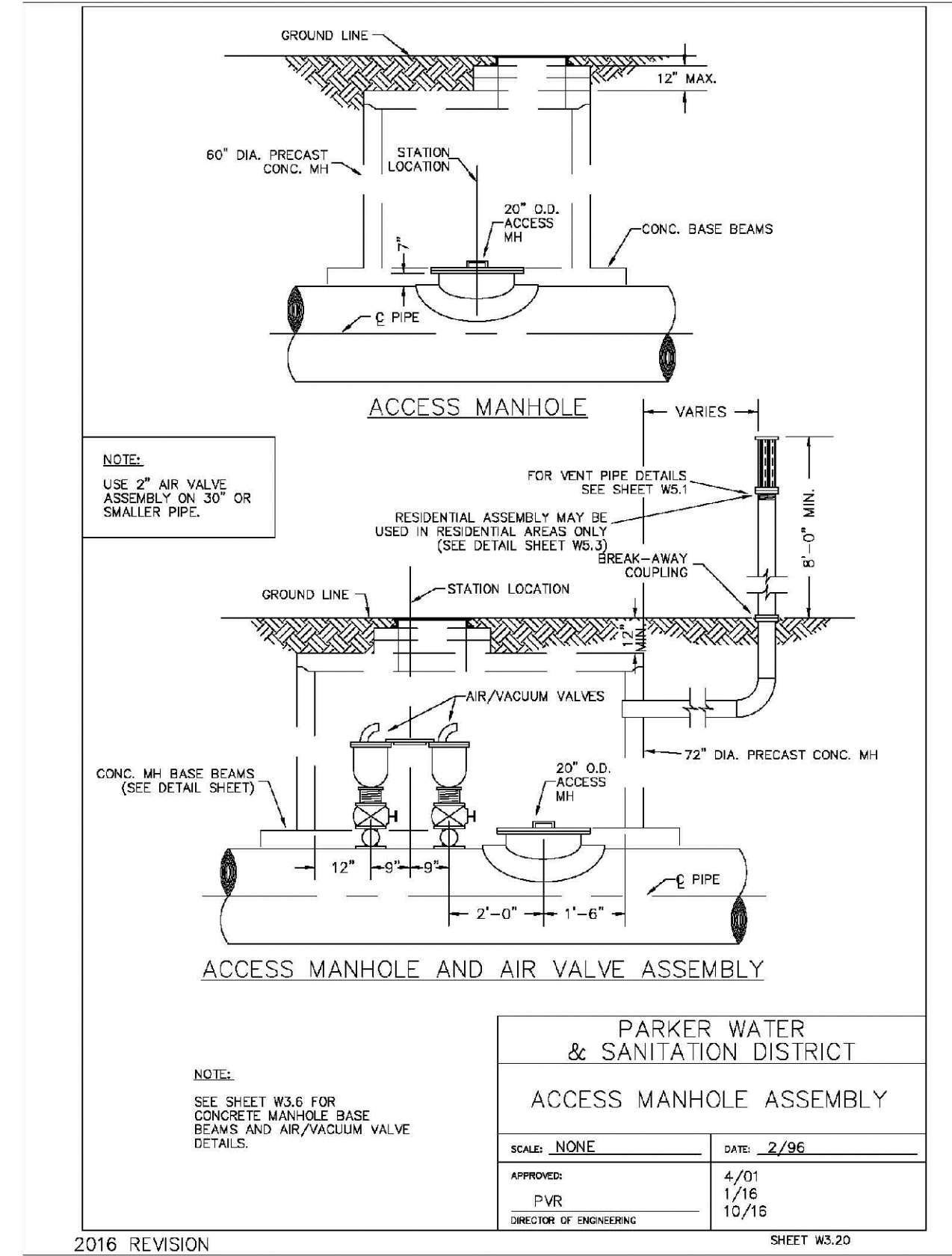
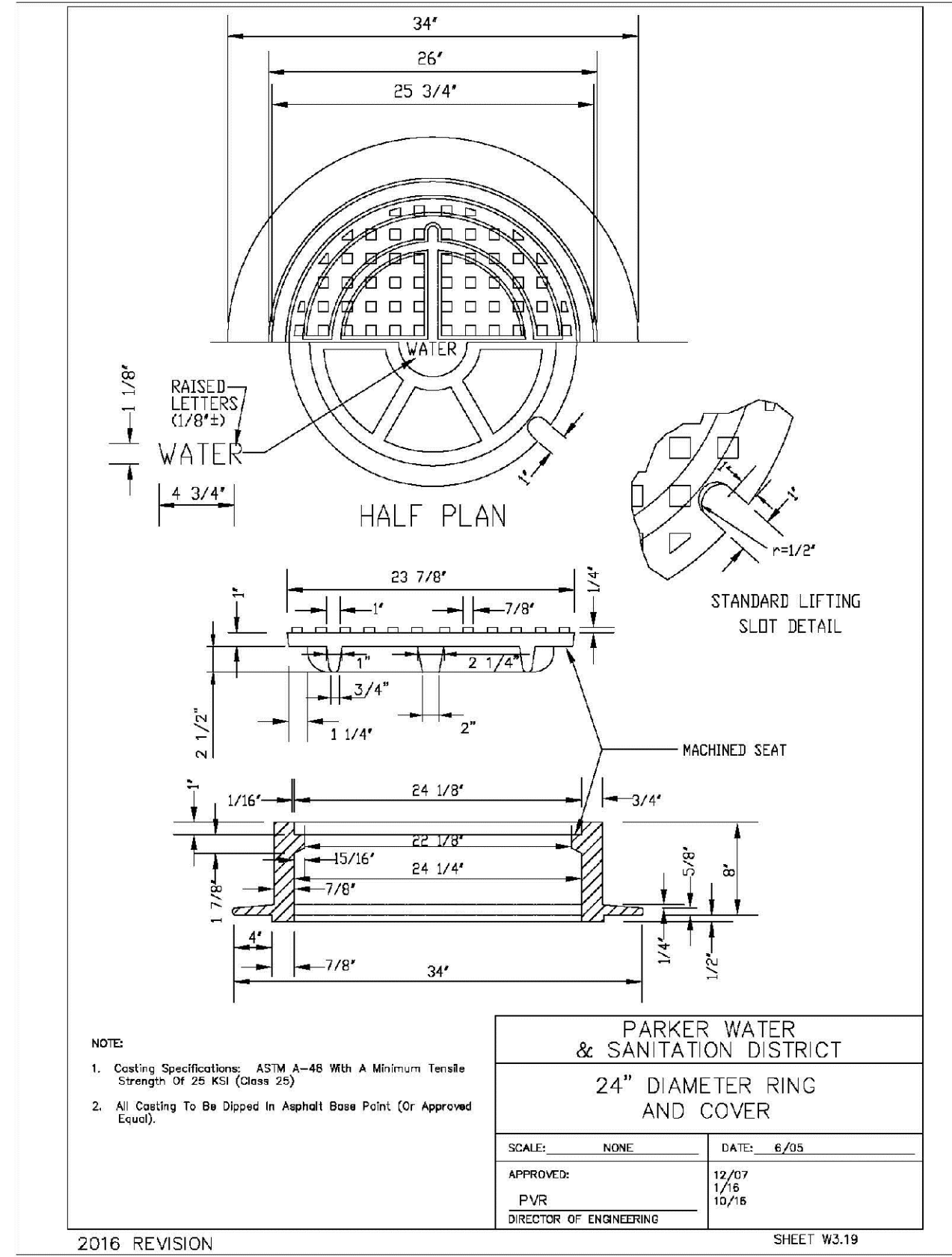
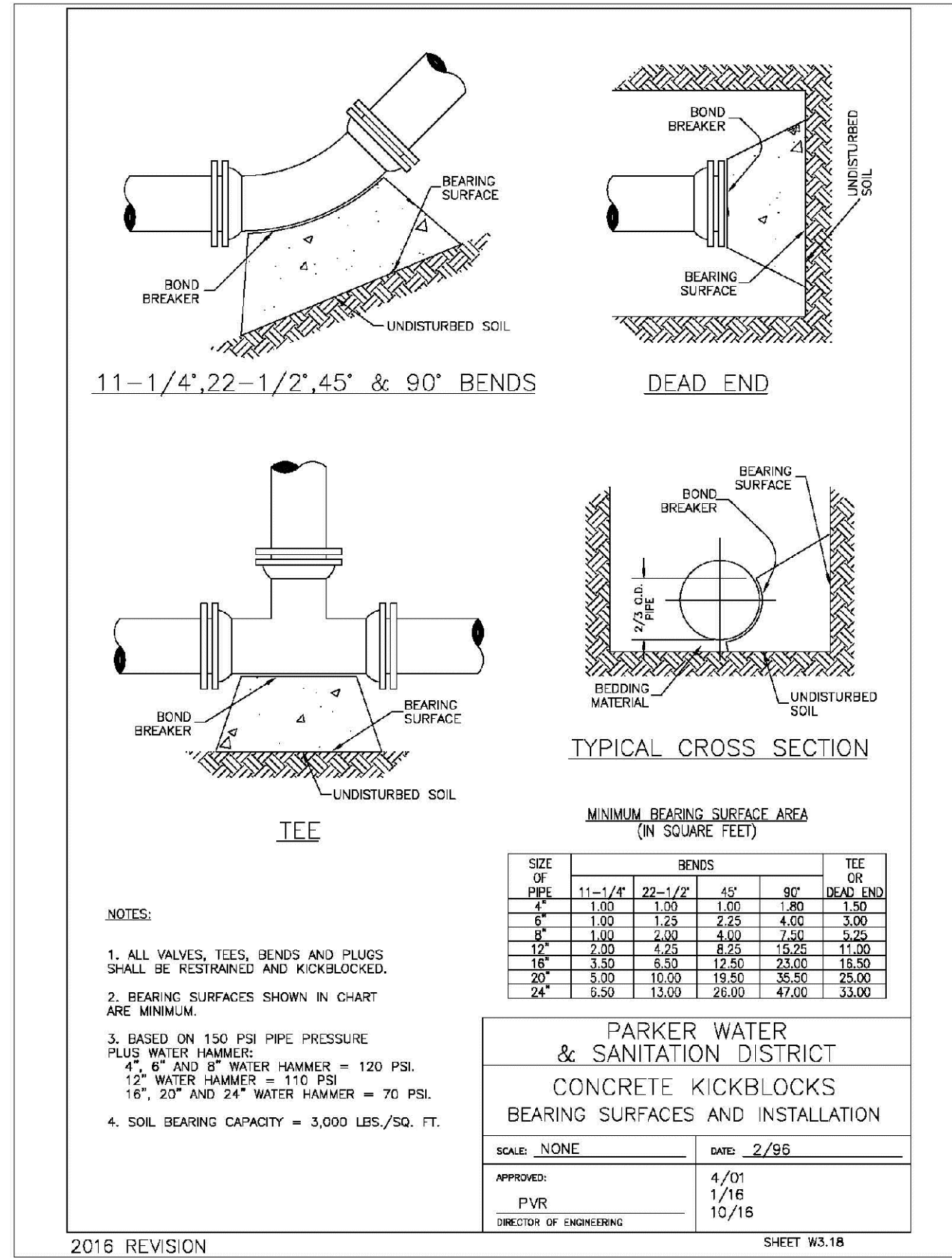
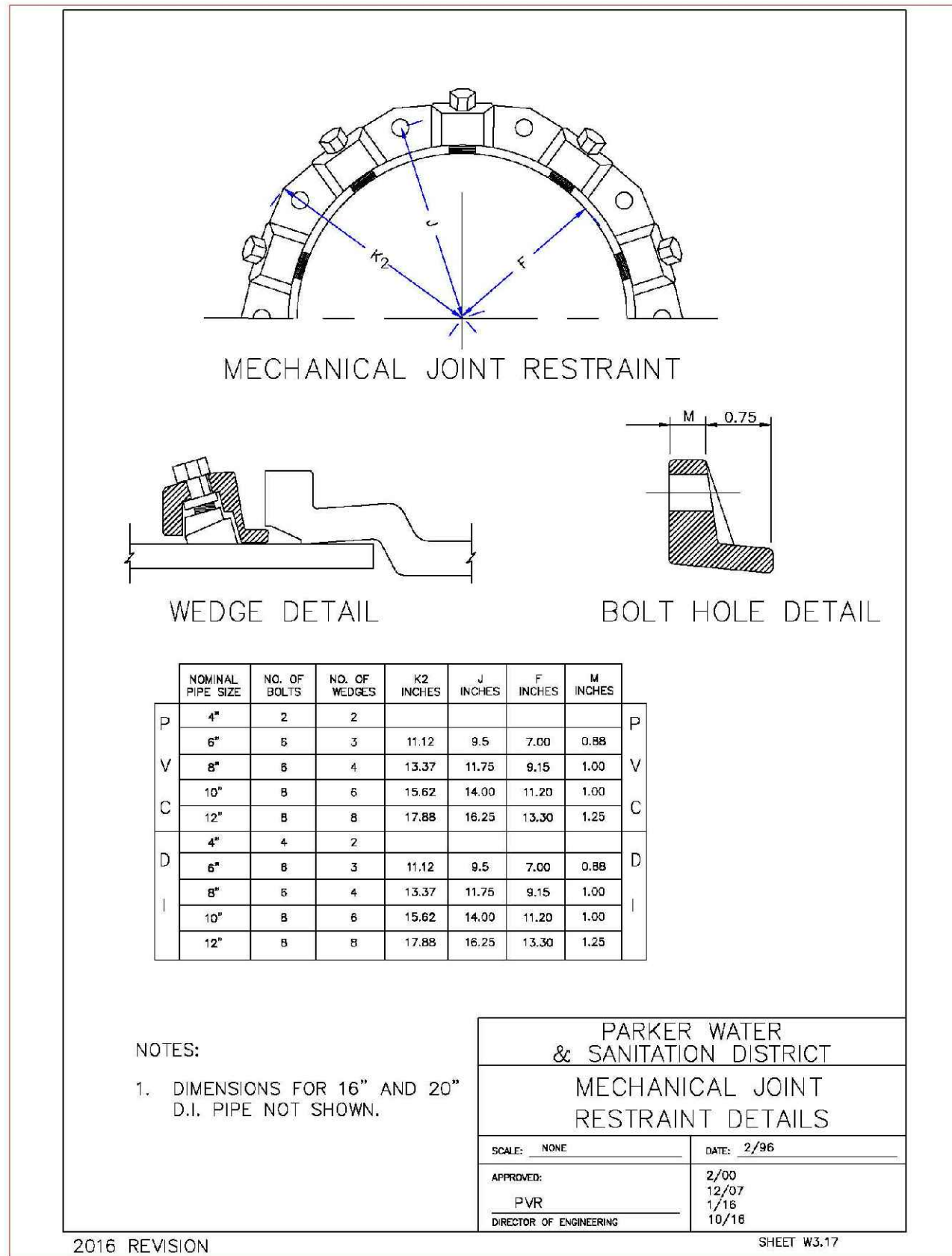
TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
