

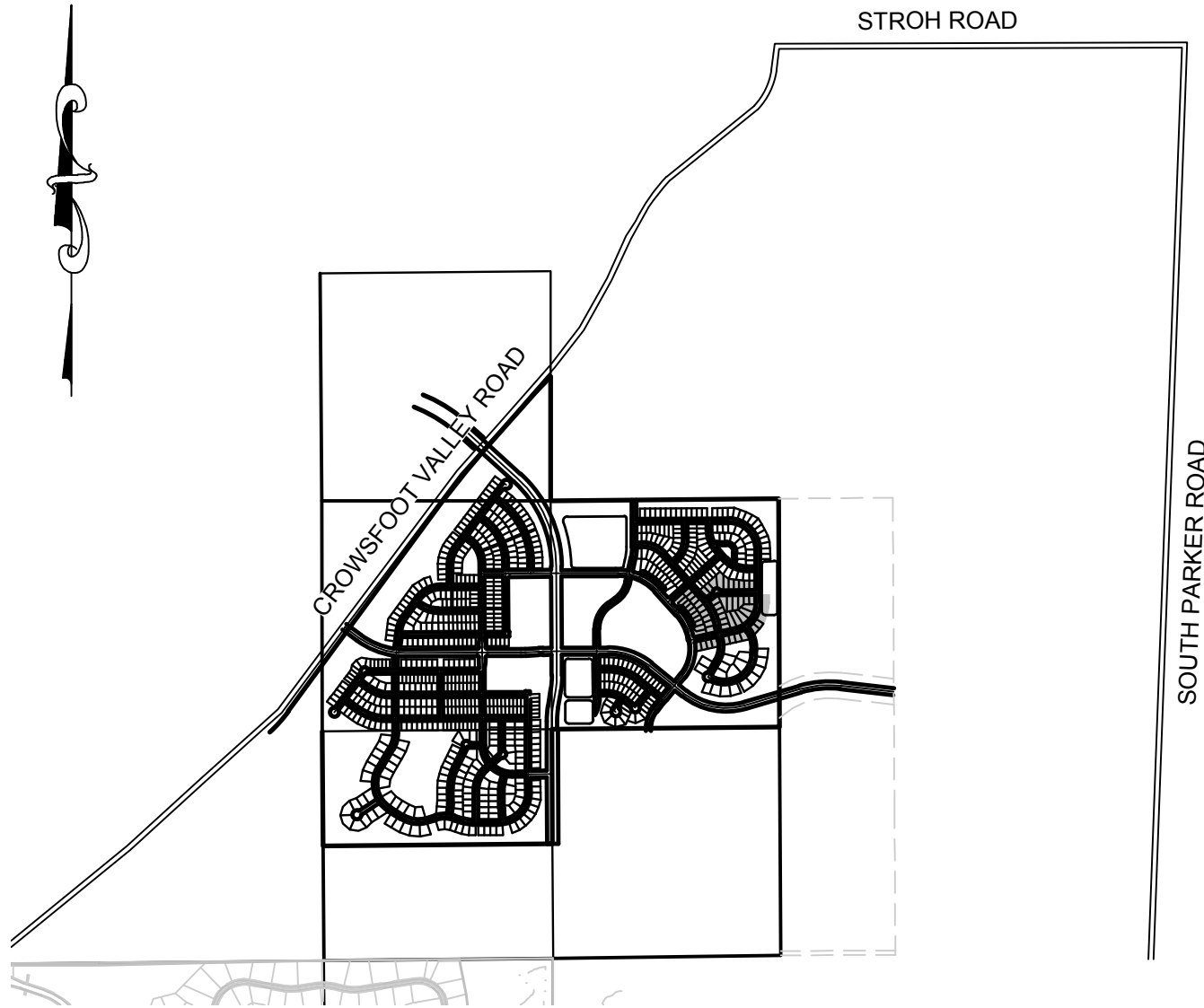
N:\PROJECTS\BESS RANCH\ENGINEERING\BESS SHEET SET\B\CD\SF11\PARKER WATER AND SANITATION\B\SF11 COVER.DWG, B\B\DWG, 14/2018 8:57 PM

TRAILS AT CROWFOOT FILING 11

PARKER WATER AND SANITATION CONSTRUCTION PLANS

SECTIONS 4, 8, AND 9 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PARKER WATER AND SANITATION NOTES
3	AREA UTILITY PLAN
4	SANITARY P&P BEEBALM AVENUE & FIELD MINT LANE
5	SANITARY P&P FIELD MINT AVENUE
6	SANITARY P&P FIELD MINT POINT
7	SANITARY P&P ALPINE PHLOX LANE
8	SANITARY P&P BLACK SEDGE CIRCLE
9	WATER P&P BEEBALM AVENUE & FIELD MINT AVENUE
10	WATER P&P FIELD MINT AVENUE
11	WATER P&P FIELD MINT POINT
12	WATER P&P ALPINE PHLOX LANE
13	WATER P&P BLACK SEDGE CIRCLE
14	SANITARY SEWER DETAILS
15	SANITARY SEWER DETAILS
16	SANITARY SEWER DETAILS
17	WATER DETAILS
18	WATER DETAILS
19	WATER DETAILS
20	WATER DETAILS
21	WATER DETAILS
22	WATER DETAILS



VICINITY MAP
SCALE: 1" = 2000'

MATERIALS LIST		
DESCRIPTION	QUANTITY	UNIT
8" SEWER (PCV)	2,507	L.F.
4' DIA MANHOLE	21	EA.
4" SEWER SERVICE	59	EA.
CONNECTION TO EXISTING MAIN	2	EA.
6" WATERPIPE (DIP)	84	L.F.
8" WATERPIPE (C900)	3,027	L.F.
6" GATE VALVE	5	EA.
8" GATE VALVE	13	EA.
8" MISC. FITTINGS	25	EA.
8" CAP WITH BLOW OFF VALVE	3	EA.
FIRE HYDRANT WITH 6" LEAD	5	EA.
DOMESTIC WATER SERVICE WITH METER	59	EA.
CONNECTION TO EXISTING MAIN	3	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 1.060032, 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
CENTER OF COLORADO

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

SHEET NUMBER	DRAWN BY: KJD	CHECKED BY: JJ	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS COVER SHEET	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546 CVL CONSULTANTS	Revisions	No.	Date	Init.	Appr.	Date

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 APROPRIATE AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL OBTAIN HIS PERMITS AND PERMITS THEM AS 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.

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 PWSd 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 PWSd 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. VALVES REMAINING IS TYPED AT THE CLOSE OF THE DAYS 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 FOURTH 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 WORKING FORMER IN THE OFFICE 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 SOLS 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.

2. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
3. 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 EXISTING SEWER ELEVATION.
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. AT THE POINT 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.

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 THE PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT WITHOUT ANY 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.

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.

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

FILING 11 CONSTRUCTION DRAWINGS
PARKER WATER AND SANITATION NOTES

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

CVL
CONSULTANTS

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Revisions

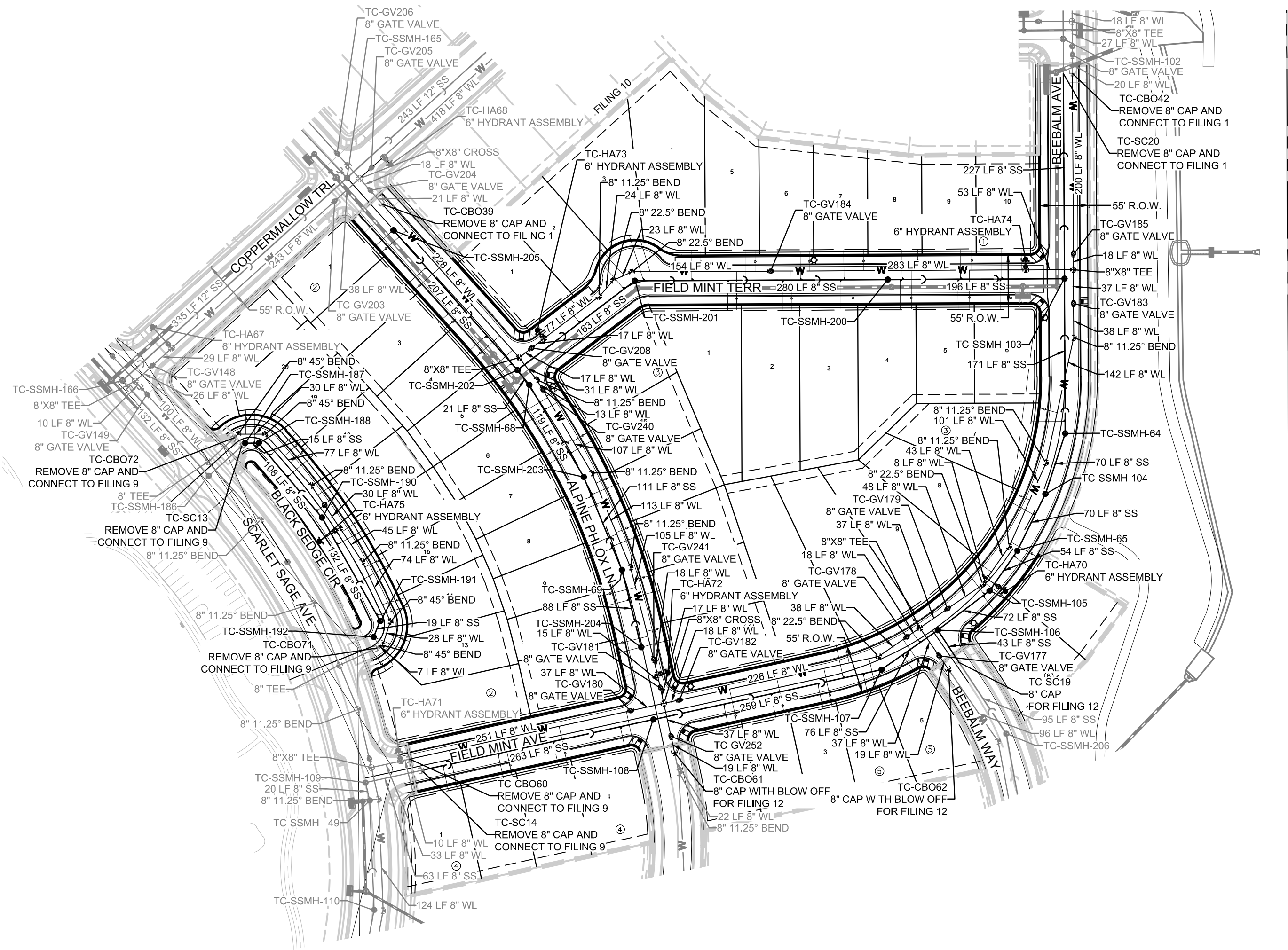
Date _____

Appr.

Date _____

N:\PROJECTS\BENCH MARK\ENGINEERING\DWG\SET\BENCH MARK\AREA UTILITY PLAN\DWG\AREA UTILITY PLAN.DWG, CHRISTOPHER.B, 14/20/18 8:59 PM

SERVICE TABLE			
FILING, BLOCK, LOT	STREET	SANITARY STATIONING	WATER STATIONING
F11,B1,L1	FIELD MINT PT	10+86.86	10+96.03
F11,B1,L2	FIELD MINT PT	11+48.45	11+55.50
F11,B1,L3	FIELD MINT PT	11+72.05	11+79.41
F11,B1,L4	FIELD MINT PT	12+25.65	12+35.65
F11,B1,L5	FIELD MINT PT	12+85.65	12+95.65
F11,B1,L6	FIELD MINT PT	13+45.65	13+55.65
F11,B1,L7	FIELD MINT PT	13+94.01	14+15.65
F11,B1,L8	FIELD MINT PT	14+58.49	14+75.65
F11,B1,L9	FIELD MINT PT	15+22.97	15+35.65
F11,B1,L10	FIELD MINT PT	15+68.82	15+90.41
F11,B2,L1	ALPINE PHLOX LN	18+94.35	19+04.49
F11,B2,L2	ALPINE PHLOX LN	19+49.49	19+59.63
F11,B2,L3	ALPINE PHLOX LN	20+04.10	20+14.14
F11,B2,L4	ALPINE PHLOX LN	20+50.23	20+60.02
F11,B2,L5	ALPINE PHLOX LN	20+91.61	20+81.08
F11,B2,L6	ALPINE PHLOX LN	21+57.03	21+45.61
F11,B2,L7	ALPINE PHLOX LN	22+08.99	21+98.84
F11,B2,L8	ALPINE PHLOX LN	22+64.44	22+74.75
F11,B2,L9	ALPINE PHLOX LN	23+26.39	23+13.65
F11,B2,L10	ALPINE PHLOX LN	23+86.94	23+75.30
F11,B2,L11	ALPINE PHLOX LN	24+40.85	24+30.56
F11,B2,L12	BLACK SEDGE CIR	13+44.85	13+56.05
F11,B2,L13	BLACK SEDGE CIR	13+44.85	13+32.96
F11,B2,L14	BLACK SEDGE CIR	13+12.24	13+03.58
F11,B2,L15	BLACK SEDGE CIR	12+69.52	12+58.14
F11,B2,L16	BLACK SEDGE CIR	12+21.29	12+11.94
F11,B2,L17	BLACK SEDGE CIR	11+77.36	11+63.60
F11,B2,L18	BLACK SEDGE CIR	11+27.08	11+17.05
F11,B2,L19	BLACK SEDGE CIR	10+96.09	11+07.13
F11,B2,L20	BLACK SEDGE CIR	10+69.86	10+59.55
F11,B2,L21	BLACK SEDGE CIR	10+52.47	10+41.49
F11,B3,L1	FIELD MINT PT	12+65.05	12+75.05
F11,B3,L2	FIELD MINT PT	13+25.65	13+35.65
F11,B3,L3	FIELD MINT PT	13+89.68	14+04.01
F11,B3,L4	FIELD MINT PT	14+56.19	14+68.49
F11,B3,L5	FIELD MINT PT	15+20.29	15+32.97
F11,B3,L6	FIELD MINT PT	15+66.82	15+78.82
F11,B3,L7	FIELD MINT PT	19+33.10	19+41.88
F11,B3,L8	FIELD MINT PT	18+24.56	18+37.44
F11,B3,L9	FIELD MINT PT	17+21.59	17+45.45
F11,B3,L10	FIELD MINT PT	16+33.91	16+42.10
F11,B3,L11	FIELD MINT PT	15+41.36	15+52.51
F11,B3,L12	ALPINE PHLOX LN	24+40.85	24+24.97
F11,B3,L13	ALPINE PHLOX LN	23+84.93	23+66.94
F11,B3,L14	ALPINE PHLOX LN	23+24.39	23+11.68
F11,B3,L15	ALPINE PHLOX LN	22+62.44	22+53.03
F11,B3,L16	ALPINE PHLOX LN	22+11.00	22+00.82
F11,B3,L17	ALPINE PHLOX LN	21+55.03	21+43.62
F11,B4,L1	FIELD MINT PT	10+87.86	10+97.94
F11,B4,L2	FIELD MINT PT	11+50.26	11+60.34
F11,B4,L3	FIELD MINT PT	12+12.66	12+22.75
F11,B4,L4	FIELD MINT PT	12+88.99	12+99.08
F11,B5,L1	FIELD MINT PT	14+05.95	14+16.06
F11,B5,L2	FIELD MINT PT	14+59.51	14+69.62
F11,B5,L3	FIELD MINT PT	15+12.73	15+22.99
F11,B5,L4	FIELD MINT PT	15+63.39	15+75.40
F11,B5,L5	FIELD MINT PT	16+10.02	16+19.34
F11,B6,L1	FIELD MINT PT	17+19.66	17+30.95
F11,B6,L2	FIELD MINT PT	17+74.21	17+81.57



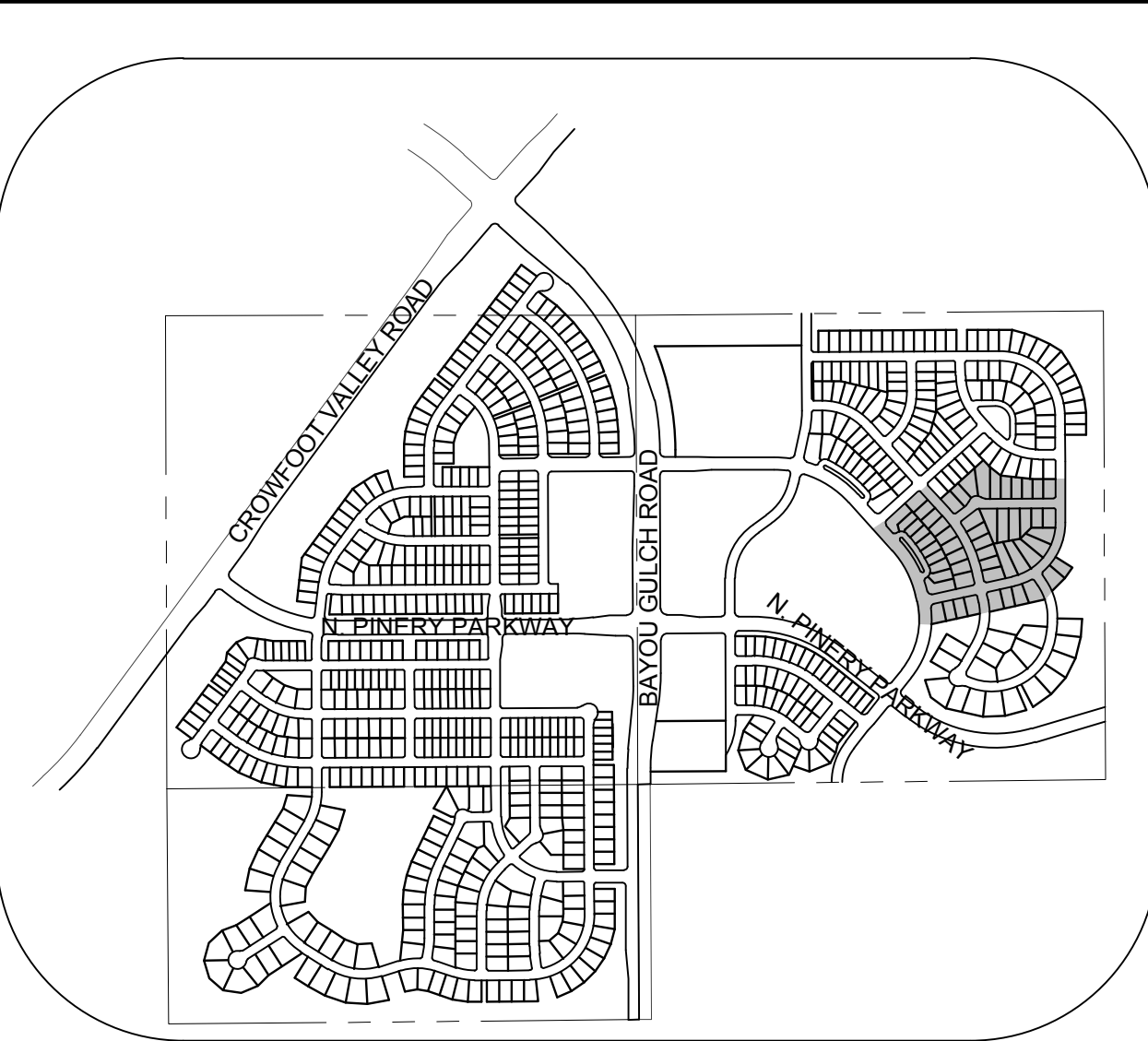
THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGN, AND DATED BY THE PROFESSIONAL ENGINEER OF RECORD. REVIEW BY THE TOWN DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN OR ACCURACY AND CORRECTNESS OF ENGINEERING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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



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	---	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
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

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: _____ 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

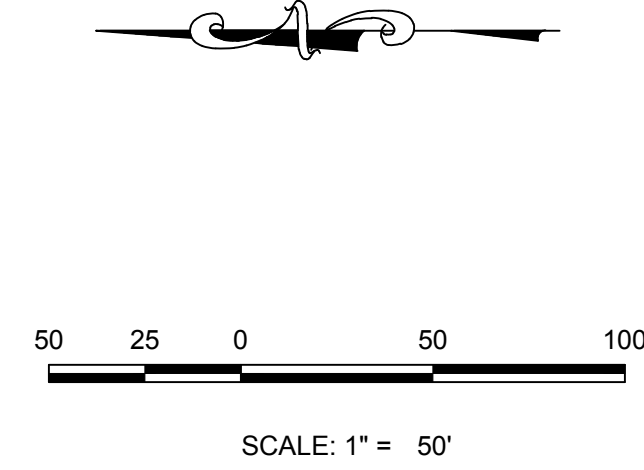
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:

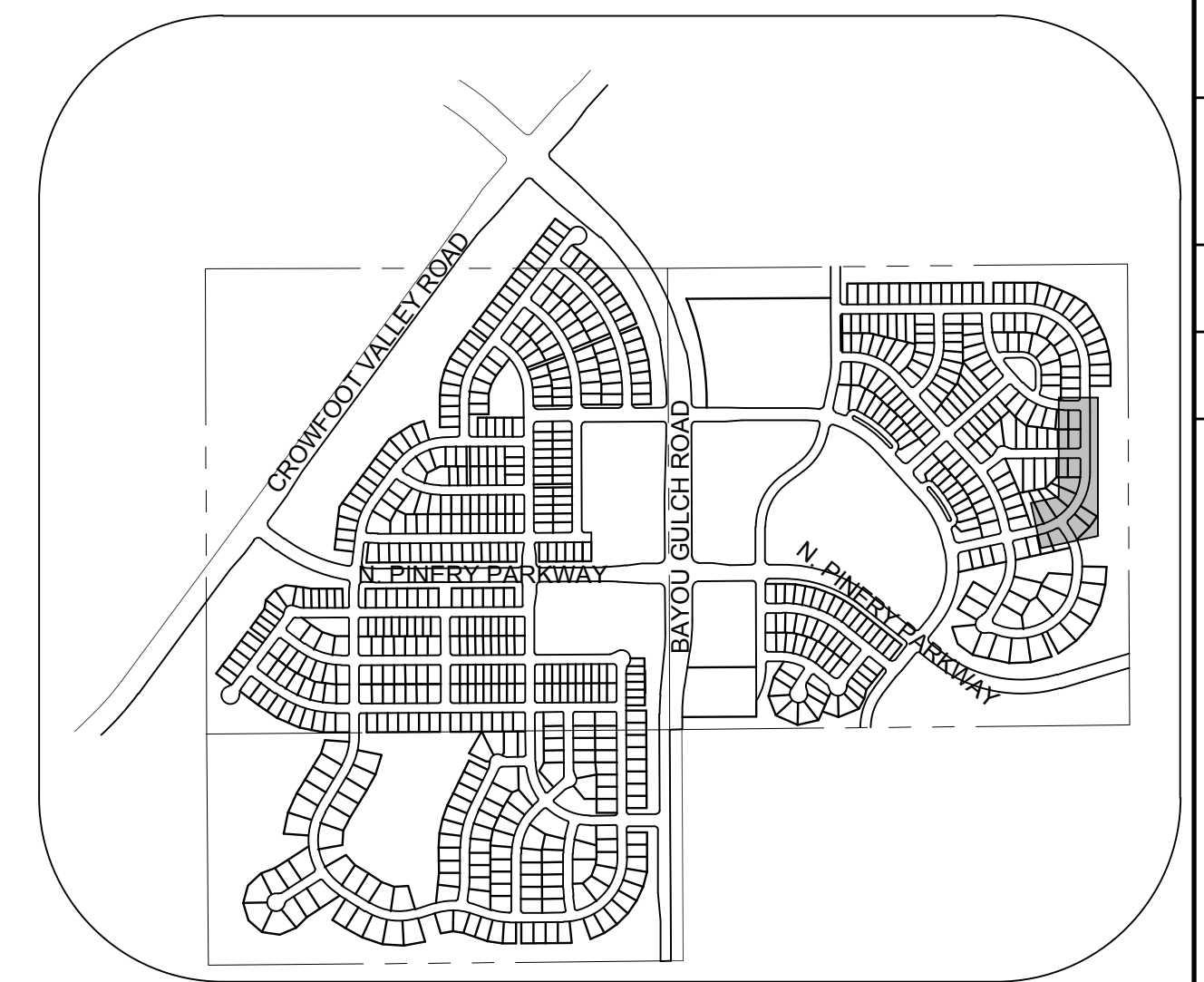
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70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



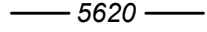
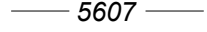
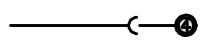
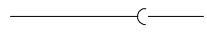
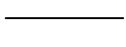
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987



PLAN: BEEBALM AVE STA: 28+50 TO 32+00
HORIZONTAL SCALE: 1" = 50'

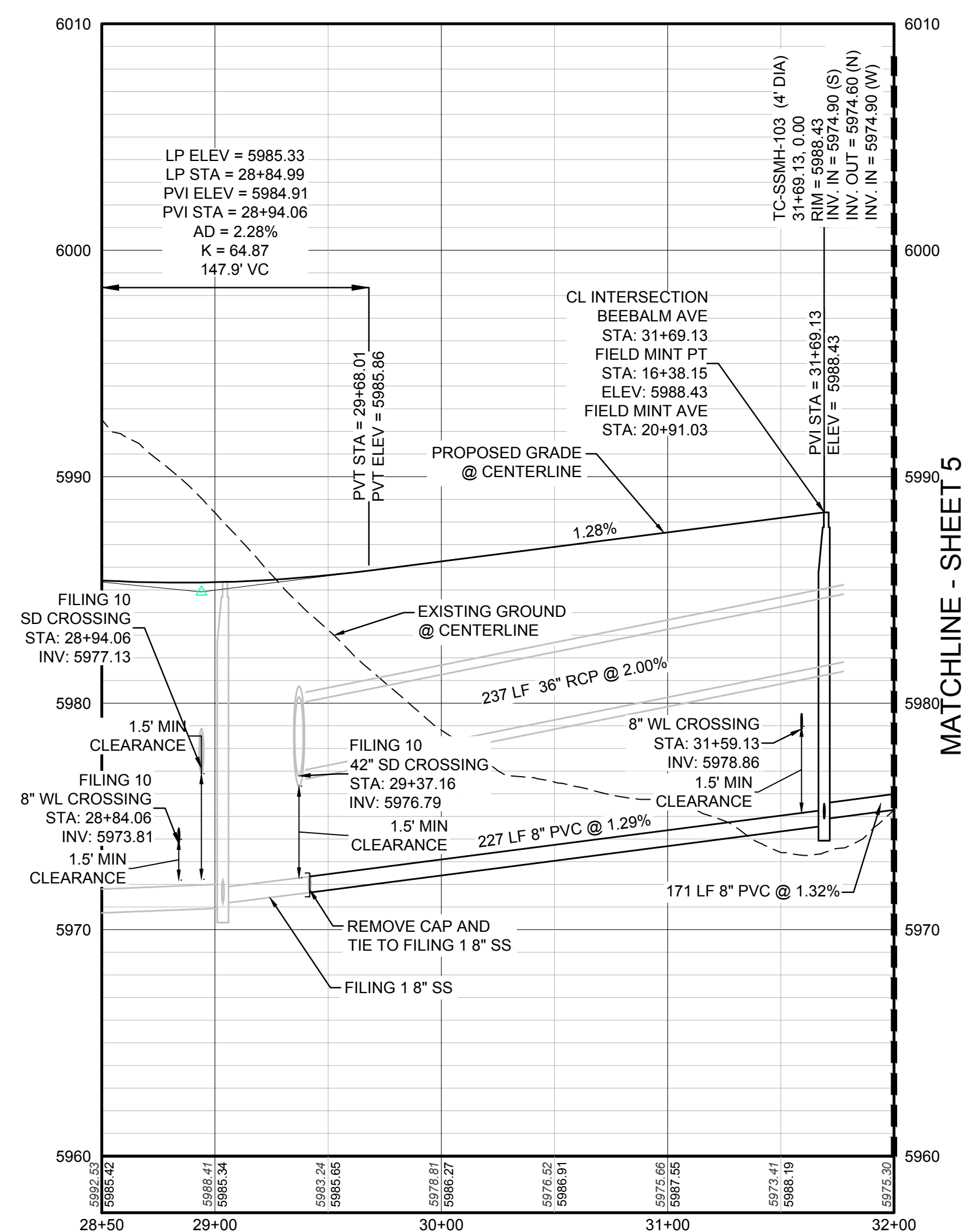


KEYMAP
N.T.S.
LEGEND

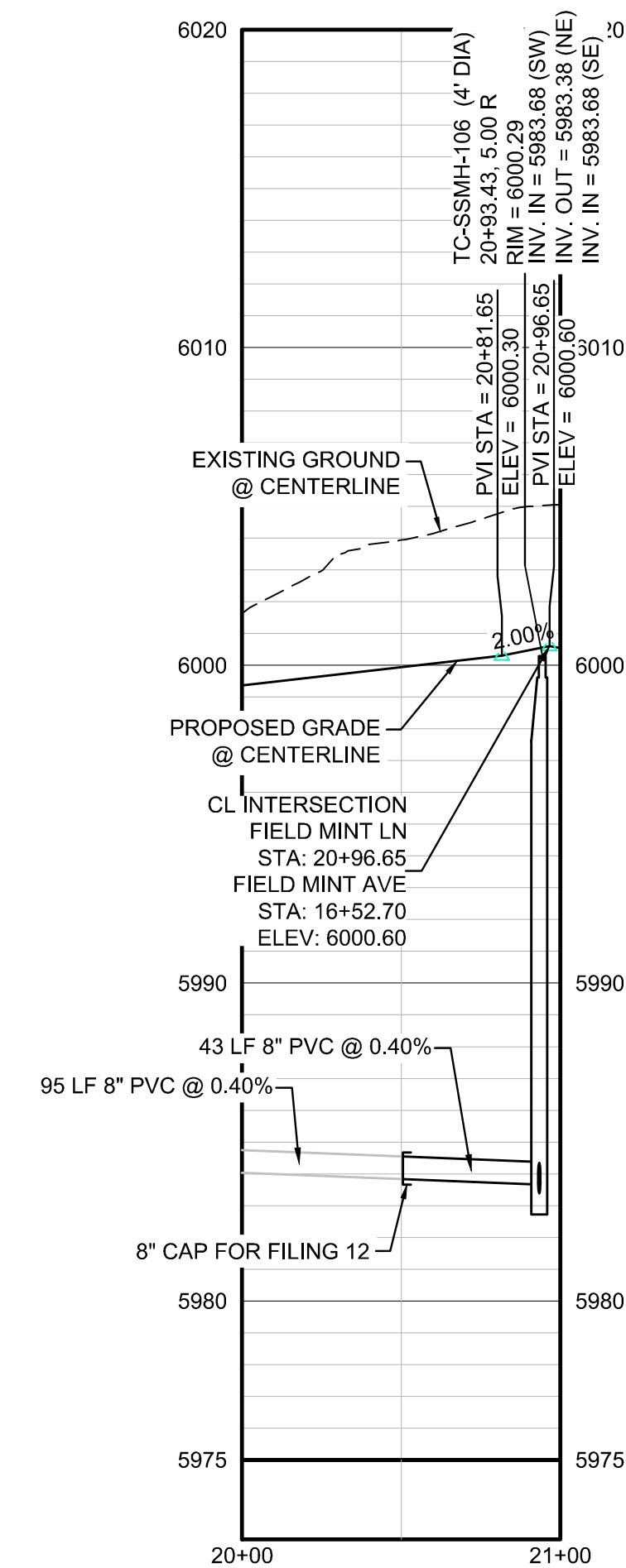
	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	- - - - -	CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		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
10.00	PROPOSED DESIGN ELEVATION		EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET		EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE		EXISTING TELEPHONE LINE

ABBREVIATIONS			
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K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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



PROFILE: BEEBALM AVE STA: 28+50.00 TO 32+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



