

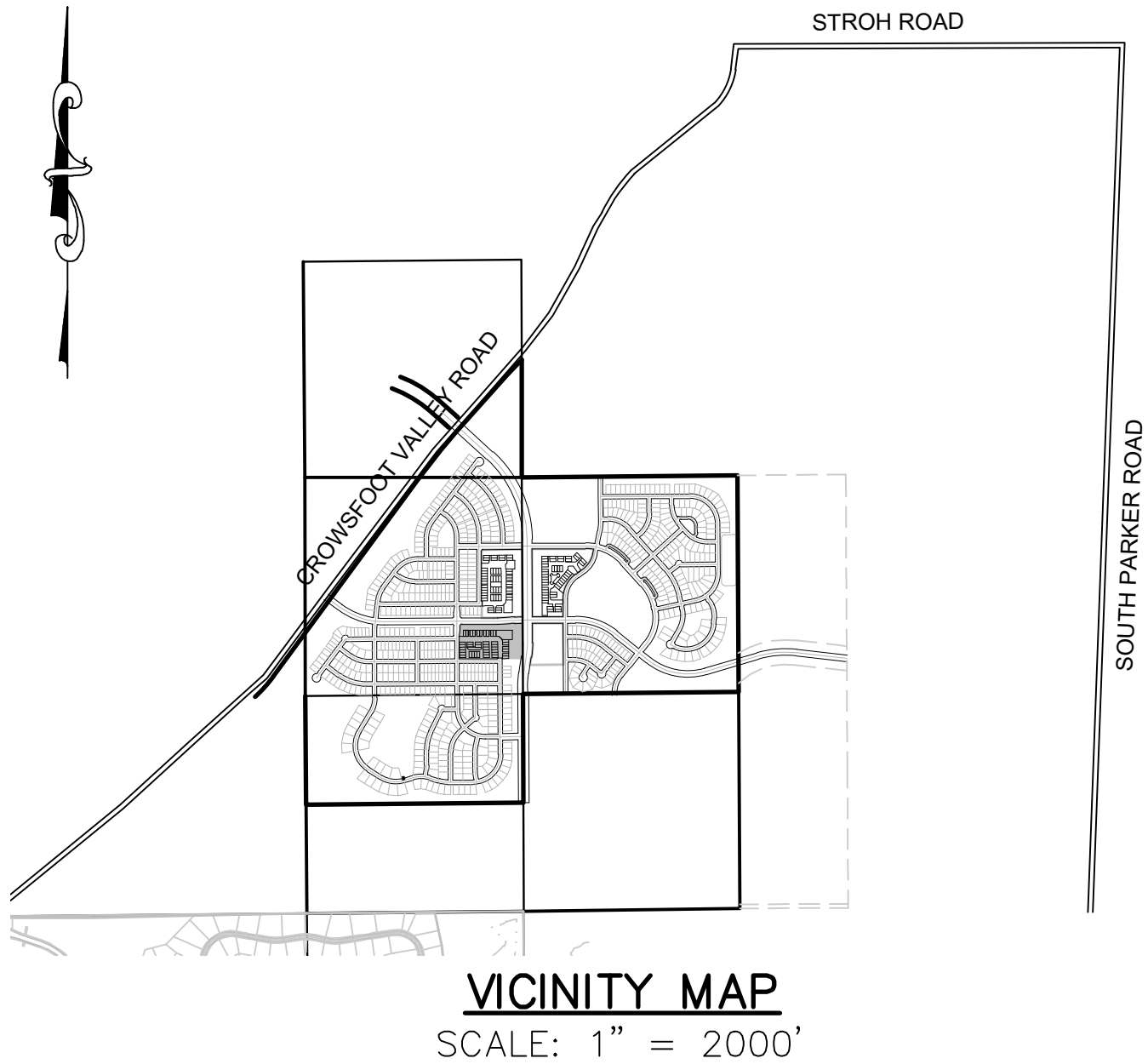
N:\PROJECTS\HSS RANCH\ENGINEERING\SHSHEET SETS\MULTIFAMILY\CDSE\16\PARKER WATER AND SANITATION\COVER.DWG, BPWILSON, 6/4/2021 12:28 PM

TRAILS AT CROWFOOT FILING 16

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	BIRDS FOOT TRAIL
5	FILING 16 SS NORTHWEST
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7	FILING 16 SS EAST
8	BIRDS FOOT TRAIL
9	HOP CLOVER TRAIL
10	ALPINE LILY LANE
11	ALPINE LILY TRAIL
12	ALPINE LILY STREET
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14	SANITARY SEWER DETAILS
15	SANITARY SEWER DETAILS
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17	WATER DETAILS
18	WATER DETAILS
19	WATER DETAILS
20	WATER DETAILS
21	WATER DETAILS
22	WATER DETAILS



MATERIALS LIST		
DESCRIPTION	QUANTITY	UNIT
8" SEWER (SDR-35 PVC)	1,184	L.F.
4' DIA. MANHOLE	7	EA.
SEWER SERVICE LATERAL W/ WYE TAP	32	EA.
CONNECTION TO EXISTING MAIN	1	EA.
6" WATERPIPE (DIP)	55	L.F.
8" WATERPIPE (PVC)	1,422	L.F.
6" GATE VALVE W/ BOX	4	EA.
8" GATE VALVE	4	EA.
8" MISC FITTINGS	12	EA.
FIRE HYDRANT WITH 6" LEAD	4	EA.
IRRIGATION SERVICE WITH METER (1.5")	1	EA.
DOMESTIC WATER SERVICE WITH METER	42	EA.
CONNECTION TO EXISTING MAIN	4	EA.

DEVELOPER

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

PLANNER/ LANDSCAPE DESIGNER:

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

SURVEYOR/ ENGINEER:

CVL, A WESTWOOD
TEAM
10333 E. DRY CREEK RD. STE 240
ENGLEWOOD, CO 80112
TEL: (720) 482-9526
CONTACT: JIM JANNICKE

UTILITY DISTRICT

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

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

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.



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

SHEET NUMBER	1	DRAWN BY:	RRR	SCALE: AS SHOWN	FILE NO: 8130283701	DATE: JUNE 2018	TRAILS AT CROWFOOT FILING 16 CONSTRUCTION DRAWINGS COVER SHEET				HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112				 a Westwood team	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodps.com				Revisions	Date	Init.	Appr.	Date
		CHECKED BY:	BPW																					

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSO ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
2. THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES AND THE TOWN OF PARKER, DOUGLAS COUNTY AND OTHER NEIGHBORING CITIES AND TOWNS 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 LOCATION OF EXISTING UTILITIES SHALL BE DETERMINED BY THE CONTRACTOR. IN THE CASE OF UNDERGROUND UTILITIES, WHENEVER THE CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS CONTACT THE PWSO IMMEDIATELY.
4. PWSO ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED 48 HOURS PRIOR TO CONSTRUCTION.
5. THE CONTRACTOR SHALL OBTAIN, AT HIS EXPENSE, ALL PERMITS NECESSARY TO PERFORM THE PROPOSED WORK.
6. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3000-POUND COMPRESSION STRENGTH.
7. THE DESIGN ENGINEER SHALL SUBMIT ONE (1) SET OF "AS-BUILT" DRAWINGS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL BY DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE PRINTS SHALL BE TRANSMITTED TO THE PWSO OFFICE.
8. 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. 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 DEPTHS) 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 AT THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
11. SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS ONE FOOT OF FINISHED GRADE. VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
12. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SERVICE SEWERS
"V" FOR WATER SERVICES
13. NO TREES ALLOWED IN EASEMENTS OR WITHIN 8' OF WATER OR SANITARY SEWER MAINS IN RIGHT OF WAY.
14. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSO AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSO SPECIFICATION MANUAL.

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
2. ALL WATER MAINS SHALL BE PER PWSD MATERIALS SPECIFICATIONS. ALL MATERIALS IN CONTACT WITH POTABLE WATER SHALL BE SUITABLE FOR CHLORINATED AND CHLORAMINATED WATER.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS TO BE RODDED OR MEGA-LUGGED. ALL FITTINGS SHALL BE WRAPPED 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 PER PWSD SPECIFICATIONS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS, AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THURST WITH CONCRETE THURST BLOCKS.
7. PRECAUTION SHALL BE TAKEN TO PROTECT THE INTERIOR OF PIPES, FITTINGS, AND VALVES AGAINST CONTAMINATION. ALL OPENINGS IN THE PIPELINE SHALL BE CLOSED WITH WATERTIGHT PLUGS WHEN PIPE LAYING IS STOPPED AT THE CLOSE OF THE DAY'S WORK OR FOR OTHER REASONS, SUCH AS REST BREAKS OR MEAL PERIODS.
8. VALVES IN STREETS ARE TO BE LOCATED AT PROPERTY LINE EXTENSIONS EXCEPT FOR TAPPING TEES; WHERE AN ADDITIONAL VALVE SHALL BE PLACED ON THE TAPPING TEE. OTHER LOCATIONS SHOWN ON THE PLANS.
9. WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSING, A MINIMUM CLEARANCE OF 1.5 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
10. THE CONTRACTOR SHALL NOTIFY THE PWSD 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.
11. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH PWSD STANDARDS AND SPECIFICATIONS, LATEST REVISION.
12. THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE COMPANY OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
13. AMPECTION 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.
14. 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, DESIGN ENGINEER, AND REPRESENTATIVE OF OTHER APPROVING AGENCIES.
15. CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER PWSD SPECIFICATIONS. CHLORINATION OF FINISHED PIPELINE COMPLETED BEFORE HYDROSTATIC TESTING.
16. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE PWSD SPECIFICATIONS UP TO MINIMUM OF 150 PSI IN THE PRESENCE OF A PWSD INSPECTOR/ENGINEER.

3. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PWSD ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST VERSION.
4. 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.
5. SEWER LINES SHALL BE INSTALLED 5.0 FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10.0 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 PWSD SPECIFICATIONS. USE RUBBER CASSETS FOR PVC ENCASEMENT.
6. 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.
7. THE CONTRACTOR AND SURVEY CREW SHALL VERIFY ELEVATIONS OF EXISTING SEWER LINES AND MANHOLES TO BE TIED TO PRIOR TO CONSTRUCTION OR STAKING OF SANITARY SEWER.
8. NO UNDERDRAIN SYSTEM WILL BE ALLOWED TO BE PLACED IN MAINLINE OR SEWER SERVICE TRENCHES.
9. 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.
10. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE UNLESS OTHERWISE SPECIFIED. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
11. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
12. 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.
13. THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE PWSD AND THE DISTRICT ENGINEER AND ONE (1) COPY OF THE LATEST PWSD SPECIFICATION MANUAL.
14. ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE PWSD STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
15. PRIOR TO STARTING WORK WHERE SEWER MAIN IS TO BE CONNECTED TO EXISTING PWSD SEWER SYSTEMS. THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE OF THE CONNECTION. THIS PLUG SHALL REMAIN PLUGGED UNTIL FINAL PROBATIONARY ACCEPTANCE BY PWSD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN INSTRUCTED BY THE DISTRICT.
16. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR 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 TIME SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITIONS OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

SHEET NUMBER 2	DRAWN BY:	KJD	SCALE:	TRAILS AT CROWFOOT			HR 935 LLC 7352 South Alton Way CENTENNIAL, CO 80112	 a Westwood team	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cmlinc.net westwoodps.com	No.	Revisions	Date	Init.	Appr.	Date
	CHECKED BY:	BWP	FILE NO:	FILING 16 CONSTRUCTION DRAWINGS											
	DATE:	JUNE 2018	8130283701	PARKER WATER AND SANITATION NOTES											

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

REVIEWED FOR CONFORMANCE TO PARKER WATER AND SANITATION DISTRICT STANDARDS.

BY: _____ DATE _____
(DISTRICT REPRESENTATIVE)

APPROVED FOR CONSTRUCTION:
PARKER WATER AND SANITATION DISTRICT

BY: _____ DATE _____
(DISTRICT ENGINEER)

LEGEND

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

ABBREVIATIONS

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

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.)

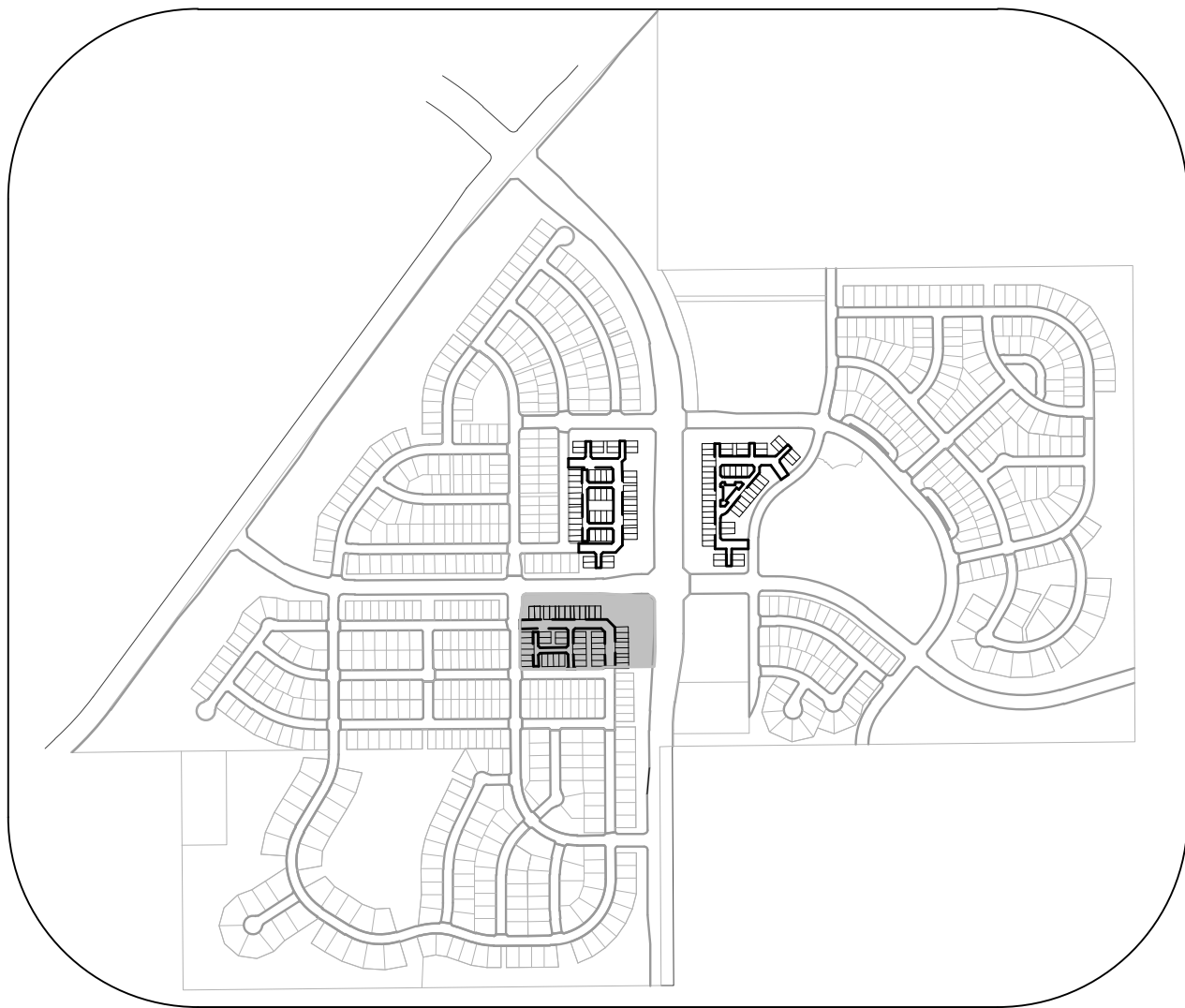
SANITARY SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F16,B1,L1	BIRDS FOOT TRL	30+47.85
F16,B1,L2	BIRDS FOOT TRL	30+82.08
F16,B1,L3	BIRDS FOOT TRL	31+31.85
F16,B1,L4	BIRDS FOOT TRL	31+73.58
F16,B1,L5	BIRDS FOOT TRL	32+15.10
F16,B1,L6	BIRDS FOOT TRL	32+45.65
F16,B1,L7	BIRDS FOOT TRL	33+00.10
F16,B1,L8	BIRDS FOOT TRL	33+30.60
F16,B1,L9	BIRDS FOOT TRL	33+84.08
F16,B1,L10	BIRDS FOOT TRL	34+14.74
F16,B1,L11	FILING 16 SS EAST	10+36.57
F16,B1,L12	FILING 16 SS EAST	10+56.57
F16,B1,L13	FILING 16 SS EAST	11+20.57
F16,B1,L14	FILING 16 SS EAST	11+40.57
F16,B1,L15	FILING 16 SS EAST	12+04.57
F16,B1,L16	FILING 16 SS EAST	12+24.57
F16,B2,L7	FILING 16 SS WEST	10+60.92
F16,B2,L8	FILING 16 SS WEST	10+83.92
F16,B2,L9	FILING 16 SS WEST	10+63.92
F16,B2,L10	FILING 16 SS WEST	10+83.92
F16,B2,L15	FILING 16 SS MIDDLE	10+62.00
F16,B2,L16	FILING 16 SS MIDDLE	10+82.00
F16,B2,L17	FILING 16 SS MIDDLE	11+26.00

SANITARY SERVICE TABLE		
F16,B2,L17	FILING 16 SS MIDDLE	11+26.00
F16,B2,L18	FILING 16 SS MIDDLE	11+46.00
F16,B2,L19	FILING 16 SS MIDDLE	11+90.00
F16,B2,L20	FILING 16 SS MIDDLE	12+10.00
F16,B2,L21	FILING 16 SS MIDDLE	10+59.00
F16,B2,L22	FILING 16 SS MIDDLE	10+85.00
F16,B2,L23	FILING 16 SS MIDDLE	11+23.00
F16,B2,L24	FILING 16 SS MIDDLE	11+49.00
F16,B2,L25	FILING 16 SS MIDDLE	11+87.00
F16,B2,L26	FILING 16 SS MIDDLE	12+10.00

FILING 16 SANITARY SERVICES FOR BLOCK 2 LOTS 11-14 WERE INSTALLED WITH TRAILS AT CROWFOOT FILING 5

WATER SERVICE TABLE		
FILING, BLOCK, LOT	STREET	STATIONING
F16,B1,L1	BIRDS FOOT TRL	30+87.68
F16,B1,L2	BIRDS FOOT TRL	30+38.02
F16,B1,L3	BIRDS FOOT TRL	31+22.02
F16,B1,L4	BIRDS FOOT TRL	31+71.75
F16,B1,L5	BIRDS FOOT TRL	32+06.09
F16,B1,L6	BIRDS FOOT TRL	32+55.75
F16,B1,L7	BIRDS FOOT TRL	32+90.09
F16,B1,L8	BIRDS FOOT TRL	33+39.75
F16,B1,L9	BIRDS FOOT TRL	33+74.09
F16,B1,L10	BIRDS FOOT TRL	34+50.96
F16,B1,L11	HOP CLOVER TRL	10+54.27
F16,B1,L12	HOP CLOVER TRL	10+73.91
F16,B1,L13	HOP CLOVER TRL	11+32.48
F16,B1,L14	HOP CLOVER TRL	11+82.14
F16,B1,L15	HOP CLOVER TRL	12+49.07
F16,B1,L16	HOP CLOVER TRL	12+51.57
F16,B2,L1	ALPINE LILY LN	10+09.67
F16,B2,L2	ALPINE LILY LN	10+54.33
F16,B2,L3	ALPINE LILY LN	10+71.17
F16,B2,L4	ALPINE LILY LN	11+20.83
F16,B2,L5	ALPINE LILY LN	11+35.17
F16,B2,L6	ALPINE LILY LN	11+84.87
F16,B2,L7	ALPINE LILY LN	10+07.17

