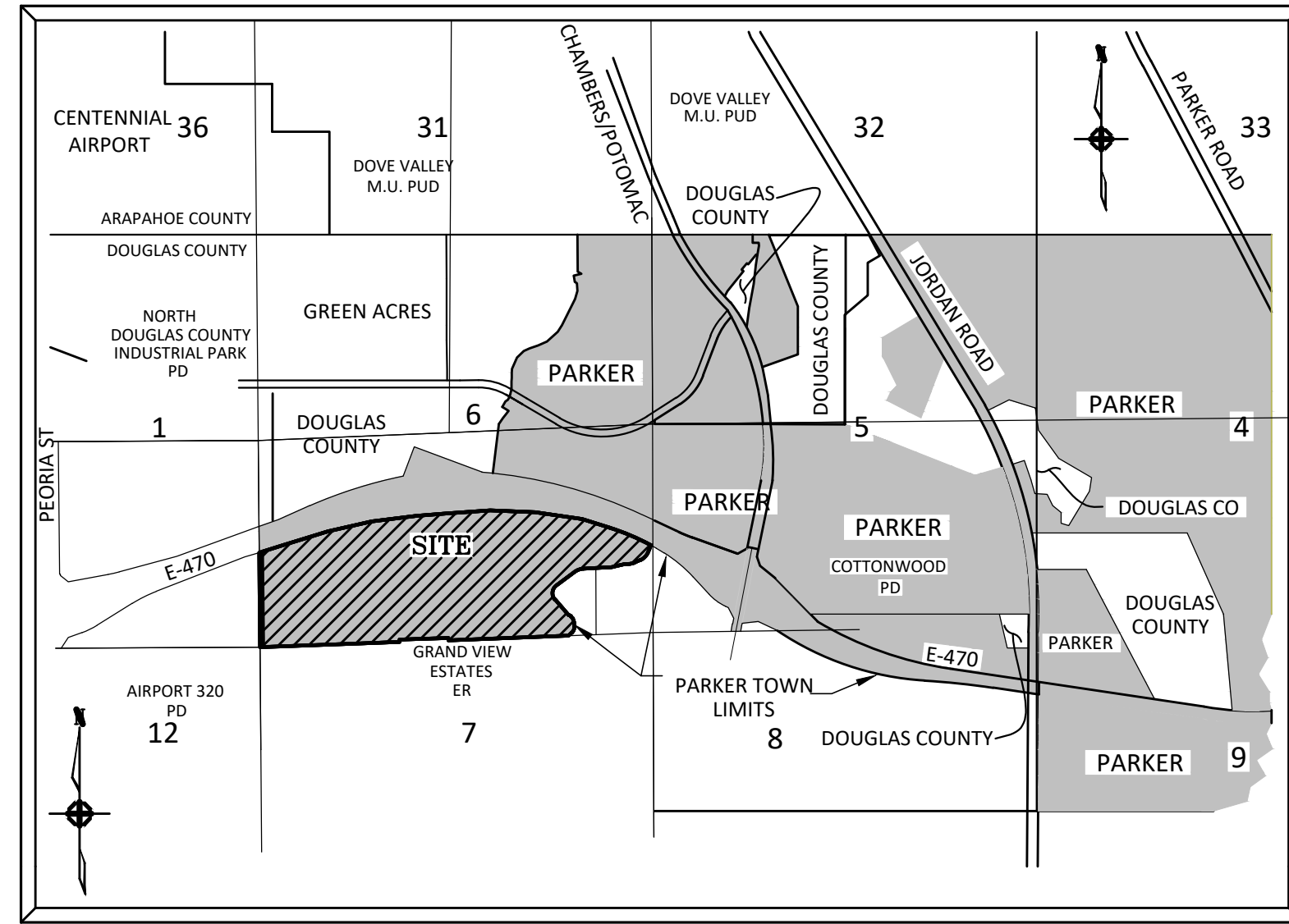


SVMD SANITARY SEWER AND WATER CONSTRUCTION PLANS FOR COMPARK VILLAGE SOUTH, FILING NO. 1 PARKER, COLORADO

THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON HAVING A BEARING OF NORTH 00°29'49" WEST, AS DETERMINED BY GPS OBSERVATION FROM NGS CONTROL POINTS IN THE COLORADO CENTRAL ZONE, STATE PLANE COORDINATE SYSTEM TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

STONEGATE VILLAGE METRO DISTRICT WATER AND SANITARY SEWER PLAN



VICINITY MAP

N.T.S.

WATER MAIN QUANTITIES

| | | | |
|----|--|-------|------|
| 1 | 12" Plug w/ BO Manhole | 4 | Each |
| 2 | 2" Gate Valve | 4 | Each |
| 3 | 12" x 4" Tee w/ KB | 4 | Each |
| 4 | 4" x 2" Reducer | 4 | Each |
| 5 | 8" PVC Water Main | 638 | L.F. |
| 6 | 8" Gate Valve and Box | 9 | Each |
| 7 | 8" Plug w/ KB and 2" BO | 9 | Each |
| 8 | 8" x 6" Tee w/ Kick Block | 1 | Each |
| 9 | 8" 45 Degree Bend | 2 | Each |
| 10 | 12" PVC Water Main | 6,568 | L.F. |
| 11 | 12" Gate Valve and Box | 12 | Each |
| 12 | 12" Plug w/ BO | 1 | Each |
| 13 | 12" x 12" Tee w/ KB and Plug | 1 | Each |
| 14 | 12" x 12" Tee w/ Kick Block | 4 | Each |
| 15 | 12" x 12" Cross | 4 | Each |
| 16 | 12"x8" Tee w/ Kick Block | 1 | Each |
| 17 | 12"x 8" Reducer | 10 | Each |
| 18 | 12"x 6" Reducer | 2 | Each |
| 19 | 12" 45 Degree Bend | 3 | Each |
| 20 | 12" 11.25 Degree Bend | 17 | Each |
| 21 | 12" 90 Degree Bend | 1 | Each |
| 22 | 12" Plug | 2 | Each |
| 23 | 12" Water Main Lowering | 5 | Each |
| 24 | High Deflection Coupling | 2 | Each |
| 25 | Fire Hydrant Assembly | 7 | Each |
| 26 | Steel Casing for Channel Crossing | 200 | L.F. |
| 27 | 24" Bore/Steel Casing - E-470 Crossing | 386 | L.F. |
| 28 | Connection to Existing Water Line | 2 | Each |
| 29 | Air Vac Valve Vault | 2 | Each |
| 30 | 2" Irrigation Tap | 2 | Each |

SANITARY SEWER MAIN QUANTITIES

| | | |
|---|-------|------|
| 8" Sanitary Sewer Main (0-16' Depth) | 1,887 | L.F. |
| 8" Sanitary Sewer Main (>16' Depth) | 242 | L.F. |
| 8" Sanitary Sewer Main - C900 | 358 | L.F. |
| 8" DIP (>16') | 60 | L.F. |
| 8" Plug | 4 | Each |
| 12" Sanitary Sewer Main (0-16' Depth) - PVC | 1,367 | L.F. |
| 12" Sanitary Sewer Main (>16' Depth) - PVC | 89 | L.F. |
| 12" Sanitary Sewer Main - C900 | 1,138 | L.F. |
| 4' Diameter Manholes (0-16' Depth) | 9 | Each |
| 4' Diameter Manholes (>16' Depth) | 10 | Each |
| 20" Dia. Concrete Encasement | 90 | L.F. |
| 24" Bore/Steel Casing - Happy Canyon Creek | 140 | L.F. |
| Connection to Existing Sanitary Sewer | 1 | Each |
| 10' Maintenance Trail (Crusher Fines) | 9,050 | S.F. |

I HEREBY AFFIRM THAT THESE CONSTRUCTION PLANS WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

FOR AND ON BEHALF OF MANHARD CONSULTING



Manhard
CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 | ph:303.708.0500 | manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

AGENCY CONTACT LIST

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DENVER, CO 80204 303-881-6292