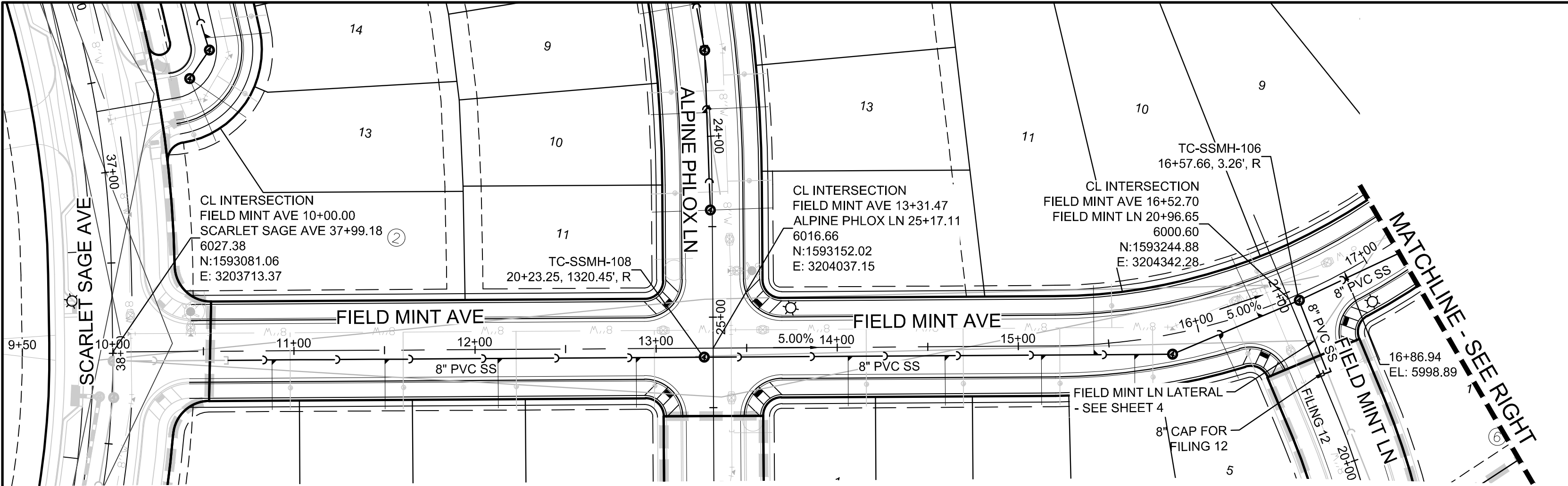
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HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
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OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED
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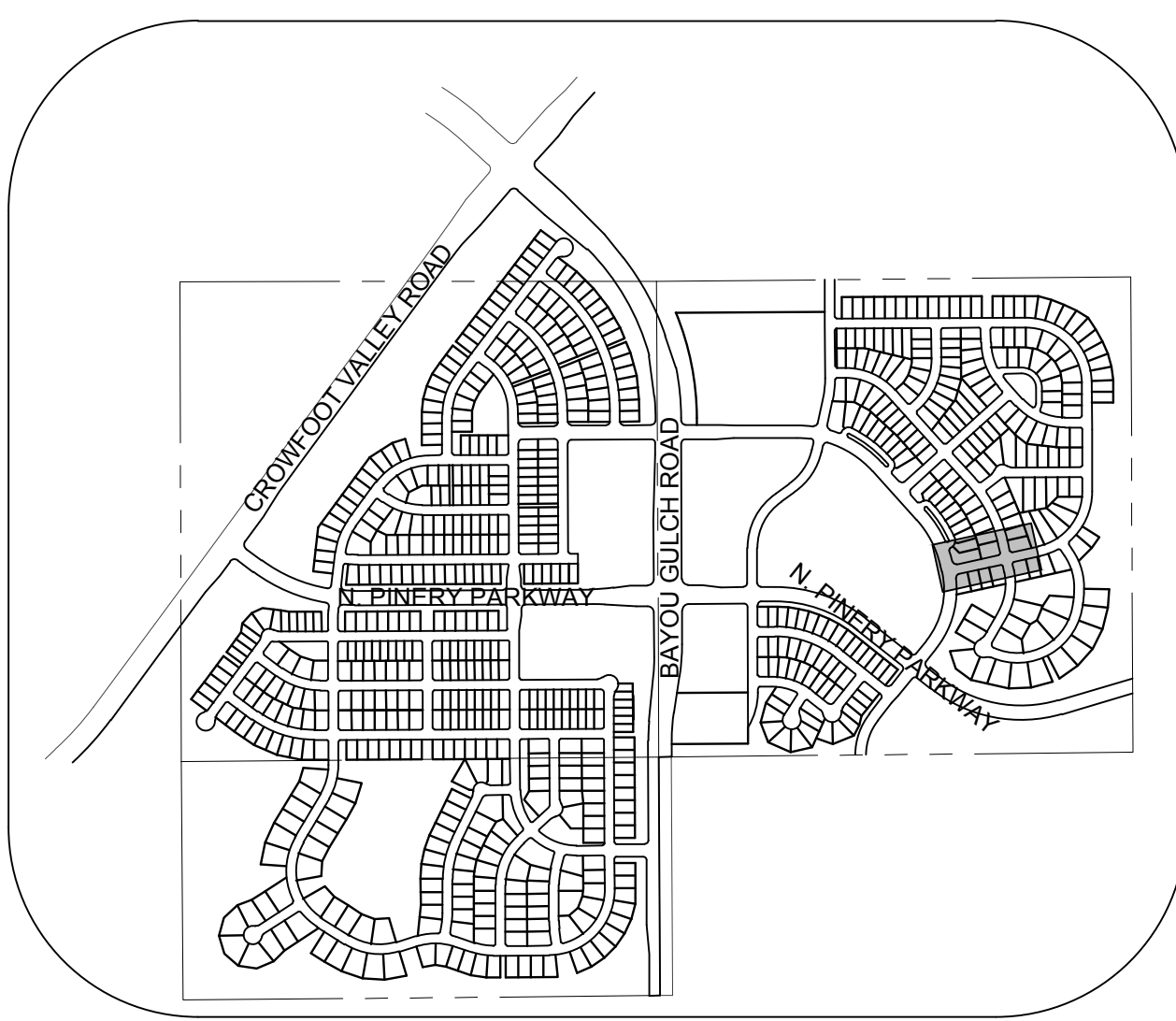
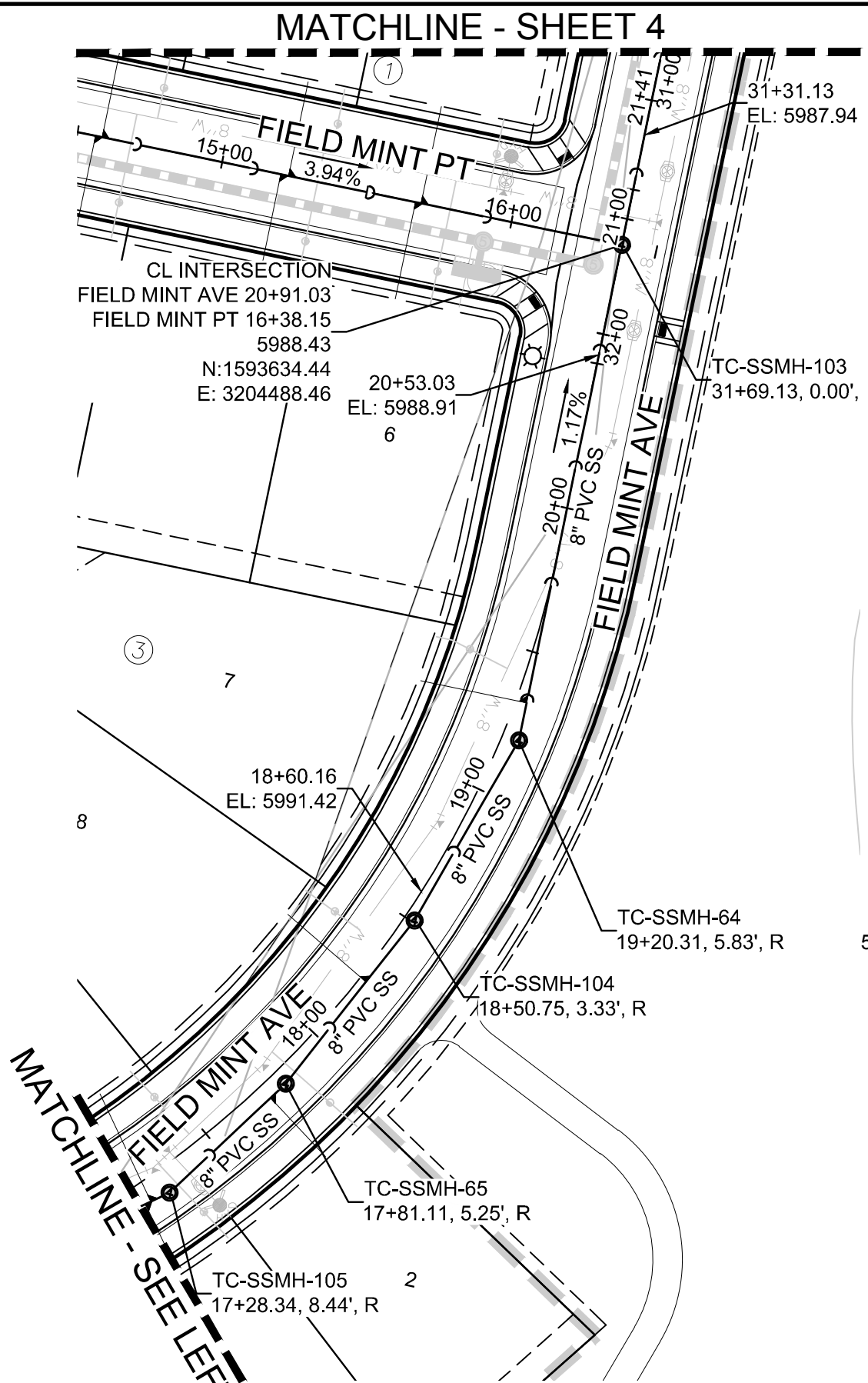
BASIS OF BEARINGS:
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ALUMINUM CAP STAMPED LS 6935 BOTH BEING CONSIDERED TO BEAR
SOUTH 00°15'06" EAST, 2648.70 FEET.

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



PLAN: FIELD MINT AVE STA: 9+50.00 TO 21+50.00
HORIZONTAL SCALE: 1" = 50'



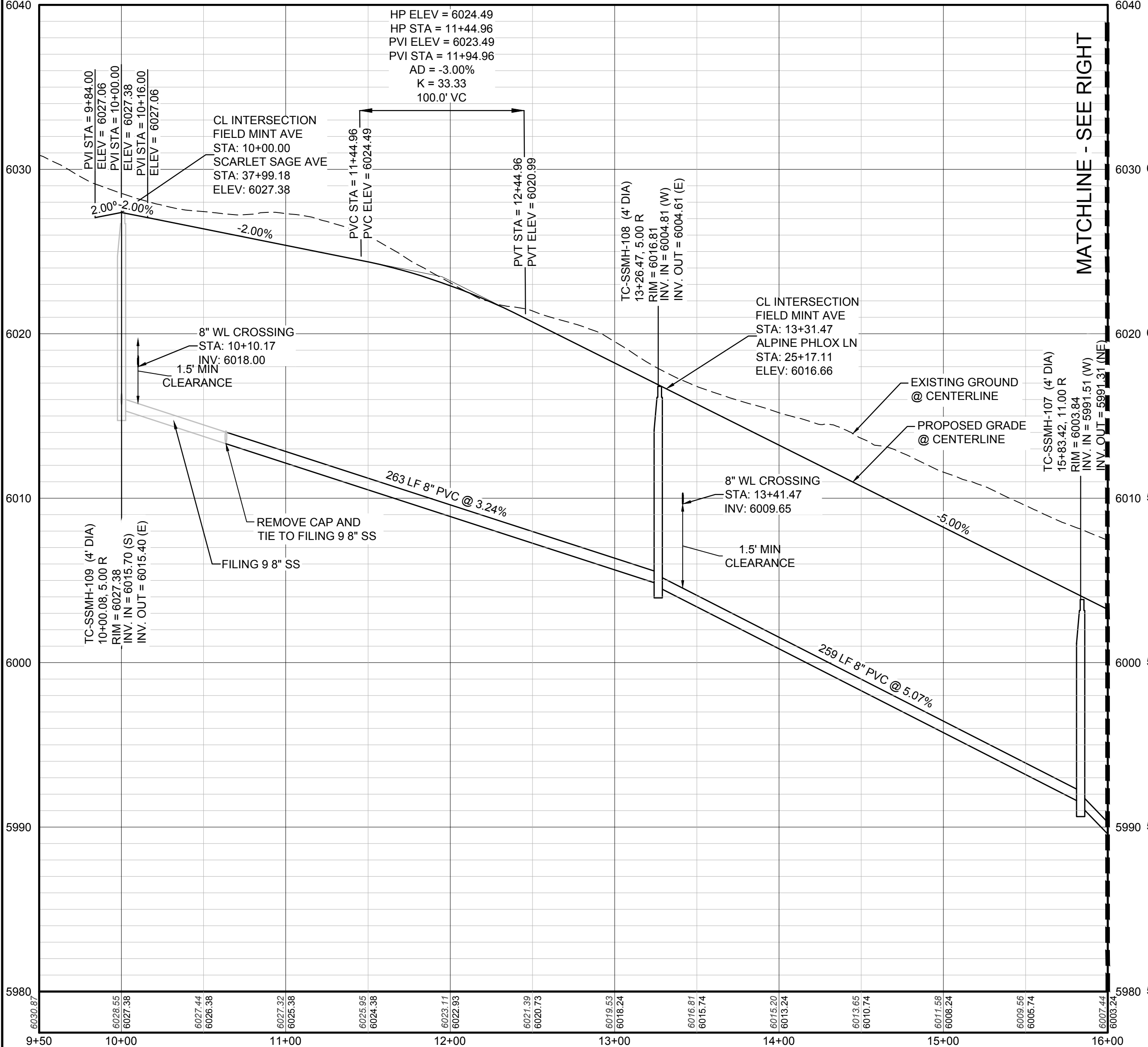
KEYMAP
N.T.S.
LEGEND

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

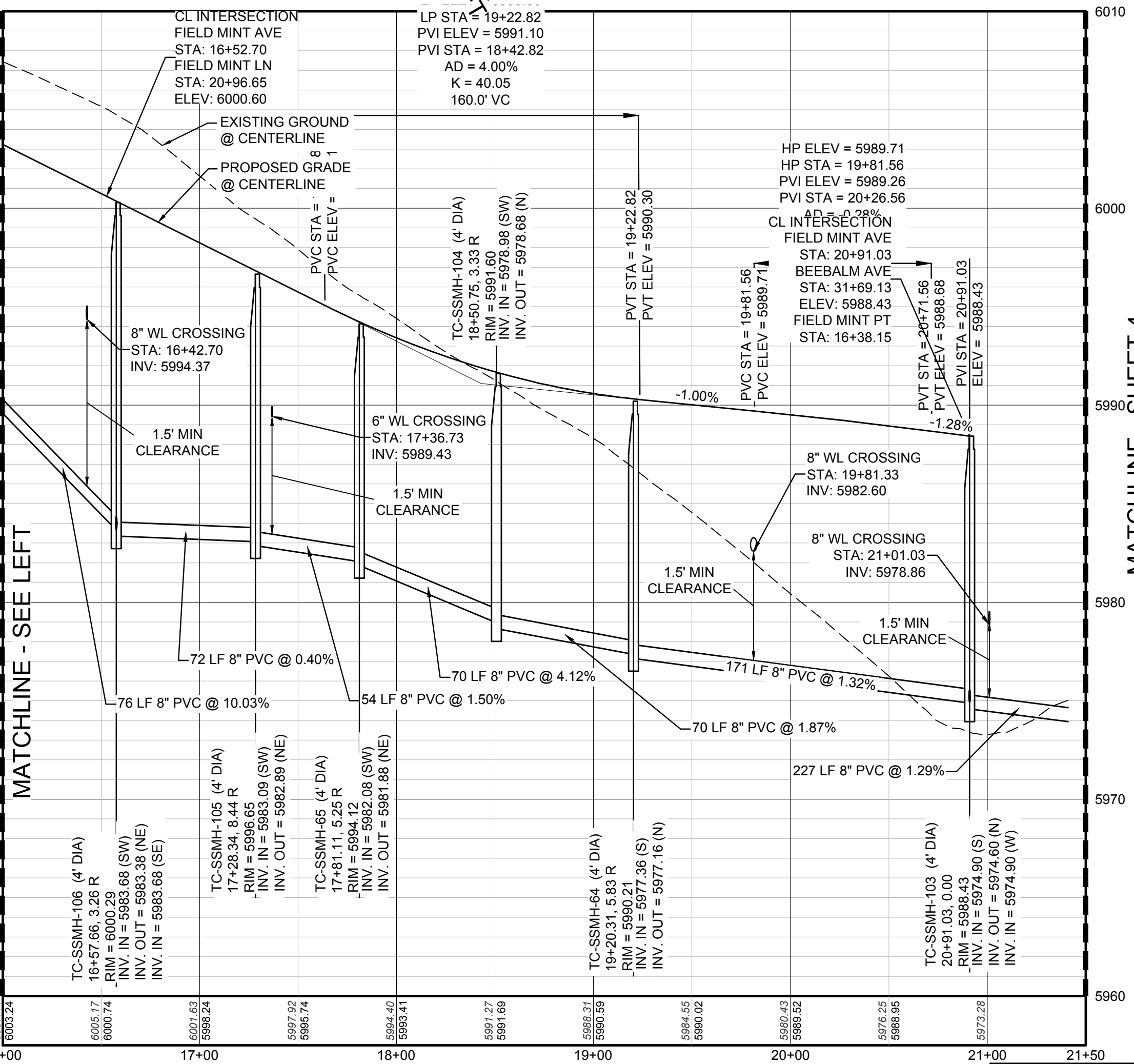
ABBREVIATIONS

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

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



PROFILE: FIELD MINT AVE STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
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PROFILE: FIELD MINT AVE STA: 16+00.00 TO 21+50.00
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BRIAN P. WILSON
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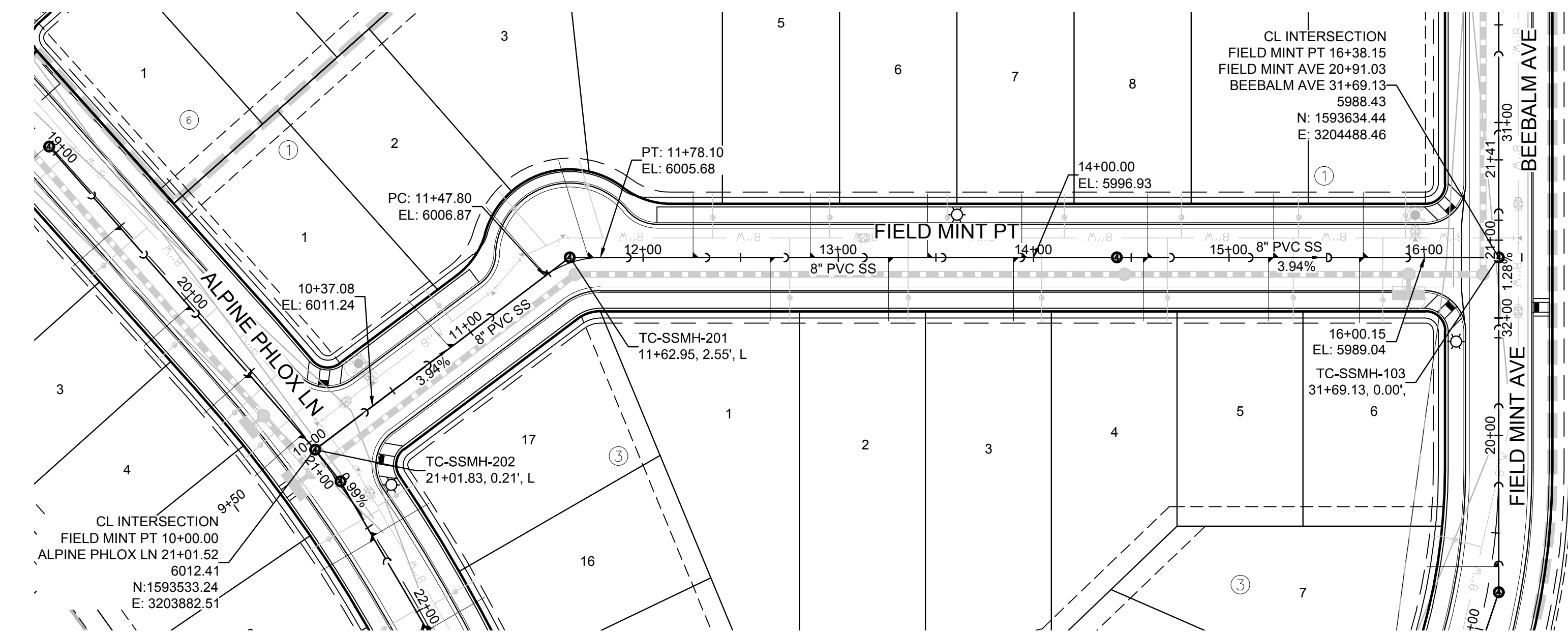
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UNCC 1-800-922-1987

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10333 E. Dry Creek Rd. Englewood, CO 80110 Tel: (720) 482-9526 Fax: (720) 482-9548									
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112									
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE FIELD MINT AVENUE									

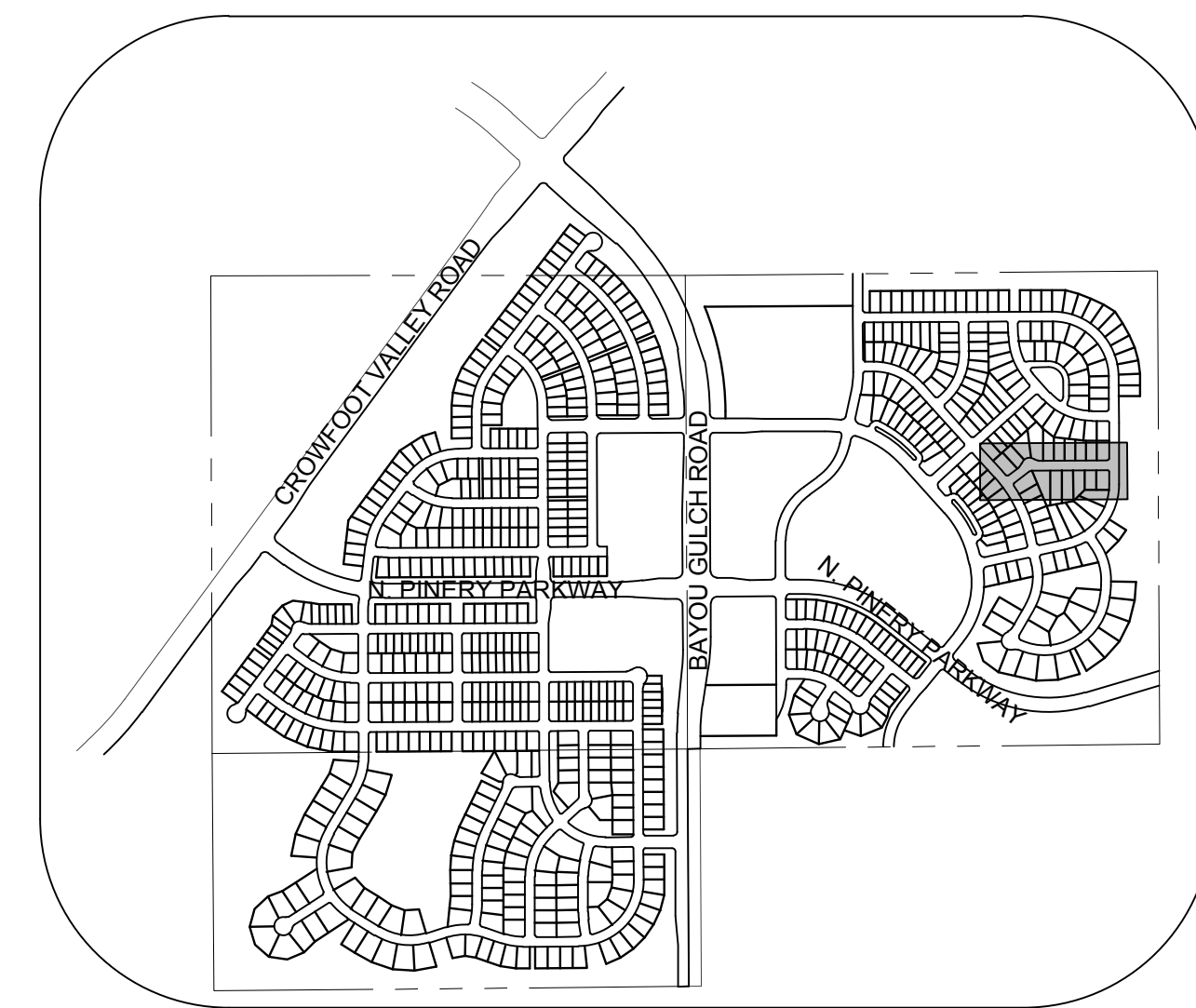
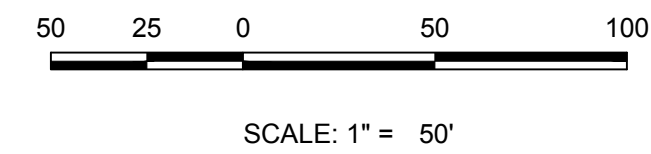
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BEFORE YOU DIG
1-800-922-1987



PLAN: FIELD MINT POINT STA: 9+50.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'



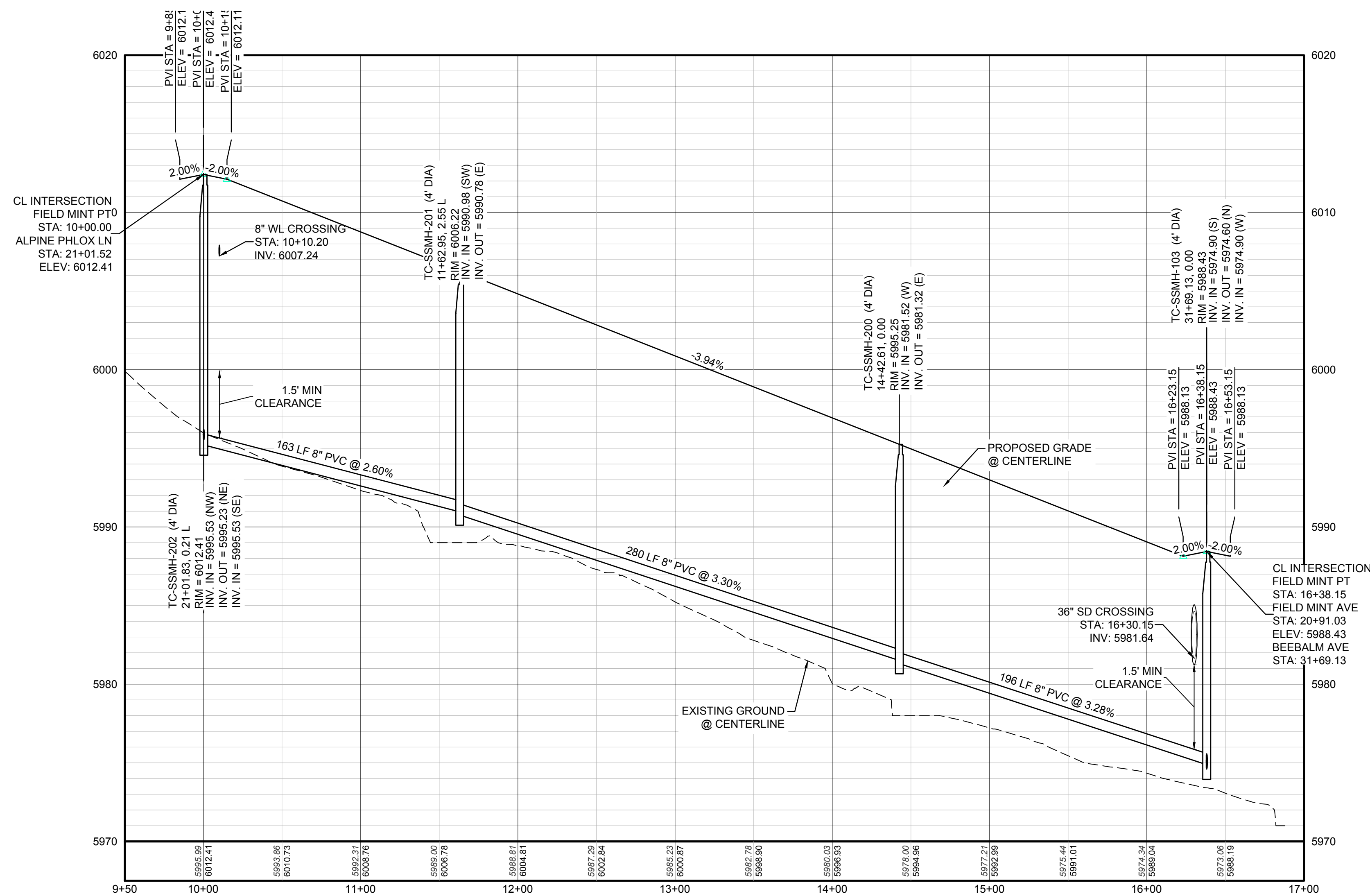
KEYMAP
N.T.S.
LEGEND

2	BLOCK NUMBER	△	PROPOSED RANGE POINT
A	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
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VERTICAL: 1" = 5'

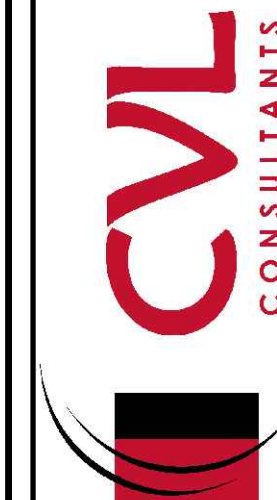
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10333 E. Dry Creek Rd.
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Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
FIELD MINT POINT

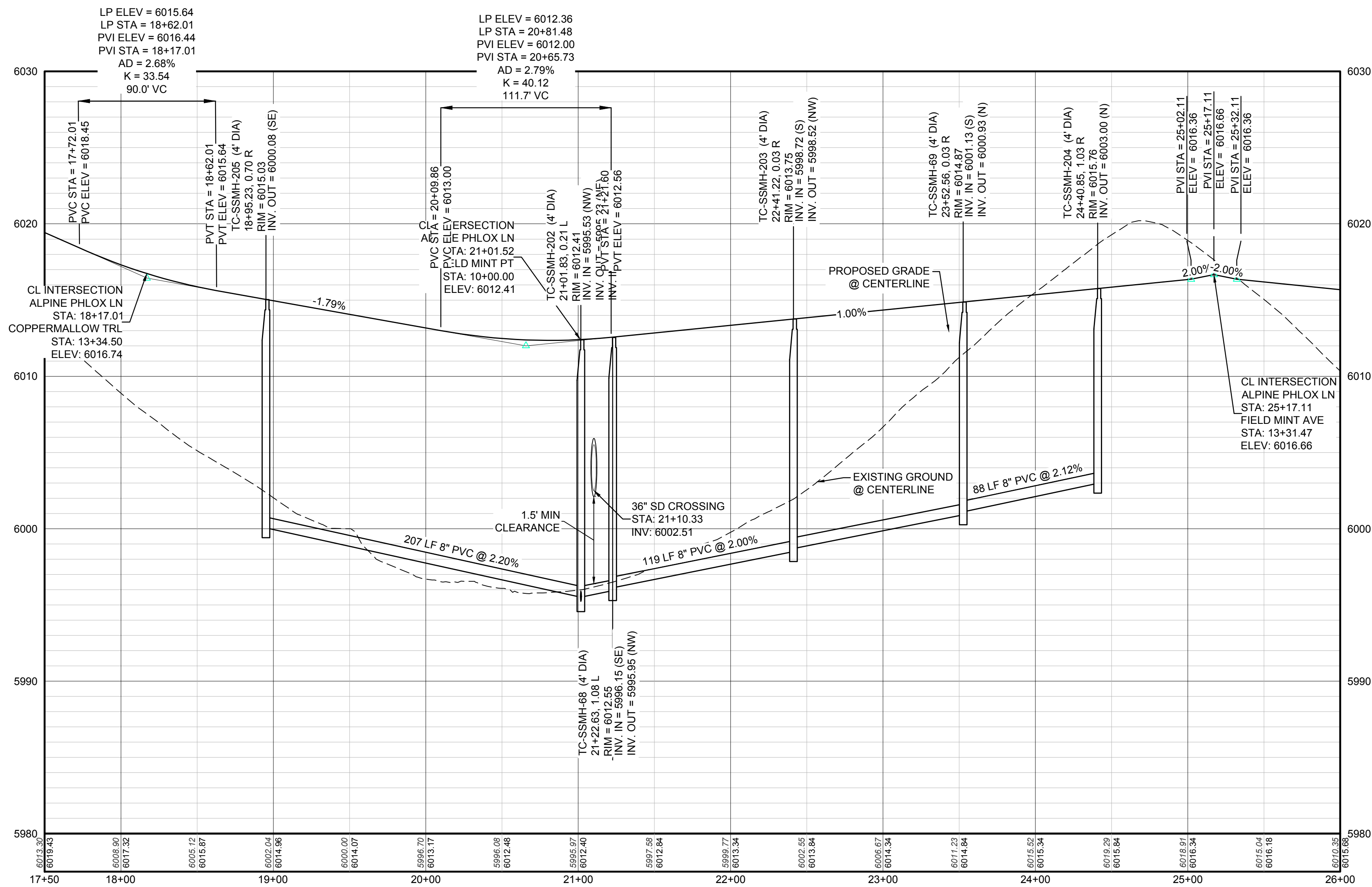
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FILE NO: 8130283701
DRAWN BY: JLR
CHECKED BY: JLR
DATE: SEPTEMBER 2017

SHEET NUMBER
6

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UNCC 1-800-922-1987



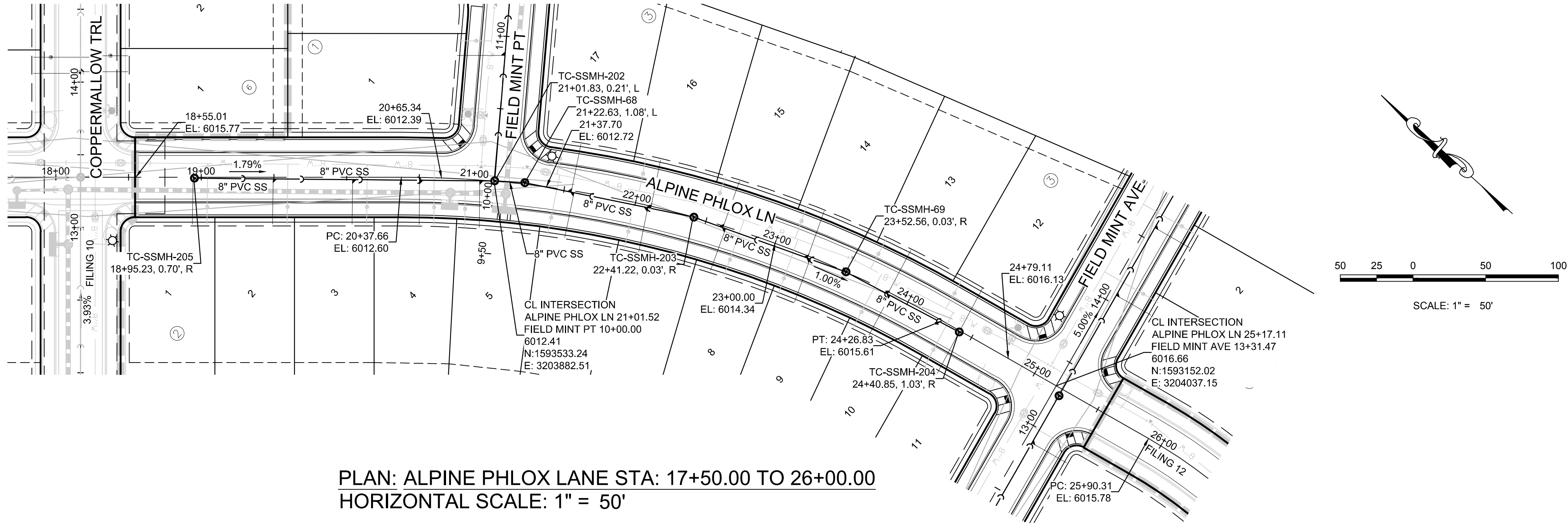
PROFILE: ALPINE PHLOX LN STA: 17+50.00 TO 26+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

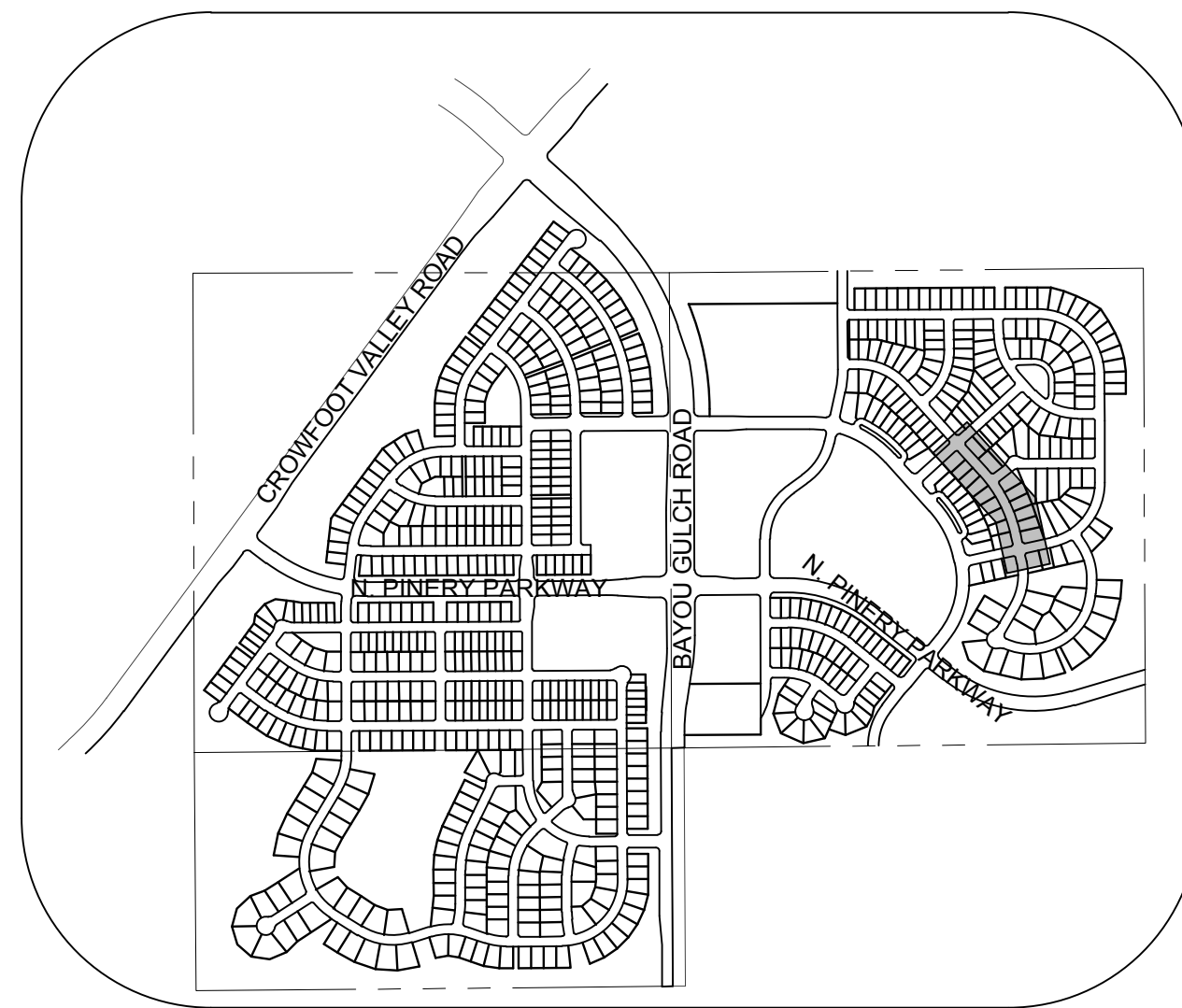
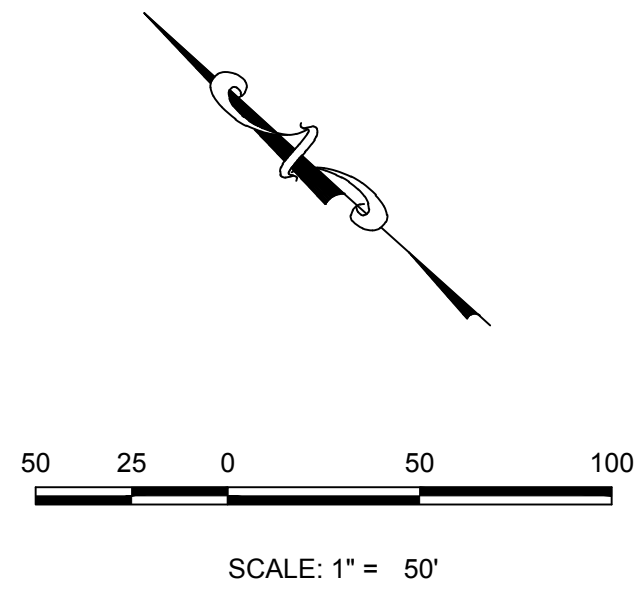
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



