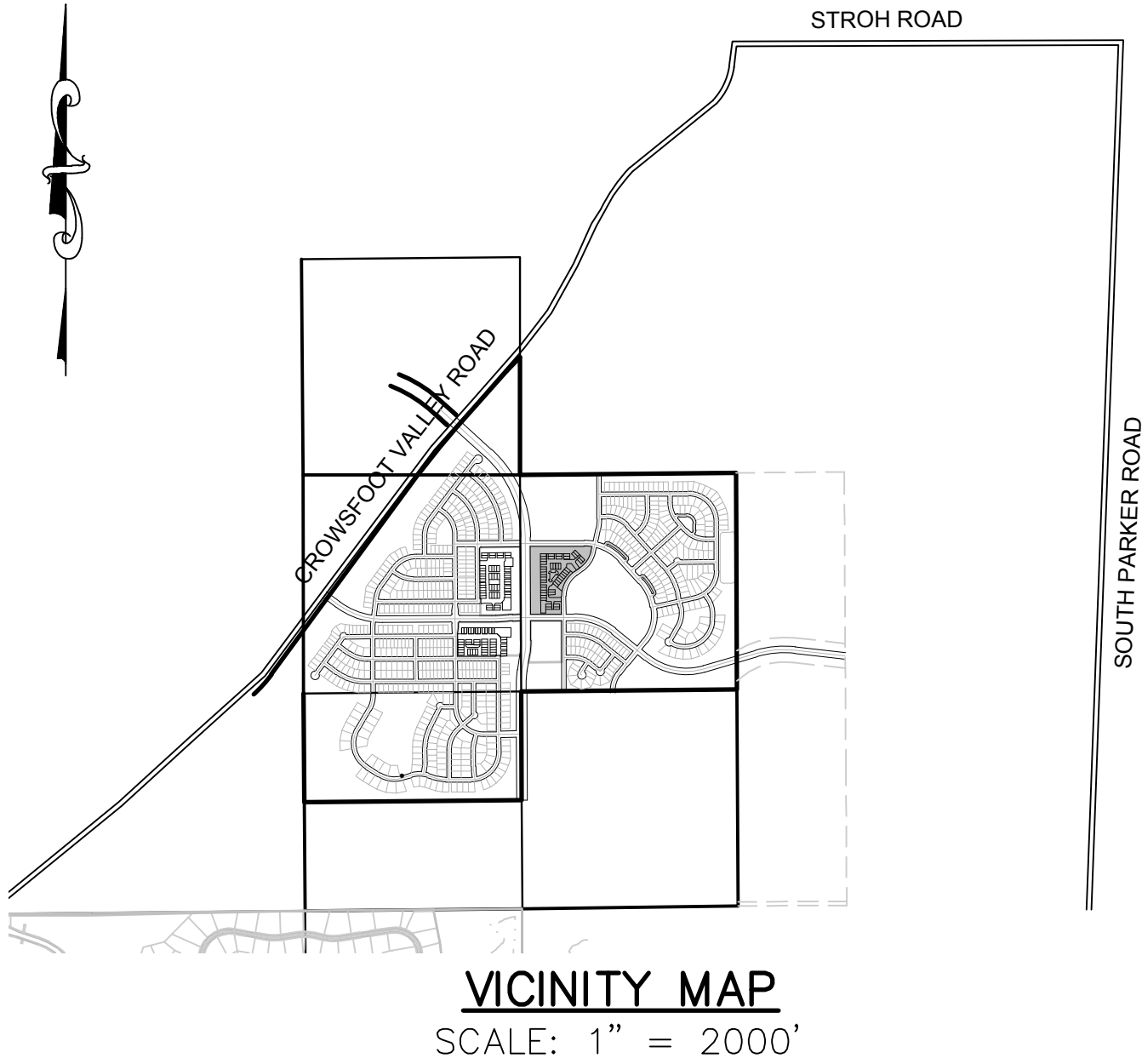


TRAILS AT CROWFOOT FILING 15

PARKER WATER AND SANITATION CONSTRUCTION PLANS

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

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	PARKER WATER AND SANITATION NOTES
3	AREA UTILITY PLAN
4	FILING 15 SS WEST
5	FILING 15 SS WEST-EAST & ROCK DAISY ST
6	MOCK ORANGE AVE
7	FILING 15 SS NORTH & NORTHEAST
8	MOCK ORANGE AVENUE
9	MOCK ORANGE WAY & MOCK ORANGE COURT
10	ROCK DAISY STREET & BLUE HEART COURT
11	ROCK DAISY TRAIL & ROCK DAISY LANE
12	SANITARY SEWER DETAILS
13	SANITARY SEWER DETAILS
14	SANITARY SEWER DETAILS
15	WATER DETAILS
16	WATER DETAILS
17	WATER DETAILS
18	WATER DETAILS
19	WATER DETAILS
20	WATER DETAILS
21	WATER DETAILS



MATERIALS LIST		
DESCRIPTION	QUANTITY	UNIT
8" SEWER (SDR-35 PVC)	1,490	L.F.
4' DIA. MANHOLE	14	EA.
SEWER SERVICE LATERAL W/ WYE TAP	30	EA.
CONNECTION TO EXISTING MAIN	1	EA.
6" WATERPIPE (DIP-FIRE HYDRANT LINE)	72	L.F.
8" WATERPIPE (C900)	2,037	L.F.
6" GATE VALVE W/ BOX	4	EA.
8" GATE VALVE W/ BOX	7	EA.
8" MISC FITTINGS	22	EA.
AIR / VACUUM VALVE	2	EA.
8" CAP WITH BLOW OFF	4	EA.
FIRE HYDRANT WITH 6" LEAD	4	EA.
IRRIGATION SERVICE W/ METER (2")	1	EA.
DOMESTIC WATER SERVICE W/ METER	44	EA.
CONNECTION TO EXISTING MAIN	2	EA.

FIRE DEPARTMENT APPROVAL

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

(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

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

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____
(DISTRICT REPRESENTATIVE)

DATE SIGNED: _____

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____
(DISTRICT ENGINEER)

DATE SIGNED: _____

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

DEVELOPER

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

PLANNER/
LANDSCAPE
DESIGNER:

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

SURVEYOR/
ENGINEER:

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

UTILITY
DISTRICT

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

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

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

SHEET NUMBER	DRAWN BY: RRR	CHECKED BY: BPW	DATE: JUNE 2018	SCALE: AS SHOWN FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS COVER SHEET	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	10333 E. Dry Creek Rd. Suite 240 Englewood, Colorado 80112 Tel: (720) 482-9526 Fax: (720) 482-9546	Revisions No.	Date	Init.	Appr.	Date

1

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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

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

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

TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE

LEGEND

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

ABBREVIATIONS

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

NOTES:

- SANITARY SERVICES FOR BLOCK 1, LOTS 19-20 & 29-30 & BLOCK 2, LOTS 5-14 WILL BE INSTALLED WITH TRAILS AT CROWFOOT FILING 9.
- 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.
- FIRE HYDRANT EASEMENTS ARE 5' BEHIND AND 10' TO EACH SIDE OF THE HYDRANTS.

FIRE DEPARTMENT APPROVAL

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

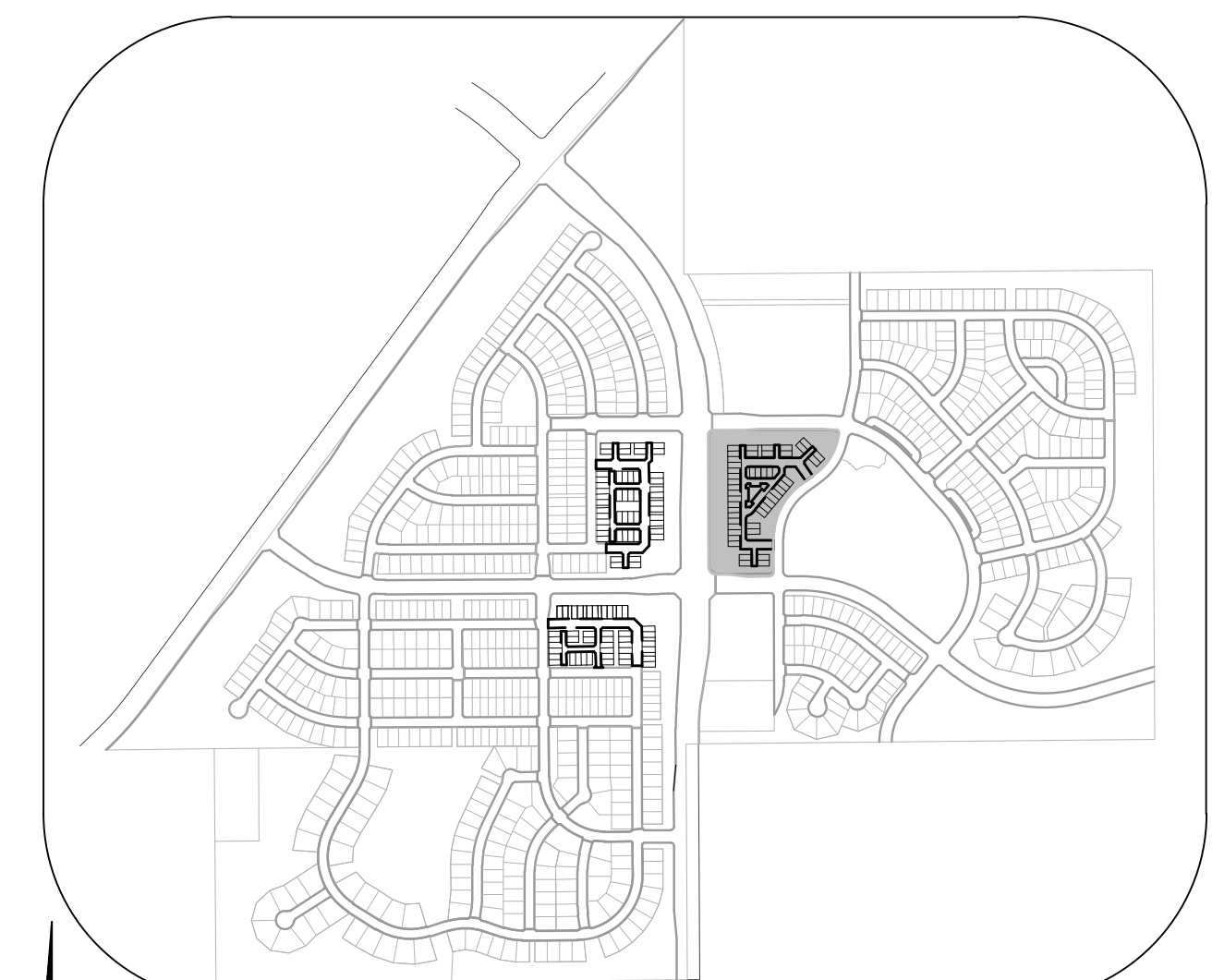
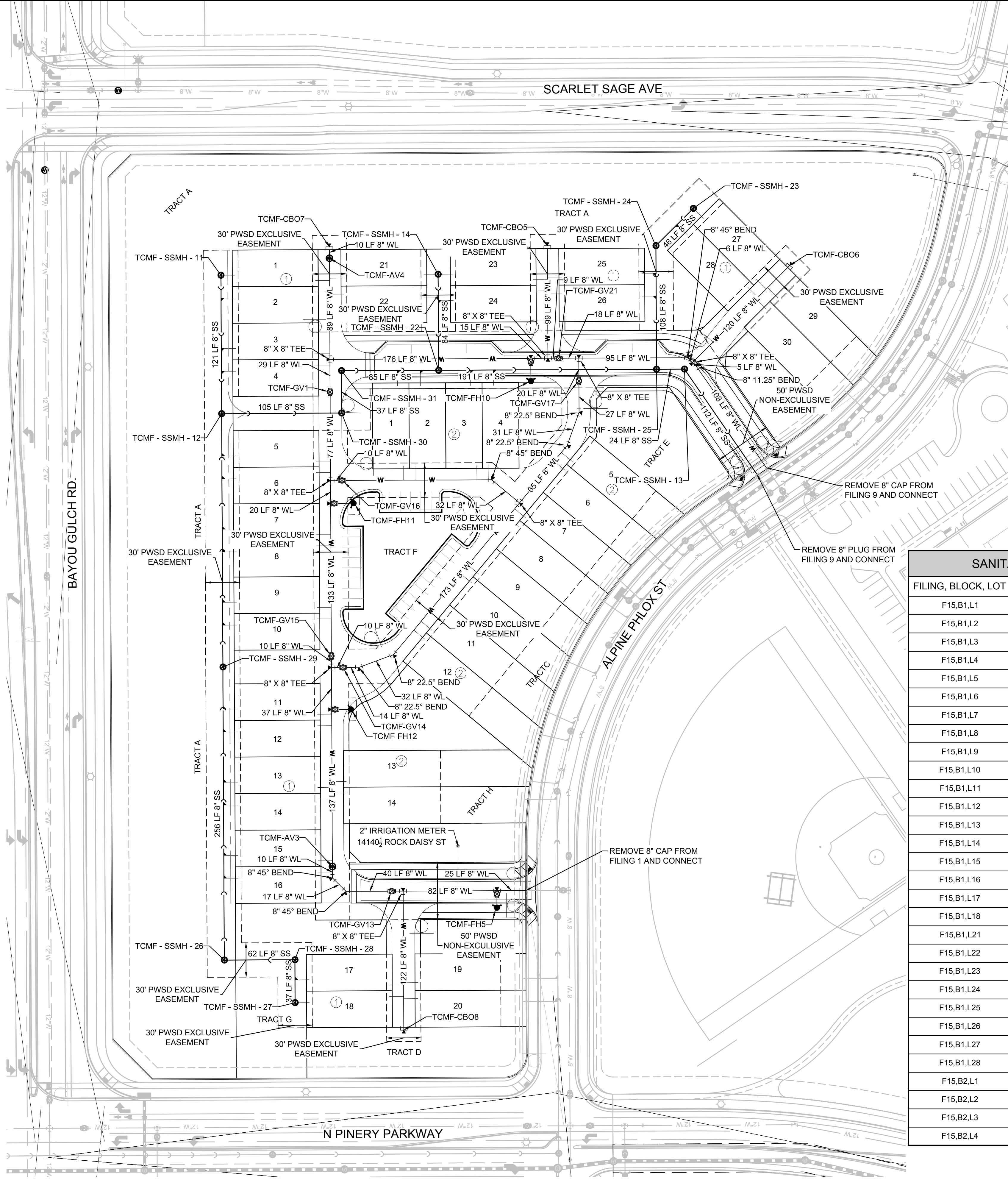
(FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE)

DATE

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



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



KEYMAP N.T.S.

WATER SERVICE TABLE

FILING, BLOCK, LOT	STREET	STATIONING
F15,B1,L1	ROCK DAISY PT	10+27.00
F15,B1,L2	ROCK DAISY PT	10+37.00
F15,B1,L3	ROCK DAISY PT	10+91.00
F15,B1,L4	ROCK DAISY PT	11+01.00
F15,B1,L5	ROCK DAISY PT	11+85.00
F15,B1,L6	ROCK DAISY PT	11+95.00
F15,B1,L7	ROCK DAISY PT	12+49.00
F15,B1,L8	ROCK DAISY PT	12+59.00
F15,B1,L9	ROCK DAISY PT	13+13.00
F15,B1,L10	ROCK DAISY PT	13+23.00
F15,B1,L11	ROCK DAISY PT	14+06.42
F15,B1,L12	ROCK DAISY PT	14+16.42
F15,B1,L13	ROCK DAISY PT	14+70.42
F15,B1,L14	ROCK DAISY PT	14+80.42
F15,B1,L15	ROCK DAISY PT	15+34.19
F15,B1,L16	ROCK DAISY PT	15+42.76
F15,B1,L17	BLUE HEART CT	10+82.08
F15,B1,L18	BLUE HEART CT	10+92.08
F15,B1,L19	BLUE HEART CT	10+80.08
F15,B1,L20	BLUE HEART CT	10+94.08
F15,B1,L21	ROCK DAISY PT	10+25.00
F15,B1,L22	ROCK DAISY PT	10+39.00
F15,B1,L23	MOCK ORANGE WAY	10+27.00
F15,B1,L24	MOCK ORANGE WAY	10+37.00
F15,B1,L25	MOCK ORANGE WAY	10+25.00
F15,B1,L26	MOCK ORANGE WAY	10+39.00
F15,B1,L27	MOCK ORANGE CT	10+98.21
F15,B1,L28	MOCK ORANGE CT	10+88.21
F15,B1,L29	MOCK ORANGE CT	11+00.21
F15,B1,L30	MOCK ORANGE CT	10+86.21
F15,B2,L1	ROCK DAISY LN	10+64.00
F15,B2,L2	ROCK DAISY LN	10+74.00
F15,B2,L3	ROCK DAISY LN	11+27.91
F15,B2,L4	ROCK DAISY LN	11+37.07
F15,B2,L5	ROCK DAISY TRL	12+86.64
F15,B2,L6	ROCK DAISY TRL	12+76.64
F15,B2,L7	ROCK DAISY TRL	12+22.64
F15,B2,L8	ROCK DAISY TRL	12+12.64
F15,B2,L9	ROCK DAISY TRL	11+58.64
F15,B2,L10	ROCK DAISY TRL	11+48.64
F15,B2,L11	ROCK DAISY TRL	10+94.64
F15,B2,L12	ROCK DAISY TRL	10+84.64
F15,B2,L13	ROCK DAISY PT	14+65.32
F15,B2,L14	ROCK DAISY PT	14+75.32

SANITARY SERVICE TABLE

FILING, BLOCK, LOT	STREET	STATIONING
F15,B1,L1	FILING 15 SS WEST	16+98.25
F15,B1,L2	FILING 15 SS WEST	16+78.25
F15,B1,L3	FILING 15 SS WEST	16+34.25
F15,B1,L4	FILING 15 SS WEST	16+14.25
F15,B1,L5	FILING 15 SS WEST	15+40.25
F15,B1,L6	FILING 15 SS WEST	15+20.25
F15,B1,L7	FILING 15 SS WEST	14+76.25
F15,B1,L8	FILING 15 SS WEST	14+56.25
F15,B1,L9	FILING 15 SS WEST	14+12.25
F15,B1,L10	FILING 15 SS WEST	13+92.25
F15,B1,L11	FILING 15 SS WEST	13+18.83
F15,B1,L12	FILING 15 SS WEST	12+98.83
F15,B1,L13	FILING 15 SS WEST	12+54.83
F15,B1,L14	FILING 15 SS WEST	12+34.83
F15,B1,L15	FILING 15 SS WEST	11+90.83
F15,B1,L16	FILING 15 SS WEST	11+70.83
F15,B1,L17	FILING 15 SS WEST	10+20.00
F15,B1,L18	FILING 15 SS WEST	10+00.00
F15,B1,L21	FILING 15 SS NORTH	10+84.00
F15,B1,L22	FILING 15 SS NORTH	10+64.00
F15,B1,L23	FILING 15 SS NORTH	10+84.00
F15,B1,L24	FILING 15 SS NORTH	10+61.00
F15,B1,L25	FILING 15 SS NORTHEAST	10+84.00
F15,B1,L26	FILING 15 SS NORTHEAST	10+64.00
F15,B1,L27	FILING 15 SS NORTHEAST	11+54.29
F15,B1,L28	FILING 15 SS NORTHEAST	11+34.29
F15,B2,L1	MOCK ORANGE AVE	10+59.00
F15,B2,L2	MOCK ORANGE AVE	10+79.00
F15,B2,L3	MOCK ORANGE AVE	11+23.00
F15,B2,L4	MOCK ORANGE AVE	11+43.00

PREPARED UNDER THE SUPERVISION OF

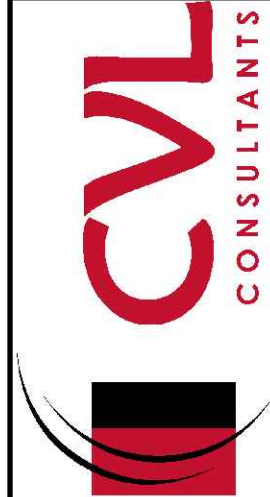
BRIAN P. WILSON
COLORADO P.E. 0050067

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.

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



HR 935 LLC
7363 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE:

AS SHOWN

FILE NO:

8130283701

DRAWN BY:

BPW

CHECKED BY:

BPW

DATE:

JUNE 2018

SHEET NUMBER
3

No. Revisions

Date Appr. Date

N:\PROJECTS\SSHS BANCROFT\ENGINEERING\SSHS SETS\MULTIFAMILY\CDSF\BANKER WATER AND SANITATION\SANITARY SEWER SHEETS\FILING 15 SS WEST DWG. BRIANW. 10/20/2018 3:31 PM



UNCC

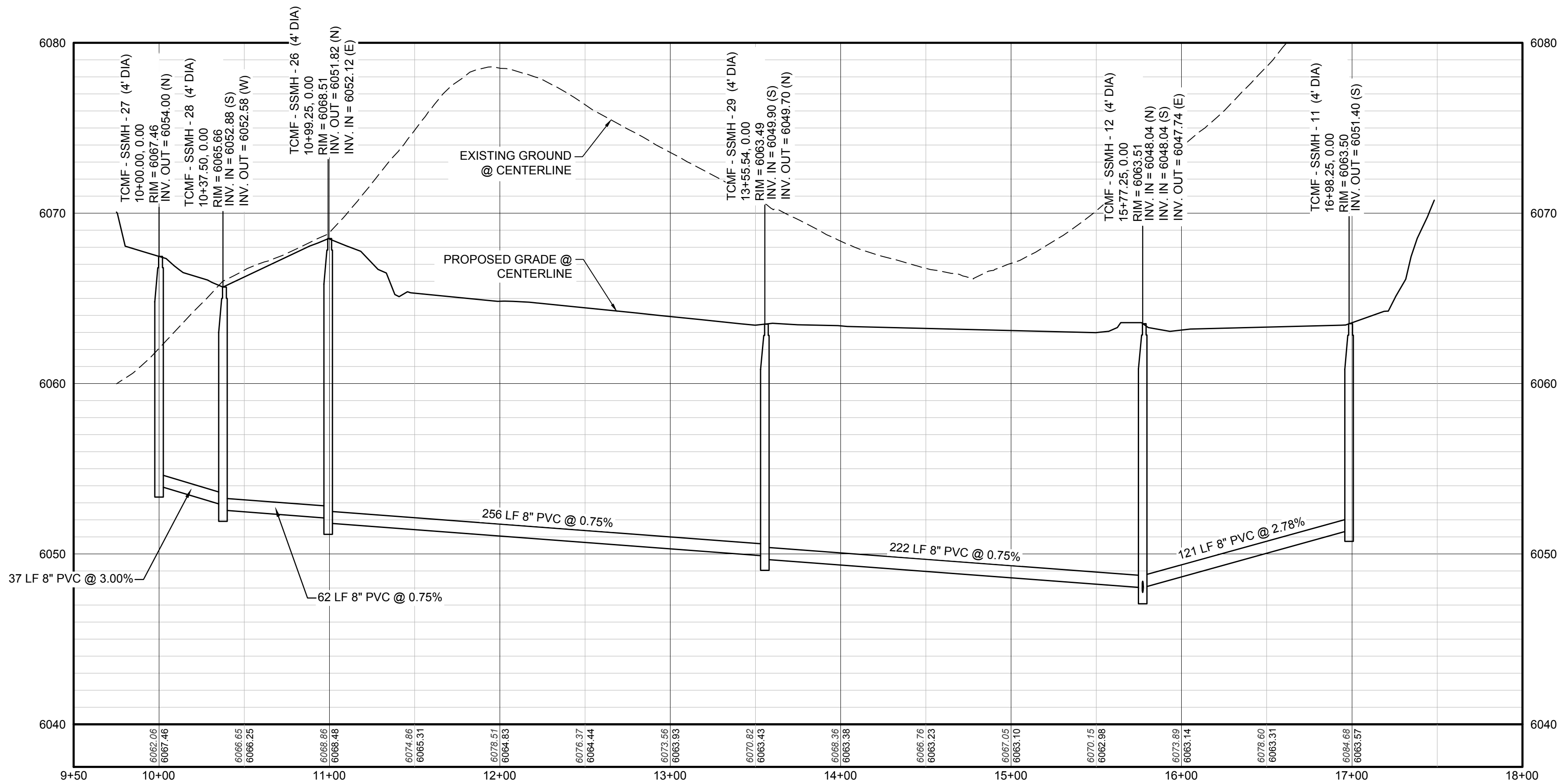
UTILITY NOTIFICATION CENTER OF COLORADO

CALL 811

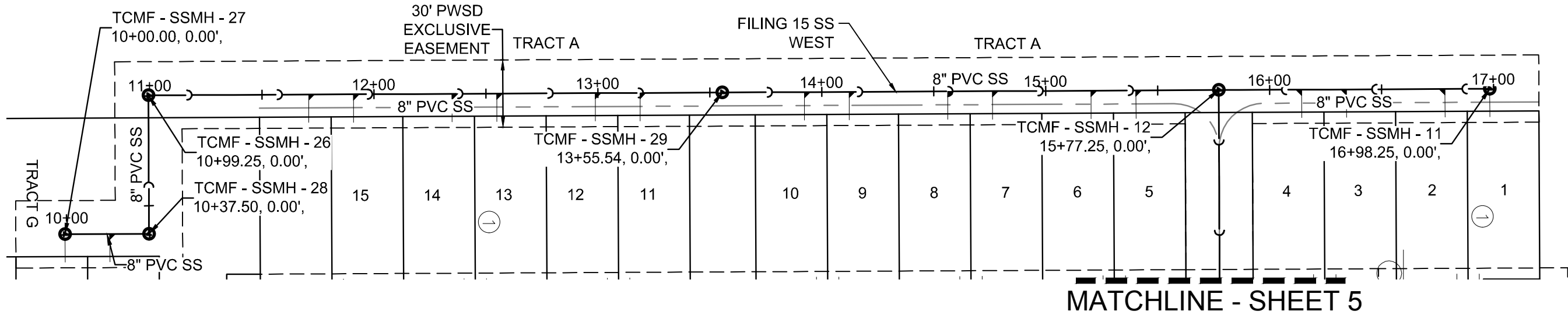
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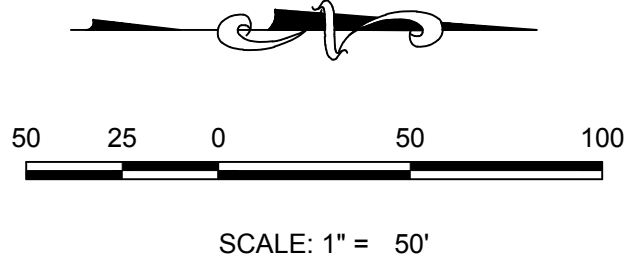
1-800-922-1987



PROFILE: FILING 15 SS WEST STA: 9+50.00 TO 18+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'



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



KEYMAP
N.T.S.

2

BLOCK NUMBER

A

LOT TYPE

6

LOT NUMBER

⊕

PROPOSED BUTTERFLY VALVE

⌋

PROPOSED CAP WITH END OF LINE BLOWOFF

⌋

PROPOSED REDUCER

⊕

PROPOSED VALVE

⊕

PROPOSED FIRE HYDRANT

⊕

PROPOSED WL FITTING WITH THRUST BLOCK

⌋

PROPOSED FLARED END SECTION

⊕

PROPOSED LOW POINT BLOW-OFF

⊕

PROPOSED AIR VALVE

⊕

FUTURE PHASE VALVE

⊕

FUTURE FIRE HYDRANT

⊕

PROPOSED LIGHT POLE

⊕

PROPOSED SIDEWALK

⊕

PROPOSED SIDEWALK RAMP

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

EXISTING FIBER OPTIC LINE

EXISTING OVERHEAD POWER

EXISTING TELEPHONE LINE

AD

ANGLE DIFFERENCE

AV

AIR VAC RELEASE VALVE

BVC

BEGIN VERTICAL CURVE

BVP

BEGIN VERTICAL PROFILE

CBO

CAP WITH BLOW OFF

CRR

CURB RETURN RADIUS

EL

ELEVATION

EP

EDGE OF PAVEMENT

EVC

END VERTICAL CURVE

EVP

END VERTICAL PROFILE

FG

FINISHED GROUND

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

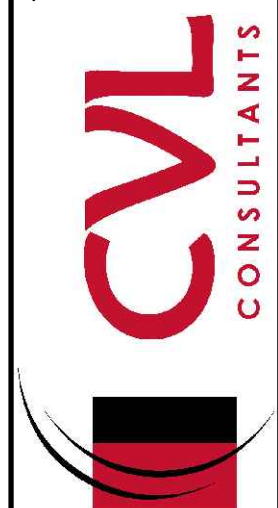
WSE

WATER SURFACE ELEVATION

NOTES:

1. SEE SHEET 3 FOR SANITARY SERVICE TABLES.

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



HR 935 LLC

7353 South Alton Way

CENTENNIAL, CO 80112

TRAILS AT CROWFOOT

FILING 15 CONSTRUCTION DRAWINGS

SANITARY SEWER PLAN & PROFILE

FILING 15 SS WEST

DRAWN BY: RRR

CHECKED BY: BPW

DATE: JUNE 2018

SCALE: AS SHOWN

FILE NO: 8130283701

SHEET NUMBER

4

APPROVED

DATE

INITIALS

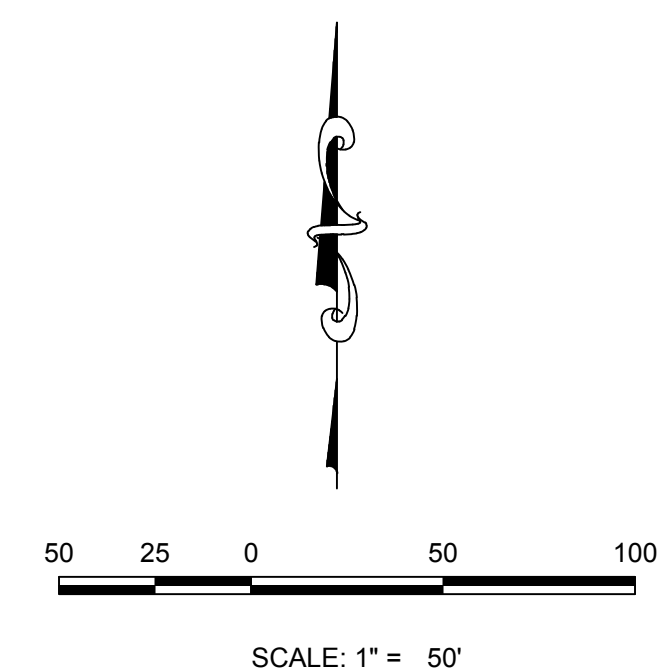
DATE

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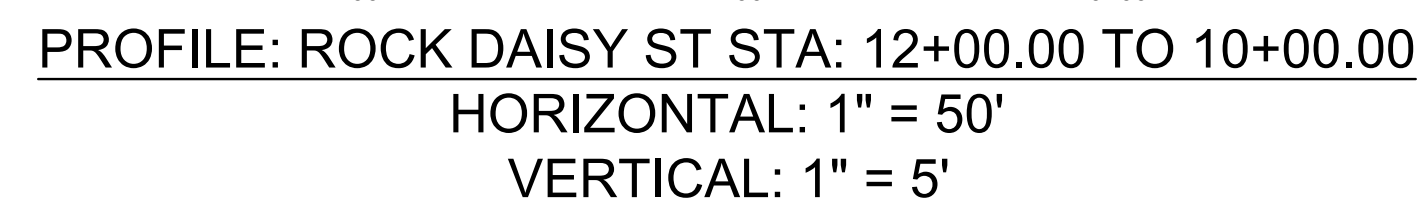
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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



LEGEND



ABBREVIATIONS			
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION	RCP	REINFORCED CONCRETE PIPE
EP	EDGE OF PAVEMENT	ROW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SC	SANITARY CAP
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

NOTES:
1. SEE SHEET 3 FOR SANITARY SERVICE TABLES.

