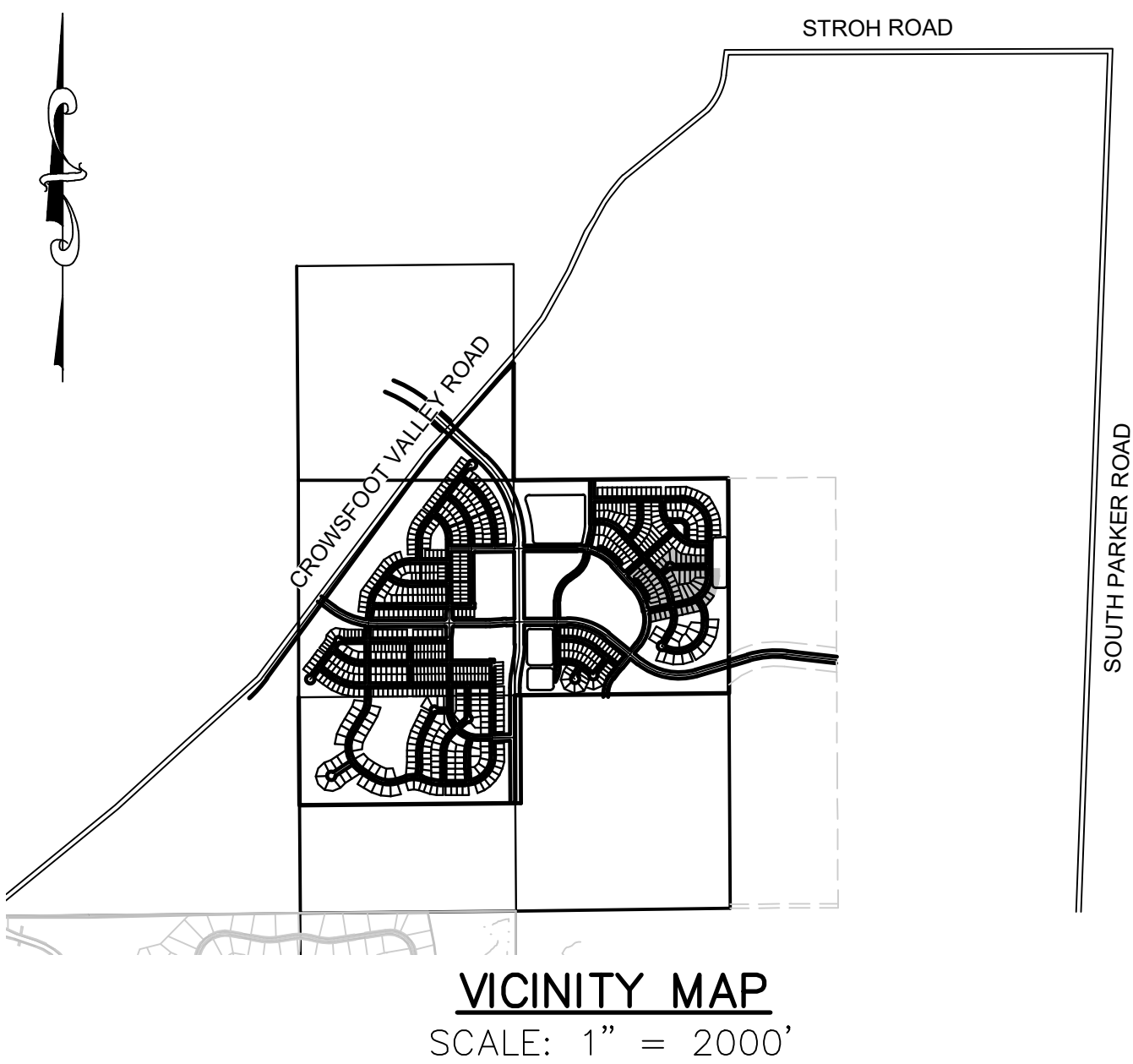


PARKER WATER AND SANITATION CONSTRUCTION PLANS

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

Sheet 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
23	WATER DETAILS



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.

05/04/2021
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 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: Drayton Anderson
(DISTRICT REPRESENTATIVE)

DATE SIGNED: May 12 2021

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE SIGNED: May 12 2021

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, A WESTWOOD
TEAM**
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.

PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



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

UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

SHEET NUMBER	DRAWN BY:	KJD	SCALE:		
1	CHECKED BY:	JJJ	AS SHOWN		
	DATE:	SEPTEMBER 2017	FILE NO:		
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS COVER SHEET					
HR 935 LLC 7383 South Allen Way CENTENNIAL CO 80112					
CFL a Westwood team					
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720-482-952 www.cflinc.net westwoodsps.com					
No.	Revisions	Date	Inlt.	Appr.	Date

N:\PROJECTS\SIHSS RANCH\CAD\ENGINEERING\SIHSS\CD\SI\F11\PARKER WATER AND SANITATION\F11 AREA UTILITY PLAN.DWG. CODYA, 4/22/2021 11:26 AM

(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.

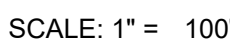


Date _____

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

BRIAN P. WILSON
COLORADO P.E. 0050067

BY: _____
(DISTRICT ENGINEER) _____ DATE _____



ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.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

3
SHEET NUMBER

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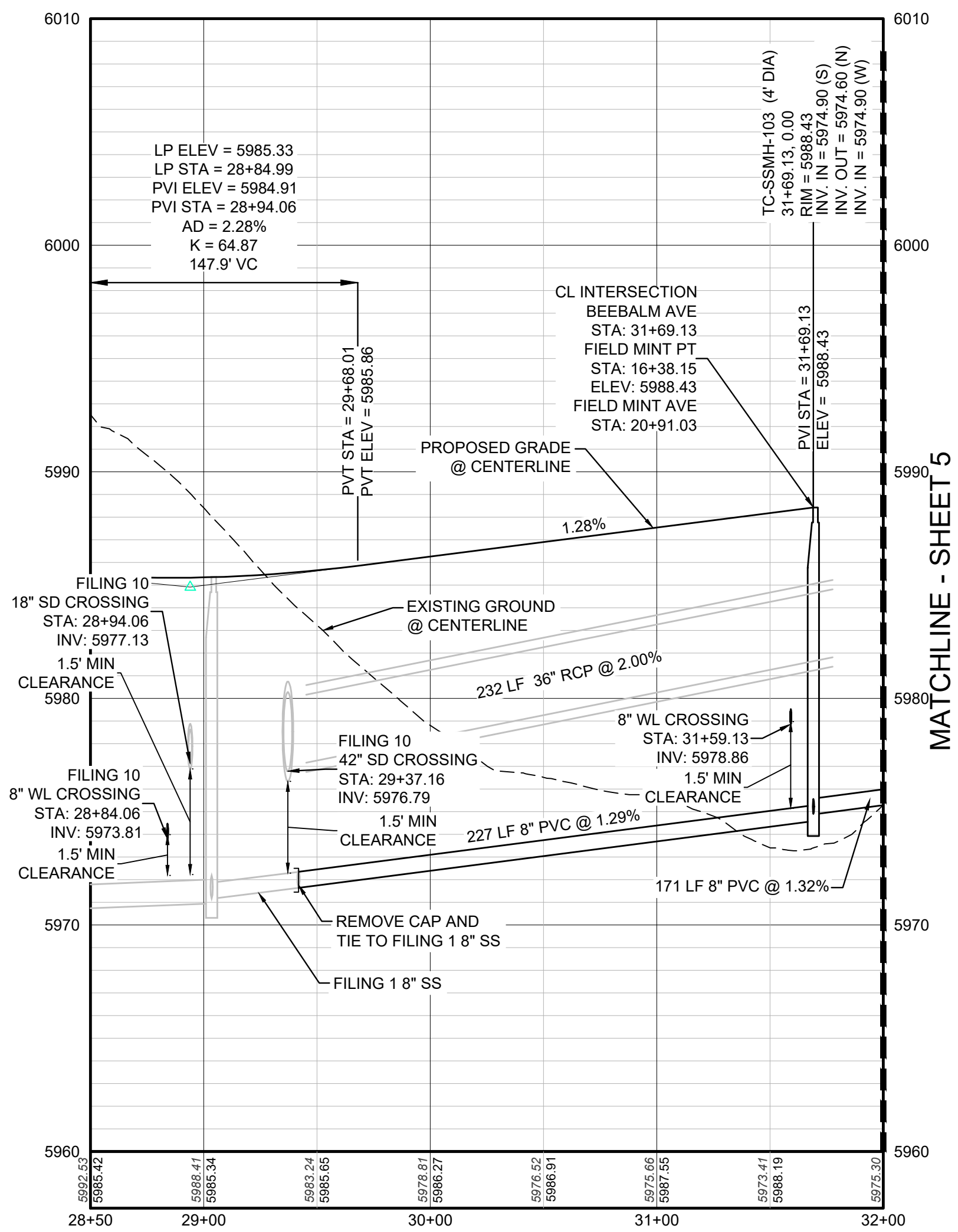


UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

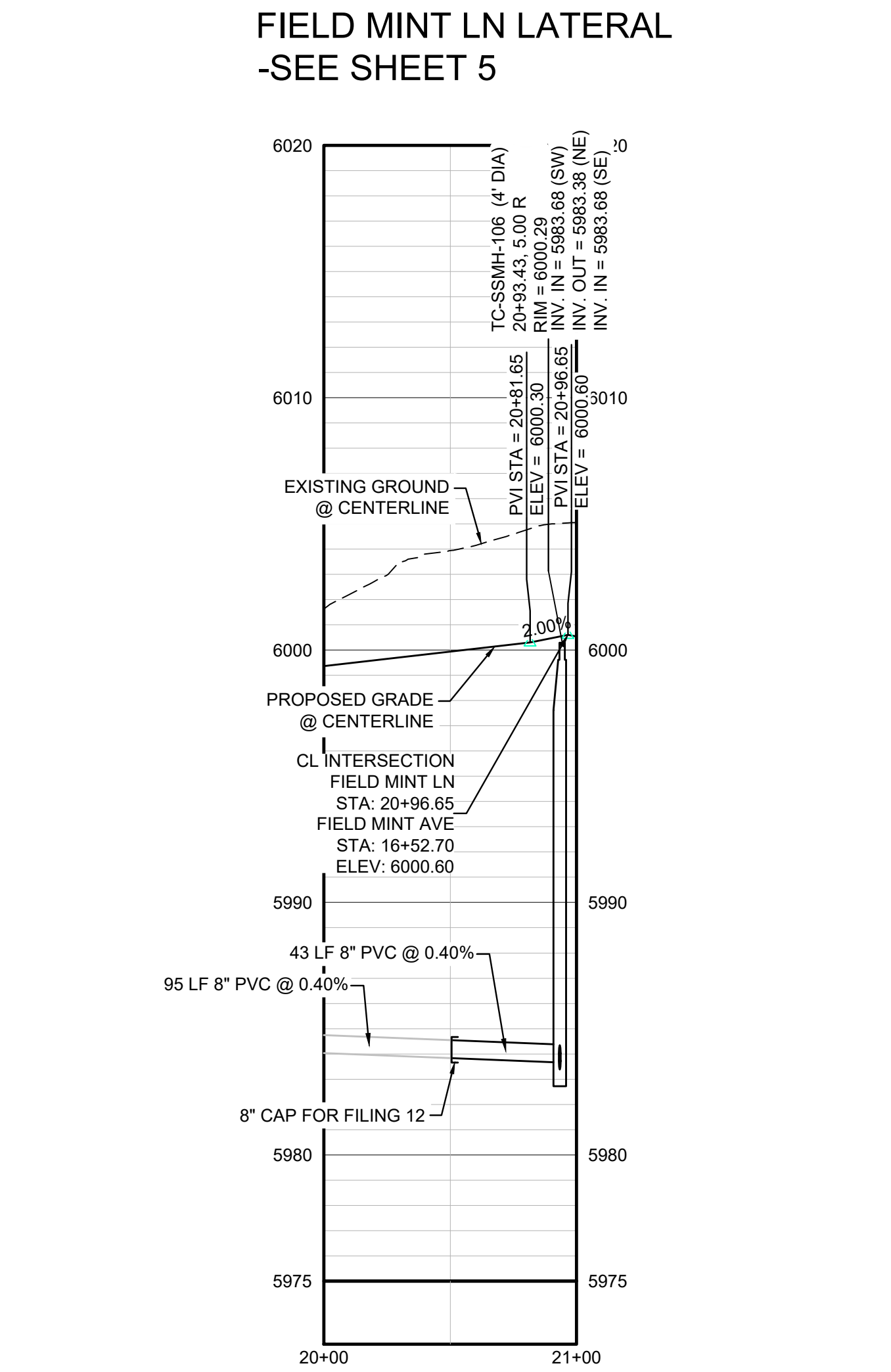
CALL 811

TWO WORKING DAYS
BEFORE YOU DIG

1-800-922-1987



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

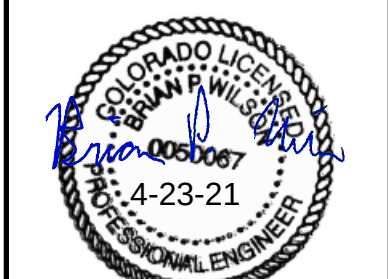


PROFILE: FIELD MINT LN STA: 20+00.00 TO 21+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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.

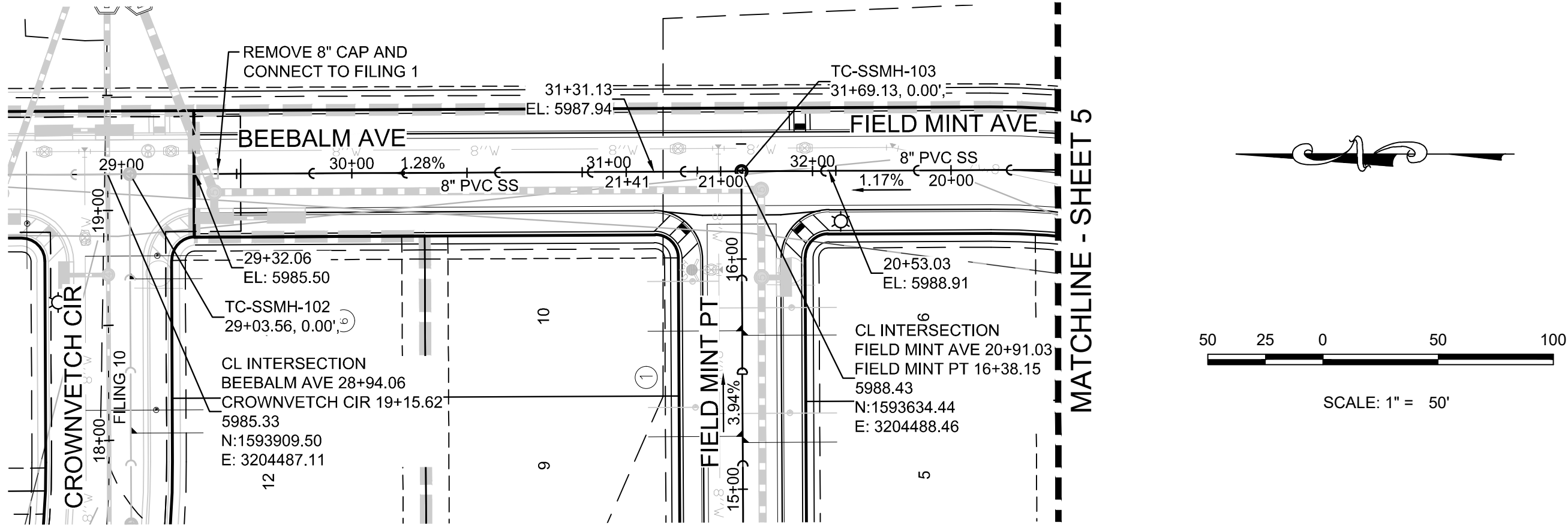
BASIS OF BEARINGS:
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PREPARED UNDER THE
SUPERVISION OF

