

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

VICINITY MAP

SCALE: 1" = 2000'

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.

(NOTE- UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA24 WHEN SUBMITTING FOR REVIEW.)

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE INSPECTOR IS REQUIRED FOR SCHEDULELINE INSPECTIONS.

ANY WORK ACCOMPLISHED WITHOUT THE APPROVAL OF THE INSPECTOR WILL BE SUBJECT TO REJECTION.

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT
STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

DATE SIGNED: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE SIGNED: _____

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.

N:\PROJECTS\HESS RANCH\CAD\ENGINEERING\SHEET SET\MULTIFAMILY\PRELIMINARY\PARKER WATER AND SANITATION\COVER.DWG CODYA, 1/23/2018 5:08 PM

HR 935 LLC
7353 SOUTH ALTON WAY
CENTENNIAL, CO 80112
TEL: (303) 770-9111
CONTACT: MATT JANKE

PCS GROUP, INC.
200 KALAMATH STREET
DENVER, CO 80233
TEL: (303) 531-4905
CONTACT: JOHN PRESTWICH

**CVL CONSULTANTS
OF COLORADO, INC.**
10333 E. DRY CREEK RD. STE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
CONTACT: JIM JANNICKE

**PARKER WATER AND
SANITATION DISTRICT**
18100 E. WOODMAN DRIVE
PARKER, CO 80134
TEL: (303) 841-4627



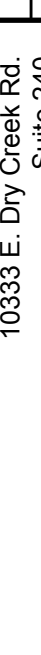
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

SHEET NUMBER 1	DRAWN BY: B.J.G.	SCALE: AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS COVER SHEET		 CVL CONSULTANTS HR 935 LLC 7353 South Allen Way CENTENNIAL CO 80112 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	
	CHECKED BY: J.J.J.	FILE NO: 8130283701				
	DATE: SEPTEMBER 20/17					
			No.	Revisions		Date

UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

1. UPON COMPLETION OF SANITARY SEWER AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THRU AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO TWO (2) YEARS FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THE PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT WITHOUT ANY EXPENSE TO THE DISTRICT.
3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITIONS OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

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 230521 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06" EAST, 2648.70 FEET.

SHEET NUMBER 2	DRAWN BY: KJD		SCALE: AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS PARKER WATER AND SANITATION NOTES	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd.					
	CHECKED BY: JJJ		FILE NO: 8130283701				Suite 240					
	DATE: SEPTEMBER 2017						Englewood, CO 80112					
							Tel: (720) 482-9526					
							Fax: (720) 482-9546					
							No.	Revisions	Date	Init.	Appr.	

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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)

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	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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
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FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

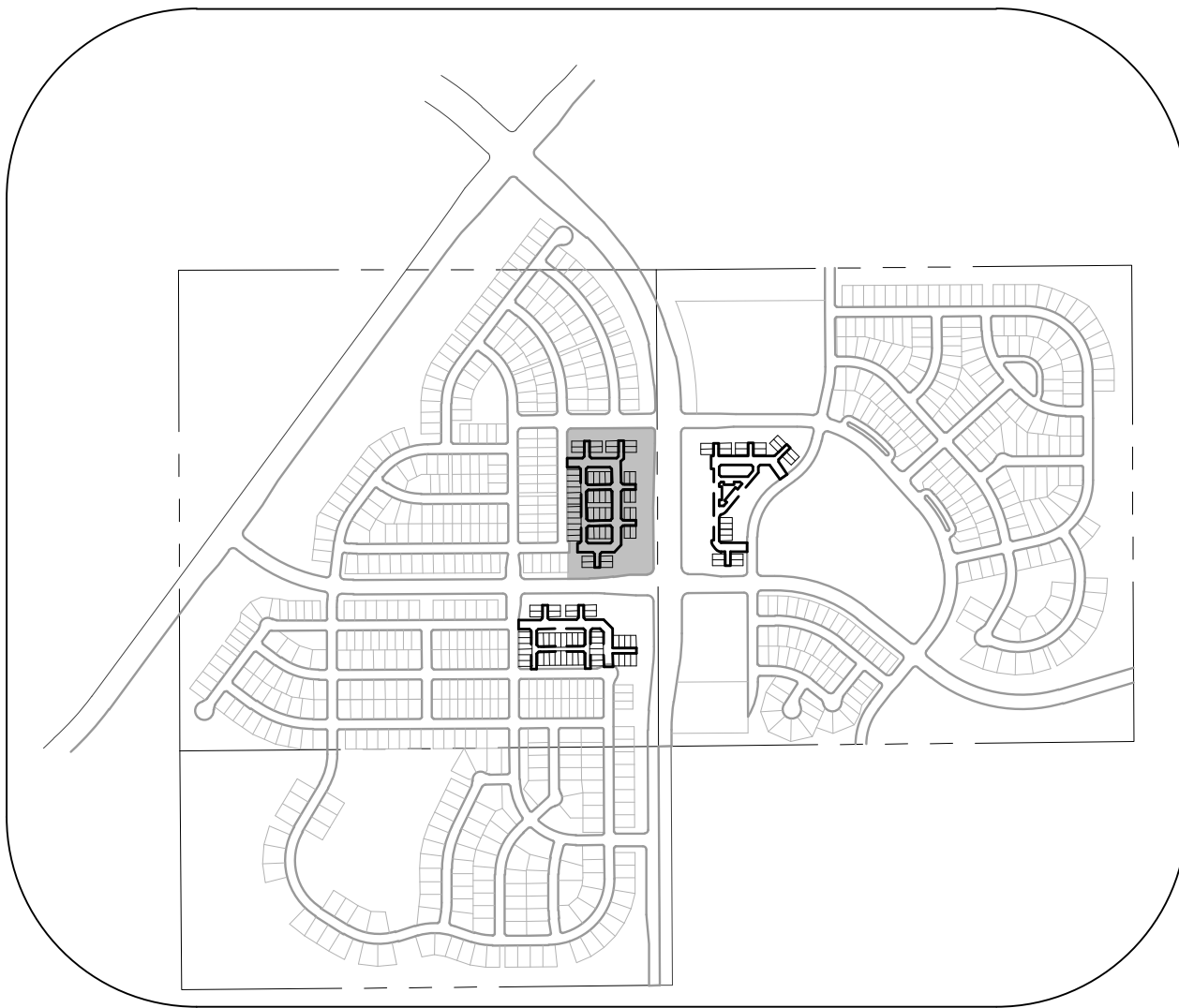
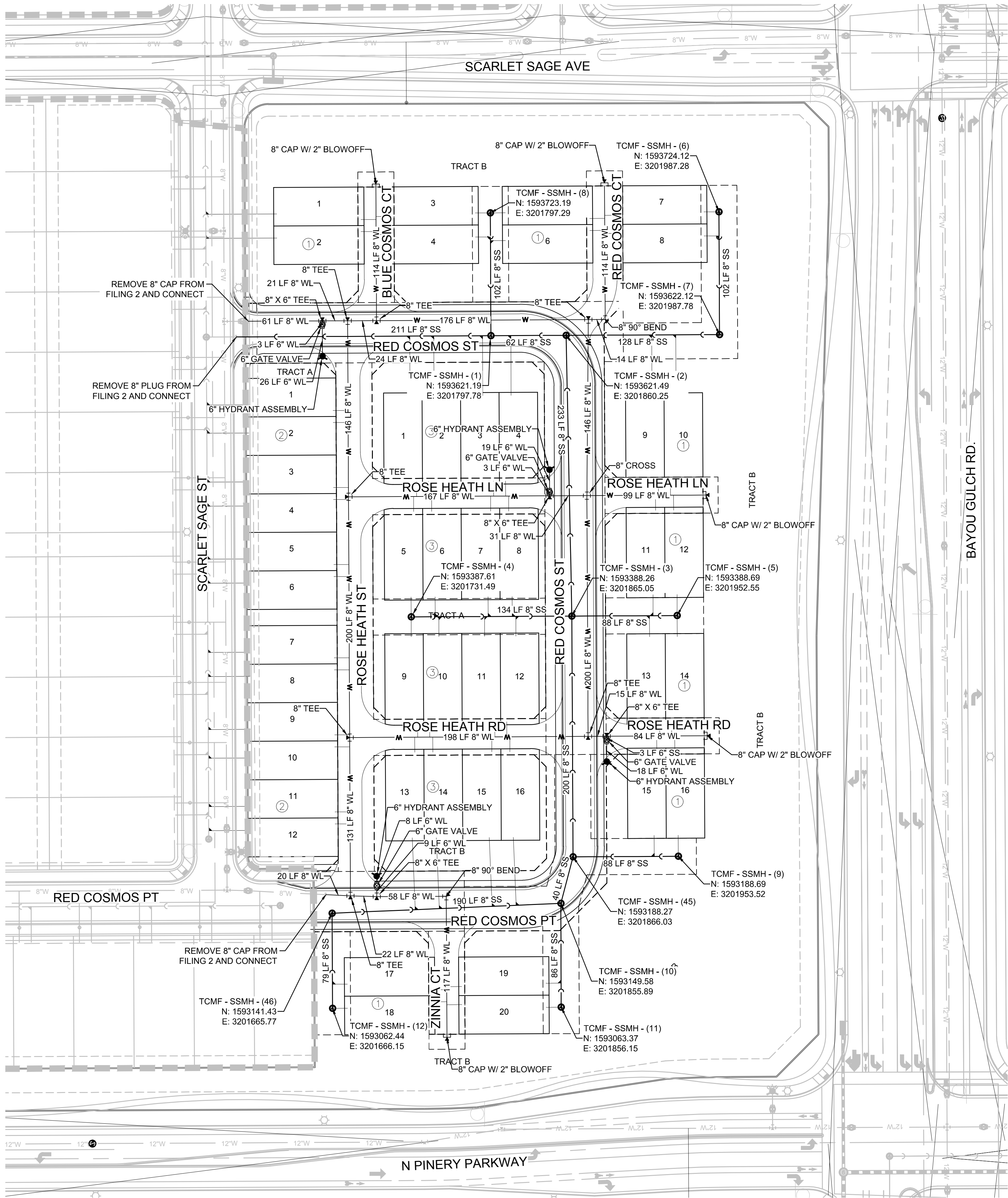
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(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____

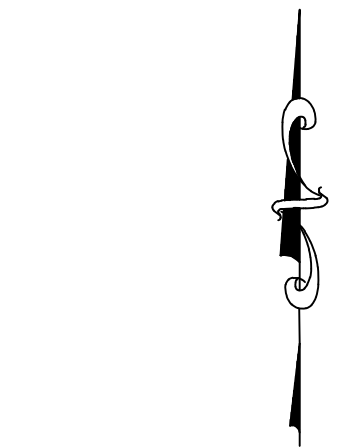
DATE _____

(NOTE- UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA24 WHEN SUBMITTING FOR REVIEW.)



KEYMAP

N.T.S.



50 25 0 50 100
SCALE: 1" = 50'

NOTES:

- SANITARY SERVICES FOR BLOCK 1, LOTS 1-2 & BLOCK 2, LOTS 1-12 WILL BE INSTALLED WITH TRAILS AT CROWFOOT FILING 1.

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.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____

DATE _____



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

N:\PROJECTS\SSR\ANCHORAGE\ENGINEERING\SET\SMUL\FAMILY\PRELIMINARY\WATER AND SANITATION\AREA UTILITY PLAN.DWG, CDD\VA, 1/23/2018 4:30 PM

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 462-9526
Fax: (720) 462-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT PRELIMINARY
MIXED USE CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE:

AS SHOWN

FILE NO:

8130283701

DRAWN BY:

BPW

CHECKED BY:

JU

DATE:

SEPTEMBER 2017

SHEET NUMBER

3

No.	Revisions	Date	Appr.	Date

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(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

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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
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(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE)

DATE

(NOTE- UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA24 WHEN SUBMITTING FOR REVIEW.)

SCARLET SAGE AVE

BAYOU GULCH RD.

ALPINE PHLOX ST

N PINERY PARKWAY

KEYMAP

N.T.S.

50 25 0 50 100

SCALE: 1" = 50'

NOTES:

- SANITARY SERVICES FOR BLOCK 4, LOTS 11-12 & 27-28 & BLOCK 5, LOTS 5-16 WILL BE INSTALLED WITH TRAILS AT CROWFOOT FILING 9.

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TOWN OF PARKER, DIRECTOR OF ENGINEERING

DATE



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

N:\PROJECTS\SSR\CHANDICE\ENGINEERING\SET\SMULTIFAMILY\PRELIMINARY\WATER AND SANITATION\AREA UTILITY PLAN.DWG, CDD\VA, 1/23/2018 4:30 PM

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 462-9526
Fax: (720) 462-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT PRELIMINARY
MIXED USE CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

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

SHEET NUMBER
4

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.

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(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

LEGEND

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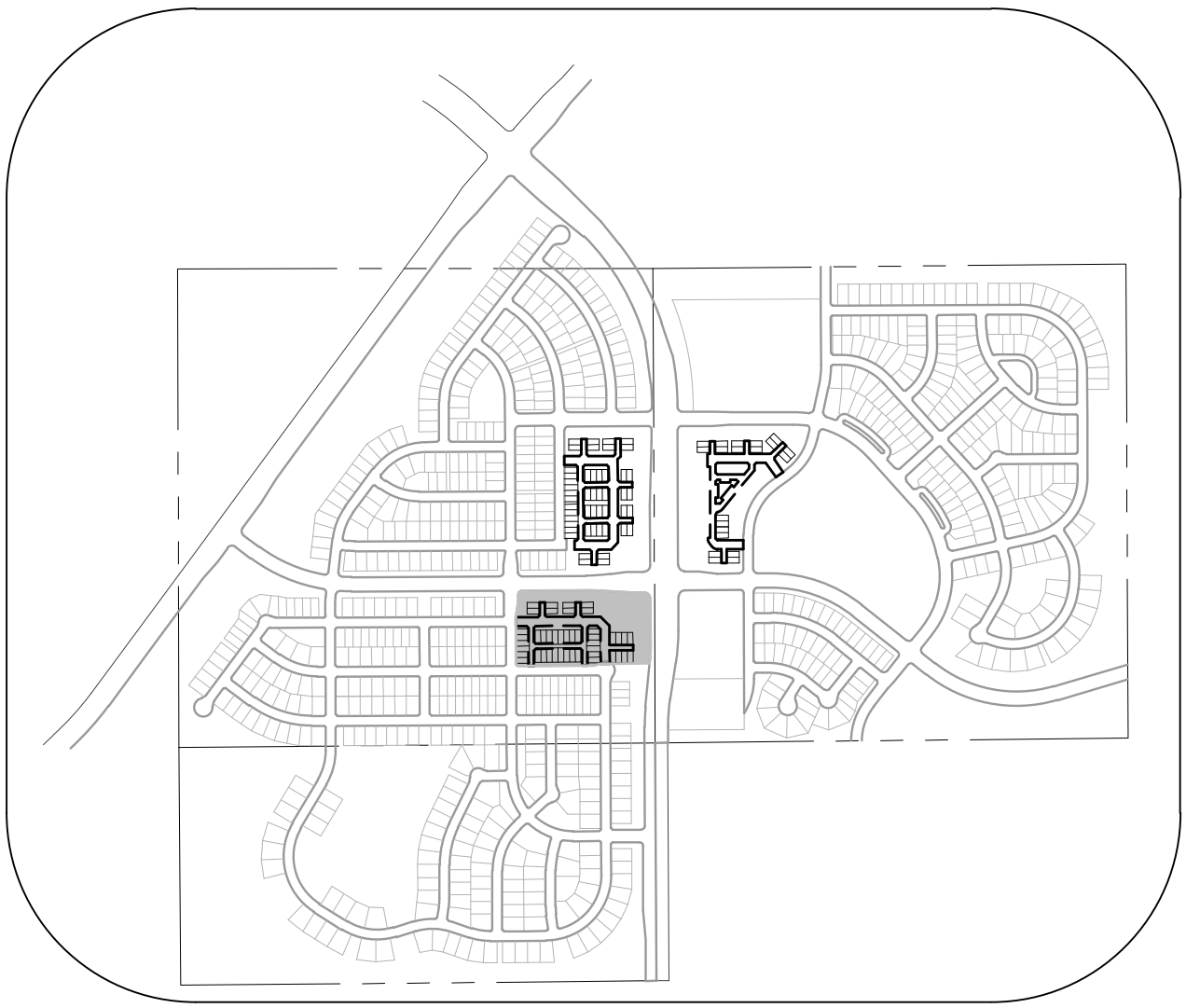
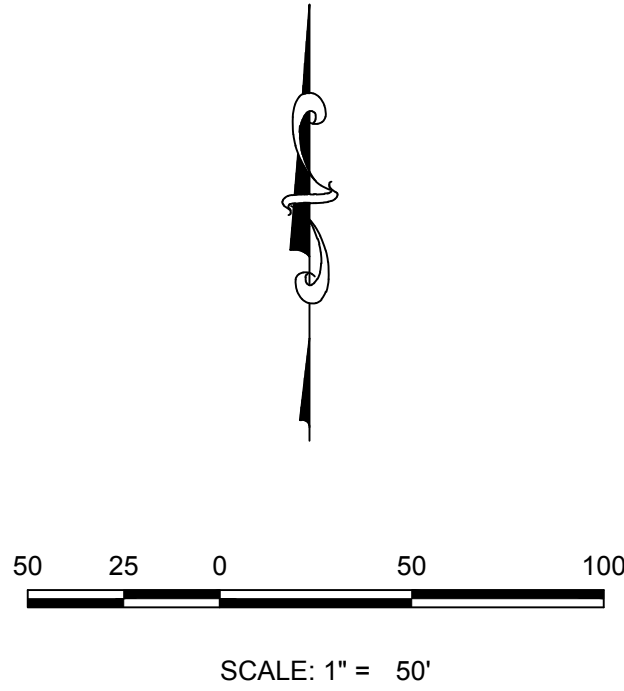
(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____

DATE _____

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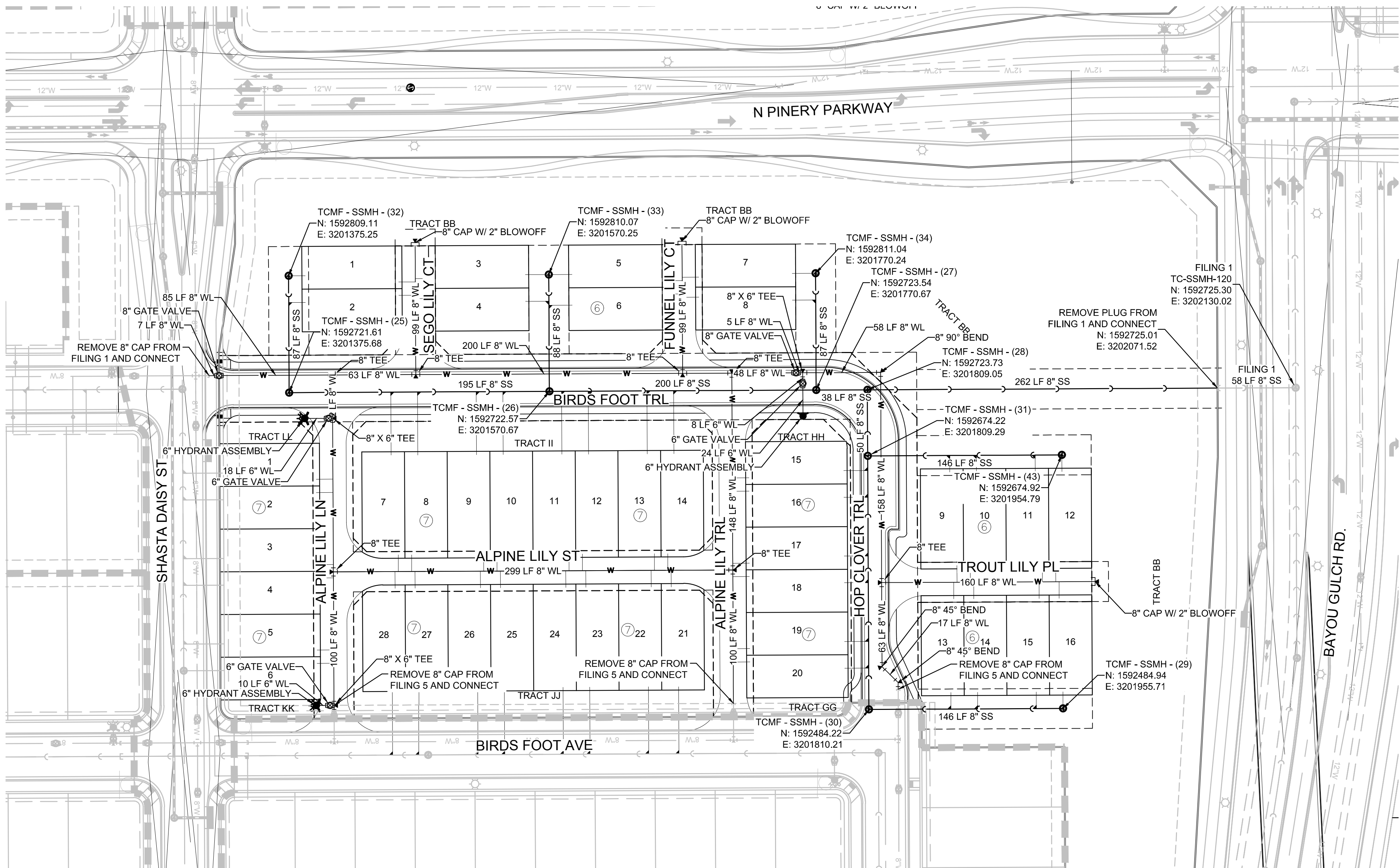
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
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KEYMAP N.T.S.

NOTES:

- SANITARY SERVICES FOR BLOCK 7, LOTS 1-6 & 21-28 WILL BE INSTALLED WITH TRAILS AT CROWFOOT FILING 1.



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TOWN OF PARKER, DIRECTOR OF ENGINEERING _____

DATE _____

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Tel: (720) 462-9526
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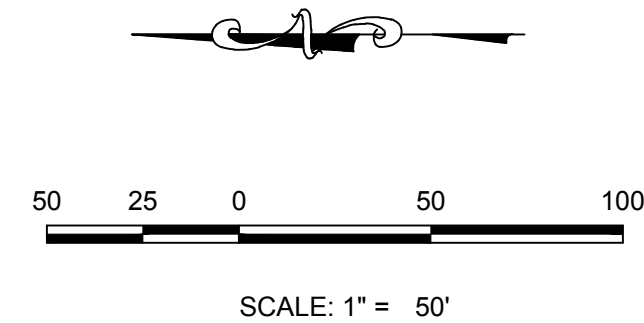


HR 935 LLC
7363 South Alton Way
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TRAILS AT CROWFOOT PRELIMINARY
MIXED USE CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

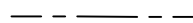
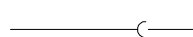
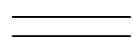
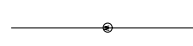
SCALE: AS SHOWN
FILE NO: 8130283701
DRAWN BY: BPW
CHECKED BY: JU
DATE: SEPTEMBER 2017

SHEET NUMBER
5



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

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

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

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

SHEET NUMBER 6	DRAWN BY: B.G.	SCALE: AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE RED COSMOS STREET	 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546					
	CHECKED BY: J.U.	FILE NO:								
	DATE: SEPTEMBER 2017	8130283701								
						No.	Revisions	Date	Init.	Appr.

N:\PROJECTS\SSHS BANCHADO\ENGINEERING\SSHS TRAILS AT CROWFOOT VALLEY PARKER WATER AND SANITATION\SANITARY SEWER SHEETS\RED COSMOS PT Dwg. CDDVA. 12/20/18 4:38 PM



UNCC

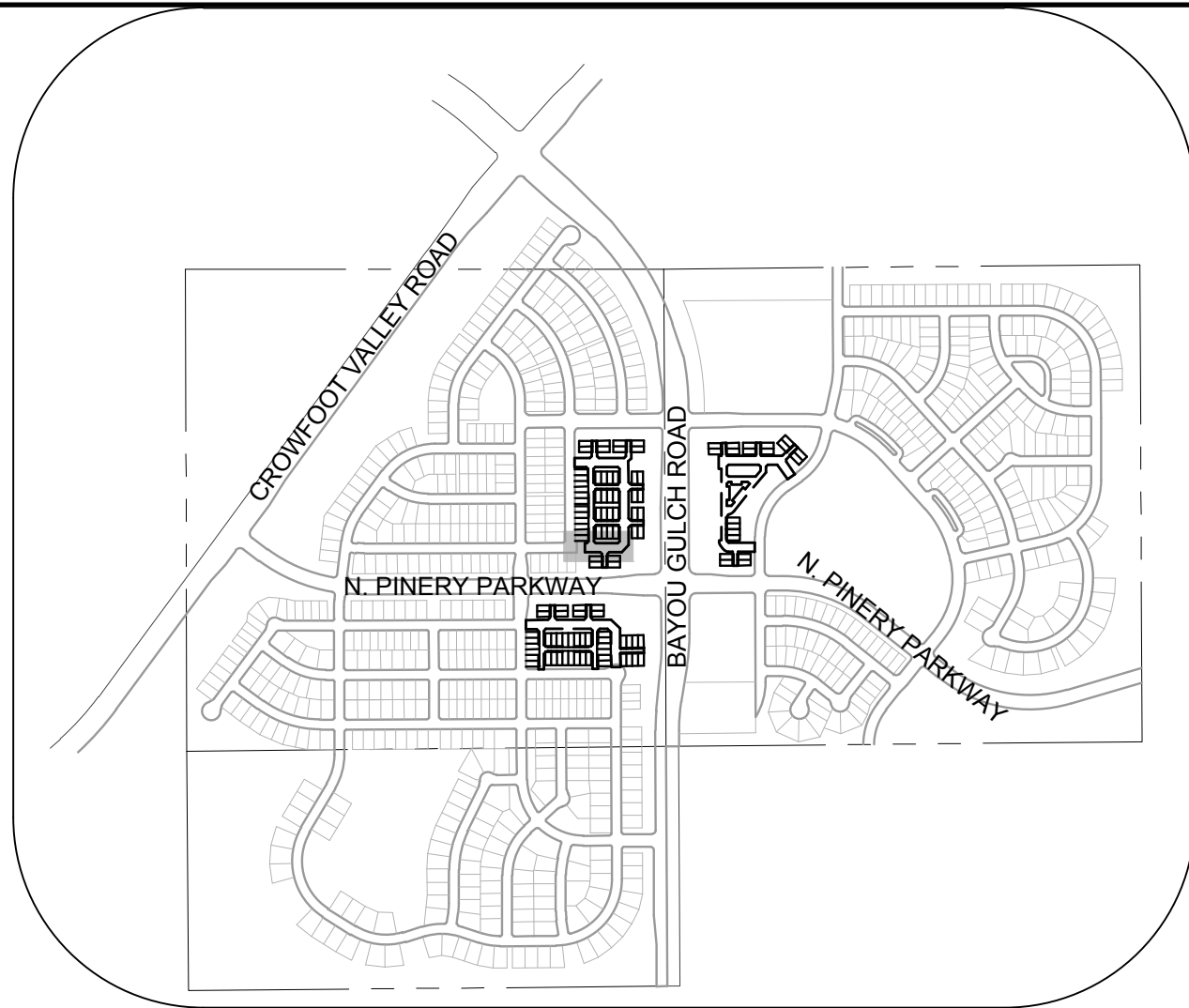
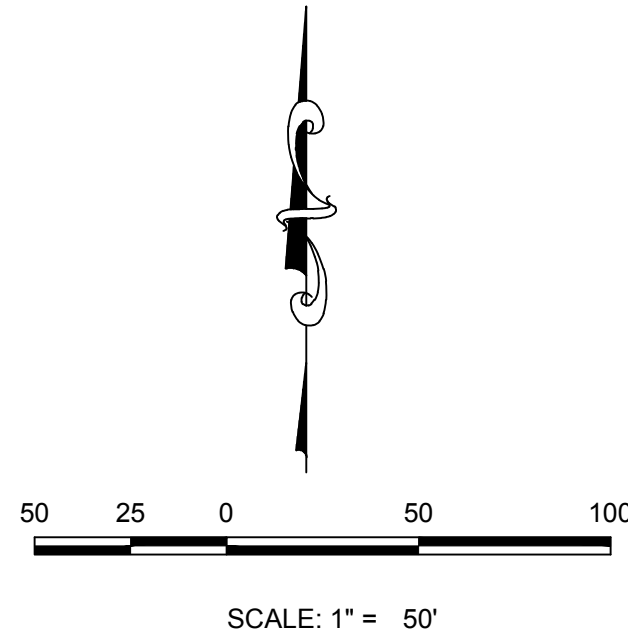
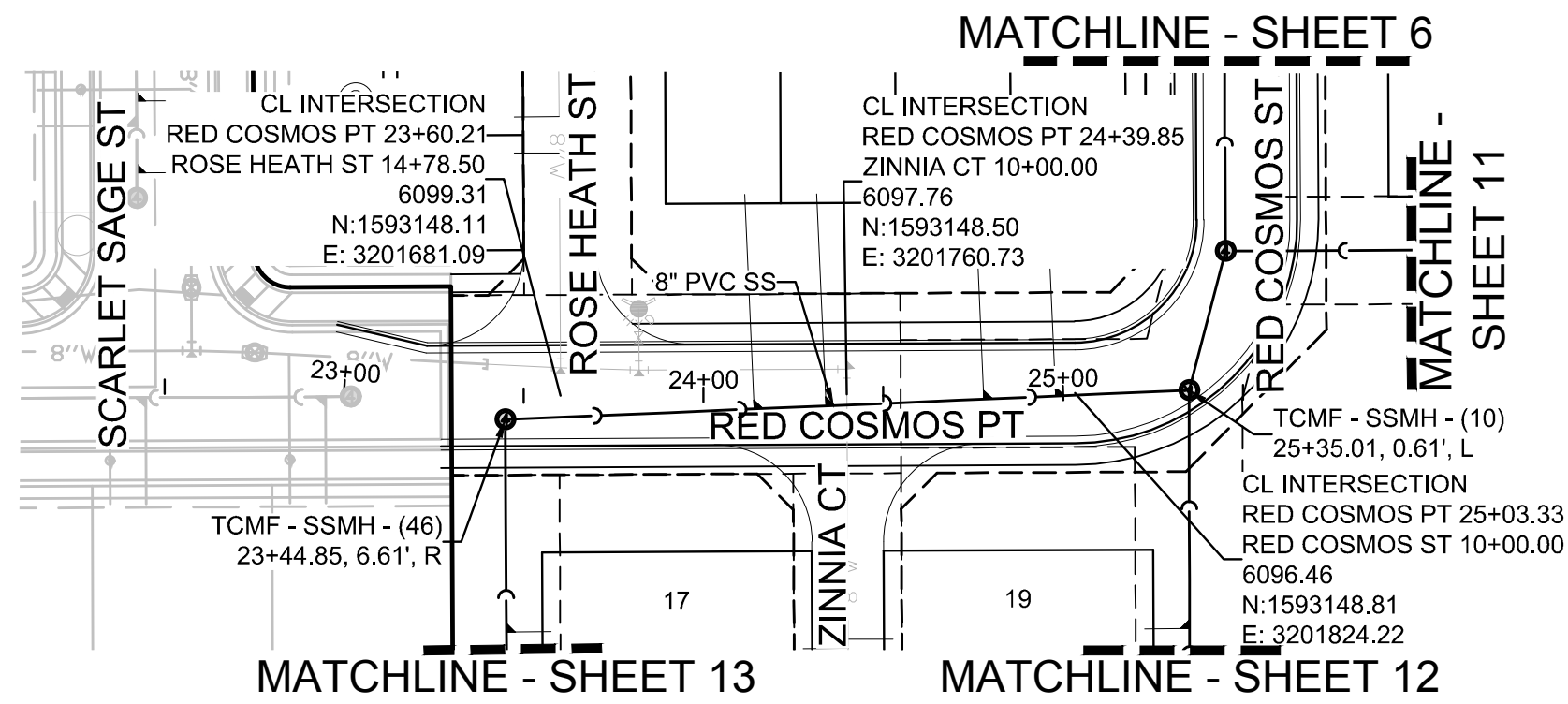
LITUTY NOTIFICATION
CENTER OF COLORADO

CALL 811

TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



KEYMAP
N.T.S.

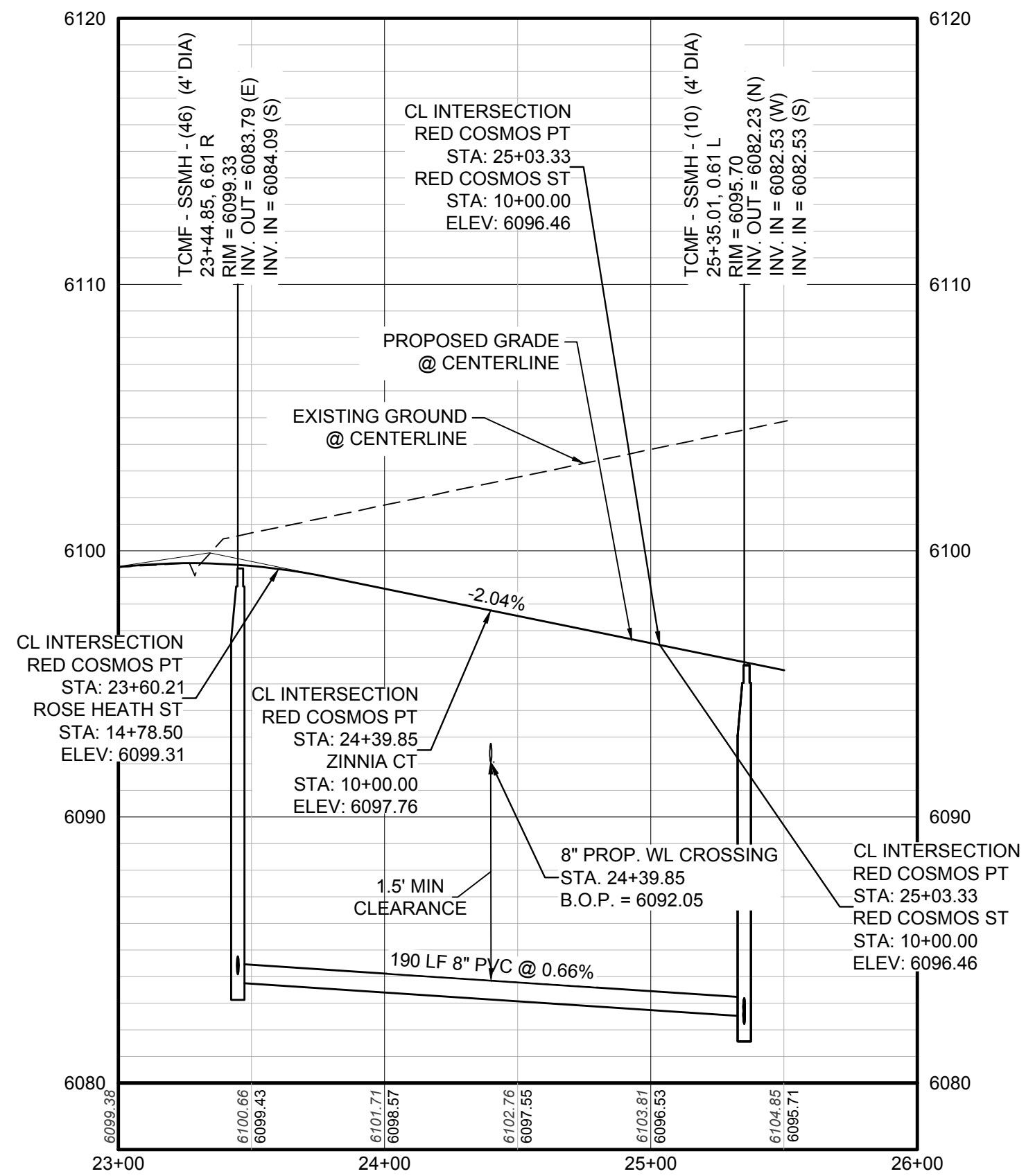
LEGEND

- | | | | |
|-------|---------------------------------------|------|----------------------------------|
| 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 OPTIC LINE |
| ⌚ | PROPOSED STORM DRAIN INLET | --- | EXISTING OVERHEAD POWER |
| ⌚ | PROPOSED STORM DRAIN MANHOLE | --- | EXISTING TELEPHONE LINE |

ABBREVIATIONS

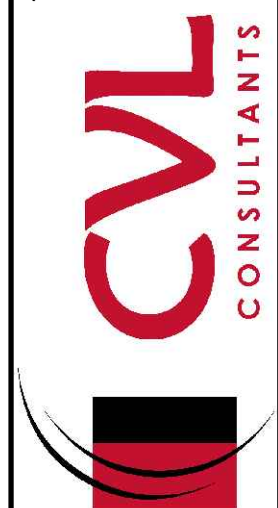
- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | MH | MANHOLE |
| AV | AIR VAC RELEASE VALVE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PVC | POLYVINYL CHLORIDE |
| BVP | BEGIN VERTICAL PROFILE | PVI | PT. OF VERTICAL INTERSECTION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

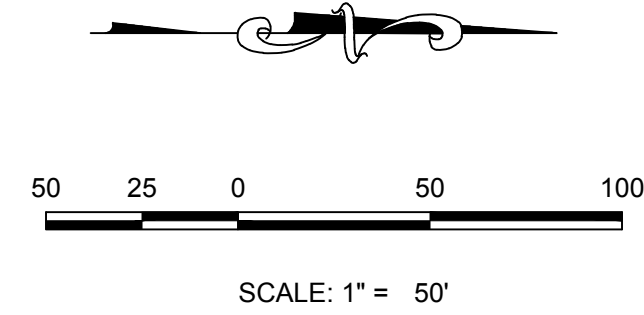
PLAN: RED COSMOS PT STA: 23+00.00 TO 26+00.00
HORIZONTAL SCALE: 1" = 50'



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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SHEET NUMBER	DRAWN BY: B.J.G.	CHECKED BY: J.J.	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE RED COSMOS PT	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10339 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Appr.	Date
										No.	Init.	Date



6100

6090

6080

6070

6060

9+00 10+00 11+00 12+00

6081.17
6084.03
6078.69
6084.35
6084.32
6084.63
6078.35

TCMH - SSMH - (1) (4' DIA)
9+97.00, 0.00
RM = 6084.03
INV. IN = 6089.27 (E)
INV. OUT = 6089.07 (W)
INV. IN = 6089.37 (N)

CL INTERSECTION
FILING 14 SS NORTH
STA: 10+03.00
RED COSMOS ST
STA: 15+57.42
ELEV: 6084.15

PROPOSED GRADE
@ CENTERLINE

EXISTING
GROUND @
CENTERLINE

8" PROP. WL CROSSING
STA. 10+10.00
B.O.P. = 6078.31

1.5' MIN
CLEARANCE

102 LF 8" PVC @ 0.40%

TCMH - SSMH - (8) (4' DIA)
10+98.00, 0.00 L
RM = 6084.32
INV. IN = 6089.78 (S)
INV. OUT = 6089.78 (S)

BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A
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	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	=====	RIGHT-OF-WAY
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	PROPOSED CAP WITH END OF LINE BLOWOFF	=====	EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' CONTOUR
	PROPOSED W/L FITTING WITH THRUST BLOCK		EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION		PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE		PROPOSED WATER LINE
=====	PROPOSED SIDEWALK		PROPOSED WATER LINE LATERAL W/ METER
	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION		FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	FO	EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET	OH	EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE	TEL	EXISTING TELEPHONE LINE

AD	ANGLE DIFFERENCE	MH	MANHOLE
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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 _____

SHEET NUMBER 8	DRAWN BY:	B.J.G.	SCALE:	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 14 SS NORTH	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 480-1122 Fax: (720) 482-9546						
	CHECKED BY:	J.W.	FILE NO:								
	DATE:	SEPTEMBER 2017	8130283701								
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N:\PROJECTS\SS\SS RANCH\CD\ENGINEERING\SS\SET\MULTIFAMILY\PRELIMINARY\WATER AND SANITATION\SANITARY SEWER SHEETS\FILING 14 SS EAST-WEST.DWG, CDDVA, 1/23/2018 4:39 PM



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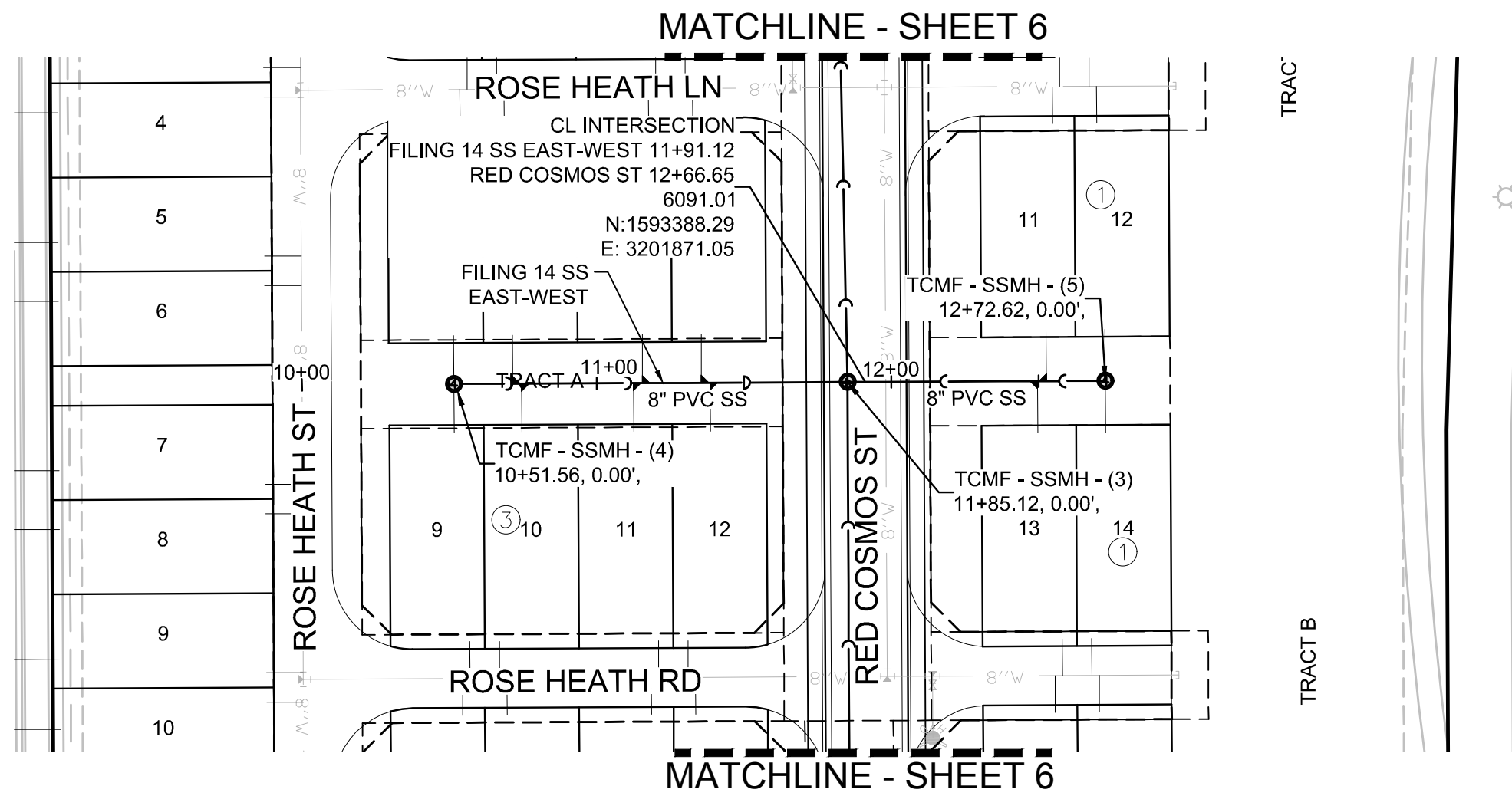
UTILITY NOTIFICATION CENTER OF COLORADO