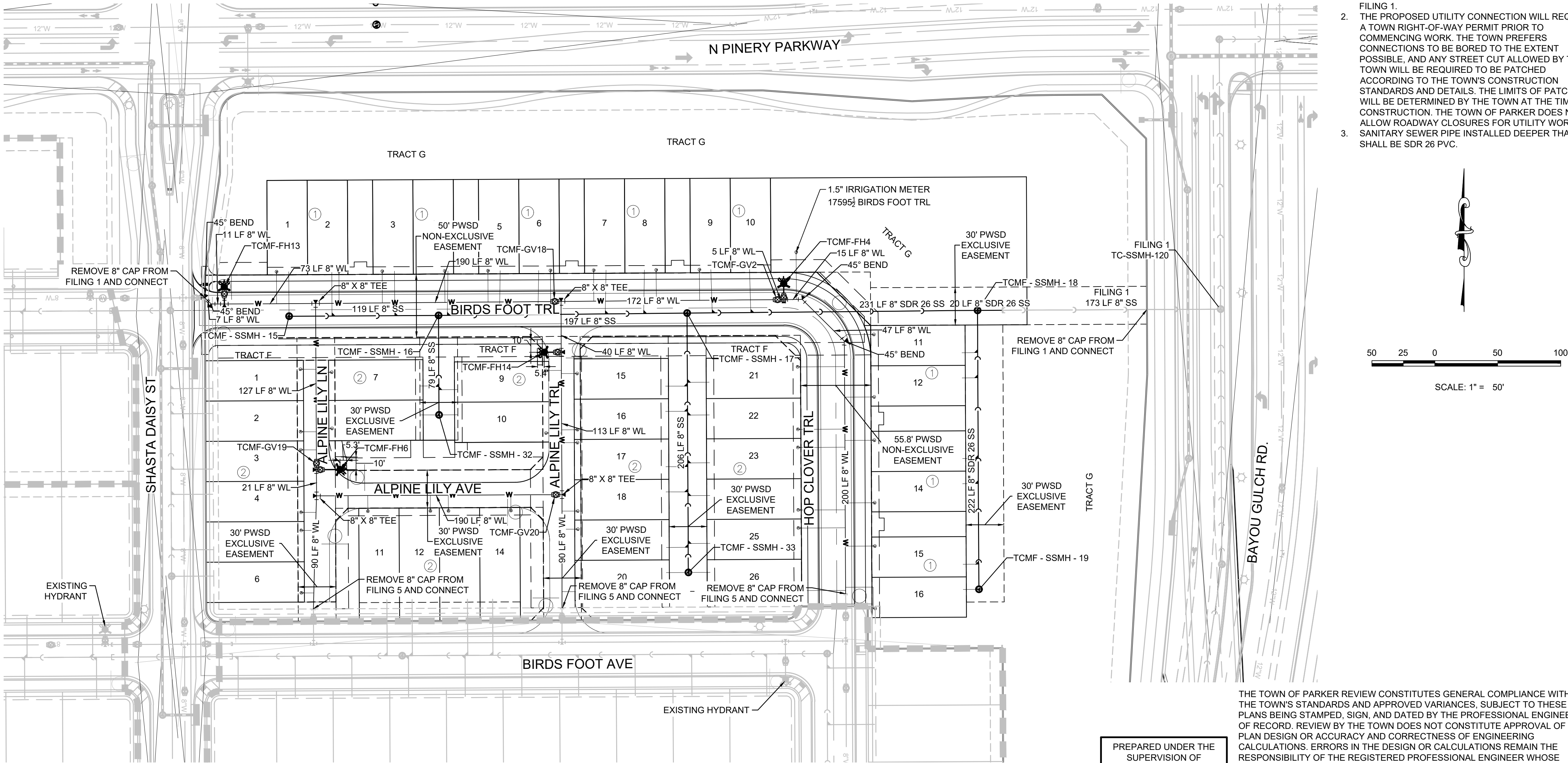
WATER SERVICE TABLE		
F16,B2,L8	ALPINE LILY LN	10+56.83
F16,B2,L9	ALPINE LILY TRL	10+51.59
F16,B2,L10	ALPINE LILY TRL	10+98.75
F16,B2,L11	ALPINE LILY ST	10+40.65
F16,B2,L12	ALPINE LILY ST	10+90.31
F16,B2,L13	ALPINE LILY ST	11+04.65
F16,B2,L14	ALPINE LILY ST	11+54.31
F16,B2,L15	ALPINE LILY TRL	10+49.09
F16,B2,L16	ALPINE LILY TRL	10+96.25
F16,B2,L17	ALPINE LILY TRL	11+06.45
F16,B2,L18	ALPINE LILY TRL	11+60.78
F16,B2,L19	ALPINE LILY TRL	11+75.12
F16,B2,L20	ALPINE LILY TRL	12+24.78
F16,B2,L21	HOP CLOVER TRL	10+98.14
F16,B2,L22	HOP CLOVER TRL	11+23.57
F16,B2,L23	HOP CLOVER TRL	11+37.91
F16,B2,L24	HOP CLOVER TRL	11+87.57
F16,B2,L25	HOP CLOVER TRL	12+01.91
F16,B2,L26	HOP CLOVER TRL	12+16.48



KEYMAP N.T.S.

NOTES:

- SANITARY SERVICES FOR BLOCK 7, LOTS 1-6 & 21-28 WILL BE INSTALLED WITH TRAILS AT CROWFOOT FILING 1.
- 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.
- SANITARY SEWER PIPE INSTALLED DEEPER THAN 20' SHALL BE SDR 26 PVC.



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

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067

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.

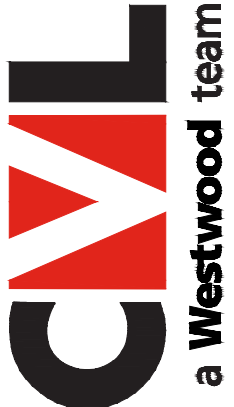
TOWN OF PARKER, DIRECTOR OF ENGINEERING _____ DATE _____



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

R:\PROJECTS\BESS RANCH\CAD\ENGINEERING\BESS\MULTIFAMILY\BSPARKER WATER AND SANITATION\AREA UTILITY PLAN.DWG, BRWILSON, 6/4/2021, 2:07 PM

10333 E. Dry Creek Rd.
Suite 240
Englewood, CO 80112
Tel:720.482.9522
www.cvlinc.net
westwoodps.com



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 16 CONSTRUCTION DRAWINGS
AREA UTILITY PLAN

SCALE:

AS SHOWN

FILE NO:

8130283701

DRAWN BY:

BPW

CHECKED BY:

BPW

DATE:

JUNE 2018

SHEET NUMBER

3

Date

Appr.

Init.

Date

Revisions

No.

N:\PROJECTS\HSS RANCH\ENGINEERING\SHSHEET SETS\MULTIFAMILY\CDSE\10PARKER WATER AND SANITATIONSANITARY SEWER SHEET S\BIRDS FOOT TRAIL DWG.BP\WILSON, 6/4/2021 12:29 PM

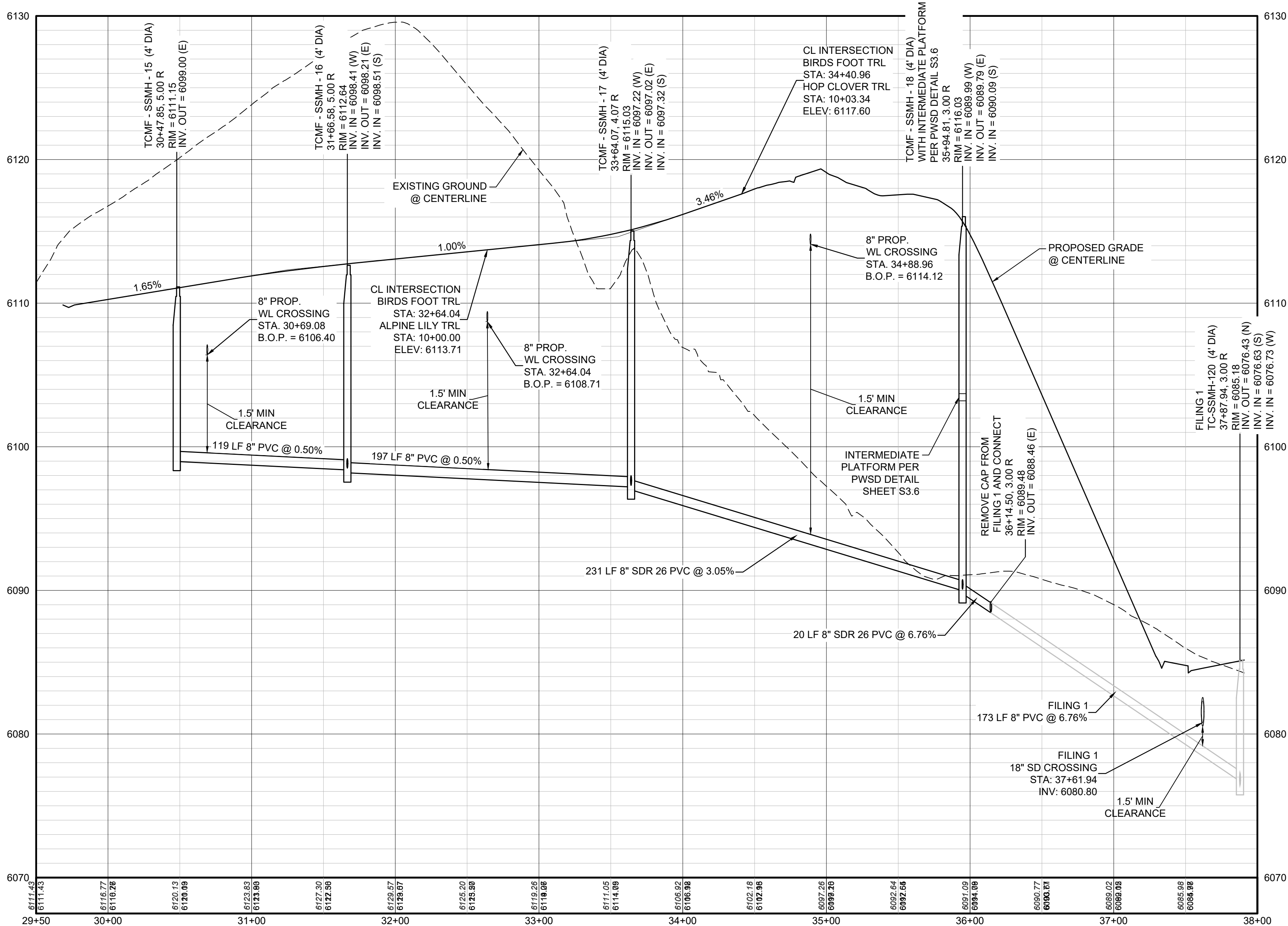


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BEFORE YOU DIG

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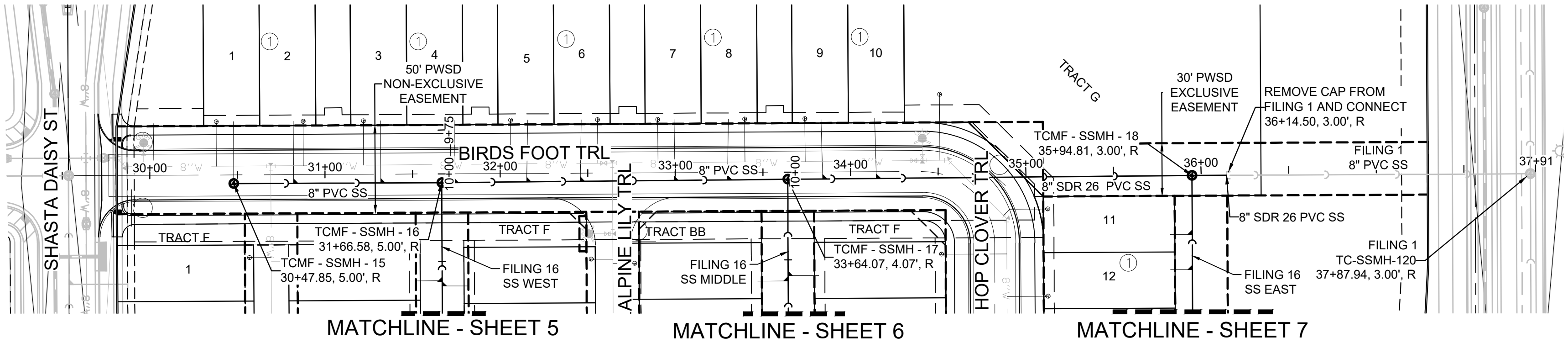
PROFILE: BIRDS FOOT TRL STA: 29+50.00 TO 38+00.00
HORIZONTAL: 1" = 50'
VERTICAL: 1" = 5'

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

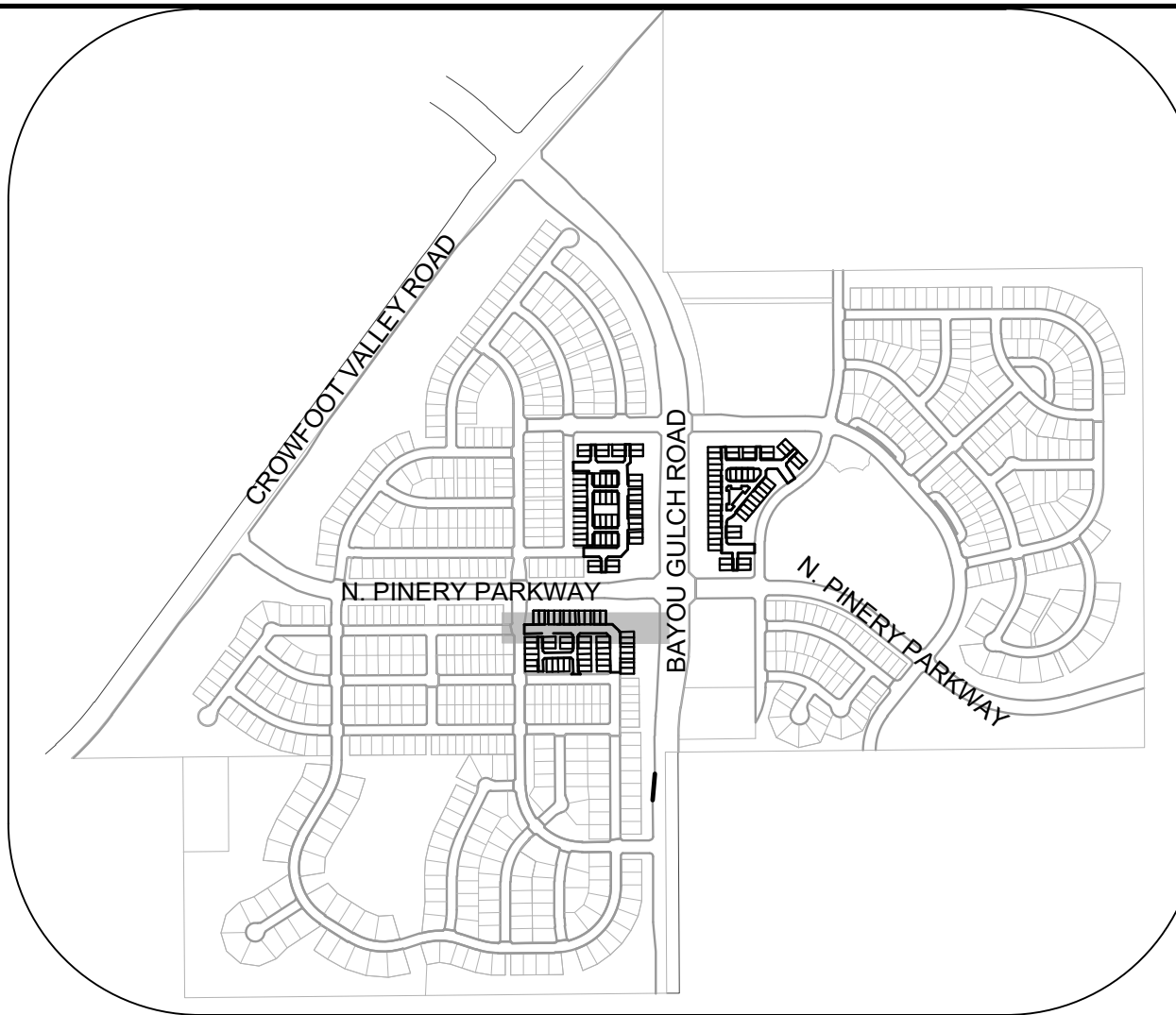
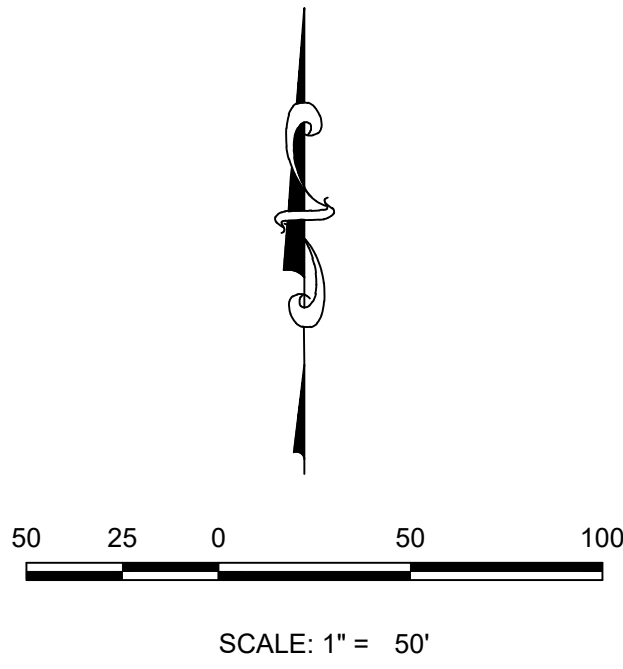
BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9 BEING MONUMENTED AT THE NORTHEAST CORNER OF SAID SECTION 9 BY A 3-1/4" ALUMINUM CAP STAMPED LS 23053 AND AT THE EAST QUARTER CORNER OF SAID SECTION 9 BY A 2-1/2" ALUMINUM CAP STAMPED LS 6935 BEING CONSIDERED TO BEAR SOUTH 00°15'06"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

PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



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



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
Ⓐ	LOT TYPE	---	CENTERLINE
6	LOT NUMBER	---	RIGHT-OF-WAY
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Ⓜ	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
Ⓜ	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
Ⓜ	PROPOSED VALVE	1.0%	PROPOSED SLOPE & DIRECTION
Ⓜ	PROPOSED FIRE HYDRANT	5615	EXISTING 5' CONTOUR
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Ⓜ	PROPOSED AIR VALVE	---	PROPOSED STORM DRAIN
Ⓜ	FUTURE PHASE VALVE	---	PROPOSED SEWER LINE WITH MANHOLE
Ⓜ	FUTURE FIRE HYDRANT	---	PROPOSED SEWER LATERAL
Ⓜ	PROPOSED LIGHT POLE	---	PROPOSED WATER LINE
Ⓜ	PROPOSED SIDEWALK	---	PROPOSED WATER LATERAL W/ METER
Ⓜ	PROPOSED SIDEWALK RAMP	---	SECTION LINE
10.00	EXISTING ELEVATION	---	FILING BOUNDARY
10.00	PROPOSED DESIGN ELEVATION	---	EXISTING FIBER OPTIC LINE
Ⓜ	PROPOSED STORM DRAIN INLET	---	EXISTING OVERHEAD POWER
Ⓜ	PROPOSED STORM DRAIN MANHOLE	---	EXISTING TELEPHONE LINE
		---	PWS D EASEMENT
		---	TYP. EASEMENT

ABBREVIATIONS

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www.cvlinc.net
westwoodjpa.com



a Westwood team

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 16 CONSTRUCTION DRAWINGS
SANITARY SEWER PLAN & PROFILE
BIRDS FOOT TRAIL

