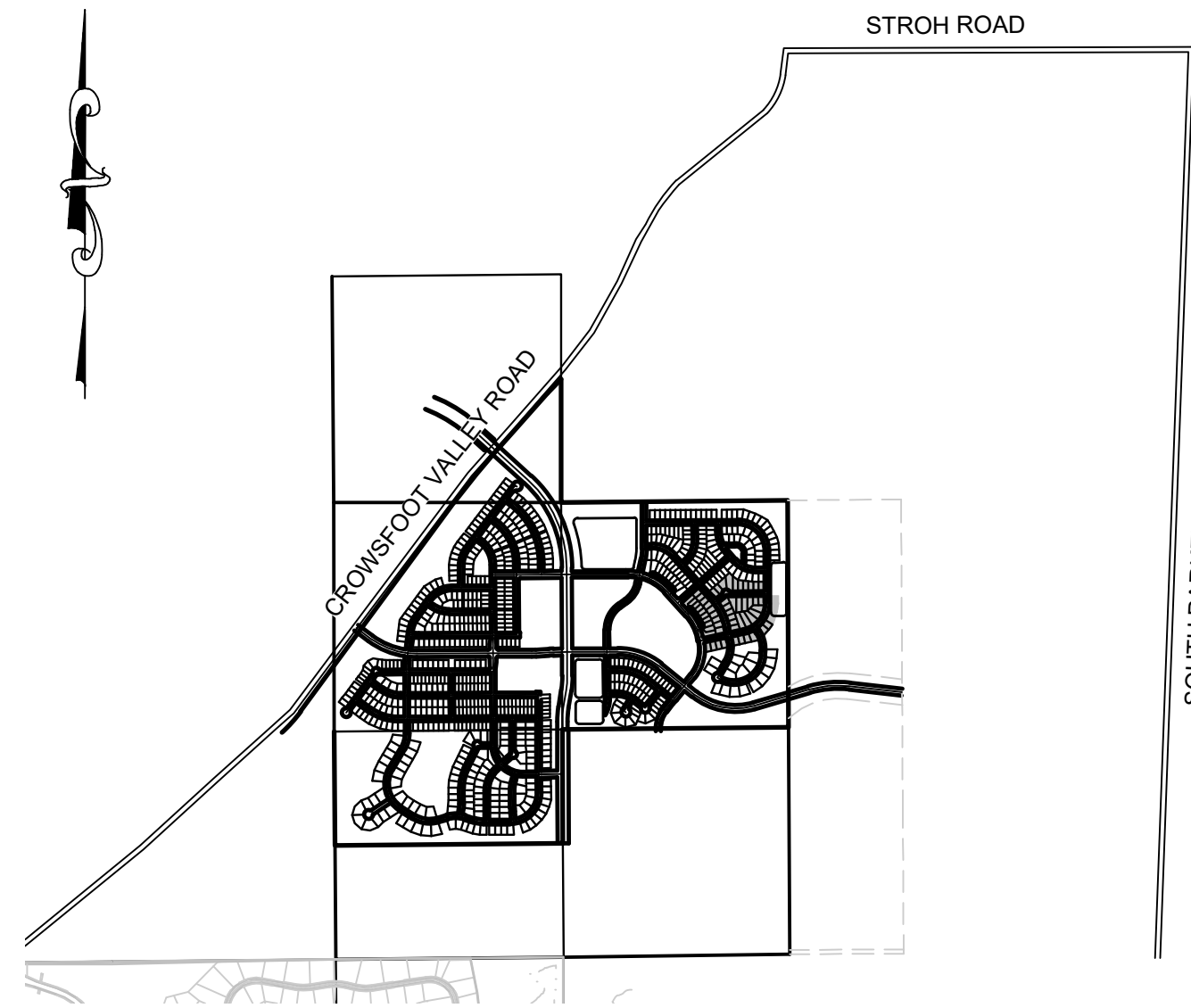


# TRAILS AT CROWFOOT FILING 11

## 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
23	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.

*[Signature]* 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 SCHEDULED INSPECTIONS. ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

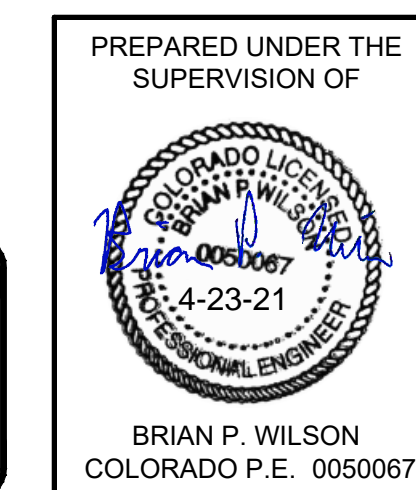
BY: *[Signature]*  
(DISTRICT REPRESENTATIVE)

DATE SIGNED: May 12 2021

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT

BY: *[Signature]*  
(DISTRICT ENGINEER)

DATE SIGNED: May 12 2021



**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.

### 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



N:\PROJECTS\SSR\SSR\ENGINEERING\SSR\SET\SSR\SET\11\PARKER WATER AND SANITATION\F11 COVER.DWG, 4/22/2021 11:21 AM

DRAWN BY: KJD	CHECKED BY: JU	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	SHEET NUMBER: 1	Revisions	Appr.	Date
							Init.	Date

10333 E. Dry Creek Rd  
Suite 240  
Englewood, CO 80112  
Tel: 720.482.9526  
www.cvlinc.net  
westwoodps.com

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
COVER SHEET

**GENERAL NOTES:**

1. ALL CONSTRUCTION SHALL COMPLY WITH PARKER WATER AND SANITATION DISTRICT SPECIFICATIONS.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ANY EXISTING UTILITY (INCLUDING DEPTHS) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION. ALL EXISTING UTILITIES SHALL BE PROTECTED FROM DAMAGE BY THE CONTRACTOR. DAMAGED UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS OWN EXPENSE.
3. ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE SHALL CONTACT THE ENGINEER IMMEDIATELY.
4. THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS THAT ARE NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE PARKER WATER AND SANITATION DISTRICT OFFICE.
8. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
9. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
10. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
12. NO WORK SHALL BE BACKFILLED UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE DISTRICT ENGINEER OR REPRESENTATIVE OF THE DISTRICT ENGINEER.
13. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS: "X" FOR SANITARY SERVICE SEWERS "V" FOR WATER SERVICES
14. NO TREES SHALL BE ALLOWED IN EASEMENTS OR WITHIN 8' OF ANY WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
15. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.

**WATER MAIN NOTES:**

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PARKER WATER AND SANITATION DISTRICT ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISIONS. ALL WORK SHALL BE INSPECTED AND APPROVED BY PERSONNEL OF THE PARKER WATER SANITATION DISTRICT AND THE DISTRICT ENGINEER.
2. ALL WATER MAINS SHALL BE PER PWS 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 PWS MATERIALS SPECIFICATIONS.
4. THERE SHALL BE A MINIMUM COVER OF 4.5 FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, MATERIALS, AND LABOR WHICH ARE NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE. SEE MATERIALS SPECIFICATIONS FOR APPROVED MODELS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS AND PLUGS AT DEAD END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS.
7. PRECAUTIONS SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS. THE MORE CLOSELY THE RATE OF DELIVERY IS CORRELATED TO THE RATE OF PIPE LAYING, THE LOWER THE RISK OF CONTAMINATION.
8. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PARKER WATER AND SANITATION STANDARDS AND SPECIFICATIONS. THE LINES SHALL BE CHLORINATED IN ACCORDANCE WITH ANSI/AWWA C-651-92., "DISINFECTING WATER MAINS." PARKER WATER AND SANITATION DISTRICT REQUIRES THE INITIAL DOSAGE RATE OF DISINFECTION BE AT LEAST 50 MG PER LITER. CHLORINE TABLETS SHOULD BE ADHERED TO THE TOP OF THE PIPE SECTION WITH PERMATEX NO.1 (RED). THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING.
9. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL BE FIELD PRESSURE TESTED TO A MINIMUM OF 150 PSI. ALL TESTING SHALL BE DONE IN THE PRESENCE OF A PARKER WATER AND SANITATION DISTRICT INSPECTOR. LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINES VALVES SHALL NOT EXCEED THE LIMITS SET FORTH IN THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS.
10. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES WHERE AN ADDITIONAL VALVES SHALL BE PLACED ON THE TAPPING TEE. OTHER VALVE LOCATIONS, SUCH AS WHERE CROSS PANS EXIST, ARE SHOWN ON THE PLANS.
11. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.50 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
12. THE CONTRACTOR SHALL NOTIFY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AT LEAST 48 HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48 HOURS PRIOR TO RE-START.
13. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS, LATEST REVISION.
14. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
15. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
16. VALVE BOXES: TYLER SCREW-TYPE 6 INCHES CAST IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 OVAL BASE. CLAY AND BAILEY SCREW-TYPE 6 INCH CAST IRON VALVE BOX ASSEMBLY NO. P-108 WITH NO. 106 LARGE OVAL BASE.
17. ALL PIPE LENGTHS ARE APPROXIMATE.
18. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVE OF OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER.

**SANITARY SEWER NOTES:**

1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE PARKER WATER AND SANITATION DISTRICT SPECIFICATION.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8" IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.00 FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1.50 FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER PARKER WATER AND SANITATION DISTRICT STANDARD AND SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. RING AND COVER SHALL BE SET IN CENTERED CONCRETE RINGS WITH RAM-NECK FOR ADJUSTMENT TO MATCH FINAL PAVEMENT ELEVATIONS.
5. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
6. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
7. SEWER SERVICE TEES FOR EACH UNIT SHALL BE STAKED BY A SURVEY CREW AND FURNISHED AND INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS CONSTRUCTED" LOCATION OF TEES. SEWER WYES SHALL BE USED RATHER THAN TEES.
8. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED.
9. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
10. AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVES OF THE OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER TO SCHEDULE THIS MEETING.
11. ALL PIPE LENGTHS ARE APPROXIMATE.
12. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PARKER WATER AND SANITATION DISTRICT AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PARKER WATER AND SANITATION DISTRICT SPECIFICATION MANUAL.
13. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
14. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PARKER WATER AND SANITATION DISTRICT STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
15. PRIOR TO START WORK WHERE SEWER MAIN TO BE INSTALLED INTO EXISTING DISTRICT SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE DISTRICT. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
16. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CLIENT SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP OUT AT THE PLUGGED MANHOLE.

**DISTRICT ACCEPTANCE NOTES:**


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

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

**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.

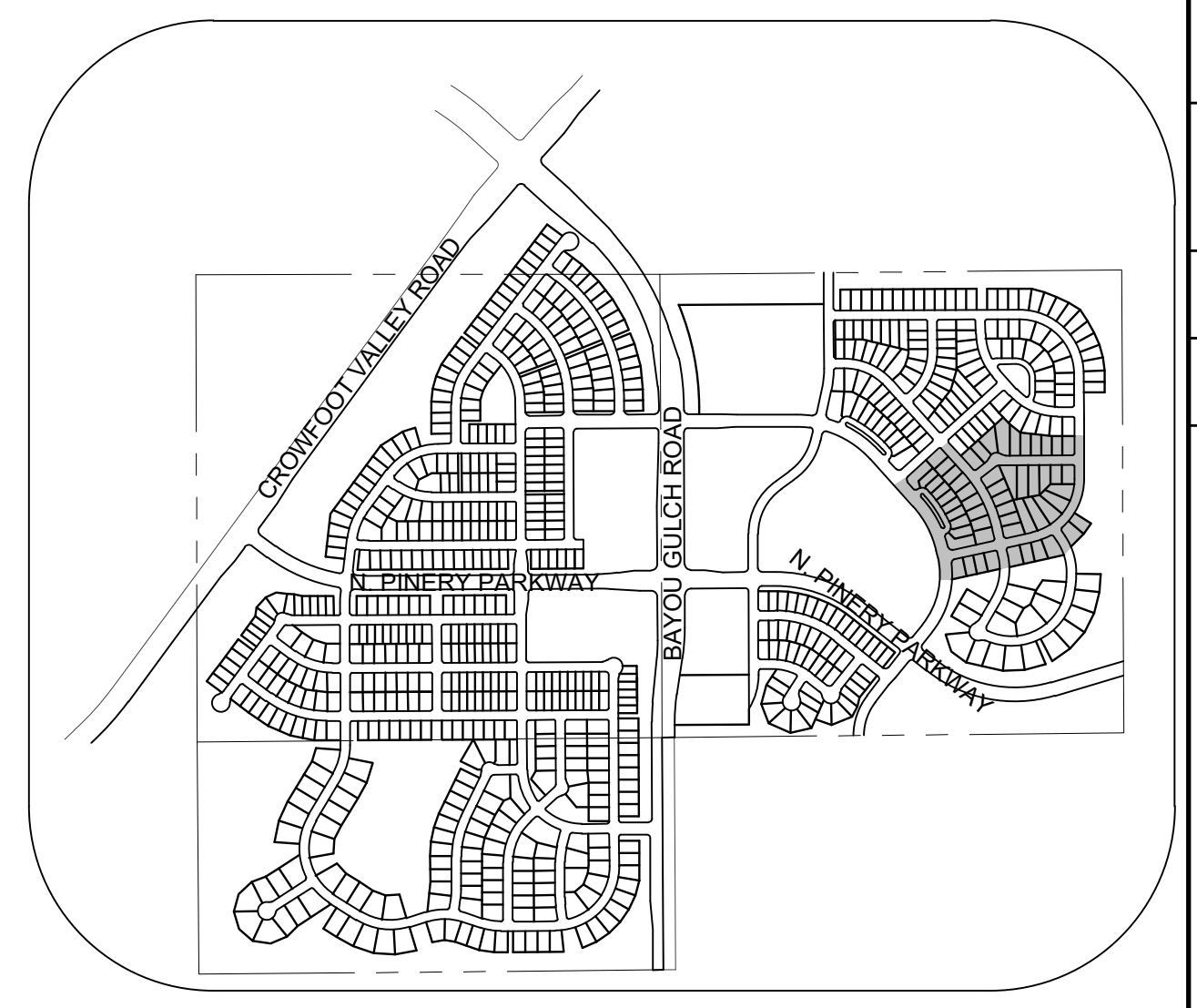
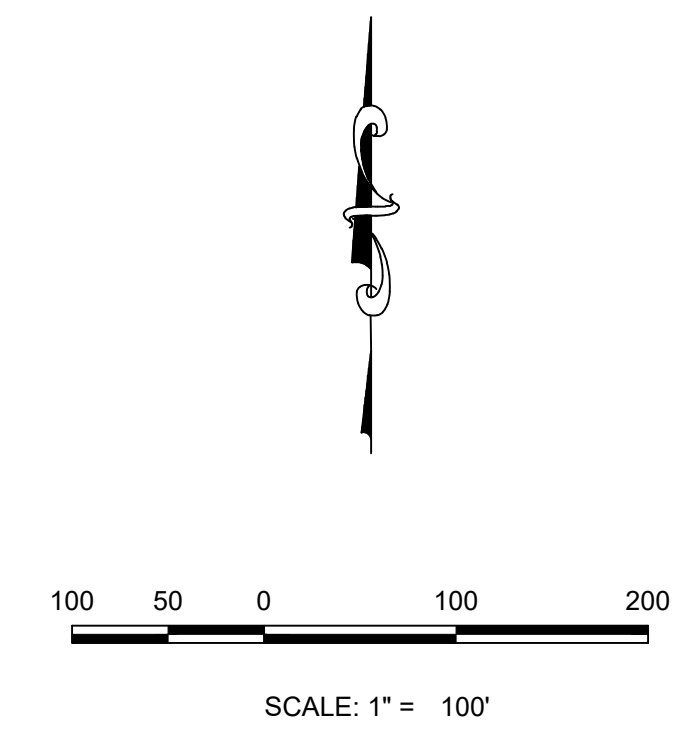
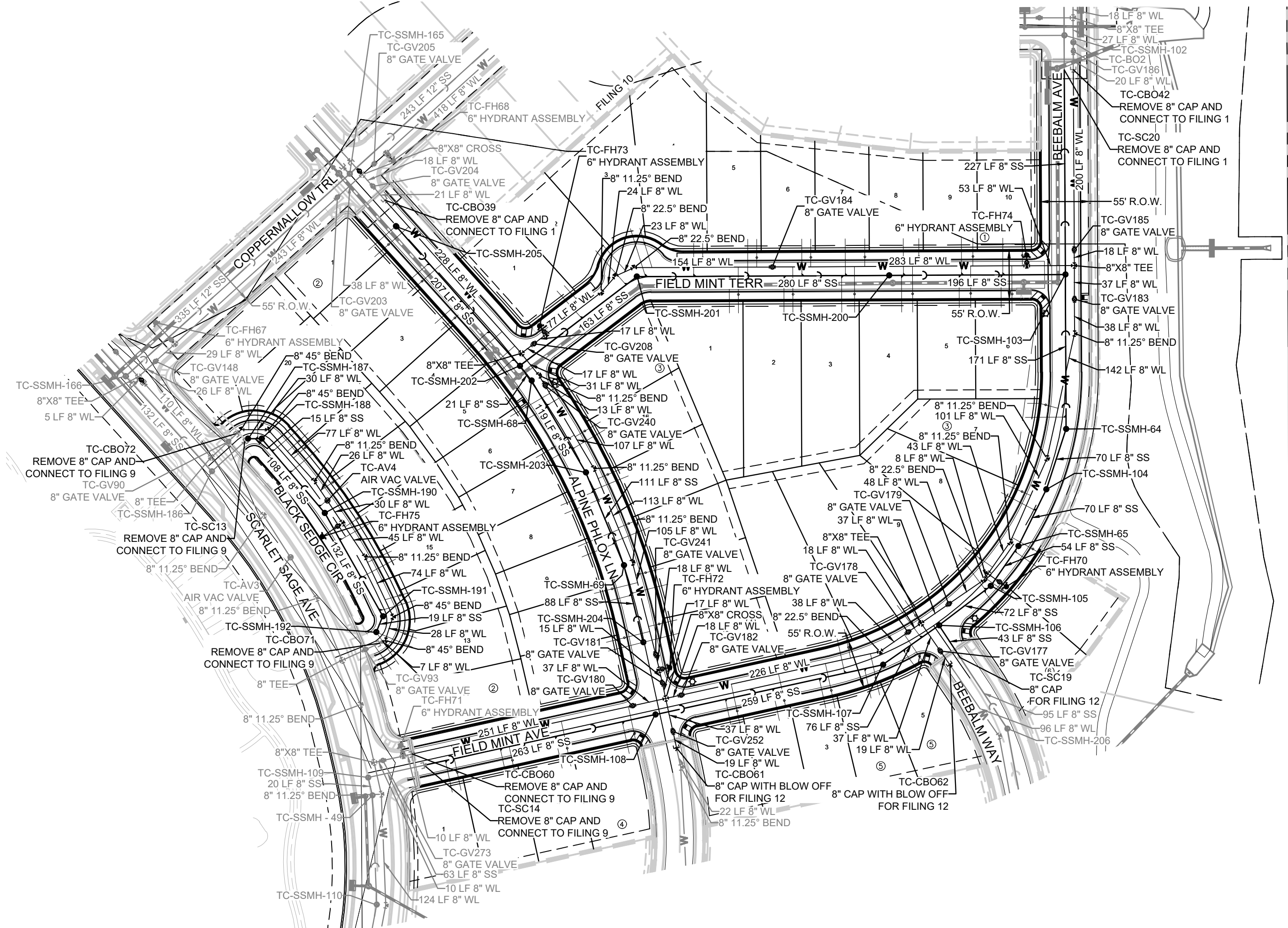
**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH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