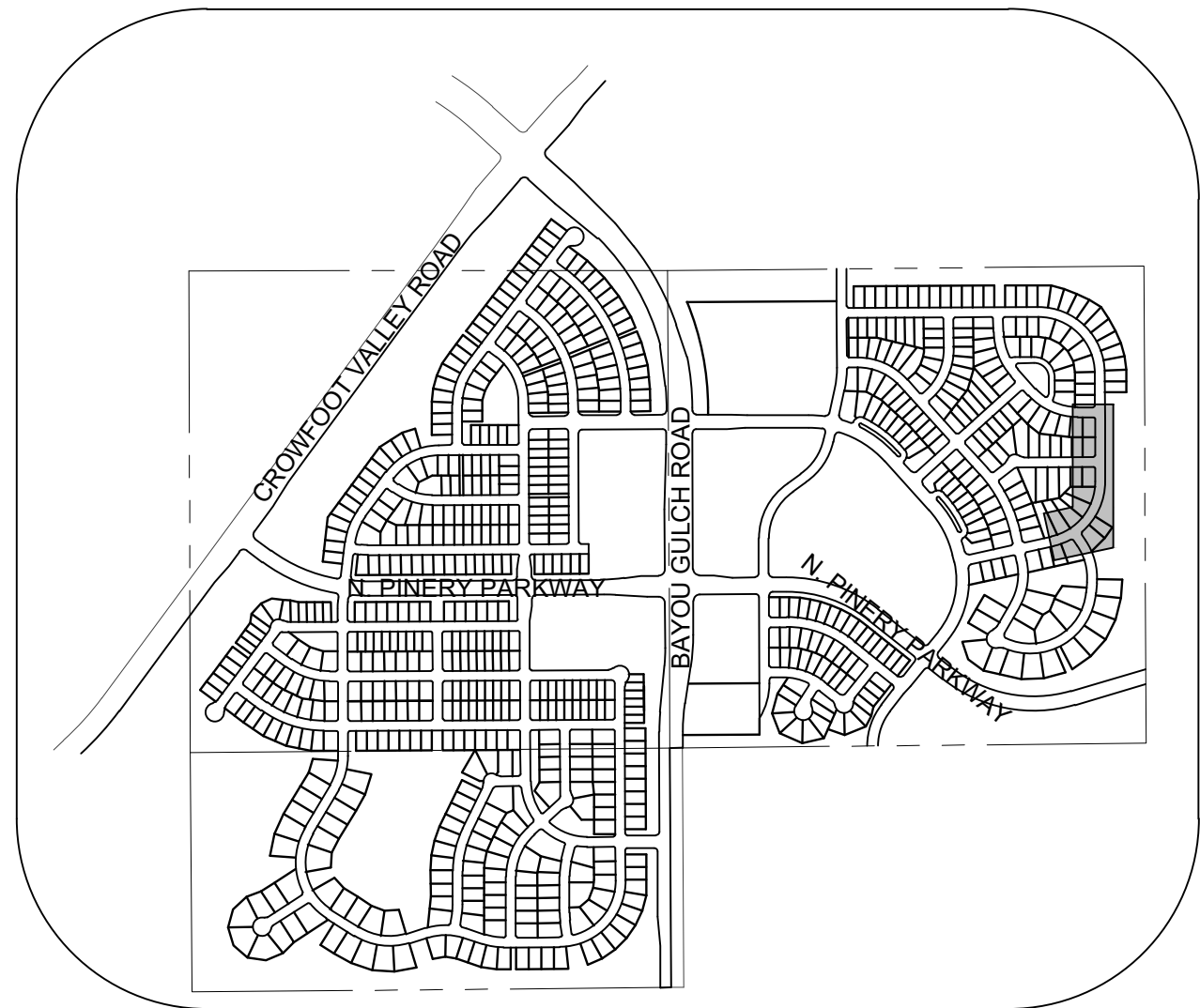


BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT



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



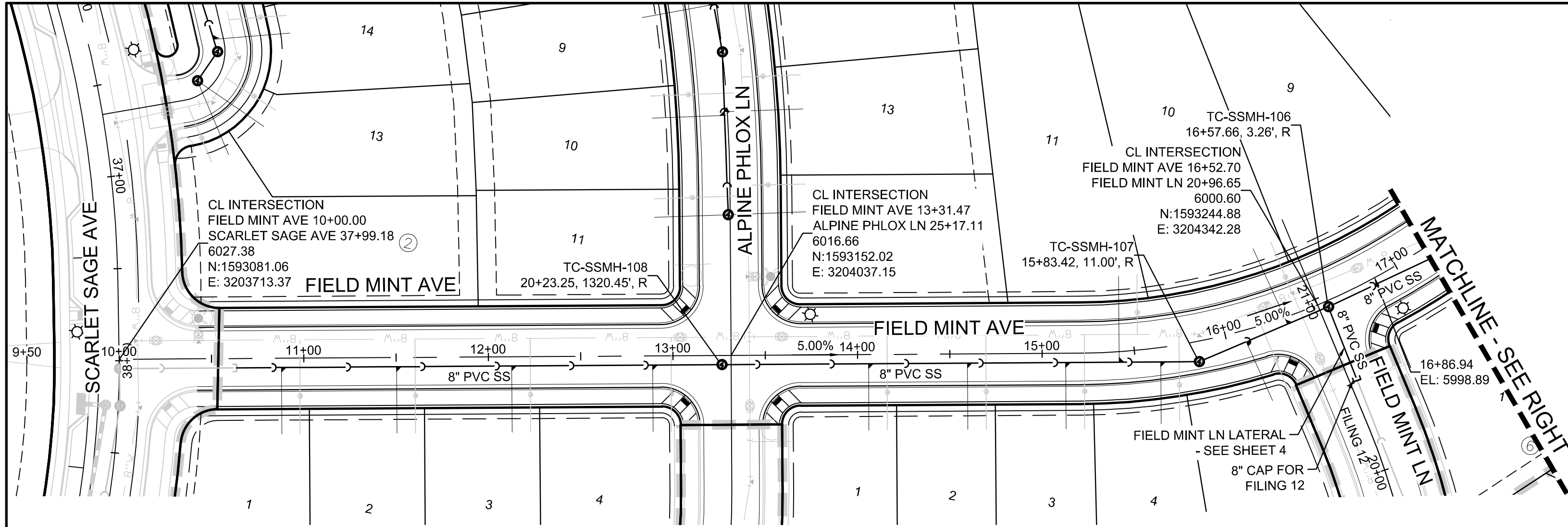
KEYMAP
N.T.S.
LEGEND

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

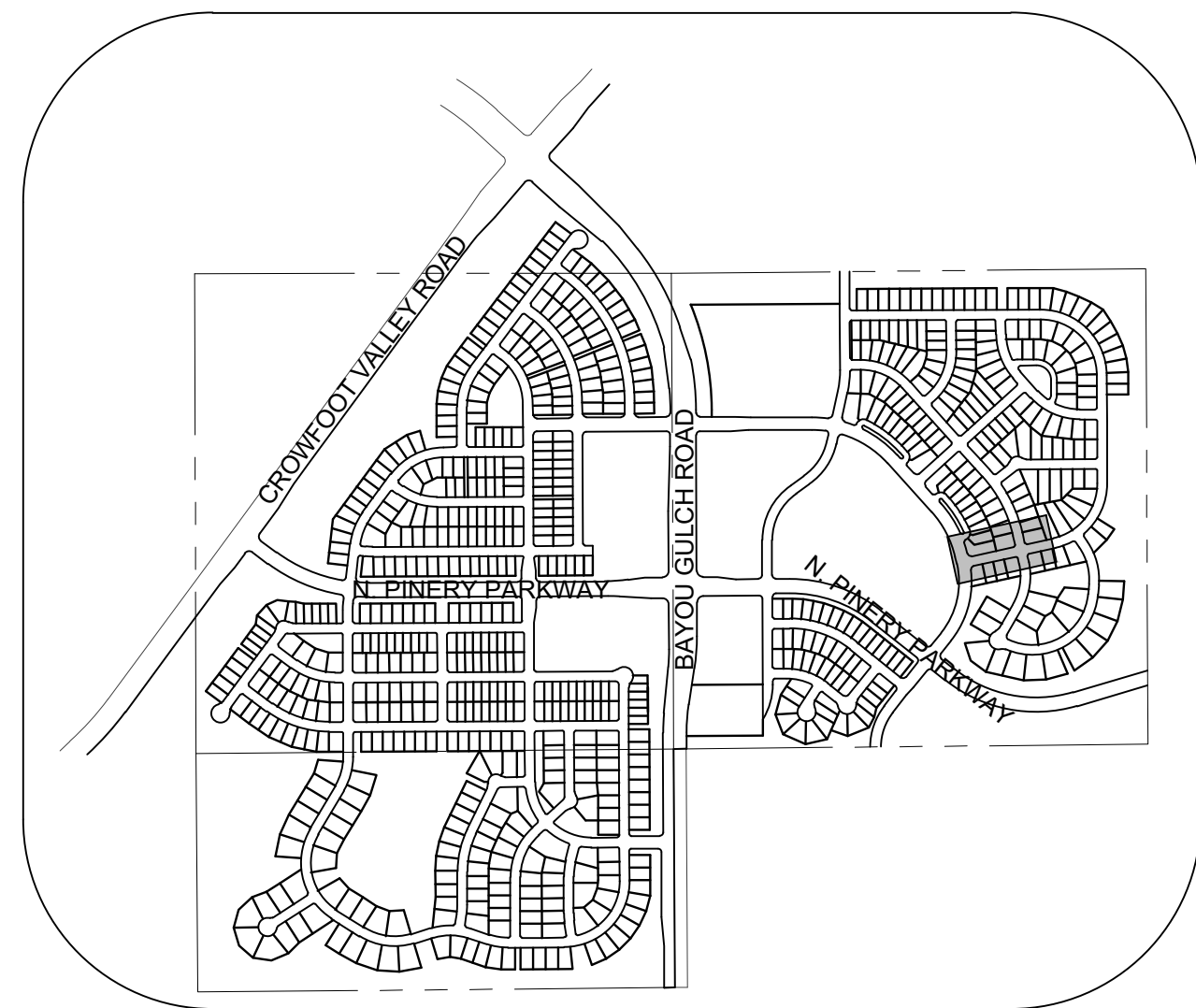
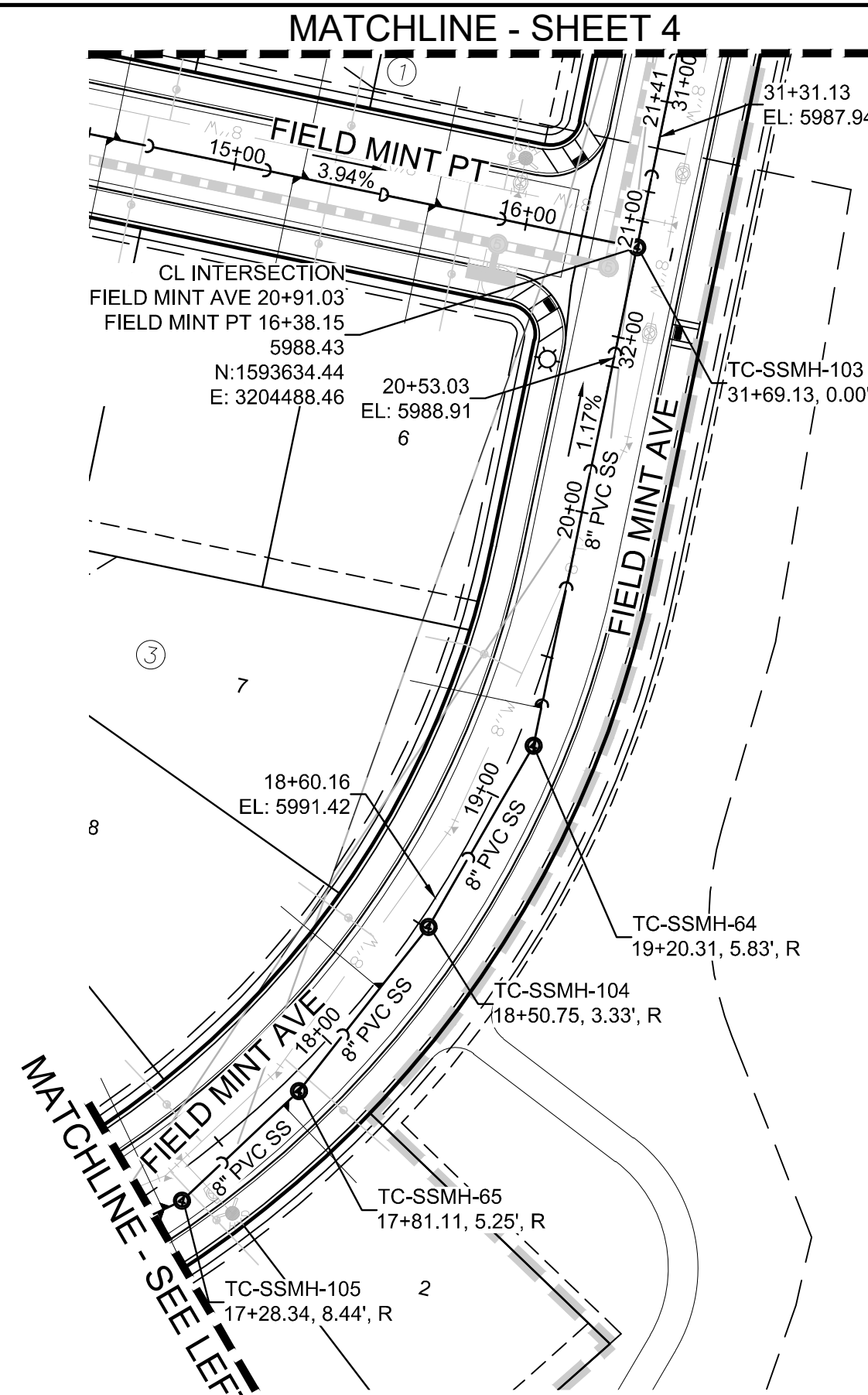
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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FG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

SHEET NUMBER	DRAWN BY: JLR	CHECKED BY: JLU	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE BEEBALM AVENUE & FIELD MINT LANE	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpa.com	Revisions	Date	Init	Appr	Date



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



KEYMAP
N.T.S.
LEGEND

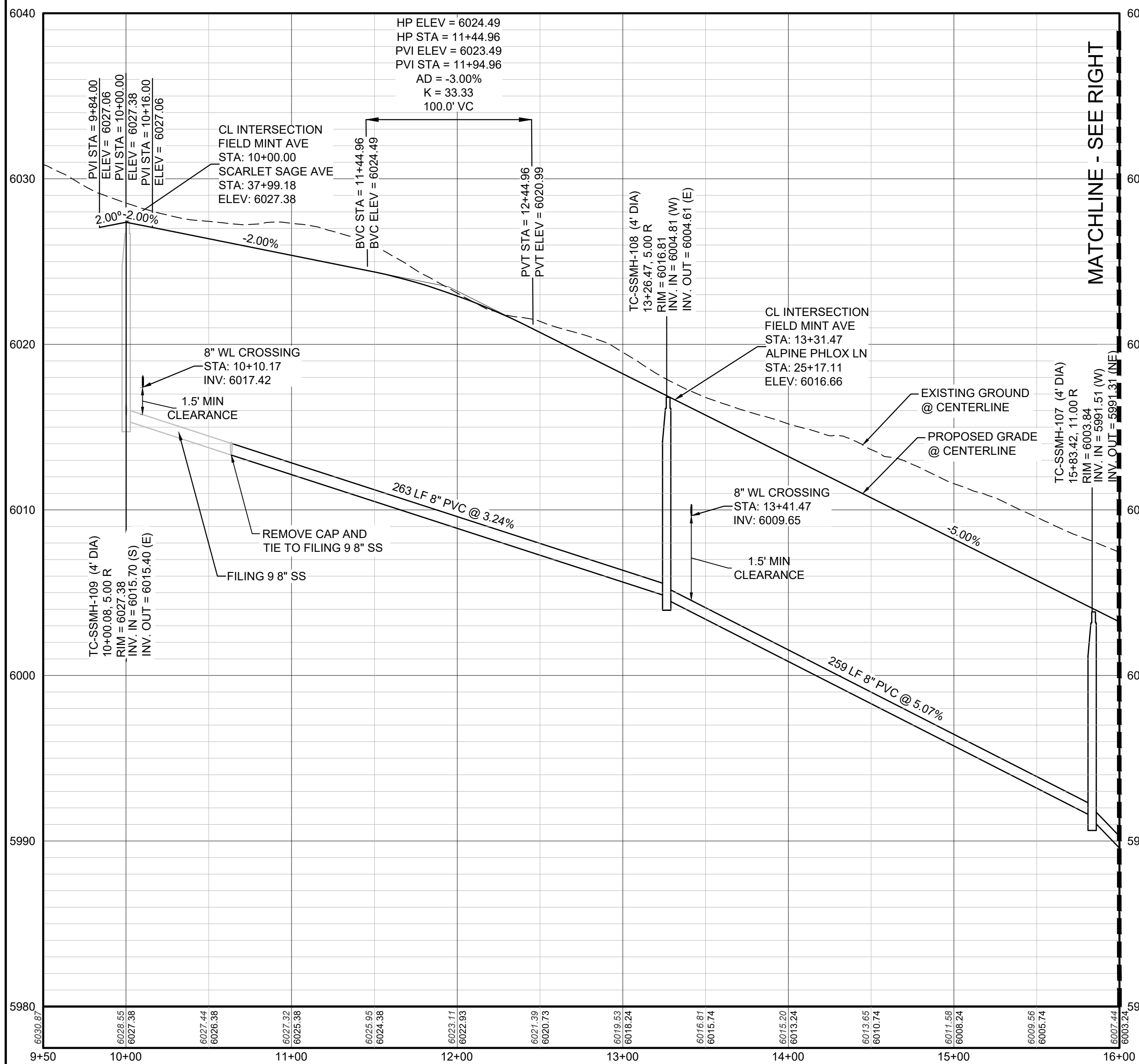
LEGEND

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

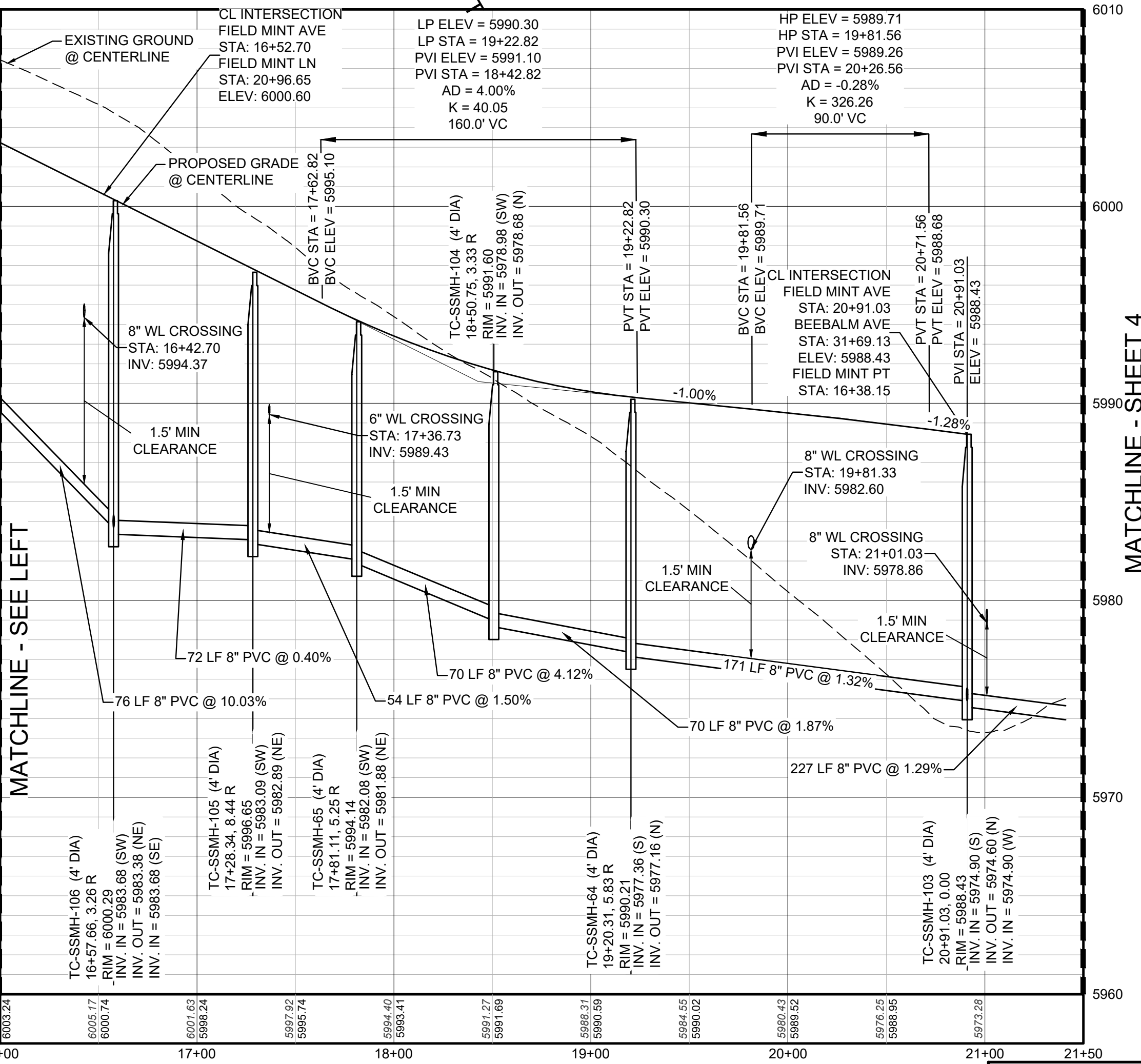
ABBREVIATIONS

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	ROP 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 SANITARY SERVICE TABLE



PROFILE: FIELD MINT AVE STA: 9+50.00 TO 16+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: FIELD MINT AVE STA: 16+00.00 TO 21+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

CALL 811
TWO WORKING DAYS
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1-800-922-1987

UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

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

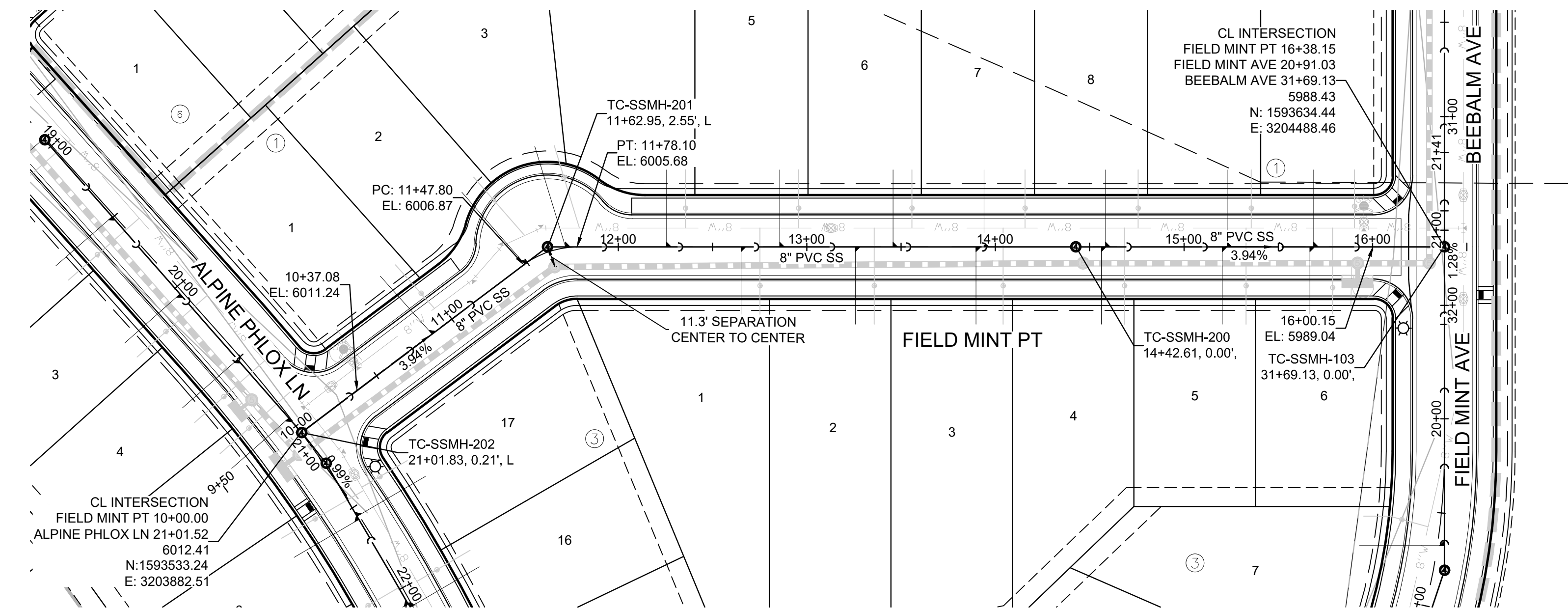
APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT

SHEET NUMBER 5	DRAWN BY: JLR	CHECKED BY: JLU	DATE: SEPTEMBER 2017	SCALE: AS SHOWN FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE FIELD MINT AVENUE	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpa.com	Revisions No. Date Init. Appr. Date	

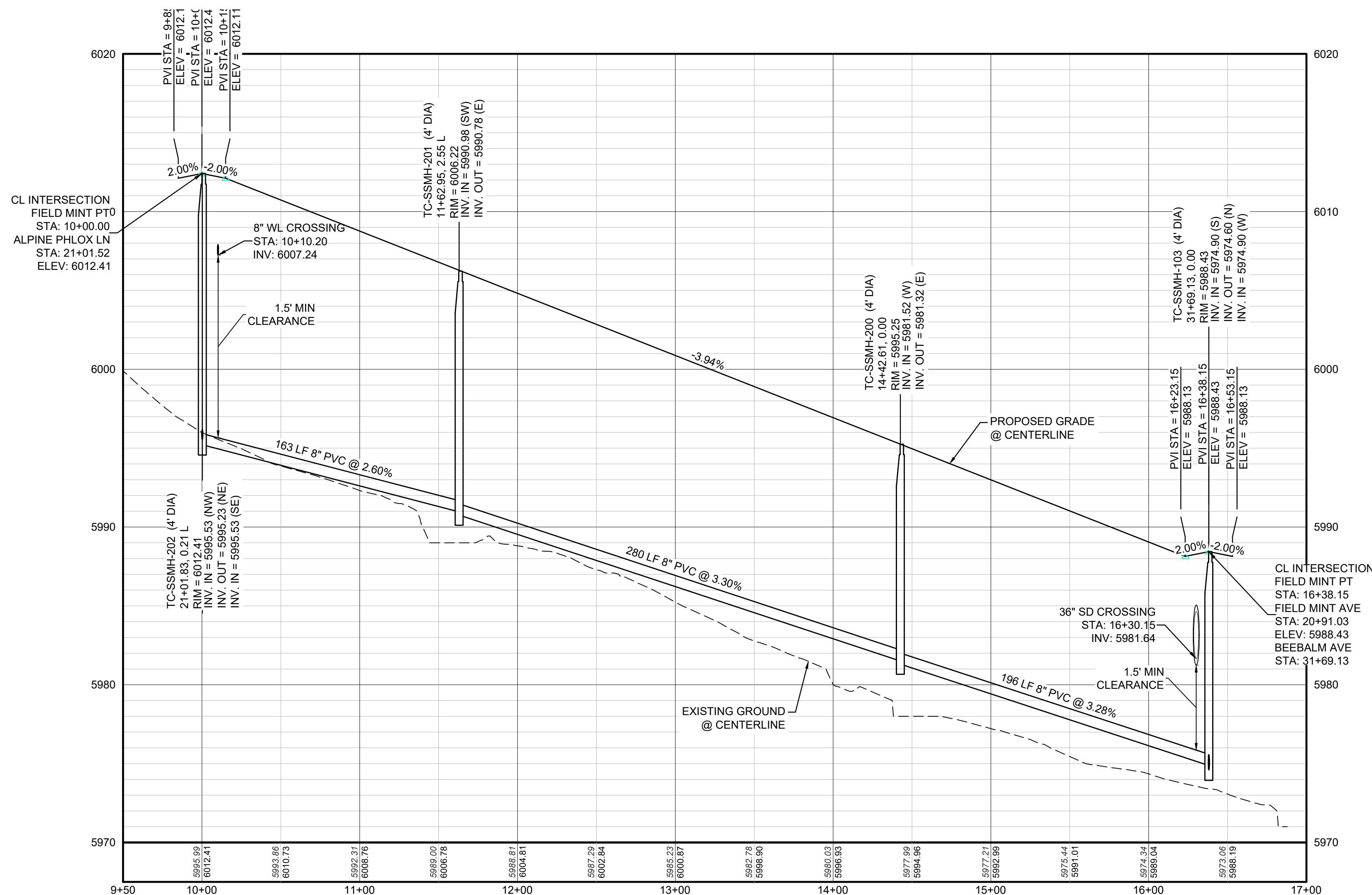
N:\PROJECTS\SSR RANCH\ENGINEERING\SSR SETS\CD\SET 11 PARKER WATER AND SANITATION\SANITARY PLAN AND PROFILE\FIELD MINT TERRACE DWG.BP\WILSON 4232021 8:46 AM



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



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



PROFILE: FIELD MINT PT STA: 9+50.00 TO 17+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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APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT

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	---	EXISTING FIBER
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD POWER
Ⓜ		---	EXISTING TELEPHONE LINE
Ⓜ		---	PWSD EASEMENT
Ⓜ		---	TYP. EASEMENT

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
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CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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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 SANITARY SERVICE TABLE

SHEET NUMBER	DRAWN BY: JLR	CHECKED BY: JJJ	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE FIELD MINT POINT	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	 a Westwood team	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodpa.com	Revisions	No.	Date	Init.	Appr.	Date

N:\PROJECTS\HSS RANCH\ENGINEERING\SET\SD\SF11\PARKER WATER AND SANITATION\SANITARY PLAN AND PROFILE\ALPINE PHLOX LANE.DWG, CODYA, 4/22/2021 11:43 AM



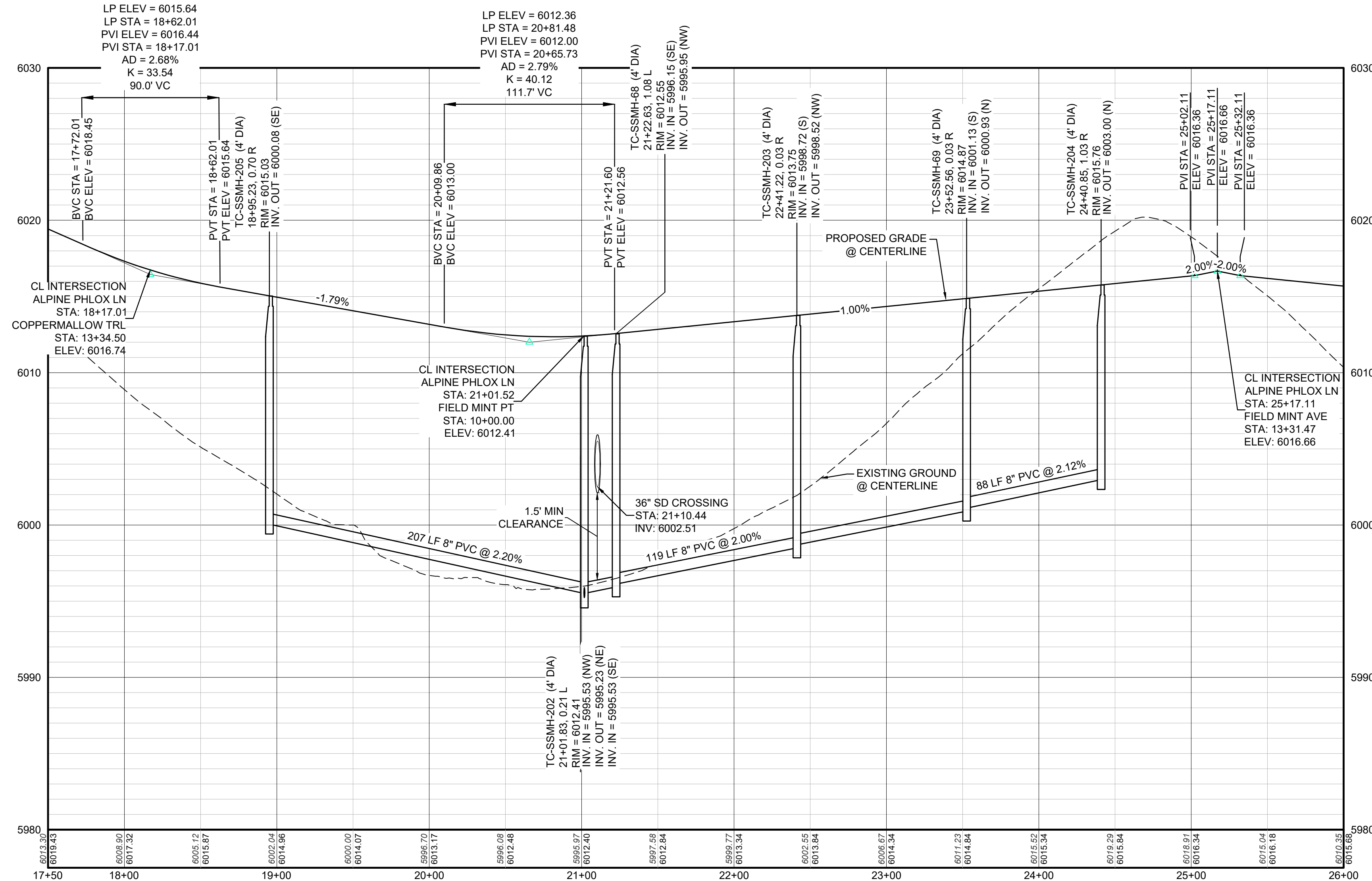
UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987

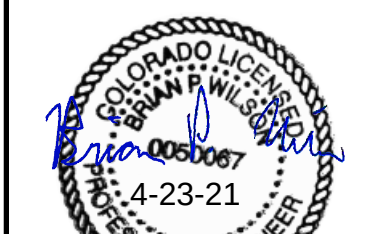


PROFILE: ALPINE PHLOX LN STA: 17+50.00 TO 26+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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.