SANITARY SEWER DETAILS

SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: JF
CHECKED BY: JJ
DATE: SEPTEMBER 2017

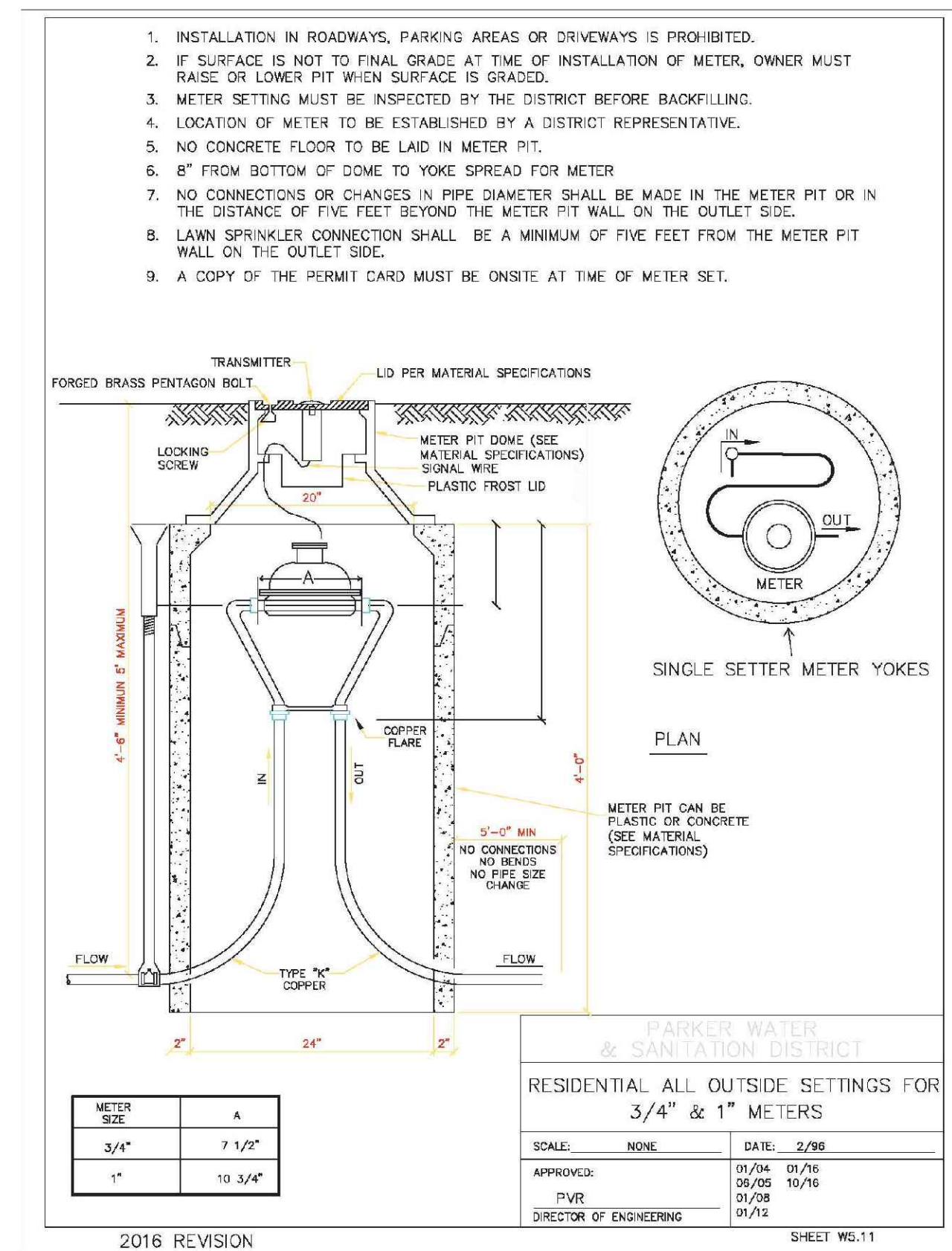