SCALE:
AS SHOWN

DRAWN BY:
RRR

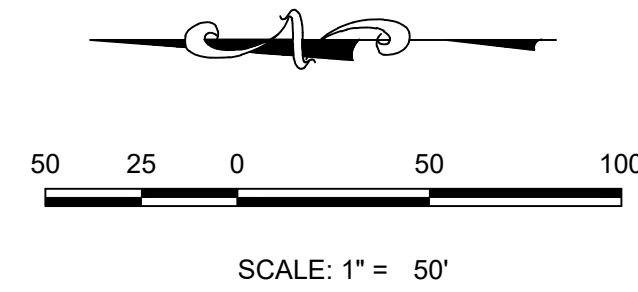
CHECKED BY:
BPW

DATE:
JUNE 2018

FILE NO:
8130283701

SHEET NUMBER
4

Revisions
No. Date Init. Appr. Date



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



	BLOCK NUMBER		PROPOSED RANGE POINT
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	PROPOSED CAP WITH END OF LINE BLOWOFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' CONTOUR
	PROPOSED WL FITTING WITH THRUST BLOCK		EXISTING 1' CONTOUR
	PROPOSED FLARED END SECTION		PROPOSED 5' CONTOUR
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 1' CONTOUR
	PROPOSED AIR VALVE		PROPOSED STORM DRAIN
	FUTURE PHASE VALVE		PROPOSED SEWER LINE WITH MANHOLE
	FUTURE FIRE HYDRANT		PROPOSED SEWER LATERAL
	PROPOSED LIGHT POLE		PROPOSED WATER LINE
	PROPOSED SIDEWALK		PROPOSED WATER LATERAL W/ METER
	PROPOSED SIDEWALK RAMP		SECTION LINE
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BRIAN P. WILSON
COLORADO P.E. 0050067

BASIS OF BEARINGS:
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SHEET NUMBER 5	DRAWN BY:	RRR	TRAILS AT CROWFOOT FILING 16 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 16 SS NORTHWEST	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	 a Westwood team westwoodps.com	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cmlinc.net westwoodps.com						
	CHECKED BY:	BWP										
	DATE:	JUNE 2018										
	SCALE:	AS SHOWN										
	FILE NO:	8130283701										
							No.	Revisions	Date	Init.	Appr.	Date

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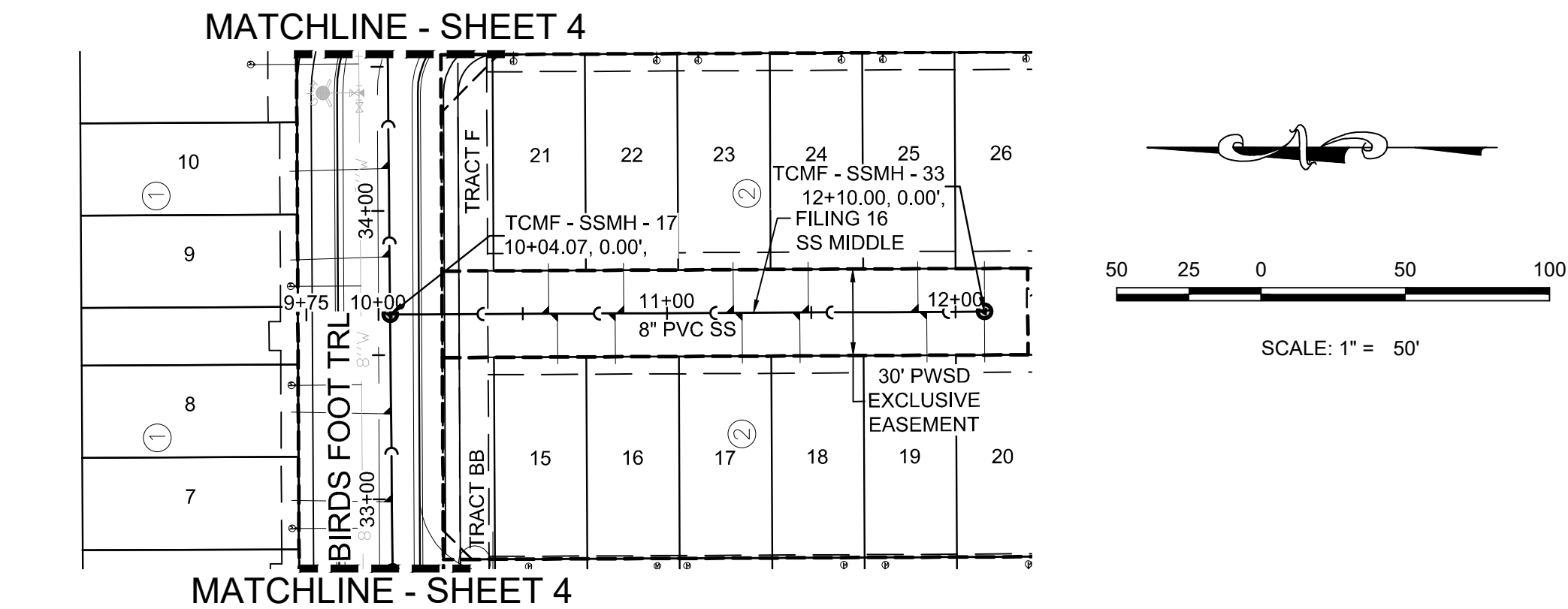
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CALL 811

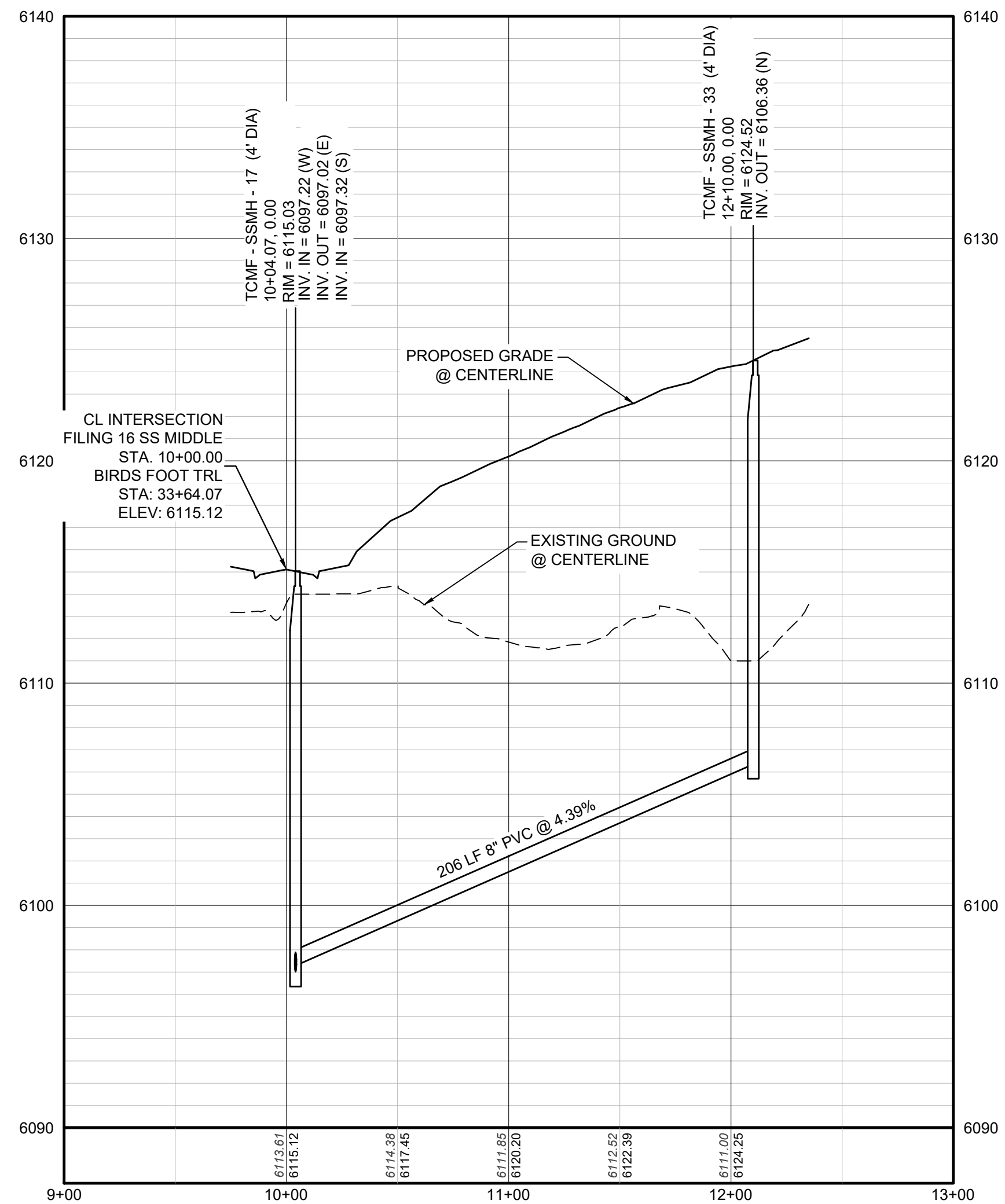
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PLAN: FILING 16 SS MIDDLE STA: 9+00.00 TO 13+00.00
HORIZONTAL SCALE: 1" = 50'

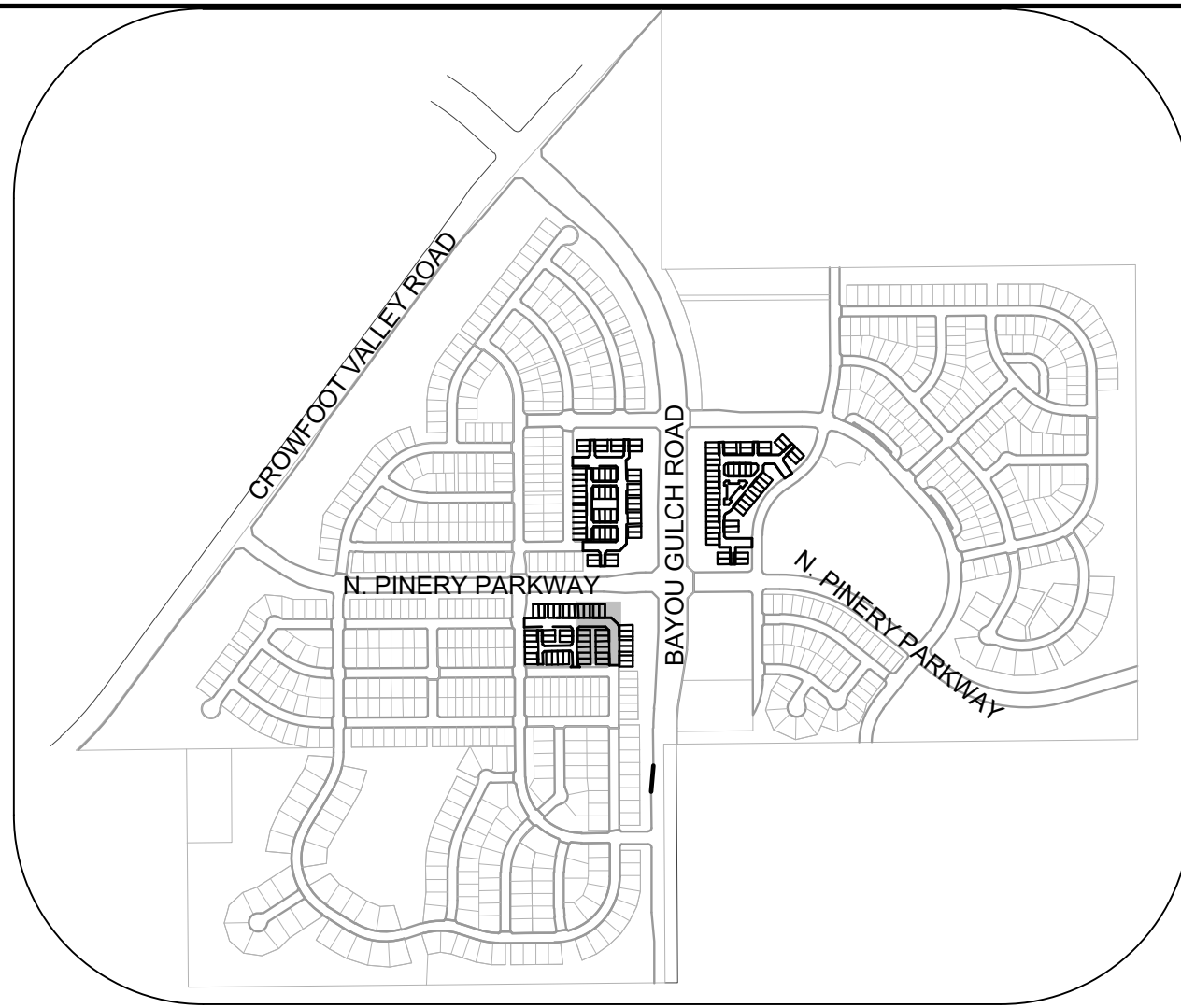


BENCHMARK
DOUGLAS COUNTY CONTROL POINT KNOWN AS 1.060032, BEING A 3-1/4" ALUMINUM CAP, BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, HAVING A PUBLISHED ELEVATION OF 1799.2870 METERS (5903.13 FEET) NAVD '88 DATUM.

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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.

LEGEND

②	BLOCK NUMBER	△	PROPOSED RANGE POINT
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⌋	PROPOSED CAP WITH END OF LINE BLOWOFF	---	EDGE OF PAVEMENT
⌋	PROPOSED REDUCER	→	PROPOSED DIRECTION OF FLOW
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⌋	PROPOSED FLARED END SECTION	5620	PROPOSED 5' CONTOUR
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⊞	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 OPTIC LINE
⊞	PROPOSED STORM DRAIN MANHOLE	OH	EXISTING OVERHEAD POWER
⊞		TEL	EXISTING TELEPHONE LINE
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SHEET NUMBER	DRAWN BY: RRR	CHECKED BY: BRW	DATE: JUNE 2018	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 16 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE FILING 16 SS NORTHEAST	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	 a Westwood team	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodjpa.com	Revisions	Init.	Appr.	Date	
											No.			

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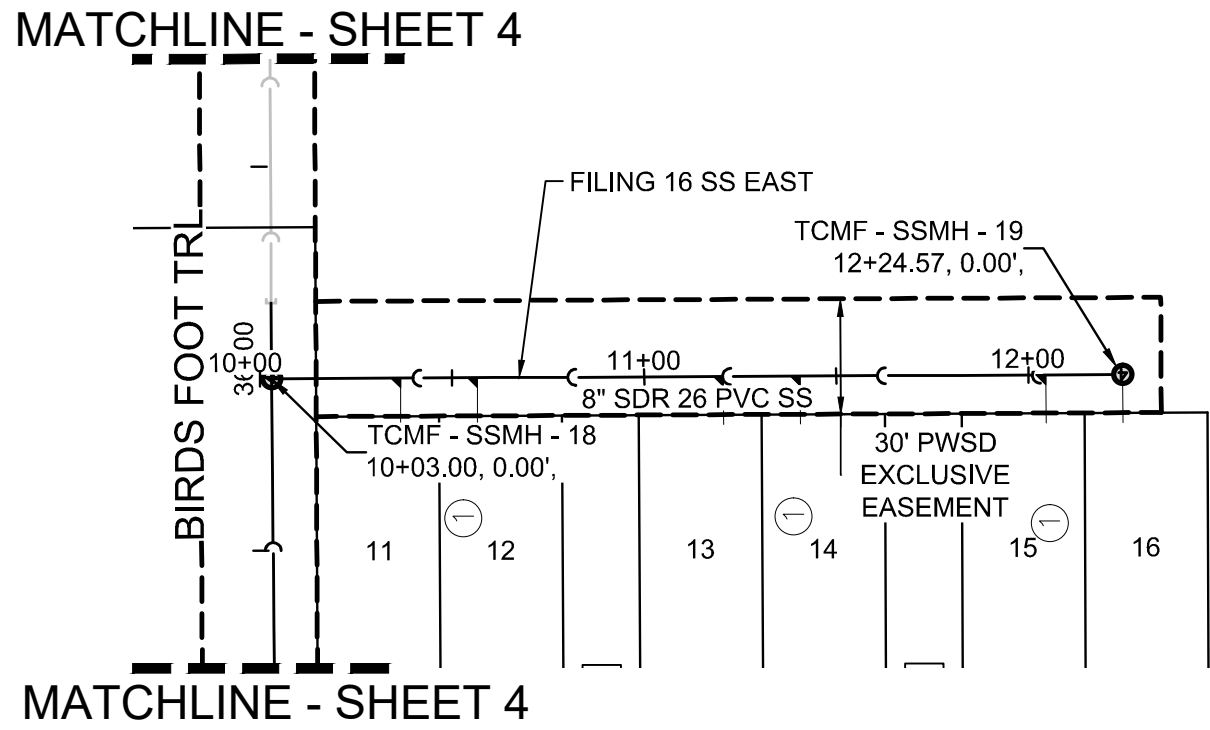
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UTILITY NOTIFICATION
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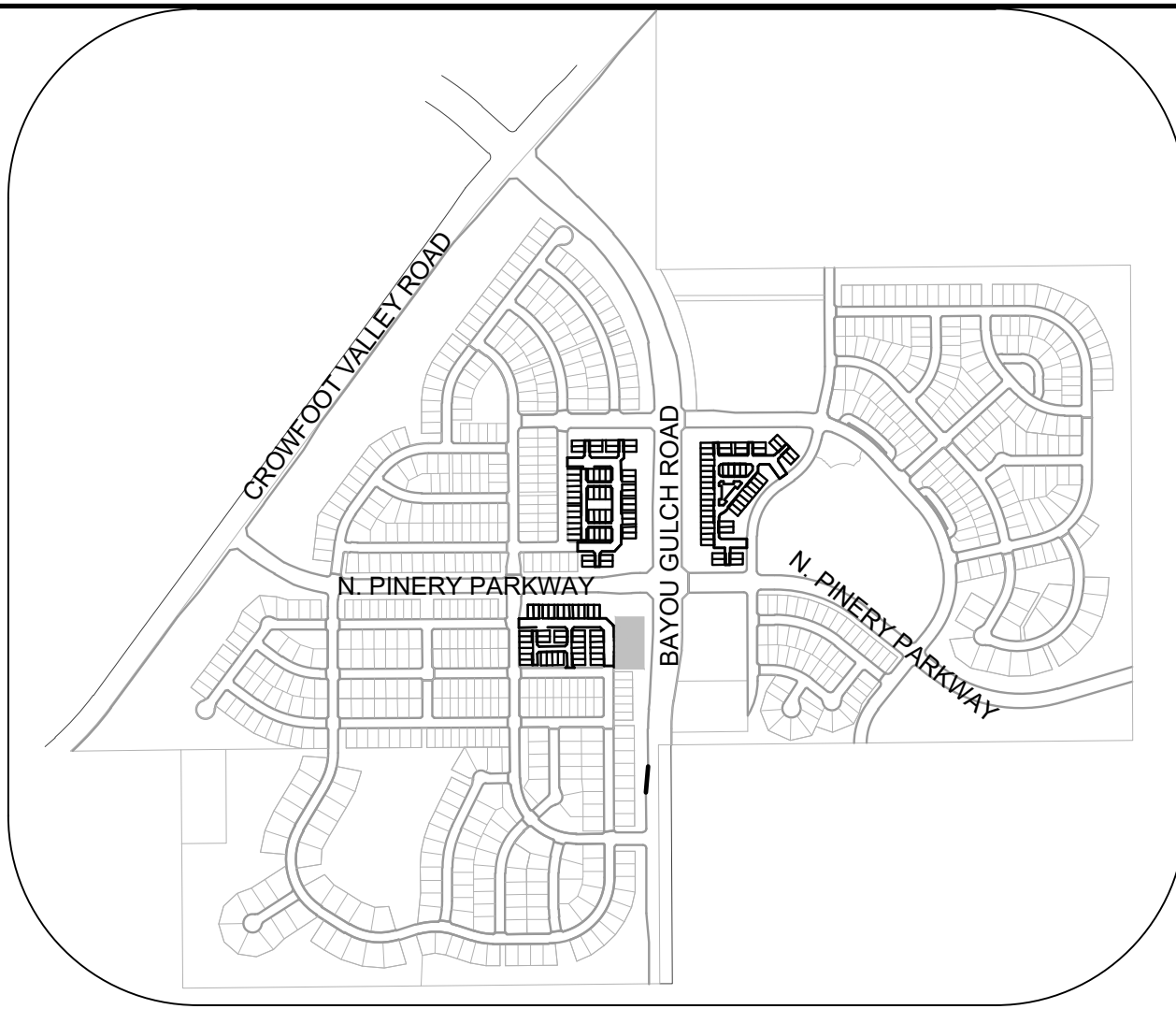
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PLAN: FILING 16 SS EAST STA: 9+00.00 TO 12+00.00
HORIZONTAL SCALE: 1" = 50'



SCALE: 1" = 50'