PLAN: ALPINE PHLOX LANE STA: 17+50.00 TO 26+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.
LEGEND

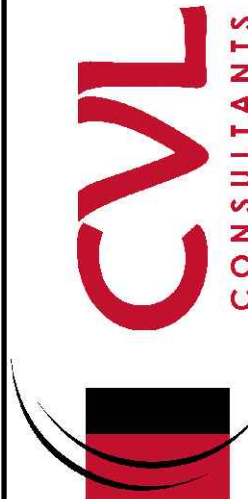
- | | | | |
|-------|---------------------------------------|------|----------------------------------|
| 2 | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| A | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊗ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⌋ | PROPOSED CAP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

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

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548

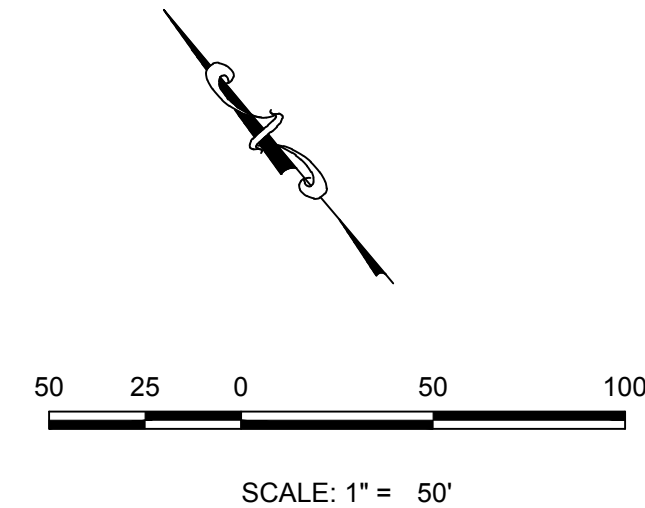


HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE
ALPINE PHLOX LANE

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

SHEET NUMBER
7



KEYMAP
N.T.S.
LEGEND

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
EVF	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

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

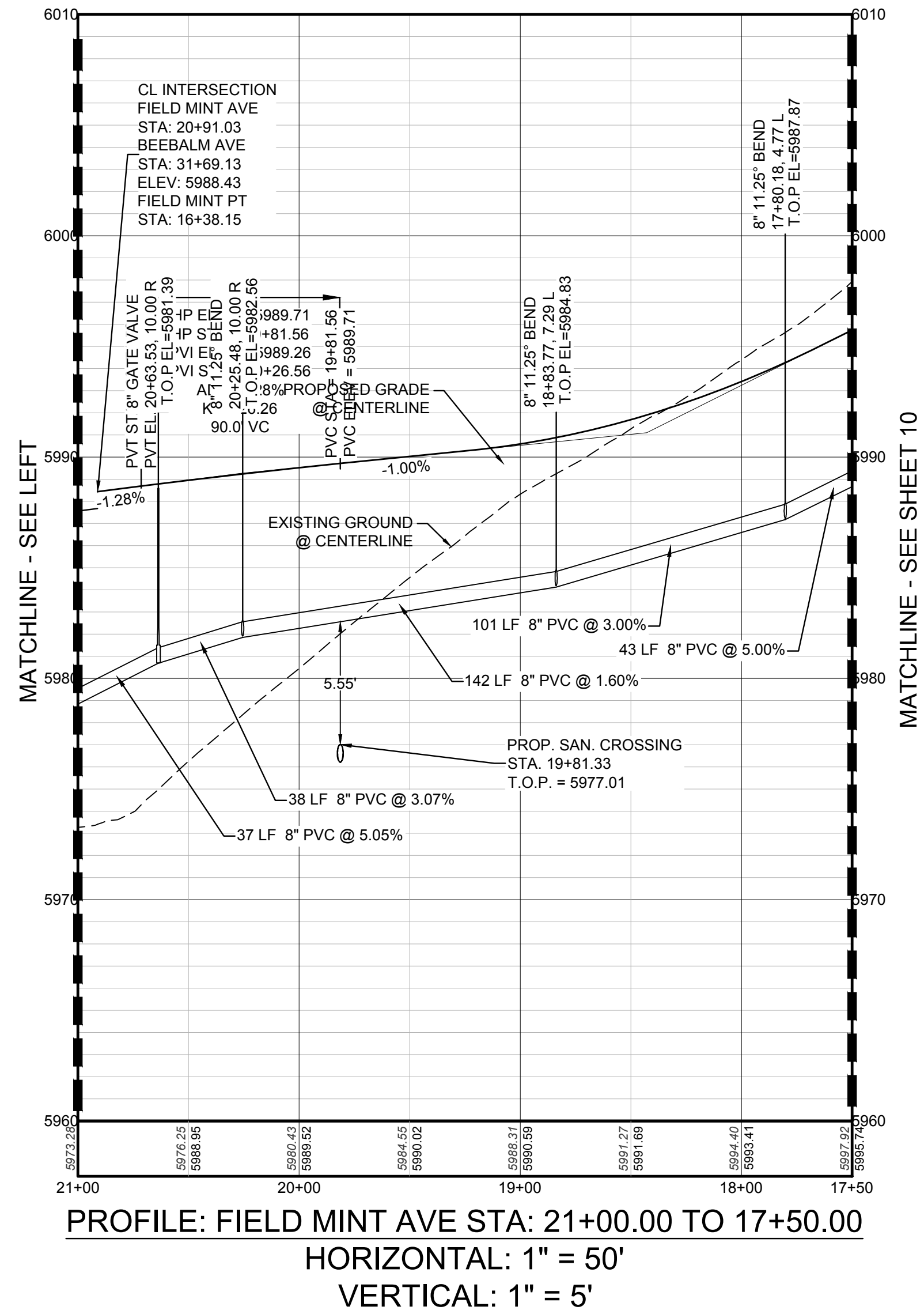
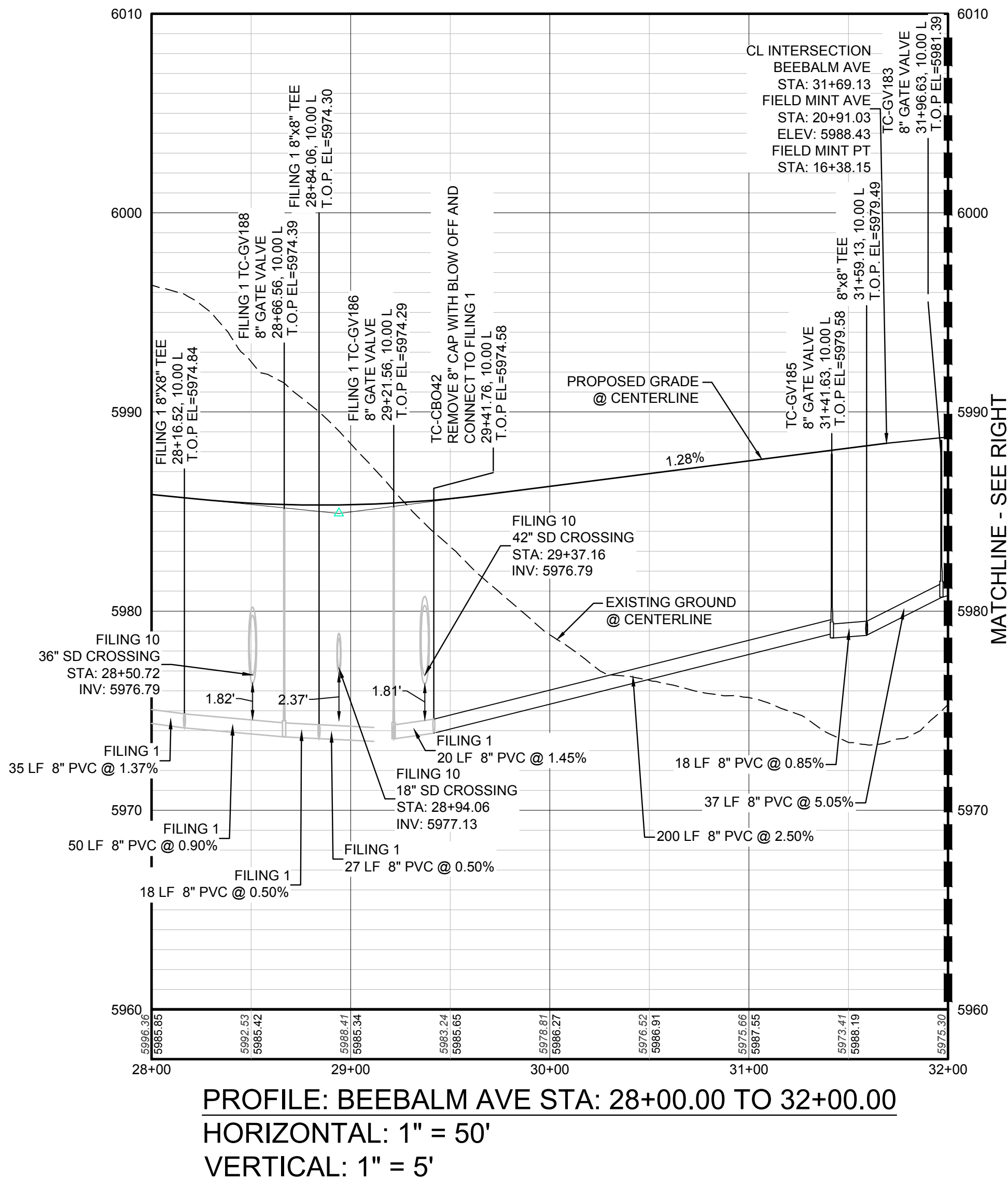


BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 230528 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

N:\PROJECTS\BEEBALM\BEEBALM.DWG, 14/02/2019 7:17 PM



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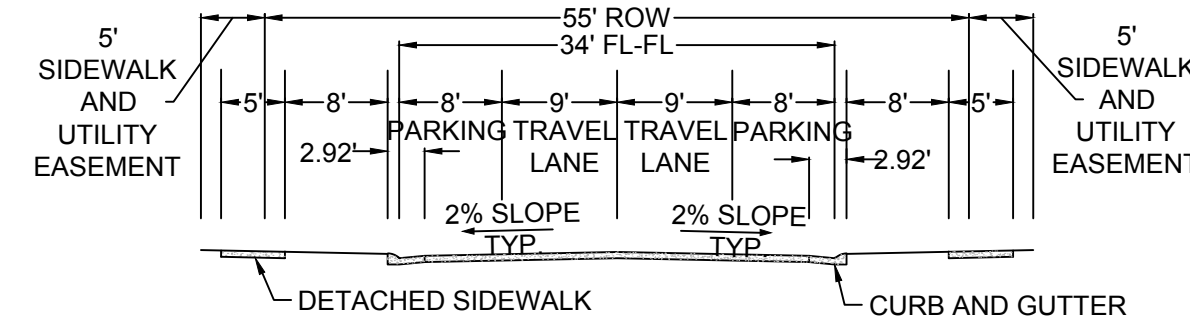
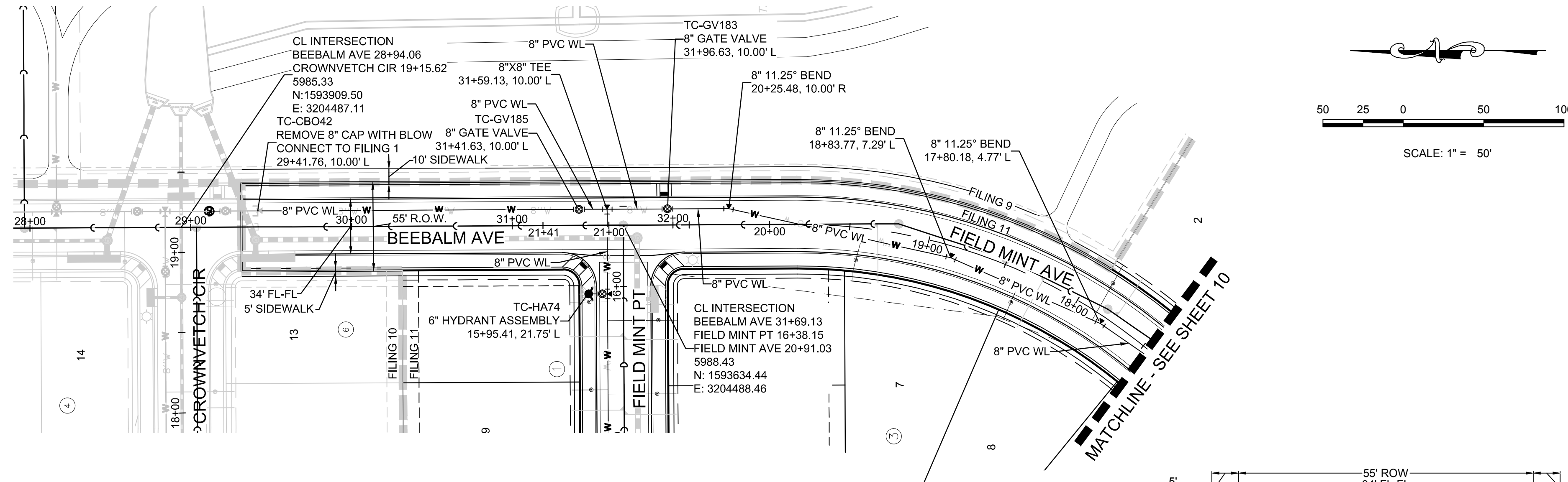


BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

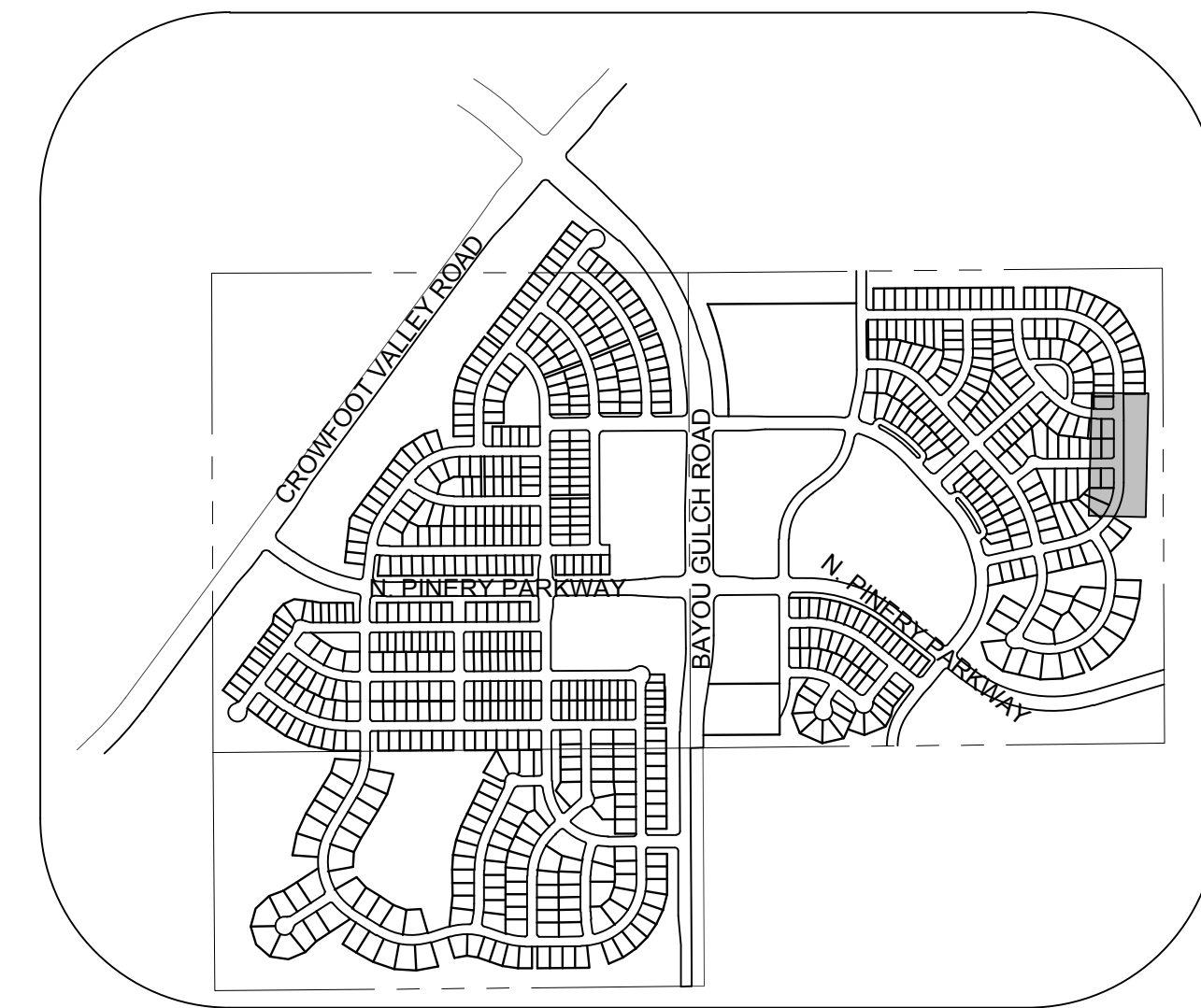
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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



RESIDENTIAL LOCAL



KEYMAP
N.T.S.
LEGEND

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

ABBREVIATIONS

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

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

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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

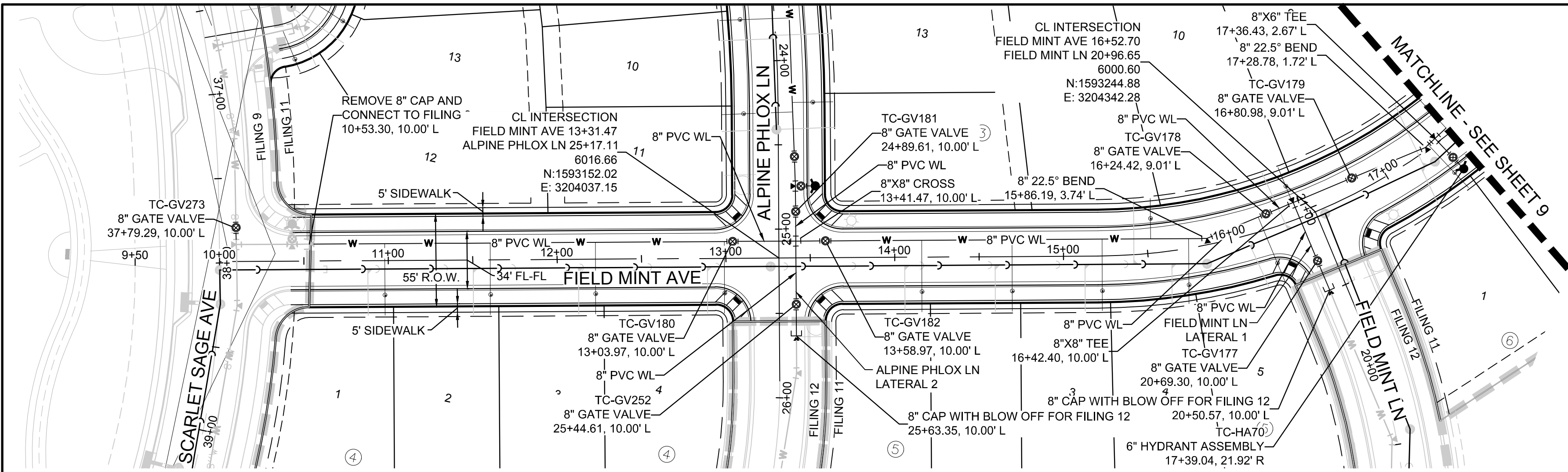
TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
BEEBALM AVENUE & FIELD MINT AVENUE

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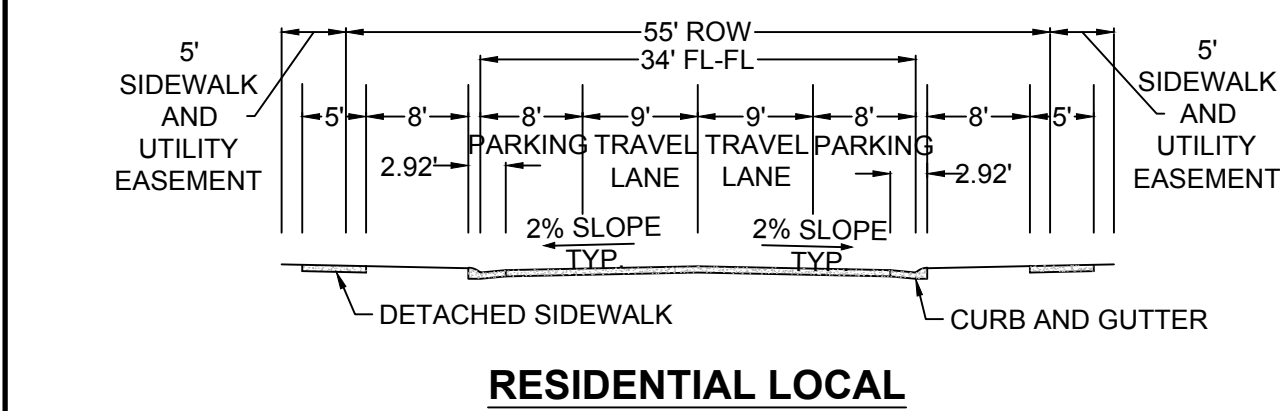
DRAWN BY:
RHR
CHECKED BY:
JLJ
DATE:
SEPTEMBER 2017

SHEET NUMBER
9

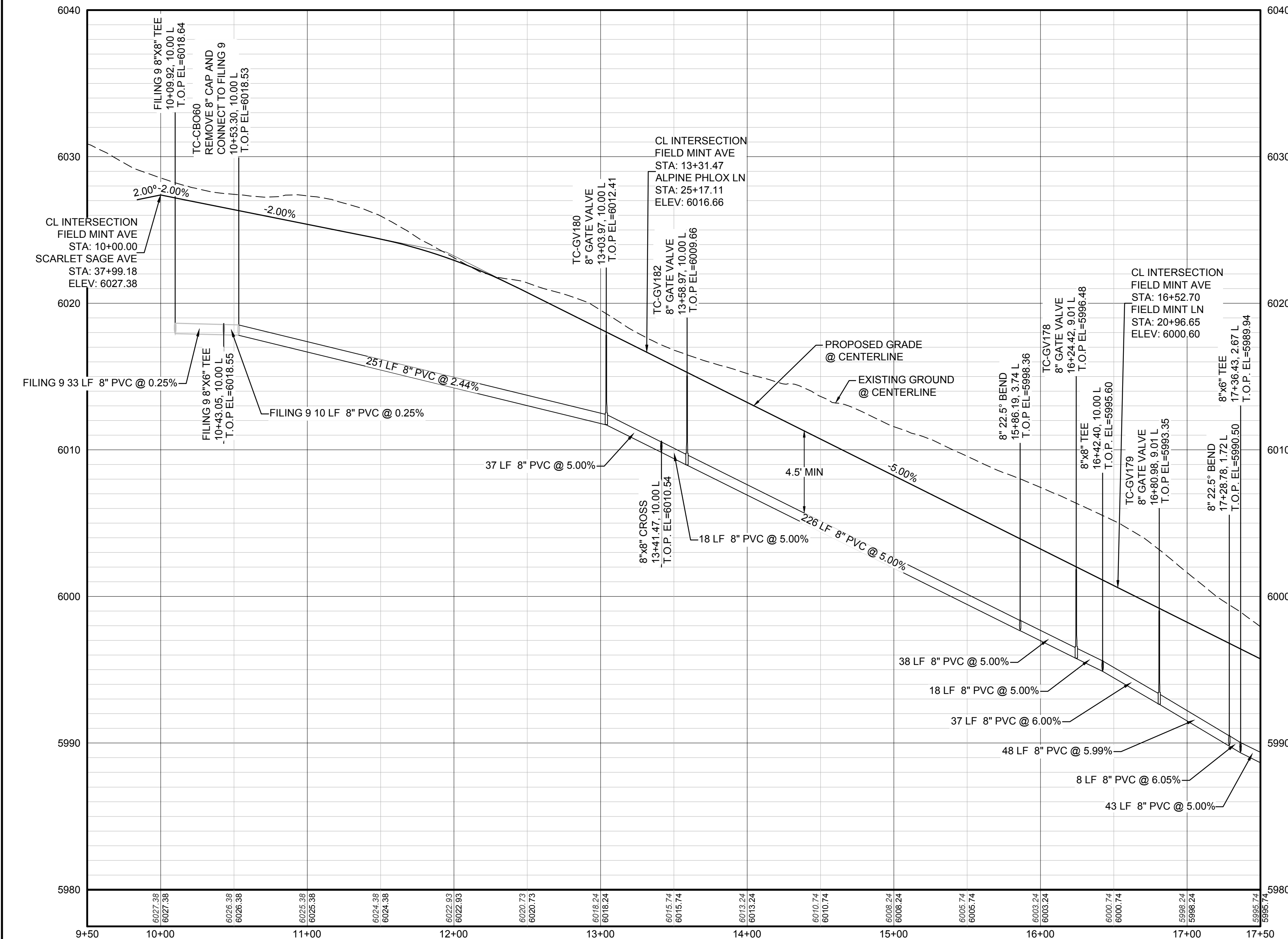
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PLAN: FIELD MINT AVE STA: 9+50.00 TO 17+50.00
HORIZONTAL SCALE: 1" = 50'



RESIDENTIAL LOCAL



PROFILE: FIELD MINT AVE STA: 9+50.00 TO 17+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

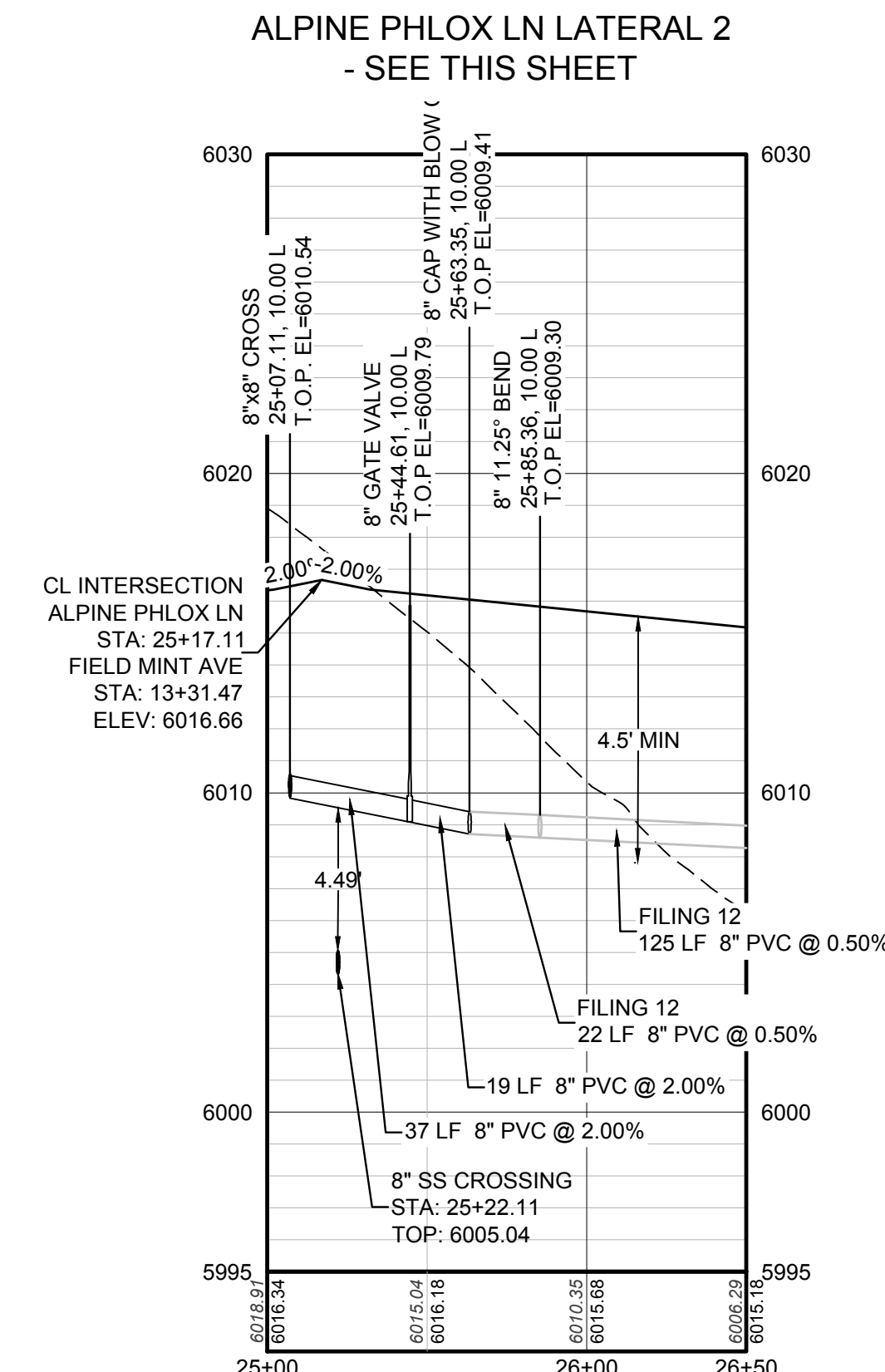
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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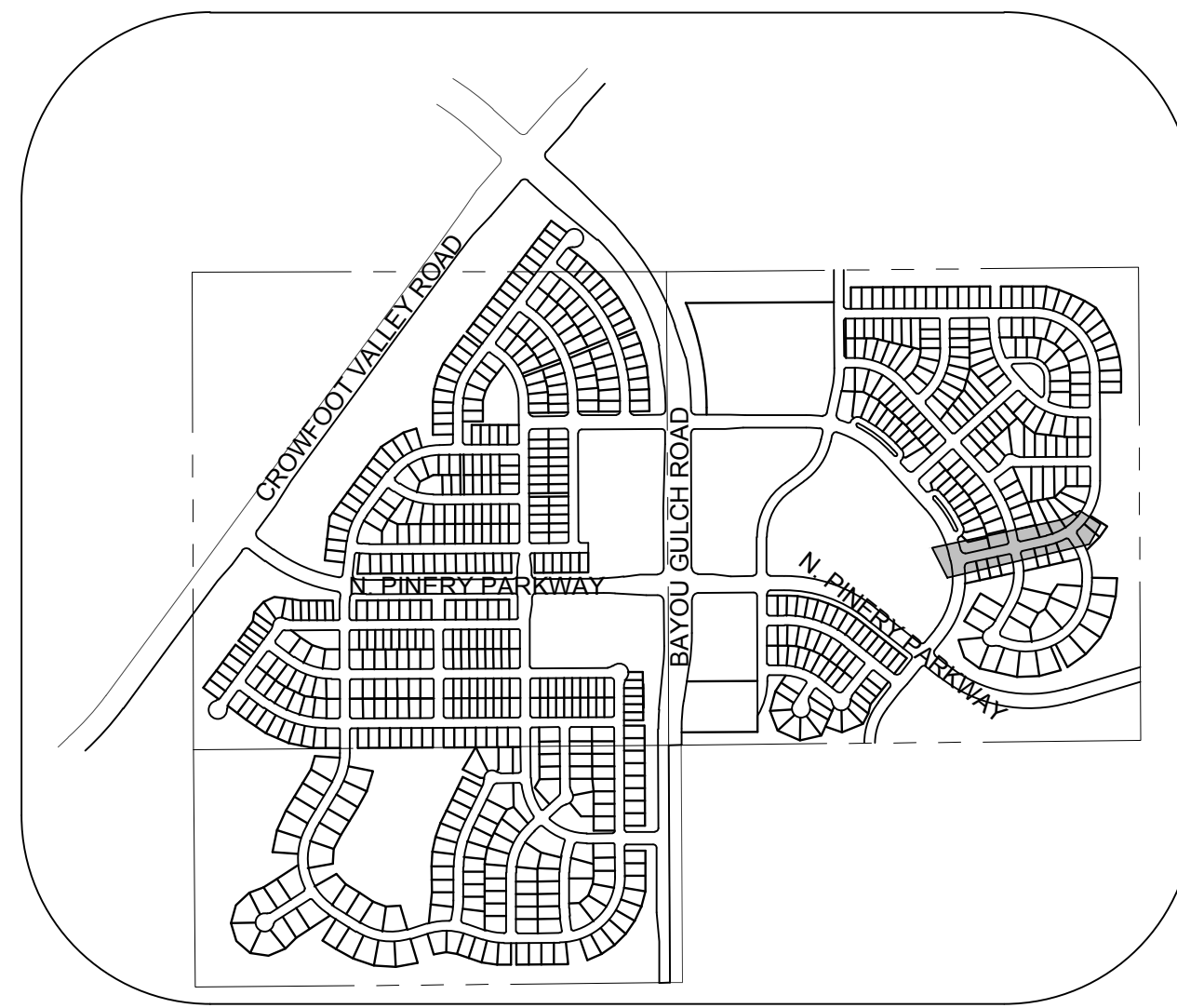
PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

PROFILE: FIELD MINT LN STA: 19+50.00 TO 21+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: ALPINE PHLOX LN STA: 25+00.00 TO 26+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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
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ABBREVIATIONS

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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 TABLE

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



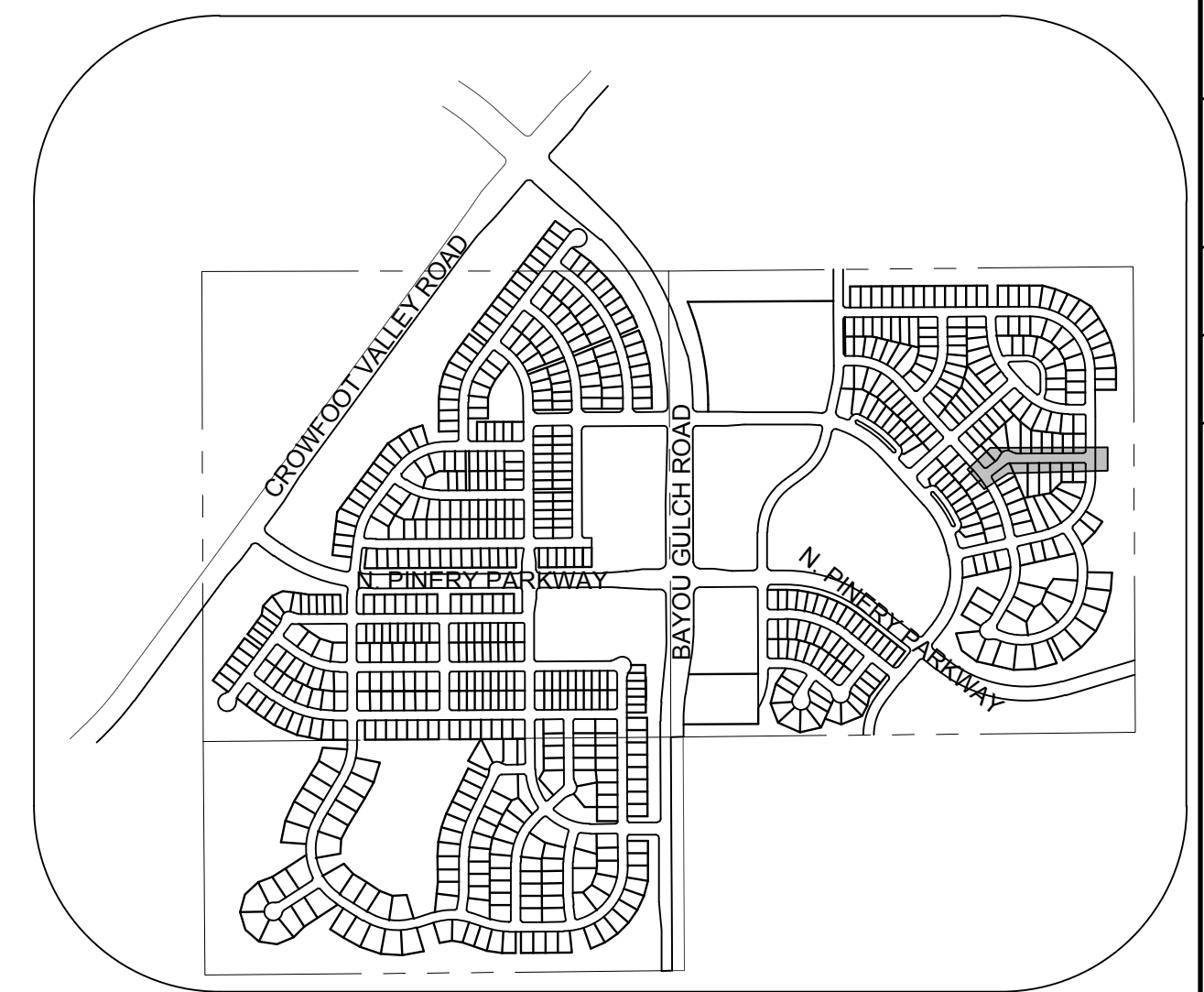
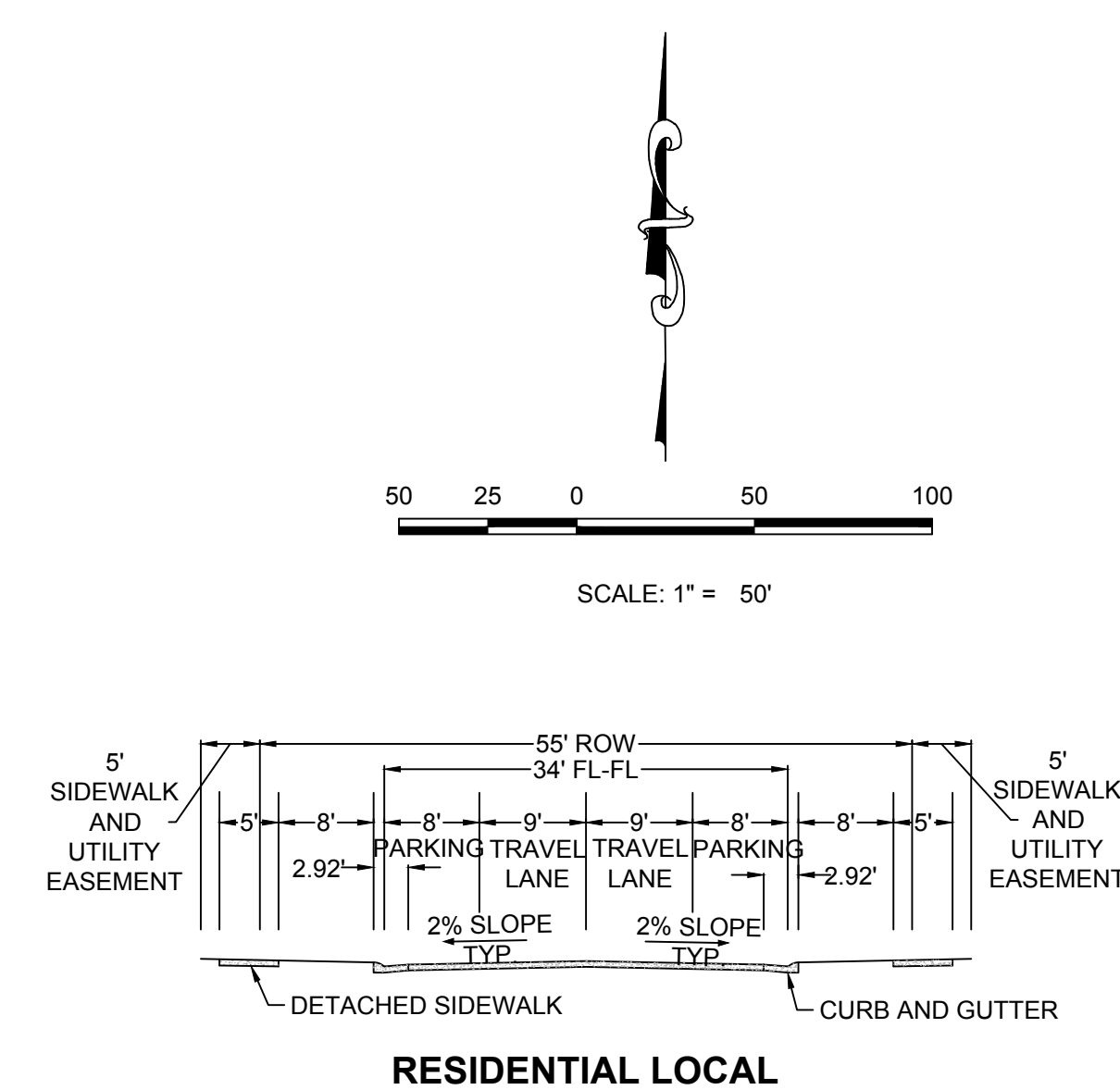
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
FIELD MINT AVENUE

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

SHEET NUMBER
10

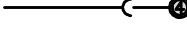
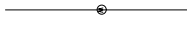
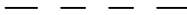
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO



KEYMAP

N.T.S.