PREPARED UNDER THE SUPERVISION OF  
  
BRIAN P. WILSON  
COLORADO P.E. 005067

**APPROVED**  
May 12 2021  
PARKER WATER AND  
SANITATION DISTRICT

SHEET NUMBER	DRAWN BY:	KID	CHECKED BY:	DATE:	SCALE:	FILE NO:	NO.	Revisions	Date	Appr.	Date
					AS SHOWN	8130283701					
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS PARKER WATER AND SANITATION NOTES					10333 E. Dry Creek Rd Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpt.com				HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		
2											

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 AVE	18+24.56	18+37.44
F11,B3,L9	FIELD MINT AVE	17+21.59	17+45.45
F11,B3,L10	FIELD MINT AVE	16+33.91	16+42.10
F11,B3,L11	FIELD MINT AVE	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 AVE	10+87.86	10+97.94
F11,B4,L2	FIELD MINT AVE	11+50.26	11+60.34
F11,B4,L3	FIELD MINT AVE	12+12.66	12+22.75
F11,B4,L4	FIELD MINT AVE	12+88.99	12+99.08
F11,B5,L1	FIELD MINT AVE	14+05.95	14+16.06
F11,B5,L2	FIELD MINT AVE	14+59.51	14+69.62
F11,B5,L3	FIELD MINT AVE	15+12.73	15+22.99
F11,B5,L4	FIELD MINT AVE	15+63.39	15+75.40
F11,B5,L5	FIELD MINT AVE	16+10.02	16+19.34
F11,B6,L1	FIELD MINT AVE	17+19.66	17+30.95
F11,B6,L2	FIELD MINT AVE	17+74.21	17+81.57



**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	---	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
		---	PWS D 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
CB0	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
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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
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LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

**APPROVED**  
May 12 2021  
**PARKER WATER AND SANITATION DISTRICT**

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

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:  
PARKER WATER AND SANITATION DISTRICT  
BY: \_\_\_\_\_ DATE \_\_\_\_\_  
(DISTRICT ENGINEER)

**FIRE DEPARTMENT APPROVAL**

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

\_\_\_\_\_  
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE  
05/04/2021  
DATE  
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.)

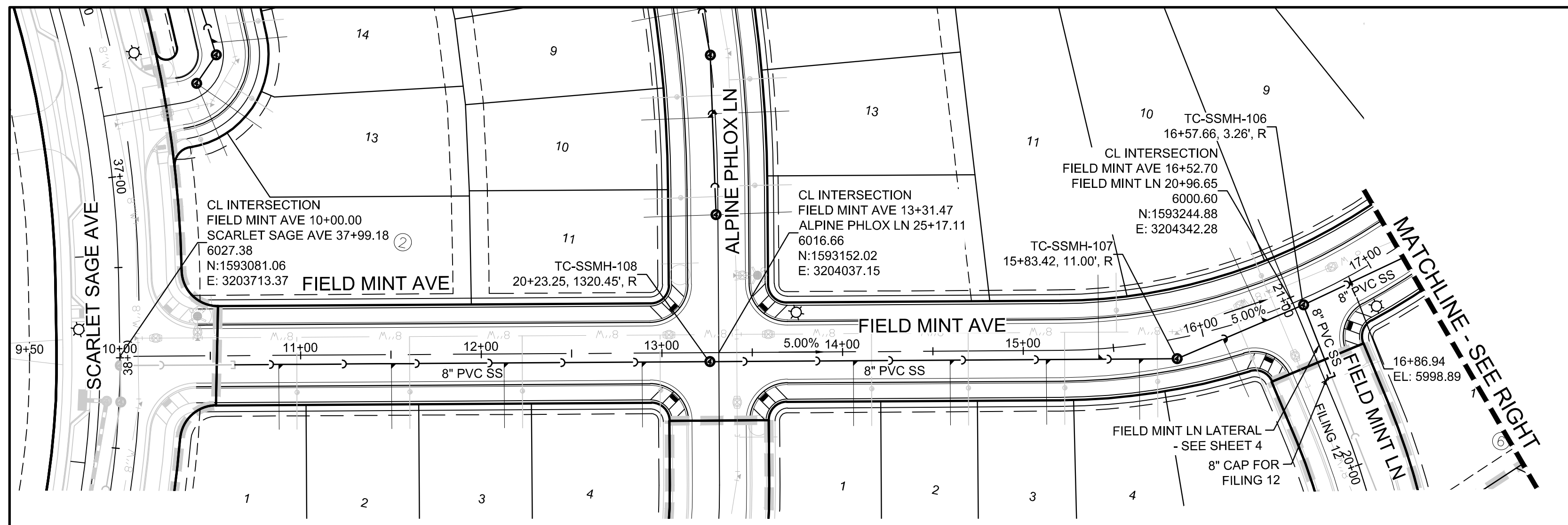
CALL 811  
TWO WORKING DAYS  
BEFORE YOU DIG  
UNCC  
1-800-922-1987

**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 86 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

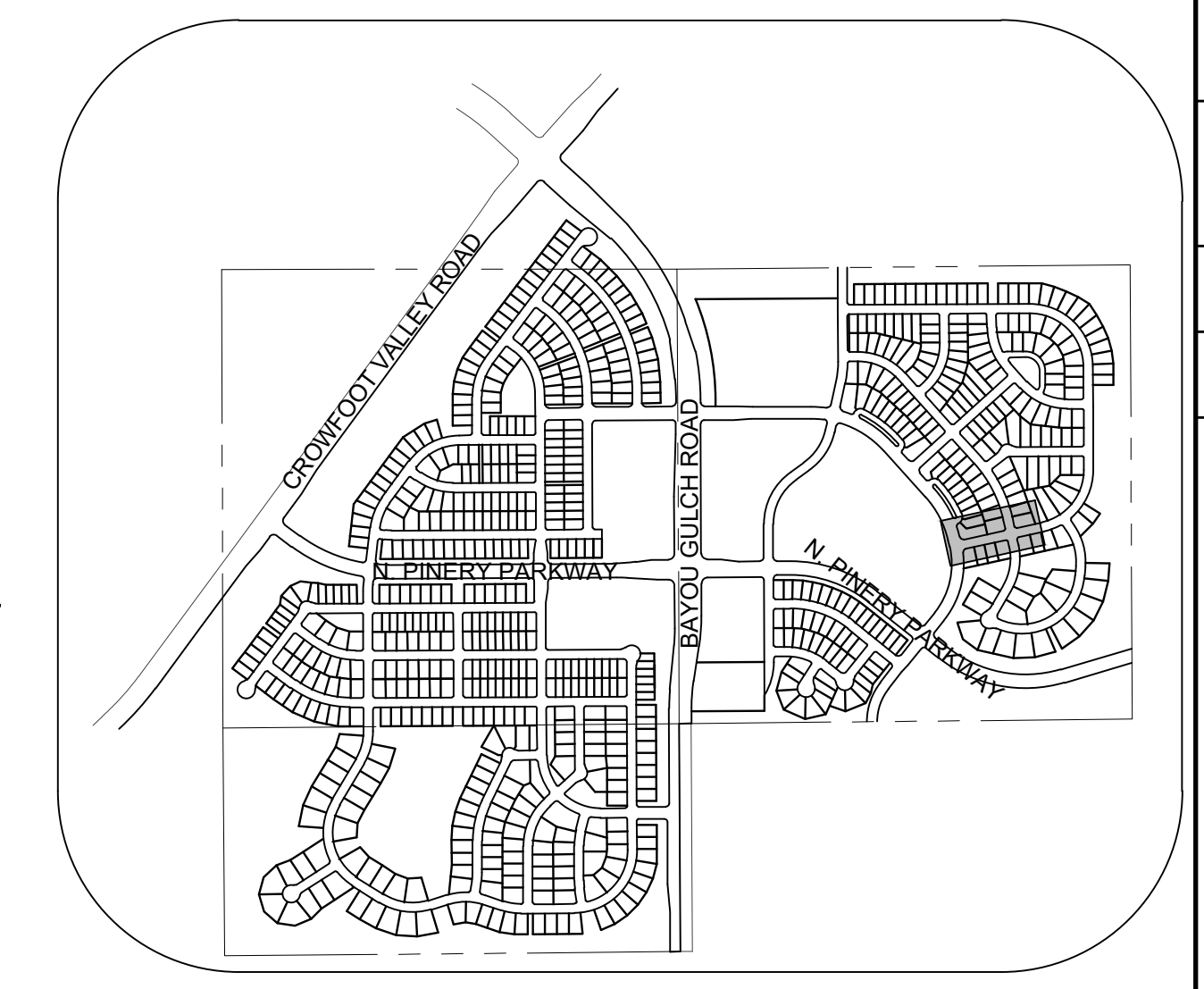
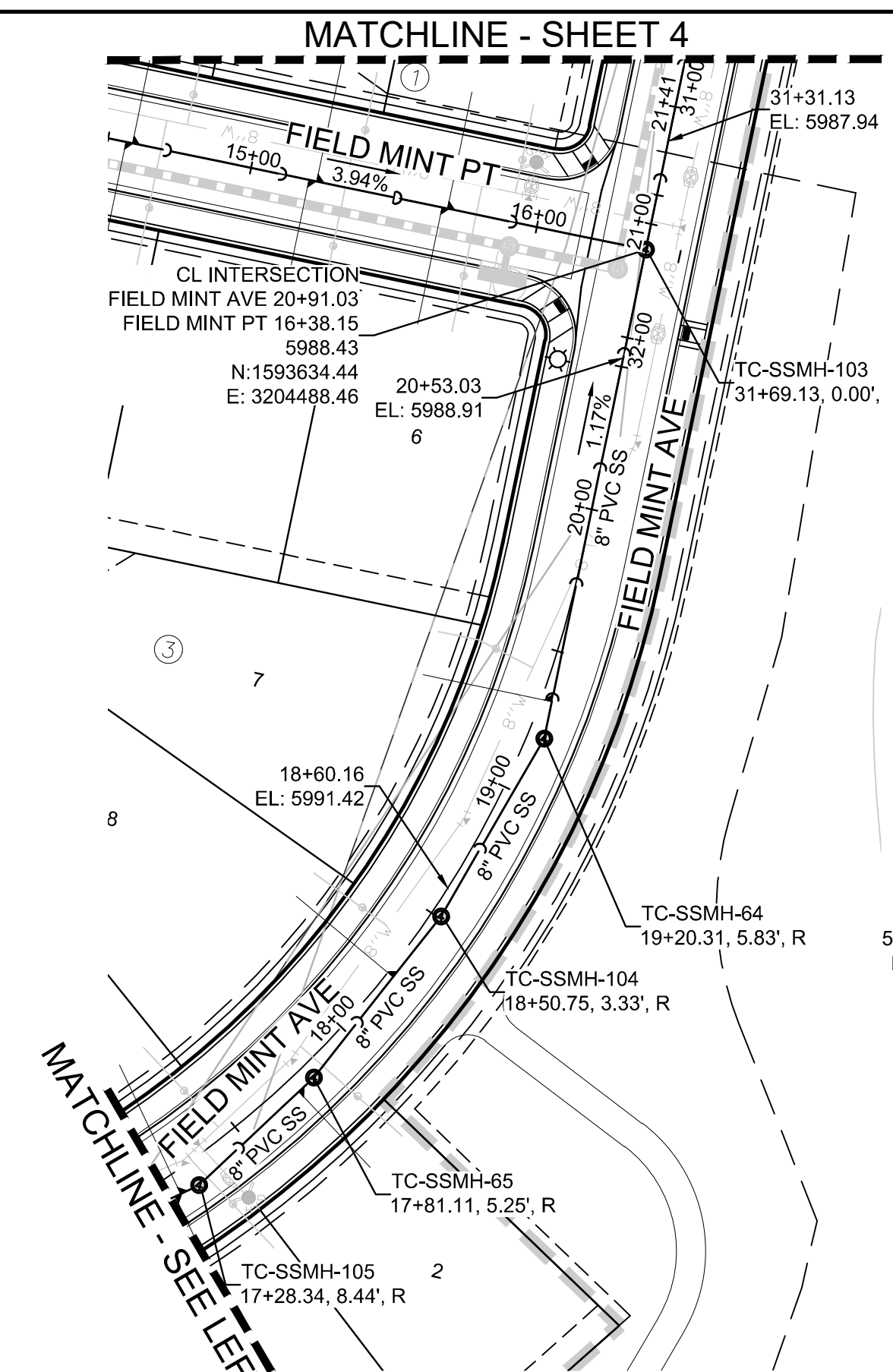
**BASIS OF BEARINGS:**  
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH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

10333 E. Dry Creek Rd Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpa.com	Revisions	No.	Date	Appr.	Date
HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112					
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS AREA UTILITY PLAN					
SCALE: AS SHOWN					
DRAWN BY: JLR	CHECKED BY: JLU	FILE NO: 8130283701			
	DATE: SEPTEMBER 2017				
SHEET NUMBER	<b>3</b>				