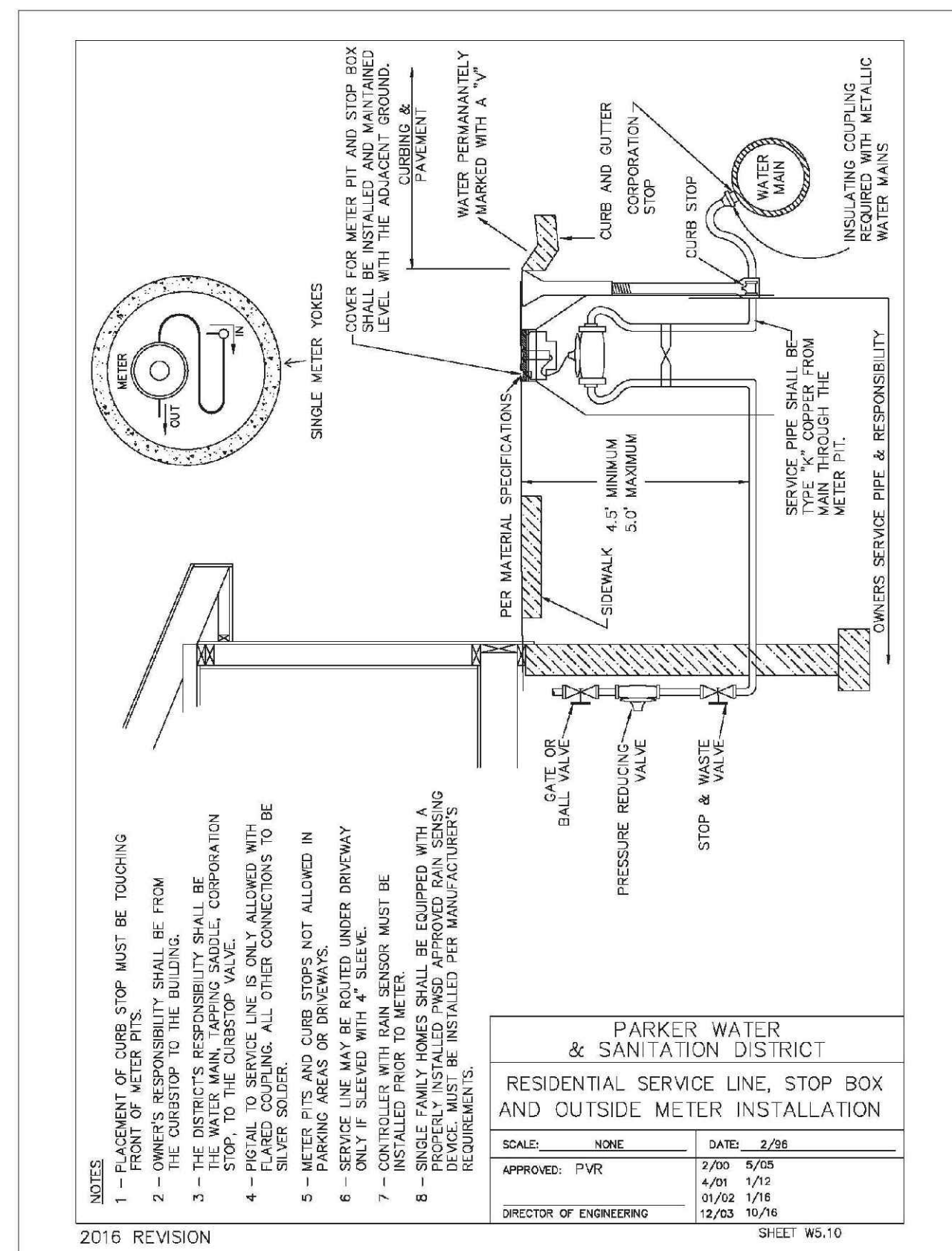
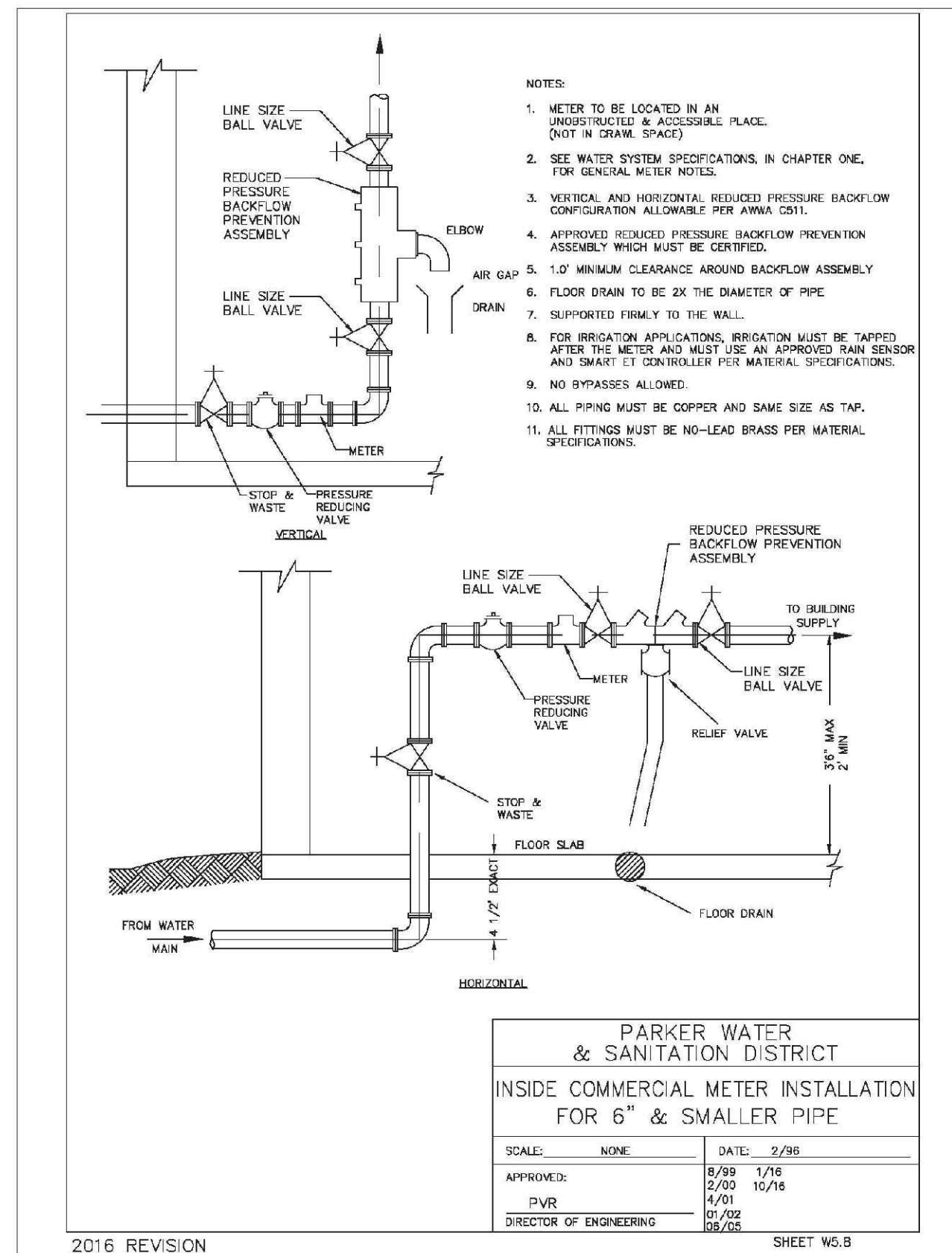
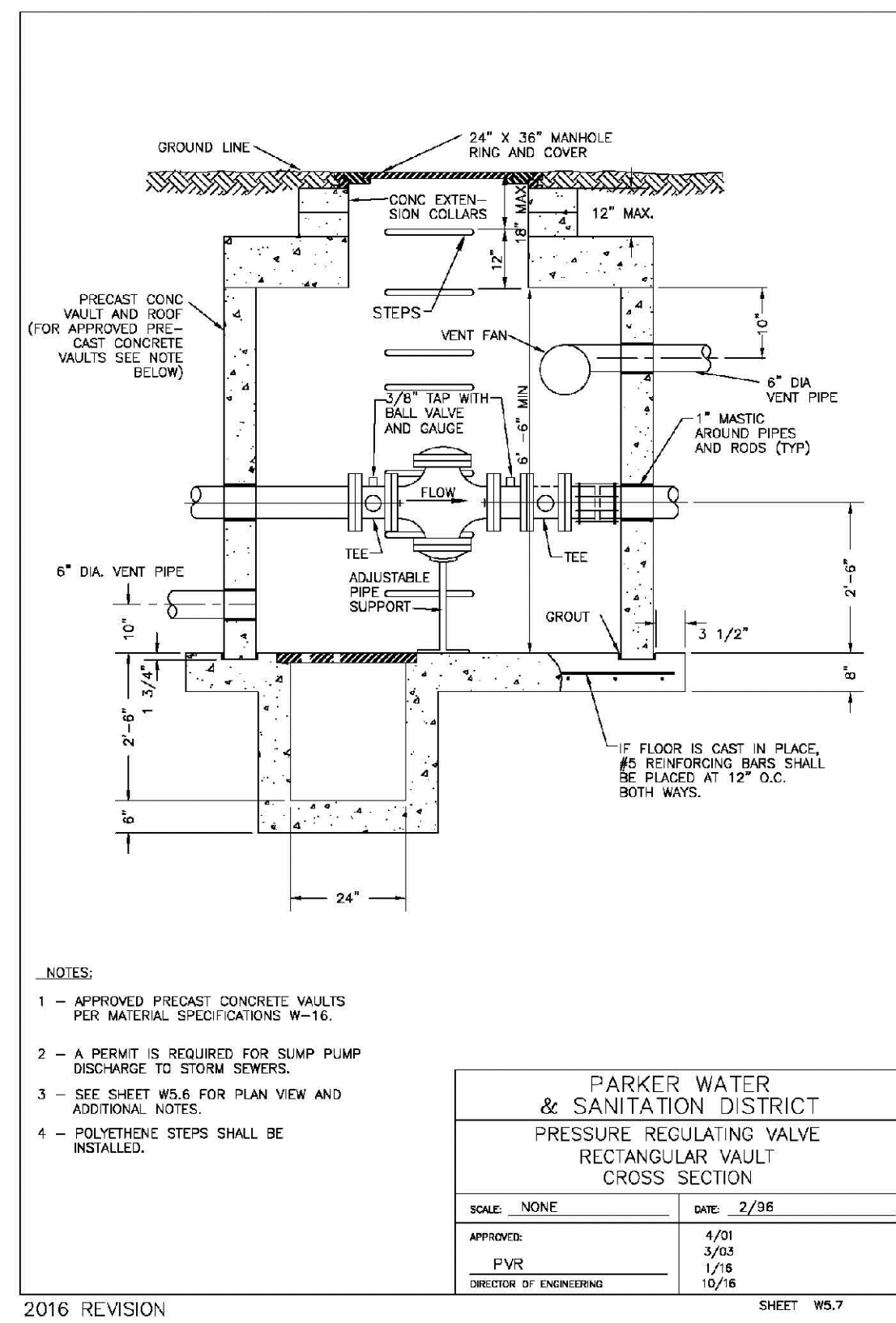
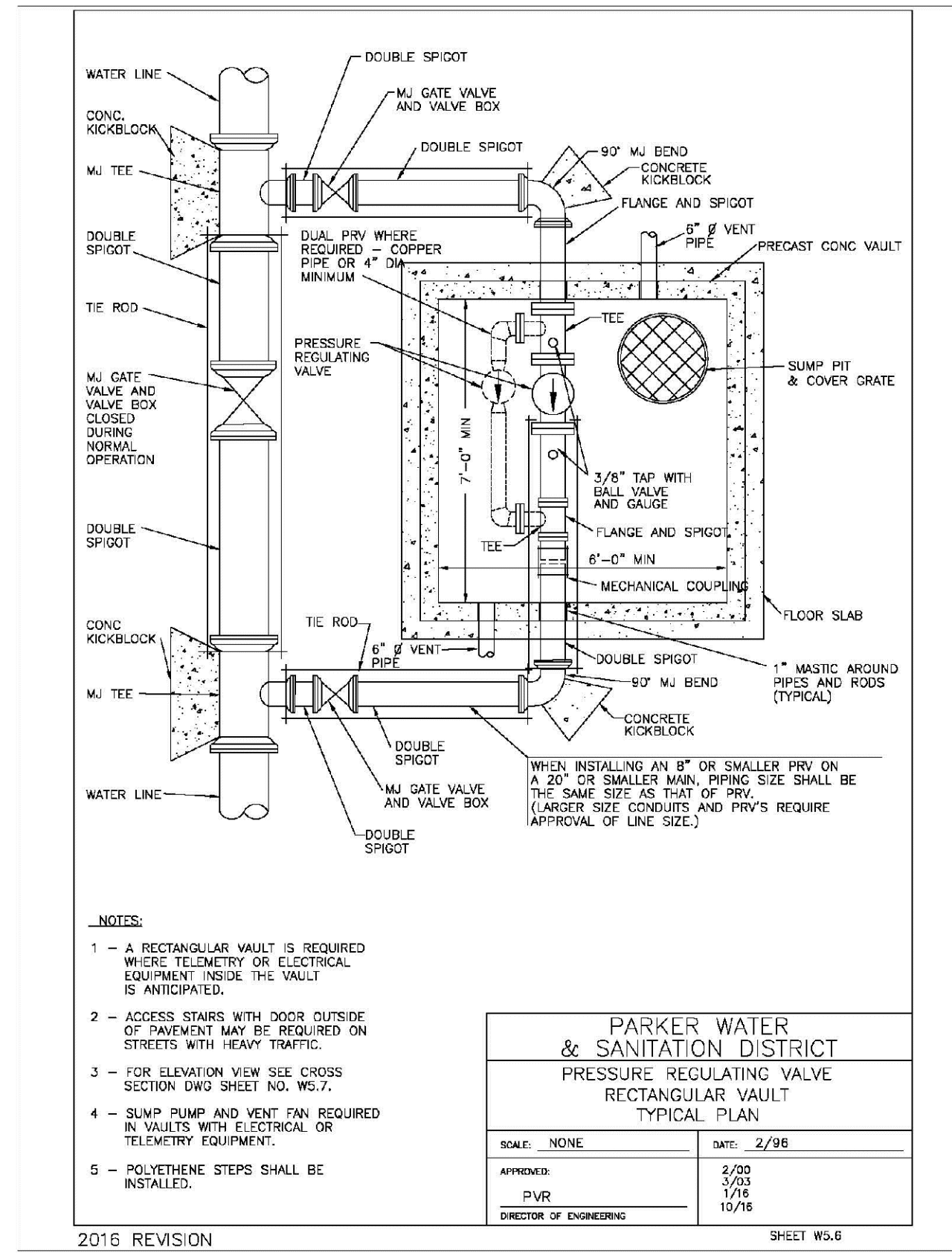
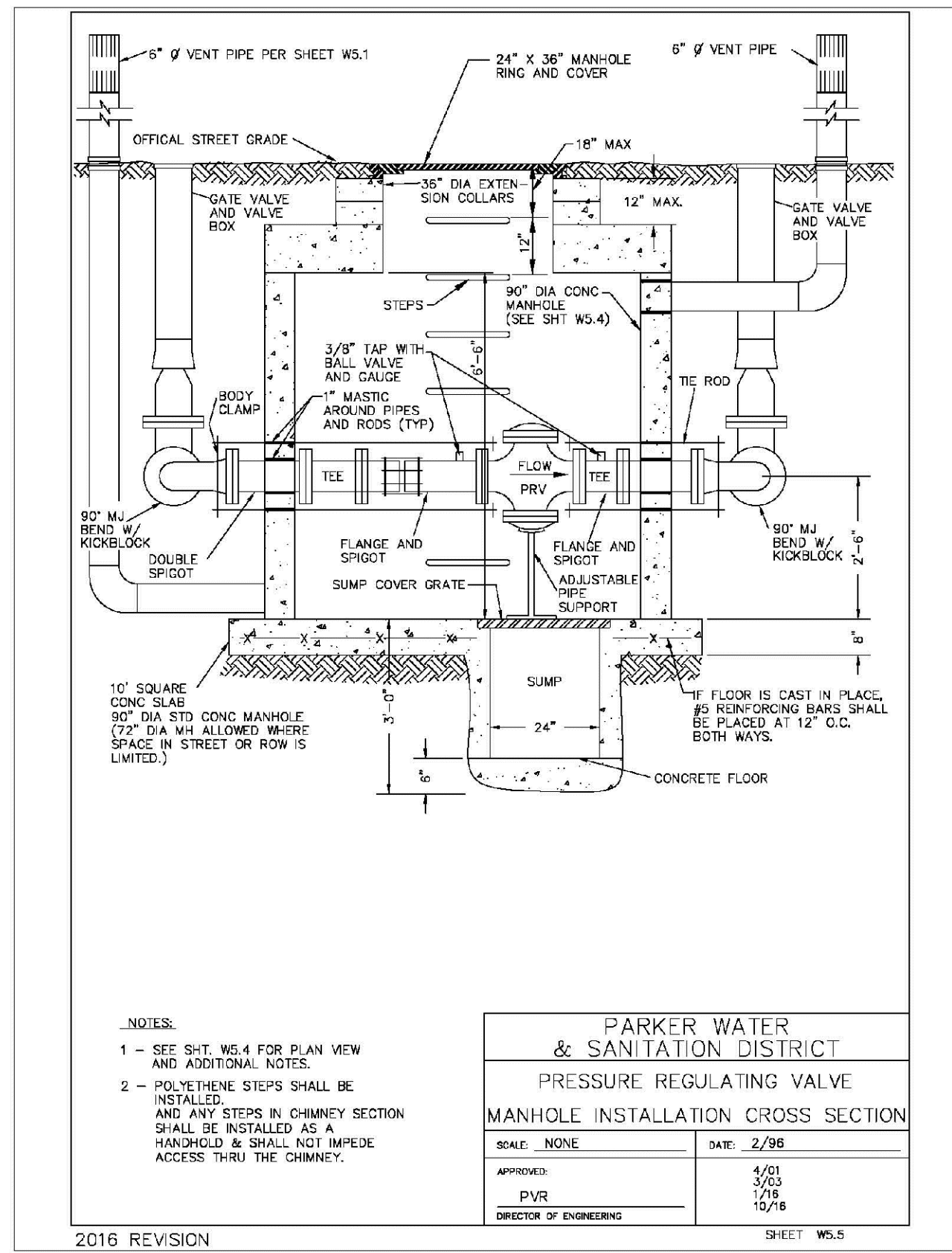