CALL 811

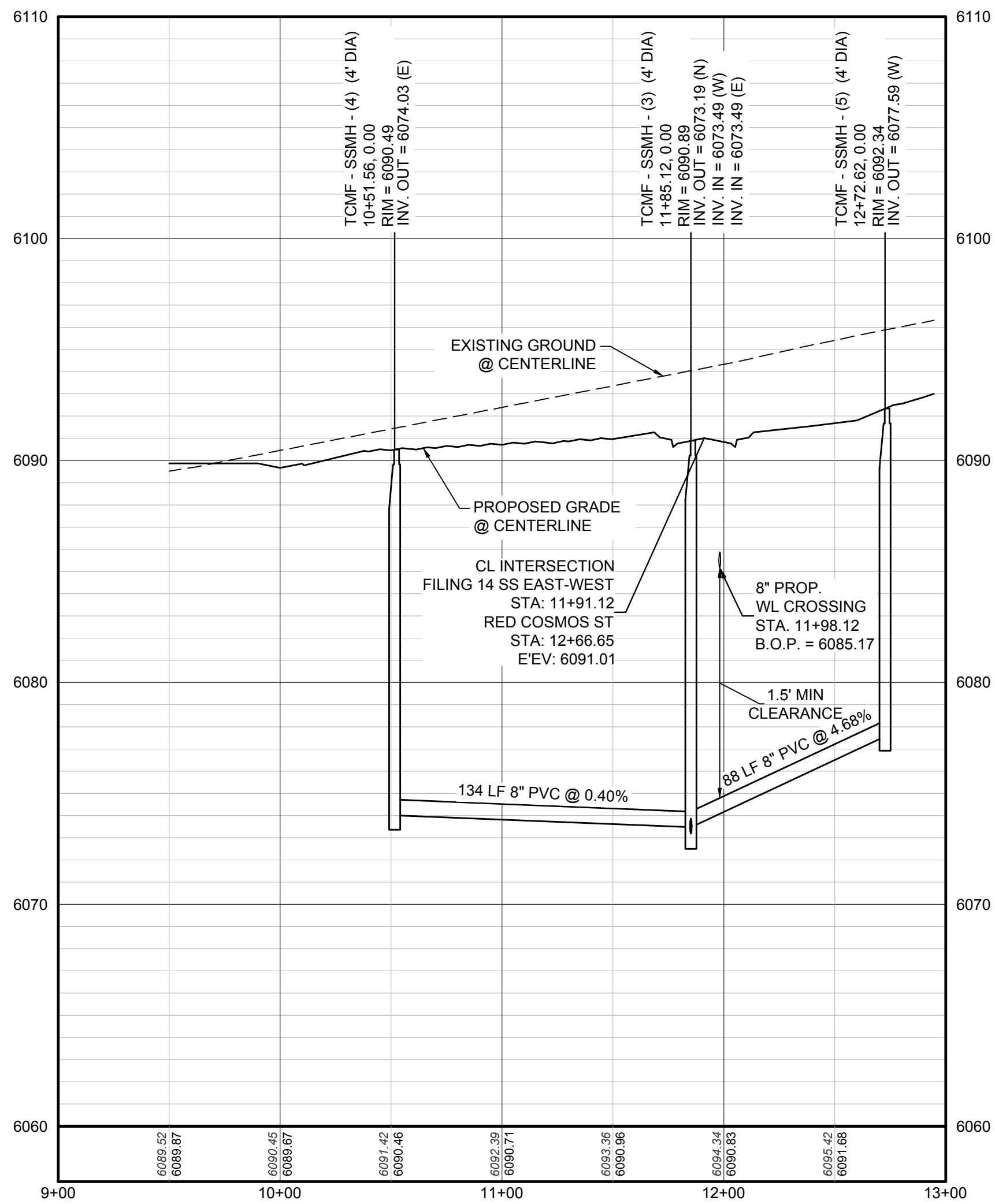
TWO WORKING DAYS

BEFORE YOU DIG

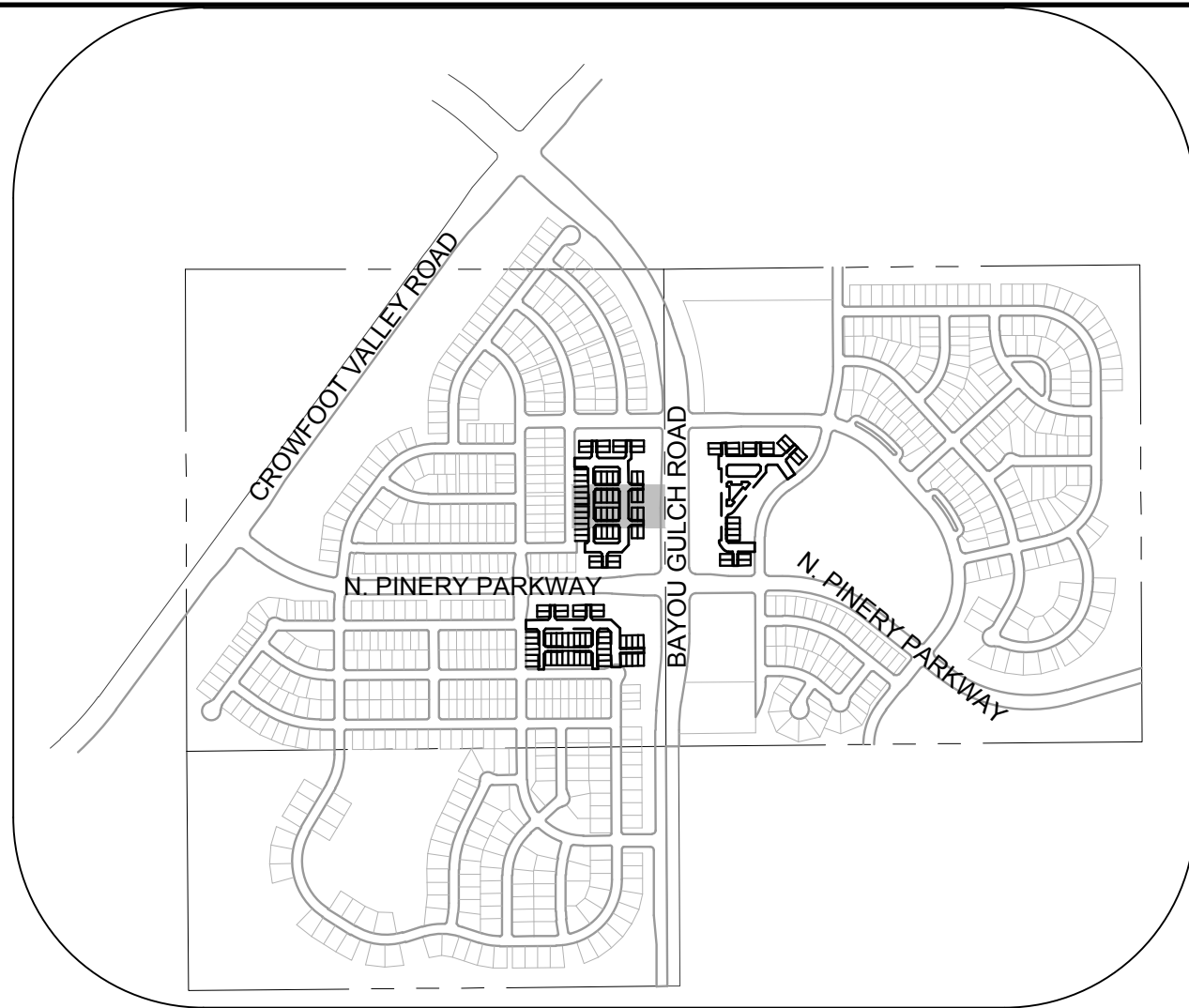
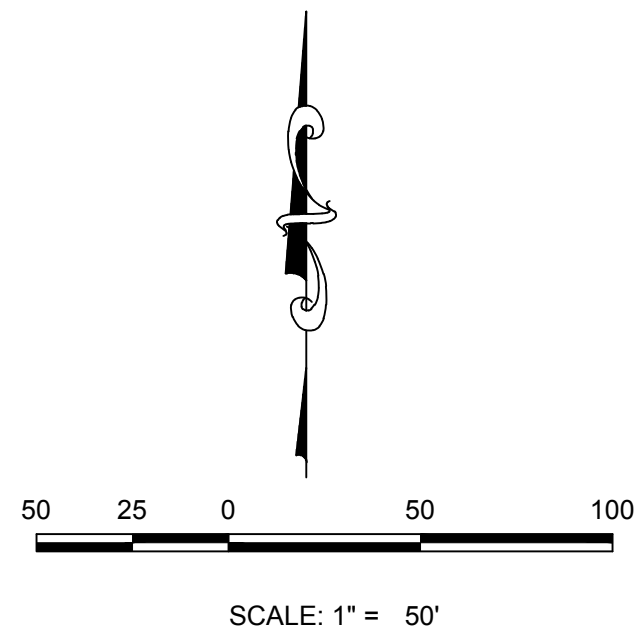
1-800-922-1987



PLAN: FILING 14 SS EAST-WEST STA: 9+00.00 TO 13+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: FILING 14 SS EAST-WEST STA: 9+00.00 TO 13+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

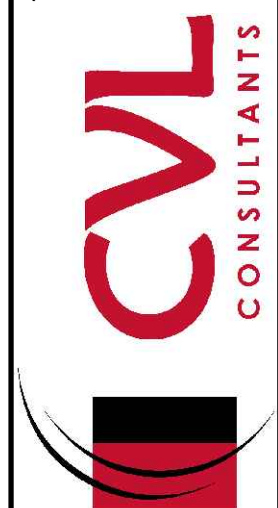
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☀	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
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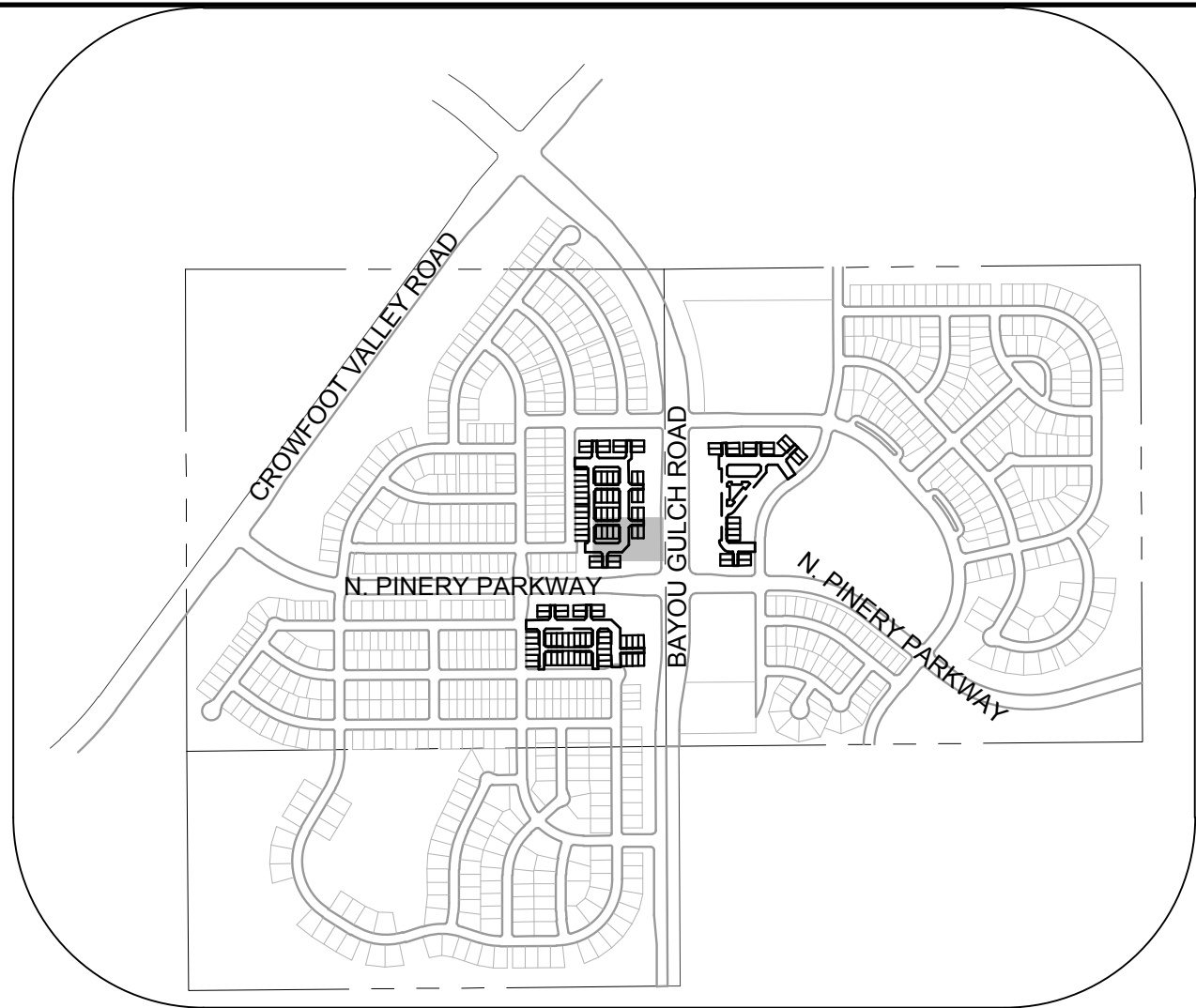
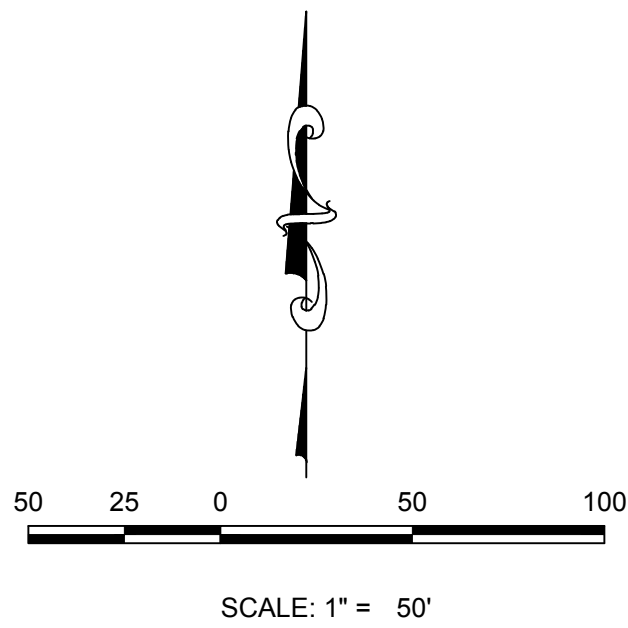
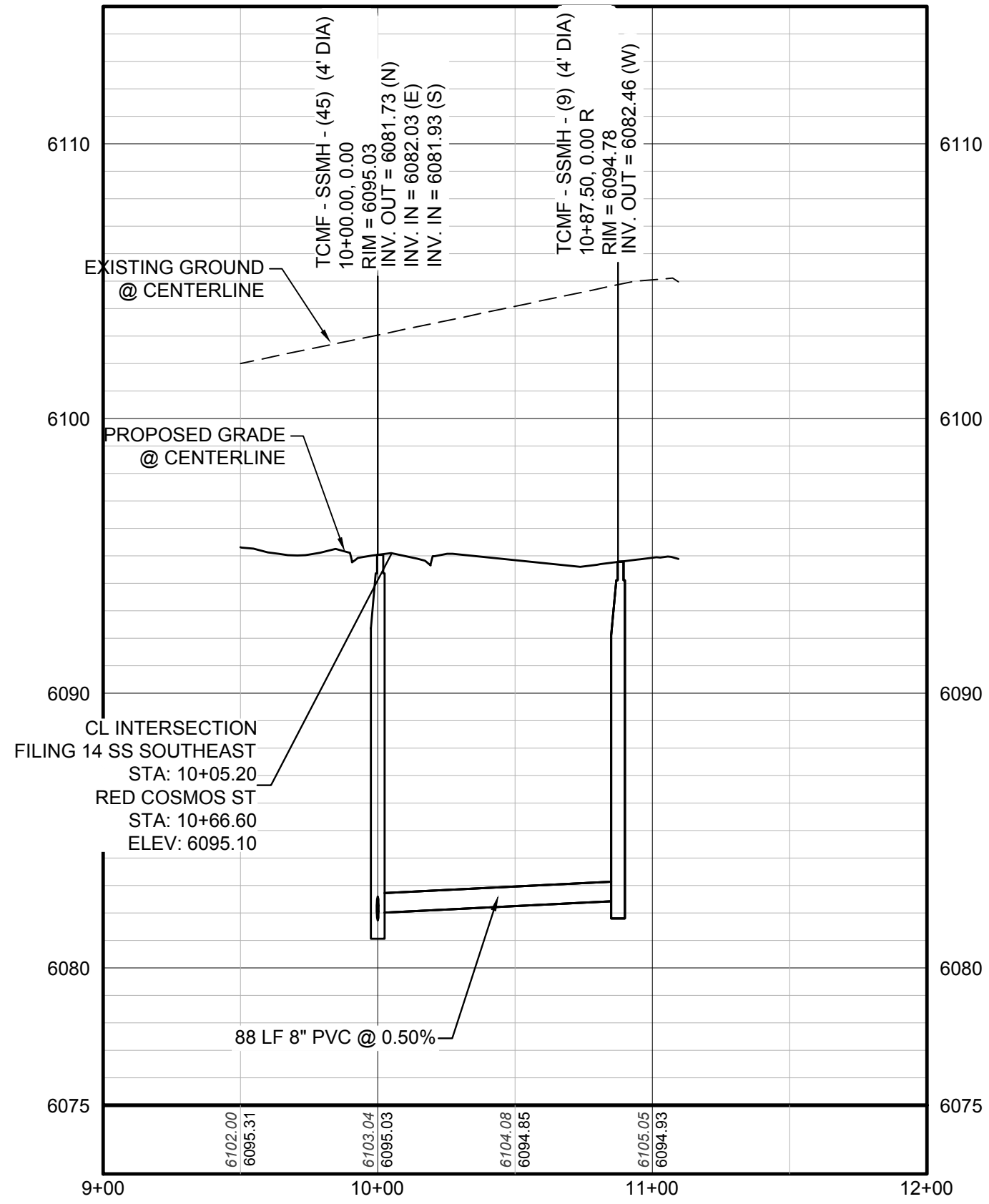
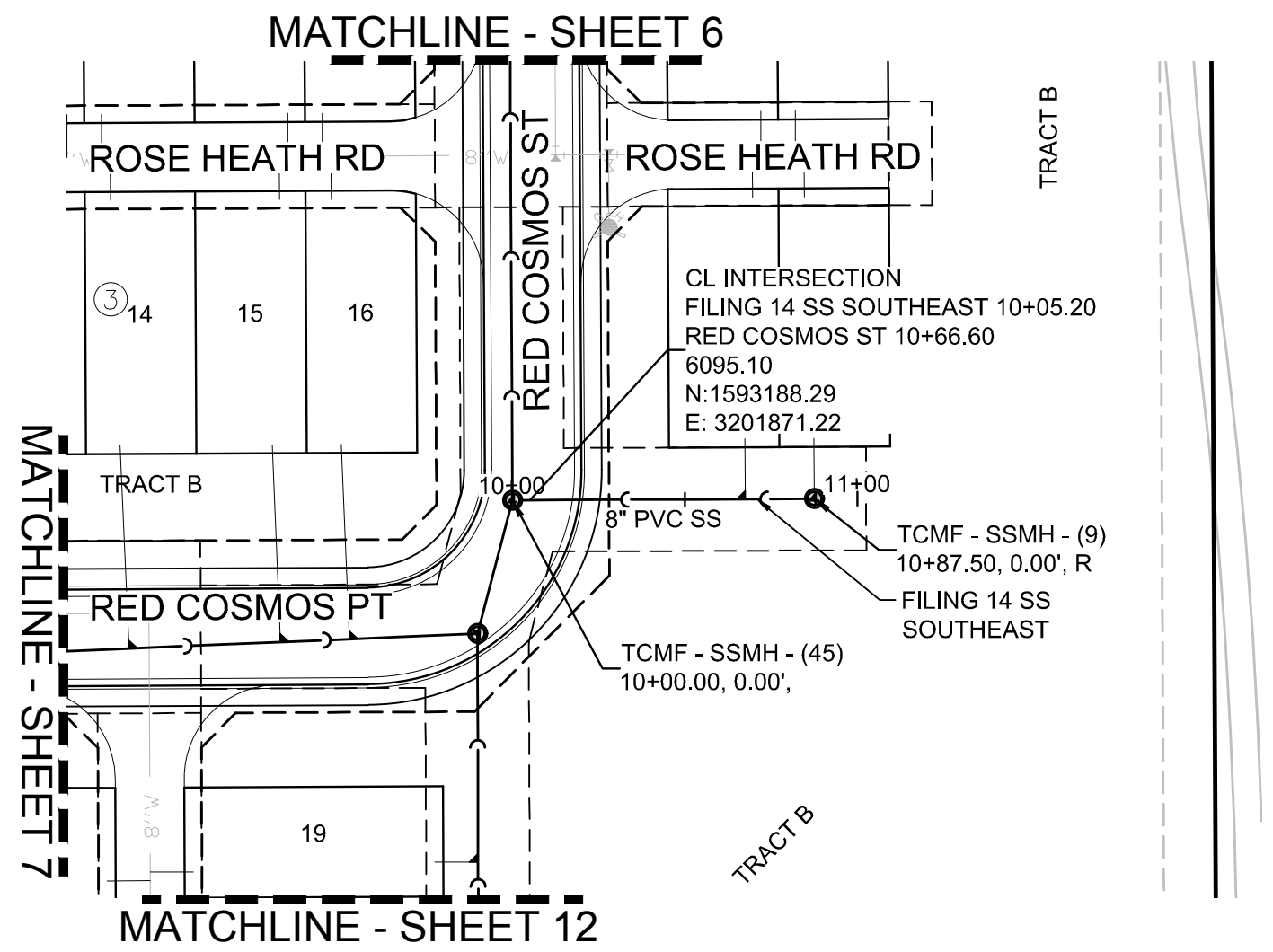
ABBREVIATIONS

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KEYMAP
N.T.S.

LEGEND

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CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

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.

N:\PROJECTS\SS\SS RANCH\CD\ENGINEERING\SSHEET SETS\MULTIFAMILY\PRELIMINARY\PARKER WATER AND SANITATION\SANITARY SEWER SHEETS\FILING 14 SS SOUTHEAST.DWG, CDDVA, 1/23/2018 4:41 PM

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

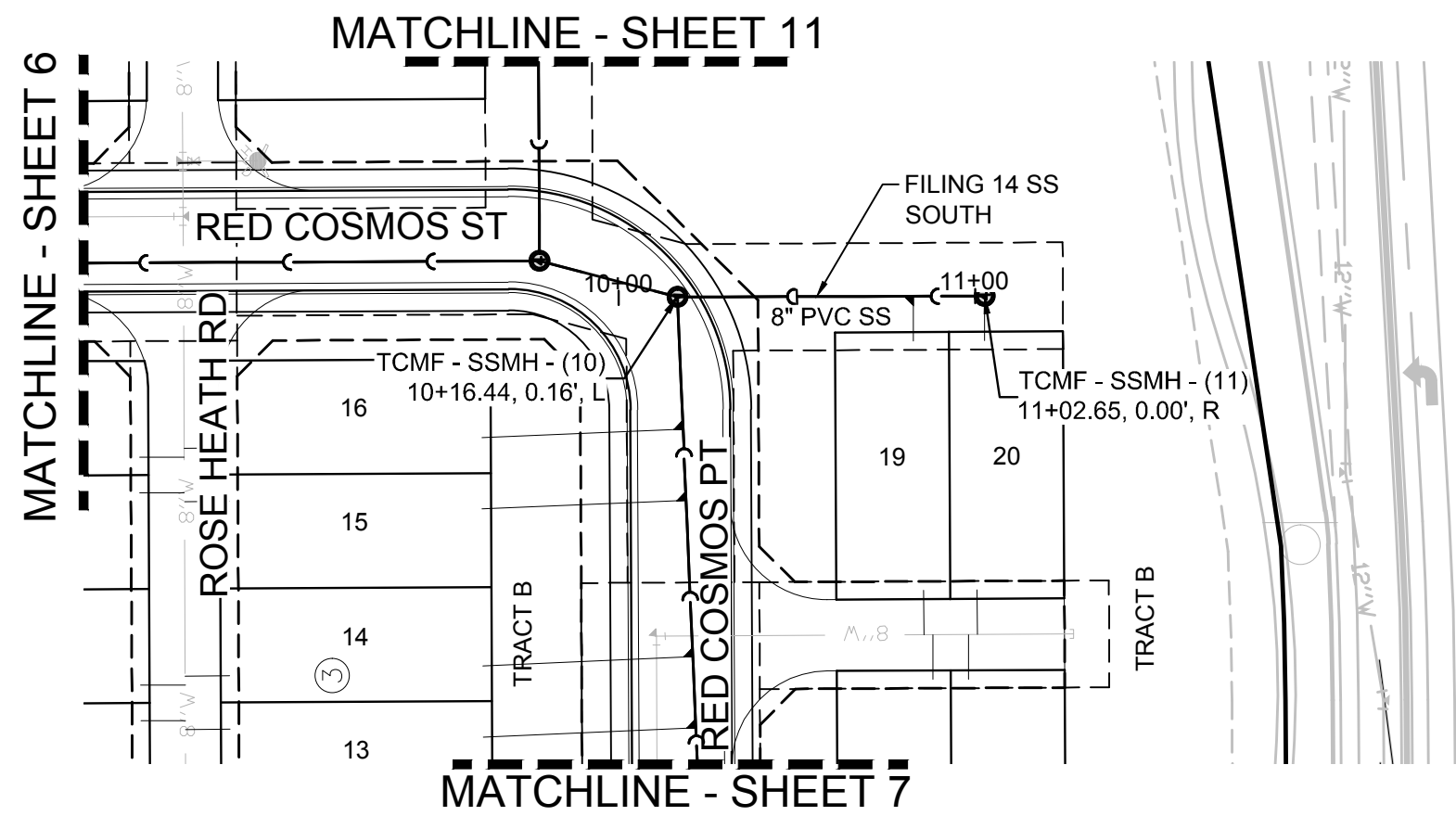
SHEET NUMBER	11	DRAWN BY:	BIG	CHECKED BY:	JJJ	DATE:	SEPTEMBER 2017	SCALE:	AS SHOWN	FILE NO:	8130283701	TRAITS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 14 SS SOUTHEAST	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Suite 110 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	No.	Date	Init.	Appr.	Date
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N:\PROJECTS\SS RANCH\CD\ENGINEERING\SS RANCH\CD\PRELIMINARY\WATER AND SANITATION\SANITARY SEWER SHEETS\FILING 14 SS SOUTH.DWG, CDDVA, 1/23/2018 4:42 PM

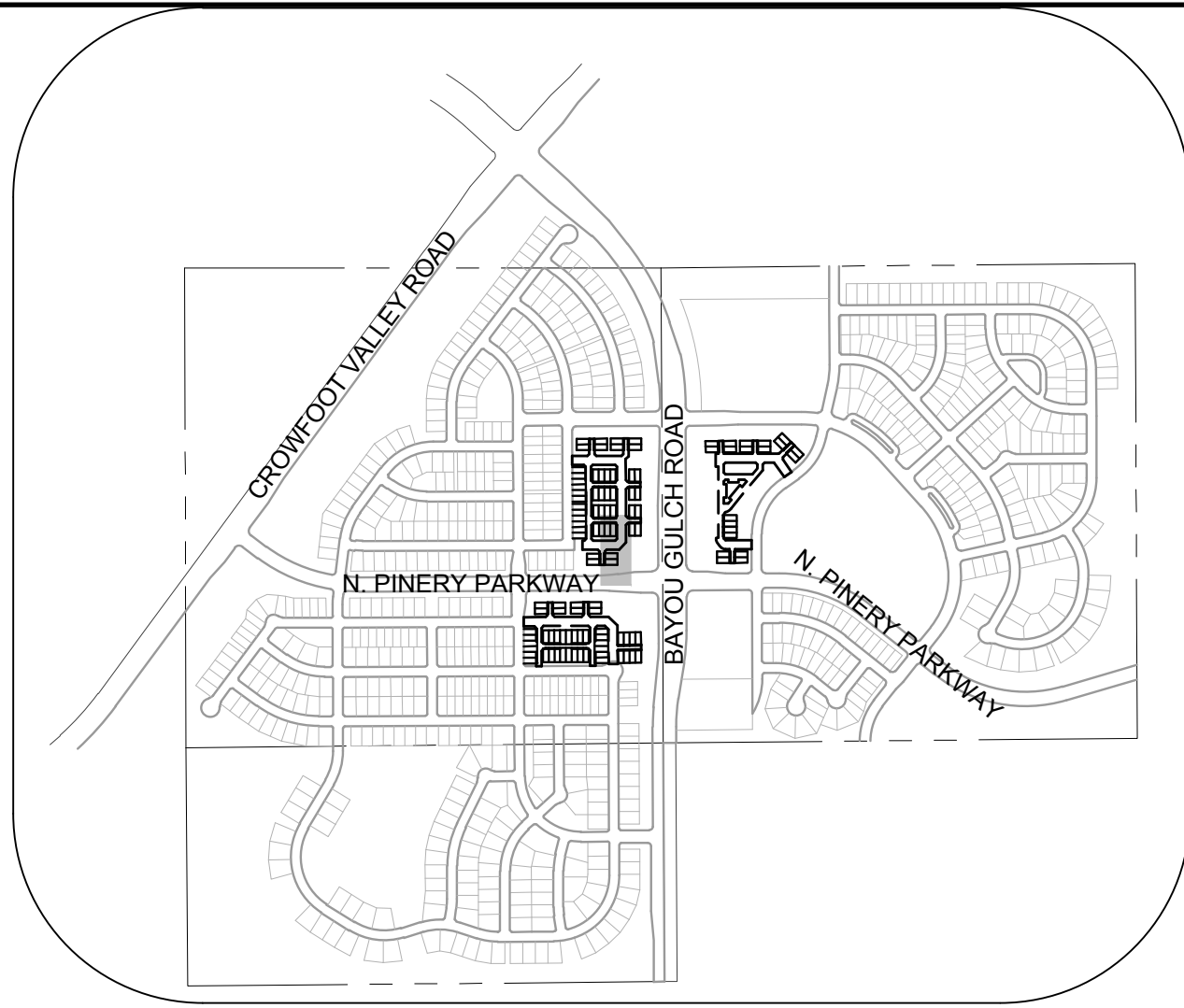
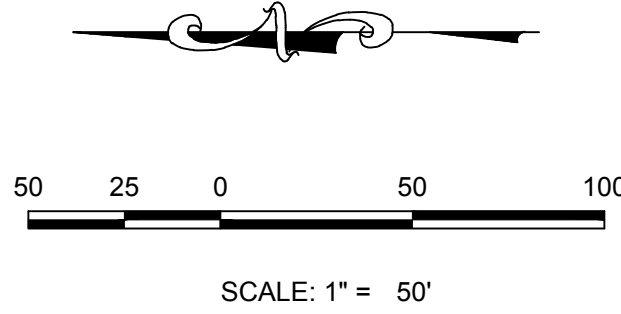


CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987

UTILITY NOTIFICATION
CENTER OF COLORADO



PLAN: FILING 14 SS SOUTH STA: 9+00.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



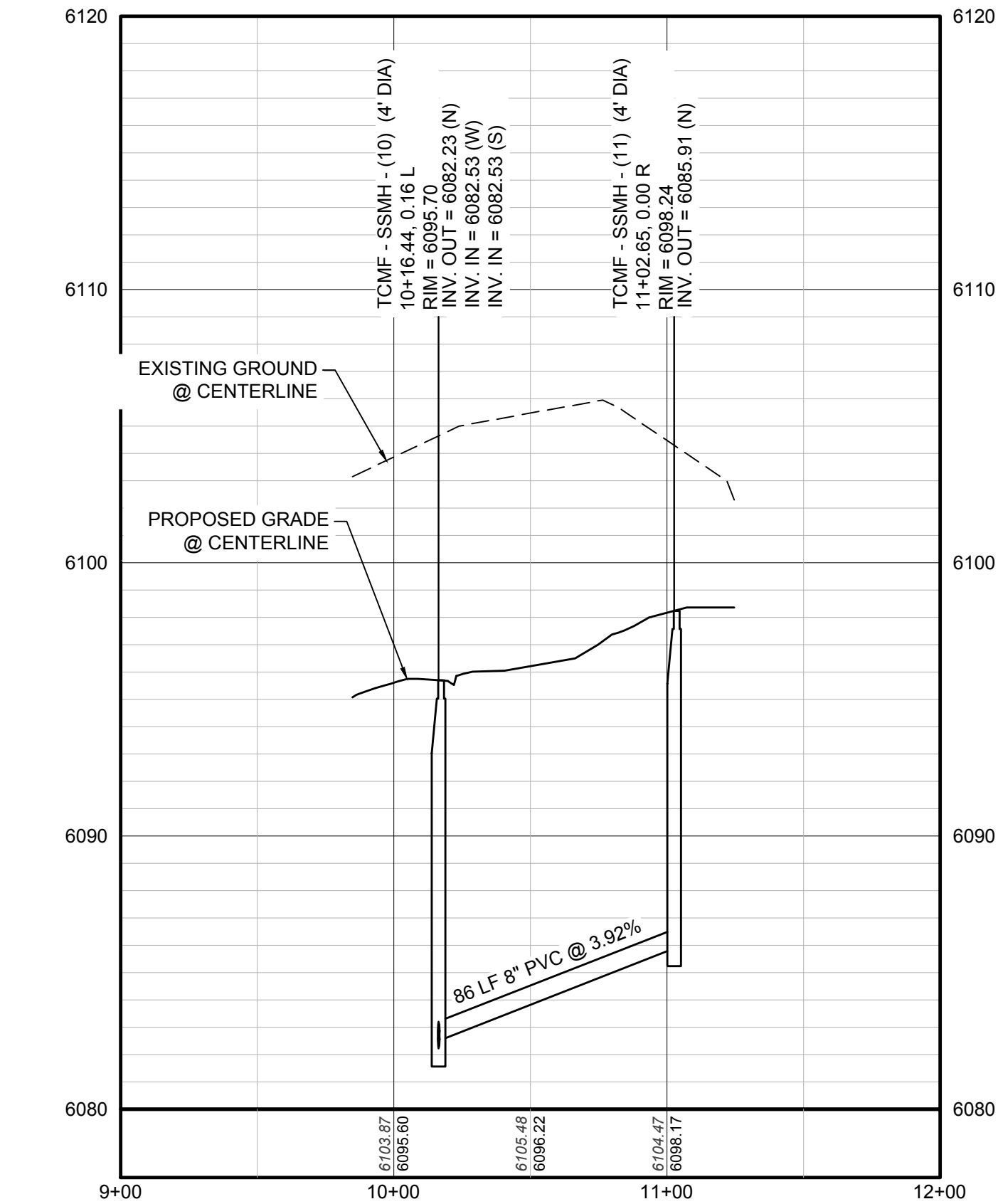
KEYMAP
N.T.S.