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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



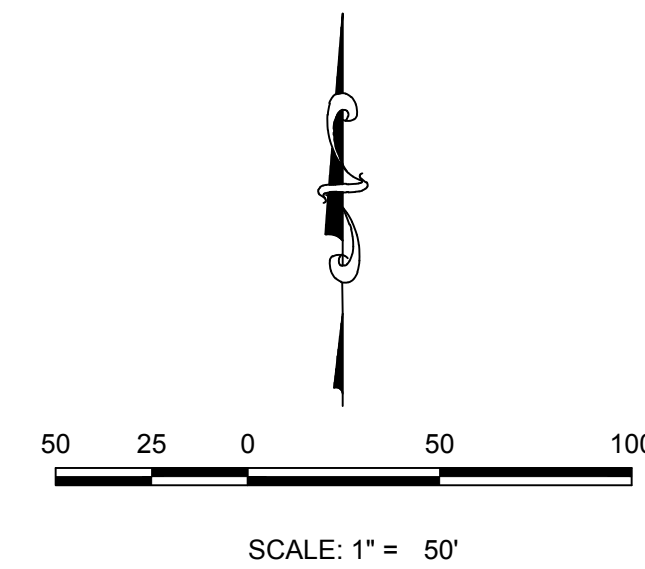
CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

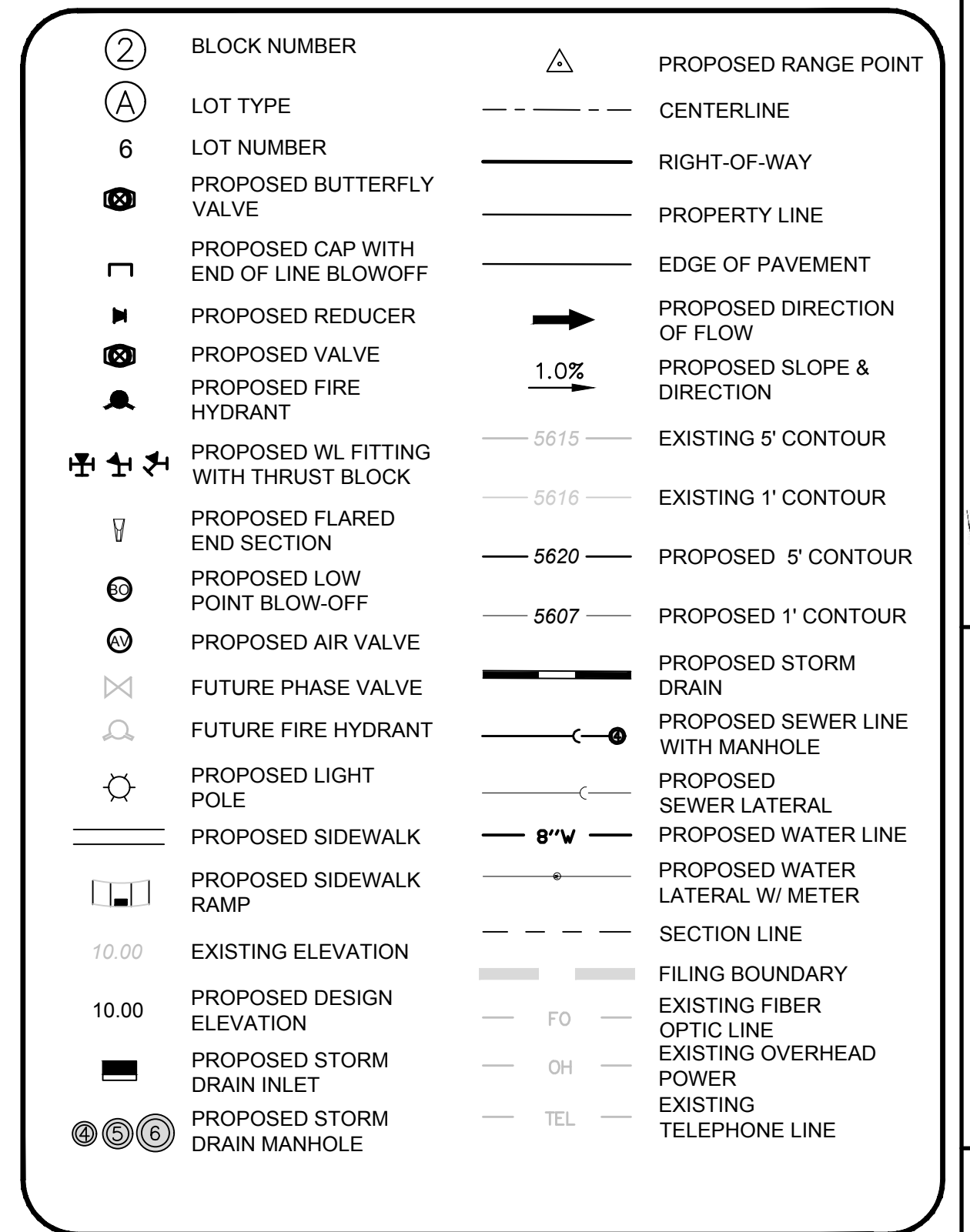
TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE
FILING 15 SS WEST-EAST & ROCK DAISY ST

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

5



LEGEND



NOTES:
1. SEE SHEET 3 FOR SANITARY SERVICE TABLES.

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



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

FILING 15 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE
MOCK ORANGE AVE

RRR	AS SHOWN
CHECKED BY:	FILE NO:
BPW	8130283701
DATE:	JUNE 2018

20

\\PROJECTS\HSS RANCH\CAD\ENGINEERING\SHEET SETS\MULTIFAMILY\CD\SF15\PARKER WATER AND SANITATION\SANITARY SEWER SHEETS\SMOCK ORANGE AVE.DWG, BRIANW, 10/29/2018 5:38 PM

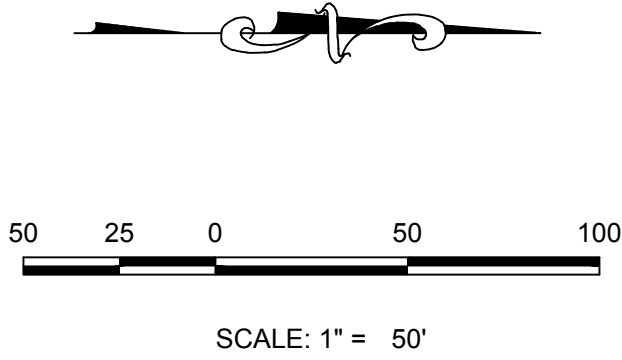


CALL 811
TWO WORKING DAYS
BEFORE YOU DIG
1-800-922-1987

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.

BRIAN P. WILSON
COLORADO P.E. 0050067



CL INTERSECTION
 FILING 15 SS NORTHEAST 10+05.00
 MOCK ORANGE AVE 12+85.69
 6050.51
 N: 1593632.82
 E: 3202707.86

FILING 15 SS NORTH EAST
 TCMF - SSMH - 24
 11+08.11, 0.00',
 11+00
 8' PVC SS
 TCMF - SSMH - 25
 10+00.00, 0.00',
 13+00
 8' PVC SS
 TCMF - SSMH - 23
 11+54.29, 0.00',
 28
 30' PWS
 EXCLUSIVE
 EASEMENT
 11+00

MOCK ORANGE AVE
 MOCK ORANGE CT

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



	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 LATERAL W/ METER
	PROPOSED SIDEWALK		SECTION LINE
	PROPOSED SIDEWALK RAMP		FILING BOUNDARY
10.00	EXISTING ELEVATION		EXISTING FIBER
10.00	PROPOSED 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 TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
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FH	FIRE HYDRANT	SS	SANITARY SEWER
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HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION

Profile view of the proposed 8' water line crossing Mock Orange Ave. The drawing shows the existing ground at the centerline and the proposed grade at the centerline. The water line is shown as a solid line with a 1.5' minimum clearance. The profile includes vertical curve data for the water line and the existing ground. The water line starts at STA 10+00.00 (ELEV 6050.00) and ends at STA 12+85.69 (ELEV 6050.51). The existing ground starts at STA 10+00.00 (ELEV 6050.00) and ends at STA 12+85.69 (ELEV 6050.51). The water line is shown with a 1.5' minimum clearance. The profile includes vertical curve data for the water line and the existing ground. The water line starts at STA 10+00.00 (ELEV 6050.00) and ends at STA 12+85.69 (ELEV 6050.51). The existing ground starts at STA 10+00.00 (ELEV 6050.00) and ends at STA 12+85.69 (ELEV 6050.51).

CL INTERSECTION
FILING 15 SS SOUTHEAST
STA: 10+05.00
MOCK ORANGE AVE
ELEV: 6050.51

8" WL CROSSING
STA: 10+10.00
INV: 6040.82

1.5' MIN CLEARANCE

108 LF 8" PVC @ 1.63%

46 LF 8" PVC @ 1.00%

EXISTING GROUND @ CENTERLINE

PROPOSED GRADE @ CENTERLINE

TCMF - SSMH - 25 (4" DIA)
10+00.00, 0.00
RIM = 6055.16
INV. IN = 6038.07 (N)
INV. IN = 6037.97 (W)
INV. OUT = 6037.77 (E)

TCMF - SSMH - 24 (4" DIA)
11+08.11, 0.00
RIM = 6055.16
INV. IN = 6040.19 (NE)
INV. OUT = 6039.85 (S)

TCMF - SSMH - 23 (4" DIA)
11+54.29, 0.00
RIM = 6055.45
INV. OUT = 6040.59 (SW)

6080
6070
6060
6050
6040
6030

9+50 10+00 11+00 12+00

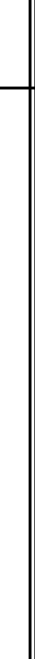
PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



BENCHMARK
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BASIS OF BEARINGS:
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BEING MONUMENTED AT THE NO
SECTION 9 BY A 3-1/4" ALUMINUM CA
THE EAST QUARTER CORNER OF
ALUMINUM CAP STAMPED LS 6935 E
SOUTH 00°15'06" EAST, 2648.70 FEET.

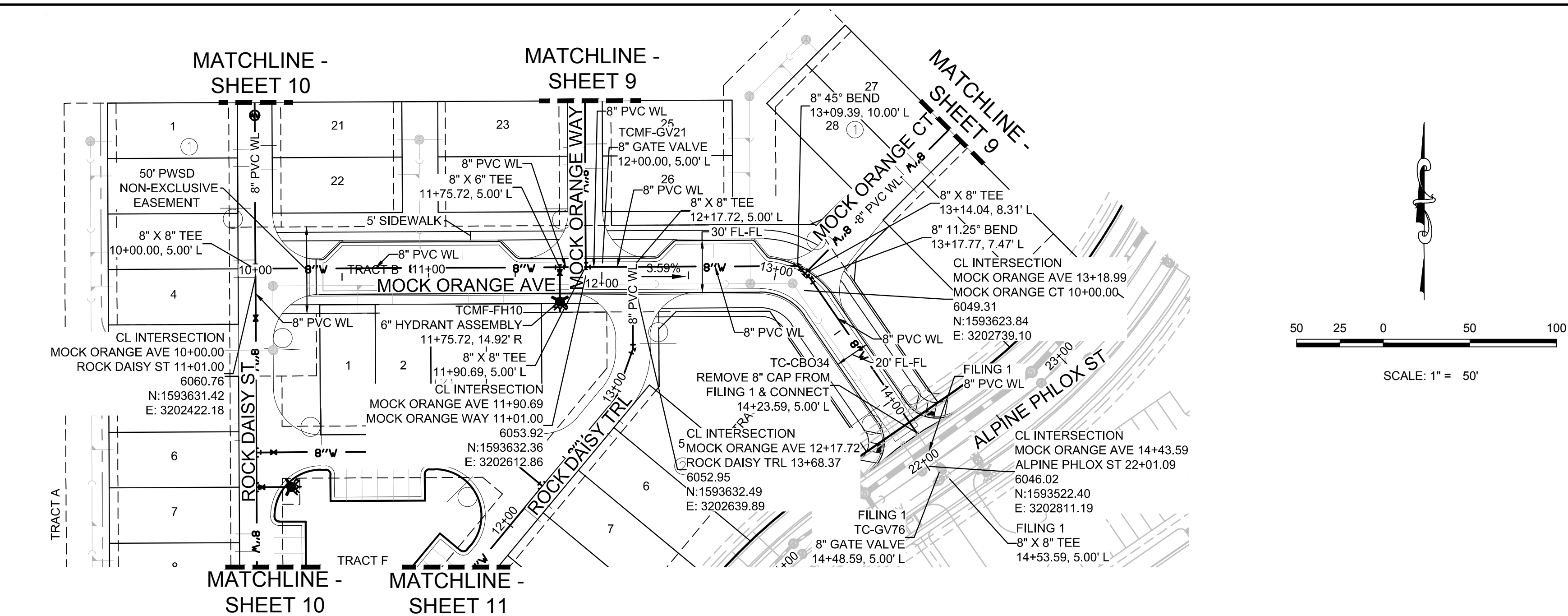
SHEET NUMBER 7	DRAWN BY:	RRR	SCALE:	TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 15 SS NORTH & NORTHEAST							
	CHECKED BY:	BWP	FILE NO.:								
	DATE:	JUNE 2018									
				 HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112 Tel: (720) 462-9526 Fax: (720) 462-9546							
				10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112							
			No.	Revisions	Date	Init.	Appr.	Date			

N:\PROJECTS\SSR\BANCROFT\ENGINEERING\SSR\BANCROFT\WATER AND SANITATION\WATER P&M\MOCK ORANGE AVE DWG. BRIANNI, 10/30/2018 1:05 AM

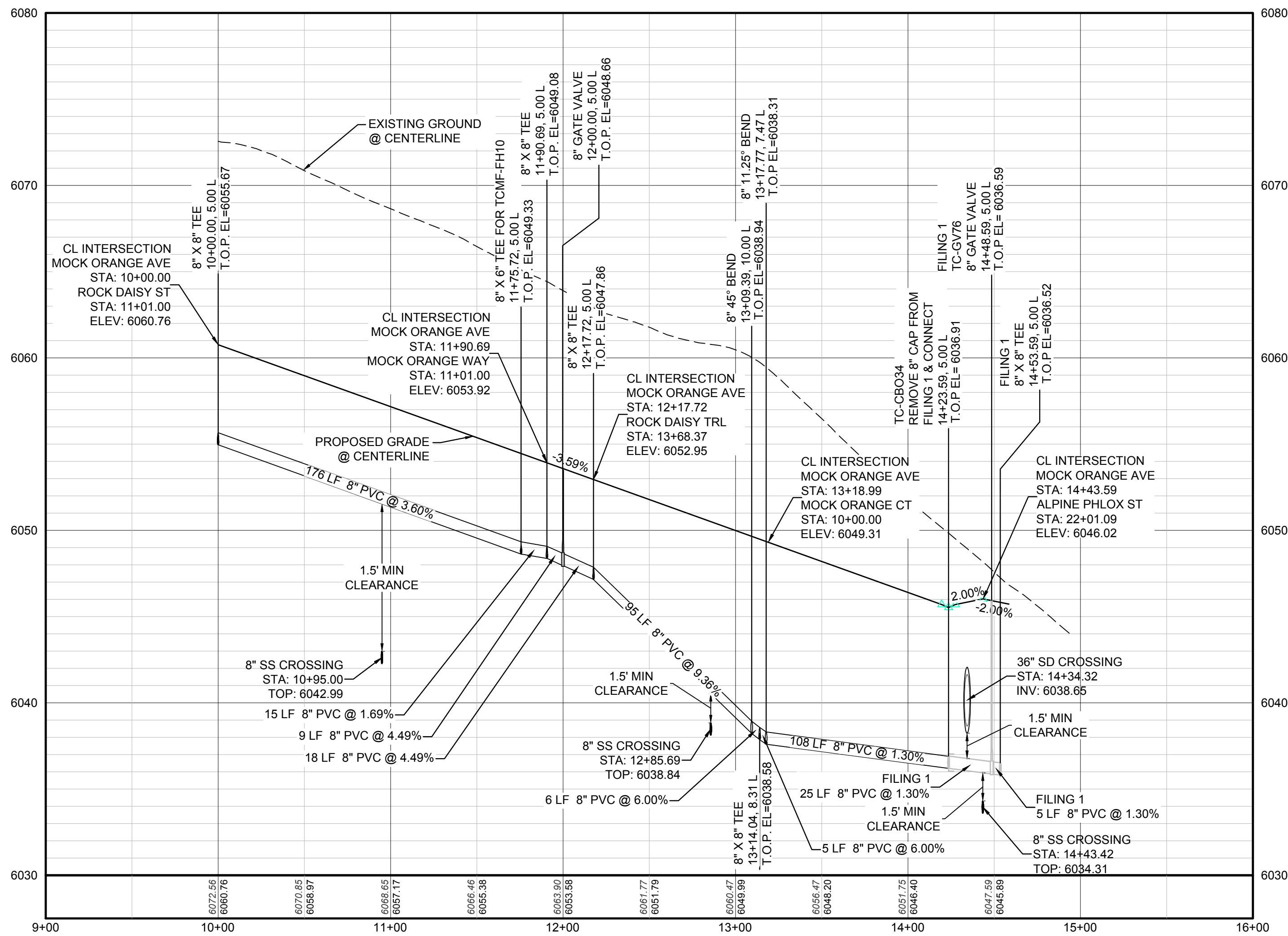


UNCC
UTILITY NOTIFICATION
CENTER OF COLORADO

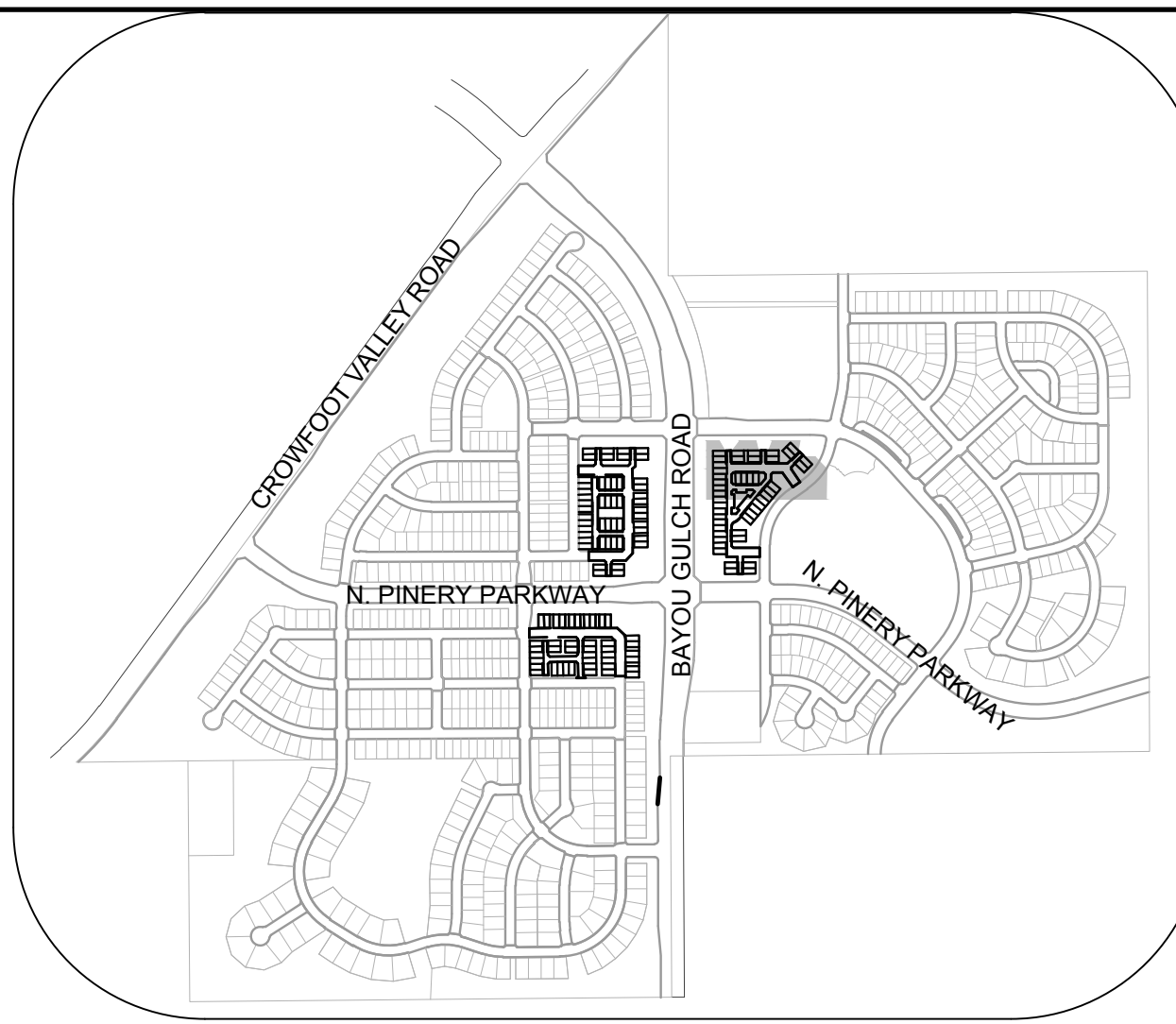
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BEFORE YOU DIG
1-800-922-1987



PLAN: MOCK ORANGE AVE STA: 9+00.00 TO 15+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: MOCK ORANGE AVE STA: 9+00.00 TO 16+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 OPTIC LINE |
| ⊕ | PROPOSED STORM DRAIN INLET | --- | EXISTING OVERHEAD POWER |
| ⊕ | PROPOSED STORM DRAIN MANHOLE | --- | EXISTING TELEPHONE LINE |

ABBREVIATIONS

- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | MH | MANHOLE |
| AV | AIR VAC RELEASE VALVE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PVC | POLYVINYL CHLORIDE |
| BVP | BEGIN VERTICAL PROFILE | PVI | PT. OF VERTICAL INTERSECTION |
| CBO | CAP WITH BLOW OFF | PVT | POINT OF VERTICAL TANGENT |
| CRR | CURB RETURN RADIUS | RCBC | REINFORCED CONCRETE BOX CULVERT |
| EL | ELEVATION | RCP | REINFORCED CONCRETE PIPE |
| EP | EDGE OF PAVEMENT | ROW | RIGHT OF WAY |
| EVC | END VERTICAL CURVE | SC | SANITARY CAP |
| EVP | END VERTICAL PROFILE | SD | STORM DRAIN |
| FG | FINISHED GROUND | SL | SECTION LINE |
| 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 |

NOTES:
1. SEE SHEET 3 FOR WATER SERVICE TABLES.

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.

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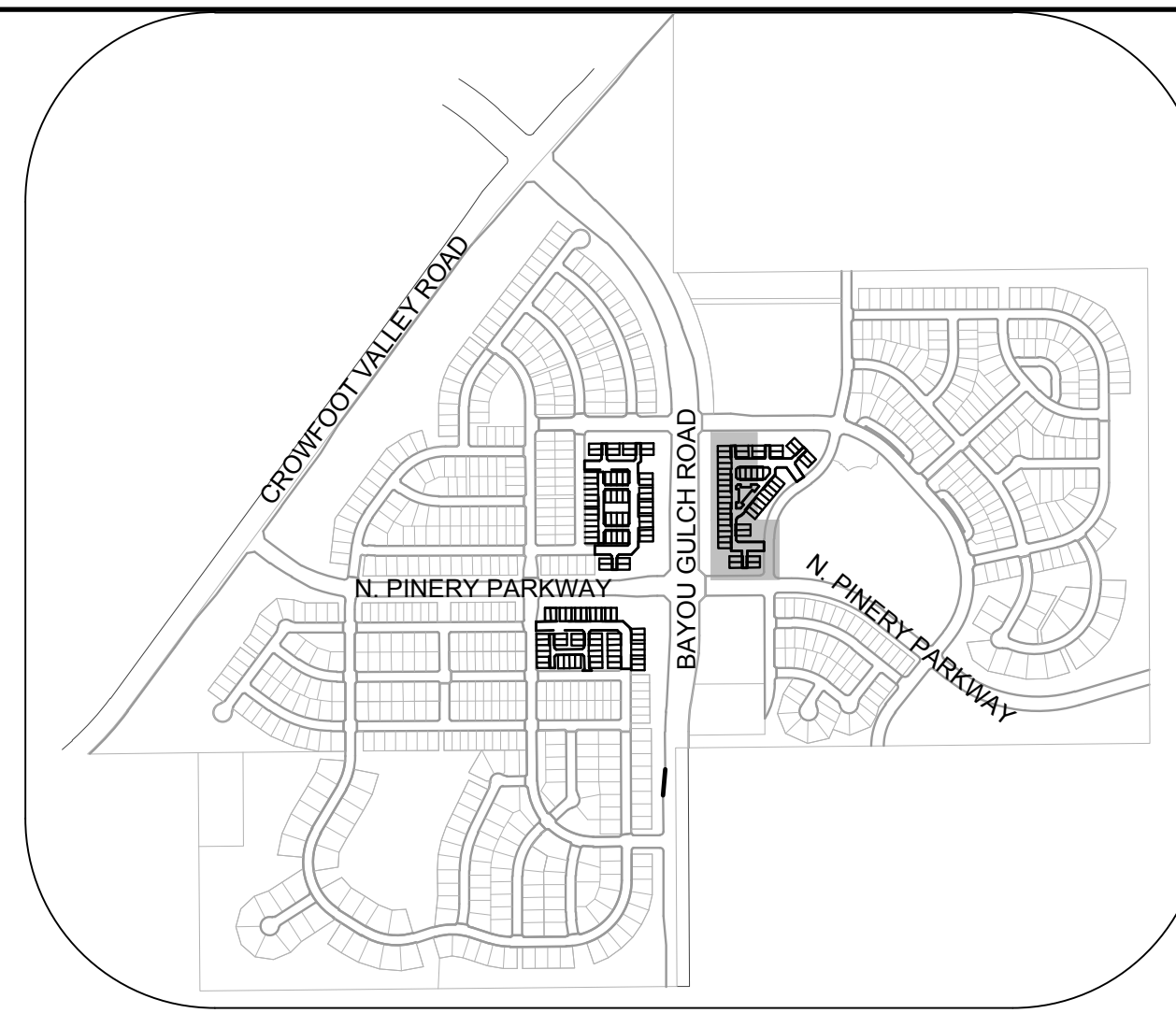
SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8130283701	JUNE 2018	Revisions	No.	Date	Init.	Appr.	Date
8	RRR	BPW												

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

CVL
CONSULTANTS

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 15 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
MOCK ORANGE AVENUE

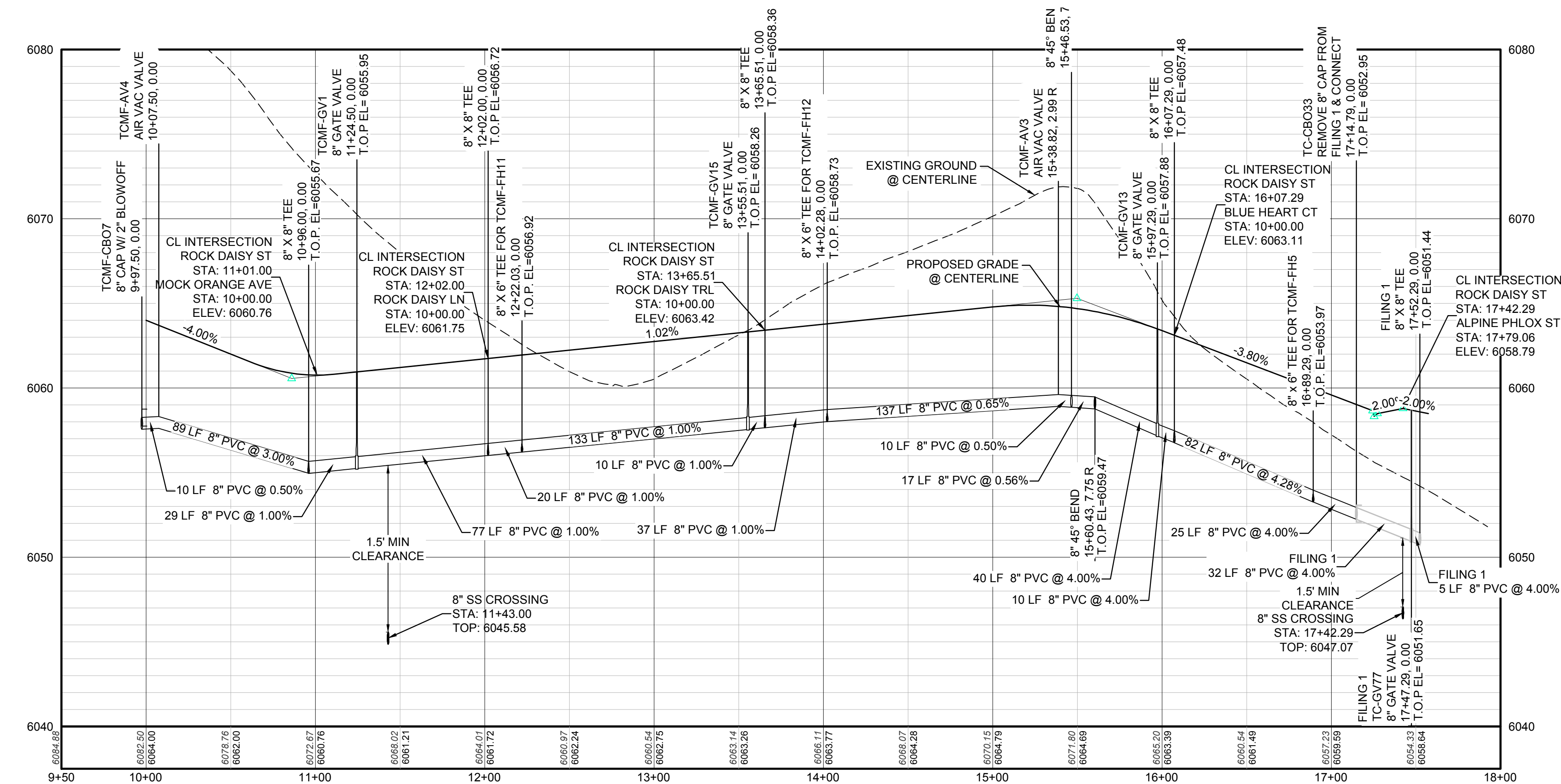


50 25 0 50 100

SCALE: 1" = 50'

	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		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
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INV	INVERT	WL	WATER LINE
K	CURVATURE COEFFICIENT	WLC	WATER LINE CONNECTION
LF	LINEAR FEET	WSE	WATER SURFACE ELEVATION



PREPARED UNDER THE
SUPERVISION OF

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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THE EAST QUARTER CORNER OF
ALUMINUM CAP STAMPED LS 6935 E
SOUTH 00°15'06" EAST, 2648.70 FEET.