LEGEND

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
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	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
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	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' CONTOUR
	PROPOSED W/L FITTING WITH THRUST BLOCK		EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION		PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 1' CONTOUR
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1. SEE SHEET 3 - AREA UTILITY PLAN FOR WATER SERVICE TABLE



PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
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THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2"
ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR
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UNCC
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CENTER OF COLORADO

Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

FILING 11 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
FIELD MINT POINT

AS SHOWN

FILE NO:

8130283701

RHR
 CHECKED BY:
 JJJ
 DATE:
 OCTOBER 2017

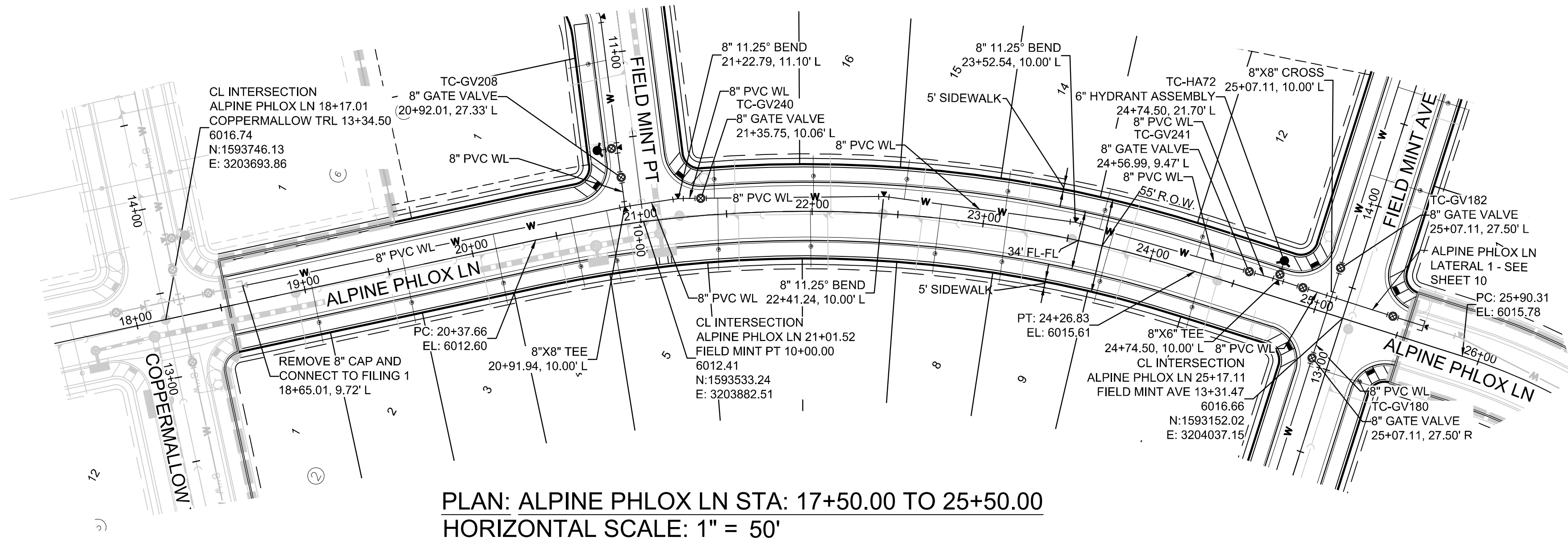
11

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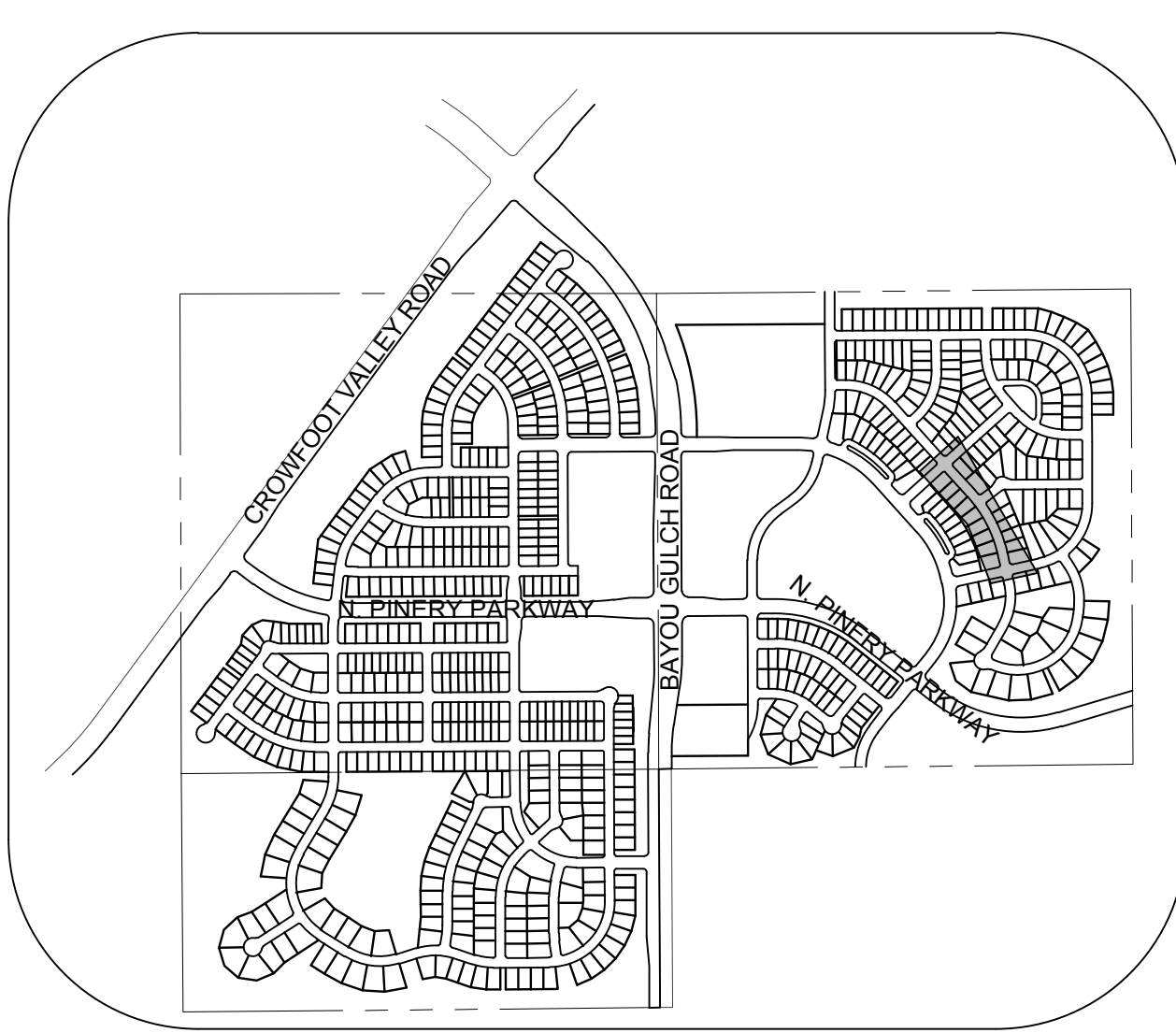
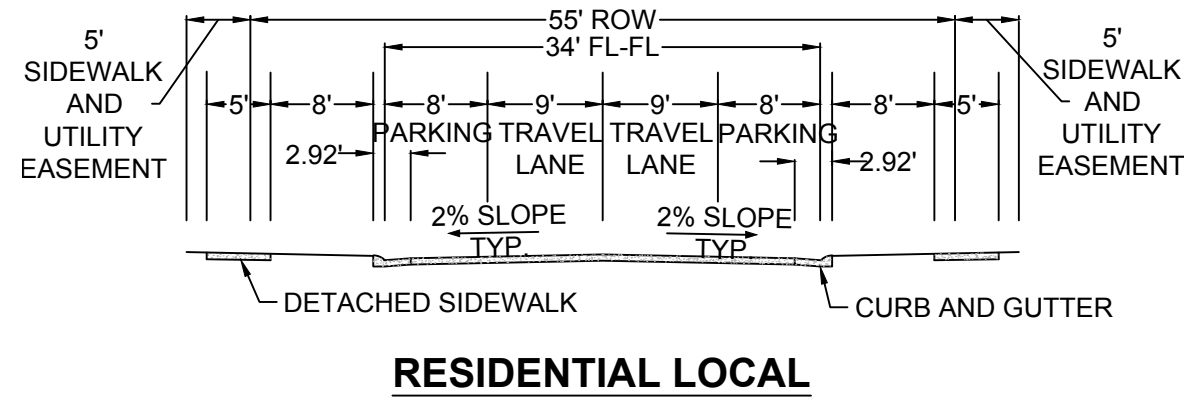
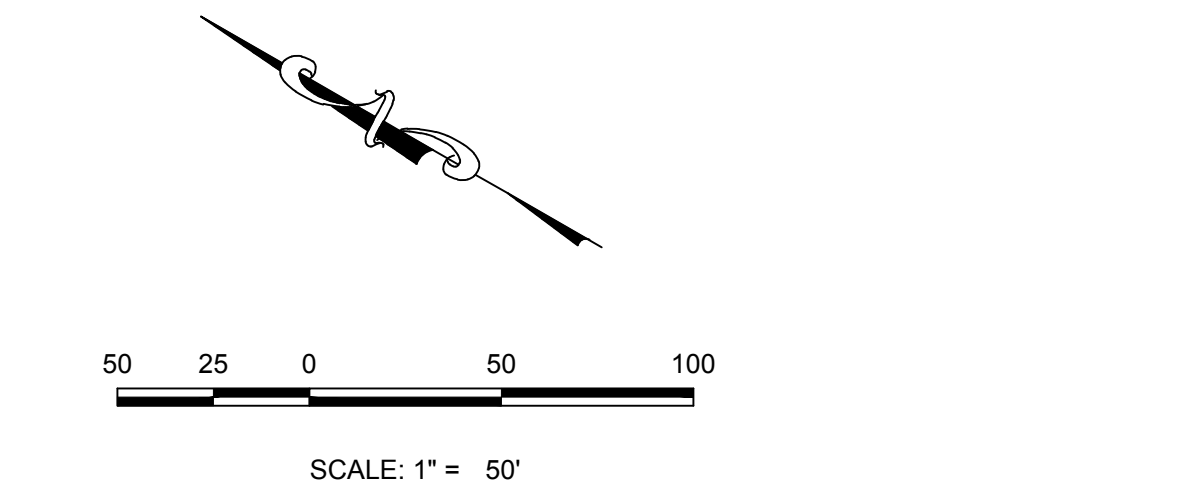


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UNCC 1-800-922-1987

UTILITY NOTIFICATION
CENTER OF COLORADO



PLAN: ALPINE PHLOX LN STA: 17+50.00 TO 25+50.00
HORIZONTAL SCALE: 1" = 50'



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

EXISTING ELEVATION

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

PROPOSED DIRECTION OF FLOW

PROPOSED SLOPE & DIRECTION

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

FILING BOUNDARY

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

ABBREVIATIONS

AD ANGLE DIFFERENCE

AV AIR VAC RELEASE VALVE

BVC BEGIN VERTICAL CURVE

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

FL FLOW LINE

GV GATE VALVE

HA HYDRANT ASSEMBLY

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

RCBC REINFORCED CONCRETE BOX CULVERT

RCP REINFORCED CONCRETE PIPE

ROW RIGHT OF WAY

SC SANITARY CAP

SD STORM DRAIN

SL SECTION LINE

SS SANITARY SEWER

STA STATION

T.O.P. TOP OF PIPE

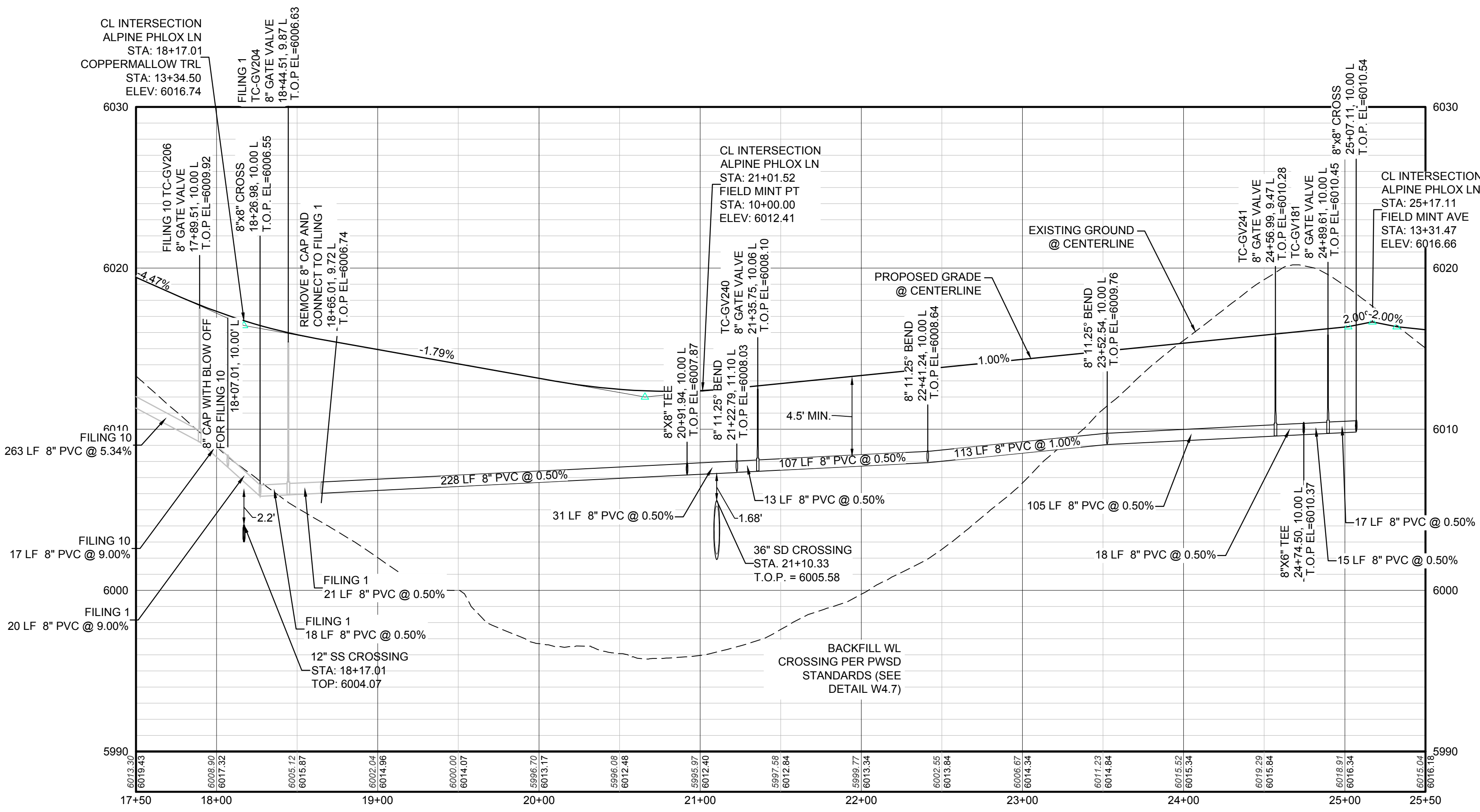
UE UTILITY EASEMENT

VC VERTICAL CURVE

WL WATER LINE

WLC WATER LINE CONNECTION

WSE WATER SURFACE ELEVATION



PROFILE: ALPINE PHLOX LN STA: 17+50.00 TO 25+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

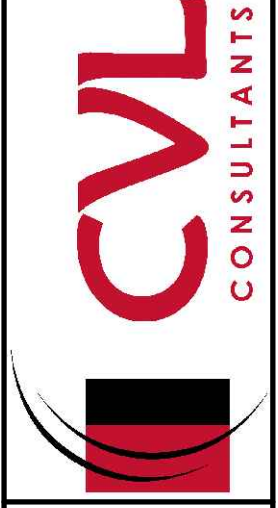
PREPARED UNDER THE
SUPERVISION OF

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.

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.

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 11 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
ALPINE PHLOX LANE

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER
12

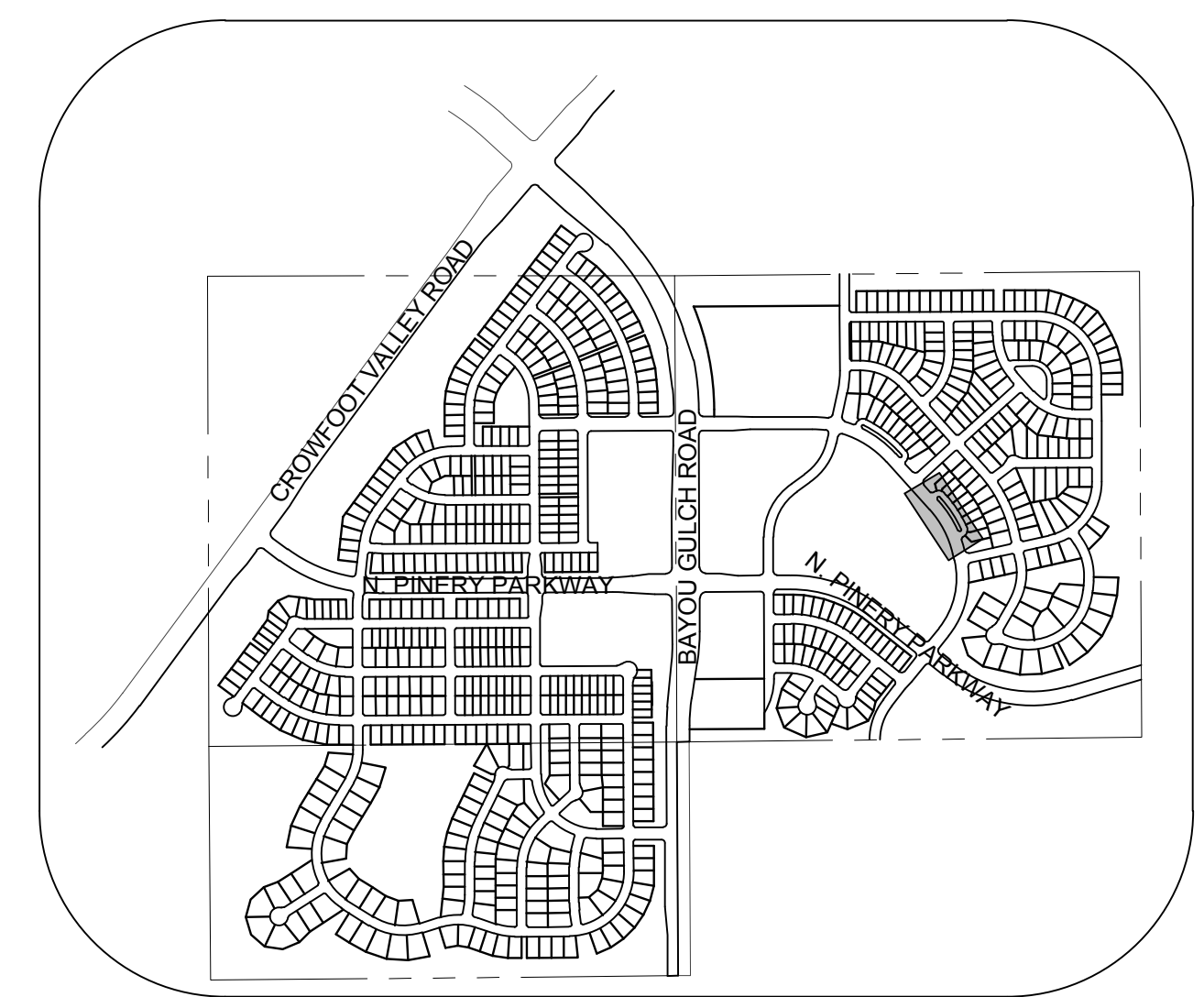
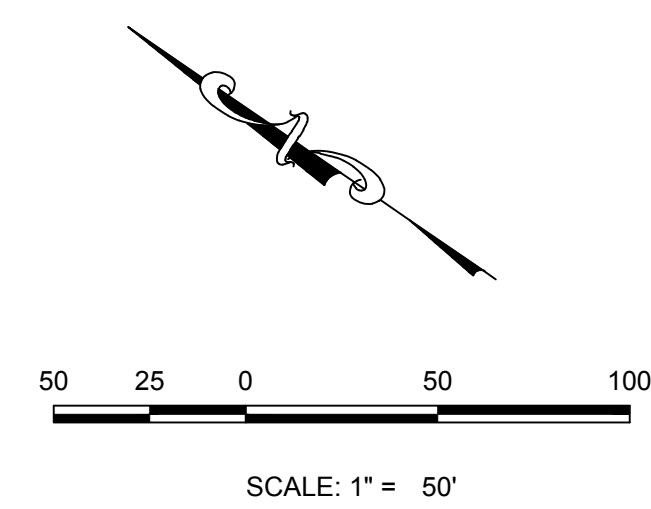
Revisions

No.

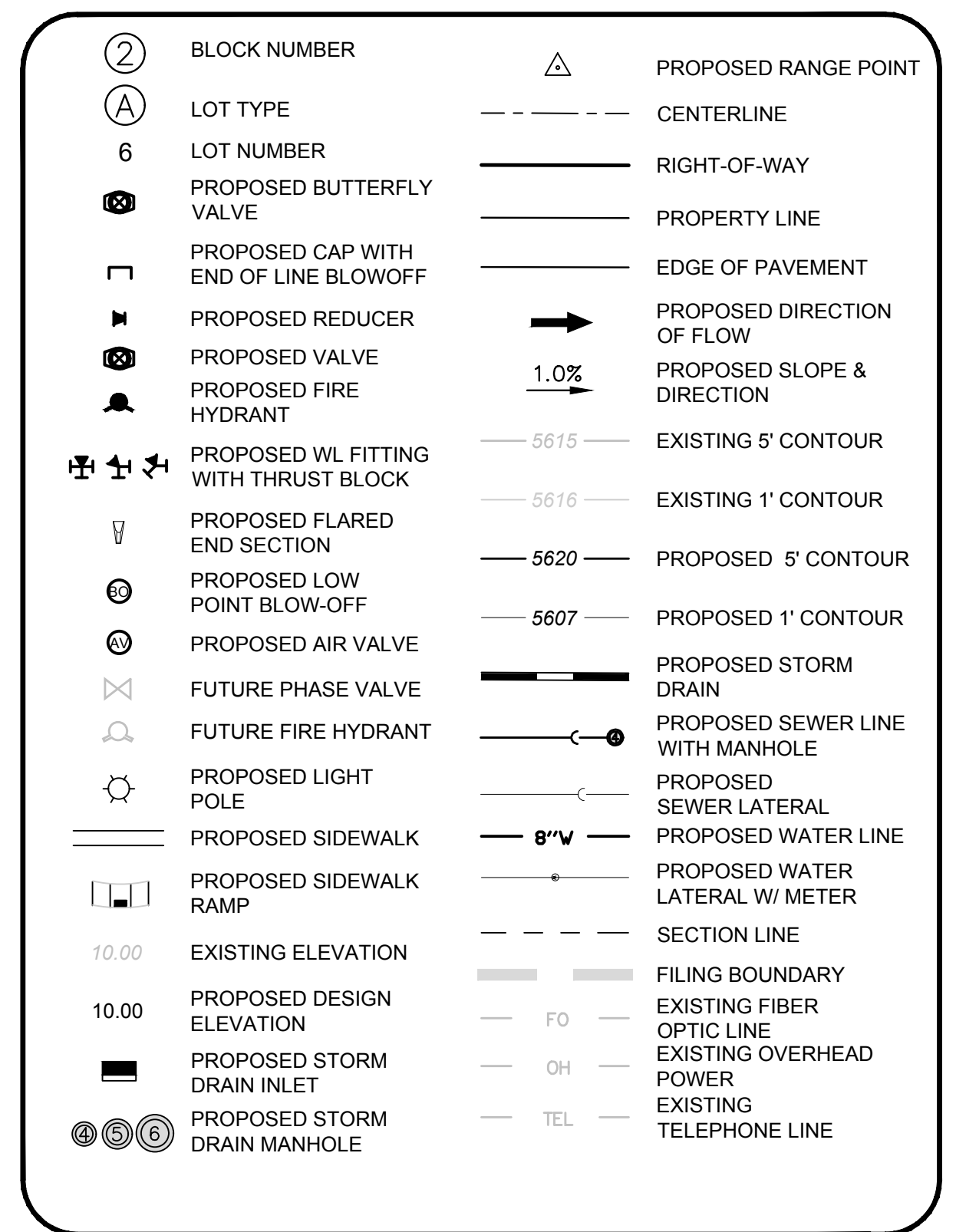
Date

Appr.

Date



KEYMAP
N.T.S.
LEGEND



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	CAV WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RBCB	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
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

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

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.

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.



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CENTER OF CALIFORNIA

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Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 801

TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
BLACK SEDGE CIRCLE

SCALE:	AS SHOWN
FILE NO:	

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

13

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:

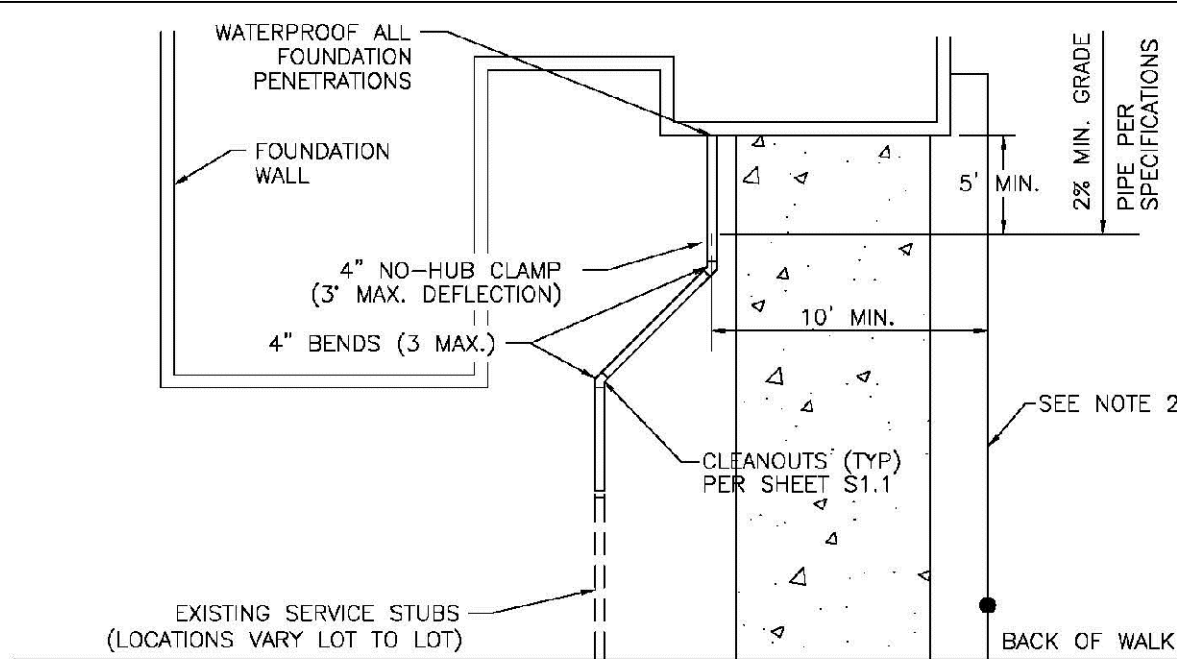
SEWER

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

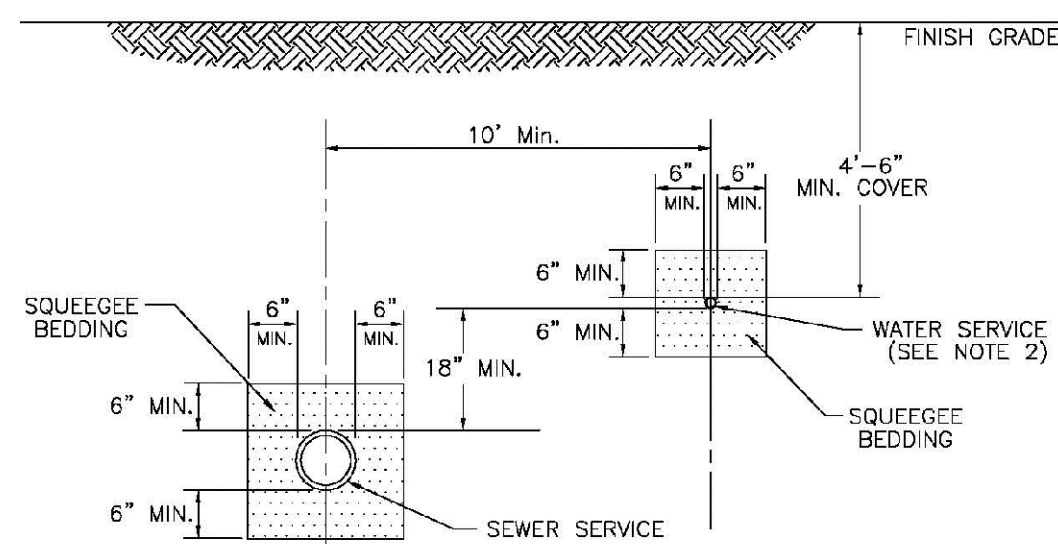
PARKER WATER & SANITATION DISTRICT	
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 10/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION

SHEET 51.1



TYPICAL SERVICES PLAN VIEW



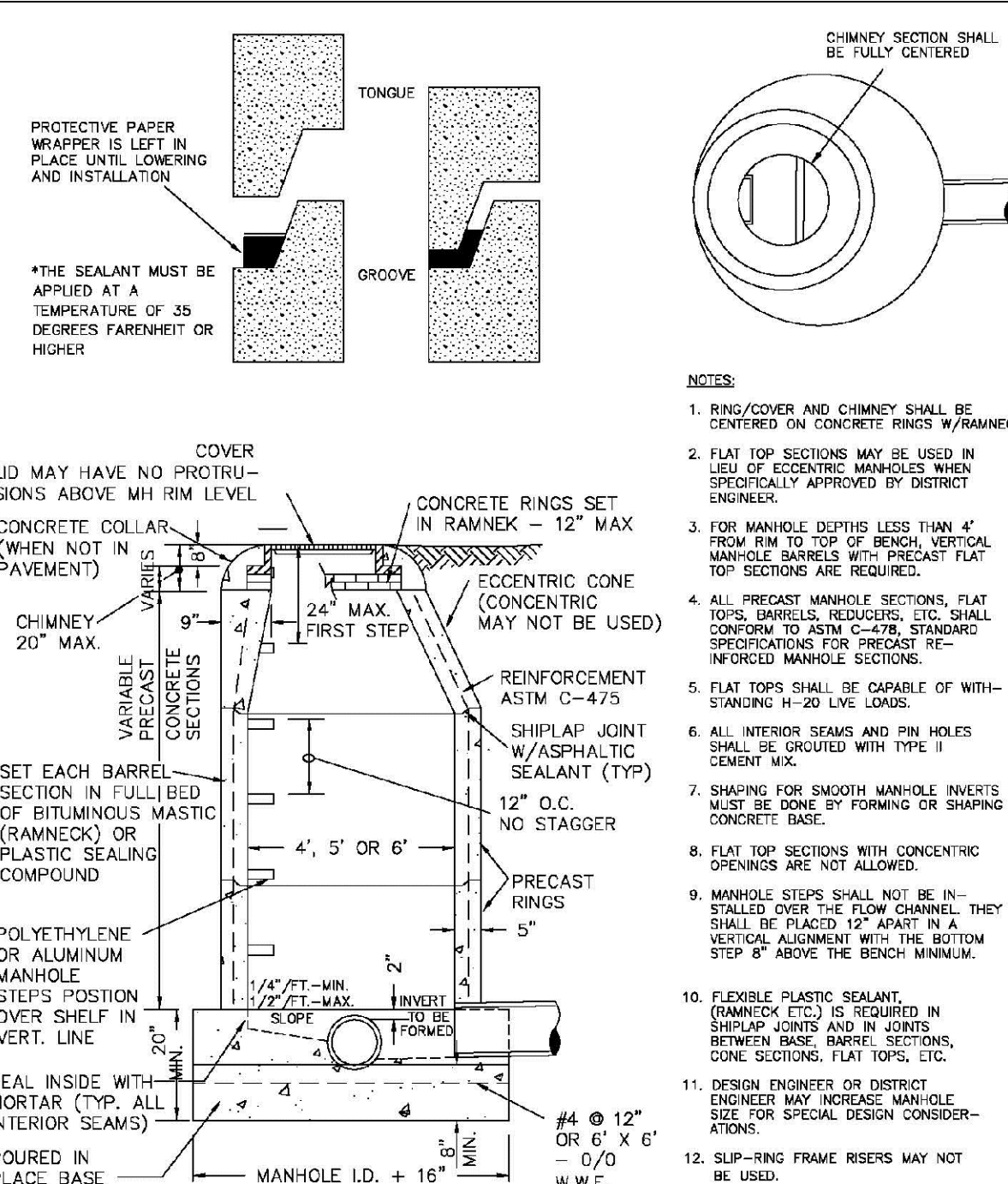
TYPICAL SERVICES SECTION

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

PARKER WATER & SANITATION DISTRICT	
TYPICAL SEWER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/90 01/02 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 51.2