LEGEND

- | | | | |
|-------|---------------------------------------|------|----------------------------------|
| ② | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| Ⓐ | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊗ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⌈ | PROPOSED CAP WITH END OF LINE BLOWOFF | --- | EDGE OF PAVEMENT |
| ⌋ | PROPOSED REDUCER | → | PROPOSED DIRECTION OF FLOW |
| ⊗ | PROPOSED VALVE | 1.0% | PROPOSED SLOPE & DIRECTION |
| ⚡ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| ⚡ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| ⚡ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| ⚡ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
| ⚡ | 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 | 8"W | PROPOSED WATER LATERAL W/ METER |
| ⚡ | PROPOSED SIDEWALK RAMP | --- | SECTION LINE |
| 10.00 | EXISTING ELEVATION | --- | FILING BOUNDARY |
| 10.00 | PROPOSED DESIGN ELEVATION | FO | EXISTING FIBER OPTIC LINE |
| ⚡ | PROPOSED STORM DRAIN INLET | OH | EXISTING OVERHEAD POWER |
| ⚡ | PROPOSED STORM DRAIN MANHOLE | TEL | EXISTING TELEPHONE LINE |

ABBREVIATIONS

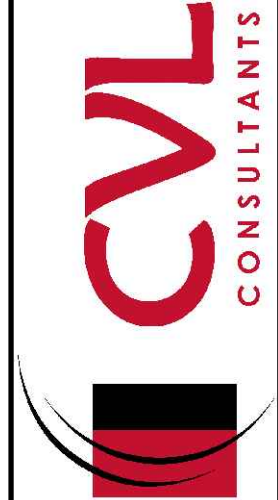
- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | MH | MANHOLE |
| AV | AIR VAC RELEASE VALVE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PVC | POLYVINYL CHLORIDE |
| BVP | BEGIN VERTICAL PROFILE | PVI | PT. OF VERTICAL INTERSECTION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

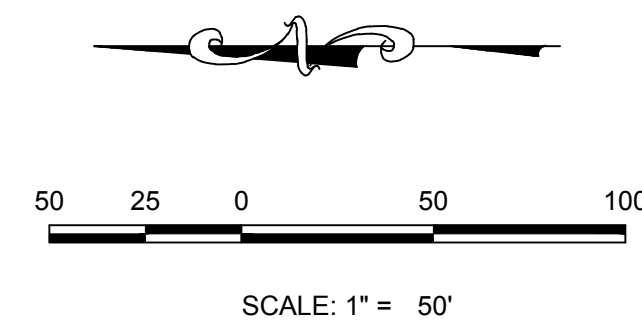


PROFILE: FILING 14 SS SOUTH STA: 9+00.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

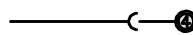
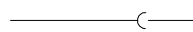
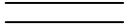
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

BASIS OF BEARINGS:
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SHEET NUMBER	DRAWN BY: BJG	CHECKED BY: JJ	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 14 SS SOUTH	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	No.	Revisions	Init.	Appr.	Date



LEGEND

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

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AI	AIAC RELEASE VALVE	N T S	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	POINT OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CR	CURB RETURN RADIUS	RBCB	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HCR	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCA	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	LINE FEET	WSE	WATER SURFACE ELEVATION



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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SHEET NUMBER 13	DRAWN BY: BIG	SCALE: AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 14 SS SOUTHWEST	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546							
	CHECKED BY: JJJ	FILE NO: 8130293701									
	DATE: SEPTEMBER 2017										

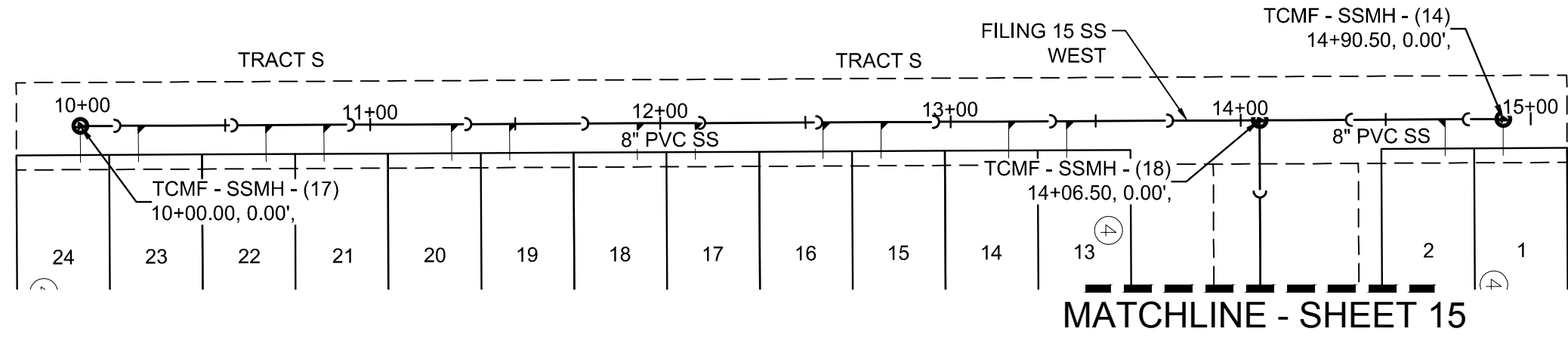
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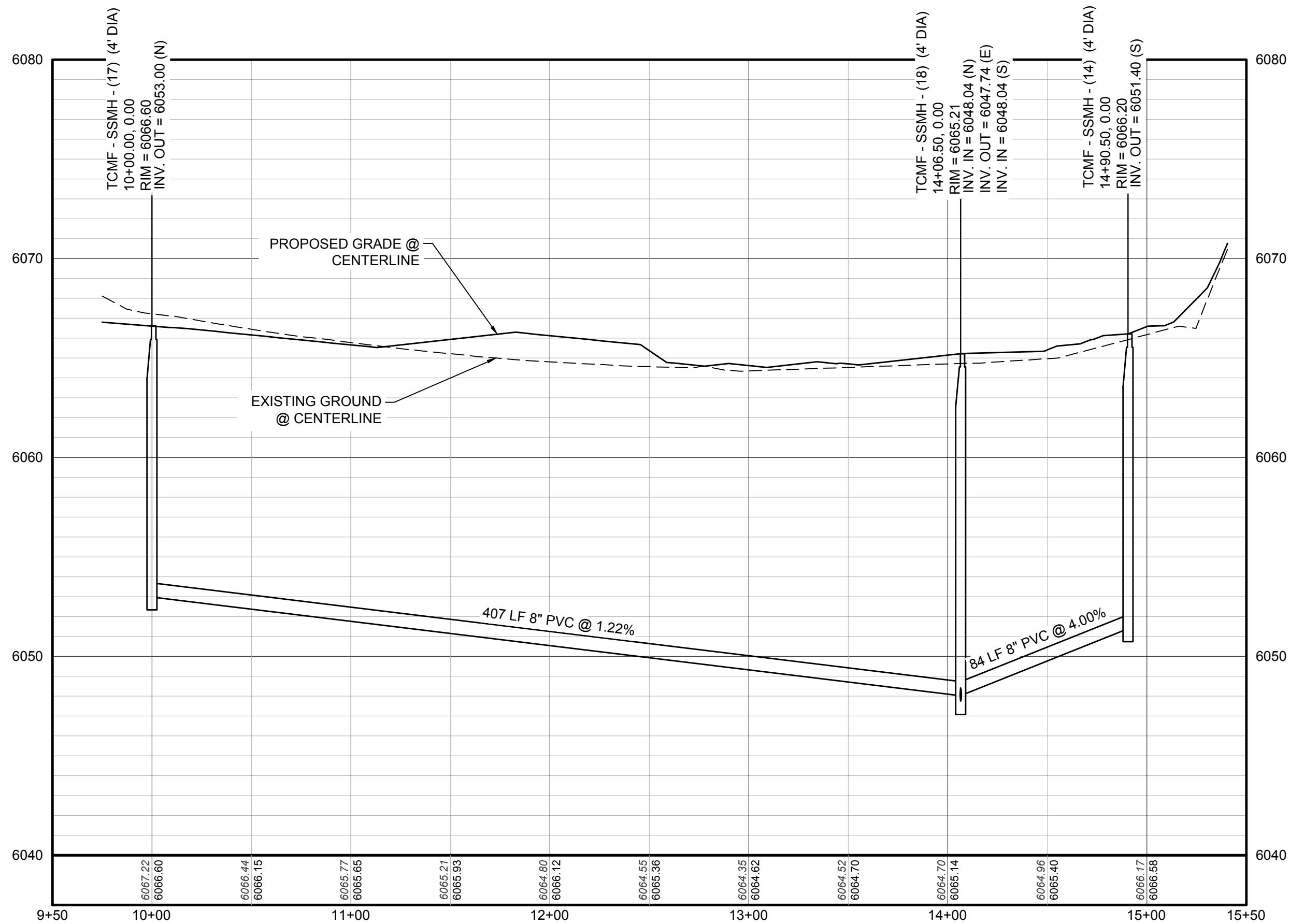
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
UNCC 1-800-922-1987



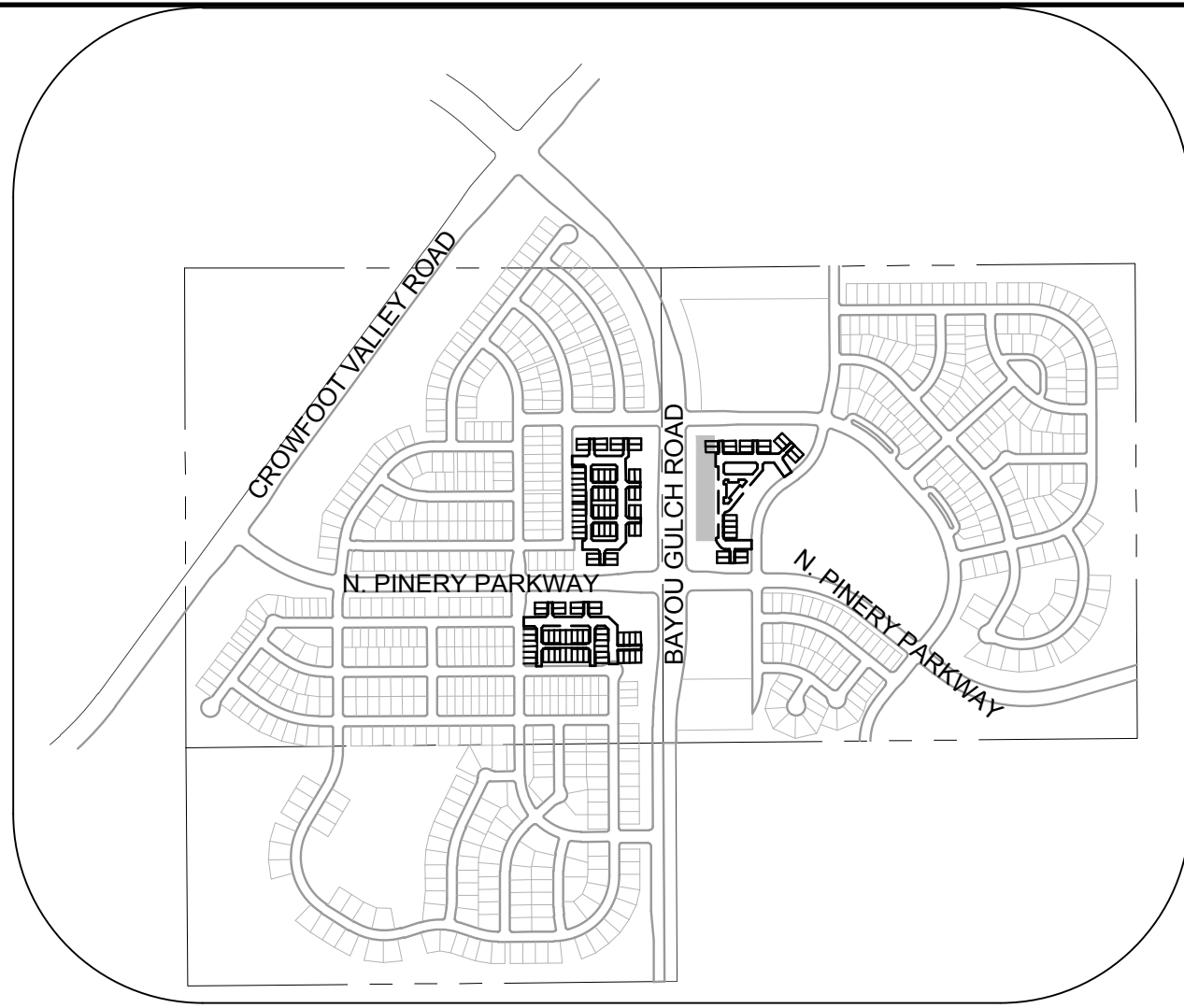
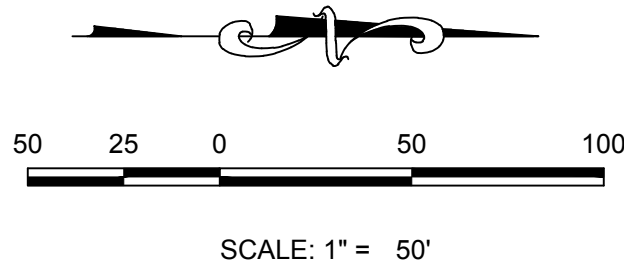
UTILITY NOTIFICATION
CENTER OF COLORADO



PLAN: FILING 15 SS WEST STA: 9+50.00 TO 15+50.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: FILING 15 SS WEST STA: 9+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP
N.T.S.

LEGEND

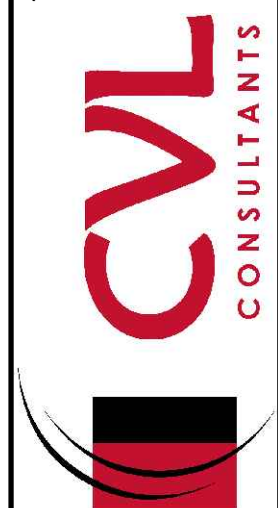
- | | | | |
|-------|---------------------------------------|------|----------------------------------|
| ② | BLOCK NUMBER | △ | PROPOSED RANGE POINT |
| Ⓐ | LOT TYPE | --- | CENTERLINE |
| 6 | LOT NUMBER | --- | RIGHT-OF-WAY |
| ⊗ | PROPOSED BUTTERFLY VALVE | --- | PROPERTY LINE |
| ⌋ | PROPOSED CAP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

ABBREVIATIONS

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

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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SHEET NUMBER	DRAWN BY: BJG	CHECKED BY: JJ	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 15 SS WEST	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112		10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9548	Revisions	Appr.	Date
										No.	Init.	Date

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\PRELIMINARY\WATER AND SANITATION\SANITARY SEWER SHEETS\MOCK ORANGE AVE.DWG, CDDYA, 12/20/18 4:48 PM



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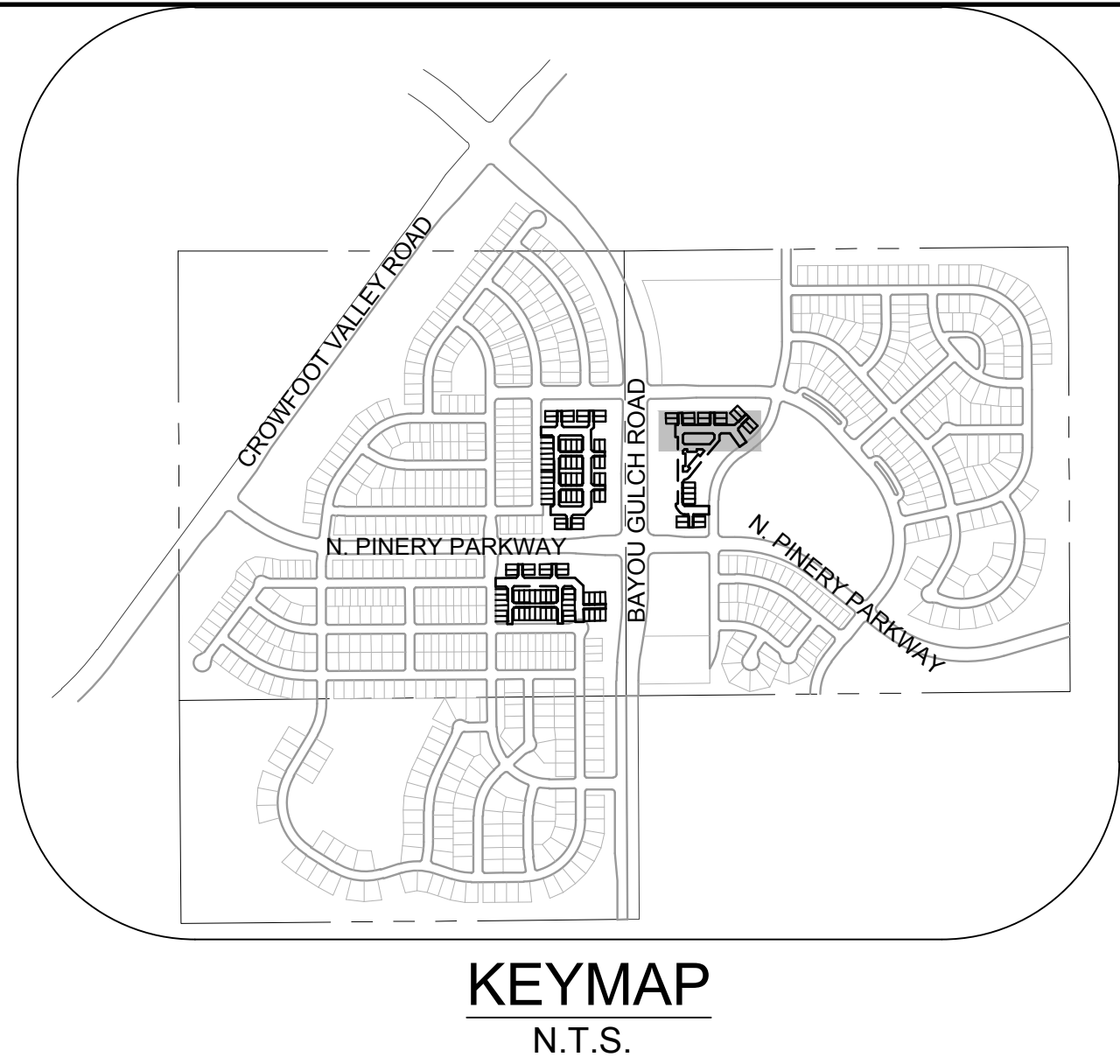
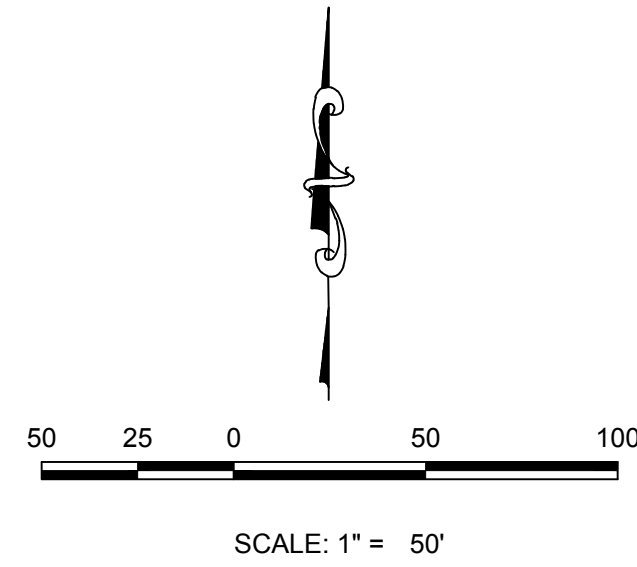
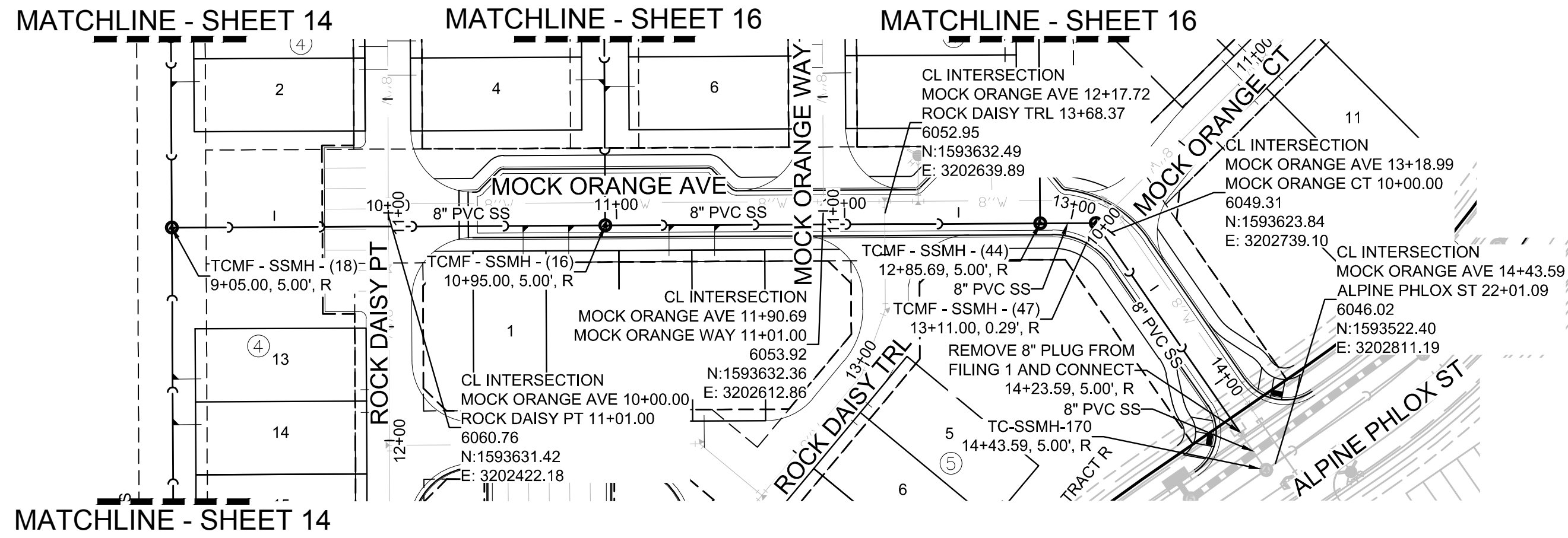
LITILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

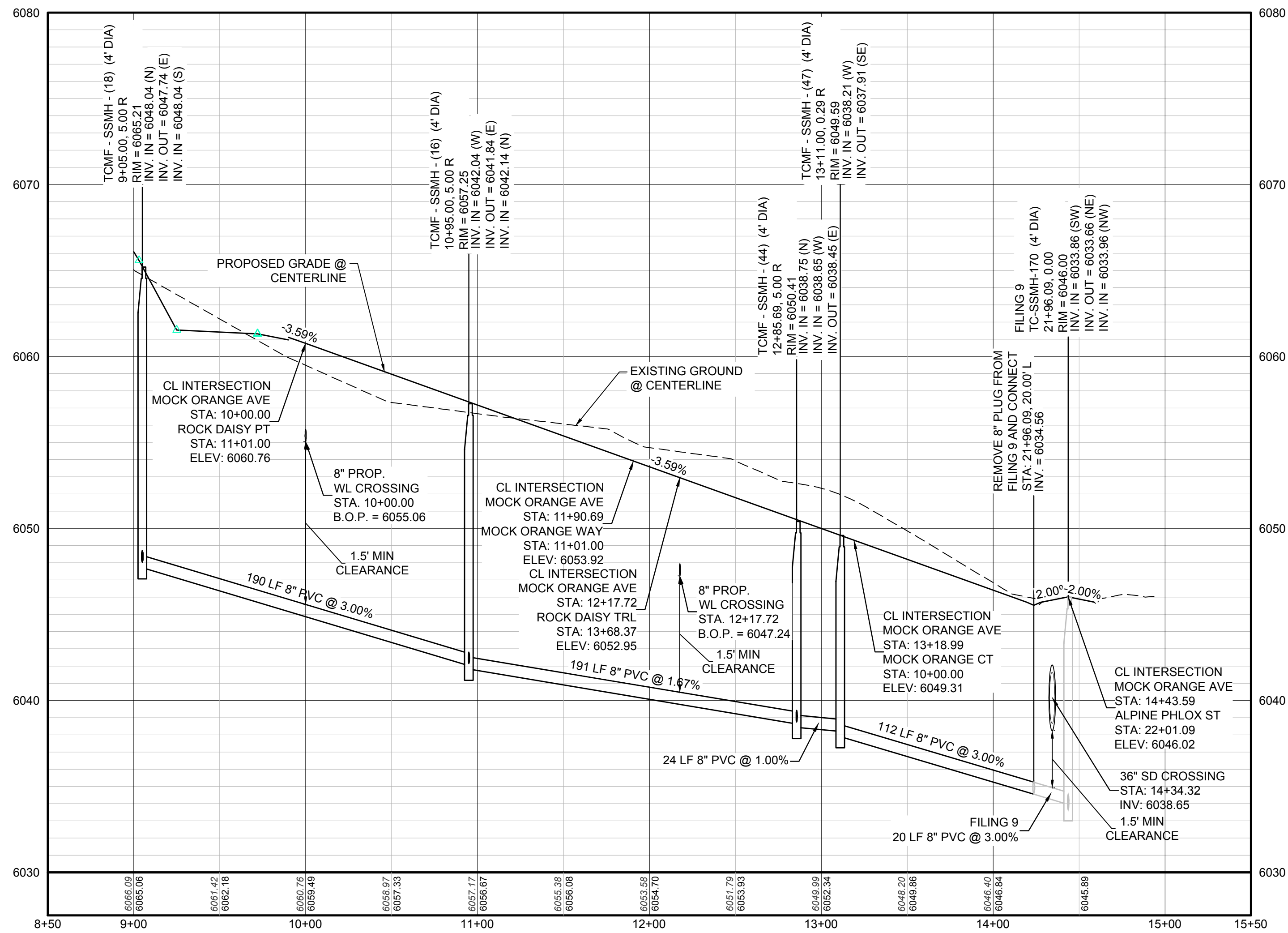
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



PLAN: MOCK ORANGE AVE STA: 9+00.00 TO 16+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: MOCK ORANGE AVE STA: 8+50.00 TO 15+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

2

BLOCK NUMBER

A

LOT TYPE

6

LOT NUMBER

⊗

PROPOSED BUTTERFLY VALVE

⌋

PROPOSED CAP WITH END OF LINE BLOWOFF

⌋

PROPOSED REDUCER

⊗

PROPOSED VALVE

⌋

PROPOSED FIRE HYDRANT

⌋

PROPOSED WL FITTING WITH THRUST BLOCK

⌋

PROPOSED FLARED END SECTION

⊗

PROPOSED LOW POINT BLOW-OFF

⊗

PROPOSED AIR VALVE

⊗

FUTURE PHASE VALVE

⊗

FUTURE FIRE HYDRANT

⊗

PROPOSED LIGHT POLE

⊗

PROPOSED SIDEWALK

⊗

PROPOSED SIDEWALK RAMP

10.00

EXISTING ELEVATION

10.00

PROPOSED DESIGN ELEVATION

⊗

PROPOSED STORM DRAIN INLET

⊗

PROPOSED STORM DRAIN MANHOLE

△

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

→

PROPOSED DIRECTION OF FLOW

1.0%

PROPOSED SLOPE & DIRECTION

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

FILING BOUNDARY

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

ABBREVIATIONS

AD

ANGLE DIFFERENCE

AV

AIR VAC RELEASE VALVE

BVC

BEGIN VERTICAL CURVE

BVP

BEGIN VERTICAL PROFILE

CBO

CAP WITH BLOW OFF

CRR

CURB RETURN RADIUS

EL

ELEVATION

EP

EDGE OF PAVEMENT

EVC

END VERTICAL CURVE

EVP

END VERTICAL PROFILE

FG

FINISHED GROUND

FL

FLOW LINE

GV

GATE VALVE

HA

HYDRANT ASSEMBLY

HCR

HANDICAP CURB RAMP

HP

HIGH POINT

INV

INVERT

K

CURVATURE COEFFICIENT

LF

LINEAR FEET

MH

MANHOLE

N.T.S.

NOT TO SCALE

PVC

POLYVINYL CHLORIDE

PVI

PT. OF VERTICAL INTERSECTION

PVT

POINT OF VERTICAL TANGENT

RCB

REINFORCED CONCRETE BOX CULVERT

RCP

REINFORCED CONCRETE PIPE

ROW

RIGHT OF WAY

SC

SANITARY CAP

SD

STORM DRAIN

SL

SECTION LINE

SS

SANITARY SEWER

STA

STATION

T.O.P.

TOP OF PIPE

UE

UTILITY EASEMENT

VC

VERTICAL CURVE

WL

WATER LINE

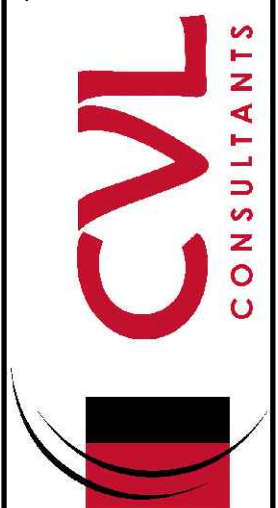
WLC

WATER LINE CONNECTION

WSE

WATER SURFACE ELEVATION

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



HR 935 LLC

7353 South Alton Way

CENTENNIAL, CO 80112

TRAILS AT CROWFOOT PRELIMINARY
MIXED USE CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE

MOCK ORANGE AVENUE

SCALE: AS SHOWN

DRAWN BY: B.J.G.

CHECKED BY: J.J.

DATE: SEPTEMBER 2017

FILE NO: 8130283701

SHEET NUMBER 15

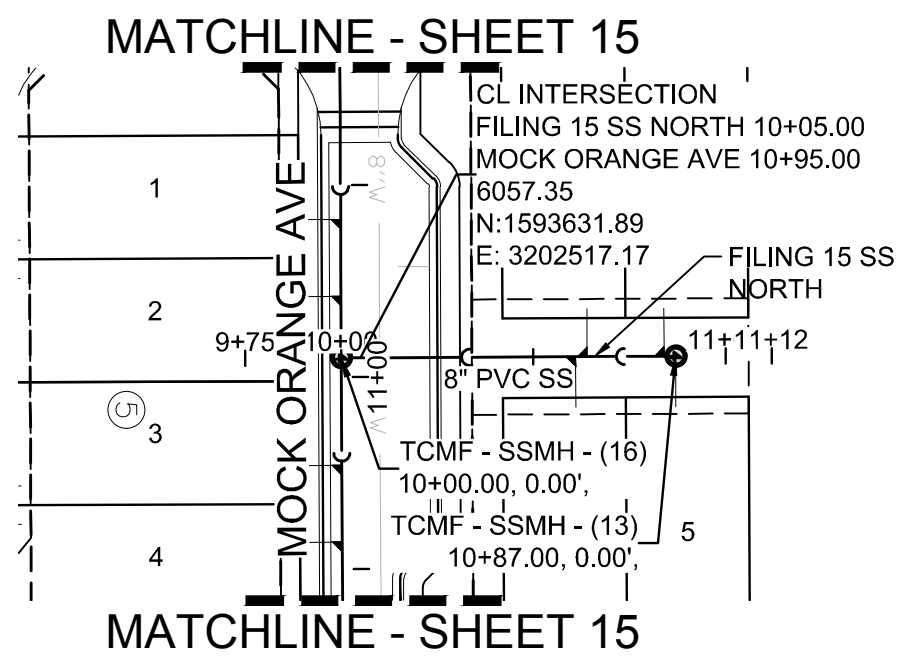
Revisions

No.

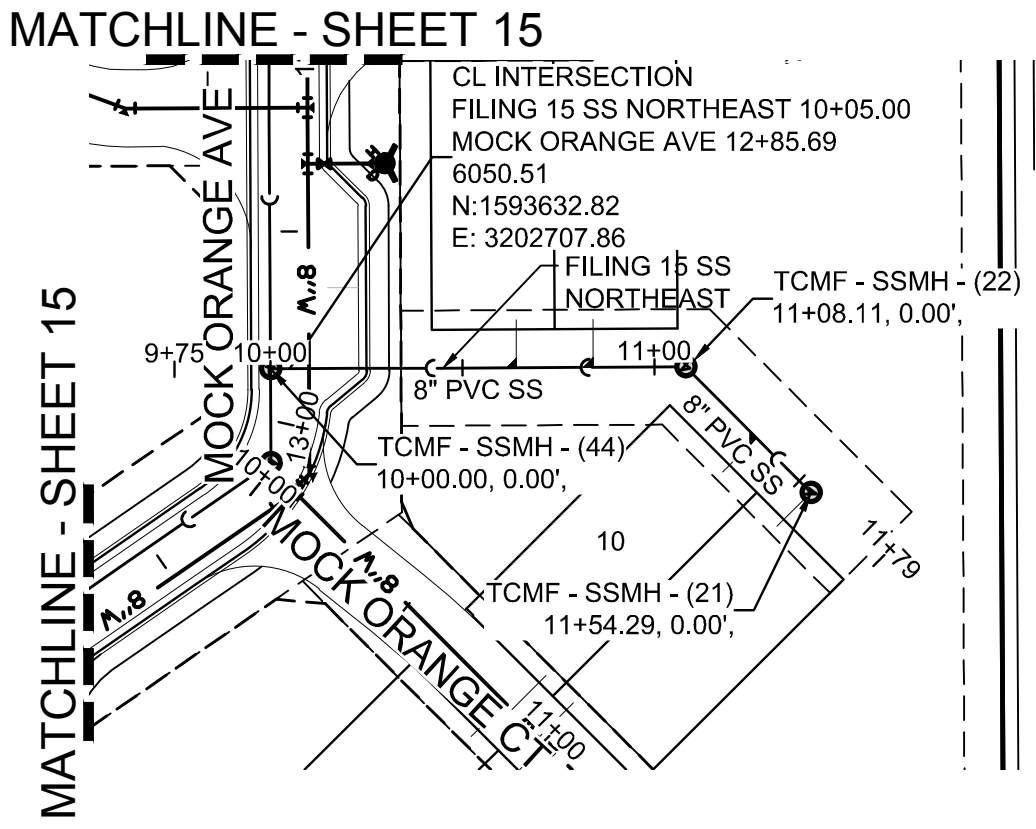
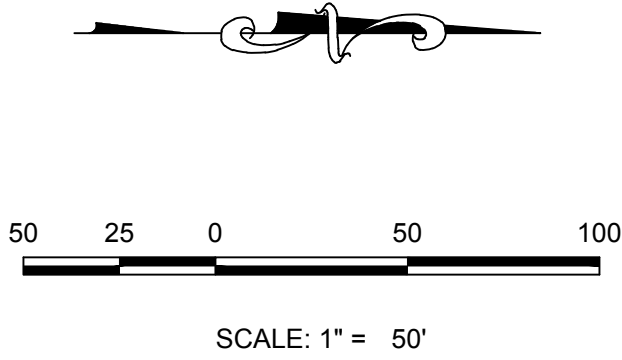
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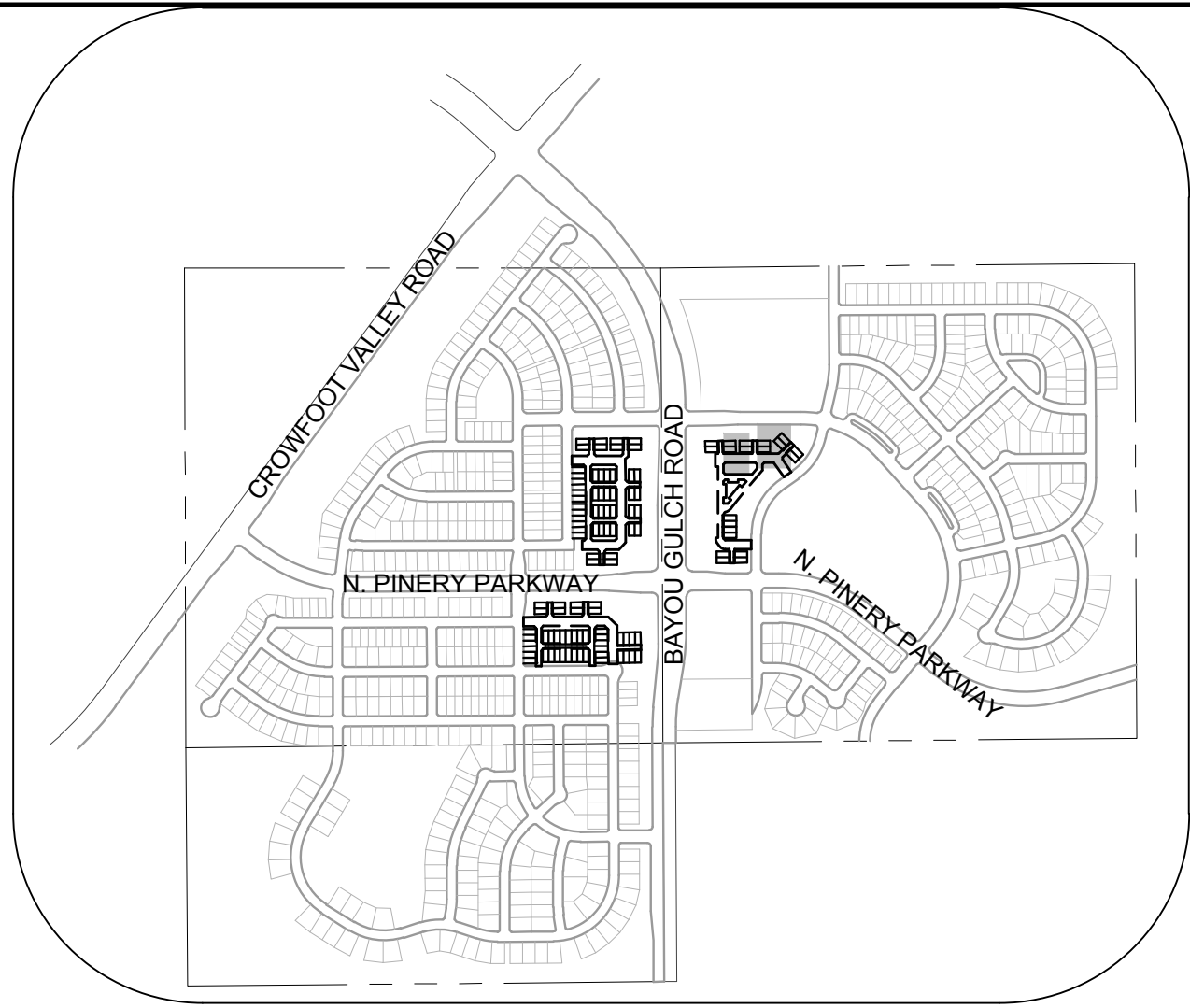
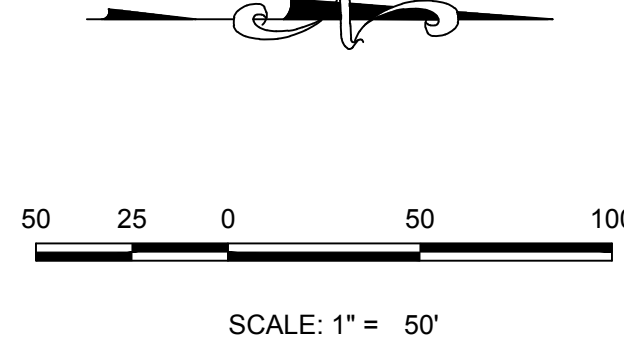
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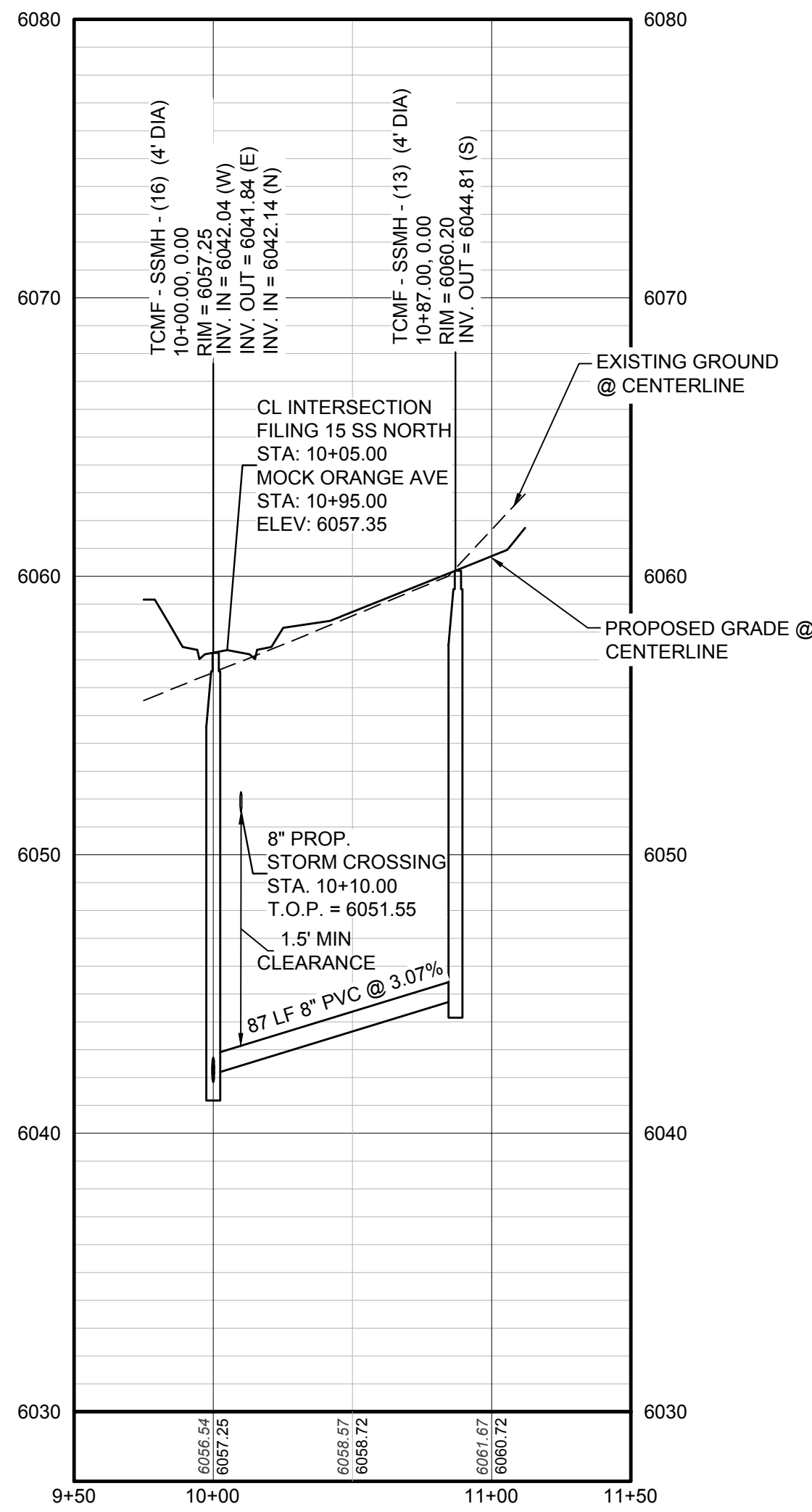
PLAN: FILING 15 SS NORTH STA: 9+50.00 TO 11+50.00
HORIZONTAL SCALE: 1" = 50'



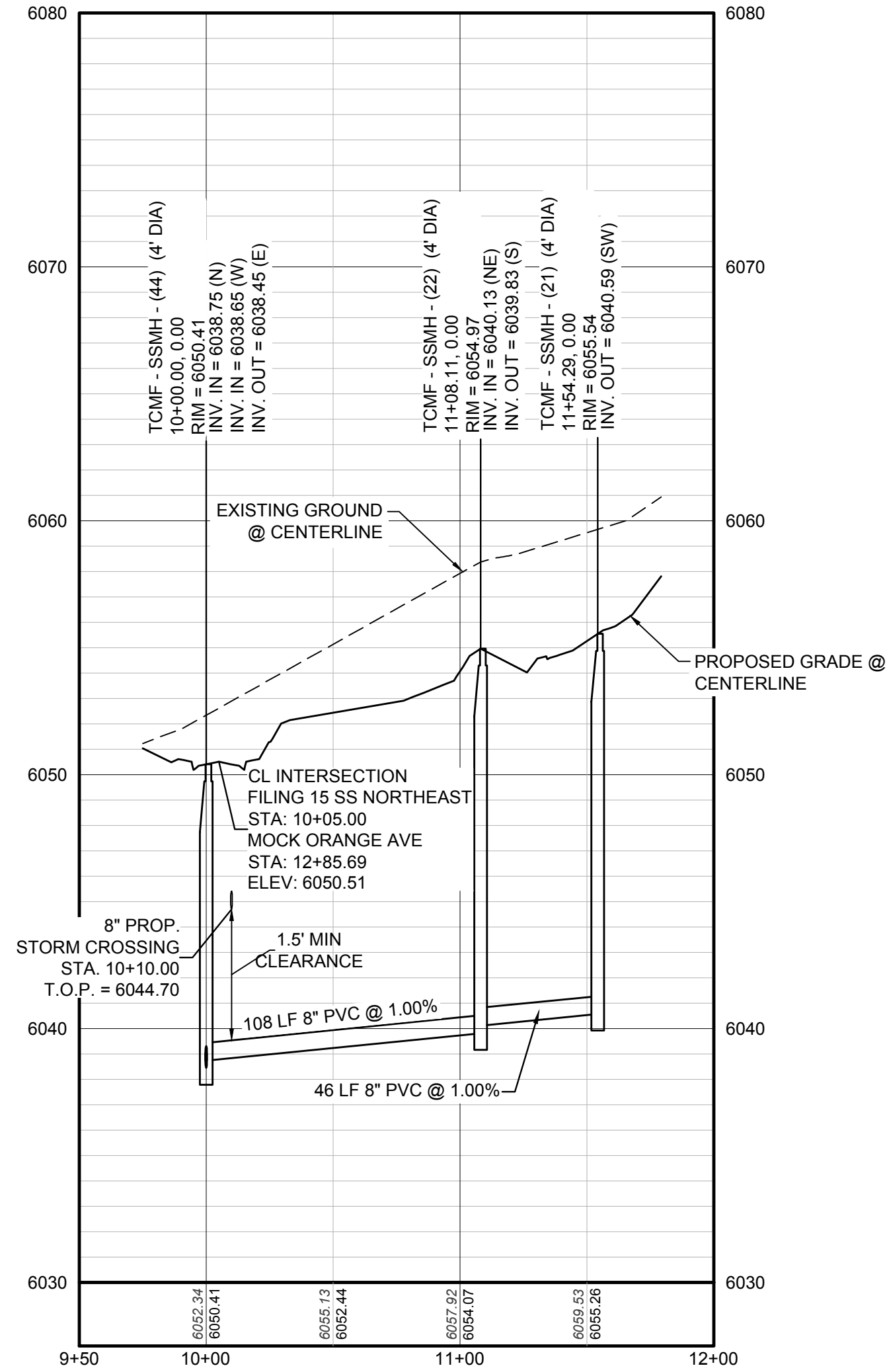
PLAN: FILING 15 SS NORTHEAST STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.



PROFILE: FILING 15 SS NORTH STA: 9+50.00 TO 11+50.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



PROFILE: FILING 15 SS NORTHEAST STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

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

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.

N:\PROJECTS\SS RANCH\CD\ENGINEERING\SS RANCH\SS NORTH.DWG, CDDVA, 12/20/18 4:49 PM

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UNCC 1-800-922-1987
UTILITY NOTIFICATION
CENTER OF COLORADO

10333 E. Dry Creek Rd.
Suite 410
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9548

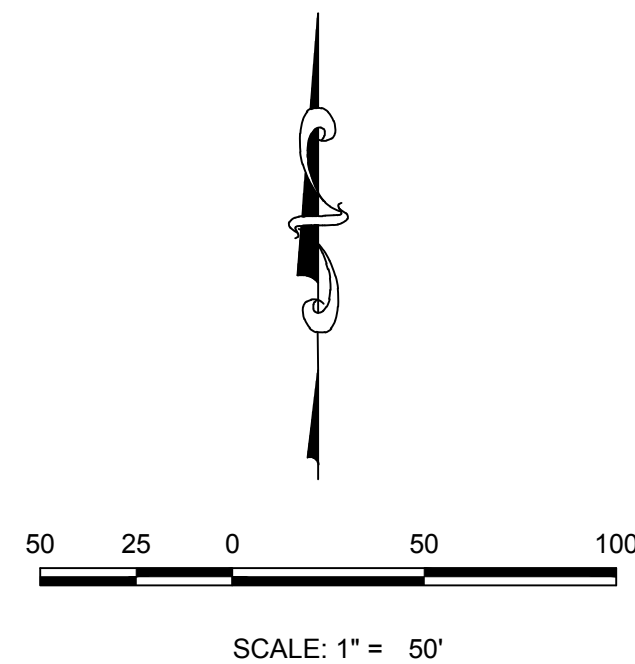
CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

**TRAILS AT CROWFOOT PRELIMINARY
MIXED USE CONSTRUCTION DRAWINGS**
SANITARY SEWER PLAN & PROFILE
FILING 15 SS NORTH & NORTHEAST

DRAWN BY: B.G.
CHECKED BY: J.J.
DATE: SEPTEMBER 2017

SHEET NUMBER
16



The site plan shows a rectangular development area bounded by Crowfoot Valley Road to the northwest, Bayou Gulch Road to the east, and N. Pinery Parkway to the south. The plan includes a central building footprint, parking areas, and surrounding streets. The site is bounded by these streets and a dashed line indicating the property boundary.