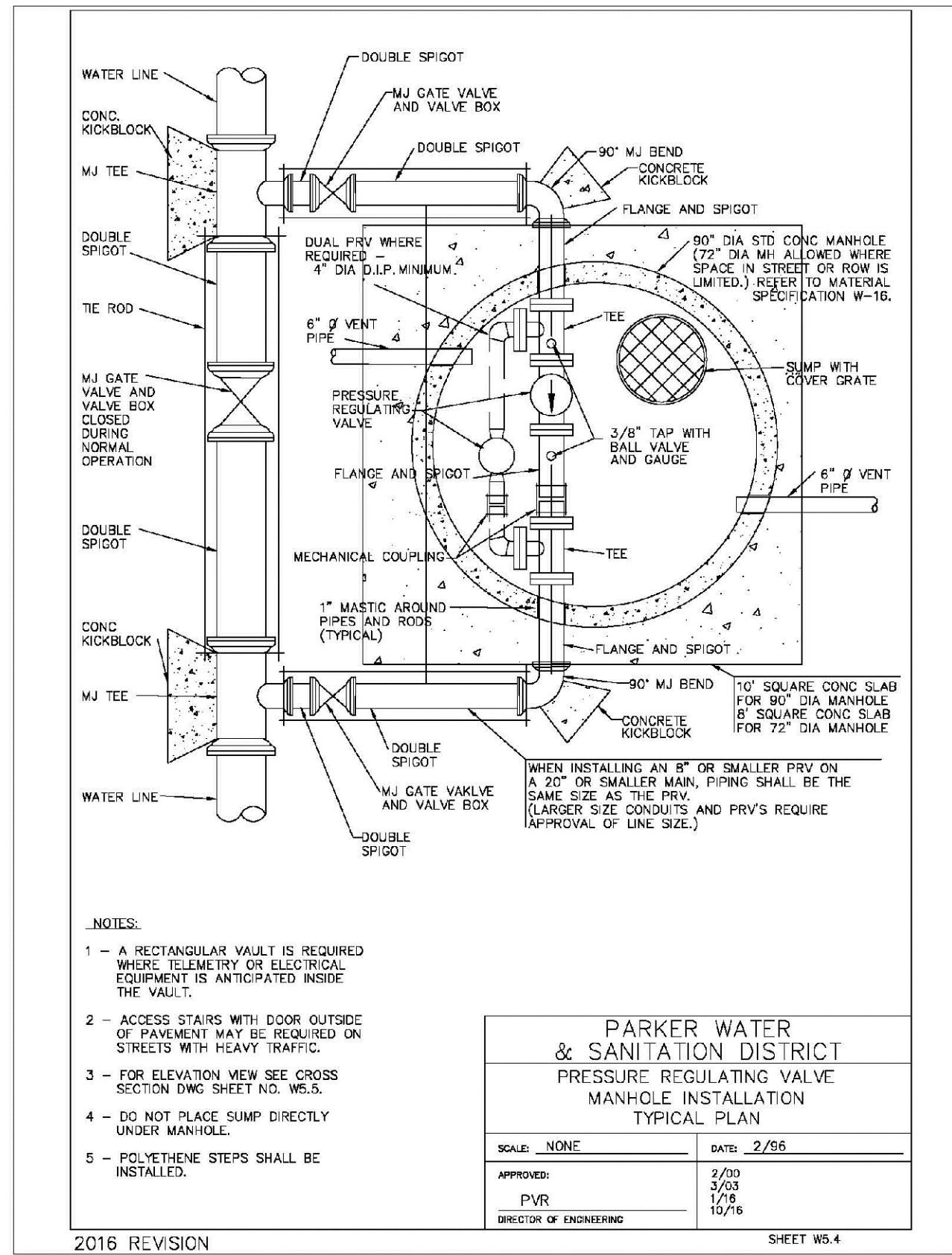
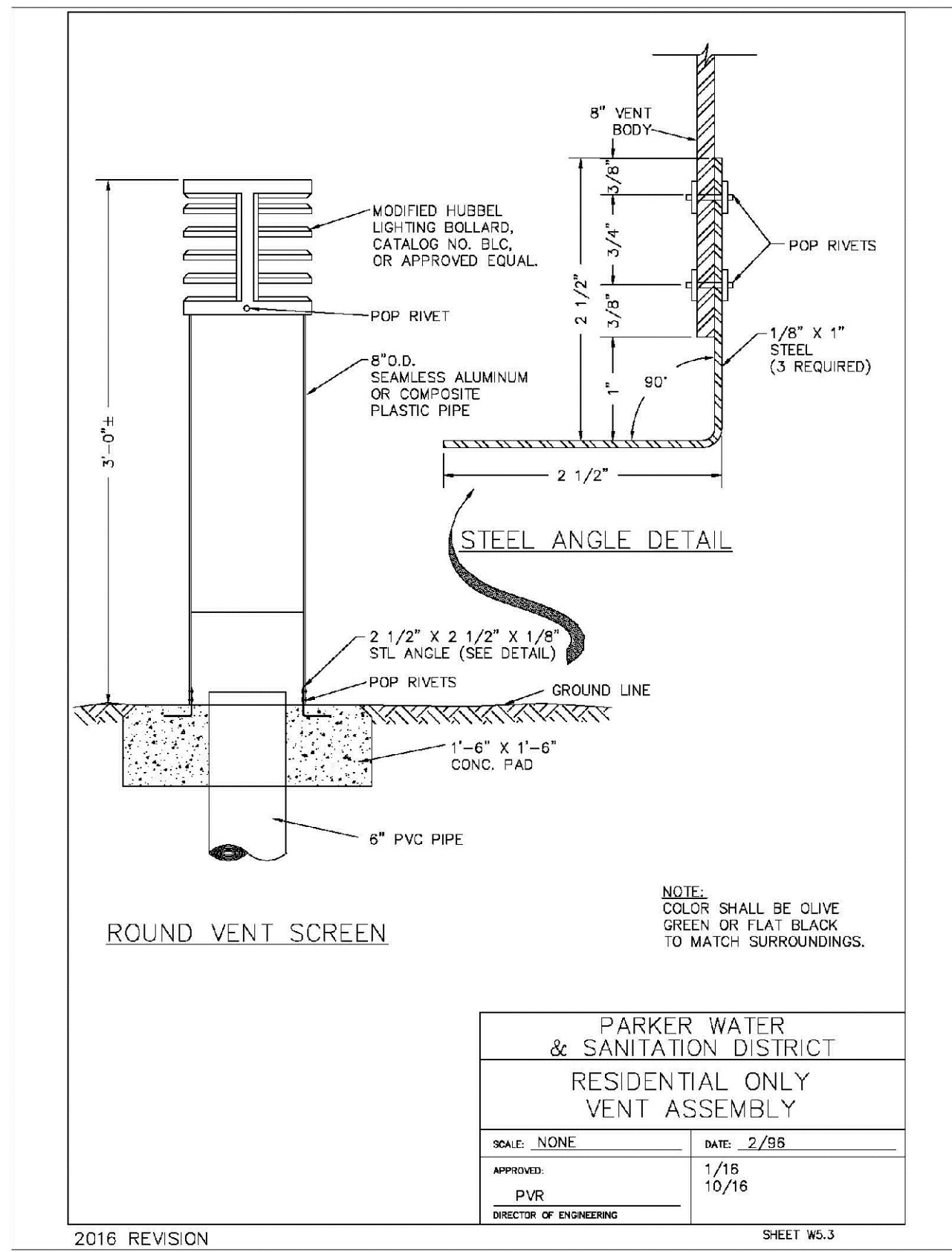
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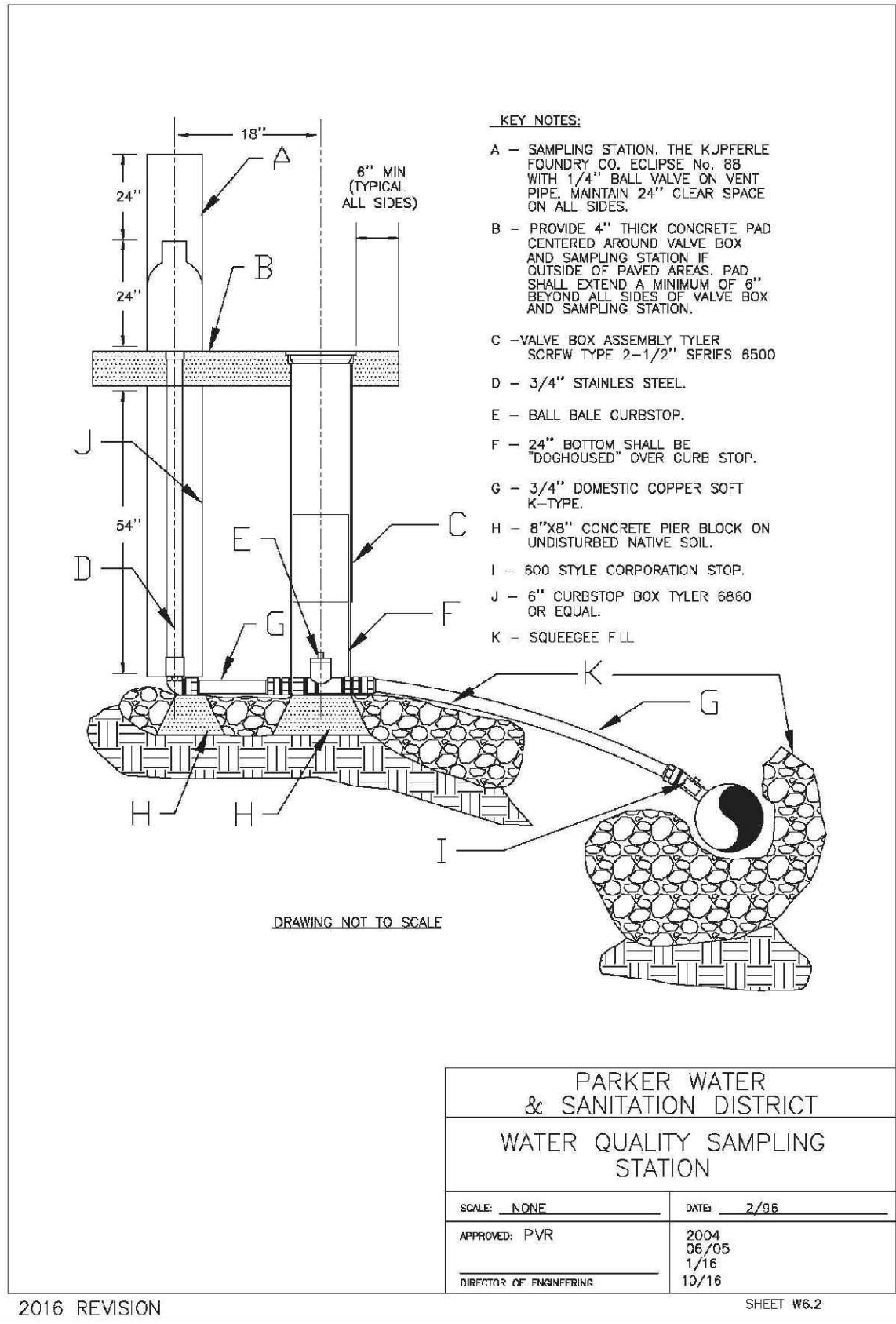