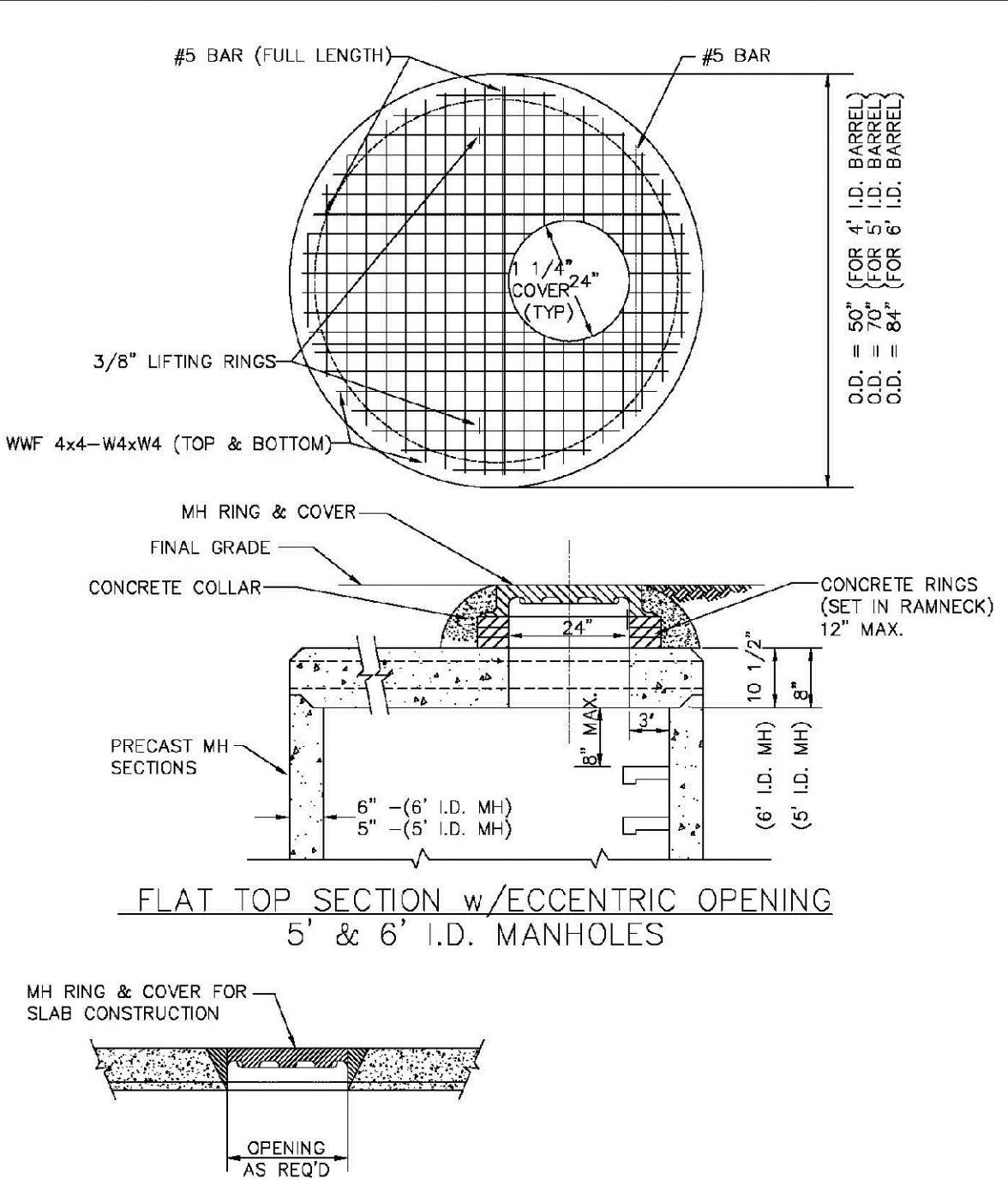


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE
ECCENTRIC CONE

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

2016 REVISION

SHEET 53.1

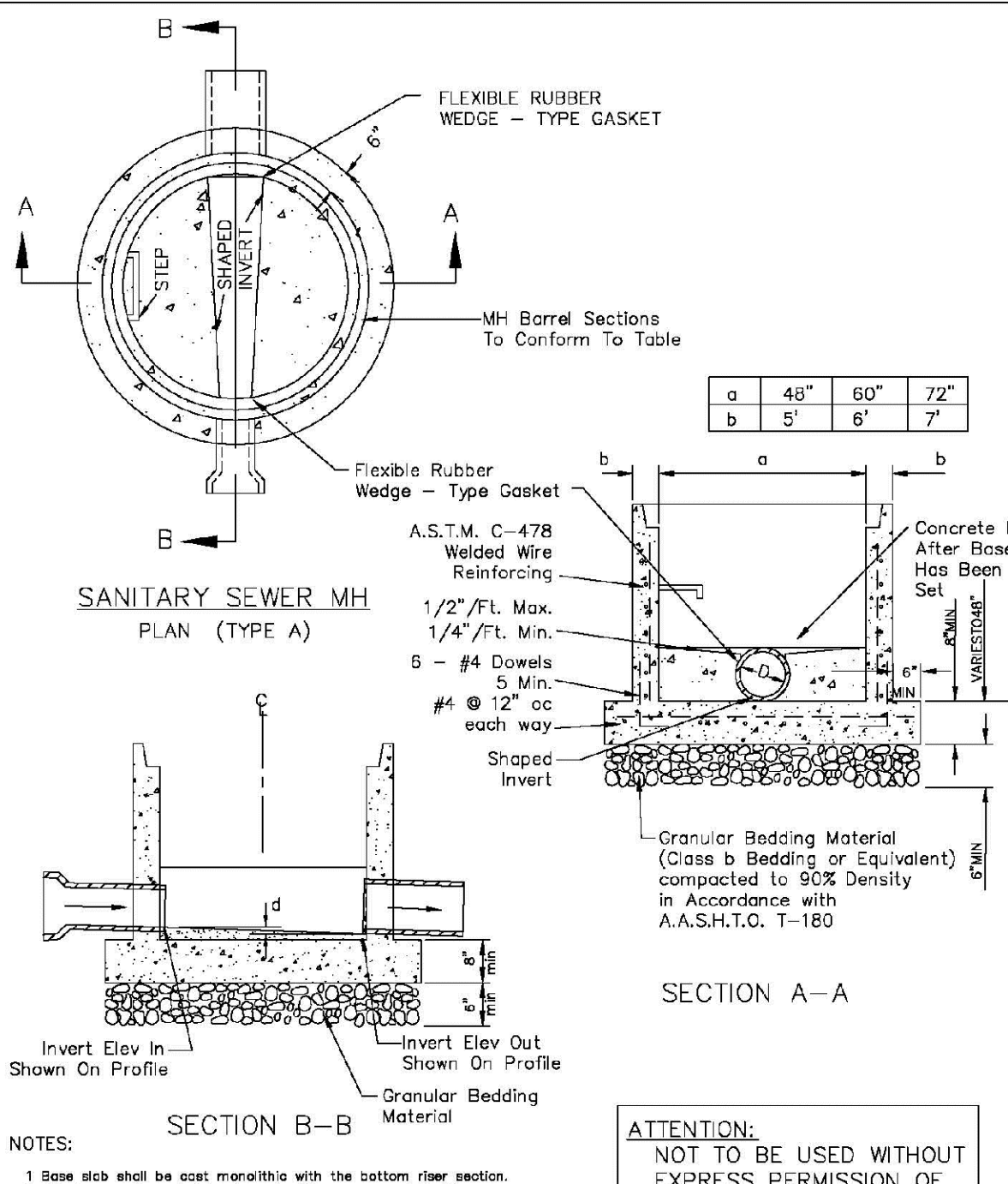


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE - 5' & 6' I.D.
WITH ECCENTRIC CONE

SCALE: NONE	DATE: 2/96
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DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 53.3

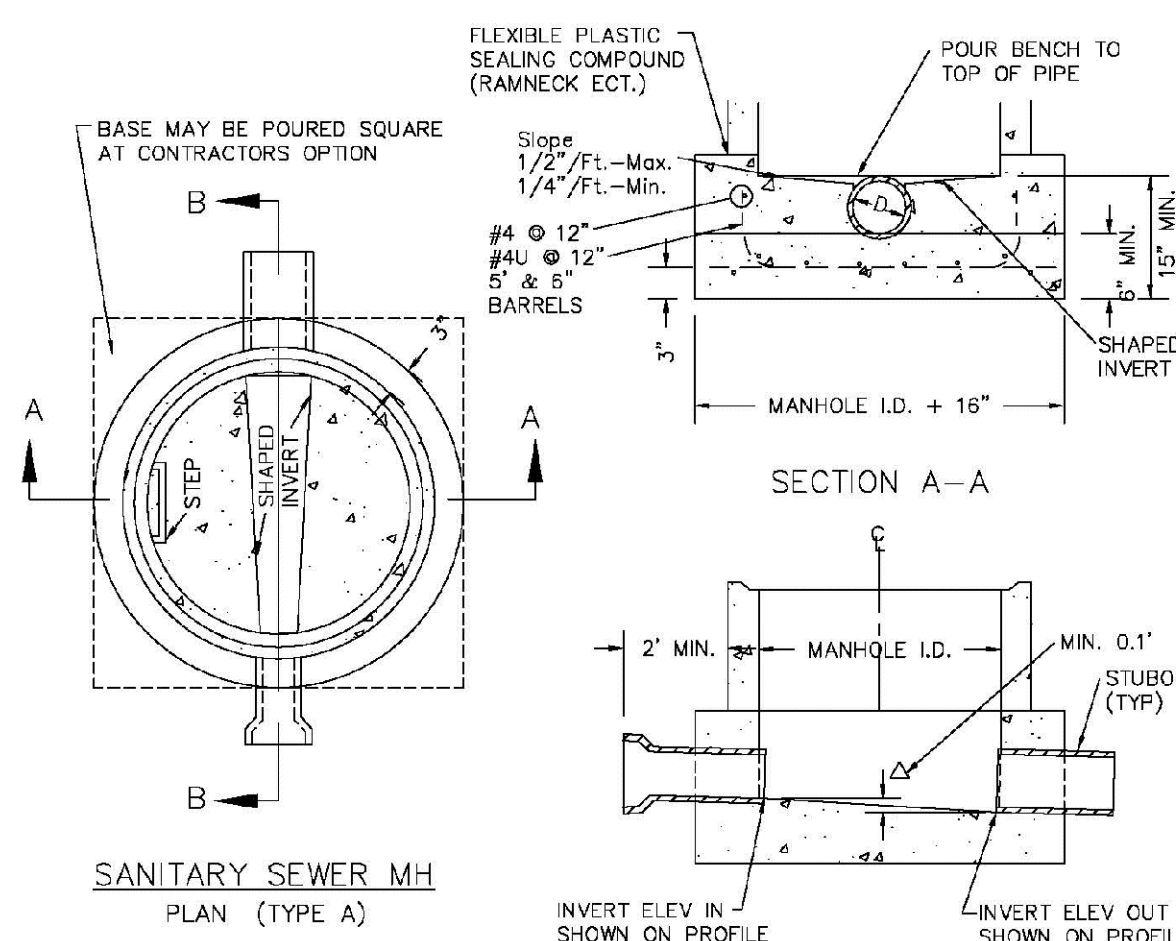


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE
BASE DETAIL

SCALE: NONE	DATE: 2/96
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2016 REVISION

SHEET 53.4



SANITARY SEWER MH
PLAN (TYPE A)

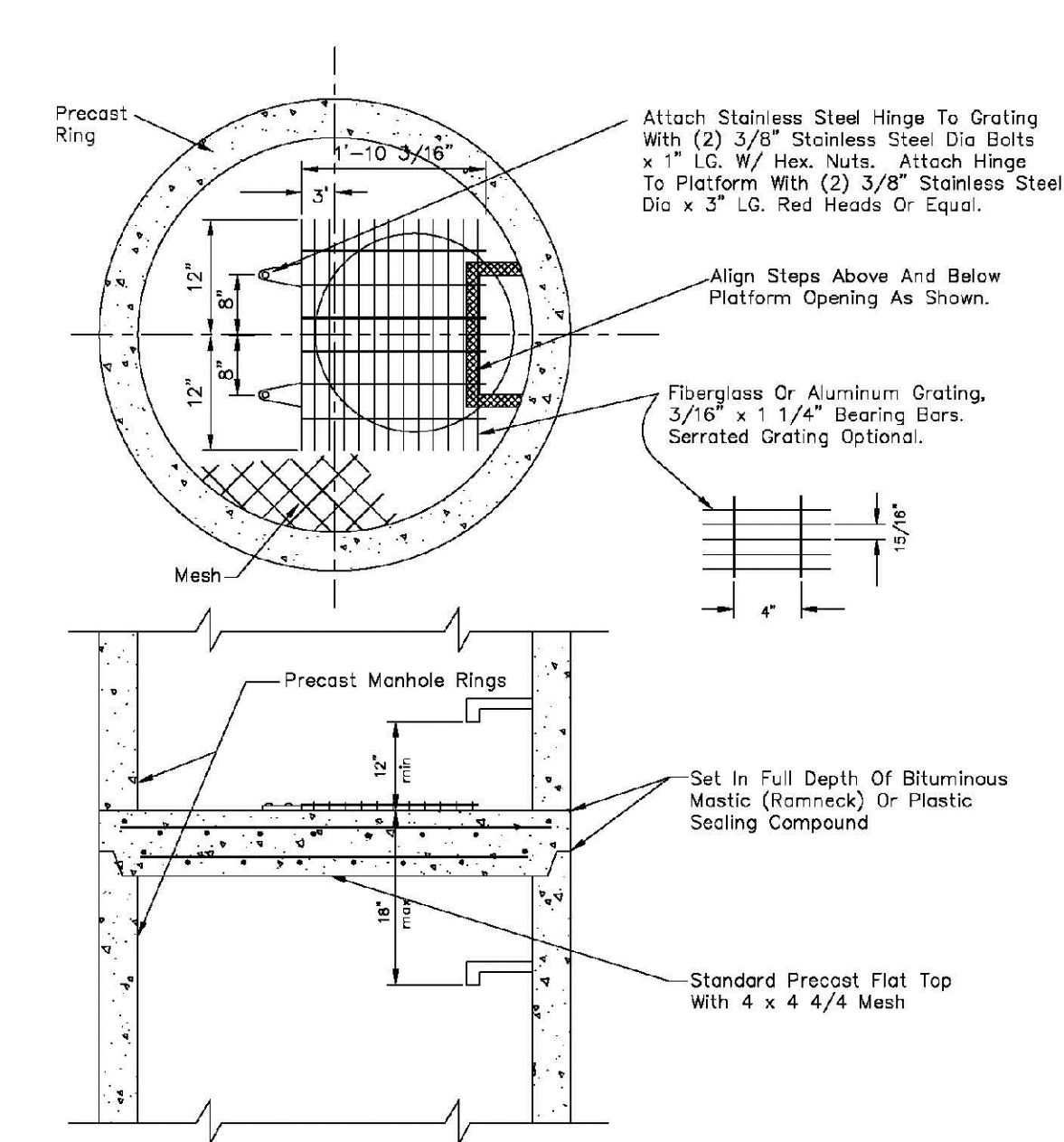
SECTION A-A

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

PARKER WATER & SANITATION DISTRICT	
CAST-IN-PLACE MANHOLE BASE DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 01/16 10/16
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2016 REVISION

SHEET 53.5

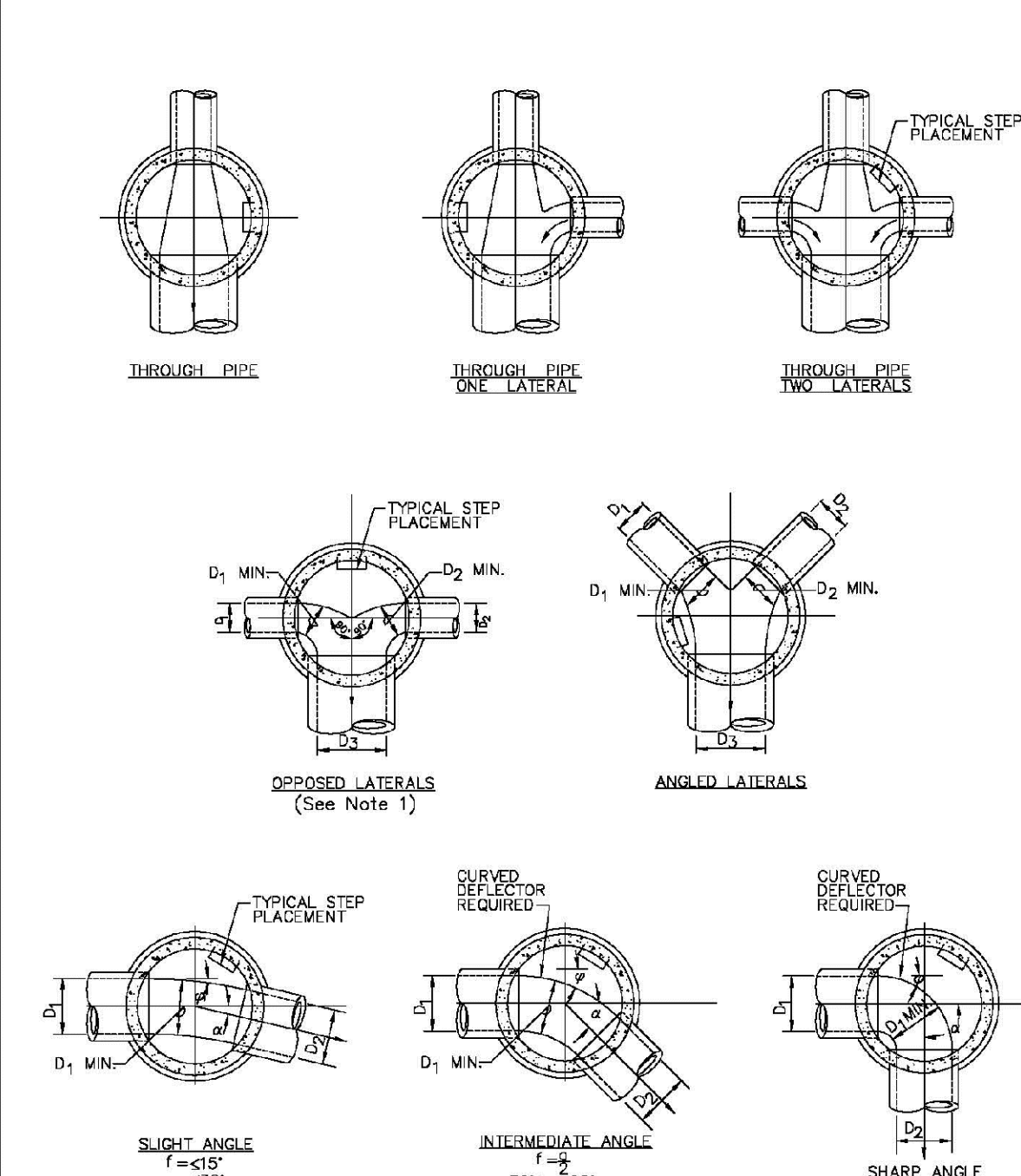


PARKER WATER & SANITATION DISTRICT
INTERMEDIATE PLATFORM FOR
MANHOLES OVER 20' DEPTH

SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/90 01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 53.6

