

PARKER WATER AND SANITATION CONSTRUCTION PLANS

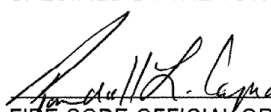
SECTIONS 4, 8, AND 9 TOWNSHIP 7 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN COUNTY OF DOUGLAS, STATE OF COLORADO

VICINITY MAP

SCALE: 1" = 2000'

FIRE DEPARTMENT APPROVAL

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


FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE

11/24/2020
DATE

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

THE DISTRICT INSPECTOR MUST BE NOTIFIED AT LEAST 48 HOURS PRIOR TO START OF CONSTRUCTION. CALL PARKER WATER AND SANITATION DISTRICT AT 303-841-4627. THE DISTRICT WILL PROVIDE PERIODIC INSPECTIONS OF THE WORK. 24 HOUR NOTICE TO THE DISTRICT 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: Dec 31 2020

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

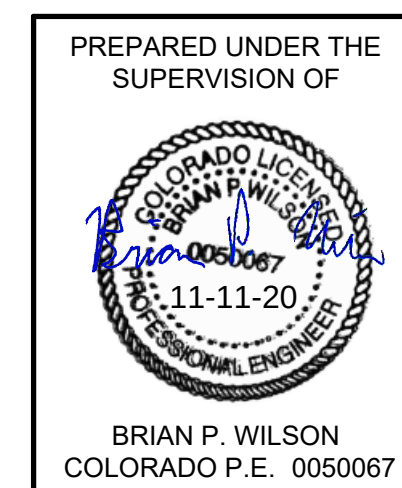
BY: 
(DISTRICT ENGINEER)

DATE SIGNED: Dec 31 2020

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

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

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



1		RRR		AS SHOWN	
CHECKED BY:		BWP		FILE NO:	
DATE:		SEPTEMBER 2018		8130283701	

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

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

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

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

APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067

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

BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9
BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID
SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23052 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 FILING 14 CONSTRUCTION DRAWINGS PARKER WATER AND SANITATION NOTES  CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546							
	CHECKED BY: BPW			FILE NO: 8130283701								
	DATE: SEPTEMBER 2018											
					No.	Revisions	Date	Init.	Appr.	Date		

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: (DISTRICT REPRESENTATIVE)

DATE

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: (DISTRICT ENGINEER)

DATE

APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

WATER SERVICE TABLE

FILING, BLOCK, LOT	STREET	STATIONING
F14.B1.L1	BLUE COSMOS CT	11+08.33
F14.B1.L2	BLUE COSMOS CT	10+63.67
F14.B1.L3	BLUE COSMOS CT	11+10.83
F14.B1.L4	BLUE COSMOS CT	10+61.17
F14.B1.L5	RED COSMOS CT	11+35.85
F14.B1.L6	RED COSMOS CT	10+91.19
F14.B1.L7	RED COSMOS CT	11+38.35
F14.B1.L8	RED COSMOS CT	10+88.69
F14.B1.L9	RED COSMOS ST	14+49.48
F14.B1.L10	RED COSMOS ST	13+99.82
F14.B1.L11	RED COSMOS ST	13+70.48
F14.B1.L12	RED COSMOS ST	13+20.82
F14.B1.L13	RED COSMOS ST	12+91.48
F14.B1.L14	RED COSMOS ST	12+41.82
F14.B1.L15	RED COSMOS ST	12+12.48
F14.B1.L16	RED COSMOS ST	11+62.82
F14.B1.L17	RED COSMOS ST	11+33.48
F14.B1.L18	RED COSMOS ST	10+83.82
F14.B1.L19	ZINNIA CT	10+50.77
F14.B1.L20	ZINNIA CT	11+00.43
F14.B1.L21	ZINNIA CT	10+53.27
F14.B1.L22	ZINNIA CT	10+97.93
F14.B2.L1	ROSE HEATH ST	10+47.67
F14.B2.L2	ROSE HEATH ST	10+97.33
F14.B2.L3	ROSE HEATH ST	11+11.67
F14.B2.L4	ROSE HEATH ST	11+61.33
F14.B2.L5	ROSE HEATH ST	11+75.67
F14.B2.L6	ROSE HEATH ST	12+25.33
F14.B2.L7	ROSE HEATH ST	12+53.17
F14.B2.L8	ROSE HEATH ST	13+02.83
F14.B2.L9	ROSE HEATH ST	13+17.17
F14.B2.L10	ROSE HEATH ST	13+66.83
F14.B2.L11	ROSE HEATH ST	13+81.17
F14.B2.L12	ROSE HEATH ST	14+30.83
F14.B3.L1	ROSE HEATH LN	10+36.73
F14.B3.L2	ROSE HEATH LN	10+86.39
F14.B3.L3	ROSE HEATH LN	11+00.73
F14.B3.L4	ROSE HEATH LN	11+50.39
F14.B3.L5	ROSE HEATH LN	10+39.23
F14.B3.L6	ROSE HEATH LN	10+83.89
F14.B3.L7	ROSE HEATH LN	11+03.23
F14.B3.L8	ROSE HEATH LN	11+47.89
F14.B3.L9	ROSE HEATH RD	10+36.73
F14.B3.L10	ROSE HEATH RD	10+86.39
F14.B3.L11	ROSE HEATH RD	11+00.73
F14.B3.L12	ROSE HEATH RD	11+50.39
F14.B3.L13	ROSE HEATH RD	10+39.23
F14.B3.L14	ROSE HEATH RD	10+83.89
F14.B3.L15	ROSE HEATH RD	11+03.23
F14.B3.L16	ROSE HEATH RD	11+47.89

SANITARY SERVICE TABLE

FILING, BLOCK, LOT	STREET	STATIONING
F14.B1.L3	FILING 14 SS NORTH	10+99.00
F14.B1.L4	FILING 14 SS NORTH	10+79.00
F14.B1.L5	FILING 14 SS NORTH	10+99.00
F14.B1.L6	FILING 14 SS NORTH	10+76.00
F14.B1.L7	FILING 14 SS NORTHEAST	12+51.97
F14.B1.L8	FILING 14 SS NORTHEAST	12+31.97
F14.B1.L9	RED COSMOS ST	14+39.68
F14.B1.L10	RED COSMOS ST	14+09.04
F14.B1.L11	RED COSMOS ST	13+60.42
F14.B1.L12	RED COSMOS ST	13+30.06
F14.B1.L13	RED COSMOS ST	12+81.44
F14.B1.L14	RED COSMOS ST	12+51.65
F14.B1.L15	RED COSMOS ST	12+02.65
F14.B1.L16	RED COSMOS ST	11+72.65
F14.B1.L17	RED COSMOS ST	11+23.65
F14.B1.L18	RED COSMOS ST	10+93.65
F14.B1.L19	FILING 14 SS SOUTHWEST	10+68.60
F14.B1.L20	FILING 14 SS SOUTHWEST	10+88.60
F14.B1.L21	FILING 14 SS SOUTH	10+82.67
F14.B1.L22	FILING 14 SS SOUTH	11+02.67
F14.B3.L1	RED COSMOS ST	16+24.86
F14.B3.L2	RED COSMOS ST	16+04.86
F14.B3.L3	RED COSMOS ST	15+64.42
F14.B3.L4	RED COSMOS ST	15+40.86
F14.B3.L5	FILING 14 SS EAST-WEST	10+00.00
F14.B3.L6	FILING 14 SS EAST-WEST	10+23.00
F14.B3.L7	FILING 14 SS EAST-WEST	10+61.00
F14.B3.L8	FILING 14 SS EAST-WEST	10+87.00
F14.B3.L9	FILING 14 SS EAST-WEST	10+00.00
F14.B3.L10	FILING 14 SS EAST-WEST	10+20.00
F14.B3.L11	FILING 14 SS EAST-WEST	10+64.00
F14.B3.L12	FILING 14 SS EAST-WEST	10+84.00
F14.B3.L13	RED COSMOS PT	24+13.51
F14.B3.L14	RED COSMOS PT	24+33.49
F14.B3.L15	RED COSMOS ST	9+74.09
F14.B3.L16	RED COSMOS ST	9+94.06

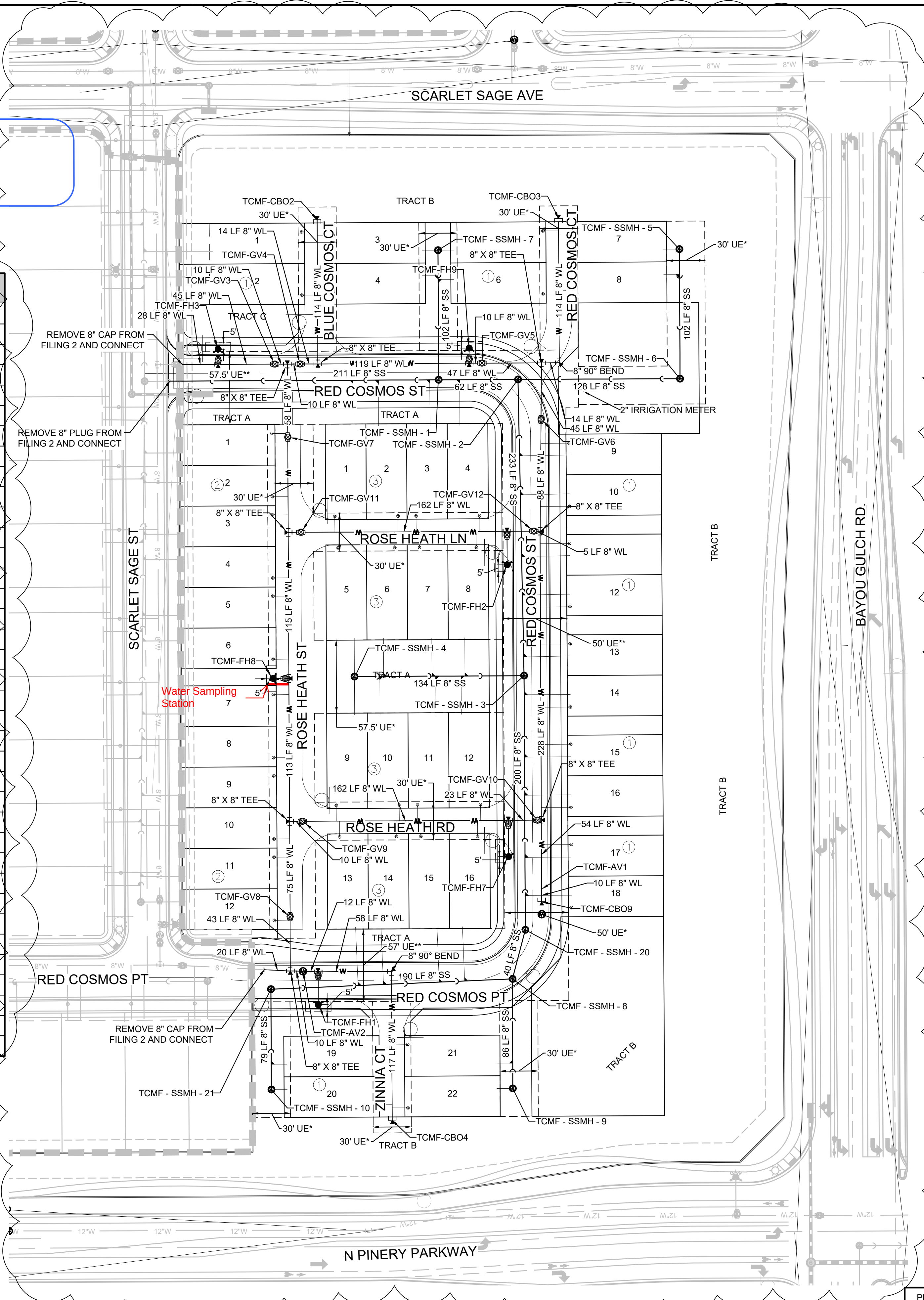
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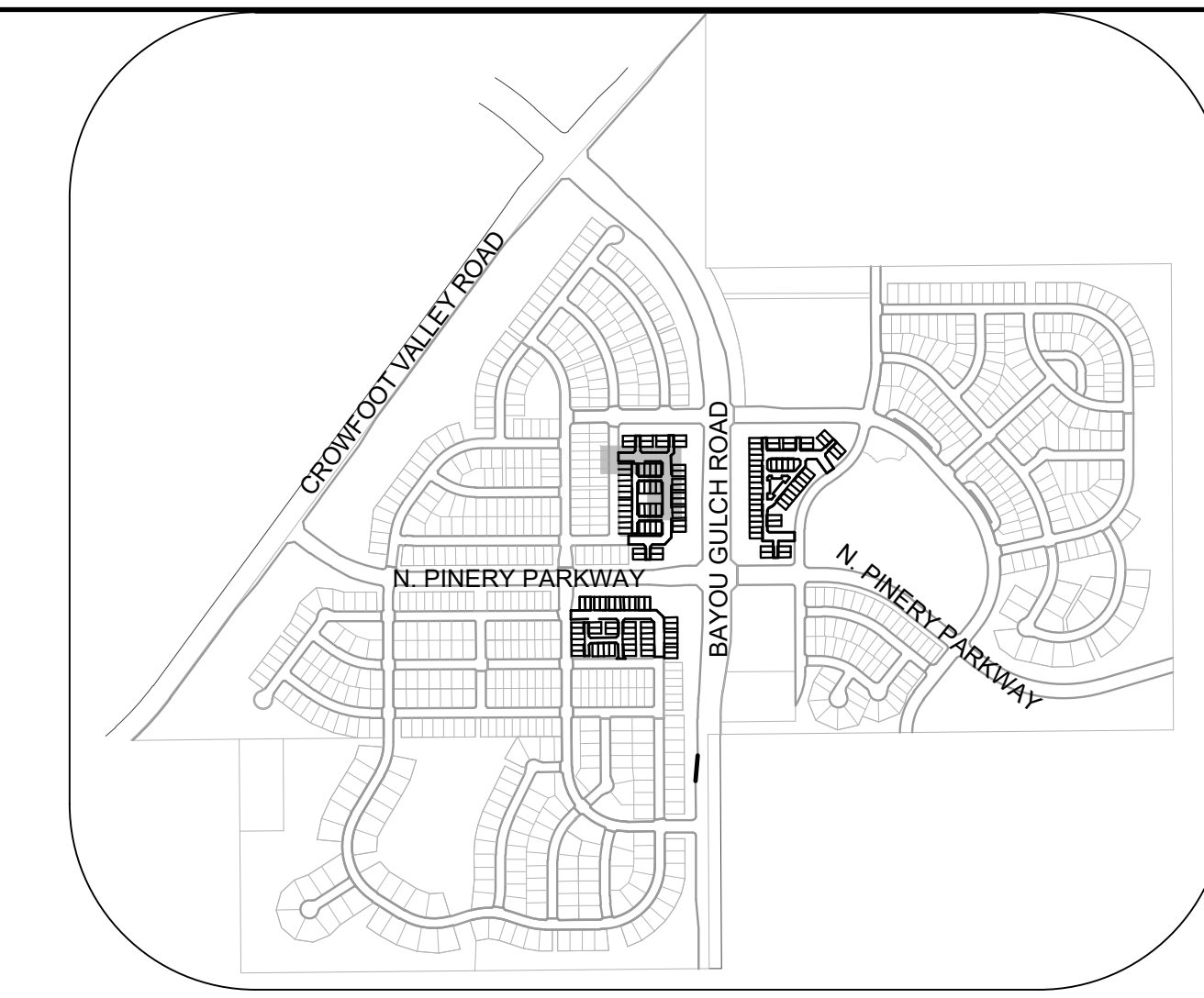
- SANITARY SERVICES FOR BLOCK 1, LOTS 1-2 & BLOCK 2, LOTS 1-12 WILL BE INSTALLED WITH TRAILS AT CROWFOOT FILING 2.
- THE PROPOSED UTILITY CONNECTION WILL REQUIRE A TOWN RIGHT-OF-WAY PERMIT PRIOR TO COMMENCING WORK. THE TOWN PREFERS CONNECTIONS TO BE BORED TO THE EXTENT POSSIBLE, AND ANY STREET CUT ALLOWED BY THE TOWN WILL BE REQUIRED TO BE PATCHED ACCORDING TO THE TOWN'S CONSTRUCTION STANDARDS AND DETAILS. THE LIMITS OF PATCHING WILL BE DETERMINED BY THE TOWN AT THE TIME OF CONSTRUCTION. THE TOWN OF PARKER DOES NOT ALLOW ROADWAY CLOSURES FOR UTILITY WORK. ALL 30' UE ARE 30' PWSD EXCLUSIVE EASEMENTS. ALL 50' UE ARE 50' PWSD NON-EXCLUSIVE EASEMENTS.
- FIRE HYDRANT EASEMENTS ARE 5 BEHIND AND 10' EACH SIDE OF PROPOSED HYDRANTS.

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.

11/24/2020
DATE

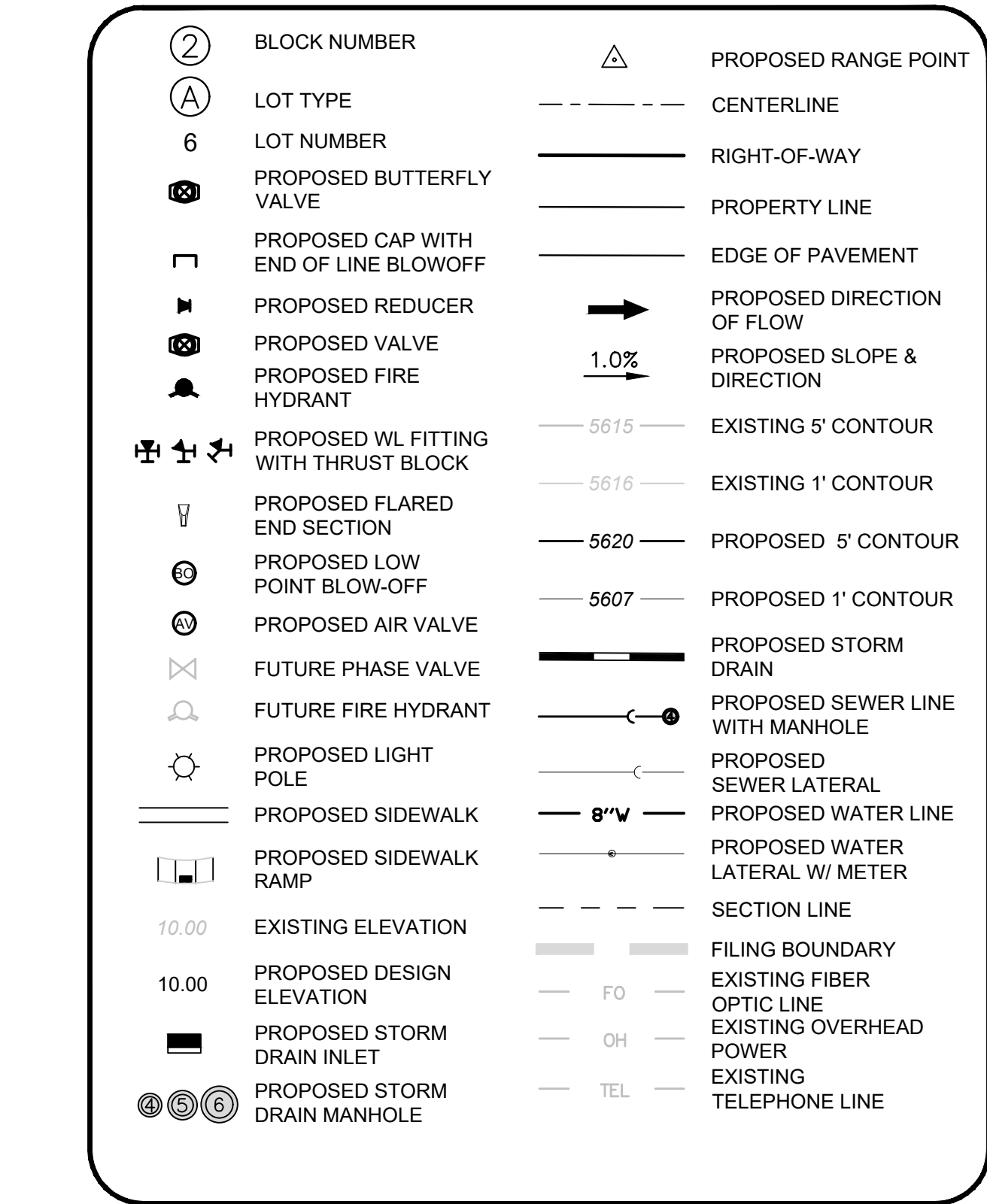
(NOTE - UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENT OF NFPA 24 WHEN SUBMITTING FOR REVIEW.





LEGEND

SANITARY SERVICE TABLE		
ILING, BLOCK, LOT	STREET	STATIONING
F14,B1,L9	RED COSMOS ST	14+39.68
F14,B1,L10	RED COSMOS ST	14+09.04
F14,B1,L11	RED COSMOS ST	13+60.42
F14,B1,L12	RED COSMOS ST	13+30.06
F14,B1,L13	RED COSMOS ST	12+81.44
F14,B1,L14	RED COSMOS ST	12+51.65
F14,B1,L15	RED COSMOS ST	12+02.85
F14,B1,L16	RED COSMOS ST	11+72.65
F14,B1,L17	RED COSMOS ST	11+23.65
F14,B1,L18	RED COSMOS ST	10+93.65
F14,B3,L1	RED COSMOS ST	16+24.86
F14,B3,L2	RED COSMOS ST	16+04.86
F14,B3,L3	RED COSMOS ST	15+64.42
F14,B3,L4	RED COSMOS ST	15+40.86



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
CUR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RPC	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
FI	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

TRAILS AT CROWFOOT
FILING 14 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE
RED COSMOS STREET

SCALE:	AS SHOWN
FILE NO:	8130283701

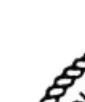
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CHECKED BY:	BPW
DATE:	SEPTEMBER 2018

4

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PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

N:\PROJECTS\HSS RANCH\CAD\ENGINEERING\SSHEETS\MULTIFAMILY\CDSE\14\PARKER WATER AND SANITATIONSANITARY SEWER SHEET\SSRED COSMOS PT.DWG, BRIANW, 11/10/2020 9:04 AM



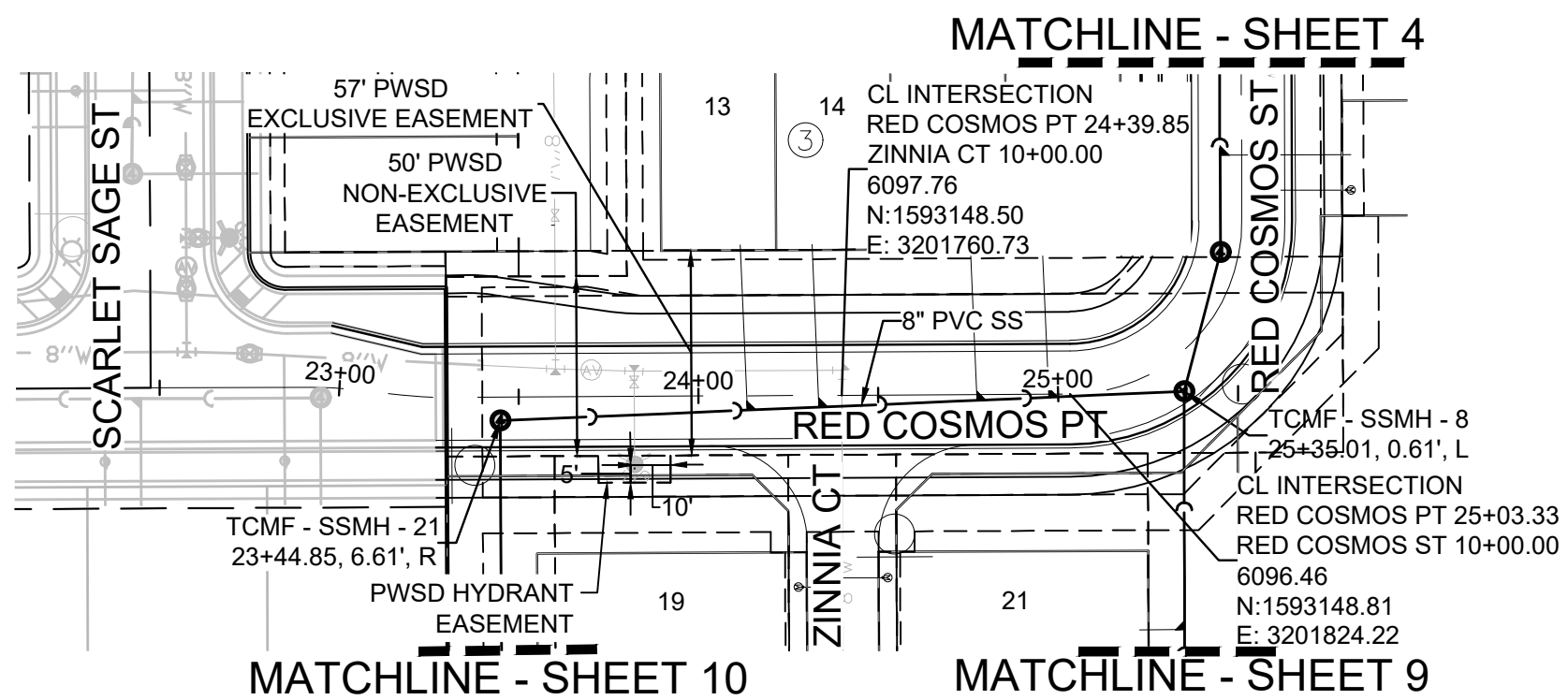
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CENTER OF COLORADO

CALL 811

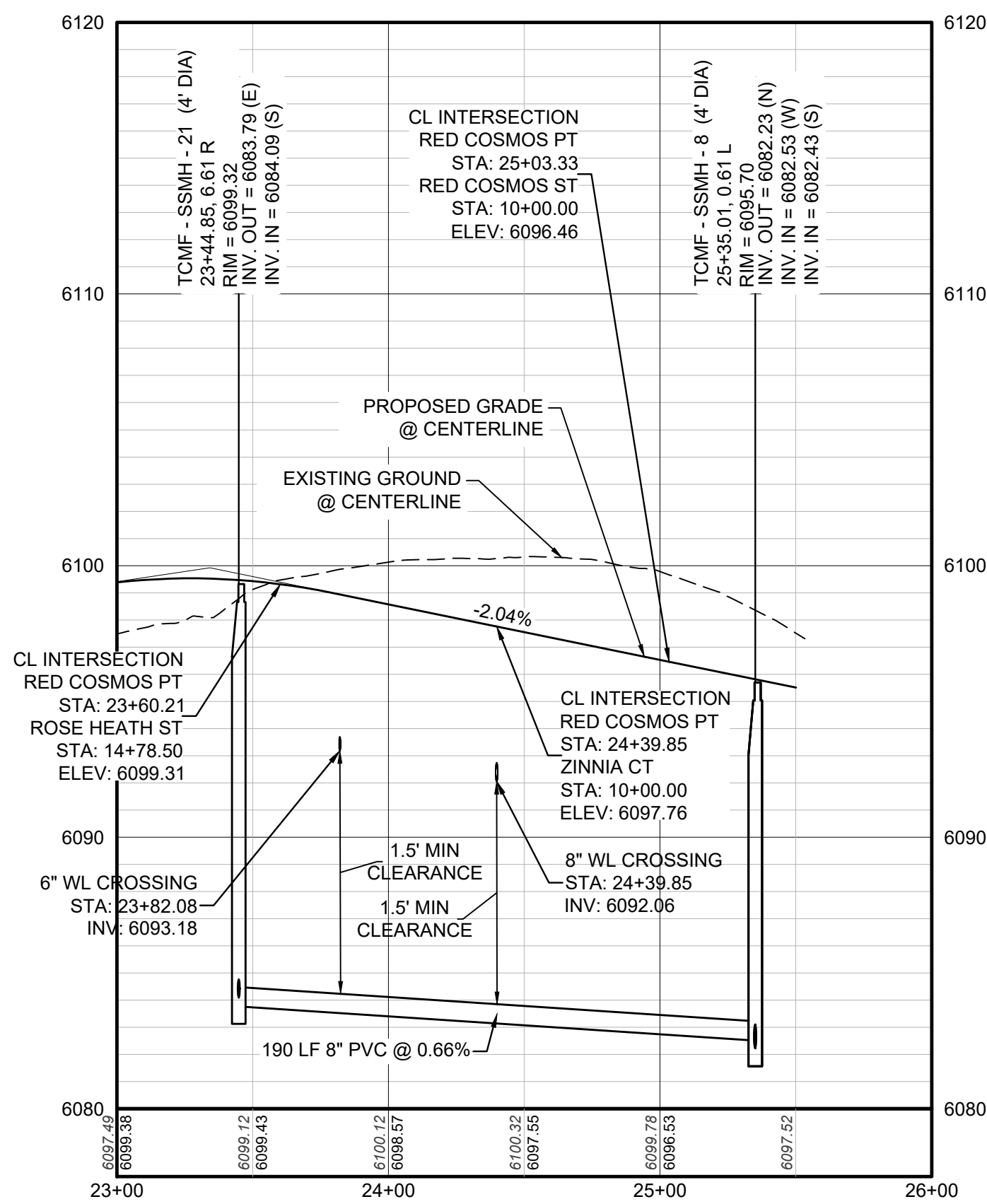
TWO WORKING DAYS

BEFORE YOU DIG

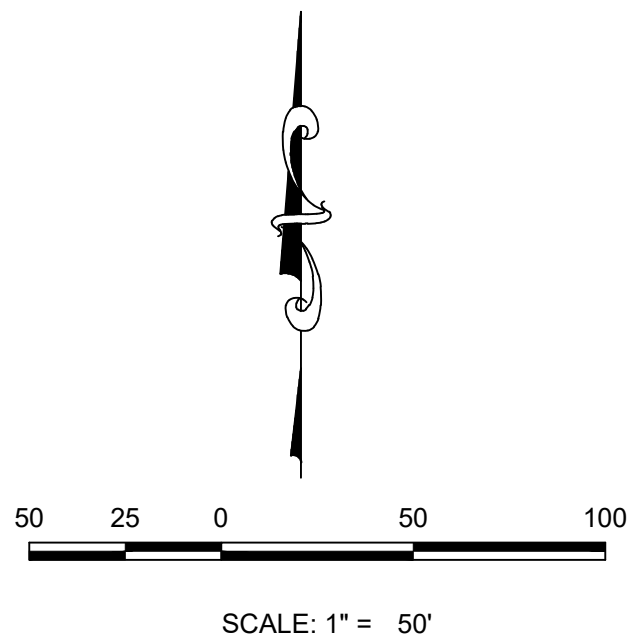
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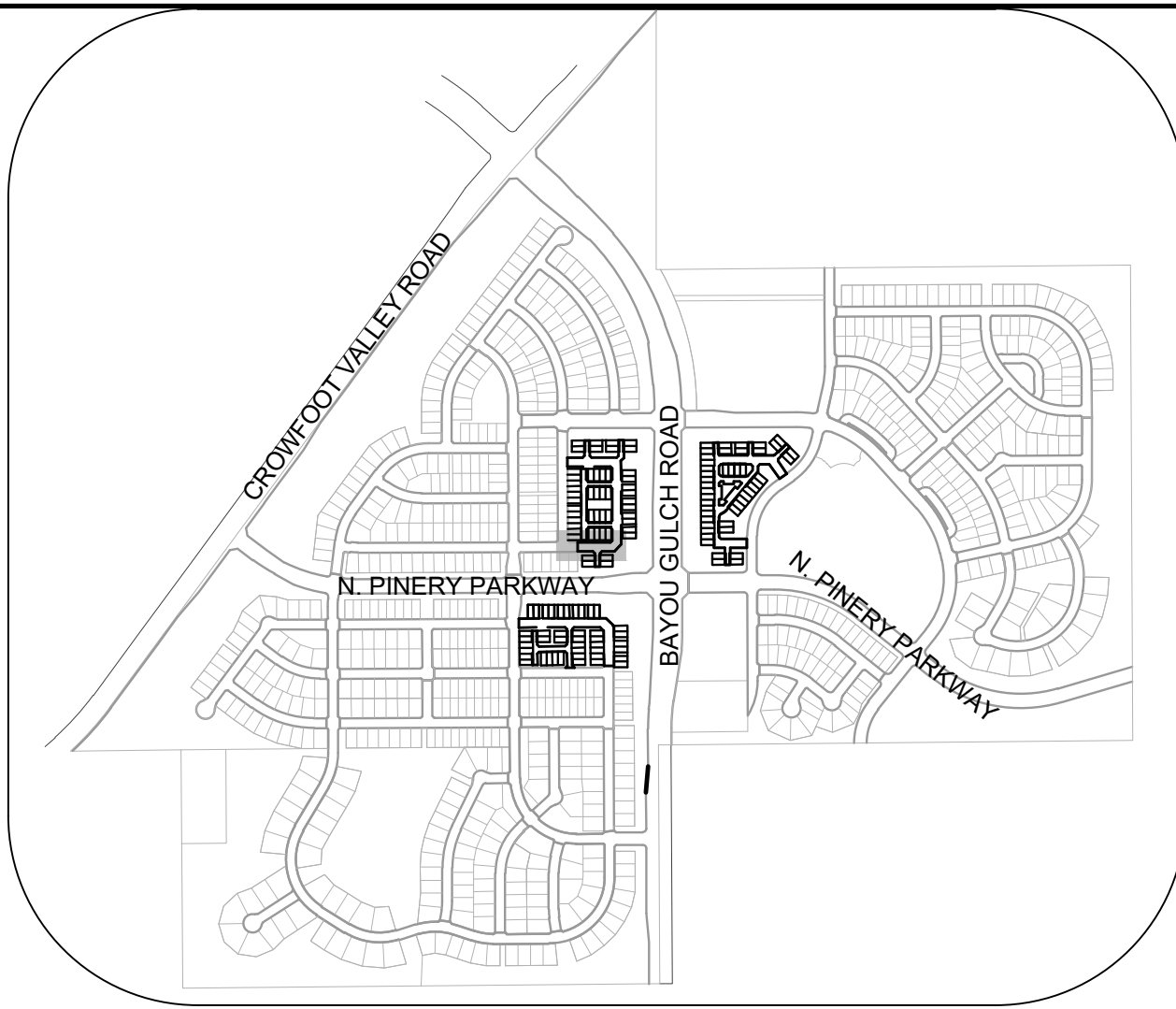
PLAN: RED COSMOS PT STA: 23+00.00 TO 26+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS PT STA: 23+00.00 TO 26+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



SANITARY SERVICE TABLE		
ILING, BLOCK, LOT	STREET	STATIONING
F14,B3,L13	RED COSMOS PT	24+13.51
F14,B3,L14	RED COSMOS PT	24+33.49
F14,B3,L15	RED COSMOS ST	9+74.09
F14,B3,L16	RED COSMOS ST	9+94.06



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	8" W	PROPOSED WATER LINE
⊞	PROPOSED SIDEWALK RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⊞	PROPOSED STORM DRAIN INLET	FO	EXISTING FIBER
⊞	PROPOSED STORM DRAIN MANHOLE	OH	EXISTING OVERHEAD POWER
⊞		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
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

PREPARED UNDER THE SUPERVISION OF



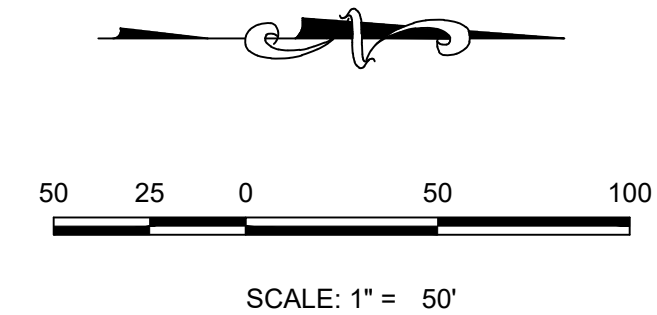
BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED

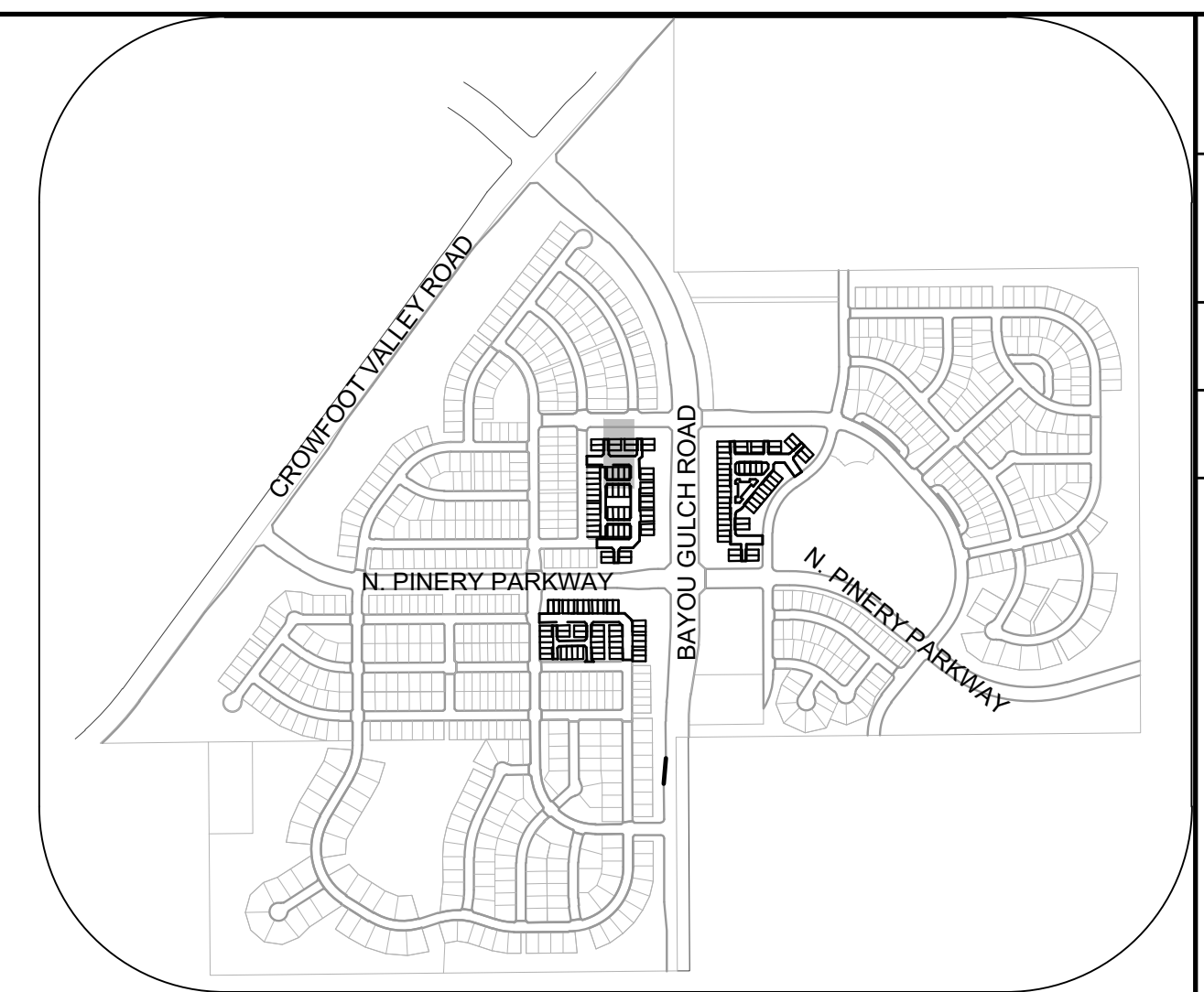
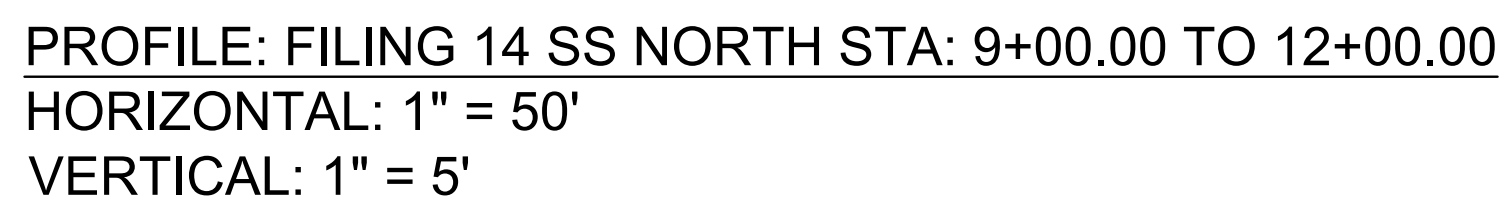
Dec 10 2020

PARKER WATER AND SANITATION DISTRICT

SHEET NUMBER	DRAWN BY: RRR		CHECKED BY: BPW		DATE: SEPTEMBER 2018	
	SCALE: AS SHOWN		FILE NO: 8130283701			
	FILING 14 CONSTRUCTION DRAWINGS		SANITARY SEWER PLAN & PROFILE		RED COSMOS PT	
	TRAILS AT CROWFOOT		HR 935 LLC		10333 E. Dry Creek Rd., Suite 200, Englewood, CO 80112, Tel: (720) 482-9526, Fax: (720) 482-9546	
		CVL CONSULTANTS				
		Revisions		No.	Date	
		Init.		Appr.	Date	



SANITARY SERVICE TABLE		
ILING, BLOCK, LOT	STREET	STATIONING
F14,B1,L3	FILING 14 SS NORTH	10+99.00
F14,B1,L4	FILING 14 SS NORTH	10+79.00
F14,B1,L5	FILING 14 SS NORTH	10+99.00
F14,B1,L6	FILING 14 SS NORTH	10+76.00



KEYMAP

N.T.S.