BRIAN P. WILSON

SHEET NUMBER 10	DRAWN BY:	RRR	SCALE:	TRAILS AT CROWFOOT FILING 15 CONSTRUCTION DRAWINGS WATER PLAN & PROFILE ROCK DAISY STREET & BLUE HEART COURT				 CVL CONSULTANTS	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: (720) 482-9526 Fax: (720) 462-9546	No.	Revisions	Date	Init.	Appr.	Date
	CHECKED BY:	BRW	FILE NO:	8130283701											
	DATE:	JUNE 2018													

INSPECTION POLICY:

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

INSTALLATION NOTES:

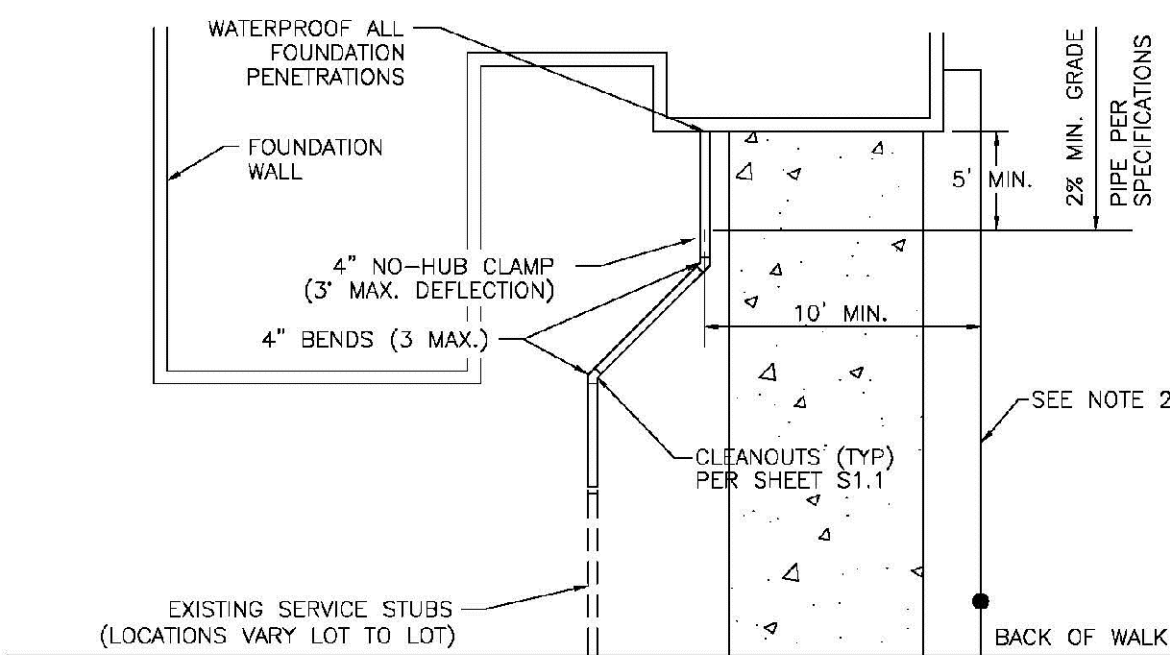
SEWER

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

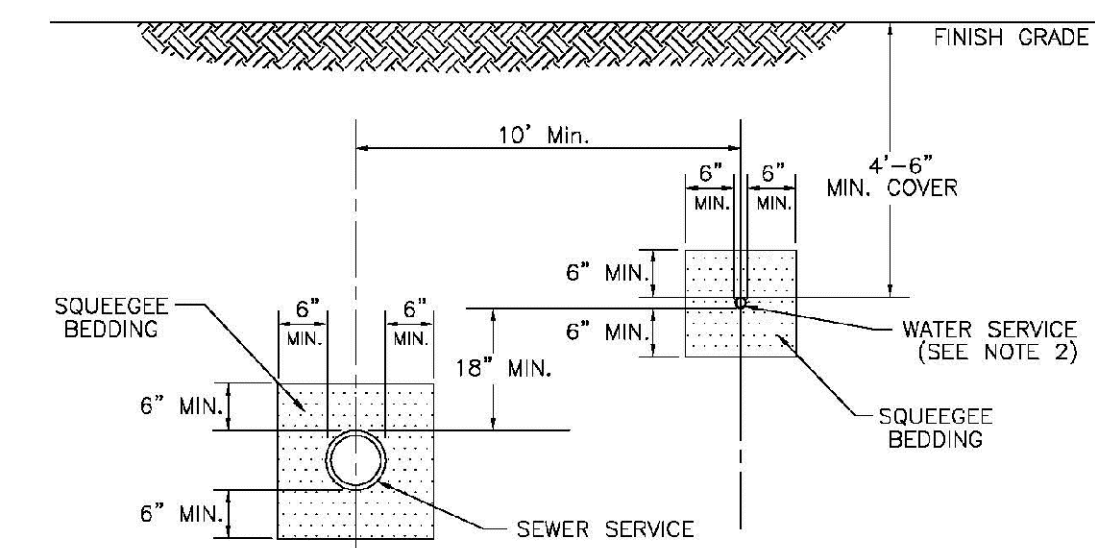
PARKER WATER & SANITATION DISTRICT	
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 12/16
DIRECTOR OF ENGINEERING	01/08 1/16

2016 REVISION

SHEET 51.1



TYPICAL SERVICES PLAN VIEW

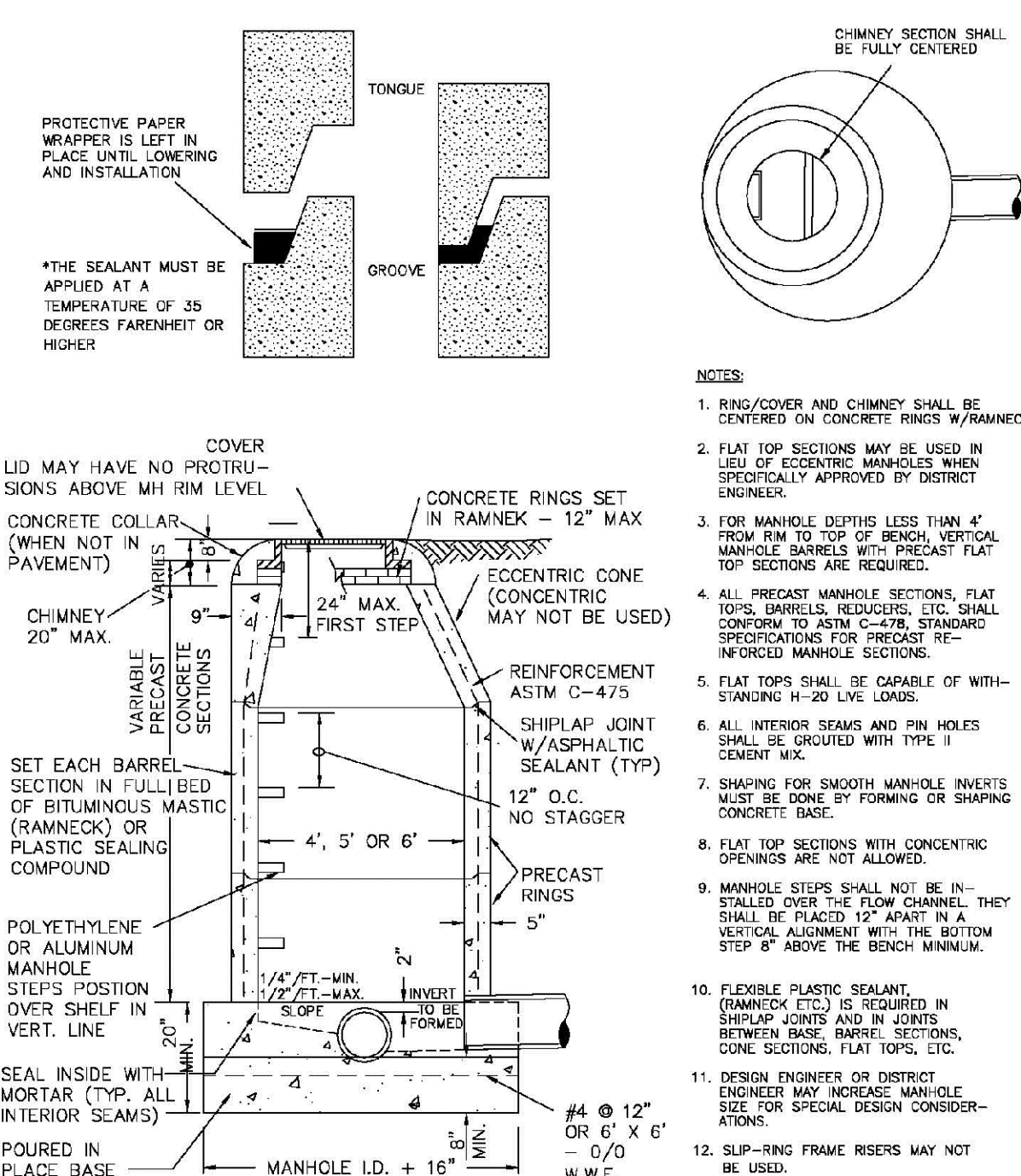


TYPICAL SERVICES SECTION

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

2016 REVISION

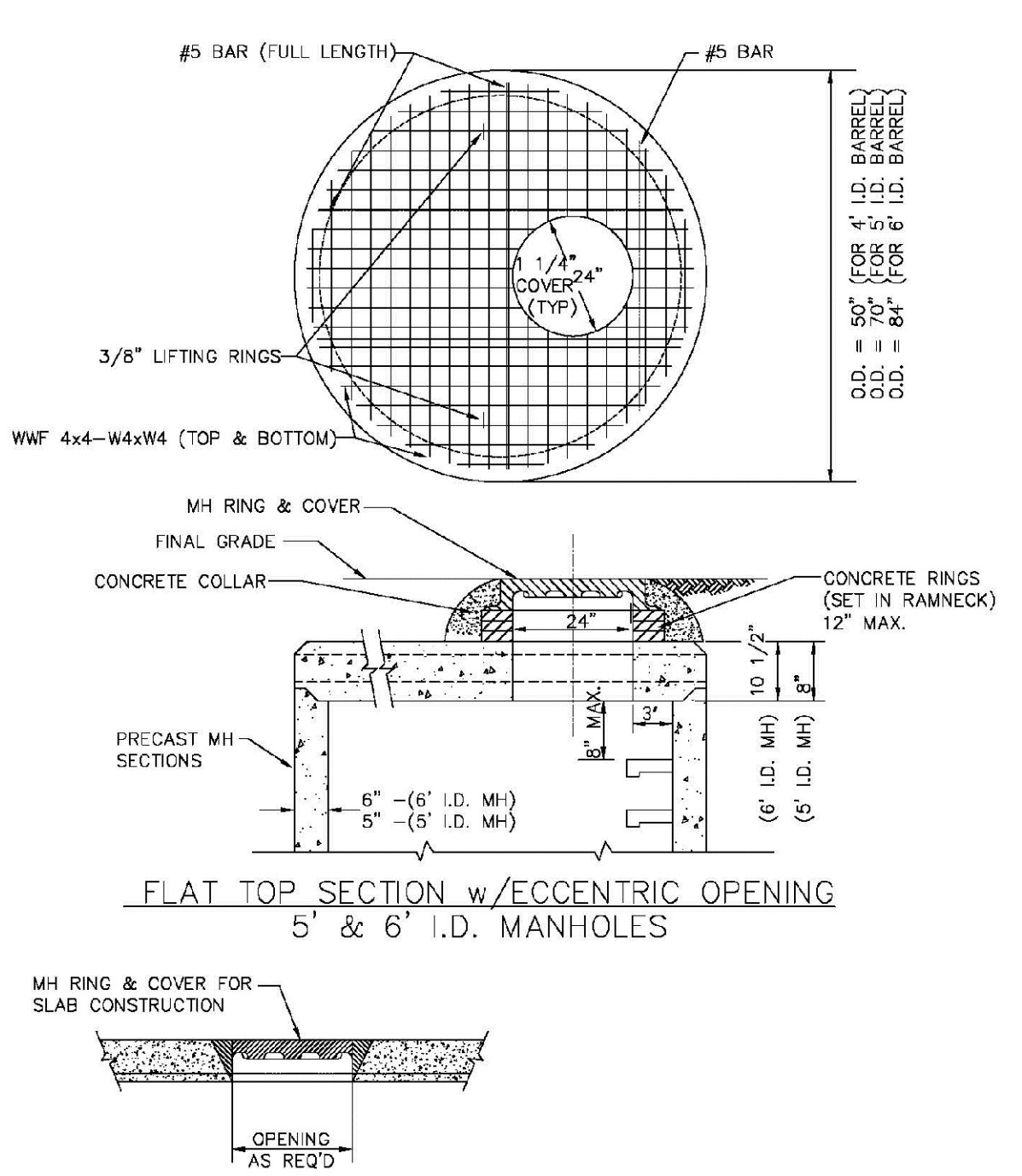
SHEET 51.2



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

2016 REVISION

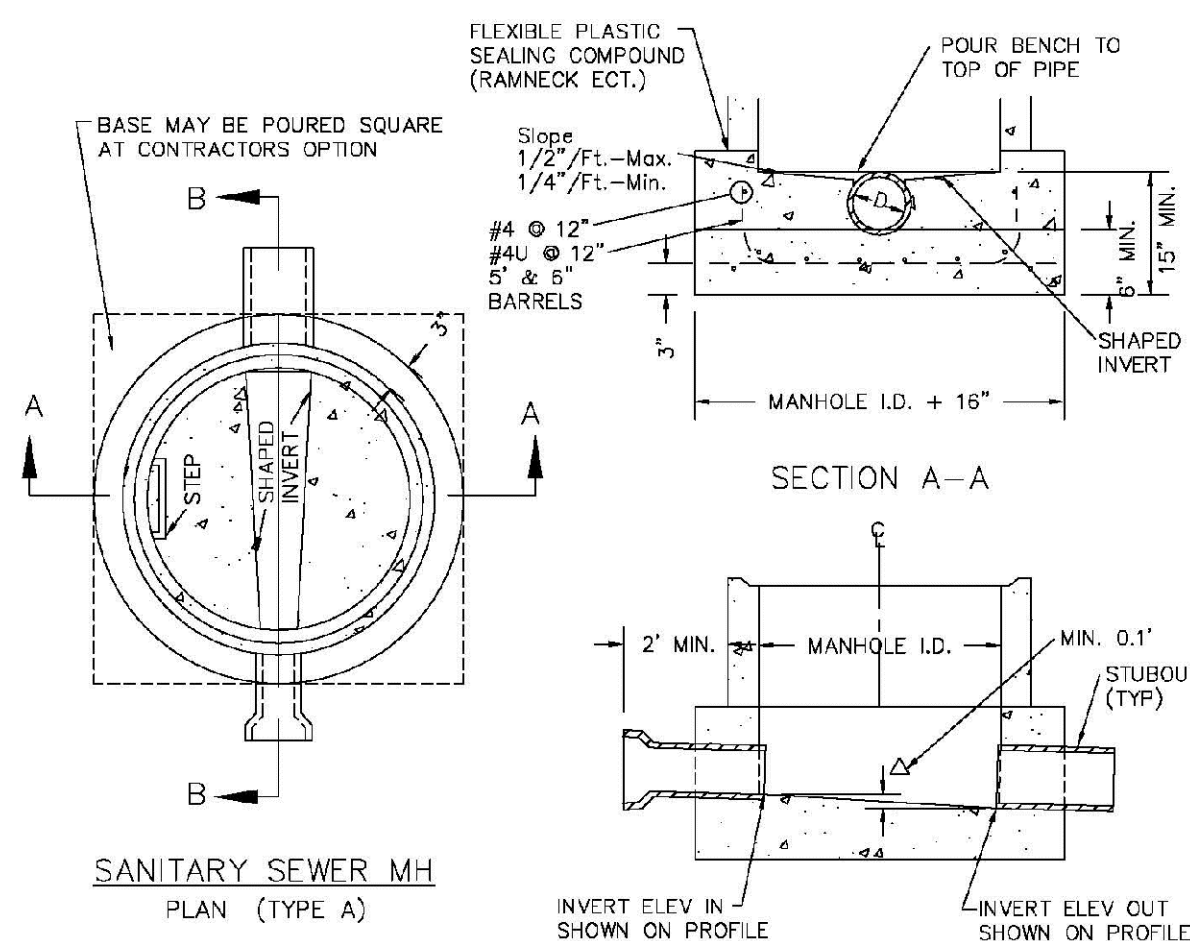
SHEET 51.2



PARKER WATER & SANITATION DISTRICT	
PRECAST MANHOLE - 5' & 6' I.D. WITH ECCENTRIC CONE	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 01/16
DIRECTOR OF ENGINEERING	01/08 10/16

2016 REVISION

SHEET 53.3



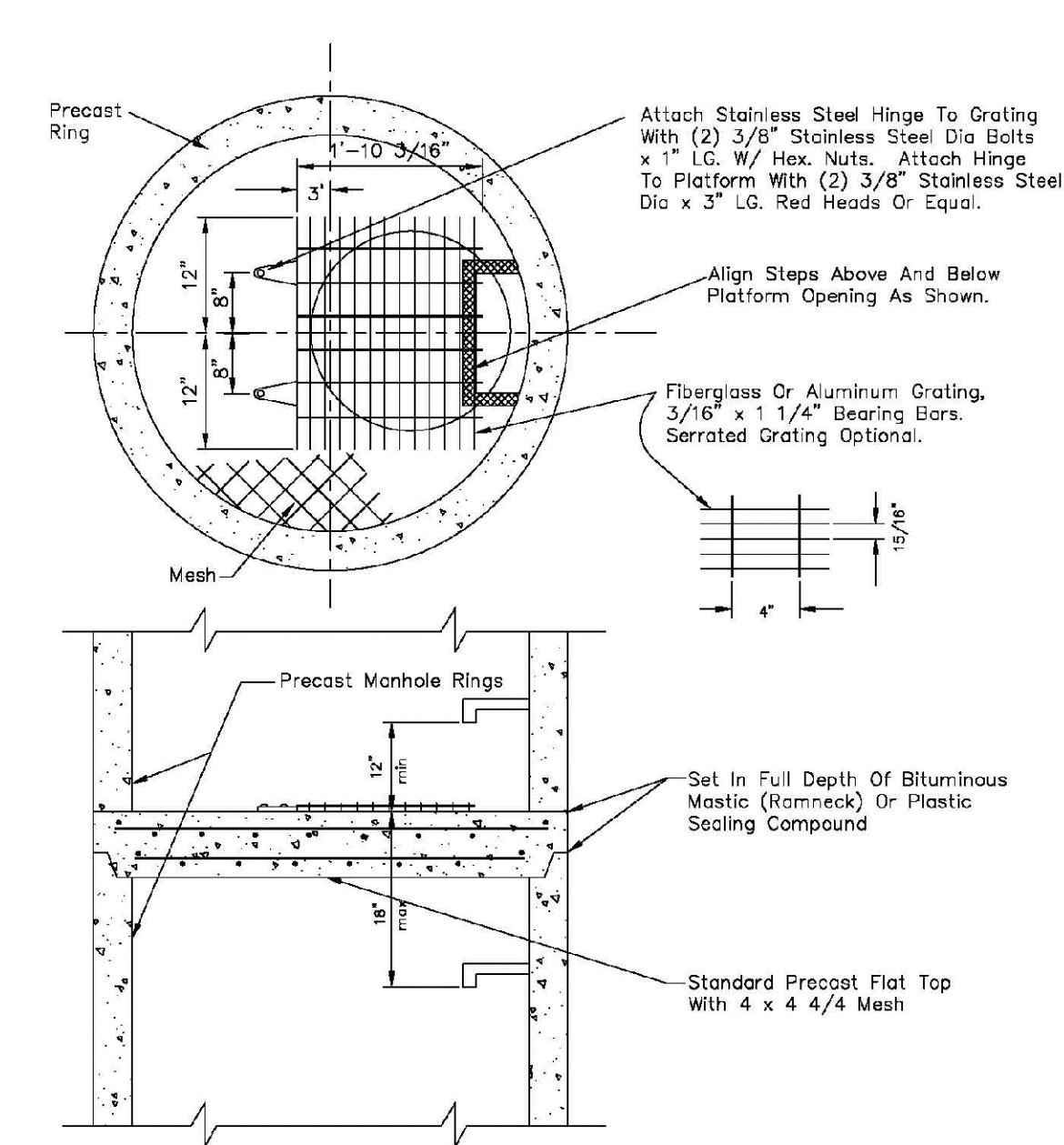
NOTES:

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

PARKER WATER & SANITATION DISTRICT	
CAST-IN-PLACE MANHOLE BASE DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/02 01/16
DIRECTOR OF ENGINEERING	01/08 10/16

2016 REVISION

SHEET 53.5



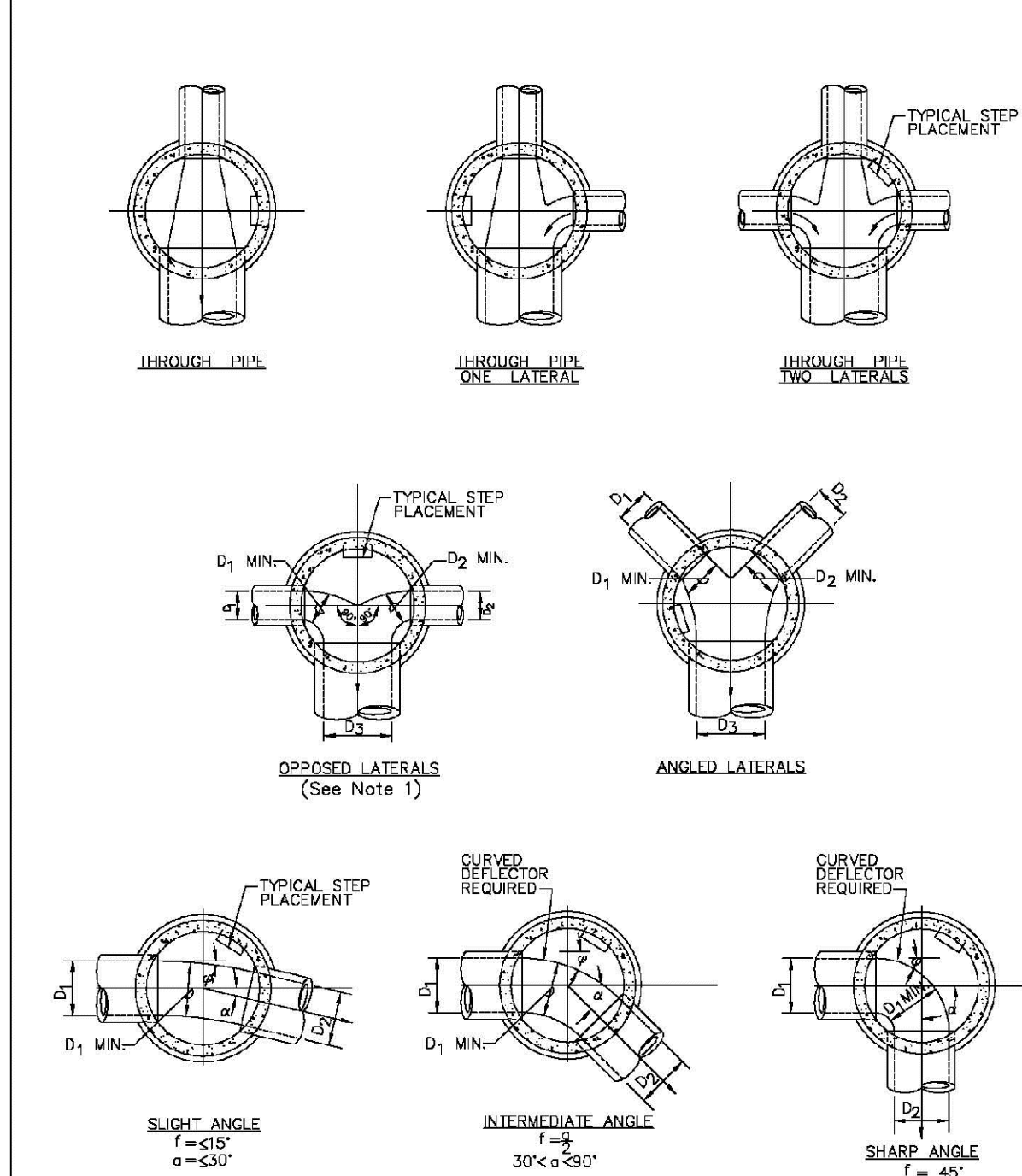
NOTES:

- 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.