KEYMAP
N.T.S.

Profile view of a proposed road alignment. The vertical axis shows elevation in feet (6030 to 6090), and the horizontal axis shows stationing (9+50 to 13+50).

Existing Ground @ Centerline: Shown as a dashed line.

Proposed Grade @ Centerline: Shown as a solid line.

Key Features and Data:

- TCMF - SSMH - (19) (4" DIA):** STA: 10+00.00, RIM = 6067.37, INV. OUT = 6053.70 (N).
- TCMF - SSMH - (20) (4" DIA):** STA: 10+74.00, RIM = 6065.32, INV. IN = 6051.85 (S), INV. OUT = 6051.55 (E).
- CL INTERSECTION FILING 15 SS SOUTH:** STA: 11+69.00, BLUE HEART CT, STA: 10+05.00, ELEV: 6063.03.
- CL INTERSECTION FILING 15 SS SOUTH:** STA: 13+04.00, ALPINE PHLOX ST, STA: 17+55.98, ELEV: 6059.70.
- 8" PROP. WL CROSSING:** STA: 11+69.00, B.O.P. = 6057.32.
- 1.5' MIN CLEARANCE:** Indicated between the proposed grade and the crossing.
- 220 LF 8" PVC @ 1.75%:** Segment of the proposed grade.
- 74 LF 8" PVC @ 2.50%:** Segment of the proposed grade.
- FILING 9:** STA: 12+94.00, 10 LF 8" PVC @ 1.75%.
- REMOVE 8" PLUG FROM FILING 9 AND CONNECT:** STA: 12+94.00, 0.00', INV. = 6047.70.
- TC-SSMH-183 (4" DIA):** STA: 13+04.00, RIM = 6059.70, INV. IN = 6047.23 (N), INV. IN = 6047.43 (S), INV. IN = 6047.53 (W).

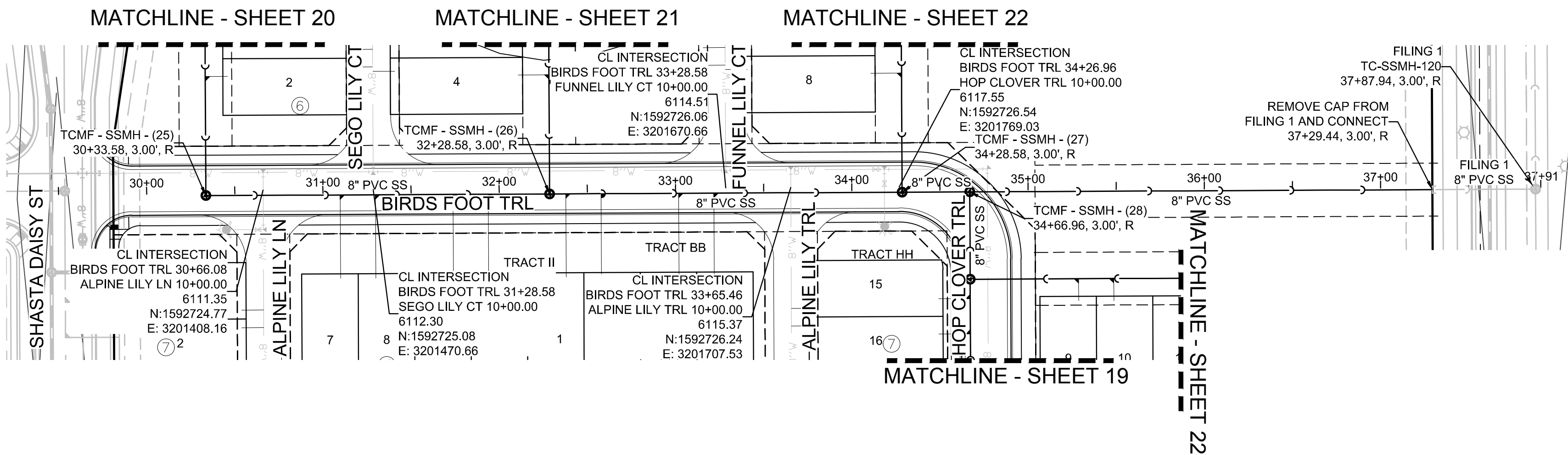
②	BLOCK NUMBER	Δ	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	- - - -	CENTERLINE
6	LOT NUMBER	—————	RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	—————	PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF	—————	EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED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

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

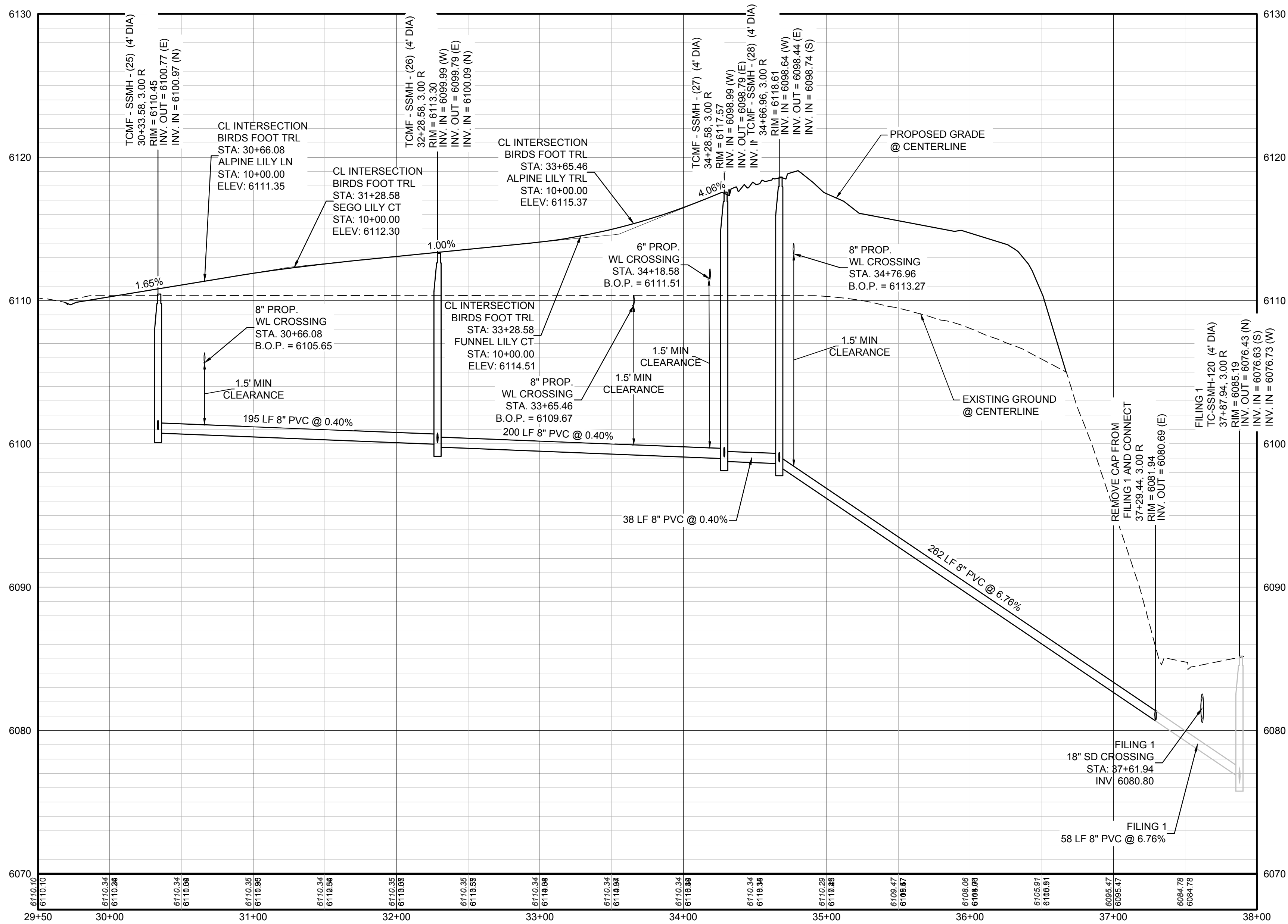
BENCHMARK
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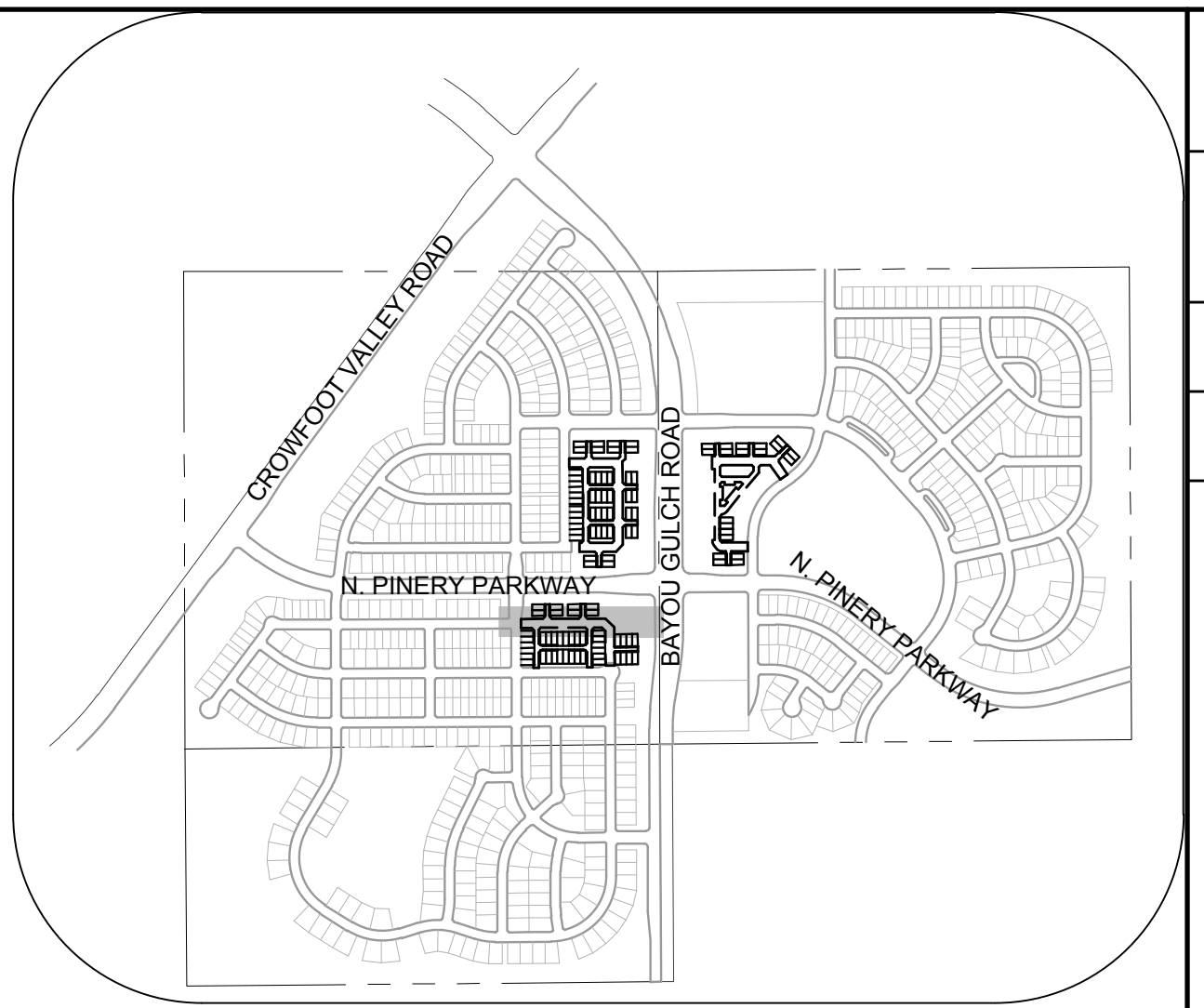
SHEET NUMBER 17	DRAWN BY: B.G.	SCALE: AS SHOWN	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 15 SS SOUTH	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 100 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546							
	CHECKED BY: J.J.	FILE NO: J.J.									
	DATE: SEPTEMBER 2017	8130283701									
					No.	Revisions	Date	Init.	Appr.	Date	



PLAN: BIRDS FOOT TRL STA: 29+00.00 TO 38+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: BIRDS FOOT TRL STA: 29+50.00 TO 38+00.00
HORIZONTAL: 1" = 50'
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KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
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⊗	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊗	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
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10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
⊗	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD POWER
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ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
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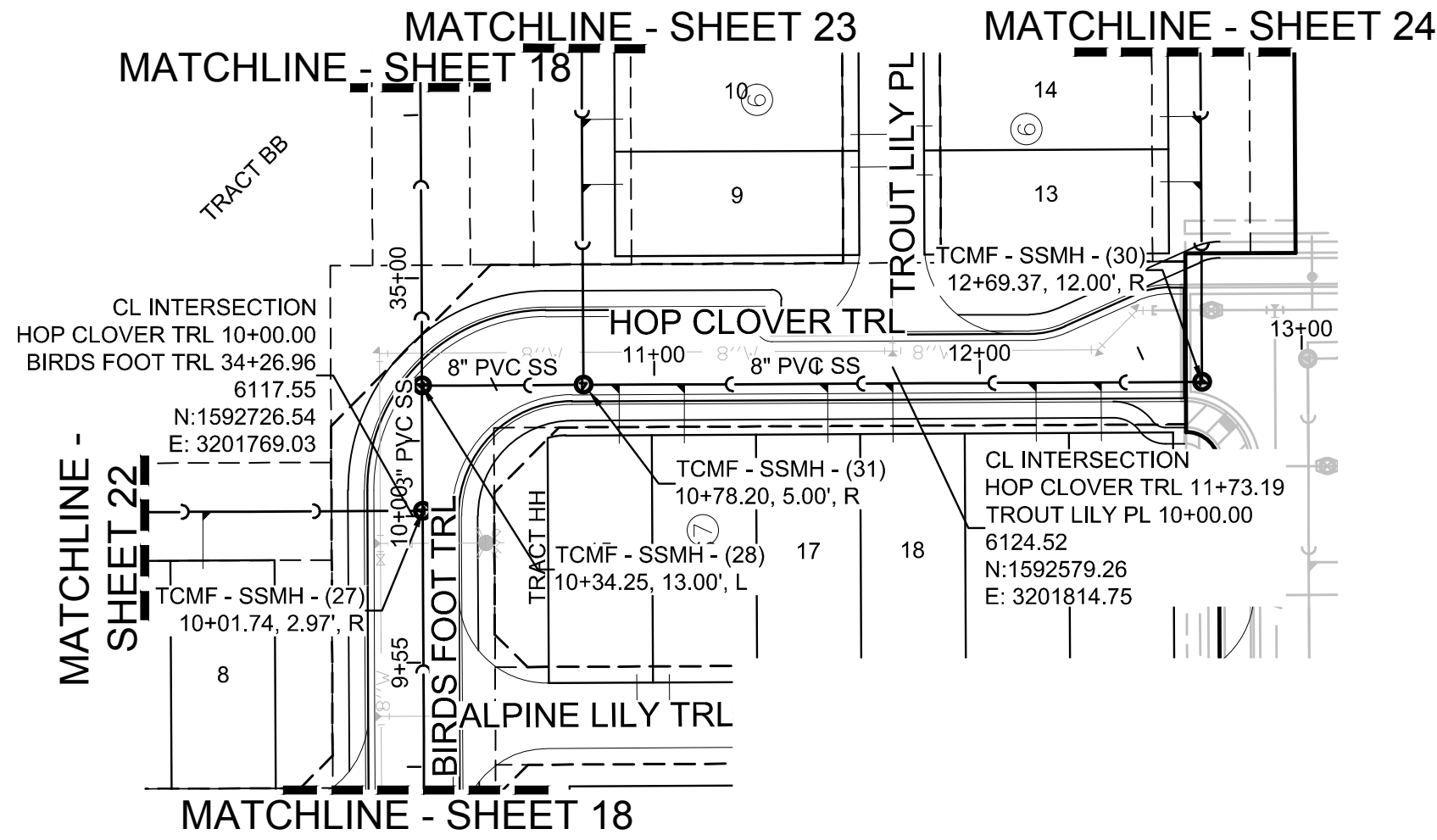
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CENTER OF COLORADO

CALL 811

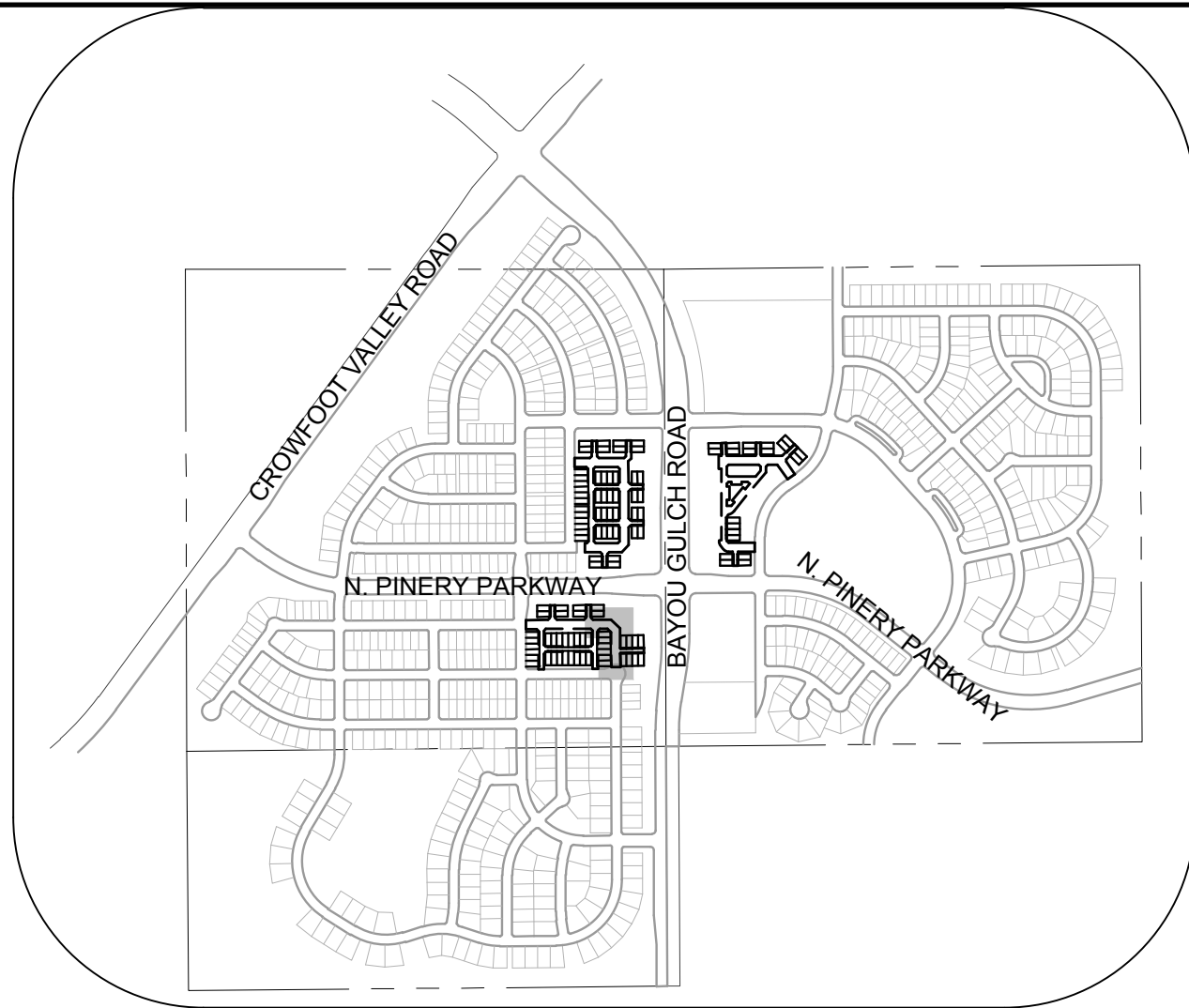
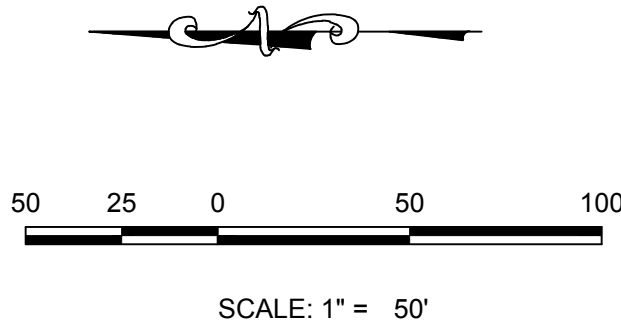
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PLAN: HOP CLOVER TRL STA: 9+50.00 TO 13+00.00
HORIZONTAL SCALE: 1" = 50'



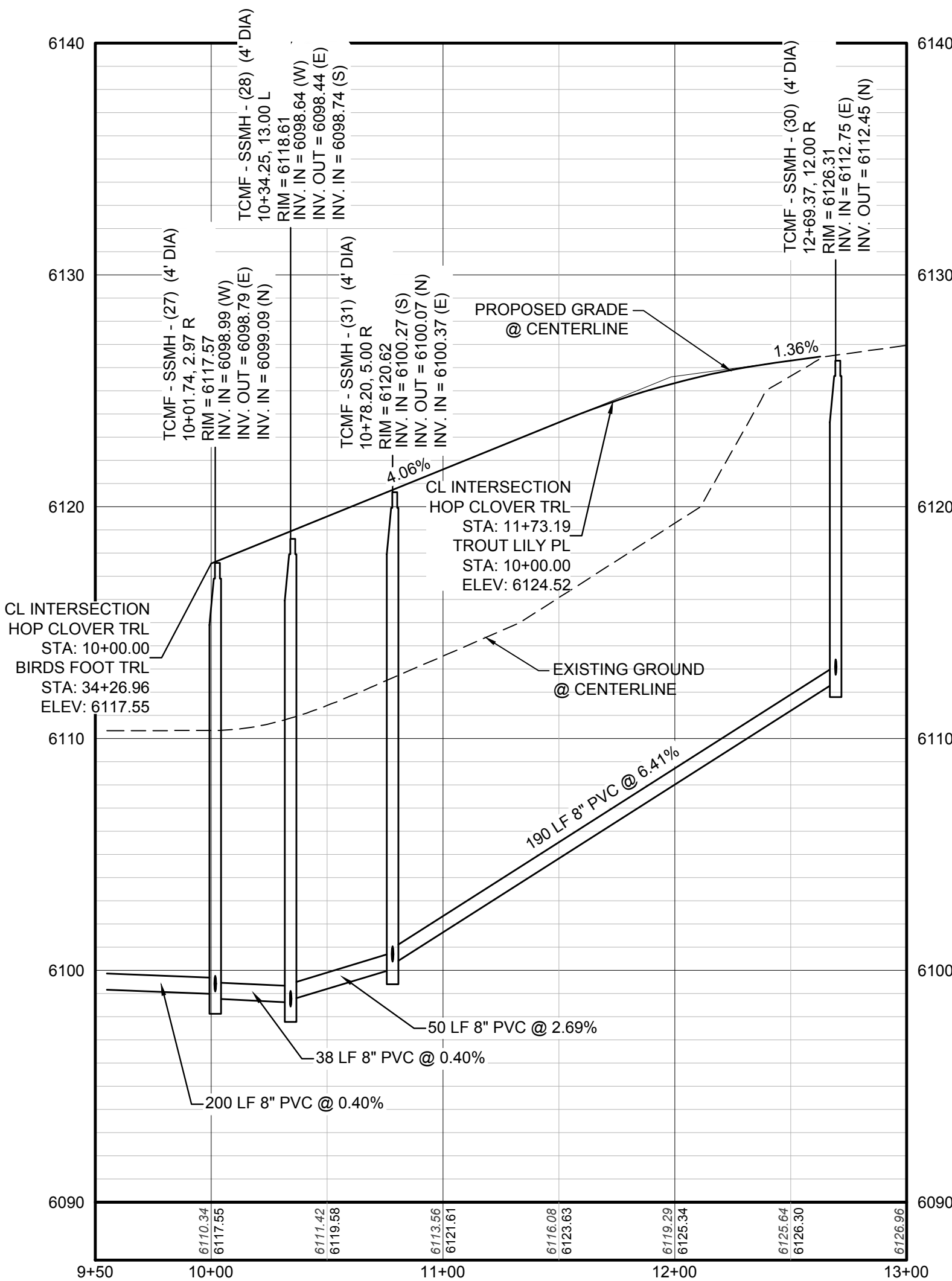
KEYMAP
N.T.S.

LEGEND

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| ⚡ | PROPOSED FIRE HYDRANT | 5615 | EXISTING 5' CONTOUR |
| ⚡ | PROPOSED WL FITTING WITH THRUST BLOCK | 5616 | EXISTING 1' CONTOUR |
| ⚡ | PROPOSED FLARED END SECTION | 5620 | PROPOSED 5' CONTOUR |
| ⊗ | PROPOSED LOW POINT BLOW-OFF | 5607 | PROPOSED 1' CONTOUR |
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SHEET NUMBER	DRAWN BY: BJG	CHECKED BY: JJ	DATE: SEPTEMBER 2017	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE HOP CLOVER TRAIL	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Suite 410 Englewood, CO 80150 Tel: (720) 482-9526 Fax: (720) 482-9546	CVL CONSULTANTS	Revisions	No.	Init.	Appr.	Date

N:\PROJECTS\SS RANCH\CD\ENGINEERING\DRAWING SHEETS\PRELIMINARY\SEWER SHEETS\FILING 16 SS NORTHWEST.DWG, CDDVA, 12/20/18, 4:56 PM



UNCC

CALL 811

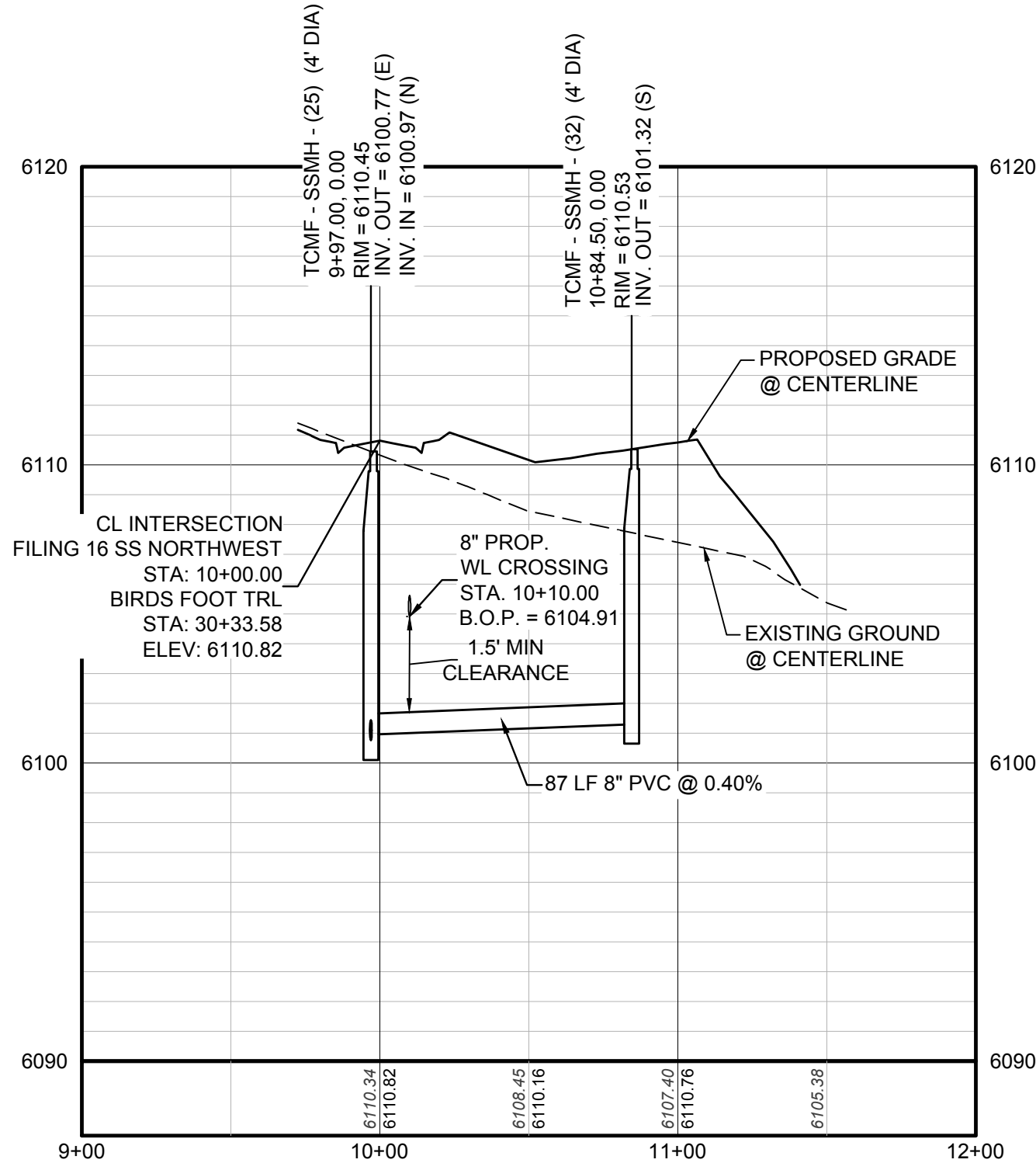
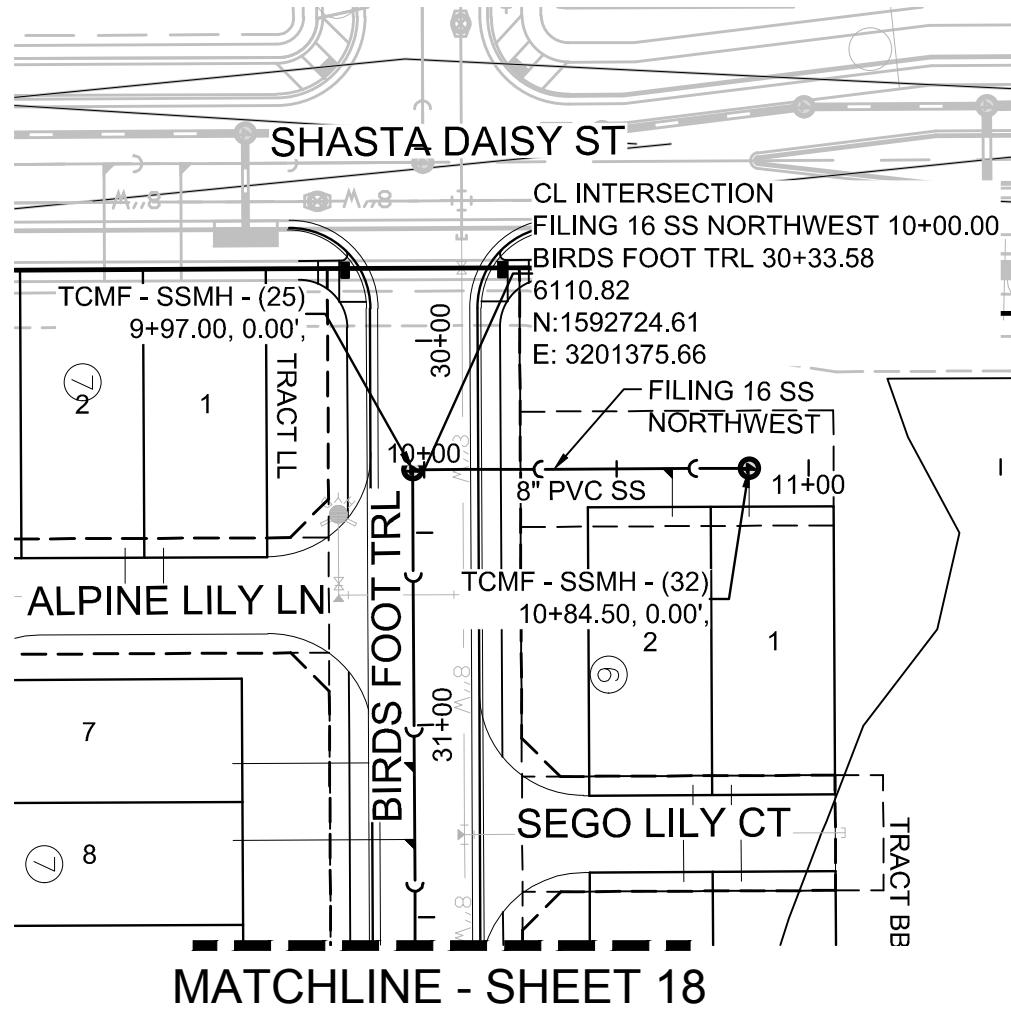
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1-800-922-1987

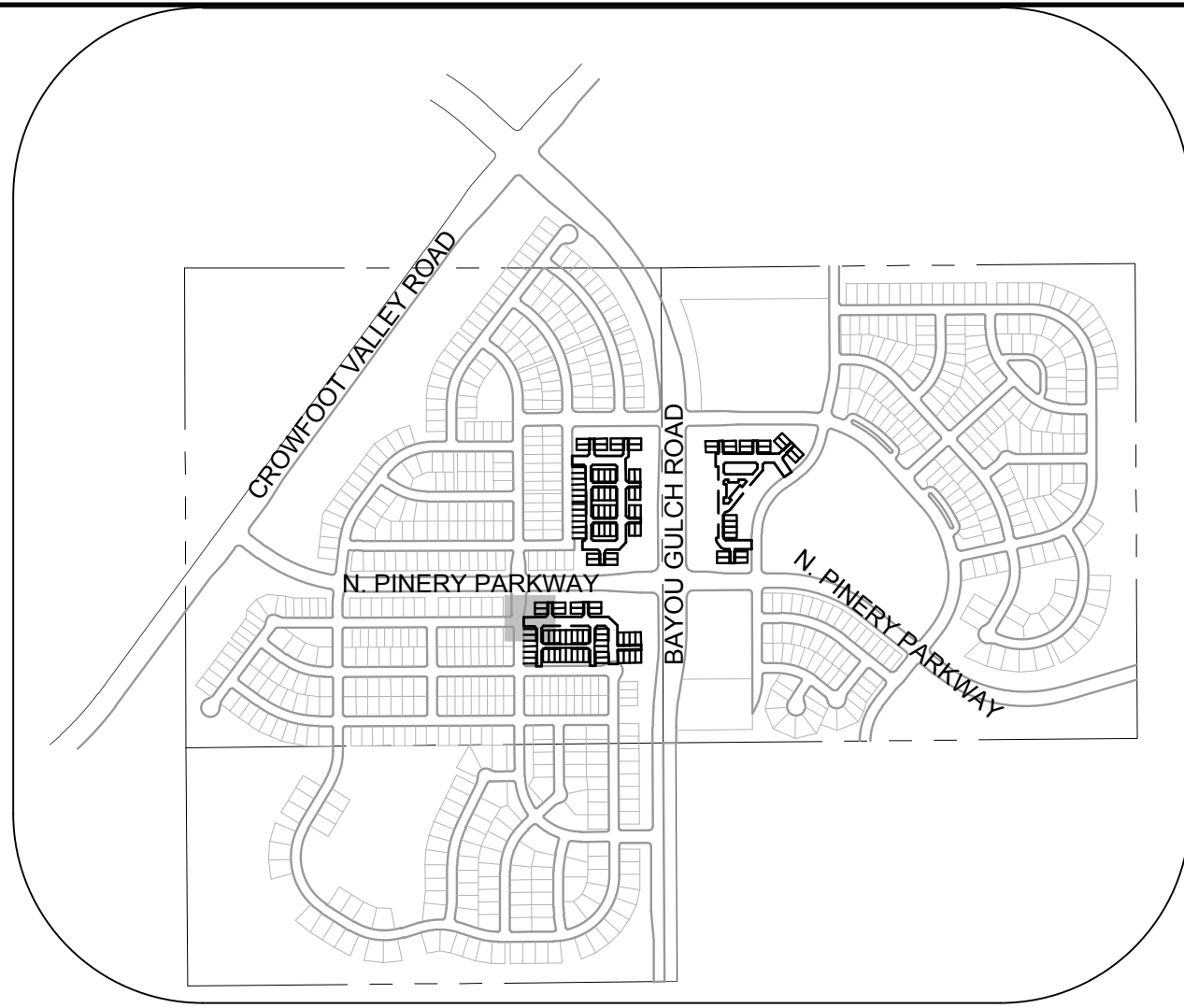
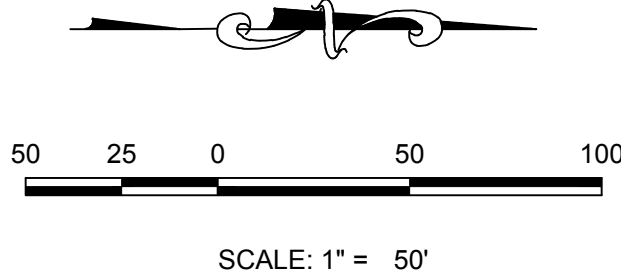
UTILITY NOTIFICATION

CENTERS OF EXCELLENCE



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.



2

BLOCK NUMBER

A

LOT TYPE

6

LOT NUMBER

⊗

PROPOSED BUTTERFLY VALVE

⌋

PROPOSED CAP WITH END OF LINE BLOWOFF

⌋

PROPOSED REDUCER

⊗

PROPOSED VALVE

⊗

PROPOSED FIRE HYDRANT

⊗

PROPOSED WL FITTING WITH THRUST BLOCK

⌋

PROPOSED FLARED END SECTION

⊗

PROPOSED LOW POINT BLOW-OFF

⊗

PROPOSED AIR VALVE

⊗

FUTURE PHASE VALVE

⊗

FUTURE FIRE HYDRANT

⊗

PROPOSED LIGHT POLE

⊗

PROPOSED SIDEWALK

⊗

PROPOSED SIDEWALK RAMP

10.00

EXISTING ELEVATION

10.00

PROPOSED DESIGN ELEVATION

⊗

PROPOSED STORM DRAIN INLET

⊗

PROPOSED STORM DRAIN MANHOLE

△

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

→

PROPOSED DIRECTION OF FLOW

1.0%

PROPOSED SLOPE & DIRECTION

5615

EXISTING 5' CONTOUR

5616

EXISTING 1' CONTOUR

5620

PROPOSED 5' CONTOUR

5607

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

8" W

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

FILING BOUNDARY

FO

EXISTING FIBER OPTIC LINE

OH

EXISTING OVERHEAD POWER

TEL

EXISTING TELEPHONE LINE

AD

ANGLE DIFFERENCE

AV

AIR VAC RELEASE VALVE

BVC

BEGIN VERTICAL CURVE

BVP

BEGIN VERTICAL PROFILE

CBO

CAP WITH BLOW OFF

CRR

CURB RETURN RADIUS

EL

ELEVATION

EP

EDGE OF PAVEMENT

EVC

END VERTICAL CURVE

EVP

END VERTICAL PROFILE

FG

FINISHED GROUND

FL

FLOW LINE

GV

GATE VALVE

HA

HYDRANT ASSEMBLY

HCR

HANDICAP CURB RAMP

HP

HIGH POINT

INV

INVERT

K

CURVATURE COEFFICIENT

LF

LINEAR FEET

MH

MANHOLE

N.T.S.

NOT TO SCALE

PVC

POLYVINYL CHLORIDE

PVI

PT. OF VERTICAL INTERSECTION

PVT

POINT OF VERTICAL TANGENT

RCBC

REINFORCED CONCRETE BOX CULVERT

RCP

REINFORCED CONCRETE PIPE

ROW

RIGHT OF WAY

SC

SANITARY CAP

SD

STORM DRAIN

SL

SECTION LINE

SS

SANITARY SEWER

STA

STATION

T.O.P.

TOP OF PIPE

UE

UTILITY EASEMENT

VC

VERTICAL CURVE

WL

WATER LINE

WLC

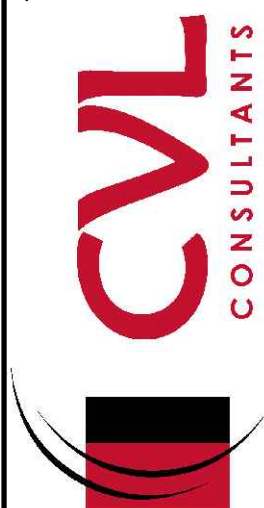
WATER LINE CONNECTION

WSE

WATER SURFACE ELEVATION

ABBREVIATIONS

10333 E. Dry Creek Rd.
Suite 110
Englewood, CO 80150
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC

7353 South Alton Way

CENTENNIAL, CO 80112

TRAILS AT CROWFOOT PRELIMINARY
MIXED USE CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE
FILING 16 SS NORTHWEST

SCALE:
AS SHOWN

DRAWN BY:
BJG

CHECKED BY:
JLJ

DATE:
SEPTEMBER 2017

FILE NO:
8130283701

SHEET NUMBER
20

Revisions

No.