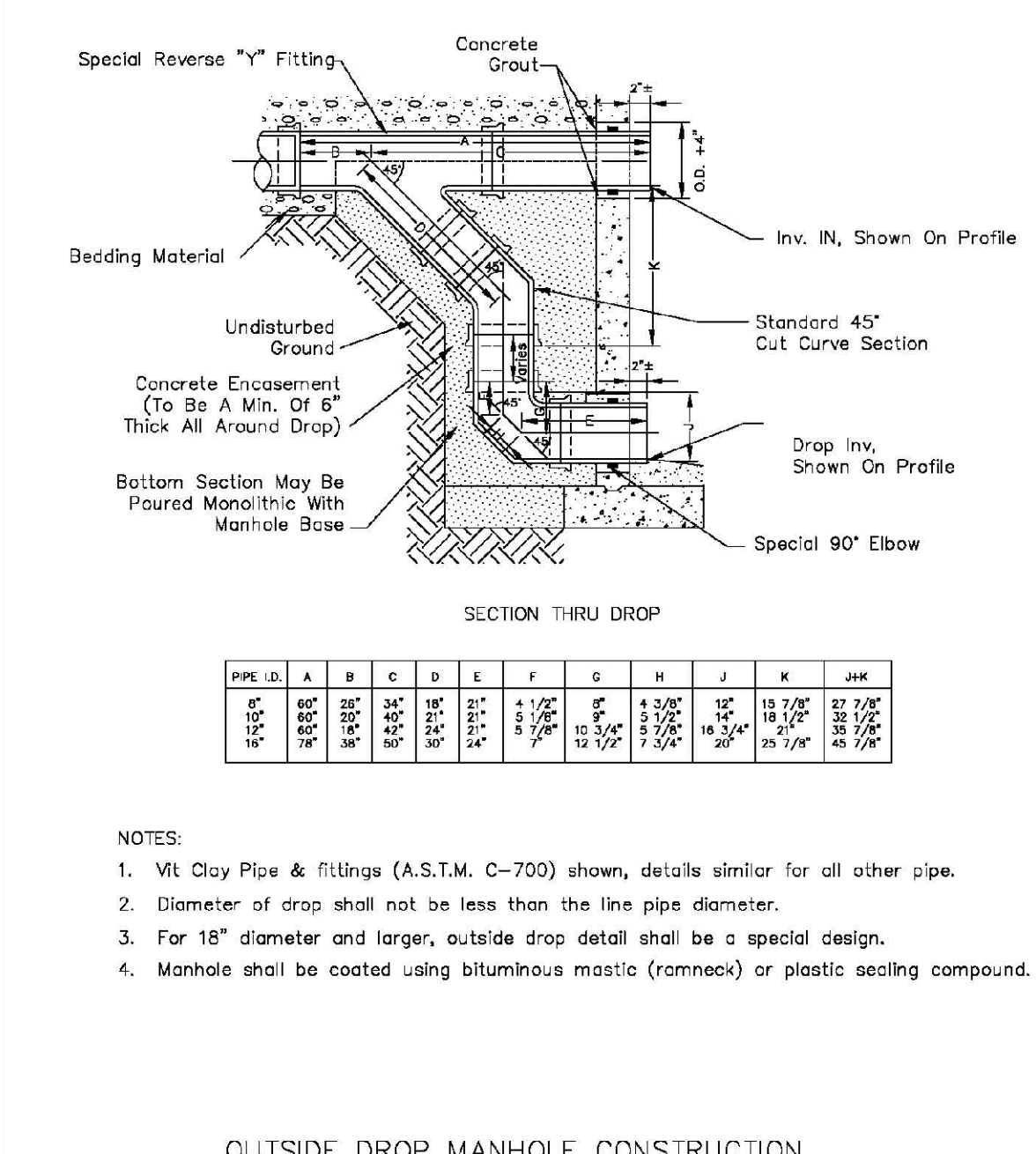


PARKER WATER & SANITATION DISTRICT
TYPICAL BASE
CHANNELIZATION DETAILS

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

2016 REVISION

SHEET 53.7



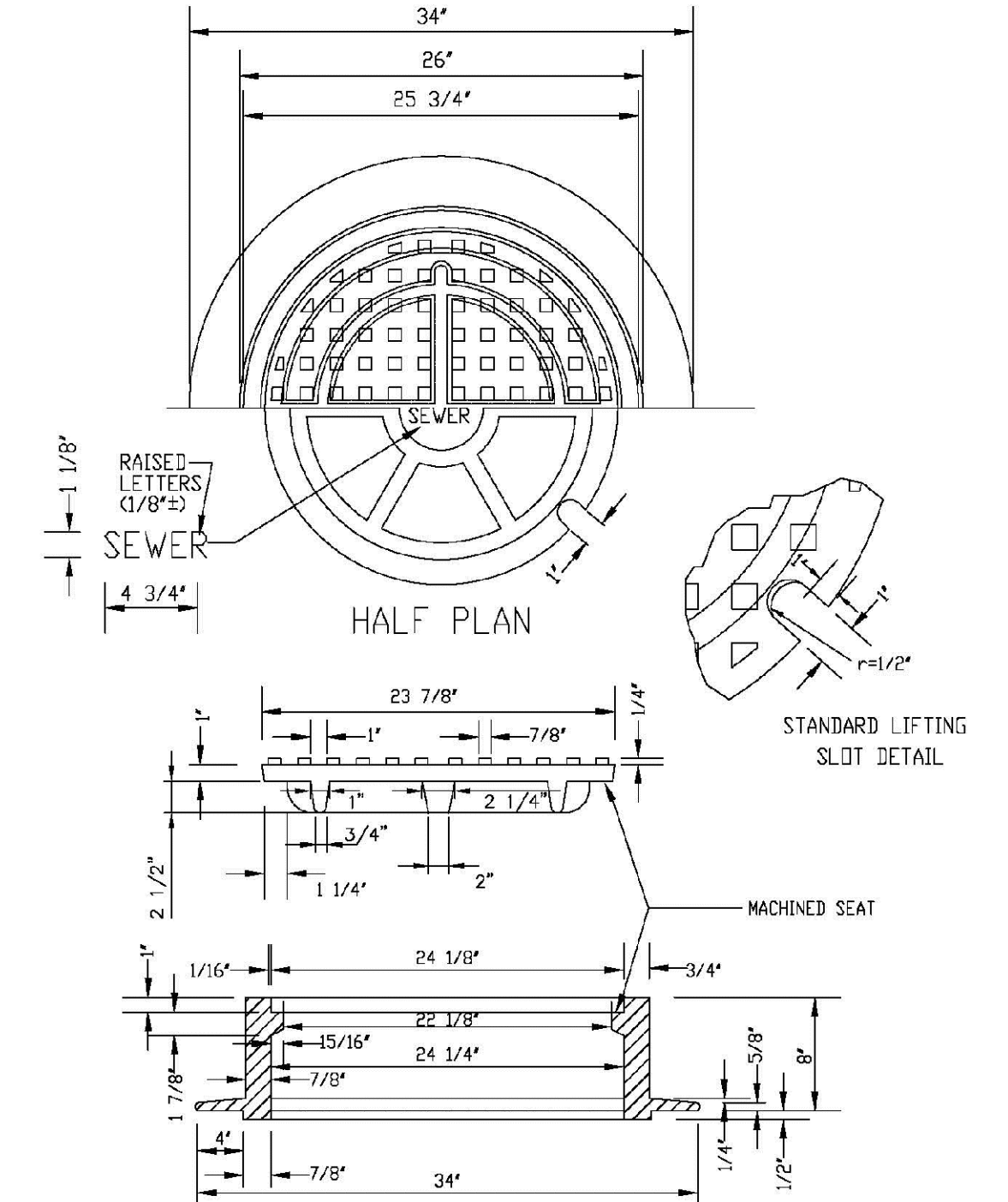
OUTSIDE DROP MANHOLE CONSTRUCTION

PARKER WATER & SANITATION DISTRICT
OUTSIDE DROP MANHOLE
CONSTRUCTION

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

2016 REVISION

SHEET 53.8

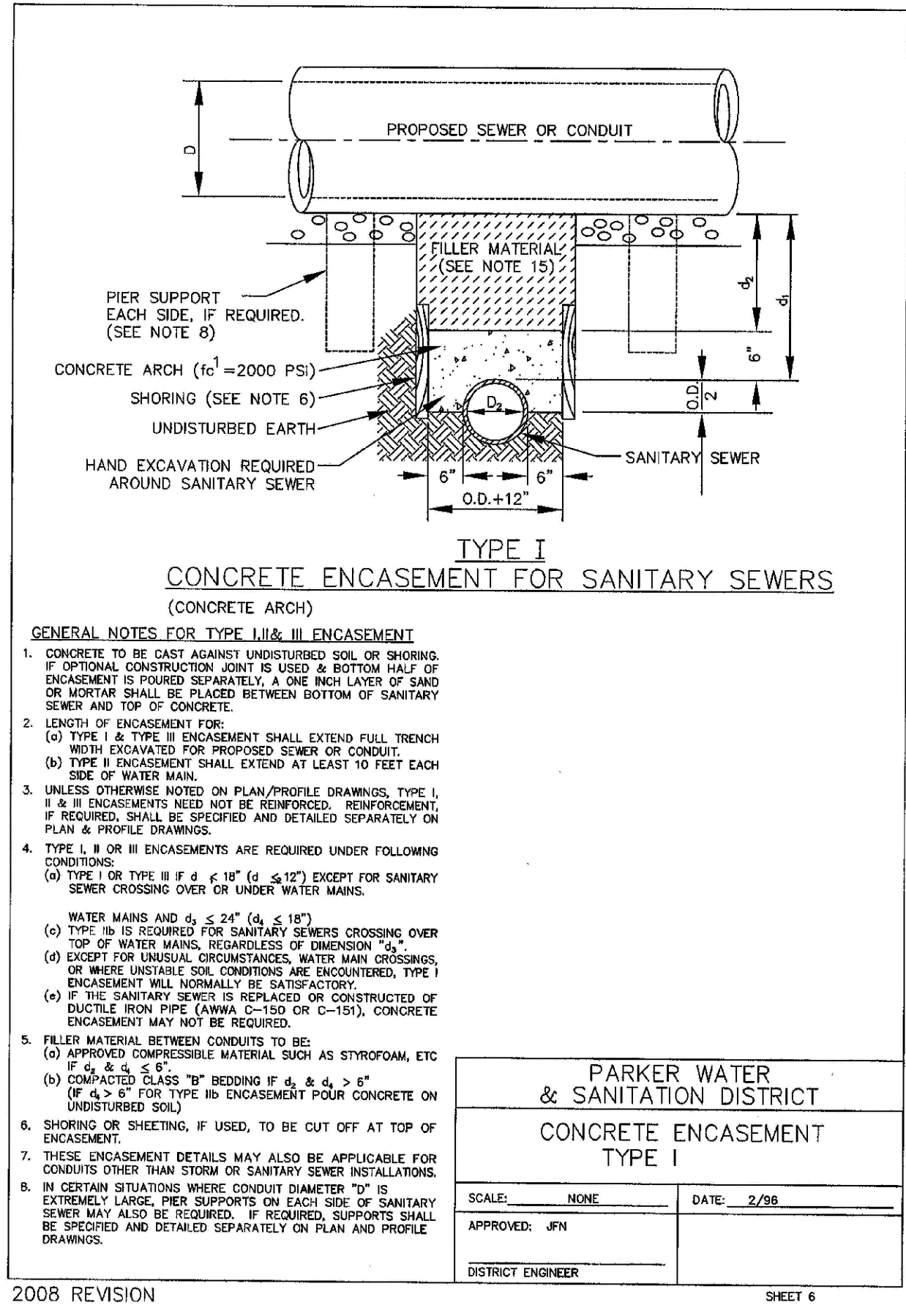
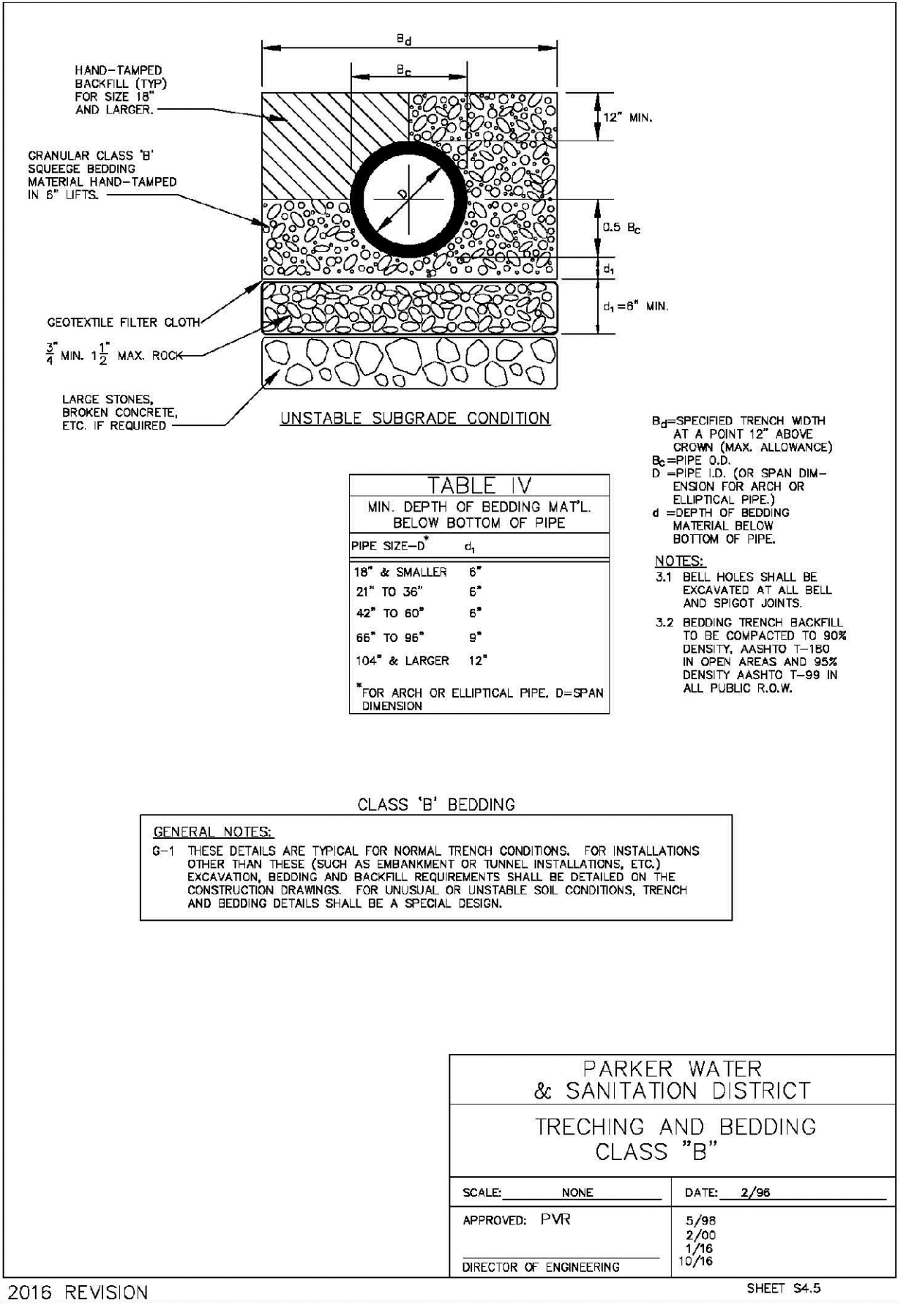
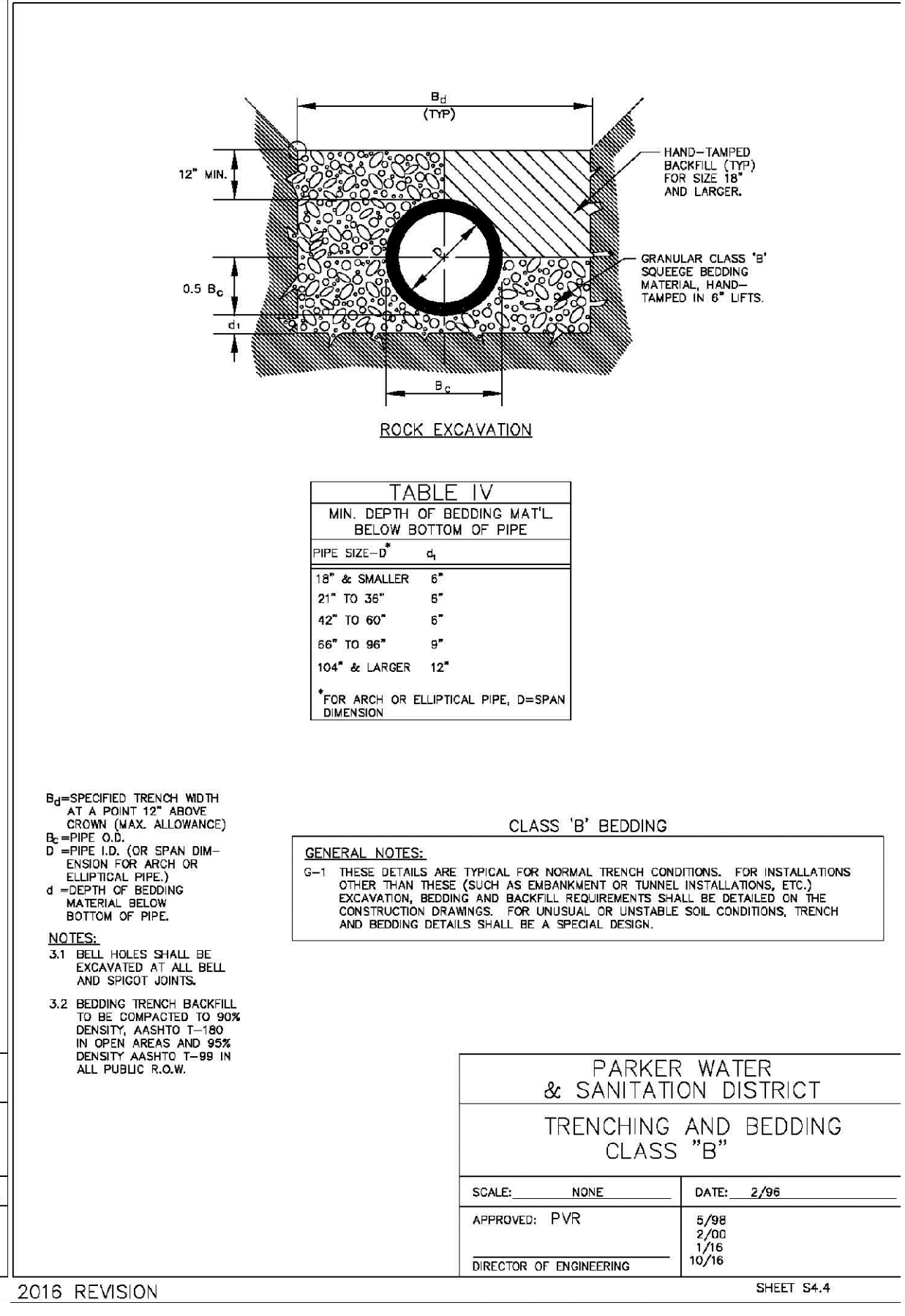
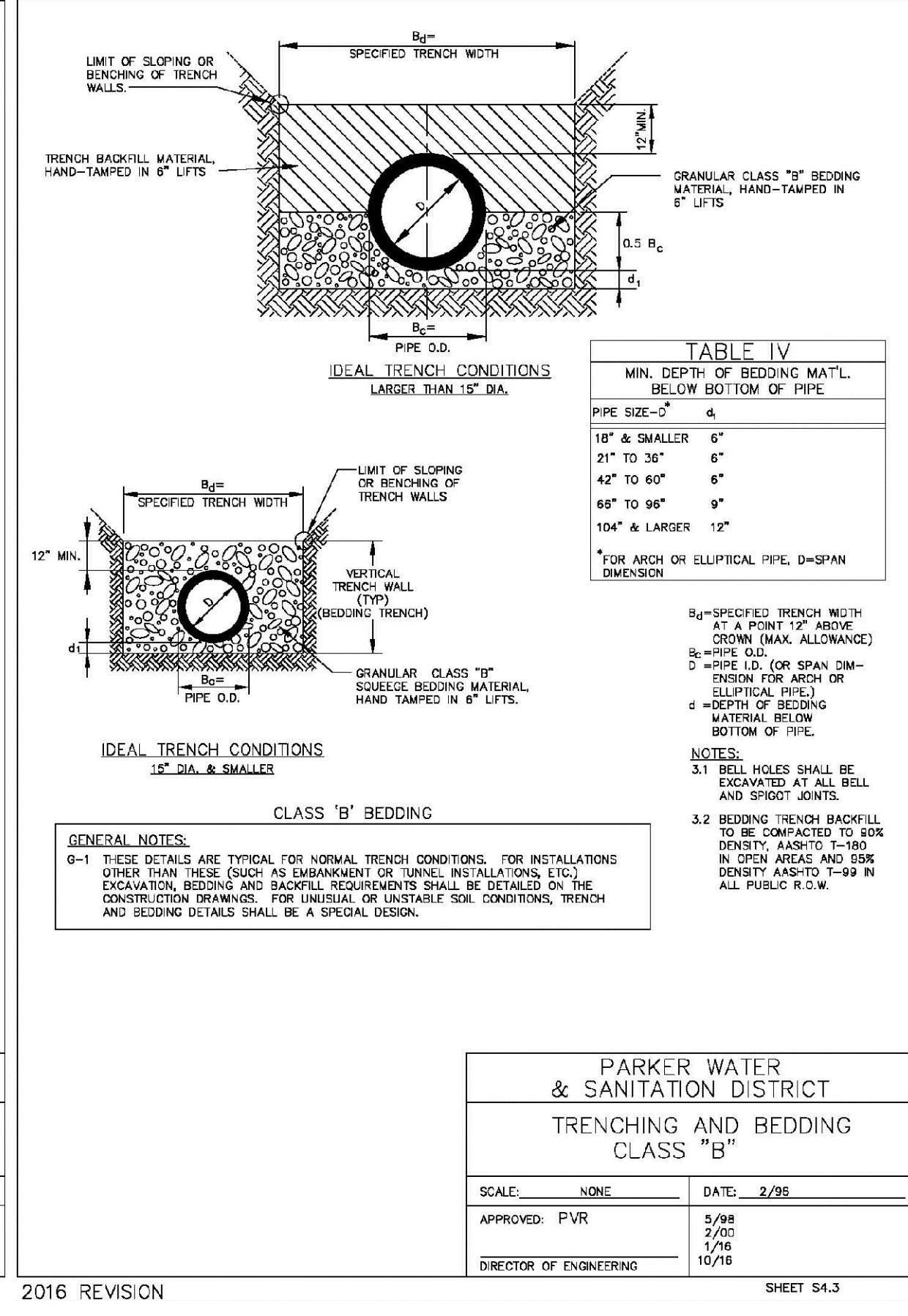
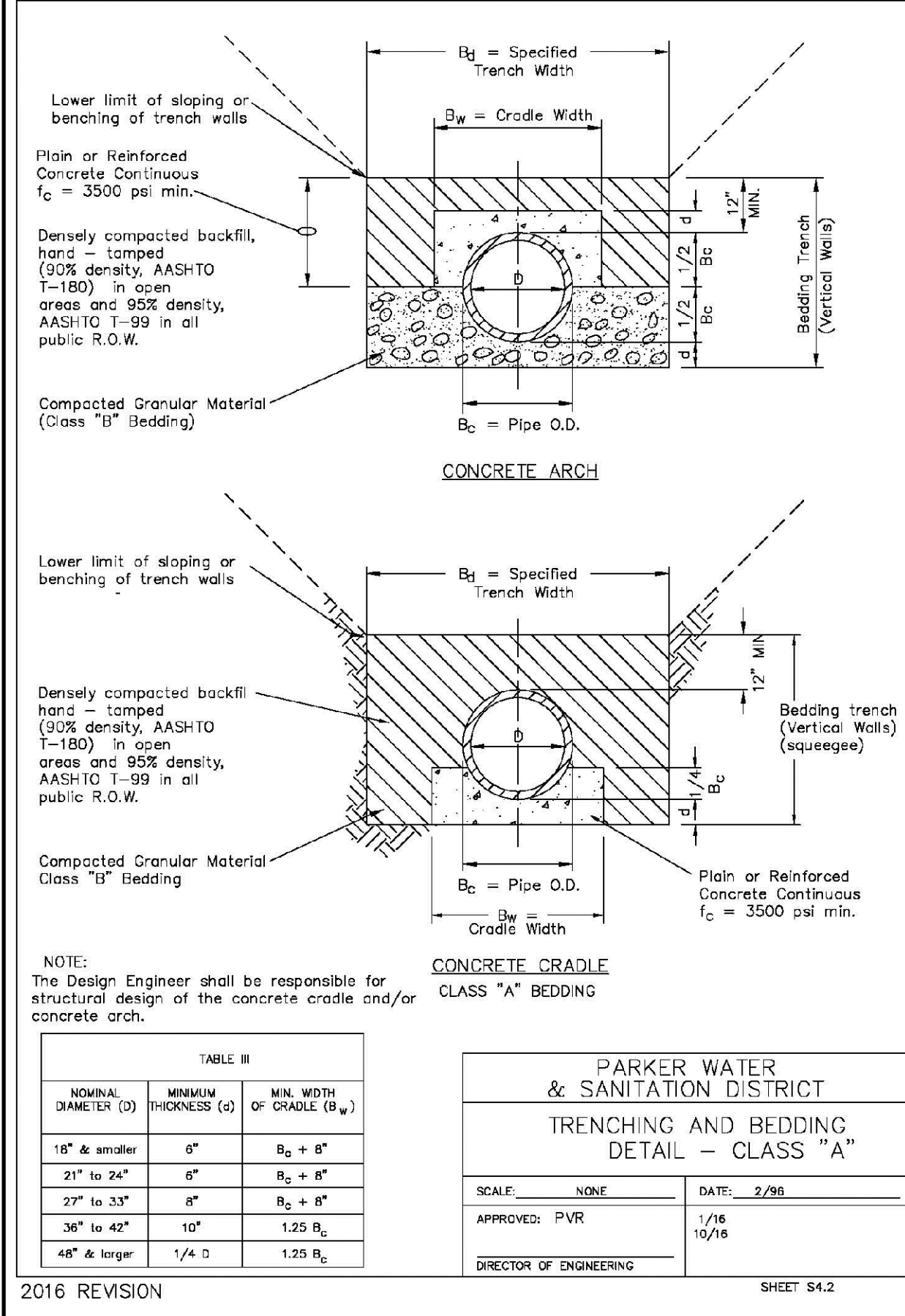
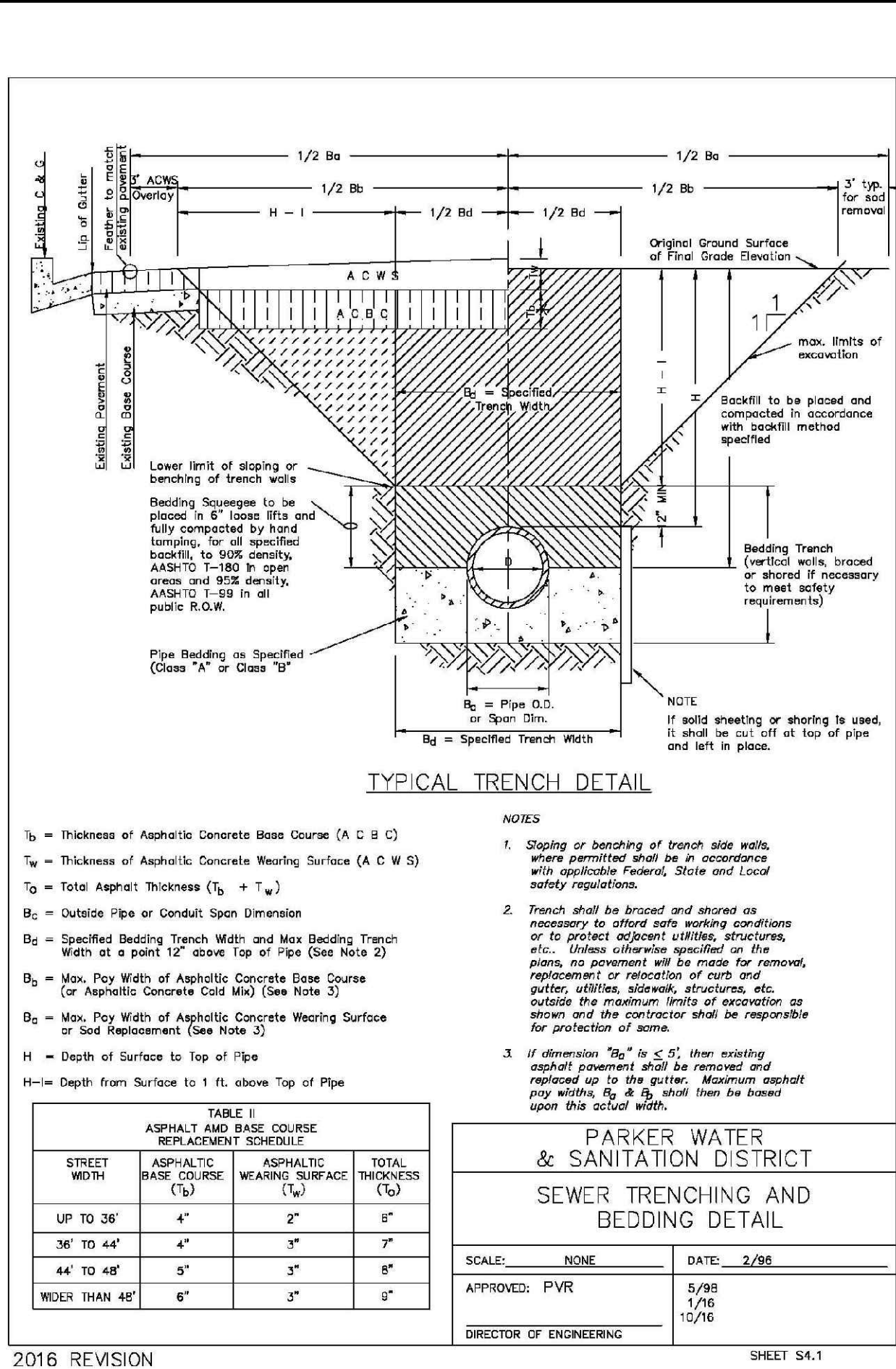
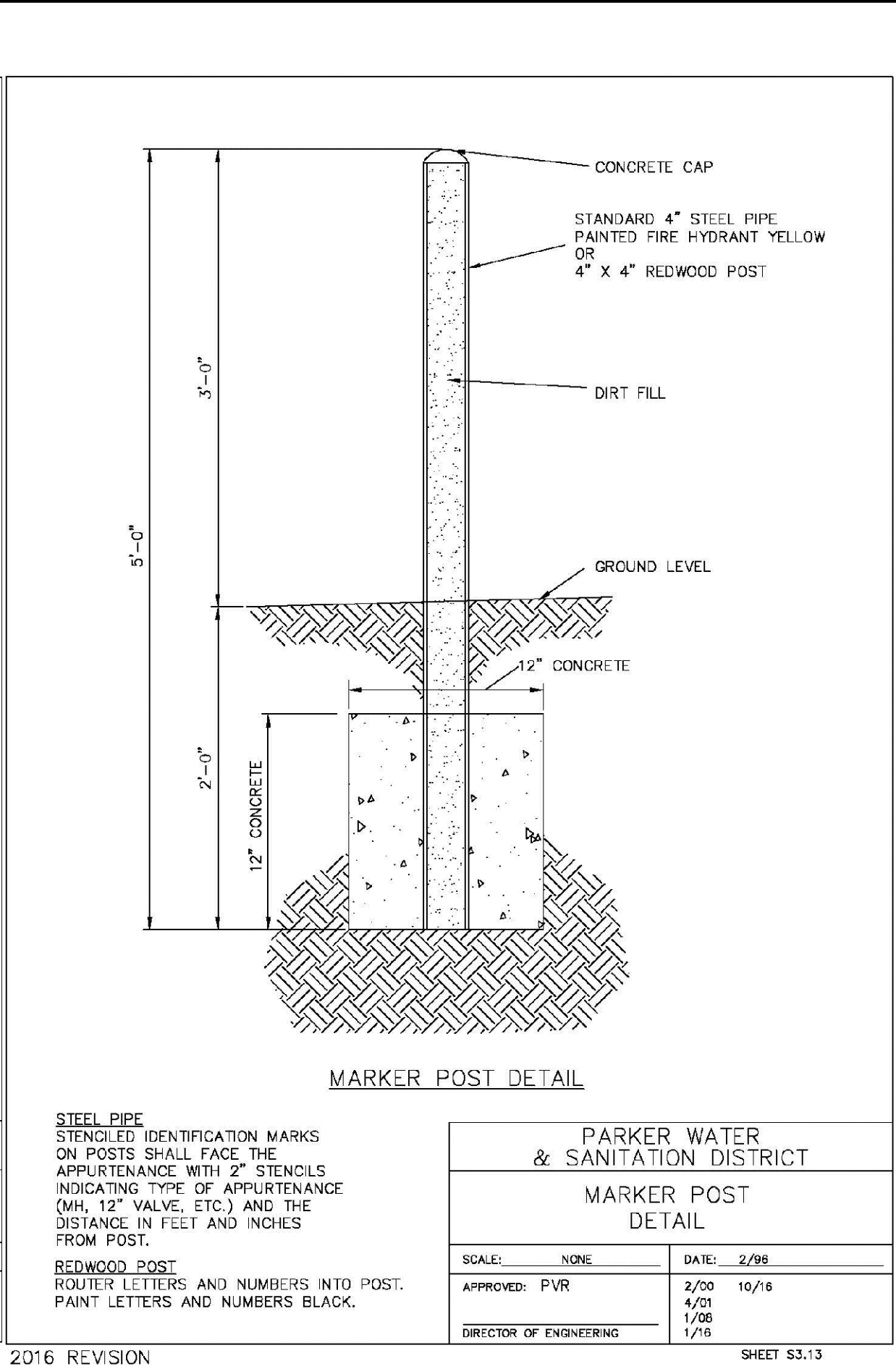
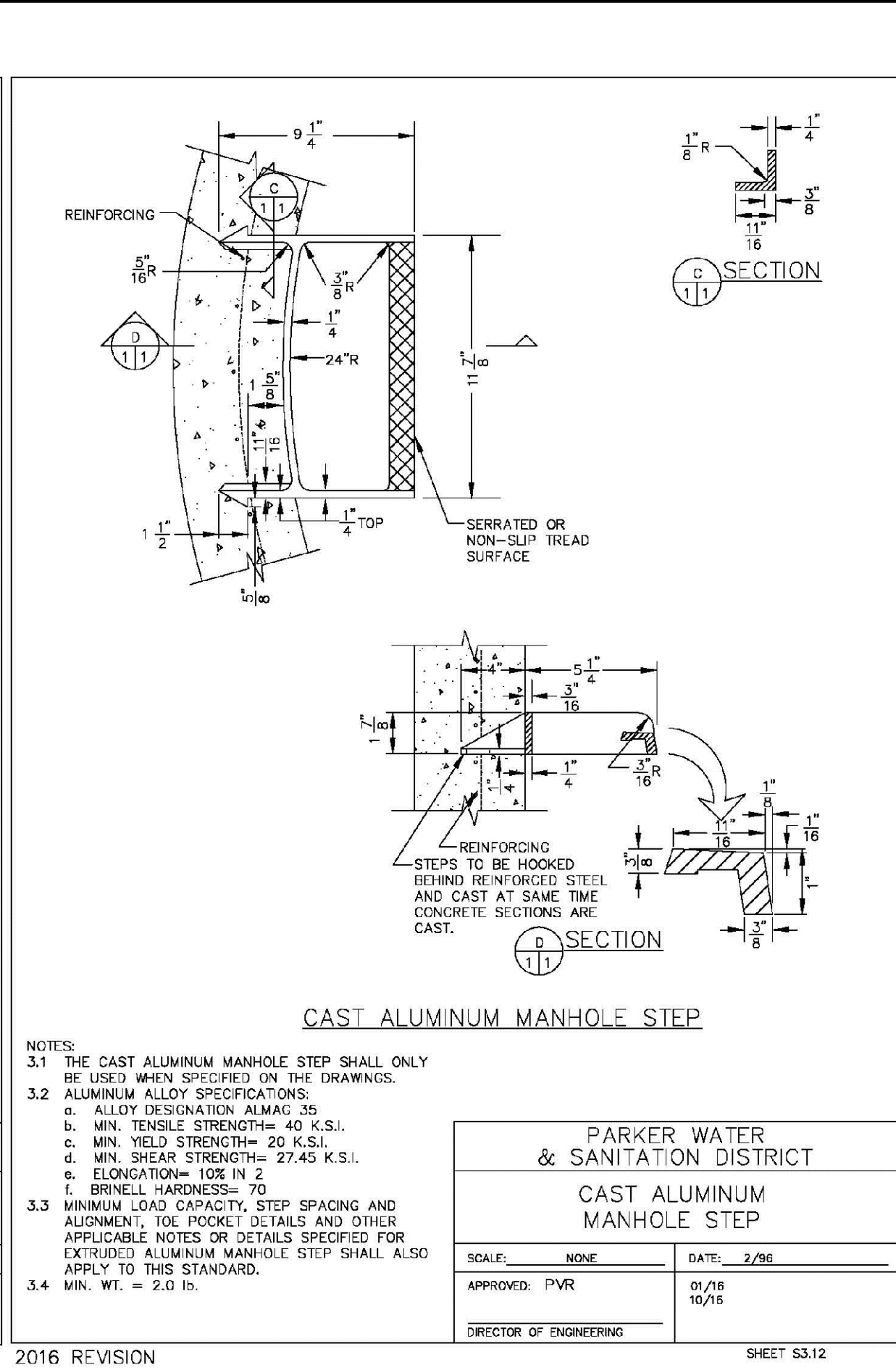
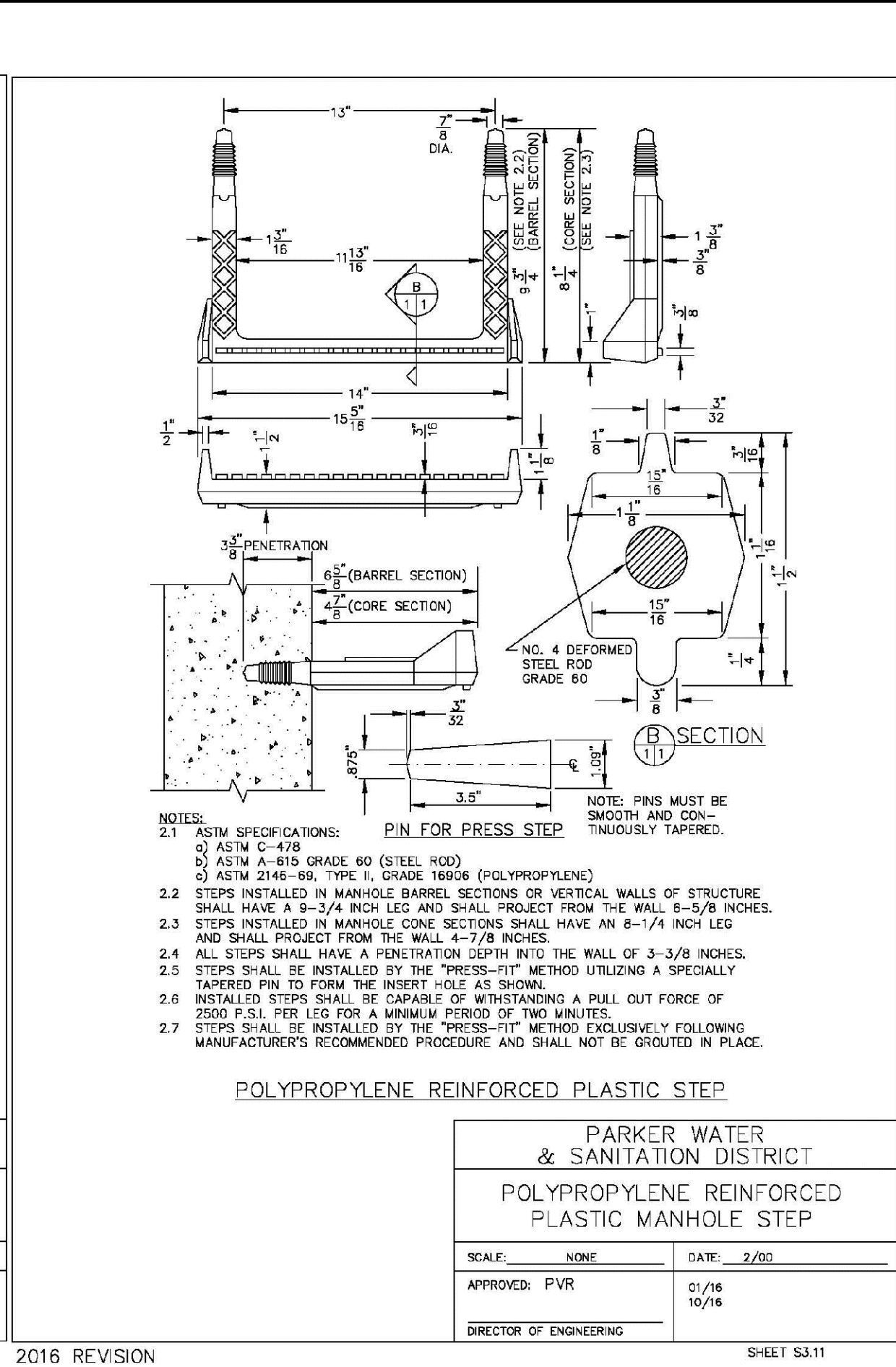
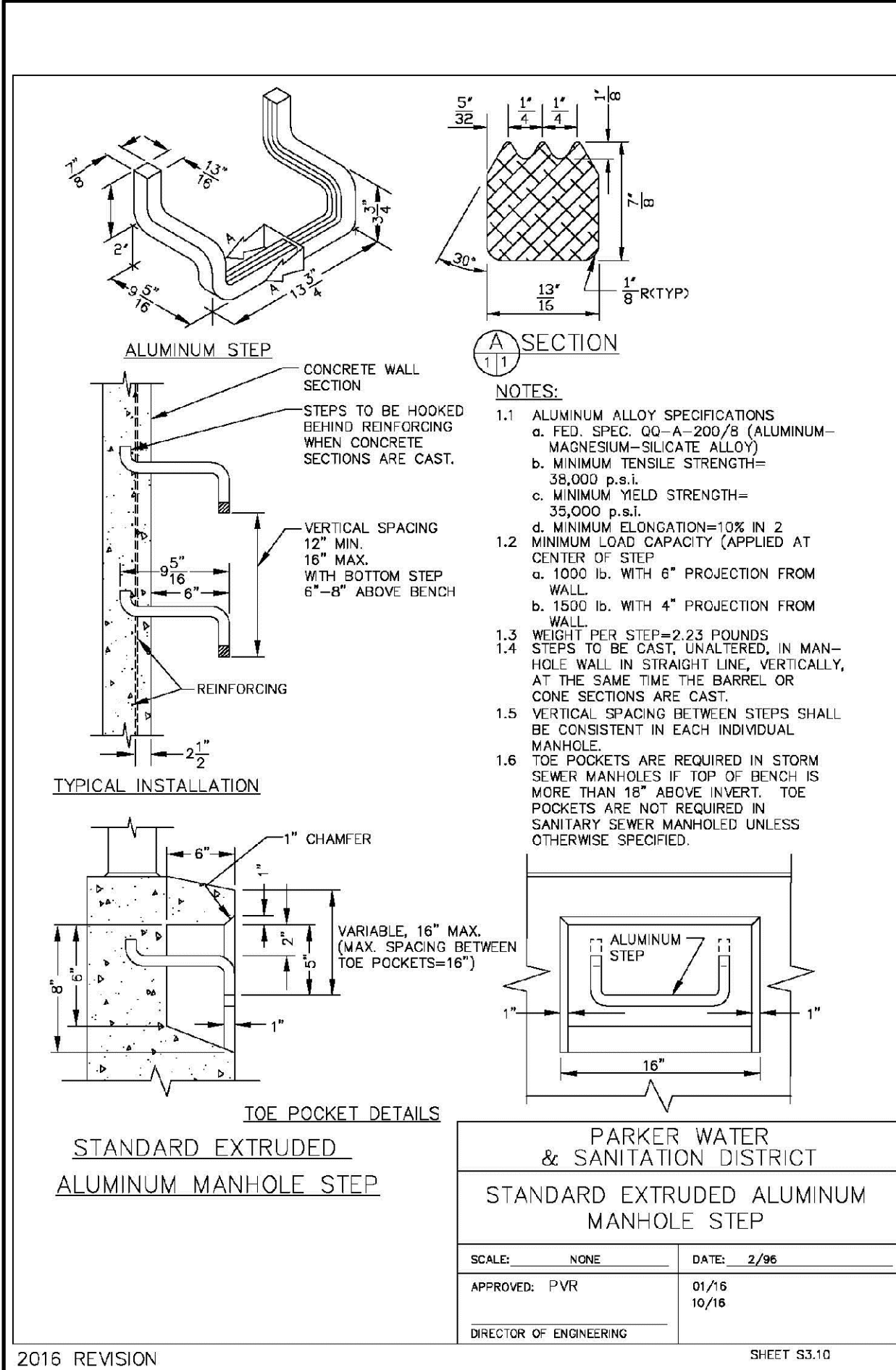


PARKER WATER & SANITATION DISTRICT
24\"/>

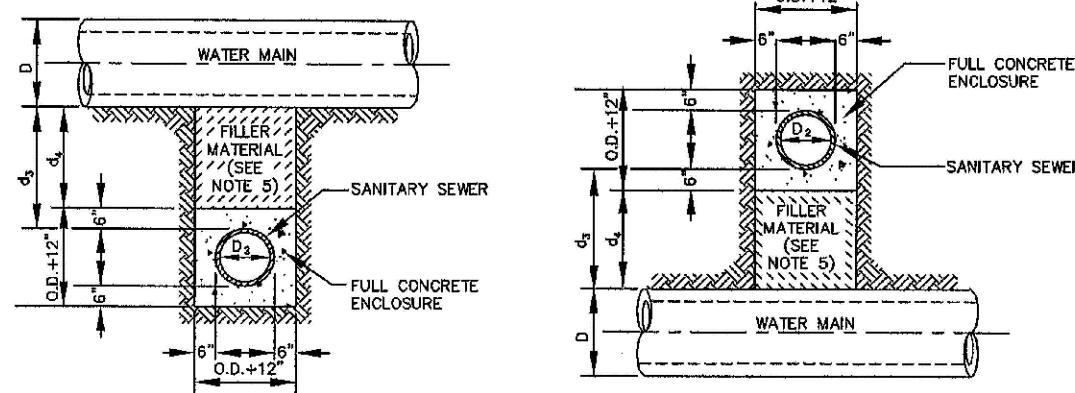
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APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

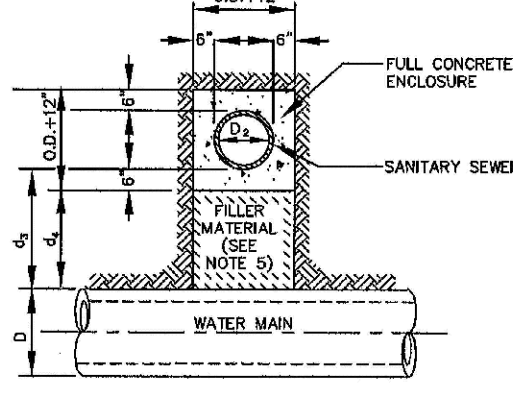
SHEET 53.9



N:\PROJECTS\BSSS RANCH\ENGINEERING\DRAWING SHEETS\DWG\SF11\DWG\SF11 PARKER WATER AND SANITATION\SANITARY SEWER DETAILS.DWG, CHRISTOPHER.B, 14/2018 7:20 PM



TYPE IIa
SANITARY SEWER CROSSING
UNDER WATER MAIN
IF $d_s > 2$ ft., ENCASEMENT NOT REQUIRED



TYPE IIb
SANITARY SEWER CROSSING
OVER TOP OF WATER MAIN
FULL ENCASEMENT REQUIRED REGARDLESS OF DIMENSION d_s .

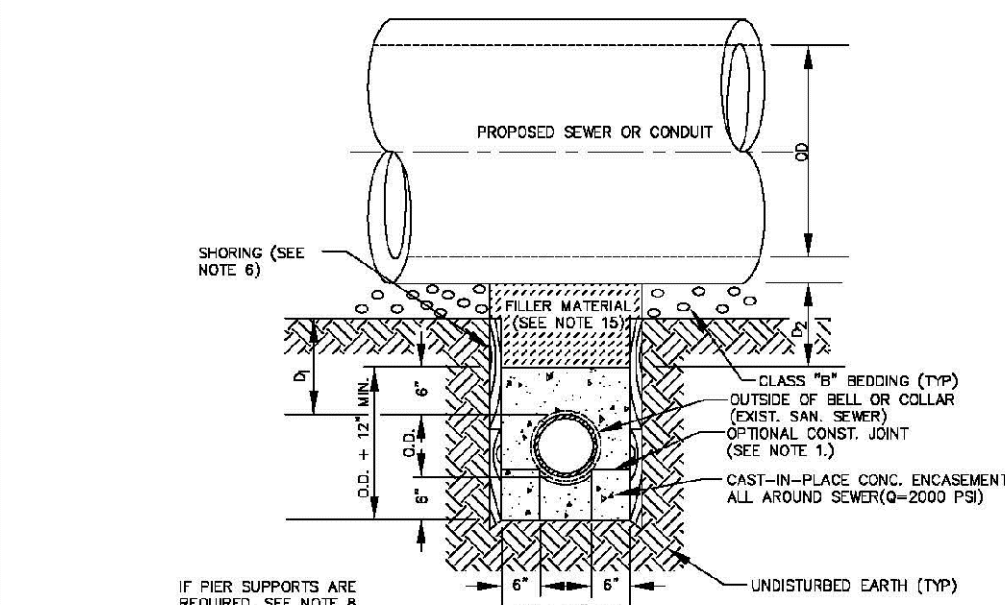
TYPE II
CONCRETE ENCASEMENT FOR SANITARY SEWERS
CROSSING OVER OR UNDER WATER MAIN

GENERAL NOTES FOR TYPE IIa & IIb ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASEMENT IS POURING 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 ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I OR TYPE II OR TYPE 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 $d_s \leq 24"$ ($d_s \leq 18"$).
- TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS REGARDLESS OF DIMENSION d_s .
- EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
- 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, PER 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



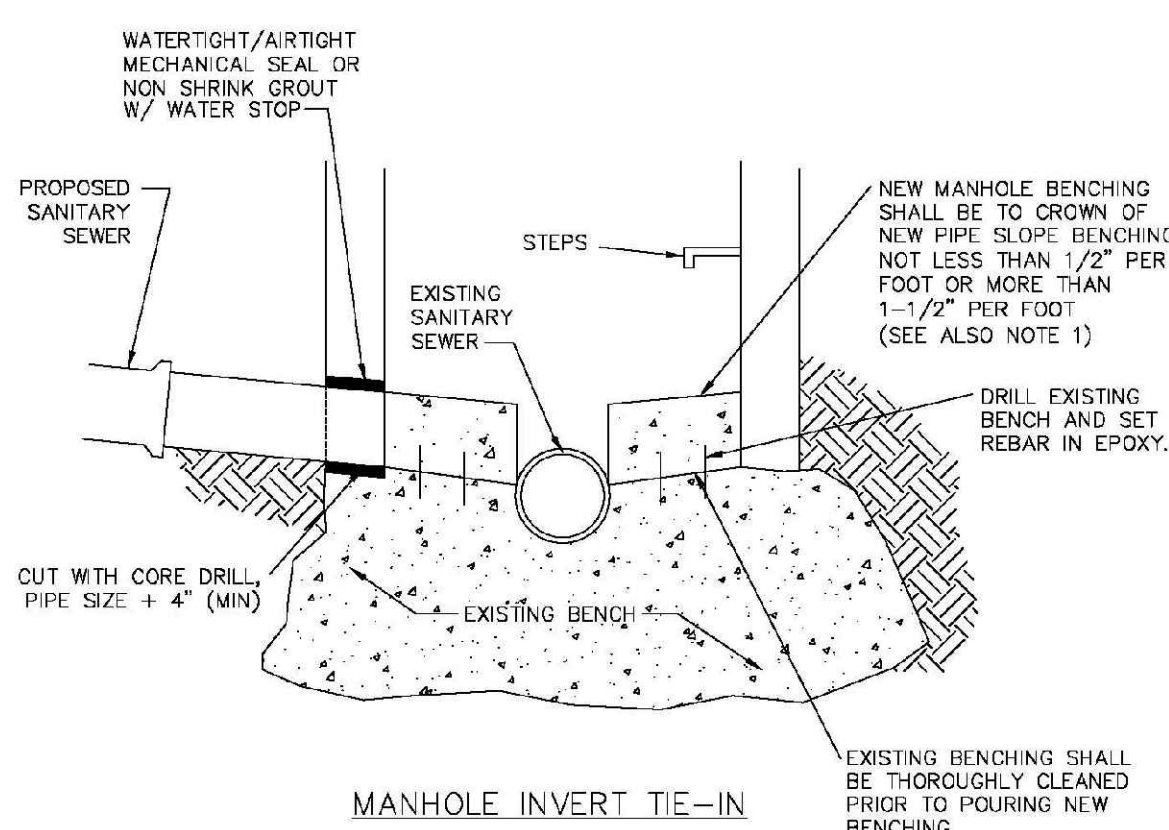
TYPE III
CONCRETE ENCASEMENT FOR SANITARY SEWERS
(FULL ENCASEMENT) NO SCALE

GENERAL NOTES FOR TYPE IIIa & IIIb ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASEMENT IS POURING 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 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 $d_s \leq 24"$ ($d_s \leq 18"$).
- TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS REGARDLESS OF DIMENSION d_s .
- EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
- 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, PER 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 FILL.