PARKER WATER & SANITATION DISTRICT	
INTERMEDIATE PLATFORM FOR MANHOLES OVER 20' DEPTH	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	2/00 1/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION

SHEET 53.6



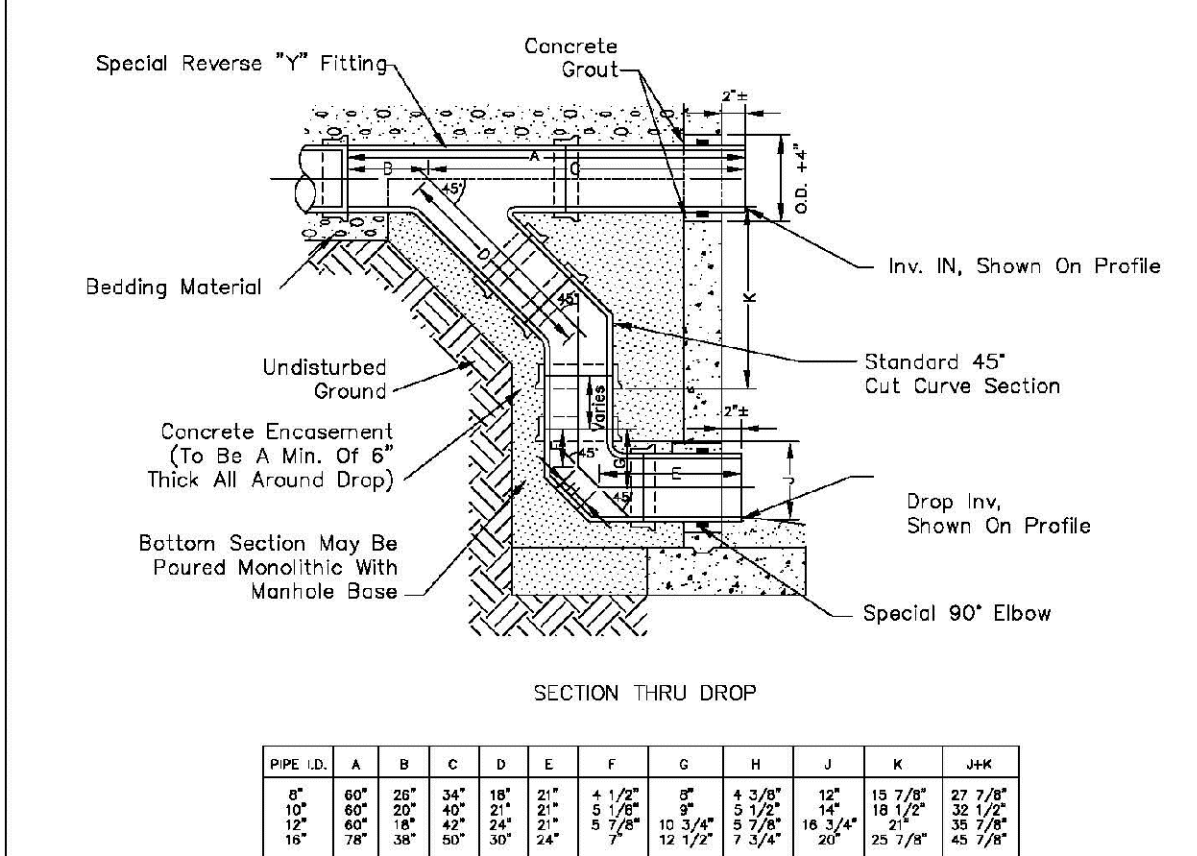
NOTES:

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

PARKER WATER & SANITATION DISTRICT	
TYPICAL BASE CHANNELIZATION DETAILS	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 53.7



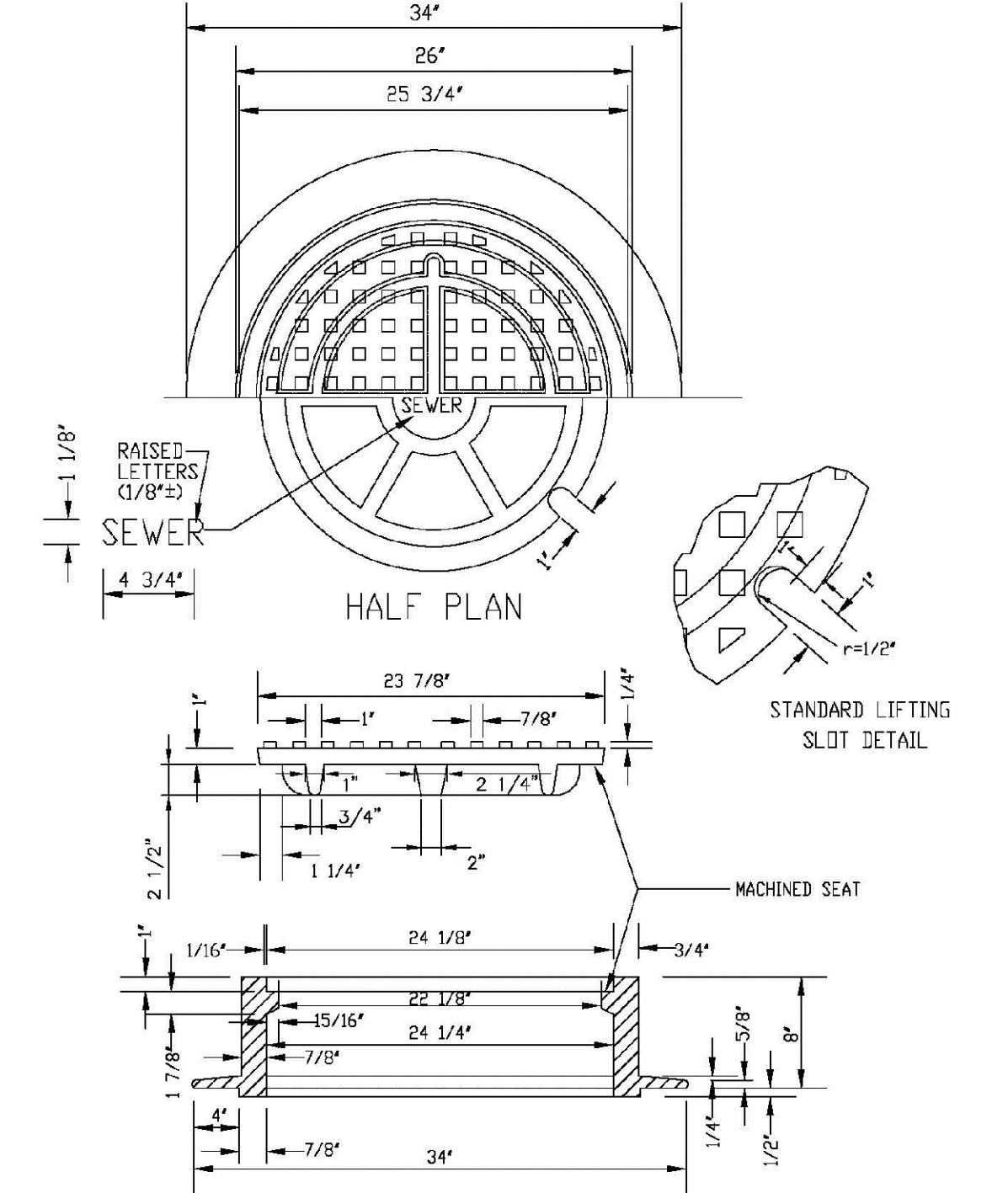
NOTES:

1. Vlt 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.

PARKER WATER & SANITATION DISTRICT	
OUTSIDE DROP MANHOLE CONSTRUCTION	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 53.8



NOTE:

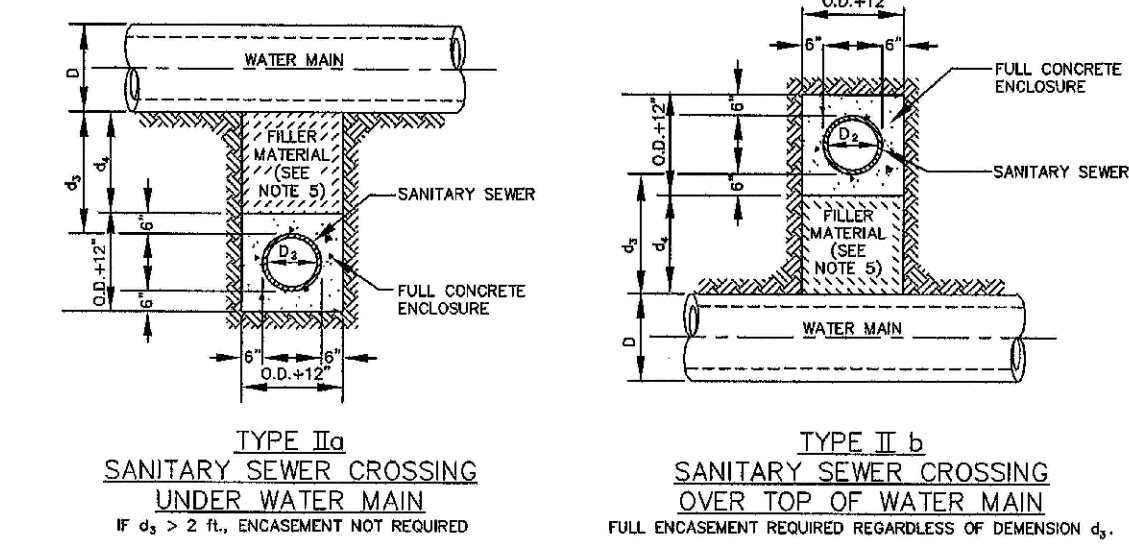
1. Casting Specifications: ASTM A-48 With A Minimum Tensile Strength Of 25 KSI (Class 25)
2. All Casting To Be Dipped in Asphalt Base Paint (Or Approved Equal).
3. No other manhole lids will be accepted without prior approval from the District Engineer.

PARKER WATER & SANITATION DISTRICT	
24" DIAMETER RING AND COVER	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	01/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 53.9

N:\PROJECTS\BSS RANCH\ENGINEERING\DESIGN\SET\MULTIFAMILY\CD\SF\BARKER WATER AND SANITATION\SANITARY SEWER DETAILS.DWG, BRIANW, 10/29/2016 5:58 PM



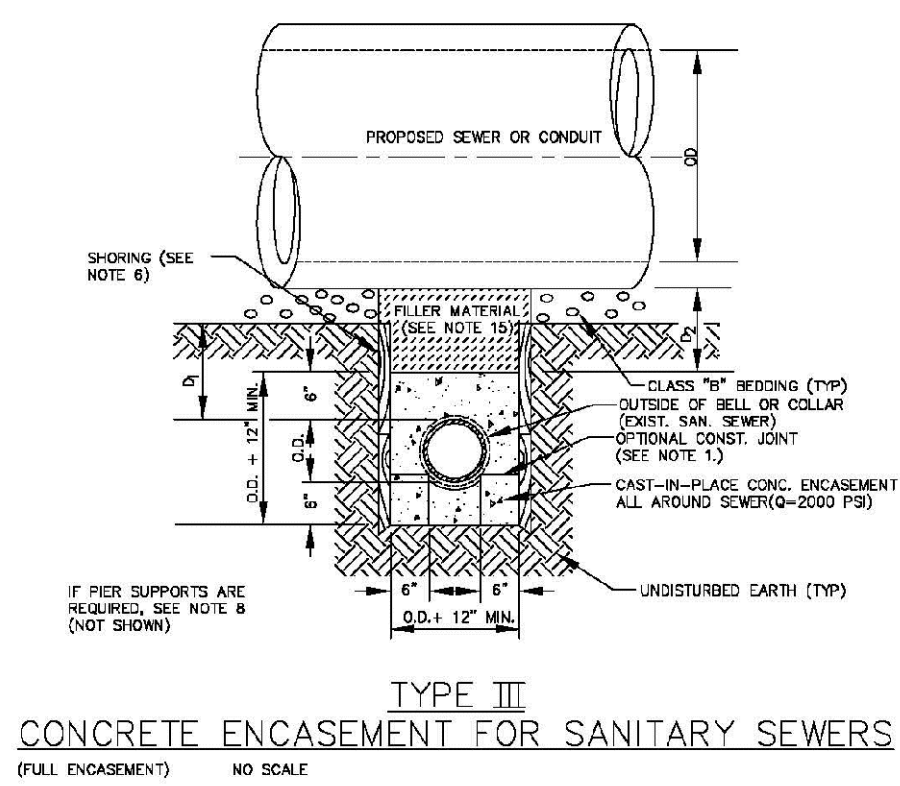
TYPE II
CONCRETE ENCASEMENT FOR SANITARY SEWERS
CROSSING OVER OR UNDER WATER MAIN

GENERAL NOTES FOR TYPE I, II & III ENCASEMENT

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

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

SHEET 7

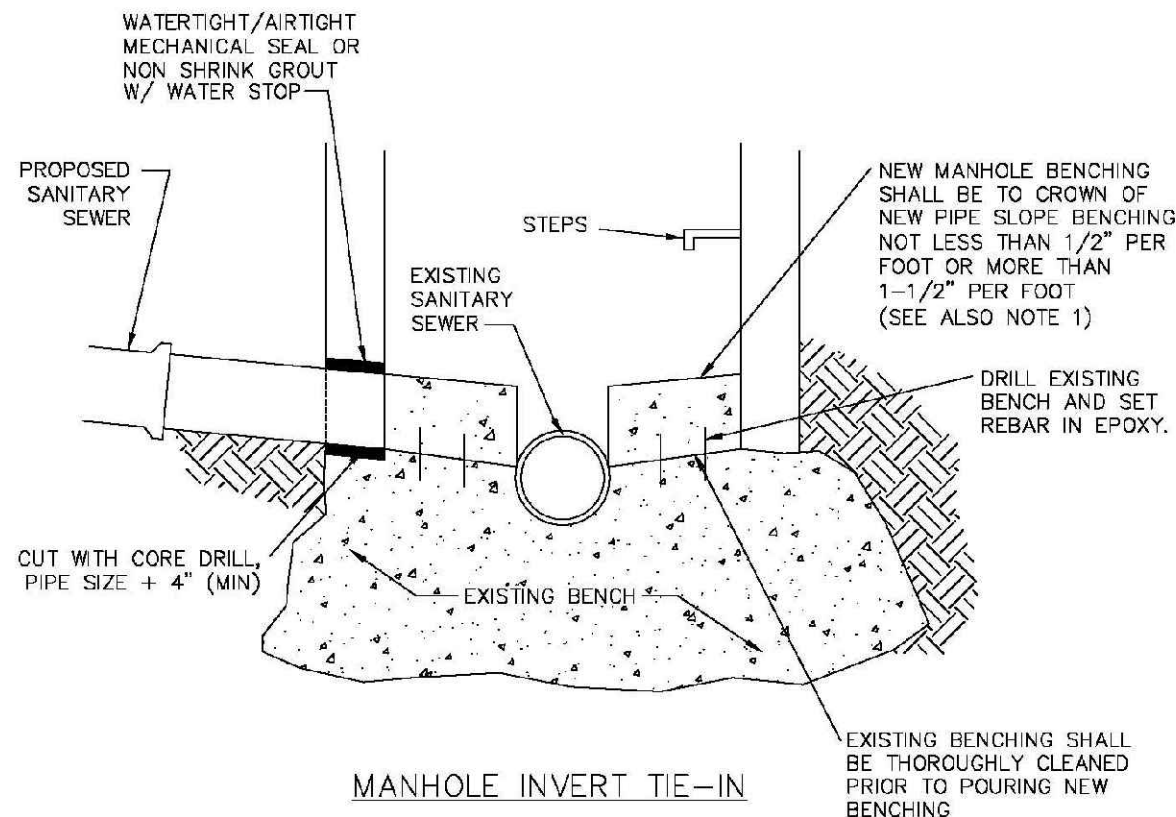


GENERAL NOTES FOR TYPE I, II & III ENCASEMENT

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

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

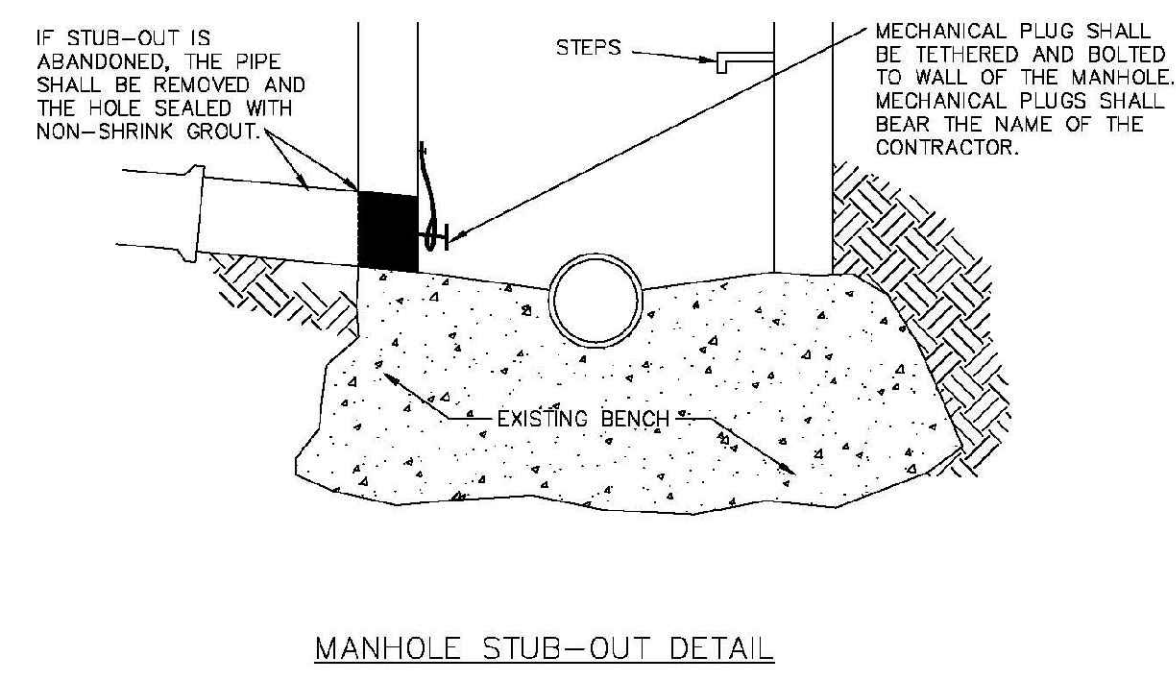
SHEET S4.8



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

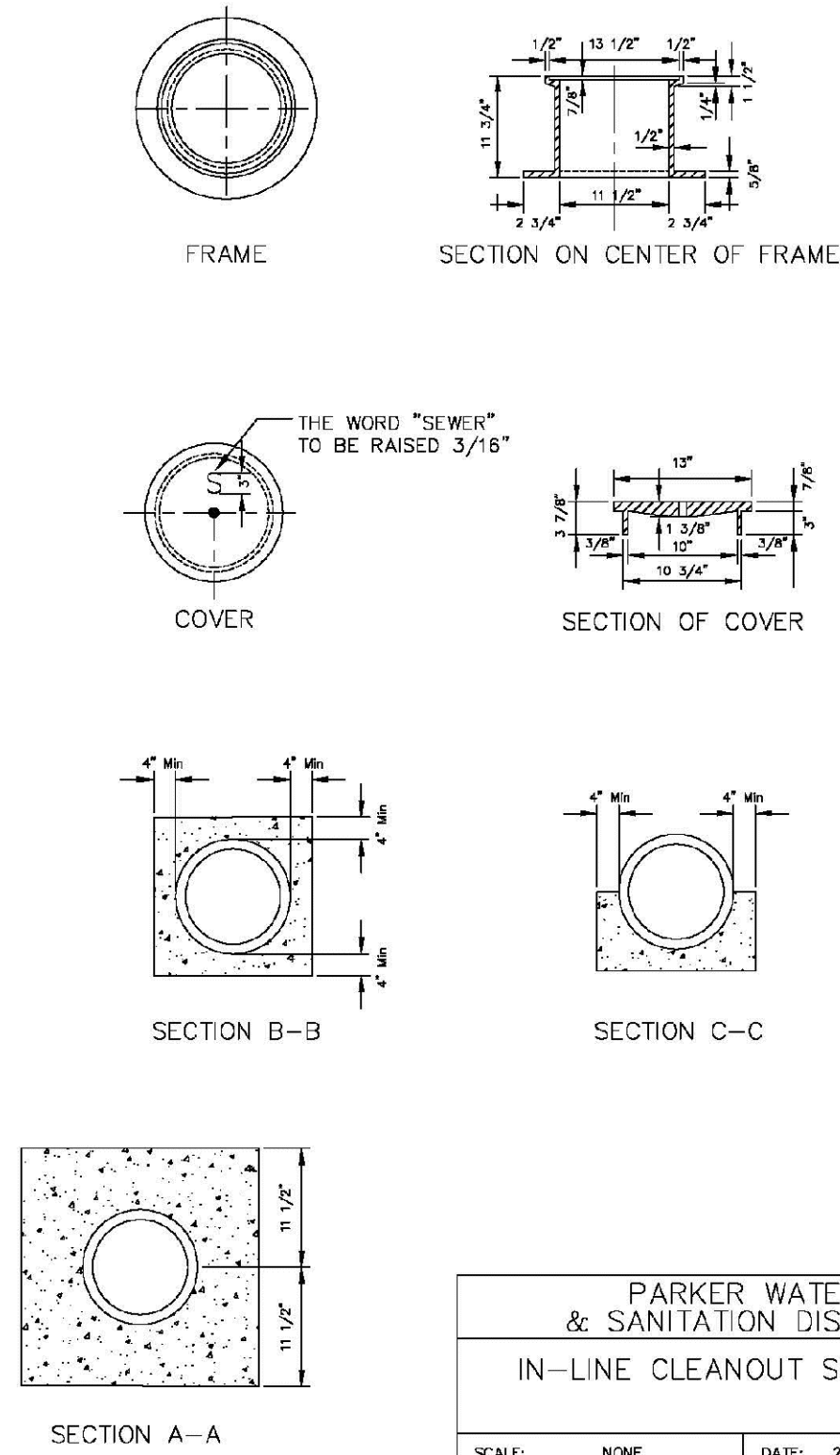
PARKER WATER & SANITATION DISTRICT	
MANHOLE INVERT TIE-IN DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET S4.9



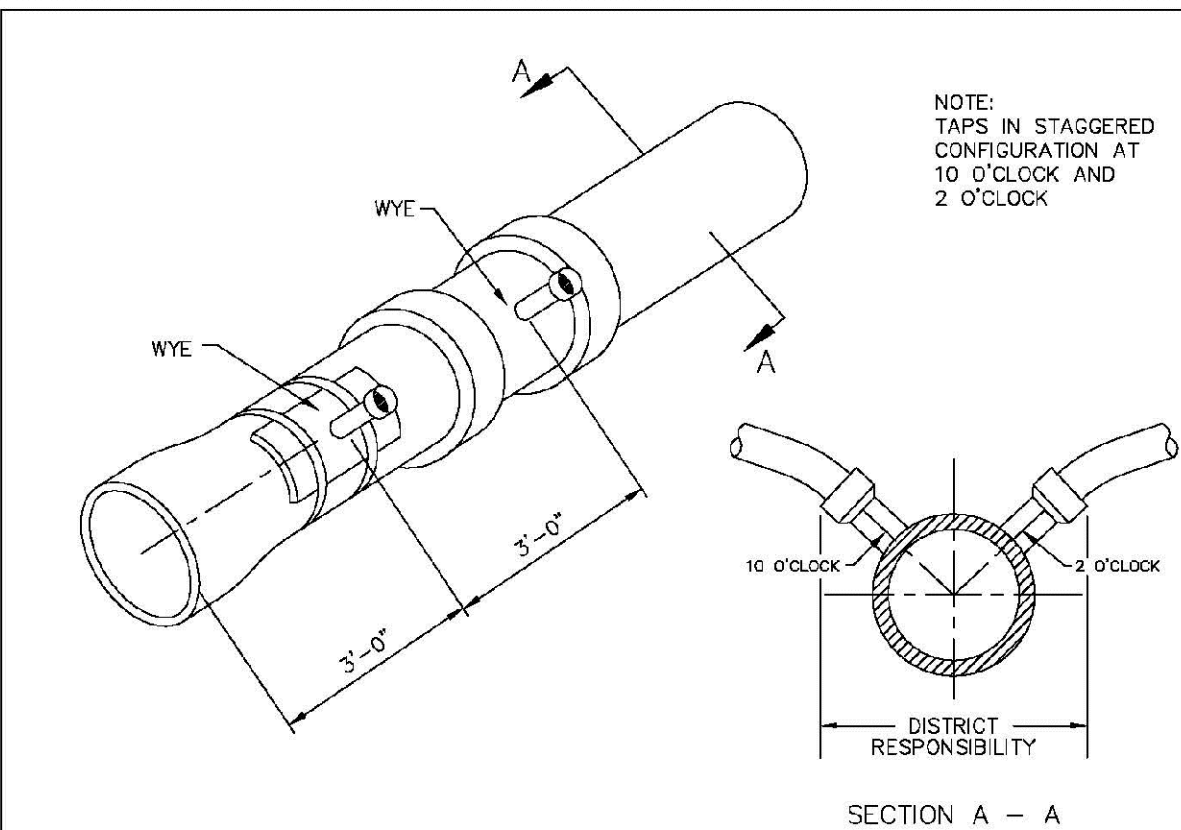
PARKER WATER & SANITATION DISTRICT	
MANHOLE STUB-OUT DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET S4.10



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

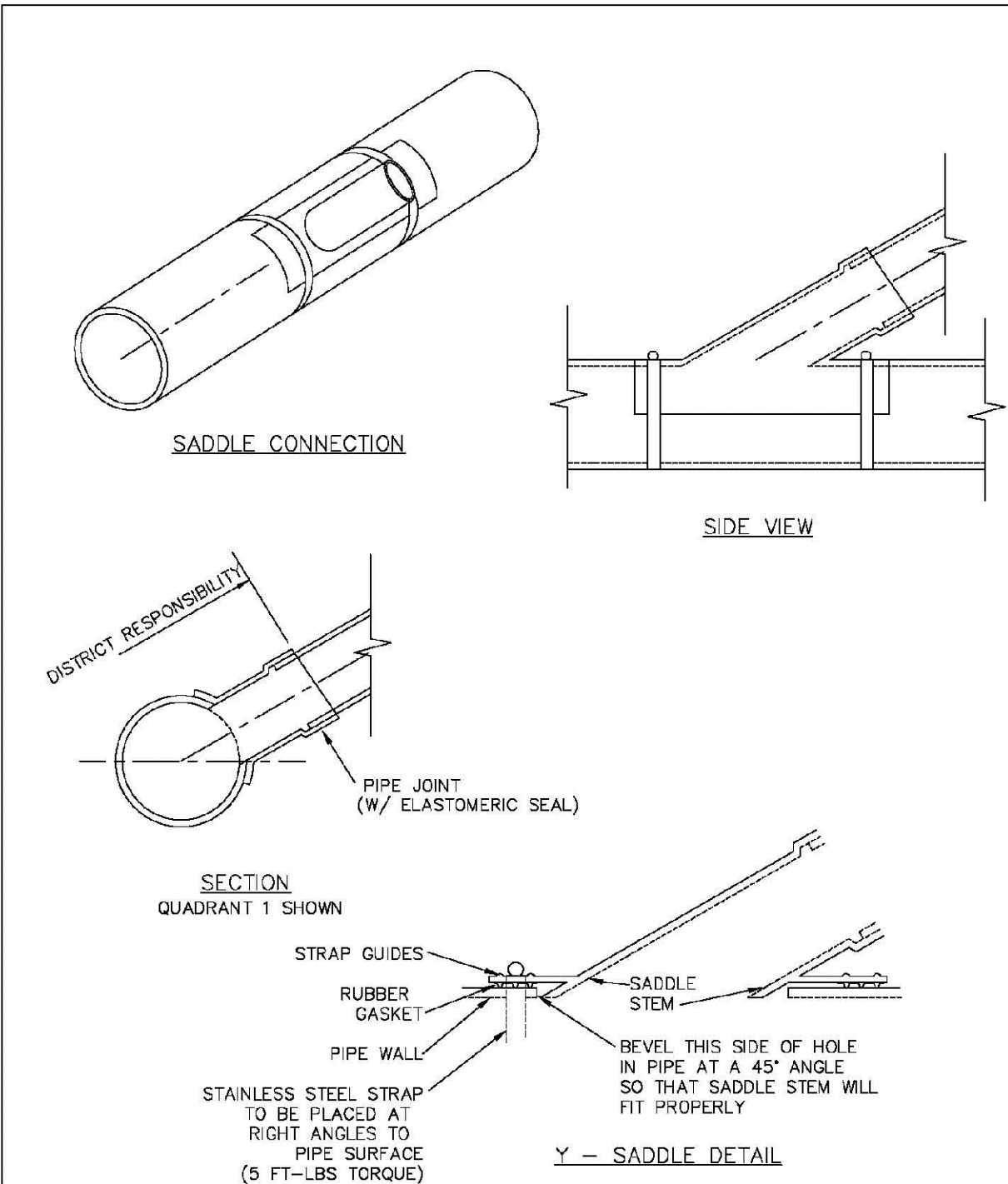
SHEET S4.12



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

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

SHEET S4.13



NOTES:

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

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

SHEET S4.14

INSPECTION POLICY:

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

INSTALLATION NOTES:

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

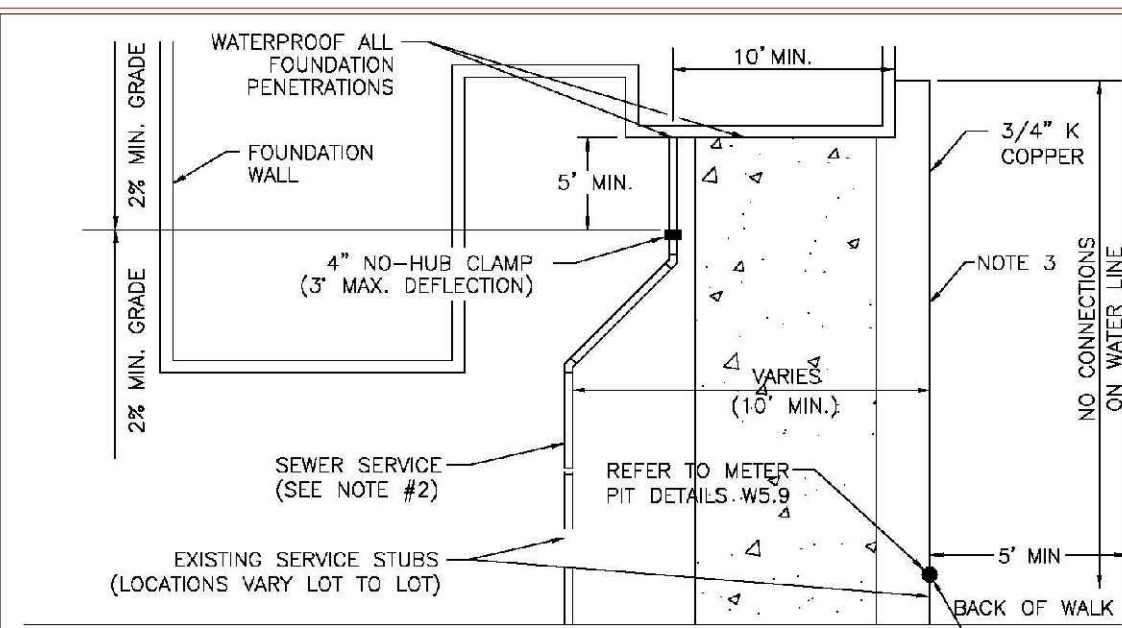
PARKER WATER & SANITATION DISTRICT

DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES

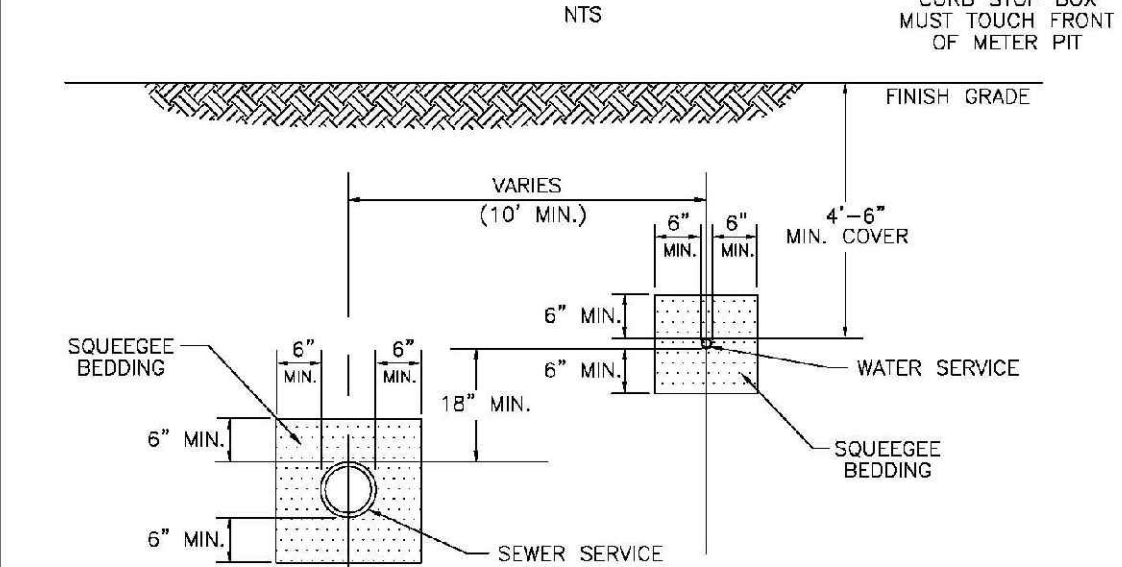
SCALE: NONE	DATE: 2/96
APPROVED: 1/04	
PVR	1/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION

SHEET W1.1



TYPICAL SERVICES PLAN VIEW



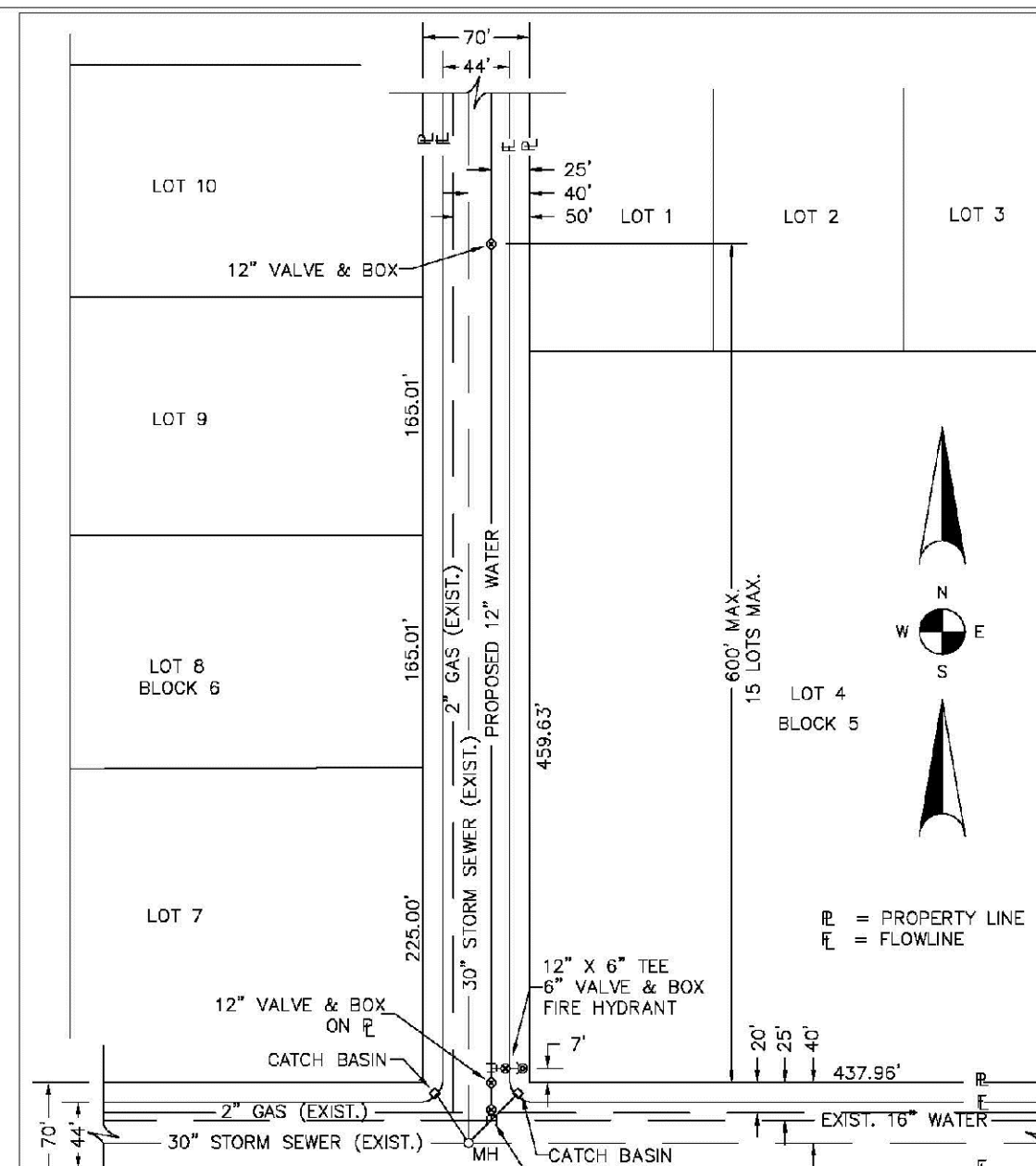
TYPICAL SERVICES SECTION

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

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

2016 REVISION

SHEET W1.2



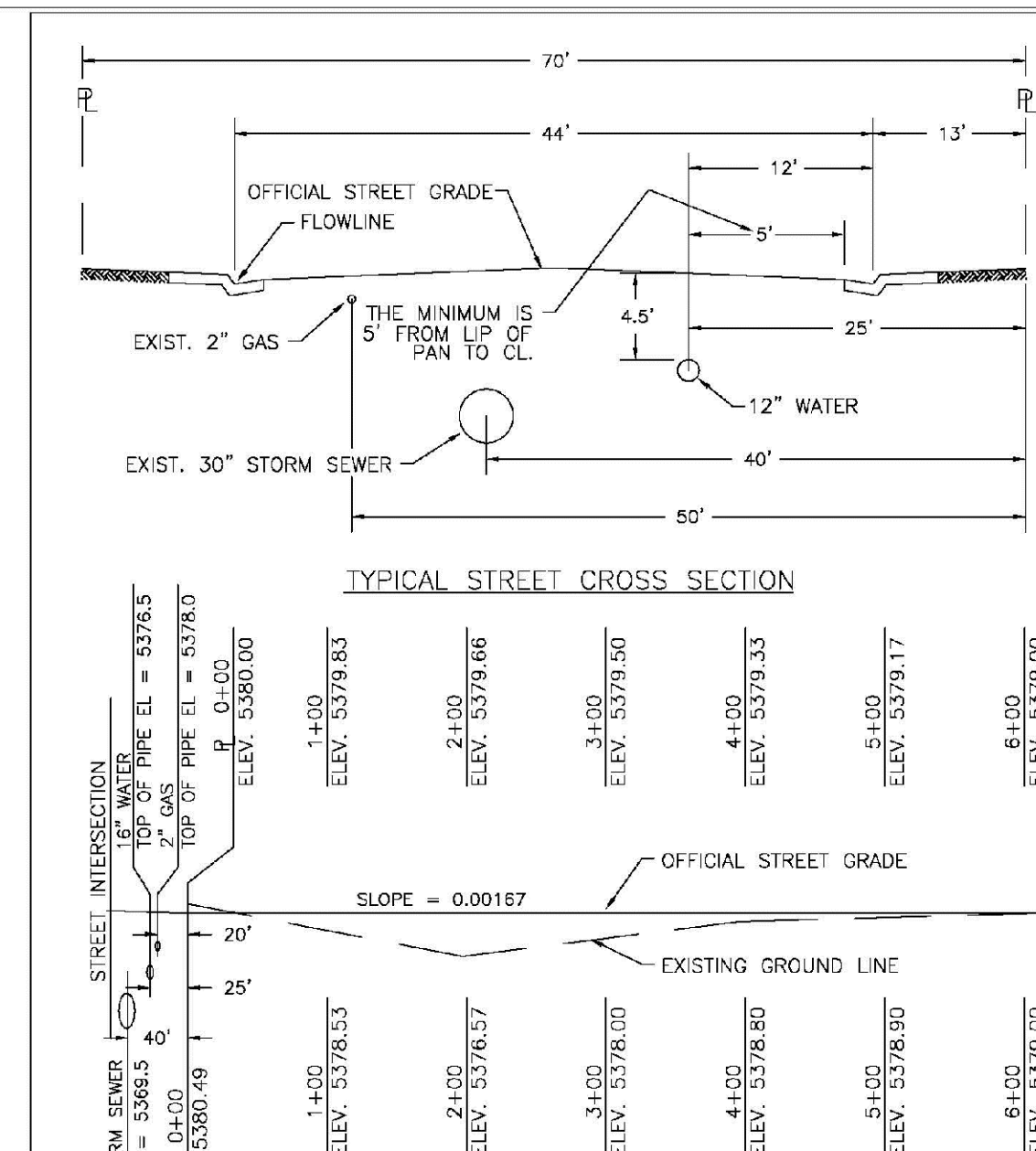
TYPICAL PLAN

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.

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

2016 REVISION

SHEET W2.1



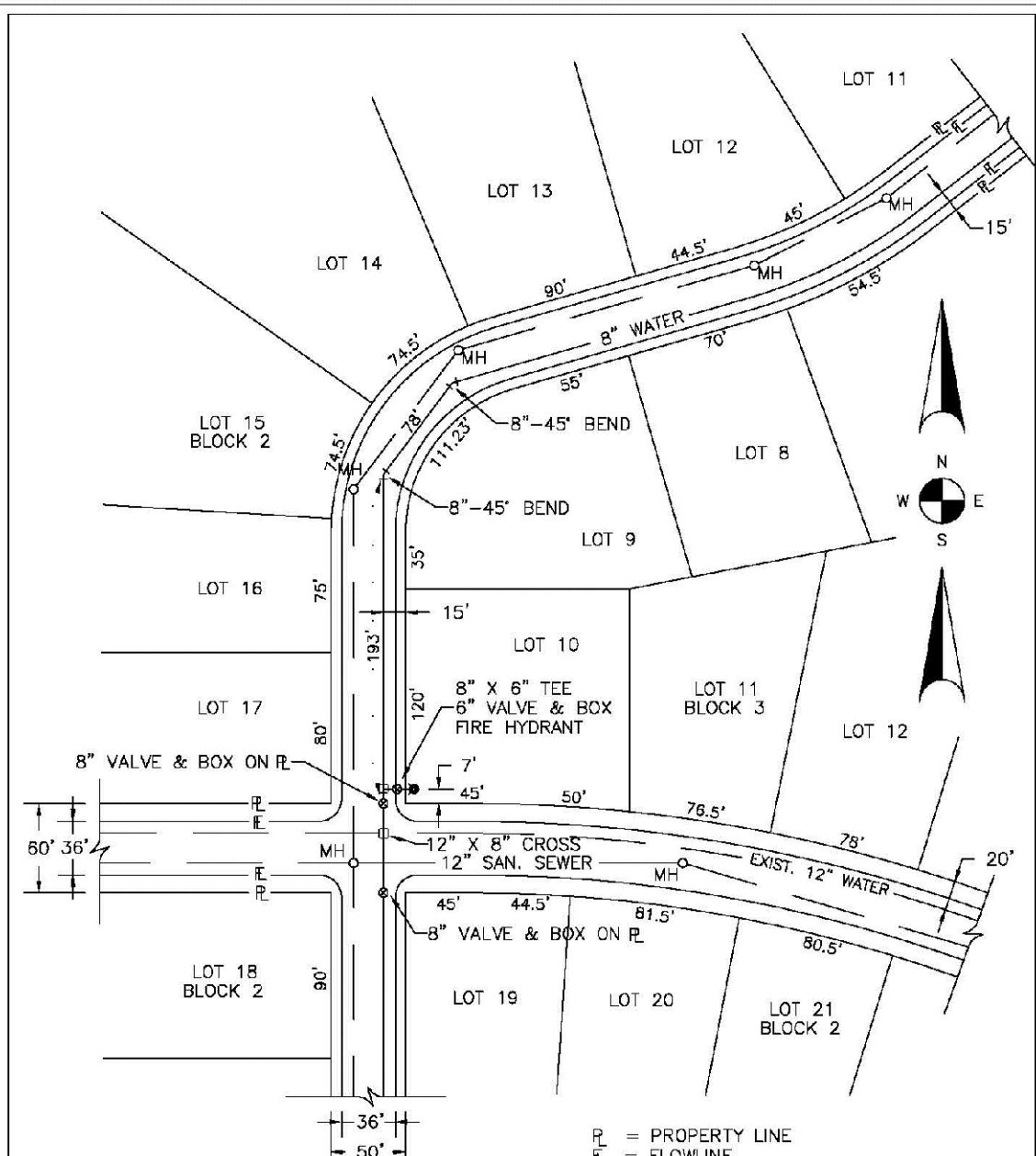
TYPICAL STREET Q PROFILE

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.

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

2016 REVISION

SHEET W2.2



TYPICAL PLAN FOR CURVED STREETS

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

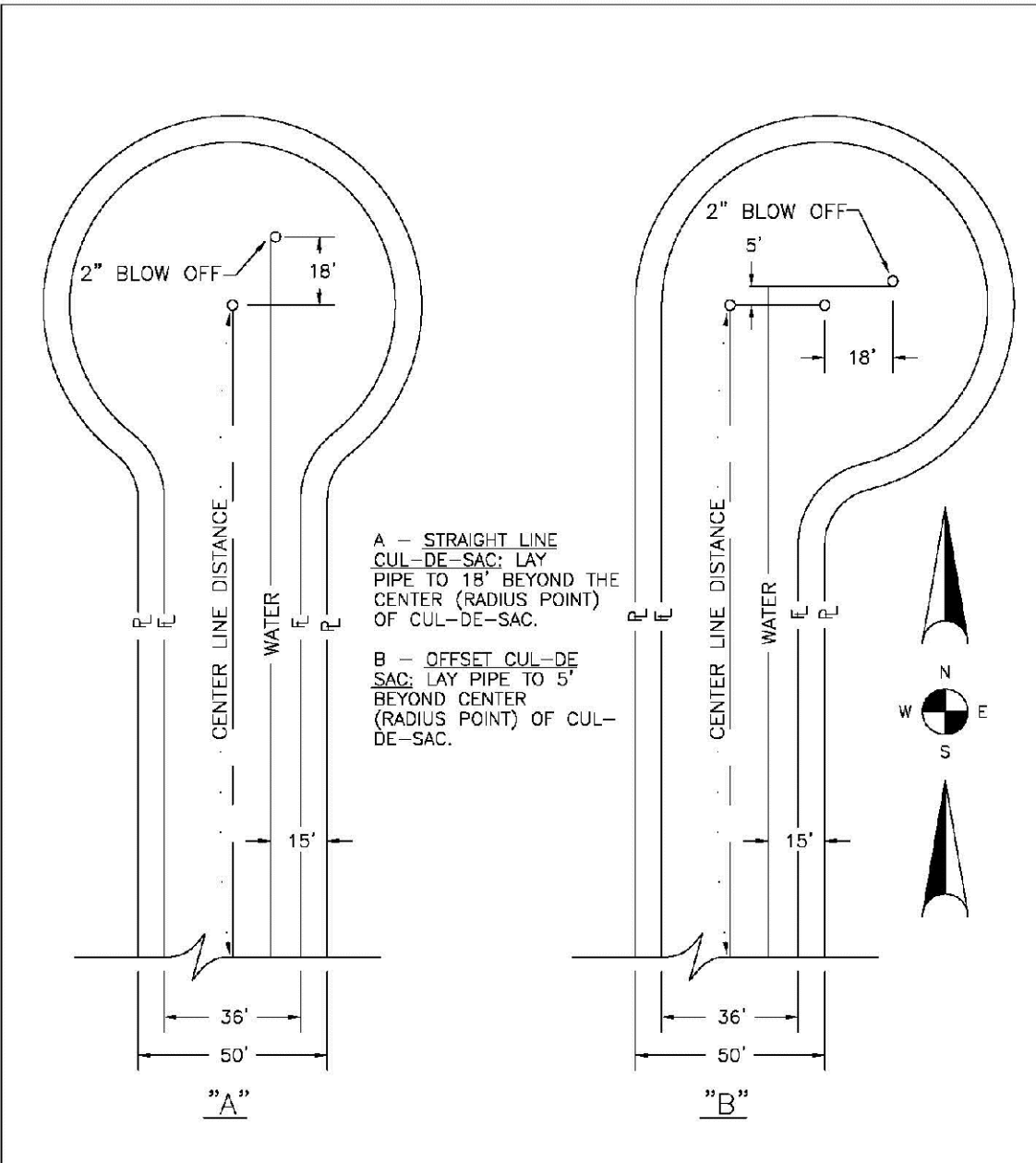
PARKER WATER & SANITATION DISTRICT

WATER DISTRIBUTION SYSTEM TYPICAL PLAN FOR CURVED STREETS

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

2016 REVISION

SHEET W2.3



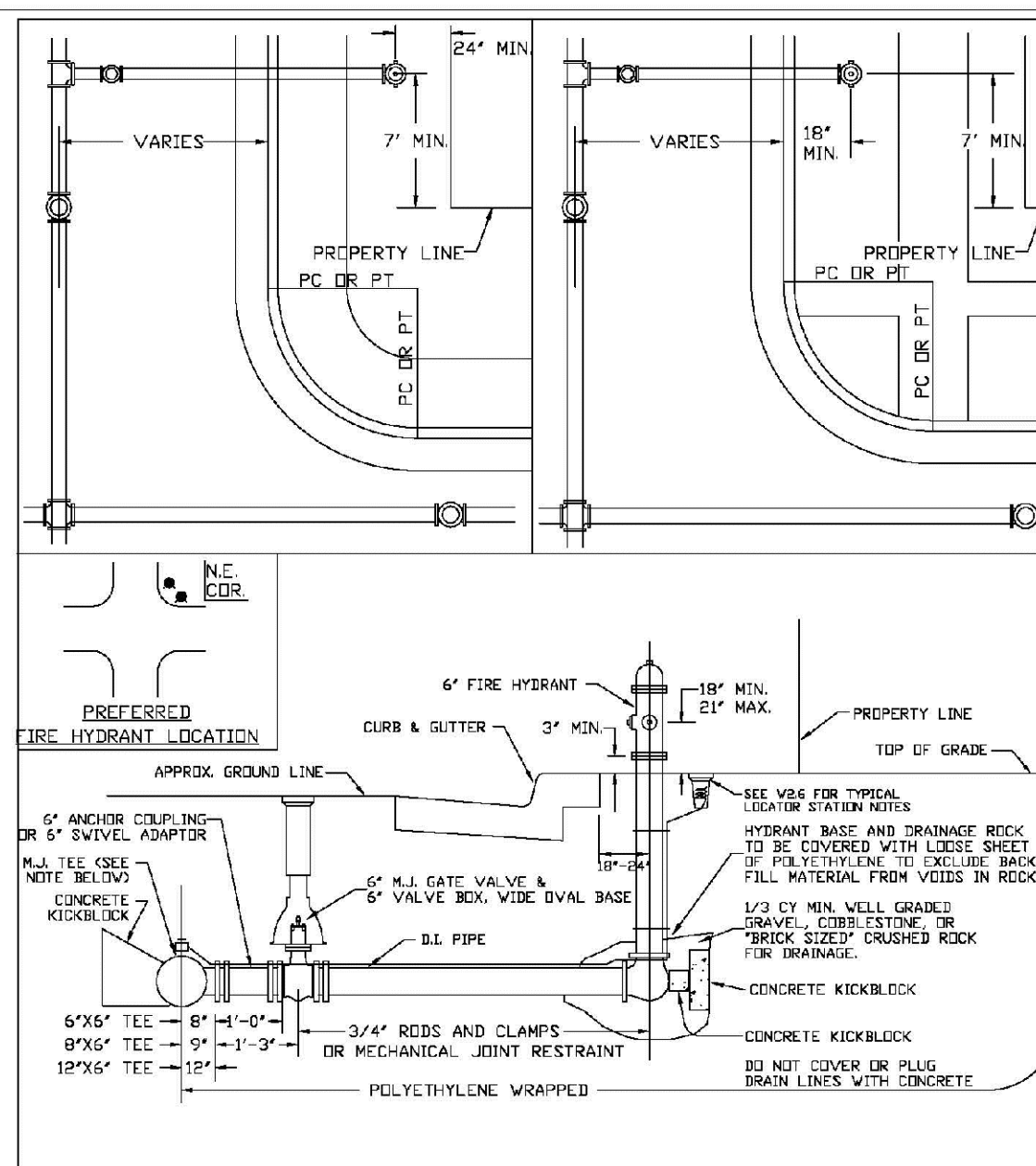
TYPICAL PLAN FOR CUL-DE-SACS

- A - STRAIGHT LINE CUL-DE-SAC LAY PIPE TO 18" BEYOND THE CENTER (RADIUS POINT) OF CUL-DE-SAC.
- B - OFFSET CUL-DE-SAC LAY PIPE TO 5' BEYOND CENTER (RADIUS POINT) OF CUL-DE-SAC.

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

2016 REVISION

SHEET W2.4



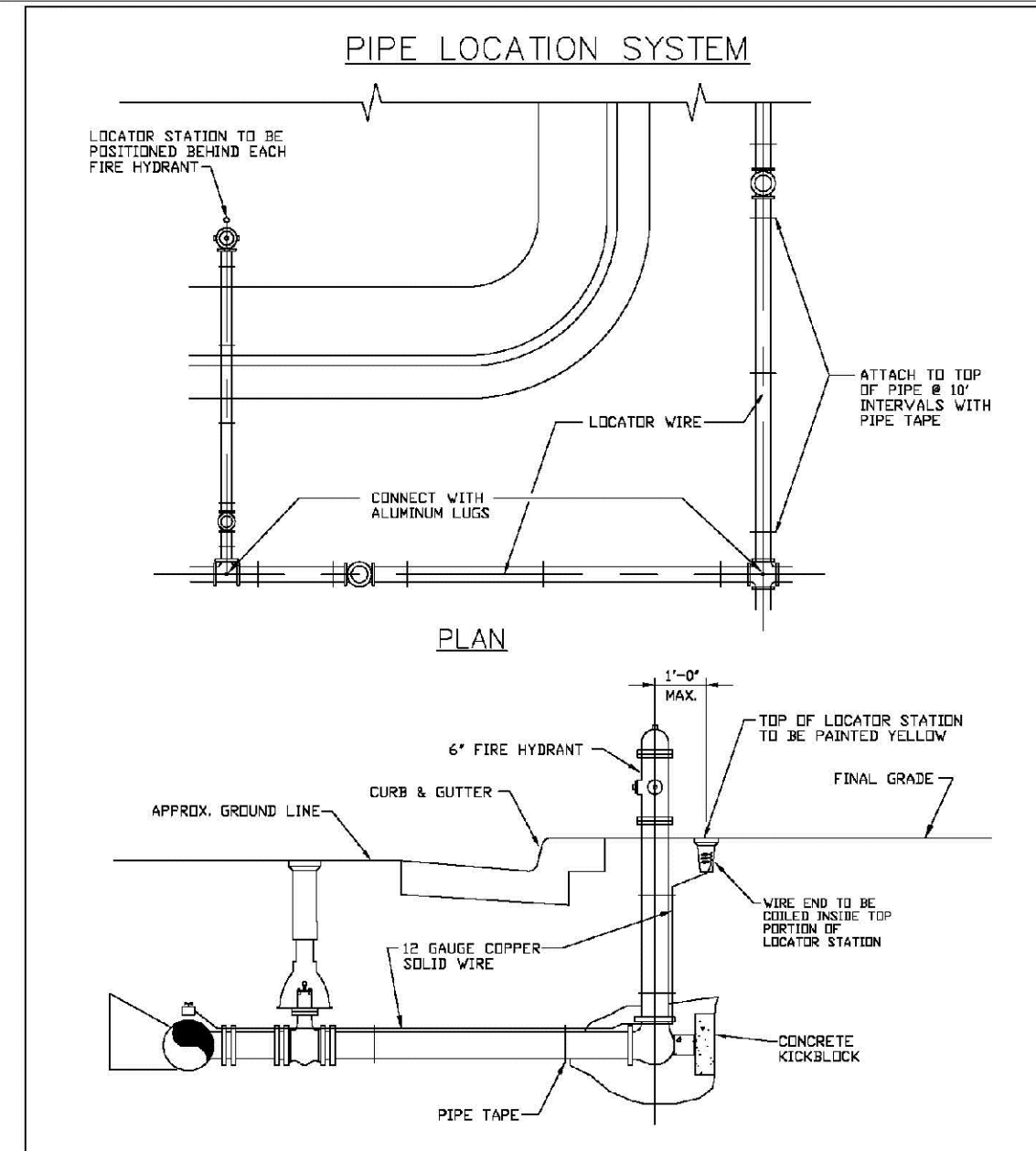
TYPICAL PLAN FOR FIRE HYDRANTS

1. ALTERNATE TO THE ABOVE: FASTEN ALL VALVE DIRECTLY TO A 1/2" ANCHOR COUPLING OR 5" SWEVEL ADAPTOR.
2. NO HORIZONTAL OR VERTICAL BENDS ARE ALLOWED IN FIRE HYDRANT BRANCH.
3. NO PORTION OF FIRE HYDRANT MAY BE LOCATED WITHIN MAX WALK AREA.
4. FIRE HYDRANT EXTENSIONS MAY NOT BE MORE THAN MAX WALK AREA.