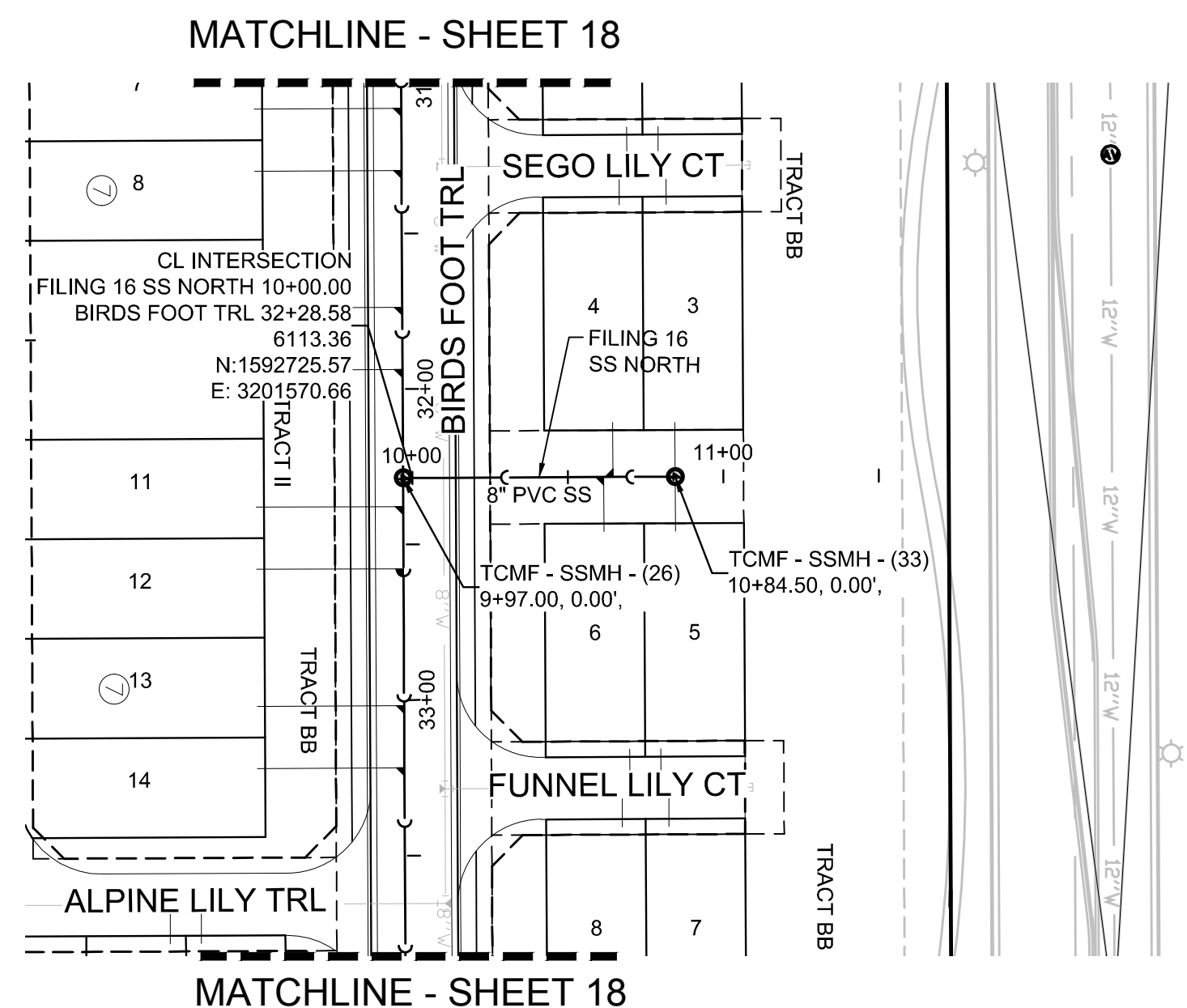
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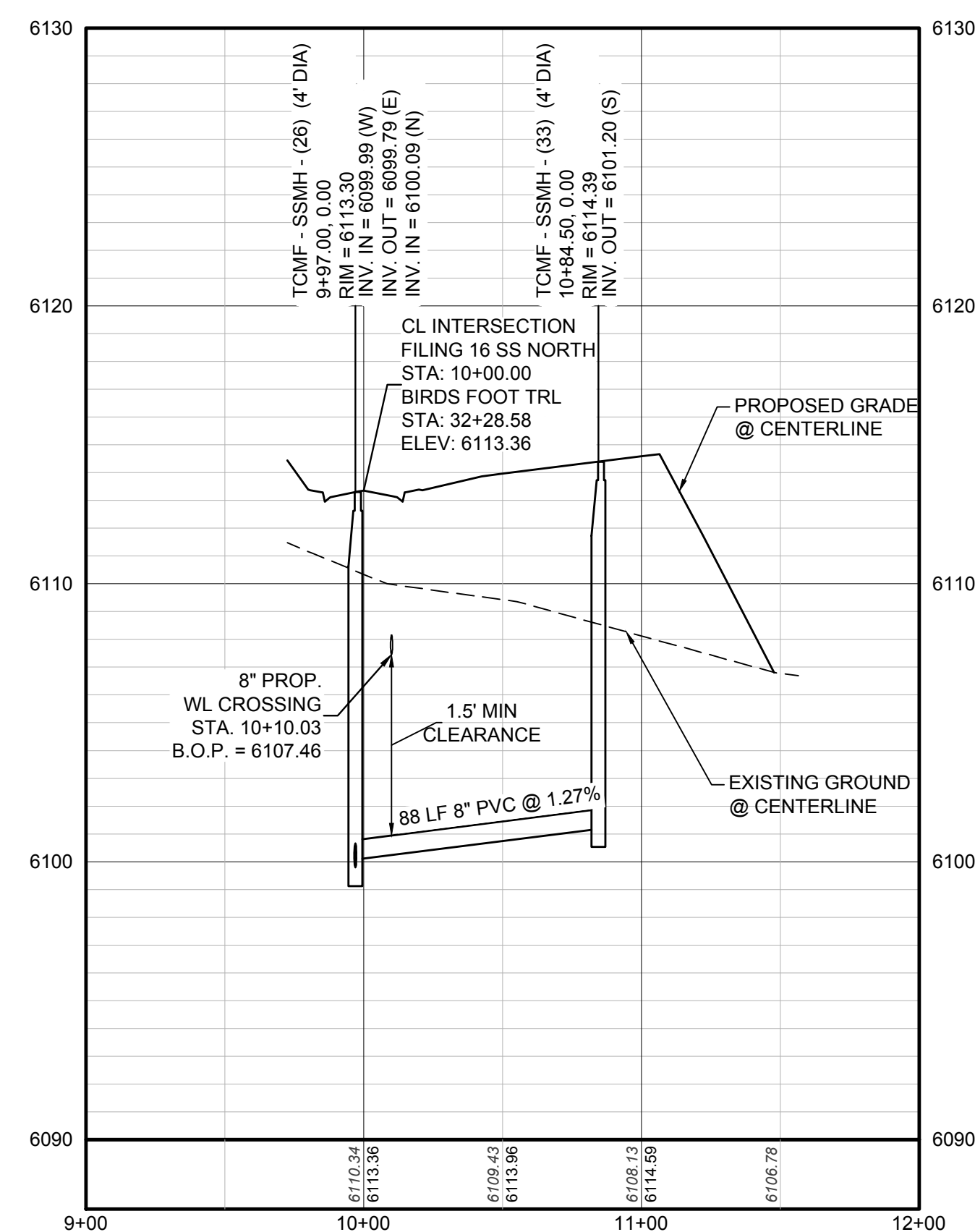
Appr.

Date

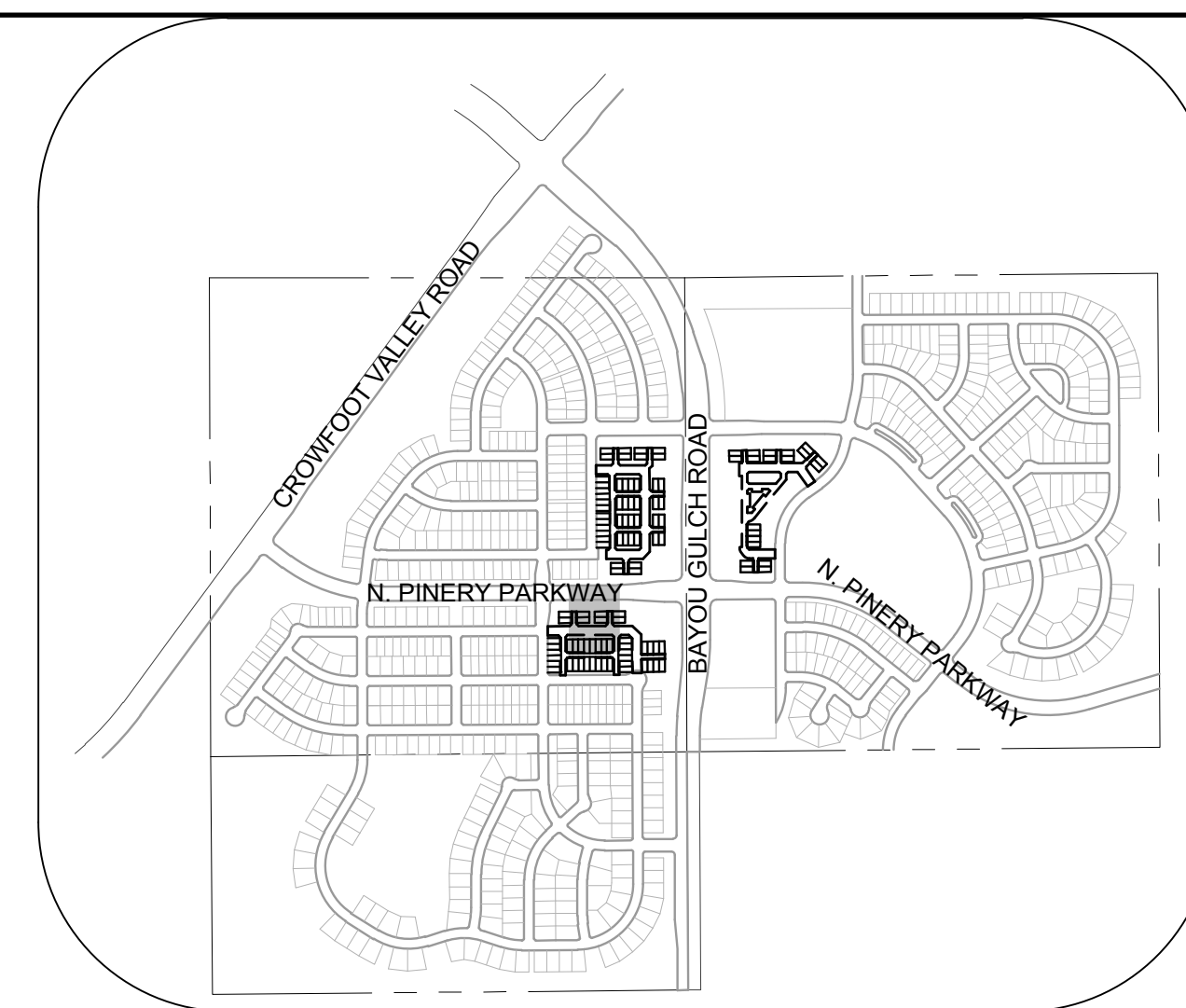
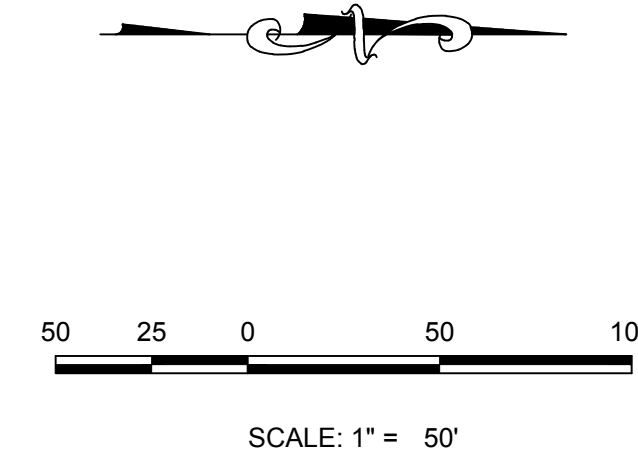
CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987



PLAN: FILING 16 SS NORTH STA: 9+00.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



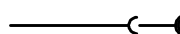
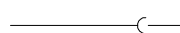
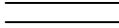
PROFILE: FILING 16 SS NORTH STA: 9+00.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



KEYMAP

N.T.S.

LEGEND

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

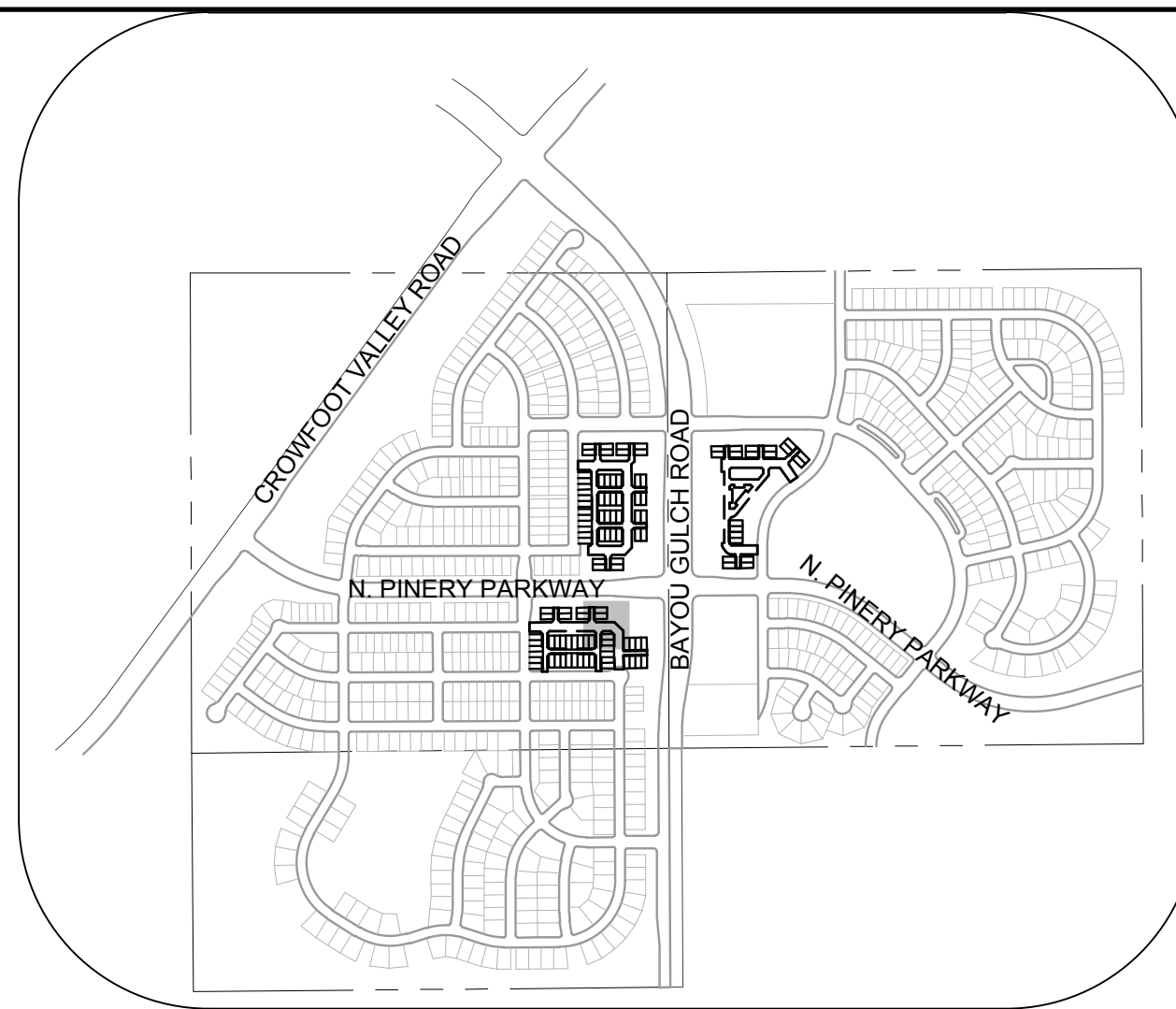
ABBREVIATIONS

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

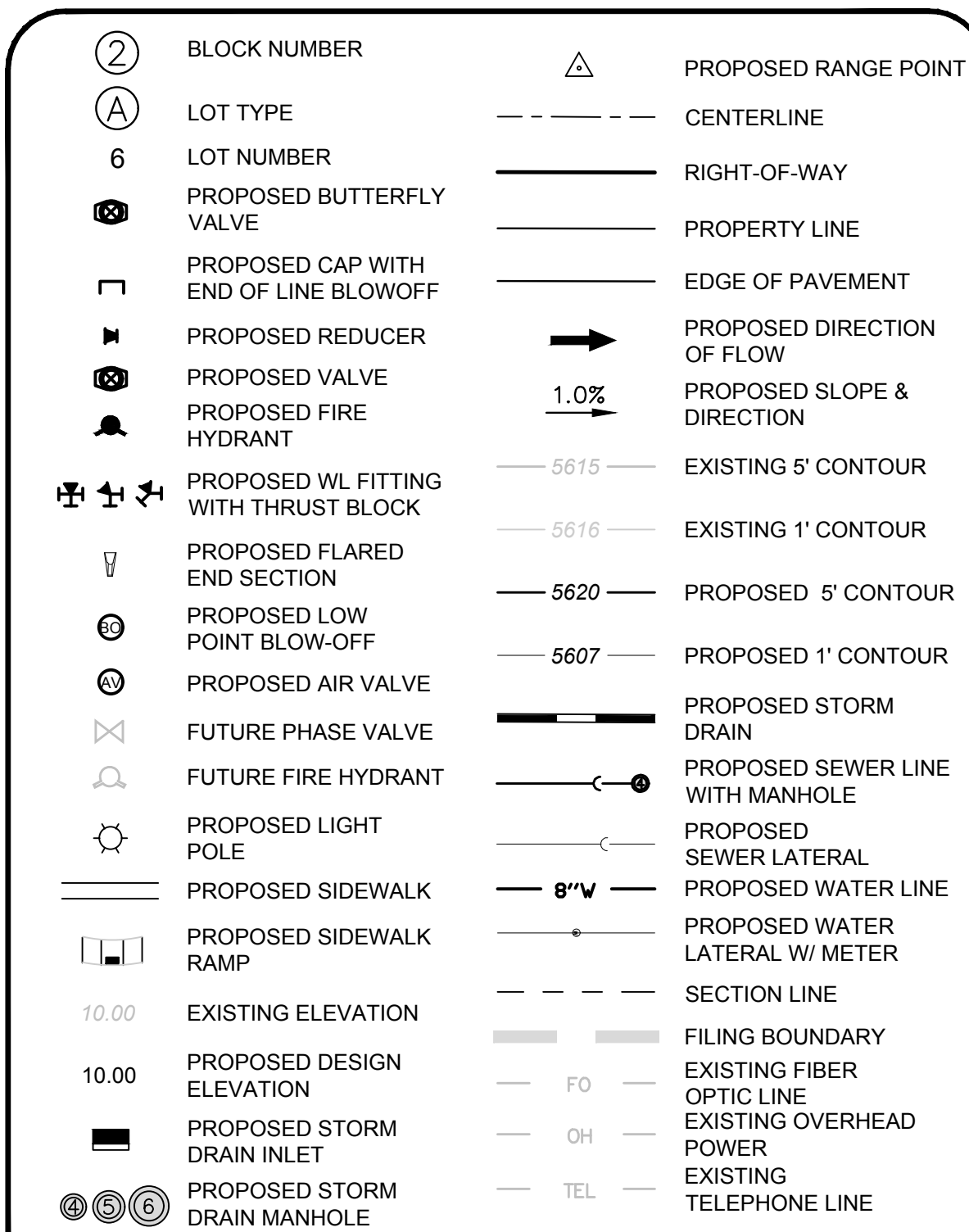
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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SOUTH 00°15'06" EAST, 2648.70 FEET.

SHEET NUMBER 21	DRAWN BY: BIG	SCALE: AS SHOWN	TRAILS AT CONFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 16 SS NORTH			 HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546								
	CHECKED BY: JJD	FILE NO: 8130293701												
	DATE: SEPTEMBER 2017													
			No.	Revisions	Date	Init.	Appr.	Date						



LEGEND



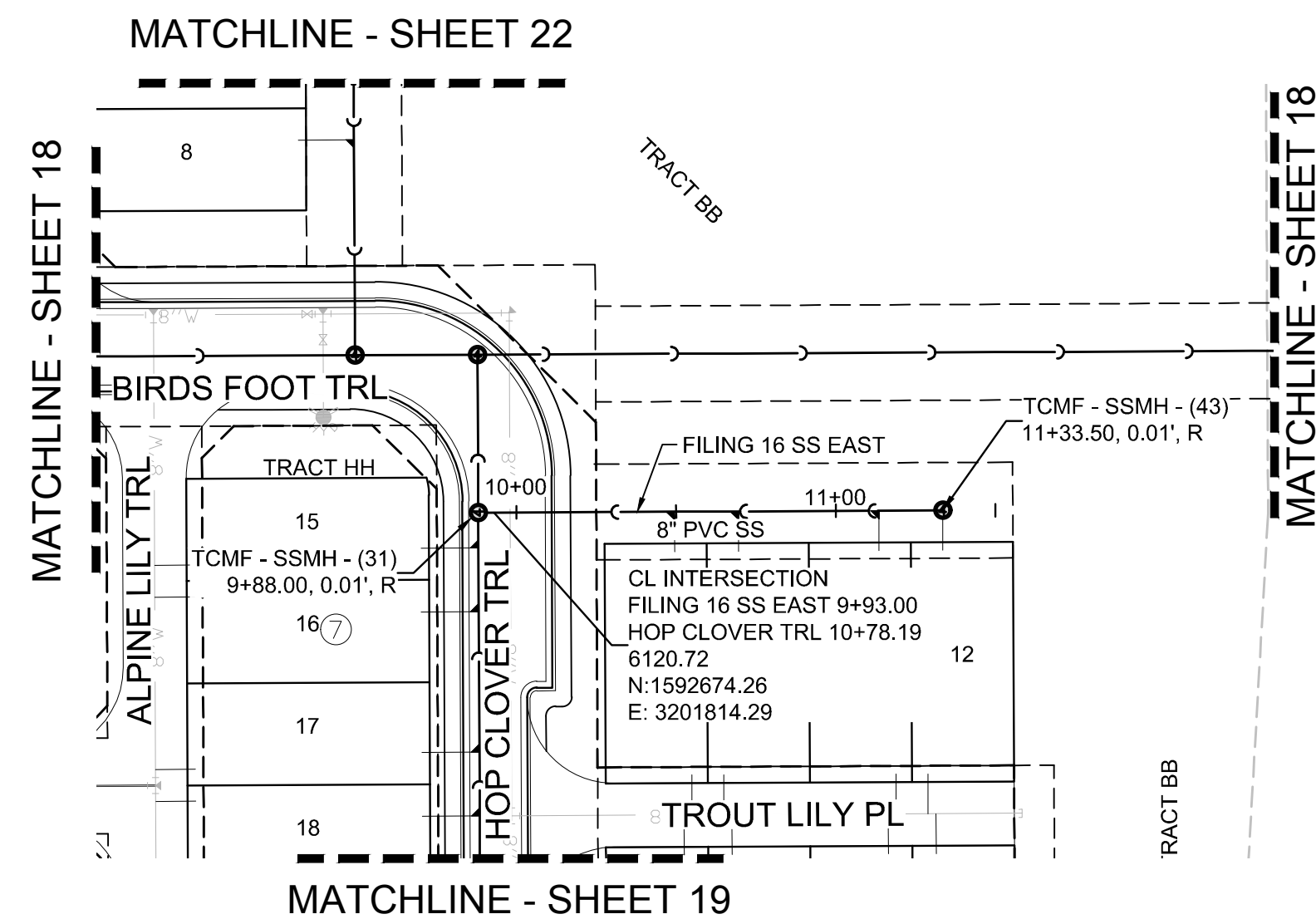
ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	POINT OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCCB	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
ENV	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FL	FLOW LINE	SS	SANITARY SEWER
GV	GATE VALVE	STA	STATION
HA	HYDRANT ASSEMBLY	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

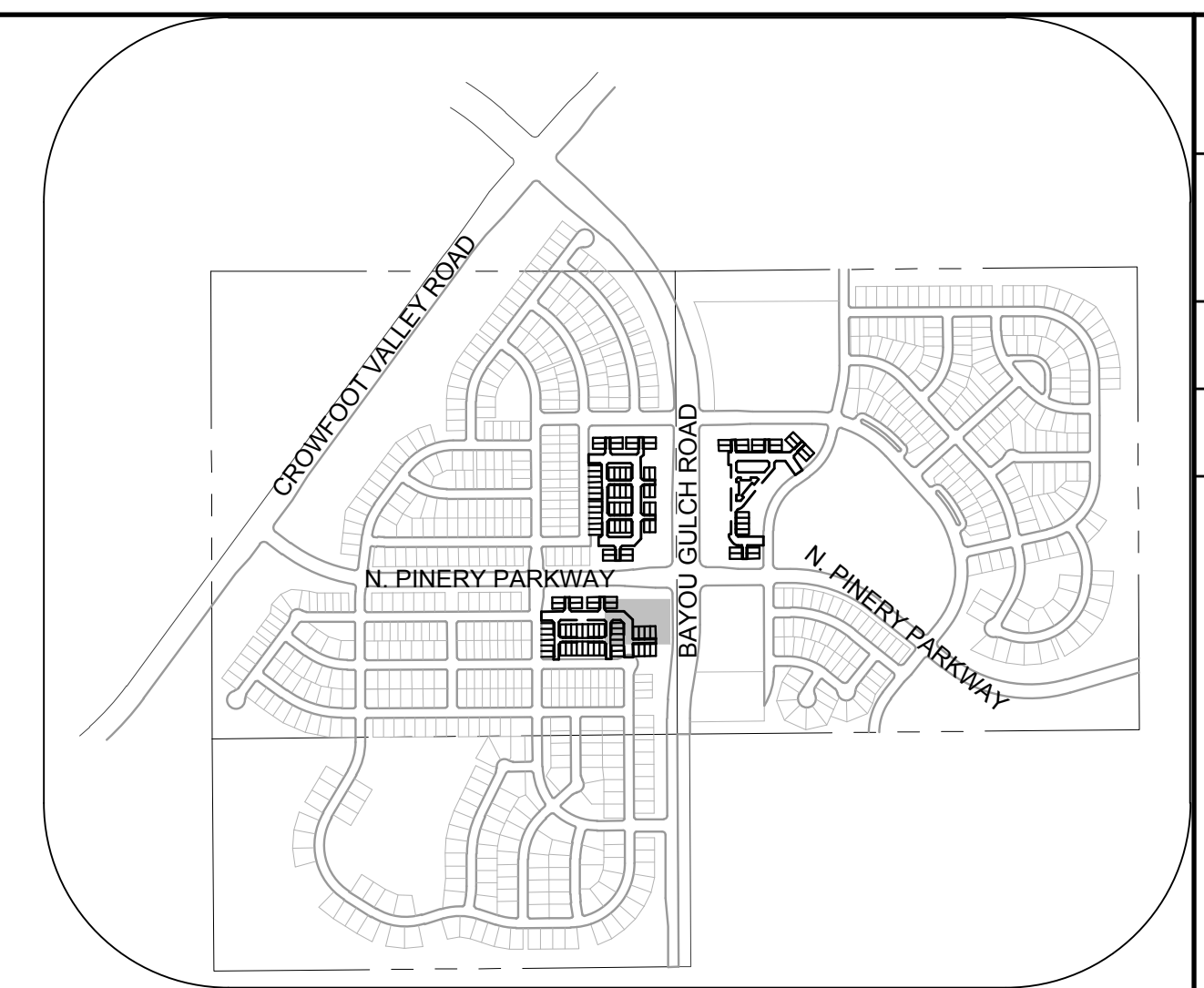
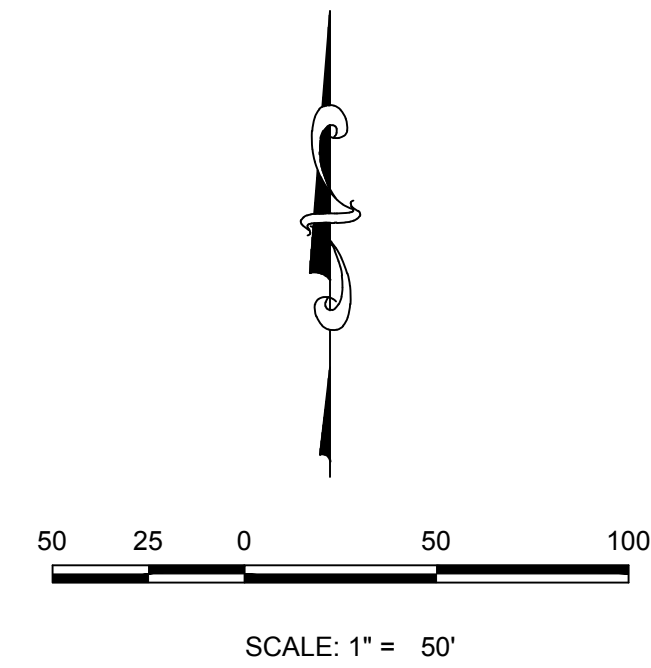


BENCHMARK
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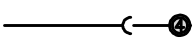
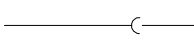
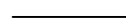
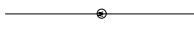


PLAN: FILING 16 SS EAST STA: 9+00.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



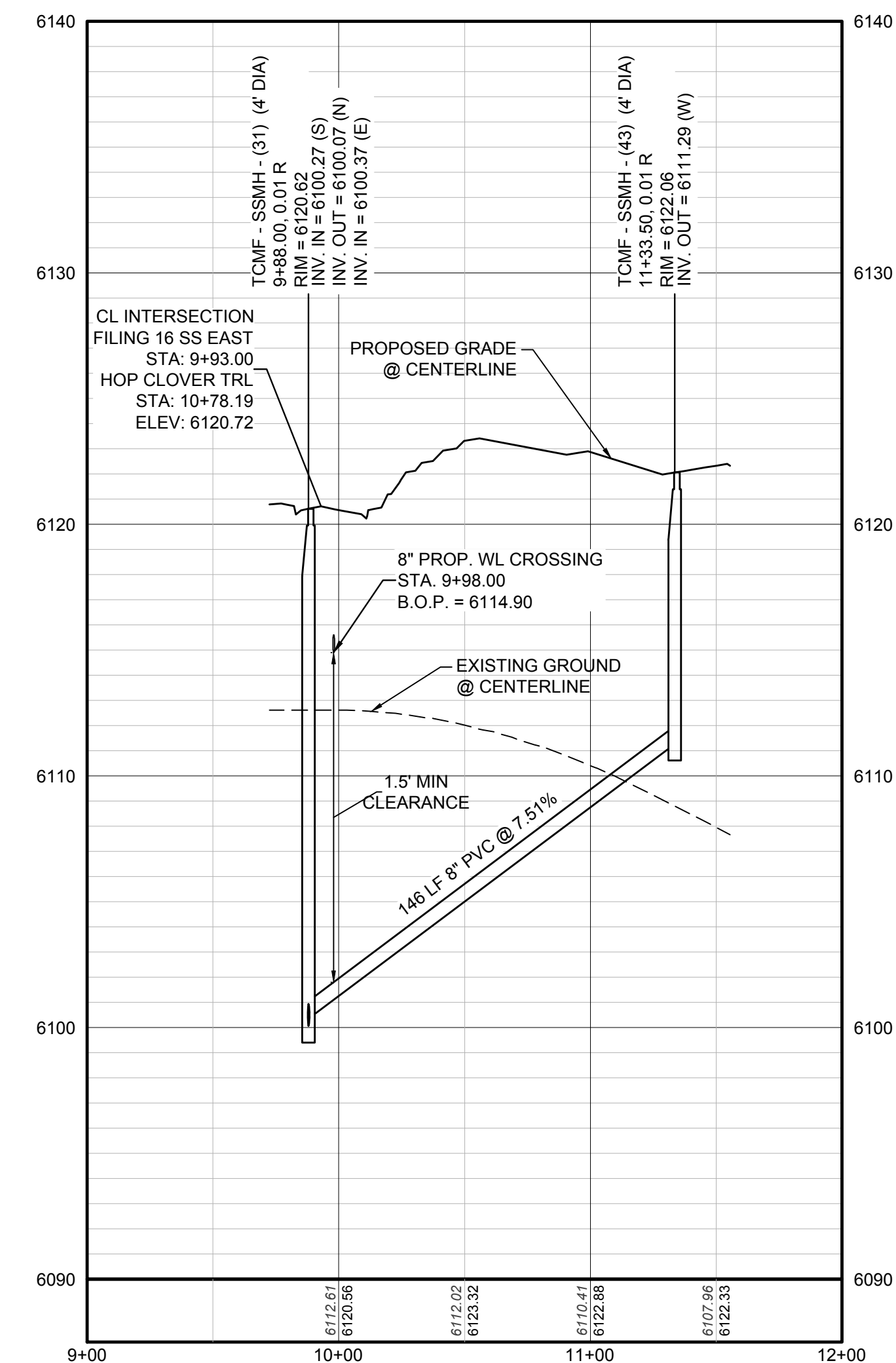
KEYMAP
N.T.S.

LEGEND

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

ABBREVIATIONS

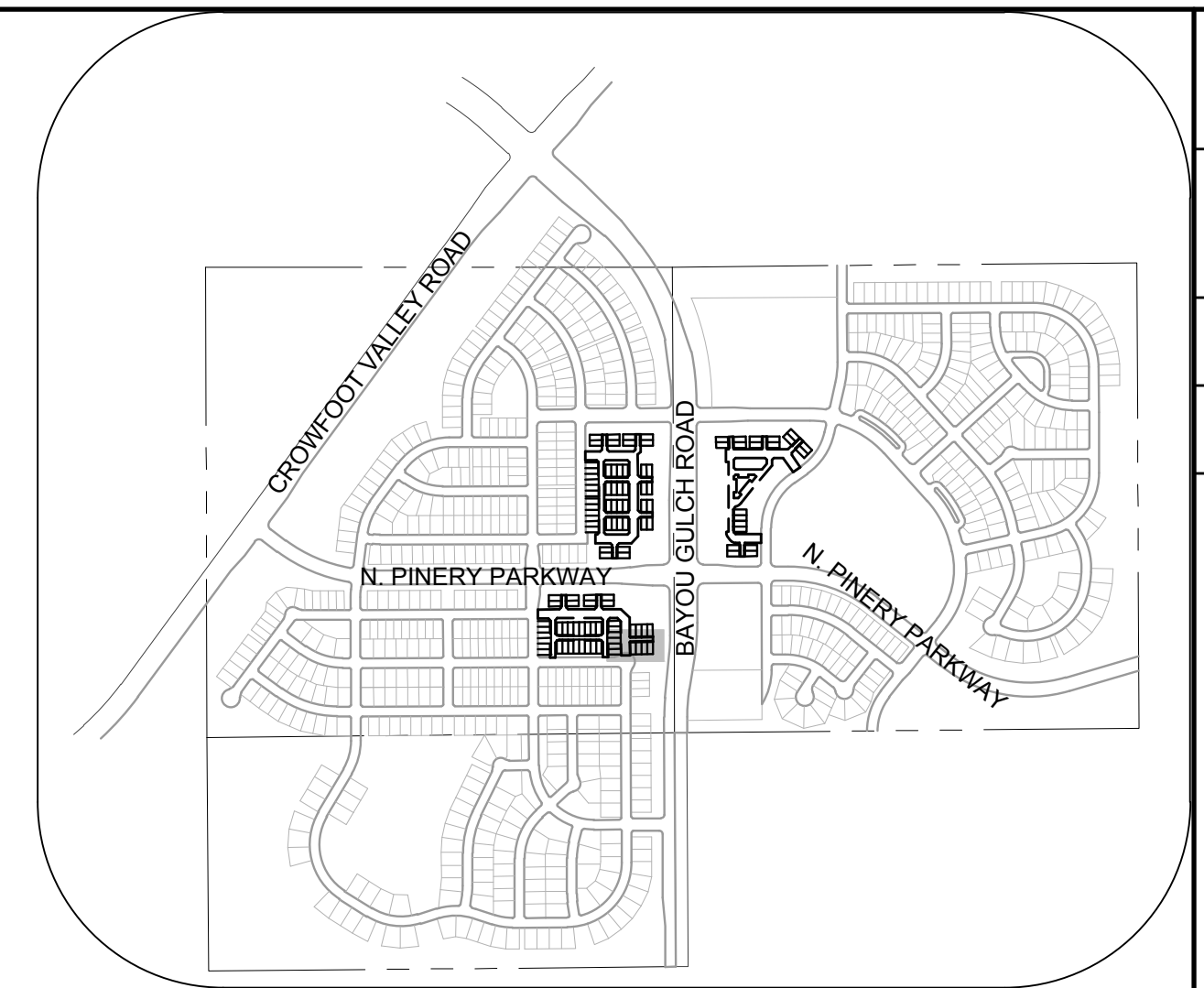
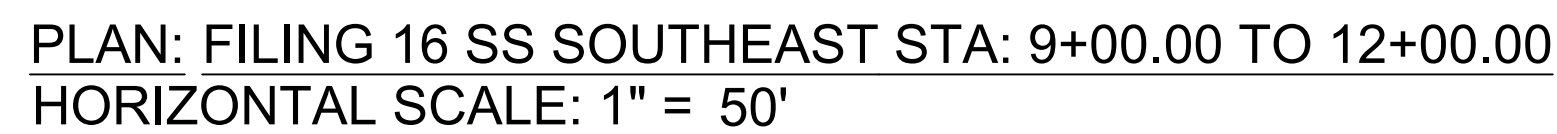
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PROFILE: FILING 16 SS EAST STA: 9+00.00 TO 12+00.00
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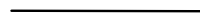
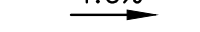
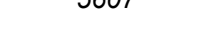
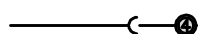
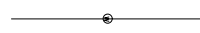
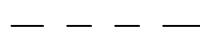
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KEYMAP
N.T.S.

LEGEND

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
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	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK		EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION		PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
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	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
	EXISTING ELEVATION		FLING BOUNDARY
	PROPOSED DESIGN ELEVATION		EXISTING FIBER OPTIC LINE
	PROPOSED STORM DRAIN INLET		EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN MANHOLE		EXISTING TELEPHONE LINE

ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AIV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
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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

24 SHEET NUMBER	DRAWN BY:	B.G.	SCALE:	TRAILS AT CROWFOOT PRELIMINARY MIXED USE CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 16 SS SOUTHEAST		
	CHECKED BY:	J.J.	FILE NO.:	HR 935 LLC 7355 South Alton Way CENTENNIAL, CO 80112		
	DATE:	SEPTEMBER 2017	CVL CONSULTANTS			
	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546					
	No. Revisions Date Init. Appr.					