MANHARD CONSULTING

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7600 E ORCHARD RD, SUITE 150-N
GREENWOOD VILLAGE, CO 80111 303-708-0500

PARKER PUBLIC WORKS

20120 E. MAINSTREET
PARKER, CO. 80138 303-840-9546
STREETS - ALEX MESTDAGH
STORM WATER - MICHAEL GRABCZYK
EROSION CONTROL - MICHAEL GRABCZYK
LIFE SAFETY - RANDY CAPRA

TOWN OF PARKER POLICE DEPARTMENT

19,600 E. PARKER SQUARE DR.
PARKER, CO. 80134 303-841-9800

STONEGATE VILLAGE METRO DISTRICT

DISTRICT ENGINEER:
SCOTT BARNETT
MULHERN MRE, INC.
188 INVERNESS DRIVE WEST, SUITE 140
ENGLEWOOD, CO 80112 303-649-9857

DISTRICT MANAGER:

SARAH SJOBAKKEN
10252 STONEGATE PARKWAY
PARKER, CO 80134 303-858-9909

SOUTH METRO FIRE RESCUE AUTHORITY

MICHELLE HERIAN
9195 E. MINERAL AVE.
CENTENNIAL, CO 80112 720-488-7200

UTILITY NOTIFICATION COMPANY OF COLORADO

2801 SOUTH YOUNGFIELD ST, SUITE 301
GOLDEN, CO 80401 1-800-922-1987
LOCAL CALLS (811)

XCEL ENERGY

MICHELLE O'NAN
5909 E. 38TH AVE.
DENVER, CO 80207 303-329-1618
720-490-3867

COMCAST

KEVIN YOUNG
6850 S. TUCSON WAY
ENGLEWOOD, CO 80112

QWEST

WILLIAM BENSON
9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80112 303-792-6069

COLORADO DEPARTMENT OF HEALTH

4210 E. 11TH AVE.
DENVER, CO 80220 303-320-8333

INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION

BROOKS KAUFMAN
5496 NORTH US HWY 85
P.O. BOX DRAWER A
SEDALIA, CO 80135 303-688-3100

SOUTH METRO WATER SUPPLY AUTHORITY

RICHARD MARSICEK
8400 E PRENTICE AVE, SUITE 315
GREENWOOD VILLAGE, CO 80111 720-216-5158

E-470 PUBLIC HIGHWAY AUTHORITY

MANAGER OF LAND MANAGEMENT:
MICHEL WATSON
22470 EAST 6TH PARKWAY, SUITE 100
AURORA, CO 80016 303-537-3747

BENCHMARKS: (COMPARK SOUTH)

SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD.
ELEVATION = 5752.84 (NAVD 88)

SITE BENCHMARKS:

- A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
ELEVATION = 5845.51
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 1997" FOUND AT THE SOUTHEAST CORNER OF SECTION 6, T6S, R66W LOCATED APPROXIMATELY 960 FEET NORTH OF THE CENTERLINE OF AVENTERRA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE CENTERLINE OF CHAMBERS ROAD.
ELEVATION = 5808.06



Know what's below.
Call before you dig.

SHEET INDEX - COMPARK SOUTH PLANS

| | |
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| 1 | COVER SHEET |
| 2 | GENERAL NOTES |
| 3 | OVERALL UTILITY PLAN |
| 4-10 | SANITARY SEWER PLAN & PROFILE |
| 11 | E-470 WATER MAIN BORE PLAN & PROFILE |
| 12-18 | WATER PLAN & PROFILE |
| 19-20 | SANITARY DETAILS |
| 21-23 | WATER DETAILS |

TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY 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.

BY:

(SIGNATURE OF FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) _____ DATE _____

NOTE: UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW

DATE SIGNED _____

DISTRICT APPROVALS

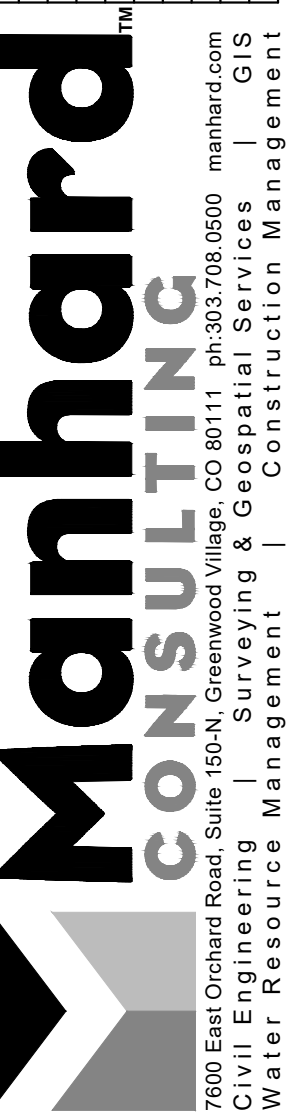
THESE DESIGNS, PLANS, AND CONTRACT DOCUMENTS ARE REVIEWED FOR CONCEPT AND GENERAL CONFORMANCE TO THE DISTRICT'S MINIMUM STANDARDS ONLY, AND THE PRIMARY RESPONSIBILITY FOR DESIGN ADEQUACY IS TO REMAIN WITH THE ENGINEER OF RECORD. THIS REVIEW DOES NOT IMPLY RESPONSIBILITY BY EITHER THE STONEGATE VILLAGE METROPOLITAN DISTRICT OR THE DISTRICT ENGINEER FOR COMPLETENESS, ACCURACY OR CORRECTNESS OF CALCULATIONS. THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS INDICATED ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE STONEGATE VILLAGE METROPOLITAN DISTRICT FOR ADDITIONAL ITEMS AND ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE DATES:

BY _____ DATE _____
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

BY _____ DATE _____
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

| DATE | REVISIONS |
|--------------|---|
| G.11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| F.3/4/2020 | UPDATED PER STORMWATER REVISIONS |
| E.07/2019 | REVISED STEEL CASING UNDER E-470 PER LOCATE |
| D.10/2018 | REVISED PER STONEGATE 9/2/18 LETTER |
| C.10/2018 | REVISED PER STONEGATE 9/2/18 LETTER |
| B.09/2018 | REVISED PER STONEGATE 5/17/16 LETTER |
| A.11/2015 | 1ST SUBMITTAL |



COMPARK VILLAGE SOUTH, FILING NO. 1

TOWN OF PARKER, COLORADO

COVER SHEET

PROJ. MGR.: RJM
PROJ. ASSOC.: ASD
DRAWN BY: ETG
DATE: 03/2020

SHEET
1 OF 23
CLCPK3

GENERAL NOTES:

- ALL CONSTRUCTION SHALL COMPLY WITH STONEGATE VILLAGE METROPOLITAN DISTRICT SPECIFICATIONS.
- THE CONTRACTOR SHALL CONTACT ALL APPROPRIATE UTILITY COMPANIES, THE TOWN OF PARKER, DOUGLAS COUNTY, AND THE DISTRICT ENGINEER 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/HER OWN EXPENSE.