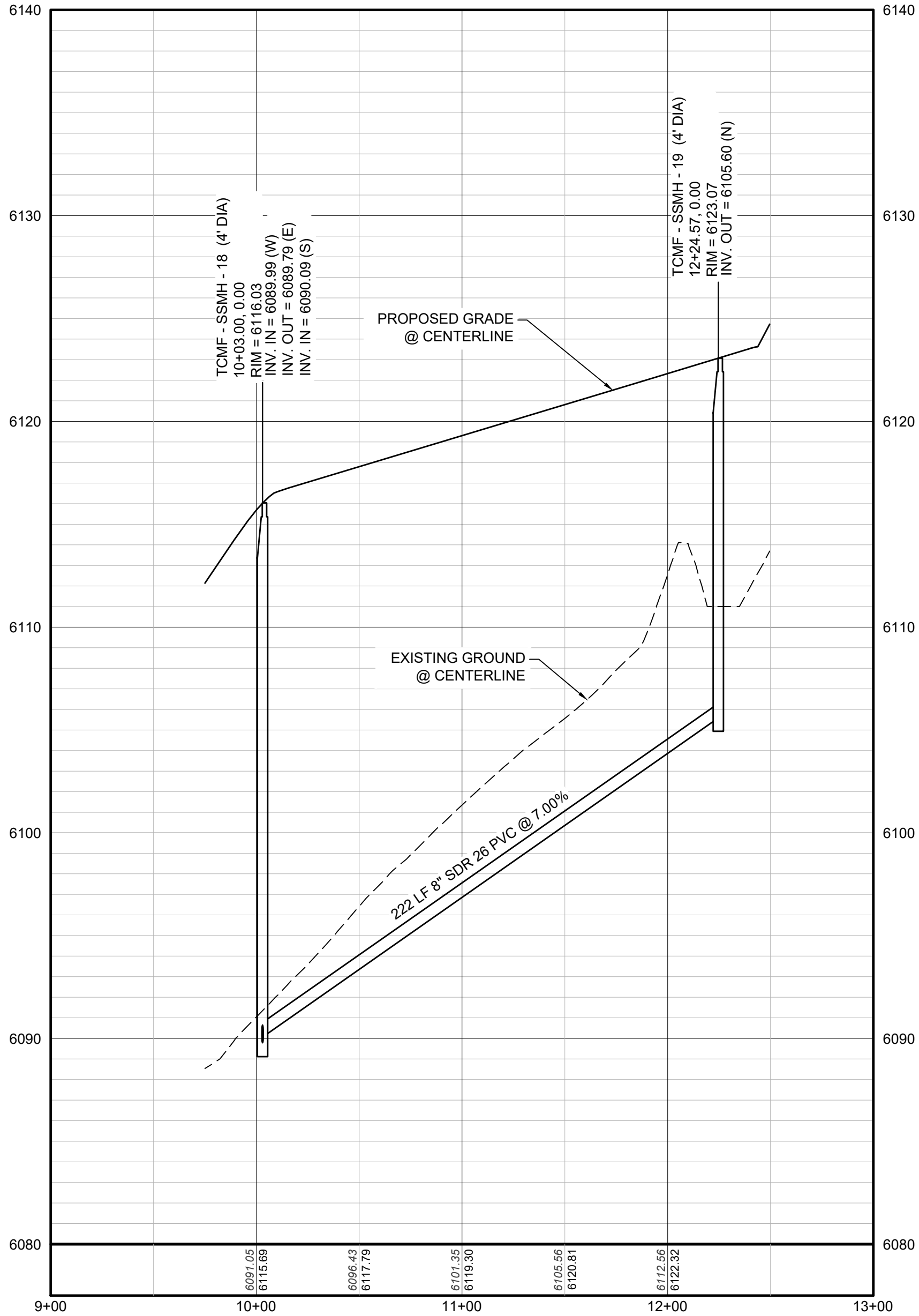
KEYMAP
N.T.S.

LEGEND

	BLOCK NUMBER		PROPOSED RANGE POINT
	LOT TYPE		CENTERLINE
	PROPOSED BUTTERFLY VALVE		RIGHT-OF-WAY
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	PROPOSED FIRE HYDRANT		PROPOSED SLOPE & DIRECTION
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	FUTURE FIRE HYDRANT		PROPOSED SEWER LINE WITH MANHOLE
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	PROPOSED SIDEWALK RAMP		PROPOSED WATER LINE
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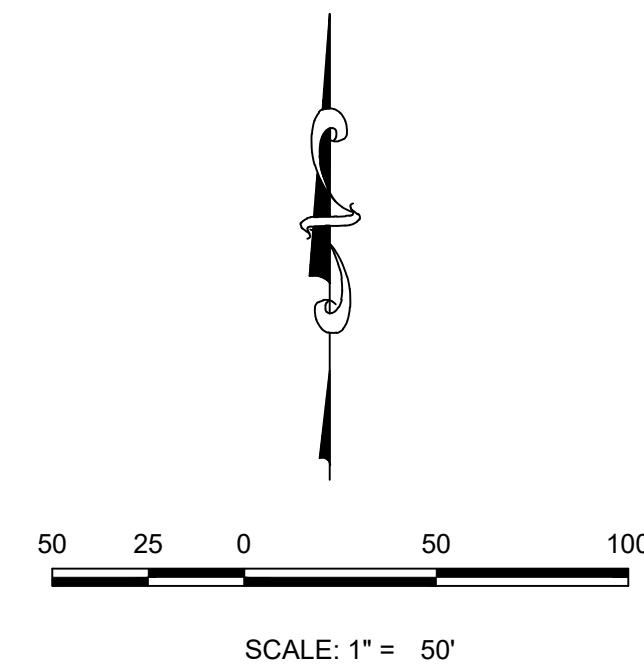
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SHEET NUMBER	DRAWN BY: RRR	CHECKED BY: BPW	DATE: JUNE 2018	SCALE: AS SHOWN	FILE NO: 8130283701	TRAILS AT CROWFOOT FILING 16 CONSTRUCTION DRAWINGS SANITARY SEWER PLAN & PROFILE 7 - FILING 16 SS EAST	HR 935 LLC 7353 South Alton Way CENTENNIAL, CO 80112	 a Westwood team	10333 E. Dry Creek Rd. Suite 240 Englewood, CO 80112 Tel: 720.482.952 www.cvlinc.net westwoodpa.com	Revisions	Init	Appr	Date
										No.			



	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 BLOW-OFF		EDGE OF PAVEMENT
	PROPOSED REDUCER		PROPOSED DIRECTION OF FLOW
	PROPOSED VALVE		PROPOSED SLOPE & DIRECTION
	PROPOSED FIRE HYDRANT		EXISTING 5' COURSE
	PROPOSED WL FITTING WITH THRUST BLOCK		EXISTING 1' COURSE
	PROPOSED FLARED END SECTION		PROPOSED 5' COURSE
	PROPOSED LOW POINT BLOW-OFF		PROPOSED 1' COURSE
	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 OPTIC LINE		EXISTING OVERHEAD POWER
	PROPOSED STORM DRAIN INLET		EXISTING TELEPHONE LINE
	PROPOSED STORM DRAIN MANHOLE		PWSd EASEMENT
			TYP. EASEMENT

AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
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
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



BASIS OF BEARINGS:
THE EAST LINE OF THE NORTHEAST
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.

BRIAN P. WILSON
COLORADO P.E. 0050067



N:\PROJECTS\Hess Ranch\CAD\ENGINEERING\Sheet Sets\MultiFamily\CD\SIF16\Parker Water and Sanitation\Water P&P\BIRDS FOOT TRL.DWG, BP\WILSON, 6/4/2021 2:10 PM

No.	Revisions	Date	Init.	Appr.	Date
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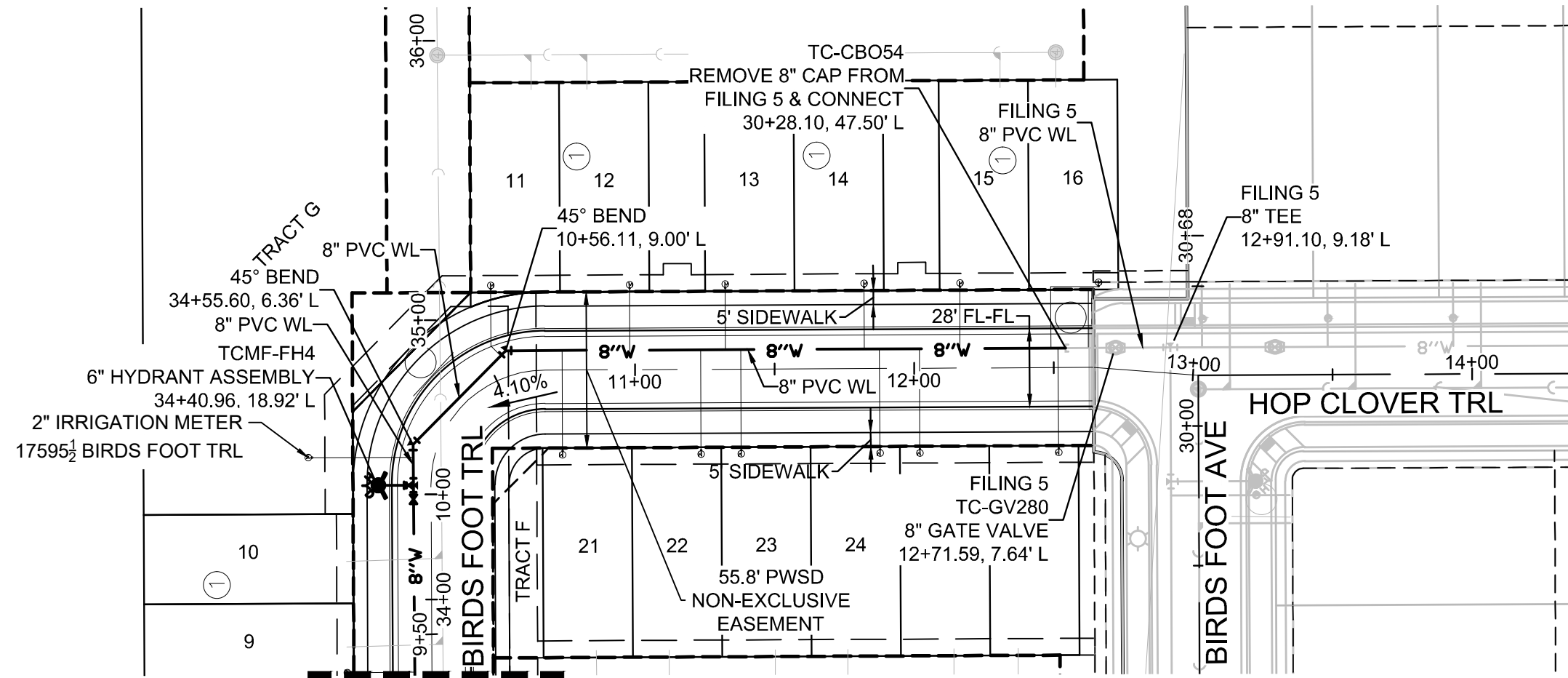
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UTILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

TWO WORKING DAYS

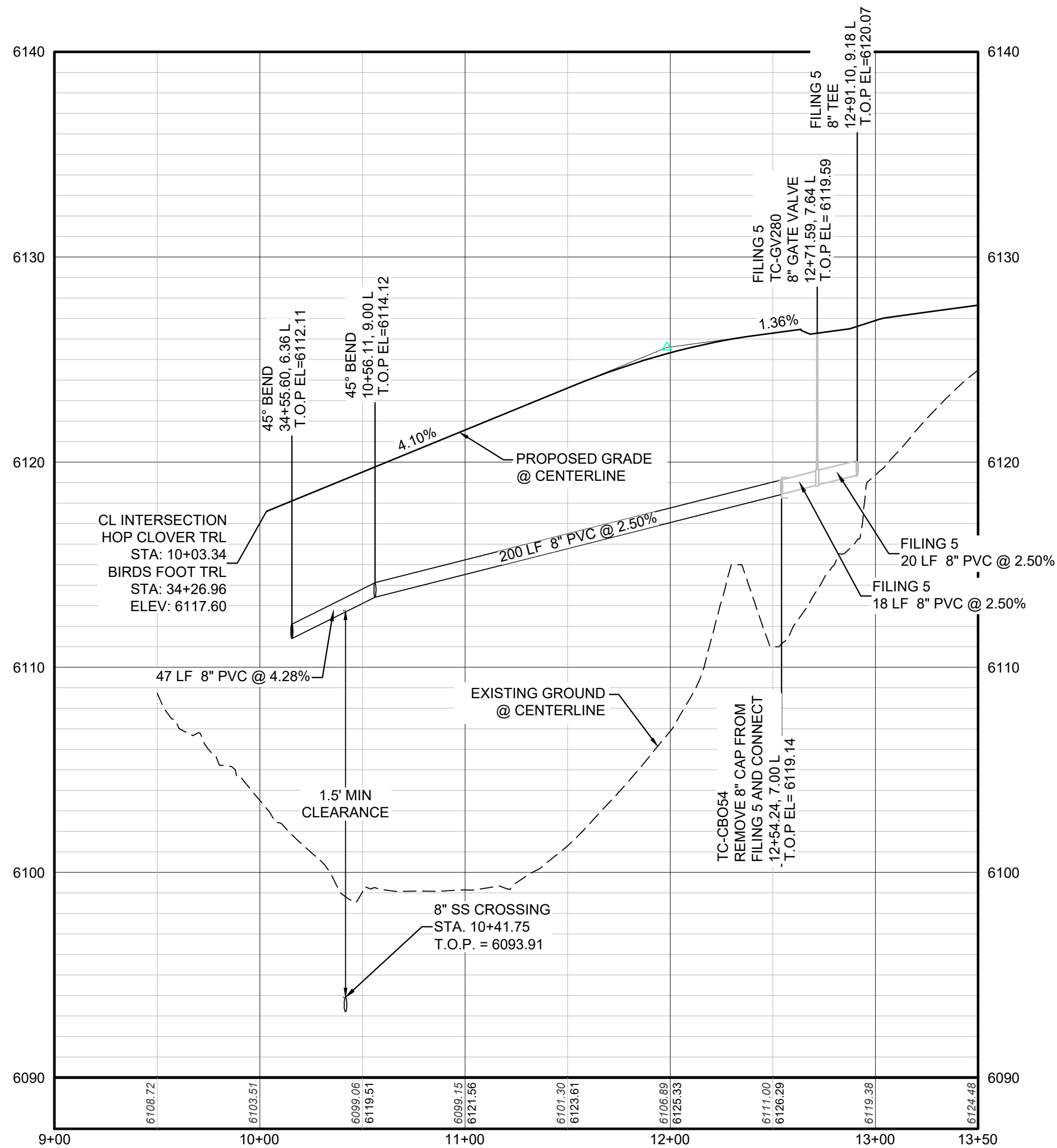
BEFORE YOU DIG

1-800-922-1987



MATCHLINE - SHEET 8

PLAN: HOP CLOVER TRL STA: 9+50.00 TO 14+00.00
HORIZONTAL SCALE: 1" = 50'



PROFILE: HOP CLOVER TRL STA: 9+00.00 TO 13+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.

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



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
⊞		---	PWSD EASEMENT
⊞		---	TYP. EASEMENT

ABBREVIATIONS

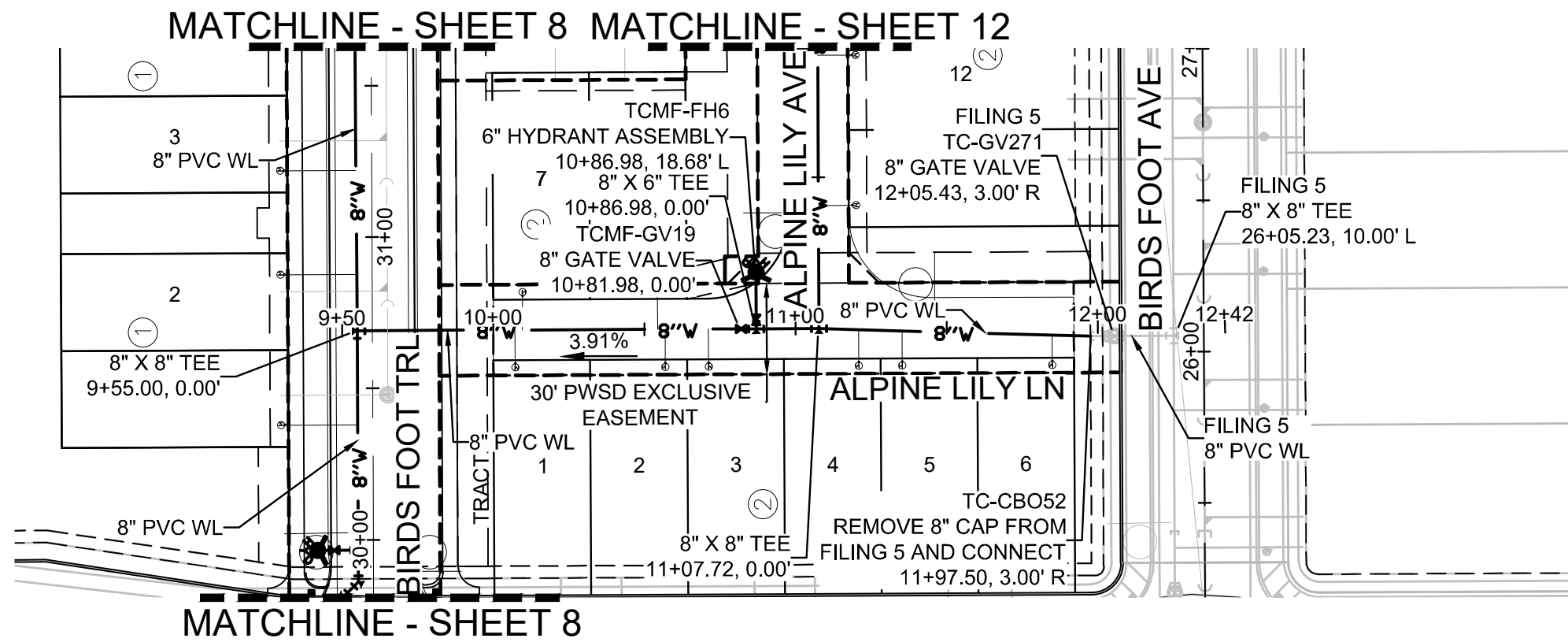
AD	ANGLE DIFFERENCE	MH	MANHOLE
AV	AIR VAC RELEASE VALVE	N.T.S.	NOT TO SCALE
BVC	BEGIN VERTICAL CURVE	PVC	POLYVINYL CHLORIDE
BVP	BEGIN VERTICAL PROFILE	PVI	PT. OF VERTICAL INTERSECTION
CBO	CAP WITH BLOW OFF	PVT	POINT OF VERTICAL TANGENT
CRR	CURB RETURN RADIUS	RCBC	REINFORCED CONCRETE BOX CULVERT
EL	ELEVATION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

SHEET NUMBER	DRAWN BY:	CHECKED BY:	DATE:	SCALE:	AS SHOWN	FILE NO:	8130283701	JUNE 2018	Revisions	No.	Date	Init.	Appr.	Date	
9	RRR	BPW													
TRAILS AT CROWFOOT	FILING 16 CONSTRUCTION DRAWINGS	WATER PLAN & PROFILE	HOP CLOVER TRAIL	HR 935 LLC	7353 South Alton Way	CENTENNIAL, CO 80112	10333 E. Dry Creek Rd.	Suite 240	Englewood, CO 80112	Tel: 720.482.952	www.cvlinc.net	westwoodjpa.com	a Westwood team	CML	10333 E. Dry Creek Rd.