INSPECTION POLICY:

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

INSTALLATION NOTES:

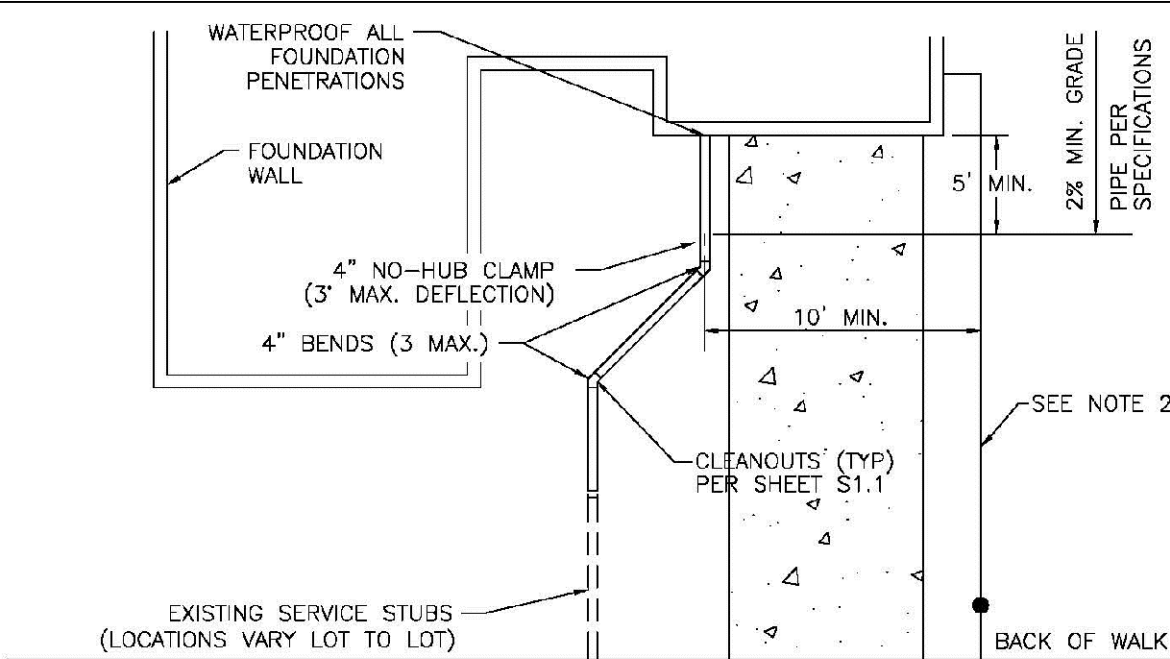
SEWER

1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3°.
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
5. CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS AND EVERY CHANGE IN DIRECTION. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100' UNLESS THERE ARE CHANGES IN DIRECTION. PROVIDE DUAL CLEAN-OUT WITHIN 5 FEET OF FOUNDATION.
6. STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.
7. SEWER SERVICE LINE SHALL NOT BE LOCATED UNDER CONCRETE SURFACE.
8. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICE
"V" FOR WATER SERVICES

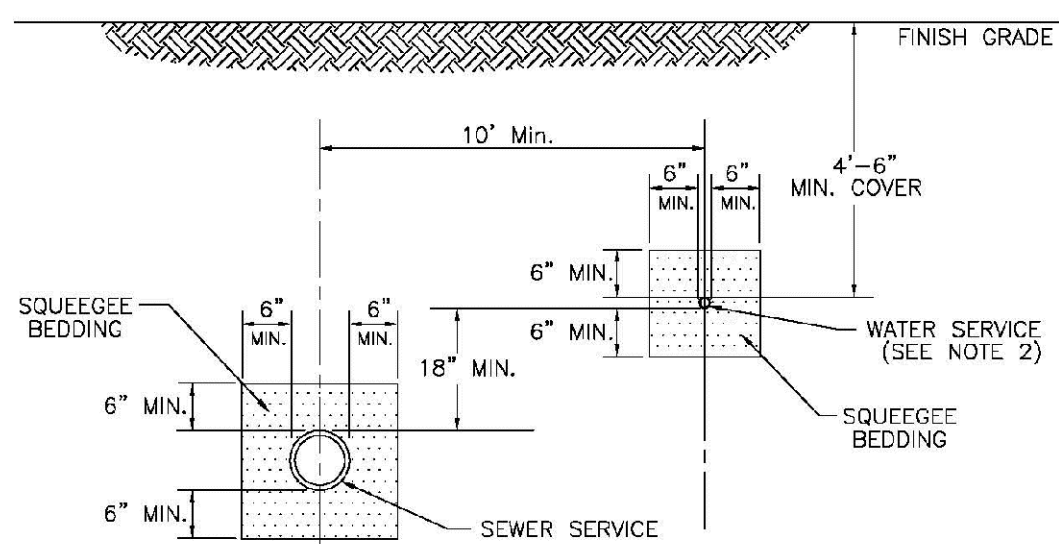
PARKER WATER & SANITATION DISTRICT	
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 10/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION

SHEET 51.1



TYPICAL SERVICES PLAN VIEW

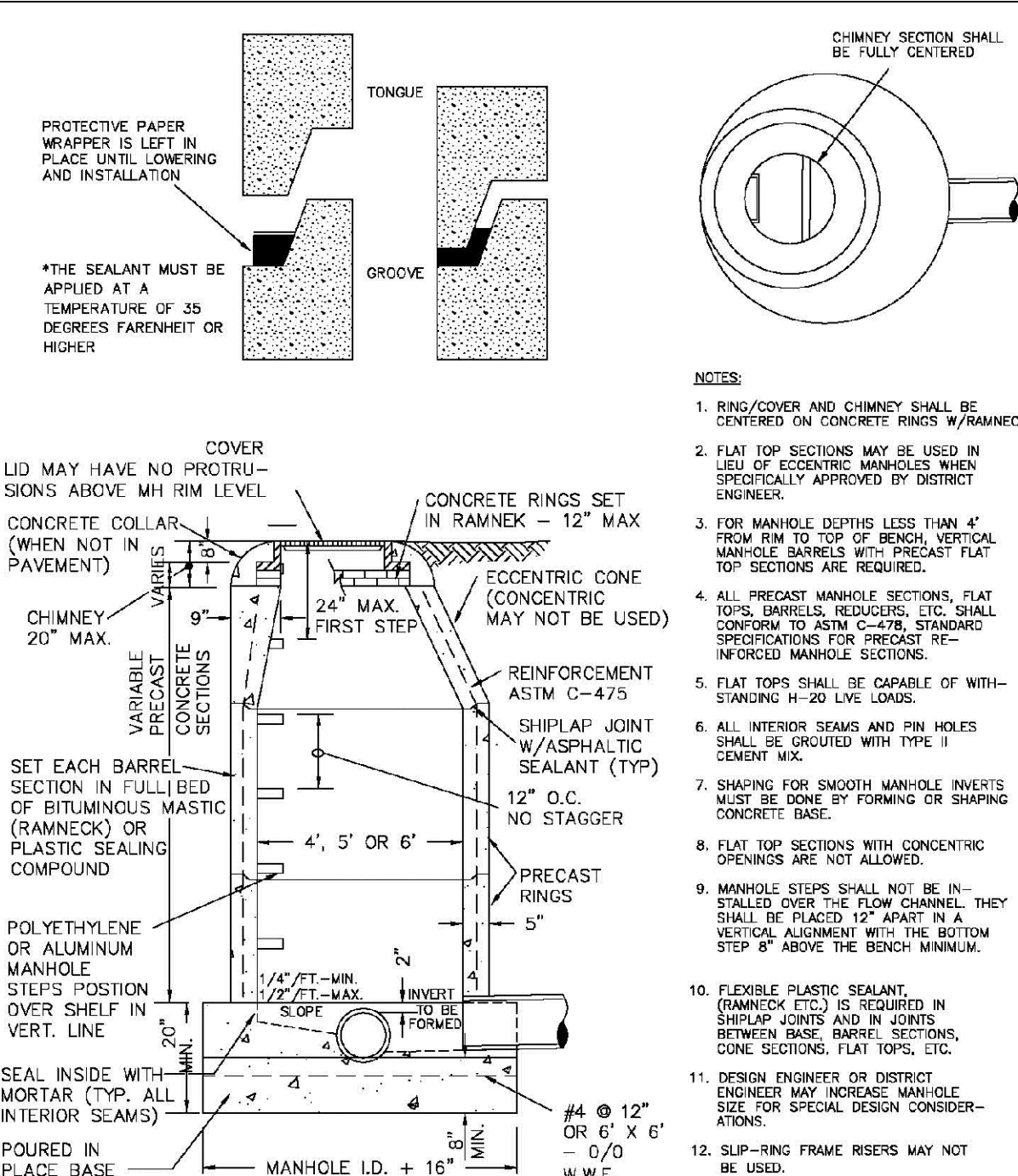


TYPICAL SERVICES SECTION

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

2016 REVISION

SHEET 51.2

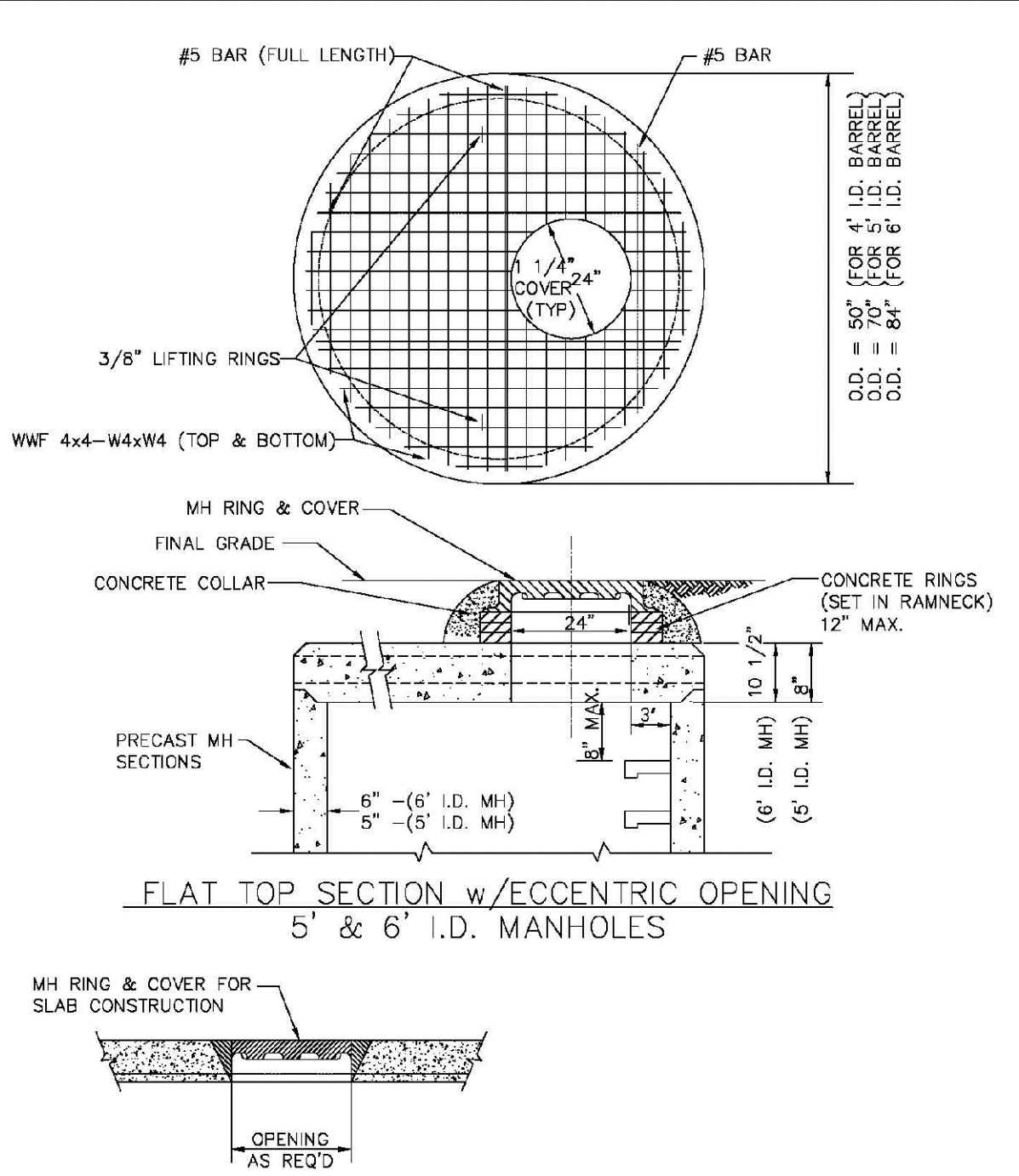


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE
ECCENTRIC CONE

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

2016 REVISION

SHEET 53.1

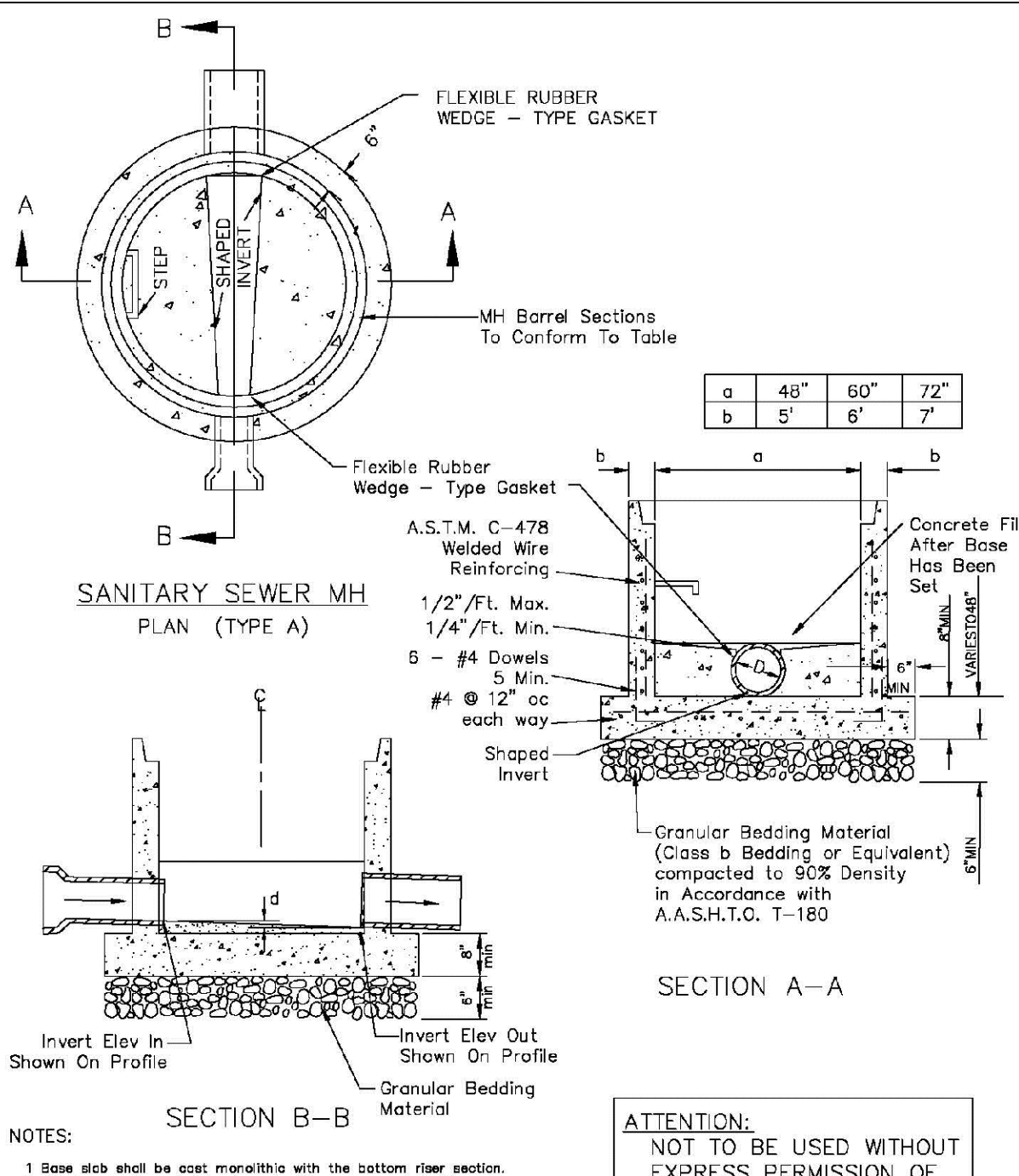


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE - 5' & 6' I.D.
WITH ECCENTRIC CONE

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

2016 REVISION

SHEET 53.3

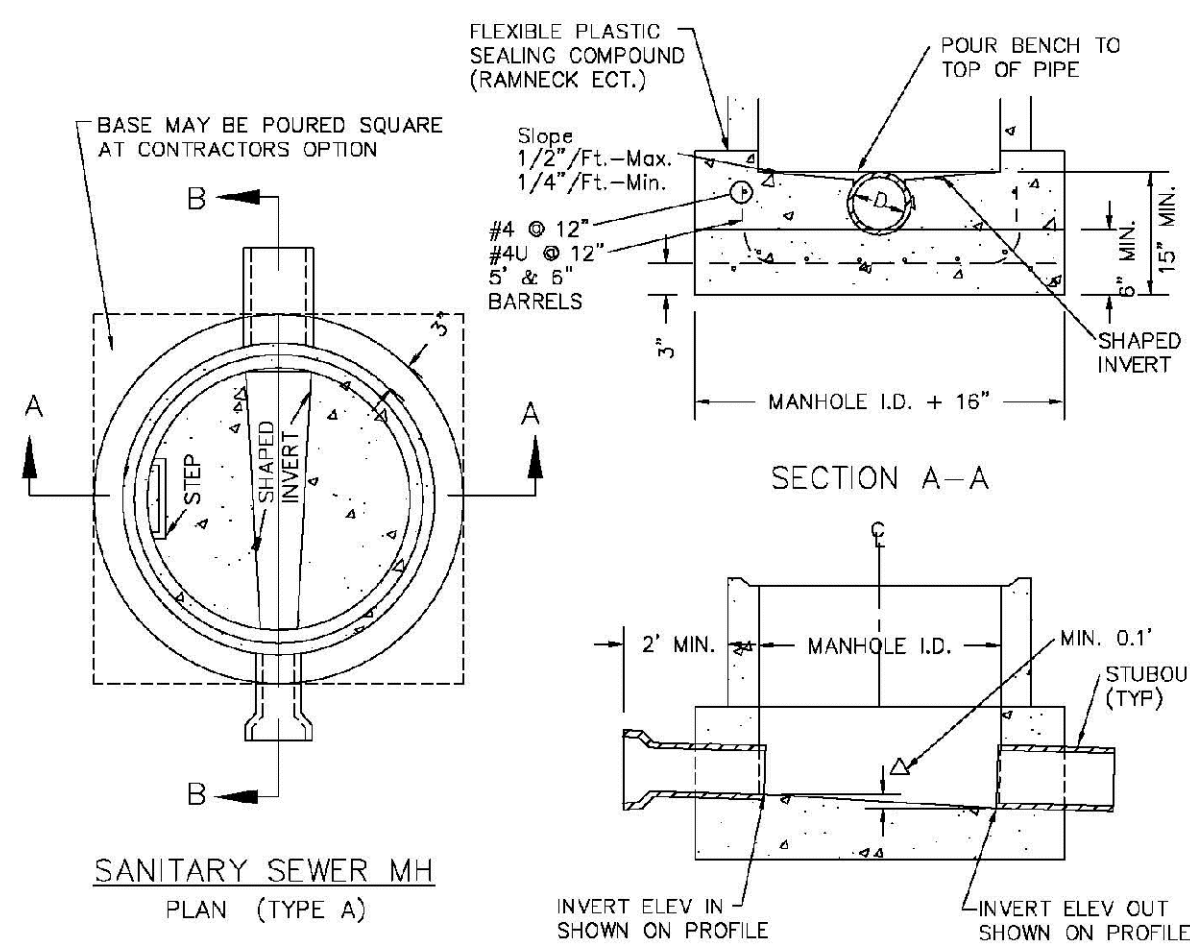


PARKER WATER & SANITATION DISTRICT
PRECAST MANHOLE
BASE DETAIL

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

2016 REVISION

SHEET 53.4



SANITARY SEWER MH
PLAN (TYPE A)

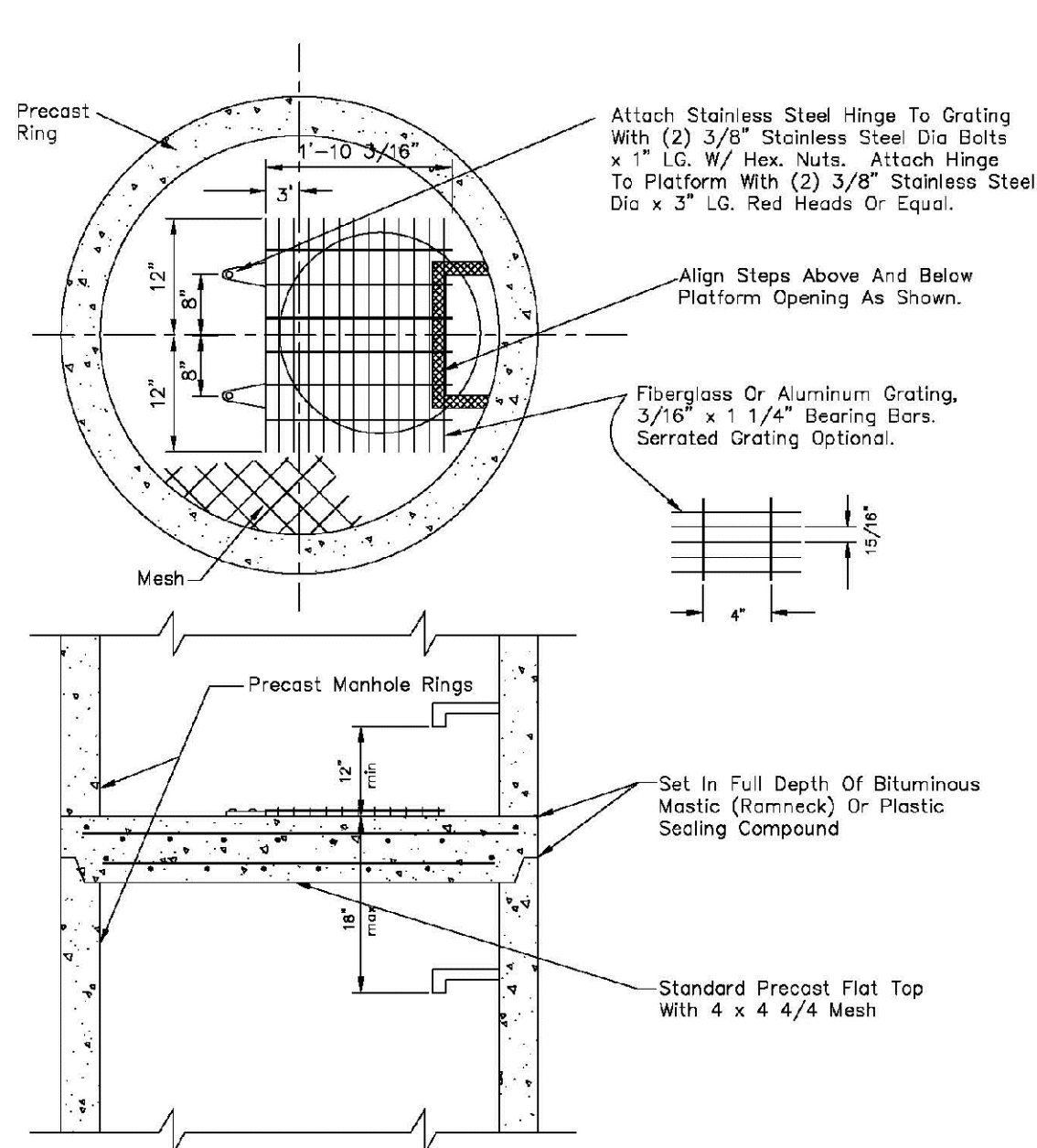
SECTION A-A

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

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

2016 REVISION

SHEET 53.5

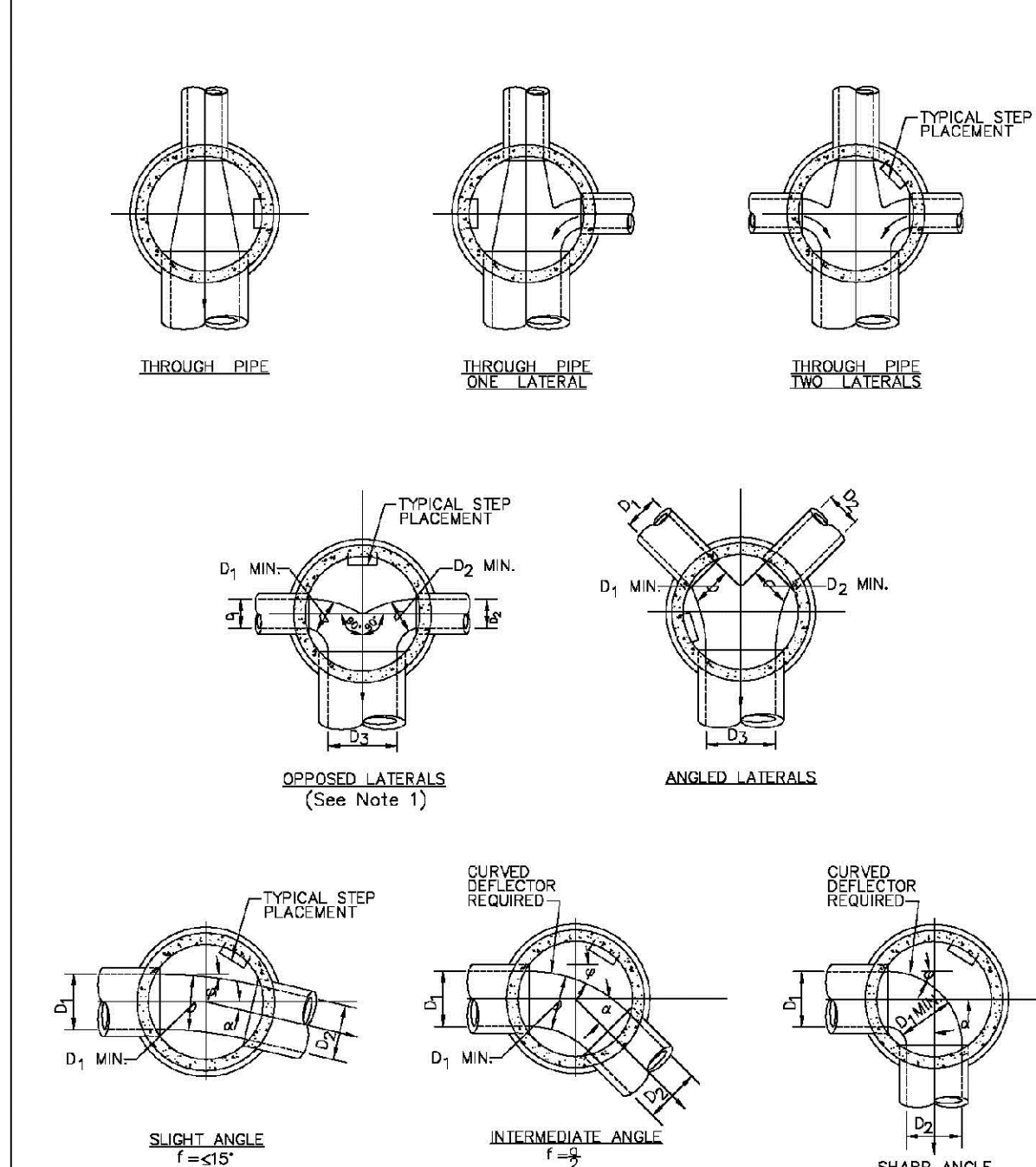


PARKER WATER & SANITATION DISTRICT
INTERMEDIATE PLATFORM FOR
MANHOLES OVER 20' DEPTH

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

2016 REVISION

SHEET 53.6

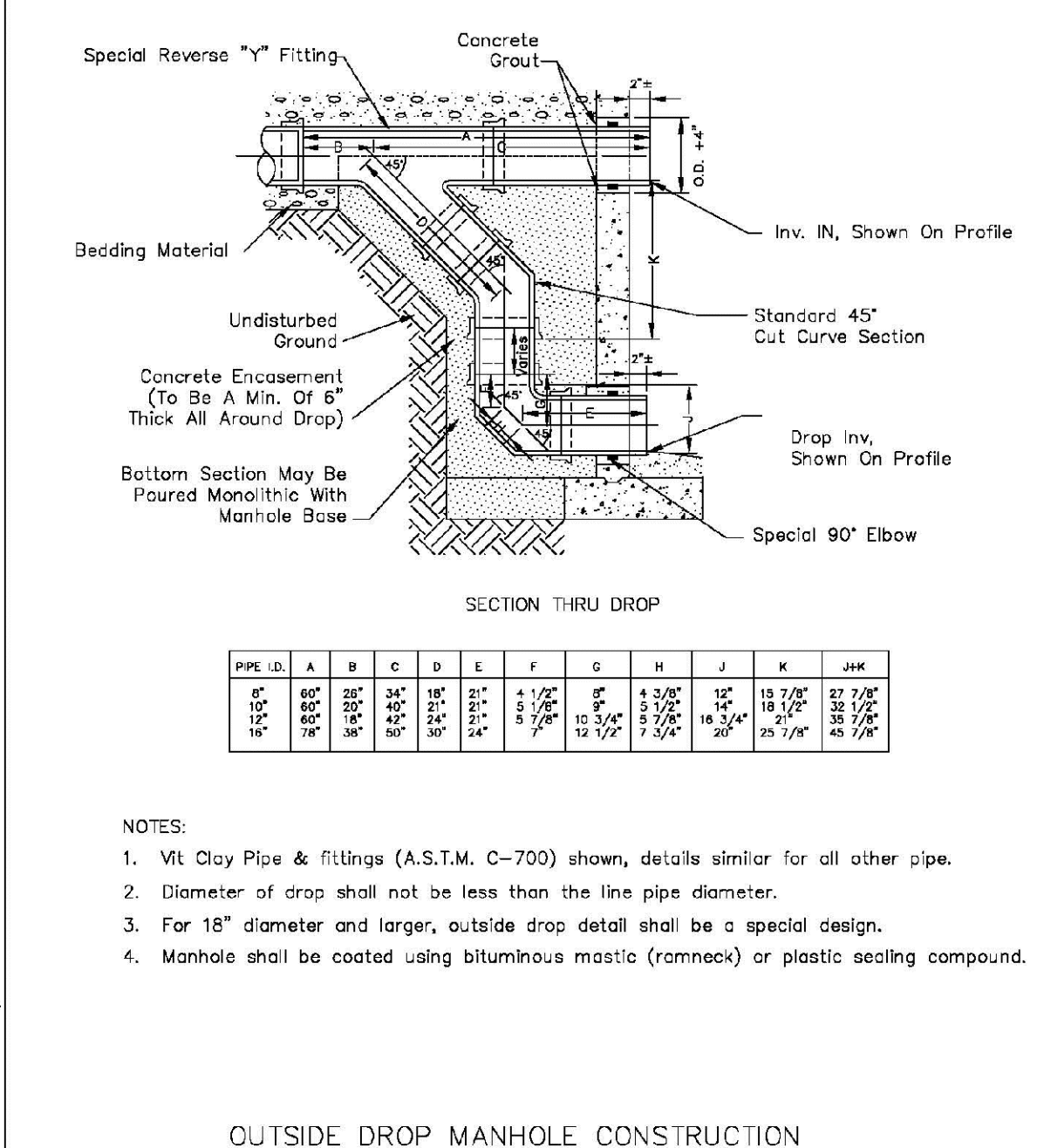


PARKER WATER & SANITATION DISTRICT
TYPICAL BASE
CHANNELIZATION DETAILS

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

2016 REVISION

SHEET 53.7



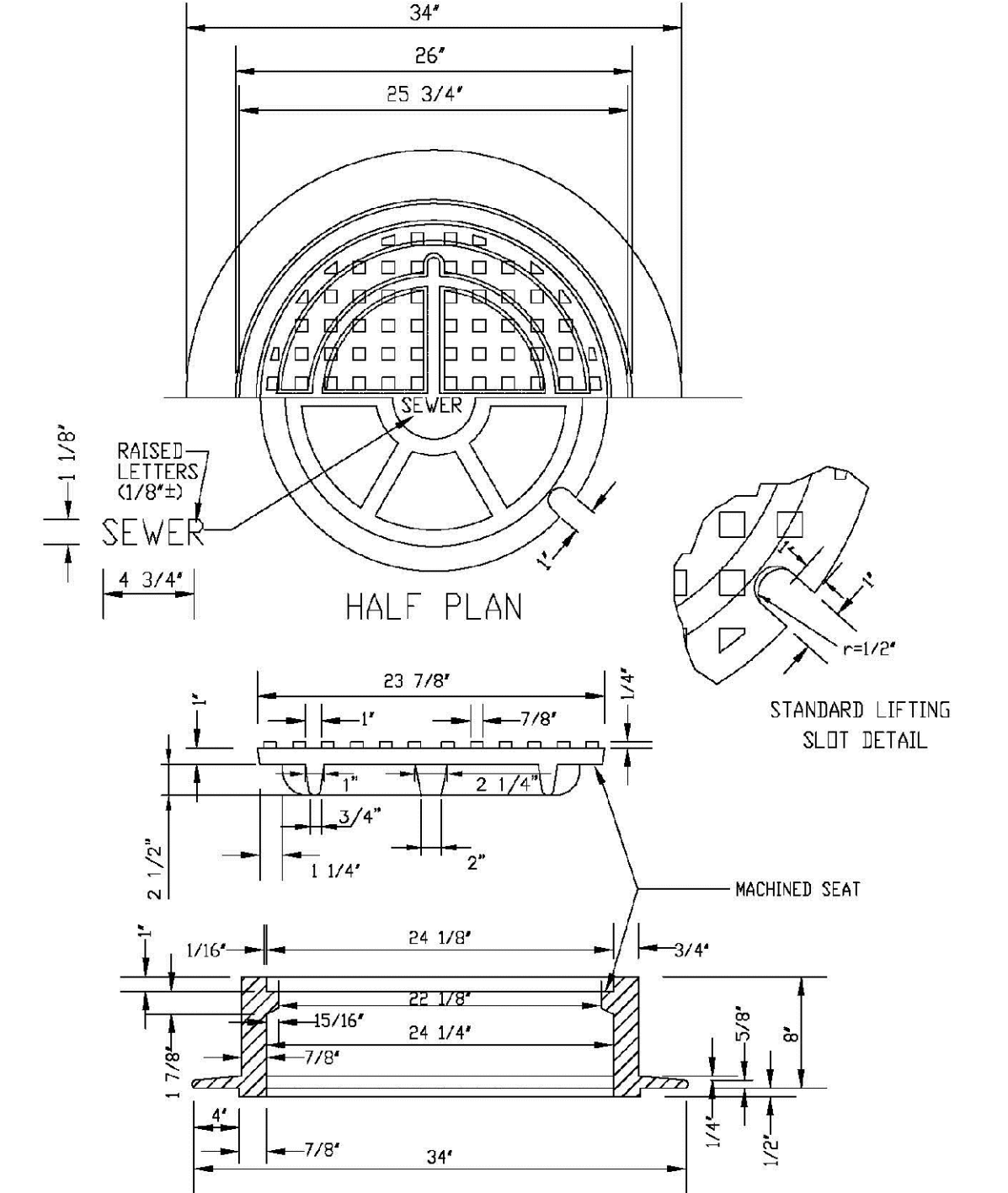
OUTSIDE DROP MANHOLE CONSTRUCTION

PARKER WATER & SANITATION DISTRICT
OUTSIDE DROP MANHOLE
CONSTRUCTION

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

2016 REVISION

SHEET 53.8



PARKER WATER & SANITATION DISTRICT
24\"/>

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

2016 REVISION

SHEET 53.9

N:\PROJECTS\BSS RANCH\ENGINEERING\DESIGN SHEETS\MULTIFAMILY\PRELIMINARY\WATER AND SANITATION\SANITARY SEWER DETAILS.DWG, CDDVA, 1/23/2018 4:59 PM

TYPE IIa
SANITARY SEWER CROSSING UNDER WATER MAIN
IF $d_2 > 2$ ft., ENCASUREMENT NOT REQUIRED

TYPE IIb
SANITARY SEWER CROSSING OVER TOP OF WATER MAIN
FULL ENCASUREMENT REQUIRED REGARDLESS OF DIMENSION d_2 .

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

GENERAL NOTES FOR TYPE I, II & III ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASEMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
- LENGTH OF ENCASEMENT FOR:
(a) TYPE I & II ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
(b) TYPE II ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
(a) TYPE I OR TYPE II IF $d_1 \leq 18"$ (d $\leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
(b) TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS REGARDLESS OF DIMENSION d_2 .
(c) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(d) IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
(a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC IF $d_1 \leq 4"$ & $d_2 \leq 5"$.
(b) COMPACTED CLASS "B" BEDDING IF $d_1 \leq 4"$ & $d_2 > 5"$ (IF $d_2 > 8"$ FOR TYPE II ENCASEMENT POUR CONCRETE ON UNDISTURBED SOIL).
- SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
- THESE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
- IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIPE SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.

PARKER WATER & SANITATION DISTRICT
CONCRETE ENCASEMENT
TYPE II

SCALE: NONE	DATE: 2/98
APPROVED: JFN	5/98 4/01 1/08
DISTRICT ENGINEER	

2008 REVISION

SHEET 7

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

GENERAL NOTES FOR TYPE I, II & III ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED & BOTTOM HALF OF ENCASEMENT IS POURED SEPARATELY, A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
- LENGTH OF ENCASEMENT FOR:
(a) TYPE I & II ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH EXCAVATED FOR PROPOSED SEWER OR CONDUIT.
(b) TYPE II ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, TO BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
(a) TYPE I OR TYPE II IF $d_1 \leq 18"$ (d $\leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
(b) TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS REGARDLESS OF DIMENSION d_2 .
(c) THIS IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d_2 .
(d) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(e) IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
(a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC IF $d_1 \leq 4"$ & $d_2 \leq 5"$.
(b) COMPACTED CLASS "B" BEDDING IF $d_1 \leq 4"$ & $d_2 > 5"$ (IF $d_2 > 8"$ FOR TYPE II ENCASEMENT POUR CONCRETE ON UNDISTURBED SOIL).
- SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.
- THESE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDUITS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.
- IN CERTAIN SITUATIONS WHERE CONDUIT DIAMETER "D" IS EXTREMELY LARGE, PIPE SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
- CONCRETE ENCASED PIPING SHALL BE UNIED WITH FELT LAYER.

PARKER WATER & SANITATION DISTRICT
CONCRETE ENCASEMENT
TYPE III

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

2016 REVISION

SHEET S4.8

MANHOLE INVERT TIE-IN

NOTES

- NEW BENCH SHALL INCLUDE REINFORCEMENT TO CONTROL CONCRETE CRACKING.

PARKER WATER & SANITATION DISTRICT
MANHOLE INVERT TIE-IN DETAIL

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

2016 REVISION

SHEET S4.9

MANHOLE STUB-OUT DETAIL

NOTES

- IF STUB-OUT IS ABANDONED, THE PIPE SHALL BE REMOVED AND THE HOLE SEALED WITH NON-SHRINK GROUT.

PARKER WATER & SANITATION DISTRICT
MANHOLE STUB-OUT DETAIL

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

2016 REVISION

SHEET S4.10

IN-LINE CLEANOUT SECTIONS

SECTION A-A

SECTION B-B

SECTION C-C

COVER

FRAME

SECTION ON CENTER OF FRAME

SECTION OF COVER

PARKER WATER & SANITATION DISTRICT
IN-LINE CLEANOUT SECTIONS

SCALE: NONE	DATE: 2/98
APPROVED: PVR	2/00 1/08 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S4.12

DOMESTIC SEWER TAPPING DETAIL

NOTES:

- TAPS IN STAGGERED CONFIGURATION AT 10 O'CLOCK AND 2 O'CLOCK

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

PARKER WATER & SANITATION DISTRICT
DOMESTIC SEWER TAPPING DETAIL

SCALE: NONE	DATE: 2/98
APPROVED: PVR	4/01 1/08 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET S4.13

P.V.C. SADDLE CONNECTION DETAIL

NOTES:

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

PARKER WATER & SANITATION DISTRICT
P.V.C. SADDLE CONNECTION DETAIL

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

2016 REVISION

SHEET S4.14

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

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

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 1 CONSTRUCTION DRAWINGS
SANITARY SEWER DETAILS

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

SCALE: AS SHOWN
FILE NO: 8130283701

SHEET NUMBER 27

Revisions

No.

Date

Init.

Appr.

Date

INSPECTION POLICY:

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

INSTALLATION NOTES:

WATER

1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING. (3/4" MIN.)
2. APPROVED BEDDING TO BE SQUEEGEE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE SUB-IN AND BUILDING. COMPRESSION COUPLINGS WILL NOT BE ALLOWED ON NEW CONSTRUCTION. SILVER SOLDERED JOINTS MUST BE USED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD 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. CRAWL SPACE REQUIRES CONTINUOUS COPPER WITH A 1" BURY.
6. CURB STOP MUST BE PLUMB AND CENTERED OVER THE NUT. IT SHOULD BE STRAPPED TO THE METER PIT (RESIDENTIAL INSTALLATIONS) OR CENTERED OVER THE EASEMENT LINE (COMMERCIAL INSTALLATIONS). THE ASSEMBLY MUST BE AT OR SLIGHTLY ABOVE FINISHED GRADE.
7. MOVED CURB BOXES MUST BE INSPECTED BY PWSD 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 INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

PARKER WATER & SANITATION DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

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

2016 REVISION

SHEET W1.2

TYPICAL PLAN

NTS

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

NTS

TYPICAL STREET Q PROFILE

NTS

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

NTS

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

NTS

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

NTS

NOTES:

1. ALTERNATE TO THE ABOVE: FASTEN PL. VALVE DIRECTLY TO A PL. ANCHOR. THE PL. VALVE SHALL BE CALLED "VALVE 1".
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH.
3. NO PORTION OF FIRE HYDRANT MAY
4. FIRE HYDRANT EXTENSIONS MAY NOT BE MORE THAN 90° WALK AREA.

PARKER WATER & SANITATION DISTRICT
FIRE HYDRANTS
LOCATION & INSTALLATION

SCALE: NONE	DATE: 2/96
APPROVED: 4/01	10/16
PVR	05/02
DIRECTOR OF ENGINEERING	10/27

2016 REVISION

SHEET W2.5

PIPE LOCATION SYSTEM

NTS

PLAN

NTS

SECTION VIEW @ FIRE HYDRANT

NTS

NOTES:

1. FOR USE ON ALL DUTILE SOON AND PVC WATER MAINS.
2. LOCATOR STATION POSITION MAY BE MODIFIED AT THE DIRECTION OF THE DISTRICT ENGINEER.
3. A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PERMANENTLY ACCEPTANCE.