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

2016 REVISION

SHEET W2.5



TYPICAL PLAN FOR PIPE LOCATION SYSTEM

1. FOR USE IN ALL DUTILE SOIL AND PIPE 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 PERMANENT ACCEPTANCE.

PARKER WATER & SANITATION DISTRICT

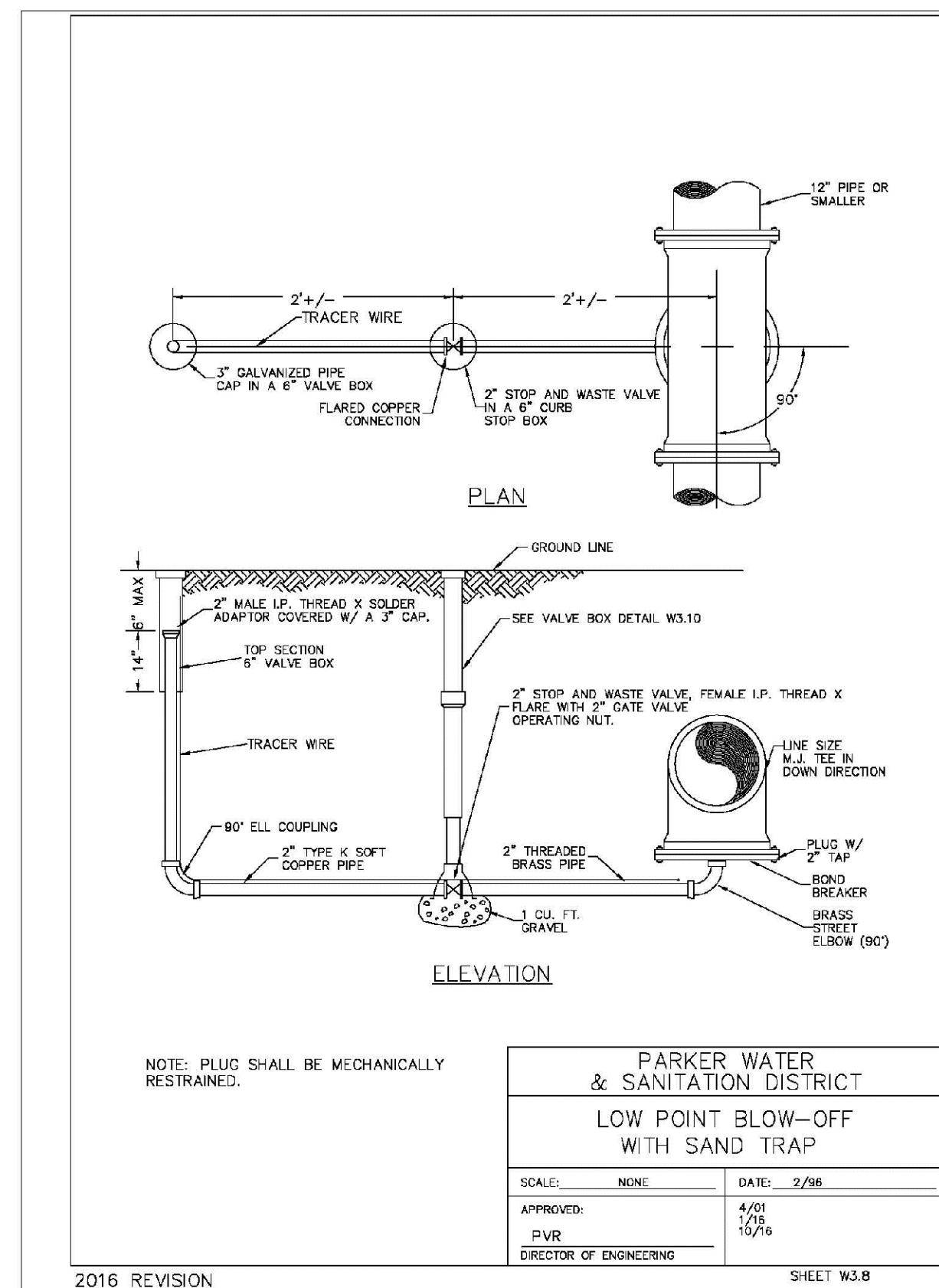
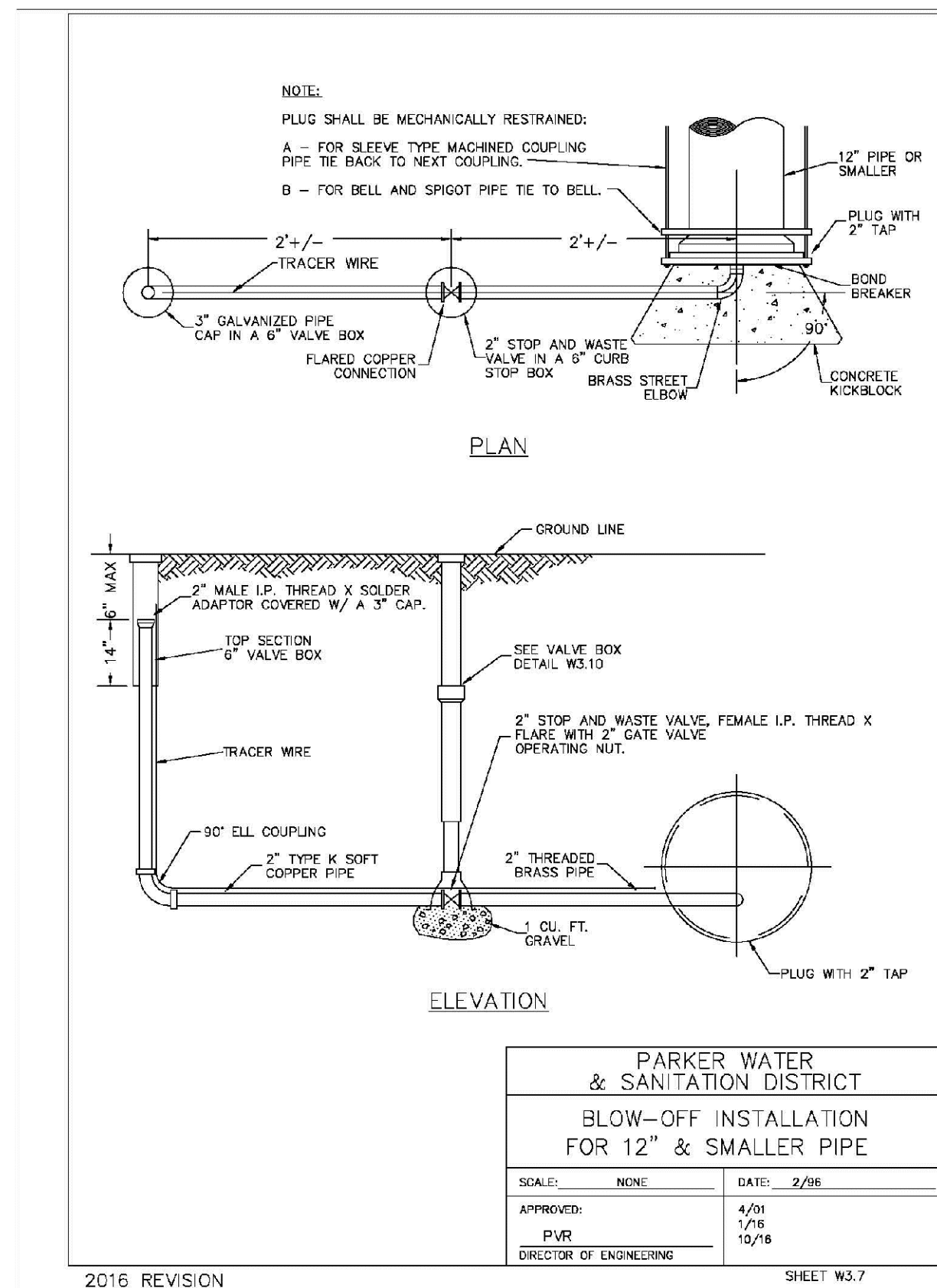
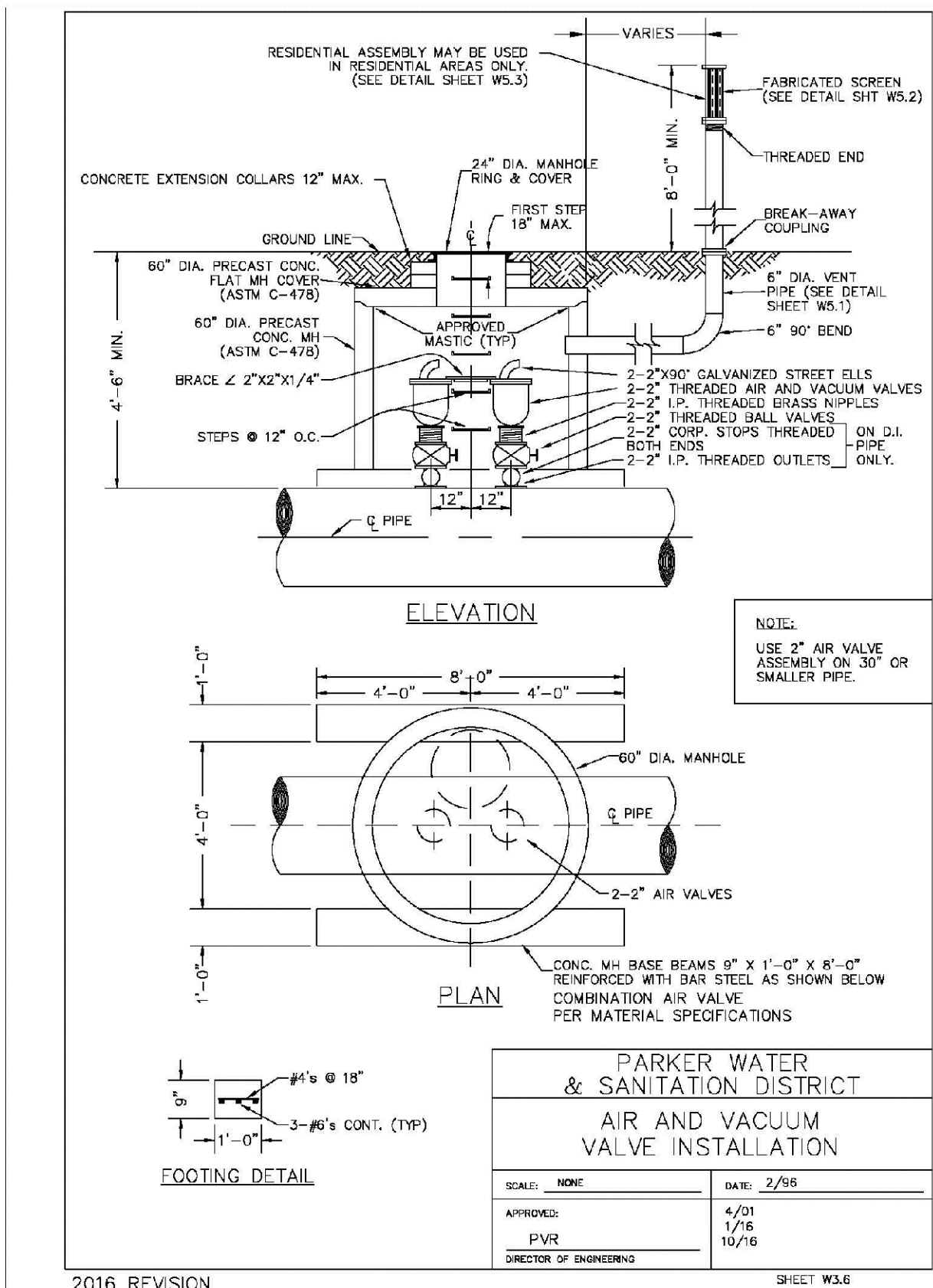
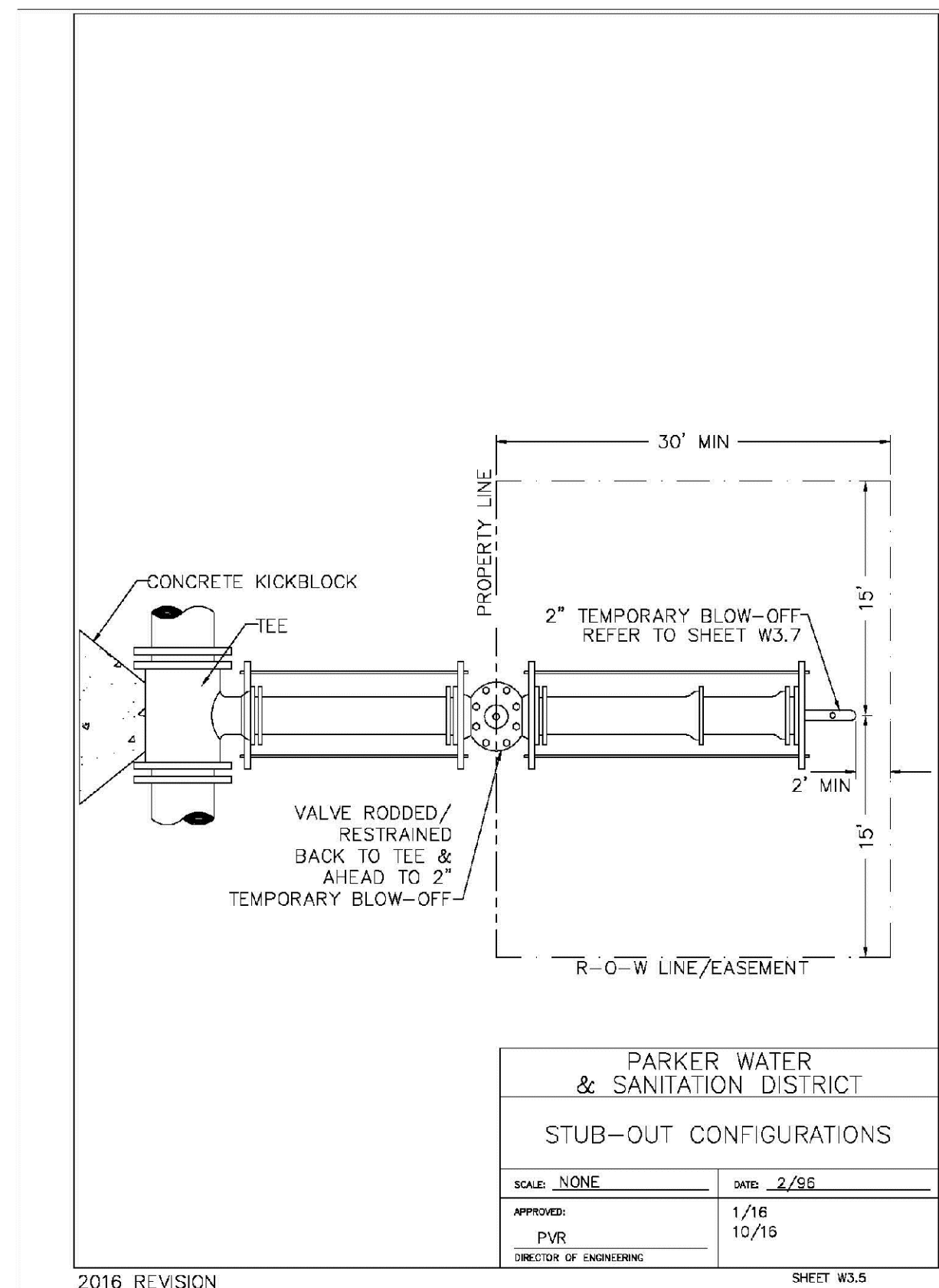
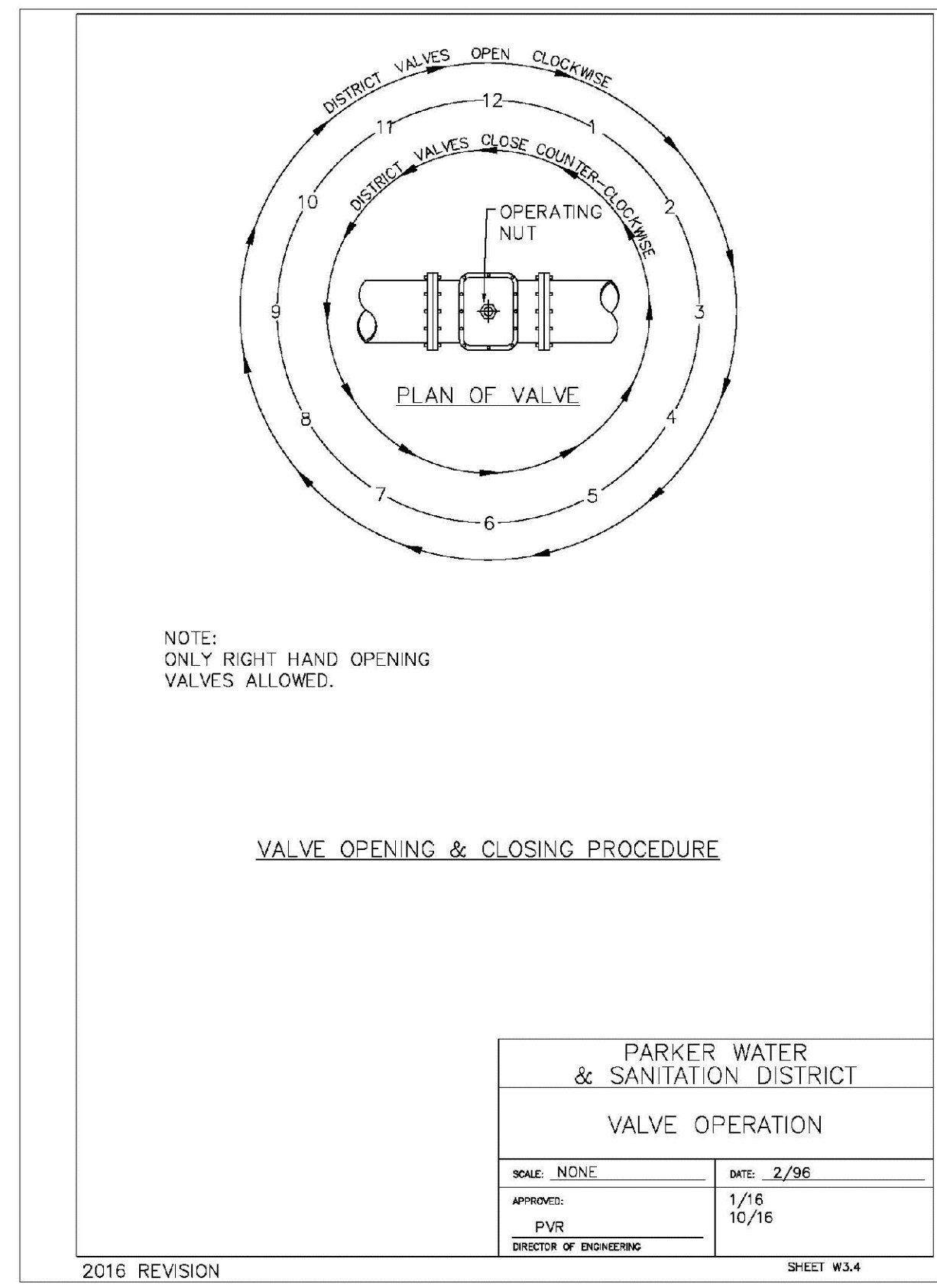
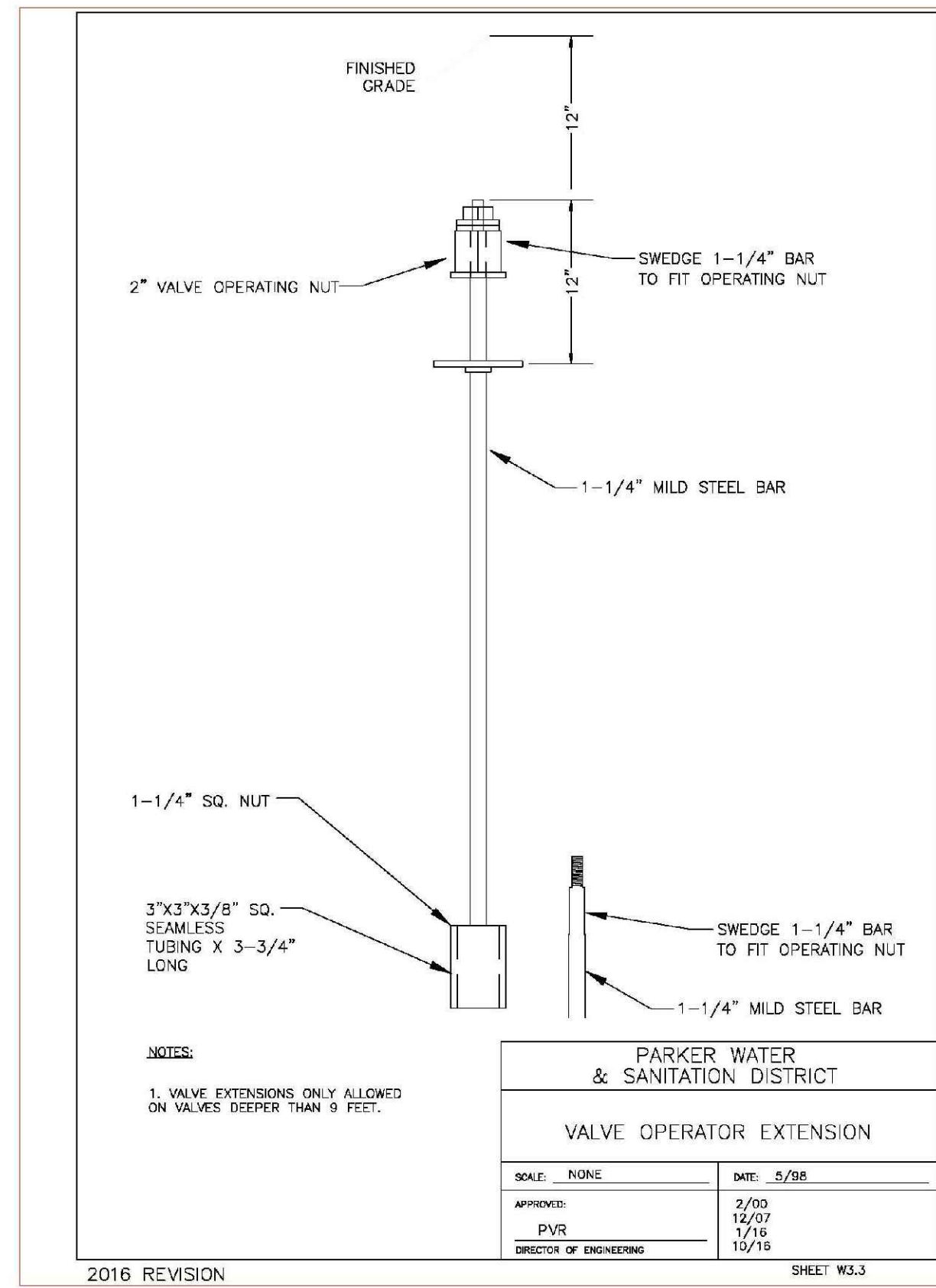
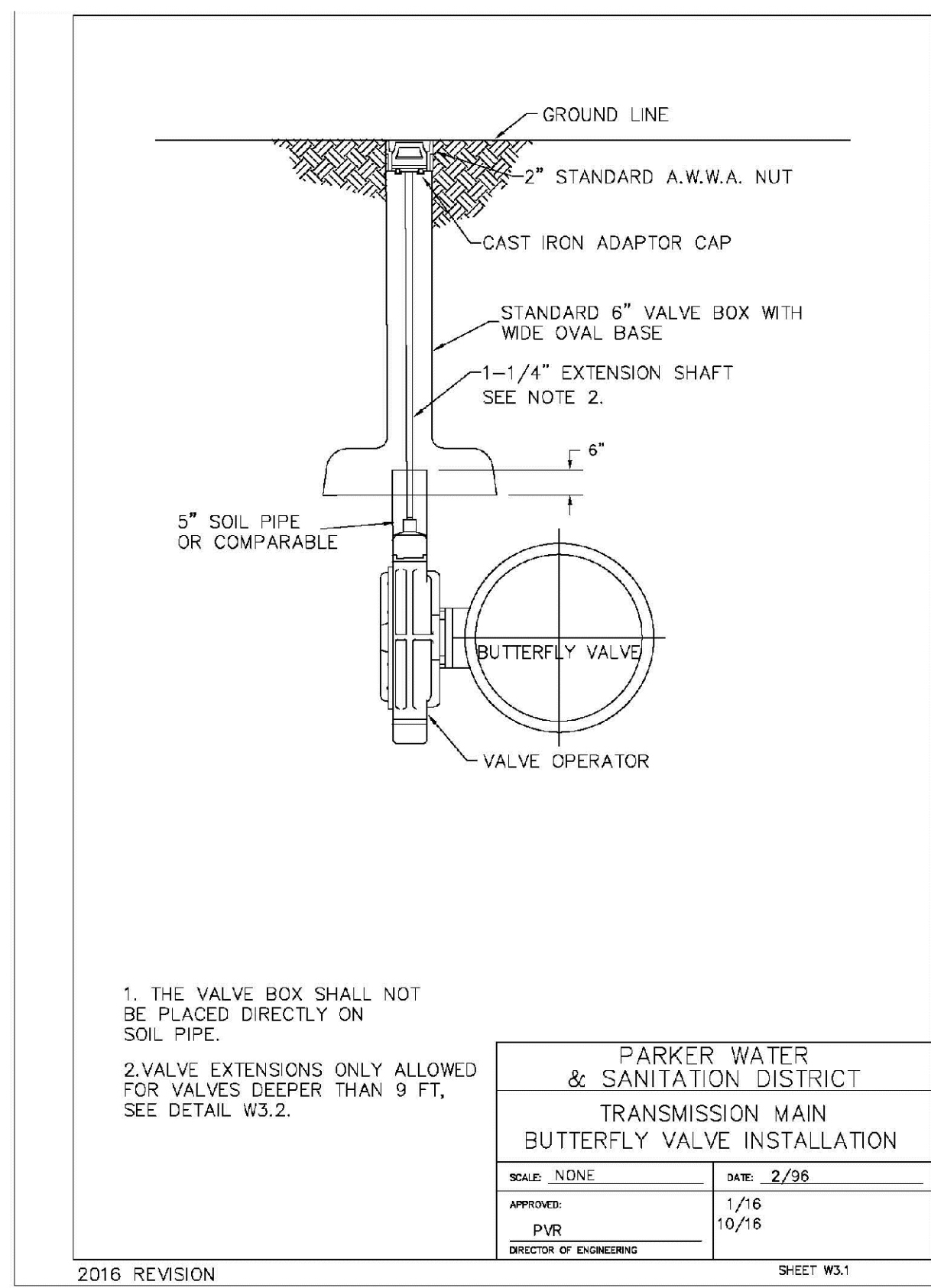
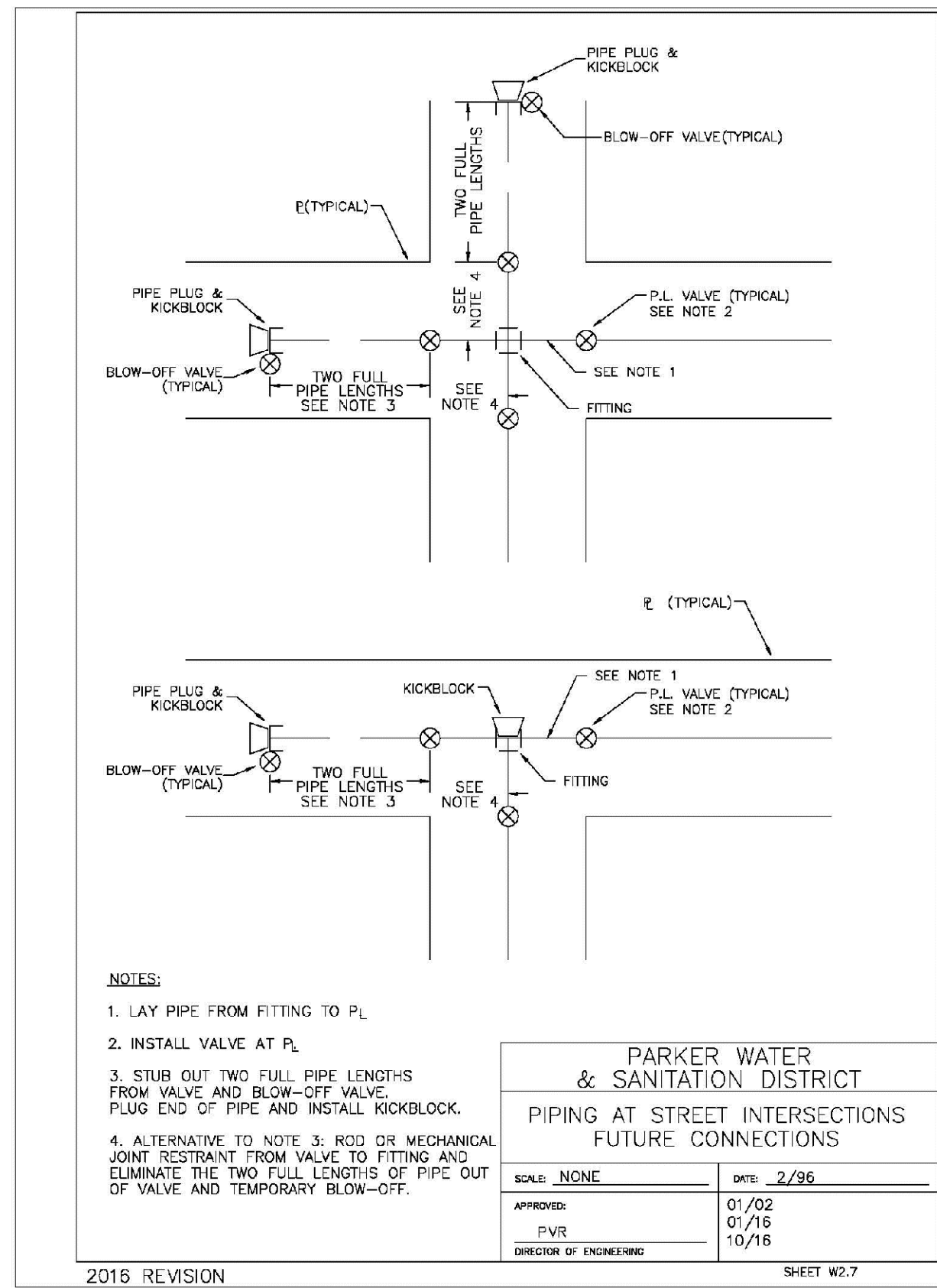
LOCATOR WIRE DETAILS