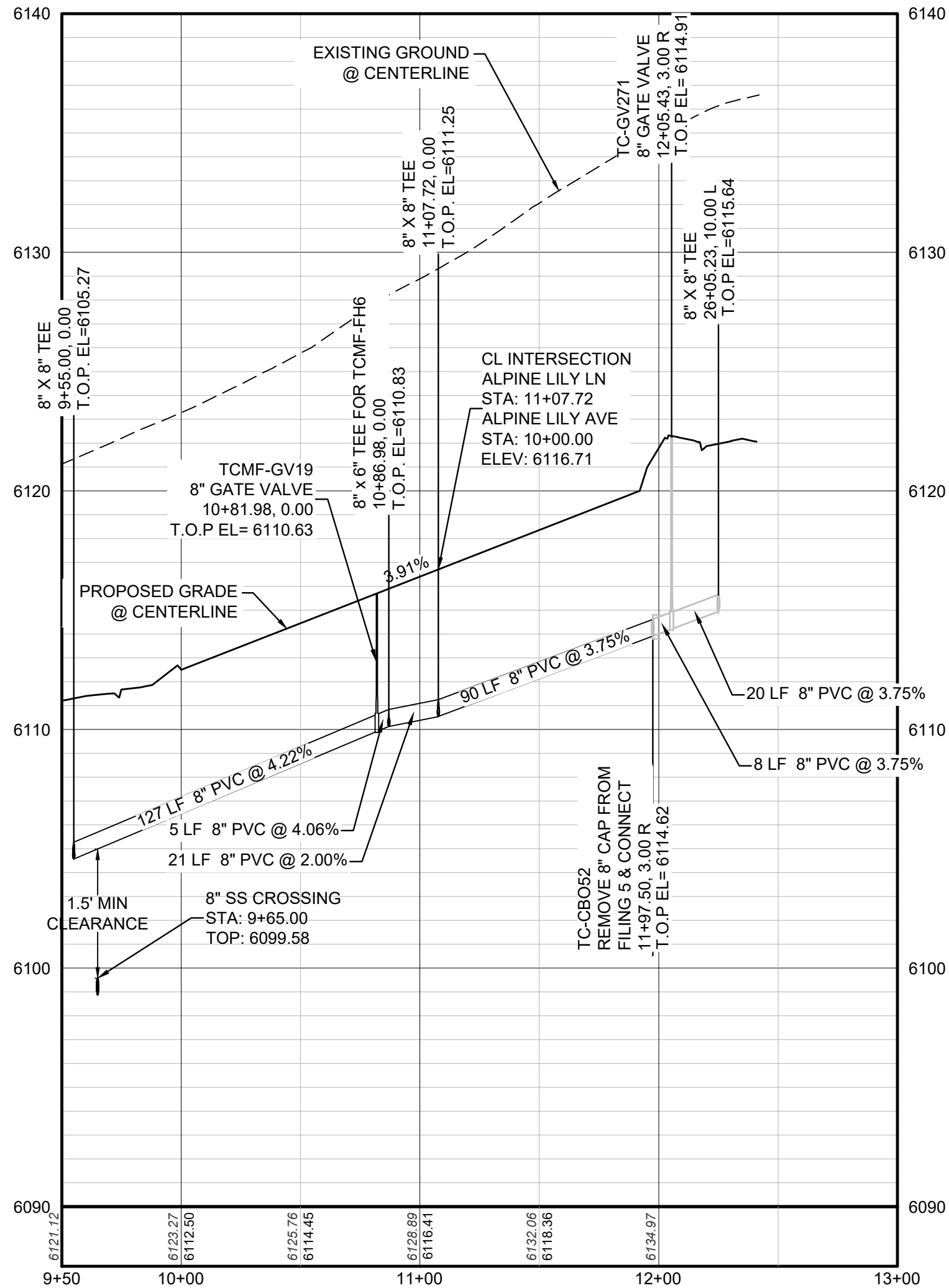
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PLAN: ALPINE LILY LN STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'



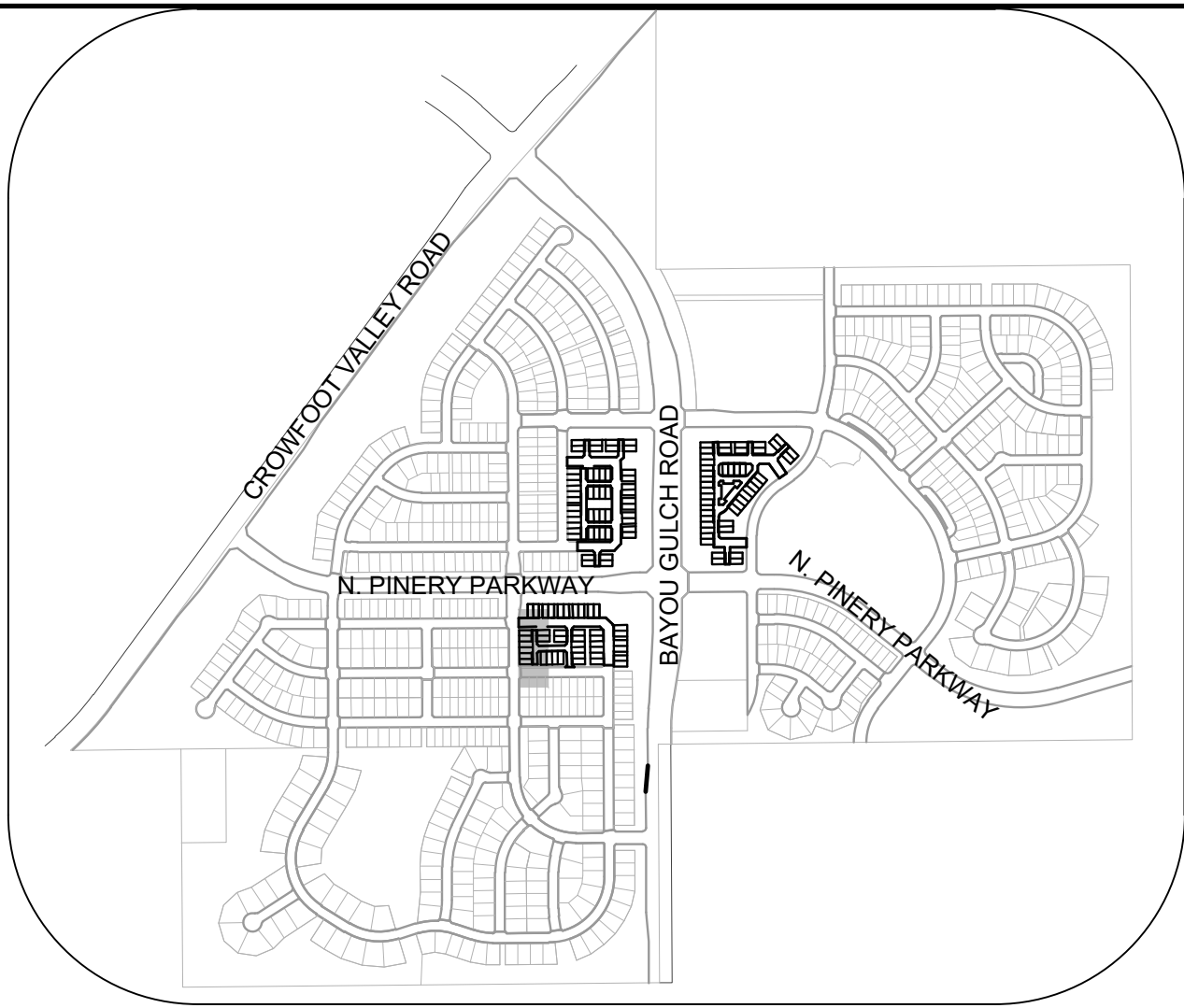
PROFILE: ALPINE LILY LN STA: 9+50.00 TO 13+00.00
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BENCHMARK
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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



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 OPTIC LINE |
| ⊞ | PROPOSED STORM DRAIN MANHOLE | OH | EXISTING OVERHEAD POWER |
| | | TEL | EXISTING TELEPHONE LINE |
| | | --- | PWSD EASEMENT |
| | | --- | TYP. EASEMENT |

ABBREVIATIONS

- | | | | |
|-----|------------------------|--------|---------------------------------|
| AD | ANGLE DIFFERENCE | MH | MANHOLE |
| AV | AIR VAC RELEASE VALVE | N.T.S. | NOT TO SCALE |
| BVC | BEGIN VERTICAL CURVE | PVC | POLYVINYL CHLORIDE |
| BVP | BEGIN VERTICAL PROFILE | PVI | PT. OF VERTICAL INTERSECTION |
| CBO | CAP WITH BLOW OFF | PVT | POINT OF VERTICAL TANGENT |
| CRR | CURB RETURN RADIUS | RCBC | REINFORCED CONCRETE BOX CULVERT |
| EL | ELEVATION | ROP | REINFORCED CONCRETE PIPE |
| EP | EDGE OF PAVEMENT | ROW | RIGHT OF WAY |
| EVC | END VERTICAL CURVE | SC | SANITARY CAP |
| EVP | END VERTICAL PROFILE | SD | STORM DRAIN |
| FG | FINISHED GROUND | SL | SECTION LINE |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FL | FLOW LINE | STA | STATION |
| GV | GATE VALVE | T.O.P. | TOP OF PIPE |
| HCR | HANDICAP CURB RAMP | UE | UTILITY EASEMENT |
| HP | HIGH POINT | VC | VERTICAL CURVE |
| INV | INVERT | WL | WATER LINE |
| K | CURVATURE COEFFICIENT | WLC | WATER LINE CONNECTION |
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Suite 240
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Tel: 720.482.952
www.cvlinc.net
westwoodjpa.com



HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 16 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
ALPINE LILY LANE

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

SHEET NUMBER
10

No.	Revisions	Date	Init.	Appr.	Date

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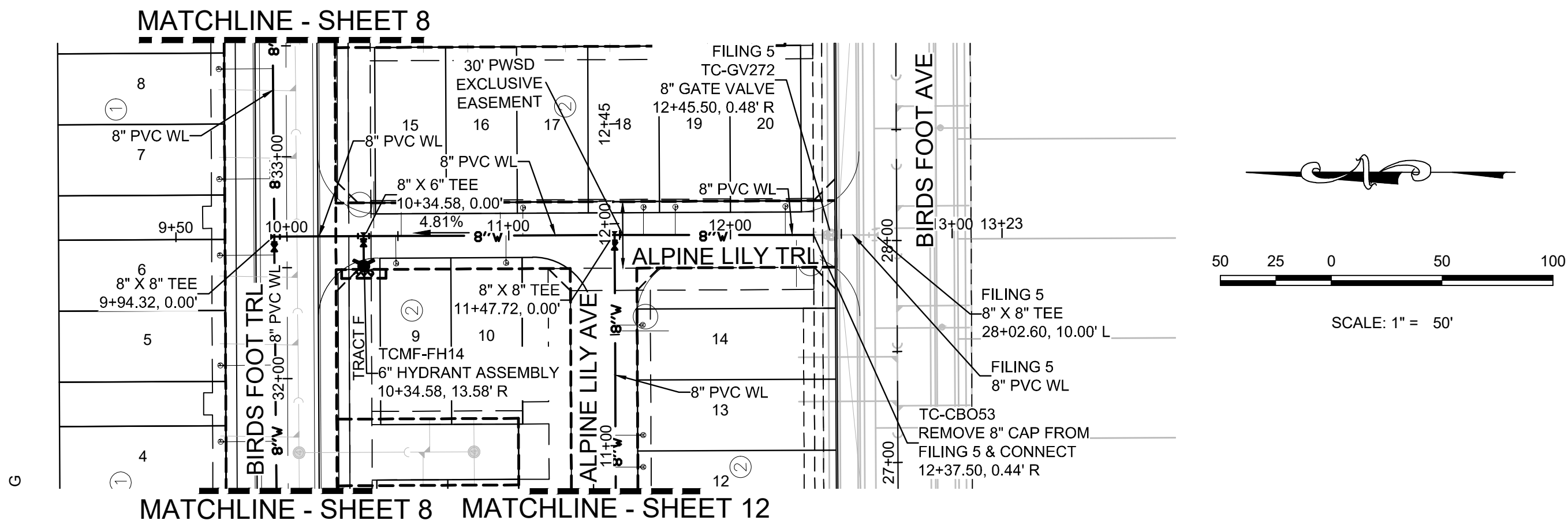
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UTILITY NOTIFICATION
CENTER OF COLORADO

CALL 811

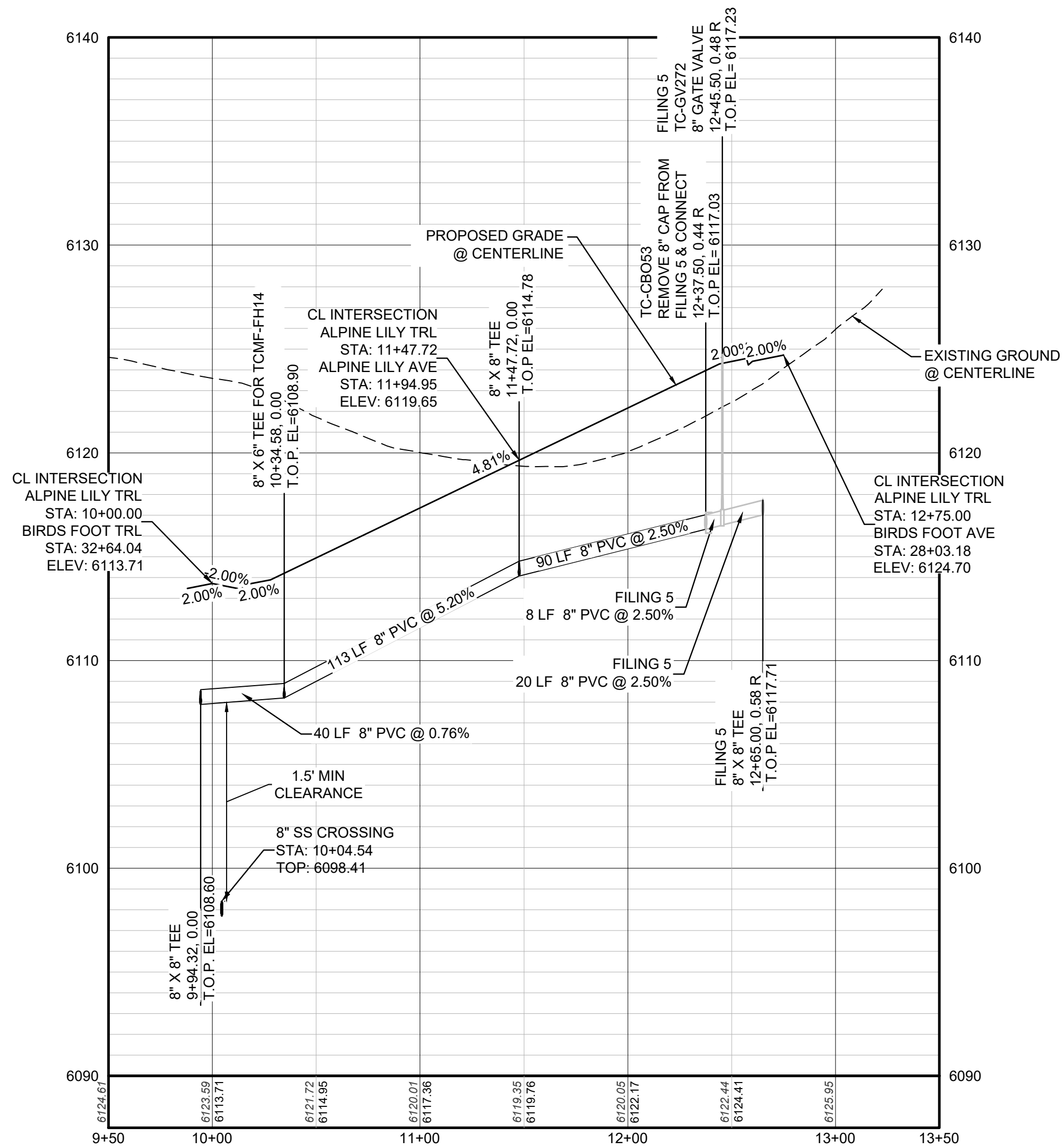
TWO WORKING DAYS

BEFORE YOU DIG

1-800-922-1987



PLAN: ALPINE LILY TRL STA: 9+50.00 TO 13+50.00
HORIZONTAL SCALE: 1" = 50'



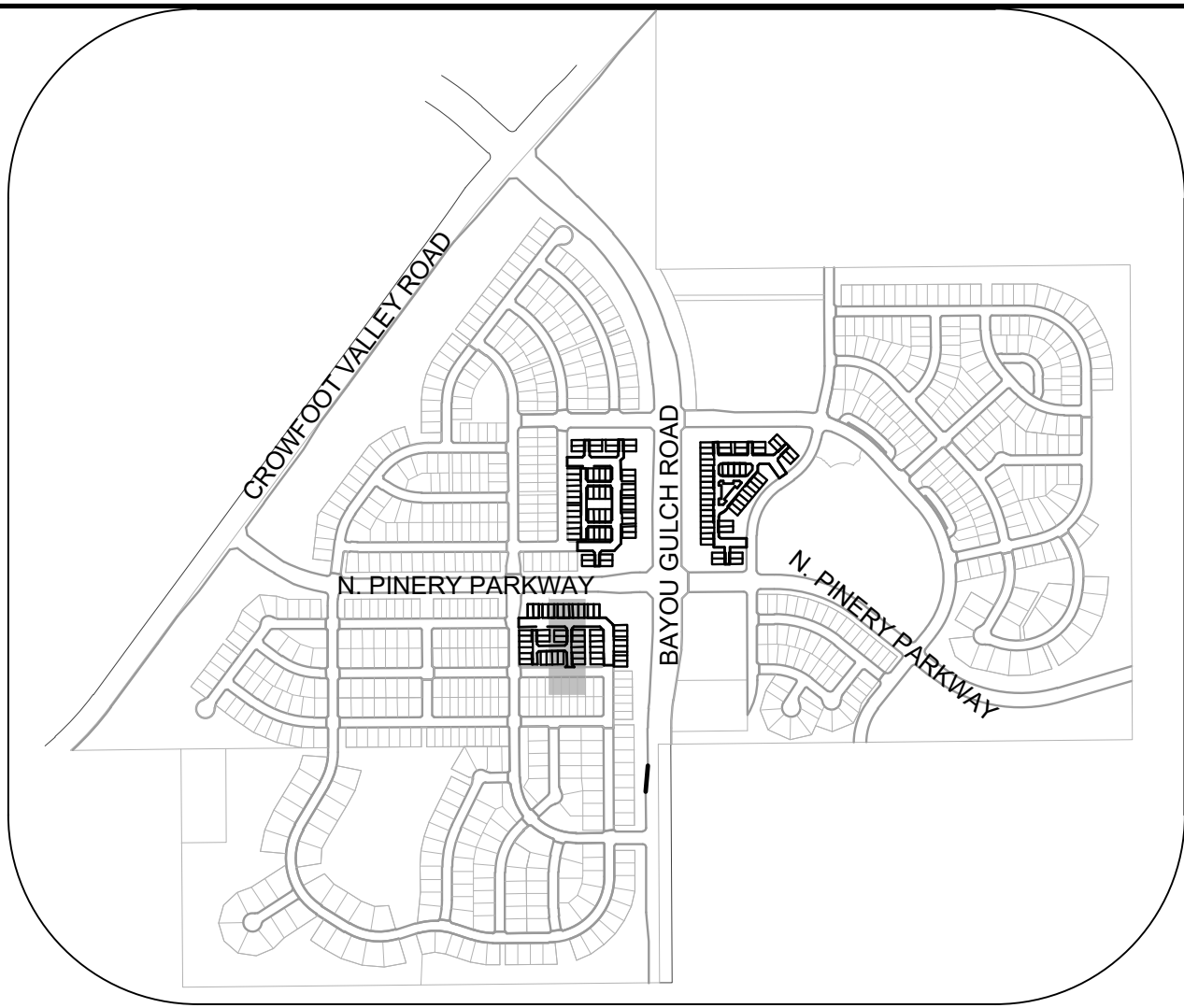
PROFILE: ALPINE LILY TRL STA: 9+50.00 TO 13+50.00
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PREPARED UNDER THE
SUPERVISION OF

BRIAN P. WILSON
COLORADO P.E. 0050067



KEYMAP
N.T.S.