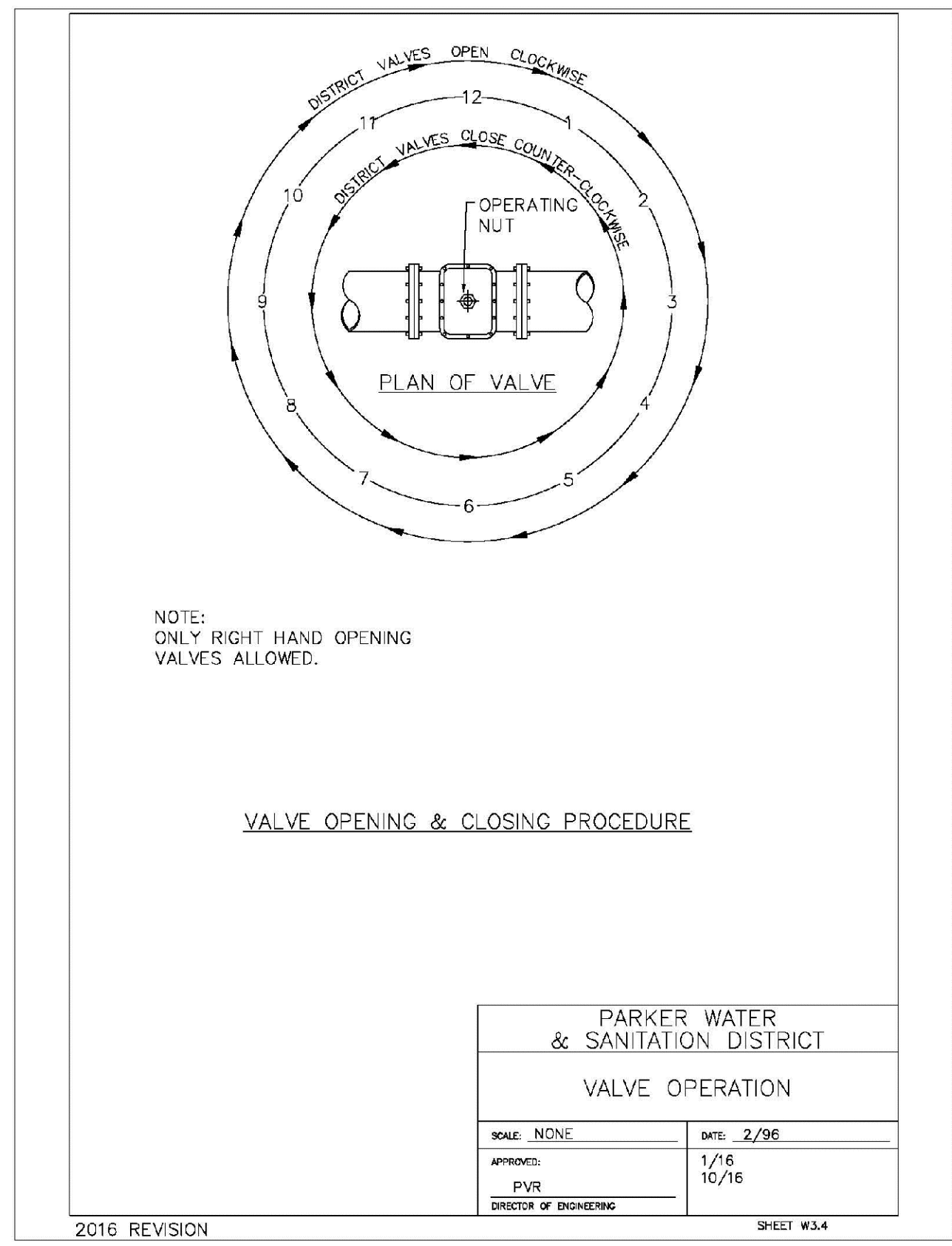
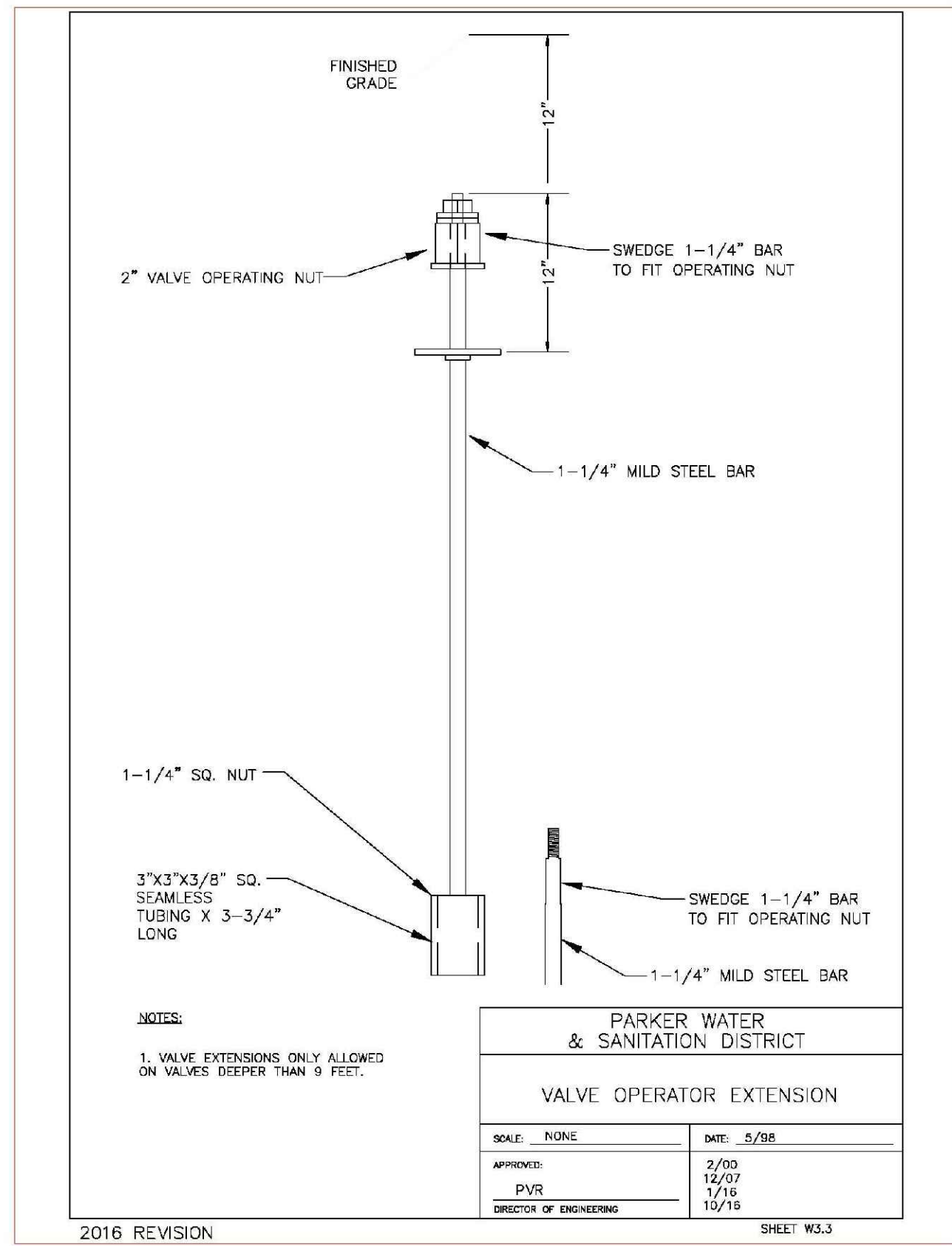
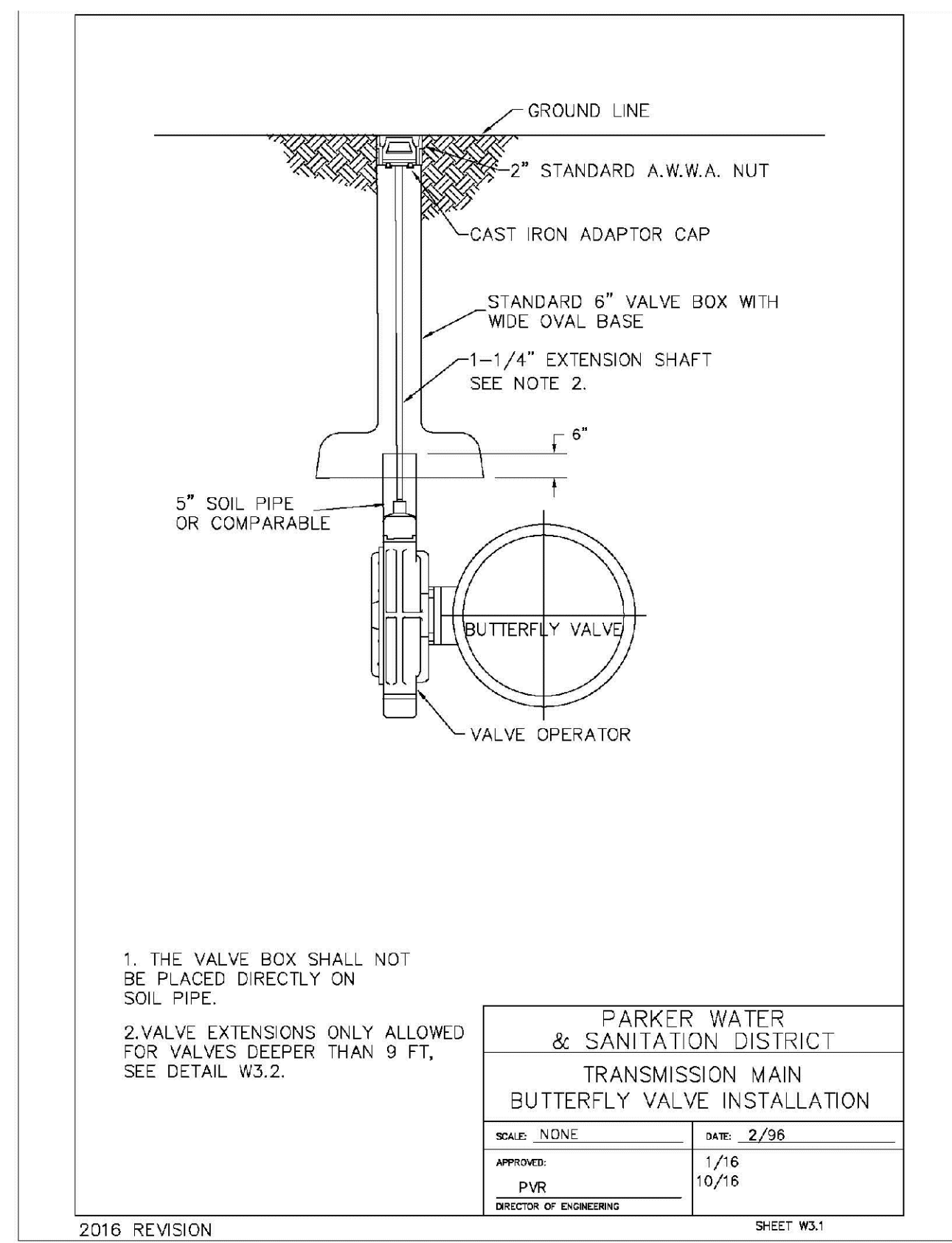
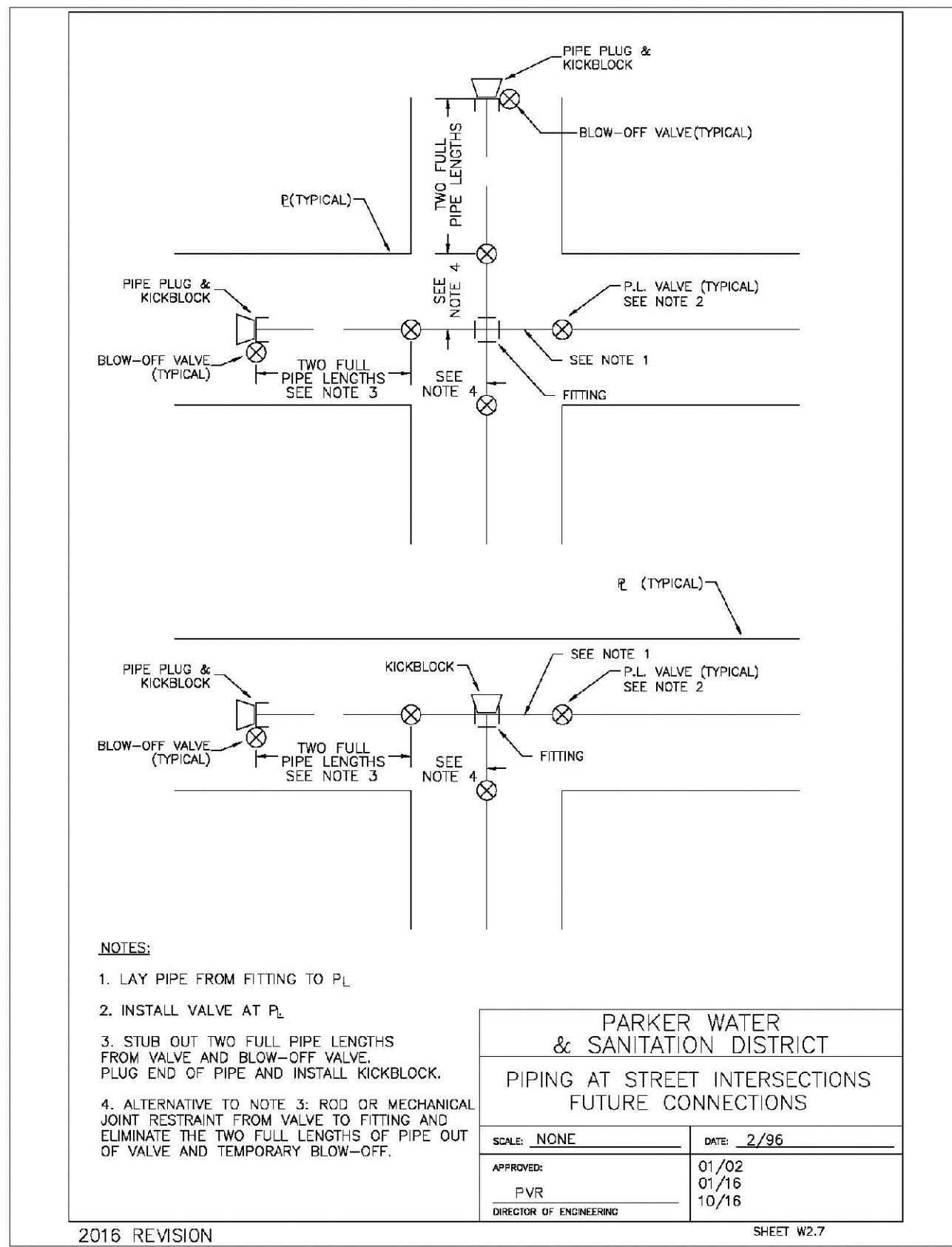
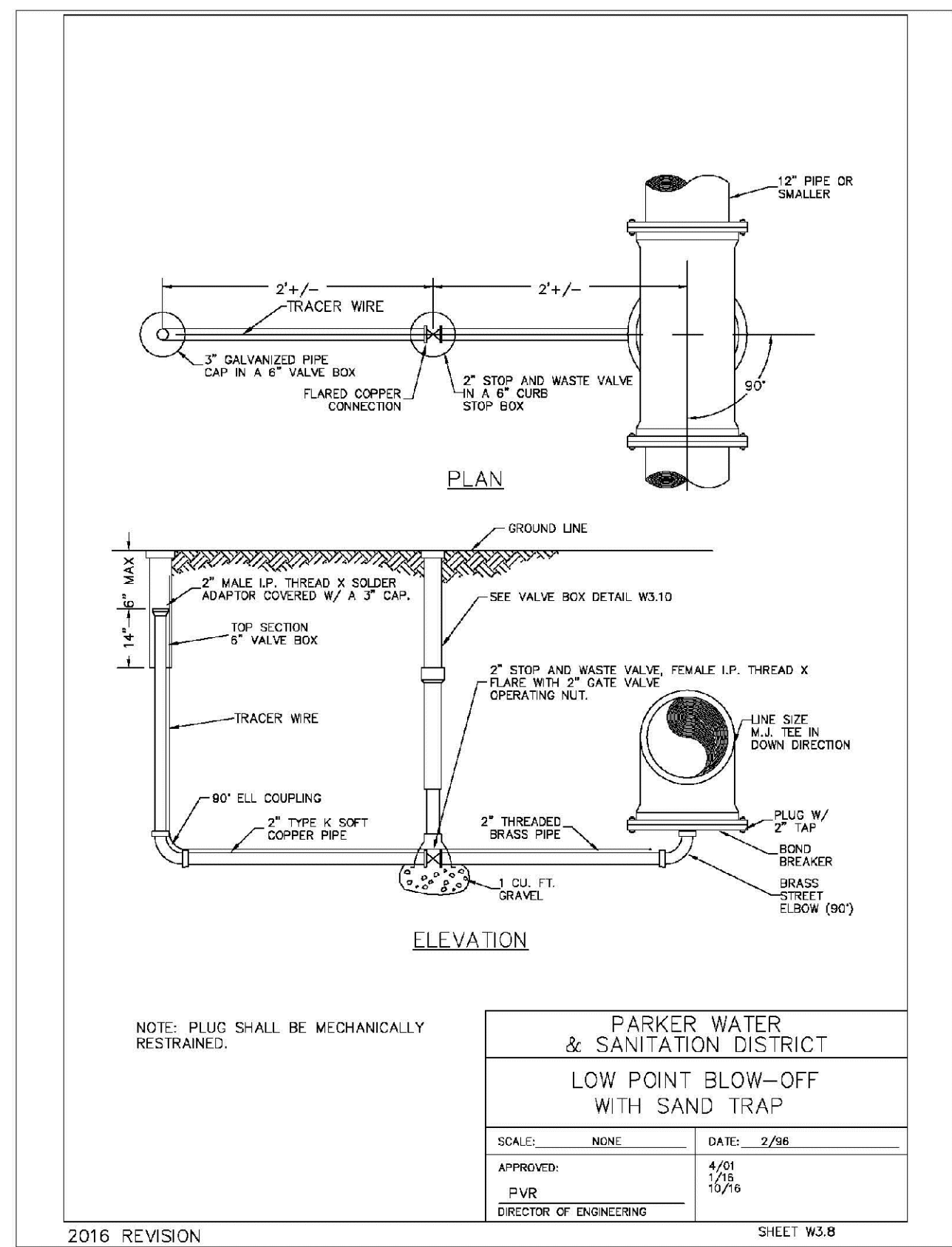
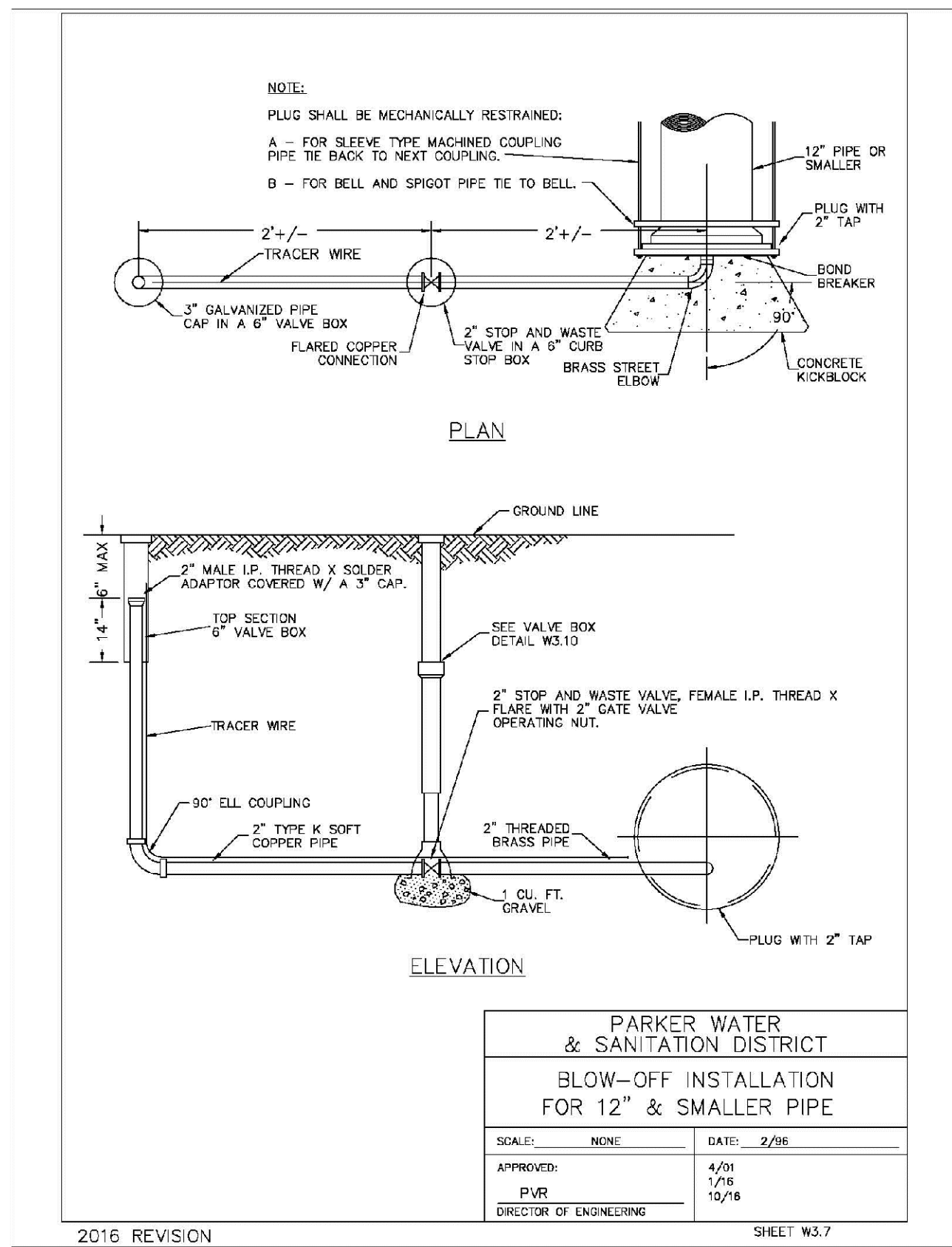
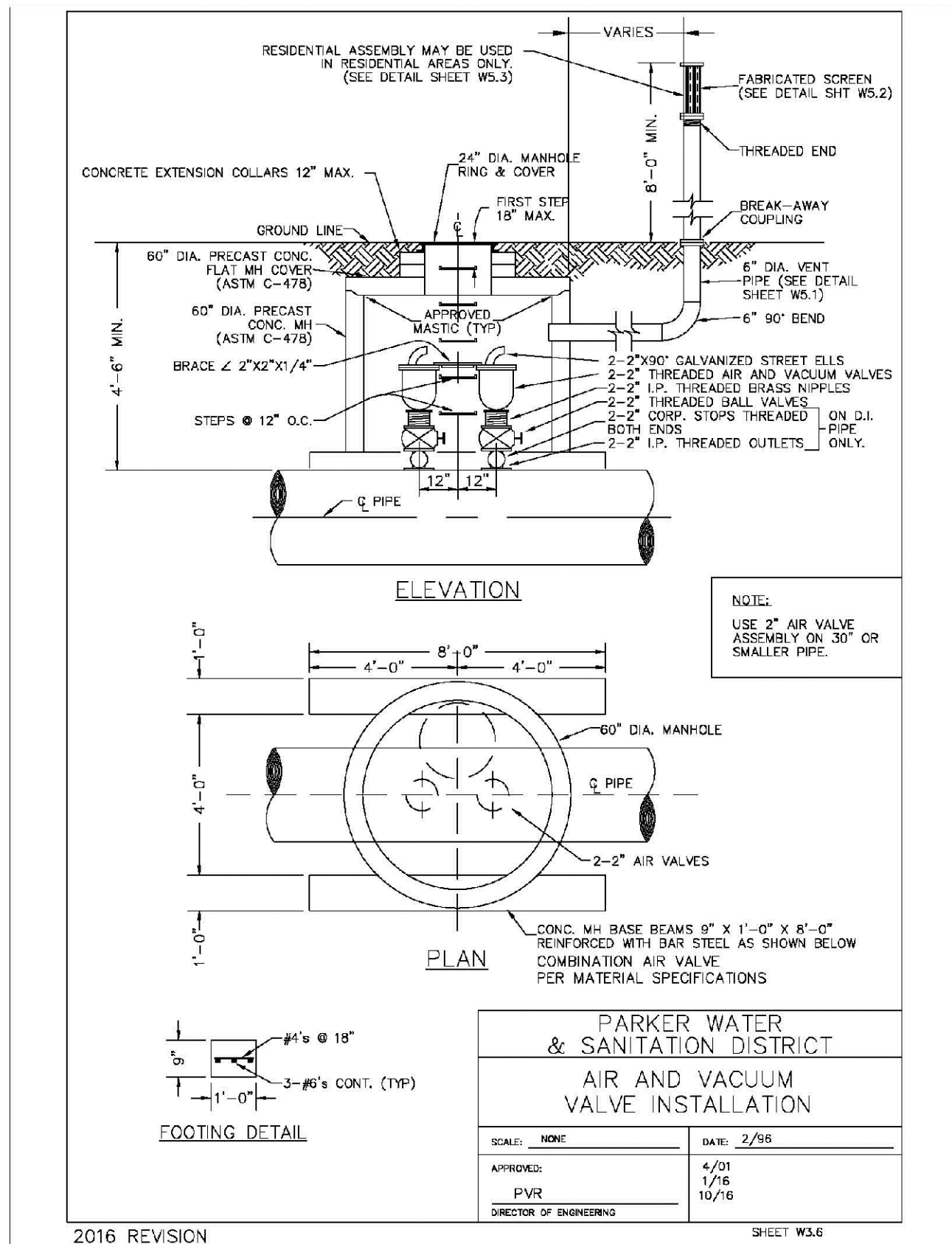
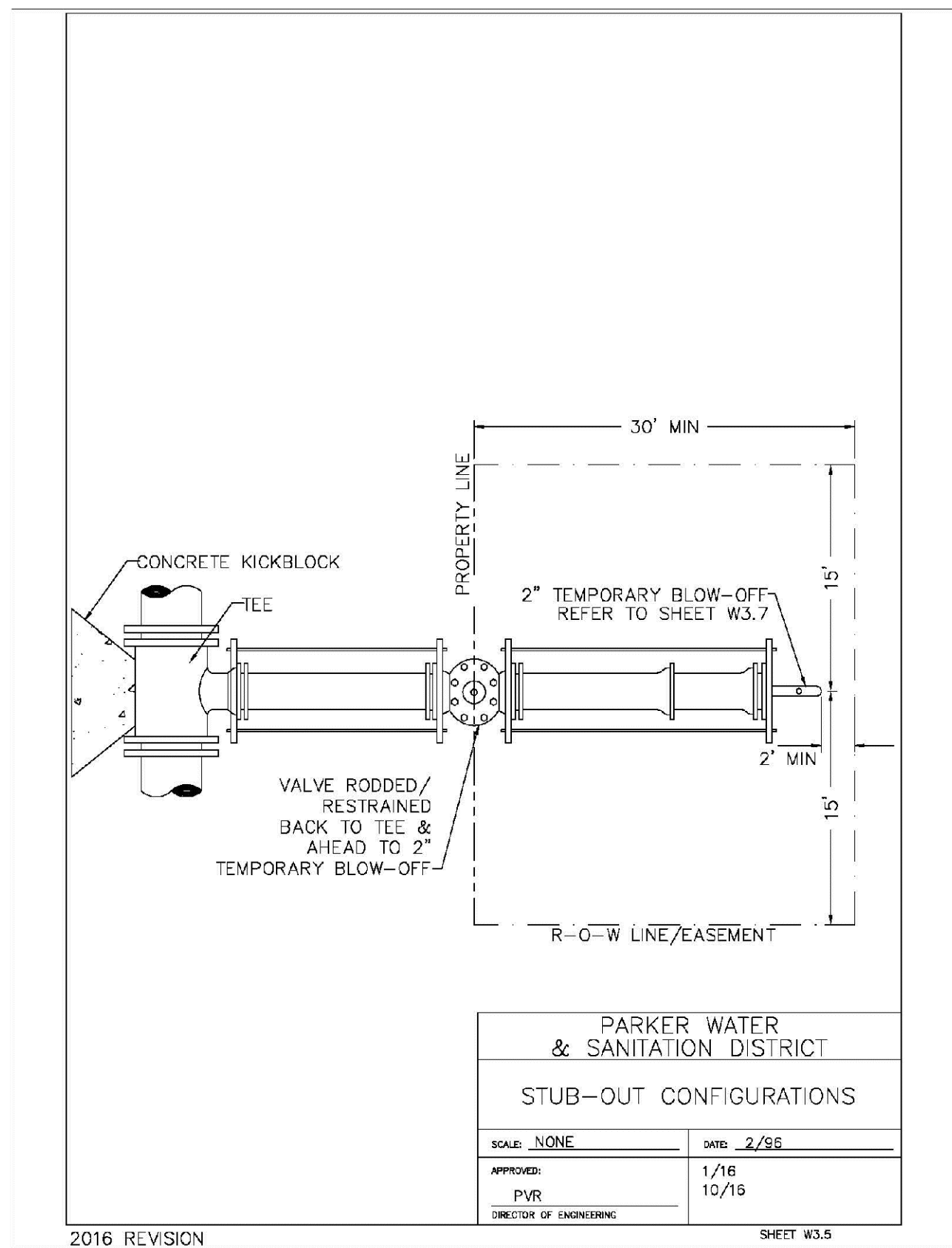
PARKER WATER & SANITATION DISTRICT
LOCATOR WIRE DETAILS

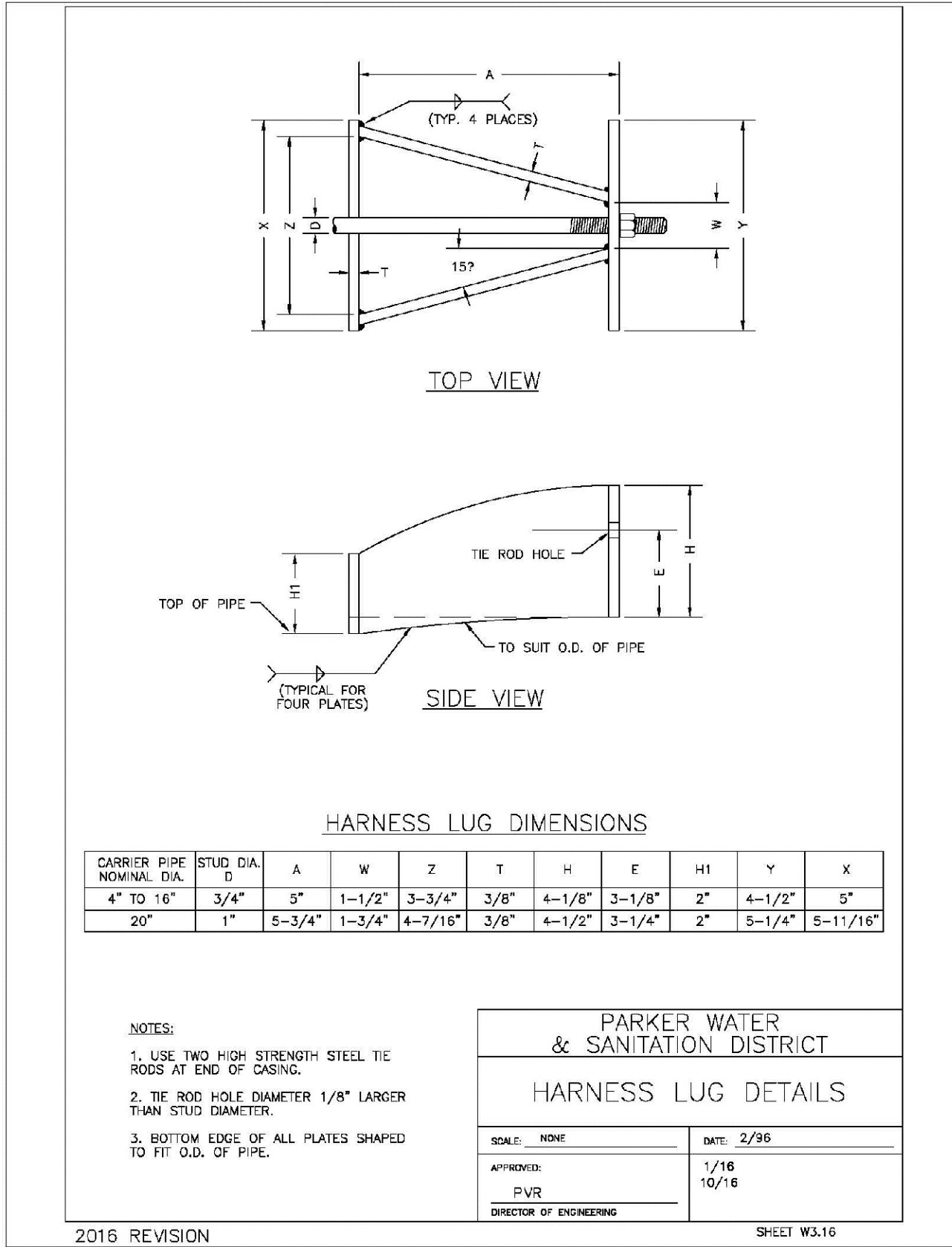
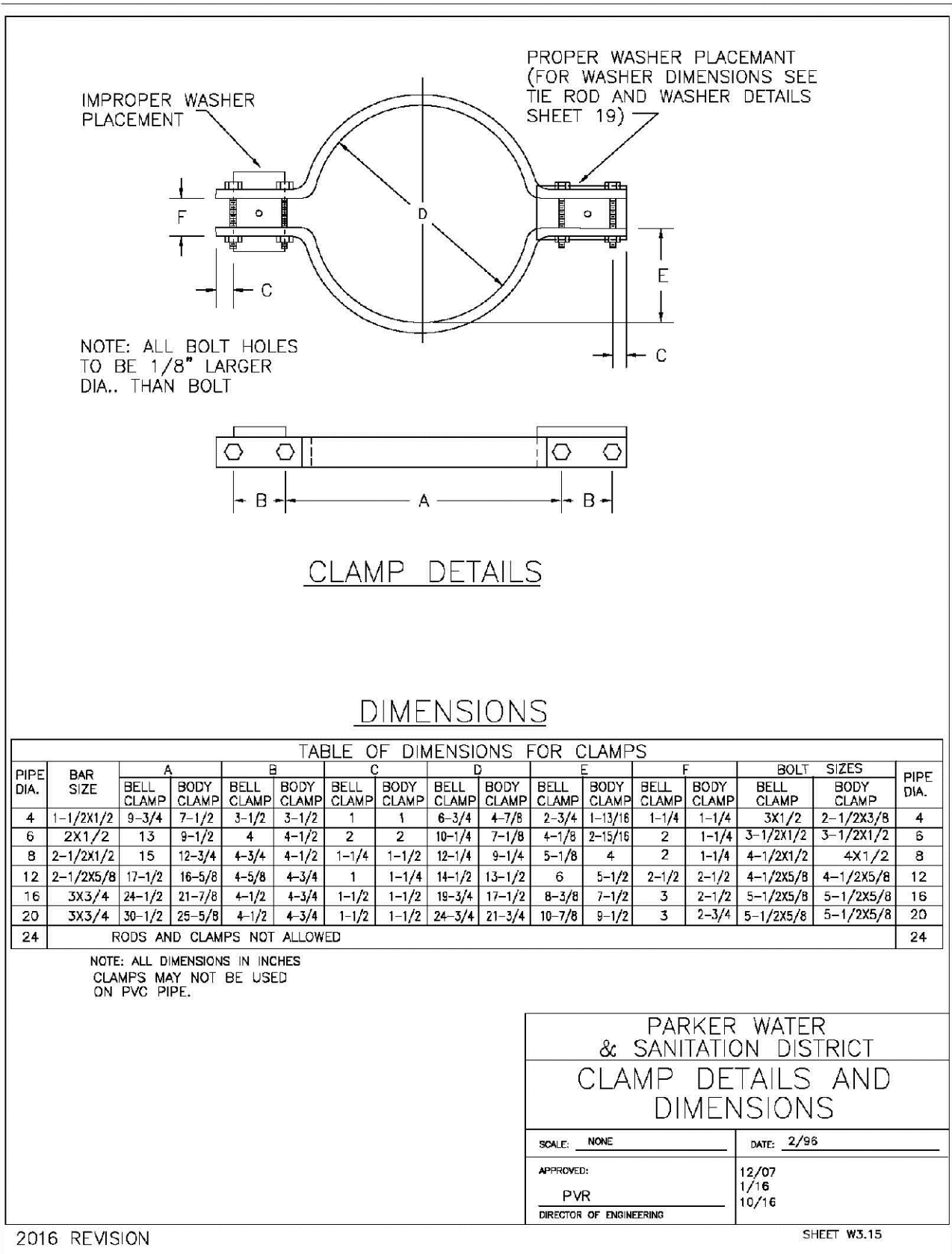
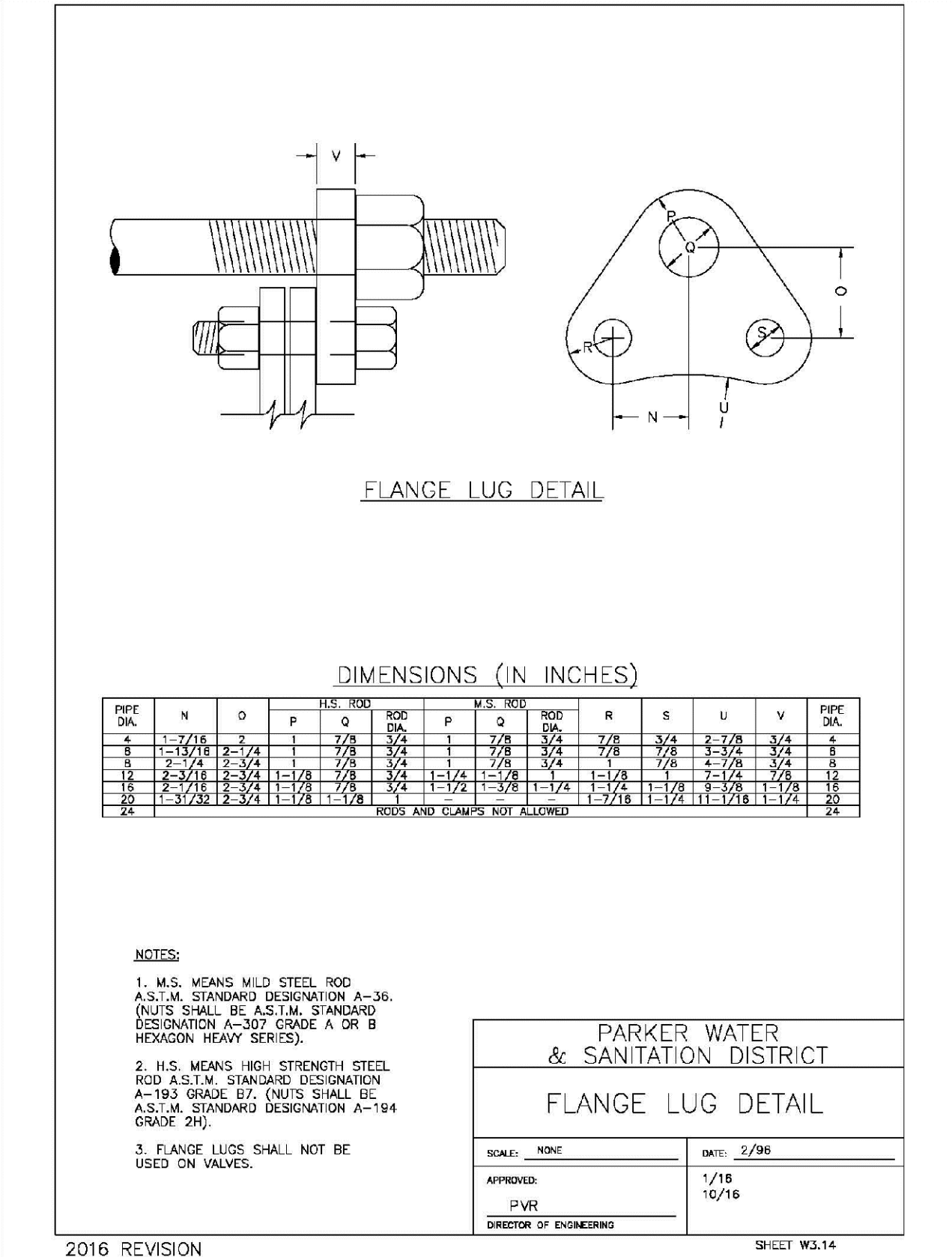
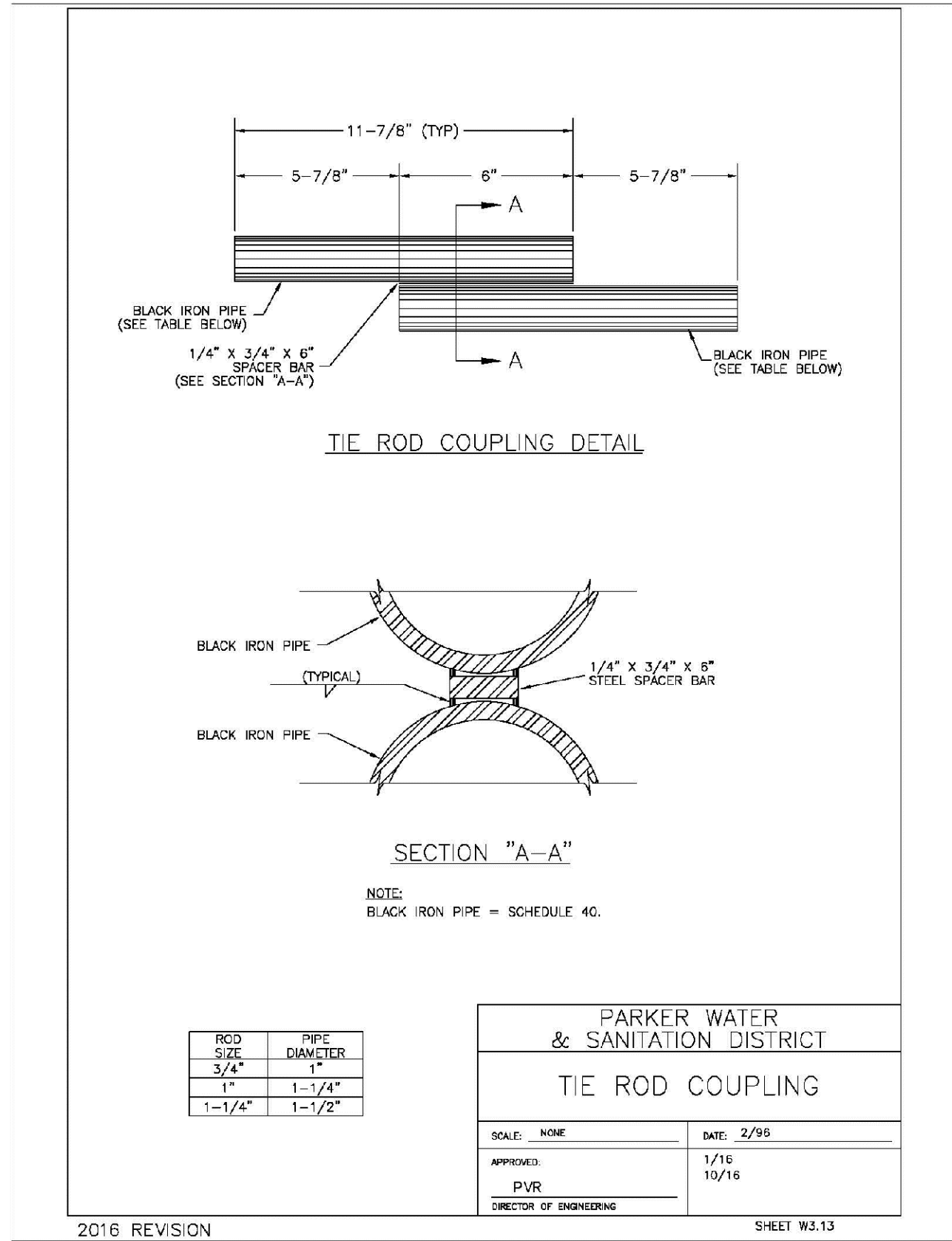
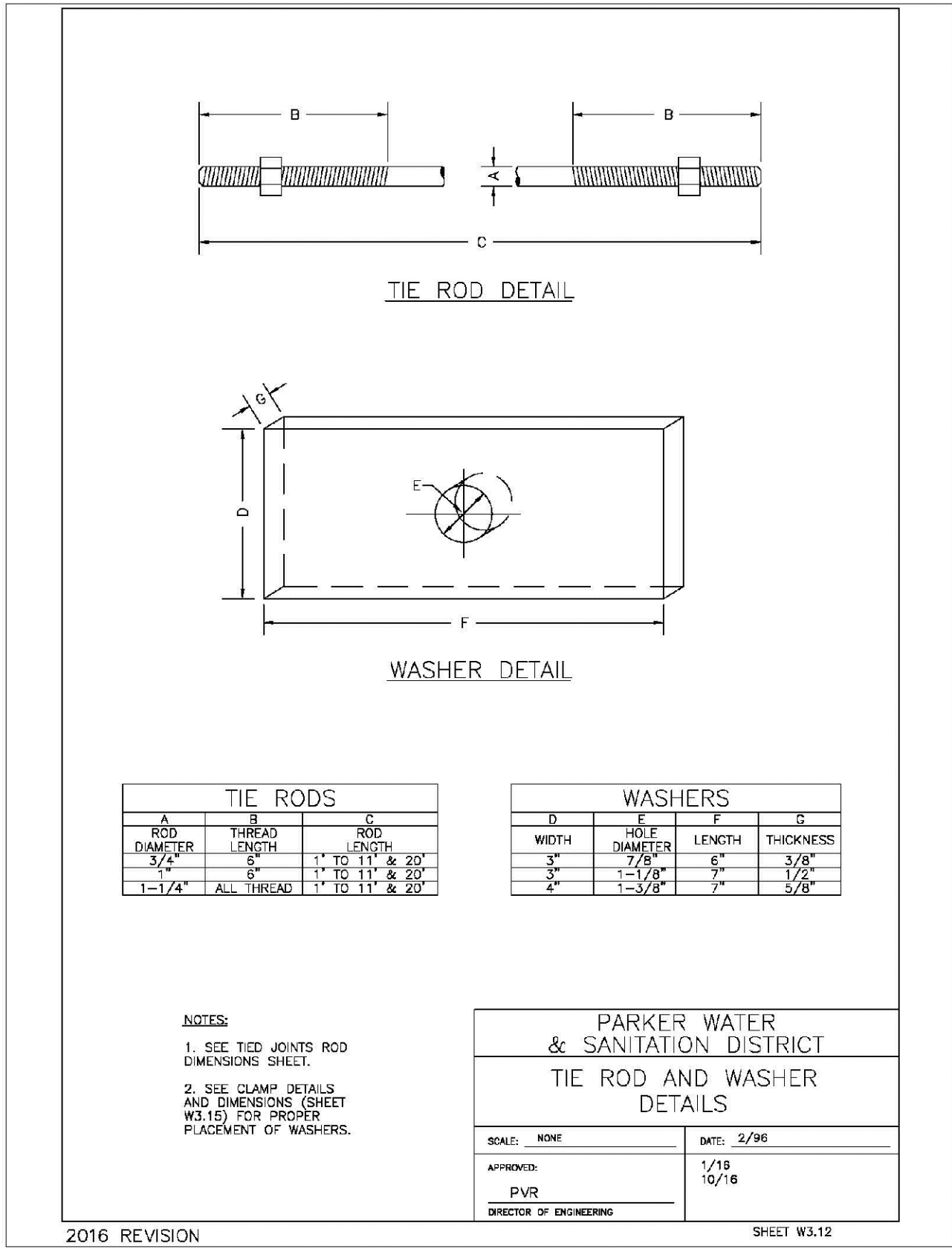
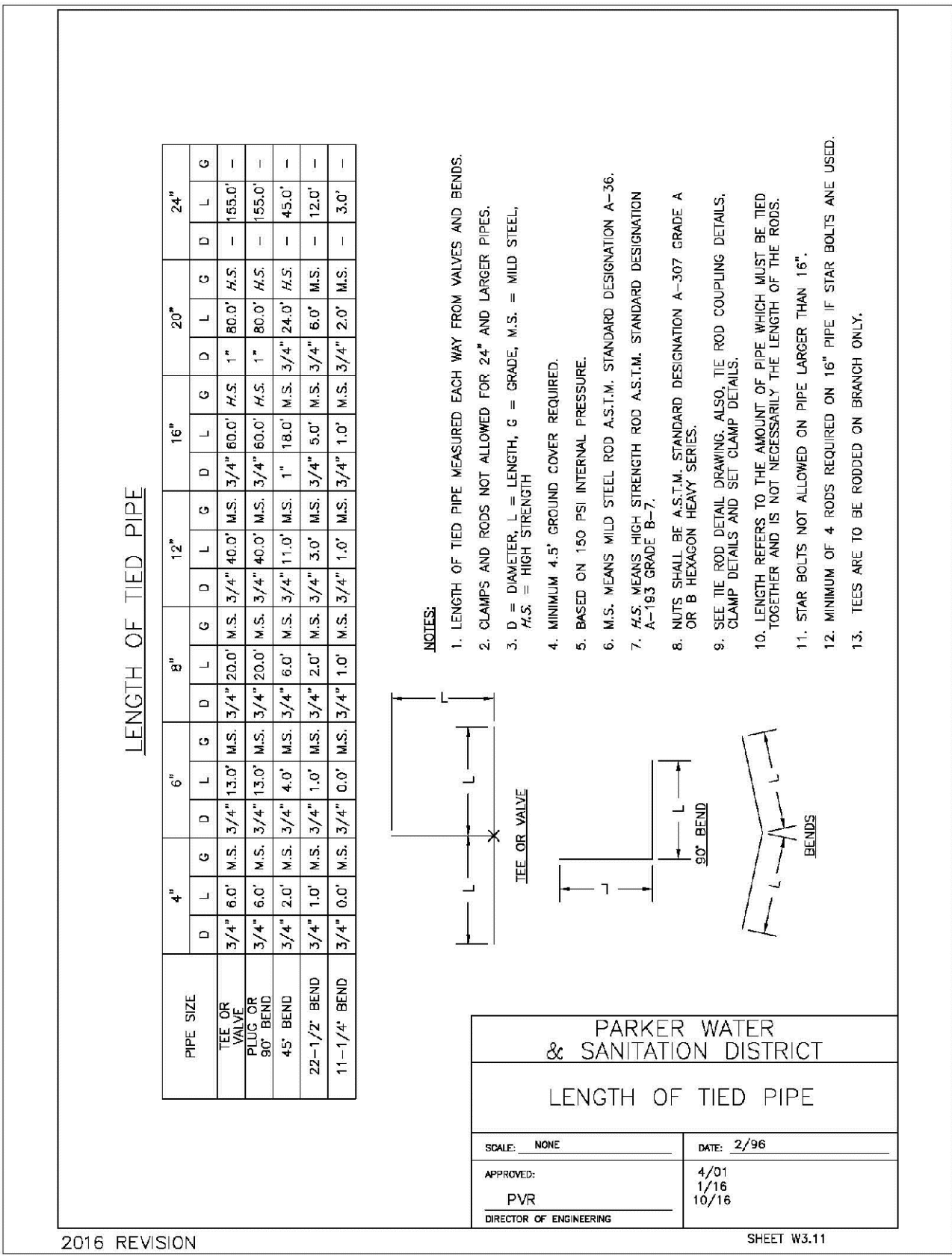
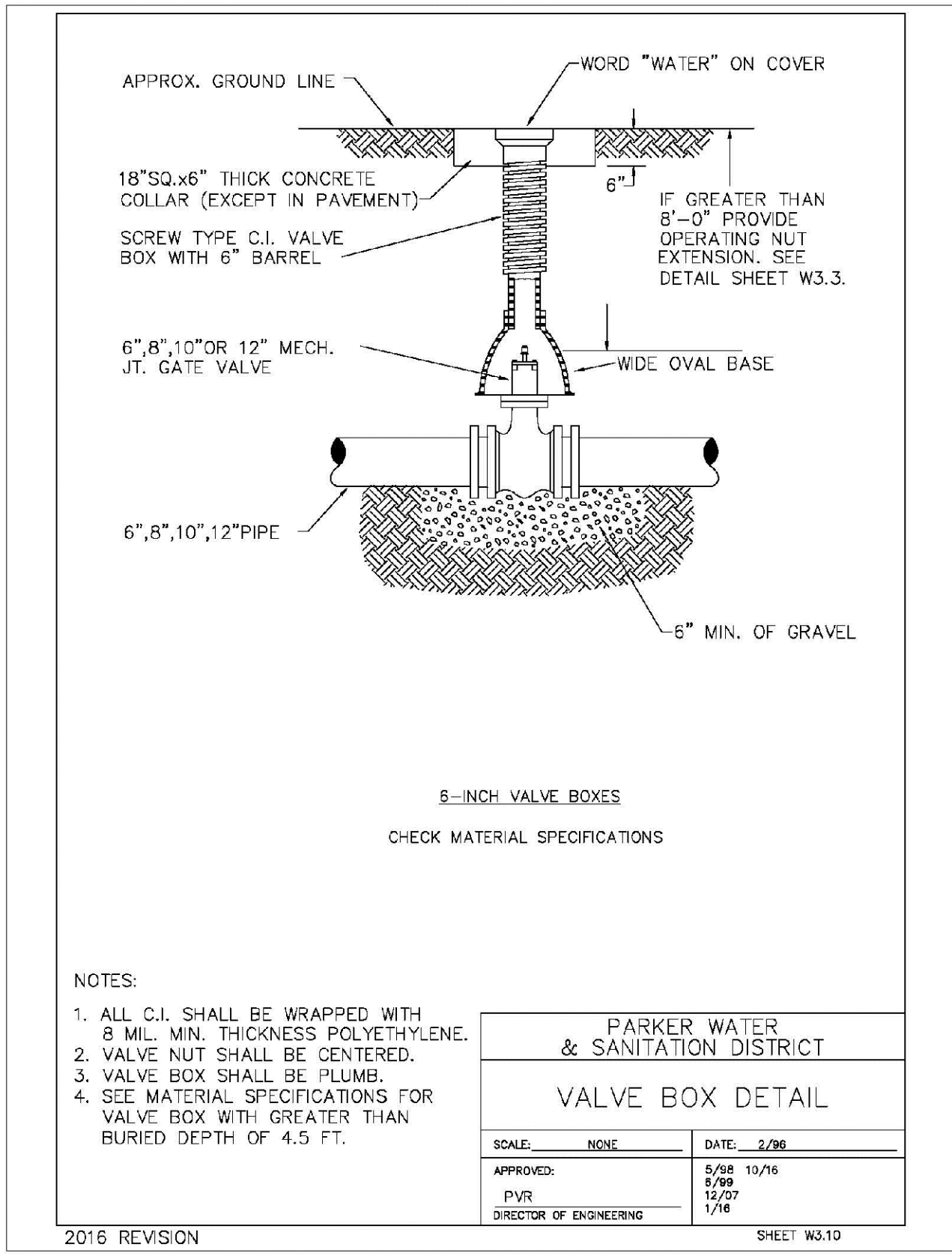
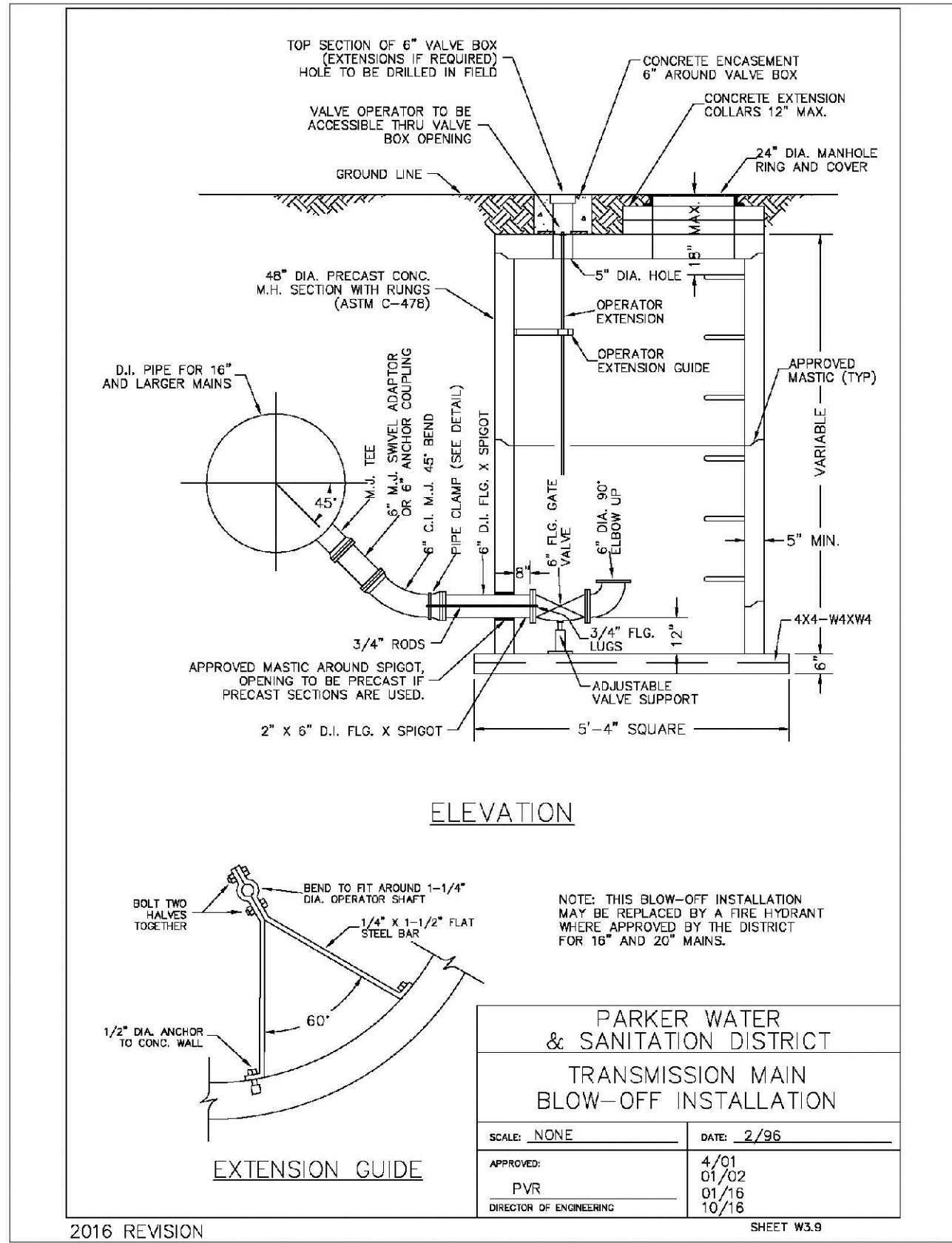
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APPROVED: 4/01	10/16
PVR	05/02
DIRECTOR OF ENGINEERING	10/16