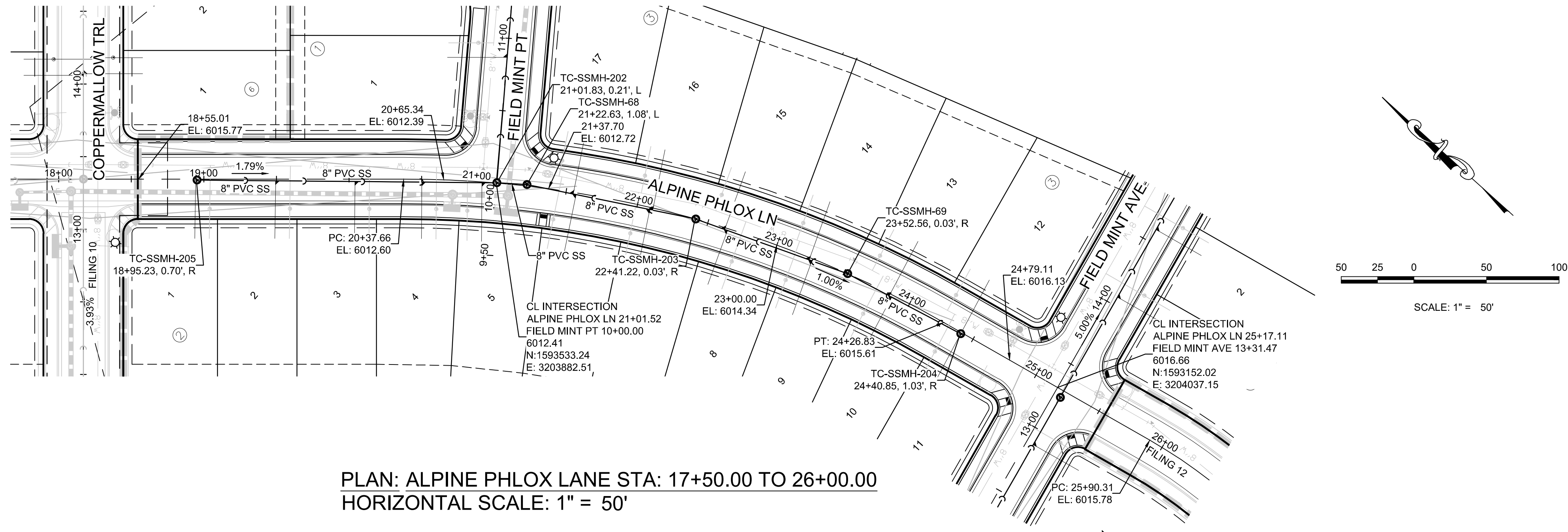
BASIS OF BEARINGS:
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PREPARED UNDER THE SUPERVISION OF

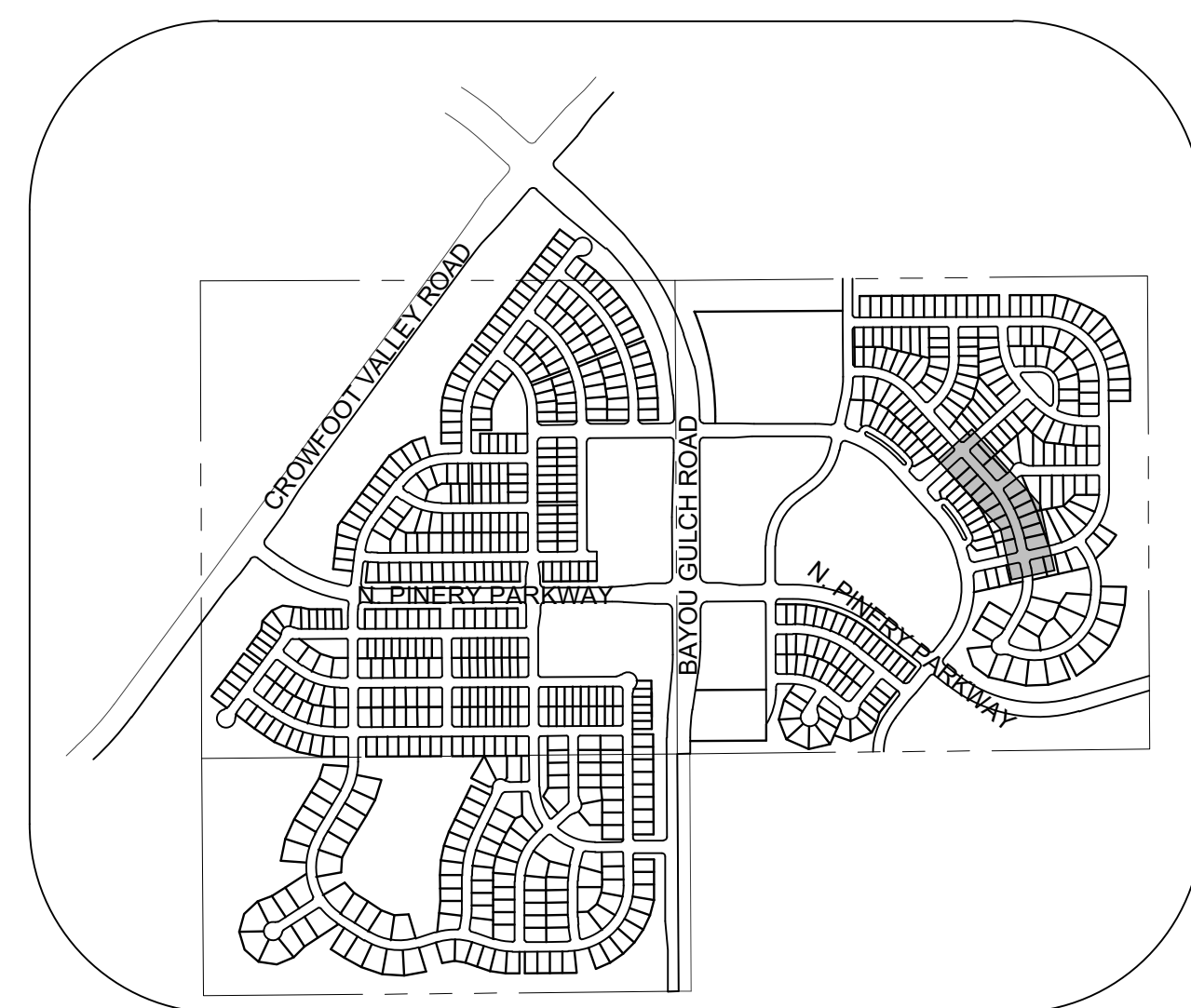


BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT



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



KEYMAP
N.T.S.
LEGEND

2 BLOCK NUMBER

A LOT TYPE

6 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

EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

PWSD EASEMENT

TYP. EASEMENT

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

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

ROP 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 SANITARY SERVICE TABLE

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952
www.cvlinc.net
westwoodjpa.com



a Westwood team

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

DRAWN BY: JLR

CHECKED BY: JLU

DATE: SEPTEMBER 2017

SCALE: AS SHOWN

FILE NO: 8130283701

SHEET NUMBER 7

Revisions

No.

Date

Init.

Appr.

Date

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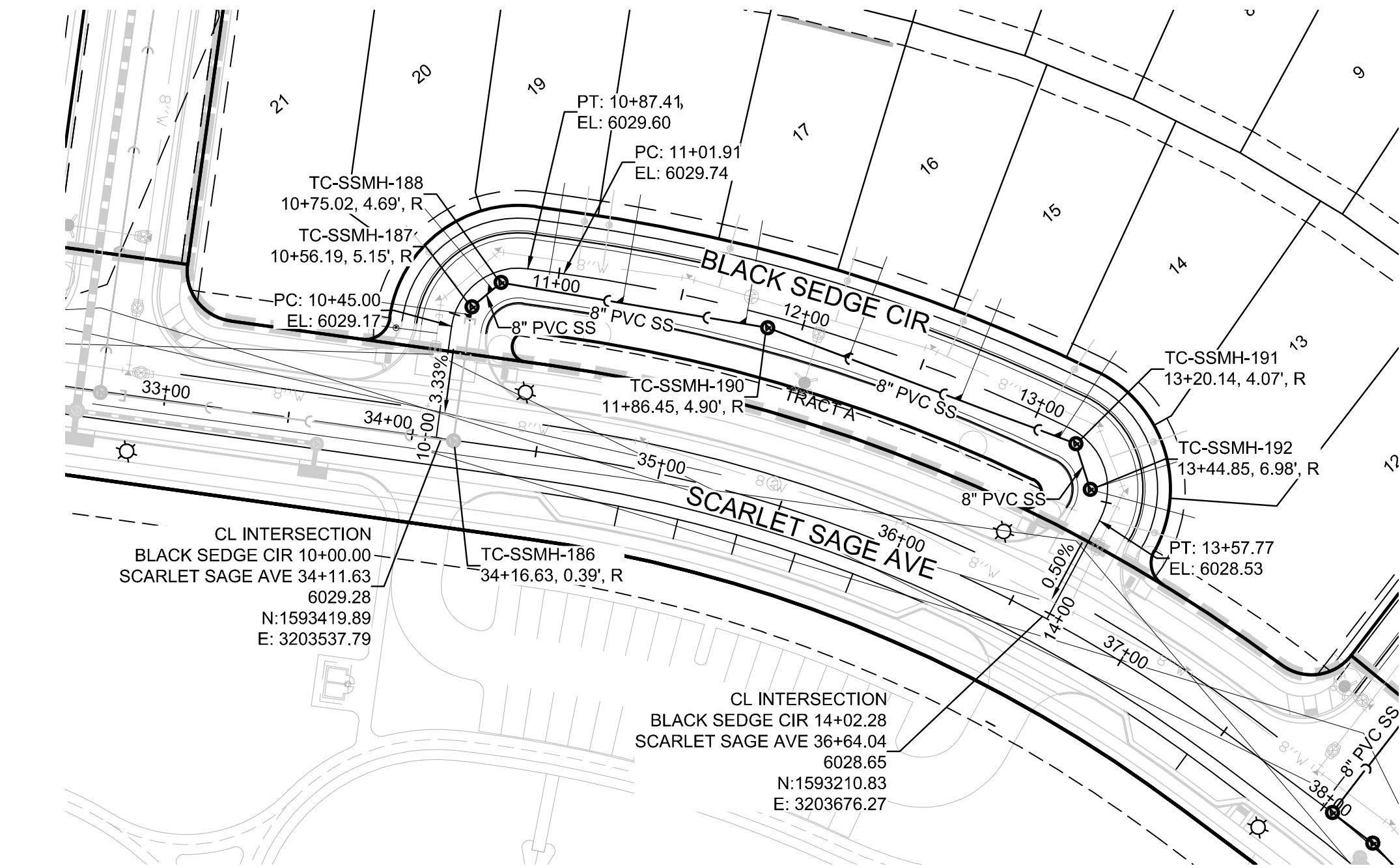
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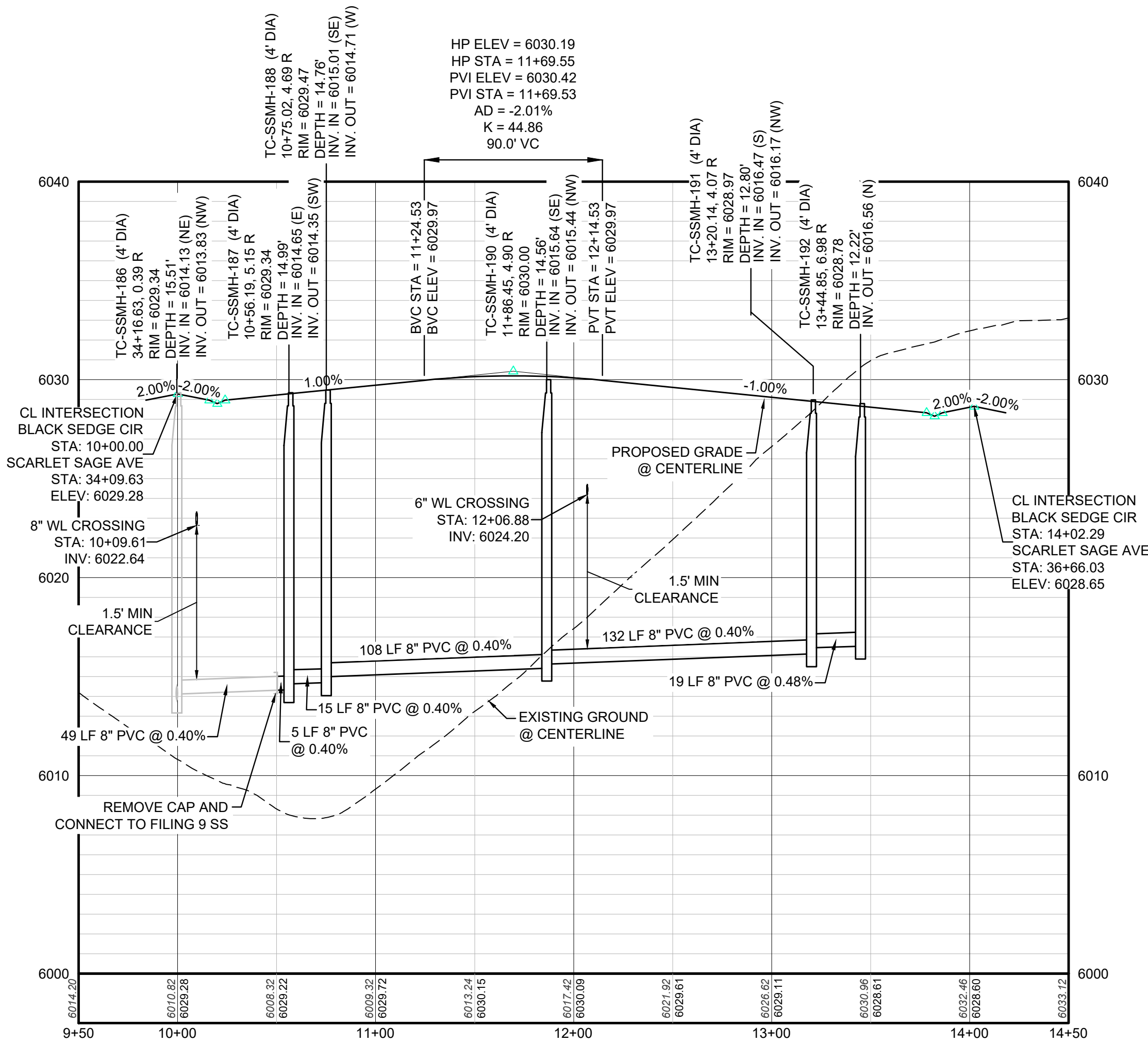
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



PLAN: BLACK SEDGE CIR STA: 9+50.00 TO 14+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BLACK SEDGE CIR STA: 9+50.00 TO 14+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

APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT

② BLOCK NUMBER

Ⓐ LOT TYPE

6 LOT NUMBER

PROPOSED BUTTERFLY VALVE

PROPOSED CAP WITH END OF LINE BLOWOFF

PROPOSED REDUCER

PROPOSED VALVE

PROPOSED FIRE HYDRANT

PROPOSED WL FITTING WITH THRUST BLOCK

PROPOSED FLARED END SECTION

PROPOSED LOW POINT BLOW-OFF

PROPOSED AIR VALVE

FUTURE PHASE VALVE

FUTURE FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK RAMP

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

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

--- PWSD EASEMENT

--- TYP. EASEMENT

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

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EVP END VERTICAL PROFILE

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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

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T.O.P. TOP OF PIPE

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

KEYMAP

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LEGEND

10333 E. Dry Creek Rd.
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westwoodjpa.com



a Westwood team

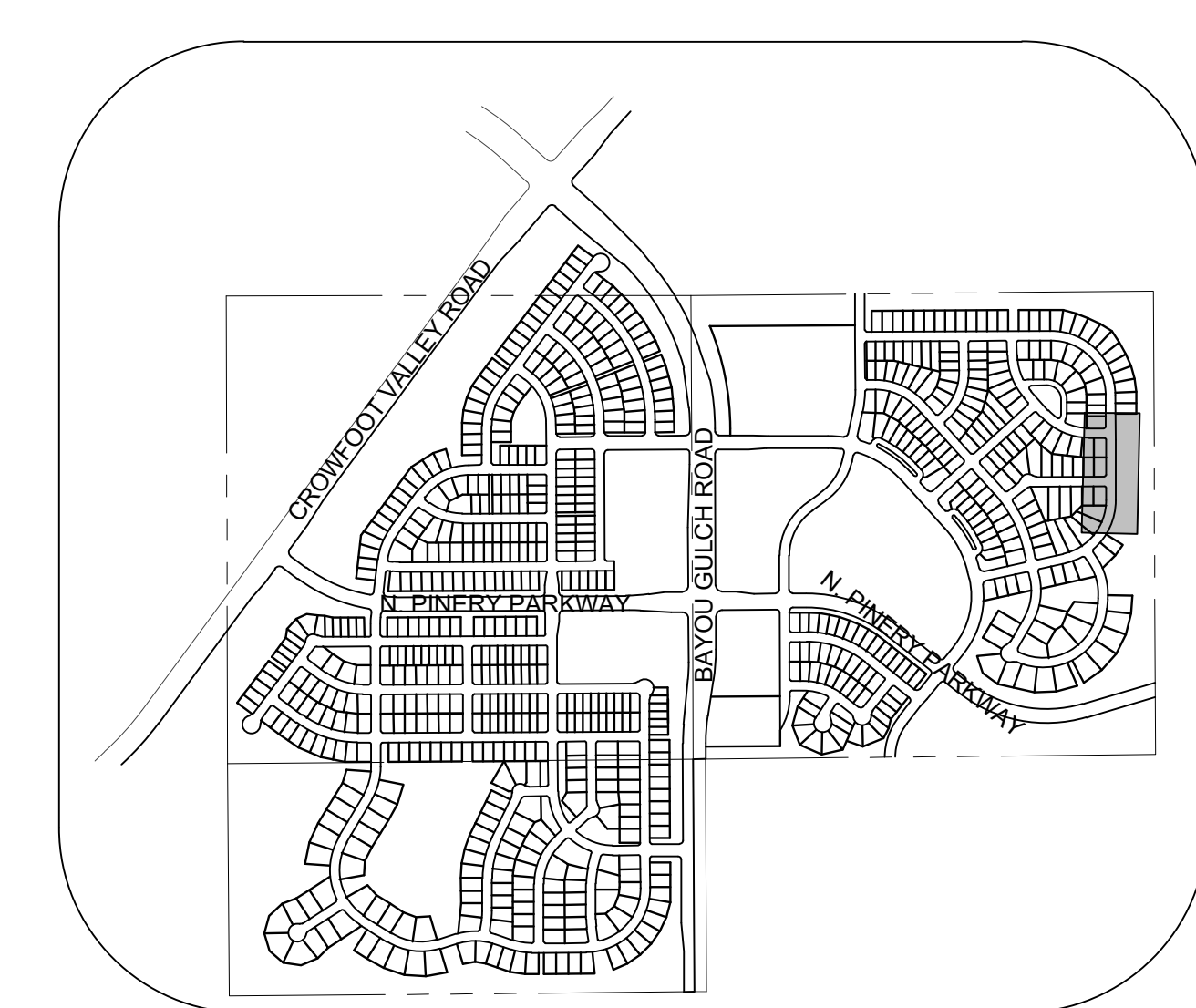
HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 11 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN AND PROFILE -
BLACK SEDGE CIRCLE

SCALE: AS SHOWN
FILE NO: 8130283701

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

SHEET NUMBER 8



6' SIDEWALK AND UTILITY EASEMENT

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

2.92'

34' FL-FL

55' ROW

PARKING TRAVEL LANE

2% SLOPE TYP

2% SLOPE TYP

CURB AND GUTTER

6' SIDEWALK AND UTILITY EASEMENT

DETACHED SIDEWALK

RESIDENTIAL LOCAL

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

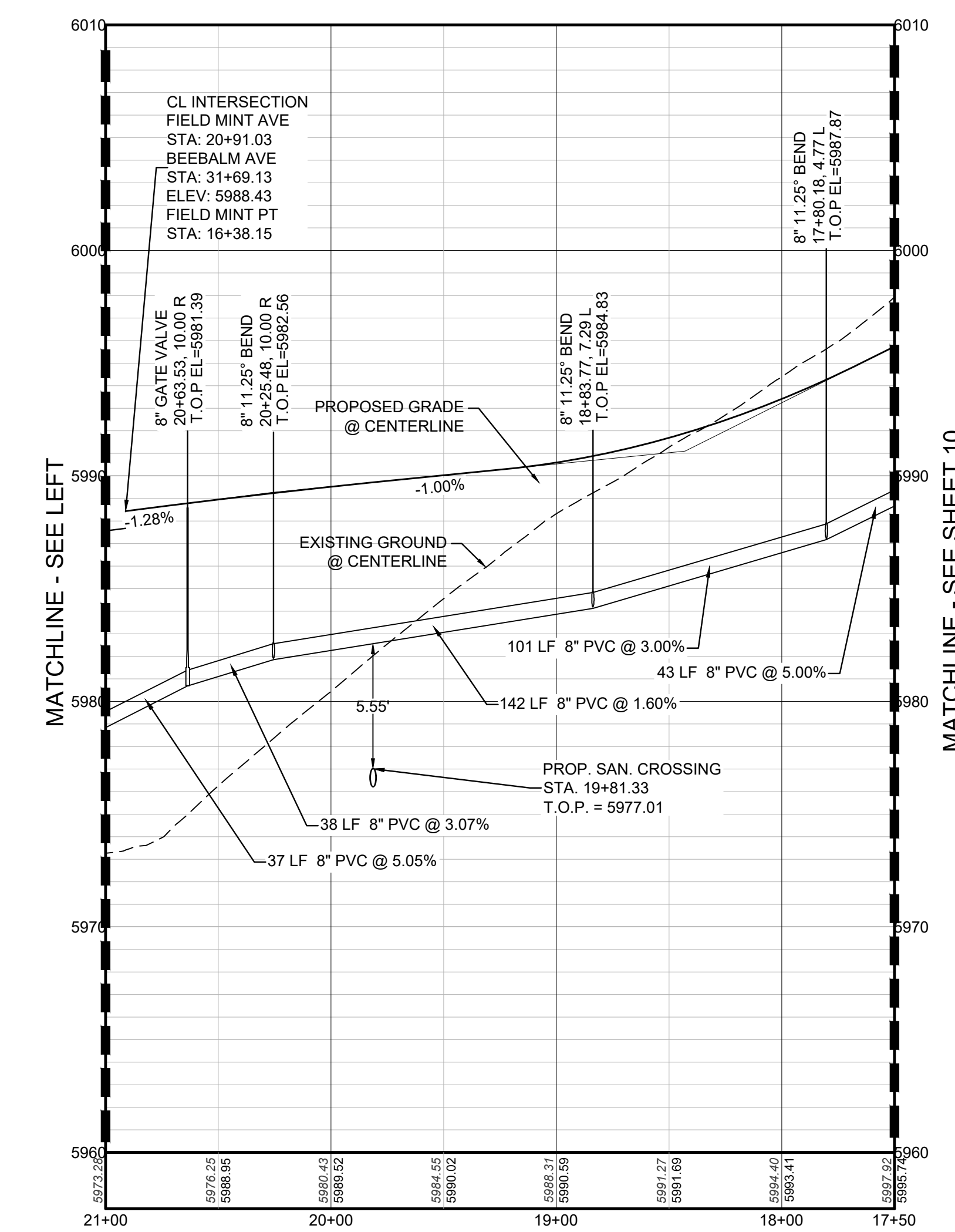
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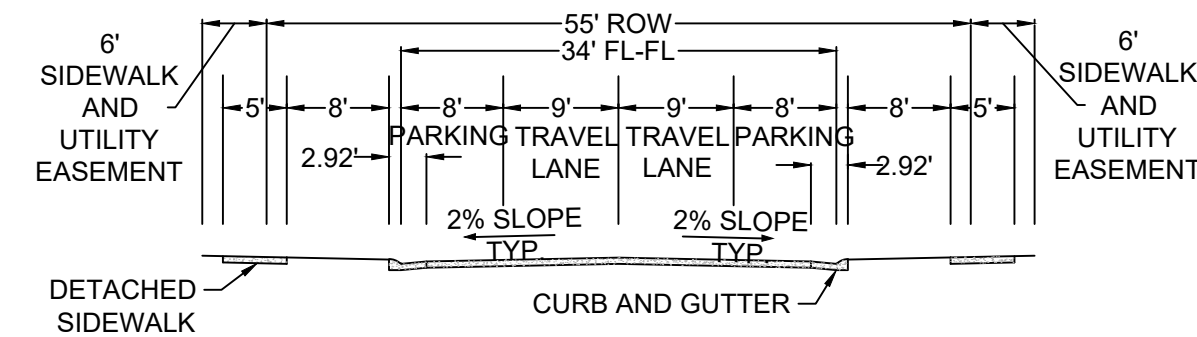
BRIAN P. WILSON
COLORADO P.E. 0050067