LEGEND

- | | | | |
|-------|---------------------------------------|------|----------------------------------|
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| ⊠ | PROPOSED SIDEWALK RAMP | --- | PROPOSED WATER LATERAL W/ METER |
| 10.00 | EXISTING ELEVATION | --- | SECTION LINE |
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| ⊠ | PROPOSED STORM DRAIN INLET | FO | EXISTING FIBER OPTIC LINE |
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ABBREVIATIONS

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| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FL | FLOW LINE | STA | STATION |
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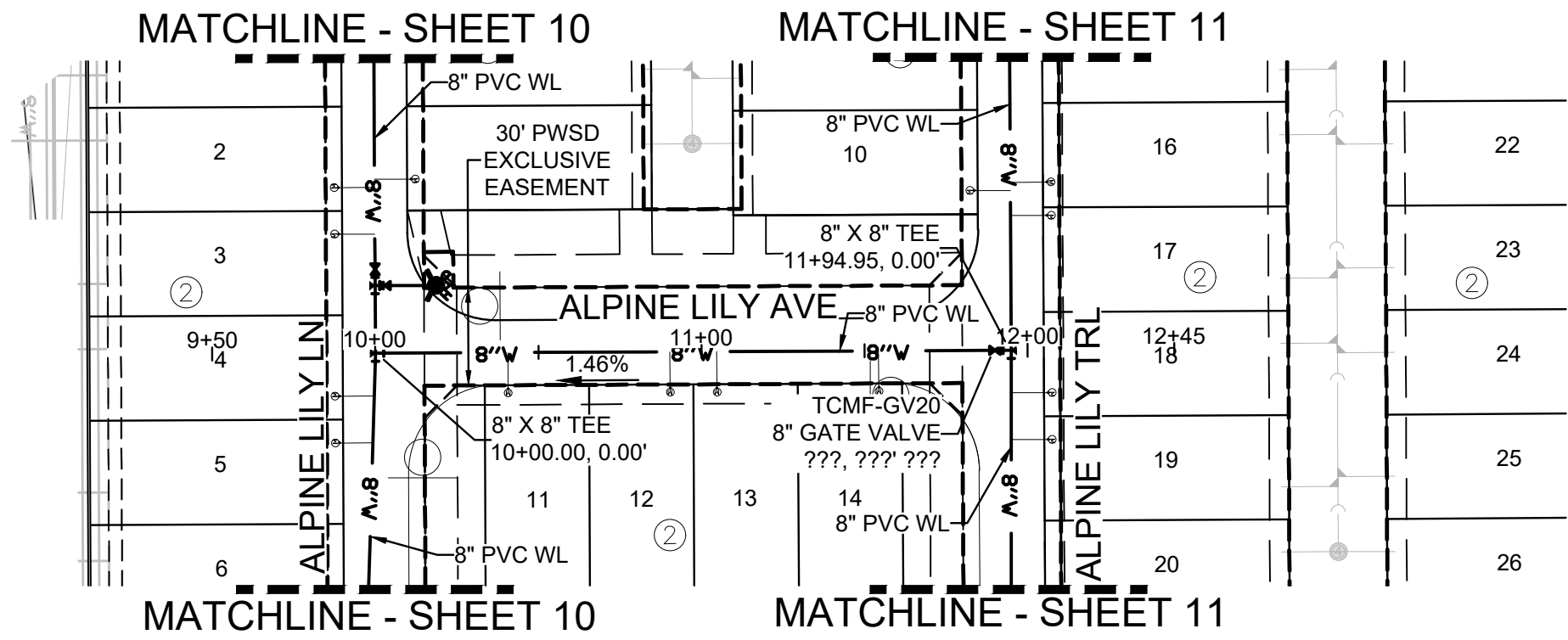
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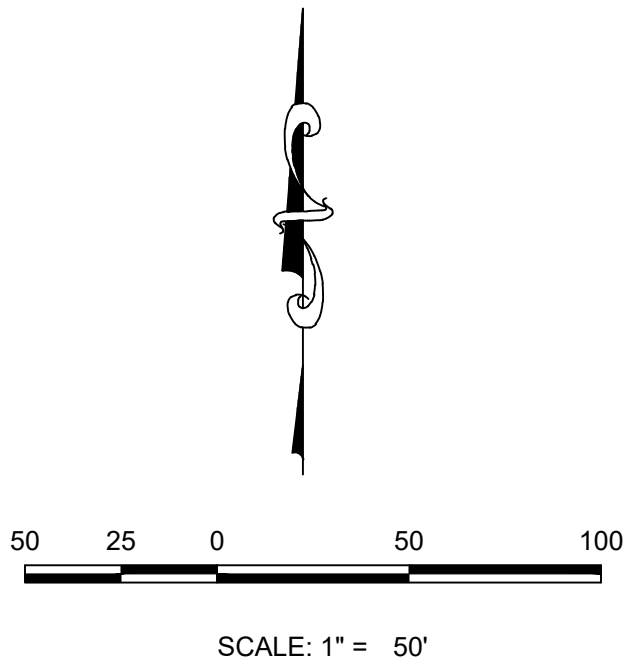
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PLAN: ALPINE LILY AVE STA: 9+50.00 TO 12+45.00
HORIZONTAL SCALE: 1" = 50'



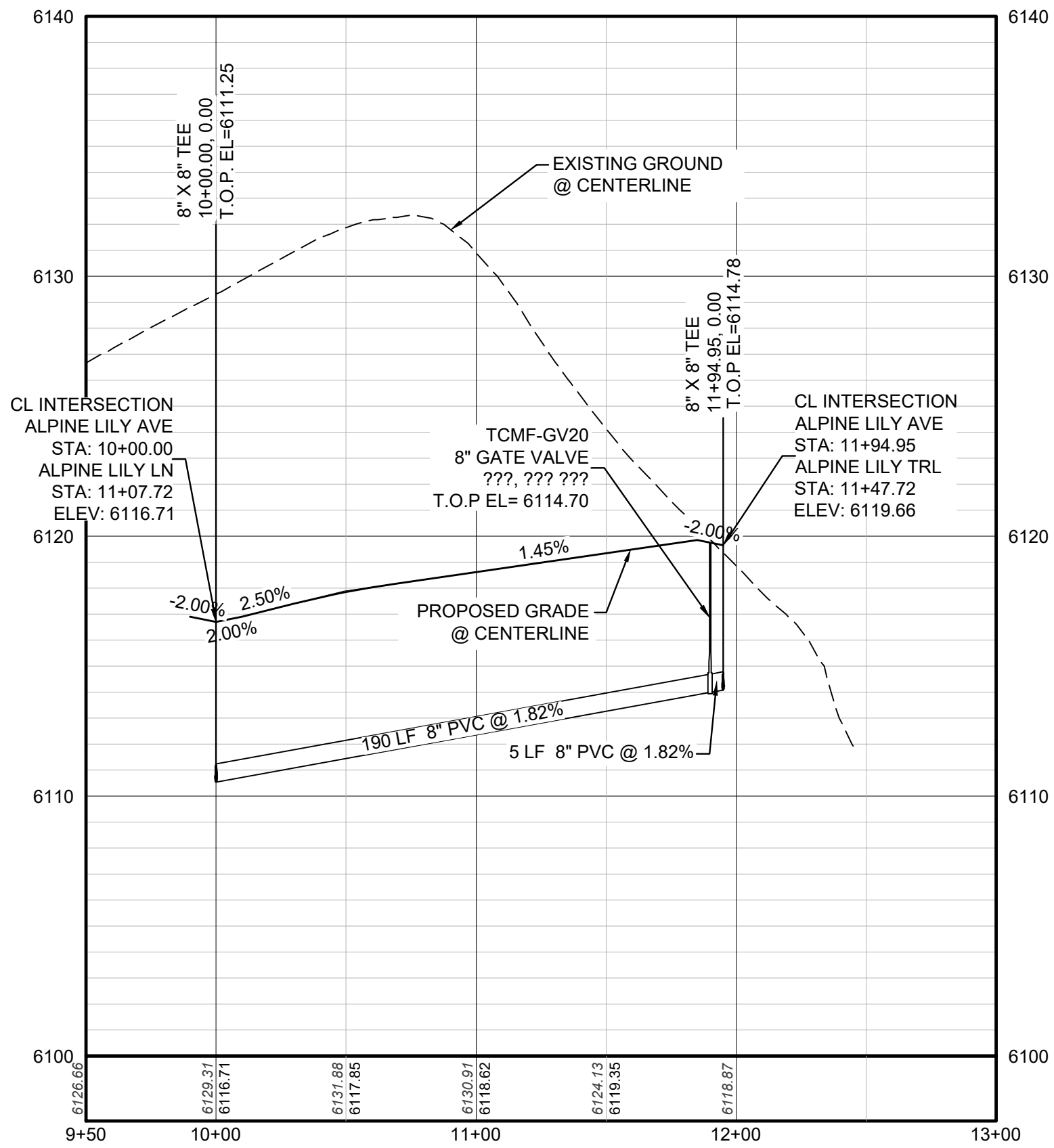
KEYMAP
N.T.S.

LEGEND

	BLOCK NUMBER		PROPOSED RANGE POINT
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	LOT NUMBER		RIGHT-OF-WAY
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VERTICAL: 1" = 5'

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

BASIS OF BEARINGS:
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

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



a Westwood team

HR 935 LLC
7353 South Alton Way
CENTENNIAL, CO 80112

TRAILS AT CROWFOOT
FILING 16 CONSTRUCTION DRAWINGS
WATER PLAN & PROFILE
ALPINE LILY STREET

DRAWN BY: RRR

CHECKED BY: BPW

DATE: JUNE 2018

SCALE: AS SHOWN

FILE NO: 8130283701

SHEET NUMBER

12

Revisions

No.

Date

Init.

Appr.

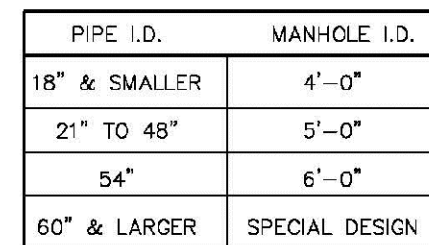
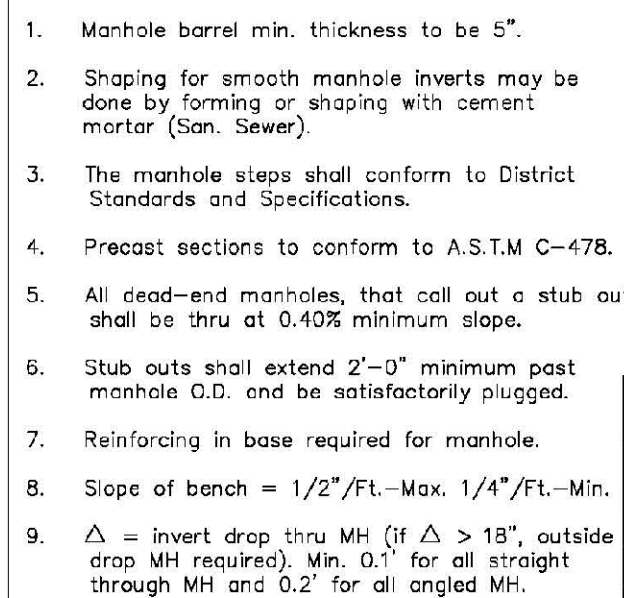
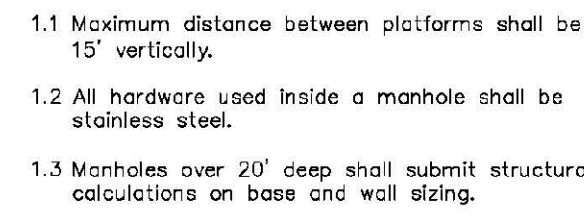
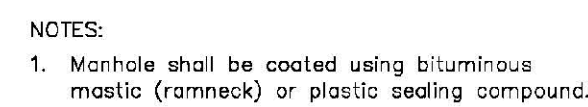
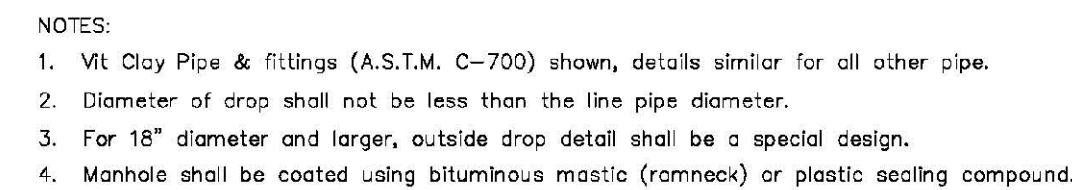
Date

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

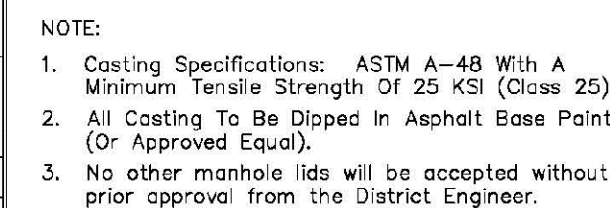
1. ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND PVC SCHD 40 PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
2. NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3".
3. MINIMUM GRADE SHALL BE 2%.
4. INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS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

2016 REVISION

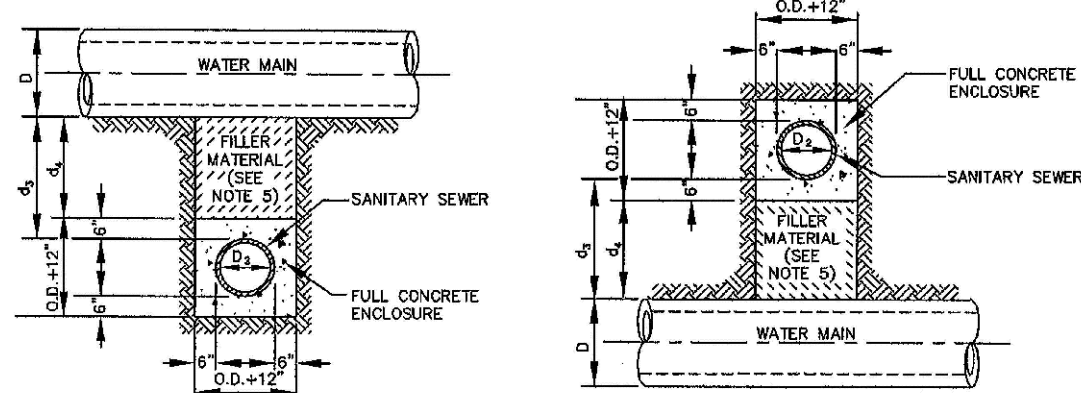
- NOTE
1. SEE SHEET S1.1 FOR DISTRICT POLICIES AND INSTALLATION NOTES.
 2. TYPICAL WATER SERVICES SHOWN ON SHEET W1.2 IN WATER DETAILS.

2016 REVISION2016 REVISION2016 REVISION2016 REVISION2016 REVISION2016 REVISION

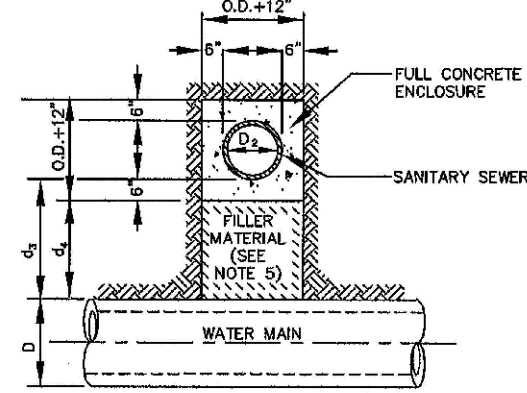
2016 REVISION

2016 REVISION

N:\PROJECTS\SSR RANCH\ENGINEERING\SSR SHEET SETS\MULTIFAMILY\CDST\16\PARKER WATER AND SANITATION\SANITARY SEWER DETAILS.DWG, BRIANW, 6/4/2021, 12:52 PM



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

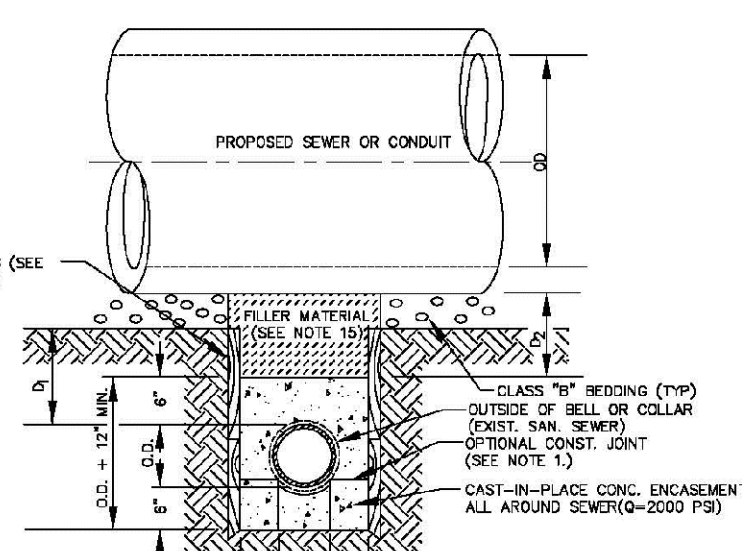
GENERAL NOTES FOR TYPE I, II, & III ENCASEMENT

- 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 EXCAVATED 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.
- 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 1/08
DISTRICT ENGINEER	

2008 REVISION

SHEET 7



TYPE III
CONCRETE ENCASEMENT FOR SANITARY SEWERS

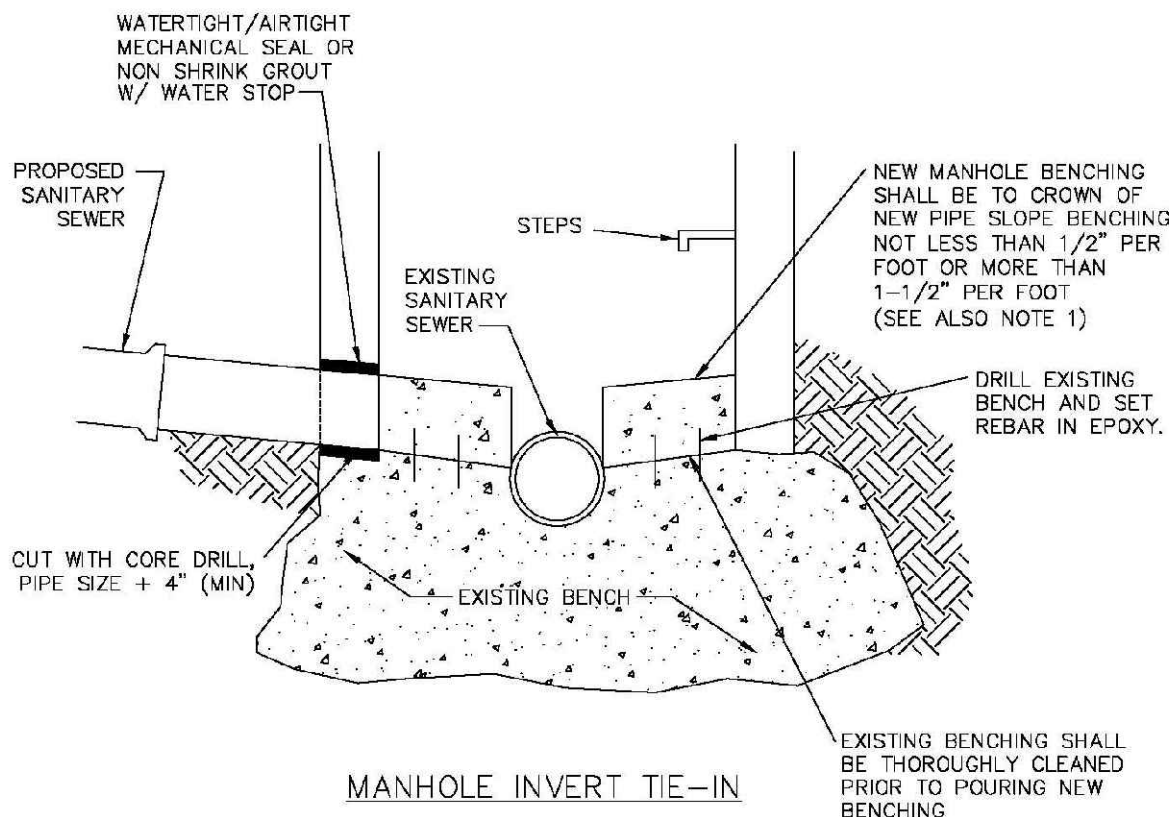
GENERAL NOTES FOR TYPE I, II, & III ENCASEMENT

- 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 EXCAVATED 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 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) 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 1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 8.8