PARKER WATER & SANITATION DISTRICT		
CONCRETE ENCASEMENT TYPE III		
SCALE: NONE	DATE: 2/98	
APPROVED: PVR	5/98 1/16 10/16	
DIRECTOR OF ENGINEERING		

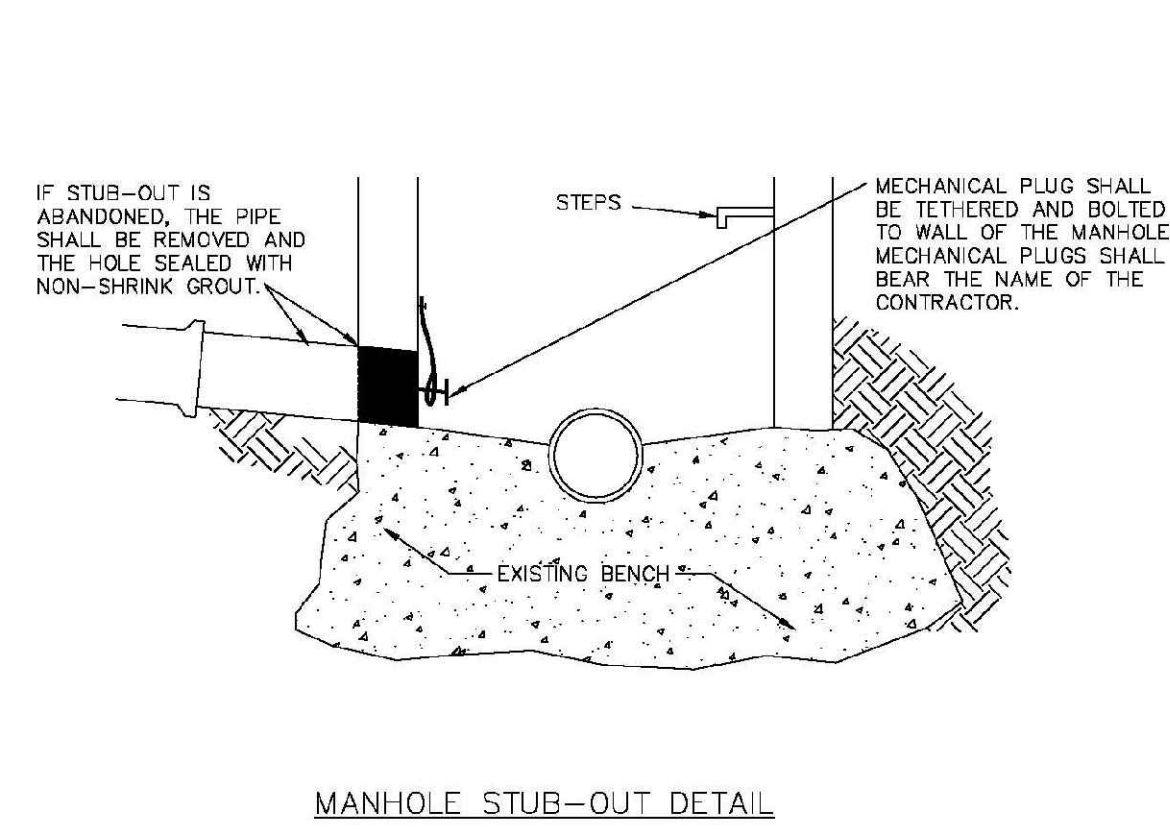
SHEET S4.8



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

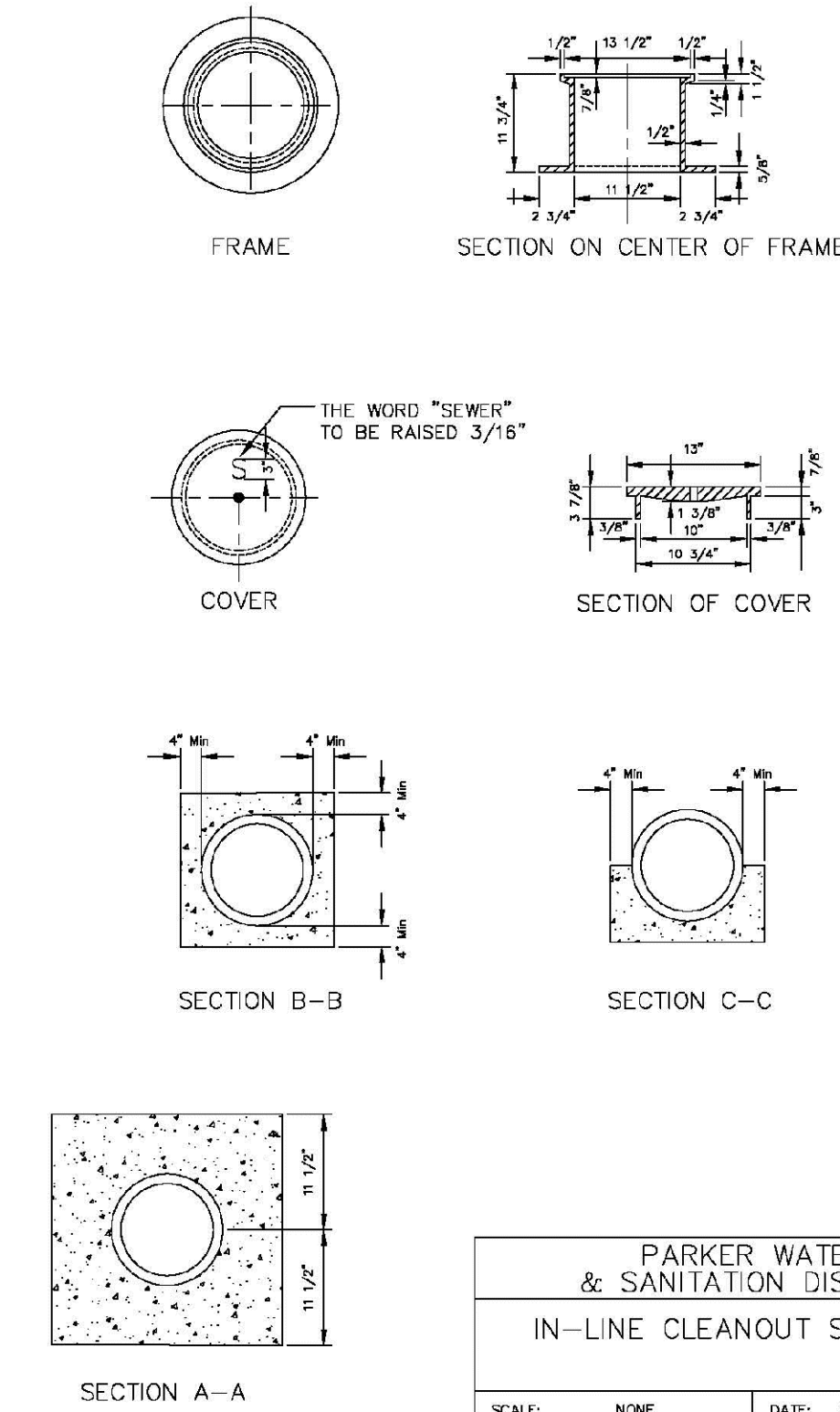
PARKER WATER & SANITATION DISTRICT		
MANHOLE INVERT TIE-IN DETAIL		
SCALE: NONE	DATE: 2/98	
APPROVED: PVR	1/16 10/16	
DIRECTOR OF ENGINEERING		

SHEET S4.9



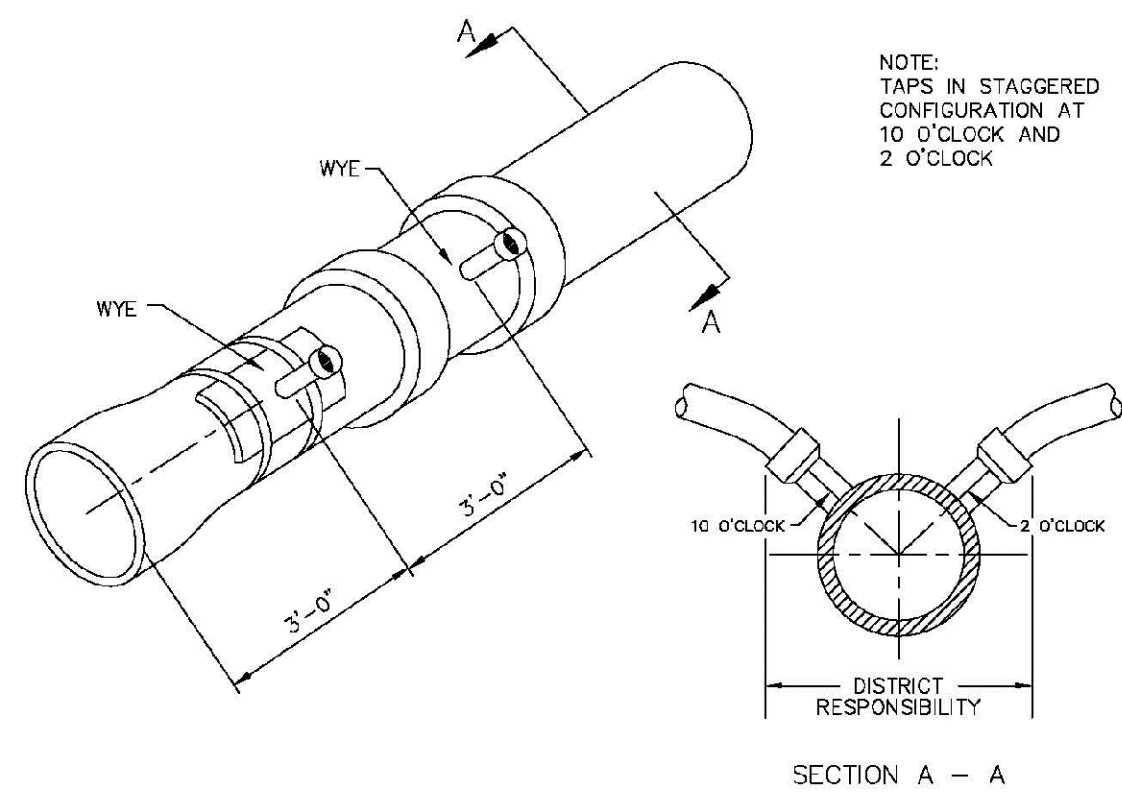
PARKER WATER & SANITATION DISTRICT		
MANHOLE STUB-OUT DETAIL		
SCALE: NONE	DATE: 2/98	
APPROVED: PVR	1/16 10/16	
DIRECTOR OF ENGINEERING		

SHEET S4.10



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

SHEET S4.12

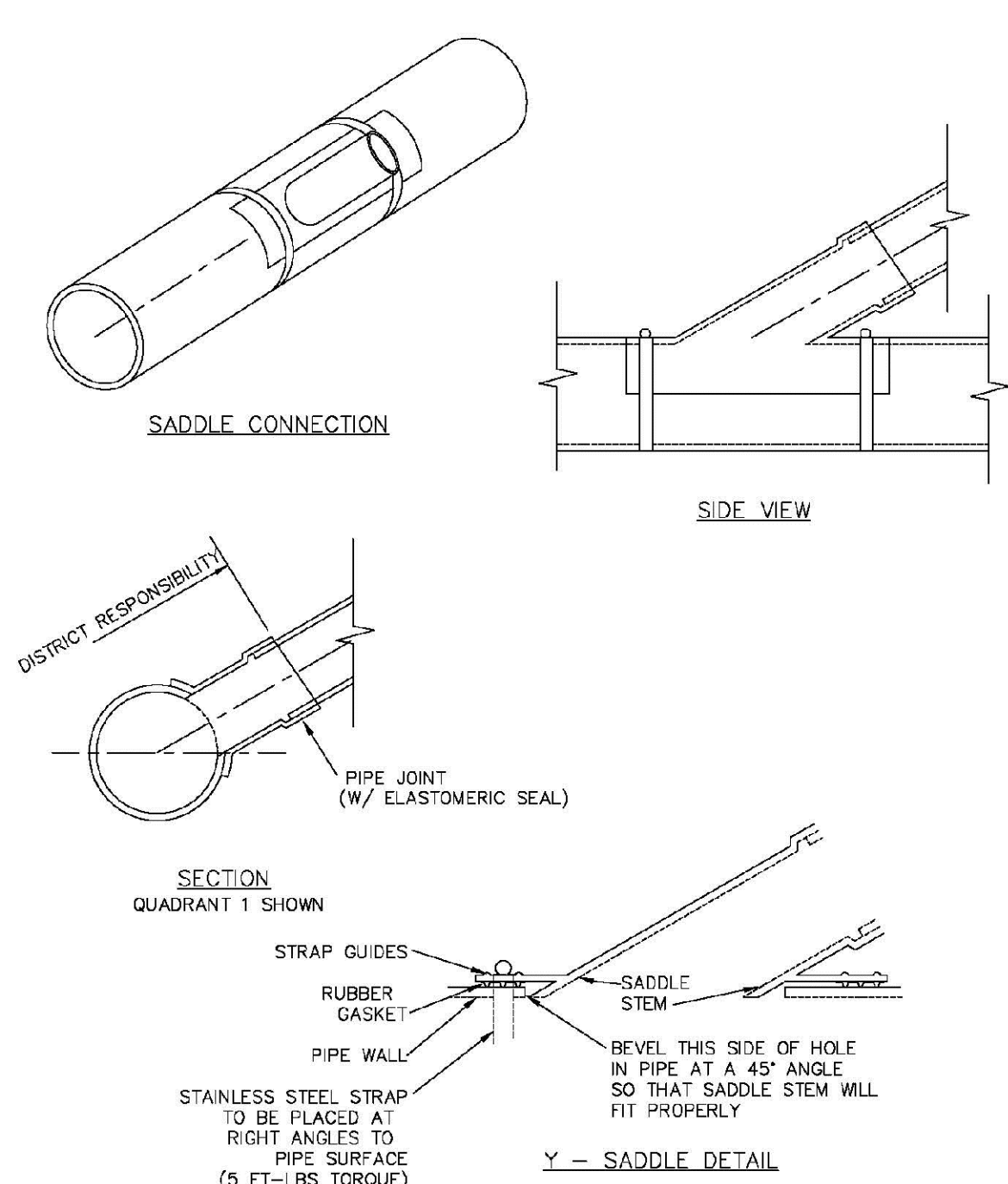


Sewer service connections shall be positioned at either the 2 o'clock or the 10 o'clock position on the circumference of the sewer main. On new installations, tee or wye fittings shall be used. When tapping into existing sewer main, a saddle connection and approved coring method shall be used. The minimum 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.

DOMESTIC SEWER TAPPING DETAIL

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

SHEET S4.13

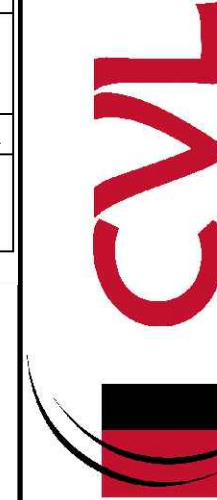


- NOTES:
- SADDLE FITTINGS TO BE PER ASTM D3034.
 - CONNECTION SHALL BE Y - SADDLE WITH TWO BONDS

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

SHEET S4.14

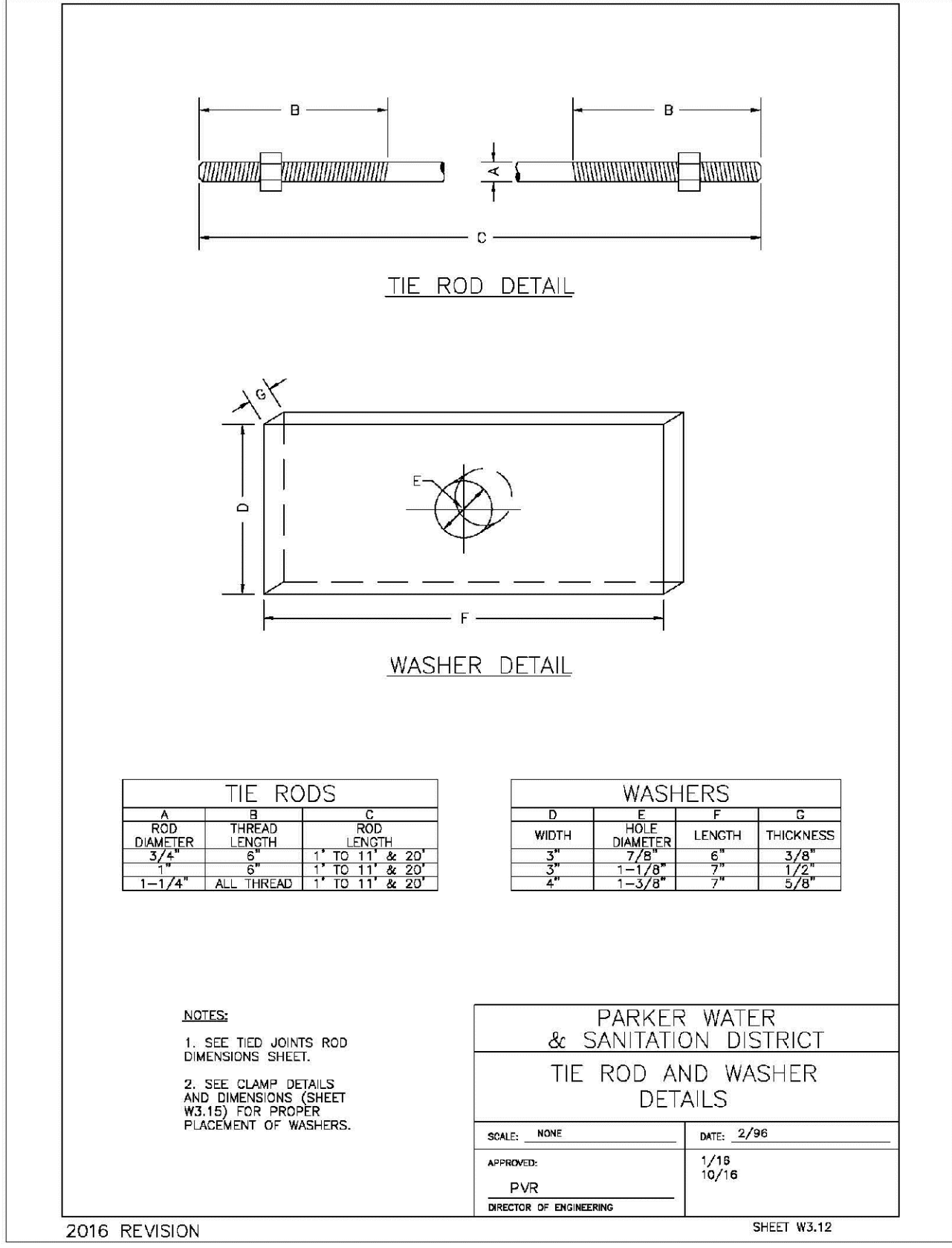
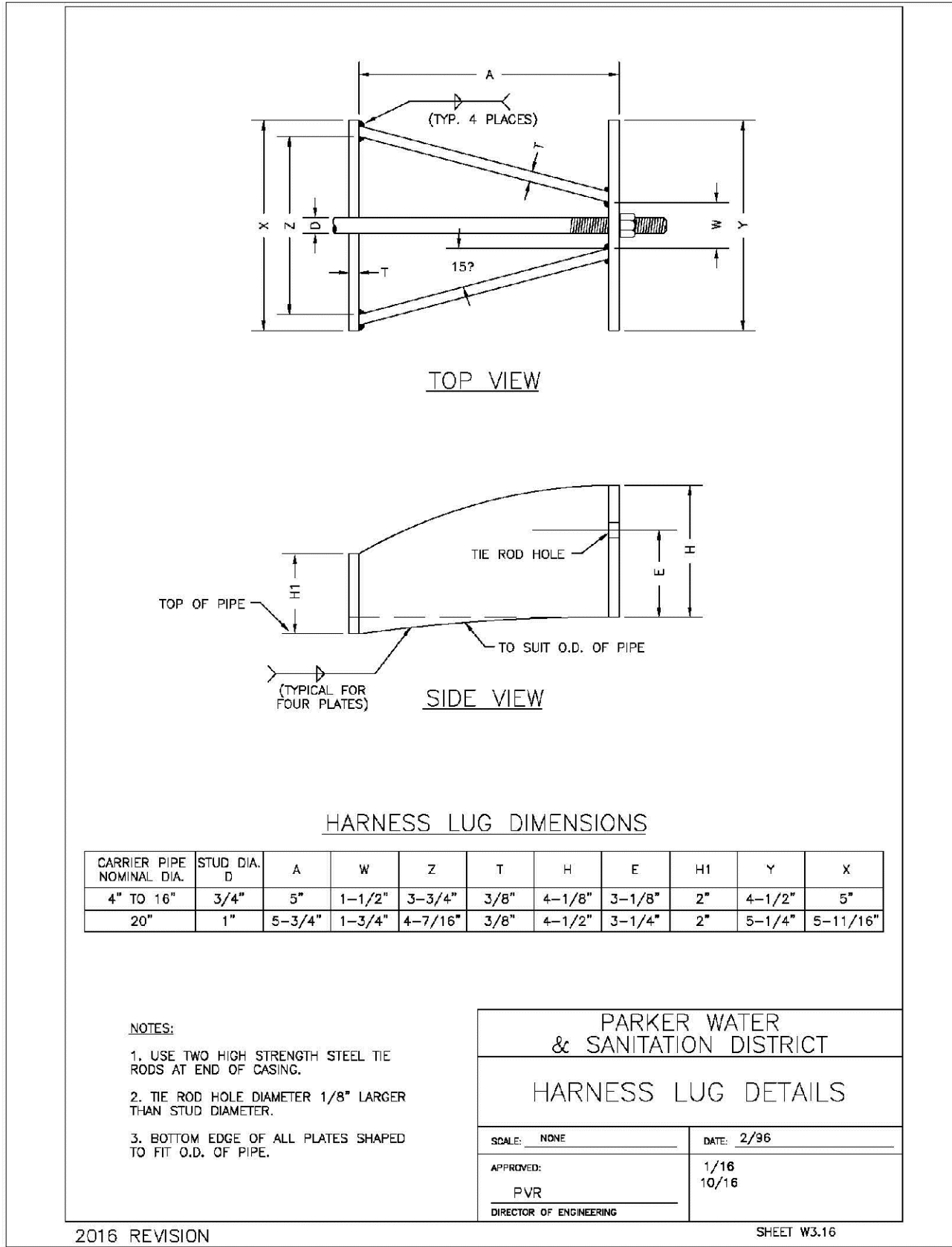
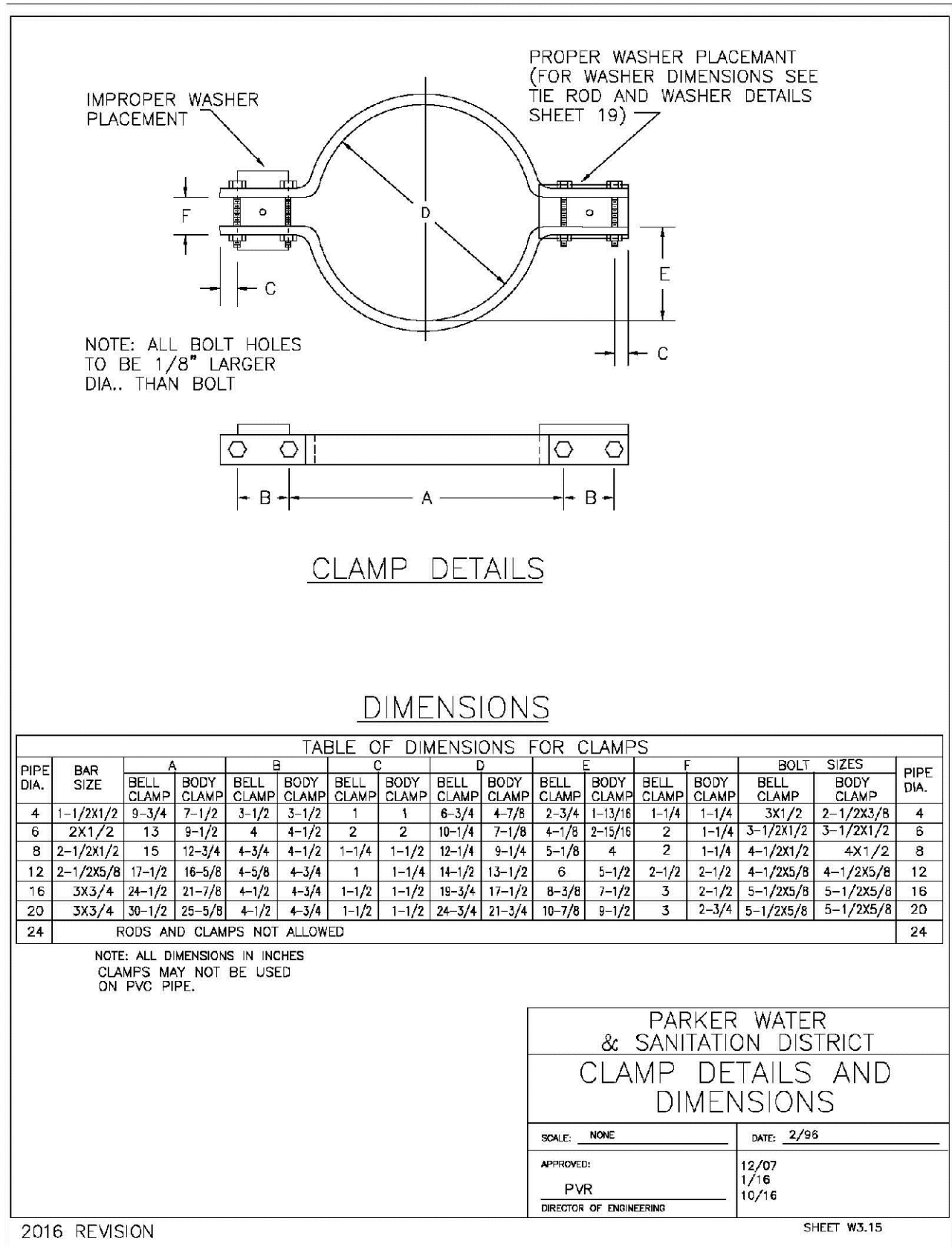
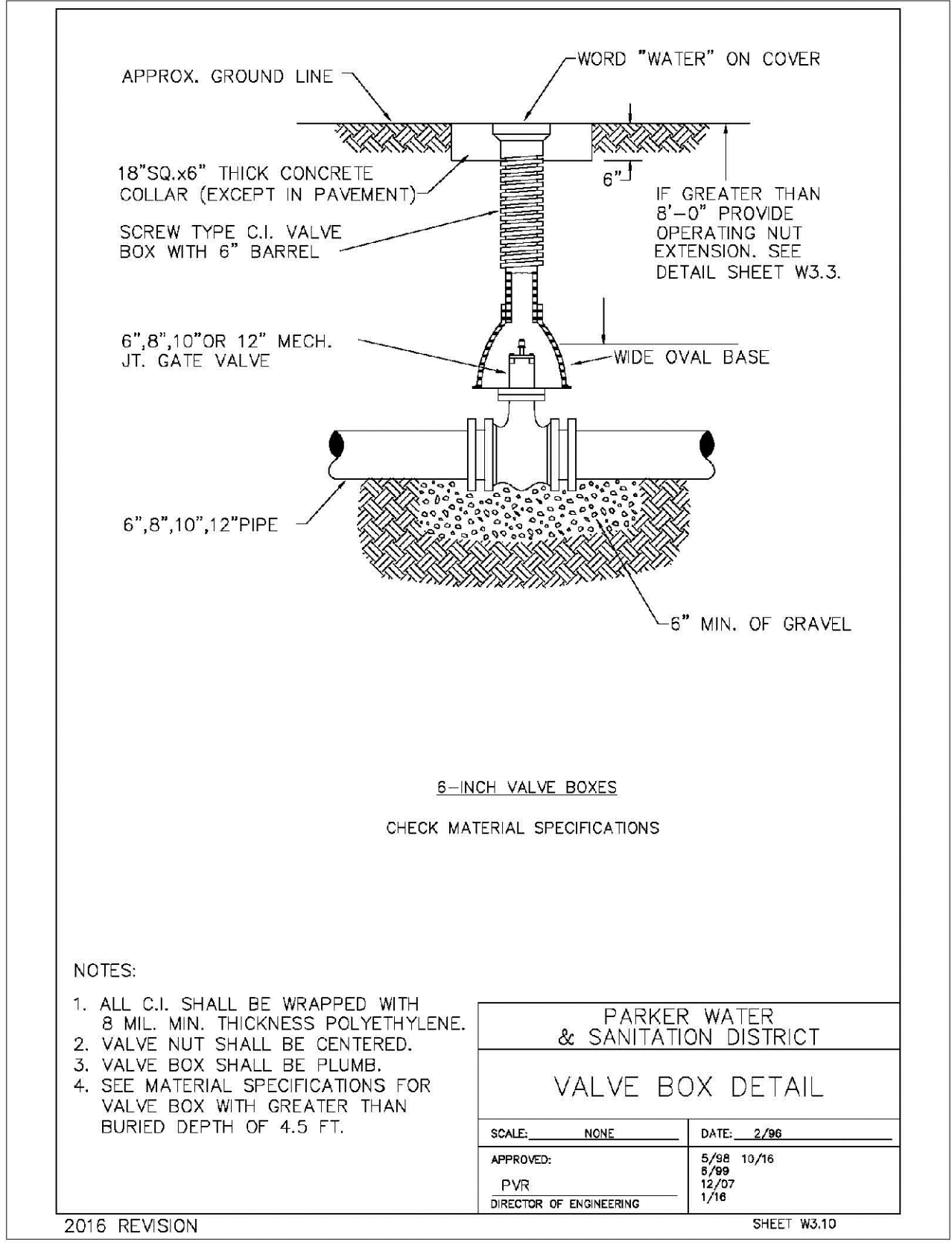
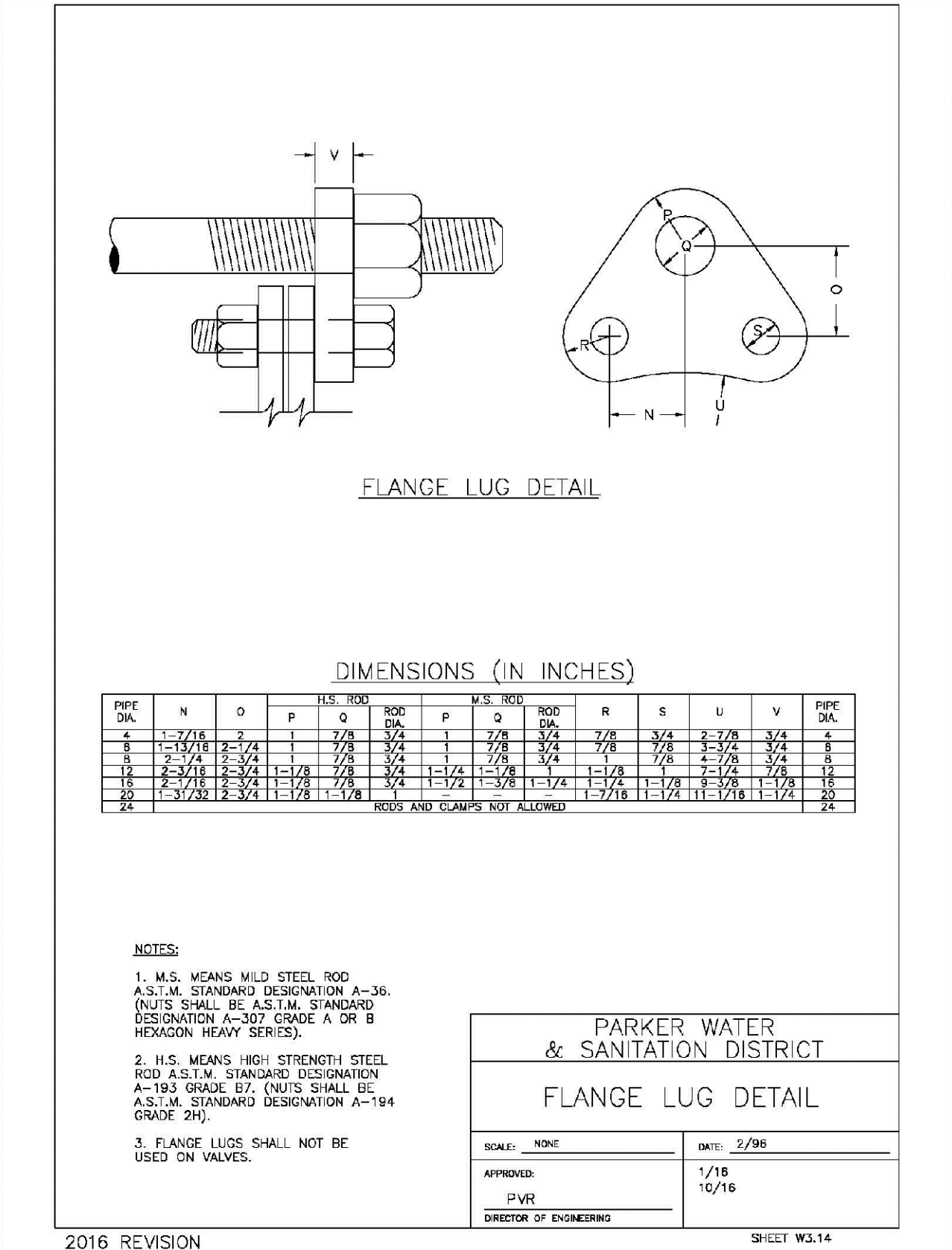
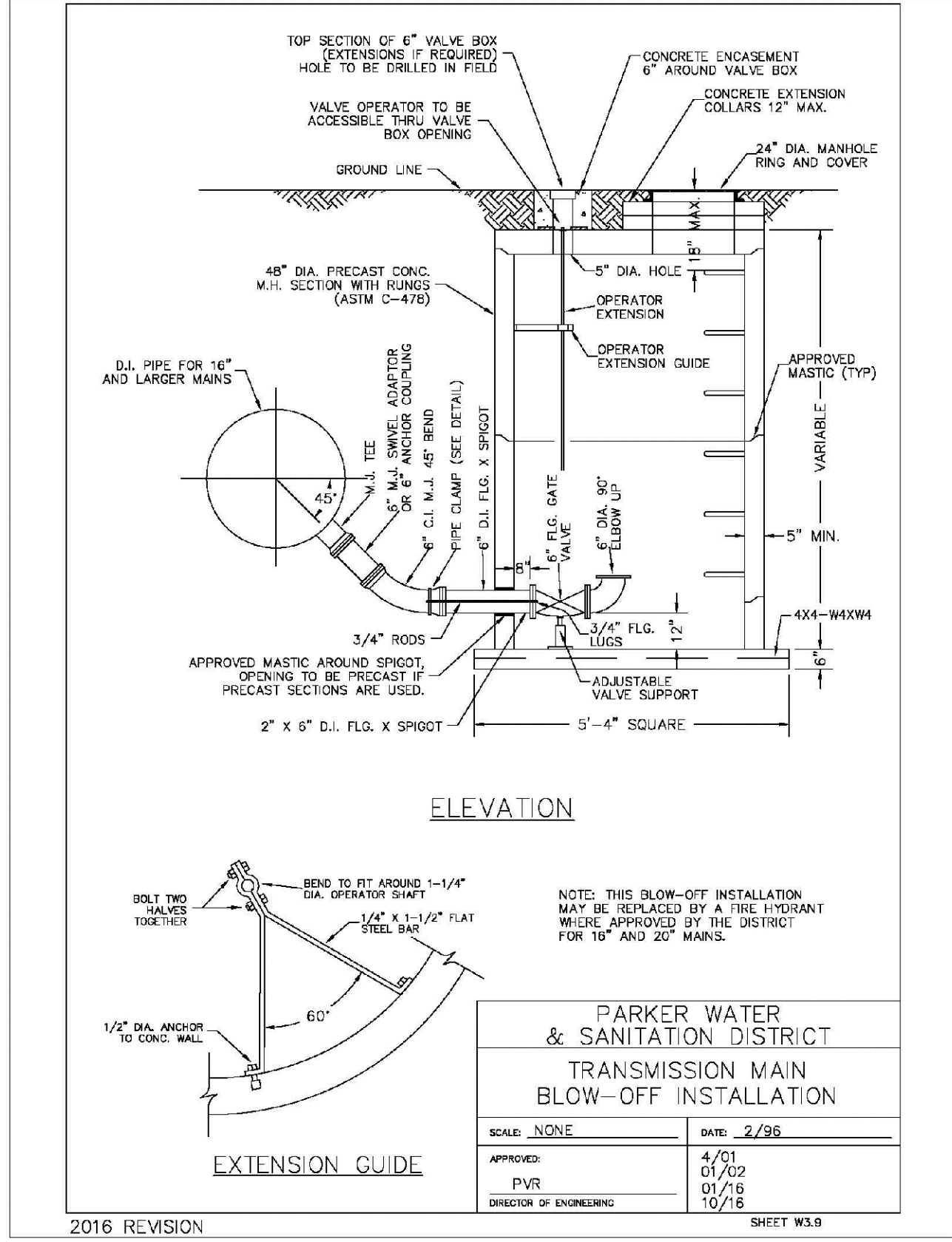
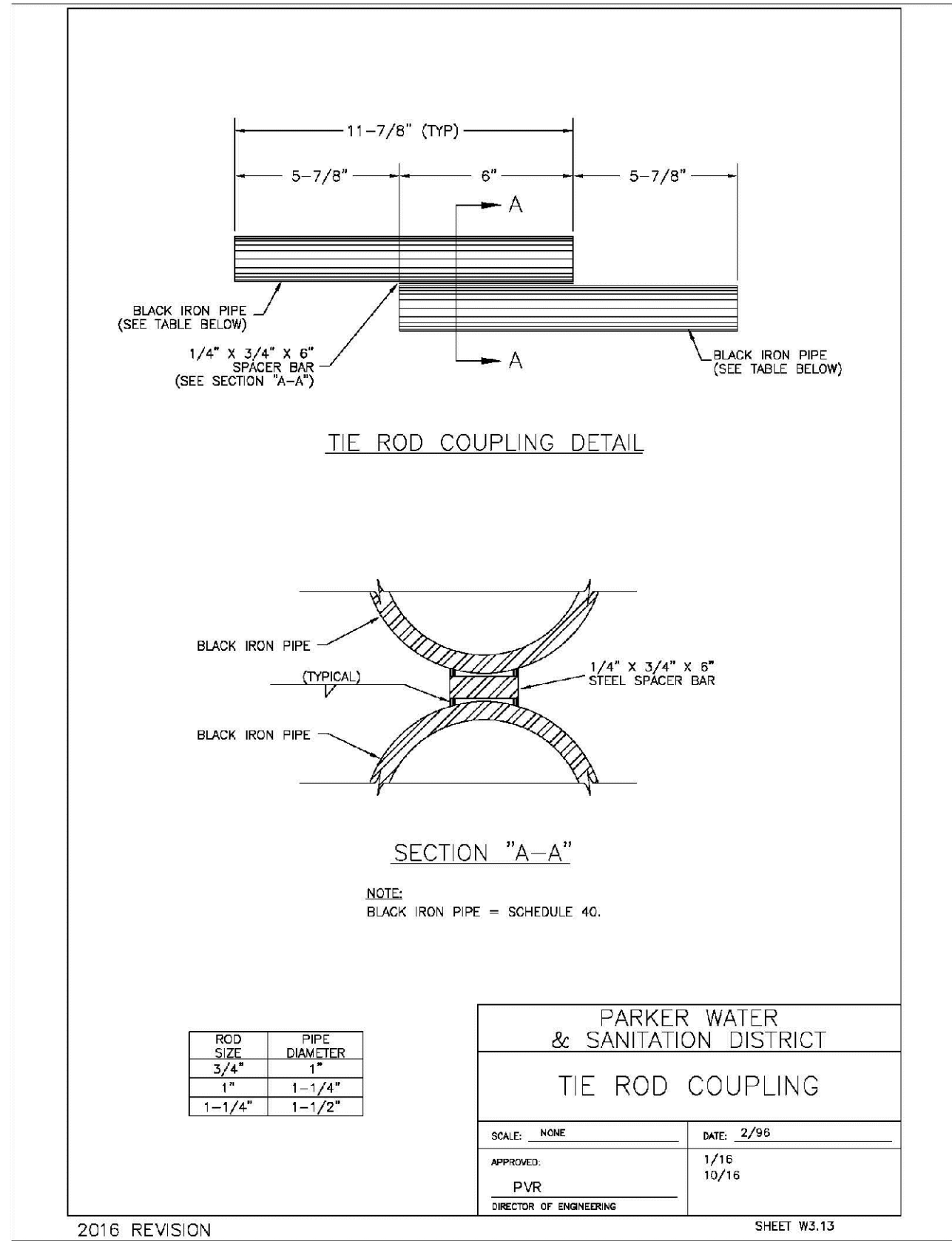
10333 E. Dry Creek Rd.
Denver, CO 80140
Tel: (720) 482-9526
Fax: (720) 482-9546