ALL ITEMS SHOWN ON THE PLANS AS EXISTING ARE SHOWN IN APPROXIMATE LOCATIONS ONLY. THE ACTUAL LOCATIONS MAY VARY FROM THE PLANS, ESPECIALLY IN THE CASE OF UNDERGROUND UTILITIES. WHENEVER CONTRACTOR DISCOVERS A DISCREPANCY IN LOCATIONS, HE/SHE SHALL CONTACT THE ENGINEER IMMEDIATELY.
- THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48-HOURS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, AT HIS/HER EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3,000-POUND COMPRESSION STRENGTH.
- THE DESIGN ENGINEER SHALL SUBMIT ONE SET OF ROLLED "AS-BUILT" BLUELINE PRINTS AND ELECTRONIC FILES TO THE DISTRICT ENGINEER FOR APPROVAL PRIOR TO PRINTING MYLAR SEPIAS FOR THE DISTRICT. AFTER APPROVAL HAS BEEN GRANTED BY THE DISTRICT ENGINEER, FULL SIZE MYLAR SEPIA PRINTS SHALL BE TRANSMITTED TO THE STONEGATE VILLAGE METROPOLITAN DISTRICT OFFICE AND AN ADDITIONAL SET OF ROLLED BLUELINE PRINTS SHALL BE TRANSMITTED TO THE DISTRICT ENGINEER'S OFFICE PRIOR TO PROBATIONARY ACCEPTANCE.
- ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF LINES (WATER AND SEWER) FOR UP TO 1-YEAR FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- SURFACE GRADES ARE TO BE WITHIN PLUS OR MINUS 1-FOOT OF FINISHED GRADE AND VERIFICATION OF COMPACTION RESULTS OBTAINED PRIOR TO THE INSTALLATION OF WATER AND SEWER LINES. RESULTS MUST BE SUBMITTED TO THE DISTRICT ENGINEER.
- 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.
- GRADING IS REQUIRED TO BE ADVANCED TO AT LEAST SUBGRADE LEVEL PRIOR TO UTILITY INSTALLATION. SURVEYOR CONFIRMATION IS REQUIRED.

WATER MAIN NOTES

- ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION. ALL WORK SHALL BE INSPECTED AND APPROVED BY PERSONNEL OF THE STONEGATE VILLAGE METROPOLITAN DISTRICT AND THE DISTRICT ENGINEER.
- ALL WATER MAINS SHALL BE CLASS 50 DUCTILE IRON PIPE (AWWA C-151-71) OR PVC 6-INCH THROUGH 12-INCH C-900 CLASS 200. ALL JOINTS AND FITTINGS SHALL BE IN ACCORDANCE WITH THE STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS. WATER MAINS 20-INCH AND LARGER SHALL BE CLASS 51. ANY VARIATION OF THIS STANDARD SHALL BE NOTED ON THE PLANS. ALL D.I. PIPE FITTINGS SHALL BE POLYETHYLENE WRAPPED.
- ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS ARE TO BE RODDED. ALL FITTINGS SHALL BE WRAPPED WITH 8-MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL PER AWWA STANDARD C-105.
- ALL WATER VALVES SHALL BE OPEN RIGHT.
- THERE SHALL BE A MINIMUM COVER OF 4-1/2- FEET OVER ALL WATER MAINS.
- FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE. HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, MATERIALS, AND LABOR NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE. ACCEPTABLE MODELS ARE MUELLER CENTURION MODEL 423 OR WATEROUS COMPANY PACER WB-67 MODEL WITH BRONZE BUDED SHOW AND BRONZE SHAFT COUPLING, THE 4-1/2-INCH NOZZLE TO HAVE N.S.T. THREADS.
- ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS.
- CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE INSTALLED AND CHLORINATED PER STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS. THE LINES SHALL BE CHLORINATED IN ACCORDANCE WITH AWWA C-603, "DISINFECTING WATER MAINS." THE PREFERRED METHOD IS TO USE SUFFICIENT CHLORINE TABLETS TO PRODUCE A 50-MG TO 1 SOLUTION. THESE TABLETS SHOULD BE ADHERED TO THE TOP OF THE PIPE SECTION WITH PERMATEX NO.1 (RED). THE CHLORINATION OF ANY FINISHED PIPELINE SHALL BE DONE PRIOR TO THE HYDROSTATIC TESTING. STERILIZATION AND FLUSHING OF ALL MAINS SHALL BE INSPECTED COPY OF THE CERTIFIED BY HEALTH DEPARTMENT HAVING JURISDICTION. ONE COPY OF THE CERTIFICATION SHALL STATE THE LOCATION OF THE MAIN, THAT THE MAIN HAS BEEN INSPECTED BY A REPRESENTATION OF THE HEALTH DEPARTMENT HAVING JURISDICTION, AND WAS FOUND TO COMPLY WITH THE PROCEDURES SET FORTH BY THAT DEPARTMENT.
- HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS. ALL PIPE SHALL BE FIELD PRESSURE-TESTED TO A MINIMUM OF 150 PSI. ALL TESTING SHALL BE DONE IN THE PRESENCE OF A STONEGATE VILLAGE METROPOLITAN DISTRICT INSPECTOR. LEAKAGE FOR EACH SECTION OF PIPE BETWEEN LINES VALVES SHALL NOT EXCEED THE LIMITS SET FORTH IN THE STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
- 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 VALVE LOCATIONS, SUCH AS WHERE CROSS-PANS EXIST, ARE SHOWN ON THE PLANS.
- WHEN NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 1-1/2- FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES.
- THE CONTRACTOR SHALL HAVE IN HIS/HER POSSESSION AT ALL TIMES ONE SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE STONEGATE VILLAGE METROPOLITAN DISTRICT AND THE DISTRICT ENGINEER.
- THE CONTRACTOR SHALL NOTIFY THE STONEGATE VILLAGE METROPOLITAN DISTRICT AND THE DISTRICT ENGINEER AT LEAST 48-HOURS PRIOR TO ANY CONSTRUCTION. IF WORK IS SUSPENDED FOR ANY PERIOD OF TIME AFTER INITIAL START-UP, THE CONTRACTOR MUST NOTIFY THE DISTRICT ENGINEER 48-HOURS PRIOR TO RE-START.
- PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS, LATEST REVISION.
- THE CONTRACTOR SHALL NOTIFY THE PUBLIC UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES PRIOR TO PROCEEDING WITH THE EXCAVATION. ALL WORK PERFORMED IN THE AREA OF THE PUBLIC UTILITIES SHALL BE PERFORMED ACCORDING TO THE REQUIREMENTS OF THESE AGENCIES.
- COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
- VALVE BOXES: TYLER SCREW-TYPE 6-INCH CAST-IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 1560 OVAL BASE. CLAY AND BAILEY SCREW-TYPE 6 INCH CAST-IRON VALVE BOX ASSEMBLY NO. P-108 WITH NO. 106 LARGE OVAL BASE.
- ALL PIPE LENGTHS ARE APPROXIMATE.
- AT LEAST 5-DAYS PRIOR TO THE START OF CONSTRUCTION, A PRE-CONSTRUCTION MEETING WILL BE HELD AT THE OFFICE OF THE DISTRICT ENGINEER AND ATTENDED BY THE CONTRACTOR AND REPRESENTATIVE OF OTHER APPROVING AGENCIES. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE DISTRICT ENGINEER.
- 12 GAUGE COPPER TRACER WIRE REQUIRED ON ALL WATER LINES