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

2016 REVISION

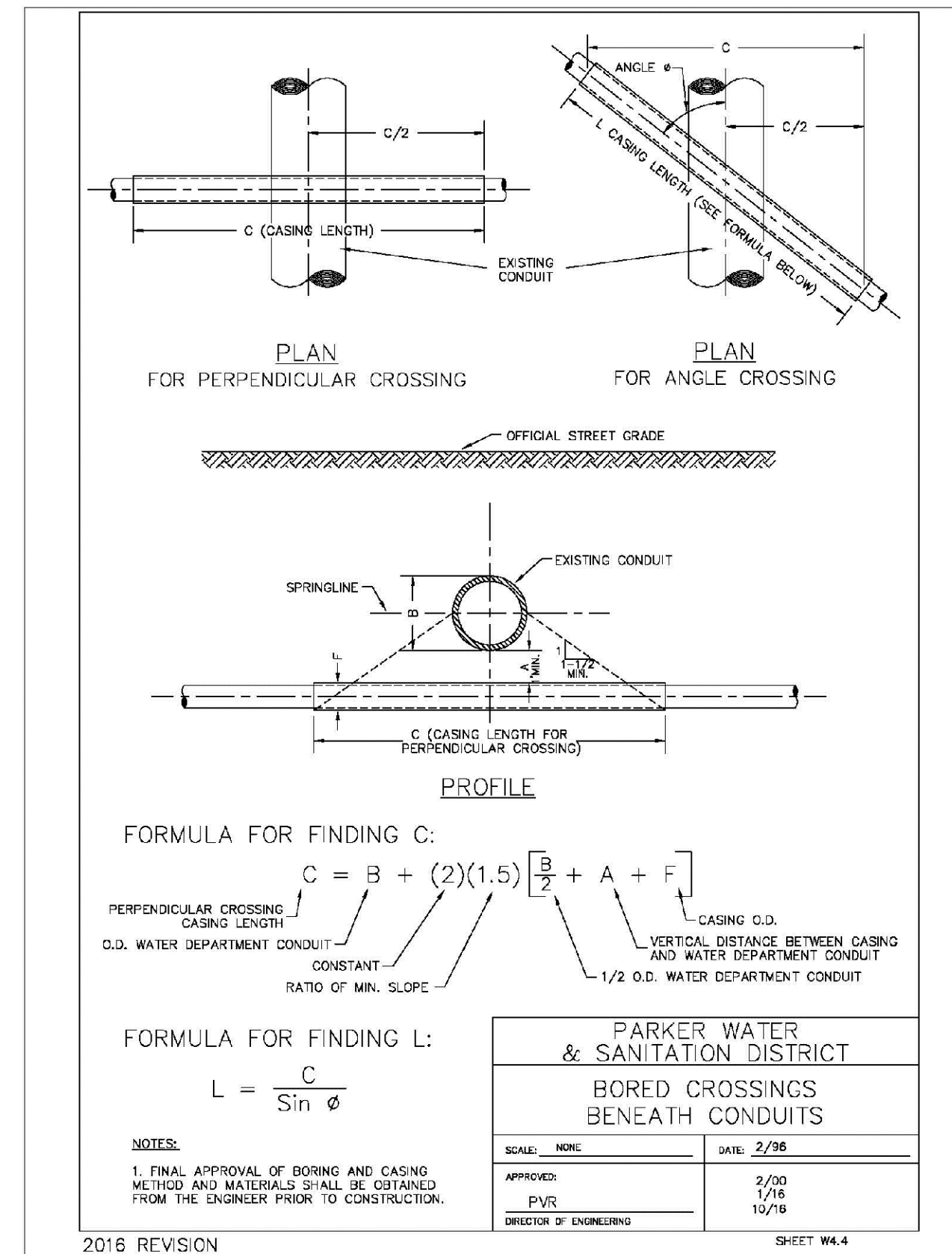
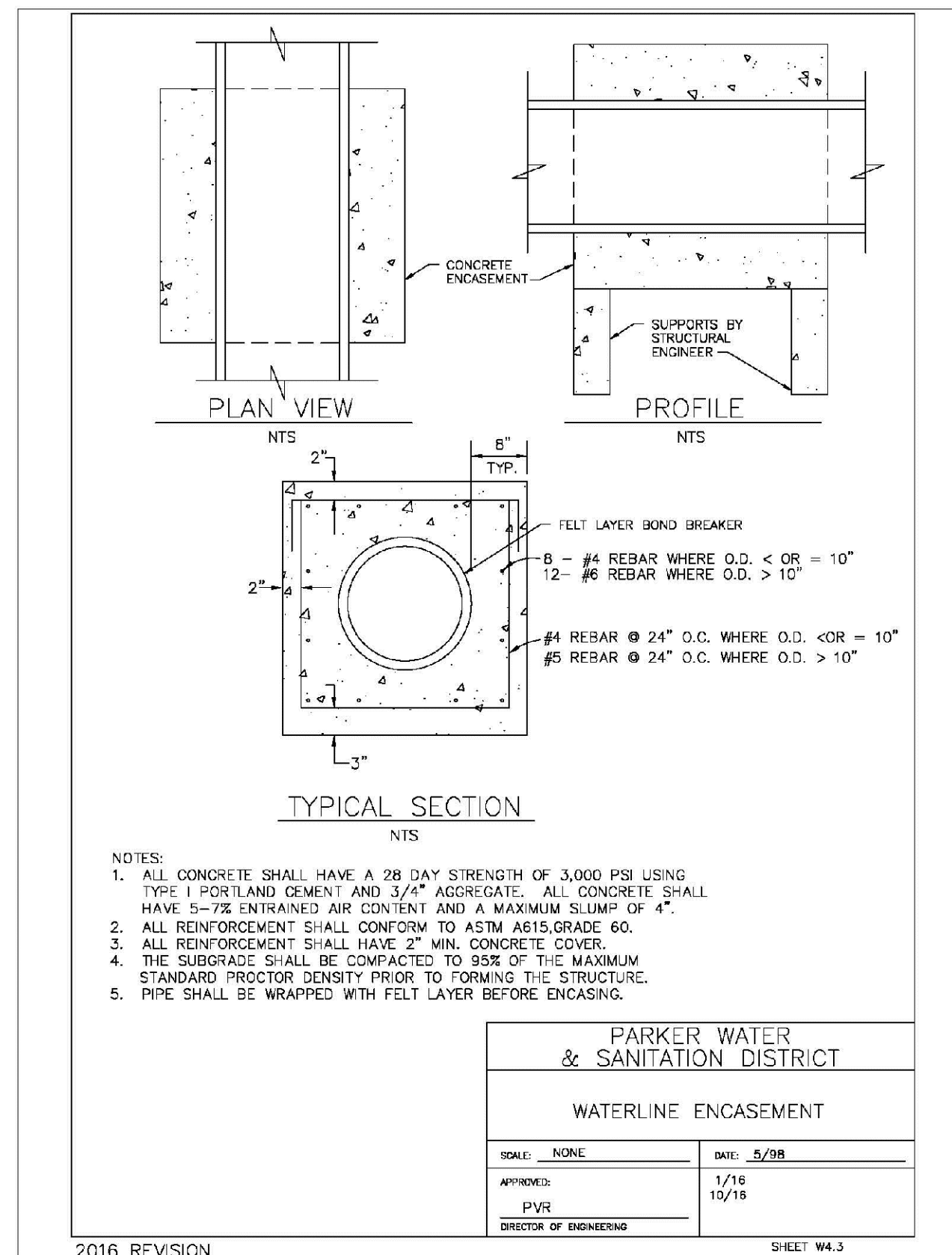
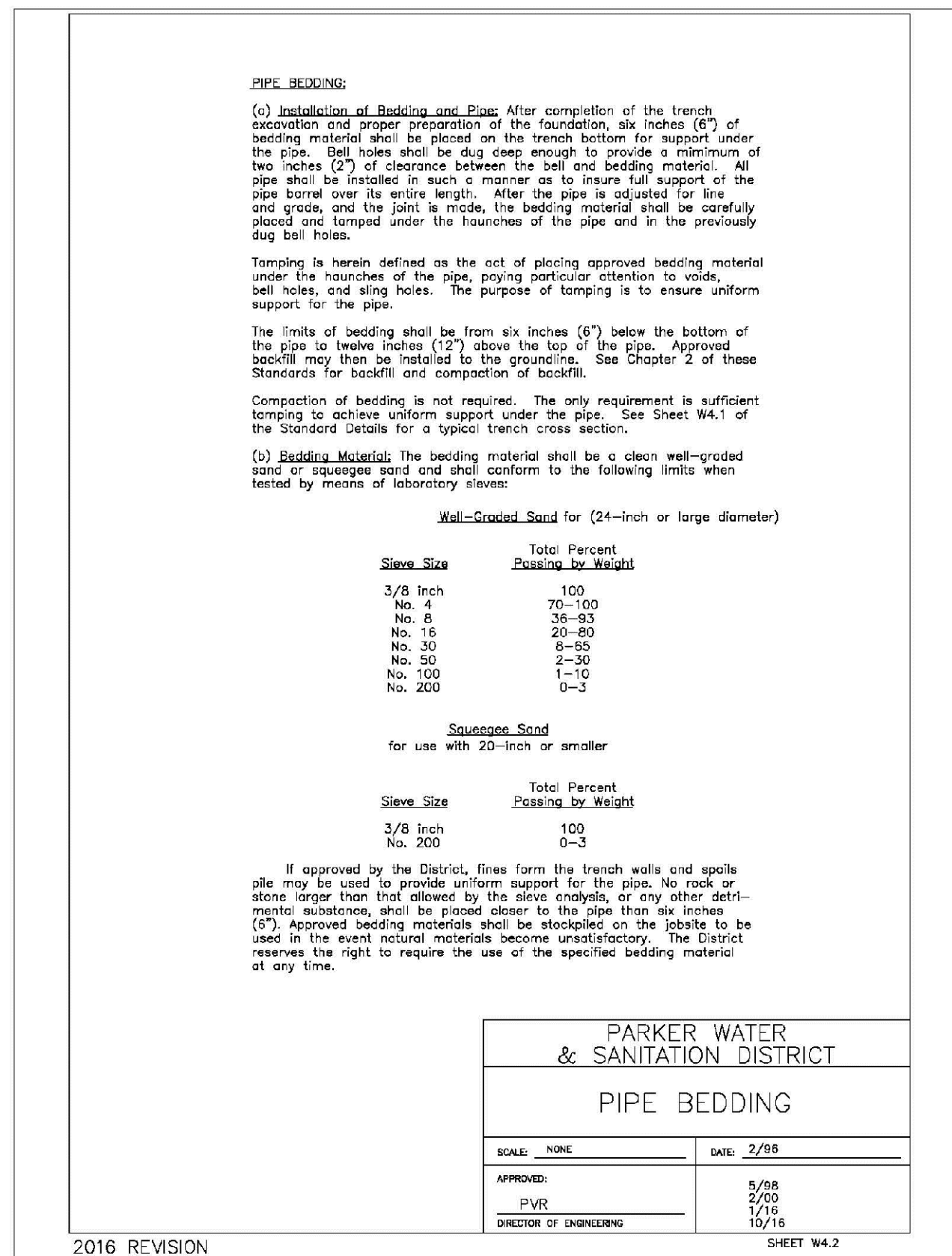
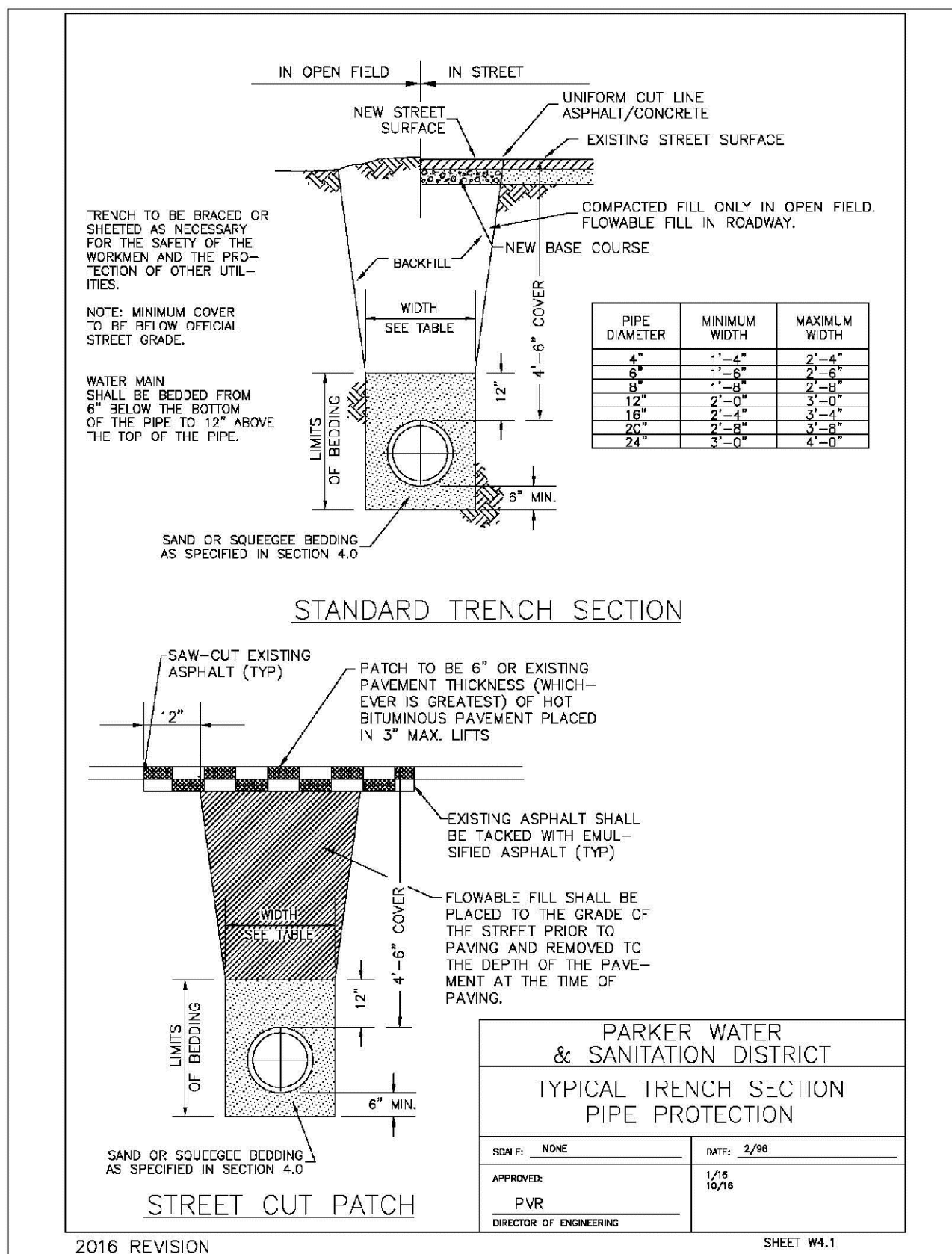
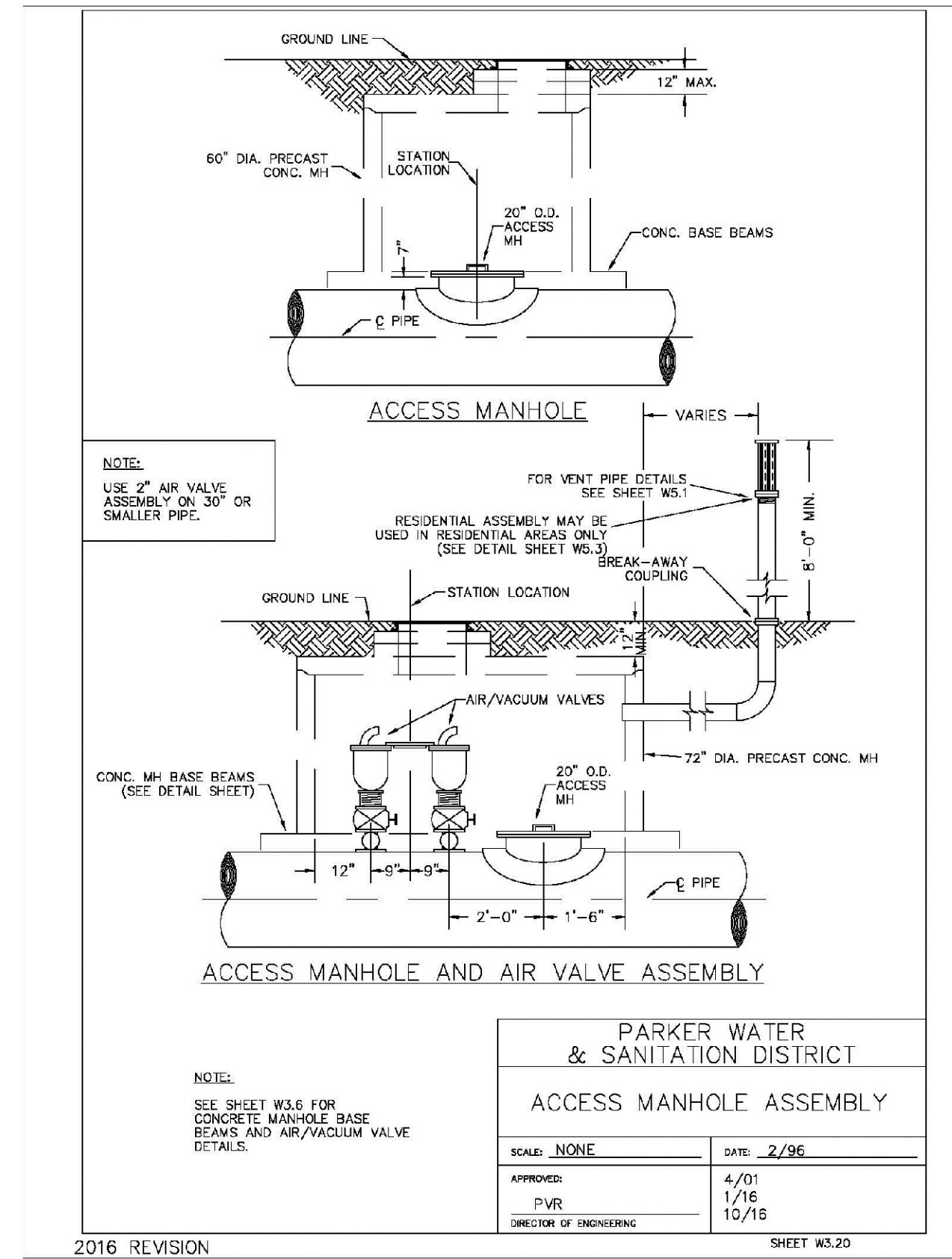
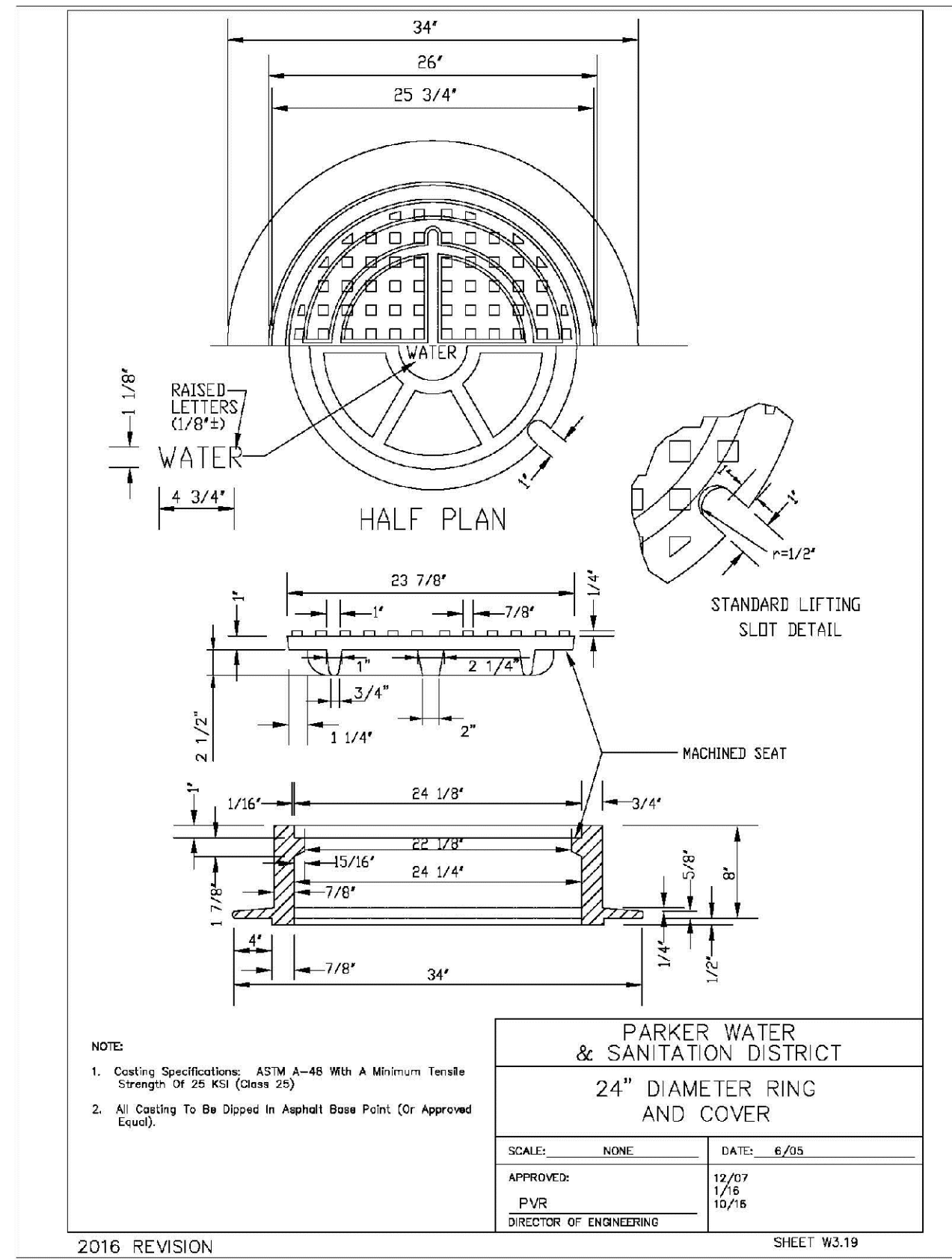
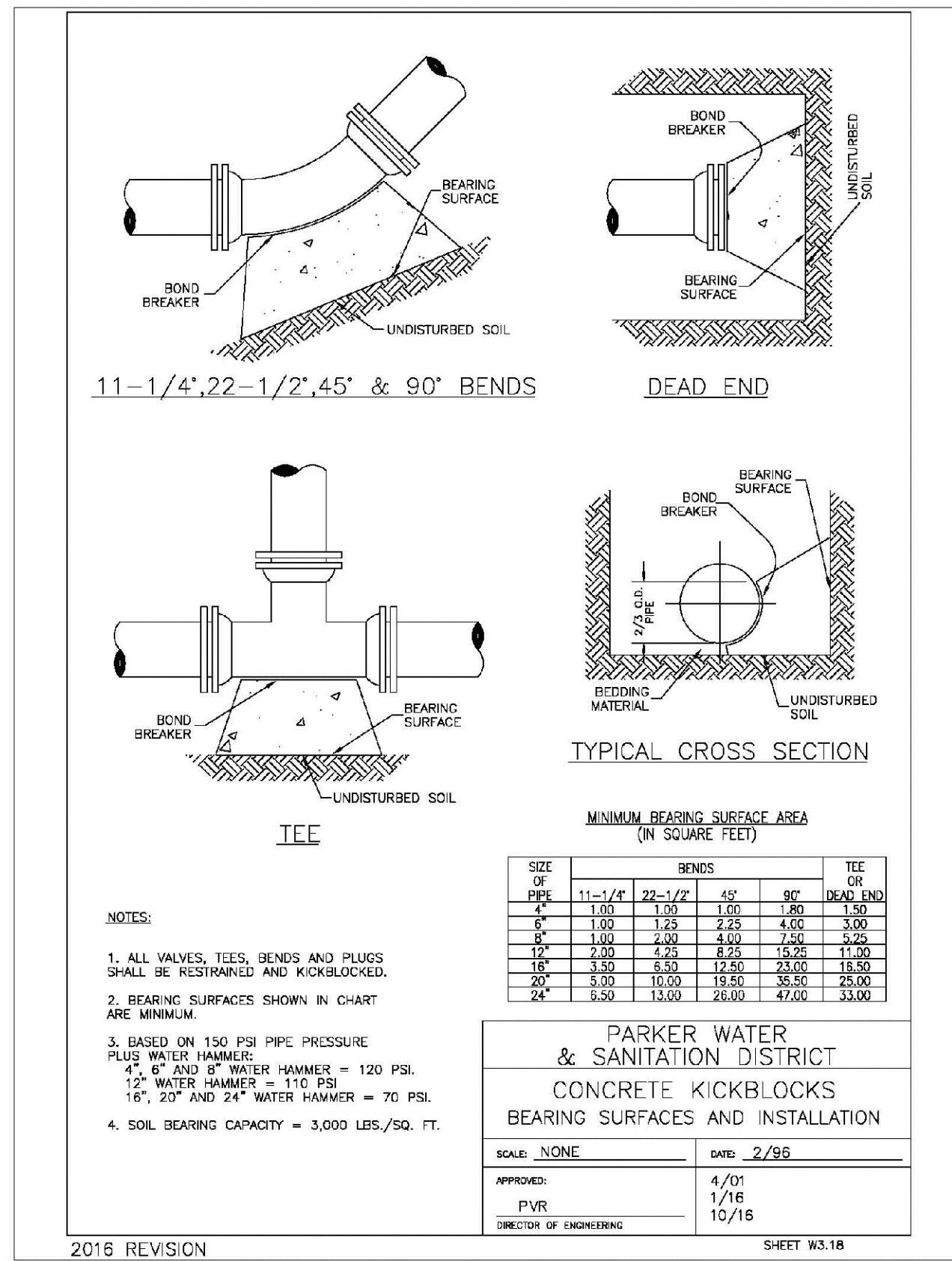
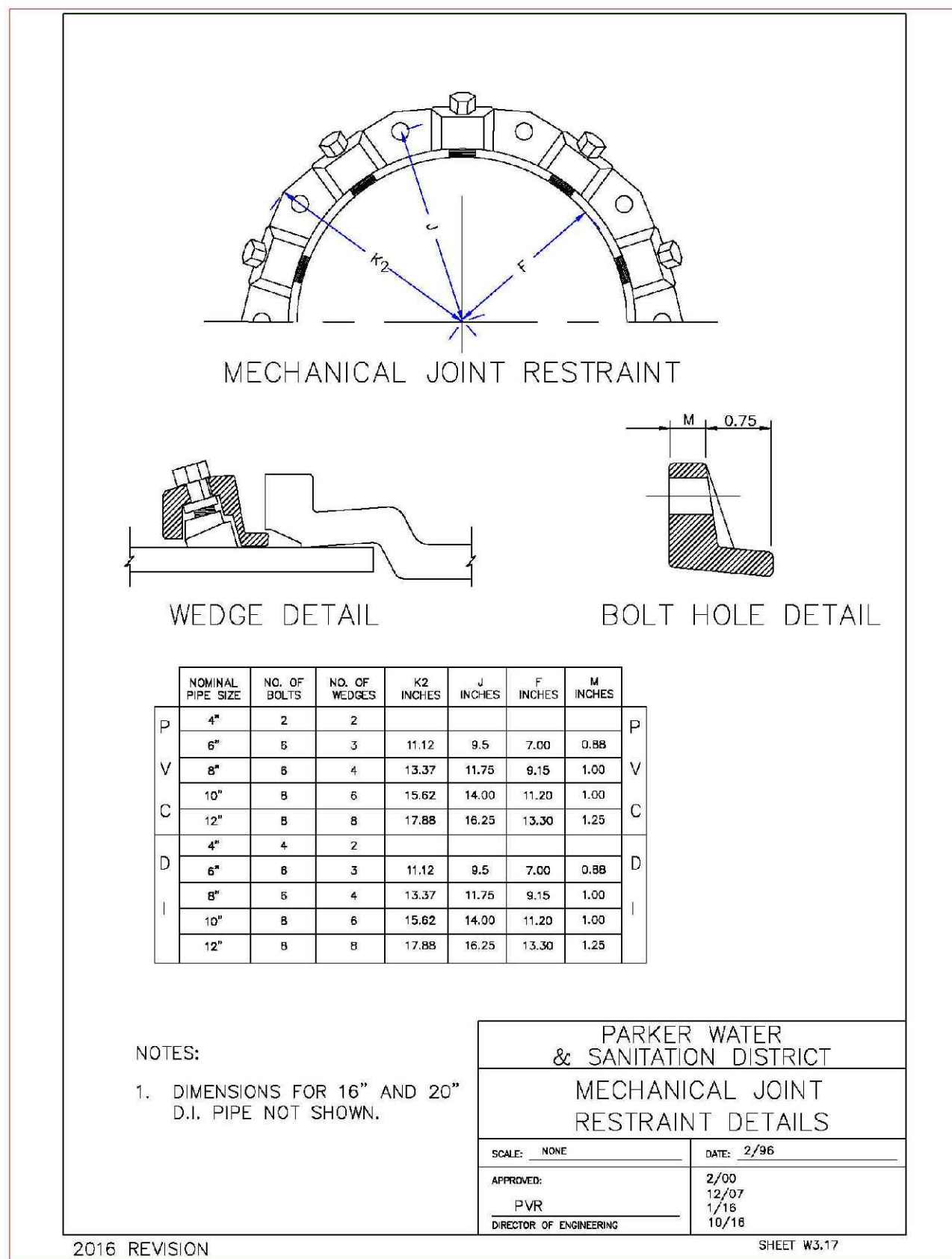