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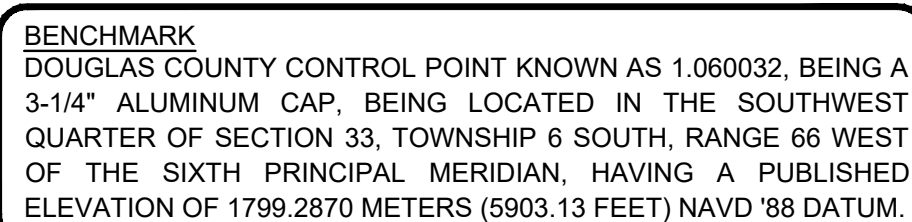


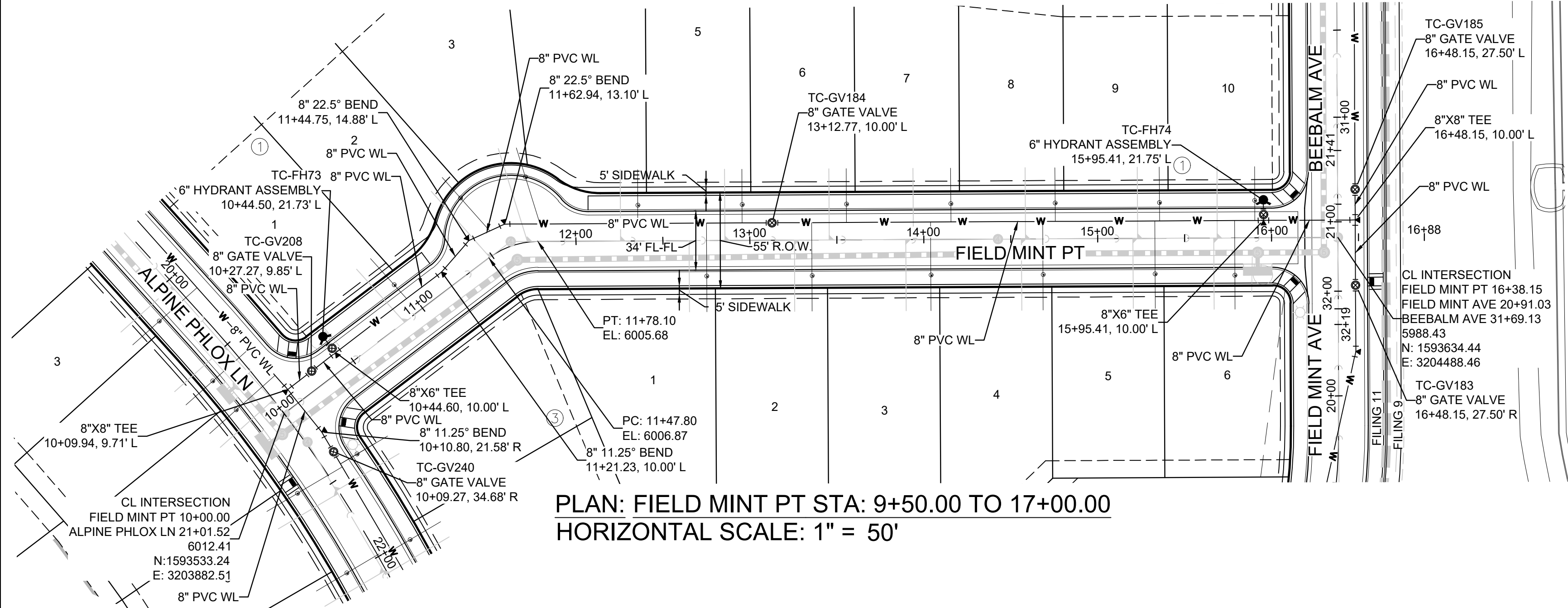
PROFILE: FIELD MINT AVE STA: 21+00.00 TO 17+50.00
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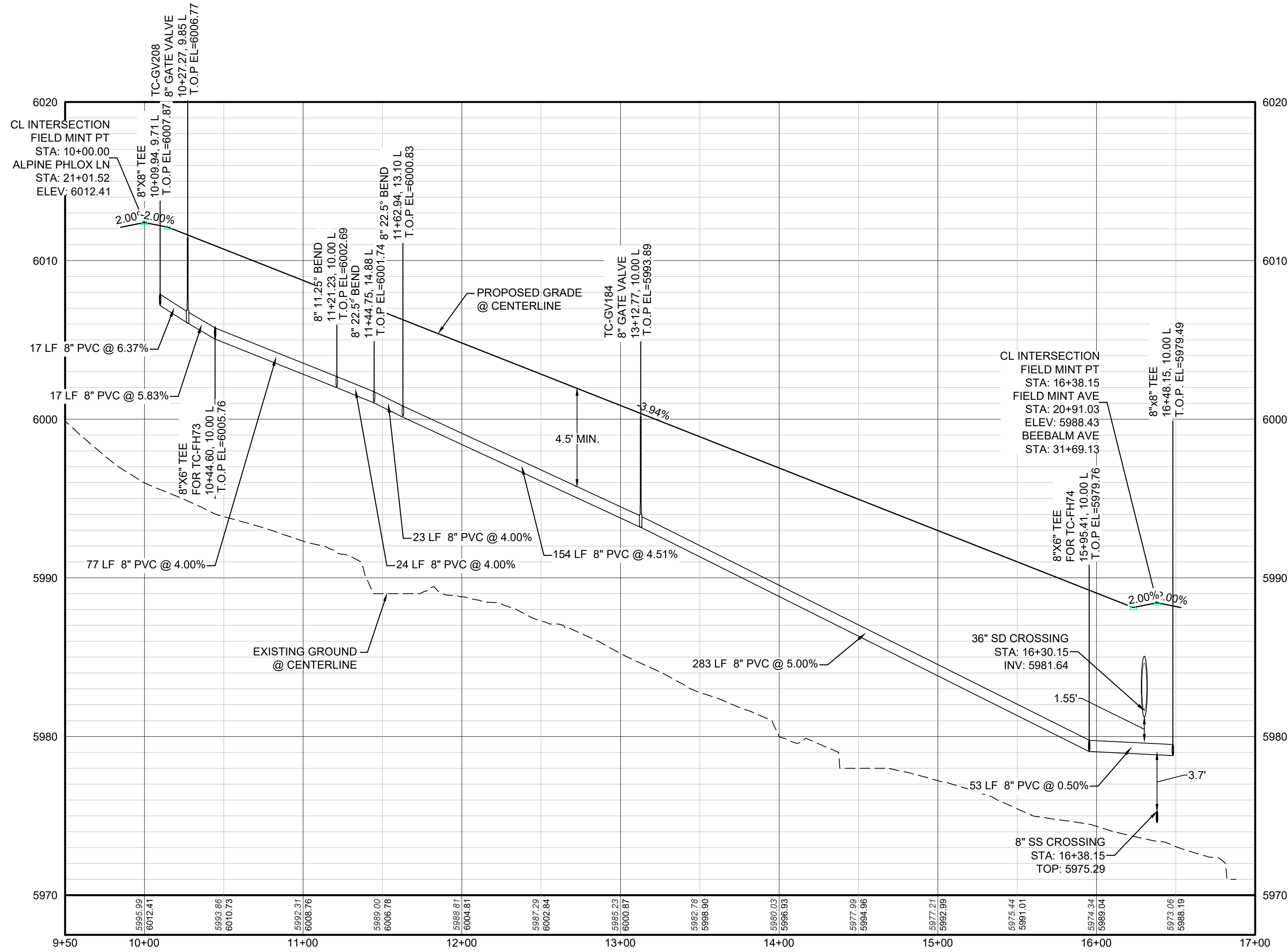
ABBREVIATIONS			
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EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVF	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOWLINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INP	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT

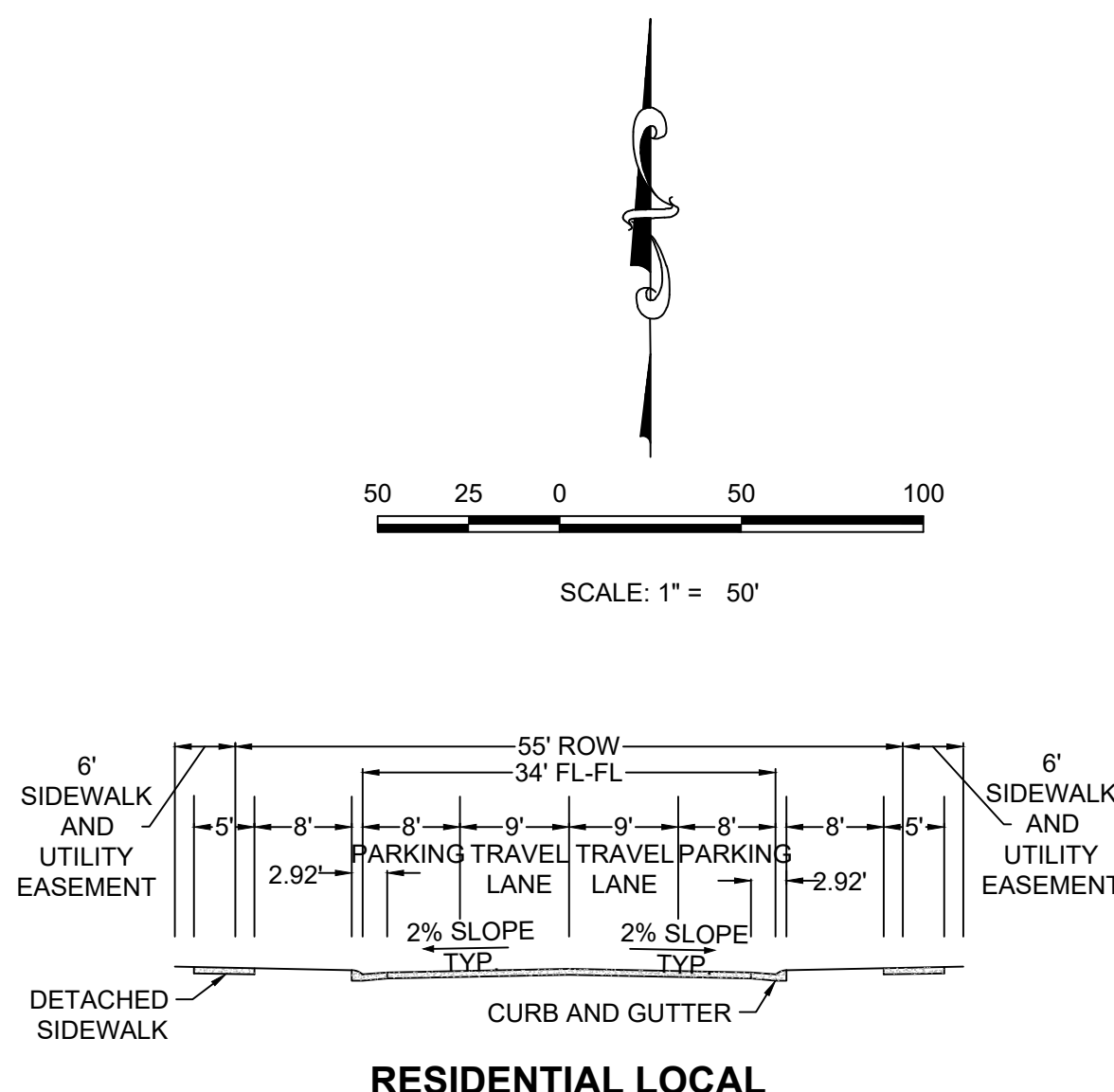




PLAN: FIELD MINT PT STA: 9+50.00 TO 17+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: FIELD MINT PT STA: 9+50.00 TO 17+00.00
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RESIDENTIAL LOCAL



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
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⊞	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
⊞	PROPOSED SIDEWALK	---	PROPOSED WATER LATERAL W/ METER
⊞	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER
⊞	PROPOSED STORM DRAIN INLET	---	OPTIC LINE
⊞	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OVERHEAD POWER
		---	EXISTING TELEPHONE LINE
		---	PWSD EASEMENT
		---	TYP. EASEMENT

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

CALL 811
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BEFORE YOU DIG
UNCC
1-800-922-1987

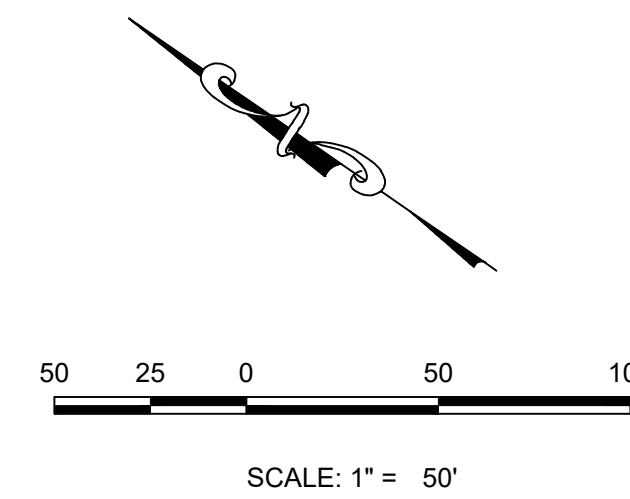
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BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
May 12 2021
PARKER WATER AND
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SHEET NUMBER	DRAWN BY: RHR	CHECKED BY: JLU	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE FIELD MINT POINT	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	 a Westwood team	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodpa.com	Revisions	Date	Appr.	Date



	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	=====	RIGHT-OF-WAY
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APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT

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.



\\PROJECTS\HSS RANCH\CD\ENGINEERING\SET\CD\S\F11\PARKER WATER AND SANITATION\WATER PLAN AND PROFILE\F11 SCARLET SAGE AVENUE BB WATER.DWG, CODYA, 4/22/2021 12:36 PM

13

TRAILS AT CROWFOOT

FILING 11 CONSTRUCTION DRAWINGS

WATER PLAN & PROFILE

BLACK SEDGE CIRCLE

CHECKED BY:	RHR	AS SHOWN	
DATE:	JJJ	FILE NO:	
			8130283701

HR 935 LLC
7353 South Allon Way
CENTENNIAL, CO 80112

a Westwood team

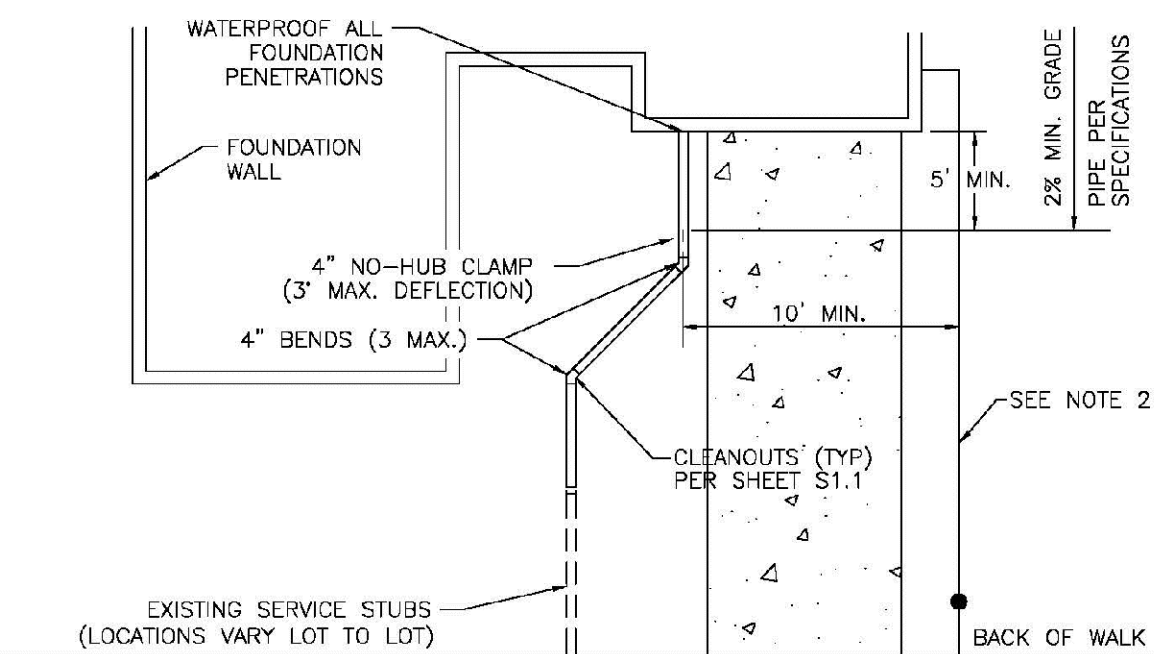
10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: 720.482.952

www.cvlinc.net
www.westwoodps.com

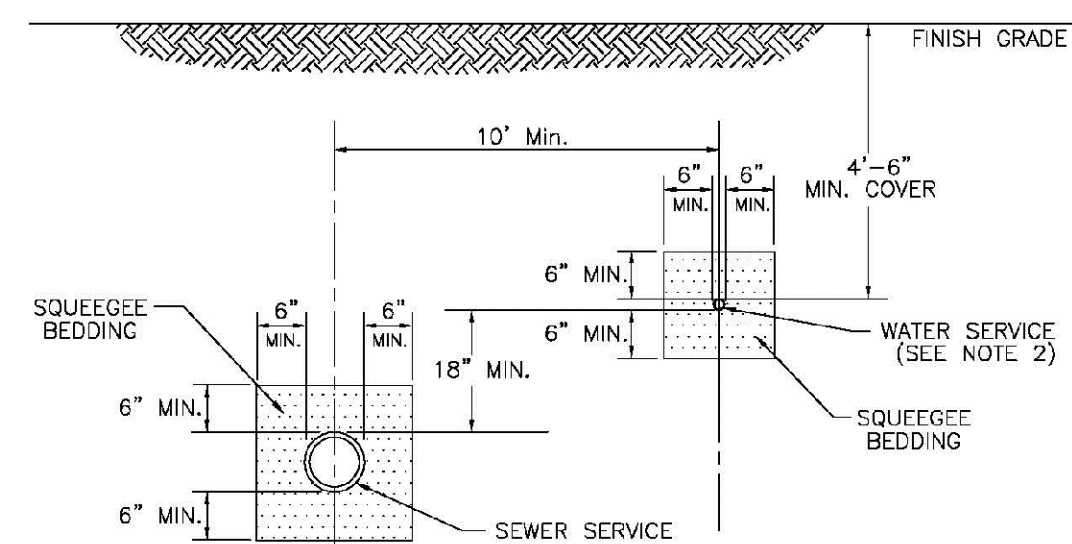
No.	Revisions	Date	Init.	Appr.	Date

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 FASTER CONSTRUCTION, AN INSPECTION OF THE DAMAGED AREA SHALL BE CONDUCTED WITH NOTES 1 AND 2 ABOVE.
4. THE CONTRACTOR SHALL LEAVE ALL FILL 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.