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

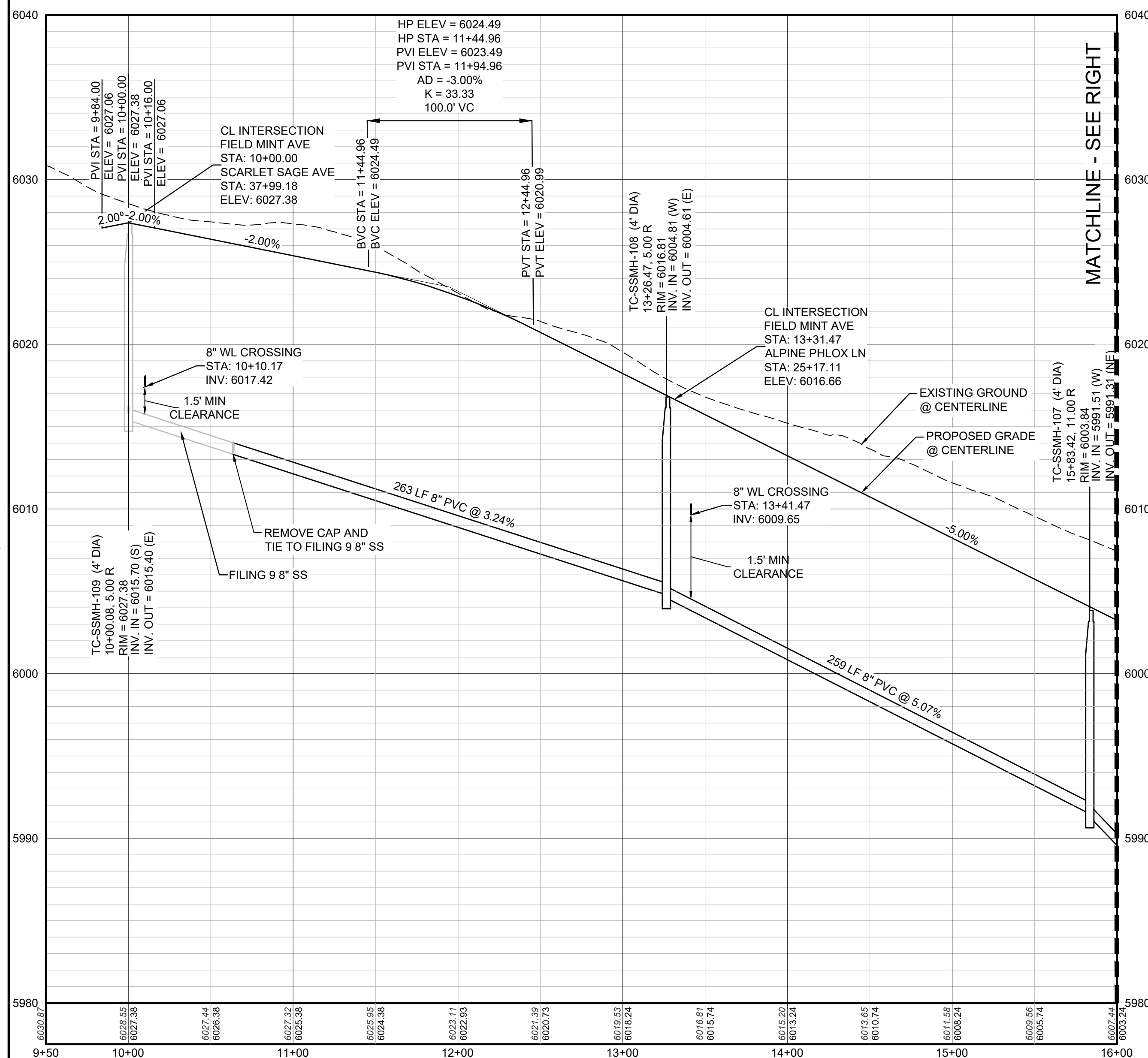


KEYMAP  
N.T.S.  
LEGEND

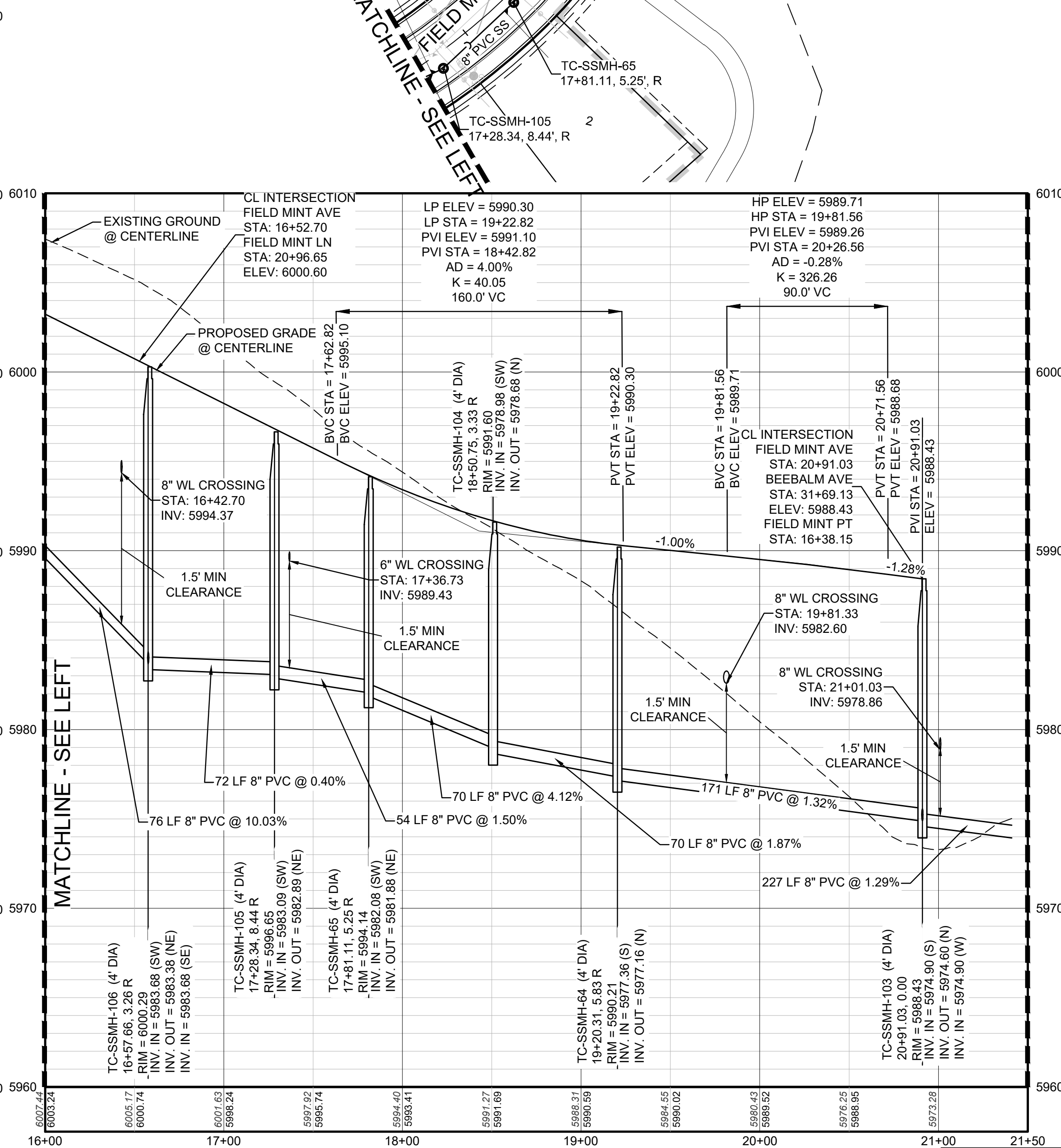
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⌈	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⊖	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
⊕	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
⊖	PROPOSED FIRE HYDRANT	---	EXISTING 5' CONTOUR
⊖	PROPOSED WL FITTING WITH THRUST BLOCK	---	EXISTING 1' CONTOUR
⊖	PROPOSED FLARED END SECTION	---	PROPOSED 5' CONTOUR
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10.00	EXISTING ELEVATION	---	SECTION LINE
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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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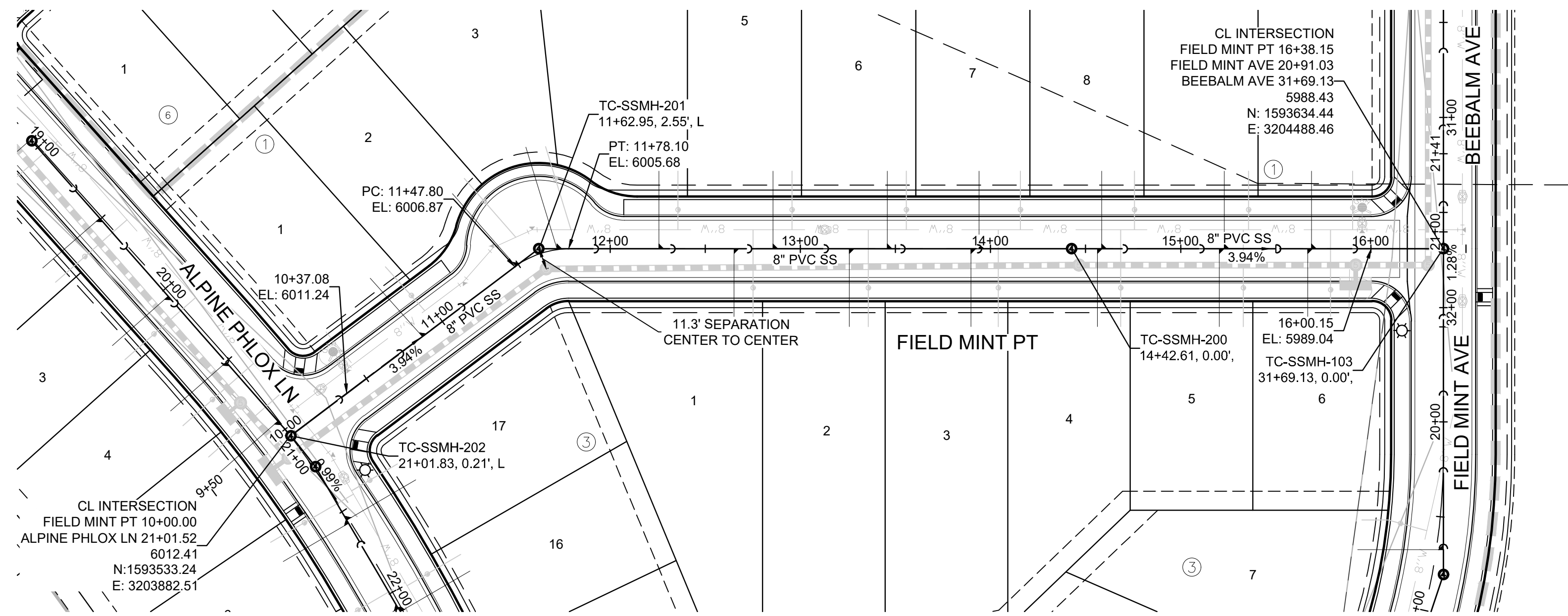
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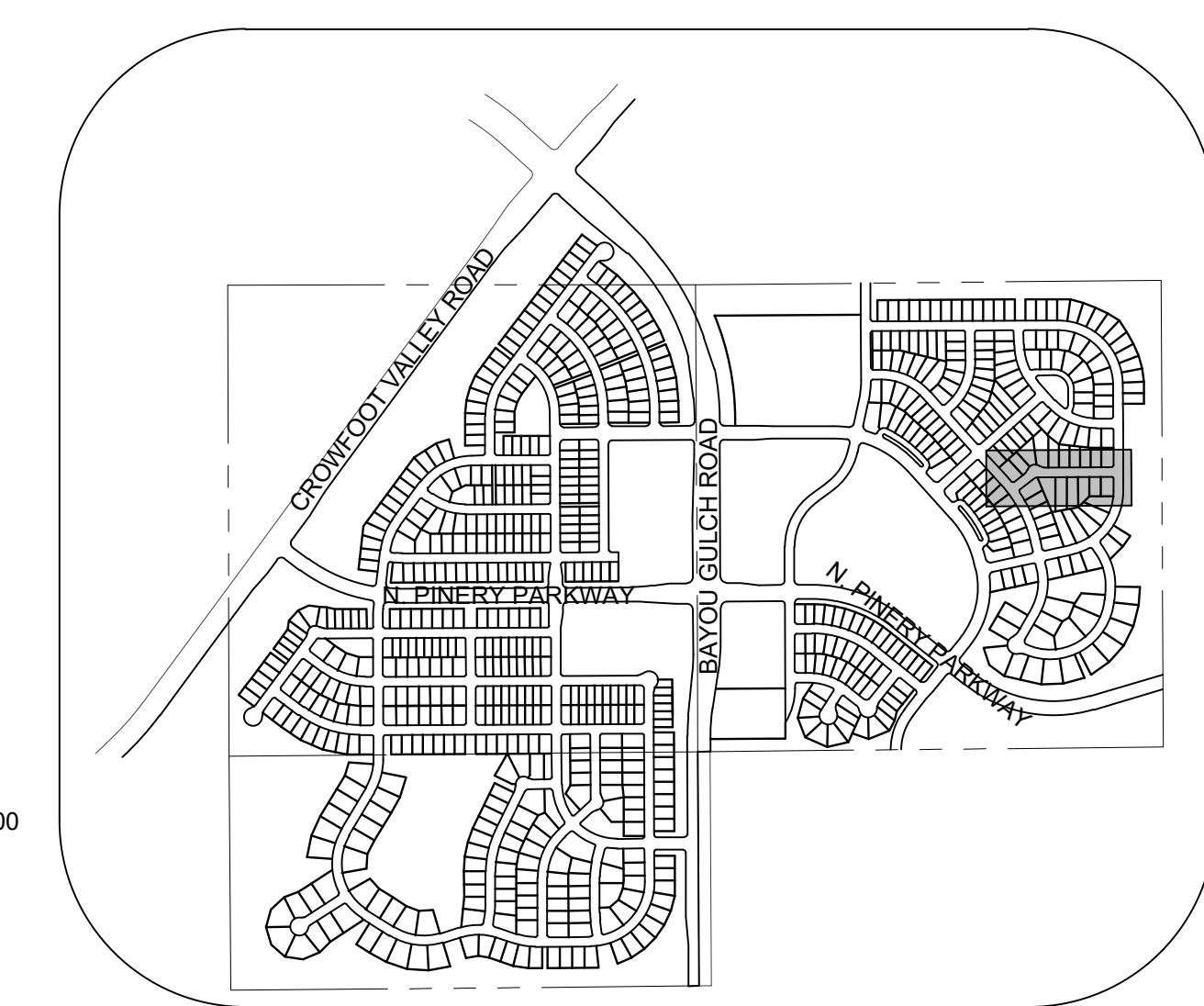
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BRIAN P. WILSON  
COLORADO P.E. 0050067

APPROVED  
May 12 2021  
PARKER WATER AND SANITATION DISTRICT

10333 E. Dry Creek Rd Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpa.com	Revisions	Date	Appr.	Date
HR 935 LLC 7352 South Alton Way CENTENNIAL, CO 80112	No.			
TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE FIELD MINT AVENUE	SCALE:	AS SHOWN	FILE NO:	8130283701
	DRAWN BY:	JLR	CHECKED BY:	JJU
			DATE:	SEPTEMBER 2017
SHEET NUMBER	5			

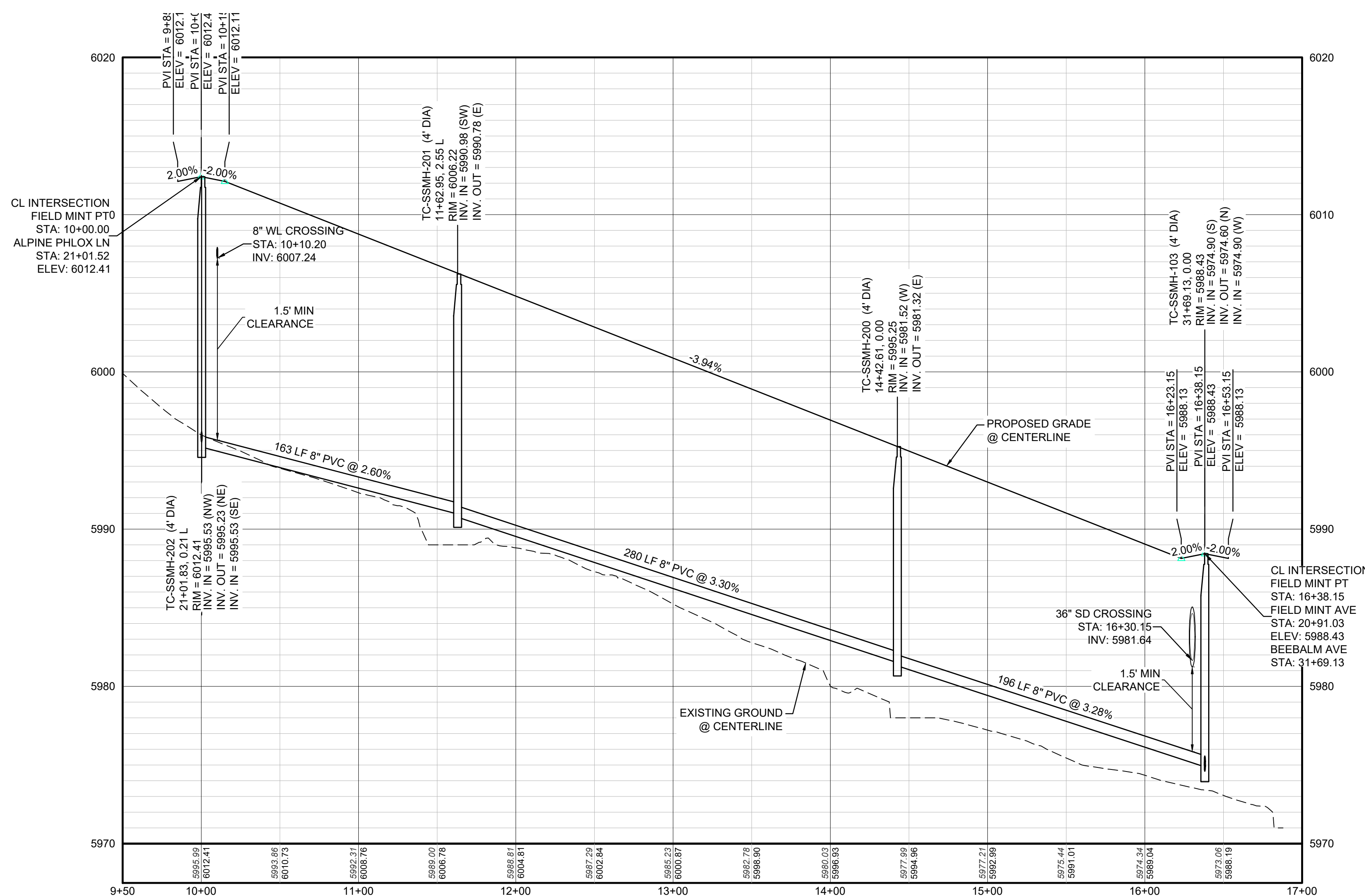


PLAN: FIELD MINT POINT STA: 9+50.00 TO 17+00.00  
HORIZONTAL SCALE: 1" = 50'