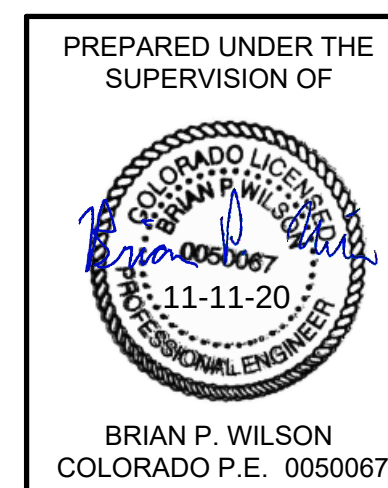
	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING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

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



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.



APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

DRAWN BY:		RRR		SCALE:		AS SHOWN	
CHECKED BY:		BPW		FILE NO:		8130283701	
DATE:		SEPTEMBER 2018		FILING 14 SS NORTH		FILING 14 CONSTRUCTION DRAWINGS	
				TRAILS AT CROWFOOT			

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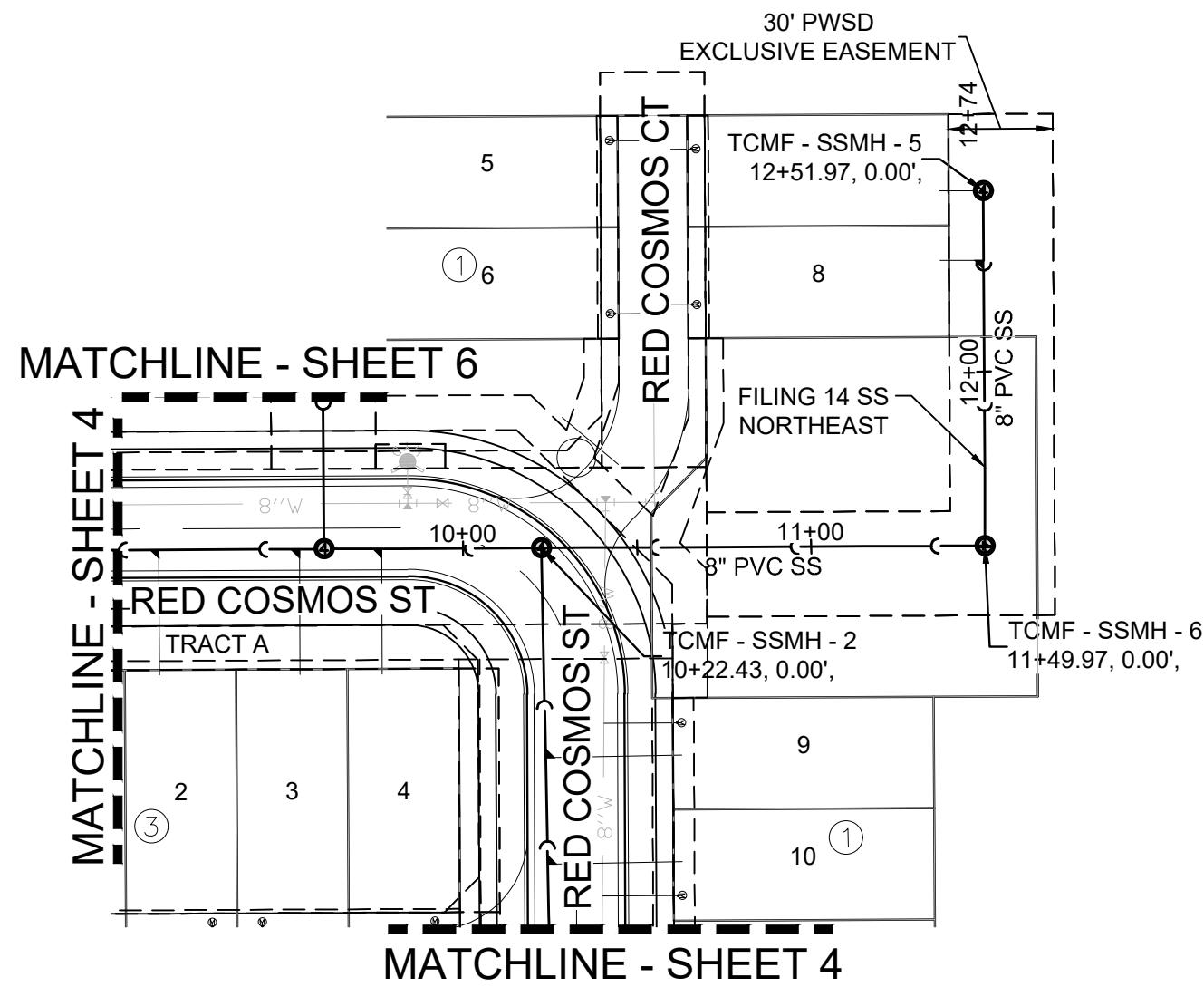


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UTILITY NOTIFICATION
CENTER OF COLORADO

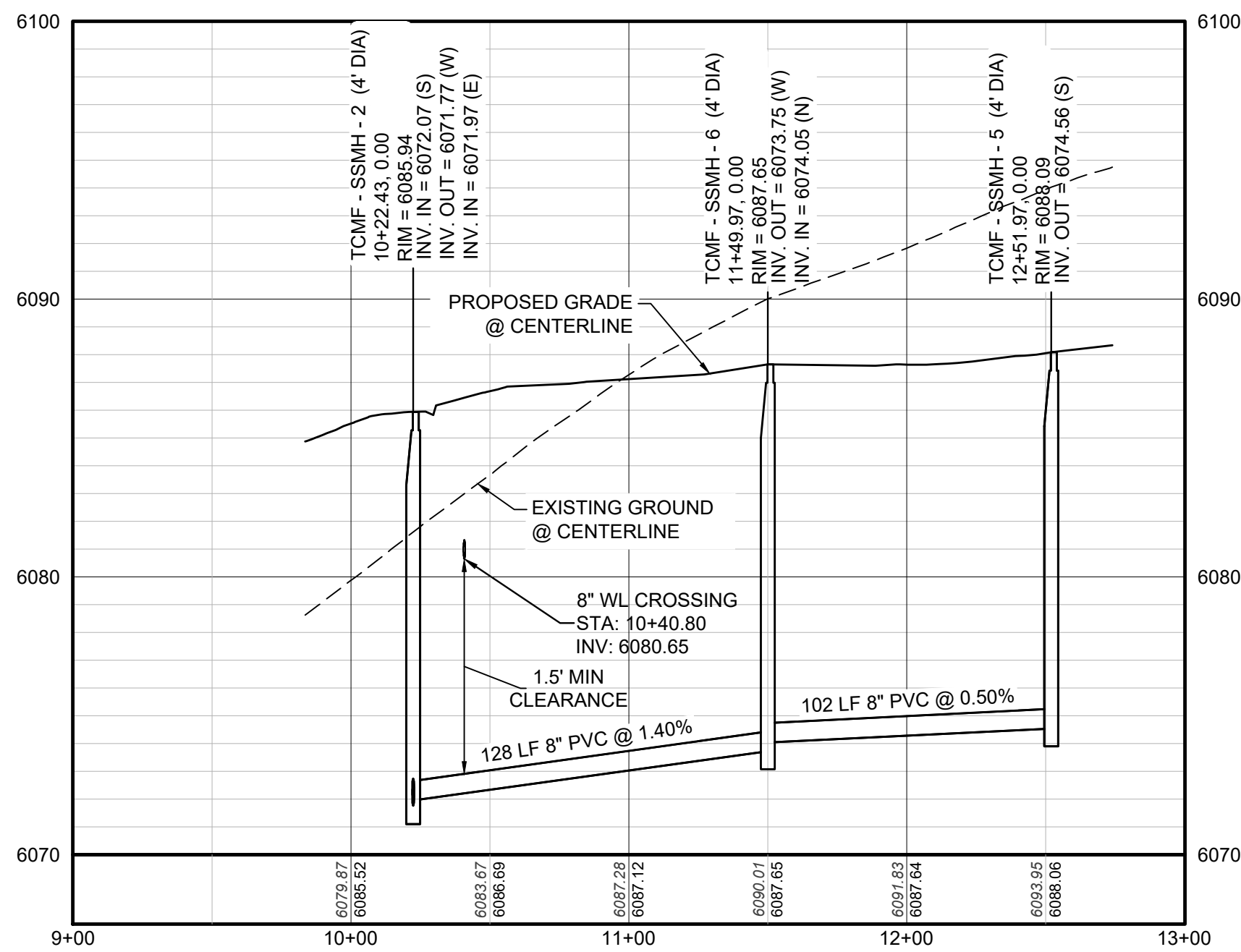
CALL 811

TWO WORKING DAYS
BEFORE YOU DIG

1-800-922-1987



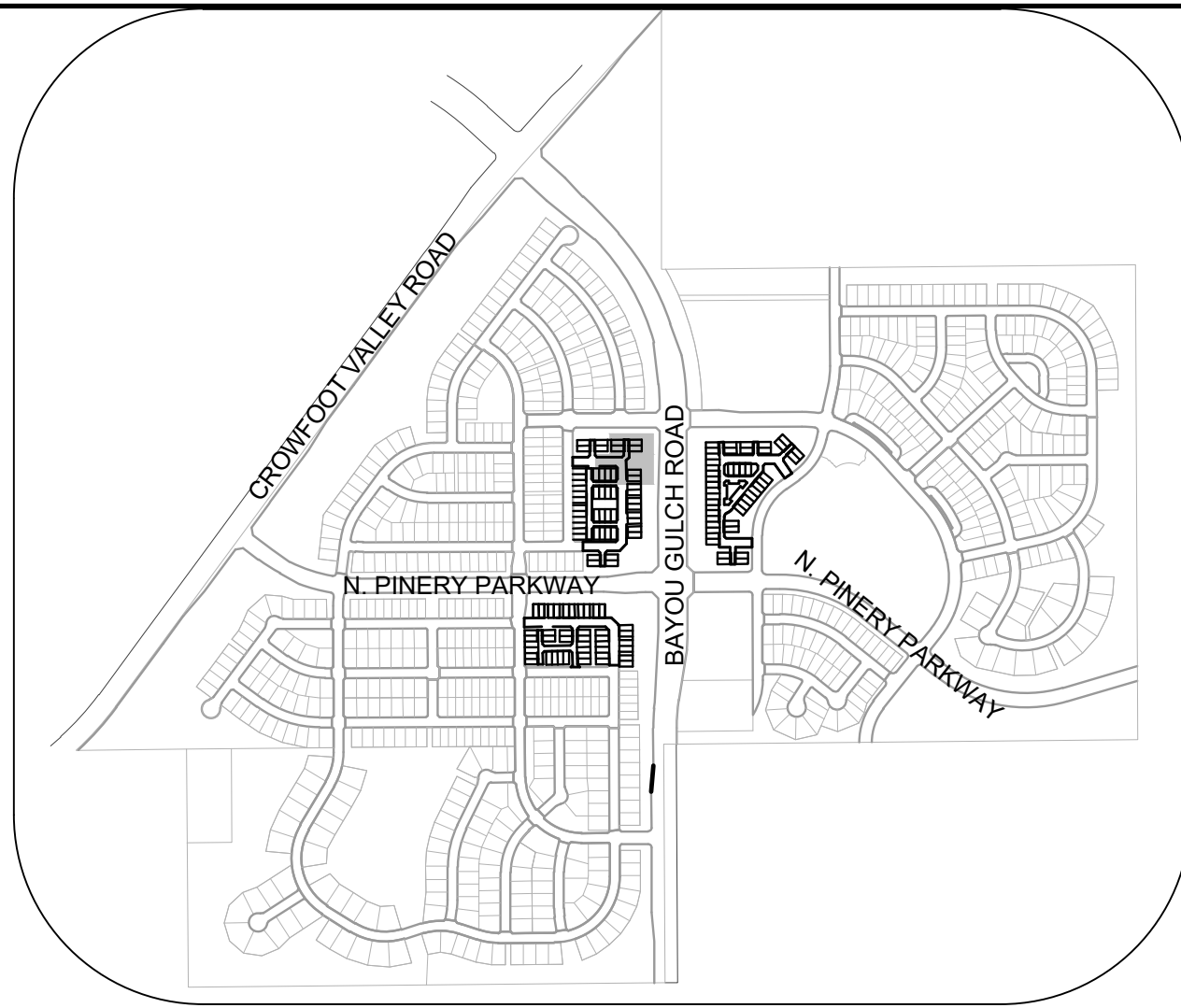
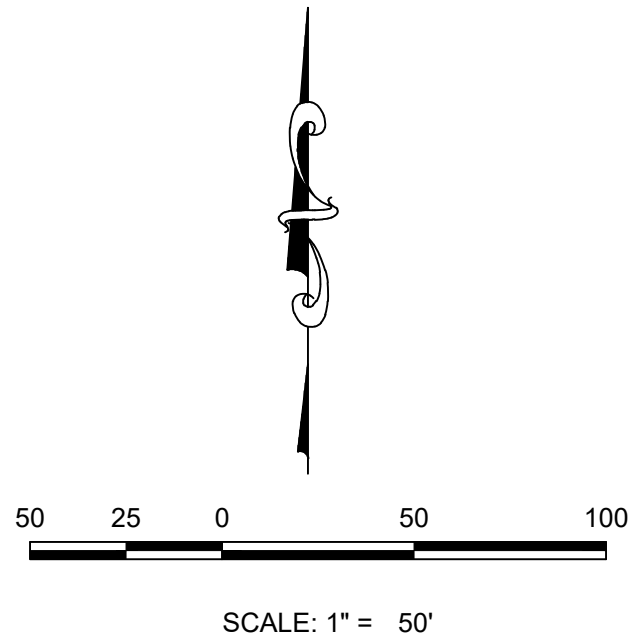
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HORIZONTAL SCALE: 1" = 50'



PROFILE: FILING 14 SS NORTHEAST STA: 9+00.00 TO 13+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 68 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.



KEYMAP
N.T.S.

SANITARY SERVICE TABLE		
ILING, BLOCK, LOT	STREET	STATIONING
F14,B1,L7	FILING 14 SS NORTHEAST	12+51.97
F14,B1,L8	FILING 14 SS NORTHEAST	12+31.97

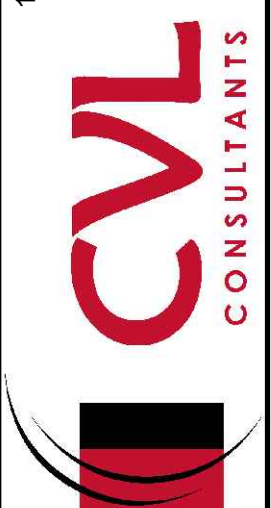
LEGEND

- ② BLOCK NUMBER
- Ⓐ LOT TYPE
- 6 LOT NUMBER
- PROPOSED BUTTERFLY VALVE
- PROPOSED CAP WITH END OF LINE BLOWOFF
- PROPOSED REDUCER
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED WL FITTING WITH THRUST BLOCK
- PROPOSED FLARED END SECTION
- PROPOSED LOW POINT BLOW-OFF
- PROPOSED AIR VALVE
- FUTURE PHASE VALVE
- FUTURE FIRE HYDRANT
- PROPOSED LIGHT POLE
- PROPOSED SIDEWALK RAMP
- EXISTING ELEVATION
- PROPOSED DESIGN ELEVATION
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- △ PROPOSED RANGE POINT
- CENTERLINE
- RIGHT-OF-WAY
- PROPERTY LINE
- EDGE OF PAVEMENT
- PROPOSED DIRECTION OF FLOW
- 1.0% PROPOSED SLOPE & DIRECTION
- 5615 EXISTING 5' CONTOUR
- 5616 EXISTING 1' CONTOUR
- 5620 PROPOSED 5' CONTOUR
- 5607 PROPOSED 1' CONTOUR
- PROPOSED STORM DRAIN
- PROPOSED SEWER LINE WITH MANHOLE
- PROPOSED SEWER LATERAL
- 8"W PROPOSED WATER LINE
- PROPOSED WATER LATERAL W/ METER
- SECTION LINE
- FILING BOUNDARY
- FO EXISTING FIBER
- OH EXISTING OVERHEAD POWER
- 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	RCPC	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 14 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE
FILING 14 SS NORTHEAST

SCALE: AS SHOWN

DRAWN BY: RRR

CHECKED BY: BPW

DATE: SEPTEMBER 2018

FILE NO: 8130283701

SHEET NUMBER 7

Revisions

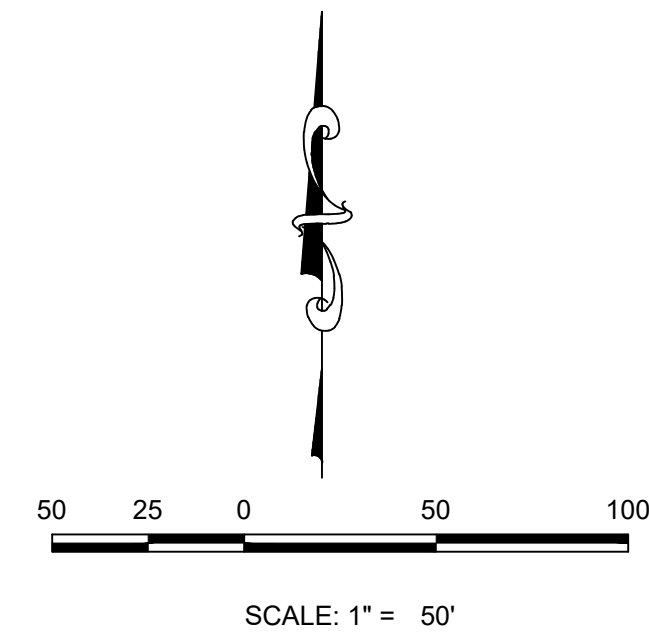
No. Init. Date

APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067



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
	EXISTING STORM DRAIN INLET		EXISTING OVERHEAD POWER
	EXISTING STORM DRAIN MANHOLE		EXISTING TELEPHONE LINE

ABBREVIATIONS



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

APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT



CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 14 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE
FILING 14 SS EAST-WEST

DRAWN BY:	RRR	SCALE:	AS SHOWN
	CHECKED BY:	FILE NO:	
BPW		8130283701	
DATE:		SEPTEMBER 2018	

8

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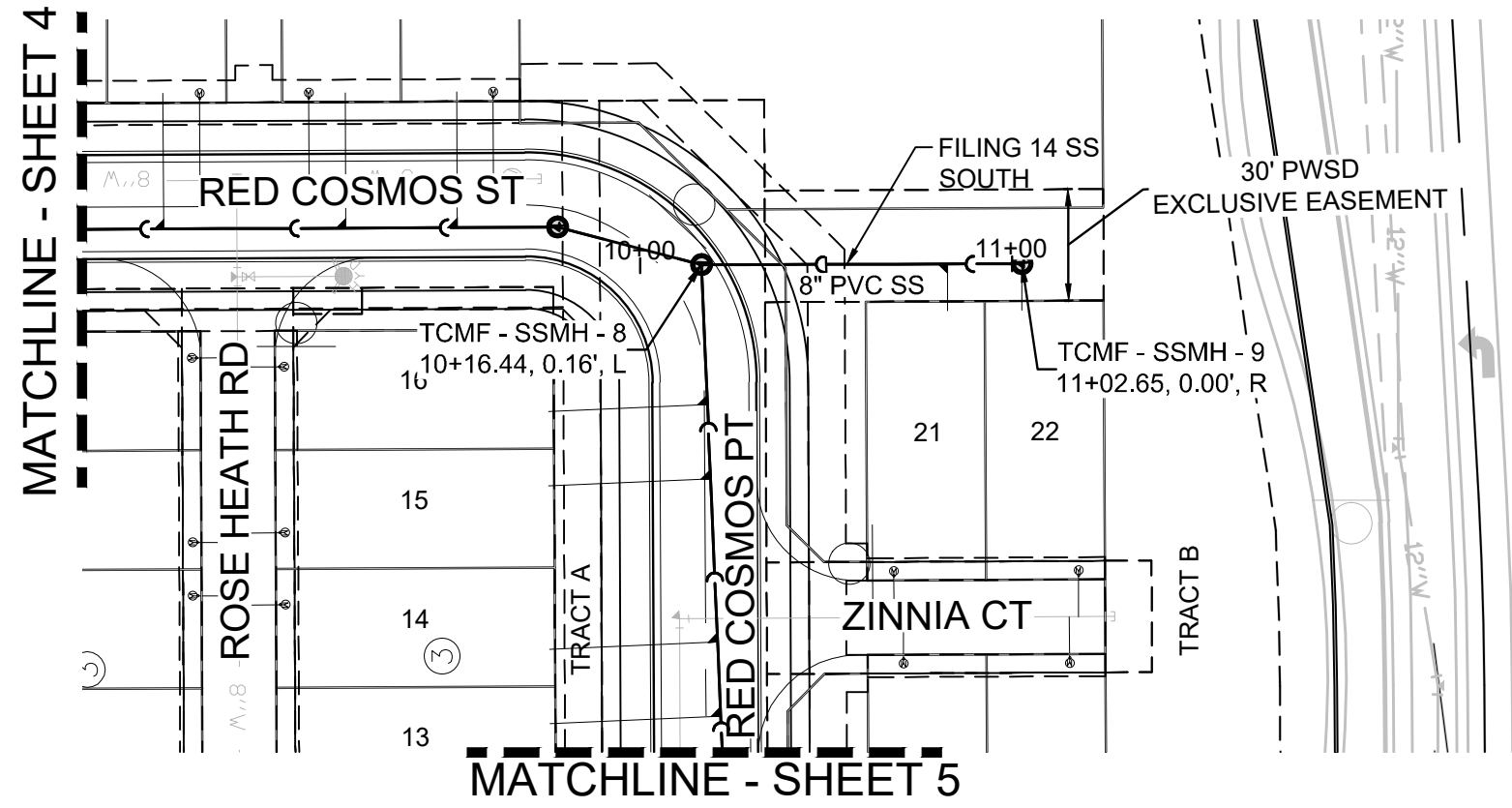
UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

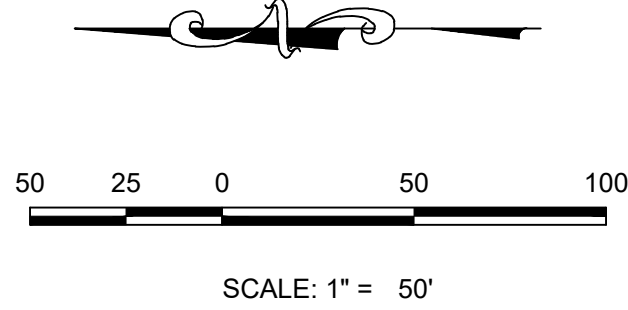
TWO WORKING DAYS

BEFORE YOU DIG

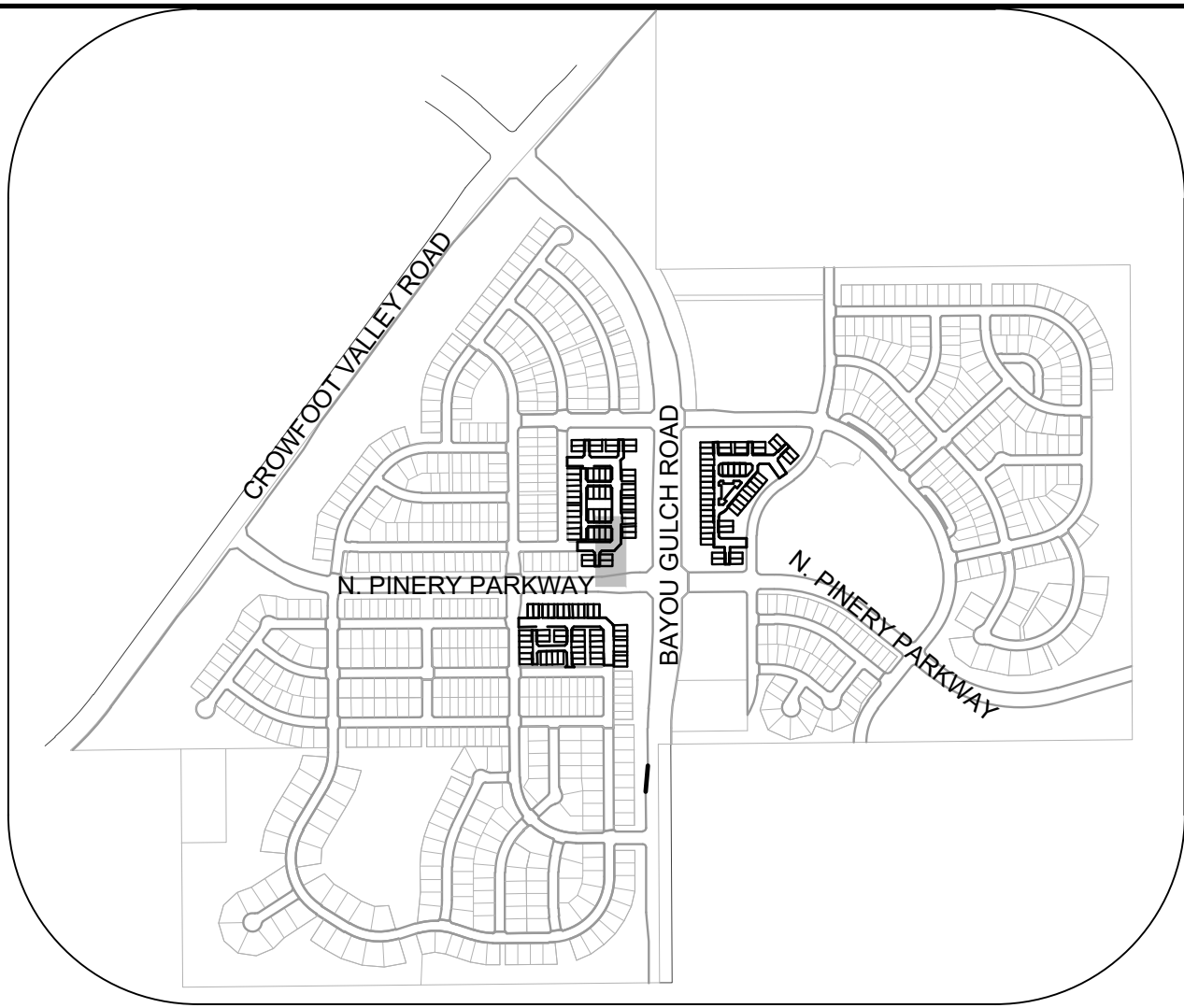
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PLAN: FILING 14 SS SOUTH STA: 9+00.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



SANITARY SERVICE TABLE		
ILING, BLOCK, LOT	STREET	STATIONING
F14,B1,L21	FILING 14 SS SOUTH	10+82.67
F14,B1,L22	FILING 14 SS SOUTH	11+02.67



KEYMAP
N.T.S.

LEGEND

- ②

BLOCK NUMBER

Ⓐ

LOT TYPE

6

LOT NUMBER

PROPOSED BUTTERFLY VALVE

PROPOSED CAP WITH END OF LINE BLOWOFF

PROPOSED REDUCER

PROPOSED VALVE

PROPOSED FIRE HYDRANT

PROPOSED WL FITTING WITH THRUST BLOCK

PROPOSED FLARED END SECTION

PROPOSED LOW POINT BLOW-OFF

PROPOSED AIR VALVE

FUTURE PHASE VALVE

FUTURE FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK RAMP

10.00

EXISTING ELEVATION

10.00

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

△

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

PROPOSED DIRECTION OF FLOW

1.0%

PROPOSED SLOPE & DIRECTION

5615

EXISTING 5' CONTOUR

5616

EXISTING 1' CONTOUR

5620

PROPOSED 5' CONTOUR

5607

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

FILING BOUNDARY

FO

EXISTING FIBER

OH

EXISTING OVERHEAD POWER

TEL

EXISTING TELEPHONE LINE

ABBREVIATIONS

- AD

ANGLE DIFFERENCE
- AV

AIR VAC RELEASE VALVE
- BVC

BEGIN VERTICAL CURVE
- BVP

BEGIN VERTICAL PROFILE
- CBO

CAP WITH BLOW OFF
- CRR

CURB RETURN RADIUS
- EL

ELEVATION
- EP

EDGE OF PAVEMENT
- EVC

END VERTICAL CURVE
- EVP

END VERTICAL PROFILE
- FG

FINISHED GROUND
- FH

FIRE HYDRANT
- FL

FLOW LINE
- GV

GATE VALVE
- HCR

HANDICAP CURB RAMP
- HP

HIGH POINT
- INV

INVERT
- K

CURVATURE COEFFICIENT
- LF

LINEAR FEET
- MH

MANHOLE
- N.T.S.

NOT TO SCALE
- PVC

POLYVINYL CHLORIDE
- PVI

PT. OF VERTICAL INTERSECTION
- PVT

POINT OF VERTICAL TANGENT
- RCBC

REINFORCED CONCRETE BOX CULVERT
- RCP

REINFORCED CONCRETE PIPE
- ROW

RIGHT OF WAY
- SC

SANITARY CAP
- SD

STORM DRAIN
- SL

SECTION LINE
- SS

SANITARY SEWER
- STA

STATION
- T.O.P.

TOP OF PIPE
- UE

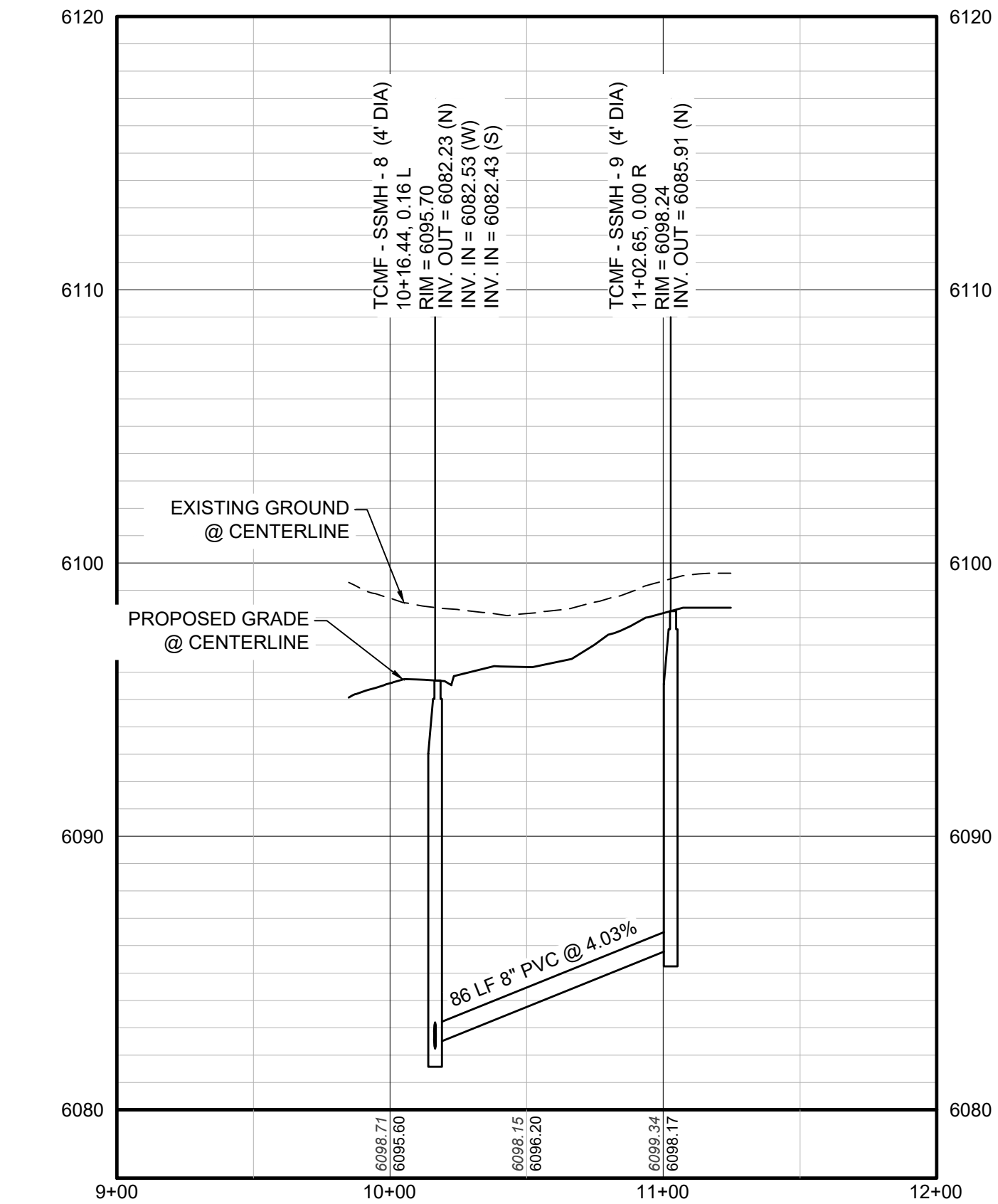
UTILITY EASEMENT
- VC

VERTICAL CURVE
- WL

WATER LINE
- WLC

WATER LINE CONNECTION
- WSE

WATER SURFACE ELEVATION



PROFILE: 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 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

PREPARED UNDER THE SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED

Dec 10 2020

PARKER WATER AND SANITATION DISTRICT

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 14 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE
FILING 14 SS SOUTH

SCALE: AS SHOWN

DRAWN BY: B.G.