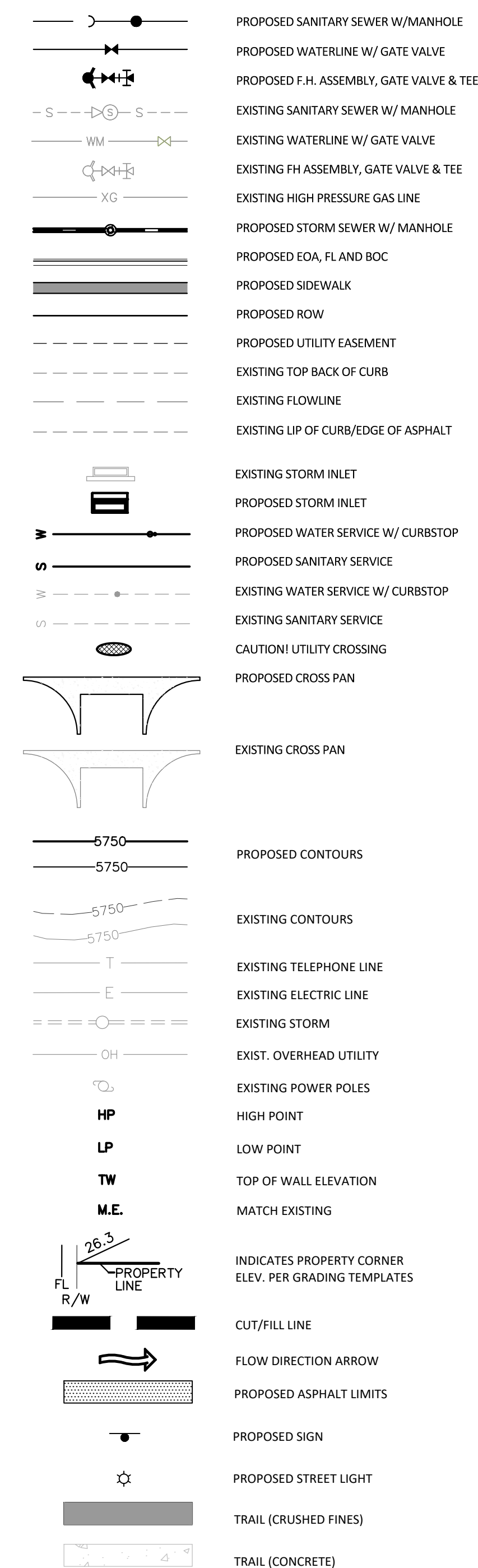
SANITARY SEWER NOTES

- ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
- ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8-INCH IN DIAMETER UNLESS OTHERWISE NOTED.
- SEWER LINES SHALL BE INSTALLED 5- FEET SOUTH OR WEST OF STREET CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS. SEWER LINES SHALL BE 10- FEET FROM WATER LINES EXCEPT WHEN CROSSING EACH OTHER. SEWER LINES WHICH CROSS LESS THAN 1-1/2- FEET VERTICALLY FROM THE WATER MAIN SHALL BE ENCASED IN CONCRETE AS PER STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS. USE RUBBER GASKETS FOR PVC ENCASEMENT.
- 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.
- 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.
- SEWER WYES SHALL BE USED RATHER THAN TEES. SEWER SERVICE WYES 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 BUILT" LOCATION OF WYES.
- ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE, UNLESS OTHERWISE SPECIFIED.
- PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
- AT LEAST 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.
- ALL PIPE LENGTHS ARE APPROXIMATE.
- THE CONTRACTOR SHALL HAVE IN HIS/HER POSSESSION AT ALL TIMES ONE SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE STONEGATE VILLAGE METROPOLITAN DISTRICT AND THE DISTRICT ENGINEER.
- ALL MANHOLES SHALL HAVE SHAPED INVERTS.
- ALL SEWER LINES SHALL BE TESTED IN ACCORDANCE WITH THE STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS PRIOR TO ACCEPTANCE OR ANY CONNECTION TO AN EXISTING SEWER LINE.
- PRIOR TO START WORK WHERE SEWER MAIN IS TO BE INSTALLED INTO EXISTING DISTRICT SEWER SYSTEMS, THE NEAREST MANHOLE TO THE POINT OF TIE-IN SHALL BE PLUGGED WITH A PLUMBER'S PLUG ON THE INLET SIDE BY THE CONTRACTOR. THIS PLUG SHALL REMAIN IN PLACE UNTIL FINAL ACCEPTANCE BY THE DISTRICT. ITS PURPOSE SHALL BE TO PREVENT ANY MUD, WATER OR OTHER MATERIALS FROM ENTERING THE LINE DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PUMPING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
- PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR/DEVELOPER SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMPOUT AT THE PLUGGED MANHOLE.
- ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICES
"V" FOR WATER SERVICES
- ALL WAREHOUSE BUILDING COMPANIES WITH AN SIC CODE SHALL FILL OUT AN INDUSTRIAL WASTE AND SILVER MERCURY WASTE DISCHARGE QUESTIONNAIRE PRIOR TO DISTRICT APPROVAL.
- 12 GAUGE COPPER TRACER WIRE REQUIRED ON ALL SANITARY SEWER LINES.

DISTRICT ACCEPTANCE NOTE:

- 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-THROUGH AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
- THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO 1-YEAR FROM THE DATE OF PROBATIONARY ACCEPTANCE OF THE LINES BY THE DISTRICT. ANY MALFUNCTION DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY THE CONTRACTOR TO THE SATISFACTION OF THE DISTRICT ENGINEER AT NO EXPENSE TO THE DISTRICT.
- 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.

MASTER LEGEND



| DATE | REVISIONS |
|---------------|---|
| G. 11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| F. 3/4/2020 | UPDATED PER STORMWATER REVISIONS |
| E. 07/2019 | REVISED STEEL CASING UNDER E-270 PER LOCATE |
| D. 07/2019 | REVISED PER STONEGATE 9/2/18 LETTER |
| C. 10/2018 | REVISED PER STONEGATE 9/2/18 LETTER |
| B. 06/2018 | REVISED PER STONEGATE 5/17/16 LETTER |
| A. 11/2015 | 1ST SUBMITTAL |

Manhard CONSULTING
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 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