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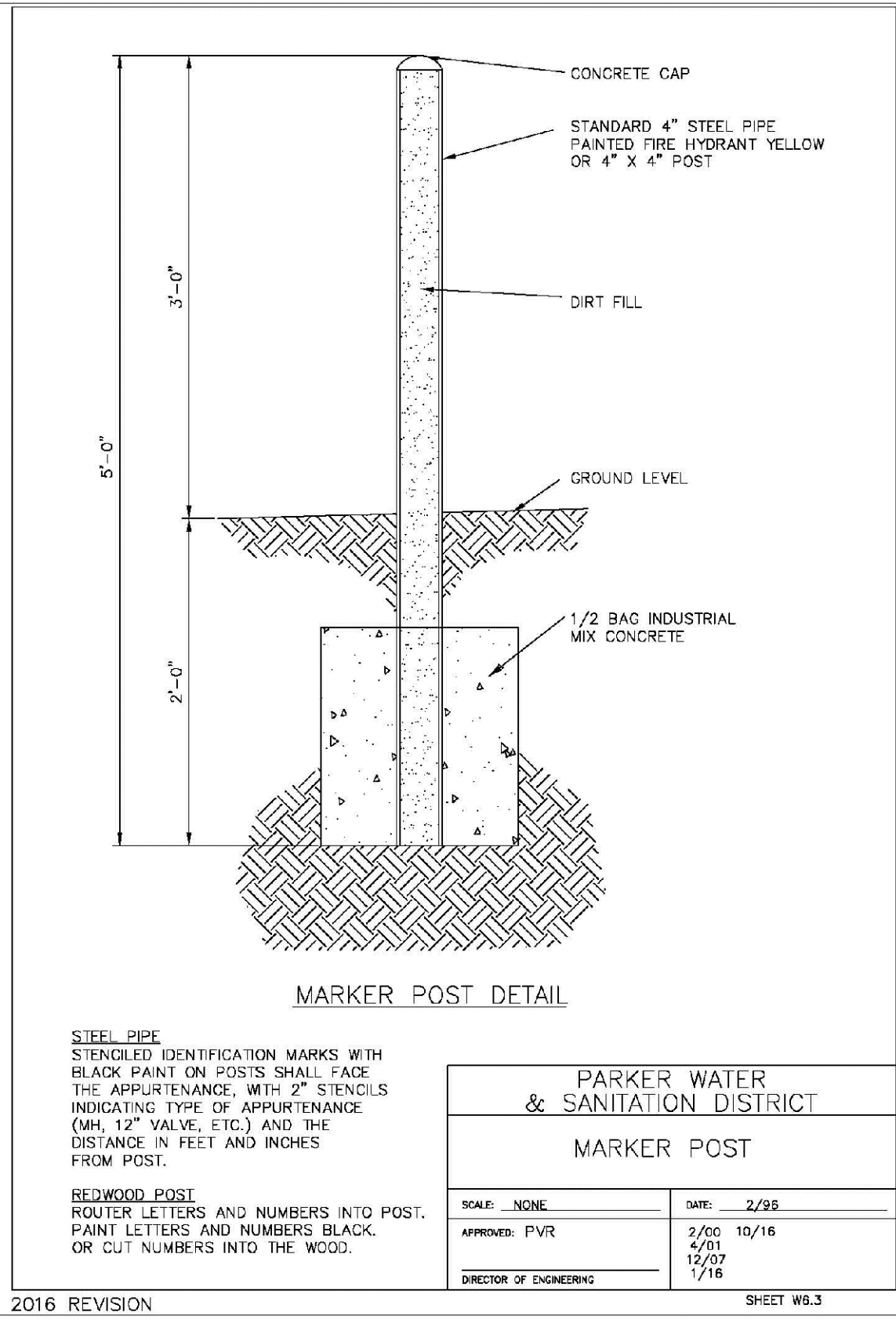
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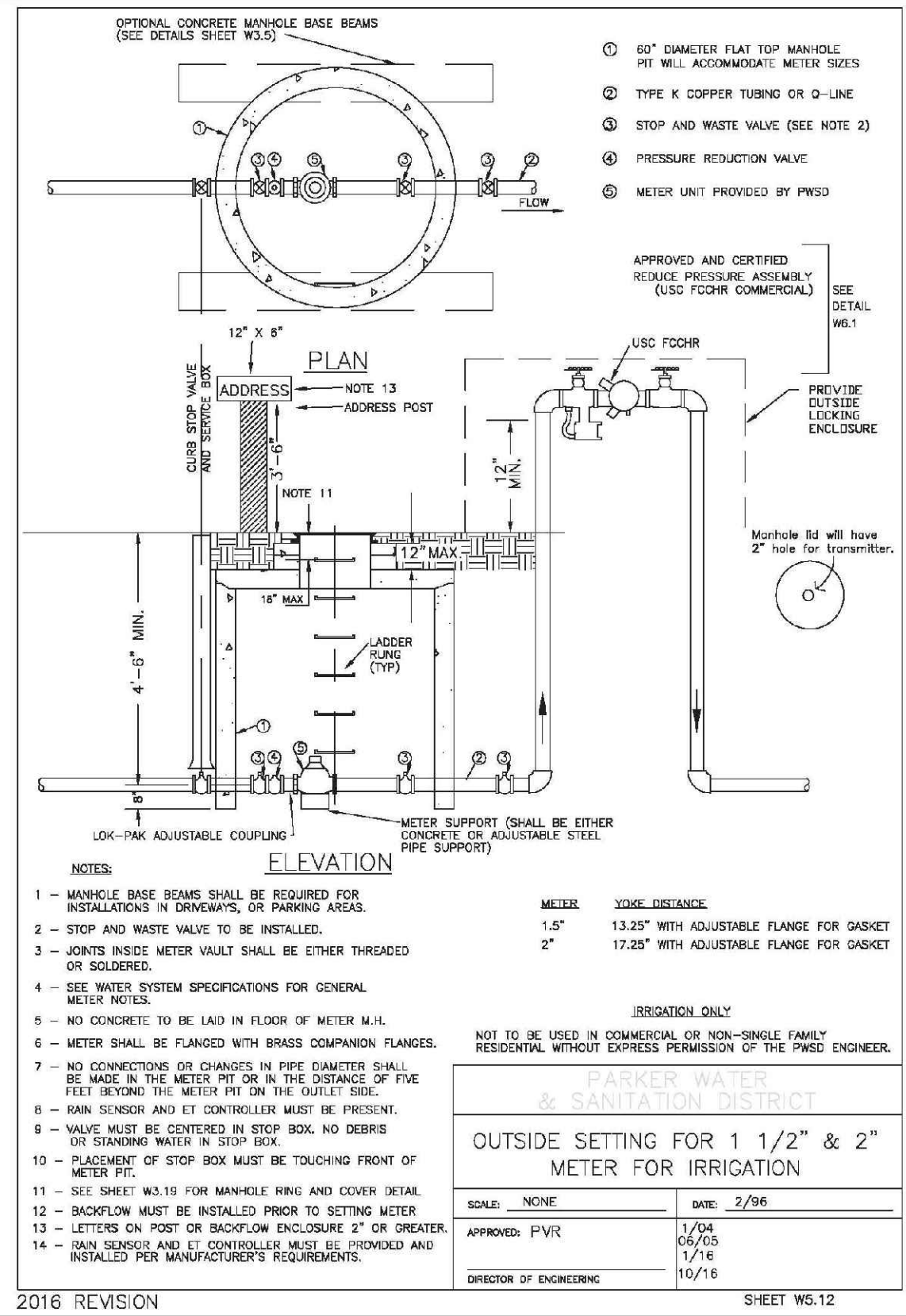
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO



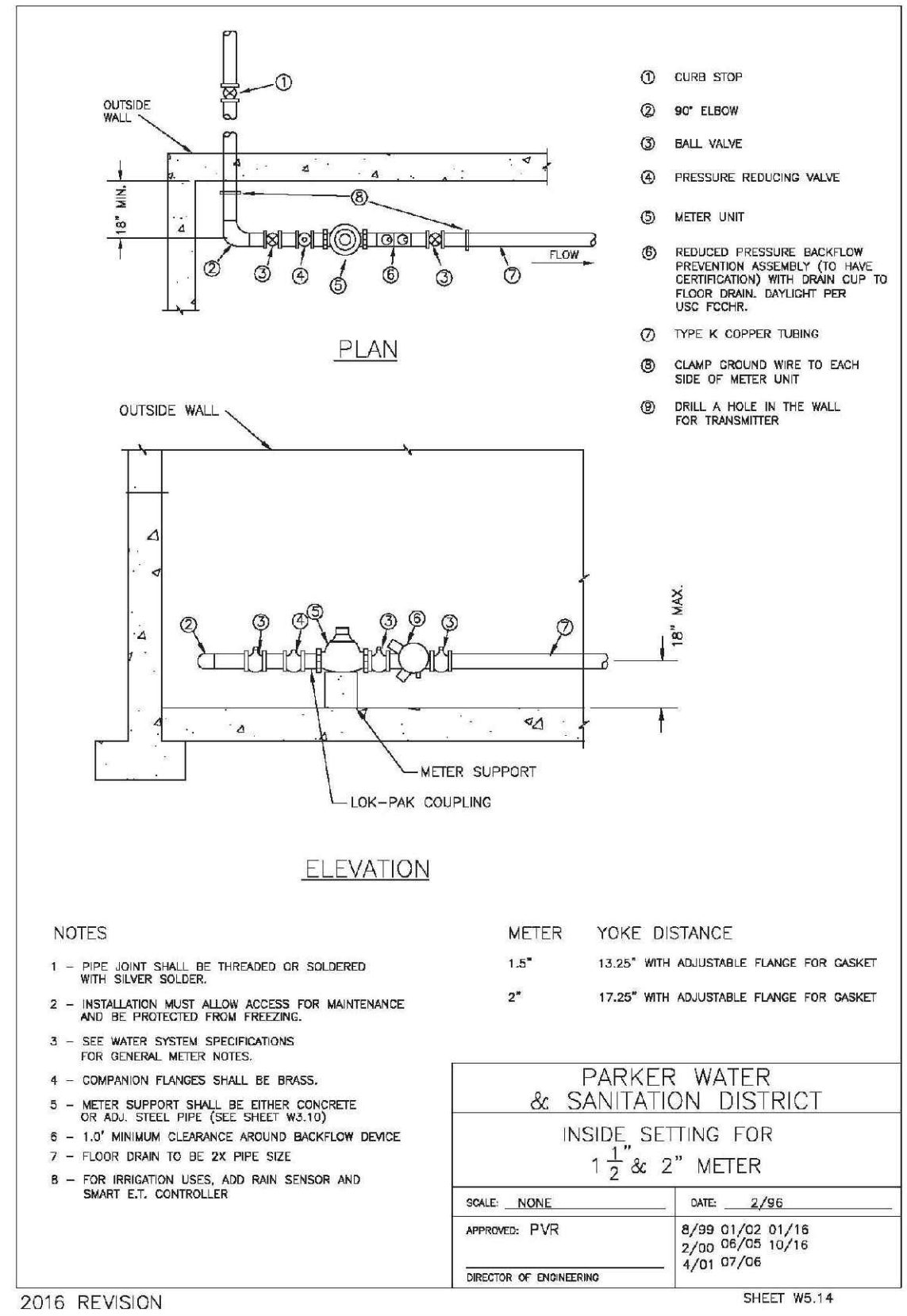
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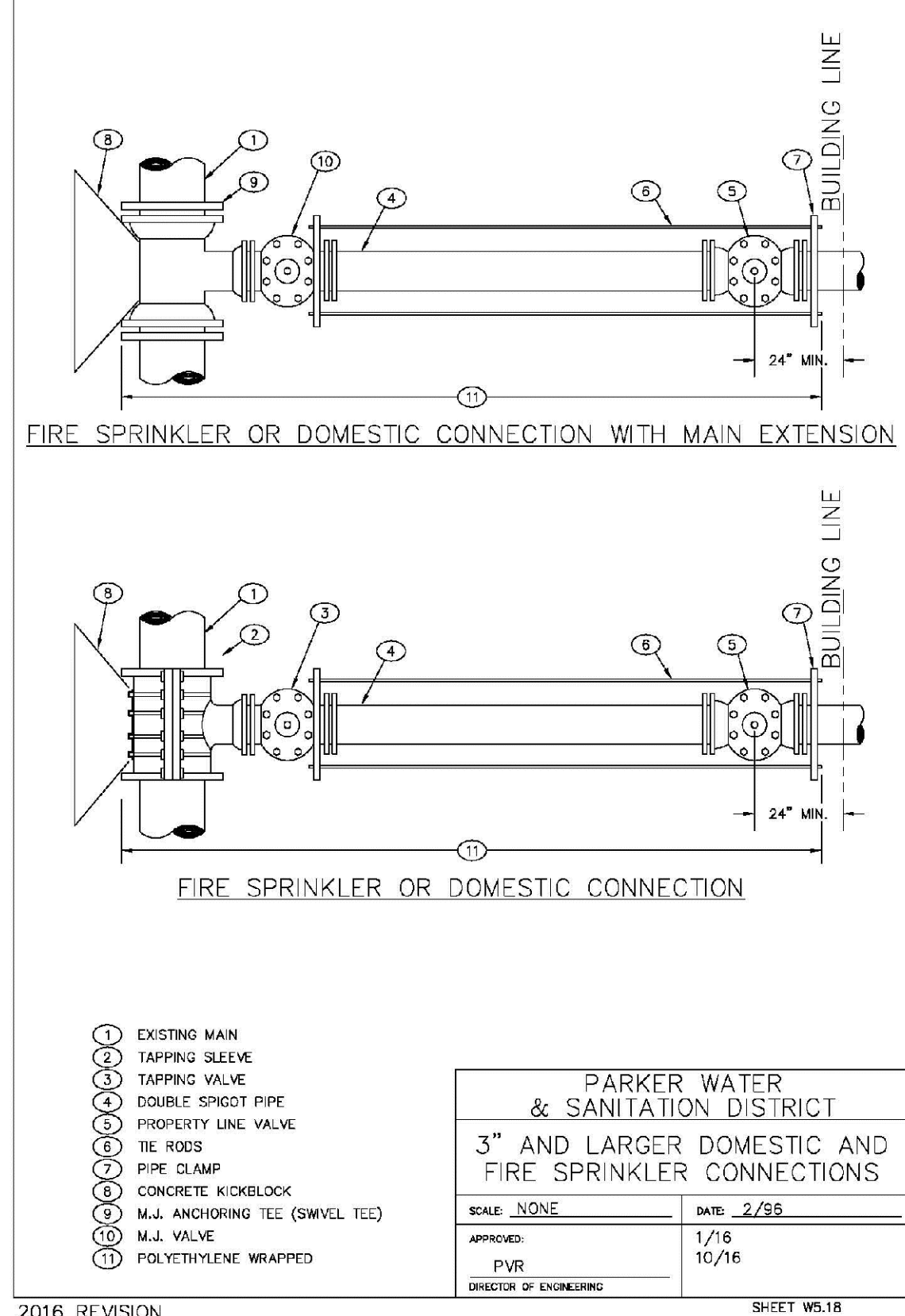
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