KEYMAP  
N.T.S.  
LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
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⊕	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
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⊕	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊕	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊕	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
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10.00	EXISTING ELEVATION	---	FILING BOUNDARY
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PROFILE: FIELD MINT PT STA: 9+50.00 TO 17+00.00  
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APPROVED  
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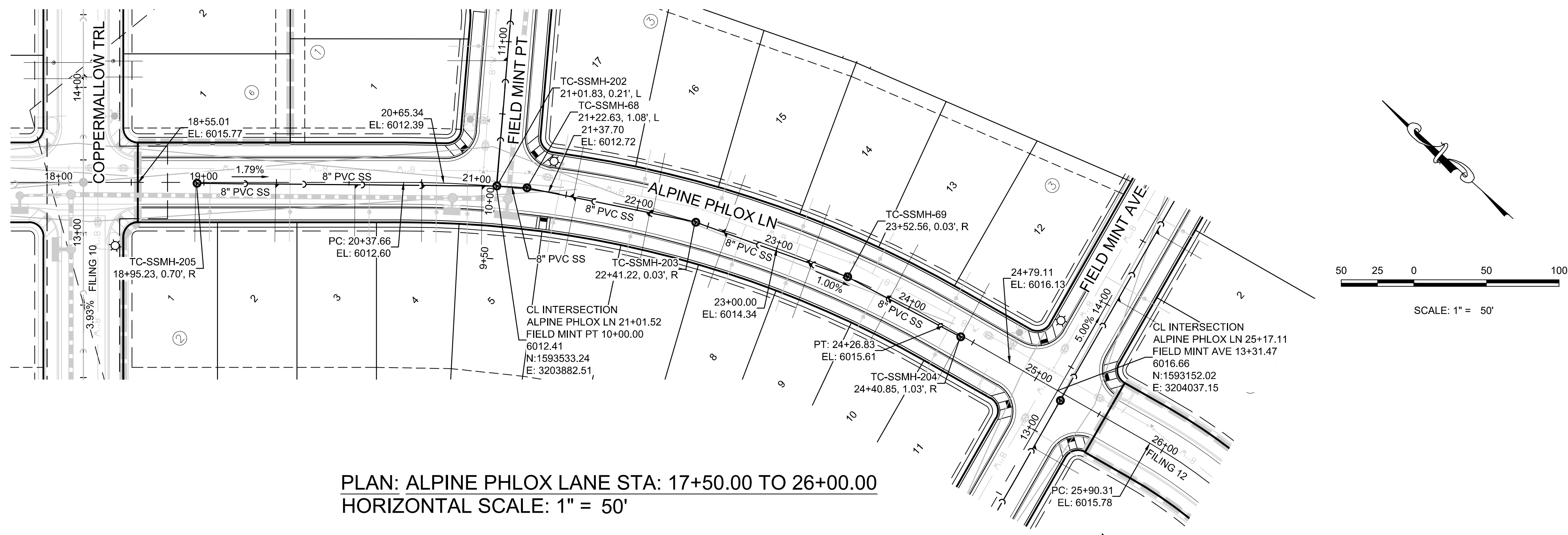
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				TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE FIELD MINT POINT			
Revisions	No.	Date	Appr.	Date			

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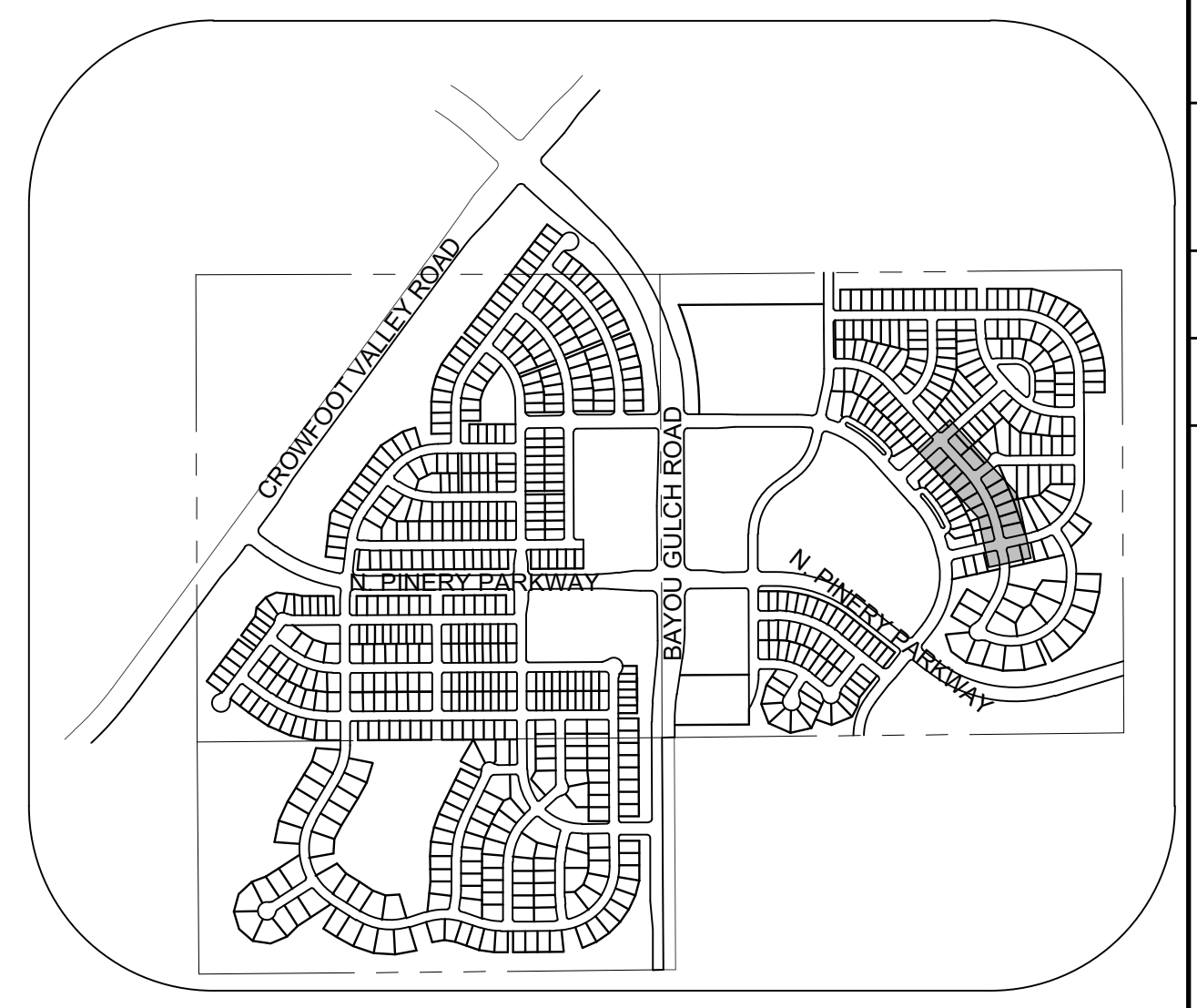
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TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
SANITARY SEWER PLAN AND PROFILE  
FIELD MINT POINT

SHEET NUMBER  
6

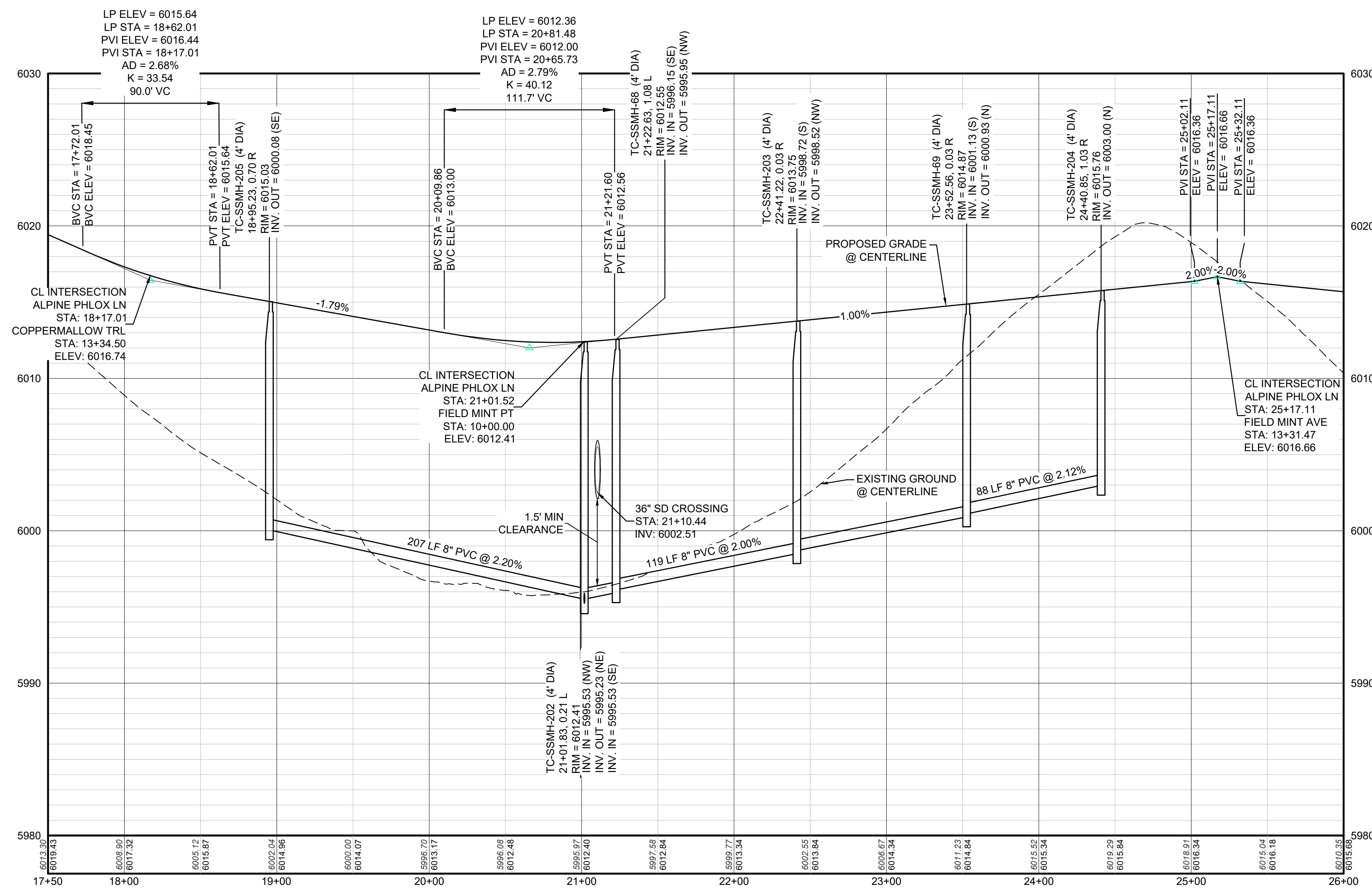


PLAN: ALPINE PHLOX LANE STA: 17+50.00 TO 26+00.00  
HORIZONTAL SCALE: 1" = 50'



KEYMAP  
N.T.S.  
LEGEND

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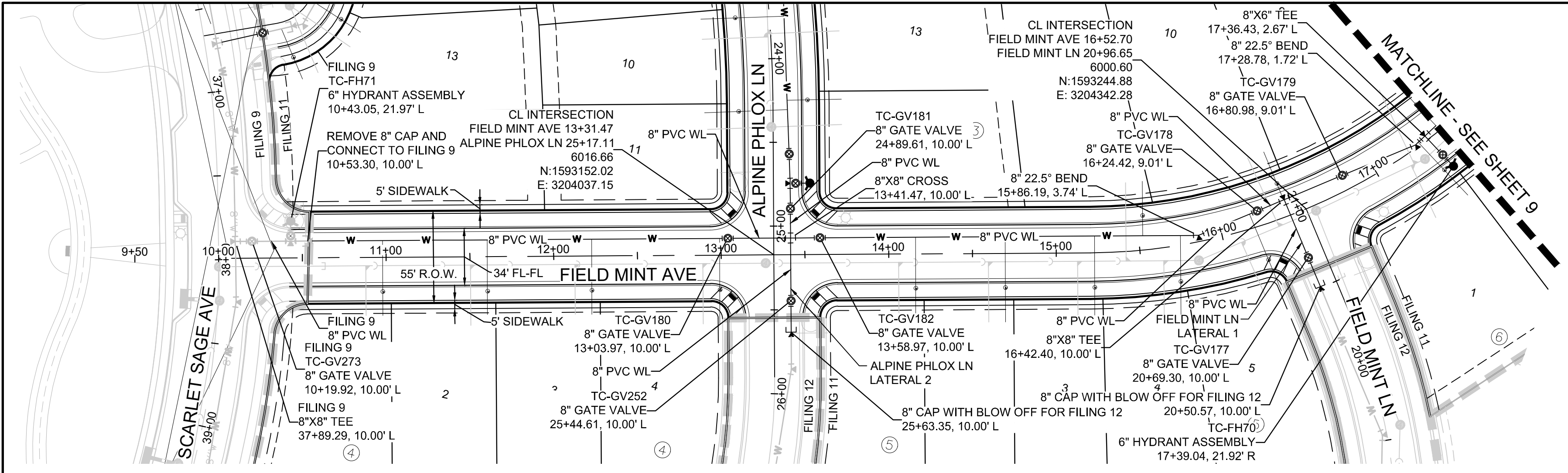
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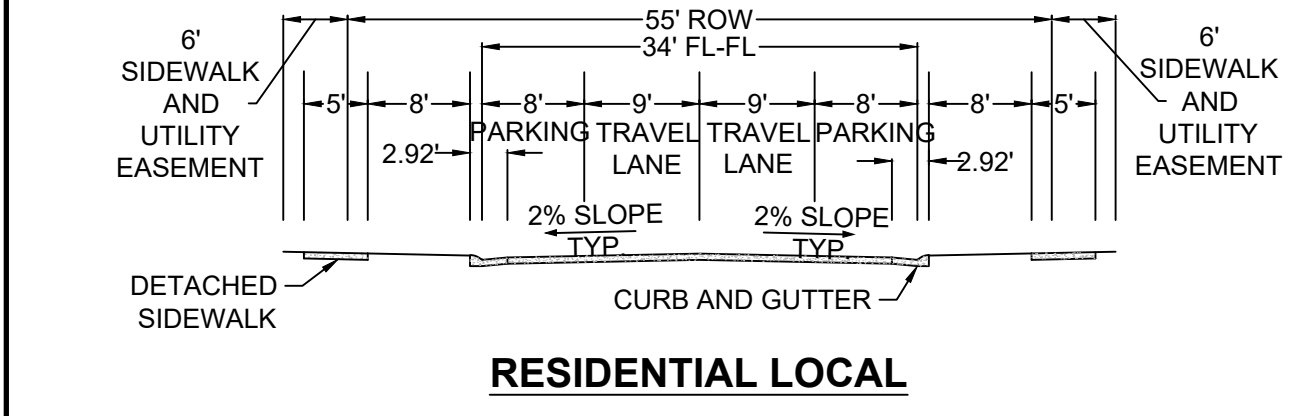
SHEET NUMBER	DRAWN BY: JLR	CHECKED BY: JLU	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	NO.	REVISIONS	DATE	INIT	APPR	DATE
				TRAILS AT CROWFOOT FILING 11 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN AND PROFILE ALPINE PHLOX LANE							
10333 E. Dry Creek Rd Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpa.com <b>CVL</b> a Westwood team HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112											