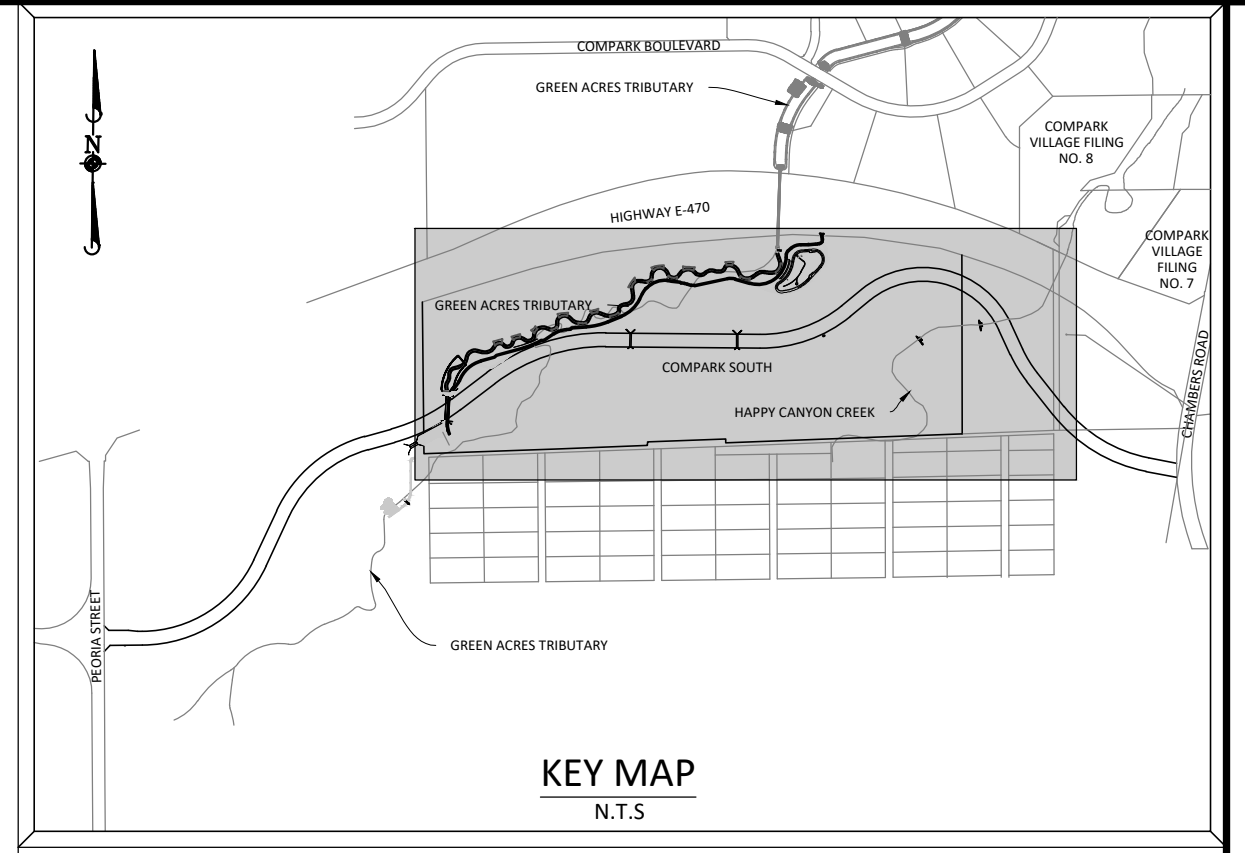
COMPARK VILLAGE SOUTH, FILING NO. 1
 TOWN OF PARKER, COLORADO
 GENERAL NOTES

PROJ. MGR.: RJM
 PROJ. ASSOC.: ASD
 DRAWN BY: ETG
 DATE: 03/2020

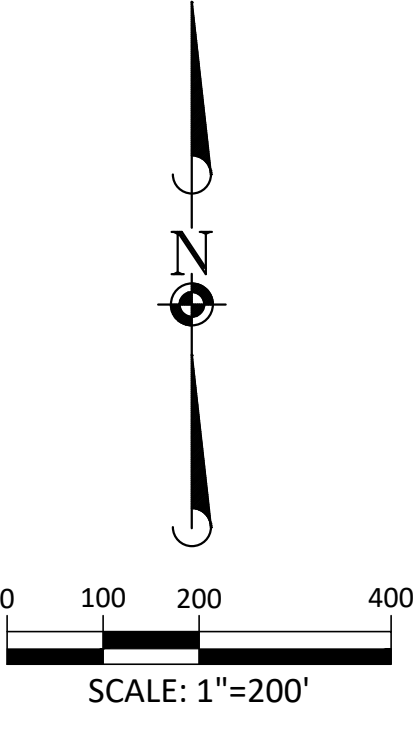
SHEET
 2 OF 23
 CLCPK63

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Plotted: 11/20/2020 10:43 AM Dwg Name: P:\C\6063\comsouth12.dwg User: mmm@stonegate.com Updated By: MAMG@stonegate.com



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY 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.

BY: _____

(SIGNATURE OF FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE) DATE

NOTE: UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS OF NFPA 24 WHEN SUBMITTING FOR REVIEW

DATE SIGNED _____
DISTRICT APPROVALS

THESE DESIGNS, PLANS, AND CONTRACT DOCUMENTS ARE REVIEWED FOR CONCEPT AND GENERAL CONFORMANCE TO THE DISTRICT'S MINIMUM STANDARDS ONLY, AND THE PRIMARY RESPONSIBILITY FOR DESIGN ADEQUACY IS TO REMAIN WITH THE ENGINEER OF RECORD. THIS REVIEW DOES NOT IMPLY RESPONSIBILITY BY EITHER THE STONEGATE VILLAGE METROPOLITAN DISTRICT OR THE DISTRICT ENGINEER FOR COMPLETENESS, ACCURACY OR CORRECTNESS OF CALCULATIONS. THE REVIEW DOES NOT IMPLY THAT QUANTITIES OF ITEMS INDICATED ON THE PLANS ARE THE FINAL QUANTITIES REQUIRED. THE REVIEW SHALL NOT BE CONSTRUED FOR ANY REASON AS ACCEPTANCE OF FINANCIAL RESPONSIBILITY BY THE STONEGATE VILLAGE METROPOLITAN DISTRICT FOR ADDITIONAL ITEMS AND ADDITIONAL QUANTITIES OF ITEMS SHOWN THAT MAY BE REQUIRED DURING THE CONSTRUCTION PHASE.

APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE DATES:

BY _____ DATE _____
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

BY _____ DATE _____
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

| DATE | REVISIONS |
|---------------|---|
| G. 11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| F. 11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| E. 11/20/2020 | REVISED STEEL CASING UNDER E-470 PER LOCATE |
| D. 11/20/2020 | REVISED PER STONEGATE 02/24/16 LETTER |
| C. 11/20/2020 | REVISED PER STONEGATE 02/24/16 LETTER |
| B. 11/20/2020 | REVISED PER STONEGATE 5/17/16 LETTER |
| A. 11/20/2020 | 1ST SUBMITTAL |

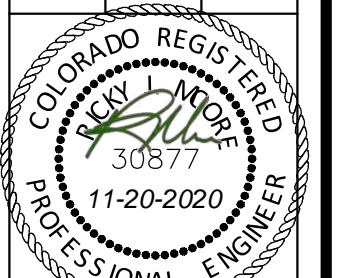
Manhard CONSULTING

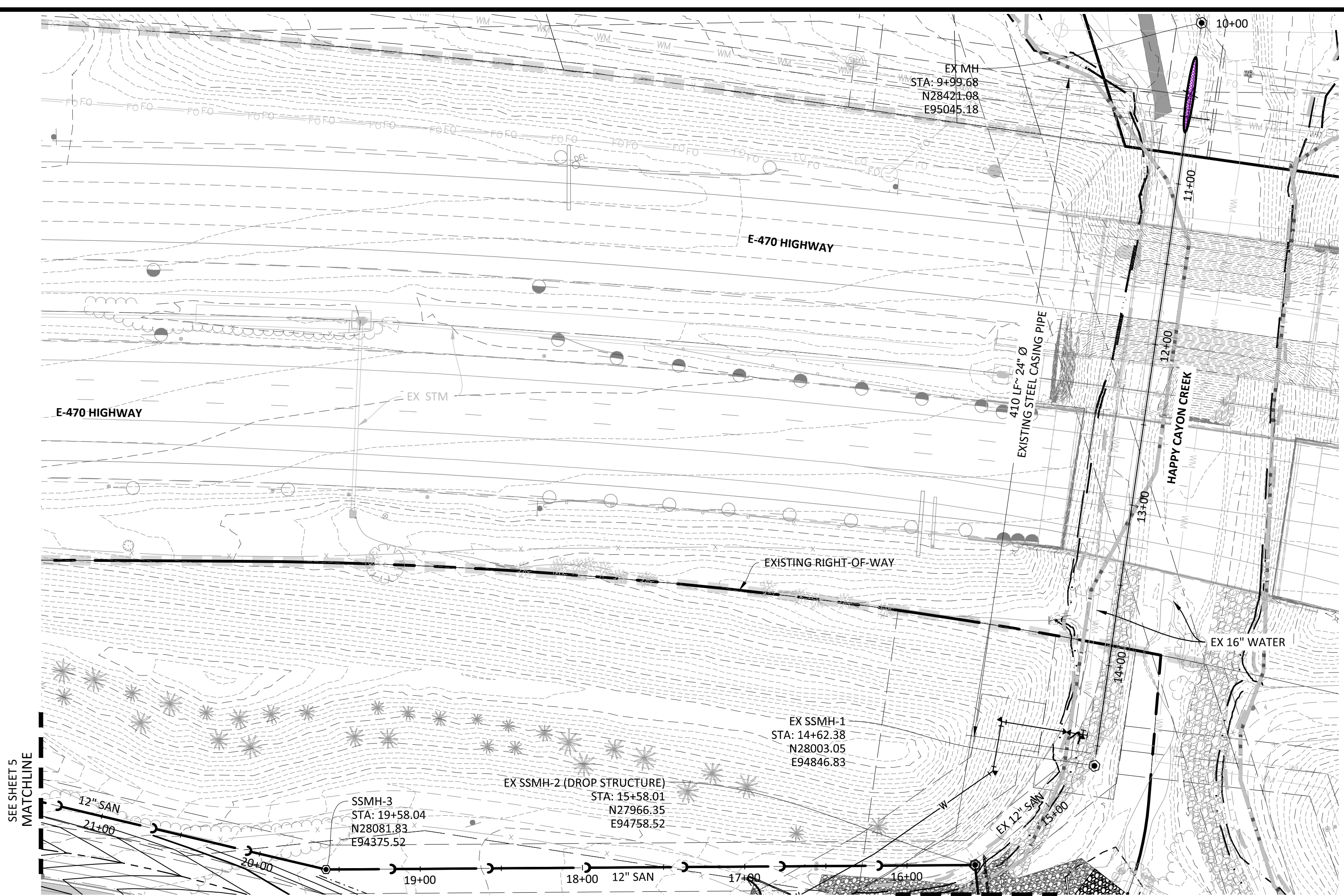
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
OVERALL UTILITY PLAN