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

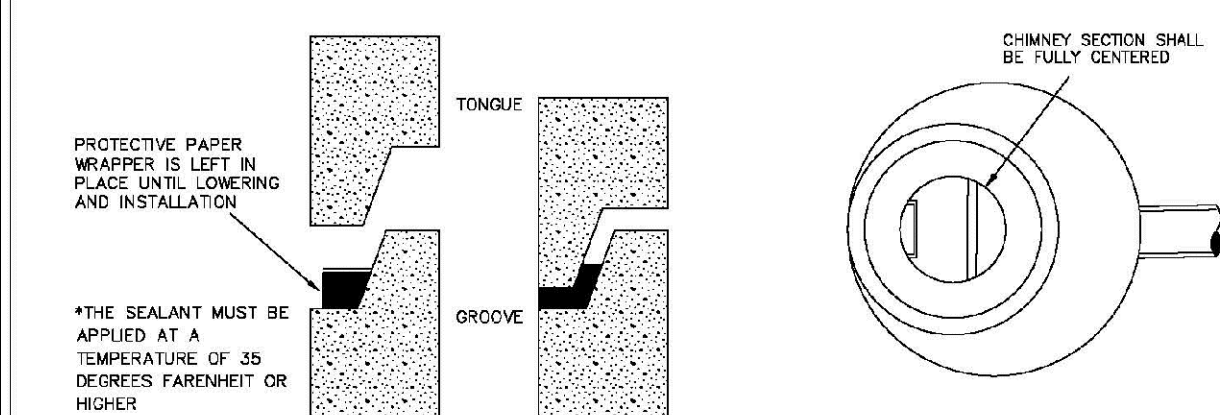
2016 REVISION

NTS

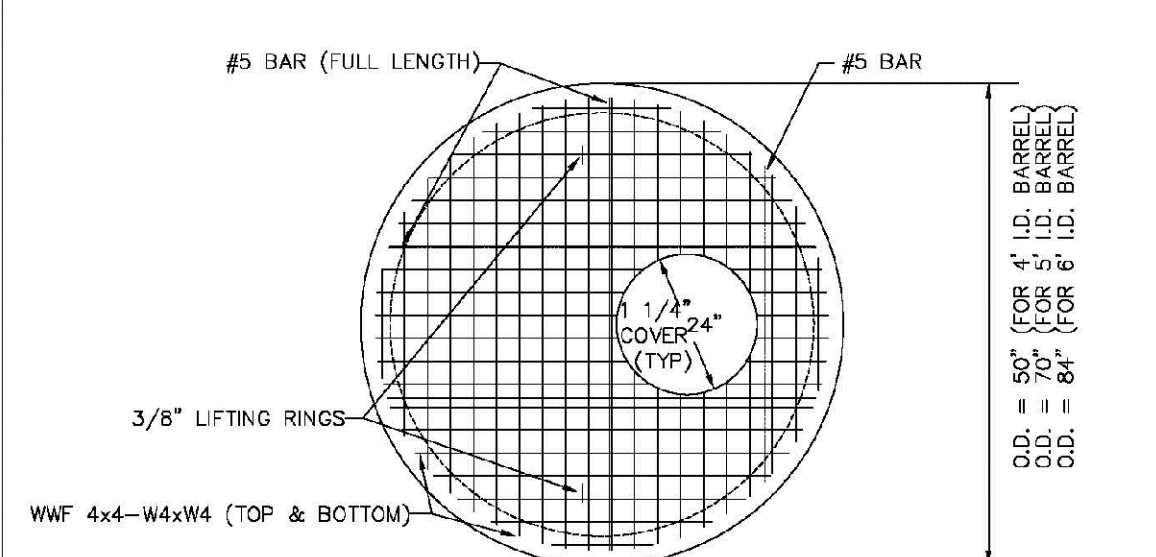


TYPICAL SERVICES SECTION

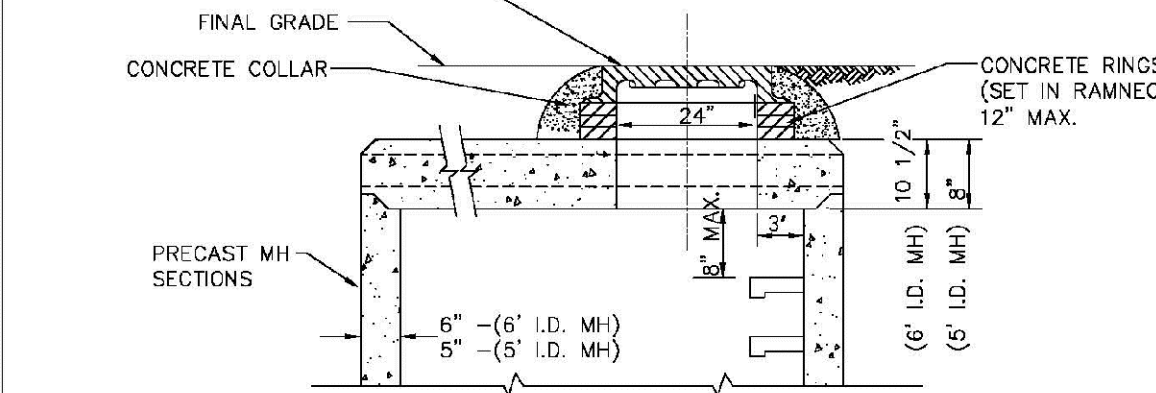
- NOTE
1. SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
 2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

2016 REVISION

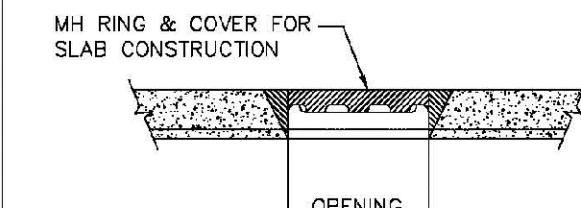
1. PROCESOR AND CHANNEL SHALL BE
DESIGNED TO WITHSTAND 100% OF DESIGN
LOADS
2. FLAT TOP SECTIONS MAY BE USED IN
USE OF ECCENTRIC MANHOLES WHEN
SPECIALLY APPROVED BY DESIGN
ENGINEER.
3. FOR MANHOLE DEPTHS LESS THAN 4'
MANHOLE SHALL BE CAST WITH PRECAST
MANHOLE BARS WITH PRECAST FLAT
TOP.
4. ALL PRECAST MANHOLE SECTIONS, FLAT
TOP, SHALL BE CAST WITH REINFORCING
STEEL TO ASTM C-478, STANDARD
TEST METHOD FOR TENSILE STRENGTH
IN FLEXURE OF MANHOLE SECTIONS.
5. FLAT TOPS SHALL BE CAPABLE OF WITH
STANDING 100% OF DESIGN LOADS
IN ACCORDANCE WITH THE FOLLOWING
INFORMED MANHOLE SCHEDULE.
6. ALL INTERIOR SEAMS AND JOINTS SHALL
BE SMOOTHED WITH TYPE C
CONCRETE.
7. SHOULDER FOR SMOOTH MANHOLE INVERTS
SHALL BE FORMED BY FORMING OR SLOPING
CONCRETE BASE.
8. FLAT TOP SECTIONS WITH CHANGING
DIAMETER SHALL BE USED ONLY WHEN
APPROVED BY THE DESIGN
ENGINEER.
9. MANHOLE STEPS SHALL NOT BE IN
STALLED OVER THE FLOW CHANNEL. THEY
SHALL BE INSTALLED TO THE RIGHT OF
THE FLOW CHANNEL WITH THE
VERTICAL ALIGNMENT WITH THE BOTTOM
STEPS BEING TO THE RIGHT MANHOLE
WALKWAY.
10. FLUORINATED PLASTIC MATERIAL
(GALVANIZED STEEL) IS REQUIRED IN
ALL MANHOLE SECTIONS WITH CHANGING
DIAMETER BASES. BASE, SECTIONS,
AND TOPS SHALL BE GALVANIZED
STEEL.
11. DESIGN ENGINEER OR DISTRICT
ENGINEER MAY MODIFIED MANHOLE
DESIGN FOR SPECIAL DESIGN CONSIDERATIONS.
12. SUP-LIFTING FRAME RESISTS MAY NOT



MH RING & COVER

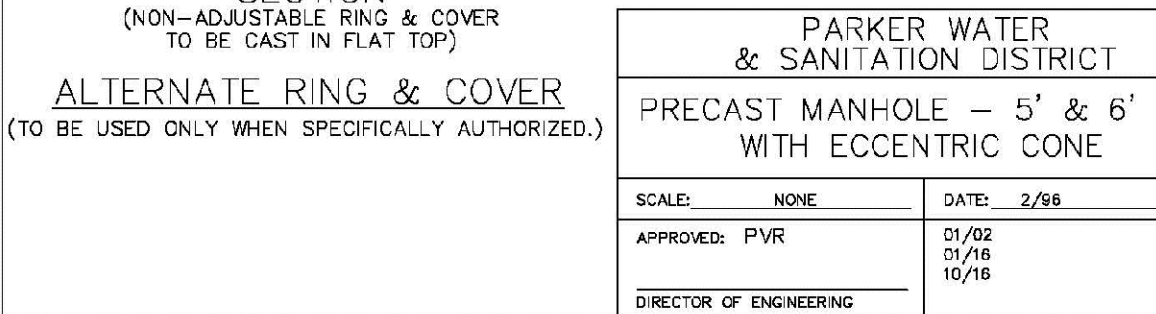


FLAT TOP SECTION w/ECCENTRIC OPENING
5' & 6' I.D. MANHOLES



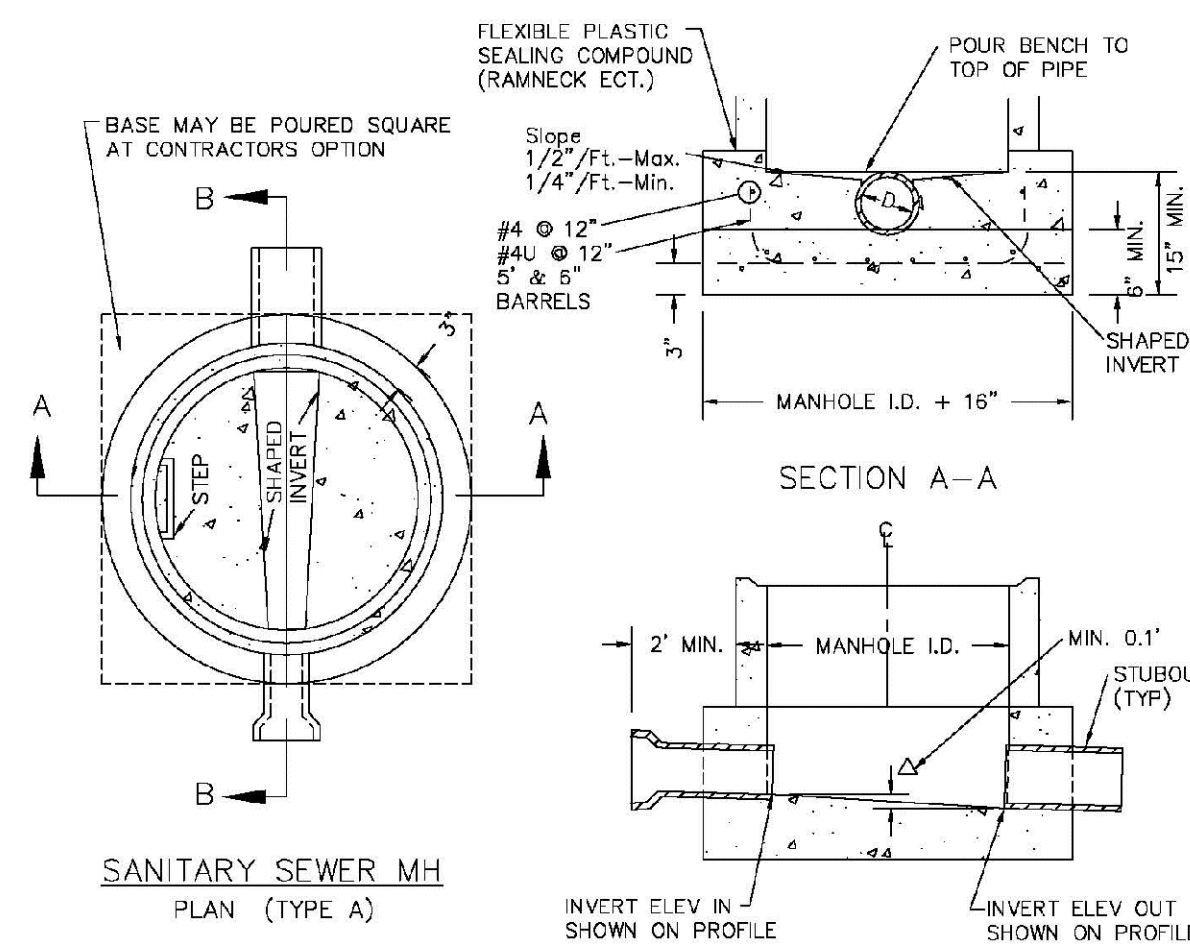
SECTION
(NON-ADJUSTABLE RING & COVER
TO BE CAST IN FLAT TOP)
ALTERNATE RING & COVER
(TO BE USED ONLY WHEN SPECIFICALLY AUTHORIZED)

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

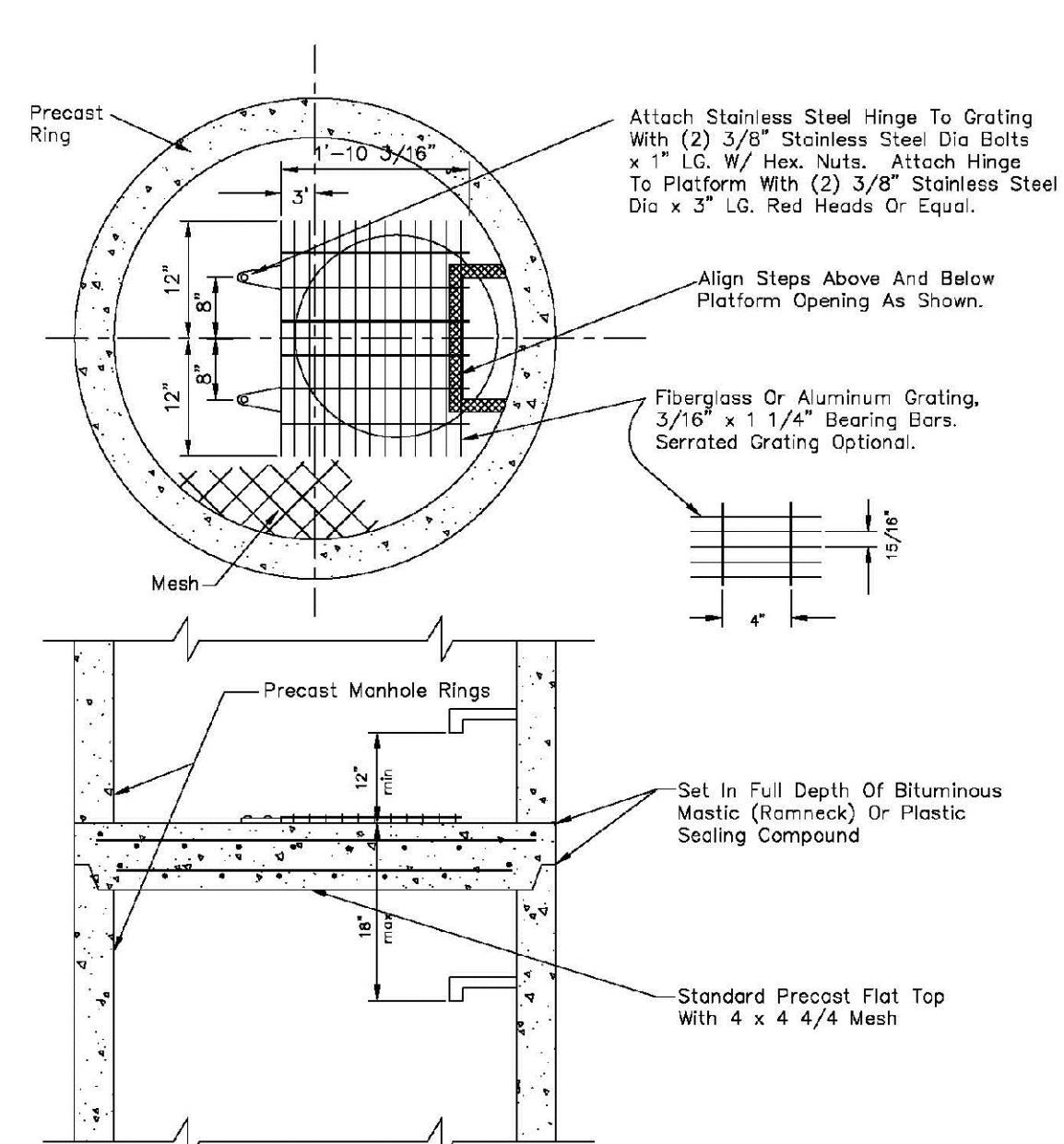
2016 REVISION

2016 REVISION

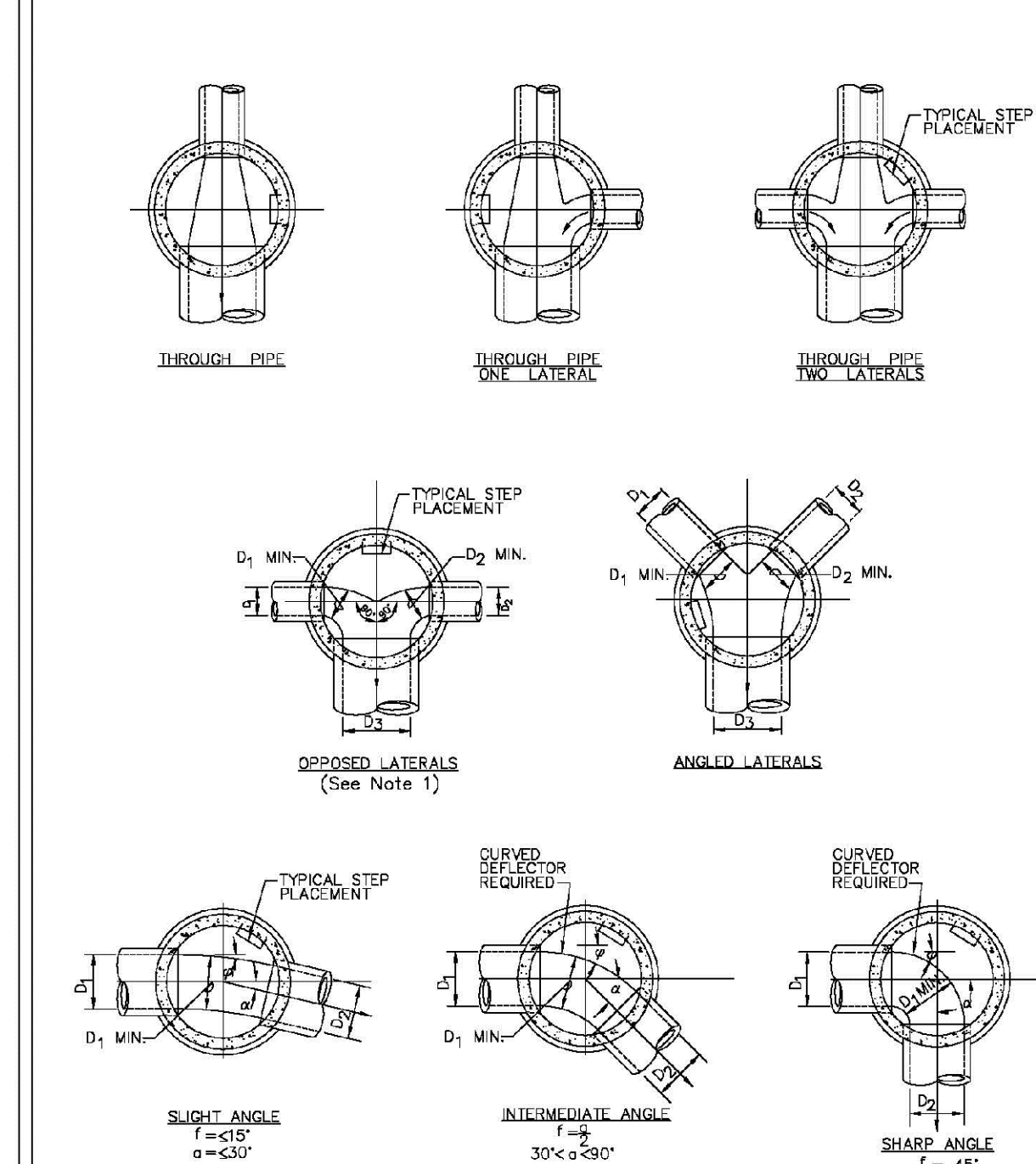
APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT



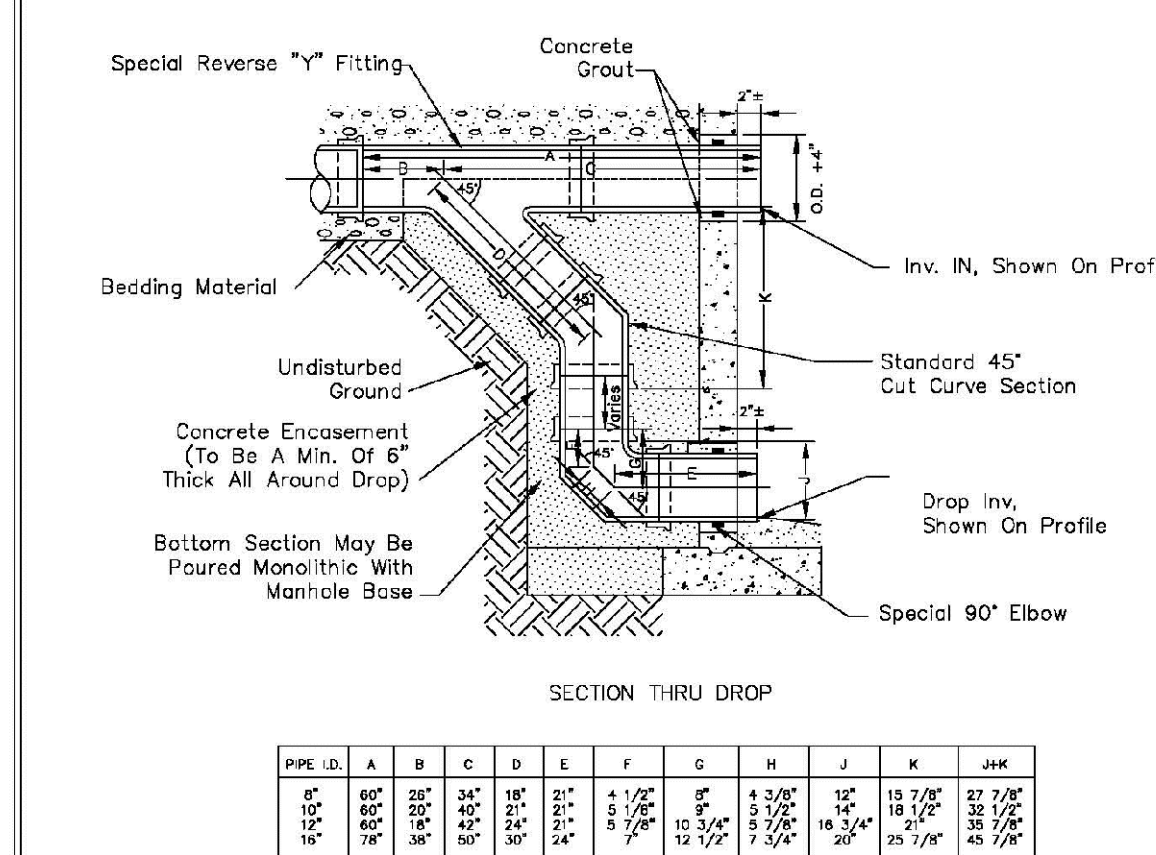
1. Manhole barrel min. thickness to be 5".
2. Shaping for smooth manhole inverts may be done by forming or shaping with cement mortar (San. Sewer).
3. The manhole steps shall conform to District Standards and Specifications.
4. Precast sections to conform to A.S.T.M C-478.
5. All dead-end manholes, that call out a stub or shall be thru at 40% 2" minimum slope.
6. Stub outs shall extend "z" minimum past manhole G.D. and be satisfactorily plugged.
7. Reinforcing in base required for manhole.
8. Slope of bench = $1/2" / \text{Ft.}$ - Max. $1/4" / \text{Ft.}$ - Min.
9. $\Delta =$ Invert drop thru MH (If $\Delta > 18"$, outside ditch at required slope; If $\Delta < 18"$, right of way drop MH and 0.2' for all angled MH).