CHECKED BY: BPW

DATE: SEPTEMBER 2018

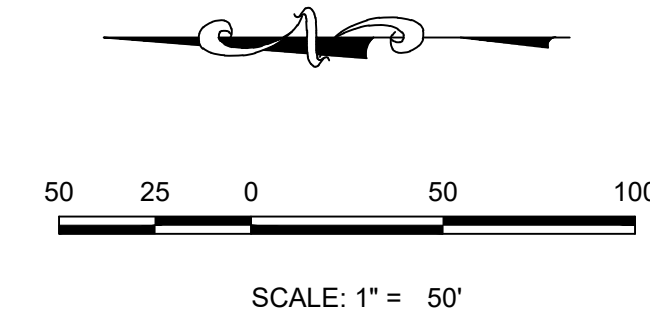
FILE NO: 8130283701

SHEET NUMBER

9

Revisions

No.	Date	Init.	Appr.	Date



SANITARY SERVICE TABLE		
ILING, BLOCK, LOT	STREET	STATIONING
F14,B1,L19	FILING 14 SS SOUTHWEST	10+68.60
F14,B1,L20	FILING 14 SS SOUTHWEST	10+88.60

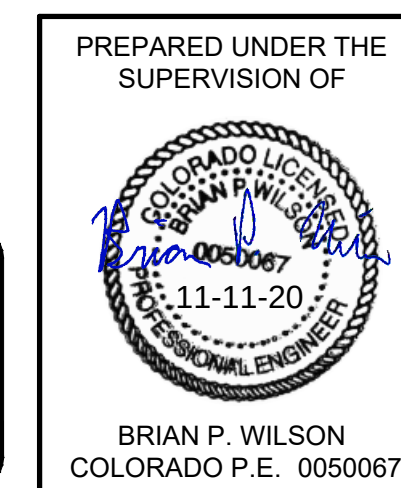
	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
6	LOT NUMBER		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 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

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
CRB	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
FH	FIRE HYDRANT	SL	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



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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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.



APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

N:\PROJECTS\HSS RANCH\ENGINEERING\SHSHEET SETS\MULTIFAMILY\CDSE\14 PARKER WATER AND SANITATION\WATER MAIN\PROPOSE HEATH ST.DWG. BPWILSON, 11/11/2020 4:21 PM

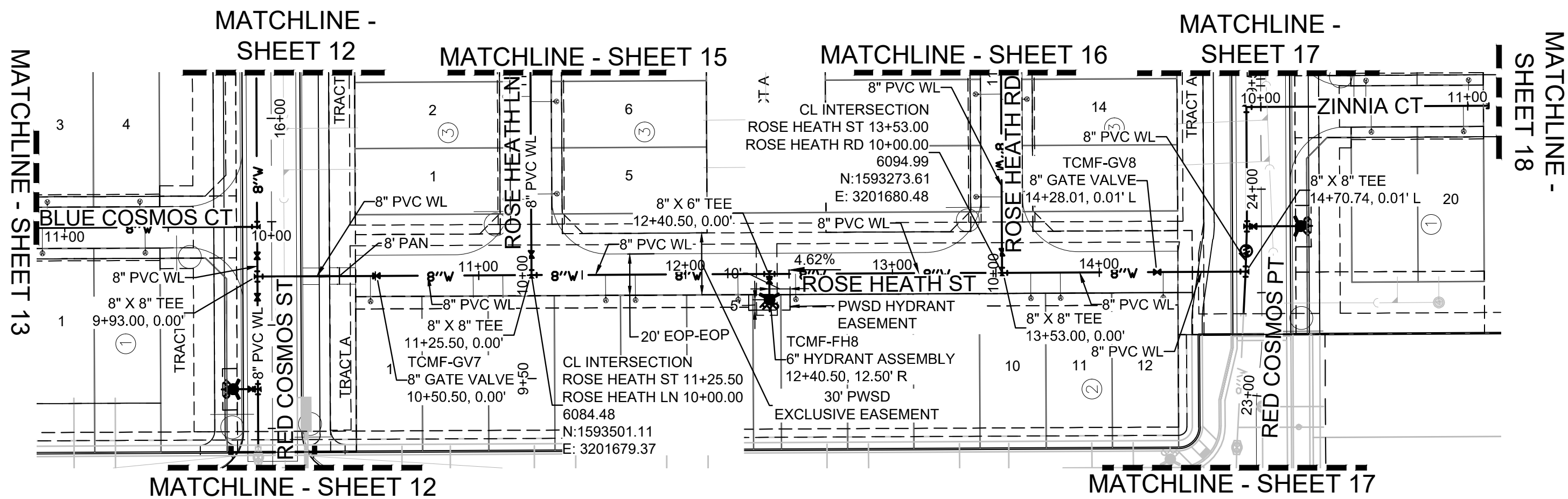


UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

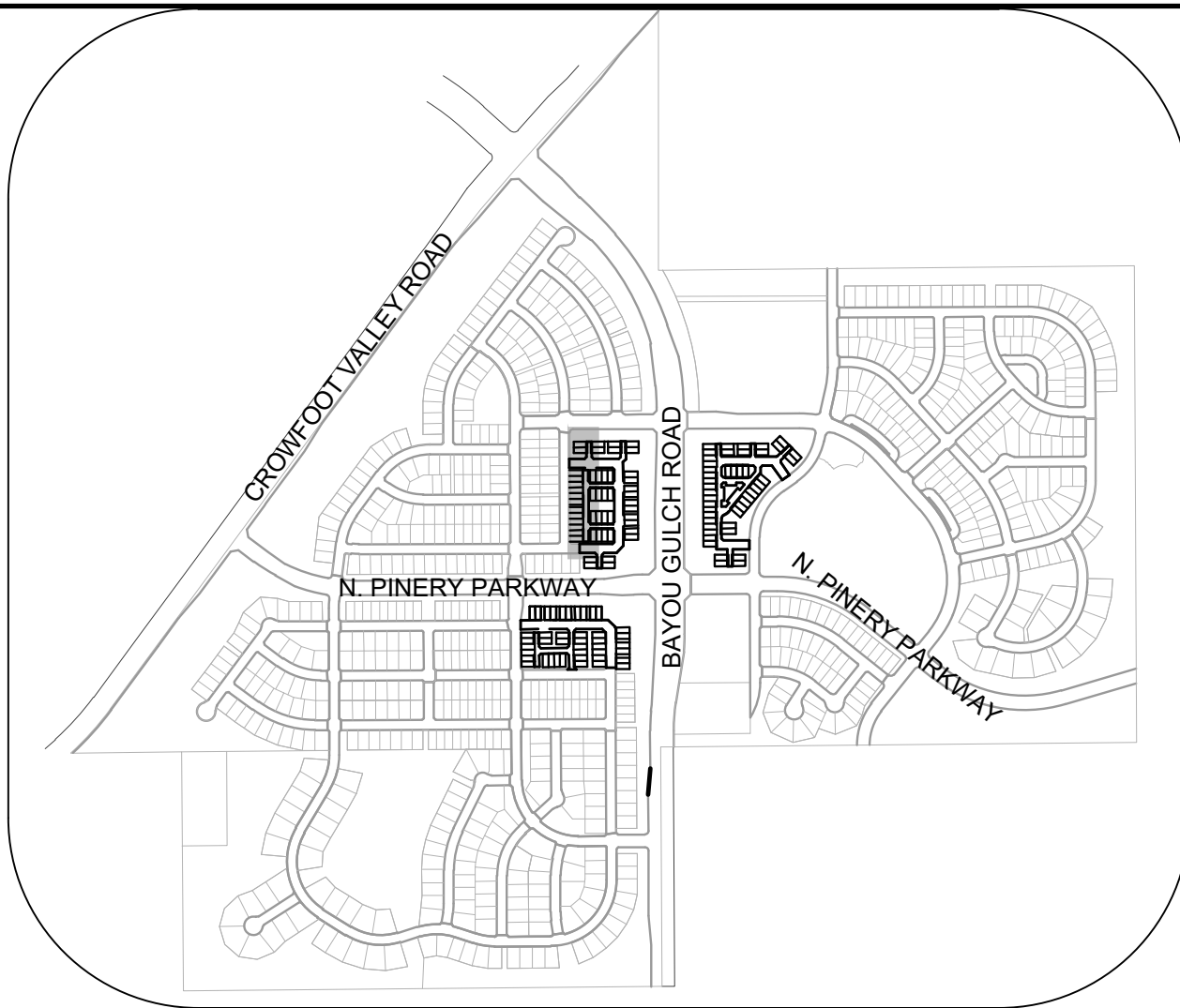
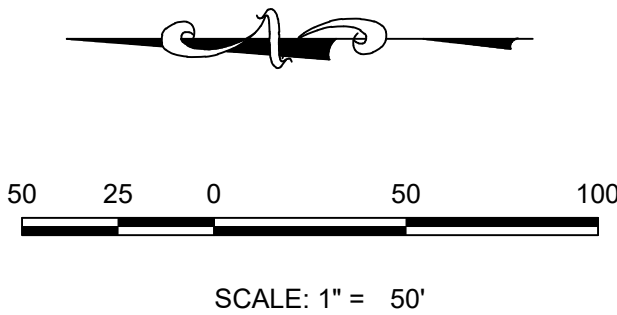
CALL 811

TWO WORKING DAYS
BEFORE YOU DIG

1-800-922-1987



PLAN: ROSE HEATH ST STA: 9+50.00 TO 15+00.00
HORIZONTAL SCALE: 1" = 50'



KEYMAP
N.T.S.

WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F14,B2,L1	ROSE HEATH ST	10+47.67
F14,B2,L2	ROSE HEATH ST	10+97.33
F14,B2,L3	ROSE HEATH ST	11+11.67
F14,B2,L4	ROSE HEATH ST	11+61.33
F14,B2,L5	ROSE HEATH ST	11+75.67
F14,B2,L6	ROSE HEATH ST	12+25.33
F14,B2,L7	ROSE HEATH ST	12+53.17
F14,B2,L8	ROSE HEATH ST	13+02.83
F14,B2,L9	ROSE HEATH ST	13+17.17
F14,B2,L10	ROSE HEATH ST	13+66.83
F14,B2,L11	ROSE HEATH ST	13+81.17
F14,B2,L12	ROSE HEATH ST	14+30.83

LEGEND

②

BLOCK NUMBER

Ⓐ

LOT TYPE

6

LOT NUMBER

PROPOSED BUTTERFLY VALVE

PROPOSED CAP WITH END OF LINE BLOWOFF

PROPOSED REDUCER

PROPOSED VALVE

PROPOSED FIRE HYDRANT

PROPOSED WL FITTING WITH THRUST BLOCK

PROPOSED FLARED END SECTION

PROPOSED LOW POINT BLOW-OFF

PROPOSED AIR VALVE

FUTURE PHASE VALVE

FUTURE FIRE HYDRANT

PROPOSED LIGHT POLE

PROPOSED SIDEWALK

PROPOSED SIDEWALK RAMP

EXISTING ELEVATION

PROPOSED DESIGN ELEVATION

PROPOSED STORM DRAIN INLET

PROPOSED STORM DRAIN MANHOLE

PROPOSED RANGE POINT

CENTERLINE

RIGHT-OF-WAY

PROPERTY LINE

EDGE OF PAVEMENT

PROPOSED DIRECTION OF FLOW

PROPOSED SLOPE & DIRECTION

EXISTING 5' CONTOUR

EXISTING 1' CONTOUR

PROPOSED 5' CONTOUR

PROPOSED 1' CONTOUR

PROPOSED STORM DRAIN

PROPOSED SEWER LINE WITH MANHOLE

PROPOSED SEWER LATERAL

PROPOSED WATER LINE

PROPOSED WATER LATERAL W/ METER

SECTION LINE

FILING BOUNDARY

EXISTING FIBER

OPTIC LINE

EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

ABBREVIATIONS

AD

ANGLE DIFFERENCE

AV

AIR VAC RELEASE VALVE

BVC

BEGIN VERTICAL CURVE

BVP

BEGIN VERTICAL PROFILE

CBO

CAP WITH BLOW OFF

CRR

CURB RETURN RADIUS

EL

ELEVATION

EP

EDGE OF PAVEMENT

EVC

END VERTICAL CURVE

EVP

END VERTICAL PROFILE

FG

FINISHED GROUND

FH

FIRE HYDRANT

FL

FLOW LINE

GV

GATE VALVE

HCR

HANDICAP CURB RAMP

HP

HIGH POINT

INV

INVERT

K

CURVATURE COEFFICIENT

LF

LINEAR FEET

MH

MANHOLE

N.T.S.

NOT TO SCALE

PVC

POLYVINYL CHLORIDE

PVI

PT. OF VERTICAL INTERSECTION

PVT

POINT OF VERTICAL TANGENT

RCBC

REINFORCED CONCRETE BOX CULVERT

RCP

REINFORCED CONCRETE PIPE

ROW

RIGHT OF WAY

SC

SANITARY CAP

SD

STORM DRAIN

SL

SECTION LINE

SS

SANITARY SEWER

STA

STATION

T.O.P.

TOP OF PIPE

UE

UTILITY EASEMENT

VC

VERTICAL CURVE

WL

WATER LINE

WLC

WATER LINE CONNECTION

WSE

WATER SURFACE ELEVATION

PROFILE: ROSE HEATH ST STA: 9+50.00 TO 15+00.00
HORIZONTAL: 1" = 50'
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BENCHMARK
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PREPARED UNDER THE SUPERVISION OF



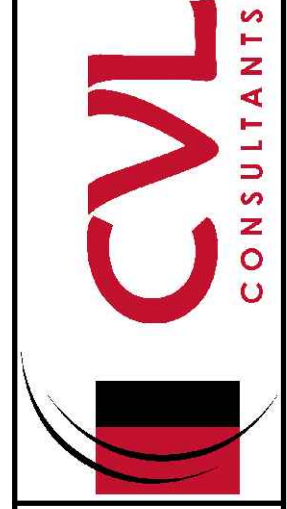
BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED

Dec 10 2020

PARKER WATER AND SANITATION DISTRICT

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 14 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
ROSE HEATH STREET

SCALE: AS SHOWN

DRAWN BY: KJD

CHECKED BY: BPW

DATE: SEPTEMBER 2018

FILE NO: 8130283701

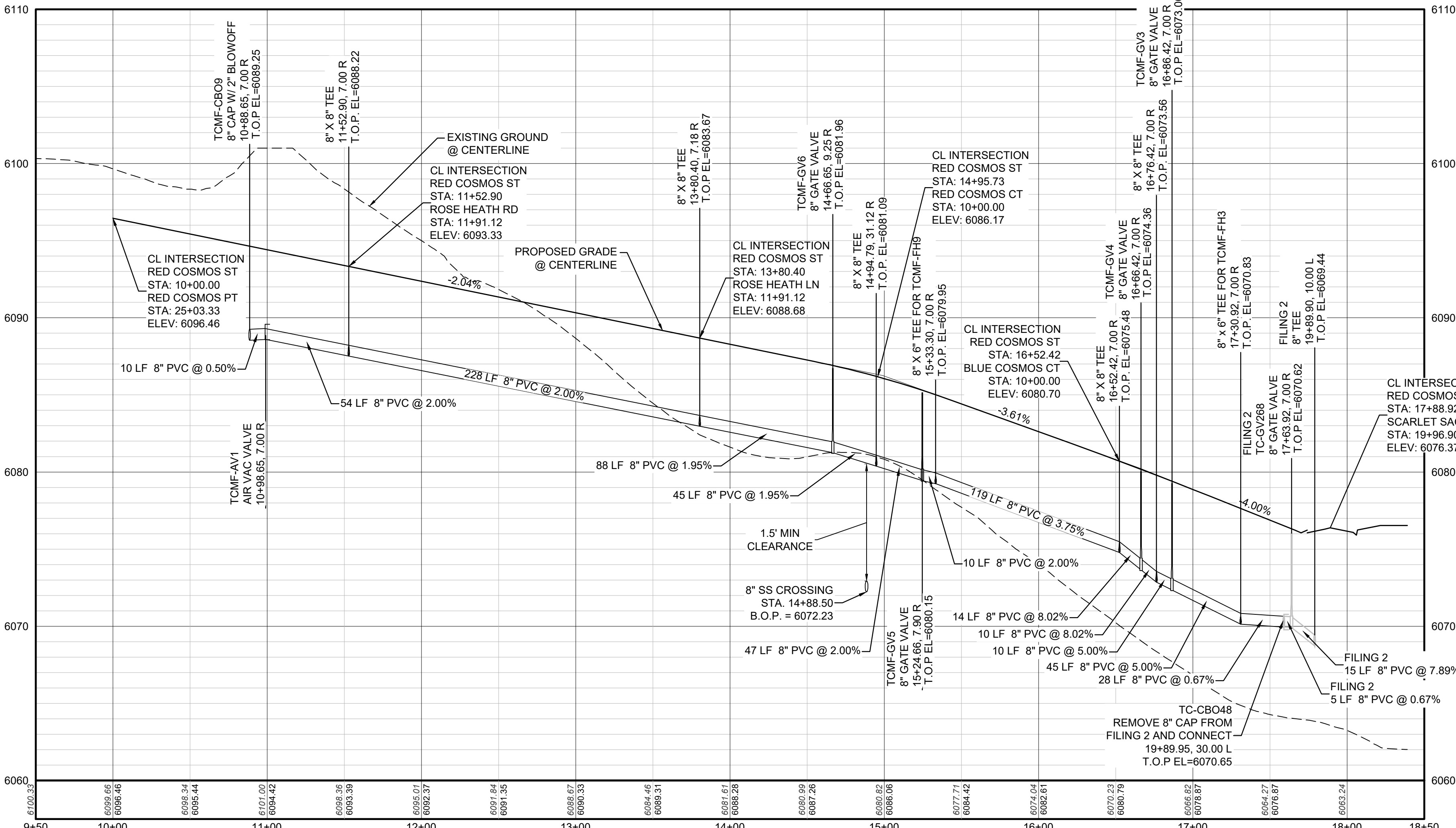
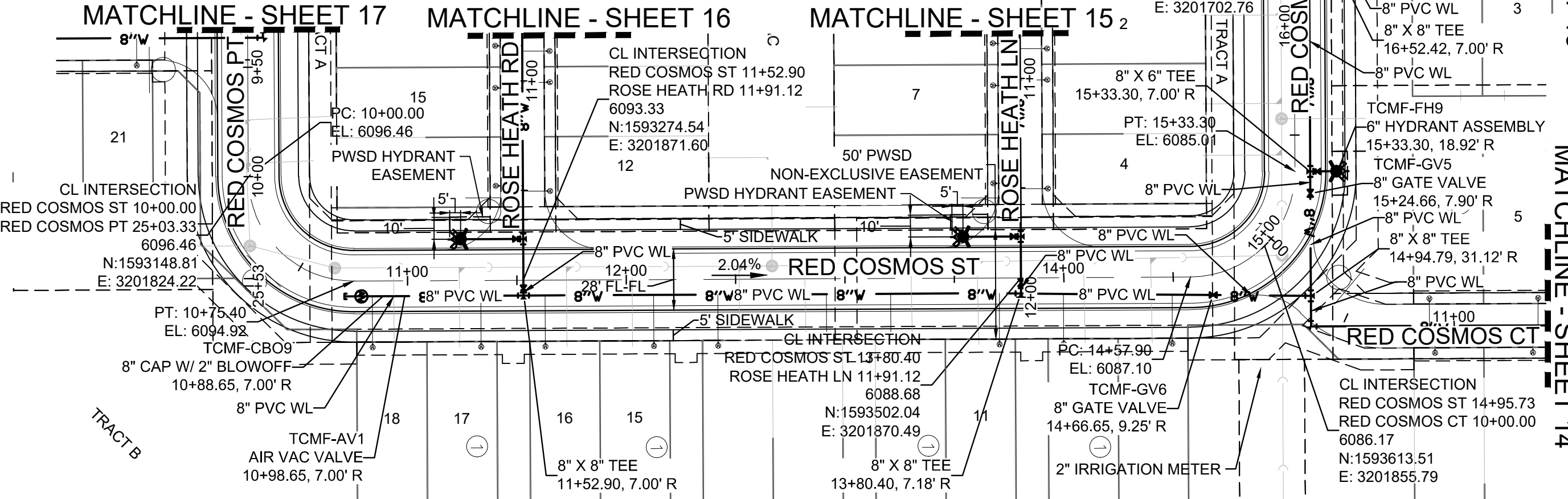
SHEET NUMBER

11

Revisions

No.	Date	Init.	Appr.	Date

HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS ST STA: 9+50.00 TO 18+50.00

HORIZONTAL: 1" = 50'

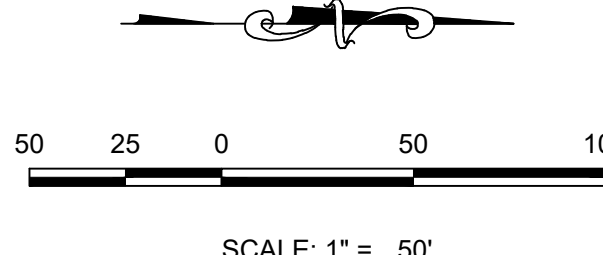
VERTICAL: 1" = 5'

BENCHMARK

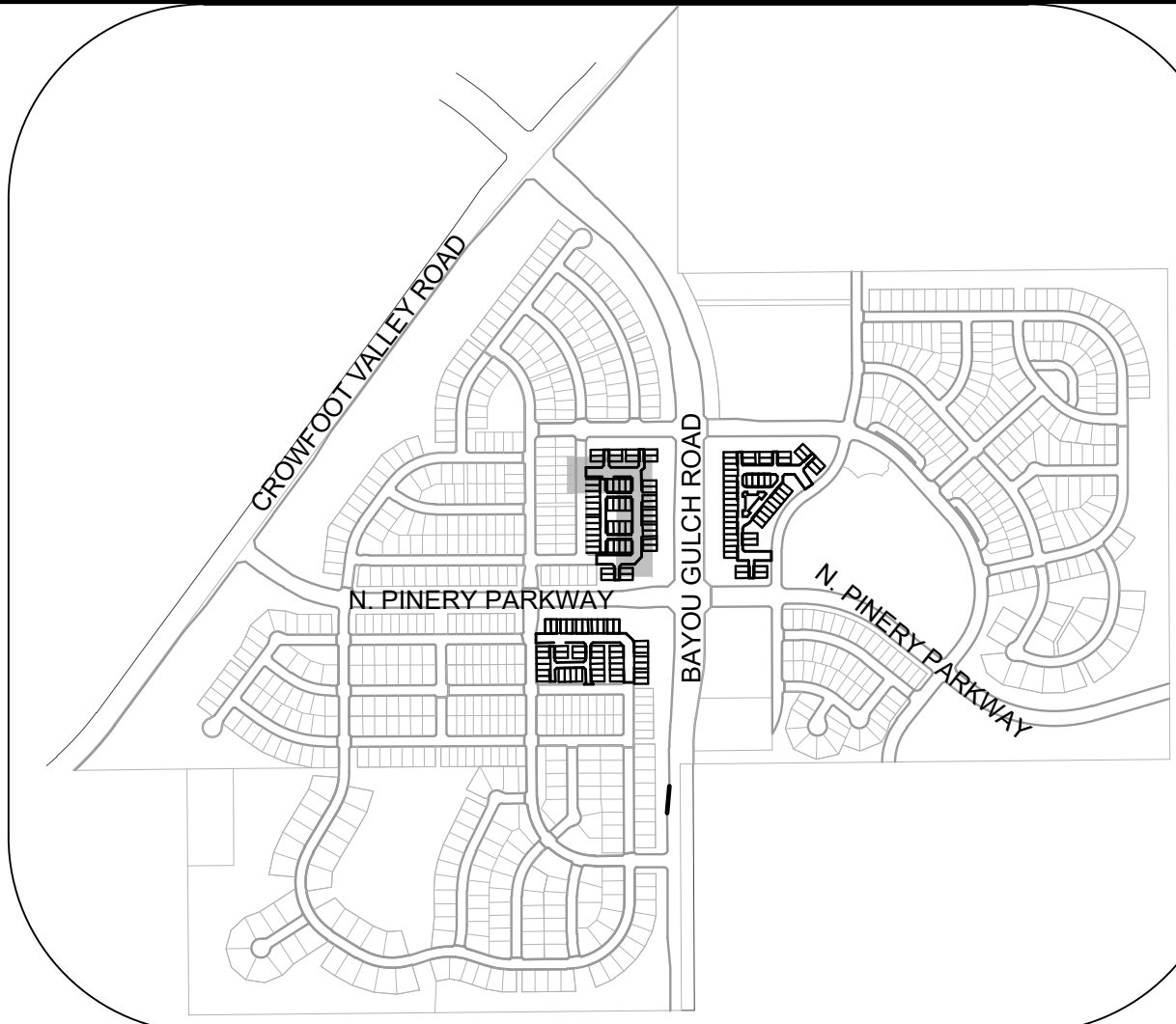
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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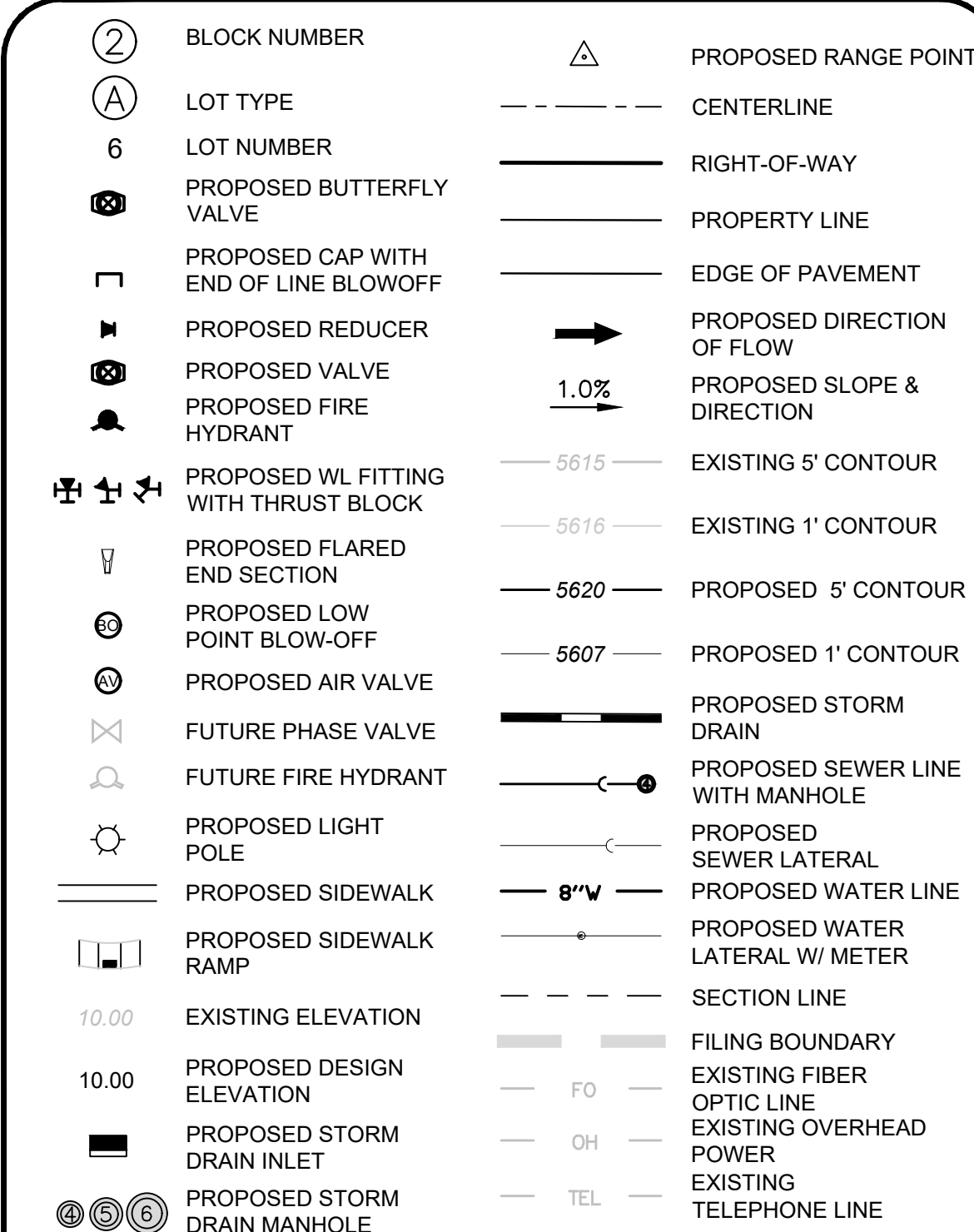


WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F14,B1,L9	RED COSMOS ST	14+49.48
F14,B1,L10	RED COSMOS ST	13+99.82
F14,B1,L11	RED COSMOS ST	13+70.48
F14,B1,L12	RED COSMOS ST	13+20.82
F14,B1,L13	RED COSMOS ST	12+91.48
F14,B1,L14	RED COSMOS ST	12+41.82
F14,B1,L15	RED COSMOS ST	12+12.48
F14,B1,L16	RED COSMOS ST	11+62.82
F14,B1,L17	RED COSMOS ST	11+33.48
F14,B1,L18	RED COSMOS ST	10+83.82



KEYMAP
N.T.S.

LEGEND



ABBREVIATIONS

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVP	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CL	CURB CROWN 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	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION

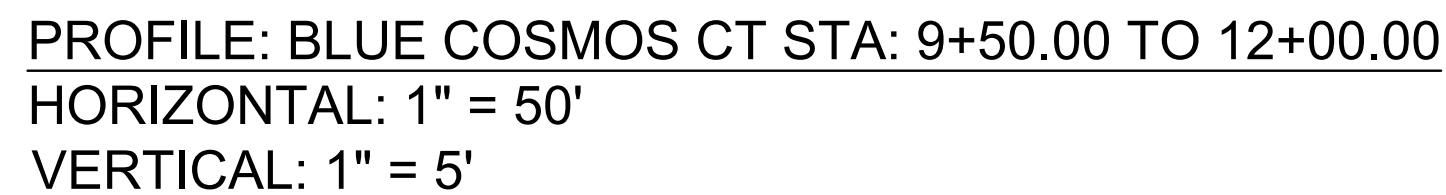
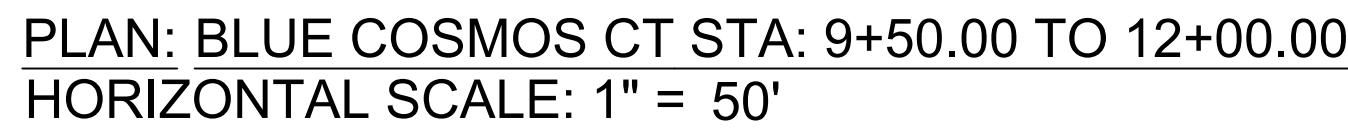
PREPARED UNDER THE
SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 00500

APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

SHEET NUMBER 12	DRAWN BY:	SCALE:	TRAILS AT CROWFOOT FILING 14 CONSTRUCTION DRAWINGS WATER 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:	AS SHOWN		
	DATE:	FILE NO:		
		8130283701		

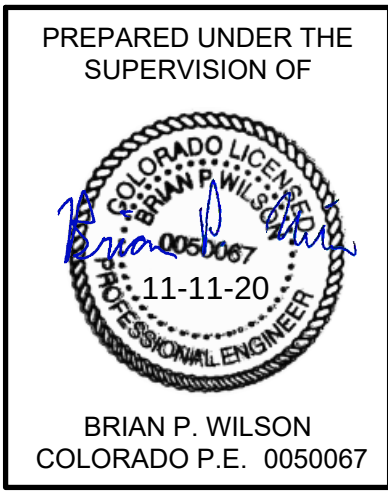


LEGEND

	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	<u>1.0%</u>	PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	— 5615 —	EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	— 5616 —	EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	— 5620 —	PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	— 5607 —	PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE		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

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L	LINEAR FEET	WSE	WATER SURFACE ELEVATION

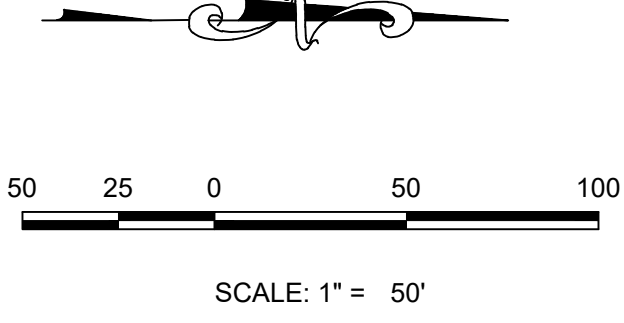
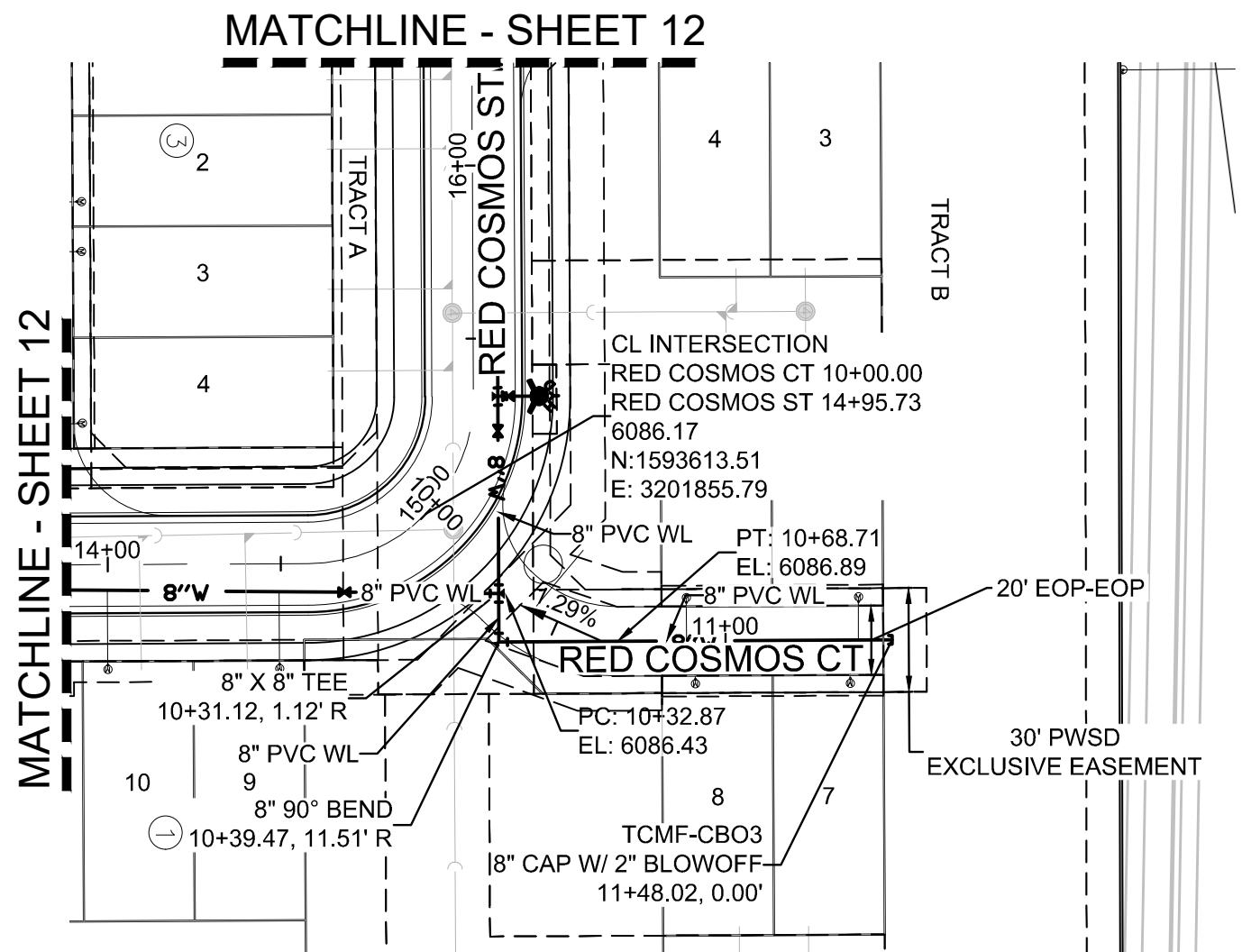


APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

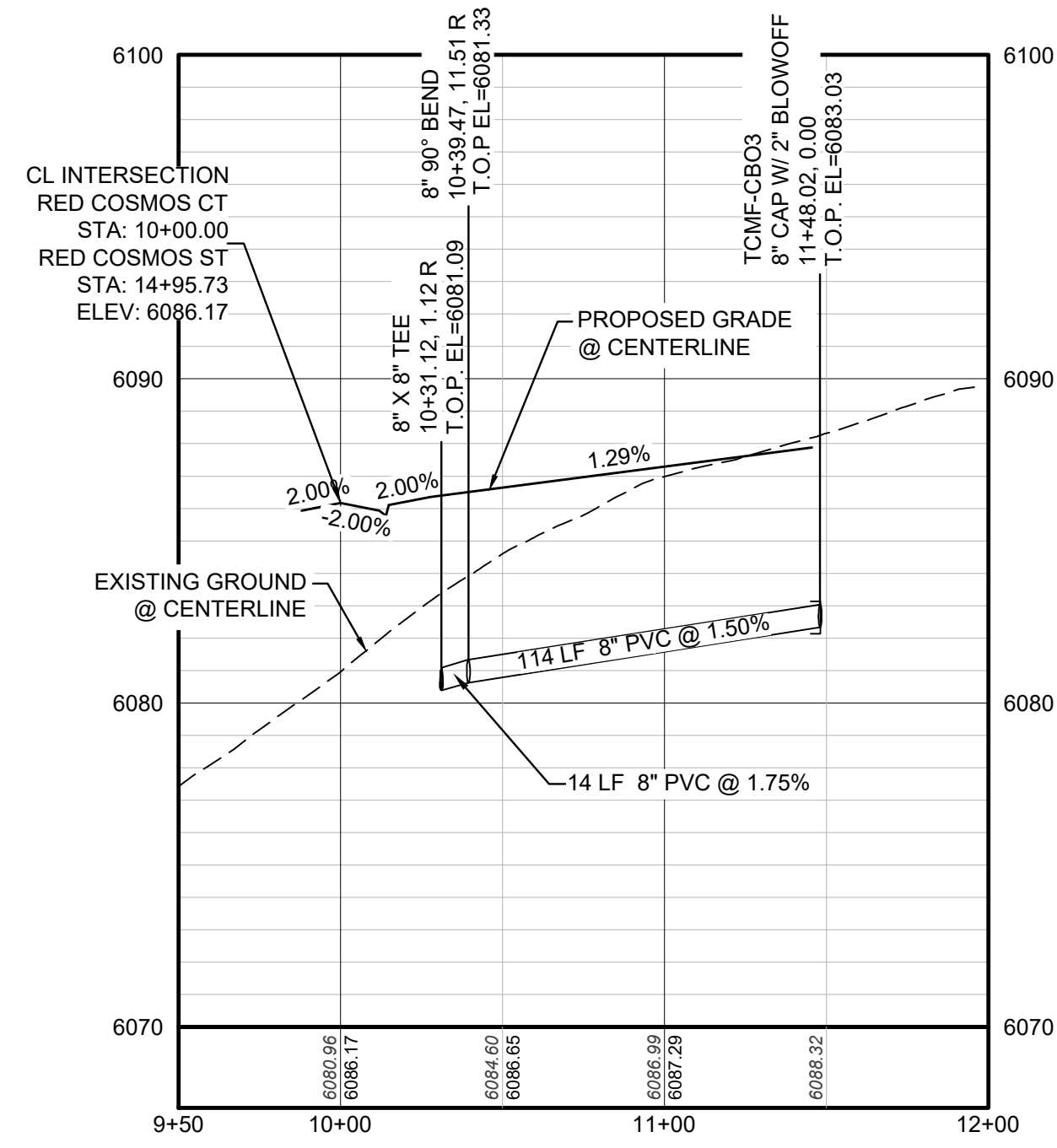
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13 SHEET NUMBER	DRAWN BY:	KJD	SCALE:	TRAILS AT CROWFOOT FILING 14 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE BLUE COSMOS CT	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
	CHECKED BY:	BWJ	FILE NO:								
	DATE:	SEPTEMBER 2018	8130283701								
	No.	Revisions	Date			Init.	Appr.	Date			

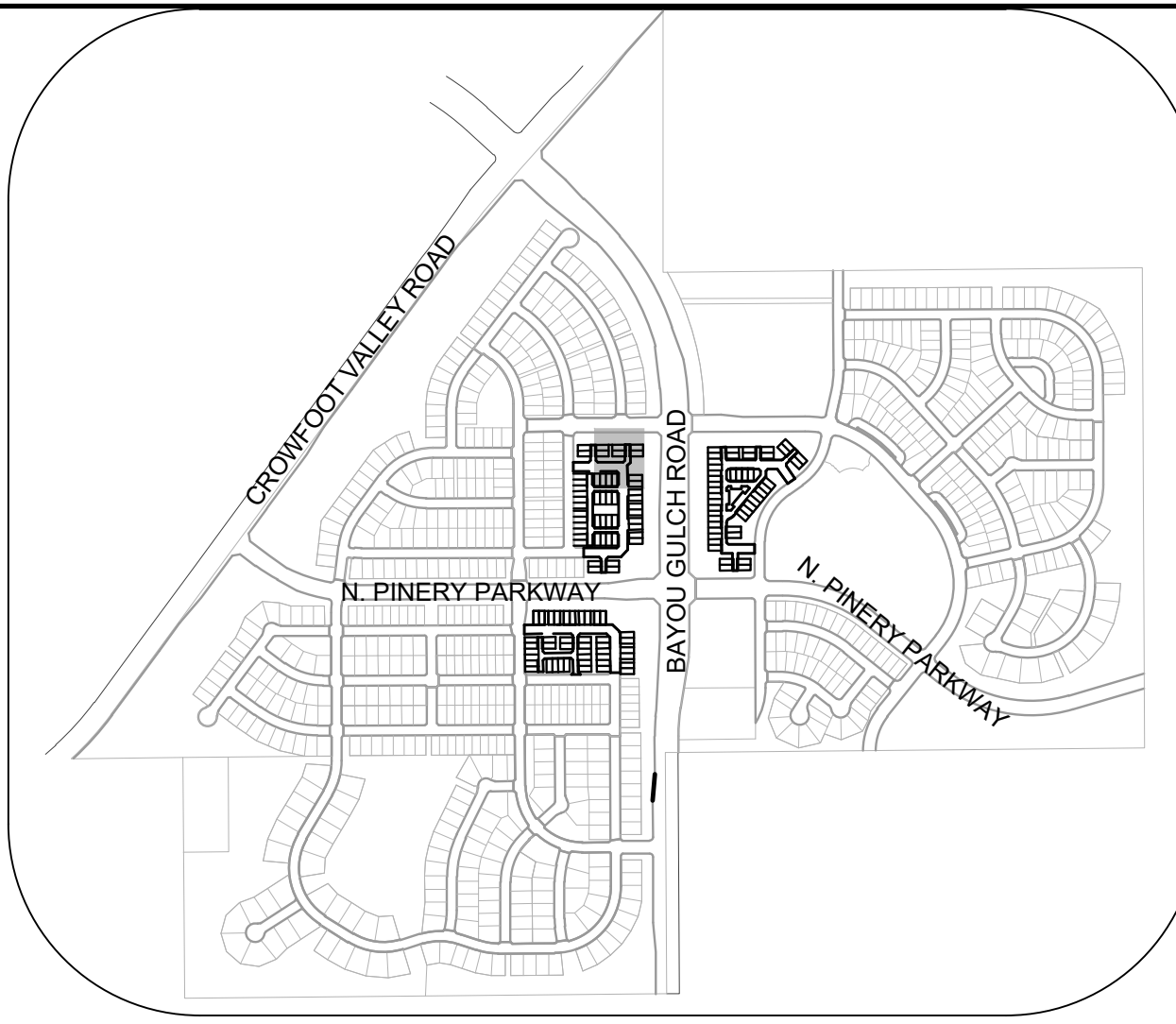


PLAN: RED COSMOS CT STA: 9+50.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS CT STA: 9+50.00 TO 12+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F14,B1,L5	RED COSMOS CT	11+35.85
F14,B1,L6	RED COSMOS CT	10+91.19
F14,B1,L7	RED COSMOS CT	11+38.35
F14,B1,L8	RED COSMOS CT	10+88.69



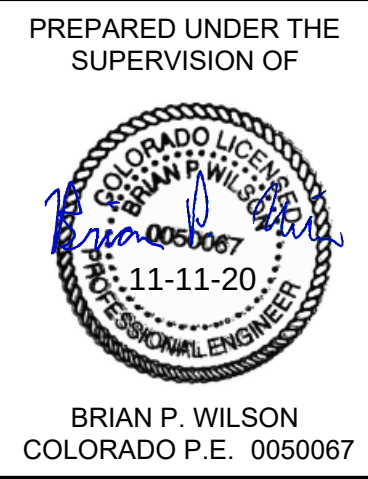
KEYMAP
N.T.S.

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 RAMP	---	PROPOSED WATER LATERAL W/ METER
10.00	EXISTING ELEVATION	---	SECTION LINE
10.00	PROPOSED DESIGN ELEVATION	---	FILING BOUNDARY
⊗	PROPOSED STORM DRAIN INLET	FO	EXISTING FIBER
⊗	PROPOSED STORM DRAIN MANHOLE	OH	EXISTING OVERHEAD POWER
⊗		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	ROP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
EVP	END VERTICAL PROFILE	SD	STORM DRAIN
FG	FINISHED GROUND	SL	SECTION LINE
FH	FIRE HYDRANT	SS	SANITARY SEWER
FL	FLOW LINE	STA	STATION
GV	GATE VALVE	T.O.P.	TOP OF PIPE
HCR	HANDICAP CURB RAMP	UE	UTILITY EASEMENT
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



APPROVED

Dec 10 2020

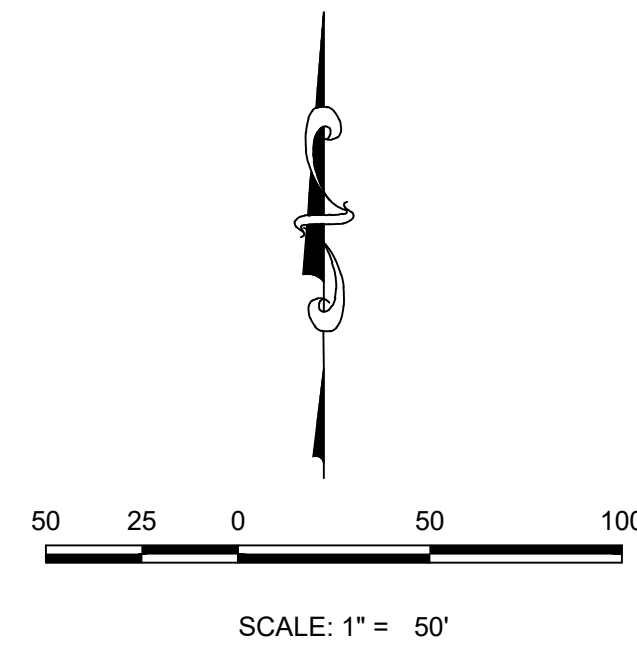
PARKER WATER AND SANITATION DISTRICT

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

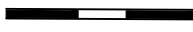
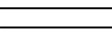
BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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

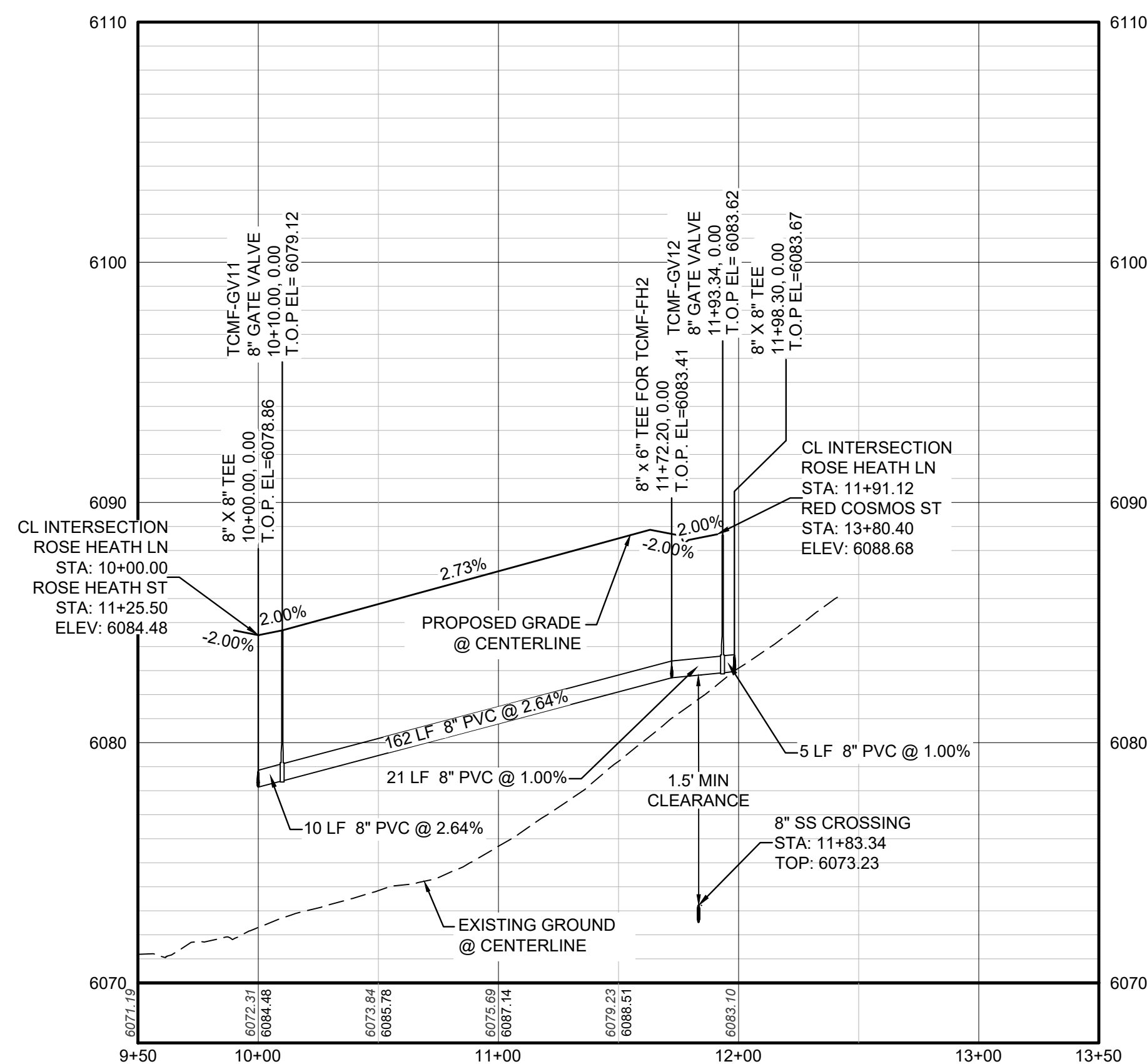
10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions	Appr.	Date
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LEGEND

BLOCK NUMBER		△		PROPOSED RANGE POINT
(A)	LOT TYPE	- - - - -		CENTERLINE
6	LOT NUMBER	—————		RIGHT-OF-WAY
	PROPOSED BUTTERFLY VALVE	—————		PROPERTY LINE
	PROPOSED CAP WITH END OF LINE BLOW-OFF	—————		EDGE OF PAVEMENT
	PROPOSED REDUCER			PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE	<u>1.0%</u>		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT	— 5615 —		EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK	— 5616 —		EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION	— 5620 —		PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF	— 5607 —		PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE			PROPOSED STORM DRAIN
	FUTURE PHASE VALVE	—————		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT	—————		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE	—————		PROPOSED WATER LINE
	PROPOSED SIDEWALK	<u>8'w</u>		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

WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F14,B3,L1	ROSE HEATH LN	10+36.73
F14,B3,L2	ROSE HEATH LN	10+86.39
F14,B3,L3	ROSE HEATH LN	11+00.73
F14,B3,L4	ROSE HEATH LN	11+50.39
F14,B3,L5	ROSE HEATH LN	10+39.23
F14,B3,L6	ROSE HEATH LN	10+83.89
F14,B3,L7	ROSE HEATH LN	11+03.23
F14,B3,L8	ROSE HEATH LN	11+47.89



ABBREVIATIONS

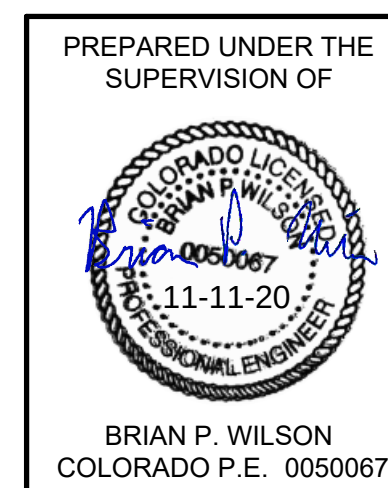
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RBCB	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION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

APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

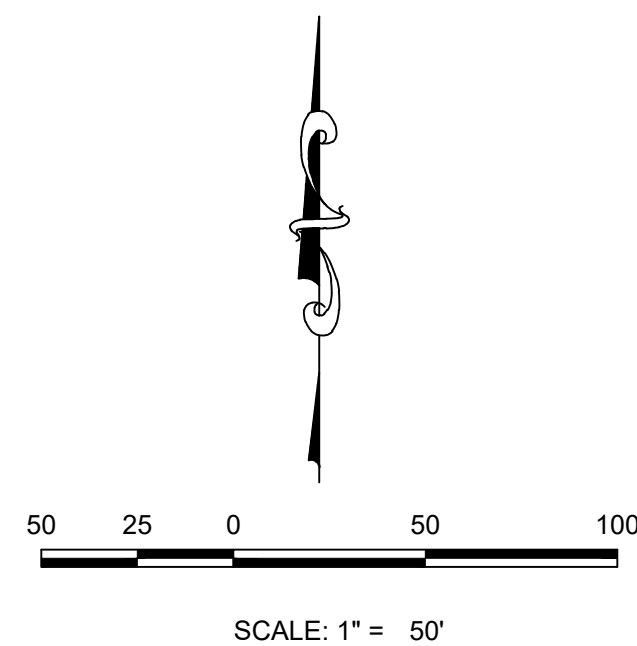


BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

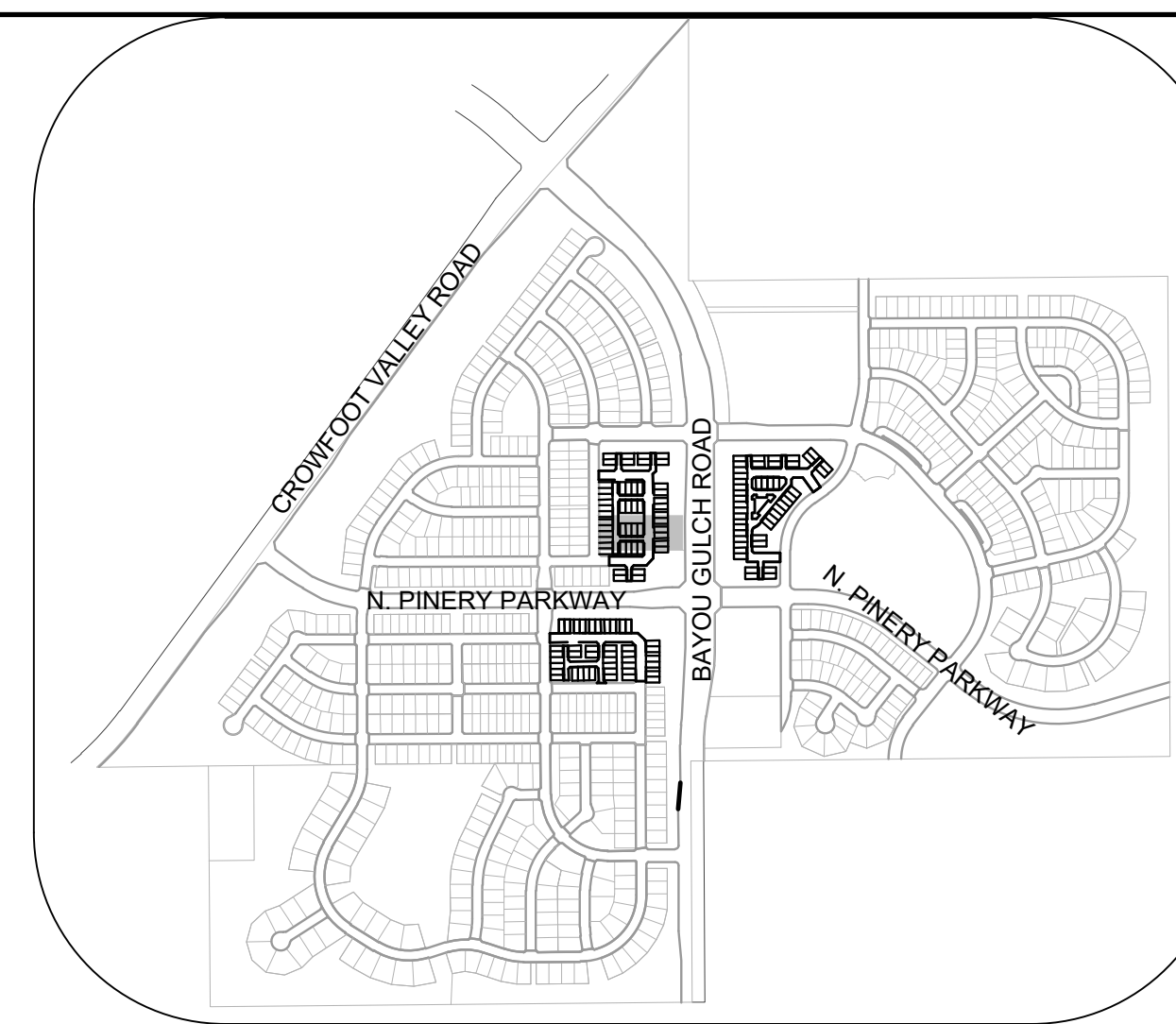
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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



SHEET NUMBER 15	DRAWN BY:	KJD	SCALE:	TRAILS AT CROWFOOT FILING 14 CONSTRUCTION DRAWINGS		 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546
	CHECKED BY:		AS SHOWN	WATER PLAN & PROFILE		
			FILE NO:	ROSE HEATH LANE		
	DATE:	BPW	8130283701			
				No.	Revisions	
				Date	Init.	Appr.



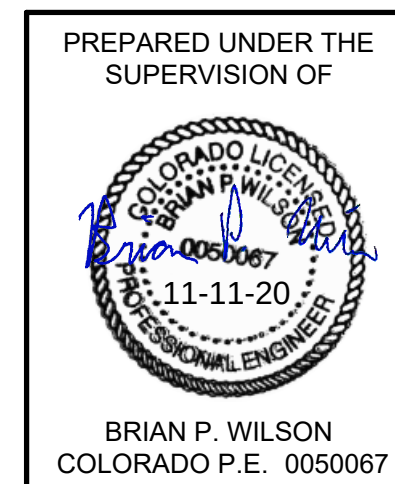
WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F14,B3,L9	ROSE HEATH RD	10+36.73
F14,B3,L10	ROSE HEATH RD	10+86.39
F14,B3,L11	ROSE HEATH RD	11+00.73
F14,B3,L12	ROSE HEATH RD	11+50.39
F14,B3,L13	ROSE HEATH RD	10+39.23
F14,B3,L14	ROSE HEATH RD	10+83.89
F14,B3,L15	ROSE HEATH RD	11+03.23
F14,B3,L16	ROSE HEATH RD	11+47.89



KEYMAP
N.T.S.

	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

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



APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

SHEET NUMBER 16	DRAWN BY:	KJD	SCALE:	TRAILS AT CROWFOOT FILING 14 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE ROSE HEATH ROAD	 HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546				
	CHECKED BY:	BWP	FILE NO.:							
	DATE:	SEPTEMBER 2018	8130283701				No.	Revisions	Date	Appr.

N:\PROJECTS\HSS RANCH\CAD\ENGINEERING\SSHEET SETS\MULTIFAMILY\CDST-14\PARKER WATER AND SANITATION\WATER RAMP\RED COSMOS PT DWG.BRIANW. 11/11/2020 4:25 PM



UNCC

UTILITY NOTIFICATION

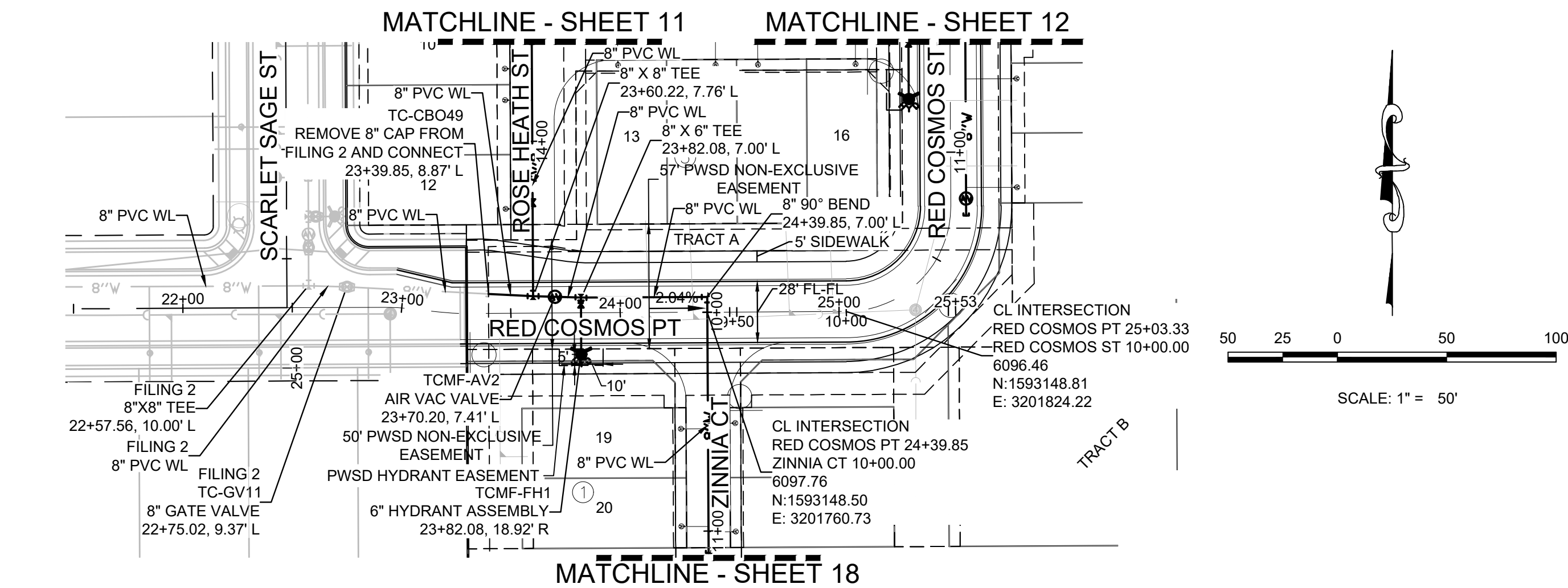
CENTERS OF COLORADO

CALL 811

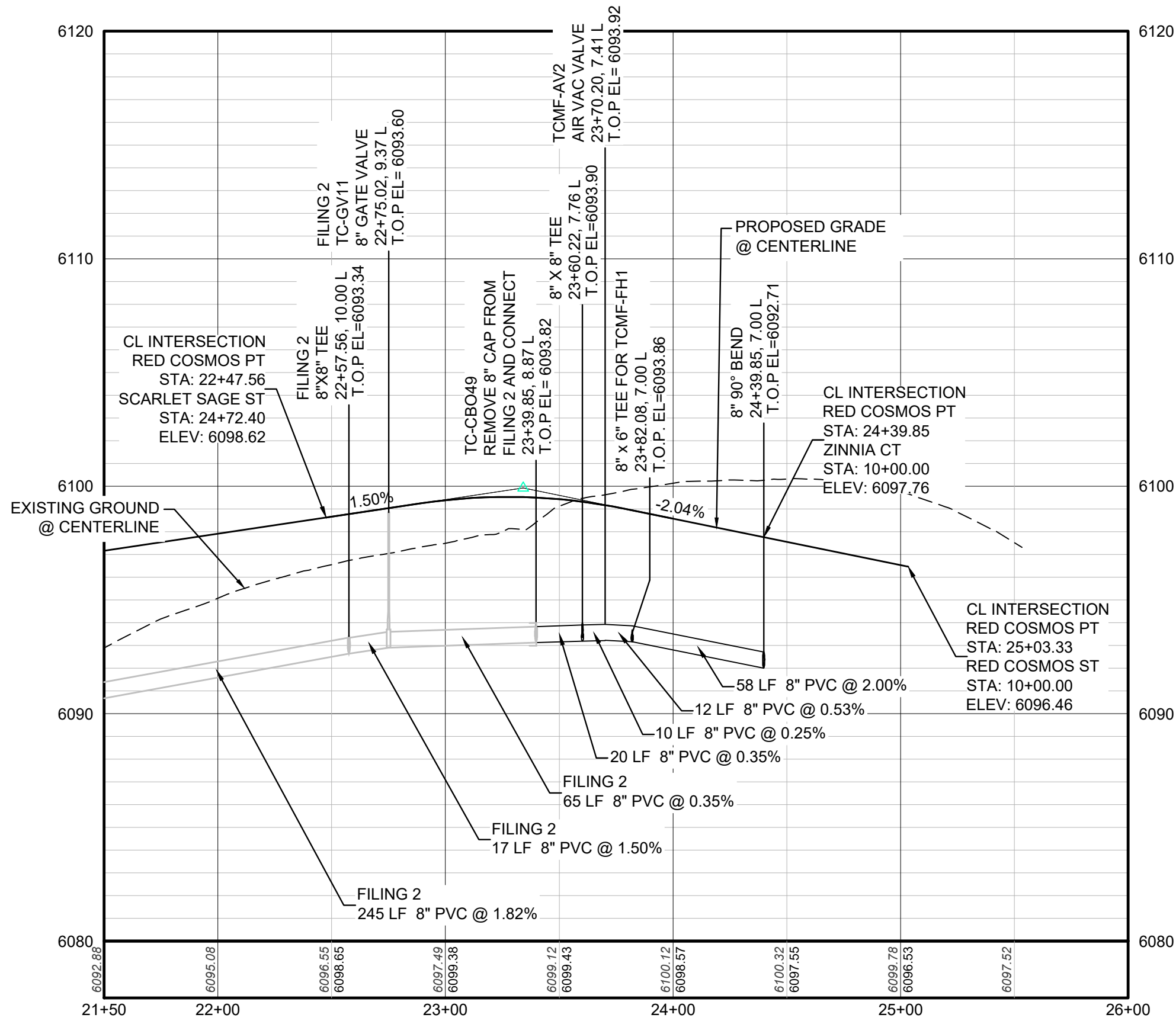
TWO WORKING DAYS

BEFORE YOU DIG

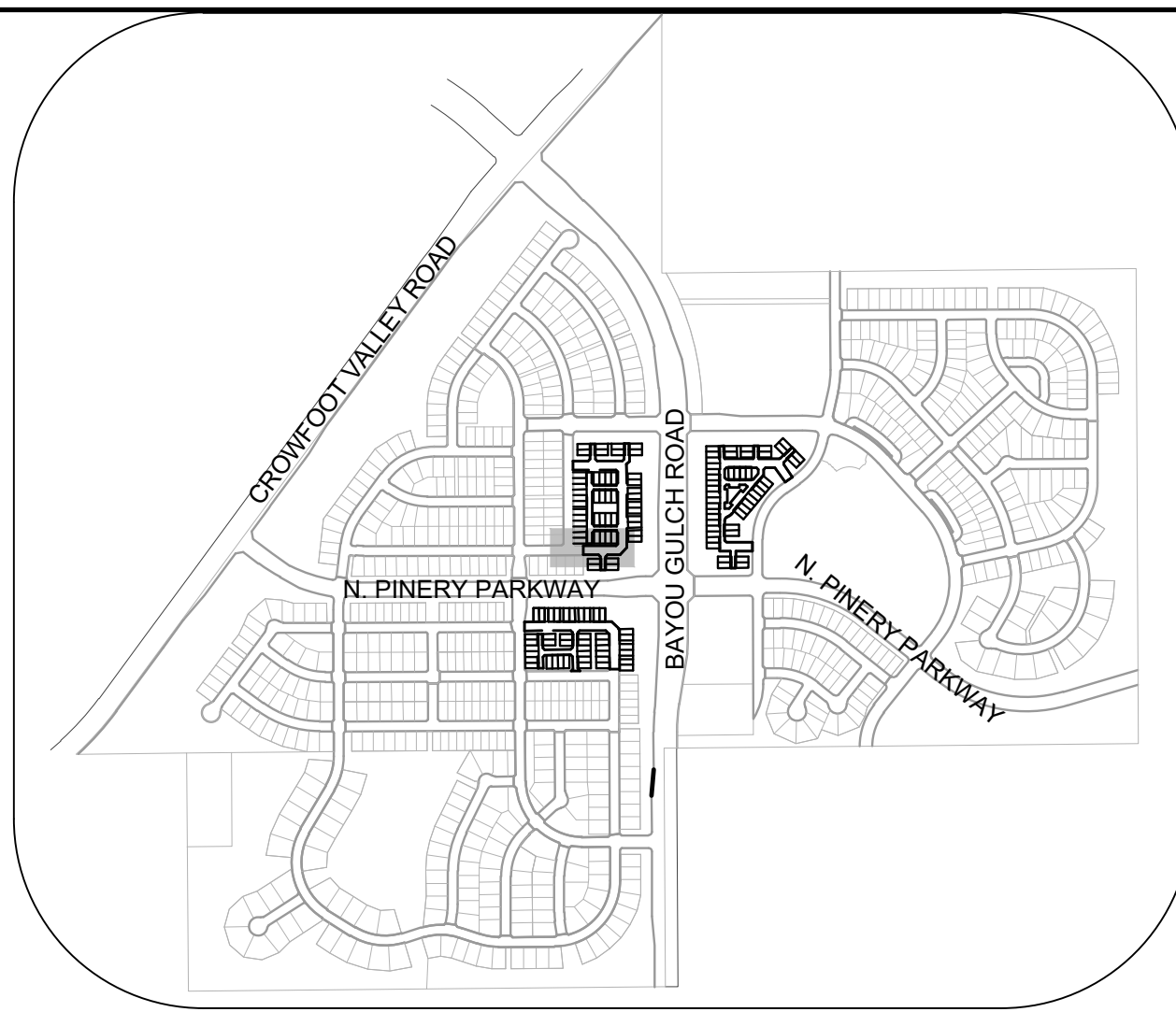
1-800-922-1987



PLAN: RED COSMOS POINT STA: 21+50.00 TO 26+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: RED COSMOS PT STA: 21+50.00 TO 26+00.00
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	5615	EXISTING 5' CONTOUR
⊞	PROPOSED WL FITTING WITH THRUST BLOCK	5616	EXISTING 1' CONTOUR
⊞	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
⊞	PROPOSED LOW POINT BLOW-OFF	5607	PROPOSED 1' CONTOUR
⊞	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
⊞	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
⊞	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
⊞	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
⊞	PROPOSED SIDEWALK	---	PROPOSED WATER LATERAL W/ METER
⊞	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER
⊞	PROPOSED STORM DRAIN INLET	---	FO
⊞	PROPOSED STORM DRAIN MANHOLE	---	OH
		---	TEL

ABBREVIATIONS

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

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

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

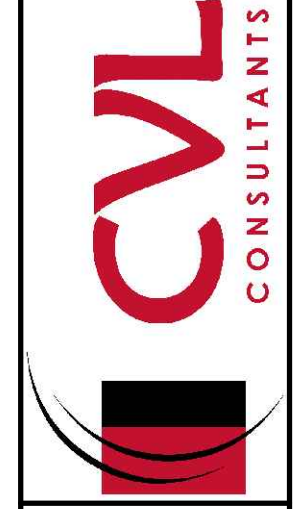
PREPARED UNDER THE SUPERVISION OF



BRIAN P. WILSON
COLORADO P.E. 0050067

APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel: (720) 482-9526
Fax: (720) 482-9546



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

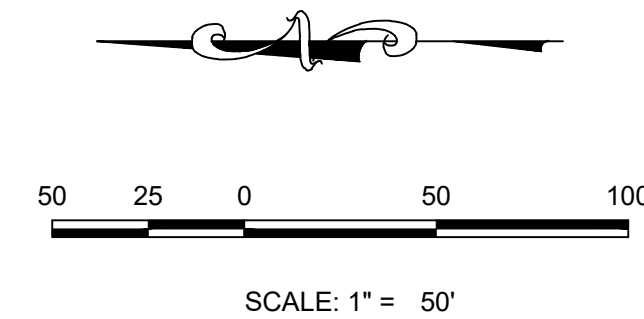
TRAILS AT CROWFOOT
FILING 14 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
RED COSMOS POINT

SCALE: AS SHOWN
DRAWN BY: KJD
CHECKED BY: BPW
DATE: SEPTEMBER 2018

FILE NO: 8130283701

SHEET NUMBER
17

Revisions
No. Date Init. Appr. Date



Profile view of a proposed road grade. The vertical axis shows elevation in feet (6080 to 6110), and the horizontal axis shows stationing (9+45.00 to 12+00.00).