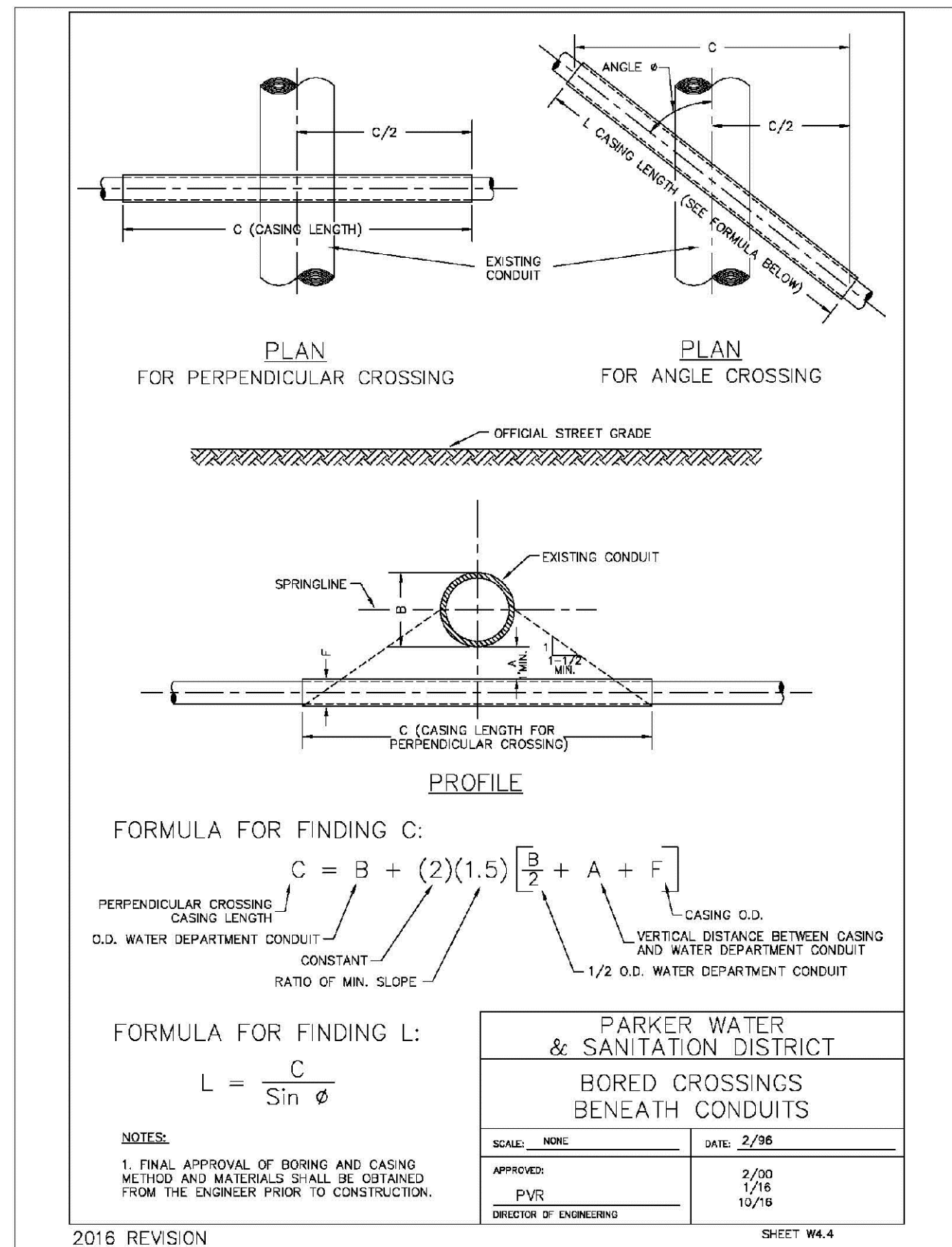
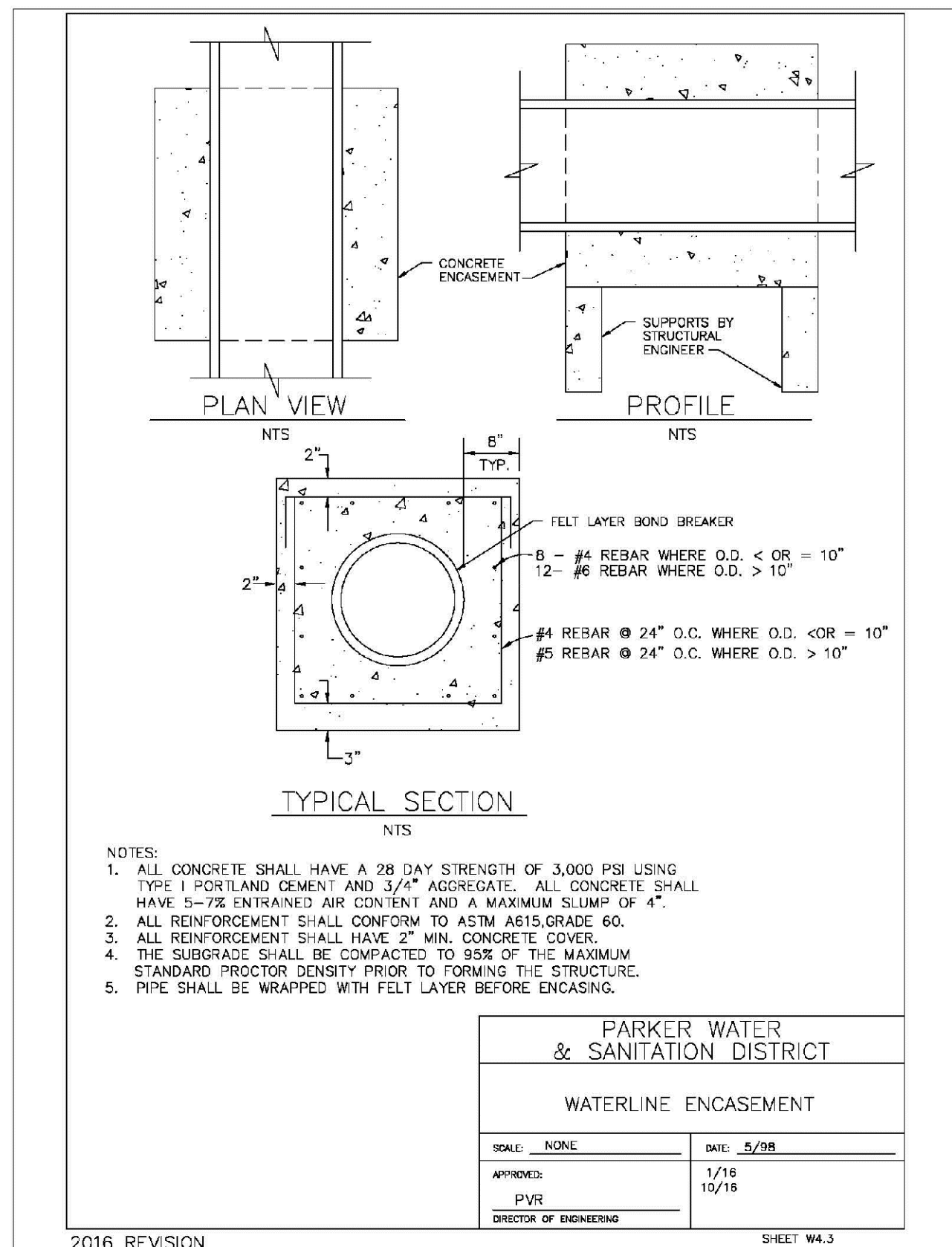
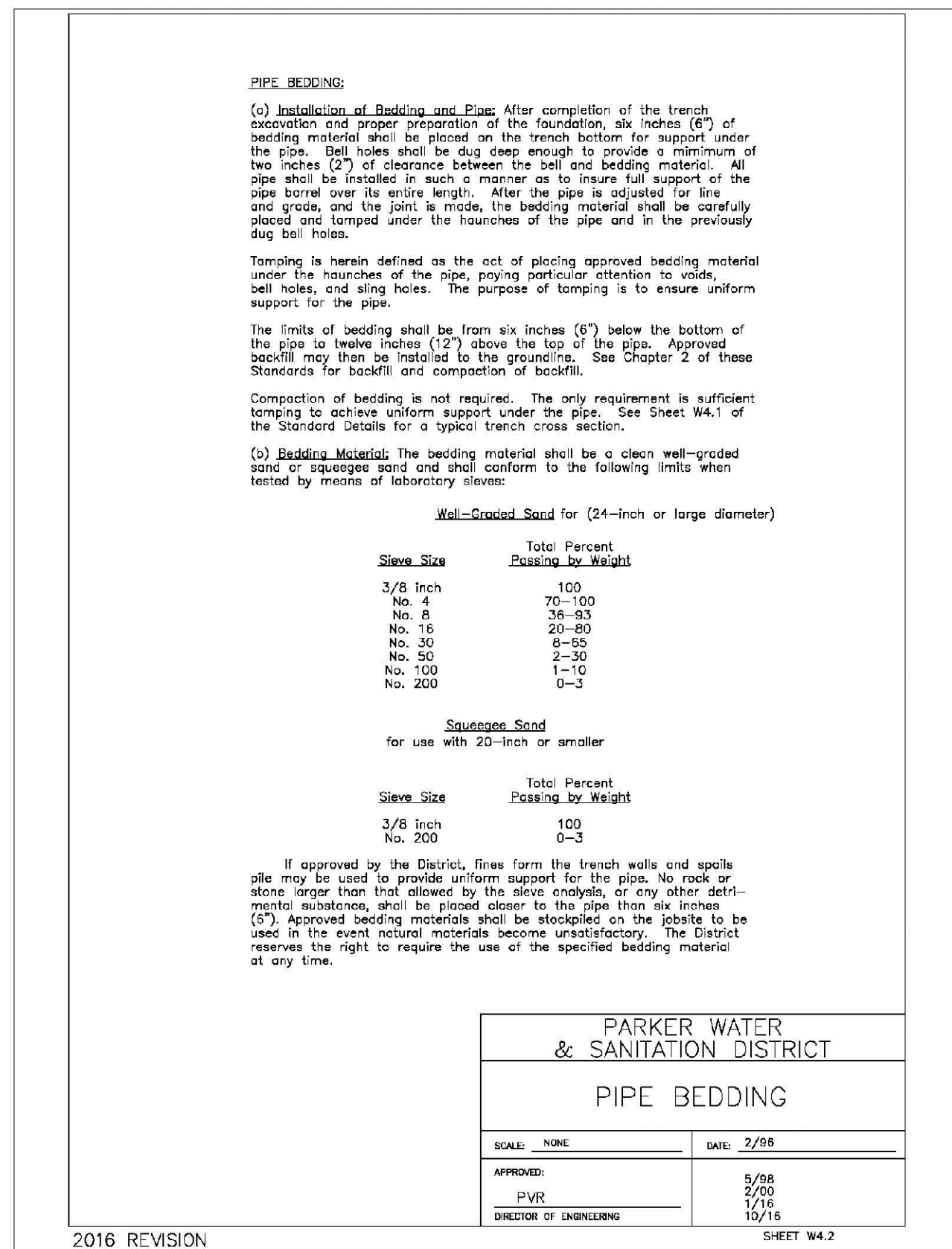
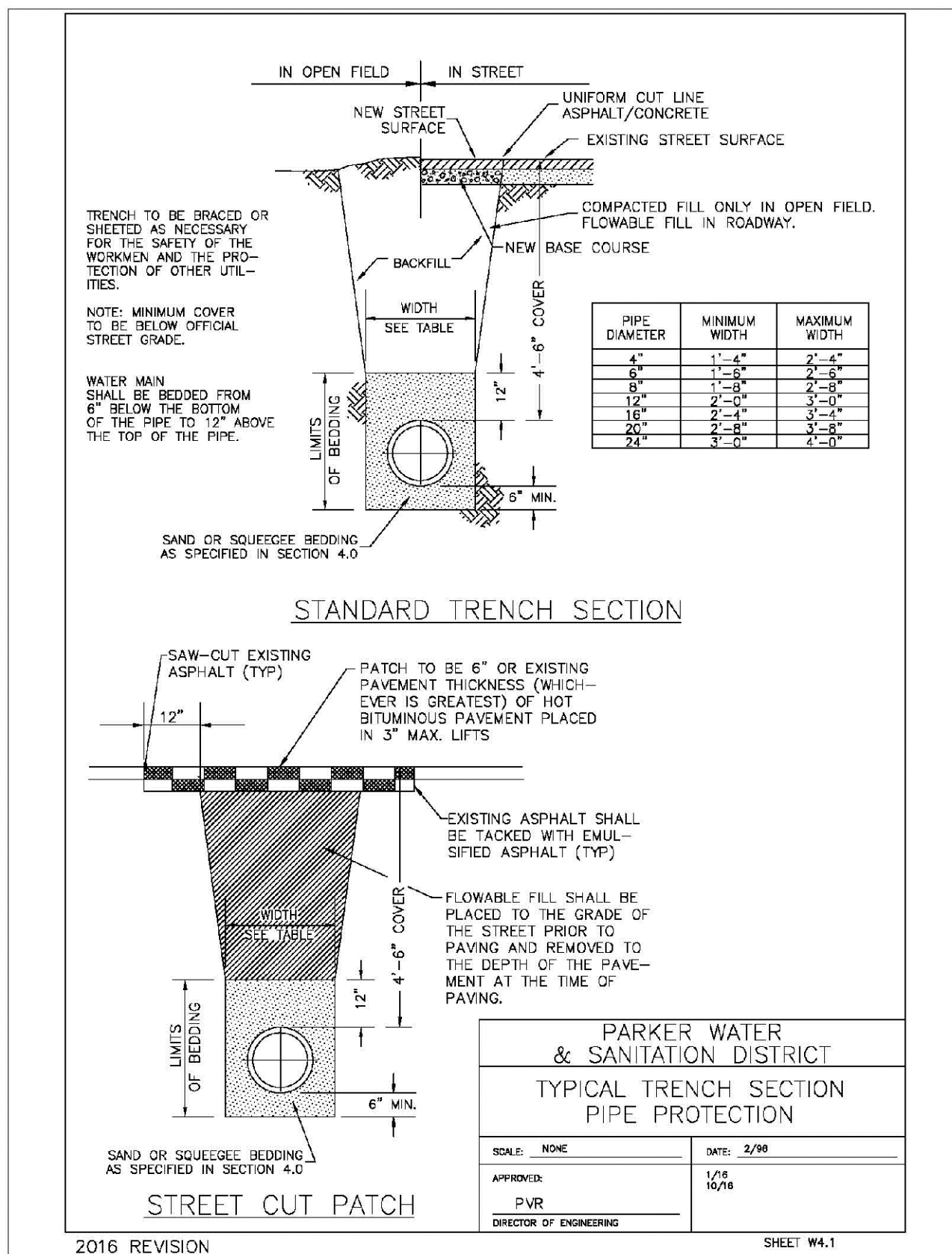
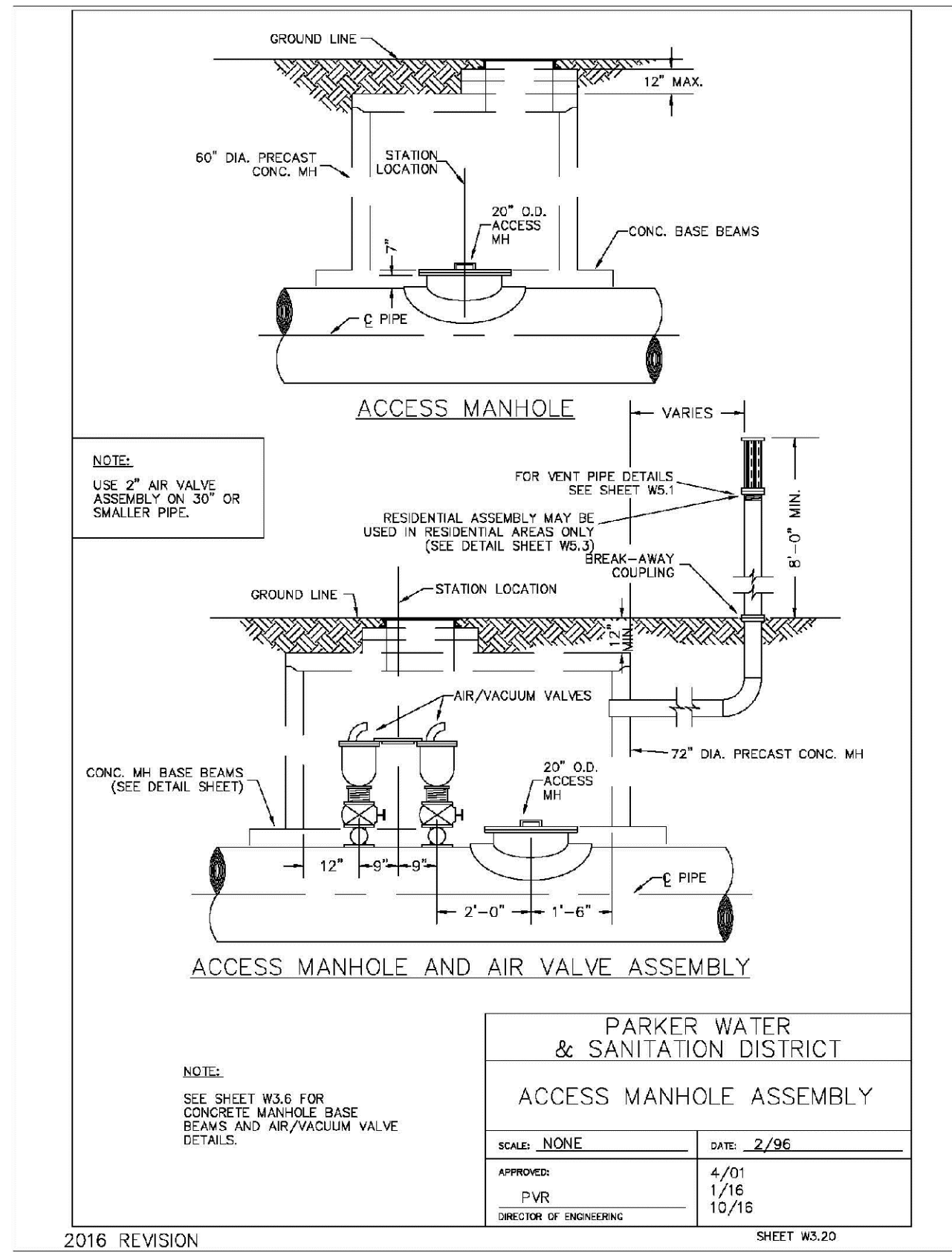
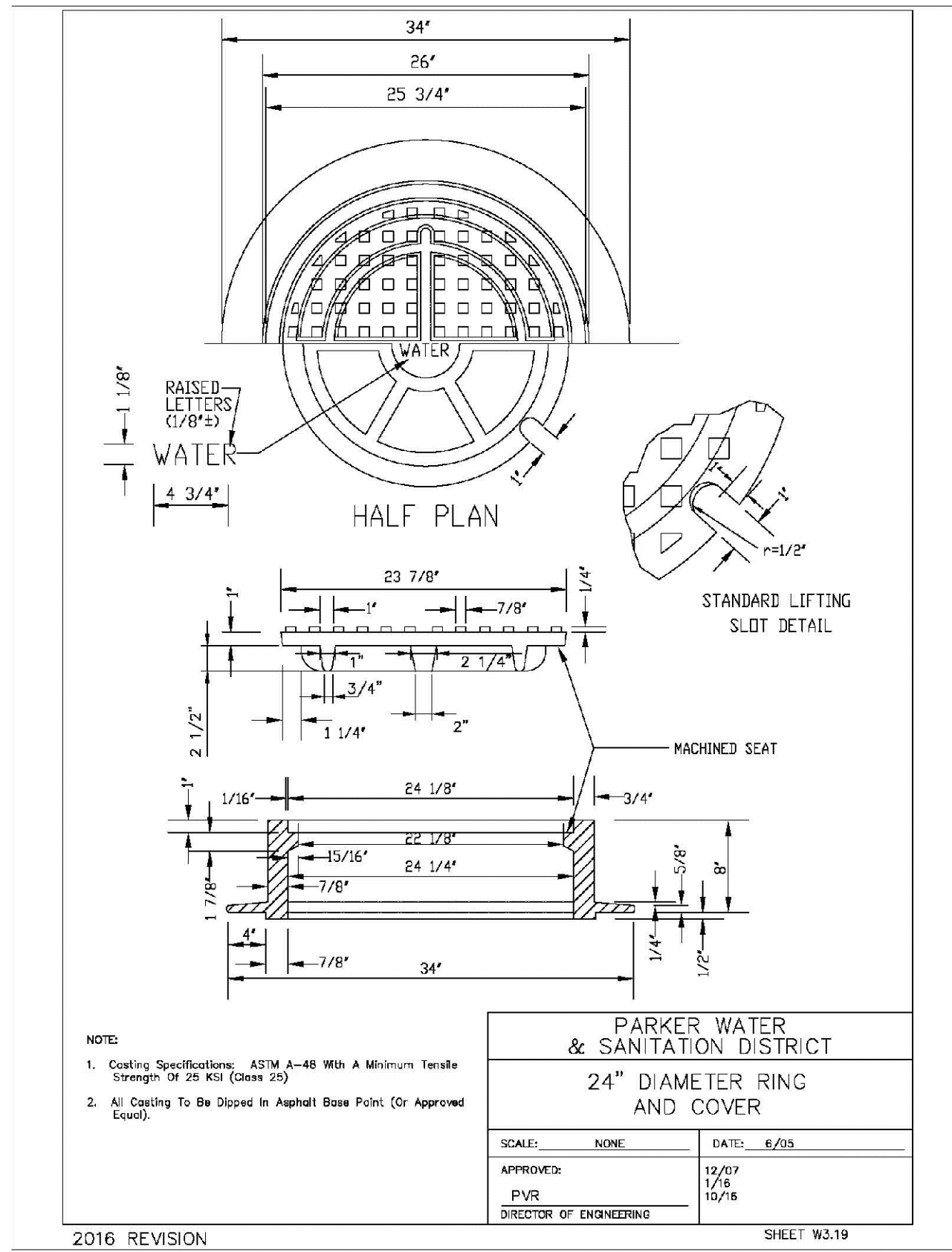
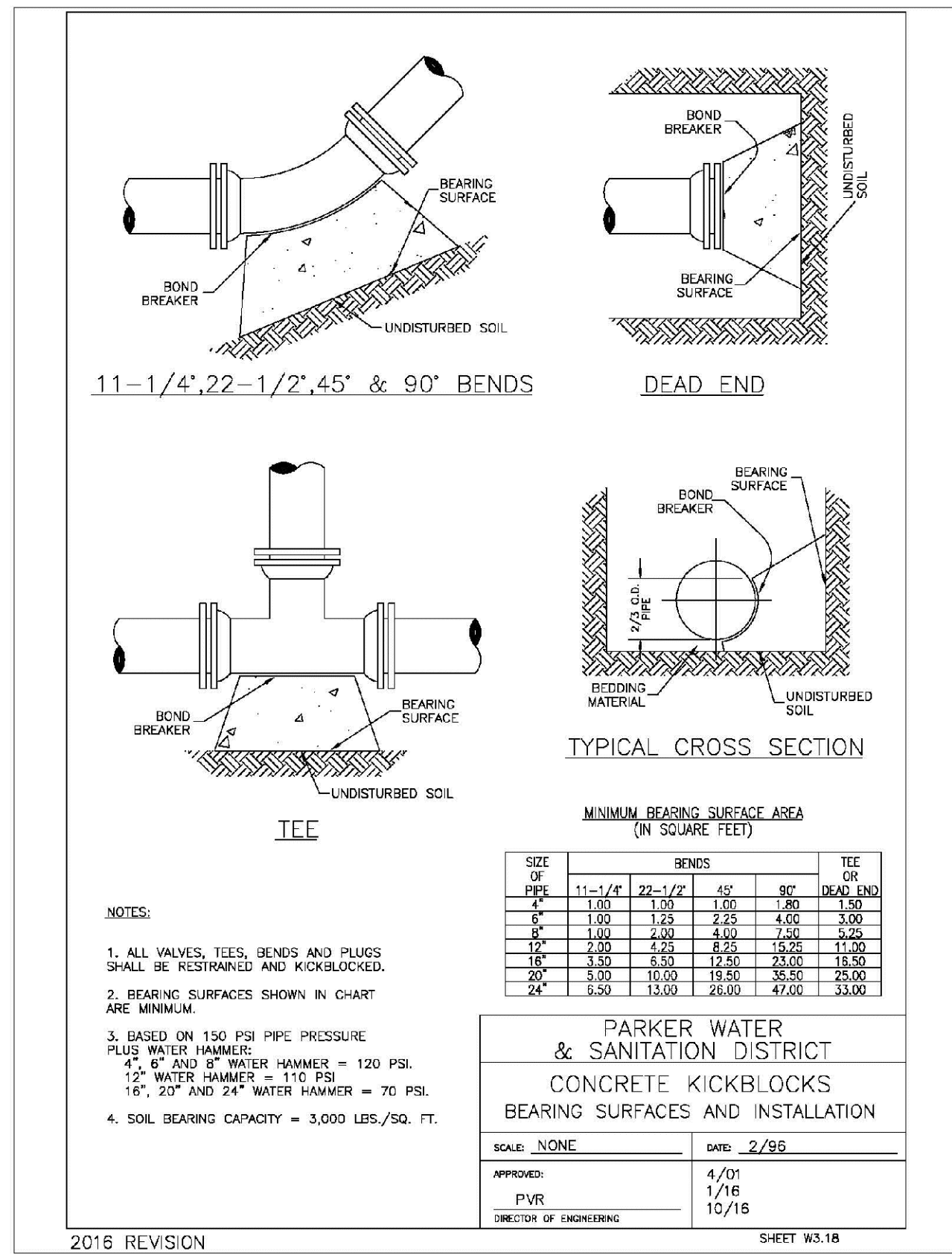
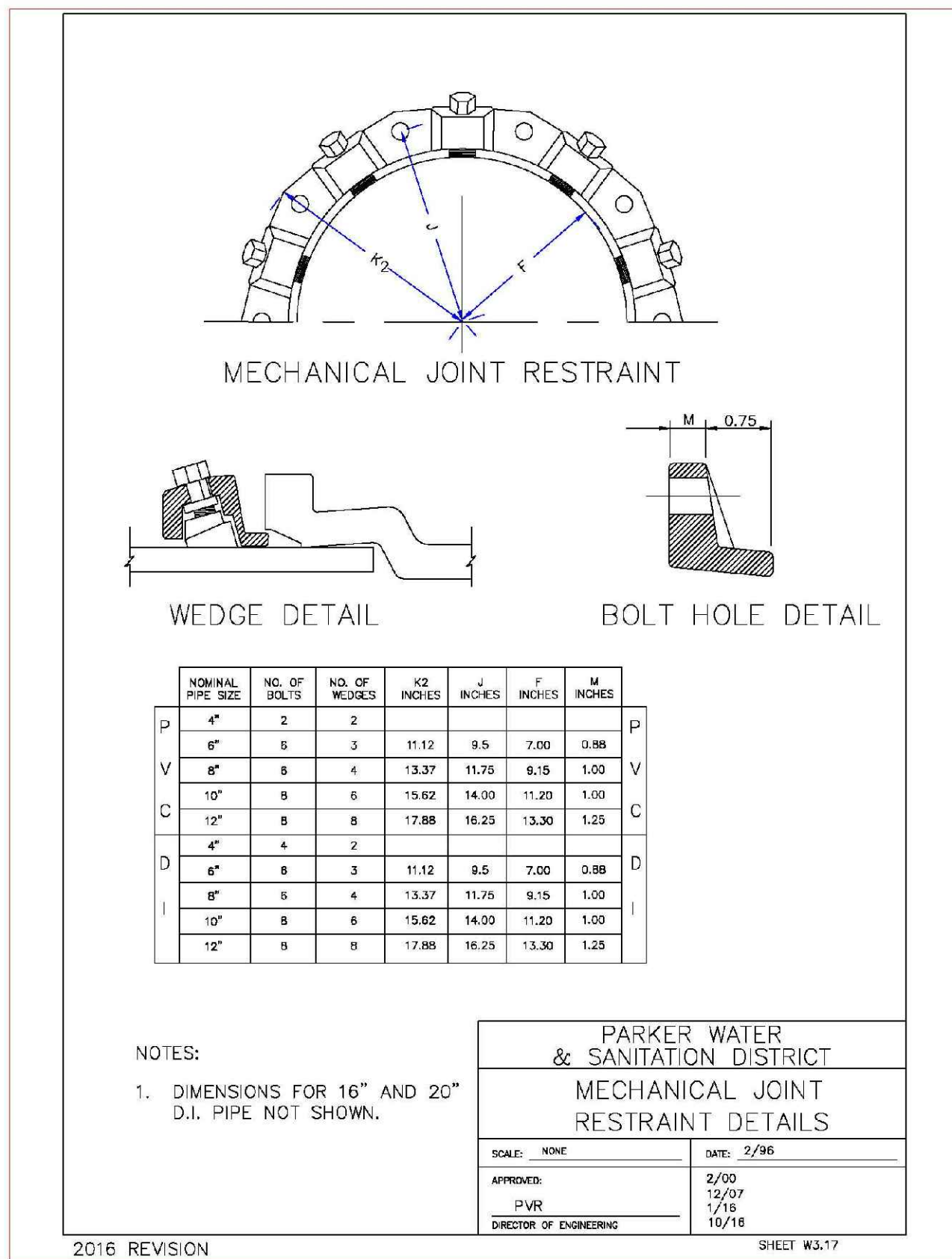
2016 REVISION

SHEET W2.6

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