2016 REVISION

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

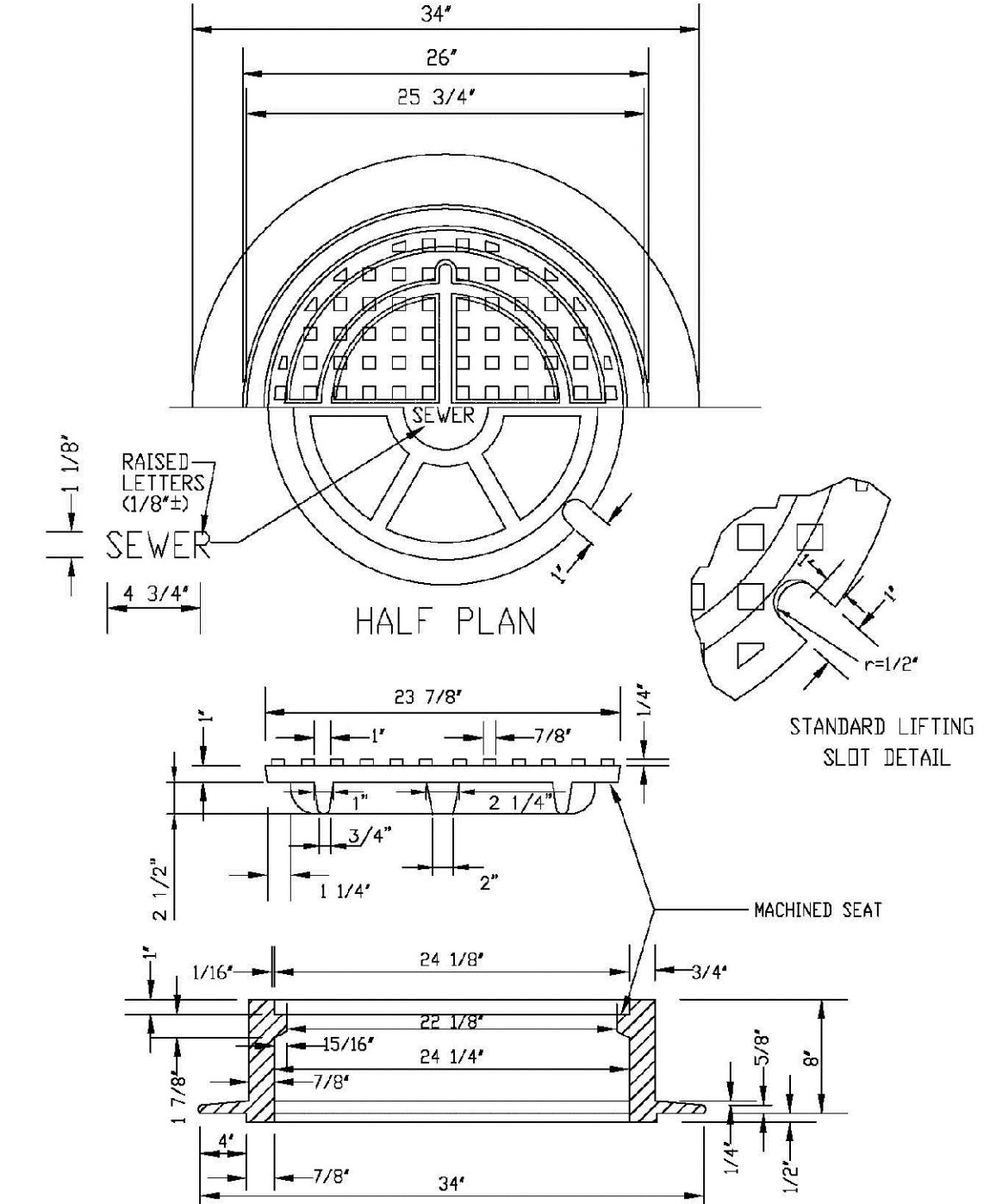
2016 REVISION

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

2016 REVISION

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

OUTSIDE DROP MANHOLE CONSTRUCTION

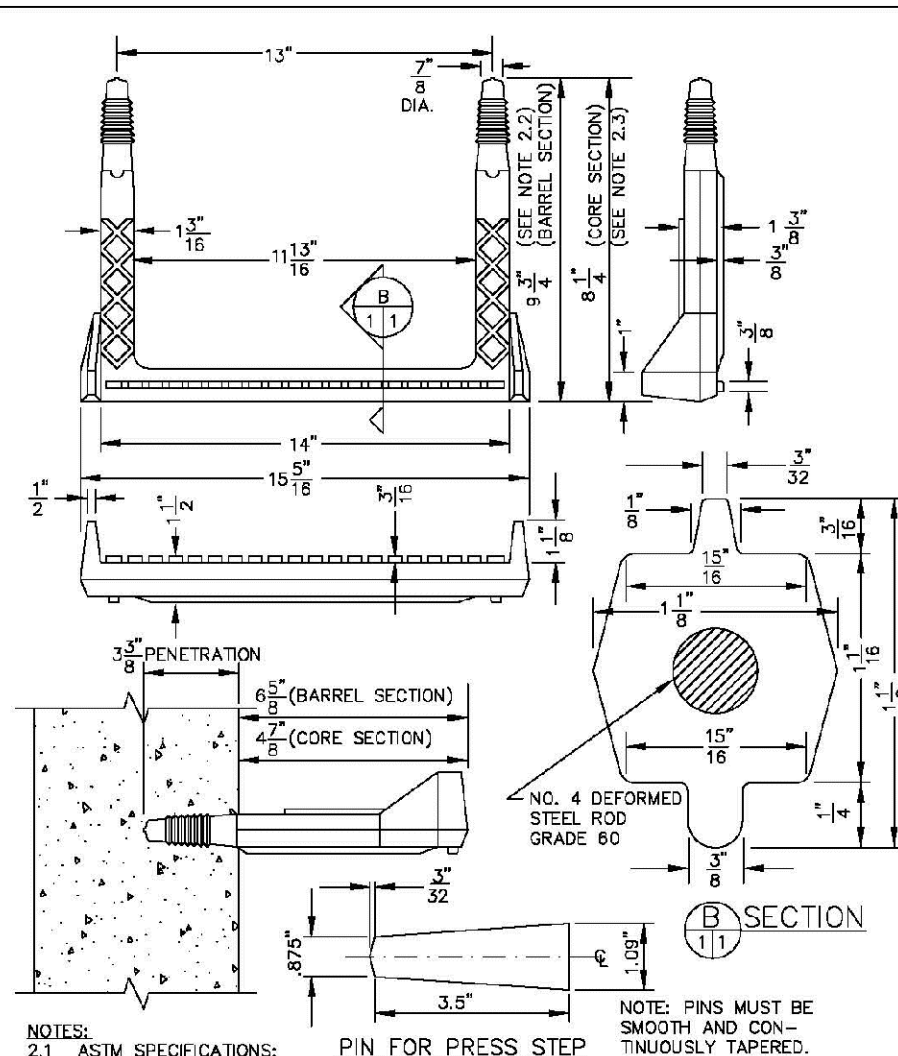
2016 REVISION

- 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.

2016 RELEASE UNDER E.O. 14176

<u>TOE POCKET DETAILS</u> <u>STANDARD EXTRUDED</u> <u>ALUMINUM MANHOLE STEP</u>	PARKER WATER & SANITATION DISTRICT	
	STANDARD EXTRUDED ALUMINUM MANHOLE STEP	
	SCALE: NONE	DATE: 2/98
	APPROVED: PVR	01/15 10/16
DIRECTOR OF ENGINEERING		

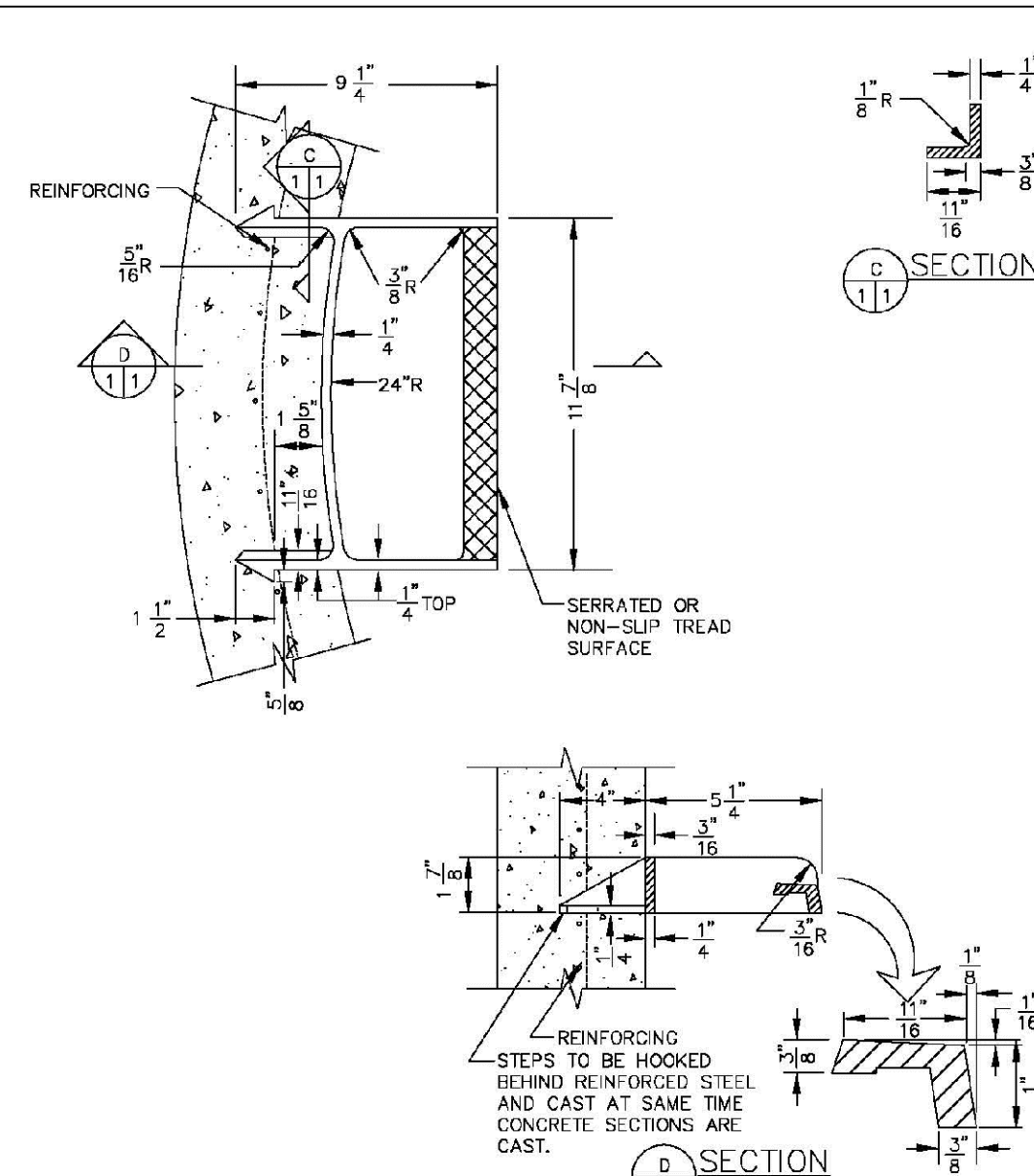
2016 REVISION



POLYPROPYLENE REINFORCED PLASTIC STEP

PARKER WATER & SANITATION DISTRICT	
POLYPROPYLENE REINFORCED PLASTIC MANHOLE STEP	
SCALE: NONE	DATE: 2/02
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

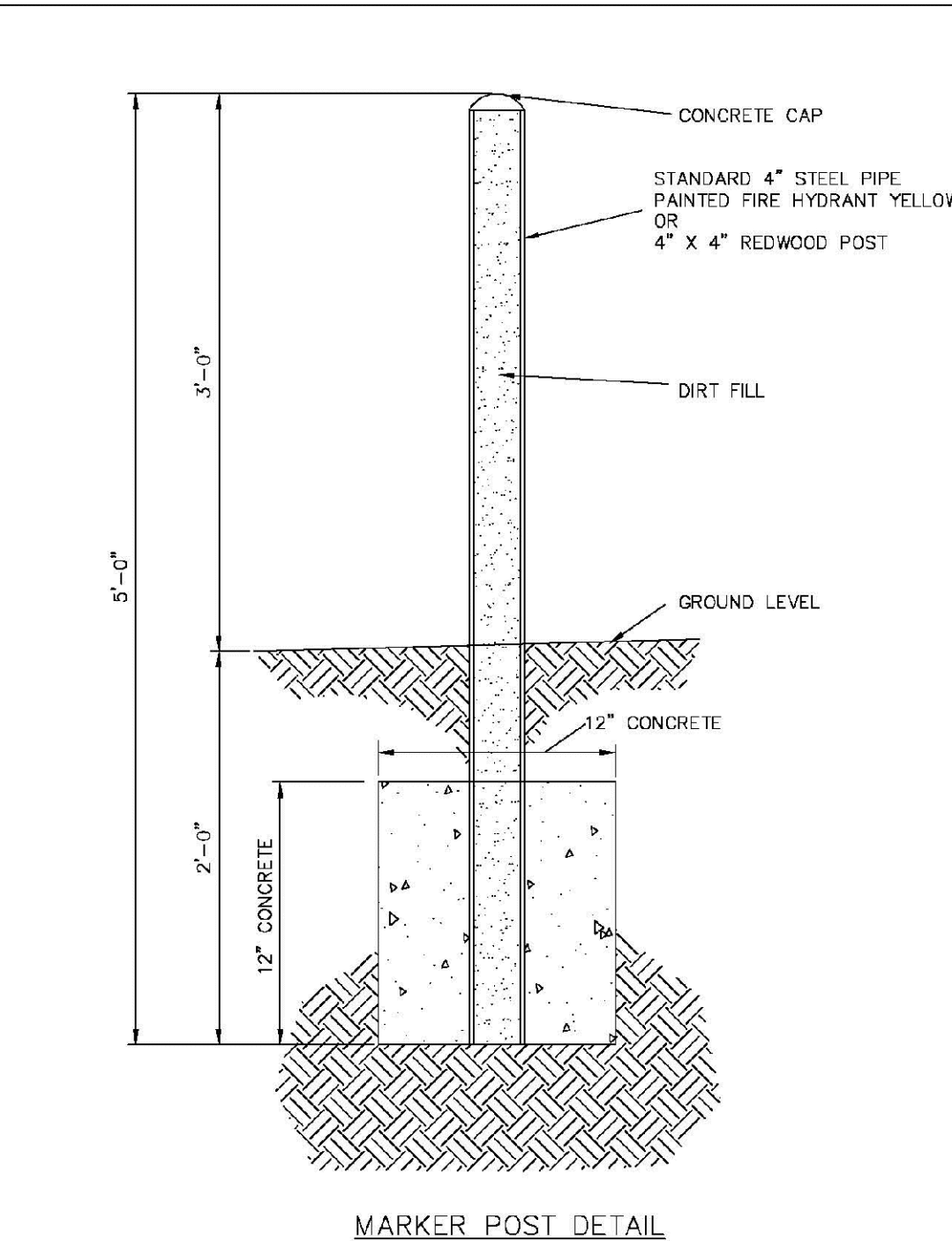
2016 REVISION



CAST ALUMINUM MANHOLE STEP

PARKER WATER & SANITATION DISTRICT	
CAST ALUMINUM MANHOLE STEP	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/15
_____ DIRECTOR OF ENGINEERING	

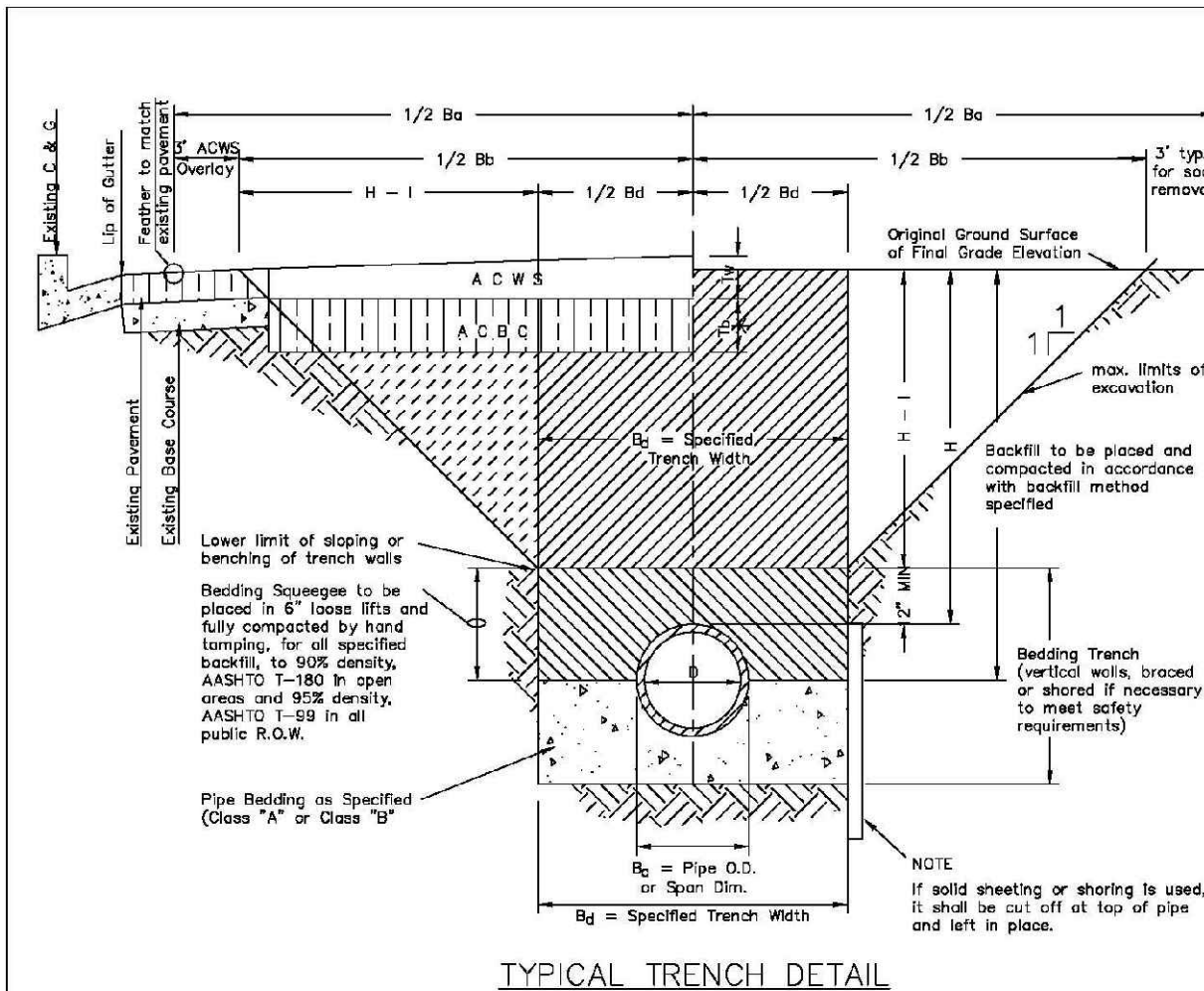
2016 REVISION



MARKER POST DETAIL

PARKER WATER & SANITATION DISTRICT		
MARKER POST DETAIL		
SCALE: NONE	DATE: 2/98	
APPROVED: PVR	2/00	10/18
	4/01	
	1/06	
	1/10	
DIRECTOR OF ENGINEERING _____		

2016 REVISION



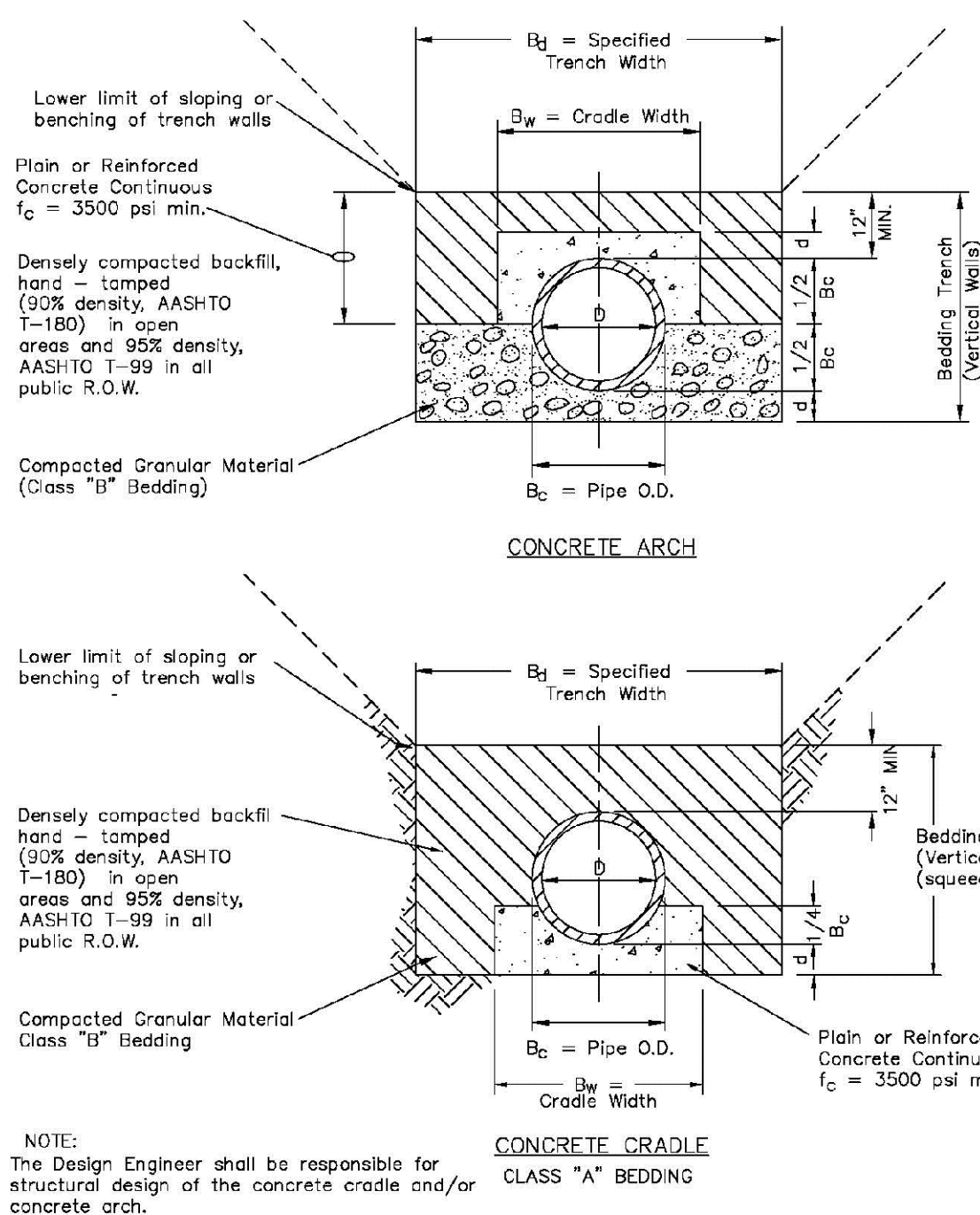
TYPICAL TRENCH DETAIL

T_b = Thickness of Asphaltic Concrete Base Course (A C B C)	1. Slaying or bending of trench side walls, where permitted shall be in accordance with applicable Federal, State and Local safety regulations.
T_w = Thickness of Asphaltic Concrete Working Surface (A C W S)	
T_o = Total Asphalt Thickness ($T_b + T_w$)	2. Trench shall be broard and shaller as necessary to attract safe working conditions or to protect adjacent utilities, structures, etc. Unless otherwise noted, the trench width, no pavement will be made for removal, replacement, or relocation for curb and gutter, utilities, sidewalk, structures, etc. Outside the trench limits, the contractor and the contractor shall be responsible for protection of areas.
B_c = Surface Bedding or Conduit Span Dimension	
D_c = Specified Bedding Trench Width and Max Bedding Trench Width at a point 1' from edge of Pipe (See Note 2)	3. If dimension T_o is $\leq 2'$, then existing asphalt pavement shall be removed and replaced up to the gutter. Maximum asphalt pile width, T_o & B_c shall then be based upon this actual width.
D_b = Max. Pile Width of Asphaltic Concrete Base Course (or Asphaltic Concrete Mix) (See Note 3)	
D_w = Max. Pile Width of Asphaltic Concrete Working Surface (or Base Improvement) (See Note 3)	
H = Depth of surface to top of Pipe	
H+in = Depth from Surface to 1' ft. above Top of Pipe	

TABLE 2 ASPHALT AND BASE COURSE REPLACEMENT SCHEDULE			
STREET WIDTH	ASPHALTIC BASE COURSE (T_b)	ASPHALTIC WEARING SURFACE (T_w)	TOTAL ASPHALT THICKNESS (T_o)
UP TO 36'	4"	2"	6"
36' TO 44'	4"	3"	7"
44' TO 48'	5"	3"	8"
WIDER THAN 48'	6"	3"	9"

PARKER WATER & SANITATION DISTRICT	
SEWER TRENCHING AND BEDDING DETAIL	
SCALE: _____ NONE _____	DATE: 2/88
APPROVED: PVR	5/88
	10/86
DIRECTOR OF ENGINEERING	

2016 REVISION

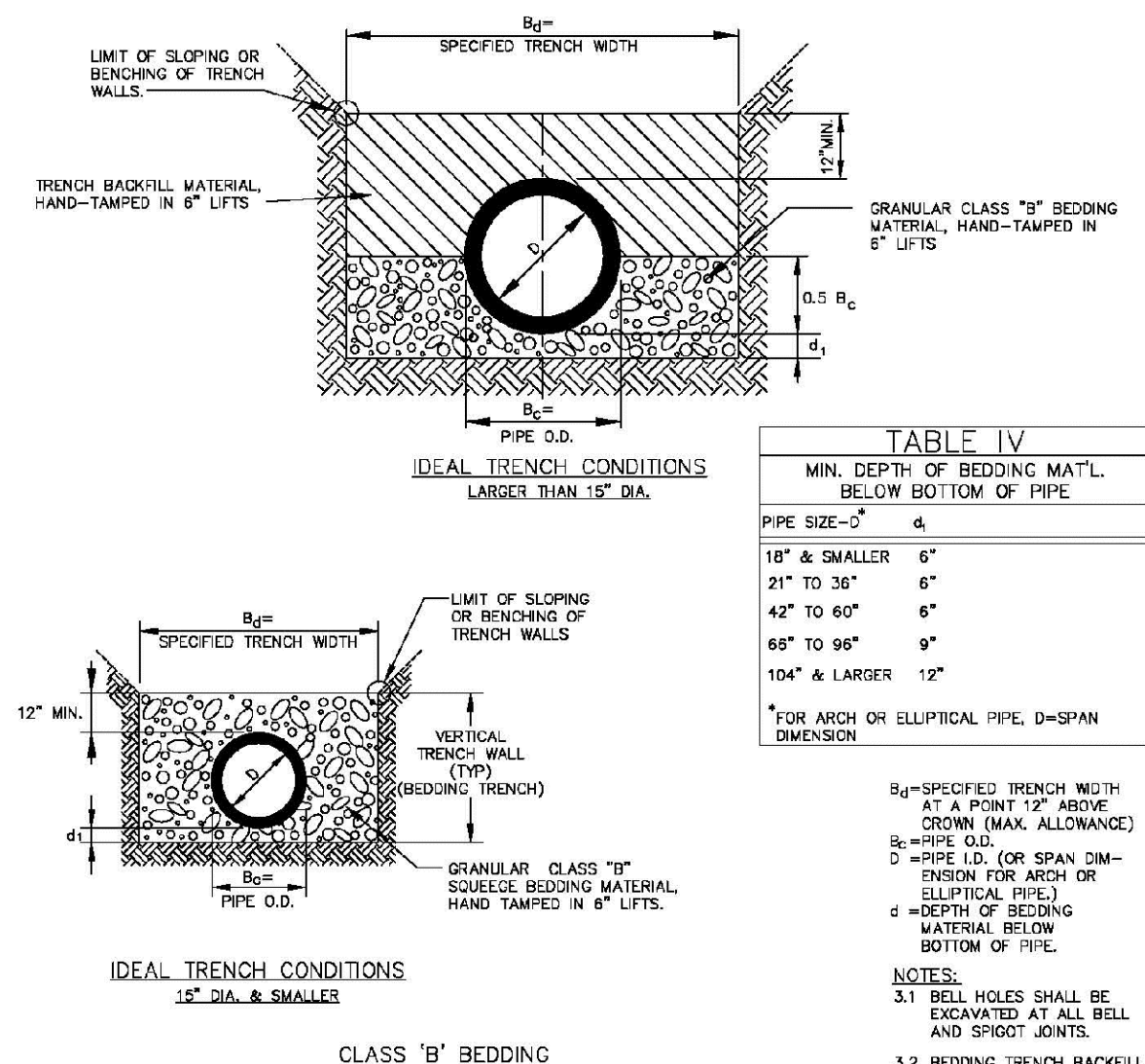


CONCRETE CRADLE

NOMINAL DIAMETER (D)	MINIMUM THICKNESS (a)	MIN. WIDTH OF CRADLE (B_w)
18" & smaller	6"	$B_0 + 8"$
21" to 24"	6"	$B_0 + 8"$
27" to 33"	8"	$B_0 + 8"$
36" to 42"	10"	$1.25 B_0$
48" & larger	$1/4 D$	$1.25 B_0$