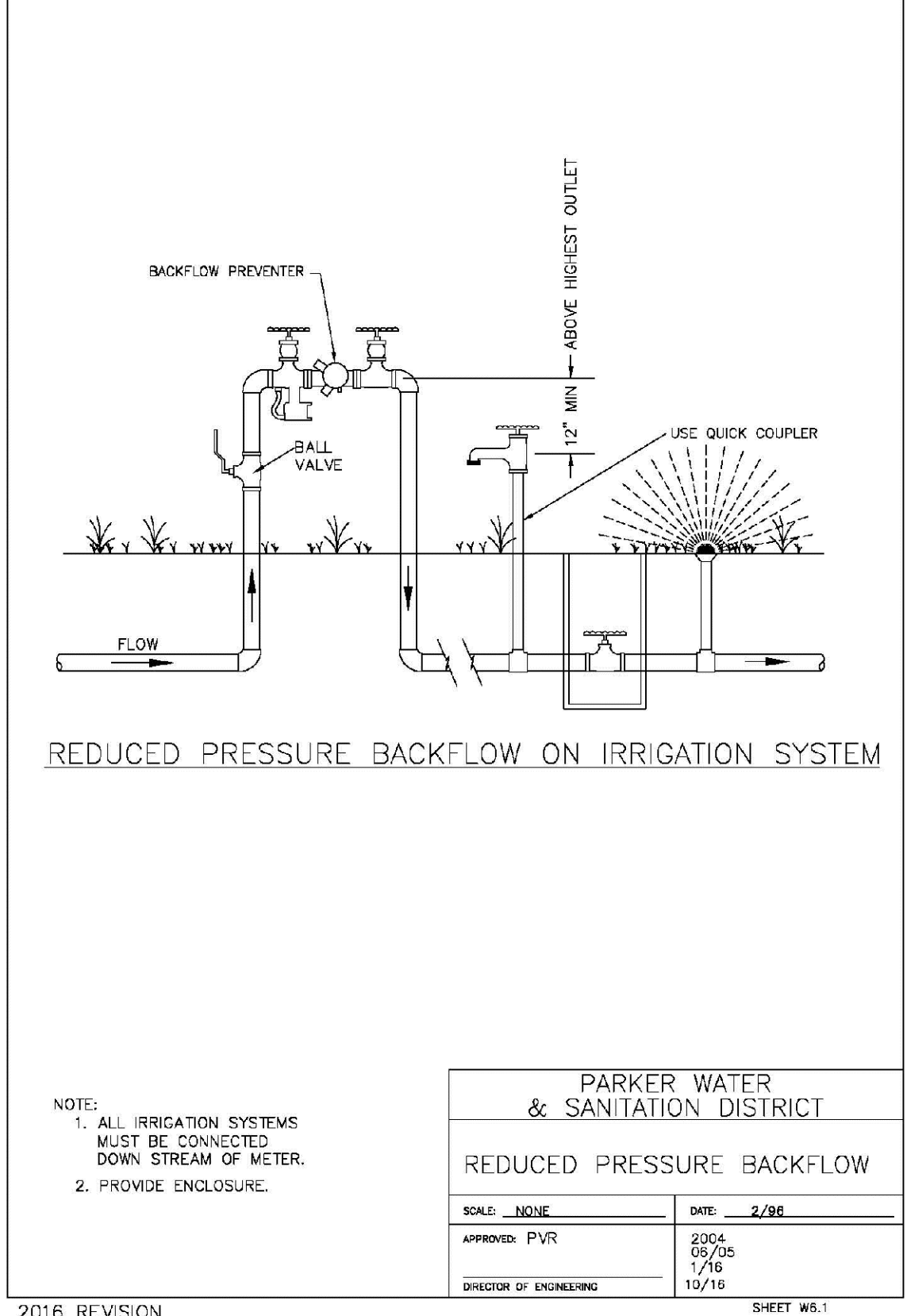
2016 REVISION



2016 REVISION



2016 REVISION



2016 REVISION

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

TRAILS AT CROWFOOT
FILING 10 CONSTRUCTION DRAWINGS
WATER DETAILS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112



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No. Revisions

Date Appr. Date

29