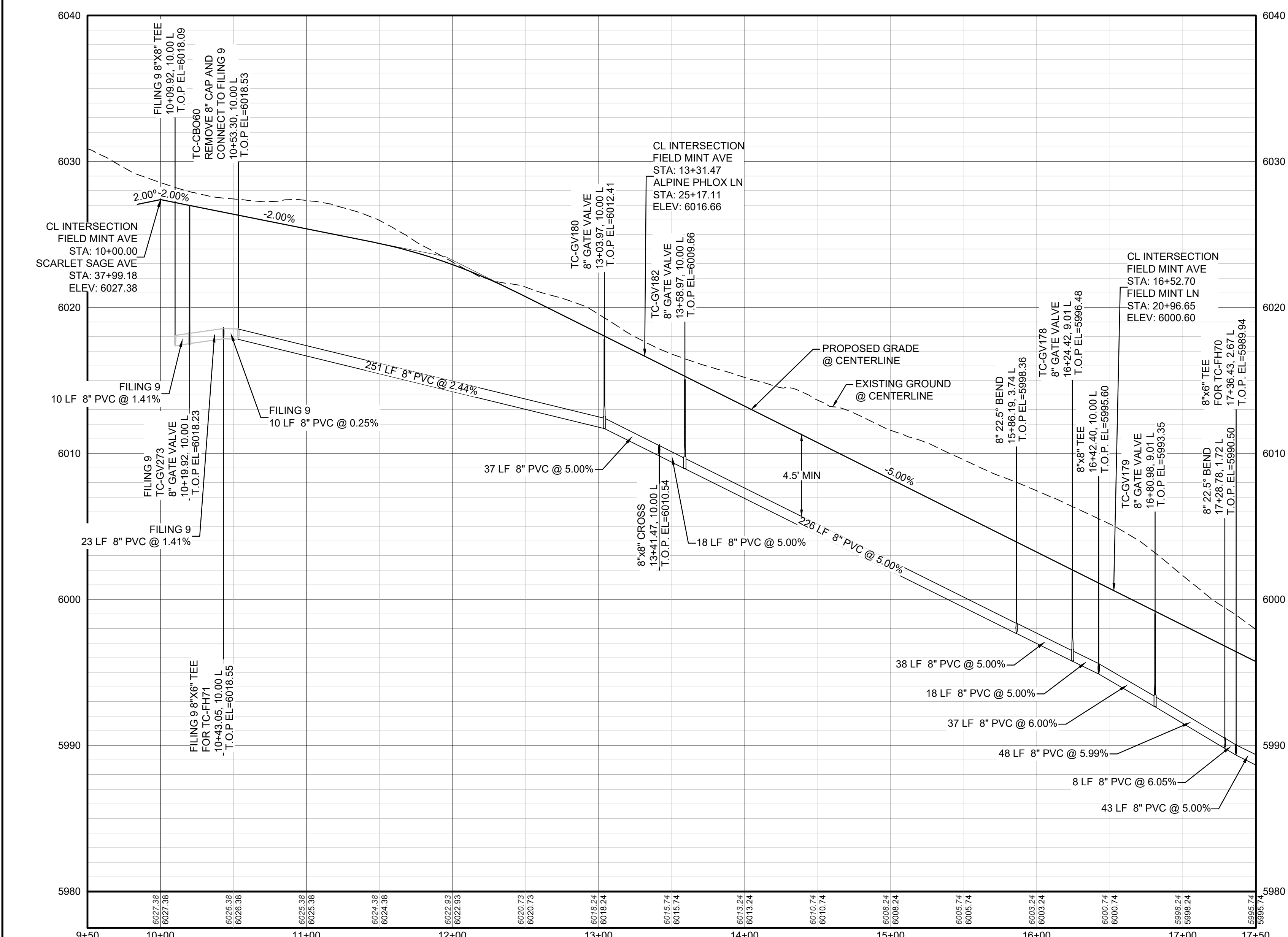




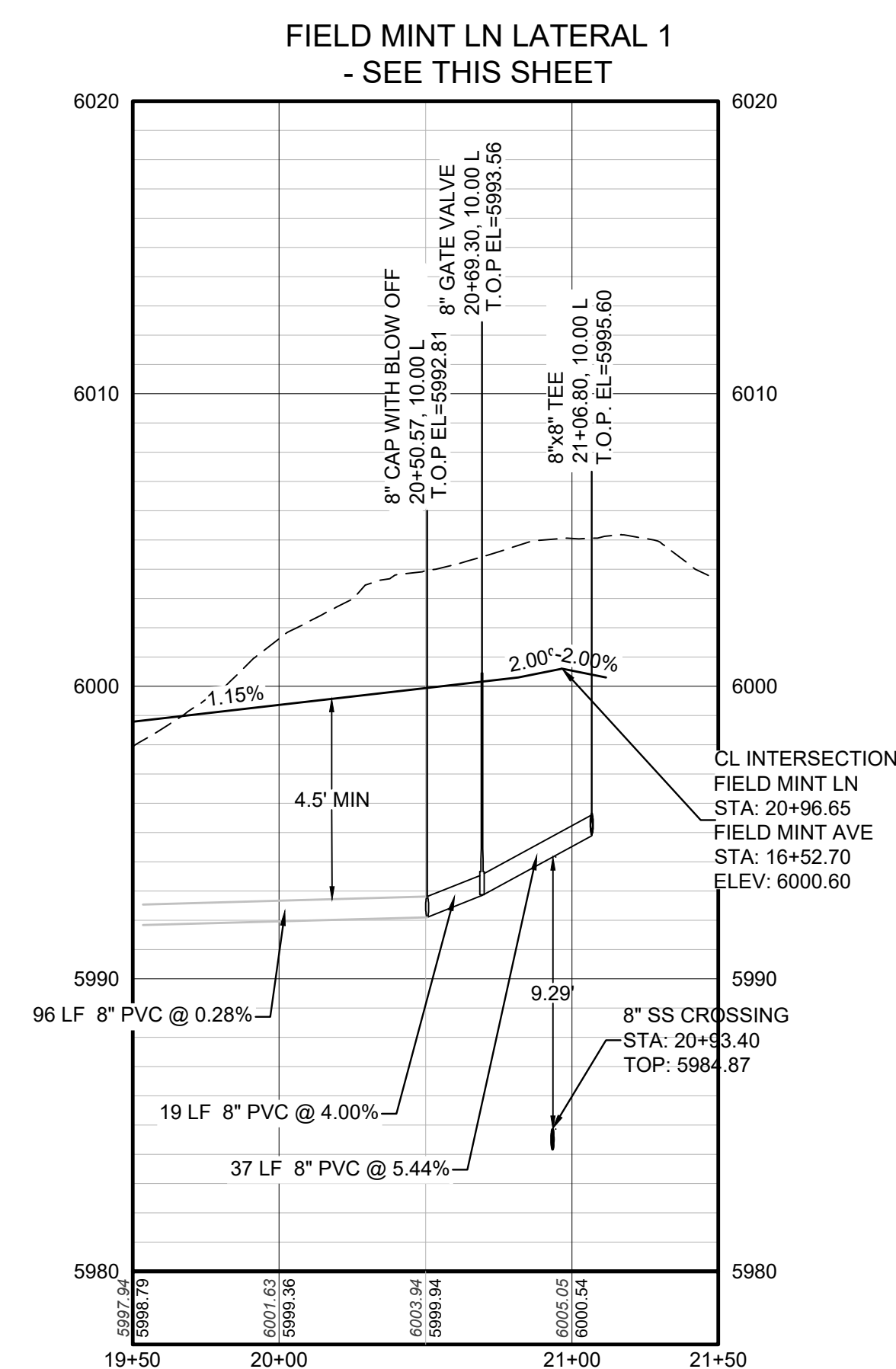
PLAN: FIELD MINT AVE STA: 9+50.00 TO 17+50.00  
HORIZONTAL SCALE: 1" = 50'



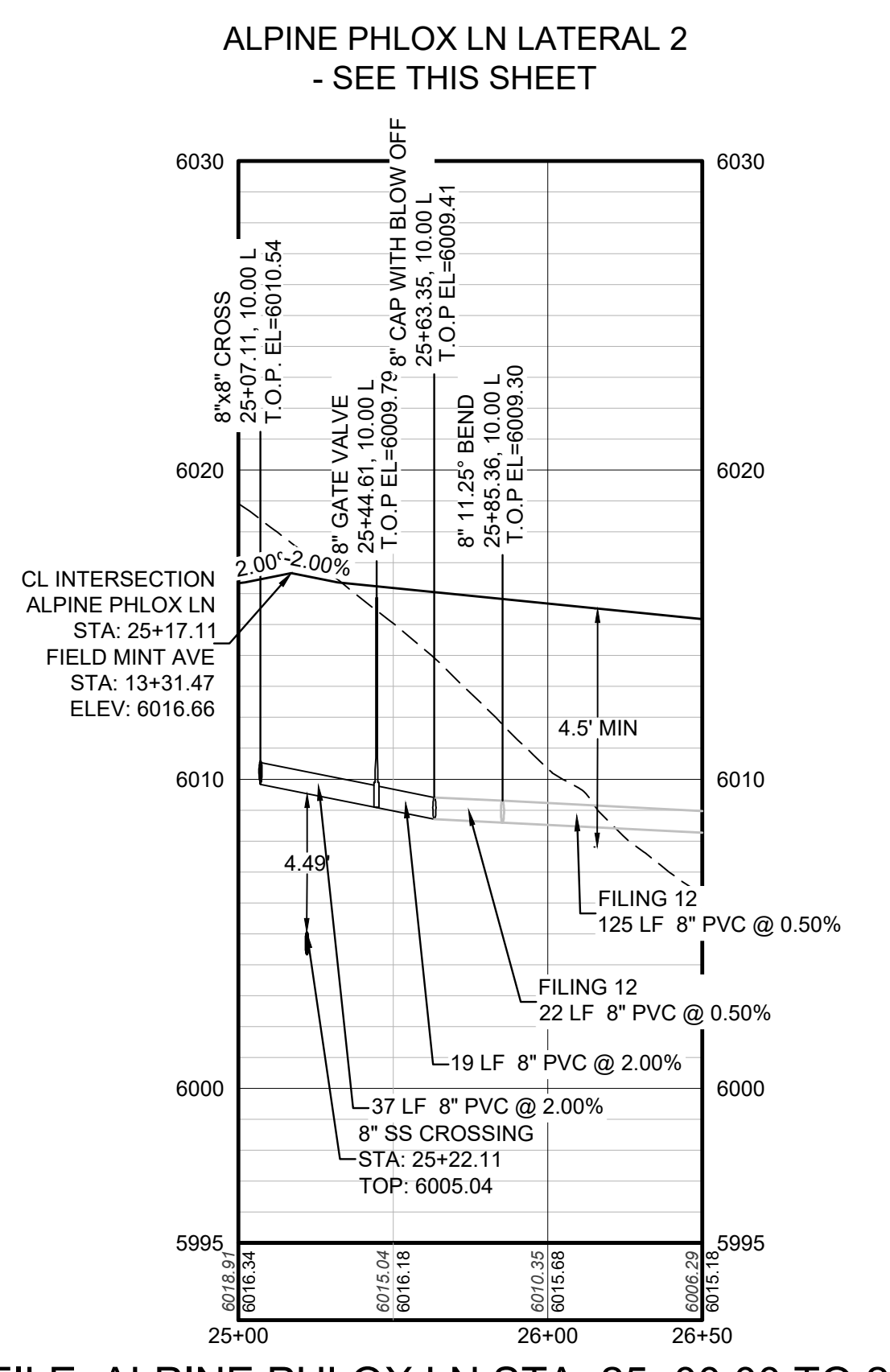
RESIDENTIAL LOCAL



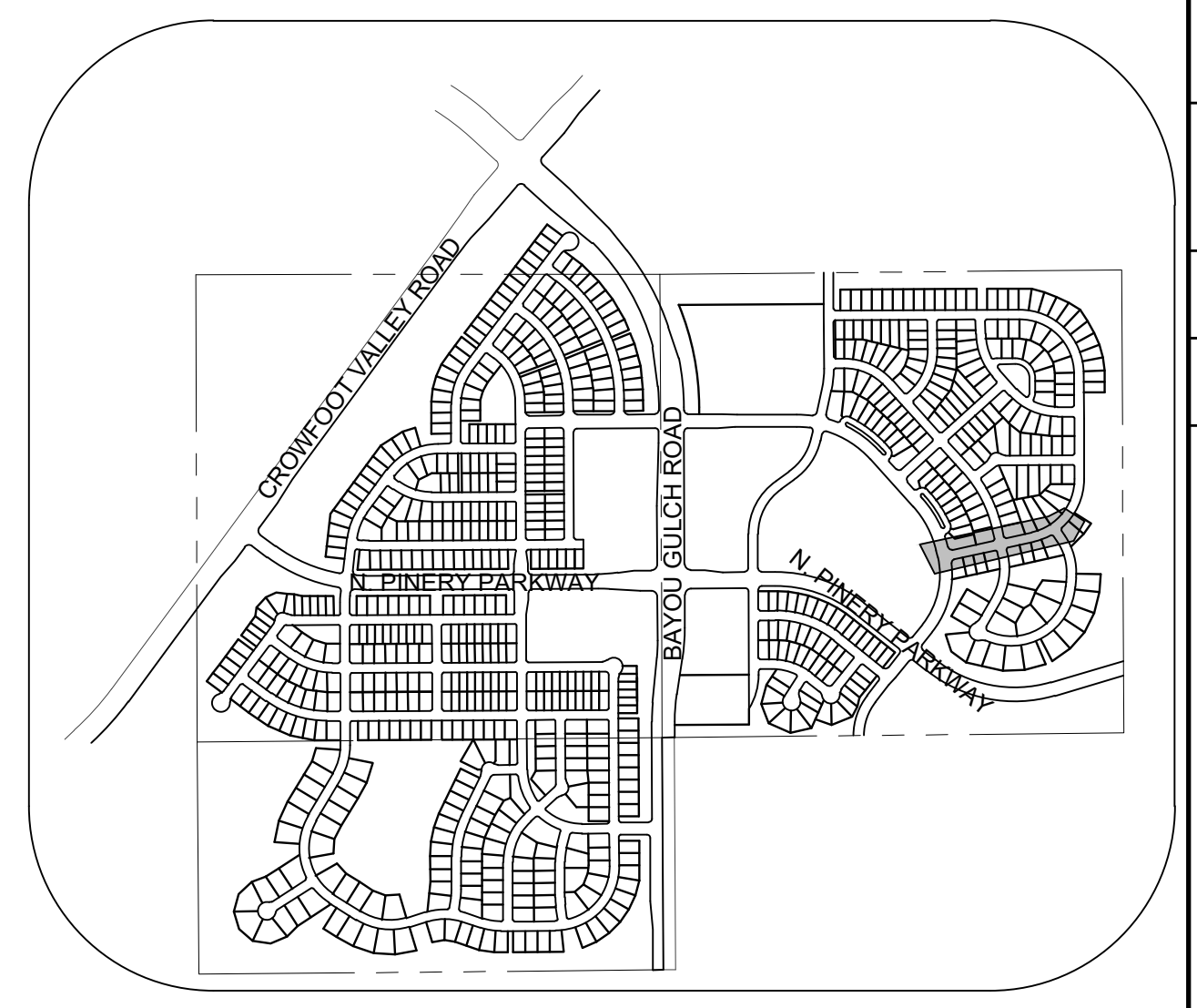
PROFILE: FIELD MINT AVE STA: 9+50.00 TO 17+50.00  
HORIZONTAL: 1" = 50'  
VERTICAL: 1" = 5'



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
Ⓐ	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	---	PROPOSED WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
Ⓜ	PROPOSED STORM DRAIN INLET	---	FO
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	OH
		---	TEL
		---	PWS 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
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CURB 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 WATER SERVICE TABLE

CALL 811  
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UNCC  
1-800-922-1987