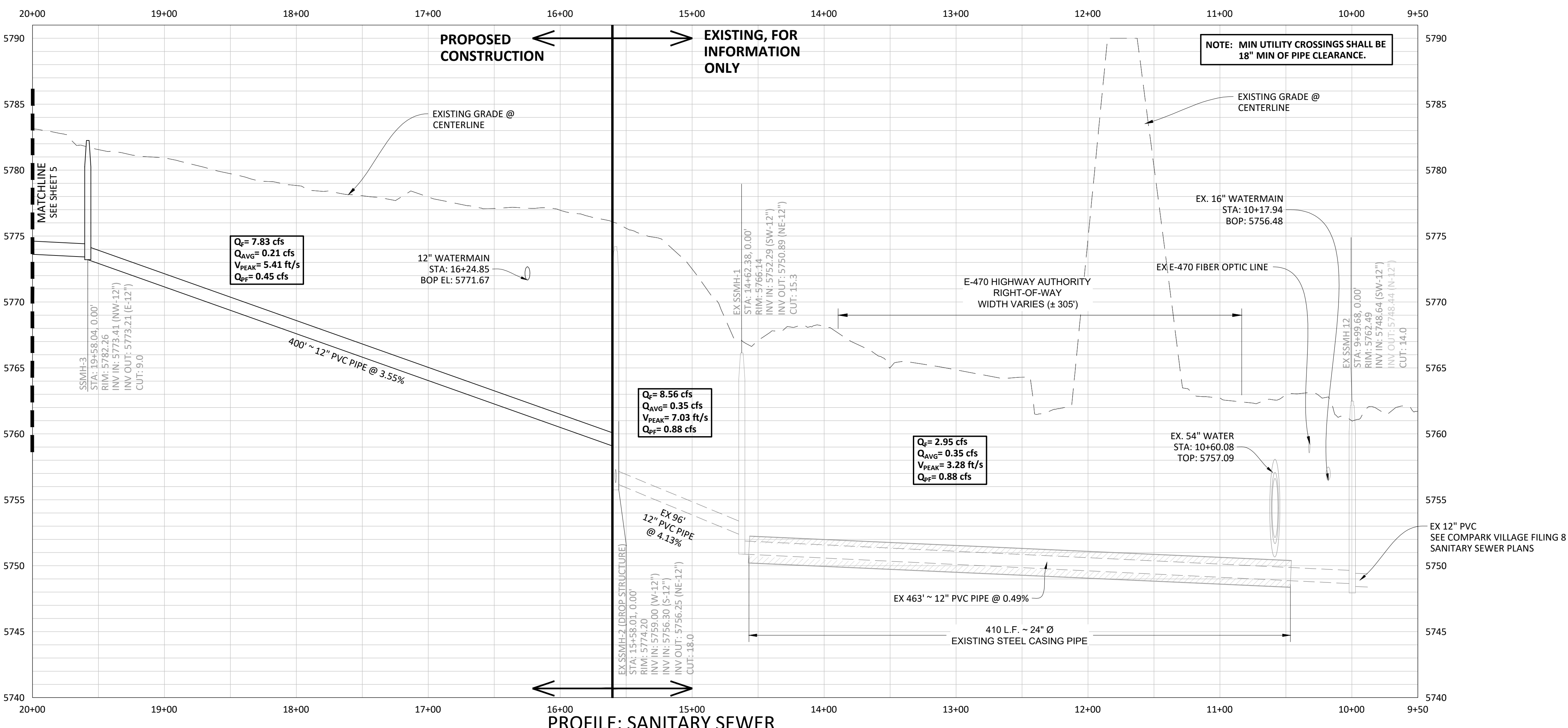
PROJ. MGR.: RJM
PROJ. ASSOC.: ASD
DRAWN BY: ETG
DATE: 03/2020

SHEET
3 OF 23
CLCPK3

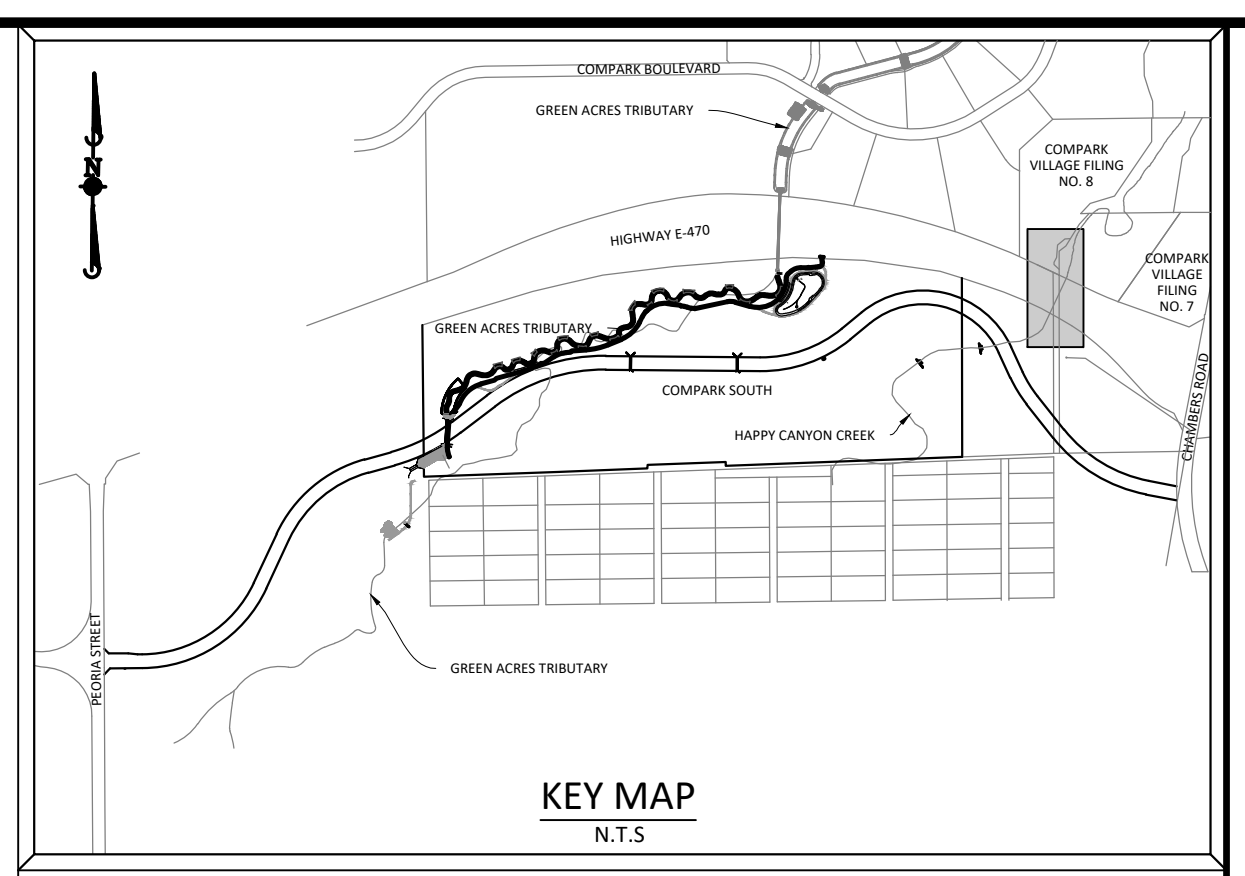
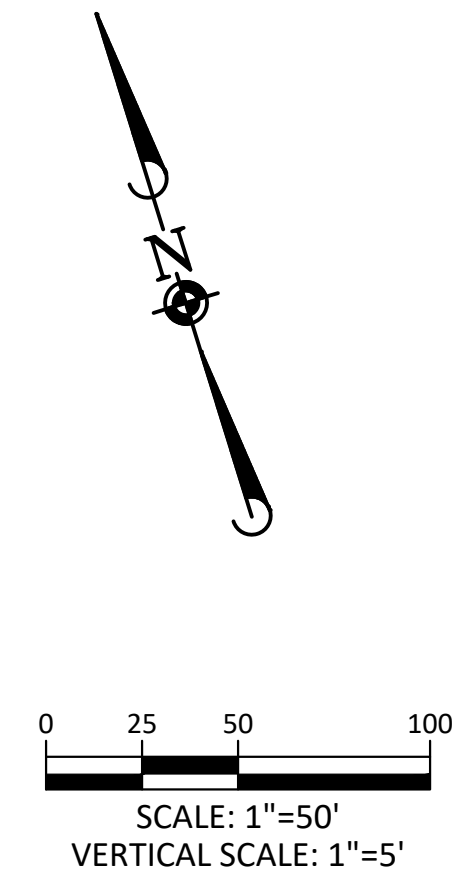