EXISTING GROUND @ CENTERLINE (dashed line)

PROPOSED GRADE @ CENTERLINE (solid line)

Vertical Curve Data:

- 8" 90° BEND**
 9+93.00, 0.00
 T.O.P. EL.=6092.71
- CL INTERSECTION**
 ZINNIA CT
 STA: 10+00.00
 RED COSMOS PT
 STA: 24+39.85
 ELEV: 6097.76
- 117 LF 8" PVC @ 0.55%**
- 8" CANAL BLOWOFF**
 T.O.P. EL.=6093.35

Grades:

- 2.00% (existing ground)
- 2.00% (proposed grade)
- 1.25% (proposed grade)
- 0.55% (proposed grade)

Other Features:

- 1.5' MIN CLEARANCE**
- 8" SS CROSSING**
 STA: 10+03.00
 TOP: 6083.85

Elevation Data Points:

- 6092.26
- 6091.70
- 6103.93
- 6098.12
- 6107.15
- 6095.74
- 6102.39

WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F14,B1,L19	ZINNIA CT	10+50.77
F14,B1,L20	ZINNIA CT	11+00.43
F14,B1,L21	ZINNIA CT	10+53.27
F14,B1,L22	ZINNIA CT	10+97.93



	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 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
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

AD	ANGLE DIFFERENCE	MH	MANHOLE
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EVC	END VERTICAL CURVE	SC	SANITARY CAP
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LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 14 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
ZINNIA COURT

DRAWN BY:	KJD	SCALE:	AS SHOWN
CHECKED BY:	BPW	FILE NO:	8130283701
DATE:		SEPTEMBER 2018	

18
SHEET NUMBER

PREPARED UNDER THE
SUPERVISION OF



Brian P. Wilson

BRIAN P. WILSON
COLORADO P.E. 0050067

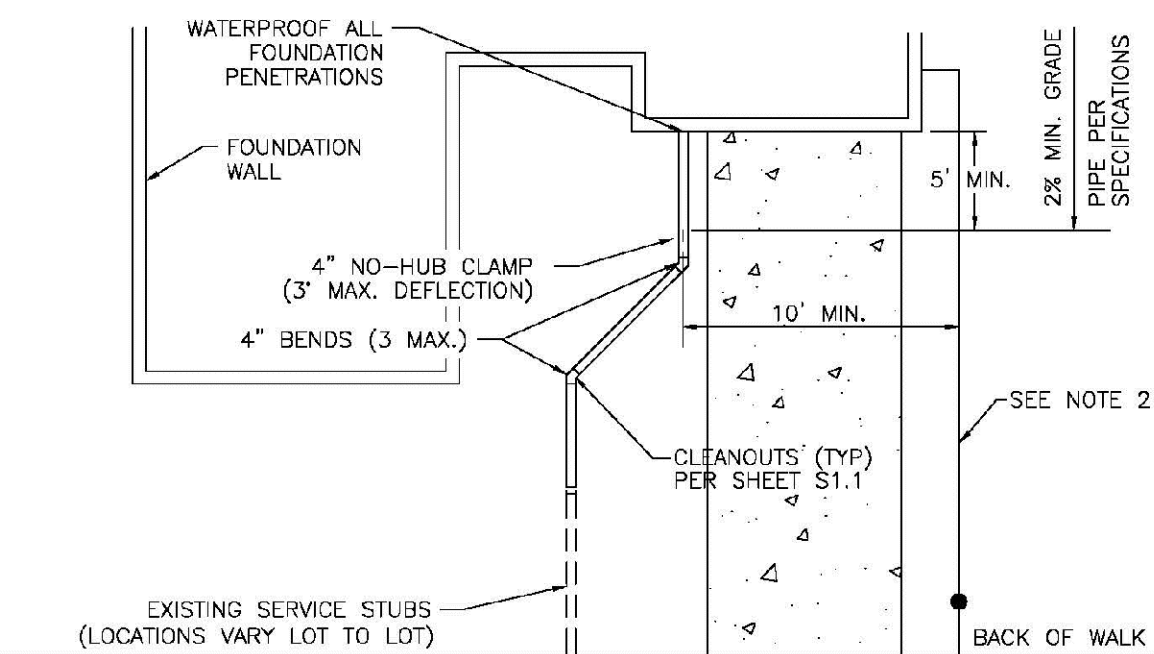
APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

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.

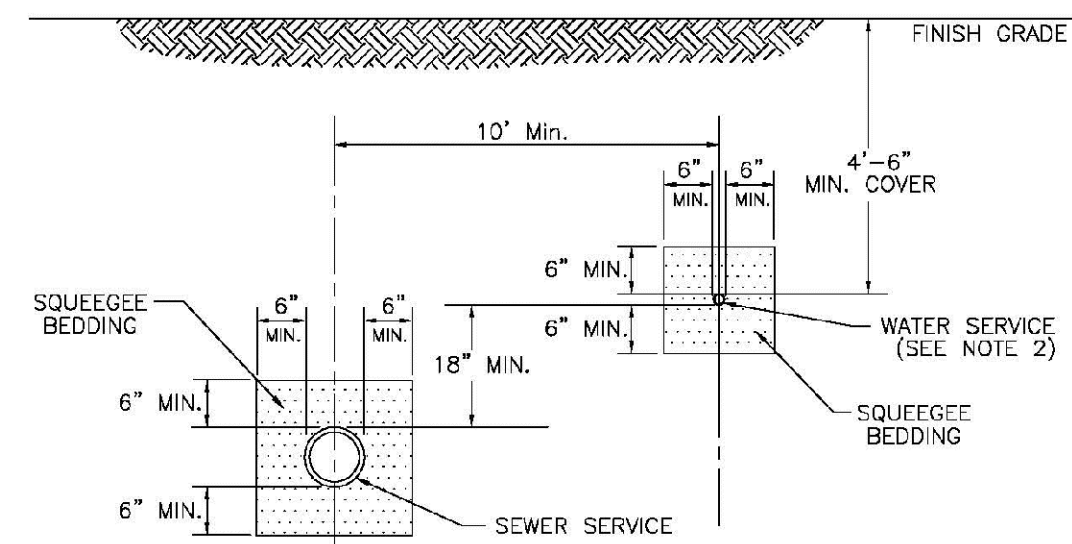
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

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

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

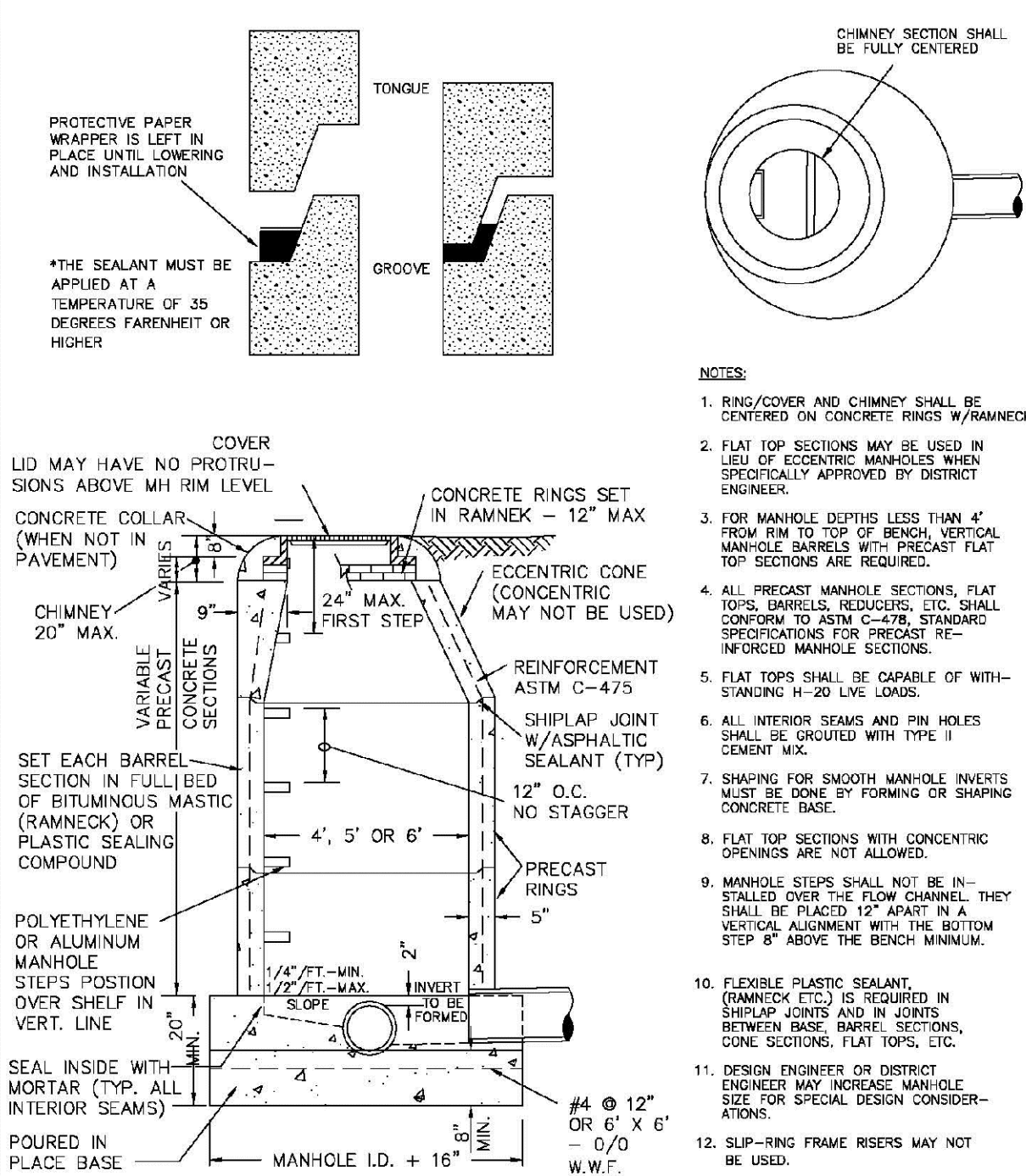
2016 REVISION

NTS

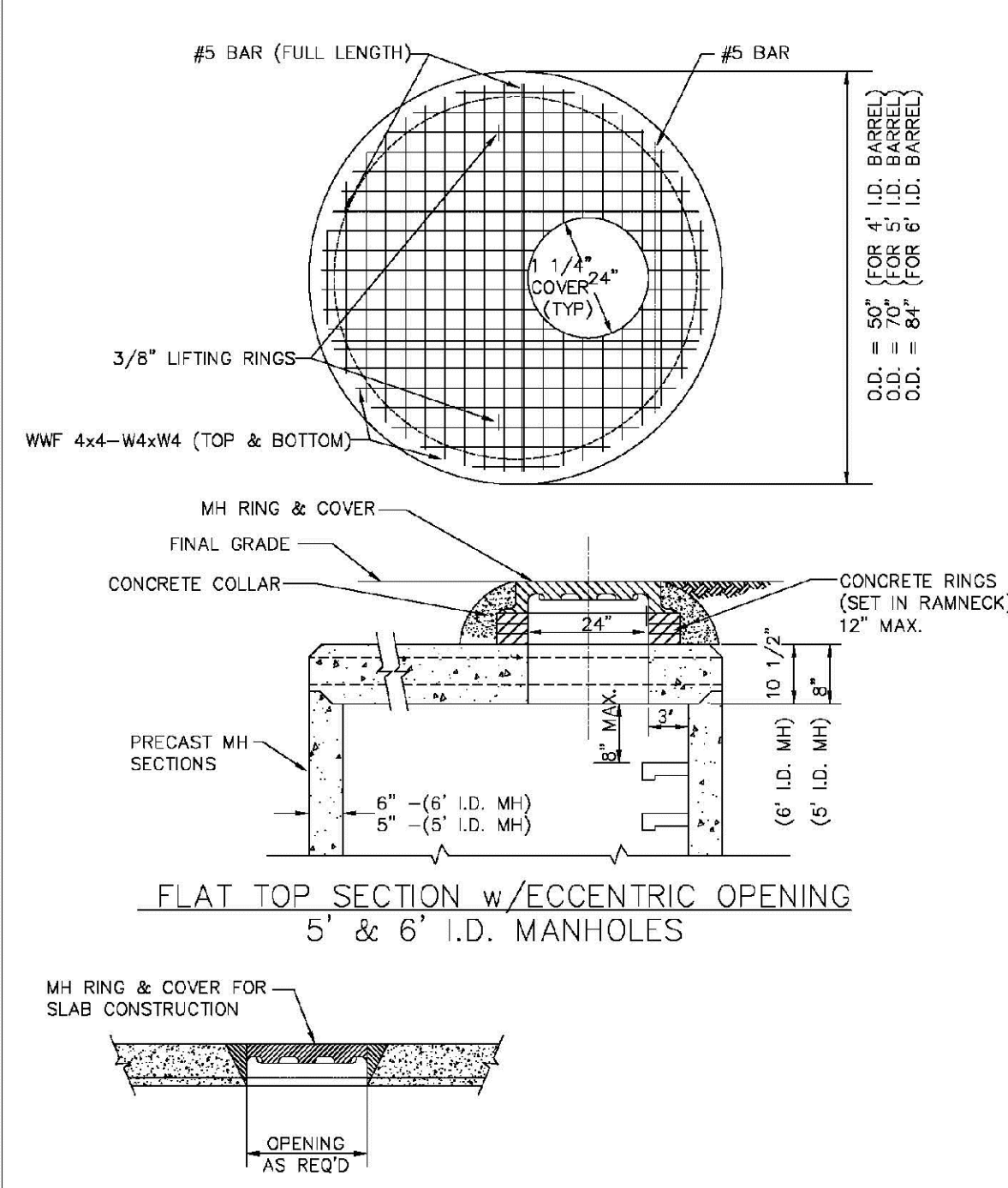


TYPICAL SERVICES SECTION

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

2016 REVISION

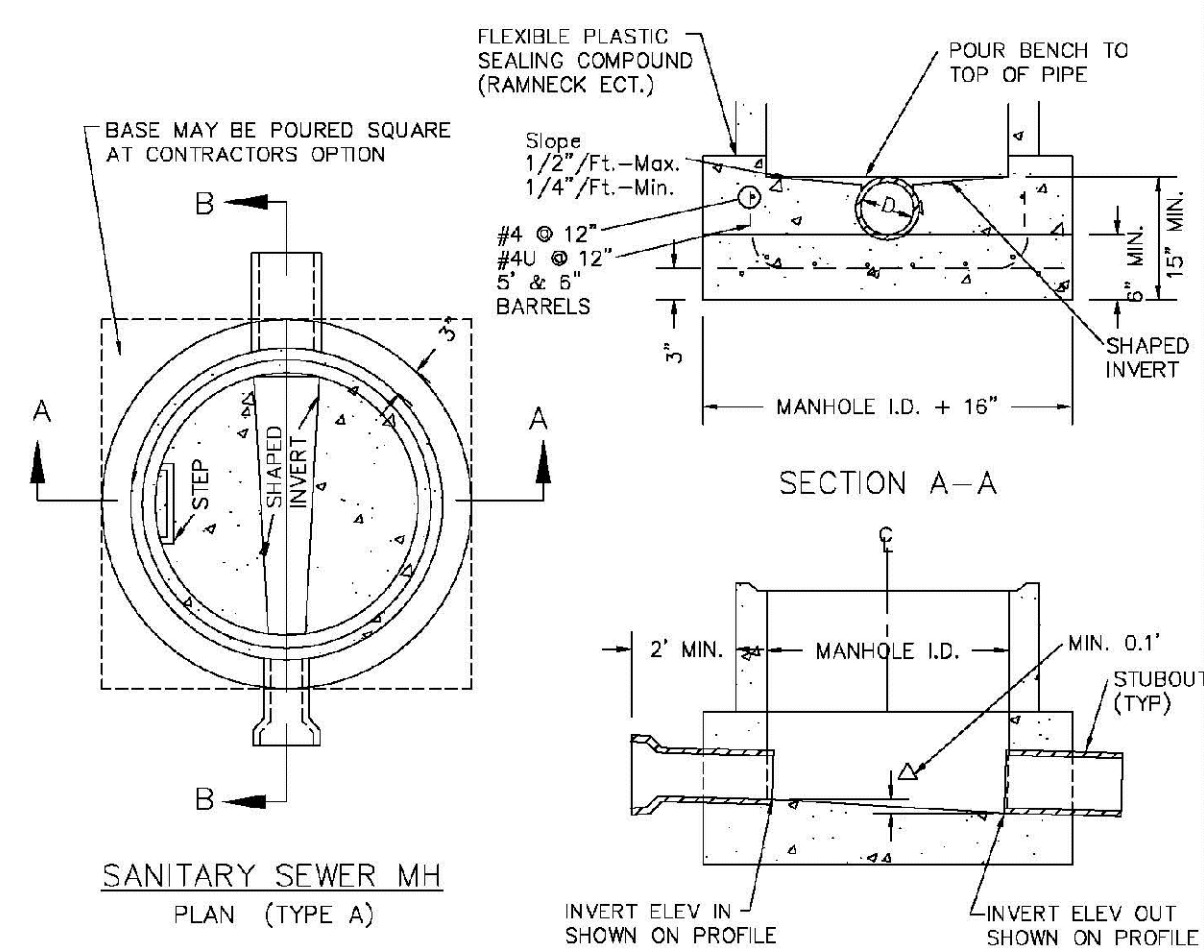
PIPE I.D.	MANHOLE I.D.
18" & SMALLER	4'-0"
21" TO 48"	5'-0"
54"	6'-0"
60" & LARGER	SPECIAL DESIGN

2016 REVISION

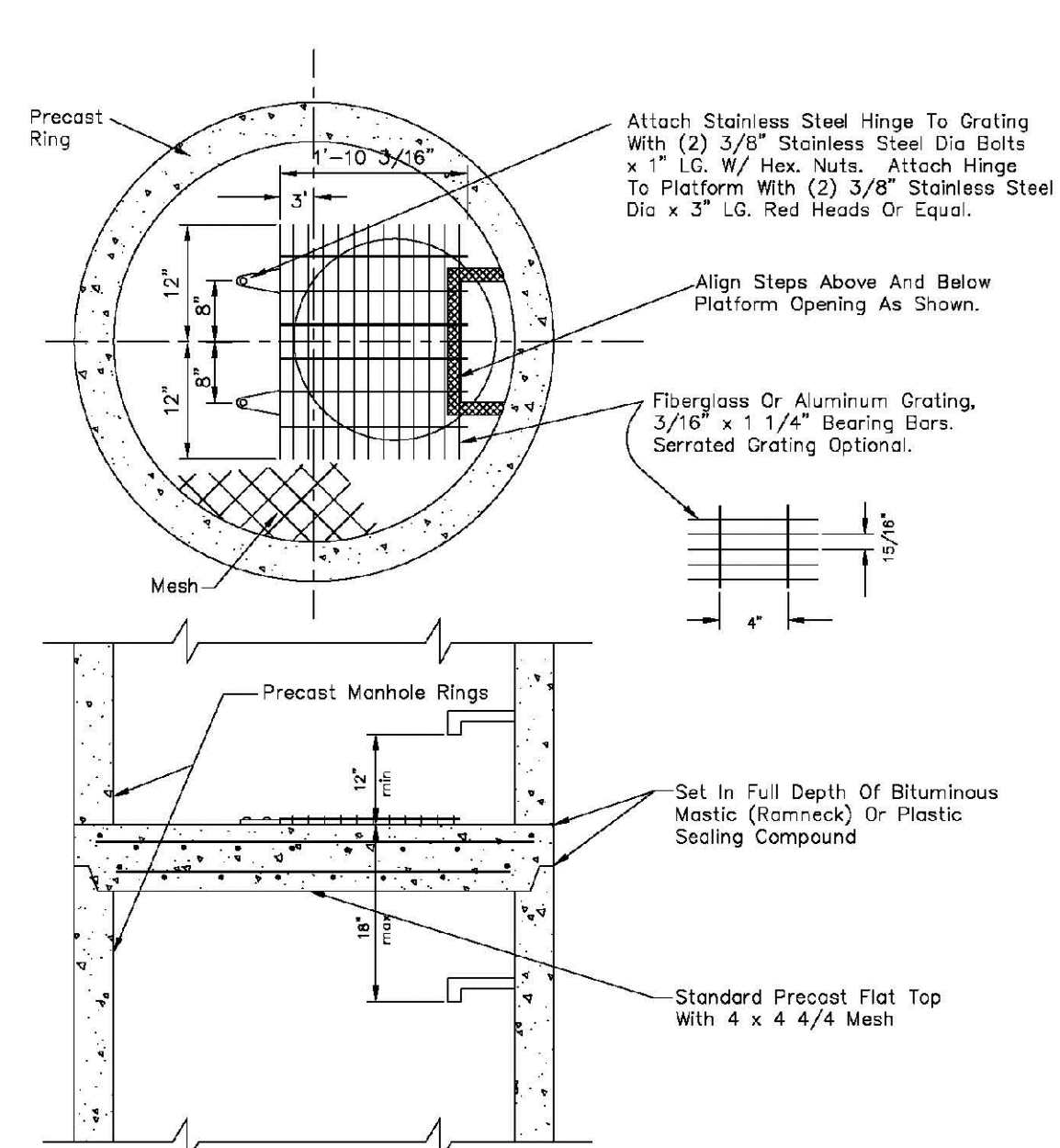
SECTION
(NON-ADJUSTABLE RING & COVER
TO BE CAST IN FLAT TOP)
ALTERNATE RING & COVER
(TO BE USED ONLY WHEN SPECIFICALLY AUTHORIZED.)

2016 REVISION

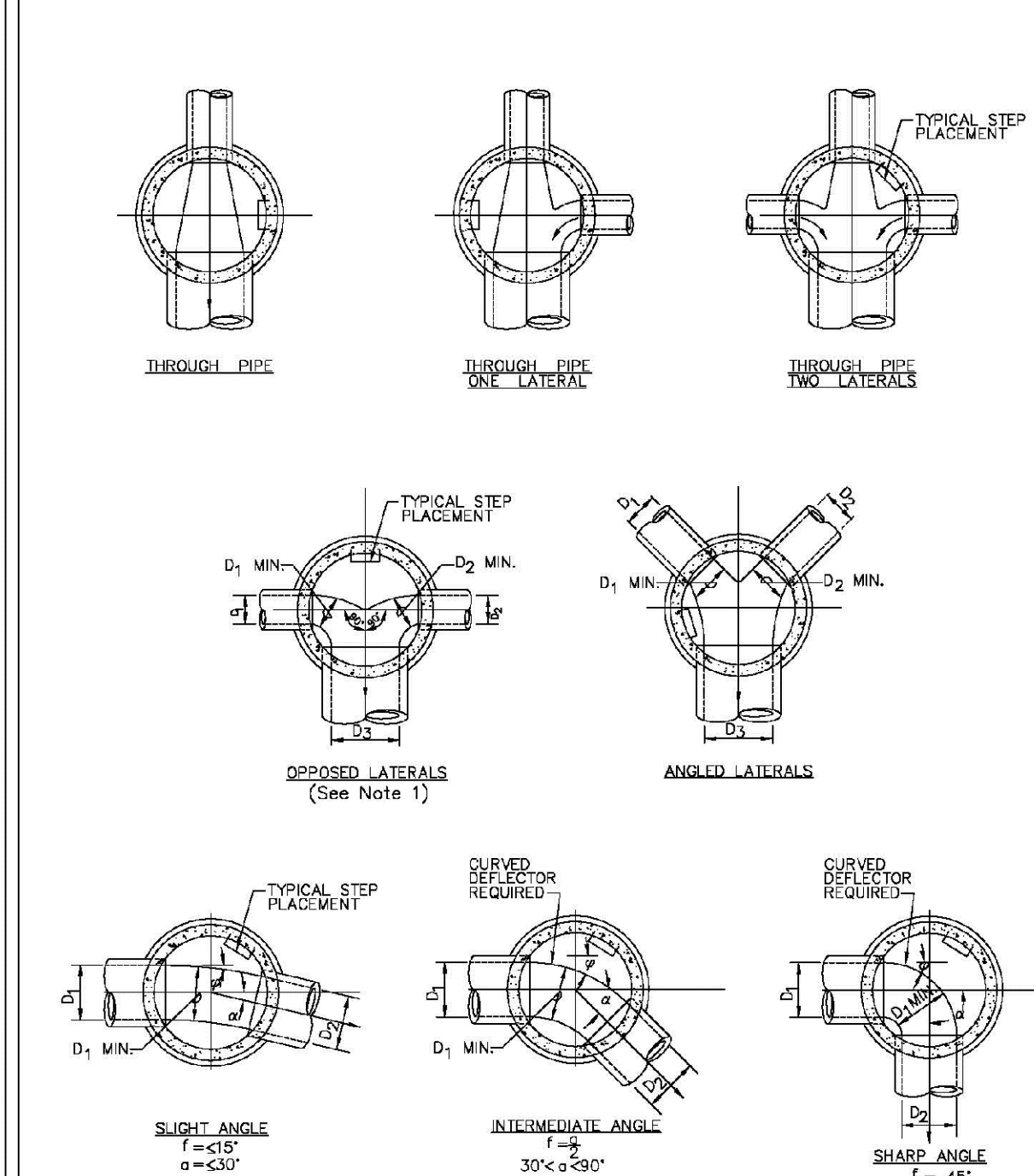
APPROVED
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PARKER WATER AND
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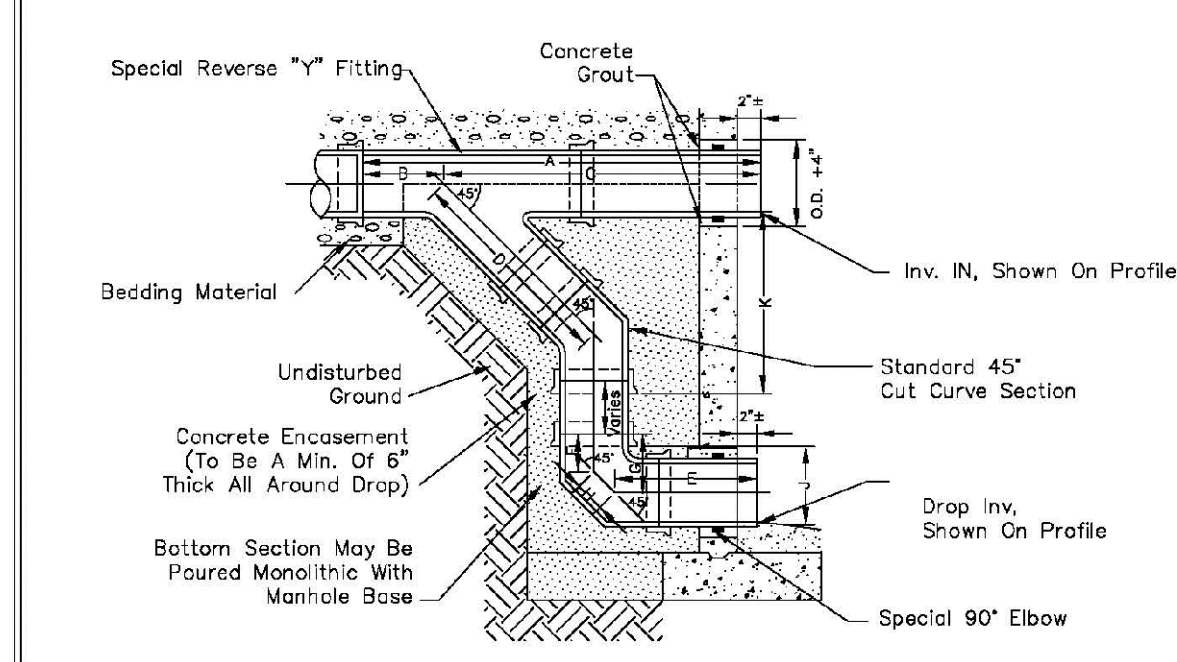
1. Manhole barrel min. thickness to be 5".
2. Shaping for smooth manhole inverts may be done by forming or shaping with cement mortar (San. Sewer).
3. The manhole steps shall conform to District Standards and Specifications.
4. Precast sections to conform to A.S.T.M C-478.
5. All dead-end manholes, that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

2016 REVISION

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

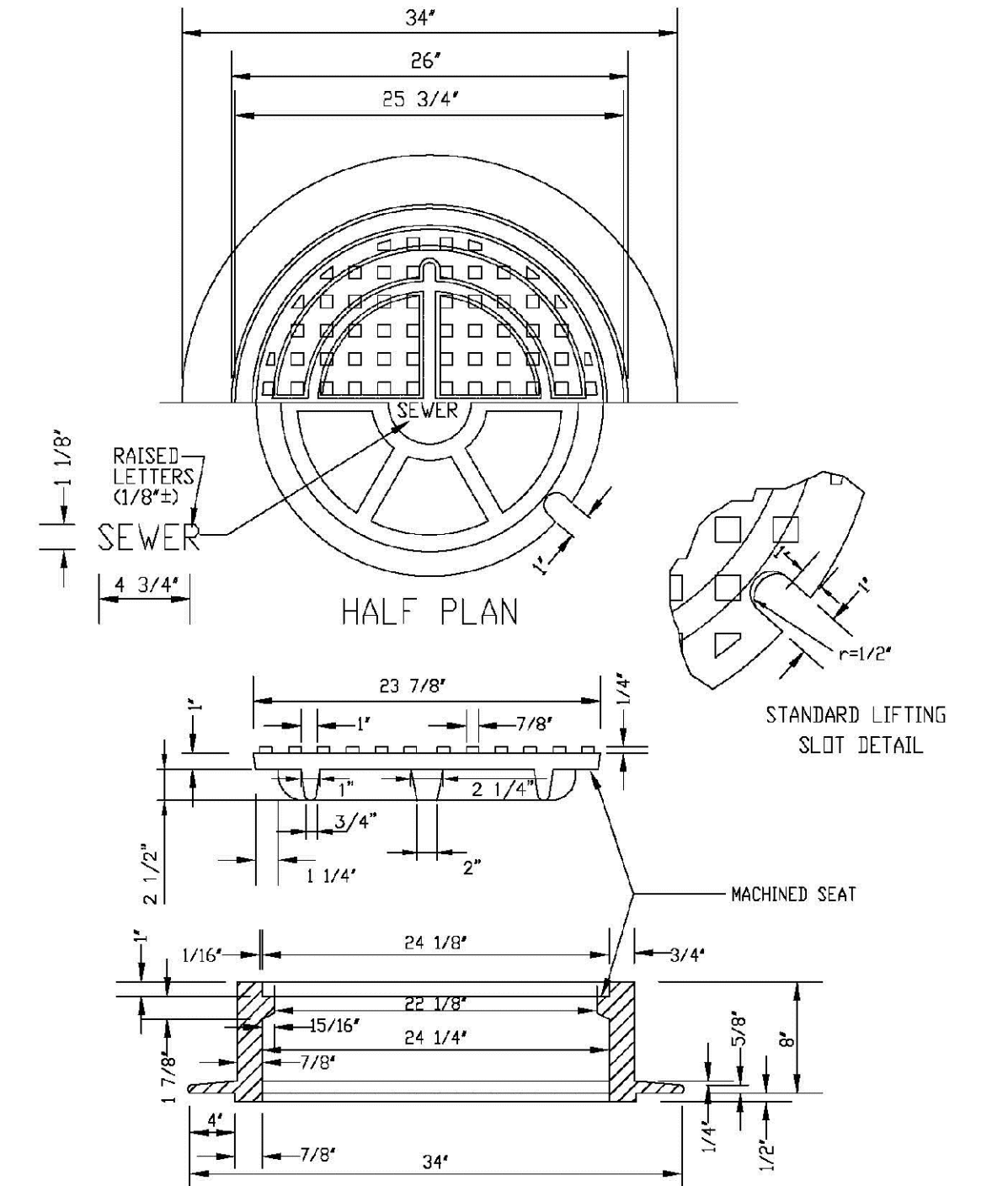
2016 REVISION

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

2016 REVISION

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

OUTSIDE DROP MANHOLE CONSTRUCTION

2016 REVISION

- NOTE:
1. Casting Specifications: ASTM A-48 With A Minimum Tensile Strength Of 25 KSI (Class 25)
 2. All Casting To Be Dipped In Asphalt Base Paint (Or Approved Equal).
 3. No other manhole lids will be accepted without prior approval from the District Engineer.

2016 REVISION

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

2.1 ASTM C-478
 2.2 ASTM A-615 GRADE 60 (STEEL ROD)
 2.3 ASTM 2146-89, TYPE I (POLYMER 18606 [POLYPROPYLENE])
 2.4 STEPS INSTALLED IN MANHOLE BARREL SECTIONS OR VERTICAL WALLS OF STRUCTURE SHALL HAVE A 9-3/4" INCH LEG AND SHALL PROJECT FROM THE WALL 6-5/8" INCHES.
 2.5 STEPS INSTALLED IN MANHOLE RINGS SHALL HAVE AN 8-1/4" INCH LEG AND SHALL PROJECT FROM THE WALL 4-7/8 INCHES.
 2.6 ALL STEPS SHALL HAVE A PENETRATION DEPTH INTO THE WALL 3-1/8 INCHES.
 2.7 STEPS SHALL BE INSTALLED THE "PRESS-IN" METHOD UTILIZING A SPECIALLY DESIGNED TOOL TO FORM THE STEPS INTO THE WALL.
 2.8 INSTALLED STEPS SHALL BE CAPABLE OF WITHSTANDING A PULL OUT FORCE OF 2500 P.S.I. PER LEG UNDER THE PERIOD OF THE LIFE OF THE STRUCTURE.
 2.9 STEPS SHALL BE INSTALLED BY THE "PRESS-IN" METHOD EXCLUSIVELY FOLLOWING MANUFACTURER'S RECOMMENDED PROCEDURE AND SHALL NOT BE GROUDED IN PLACE.

CAST ALUMINUM MANHOLE STEP

STEEL PIPE STENCILED IDENTIFICATION MARKS ON POSTS SHALL FACE THE APPURTENANCE WITH 2" STENCILS INDICATING TYPE OF APPURTENANCE (MH, 12" VALVE, ETC.) AND THE DISTANCE IN FEET AND INCHES FROM POST. BEDWOOD POST ROUTER LETTERS AND NUMBERS INTO POST. PAINT LETTERS AND NUMBERS BLACK.	PARKER WATER & SANITATION DISTRICT MARKER POST DETAIL <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <tr> <td style="width: 50%;">SCALE:</td> <td style="width: 50%;">DATE: 2/98</td> </tr> <tr> <td>APPROVED: PVR</td> <td>2/00 10/18</td> </tr> <tr> <td></td> <td>4/01</td> </tr> <tr> <td></td> <td>1/76</td> </tr> <tr> <td colspan="2">DIRECTOR OF ENGINEERING</td> </tr> </table>	SCALE:	DATE: 2/98	APPROVED: PVR	2/00 10/18		4/01		1/76	DIRECTOR OF ENGINEERING	
SCALE:	DATE: 2/98										
APPROVED: PVR	2/00 10/18										
	4/01										
	1/76										
DIRECTOR OF ENGINEERING											

t_w = Thickness of Asphaltic Concrete Base Course (A.C. B.C.)

t_{w-s} = Thickness of Asphaltic Concrete Wearing Surface (A.C. W.S.)

T_0 = Total Asphalt Thickness ($T_0 = t_w + t_{w-s}$)

U_c = Surface Film or Conduct Soil Dimension

U_{cs} = Specified Bedding Trench Width and Max Bedding Trench Width at a point 1 ft above Top of Pipe (See Note 2)

D_{10} = Max. Pay Width of Asphaltic Concrete Base Course (or Asphaltic Concrete Cold Mix) (See Note 3)

D_{10-s} = Max. Pay Width of Asphaltic Concrete Wearing Surface or Soil Replacement (See Note 4)

H = Depth of Surface to Top of Pipe

$H-s$ = Depth from Surface to 1 ft. above Top of Pipe

TABLE II			PARKER WATER & SANITATION DISTRICT	
NOMINAL DIAMETER (D)	MINIMUM THICKNESS (t)	MIN. WIDTH OF GRADE (B _g)	TRENCHING AND BEDDING DETAIL - CLASS "A"	
18" & smaller	5"	B _g + 6"	SCALE: NONE	DATE: 2/80
21" to 24"	6"	B _g + 8"	APPROVED: PVR	1/16 10/16
27" to 33"	8"	B _g + 8"	DIRECTOR OF ENGINEERING	
36" to 42"	10"	1.25 B _g		
48" & larger	1/4 D	1.25 B _g		

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

NOTES:

3.1 BELL HOLE SHALL BE EXCAVATED AT ALL BELL AND SPIGOT JOINTS.

3.2 BEDDING TRENCH BACKFILL TO BE COMPACTED TO BOX DENSITY, AASHTO T-180 IN OPEN AREAS AND BOX DENSITY AASHTO T-99 IN ALL PUBLIC ROW.