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

**APPROVED**  
May 12 2021  
PARKER WATER AND SANITATION DISTRICT

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westwoodjpa.com

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

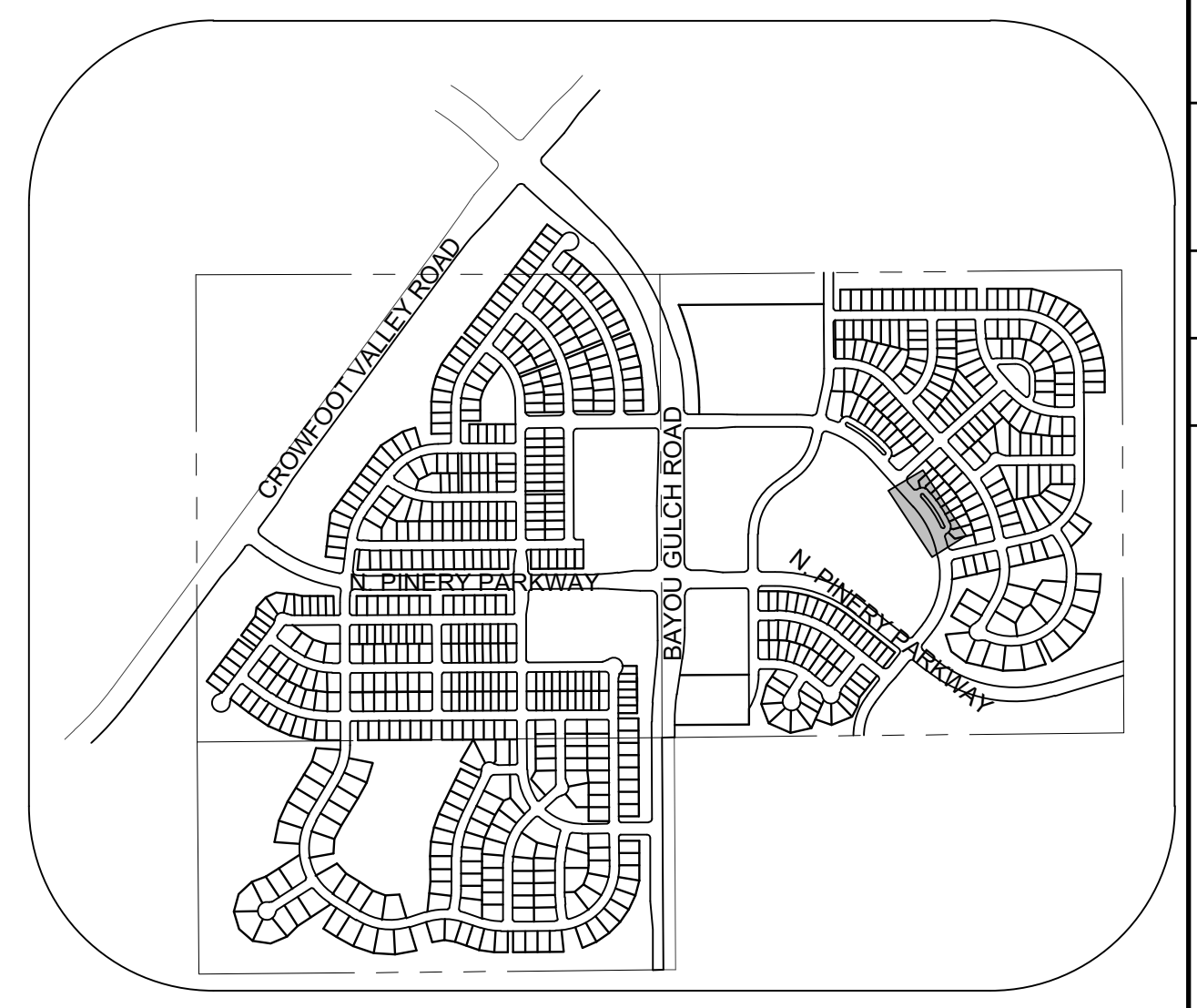
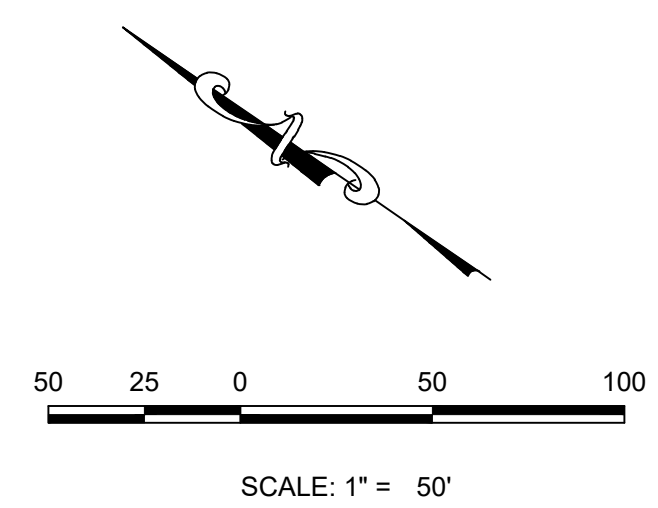
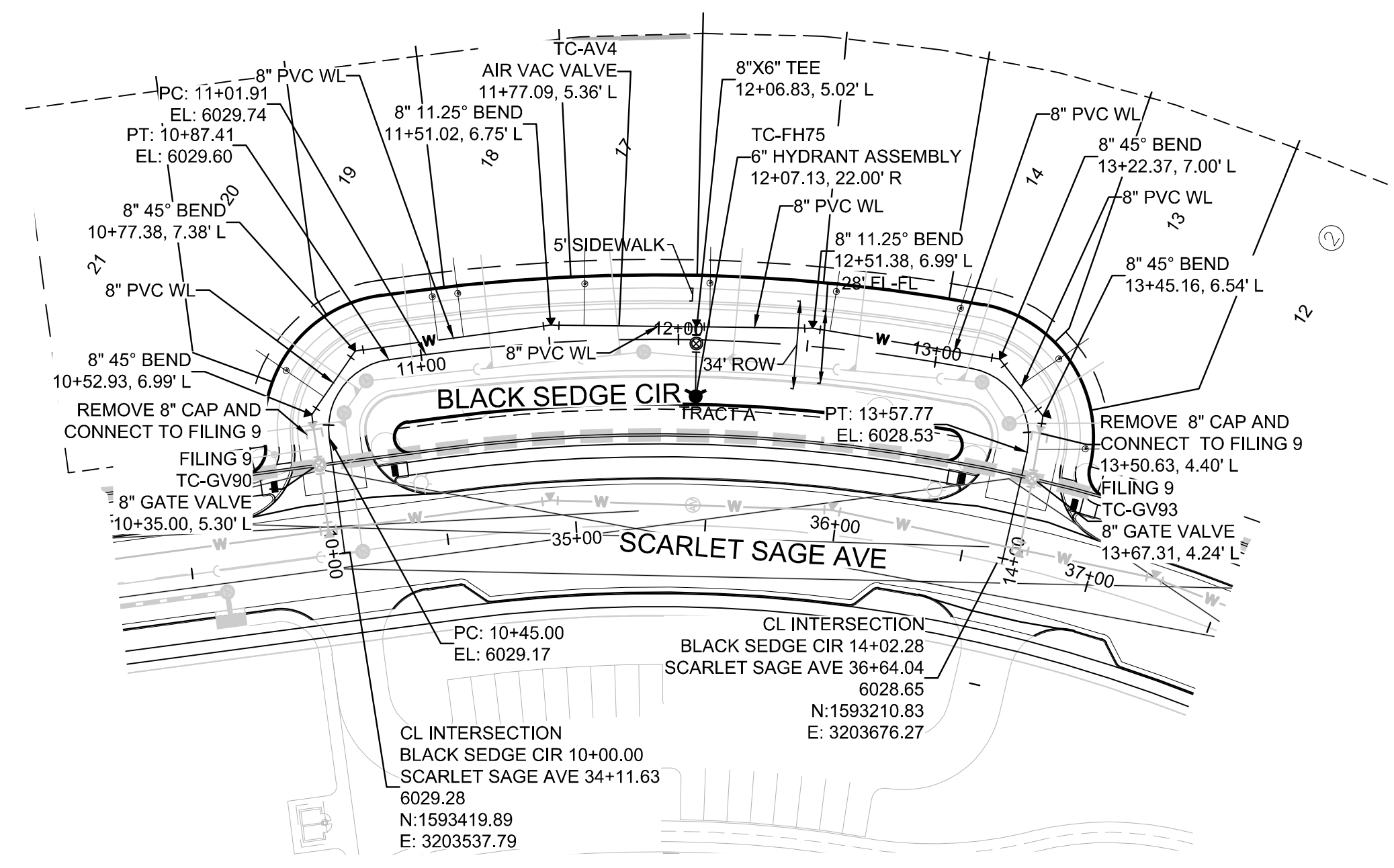
DRAWN BY: RRR  
CHECKED BY: JU  
DATE: SEPTEMBER 2017

SHEET NUMBER: 10

No. Revisions: [Table with 3 columns: No., Date, Appr.]







**KEYMAP**  
N.T.S.  
**LEGEND**

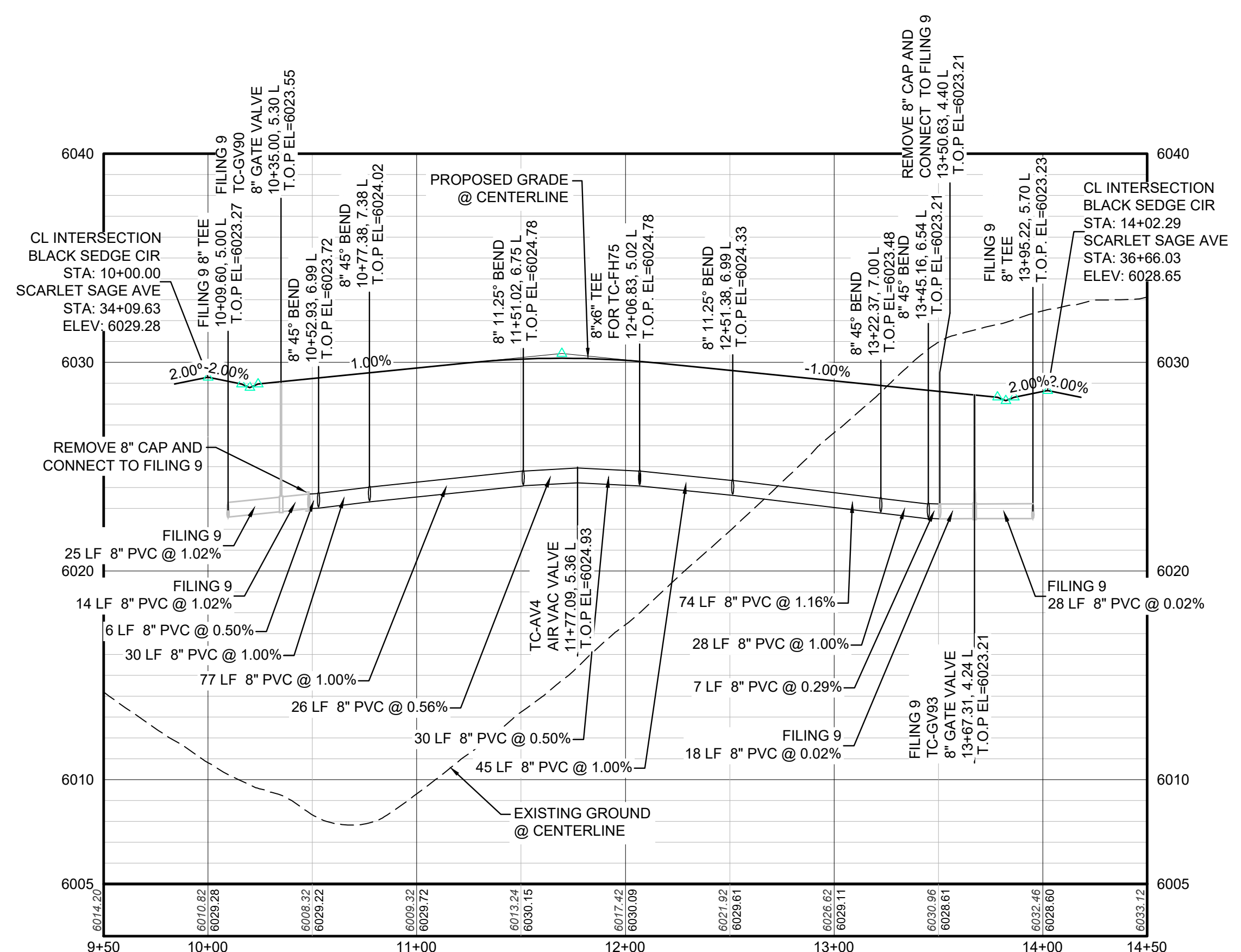
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Ⓜ	PROPOSED SIDEWALK	---	PROPOSED WATER LINE
Ⓜ	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING FIBER
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING OPTIC LINE
		---	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

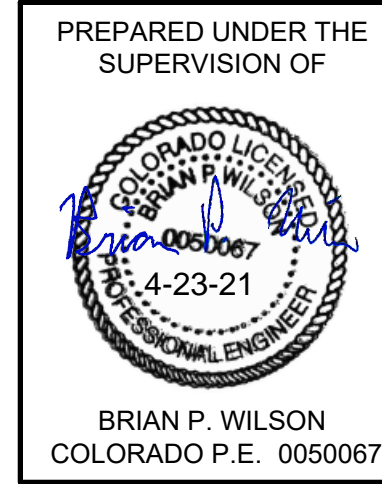
**PLAN: BLACK SEDGE CIR STA: 9+50.00 TO 14+50.00**  
HORIZONTAL SCALE: 1" = 50'



**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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**APPROVED**  
May 12 2021  
**PARKER WATER AND SANITATION DISTRICT**

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1-800-922-1987

DRAWN BY: RHR	CHECKED BY: JU	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	SHEET NUMBER <b>13</b>	Revisions	No.	Date	Appr.	Date
						Revisions	No.	Date	Appr.	Date

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CENTENNIAL, CO 80112

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



**ALUMINUM STEP**

STEPS TO BE HOOKED BEHIND REINFORCING WHEN CONCRETE SECTIONS ARE CAST.

VERTICAL SPACING 12" MIN. WITH BOTTOM STEP 6"-8" ABOVE BENCH

**TYPICAL INSTALLATION**

**TOE POCKET DETAILS**

**STANDARD EXTRUDED ALUMINUM MANHOLE STEP**

**NOTES:**

- ALUMINUM ALLOY SPECIFICATIONS
  - FED. SPEC. 00-A-200/9 (ALUMINUM-MAGNESIUM-SILICATE ALLOY)
  - MINIMUM TENSILE STRENGTH= 35,000 P.S.I.
  - MINIMUM YIELD STRENGTH= 35,000 P.S.I.
  - MINIMUM ELONGATION=10% IN 2 INCHES
- MINIMUM LOAD CAPACITY (APPLIED AT CENTER OF STEP)
  - 1000 LB. WITH 6" PROJECTION FROM WALL.
  - 1500 LB. WITH 4" PROJECTION FROM WALL.
- WEIGHT PER STEP=2.23 POUNDS
- STEPS TO BE CAST, UNALTERED, IN MANHOLE WALL IN STRAIGHT LINE, VERTICALLY, AT THE SAME TIME THE BARREL OR CONE SECTIONS ARE CAST.
- VERTICAL SPACING BETWEEN STEPS SHALL BE CONSISTENT IN EACH INDIVIDUAL MANHOLE.
- TOE POCKETS ARE REQUIRED IN STORM SEWER MANHOLES IF TOP OF BENCH IS MORE THAN 18" ABOVE INVERT. TOE POCKETS ARE NOT REQUIRED IN SANITARY SEWER MANHOLES UNLESS OTHERWISE SPECIFIED.

**PARKER WATER & SANITATION DISTRICT**  
STANDARD EXTRUDED ALUMINUM MANHOLE STEP

SCALE: NONE DATE: 2/98  
APPROVED: PVR 01/16 10/16  
DIRECTOR OF ENGINEERING

SHEET 53.10

**PIN FOR PRESS STEP**

**POLYPROPYLENE REINFORCED PLASTIC STEP**

**NOTES:**

- ASTM SPECIFICATIONS:
  - ASTM C-419
  - ASTM A-815 GRADE 60 (STEEL ROD)
  - ASTM 2140-99, TYPE II, GRADE 1848 (POLYPROPYLENE)
- STEPS INSTALLED IN MANHOLE BARREL SECTIONS OR VERTICAL WALLS OF STRUCTURE SHALL HAVE A 3-7/8 INCH LEG AND SHALL PROJECT FROM THE WALL 8-5/8 INCHES.
- STEPS INSTALLED IN MANHOLE CONE SECTIONS SHALL HAVE AN 8-1/4 INCH LEG AND SHALL PROJECT FROM THE WALL 4-7/8 INCHES.
- ALL STEPS SHALL HAVE A PENETRATION DEPTH INTO THE WALL OF 3-3/8 INCHES.
- STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD UTILIZING A SPECIALLY FABRICATED PIN TO FORM THE INSERT HOLE AS SHOWN.
- INSTALLED STEPS SHALL BE CAPABLE OF WITHSTANDING A PULL OUT FORCE OF 2500 P.S.I. PER LEG FOR A MINIMUM PERIOD OF TWO MINUTES.
- STEPS SHALL BE INSTALLED BY THE "PRESS-FIT" METHOD EXCLUSIVELY FOLLOWING MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL NOT BE GROUTED IN PLACE.