MANHOLE INVERT TIE-IN

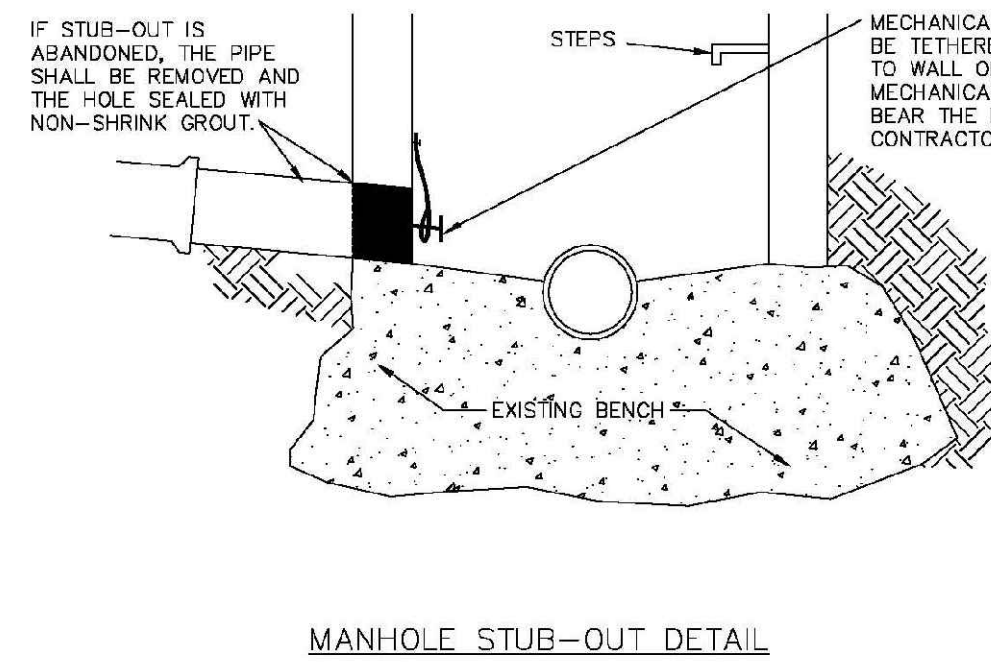
NOTES

- 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	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 8.9

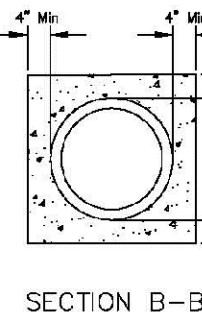
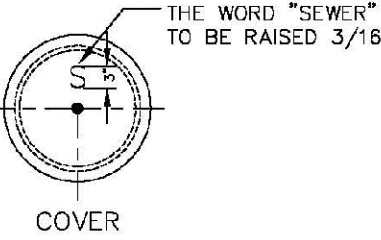
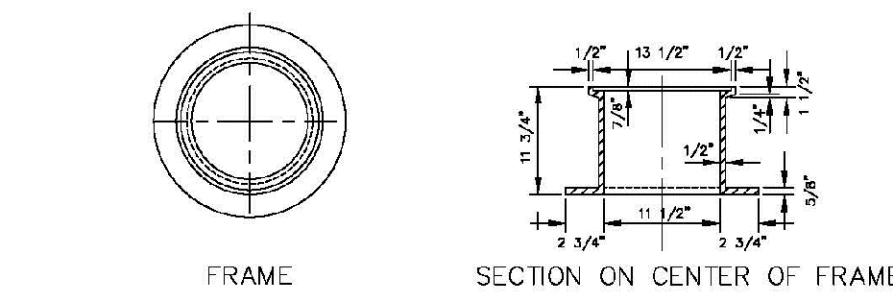


MANHOLE STUB-OUT DETAIL

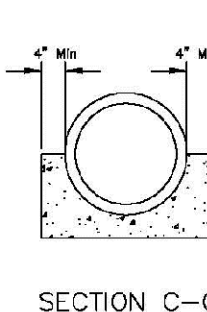
PARKER WATER & SANITATION DISTRICT	
MANHOLE STUB-OUT DETAIL	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

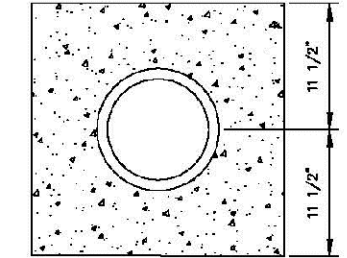
SHEET 8.10



SECTION B-B



SECTION C-C

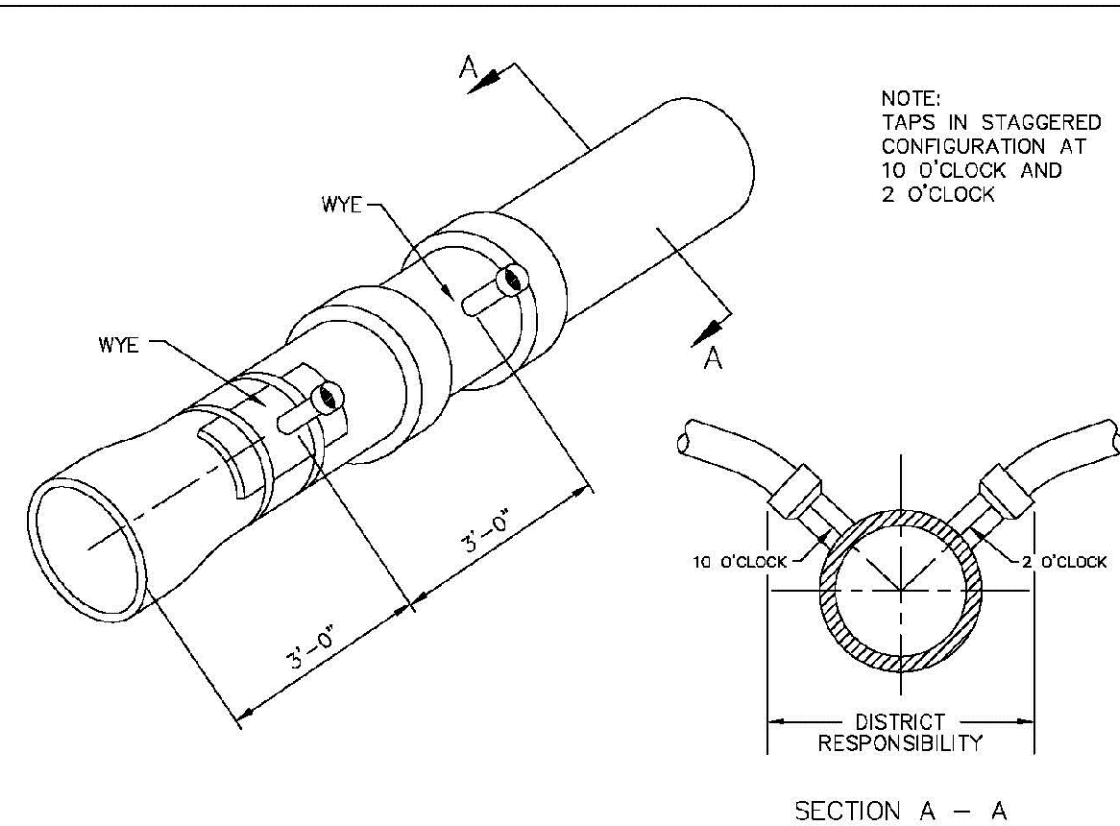


SECTION A-A

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

2016 REVISION

SHEET 8.12



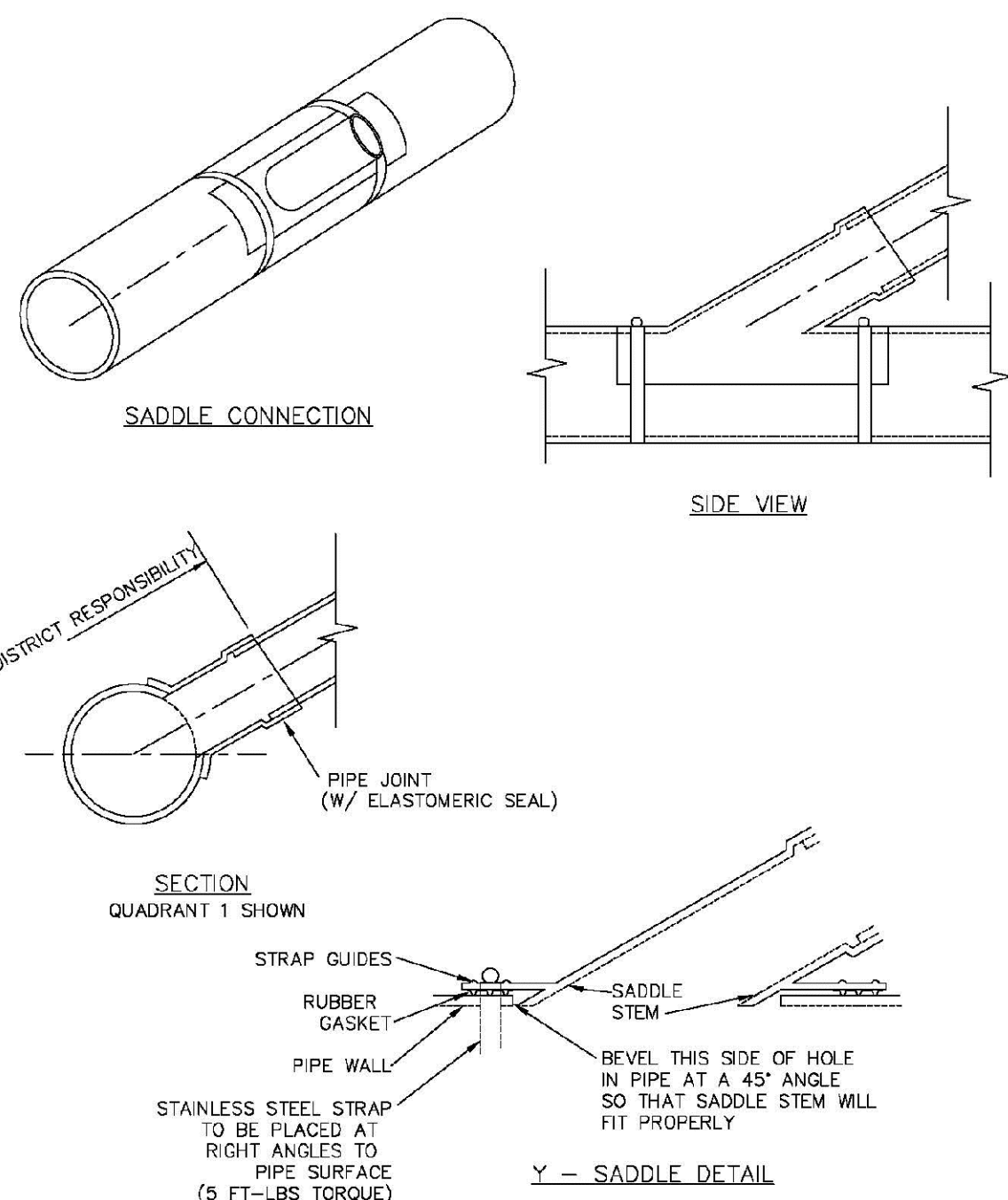
DOMESTIC SEWER TAPPING DETAIL

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

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

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	1/16 10/16
DIRECTOR OF ENGINEERING	

2016 REVISION

SHEET 8.14

INSPECTION POLICY:

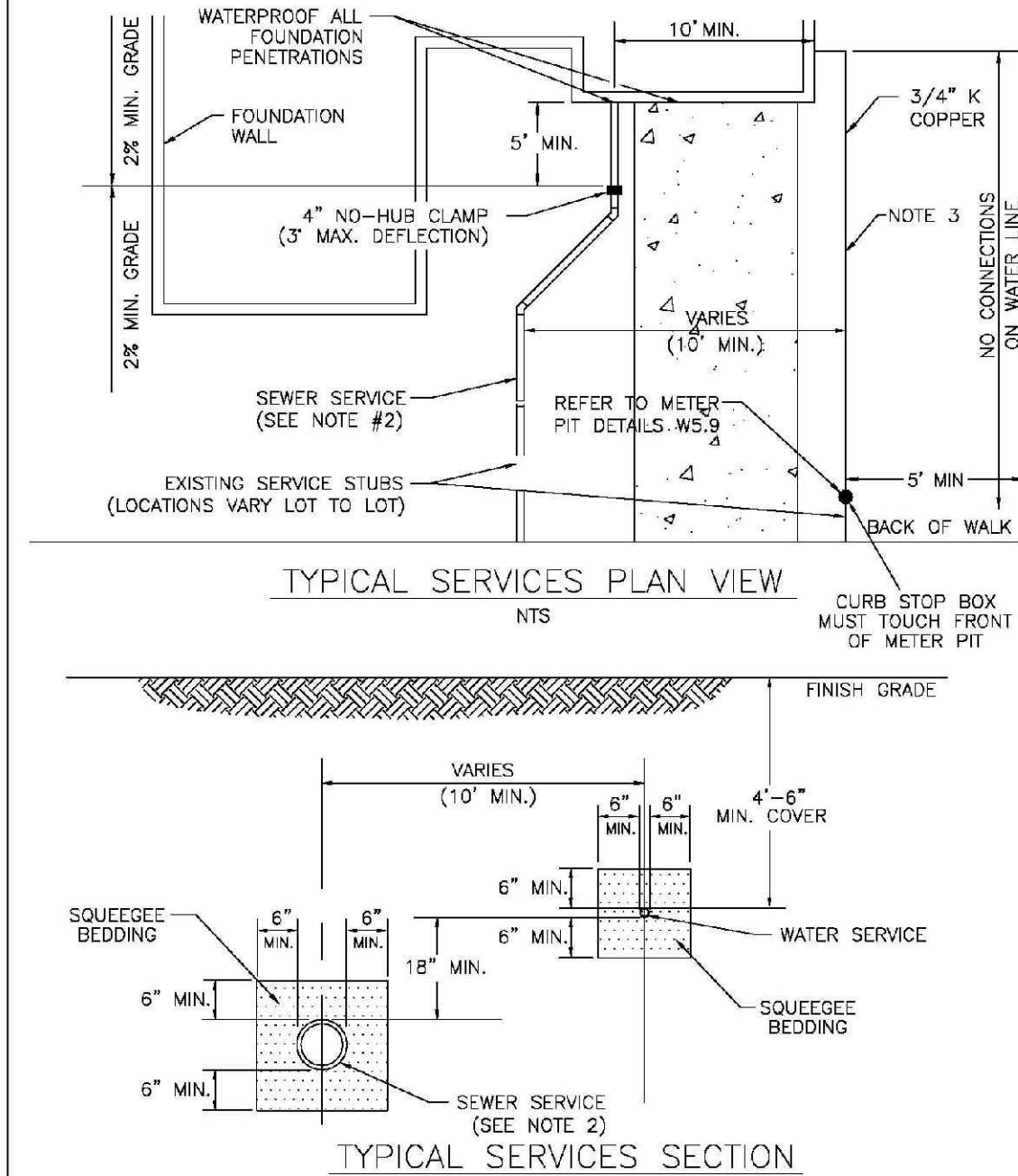
1. ALL SERVICE INSPECTIONS MUST BE SCHEDULED AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
2. SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 3:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
3. IF THE CONTRACTOR IS NOT READY FOR INSPECTION WHEN THE INSPECTOR ARRIVES AT THE SITE OR SERVICE 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 MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.
4. 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. A 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 PITS CANNOT BE IN DRIVEWAYS.
11. ONLY 3/4" (JUMPER) PIPES (JUMPERS) 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 LARGER THAN 3/4" SILVER SOLDERED JOINTS MUST BE INSPECTED BY PWSD PRIOR TO BURIAL. FLARED COUPLINGS WILL BE ALLOWED ON ALL SERVICES 3/4" AND SMALLER.

DISTRICT POLICIES & INSTALLATION

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

SHEET W1.1

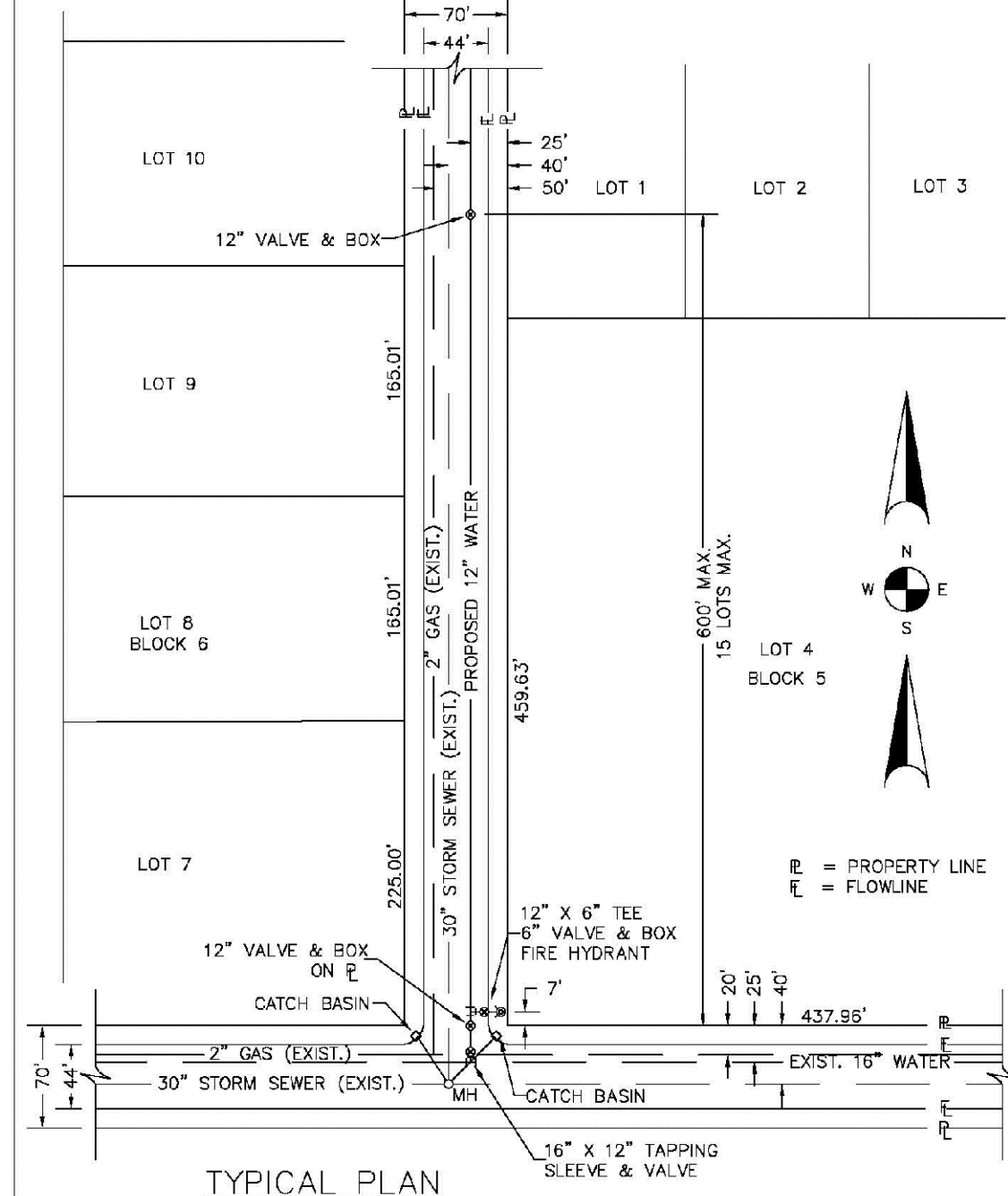


NOTE

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 SERVICE LINES UNDER CONCRETE SURFACE.