PARKER WATER
& SANITATION DISTRICT

TRENCHING AND BEDDING
CLASS "B"

SCALE:	NAME:	DATE:
APPROVED: PVR	5/98 2/00 1/78	2/98
DIRECTOR OF ENGINEERING		10/78

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

PROPOSED SEWER OR CONDUIT

PIER SUPPORT EACH SIDE, IF REQUIRED. (SEE NOTE 8)

CONCRETE ARCH ($f_c = 2000$ PSI)

SHORING (SEE NOTE 6)

UNDISTURBED EARTH

HAND EXCAVATION REQUIRED AROUND SANITARY SEWER

FILLER MATERIAL (SEE NOTE 15)

6"

6"

0.D.+12"

SANITARY SEWER

TYPE I

CONCRETE ENCASEMENT FOR SANITARY SEWERS

(CONCRETE ARCH)

GENERAL NOTES FOR TYPE I & II ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION METHOD 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:
 - TYPE I & TYPE II ENCASEMENT SHALL EXTEND FULL TRENCH BOTH ENDS FOR PROPOSED SEWER OR CONDUIT.
 - TYPE II ENCASEMENT SHALL EXTEND AT LEAST TO FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I & II ENCASEMENTS SHALL NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I OR II ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
 - TYPE I OR TYPE II IF $d_1 \leq 18"$ ($d_2 \leq 12"$) ENCASEMENT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.

WATER MAINS AND $d_2 \leq 24"$ ($d_1 \leq 18"$)

- TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d_1 .
- EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
- IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (ANNA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.

- FILLER MATERIAL BETWEEN CONCREITS TO BE:
 - APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. $d_1 \leq 24"$ ($d_2 \leq 18"$)
 - COMPACTED CLASS "B" BEDDING IF $d_1 \leq 48"$ ($d_2 \leq 36"$) FOR TYPE II ENCASEMENT POURED CONCRETE ON UNDISTURBED SOIL.
- SHORING OR SHEETING, IF USED, TO BE CUT OFF AT TOP OF ENCASEMENT.

THREE ENCASEMENT DETAILS MAY ALSO BE APPLICABLE FOR CONDITIONS OTHER THAN STORM OR SANITARY SEWER INSTALLATIONS.

IN MANY SITUATIONS WHERE CONCRETE DIAMETER 12" IS EXTREMELY LARGE, PIER SUPPORTS ON EACH SIDE OF SANITARY SEWERS MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.

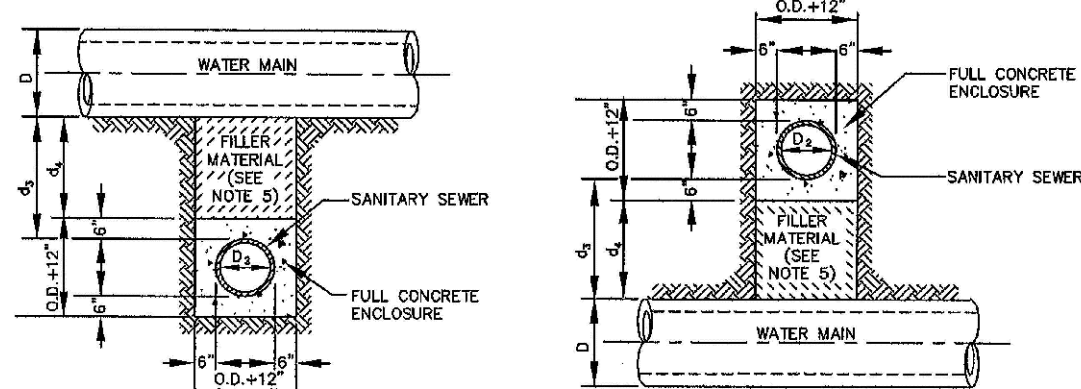
PARKER WATER & SANITATION DISTRICT

CONCRETE ENCASEMENT TYPE I

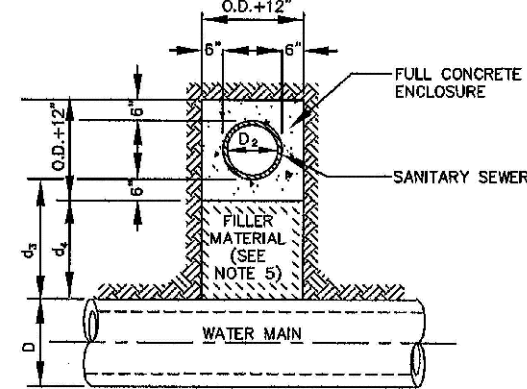
SCALE:	NAME:	DATE:
APPROVED: JFN		2/98

DESIGN: ENCLER

N:\PROJECTS\HSS RANCH\ENGINEERING\SHSHEET SETS\MULTIFAMILY\CDST-14\PARKER WATER AND SANITATION\SANITARY SEWER DETAILS.DWG, BRIANW, 1/11/2020 9:33 AM



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



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

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

GENERAL NOTES FOR TYPE I, II, & III ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED, BOTTOM HALF OF ENCASEMENT IS POURED SEPARATELY. A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
- LENGTH OF ENCASEMENT FOR:
(a) TYPE I & TYPE II ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH ENCASEMENT FOR PROPOSED SEWER OR CONDUIT.
(b) TYPE III ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
(a) TYPE I OR TYPE II IF $d_s \leq 18"$ (IF $d_s \leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
(b) TYPE I OR TYPE II IF $d_s \leq 18"$ (IF $d_s \leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d_s .
(c) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNUSUAL 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.

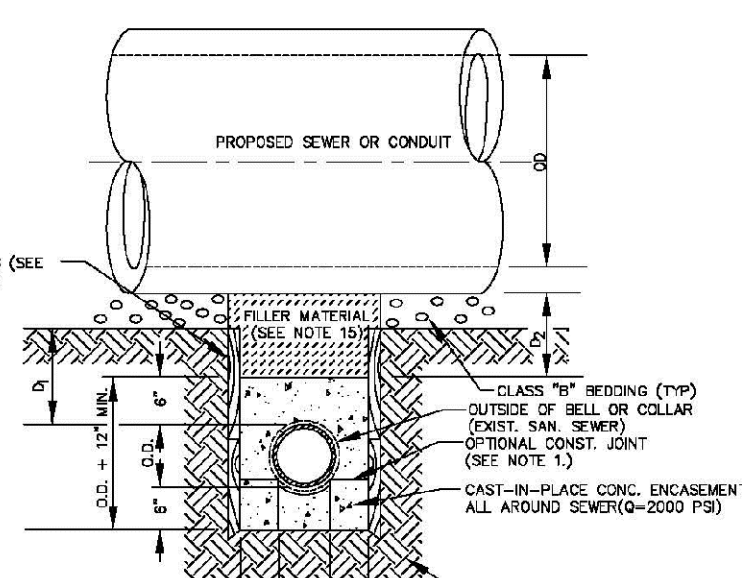
WATER MAINS AND $d_s \leq 24"$ (IF $d_s \leq 18"$)

- TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d_s .
(a) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(b) IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
(a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF $d_s \leq 4"$ & $d_s \leq 6"$.
(b) COMPACTED CLASS "B" BEDDING IF $d_s \leq 4"$ & $d_s > 6"$ (IF $d_s > 6"$ FOR TYPE III 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, SEW 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:	2/96
APPROVED:	JFN	5/98	4/01
DISTRICT ENGINEER		1/08	

2008 REVISION

SHEET 7



TYPE III CONCRETE ENCASEMENT FOR SANITARY SEWERS

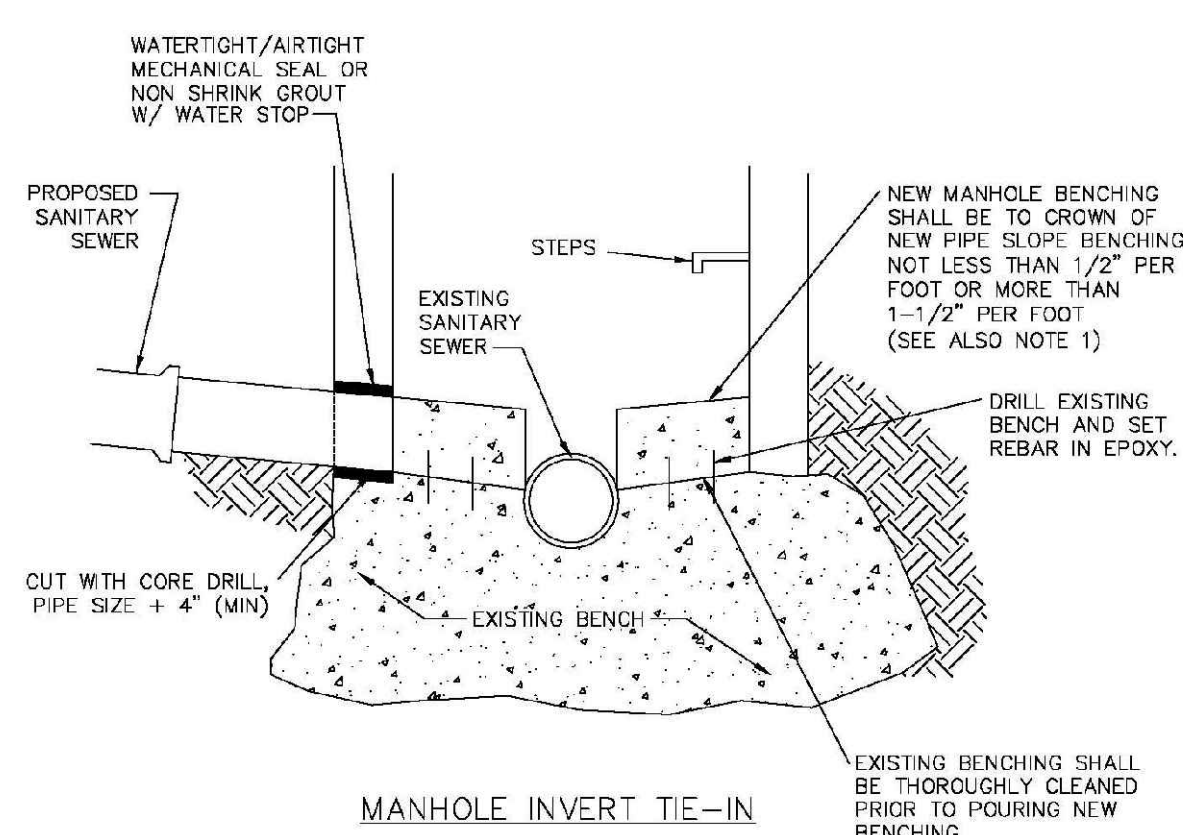
GENERAL NOTES FOR TYPE I, II, & III ENCASEMENT

- CONCRETE TO BE CAST AGAINST UNDISTURBED SOIL OR SHORING. IF OPTIONAL CONSTRUCTION JOINT IS USED, BOTTOM HALF OF ENCASEMENT IS POURED SEPARATELY. A ONE INCH LAYER OF SAND OR MORTAR SHALL BE PLACED BETWEEN BOTTOM OF SANITARY SEWER AND TOP OF CONCRETE.
- LENGTH OF ENCASEMENT FOR:
(a) TYPE I & TYPE II ENCASEMENT SHALL EXTEND FULL TRENCH WIDTH ENCASEMENT FOR PROPOSED SEWER OR CONDUIT.
(b) TYPE III ENCASEMENT SHALL EXTEND AT LEAST 10 FEET EACH SIDE OF WATER MAIN.
- UNLESS OTHERWISE NOTED ON PLAN/PROFILE DRAWINGS, TYPE I, II & III ENCASEMENTS NEED NOT BE REINFORCED. REINFORCEMENT, IF REQUIRED, TO BE SPECIFIED AND DETAILED SEPARATELY ON PLAN & PROFILE DRAWINGS.
- TYPE I, II OR III ENCASEMENTS ARE REQUIRED UNDER FOLLOWING CONDITIONS:
(a) TYPE I OR TYPE II IF $d_s \leq 18"$ (IF $d_s \leq 12"$) EXCEPT FOR SANITARY SEWER CROSSING OVER OR UNDER WATER MAINS.
(b) TYPE II IS REQUIRED FOR SANITARY SEWERS CROSSING UNDER WATER MAINS AND $d_s \leq 24"$ (IF $d_s \leq 18"$).
(c) TYPE III IS REQUIRED FOR SANITARY SEWERS CROSSING OVER TOP OF WATER MAINS, REGARDLESS OF DIMENSION d_s .
(d) EXCEPT FOR UNUSUAL CIRCUMSTANCES, WATER MAIN CROSSINGS, OR WHERE UNUSUAL SOIL CONDITIONS ARE ENCOUNTERED, TYPE I ENCASEMENT WILL NORMALLY BE SATISFACTORY.
(e) IF THE SANITARY SEWER IS REPLACED OR CONSTRUCTED OF DUCTILE IRON PIPE (AWWA C-150 OR C-151), CONCRETE ENCASEMENT MAY NOT BE REQUIRED.
- FILLER MATERIAL BETWEEN CONDUITS TO BE:
(a) APPROVED COMPRESSIBLE MATERIAL SUCH AS STYROFOAM, ETC. IF $d_s \leq 4"$ & $d_s \leq 6"$.
(b) COMPACTED CLASS "B" BEDDING IF $d_s \leq 4"$ & $d_s > 6"$ (IF $d_s > 6"$ FOR TYPE III 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, SEW SUPPORTS ON EACH SIDE OF SANITARY SEWER MAY ALSO BE REQUIRED. IF REQUIRED, SUPPORTS SHALL BE SPECIFIED AND DETAILED SEPARATELY ON PLAN AND PROFILE DRAWINGS.
- CONCRETE ENCASED PIPING SHALL BE LINED WITH FELT LAYER.

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

2016 REVISION

SHEET 8.8



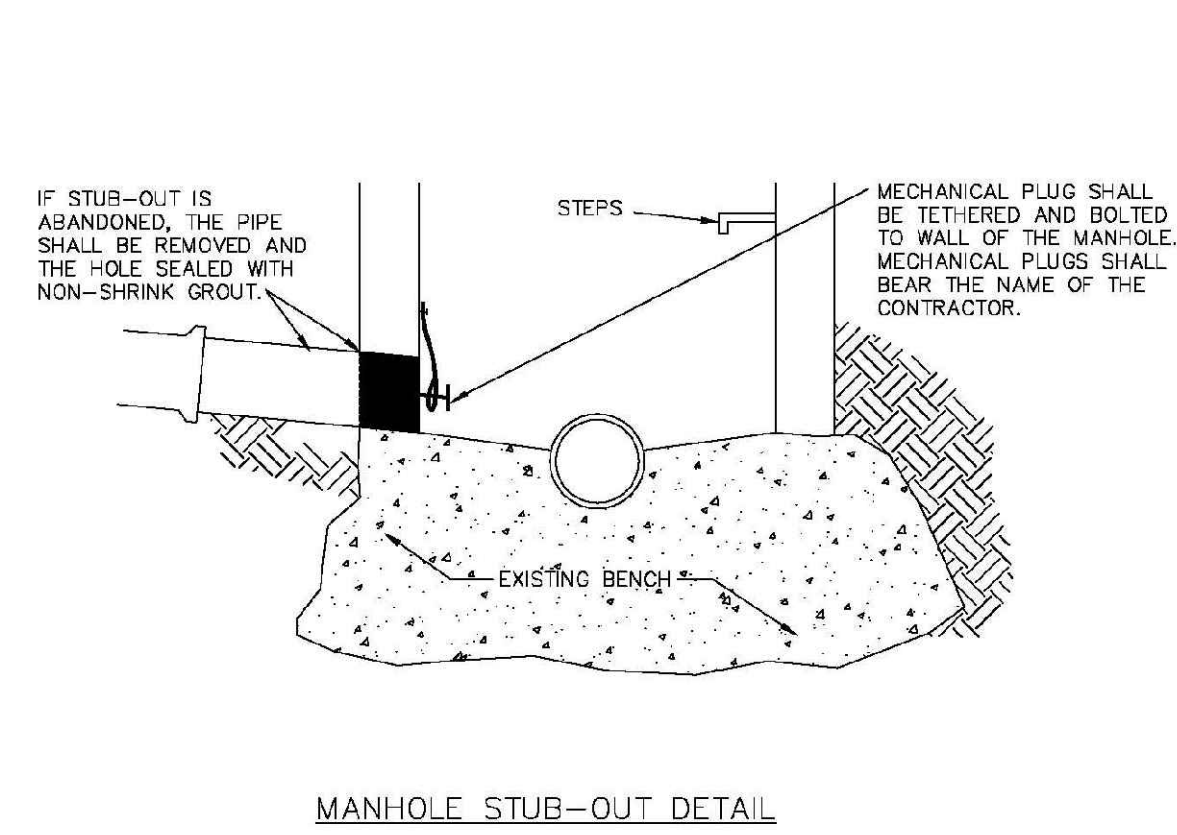
MANHOLE INVERT TIE-IN

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

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

2016 REVISION

SHEET 8.9

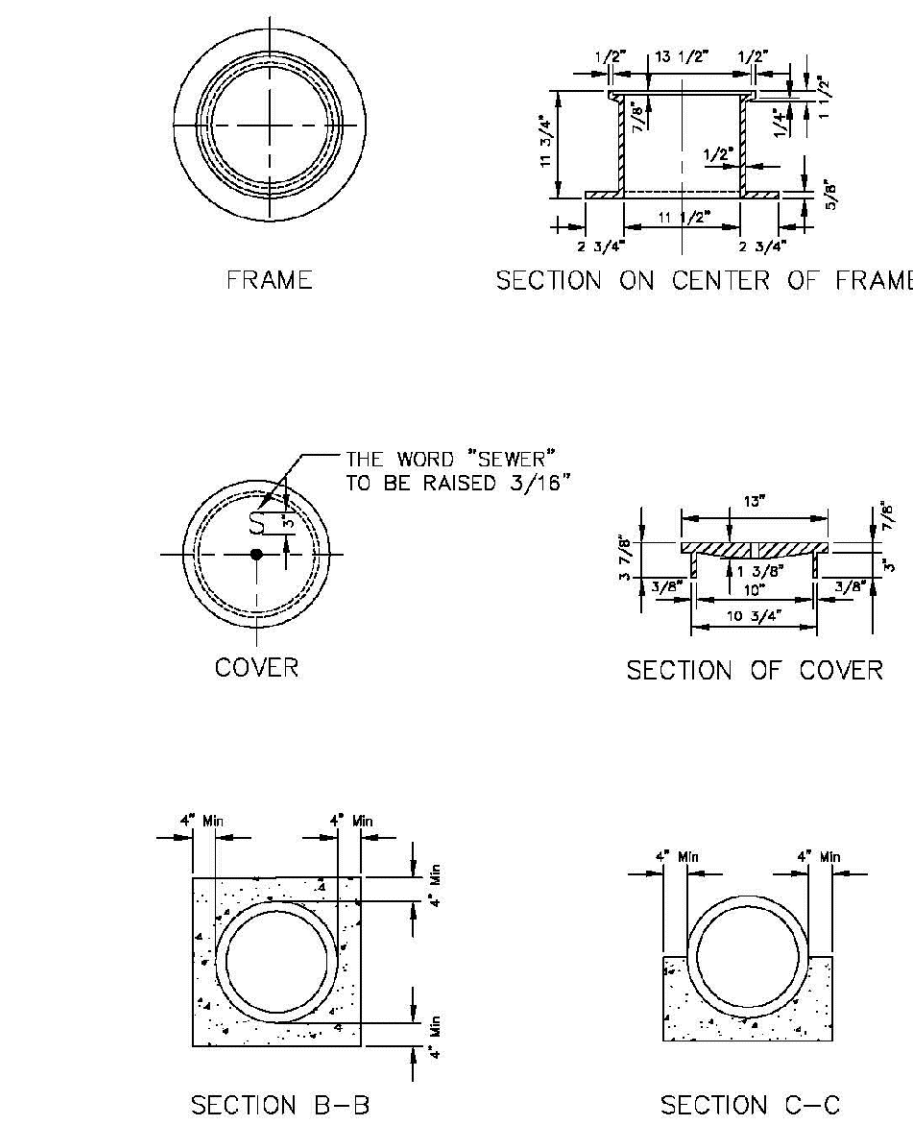


MANHOLE STUB-OUT DETAIL

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

2016 REVISION

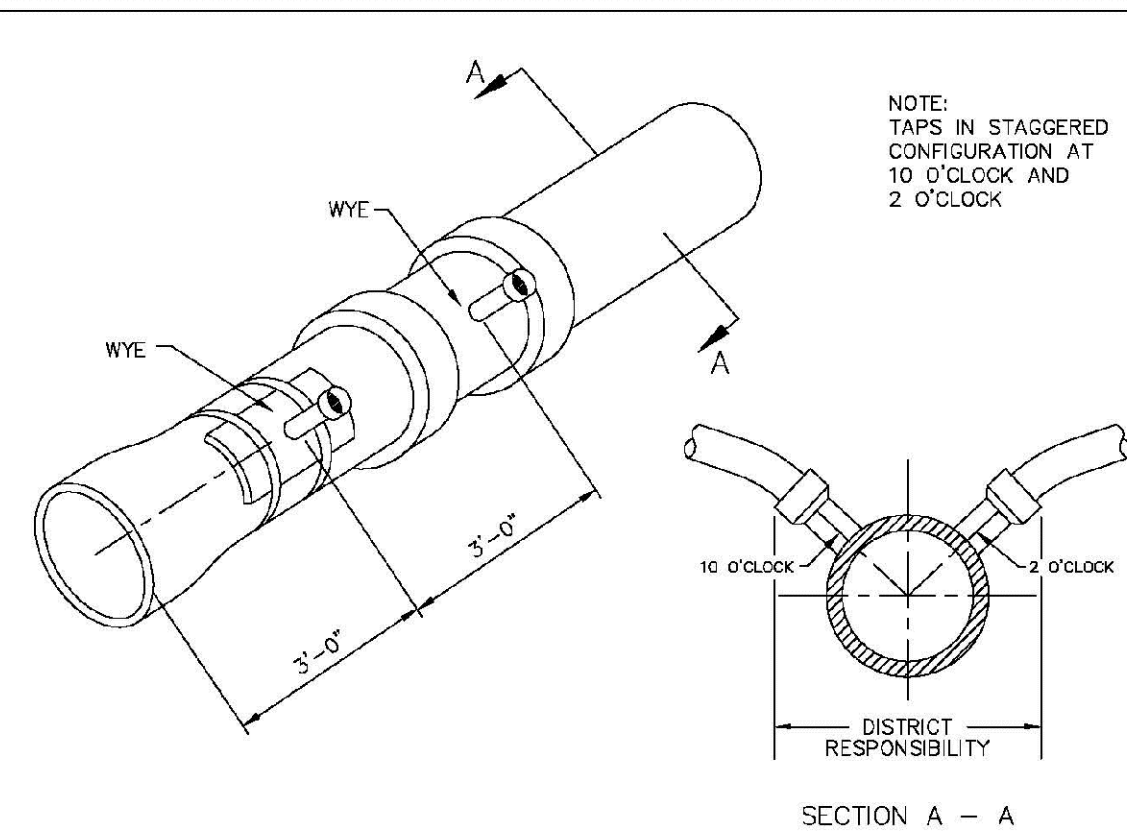
SHEET 8.10



PARKER WATER & SANITATION DISTRICT IN-LINE CLEANOUT SECTIONS			
SCALE:	NONE	DATE:	2/96
APPROVED:	PVR	2/00	1/08
DIRECTOR OF ENGINEERING		10/16	

2016 REVISION

SHEET 8.12

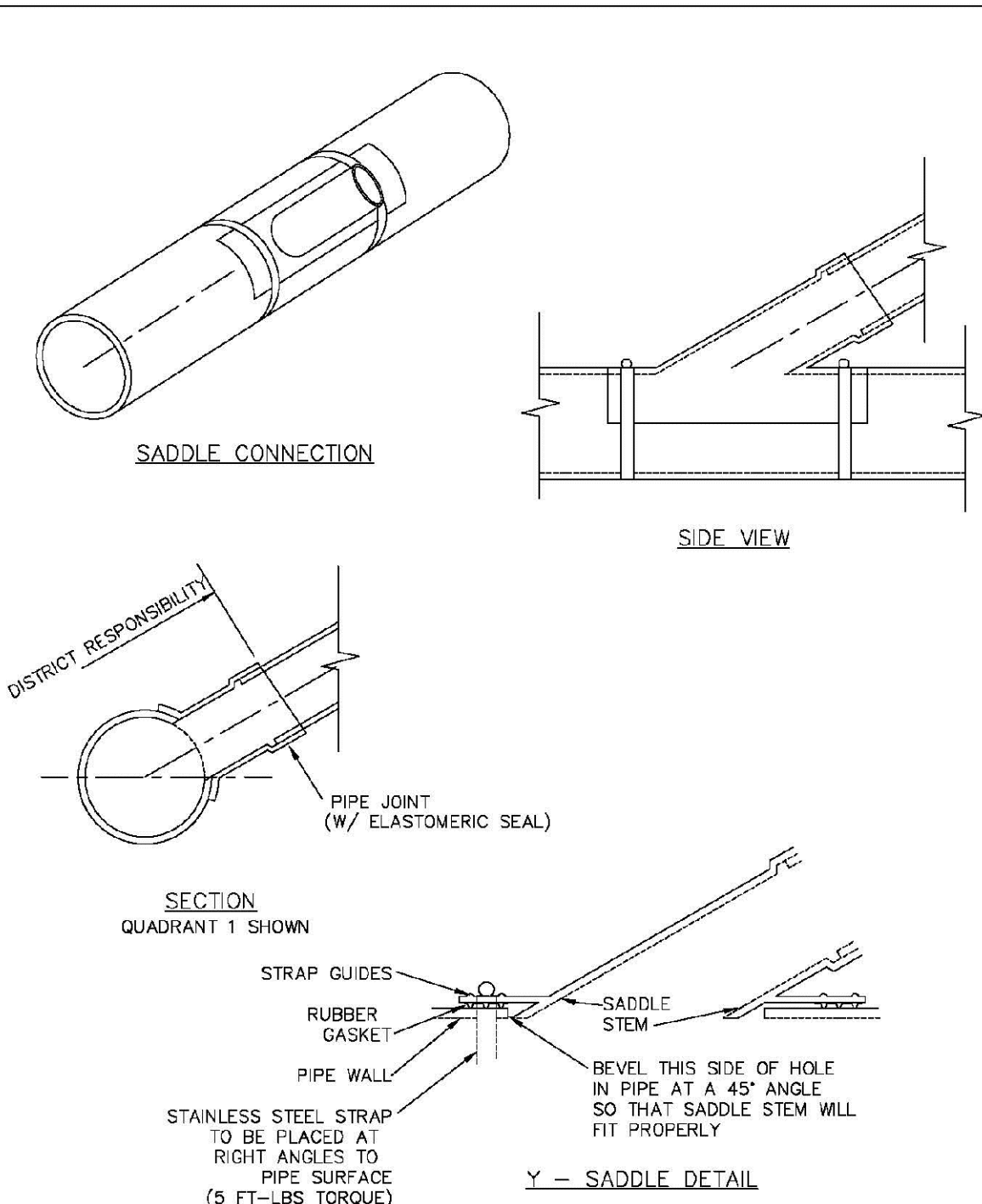


DOMESTIC SEWER TAPPING DETAIL

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

2016 REVISION

SHEET 8.13



NOTES:

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

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

2016 REVISION

SHEET 8.14

APPROVED
Dec 10 2020
**PARKER WATER AND
SANITATION DISTRICT**

INSPECTION POLICY:

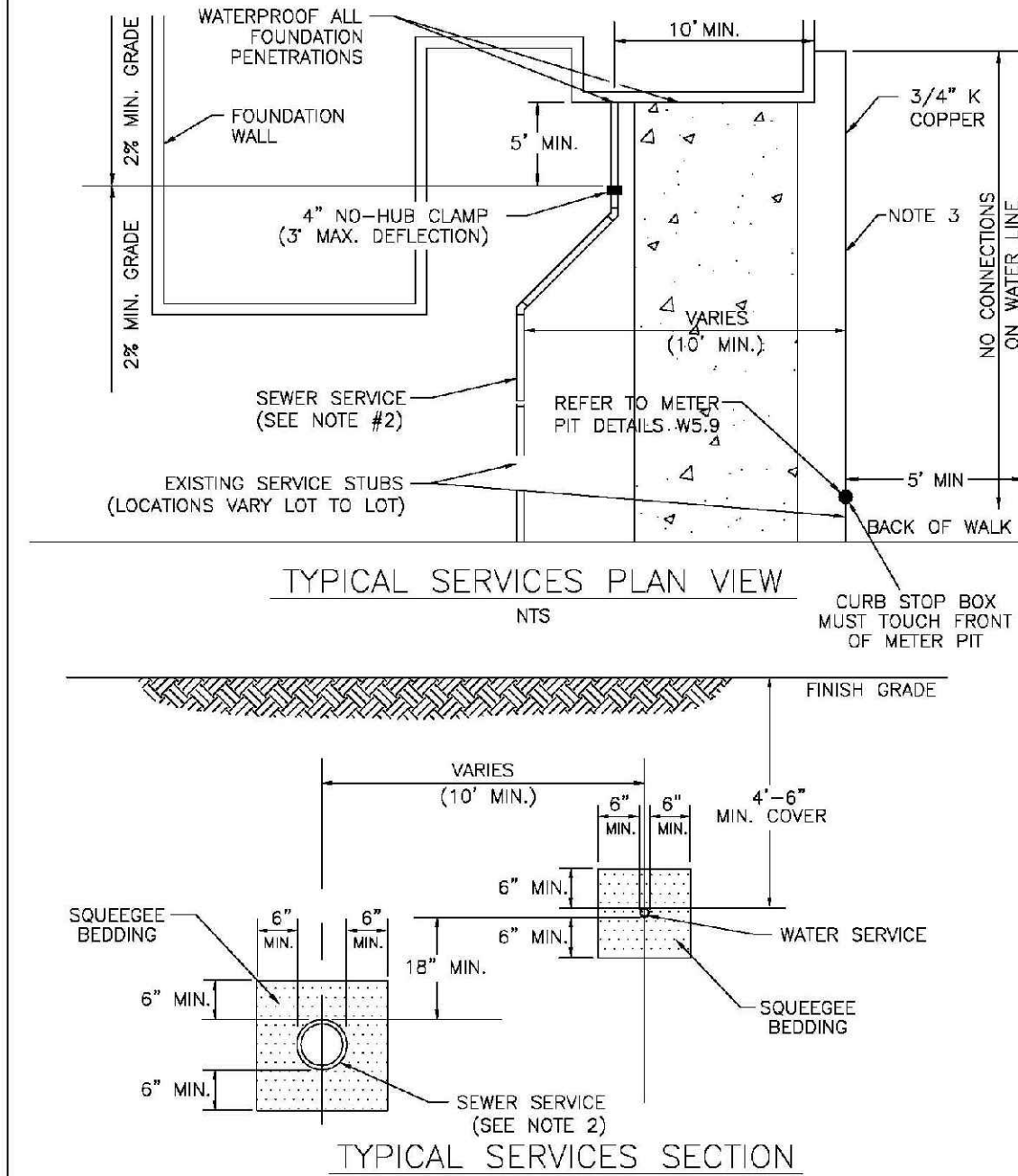
1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE FALLS, A RE-INSPECTION WILL HAVE TO BE SCHEDULED IN ADVANCE 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. ORDINARY INSPECTORS WILL ENTER AND DIG DOWN TO THE TOP OF THE ROCK 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.

- WATER
1. ACCEPTABLE PIPE MATERIALS SHALL BE K-COPPER TUBING, (3/4" MIN.)
2. APPROVED WELDING TO BE SQUEEZE.
3. ONLY ONE COUPLING WILL BE ALLOWED BETWEEN THE STOP-B-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 WILL BE PERMITTED 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" FROM 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. BURIED STOP BOXES 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 WATER FITS CANNOT BE IN DRIVEWAYS.
11. ONLY 3/4" (JUMPER) PIPES (JUMPER) ARE ALLOWED. (JUMPER) PIPES WILL BE REMOVED PRIOR TO METER SET DATE.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
 - "M" FOR SANITARY SEWER SERVICE
 - "W" FOR WATER SERVICES
13. NO SPLICES OR FLARED COUPLINGS ALLOWED ON SERVICES LARGER THAN 3/4". SILVER SOLDERED JOINTS MUST BE USED IN MOVING STOPBOXES ON SERVICES
14. ALL SERVICES SHALL BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

DISTRICT POLICIES & INSTALLATION

PARKER WATER & SANITATION DISTRICT	
DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED:	1/04
PVR	1/16
DIRECTOR OF ENGINEERING	10/18

SHEET W1.1



NOTE

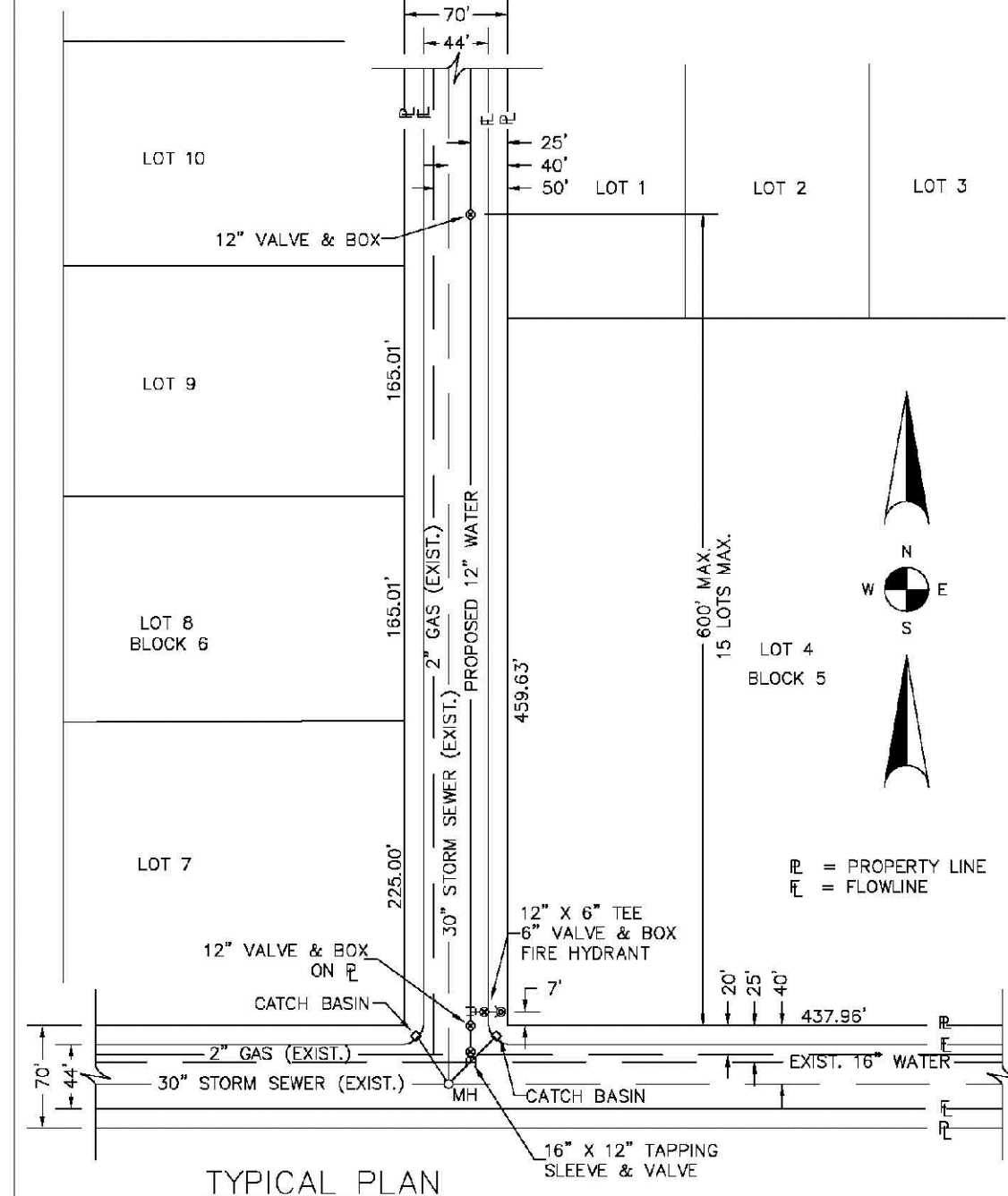
1. SEE SHEET W1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
2. REFER TO SEWER SERVICES DETAIL SHEET S1.2.
3. 4" PVC SLEEVES REQUIRED FOR SEW LINES UNDER CONCRETE SURFACE.