**PARKER WATER & SANITATION DISTRICT**  
POLYPROPYLENE REINFORCED PLASTIC MANHOLE STEP

SCALE: NONE DATE: 2/05  
APPROVED: PVR 01/16 10/16  
DIRECTOR OF ENGINEERING

SHEET 53.11

**CAST ALUMINUM MANHOLE STEP**

**REINFORCING**

STEPS TO BE HOOKED BEHIND REINFORCED STEEL AND CAST AT SAME TIME CONCRETE SECTIONS ARE CAST.

**MARKER POST DETAIL**

STEEL PIPE IDENTIFICATION MARKS ON POSTS SHALL FACE THE APPURTENANCE WITH "2" STENCILS INDICATING TYPE OF APPURTENANCE (MH, 12" VALVE, ETC.) AND THE DISTANCE IN FEET AND INCHES FROM POST.

REDWOOD POST ROUTER LETTERS AND NUMBERS INTO POST. PAINT LETTERS AND NUMBERS BLACK.

**PARKER WATER & SANITATION DISTRICT**  
CAST ALUMINUM MANHOLE STEP

SCALE: NONE DATE: 2/98  
APPROVED: PVR 01/16 10/16  
DIRECTOR OF ENGINEERING

SHEET 53.12

**MARKER POST DETAIL**

CONCRETE CAP

STANDARD 4" STEEL PIPE PAINTED FIRE HYDRANT YELLOW OR 4" X 4" REDWOOD POST

DIRT FILL

GROUND LEVEL

CONCRETE

**PARKER WATER & SANITATION DISTRICT**  
MARKER POST DETAIL

SCALE: NONE DATE: 2/98  
APPROVED: PVR 2/02 10/16  
DIRECTOR OF ENGINEERING

SHEET 53.13

**SEWER TRENCHING AND BEDDING DETAIL**

Lower limit of sloping or benching of trench walls

Bedding Squeezes to be placed in 6" lifts and fully compacted by hand tamping. AASHTO T-189 in open areas and 95% density, AASHTO T-99 in all public R.O.W.

Backfill to be placed and compacted in accordance with backfill method specified

Bedding Trench (vertical walls, benching or shoring if necessary to meet safety requirements)

**PARKER WATER & SANITATION DISTRICT**  
SEWER TRENCHING AND BEDDING DETAIL

SCALE: NONE DATE: 2/98  
APPROVED: PVR 5/98 1/16 12/96  
DIRECTOR OF ENGINEERING

SHEET 54.1

2015 REVISION

2016 REVISION

2016 REVISION

2016 REVISION

2016 REVISION

**CONCRETE ARCH**

Lower limit of sloping or benching of trench walls

Plain or Reinforced Concrete Continuous  $f_c = 3500$  psi min.

Densely compacted backfill, hand-tamped (90% density, AASHTO T-189) in open areas and 95% density, AASHTO T-99 in all public R.O.W.

Compacted Granular Material (Class "B" Bedding)

**CONCRETE CRADLE**

NOTE: The Design Engineer shall be responsible for structural design of the concrete cradle and/or concrete arch.

**PARKER WATER & SANITATION DISTRICT**  
TRENCHING AND BEDDING DETAIL - CLASS "A"

SCALE: NONE DATE: 2/98  
APPROVED: PVR 1/16 10/16  
DIRECTOR OF ENGINEERING

SHEET 54.2

**CLASS "B" BEDDING**

LIMIT OF SLOPING OR BENCHING OF TRENCH WALLS

TRENCH BACKFILL MATERIAL, HAND-TAMPED IN 6" LIFTS

GRANULAR CLASS "B" BEDDING MATERIAL, HAND-TAMPED IN 6" LIFTS

PIPE O.D.

**ROCK EXCAVATION**

12" MIN.

GRANULAR CLASS "B" SQUEEZE BEDDING MATERIAL, HAND-TAMPED IN 6" LIFTS

HAND-TAMPED BACKFILL (TYP) FOR SIZE 1/2" AND LARGER.

**TABLE IV**  
MIN. DEPTH OF BEDDING MATL. BELOW BOTTOM OF PIPE

PIPE SIZE - D	MIN. DEPTH OF BEDDING MATL. BELOW BOTTOM OF PIPE
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.

**GENERAL NOTES:**

- BELL HOLES SHALL BE EXCAVATED AT ALL BELL AND SPIGOT JOINTS.
- BEDDING TRENCH BACKFILL TO BE COMPACTED TO 90% DENSITY, AASHTO T-189 IN OPEN AREAS AND 95% DENSITY AASHTO T-99 IN ALL PUBLIC R.O.W.

**PARKER WATER & SANITATION DISTRICT**  
TRENCHING AND BEDDING DETAIL - CLASS "B"

SCALE: NONE DATE: 2/98  
APPROVED: PVR 5/98 2/02 1/16 10/16  
DIRECTOR OF ENGINEERING

SHEET 54.3

**CLASS "B" BEDDING**

MIN. DEPTH OF BEDDING MATL. BELOW BOTTOM OF PIPE

PIPE SIZE - D

PIPE SIZE - D	MIN. DEPTH OF BEDDING MATL. BELOW BOTTOM OF PIPE
18" & SMALLER	6"
21" TO 36"	6"
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66" TO 96"	9"
104" & LARGER	12"

\*FOR ARCH OR ELLIPTICAL PIPE, D=SPAN DIMENSION.

**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.

**PARKER WATER & SANITATION DISTRICT**  
TRENCHING AND BEDDING DETAIL - CLASS "B"

SCALE: NONE DATE: 2/98  
APPROVED: PVR 5/98 2/02 1/16 10/16  
DIRECTOR OF ENGINEERING

SHEET 54.4

**CLASS "B" BEDDING**

MIN. DEPTH OF BEDDING MATL. BELOW BOTTOM OF PIPE

PIPE SIZE - D

PIPE SIZE - D	MIN. DEPTH OF BEDDING MATL. BELOW BOTTOM OF PIPE
18" & SMALLER	6"
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**PARKER WATER & SANITATION DISTRICT**  
TRENCHING AND BEDDING DETAIL - CLASS "B"

SCALE: NONE DATE: 2/98  
APPROVED: PVR 5/98 2/02 1/16 10/16  
DIRECTOR OF ENGINEERING

SHEET 54.5

**TYPE I CONCRETE ENCASEMENT FOR SANITARY SEWERS**

PROPOSED SEWER OR CONDUIT

FILLER MATERIAL (SEE NOTE 15)

PIER SUPPORT (SEE NOTE 8)

CONCRETE ARCH (1' = 2000 PSI)

SHORING (SEE NOTE 8)

UNDISTURBED EARTH

HAND EXCAVATION REQUIRED AROUND SANITARY SEWER

**GENERAL NOTES FOR TYPE I, II, & III ENCASEMENT:**

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING IF OPTIONAL CONSTRUCTION JOINT IS USED AND BOTTOM HALF OF ENCASEMENT IS FOUNDED 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:
  - TYPE I ENCASEMENT SHALL EXTEND AT LEAST TO FREE EACH SIDE OF WATER MAIN.
  - TYPE II ENCASEMENT SHALL EXTEND TO FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
  - TYPE III ENCASEMENT SHALL EXTEND TO FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II, & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
- TYPE I, II, & III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
  - TYPE I OR II ENCASEMENT SHALL BE REQUIRED FOR ALL 12" (4, 6, & 8") (IF 4, 6, & 8" FOR TYPE II ENCASEMENT) CONCRETE ON UNDISTURBED SOIL.
  - TYPE III ENCASEMENT SHALL BE REQUIRED FOR ALL 12" (4, 6, & 8") CONCRETE ON UNDISTURBED SOIL.
  - SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
  - IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER IS EXTREMELY LARGE PER SUPPORTS ON EACH SIDE OF SANITARY SEWER SHALL BE REQUIRED. SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
  - APPROVED COMPRESSED MATERIAL SUCH AS STYROFOAM, ETC. 2" & 4" & 6" & 8" & 10"
  - IF 4, 6, & 8" & 10" BEDDING IS 4, 6, & 8" & 10" (IF 4, 6, & 8" FOR TYPE II ENCASEMENT) POUR CONCRETE ON UNDISTURBED SOIL.
- SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
- IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER IS EXTREMELY LARGE PER SUPPORTS ON EACH SIDE OF SANITARY SEWER SHALL BE REQUIRED. SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.

**PARKER WATER & SANITATION DISTRICT**  
CONCRETE ENCASEMENT TYPE I

SCALE: NONE DATE: 2/98  
APPROVED: JFN  
DISTRICT ENGINEER

SHEET 54.6

2016 REVISION

2016 REVISION

2016 REVISION

2016 REVISION

2008 REVISION

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UNCC 1-800-922-1987

APPROVED  
May 12 2021  
PARKER WATER AND  
SANITATION DISTRICT

10335 E. Dry Creek Rd  
Suite 240  
Englewood, CO 80112  
Tel: 720.482.9522  
www.cvlinc.net  
westwoodjpt.com

HR 935 LLC  
7353 South Alton Way  
CENTENNIAL, CO 80112

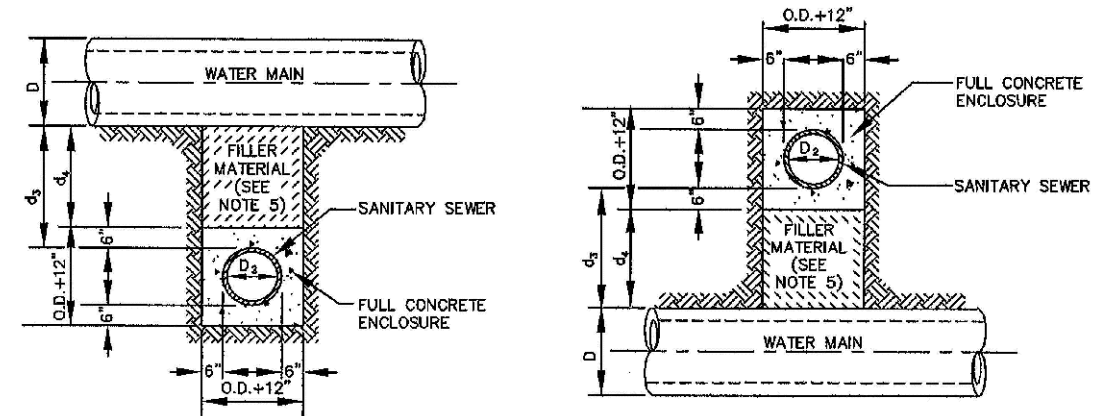
TRAILS AT CROWFOOT  
FILING 11 CONSTRUCTION DRAWINGS  
SANITARY SEWER DETAILS

SCALE: AS SHOWN  
FILE NO: 8130283701

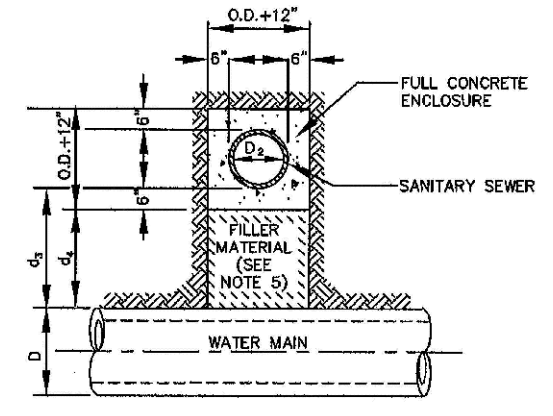
DRAWN BY: JF  
CHECKED BY: JJJ  
DATE: SEPTEMBER 2017

SHEET NUMBER: 15

Revisions: No. Date Init. Appr. Date



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



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

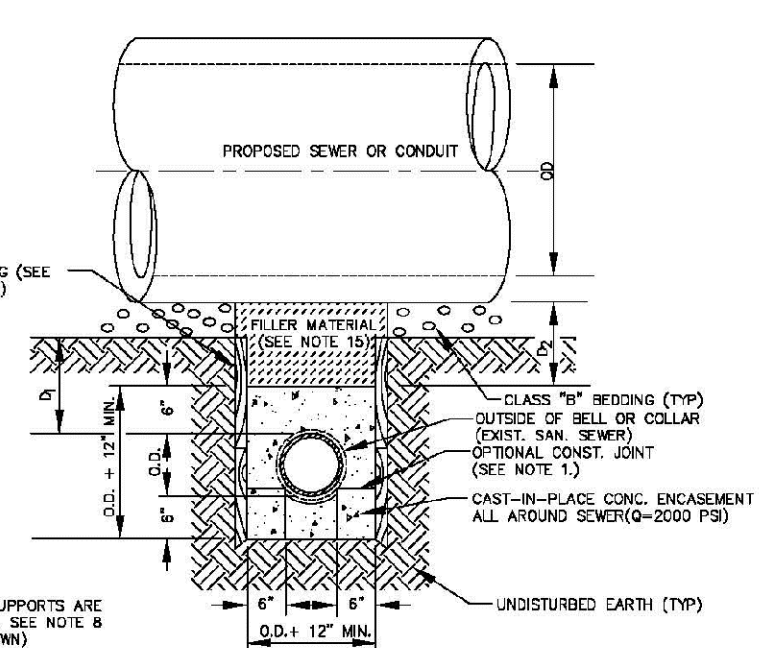
**TYPE II**  
CONCRETE ENCASMENT FOR SANITARY SEWERS CROSSING OVER OR UNDER WATER MAIN

**GENERAL NOTES FOR TYPE I, II & III ENCASMENT**

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
- LENGTH OF ENCASMENT FOR:
  - TYPE I & TYPE II ENCASMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
  - TYPE II ENCASMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
  - TYPE I OR TYPE II IF  $d_s \leq 18"$  ( $d_s \leq 12"$ ) EXCEPT FOR SANITARY SEWERS CROSSING OVER OR UNDER WATER MAINS.
  - 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 ENCASMENT WILL NORMALLY BE SATISFACTORY.
  - IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF SUCTILE IRON PIPE (AWWA C-152 OR C-151), CONCRETE ENCASMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
  - APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF  $d_s \leq 48"$  &  $d_c \leq 6"$ .
  - COMPACTED CLASS "B" BEDDING IF  $d_s \leq 48"$  &  $d_c > 6"$  (IF  $d_s > 48"$  FOR TYPE III ENCASMENT POUR CONCRETE ON UNDISTURBED SOIL).
- SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASMENT.
- THESE ENCASMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS. IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIPE SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.

PARKER WATER & SANITATION DISTRICT	
CONCRETE ENCASMENT TYPE II	
SCALE: NONE	DATE: 2/96
APPROVED: JFN	5/98 4/01 1/08
DISTRICT ENGINEER	

2008 REVISION SHEET 7



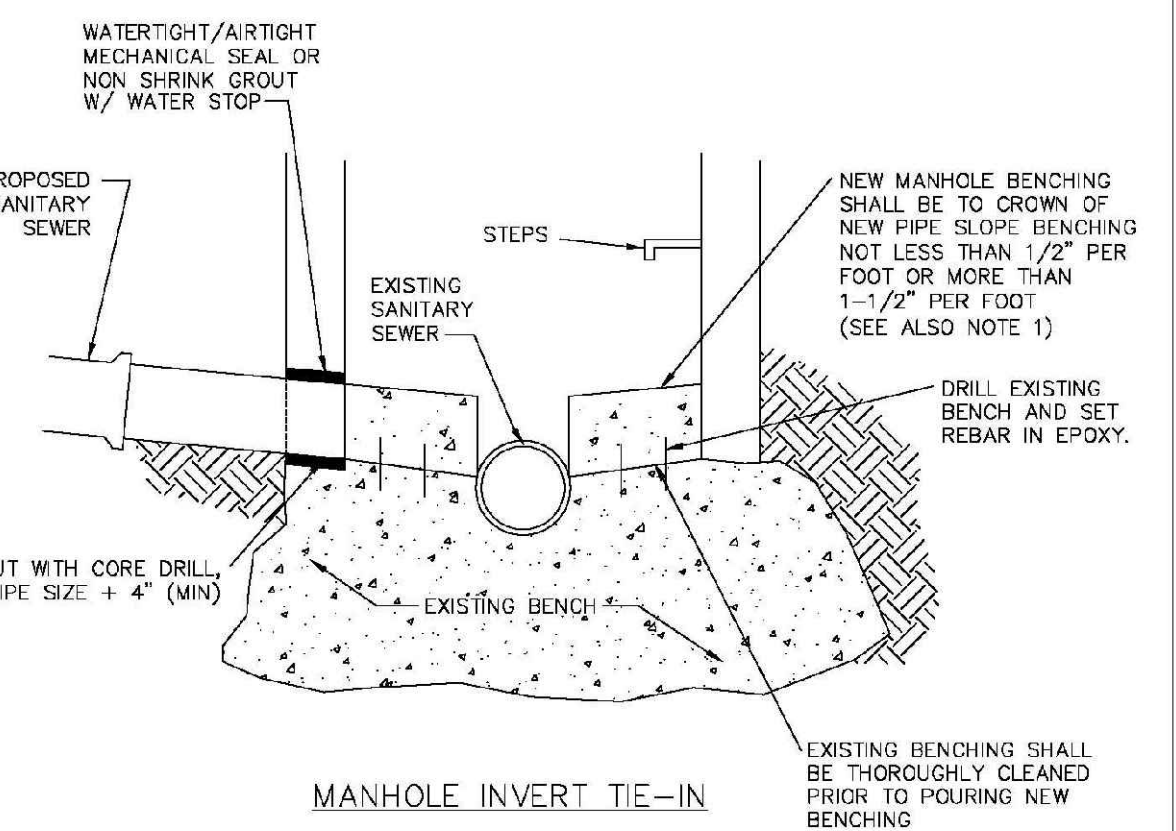
**TYPE III**  
CONCRETE ENCASMENT FOR SANITARY SEWERS (FULL ENCASMENT) NO SCALE

**GENERAL NOTES FOR TYPE I, II & III ENCASMENT**

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
- LENGTH OF ENCASMENT FOR:
  - TYPE I & TYPE II ENCASMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
  - TYPE II ENCASMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, TO BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
  - TYPE I OR TYPE II IF  $d_s \leq 18"$  ( $d_s \leq 12"$ ) EXCEPT FOR SANITARY SEWERS CROSSING OVER OR UNDER WATER MAINS.
  - TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING UNDER WATER MAINS AND  $d_s \leq 24"$  ( $d_s \leq 18"$ ).
  - TYPE III 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 ENCASMENT WILL NORMALLY BE SATISFACTORY.
  - IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF SUCTILE IRON PIPE (AWWA C-152 OR C-151), CONCRETE ENCASMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
  - APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF  $d_s \leq 48"$  &  $d_c \leq 6"$ .
  - COMPACTED CLASS "B" BEDDING IF  $d_s \leq 48"$  &  $d_c > 6"$  (IF  $d_s > 48"$  FOR TYPE III ENCASMENT POUR CONCRETE ON UNDISTURBED SOIL).
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- THESE ENCASMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS. IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIPE SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
- CONCRETE ENCASED PIPING SHALL BE LINED WITH FILL.