PLAN: SANITARY SEWER



PROFILE: SANITARY SEWER



SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
 THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

CONTRACTOR TO FIELD VERIFY LOCATIONS/ELEVATIONS OF EXISTING UTILITIES PRIOR
 TO CONSTRUCTION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES

- NOTES:**
- 1.) SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET.
 - 2.) CONTRACTOR SHALL OBTAIN A GROUNDWATER DISCHARGE PERMIT FOR ALL WORK ADJACENT TO HAPPY CANYON CREEK.
 - 3.) CONTRACTOR SHALL USE PROPER PIPE SKIDS IN CONJUNCTION WITH EXISTING 24" STEEL CASING PER DETAIL ON THIS SHEET.
 - 4.) CONTRACTOR TO COORDINATE WITH ADJACENT COMPARK VILLAGE FILING 8 PROJECT FOR TIMING OF THE SANITARY SEWER CONNECTION THROUGH THE EXISTING SLEEVE TO THE DOWNSTREAM STRUCTURE EXSSMH12.
 - 5.) ALL SURFACE FEATURES LOCATED IN LANDSCAPE AREAS ARE REQUIRED TO HAVE A MARKER POST WITH A CONCRETE COLLAR.

| DATE | REVISIONS |
|--------------|--|
| G.11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| F.3/4/2020 | UPDATED PER STORMWATER REVISIONS |
| E.1/7/2019 | REVISED STEEL CASING SLEEVE UNDER E-70 |
| D.10/2018 | REVISED PER STONEGATE 9/2/18 LETTER |
| C.10/2018 | REVISED PER STONEGATE 9/2/18 LETTER |
| B.06/2016 | REVISED PER STONEGATE 5/17/16 LETTER |
| A.11/2015 | 1ST SUBMITTAL |

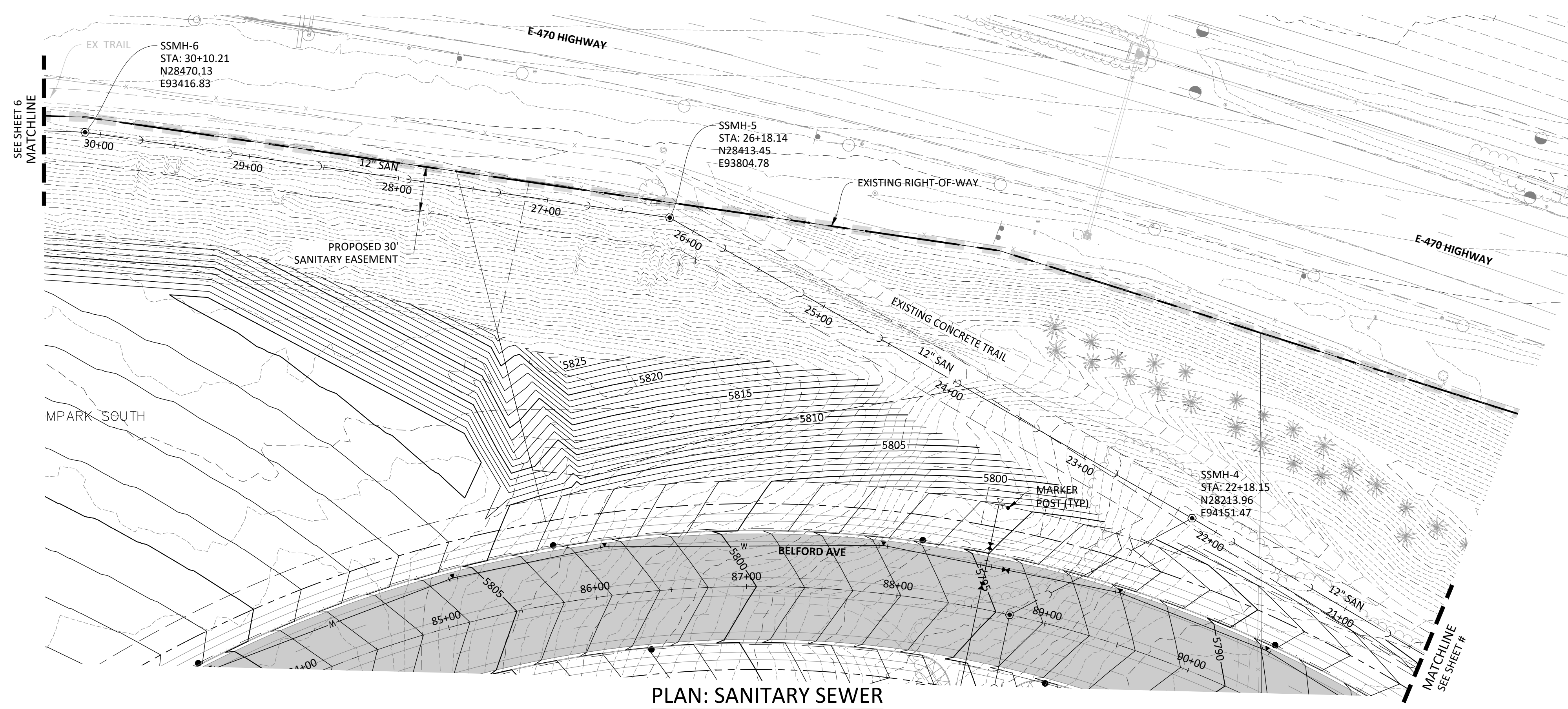
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-103, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1
 TOWN OF PARKER, COLORADO
 SANITARY SEWER PLAN & PROFILE