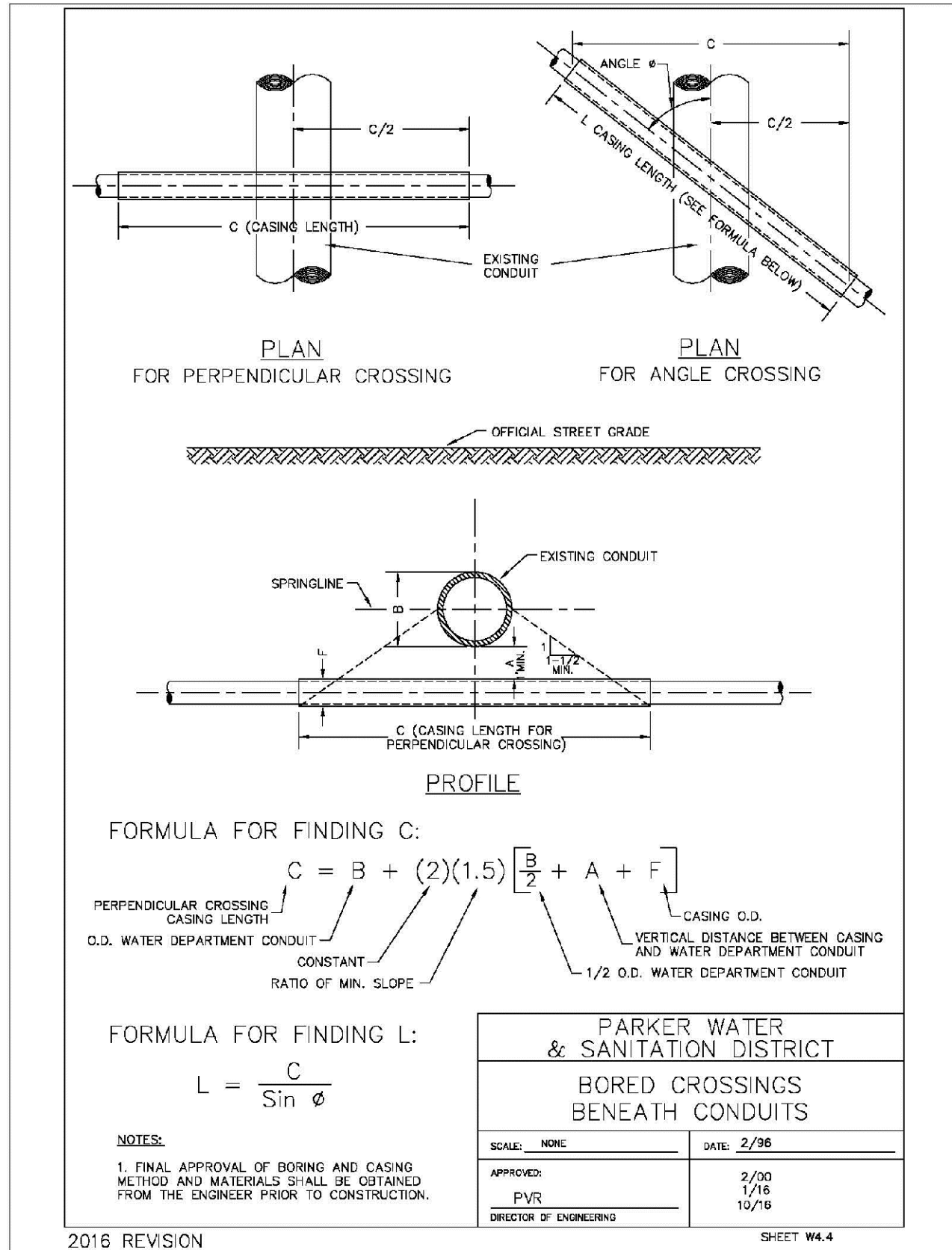
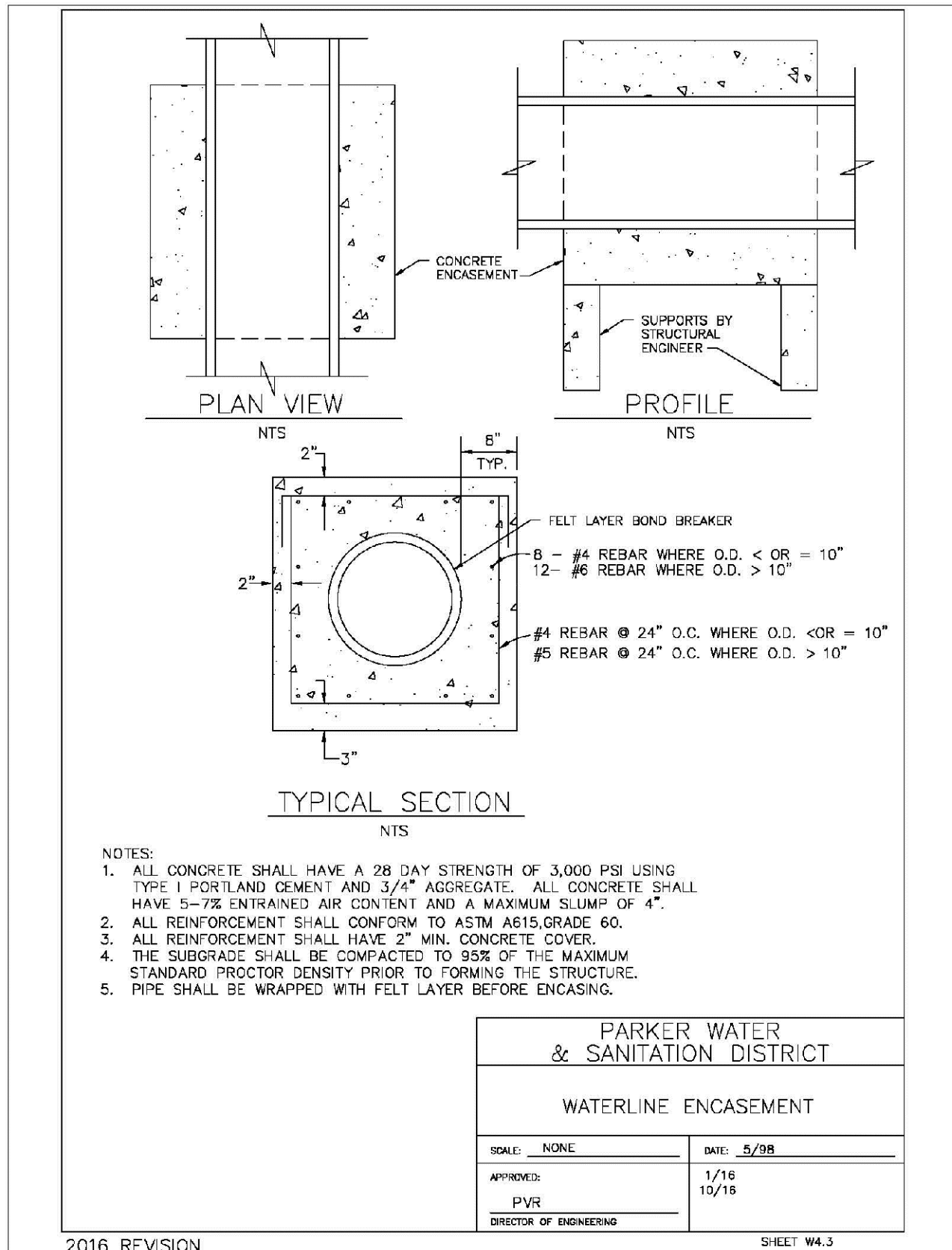
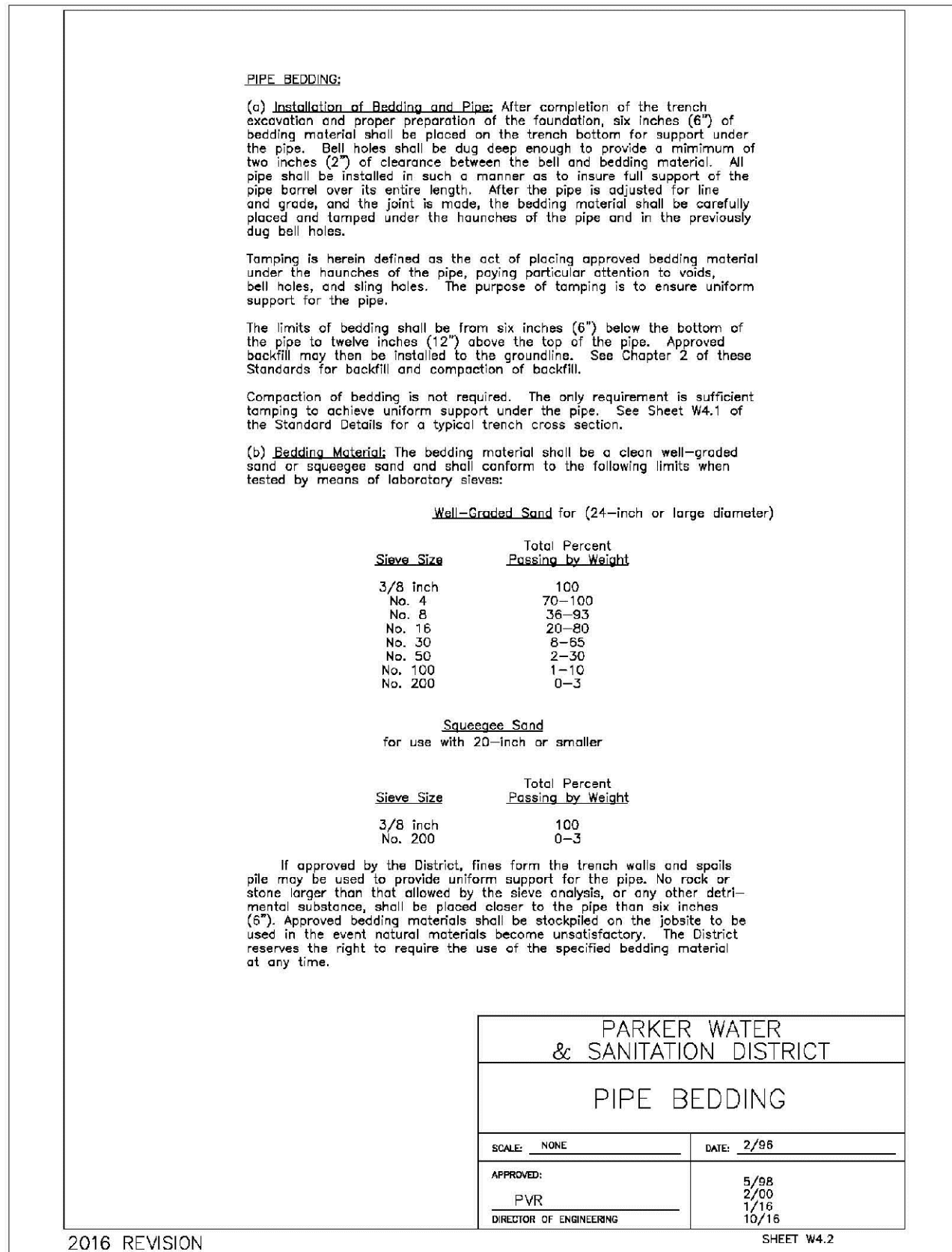
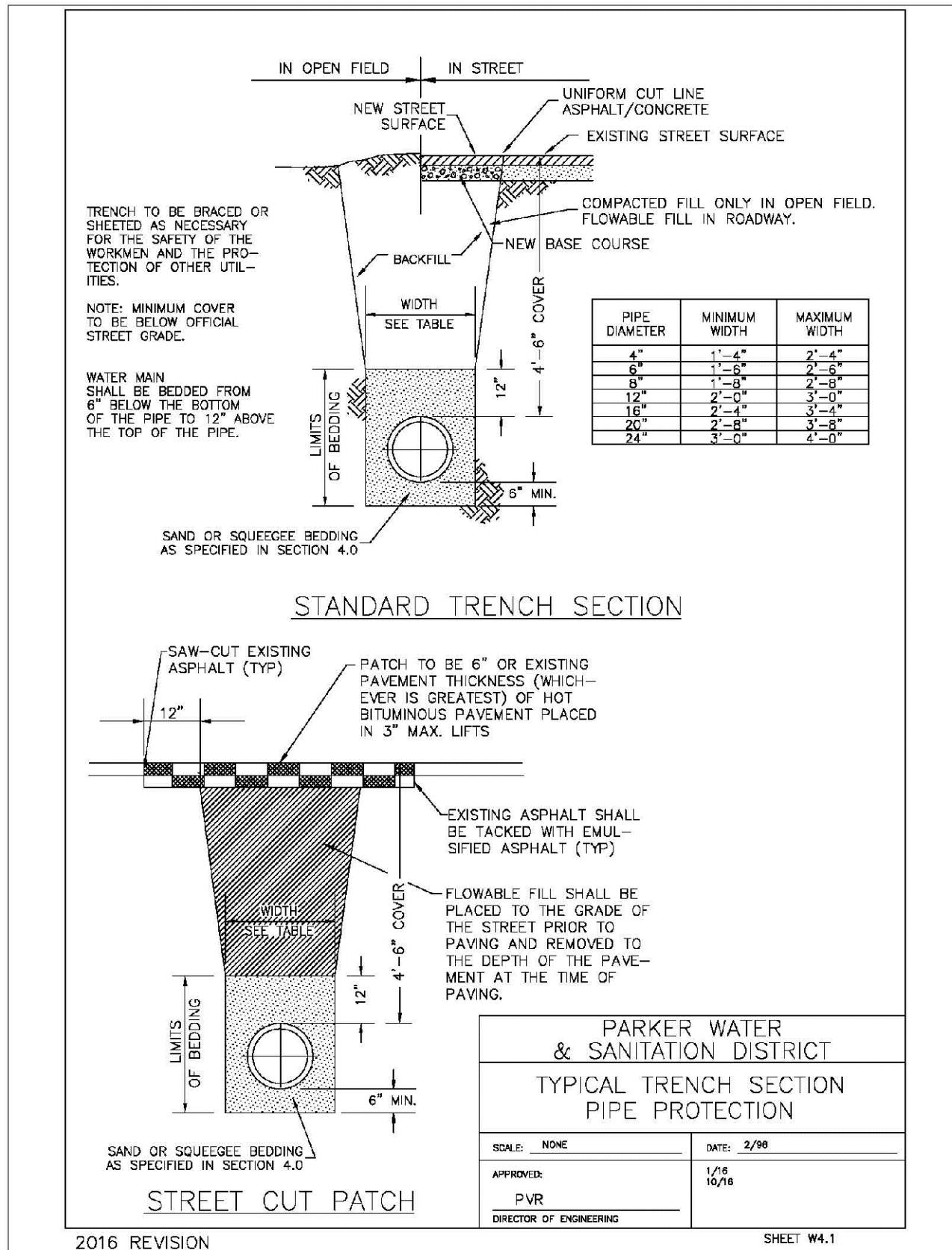
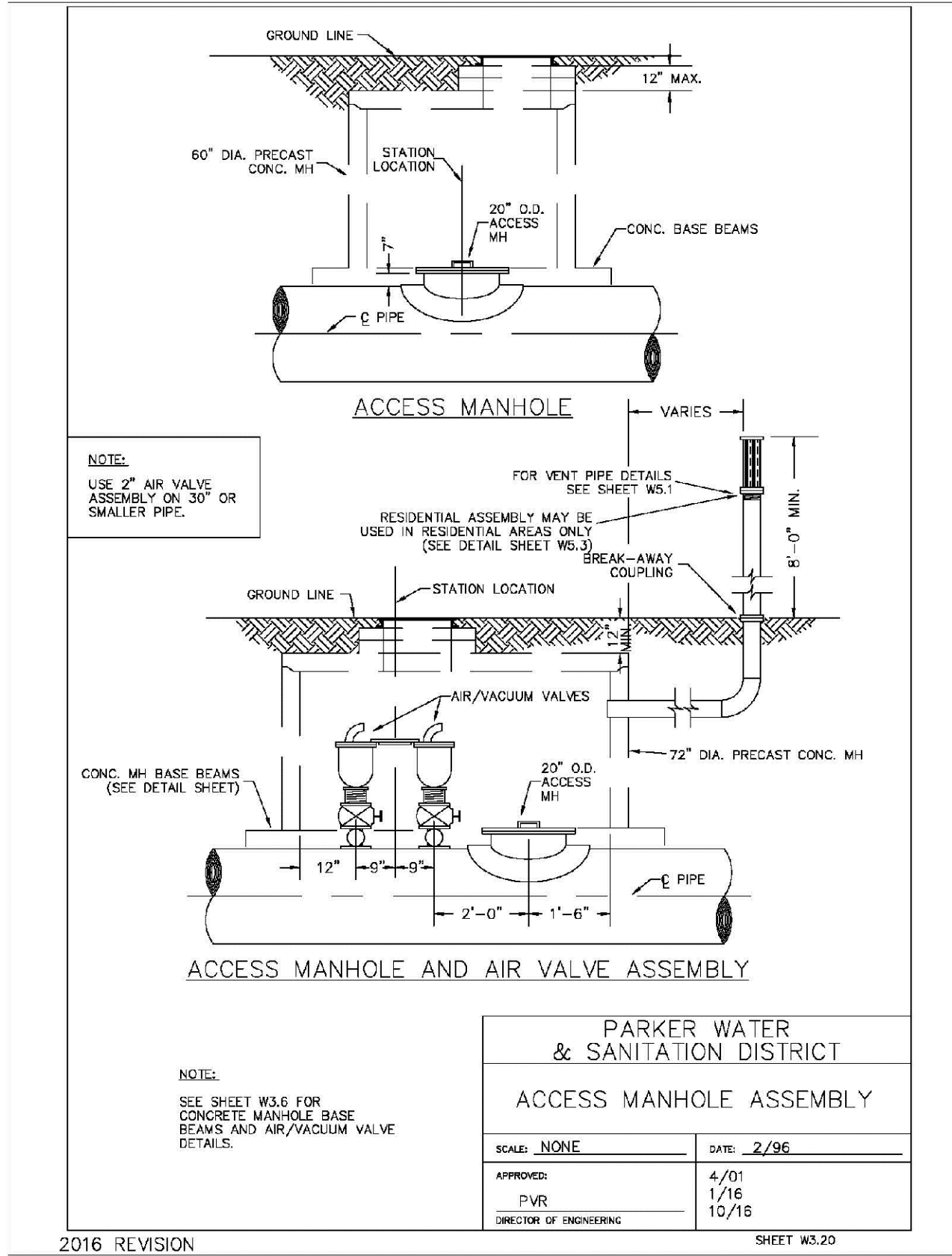
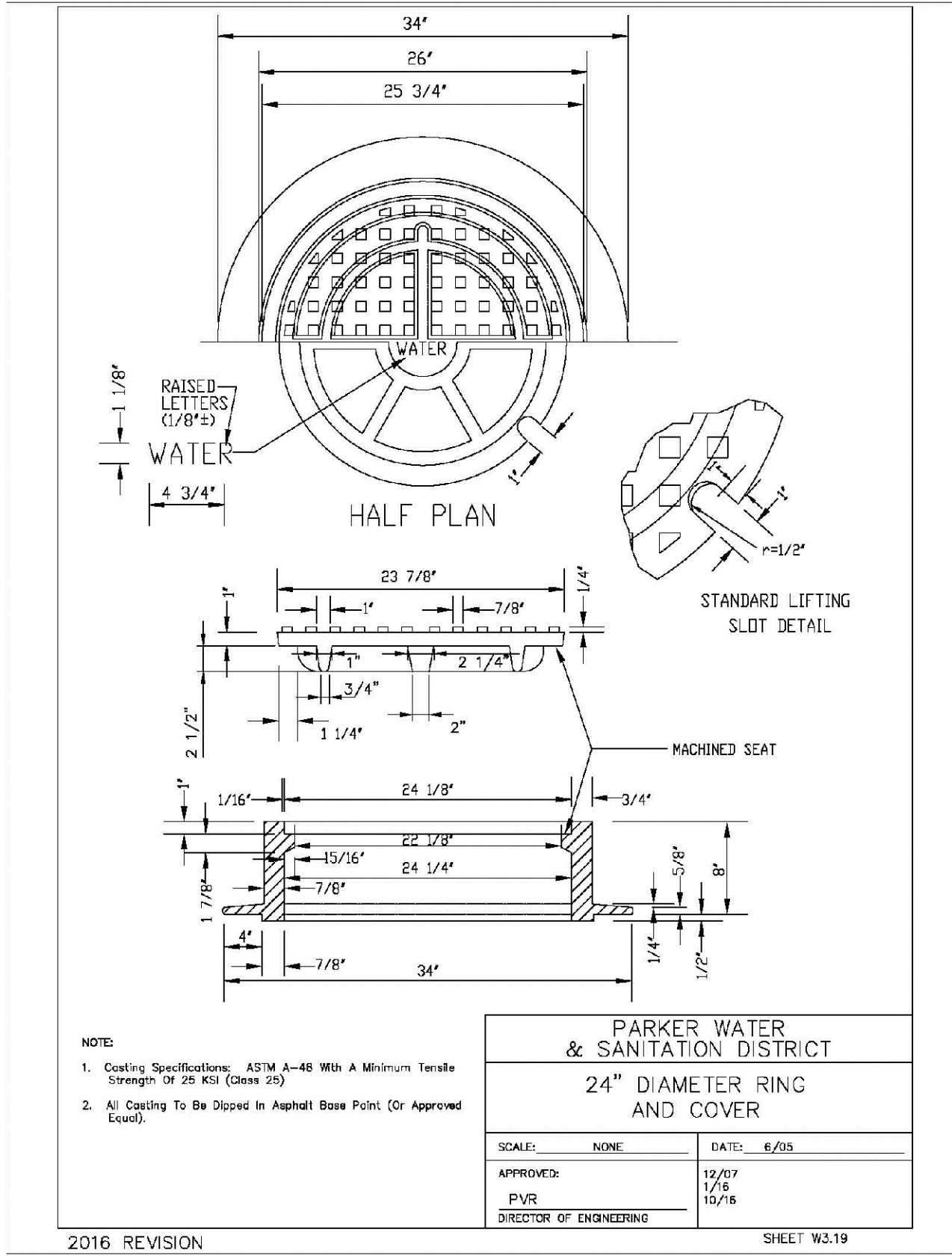
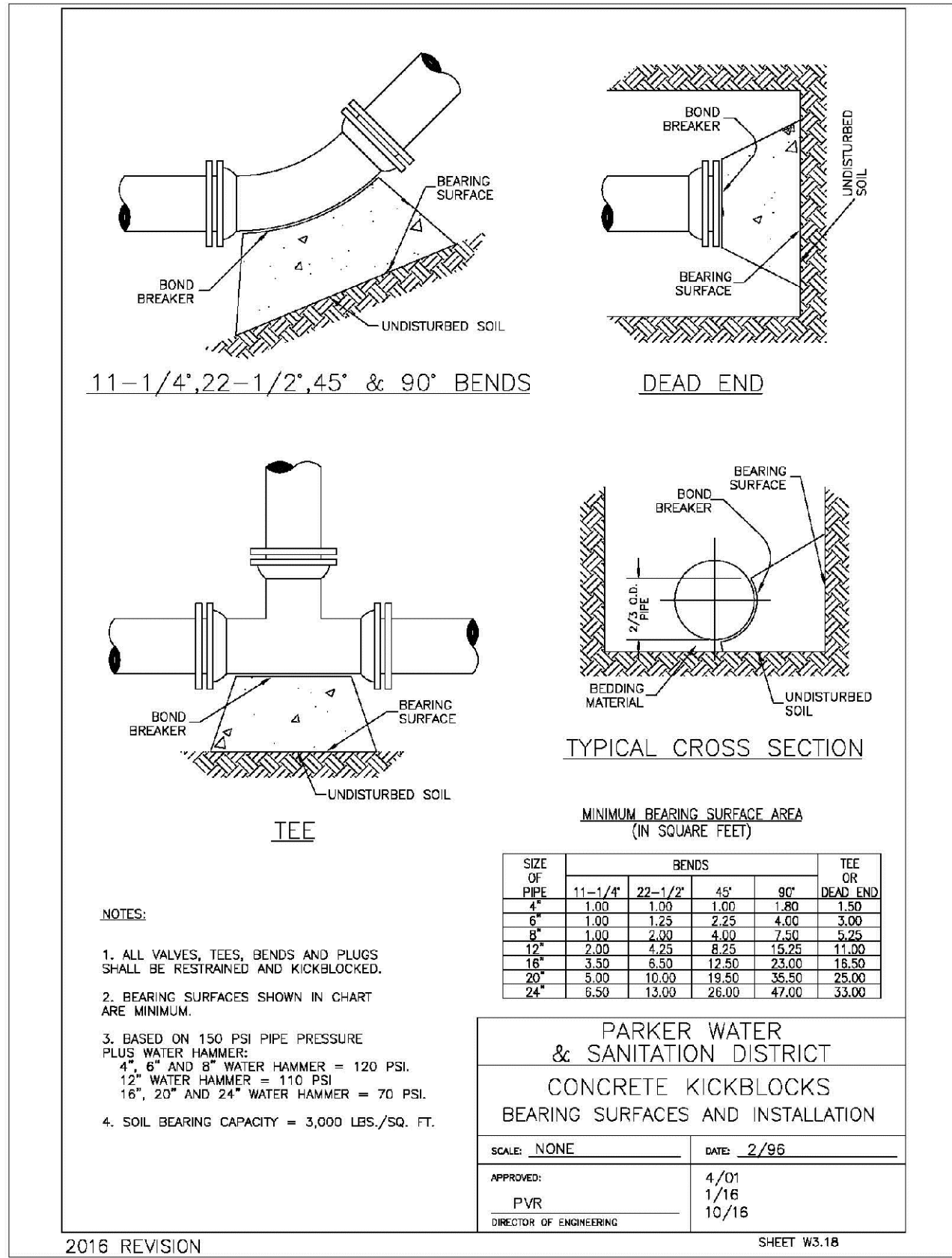
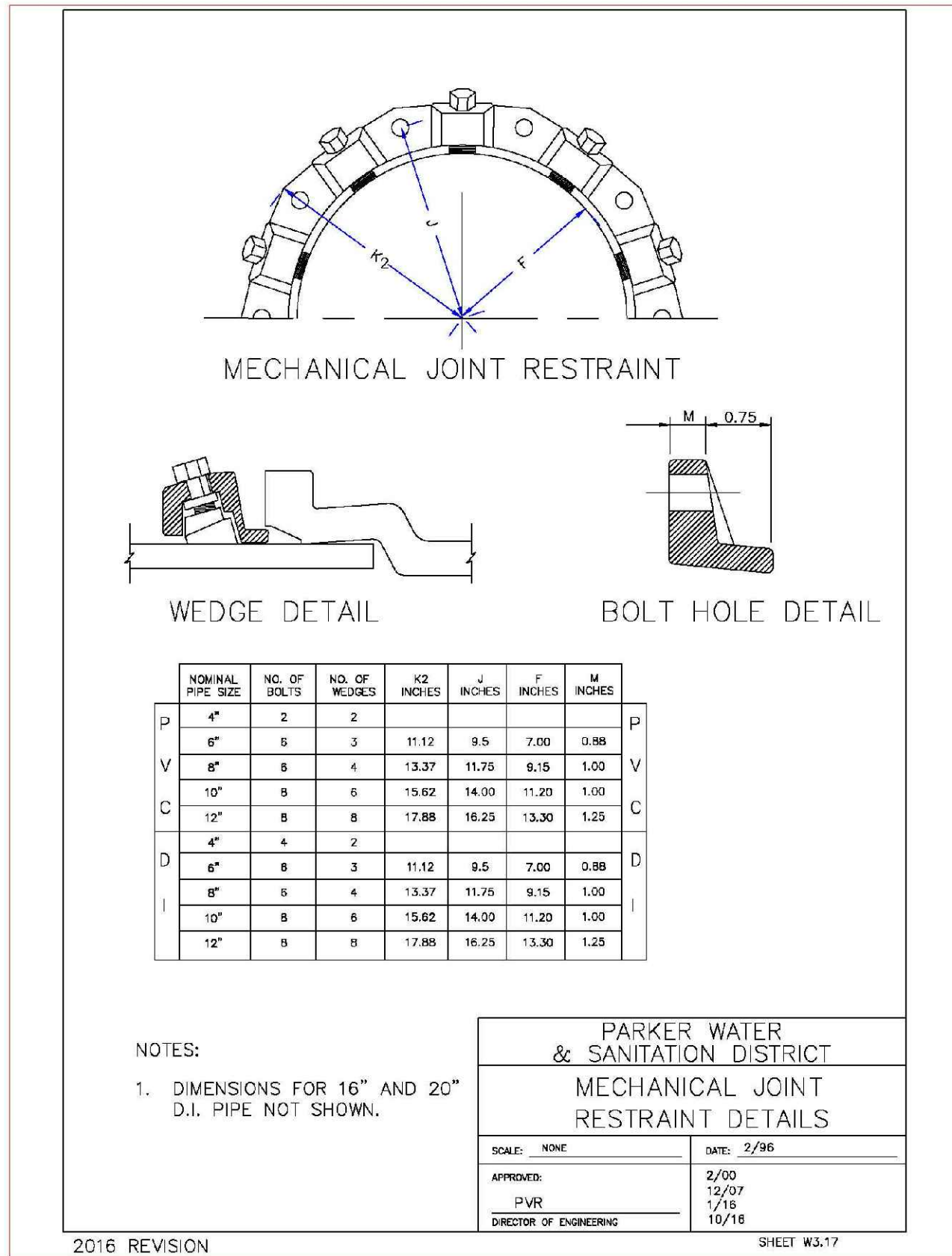


HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
SANITARY SEWER DETAILS

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





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