PARKER WATER & SANITATION DISTRICT	
CONCRETE ENCASMENT TYPE III	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	5/98 1/18 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET 54.8

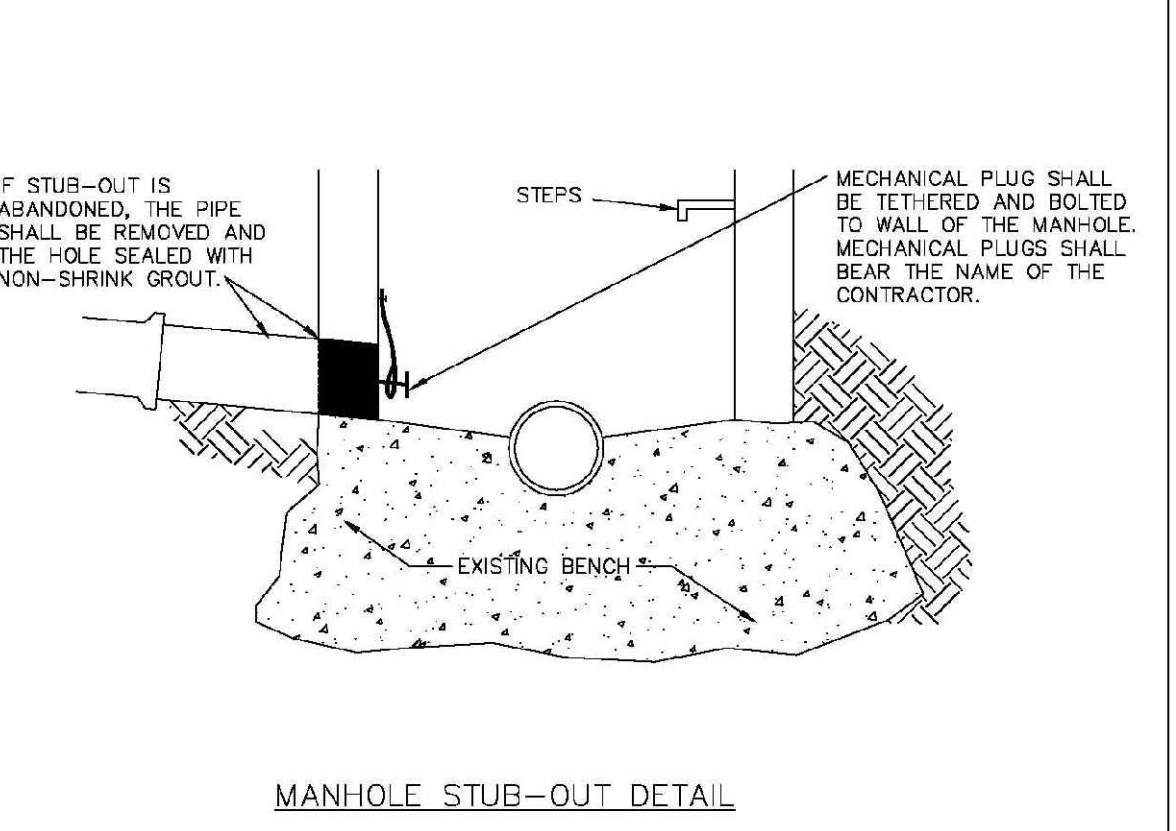


**MANHOLE INVERT TIE-IN**

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

PARKER WATER & SANITATION DISTRICT	
MANHOLE INVERT TIE-IN DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/18 10/16
DIRECTOR OF ENGINEERING	

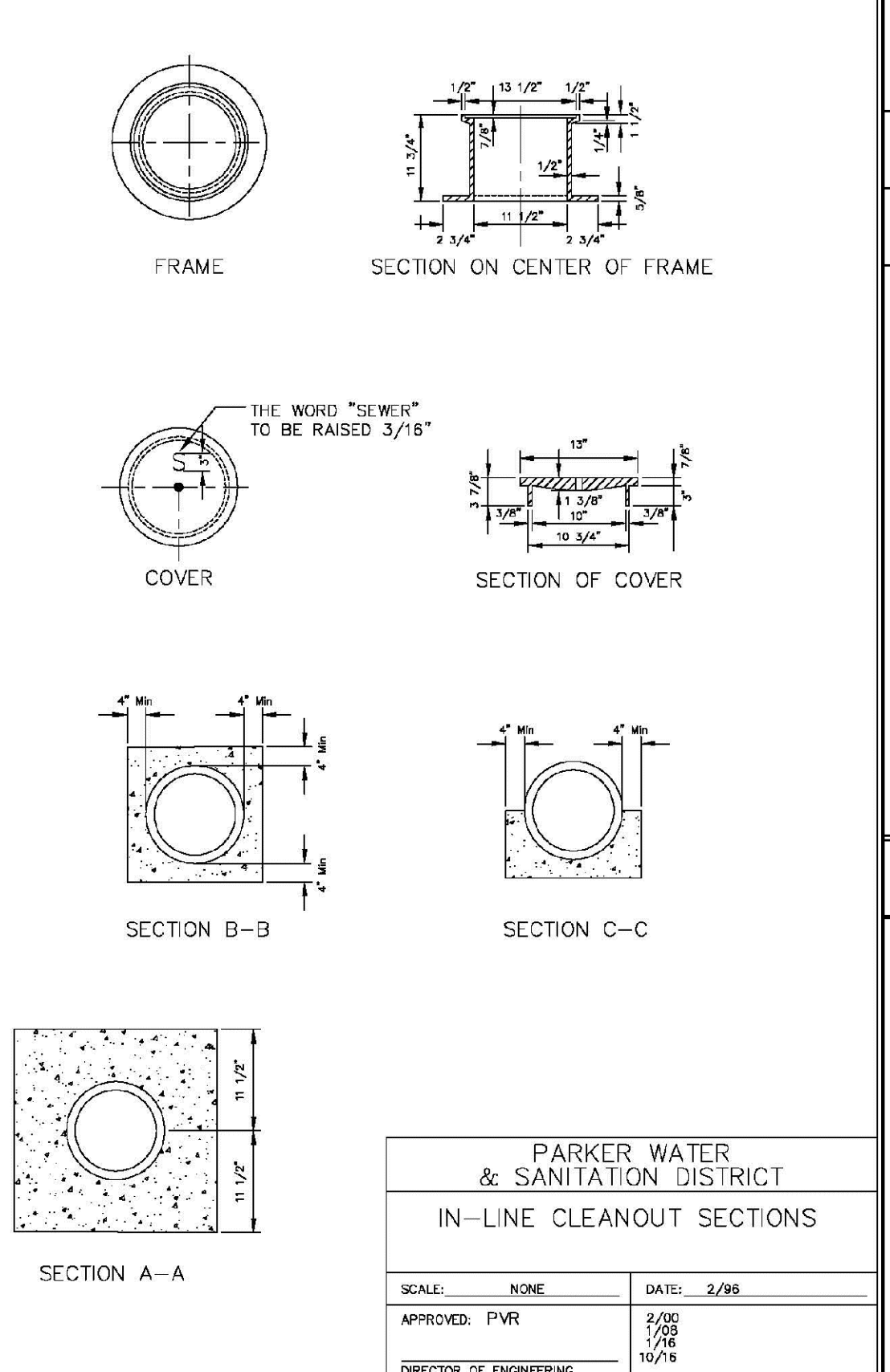
2016 REVISION SHEET 54.9



**MANHOLE STUB-OUT DETAIL**

PARKER WATER & SANITATION DISTRICT	
MANHOLE STUB-OUT DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/18 10/16
DIRECTOR OF ENGINEERING	

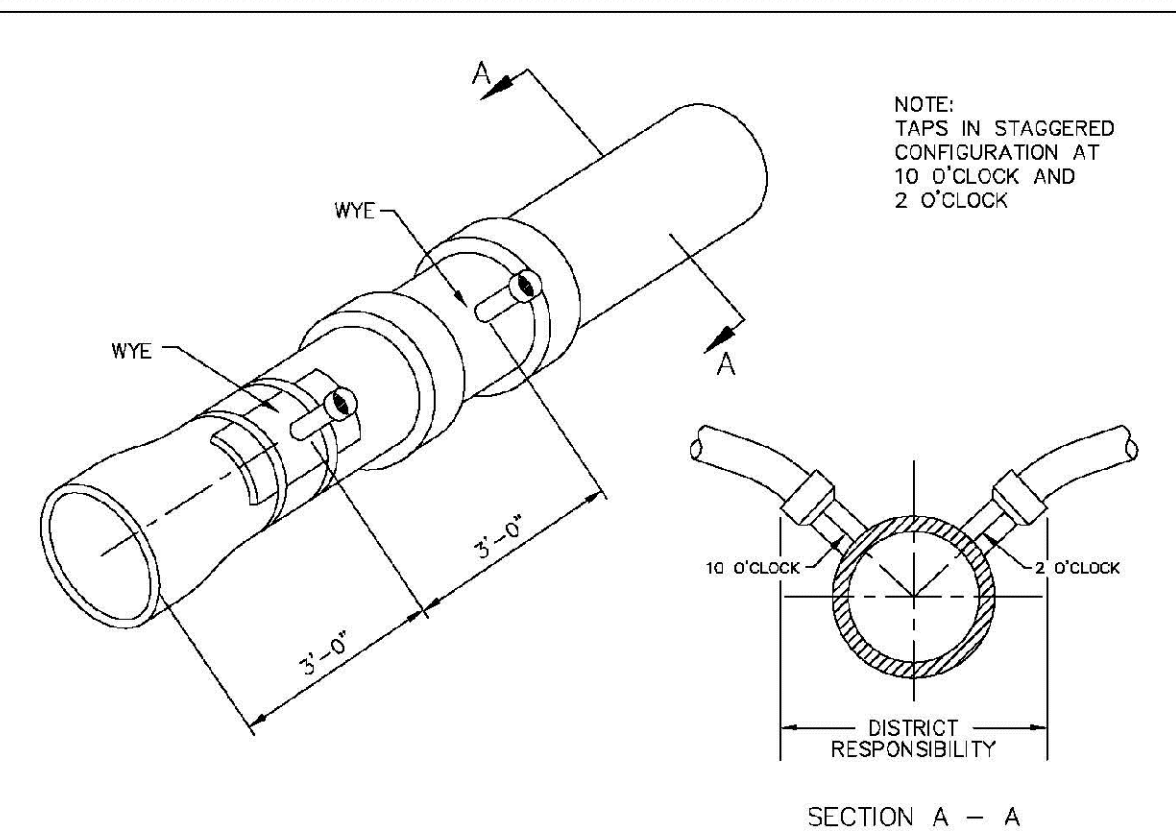
2016 REVISION SHEET 54.10



**IN-LINE CLEANOUT SECTIONS**

PARKER WATER & SANITATION DISTRICT	
IN-LINE CLEANOUT SECTIONS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 7/98 1/18 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET 54.12

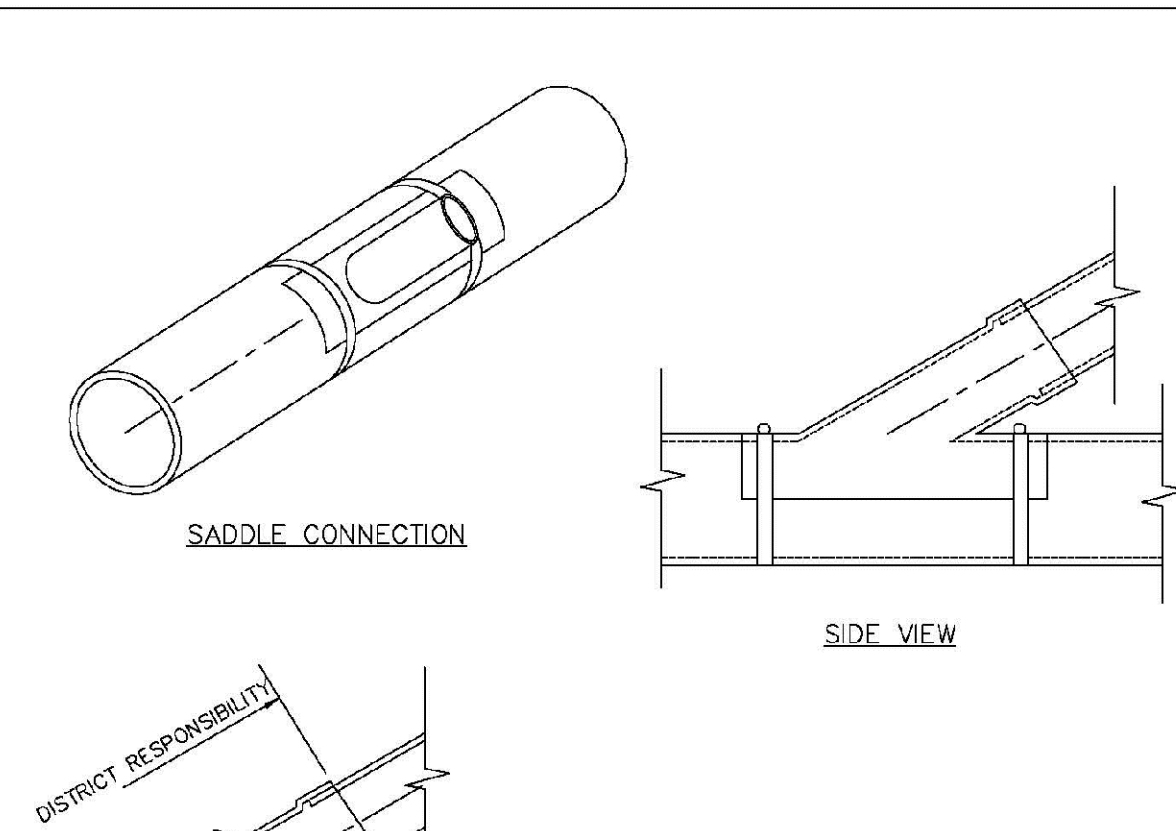


**DOMESTIC SEWER TAPPING DETAIL**

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

PARKER WATER & SANITATION DISTRICT	
DOMESTIC SEWER TAPPING DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	4/01 1/08 1/18 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET 54.13



**P.V.C. SADDLE CONNECTION DETAIL**

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

PARKER WATER & SANITATION DISTRICT	
P.V.C. SADDLE CONNECTION DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/18 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION SHEET 54.14

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**APPROVED**  
May 12 2021  
PARKER WATER AND SANITATION DISTRICT

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www.cvlinc.net  
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**HR 935 LLC**  
7352 South Alton Way  
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT**  
FILING 11 CONSTRUCTION DRAWINGS  
SANITARY SEWER DETAILS

SCALE: AS SHOWN  
FILE NO: 8130283701

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

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