PARKER WATER & SANITATION DISTRICT	
TYPICAL WATER SERVICES	
SCALE: NONE	DATE: 2/96
APPROVED: PVR	1/04 10/16 06/05 12/07 1/16
DIRECTOR OF ENGINEERING	

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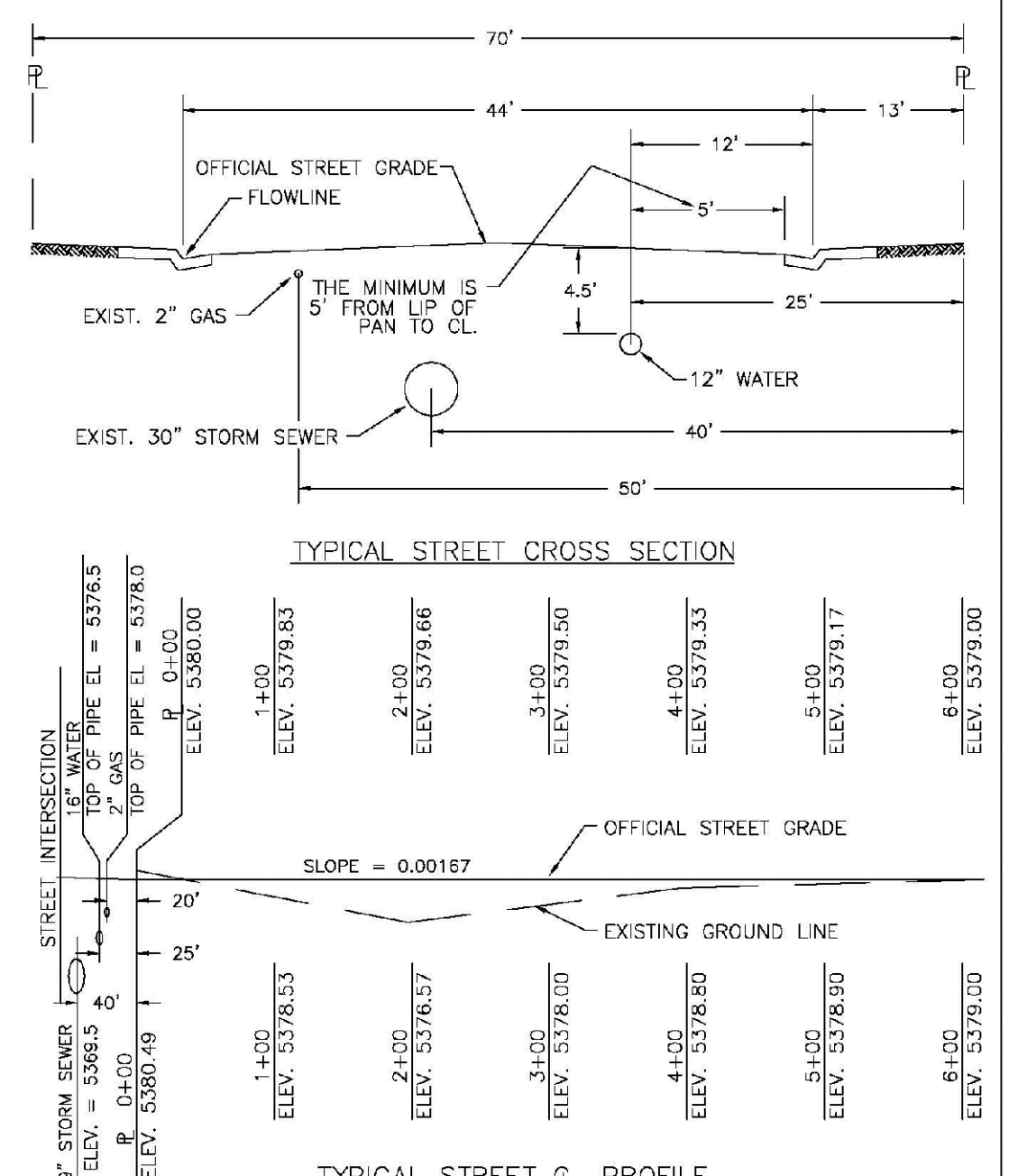


NOTES:

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

2016 REVISION

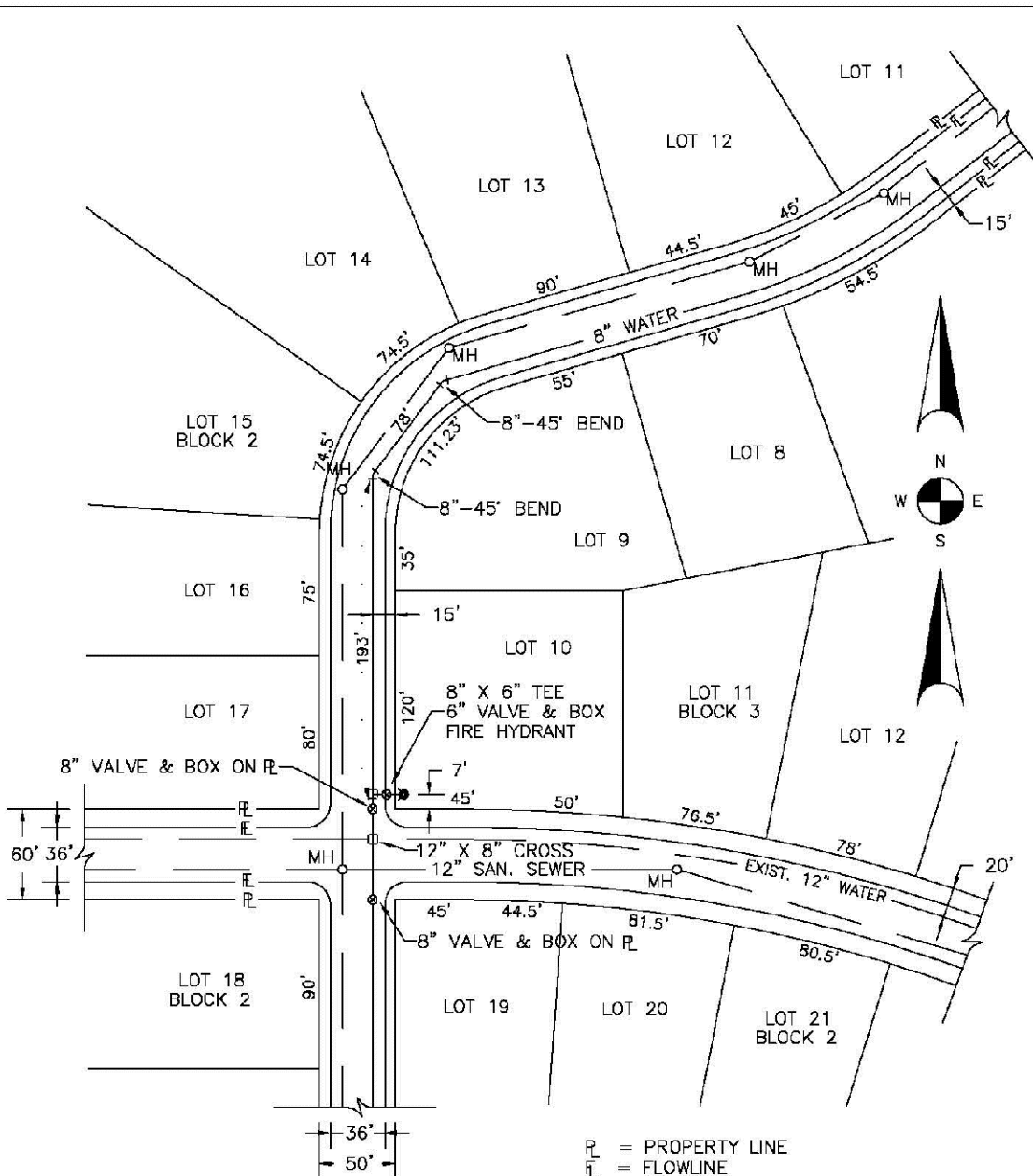


PARKER WATER & SANITATION DISTRICT TYPICAL STREET CROSS SECTION TYPICAL STREET C PROFILE

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

2016 REVISION

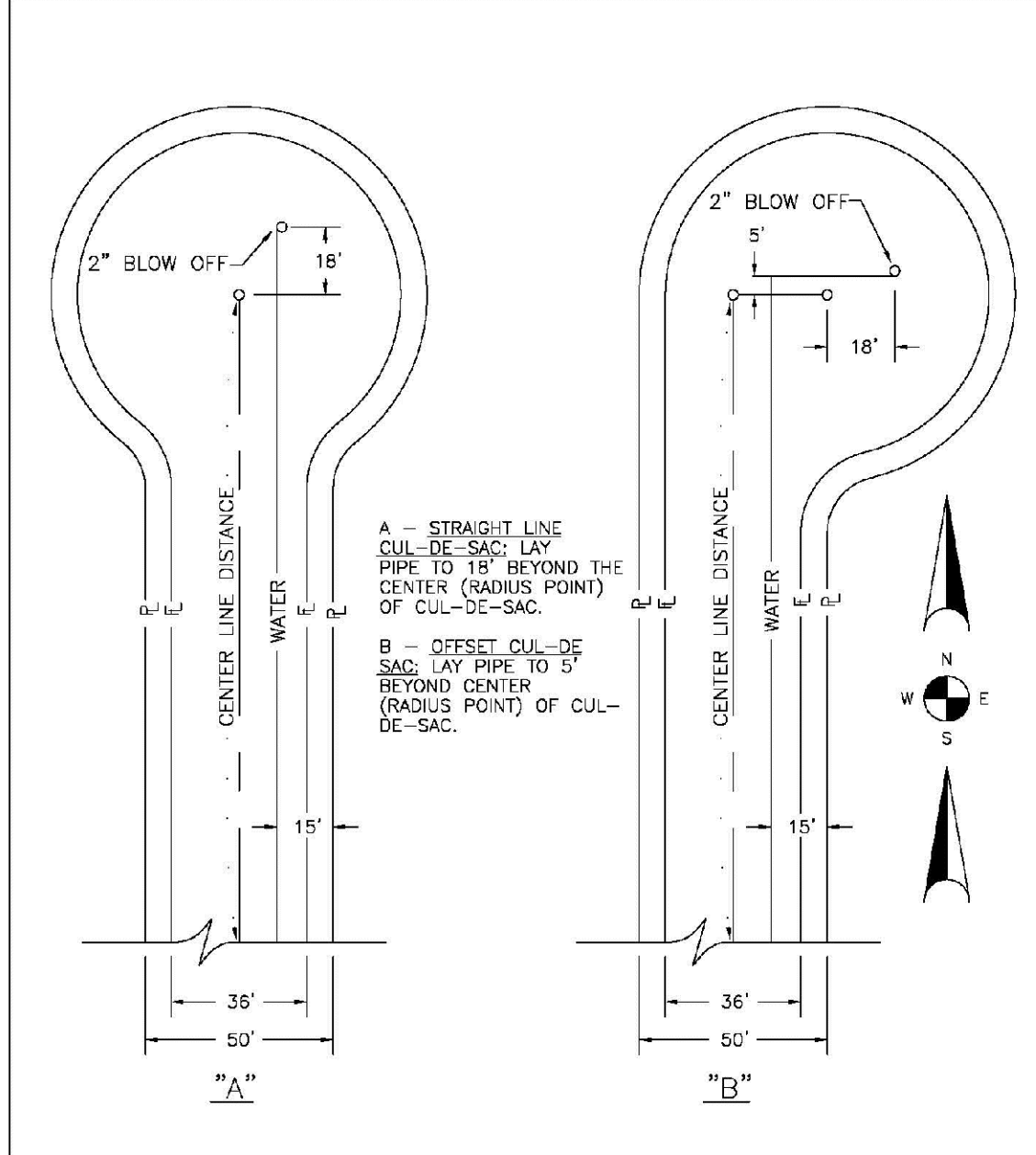
SHEET W2.2



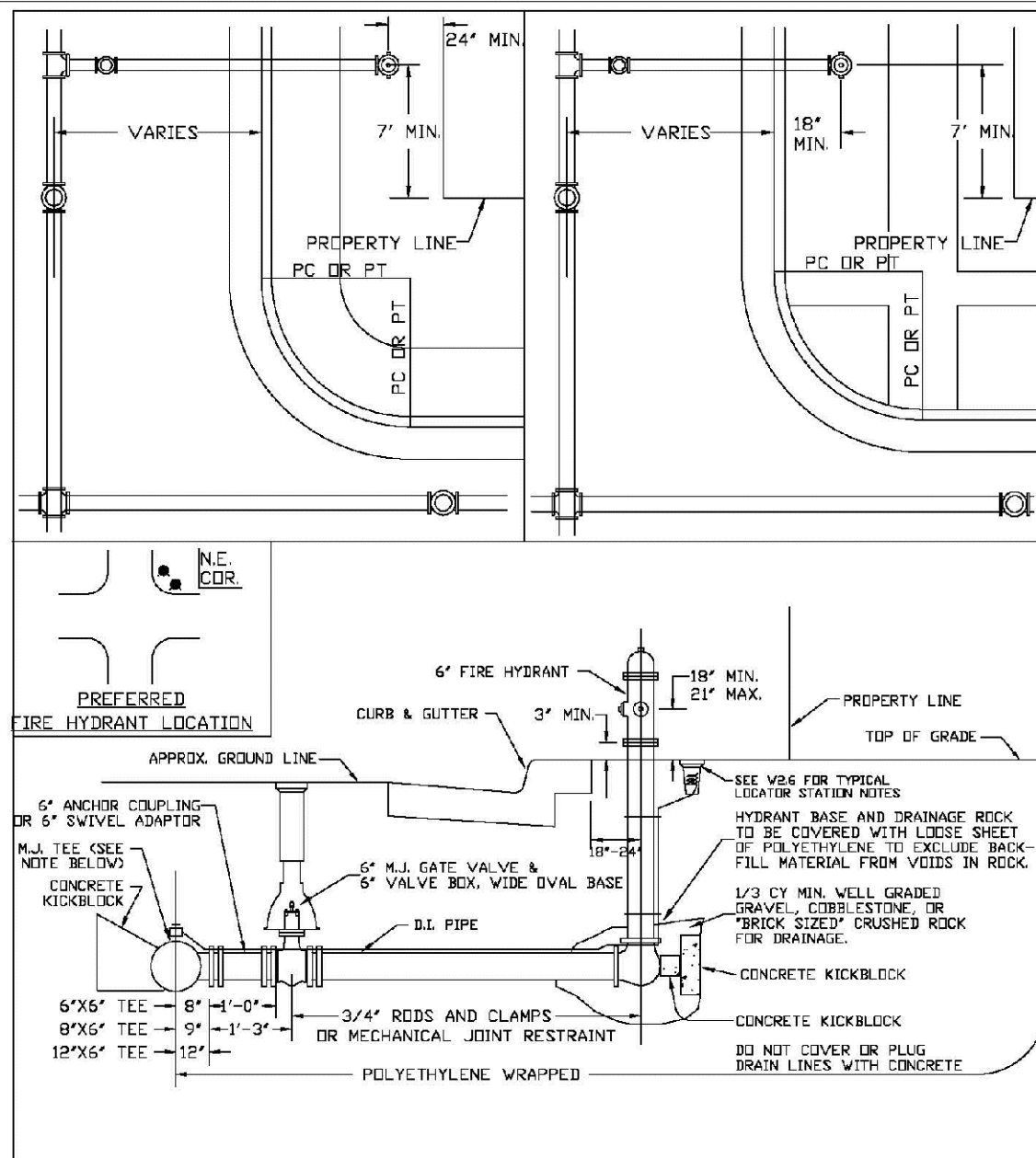
NOTE: WATER AND SEWER MAY NEVER BE CLOSER THAN 10' HORIZONTALLY AND MUST MAINTAIN A MINIMUM OF 5' FROM THE LIP OF PAN ON THE GUTTER.

PARKER WATER & SANITATION DISTRICT	
WATER DISTRIBUTION SYSTEM TYPICAL PLAN FOR CURVED STREETS	
SCALE: <u>NONE</u>	DATE: <u>2/96</u>
APPROVED: PVR	1/16 10/16
DIRECTOR OF ENGINEERING	

SHEET W2.3



2016 REVISION

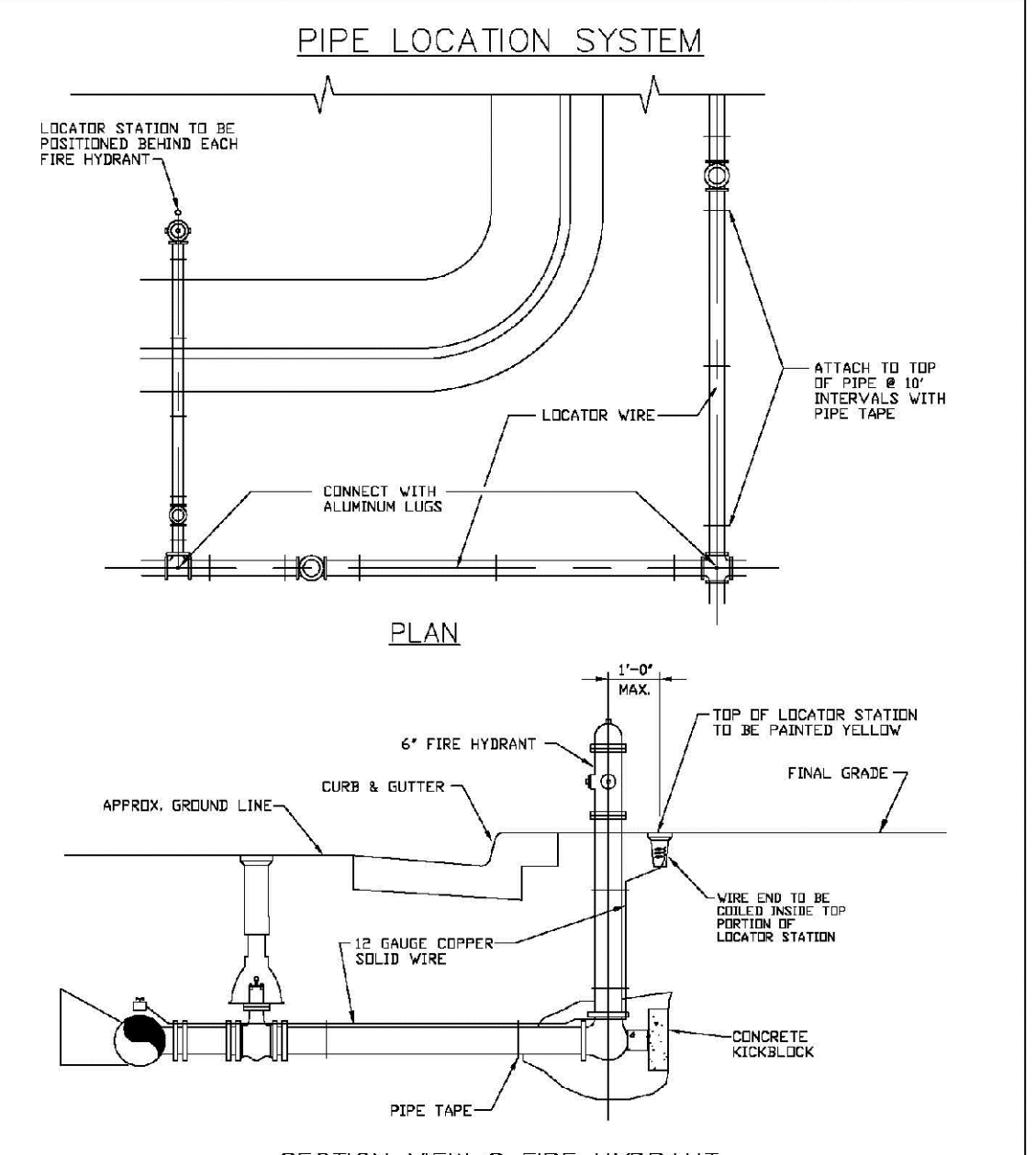


NOTES:

1. ALTERNATE TO THE ABOVE: FASTEN M.J. VALVE DIRECTLY TO A M.J. ANCHOR TEE 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 DECK 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

2016 REVISION



NOTES:

1. FOR USE ON ALL DUCTILE IRON AND PVC WATER MAIN
2. LOCATOR STATION POSITION MAY BE MODIFIED AT THE DIRECTION OF THE DISTRICT ENGINEER.
3. A CONTINUITY TEST WILL BE REQUIRED PRIOR TO PROBABINARY ACCEPTANCE.

PARKER WATER & SANITATION DISTRICT	
LOCATOR WIRE DETAILS	
SCALE: NONE	DATE: 2/96
APPROVED:	4/01
	01/02
PVR	01/16
DIRECTOR OF ENGINEERING	10/16

2016 REVISION

SHEET W2.6

2016 REVISION