PARKER WATER
& SANITATION DISTRICT

TYPICAL WATER SERVICES

SCALE: <u>NONE</u>	DATE: <u>2/96</u>
APPROVED:	1/04 10/16
<u>PVR</u>	06/05
DIRECTOR OF ENGINEERING	12/07
	1/15

SHEET W1.2



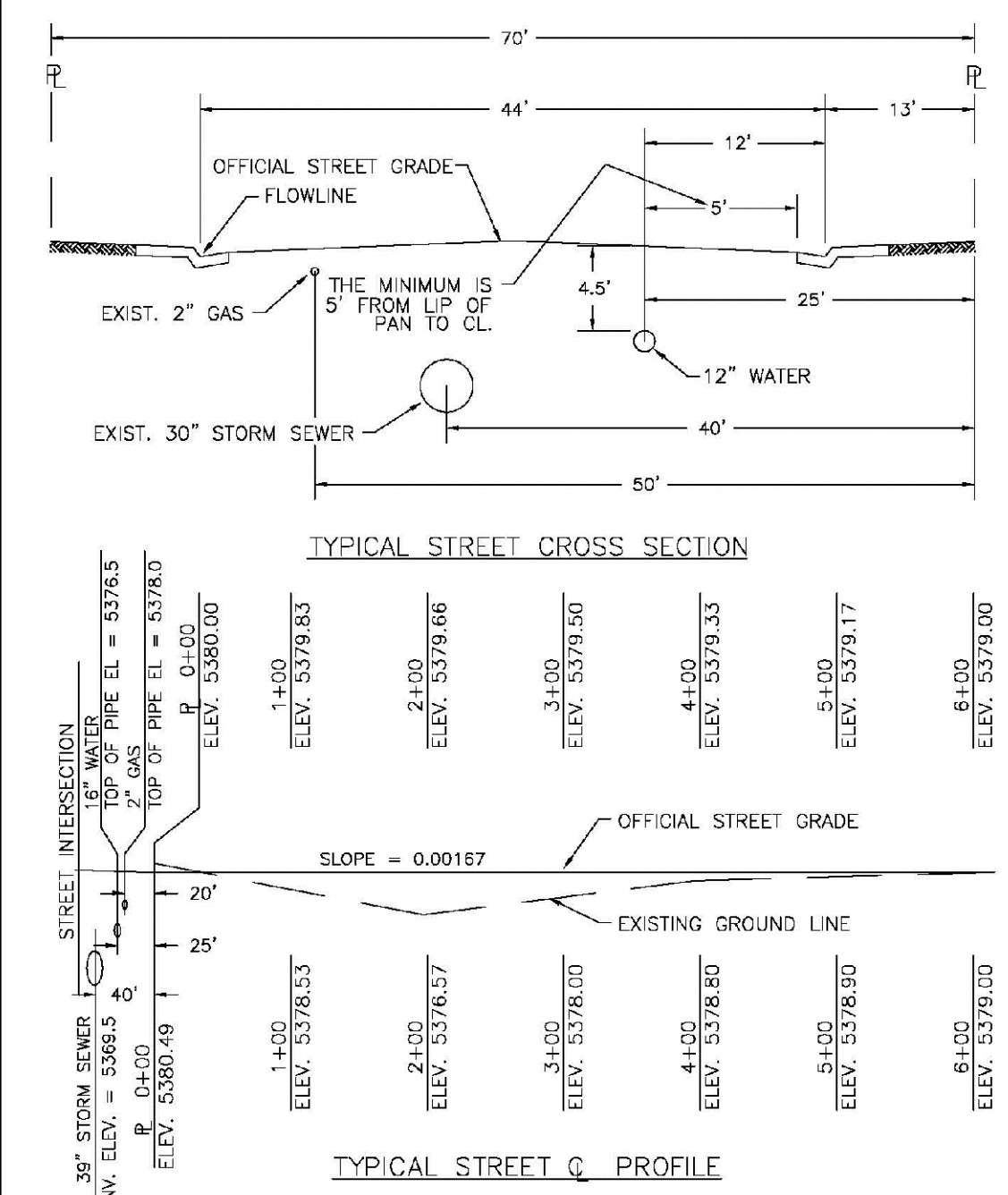
NOTES:

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: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

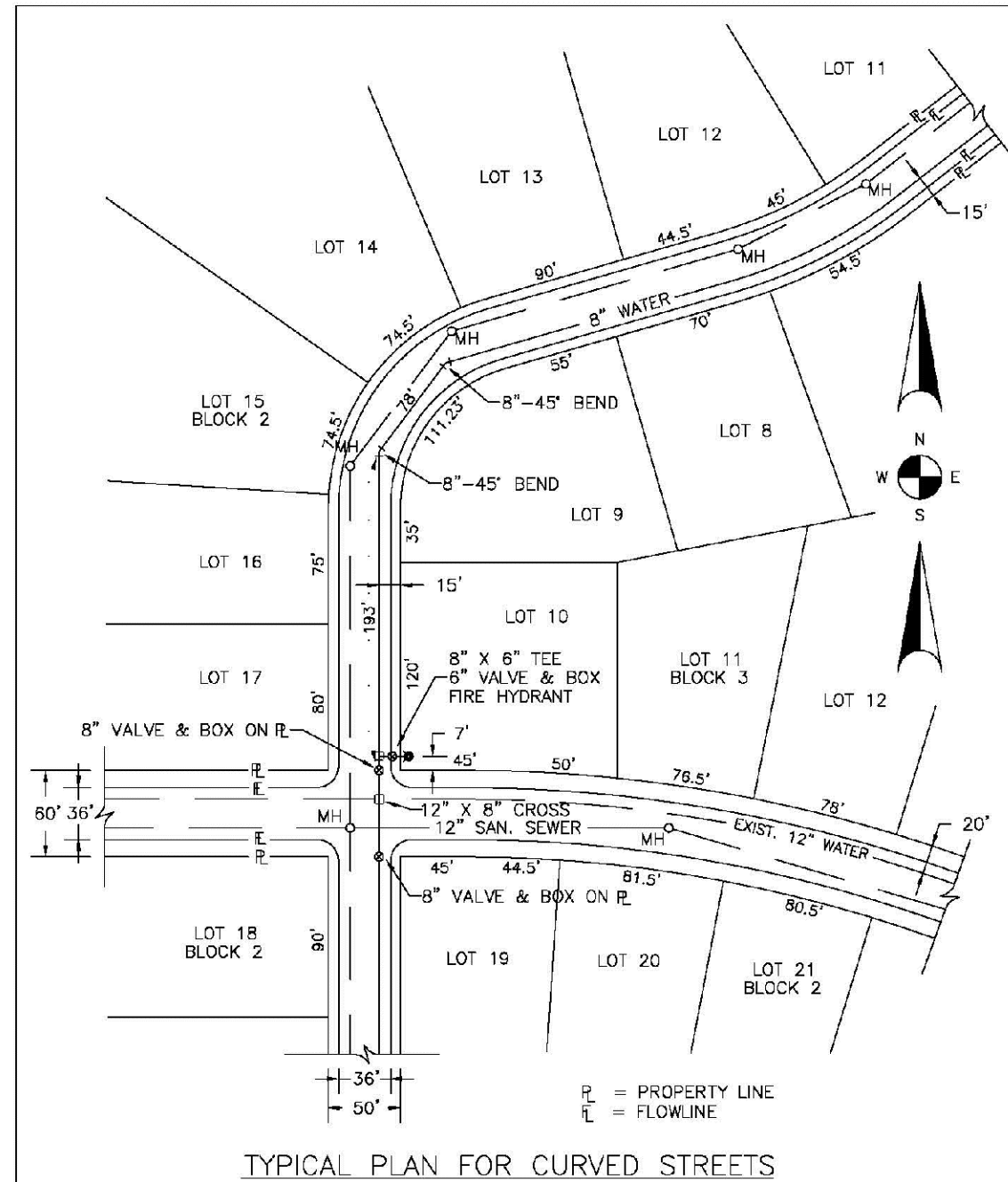
SHEET W2.1



PARKER WATER & SANITATION DISTRICT TYPICAL STREET CROSS SECTION TYPICAL STREET & PROFILE

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

SHEET W2.2

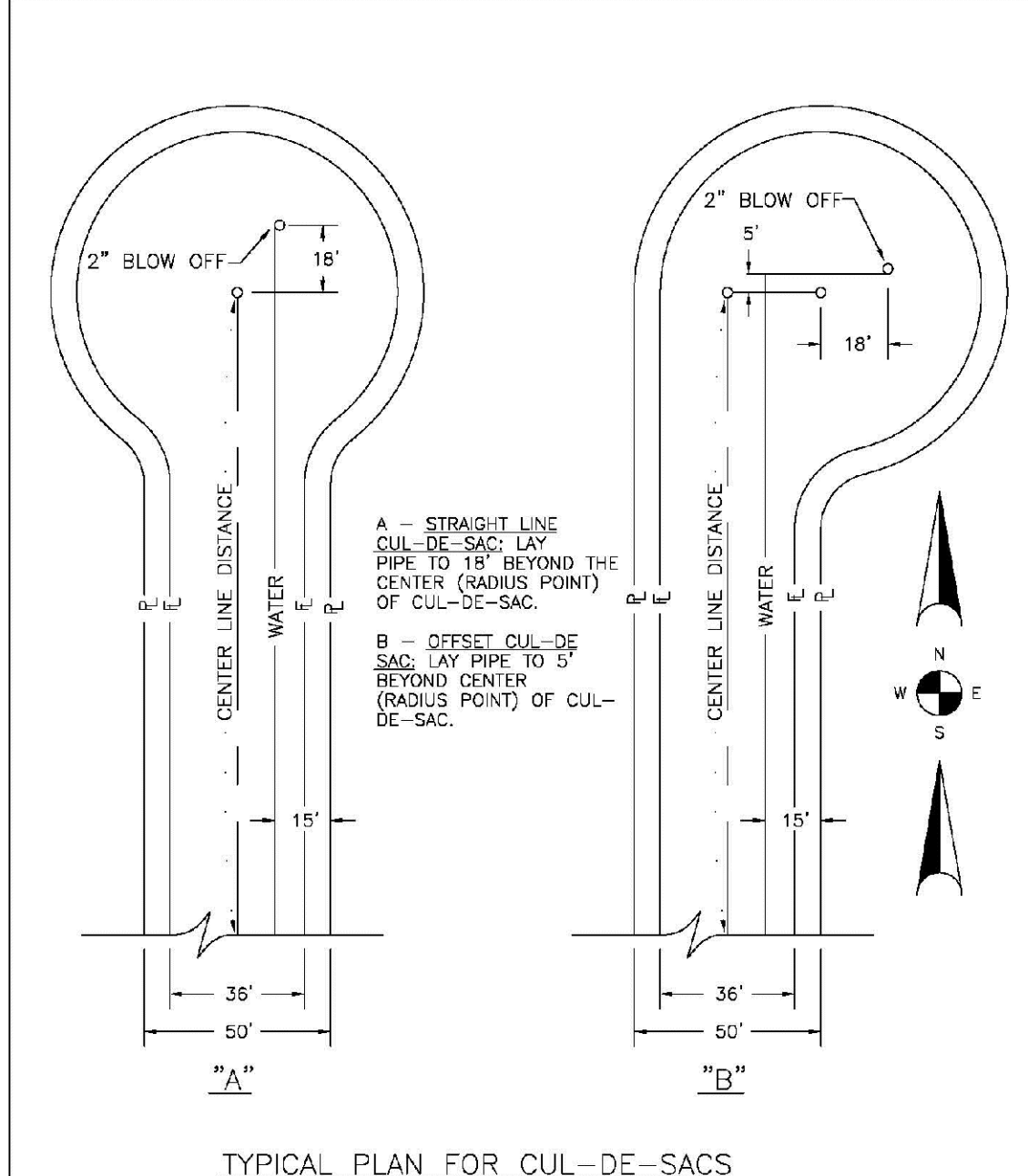


NOTE: WATER AND SEWER MAY NEVER BE CLOSER THAN 10' HORIZONTALLY AND MUST MAINTAIN A MINIMUM OF 5' FROM THE LIP OF PAN ON THE CUTTER.

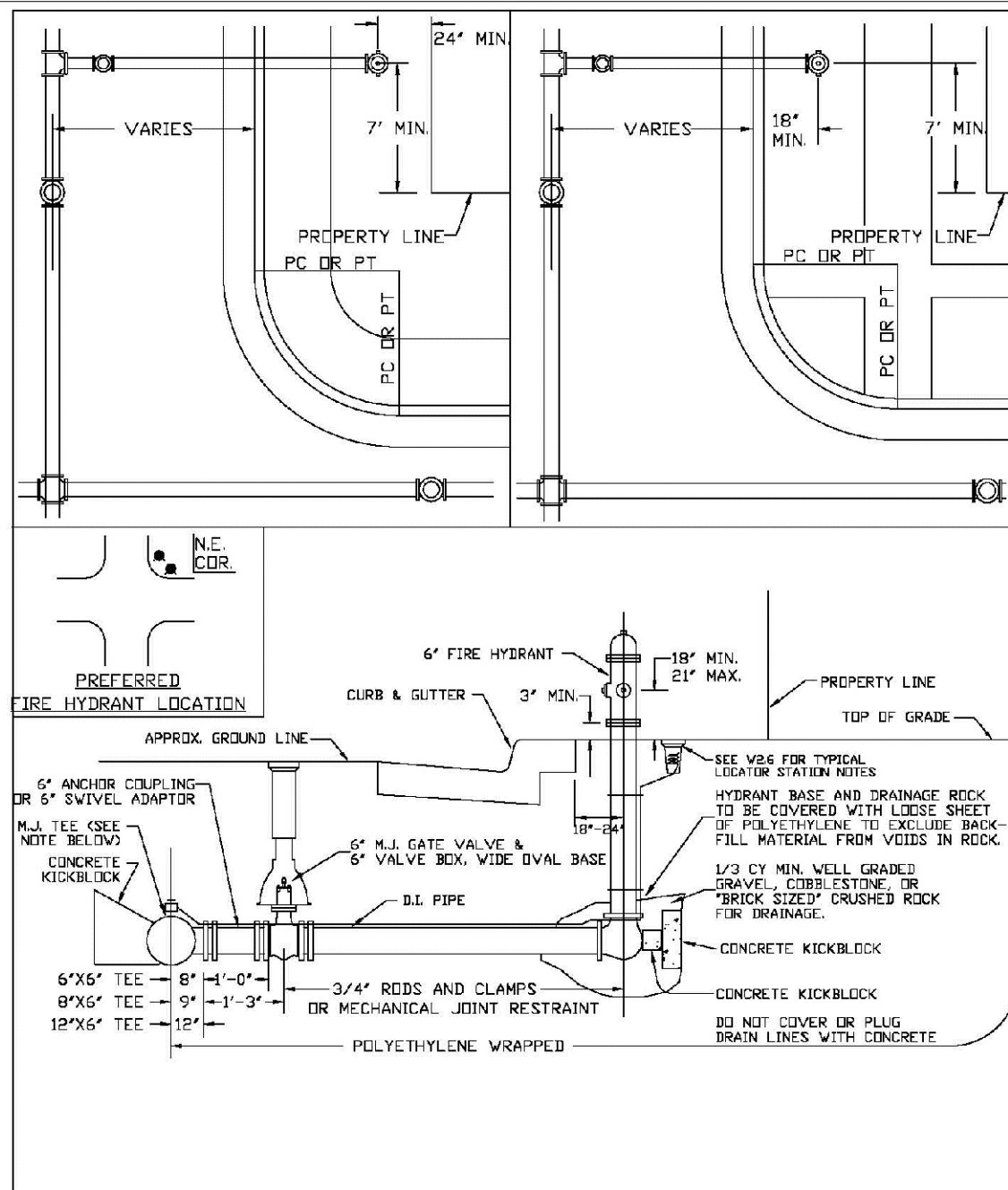
PARKER WATER
& SANITATION DISTRICT
WATER DISTRIBUTION SYSTEM
TYPICAL PLAN FOR CURVED STREETS

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

SHEET W2.3



HEET W2.4



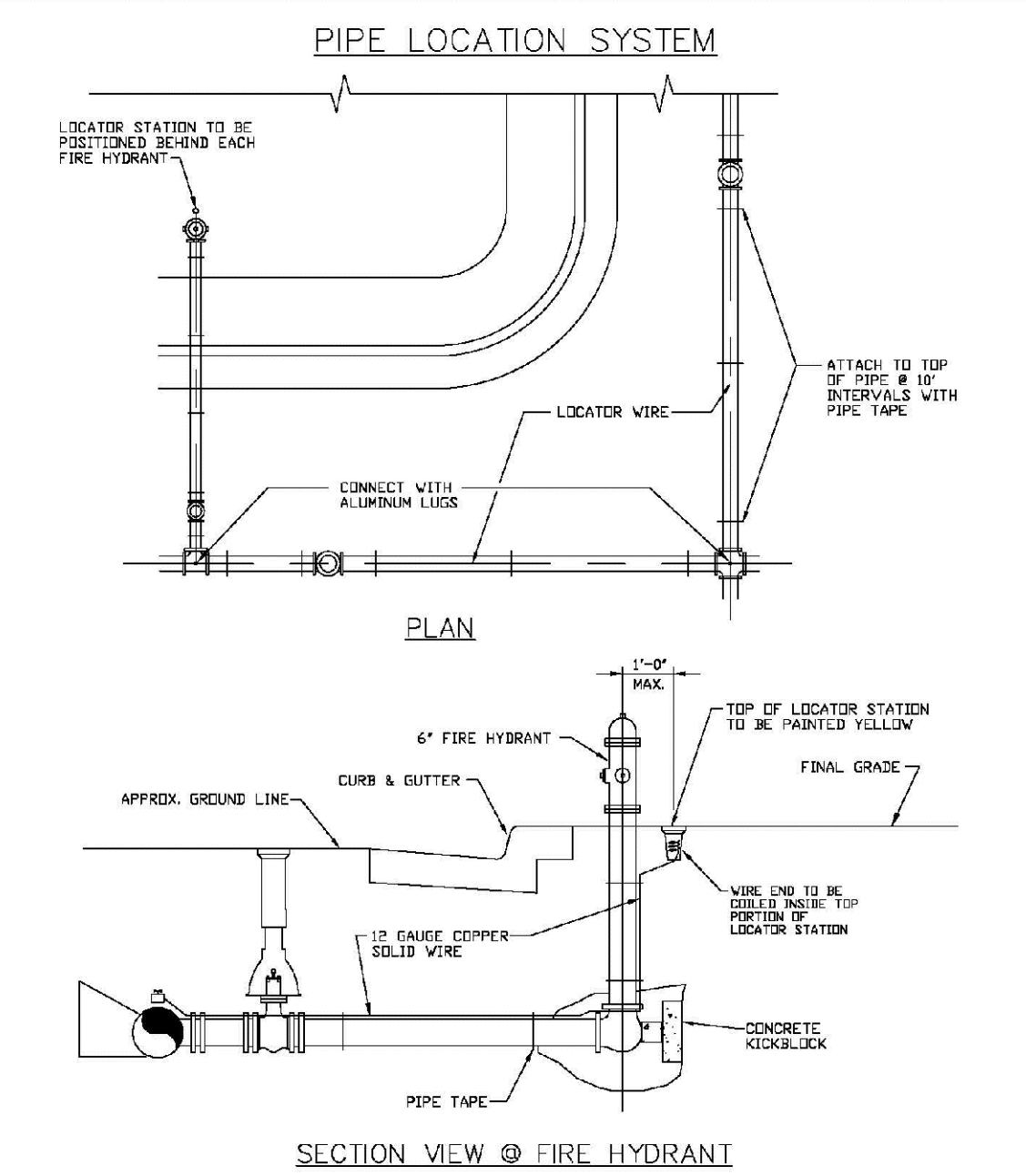
NOTES:

1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE (ALSO CALLED SWIVEL TEE)
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH
4. NO PORTION OF FIRE HYDRANT MAY
5. FIRE HYDRANT EXTENSIONS MAY NOT PENETRATE INTO SIDEWALK AREA.

PARKER WATER & SANITATION DISTRICT	
FIRE HYDRANTS LOCATION & INSTALLATION	

SCALE: NONE	DATE: 2/99
APPROVED:	4/01 10/16
PVR	01/02
DIRECTOR OF ENGINEERING	12/07
	1/16

SHEET W2.1



NOTES:

1. FOR USE ON ALL DUCTILE IRON 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 PROBATIONARY ACCEPTANCE.

PARKER WATER & SANITATION DISTRICT
LOCATOR WIRE DETAILS

SCALE: NONE	DATE: 2/98
APPROVED:	4/01
PVR	01/02
DIRECTOR OF ENGINEERING	01/16
	10/16

SHEET W2.6

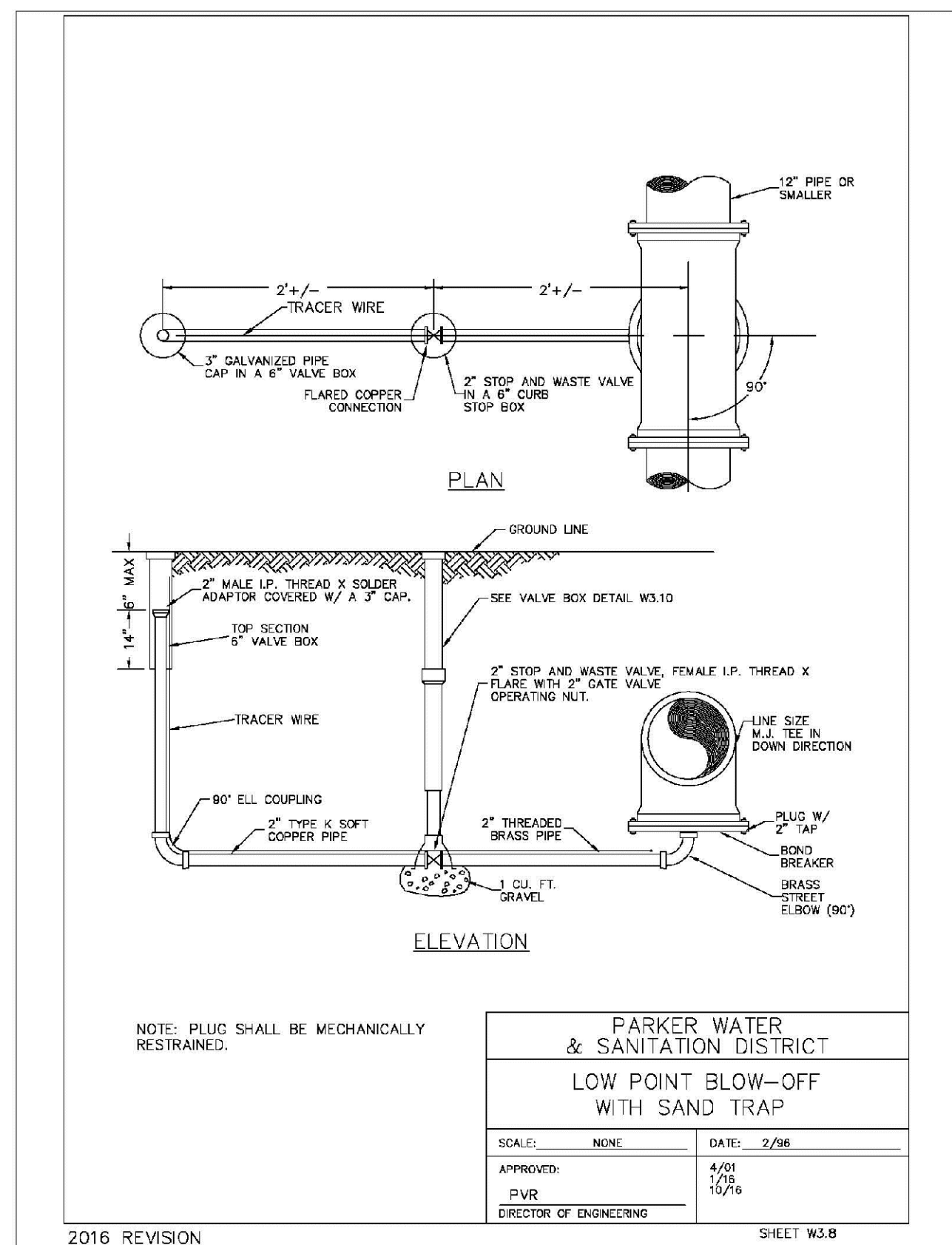
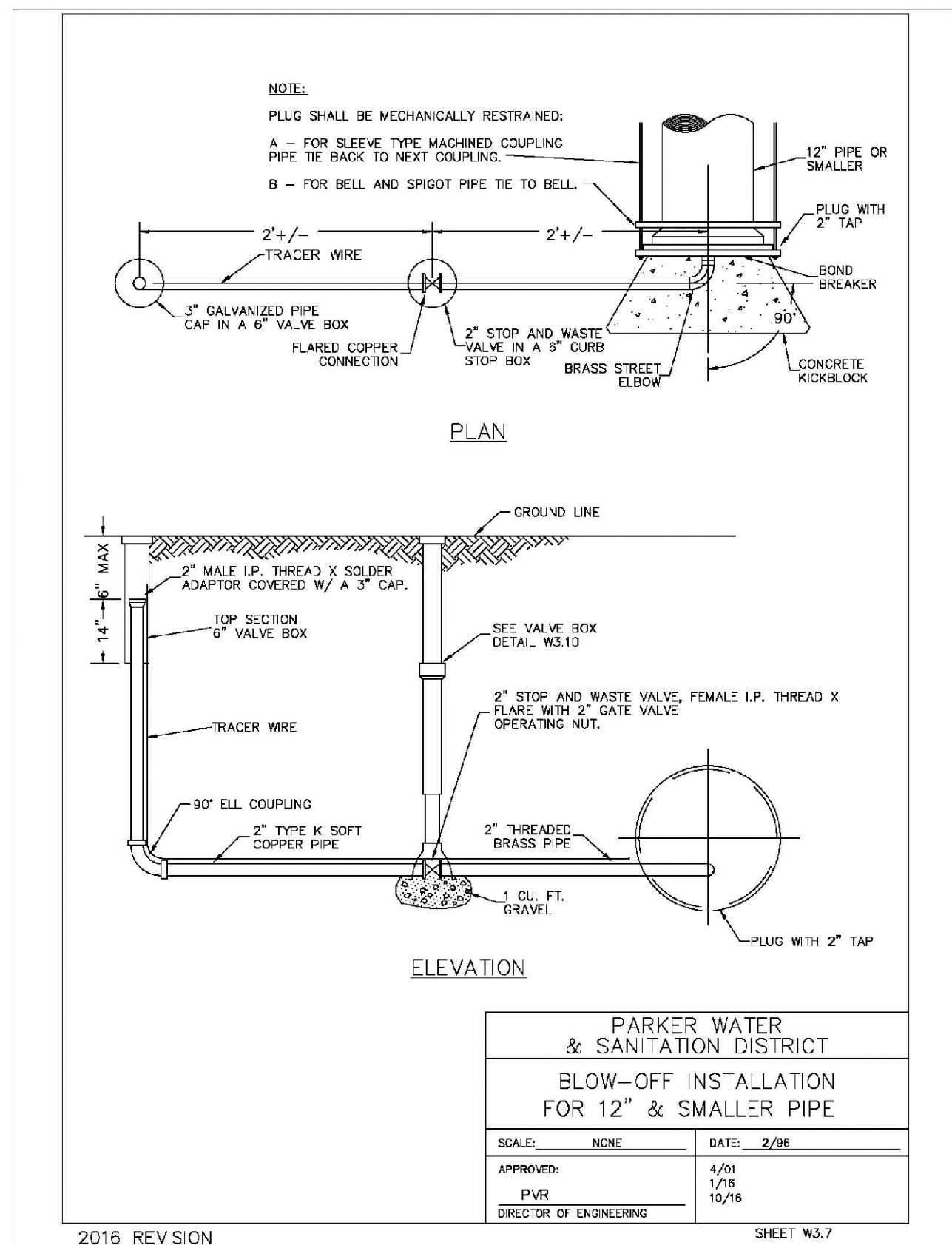
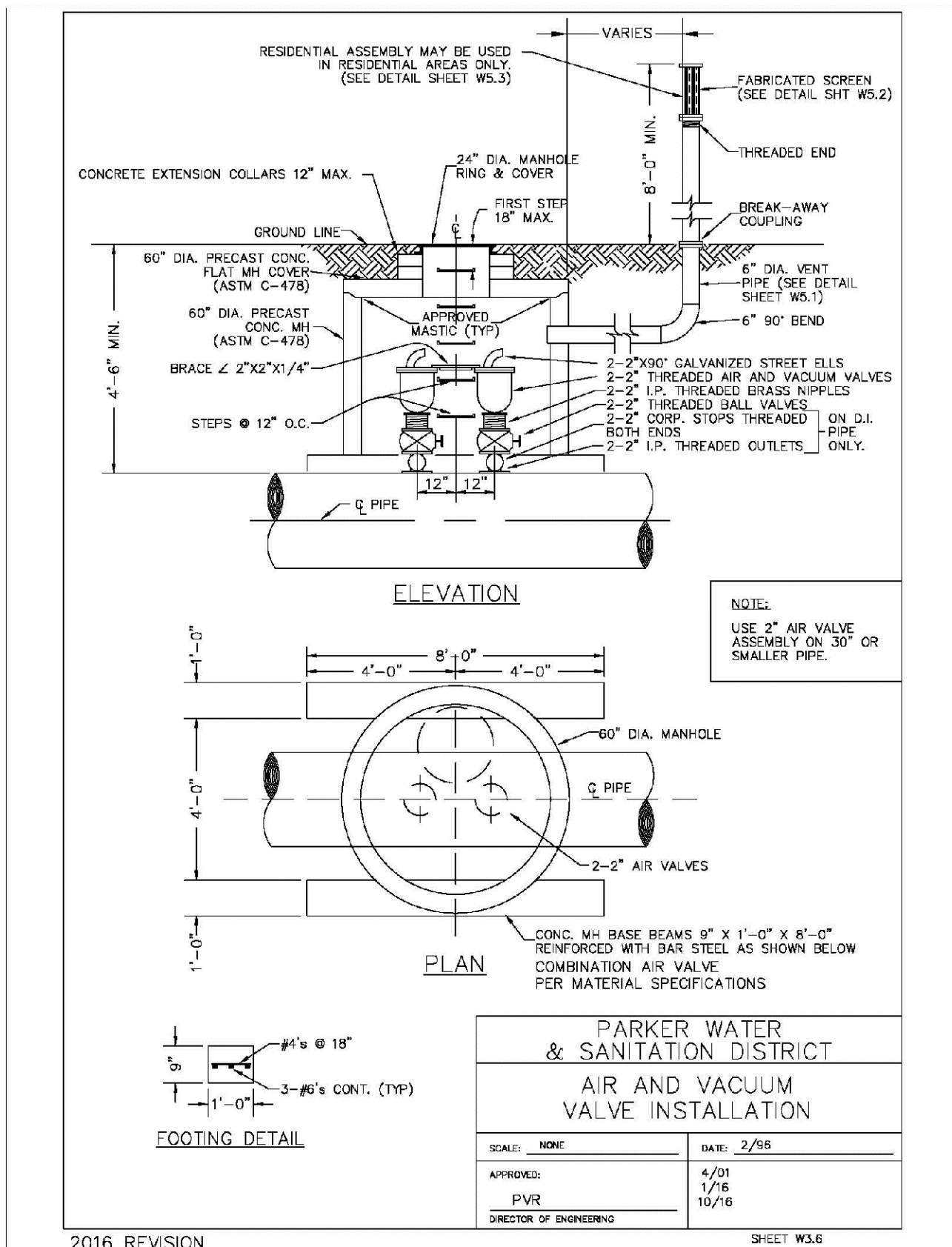
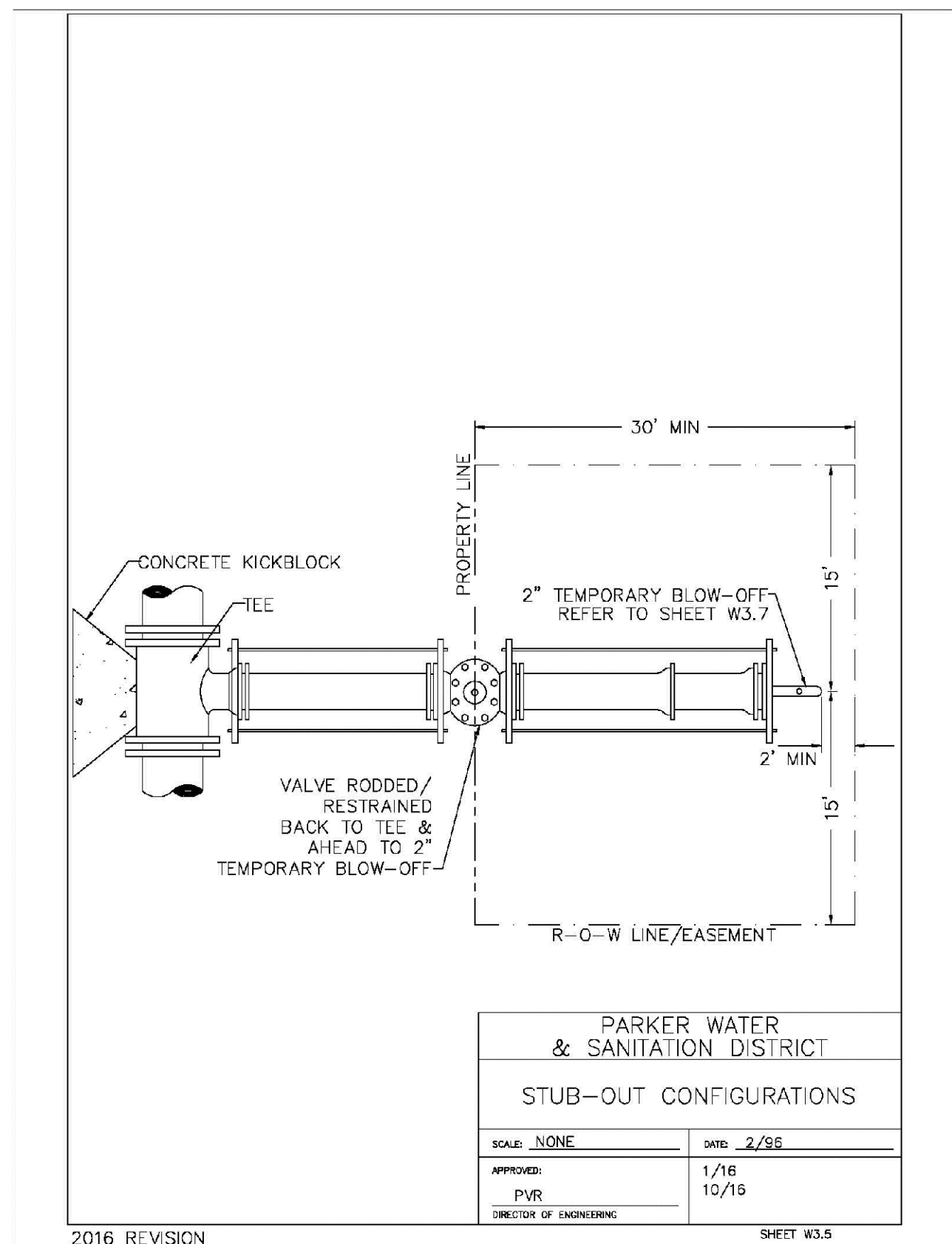
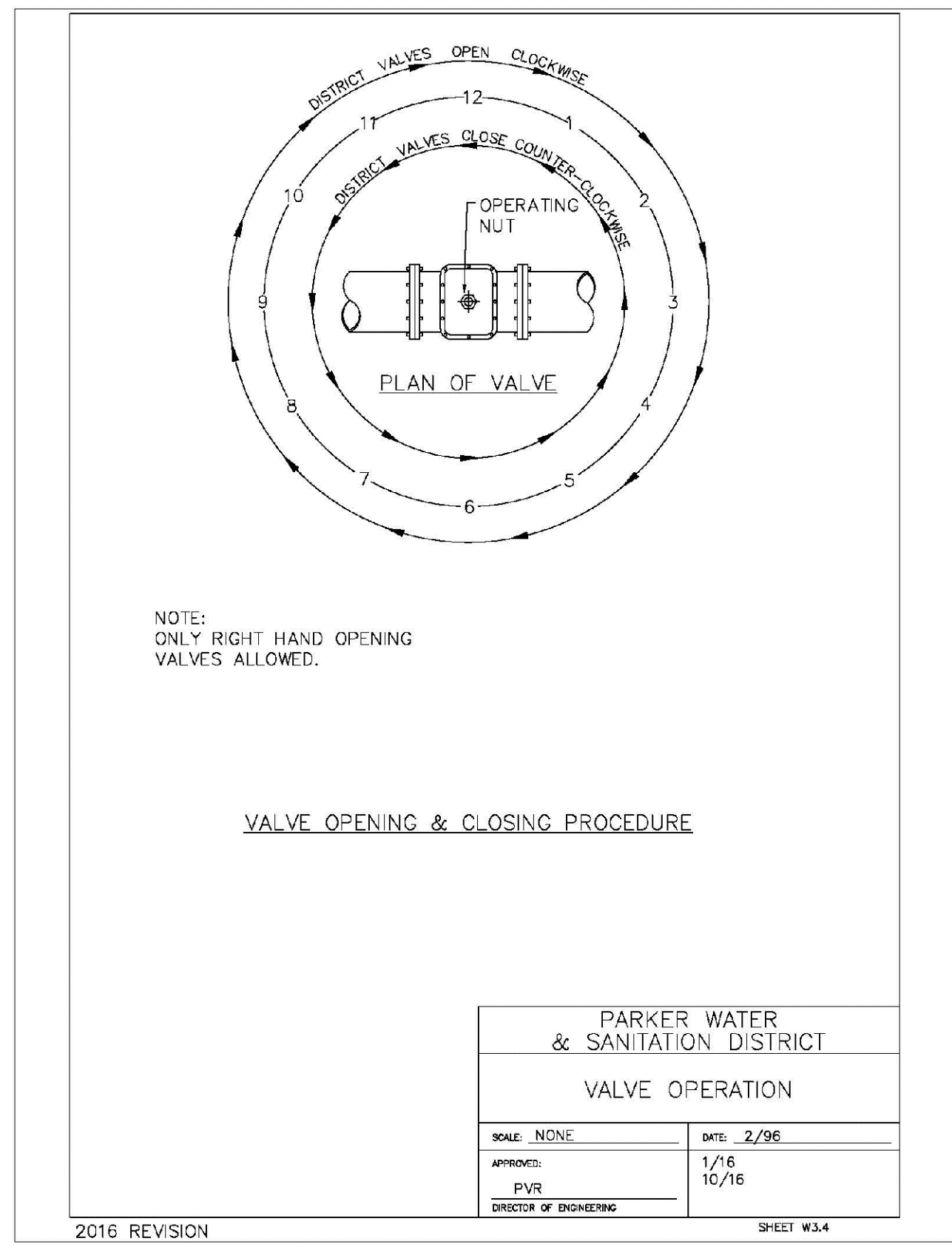
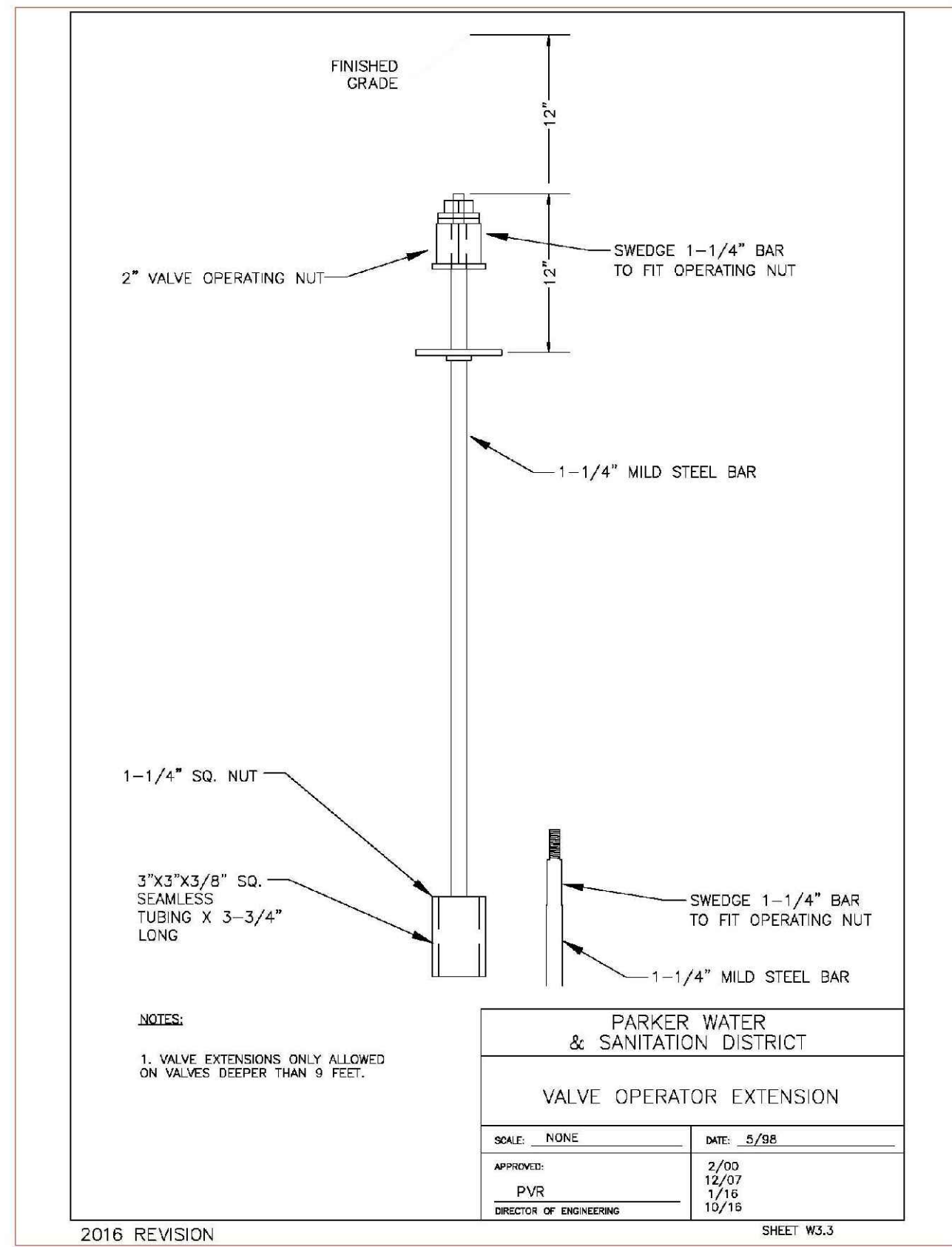
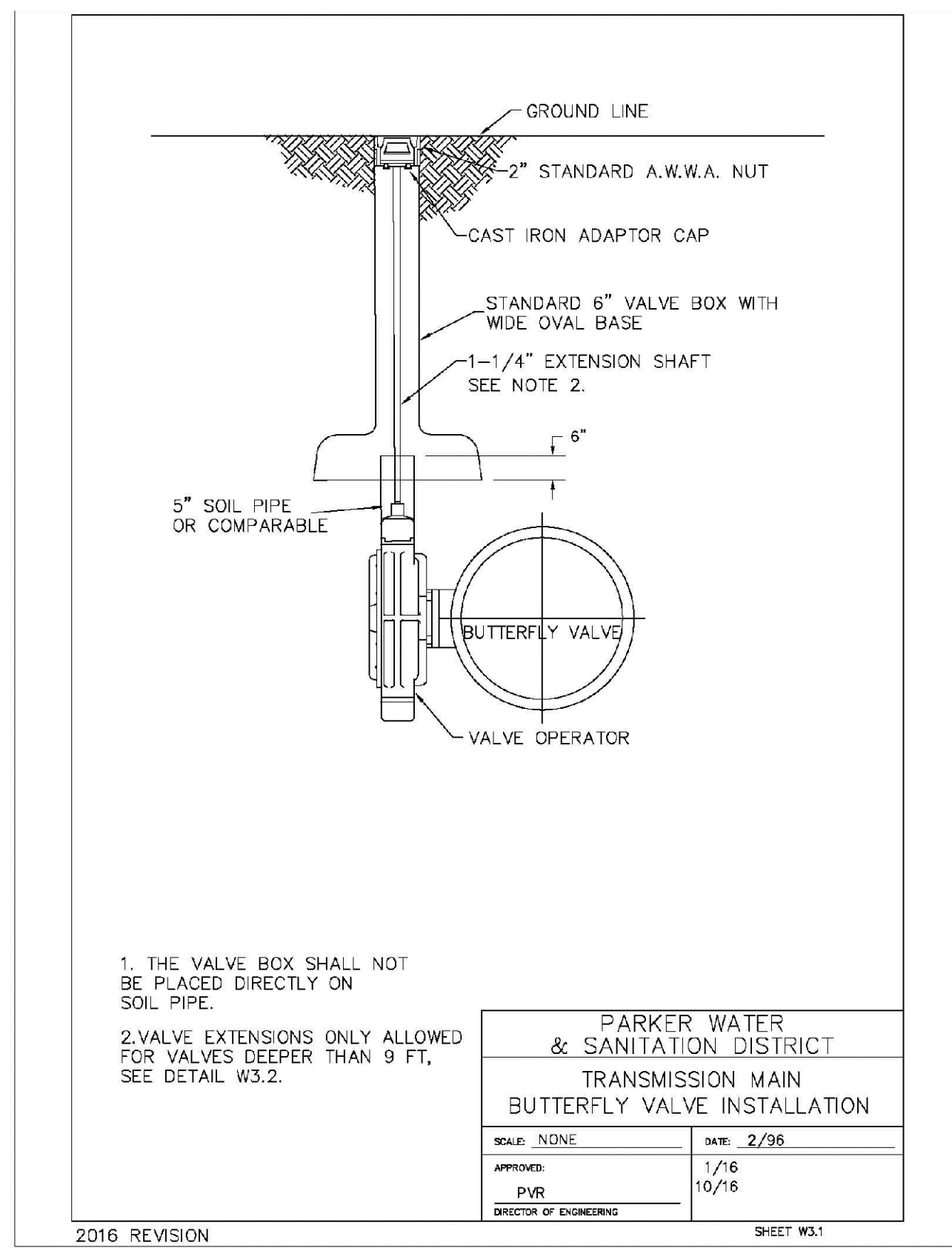
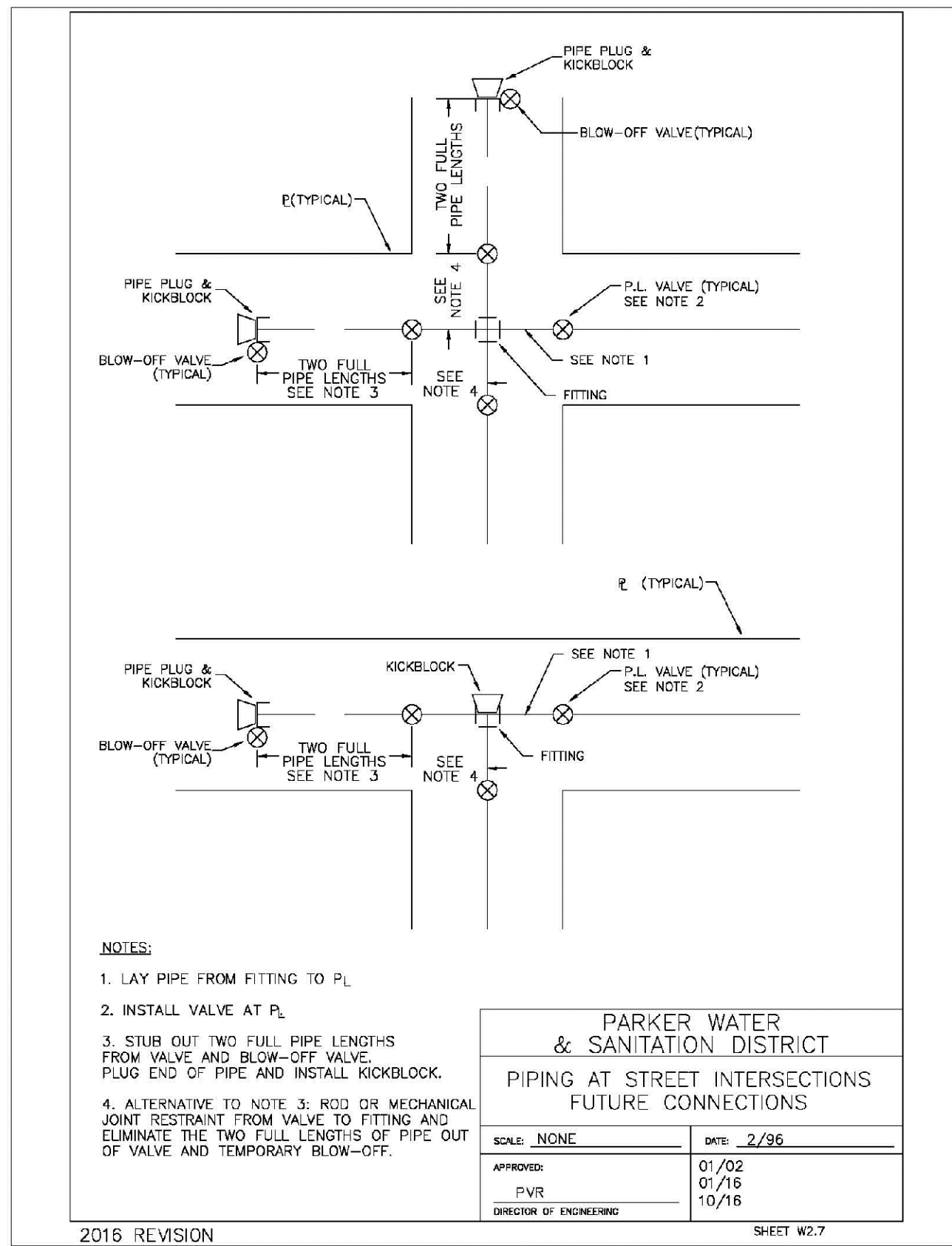