PARKER WATER & SANITATION DISTRICT	
TRENCHING AND BEDDING DETAIL - CLASS "A"	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION



3' BEDDING

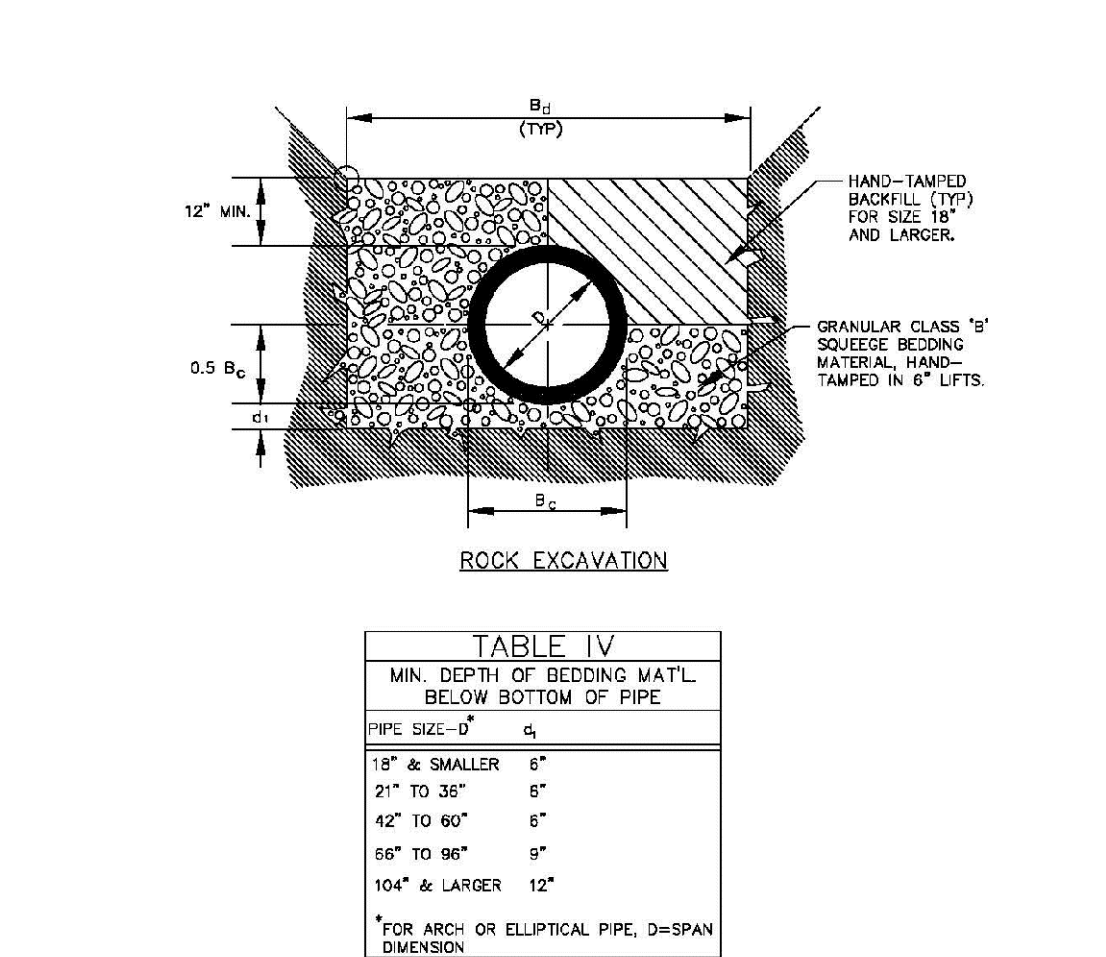
GENERAL NOTES:
THESE DETAILS ARE TYPICAL FOR NORMAL TRENCH CONDITIONS. FOR INSTALLATIONS OTHER THAN THESE (SUCH AS EMBANKMENT OR TUNNEL INSTALLATIONS, ETC.) EXCAVATION, BEDDING AND BACKFILL REQUIREMENTS SHALL BE DETAILED ON THE CONSTRUCTION DRAWINGS. FOR UNUSUAL OR UNSTABLE SOIL CONDITIONS, TRENCH AND BEDDING DETAILS SHALL BE A SPECIAL DESIGN.

PIPE SIZE—D*	d
18" & SMALLER	6"
21" TO 36"	6"
42" TO 60"	6"
66" TO 96"	9"
104" & LARGER	12"

* FOR ARCH OR ELLIPTICAL PIPE, D=SPAN DIMENSION

PARKER WATER & SANITATION DISTRICT	
TRENCHING AND BEDDING CLASS "B"	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 2/00 1/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION



CLASS 'B' BEDDING

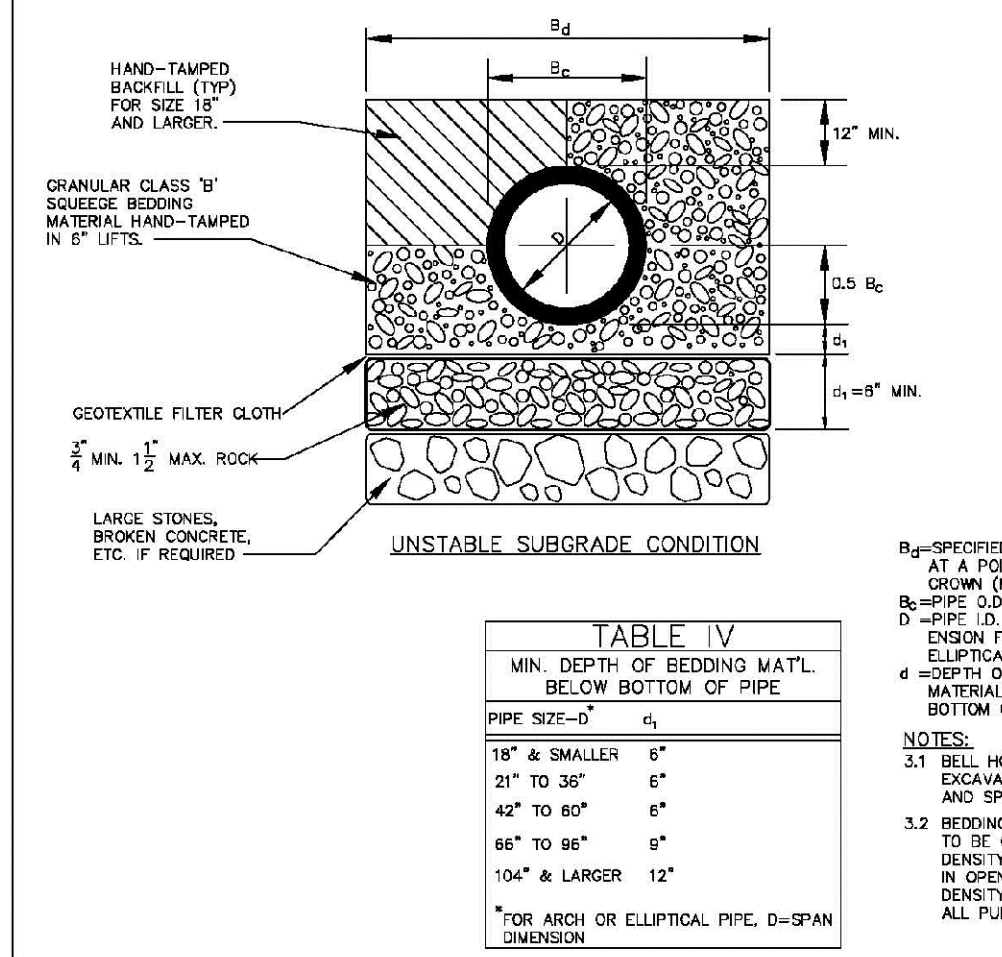
GENERAL NOTES:
G-1 THESE DETAILS ARE TYPICAL FOR NORMAL TRENCH CONDITIONS. FOR INSTALLATIONS OTHER THAN THESE (SUCH AS EMBANKMENT OR TUNNEL INSTALLATIONS, ETC.) EXCAVATION, BEDDING AND BACKFILL REQUIREMENTS SHALL BE DETAILED ON THE CONSTRUCTION DRAWINGS. FOR UNUSUAL OR UNSTABLE SOIL CONDITIONS, TRENCH AND BEDDING DETAILS SHALL BE A SPECIAL DESIGN.

PIPE SIZE-D*	c ₁
18" & SMALLER	6"
21" TO 36"	8"
42" TO 60"	6"
66" TO 96"	9"
104" & LARGER	12"

* FOR ARCH OR ELLIPTICAL PIPE, D=SPAN DIMENSION

PARKER WATER & SANITATION DISTRICT TRENCHING AND BEDDING CLASS "B"	
SCALE: <u>NONE</u>	DATE: <u>2/98</u>
APPROVED: <u>PVR</u>	<u>5/98</u> <u>2/00</u> <u>1/16</u> <u>10/16</u>
<u>DIRECTOR OF ENGINEERING</u>	

SHEET S4.4



CLASS 'B' BEDDING

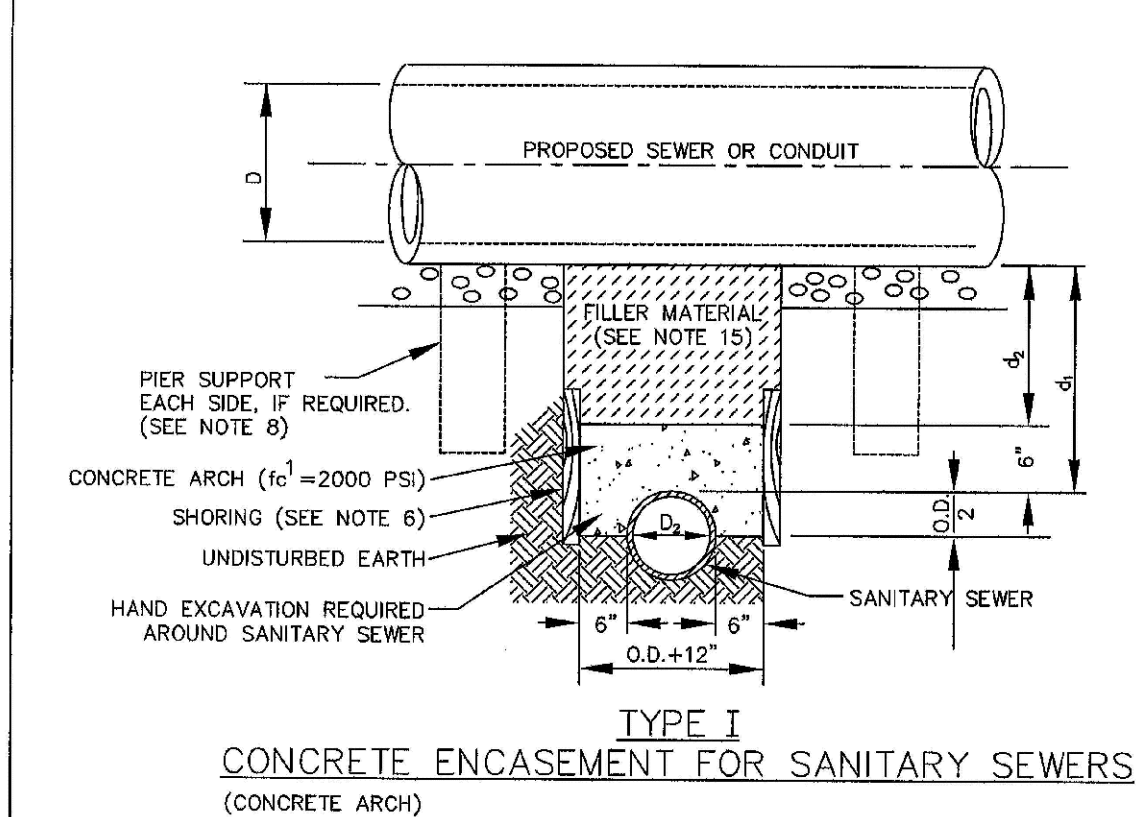
GENERAL NOTES:
G-1 THESE DETAILS ARE TYPICAL FOR NORMAL TRENCH CONDITIONS. FOR INSTALLATIONS OTHER THAN THESE (SUCH AS EMBANKMENT OR TUNNEL INSTALLATIONS, ETC.) EXCAVATION, BEDDING AND BACKFILL REQUIREMENTS SHALL BE DETAILED ON THE CONSTRUCTION DRAWINGS. FOR UNUSUAL OR UNSTABLE SOIL CONDITIONS, TRENCH AND BEDDING DETAILS SHALL BE A SPECIAL DESIGN.

PIPE SIZE—D*	c_1
18" & SMALLER	6"
21" TO 36"	6"
42" TO 60"	6"
66" TO 96"	9"
104" & LARGER	12"

*FOR ARCH OR ELLIPTICAL PIPE, D=SPAN DIMENSION

PARKER WATER & SANITATION DISTRICT	
TRECHING AND BEDDING CLASS "B"	
SCALE: NONE	DATE: 2/98
APPROVED: PVR	5/98 2/00 1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET S4.5



TYPE I
CONCRETE ENCASEMENT FOR SANITARY SEWERS
(CONCRETE ARCH)

GENERAL NOTES FOR TYPE I/II & III ENCASEMENT

1. CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SLOPE. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM 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.

2. LENGTH OF ENCASEMENT FOR:

(a) TYPE I & TYPE II ENCASEMENT SHALL EXTEND FULL TRENCHEMENT LENGTH.

(b) WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.

3. TYPE III ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.

4. UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I & II ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT SHALL BE SHOWN AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.

PARKER WATER & SANITATION DISTRICT	
CONCRETE ENCASEMENT TYPE I	
SCALE: <u> NONE </u>	DATE: <u> 2/96 </u>
APPROVED: JFN _____ DISTRICT ENGINEER	

SHEET 6

N:\PROJECTS\SSR RANCH\ENGINEERING\SSR\SET\SD\SET 11\PARKER WATER AND SANITATION\WATER DETAILS.DWG, CDDVA, 4/22/2021, 12:54 PM



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

INSPECTION POLICY:

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

INSTALLATION NOTES:

WATER

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

DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

SCALE: NONE	DATE: 2/96
APPROVED: 1/04	1/16
PVR	10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET W1.1

TYPICAL SERVICES PLAN VIEW

NTS

TYPICAL SERVICES SECTION

NTS

NOTE

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

PARKER WATER & SANITATION DISTRICT

TYPICAL WATER SERVICES

SCALE: NONE	DATE: 2/96
APPROVED: 1/04	10/16
PVR	12/07
DIRECTOR OF ENGINEERING	1/16

2016 REVISION

SHEET W1.2

TYPICAL PLAN

NOTES:

1. SEE "TYPICAL STREET CROSS SECTION - TYPICAL STREET Q PROFILE" DRAWING.
2. ALL FIRE HYDRANTS TO BE LOCATED AT POINTS OTHER THAN CORNER INTERSECTIONS SHALL BE INSTALLED AT A LOT LINE EXTENDED.

PARKER WATER & SANITATION DISTRICT

WATER DISTRIBUTION SYSTEM

TYPICAL PLAN

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

2016 REVISION

SHEET W2.1

TYPICAL STREET CROSS SECTION

TYPICAL STREET Q PROFILE

PARKER WATER & SANITATION DISTRICT

TYPICAL STREET CROSS SECTION

TYPICAL STREET Q PROFILE

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

2016 REVISION

SHEET W2.2

TYPICAL PLAN FOR CURVED STREETS

NOTE: WATER AND SEWER MAY NEVER BE CLOSER THAN 10' HORIZONTALLY AND MUST MAINTAIN A MINIMUM OF 5' FROM THE LIP OF PAN ON THE GUTTER.

PARKER WATER & SANITATION DISTRICT

WATER DISTRIBUTION SYSTEM

TYPICAL PLAN FOR CURVED STREETS

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

2016 REVISION

SHEET W2.3

TYPICAL PLAN FOR CUL-DE-SACS

PARKER WATER & SANITATION DISTRICT

WATER DISTRIBUTION SYSTEM

TYPICAL PLAN FOR CUL-DE-SACS

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

2016 REVISION

SHEET W2.4

PREFERRED FIRE HYDRANT LOCATION

PARKER WATER & SANITATION DISTRICT

FIRE HYDRANTS

LOCATION & INSTALLATION

SCALE: NONE	DATE: 2/96
APPROVED: 4/01	10/16
PVR	01/02
DIRECTOR OF ENGINEERING	12/07
	1/16

2016 REVISION

SHEET W2.5

PIPE LOCATION SYSTEM

PLAN

SECTION VIEW @ FIRE HYDRANT

PARKER WATER & SANITATION DISTRICT

LOCATOR WIRE DETAILS

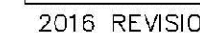
SCALE: NONE	DATE: 2/96
APPROVED: 4/01	01/02
PVR	01/06
DIRECTOR OF ENGINEERING	10/16