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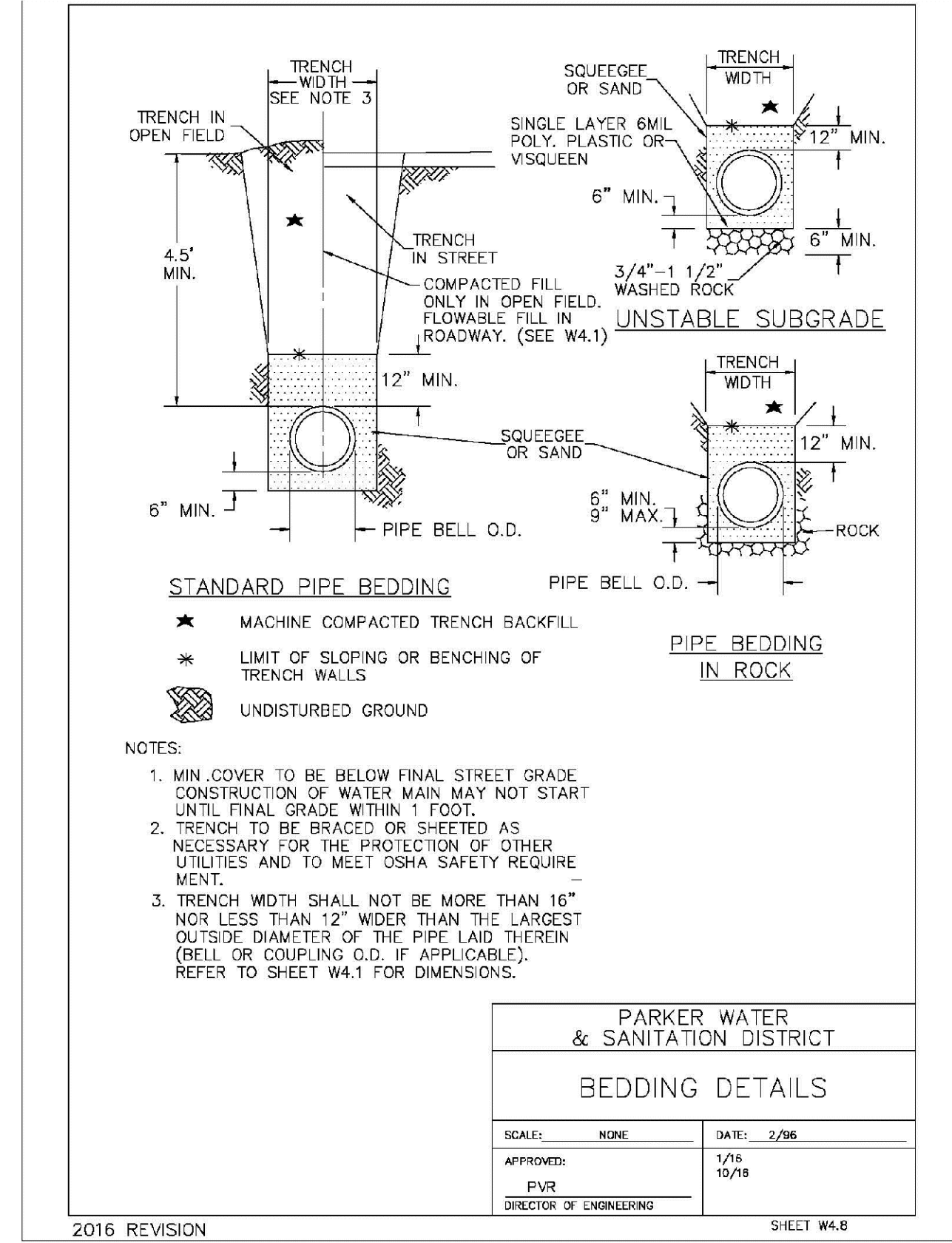
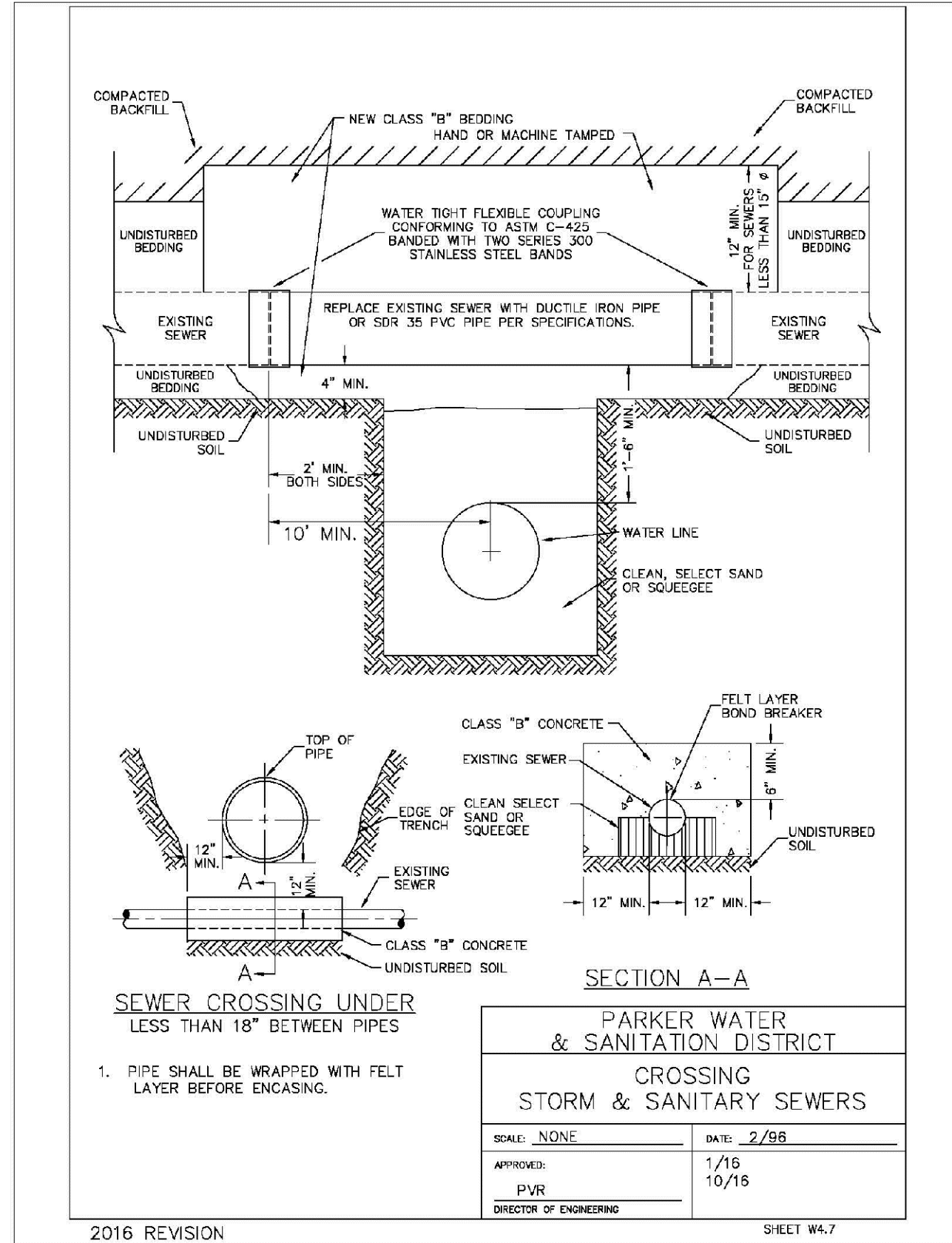
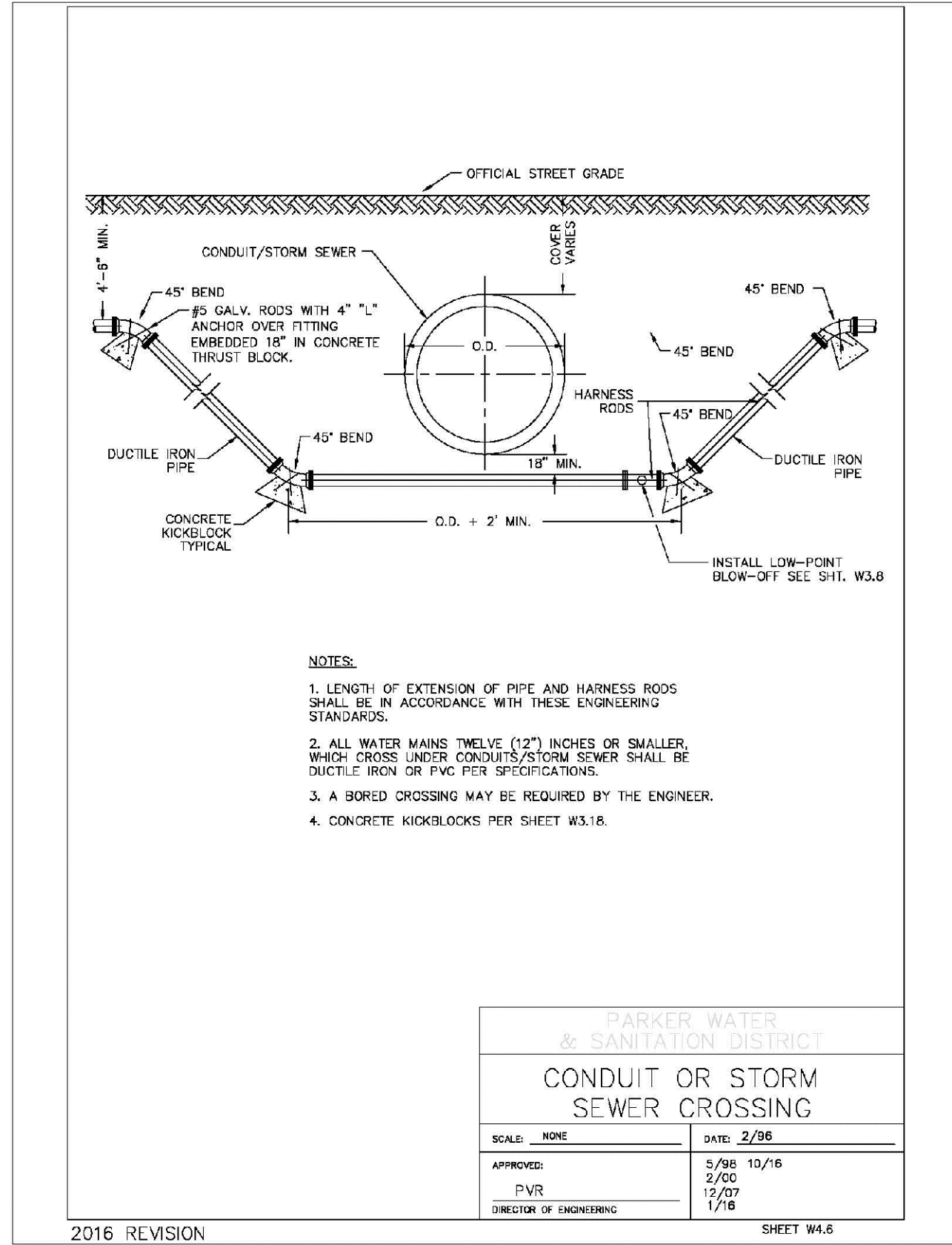
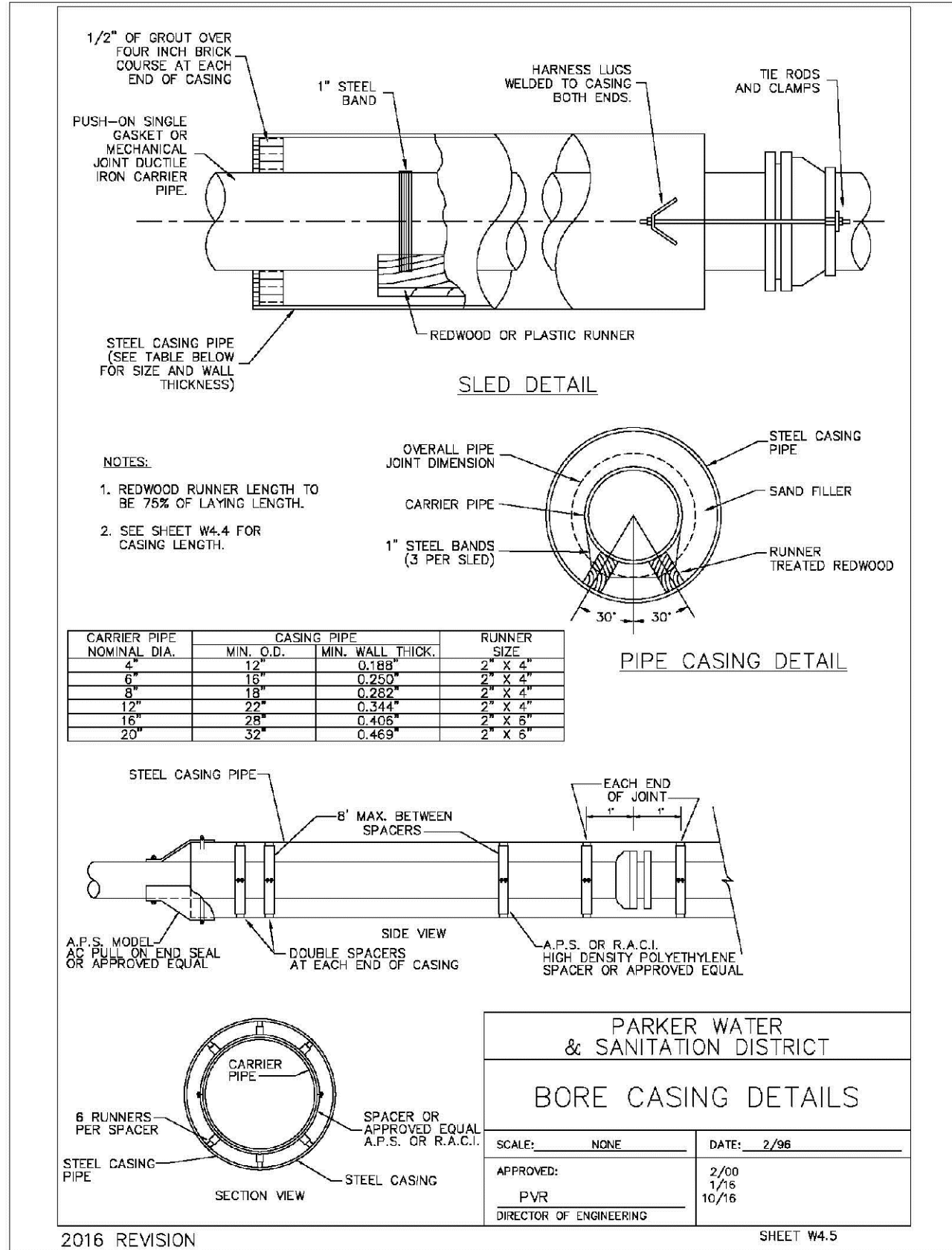
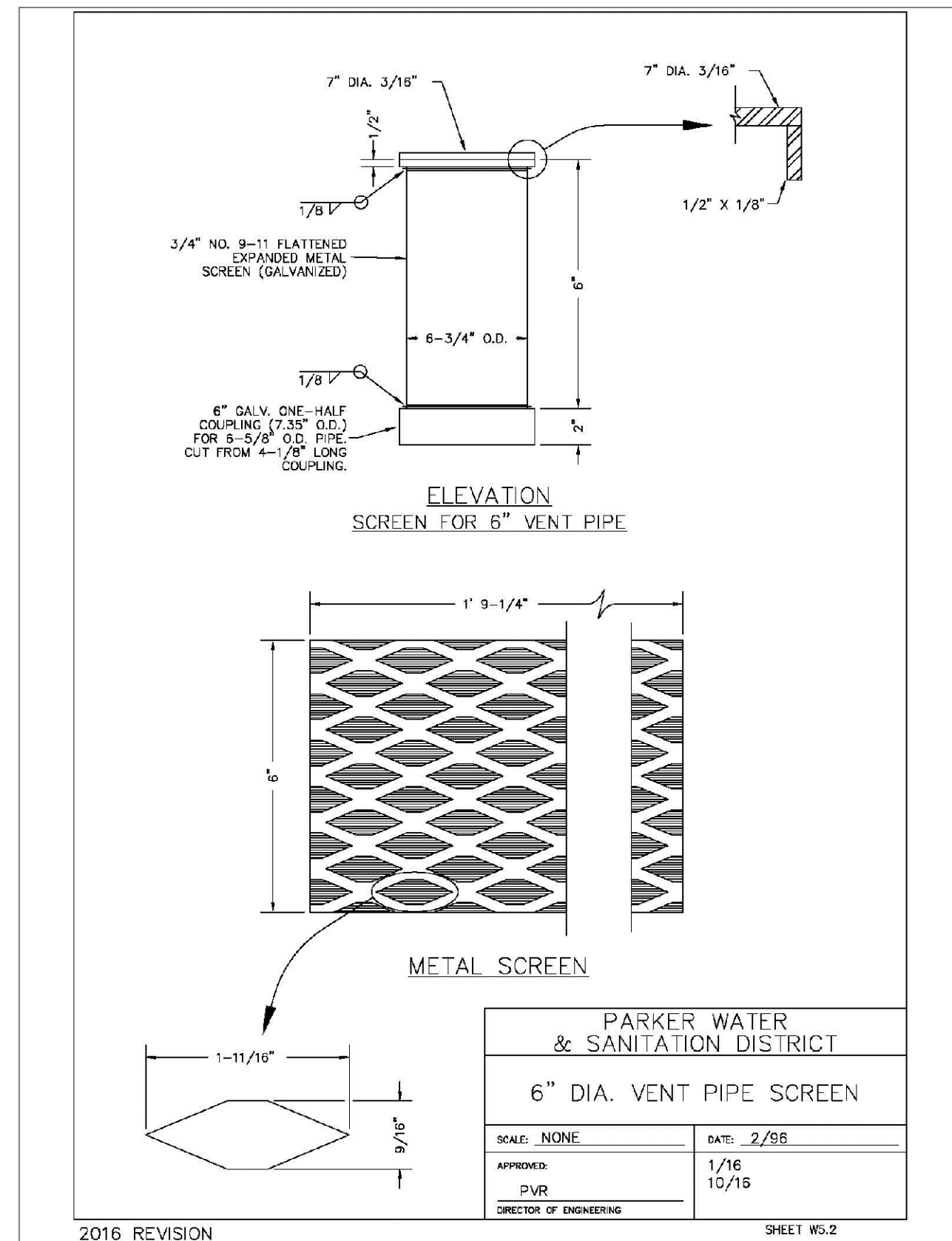
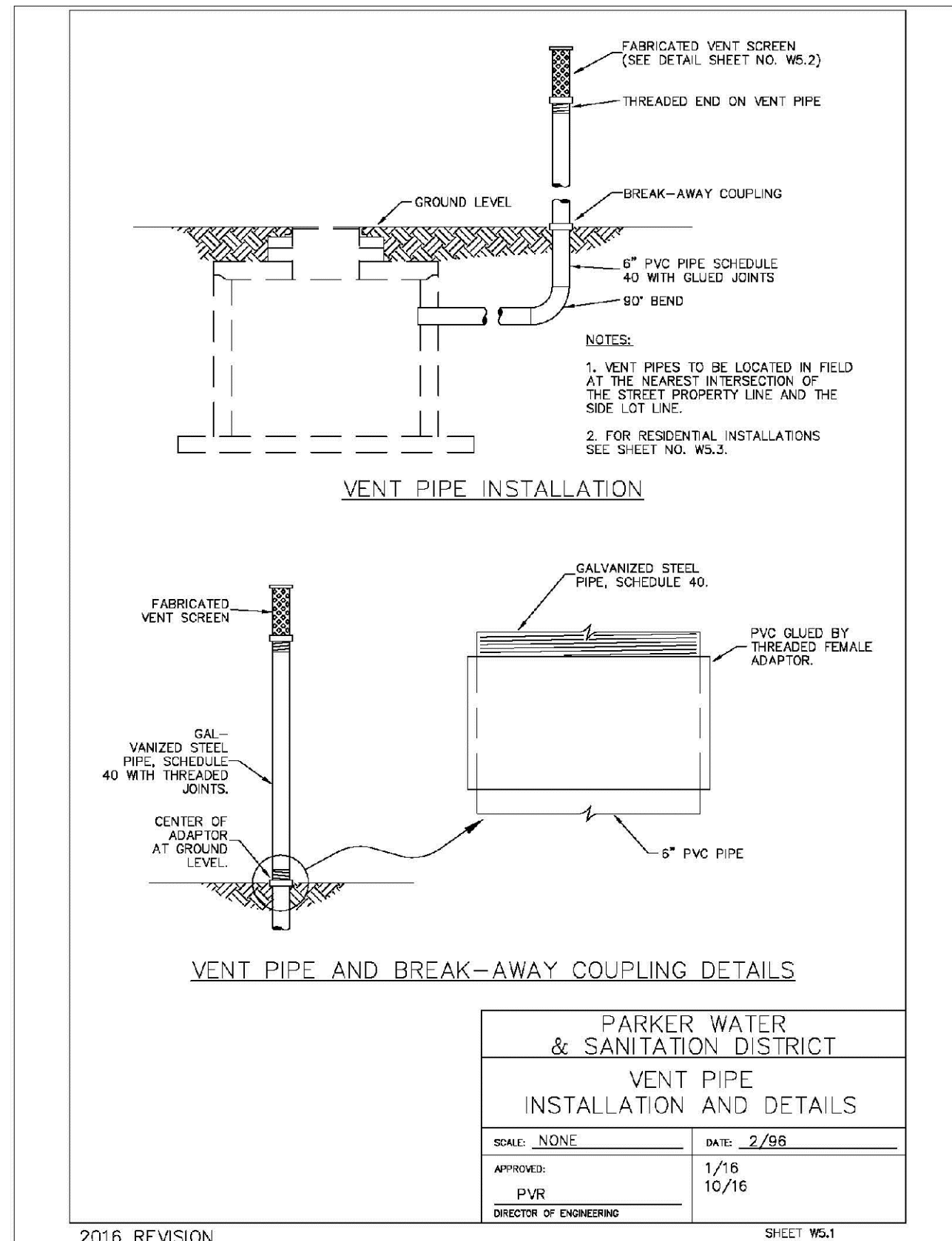
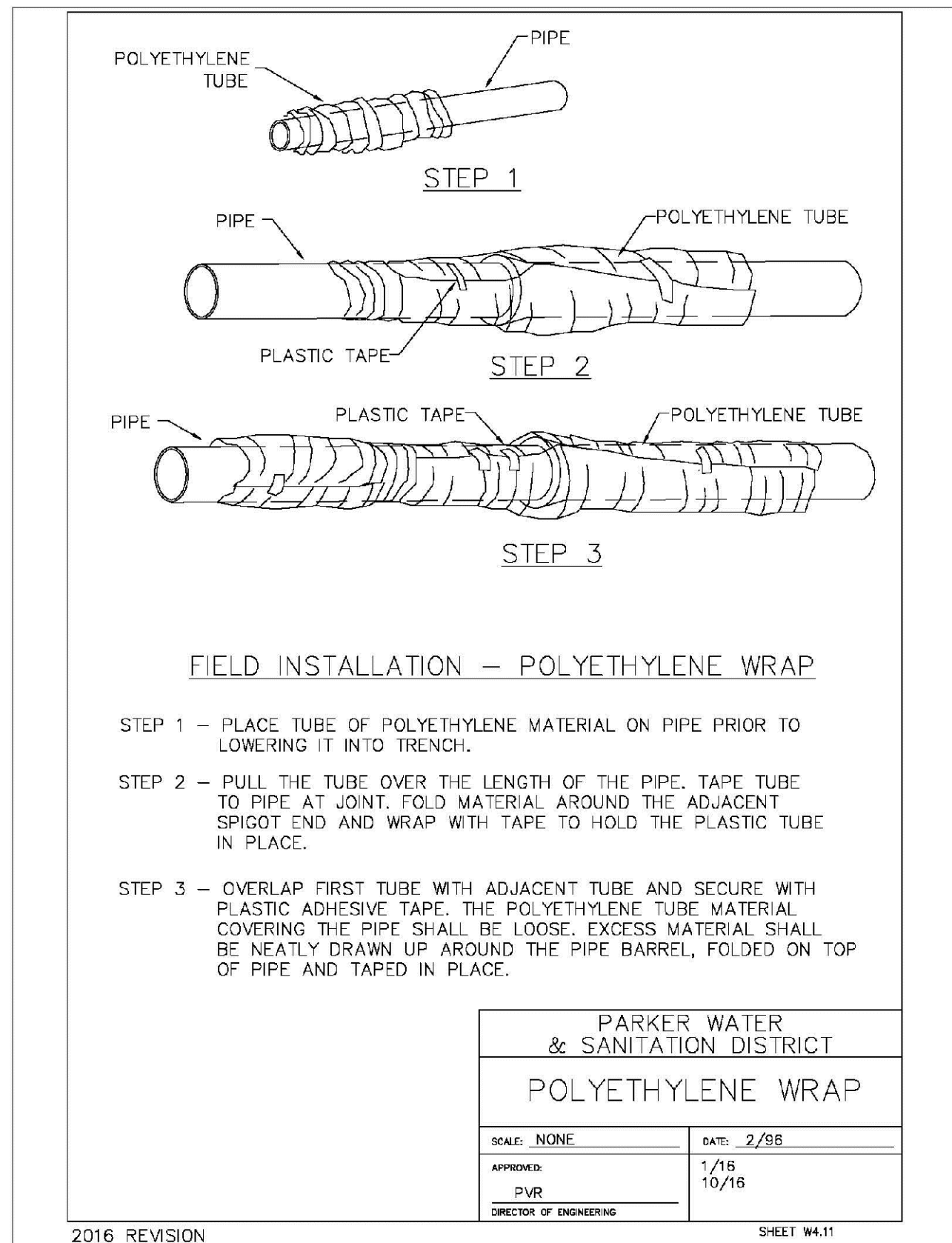
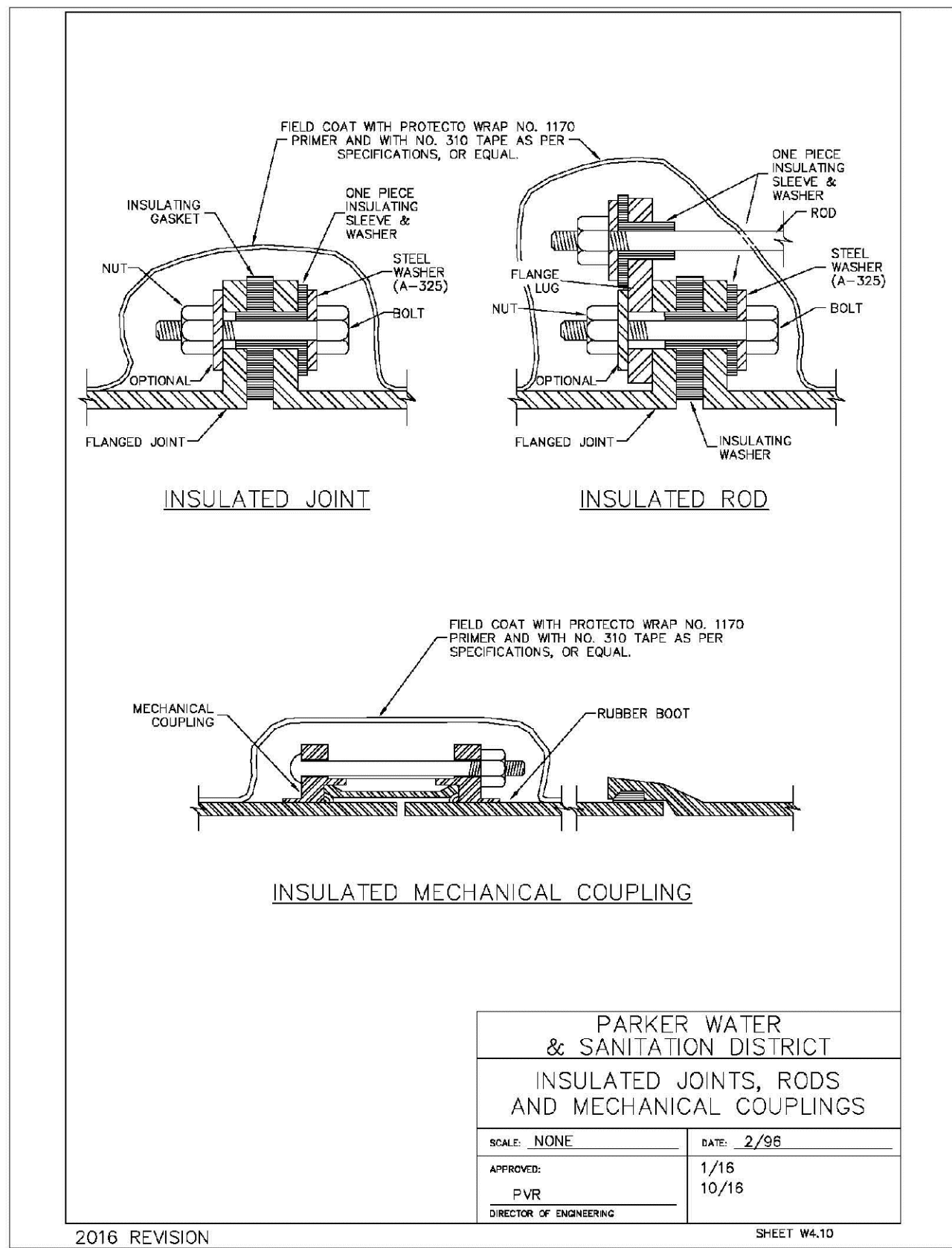
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