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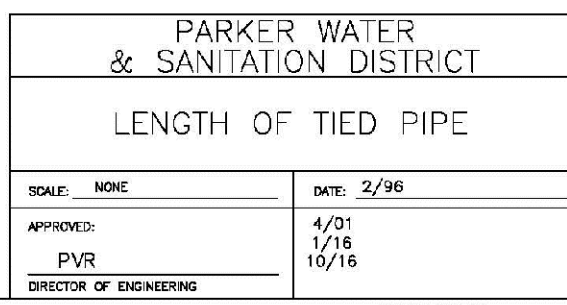
APPROVED
Dec 10 2020
PARKER WATER AND
SANITATION DISTRICT

SHEET NUMBER 22	DRAWN BY: RHR		SCALE:	TRAILS AT CROWFOOT FILING 14 CONSTRUCTION DRAWINGS WATER DETAILS	 CVL CONSULTANTS 10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 482-9546						
	CHECKED BY: BPW		FILE NO:								
	DATE:		8130283701								
	SEPTEMBER 2018										

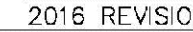
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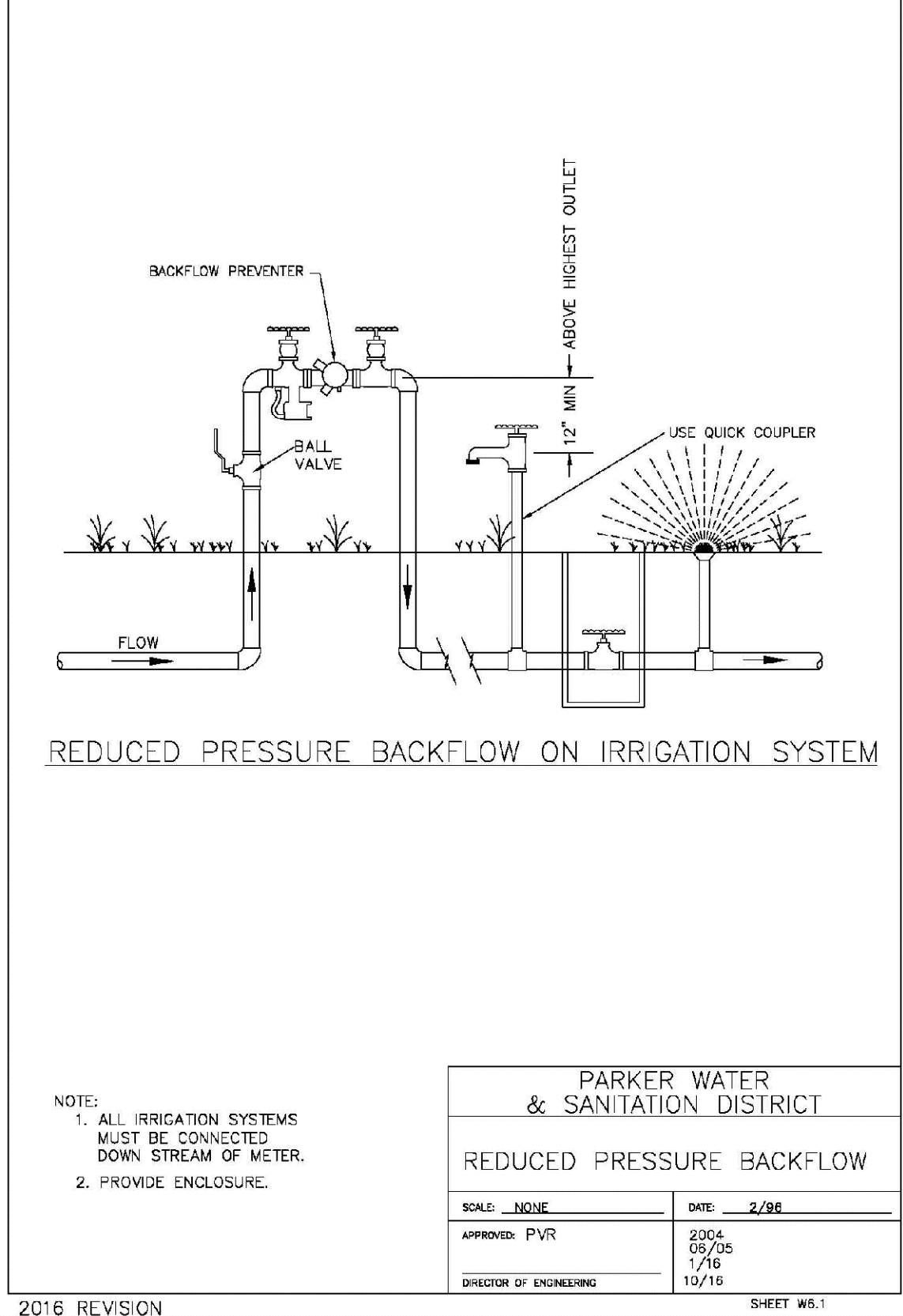
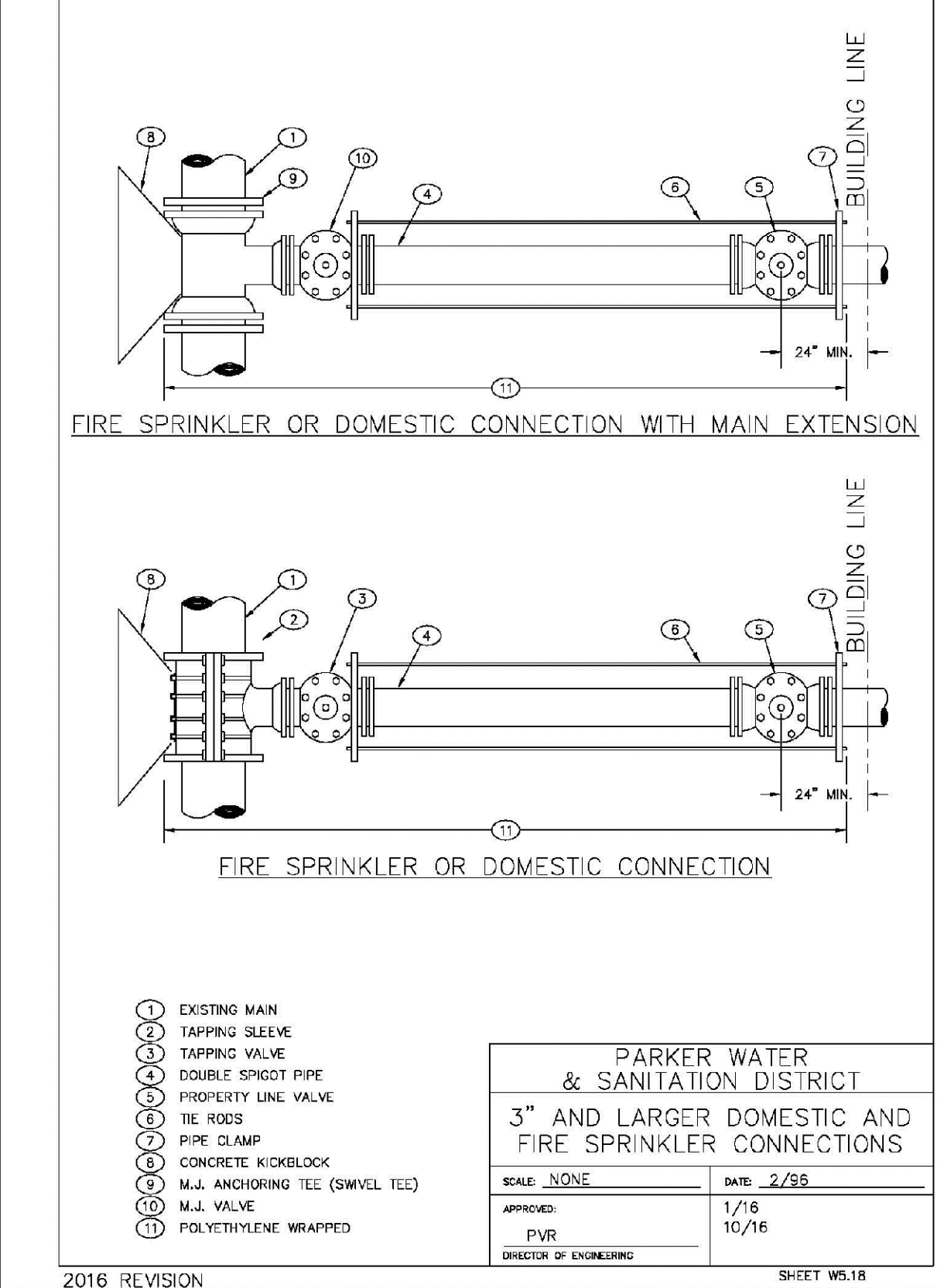
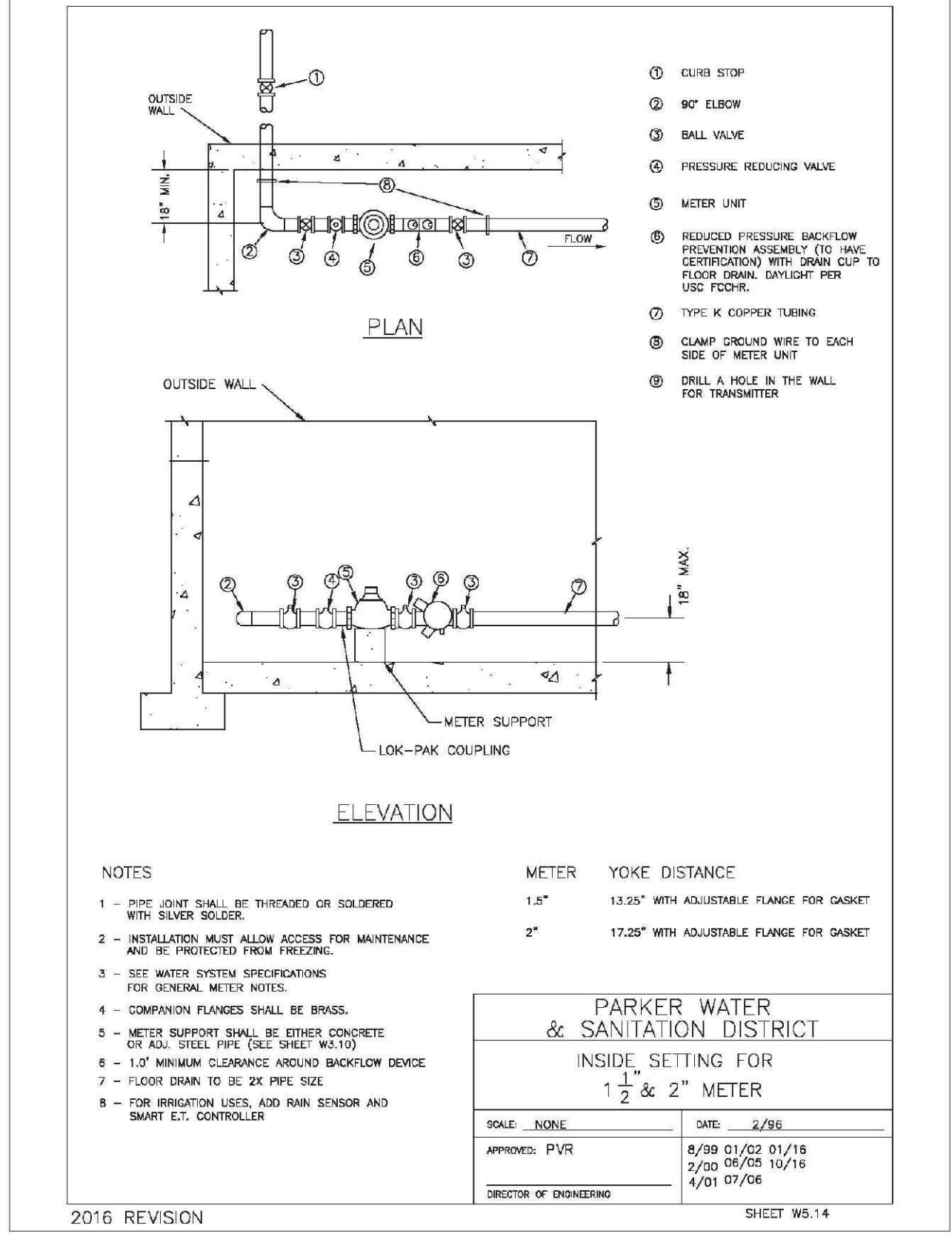
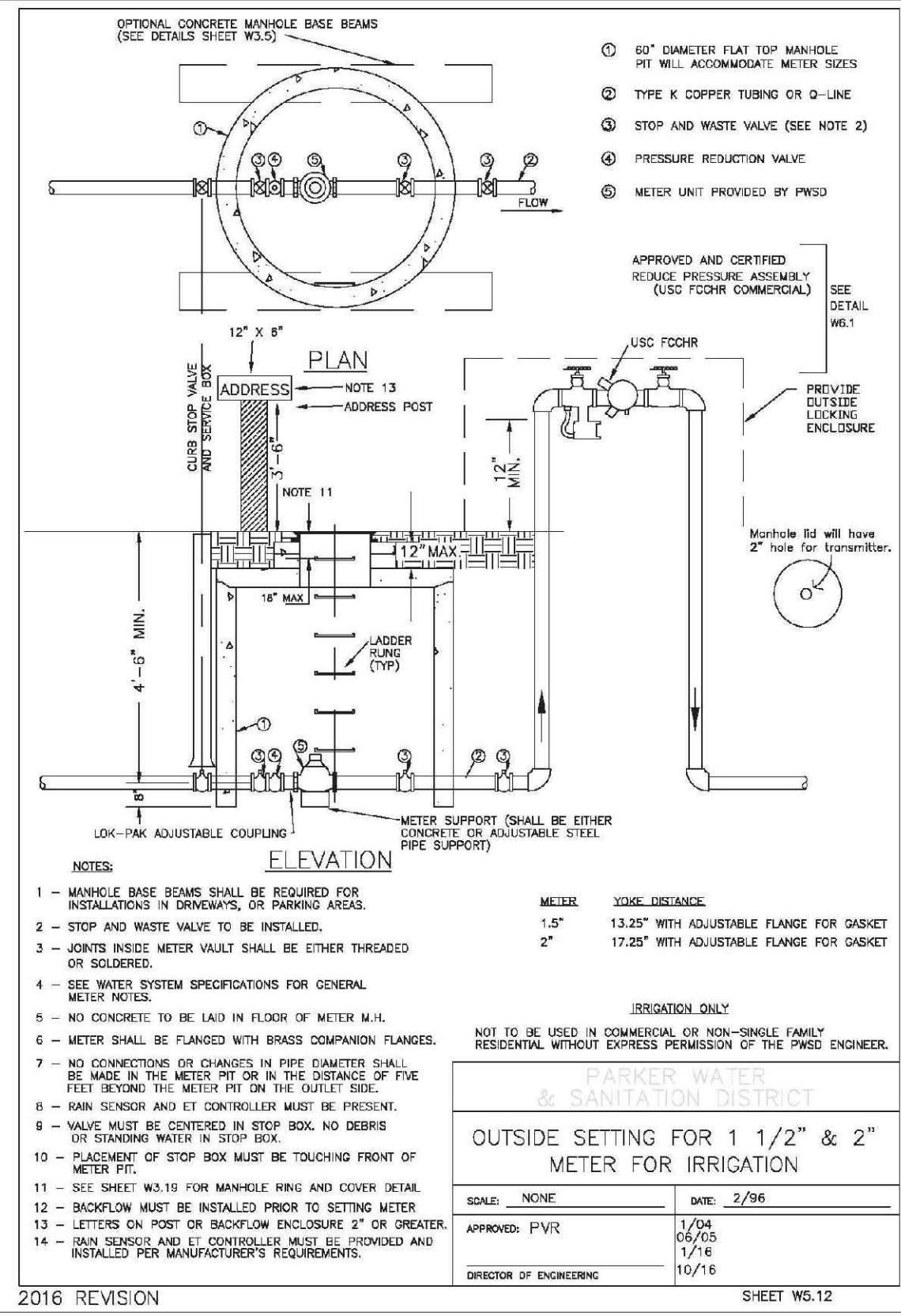
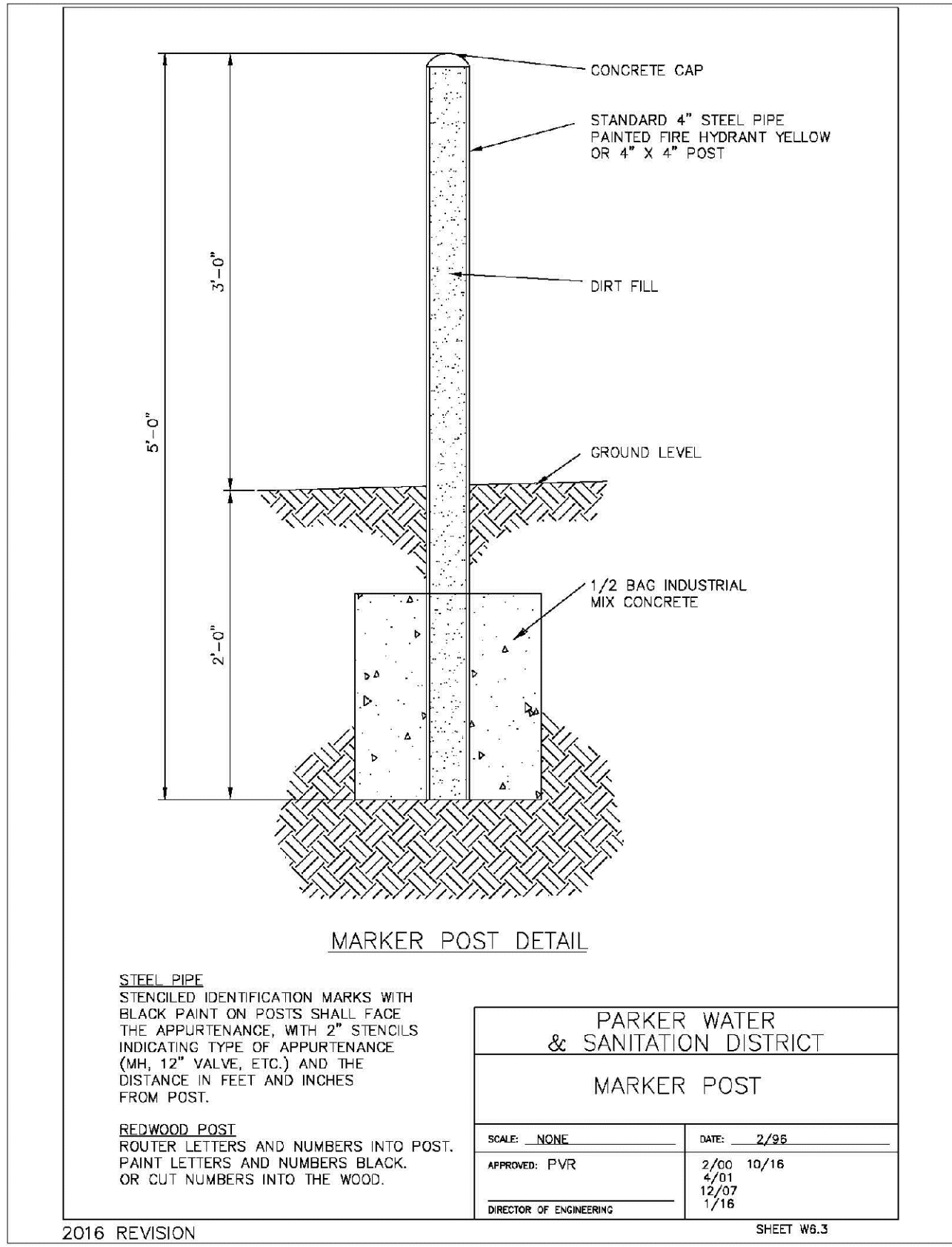
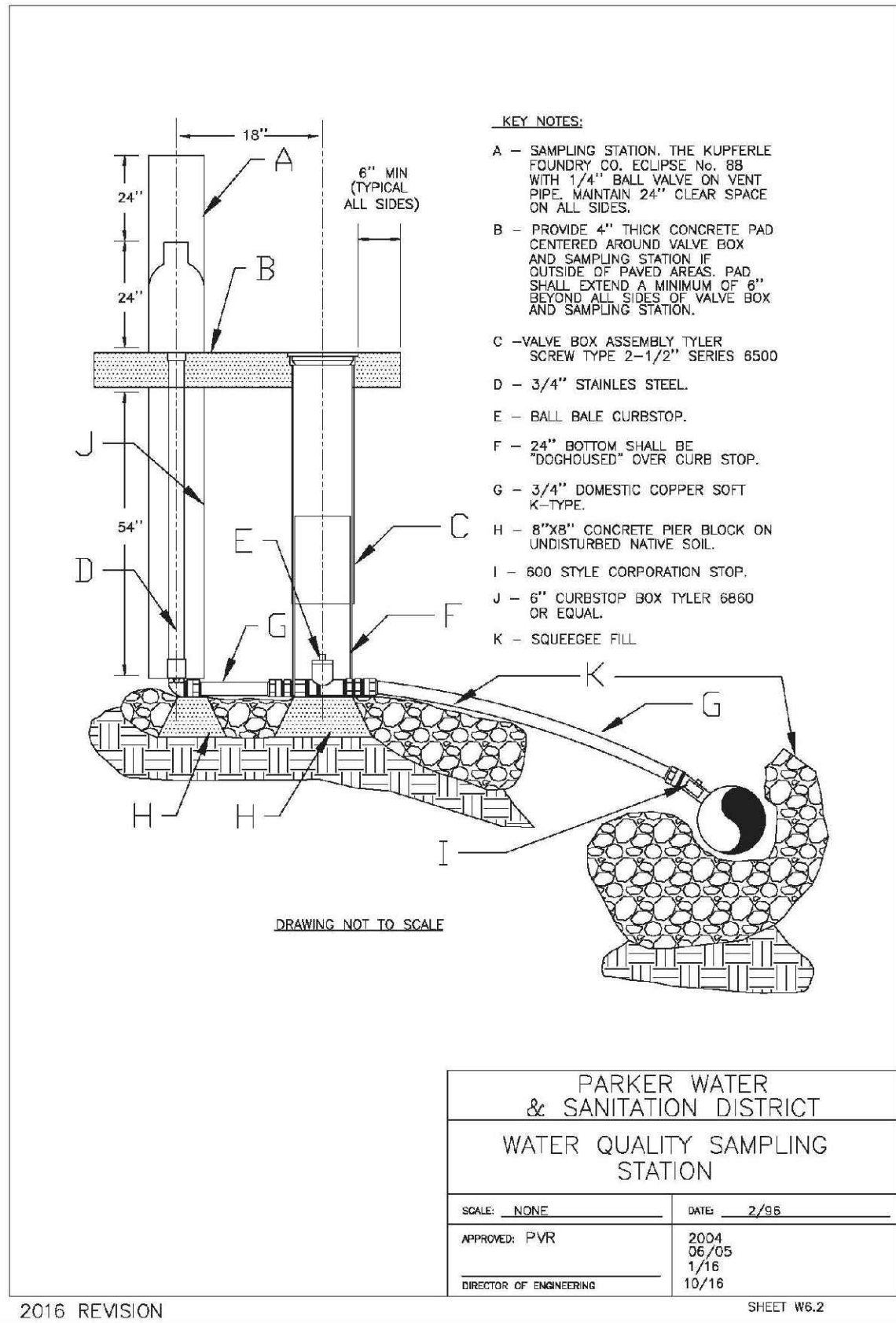
TWO WORKING DAYS

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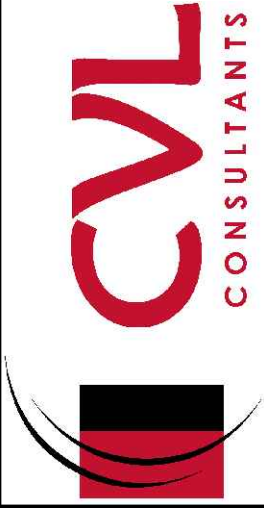
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10333 E Dry Creek Rd
Suite 240
Englewood, CO 80112
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HR 935 LLC
7935 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 14 CONSTRUCTION DRAWINGS
WATER DETAILS

SCALE:
AS SHOWN
FILE NO:
8130283701

DRAWN BY: RRR
CHECKED BY: BPW
DATE: SEPTEMBER 2018

SHEET NUMBER
28

Revisions

No.	Date	Init.	Appr.	Date