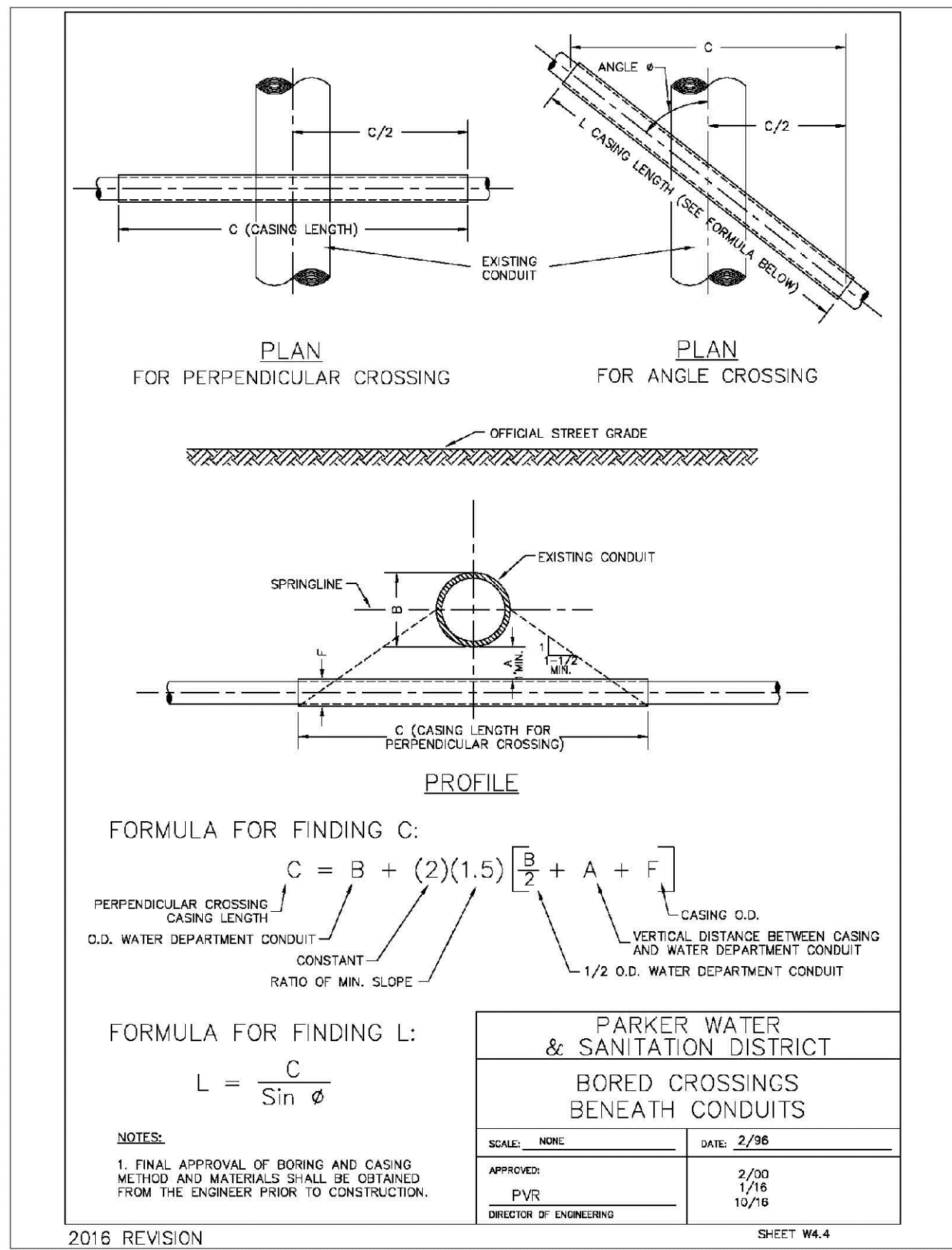
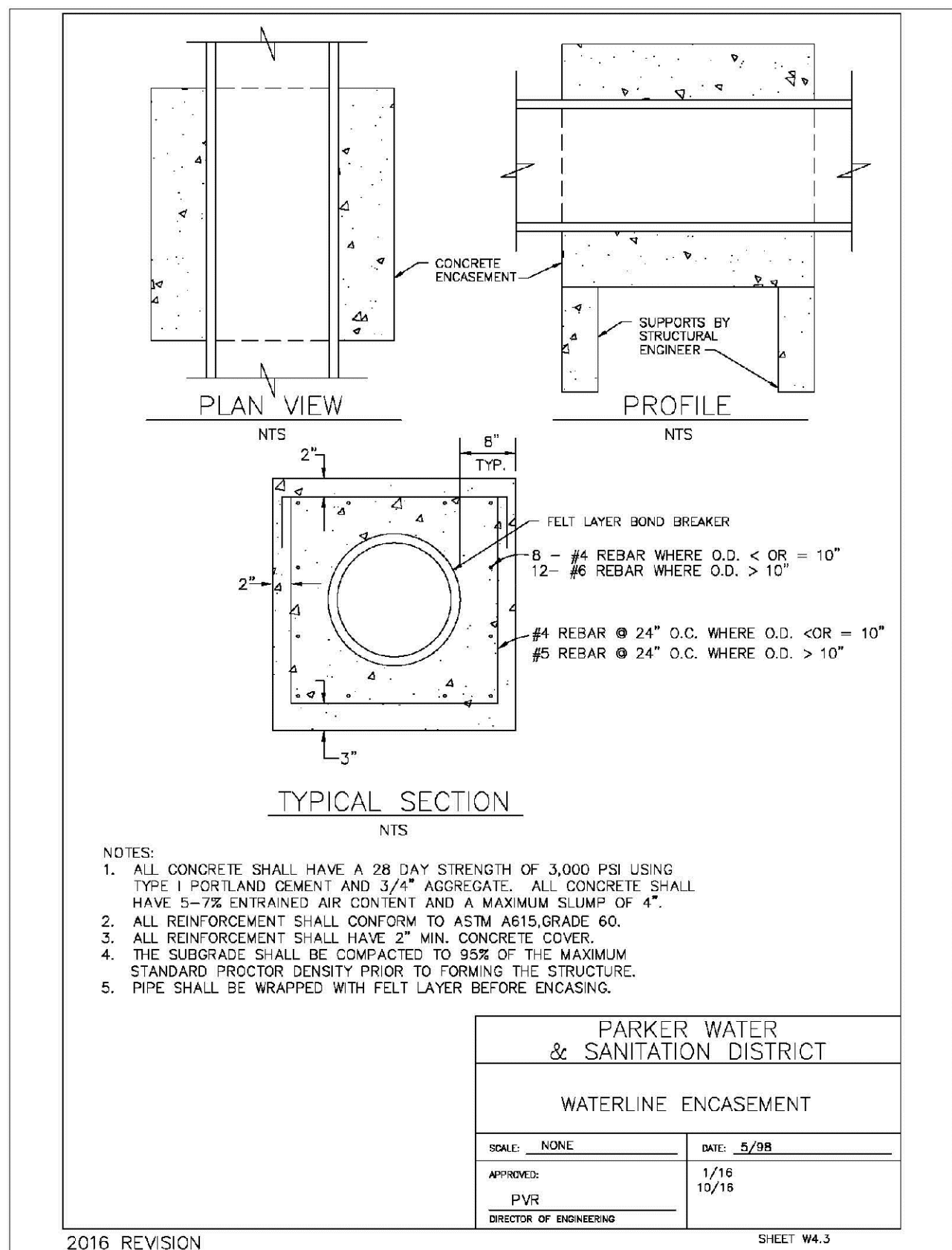
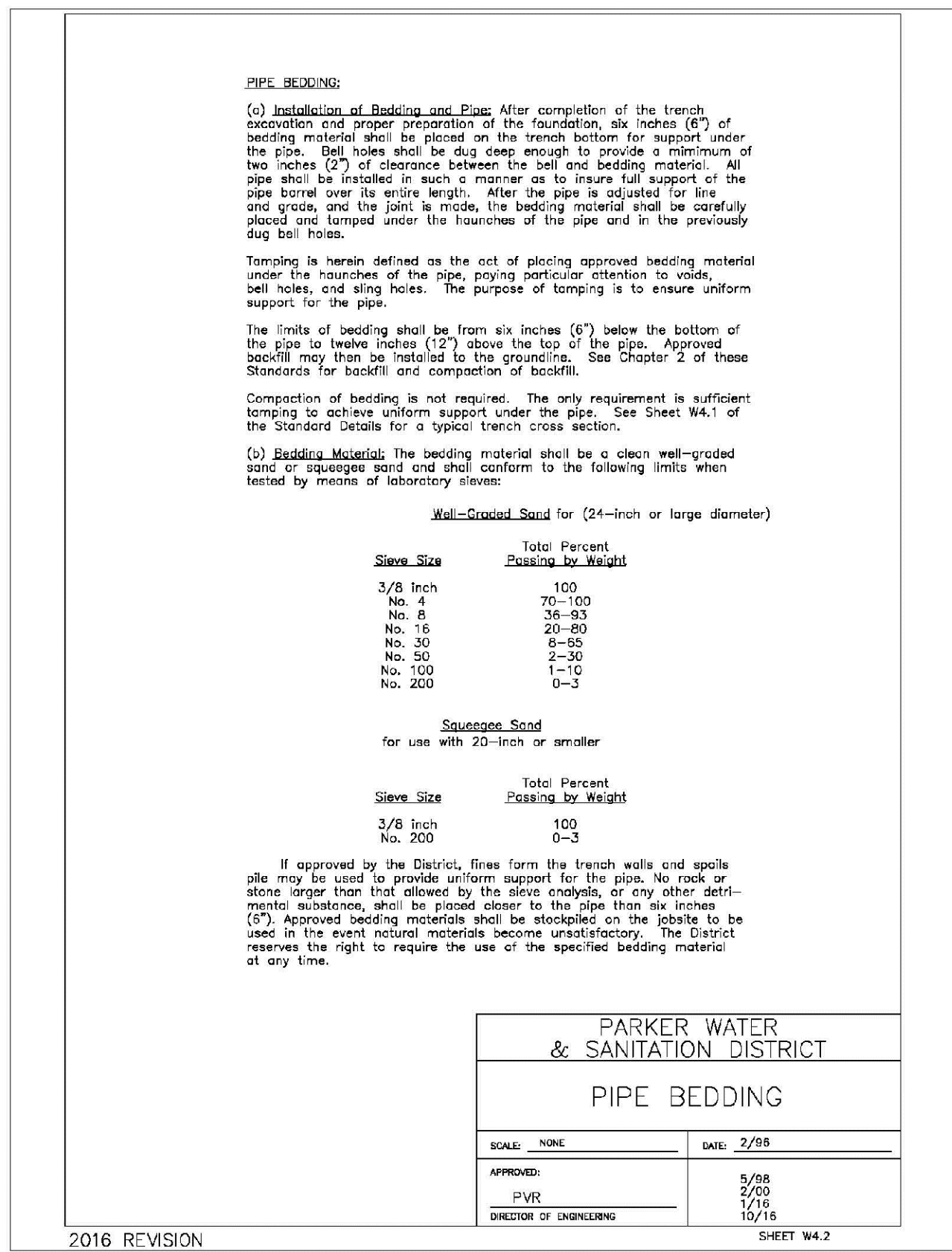
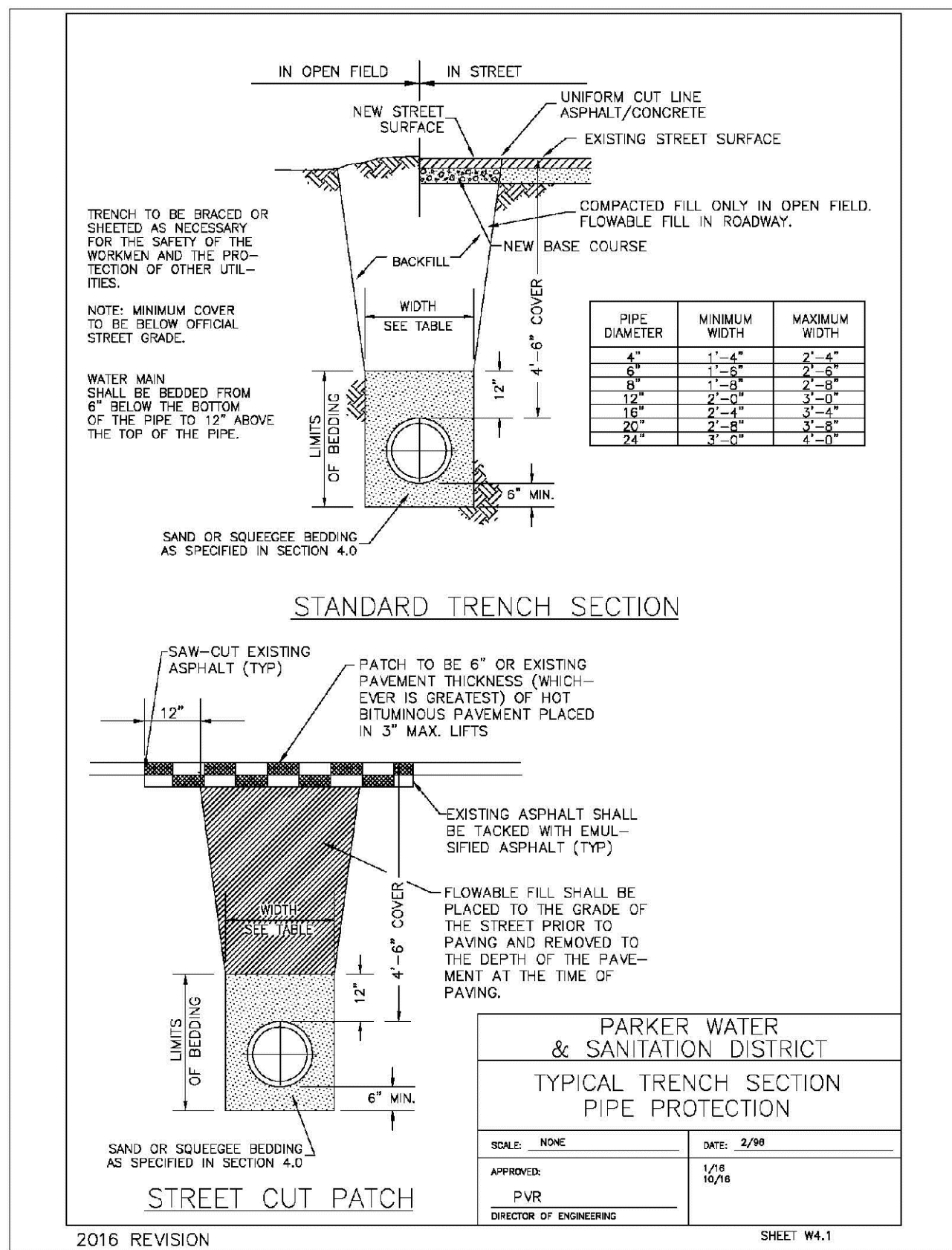
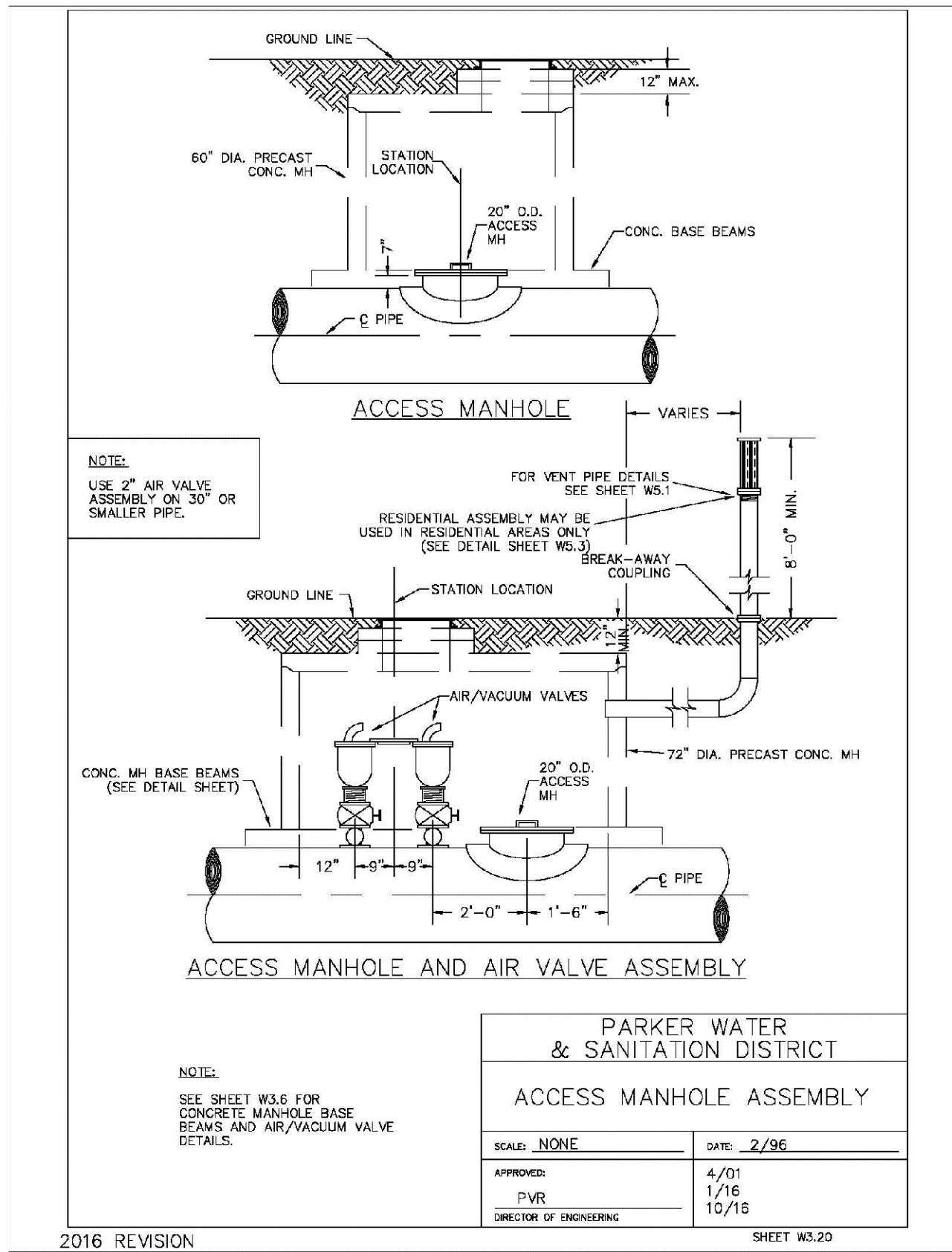
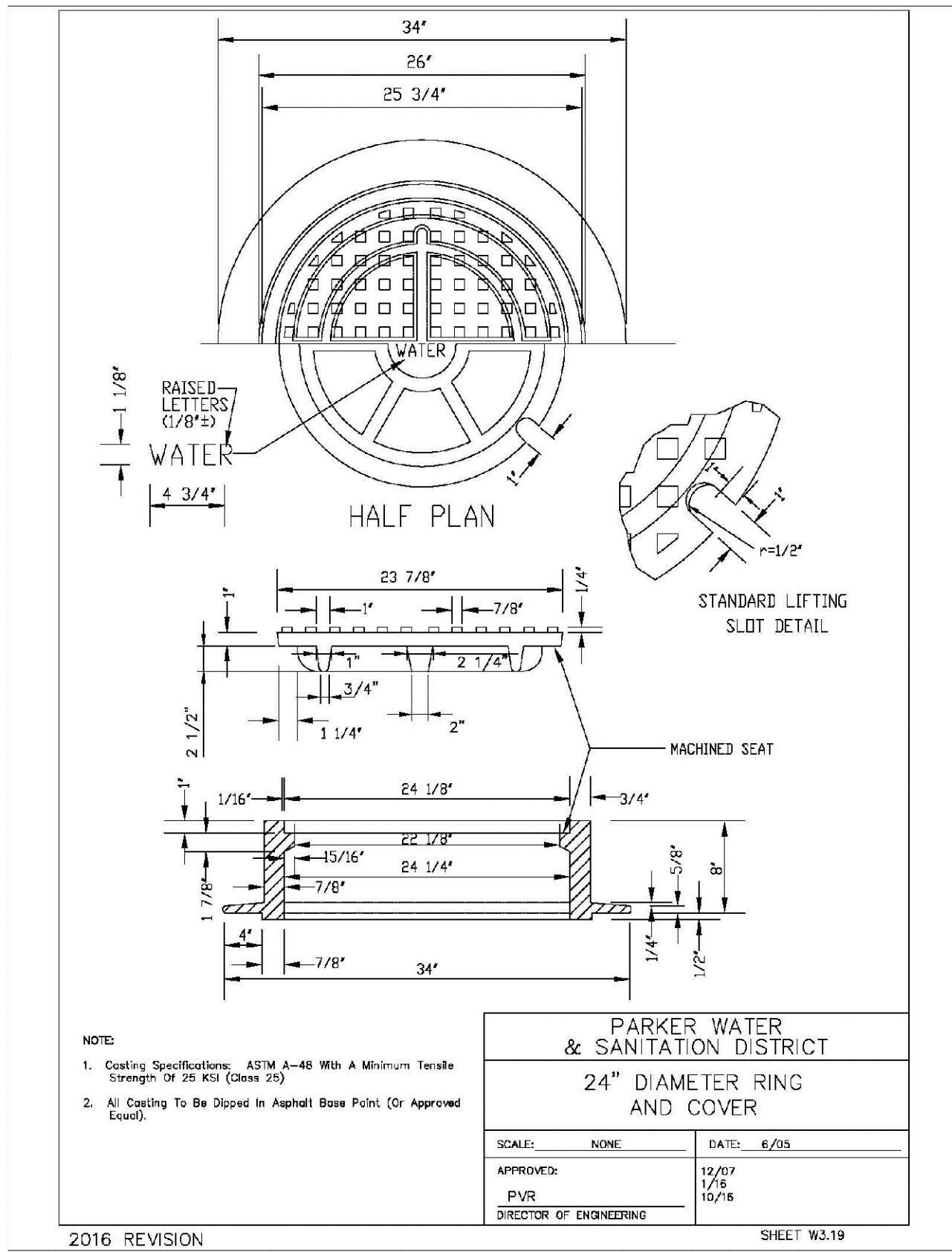
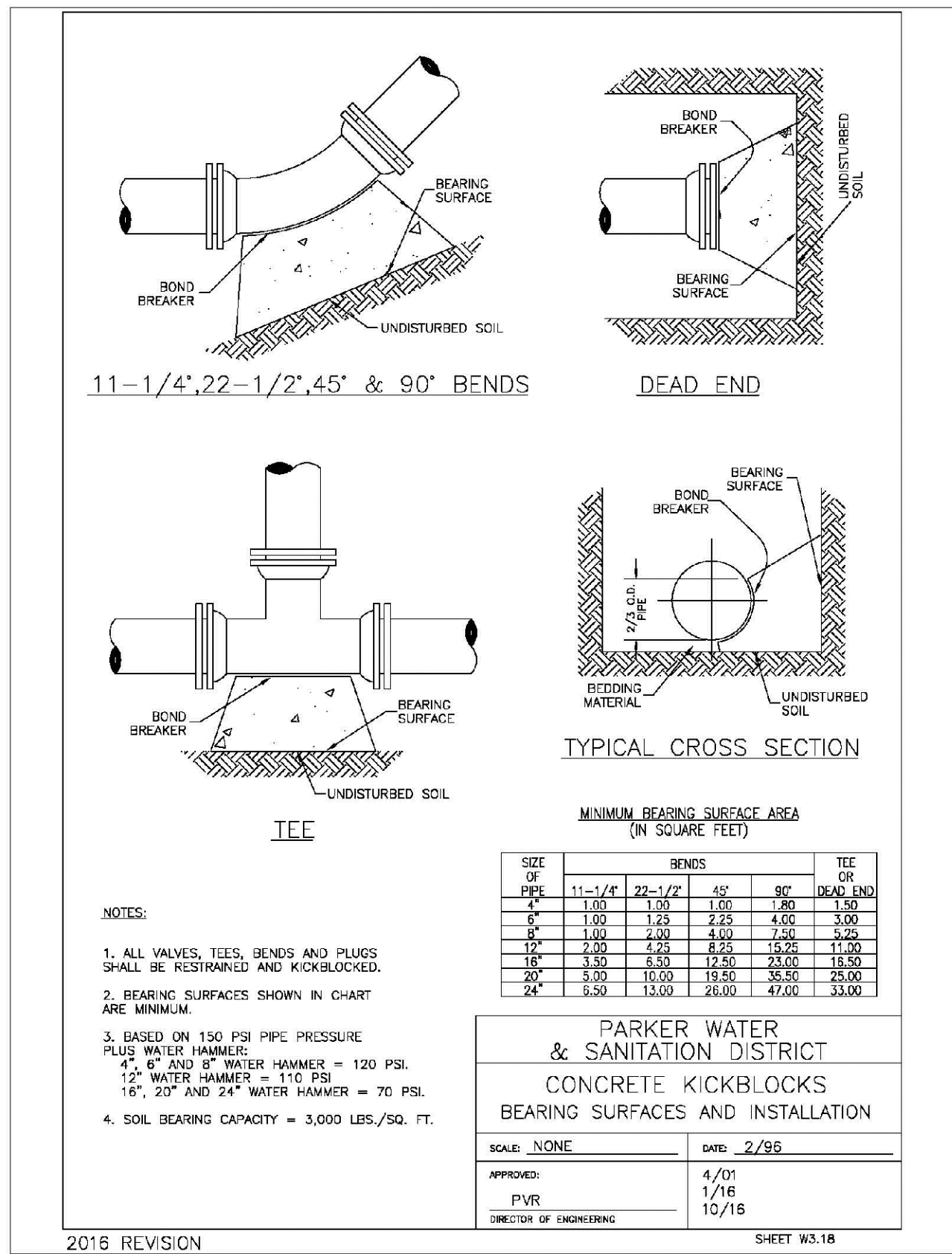
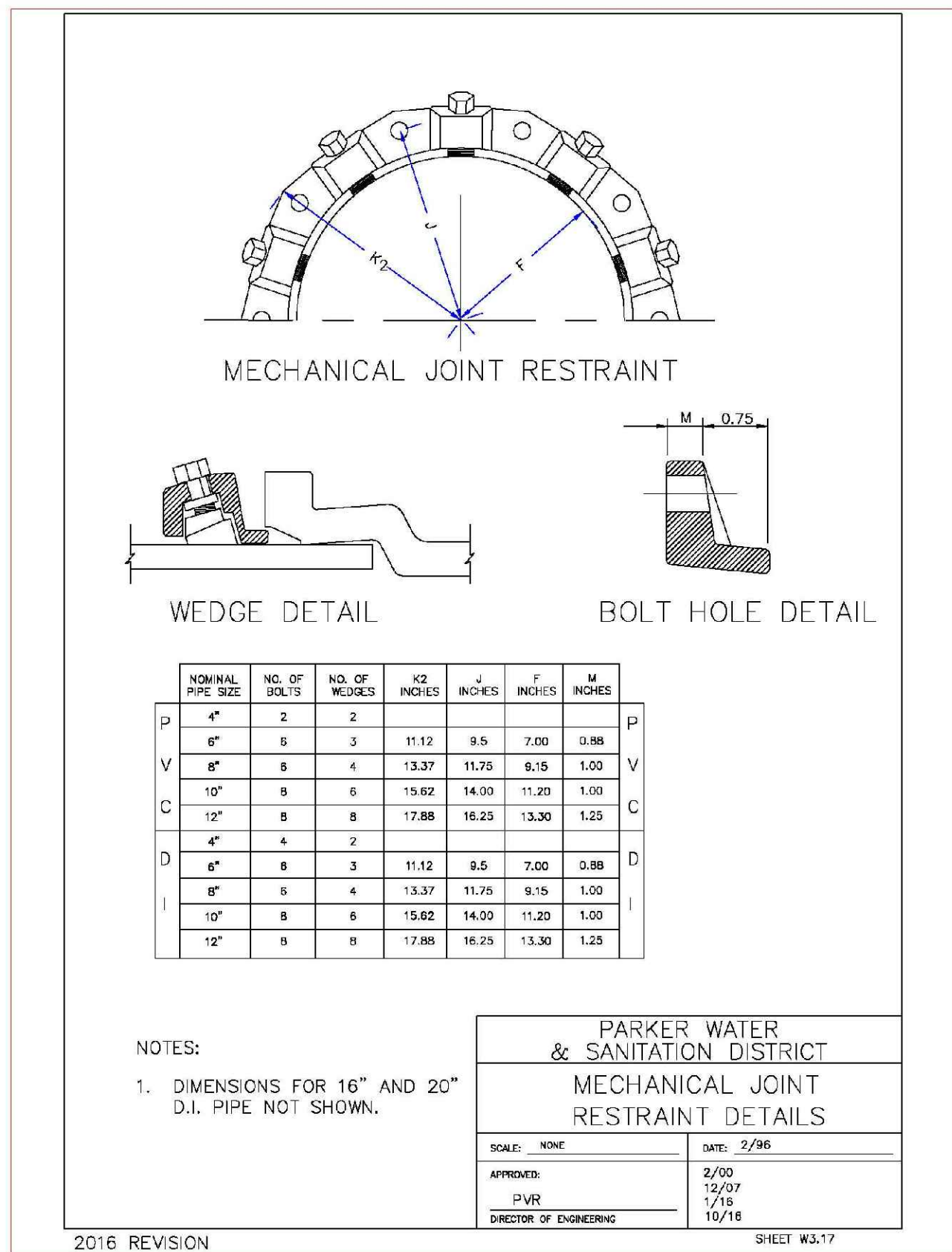
2016 REVISION

SHEET W2.6

APPROVED
May 12 2021
PARKER WATER AND
SANITATION DISTRICT

SHEET NUMBER	DRAWN BY: JF	CHECKED BY: JJJ	DATE: SEPTEMBER 2017	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS WATER DETAILS	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodpa.com	a Westwood team	CML	Revisions	Date	Init	Appr	Date





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May 12 2021
PARKER WATER AND
SANITATION DISTRICT