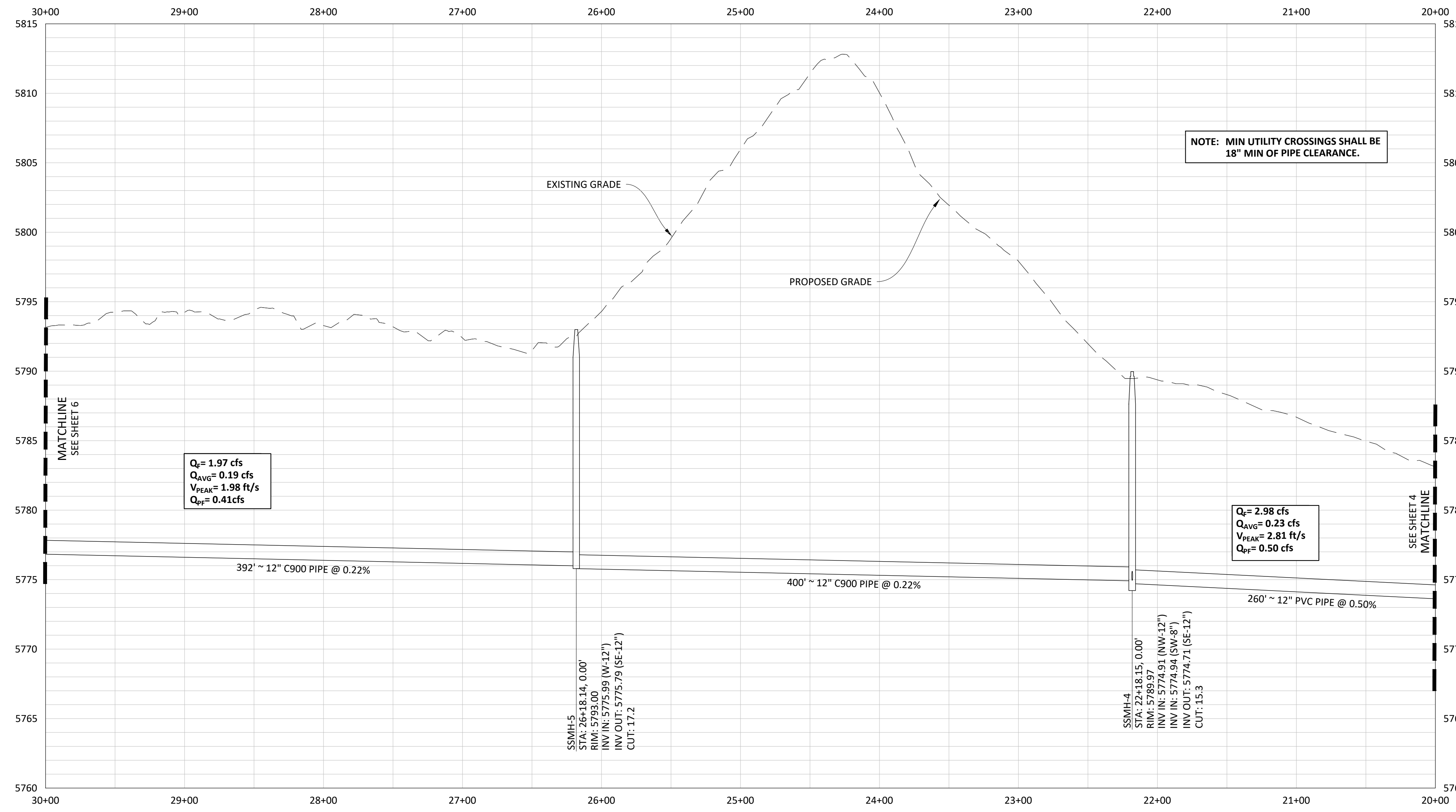
PROJ. MGR.: RJM
 PROJ. ASSOC.: ASD
 DRAWN BY: ETG
 DATE: 03/2020

SHEET
4 OF 23
 CLCPK3

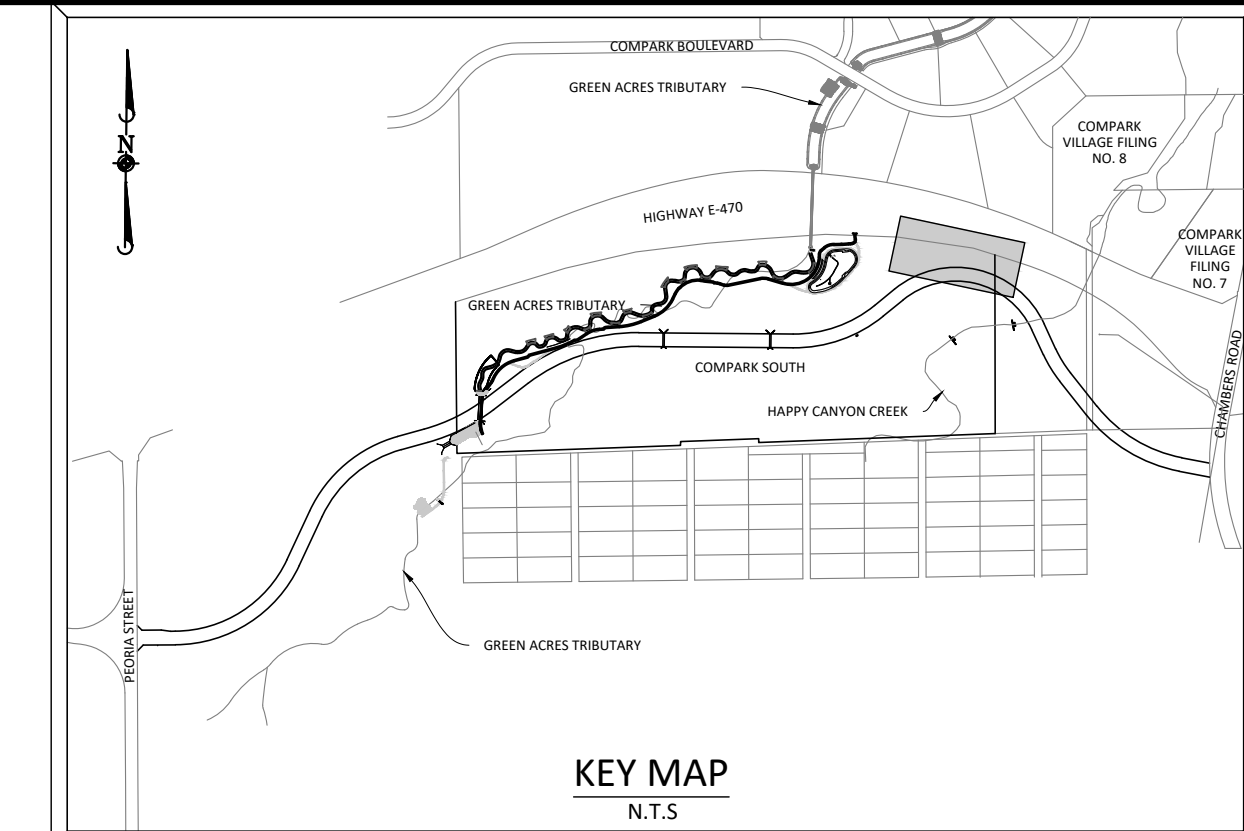
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PLAN: SANITARY SEWER

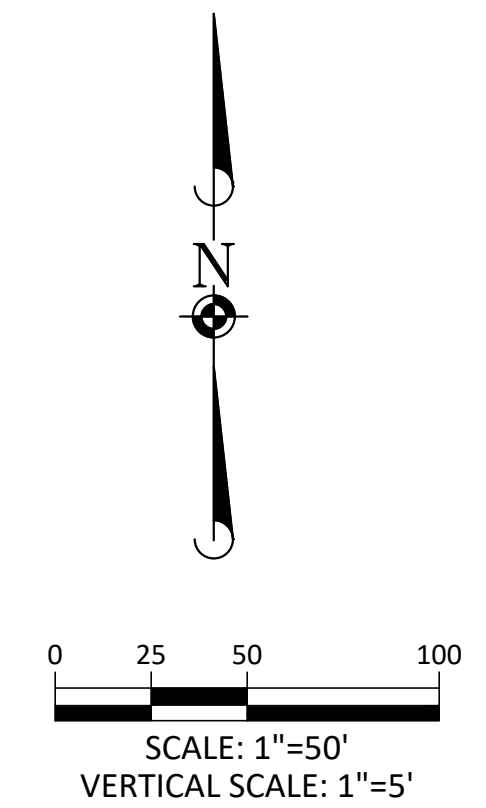


PROFILE: SANITARY SEWER



KEY MAP
N.T.S.

SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



Know what's below.
Call before you dig.

NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.

NOTE: MIN UTILITY CROSSINGS SHALL BE 18" MIN OF PIPE CLEARANCE.

| DATE | REVISIONS |
|---------------|---|
| G. 11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| F. 3/4/2020 | UPDATED PER STORMWATER REVISIONS |
| E. 11/20/2019 | REVISED STEEL CASING UNDER E-470 PER LOCATE |
| D. 11/20/2019 | REVISED PER STONEGATE E-470 PER LOCATE |
| C. 10/20/2019 | REVISED PER STONEGATE E-470 PER LETTER |
| B. 06/20/2019 | REVISED PER STONEGATE E-470 PER LETTER |
| A. 11/20/2018 | 1ST SUBMITTAL |

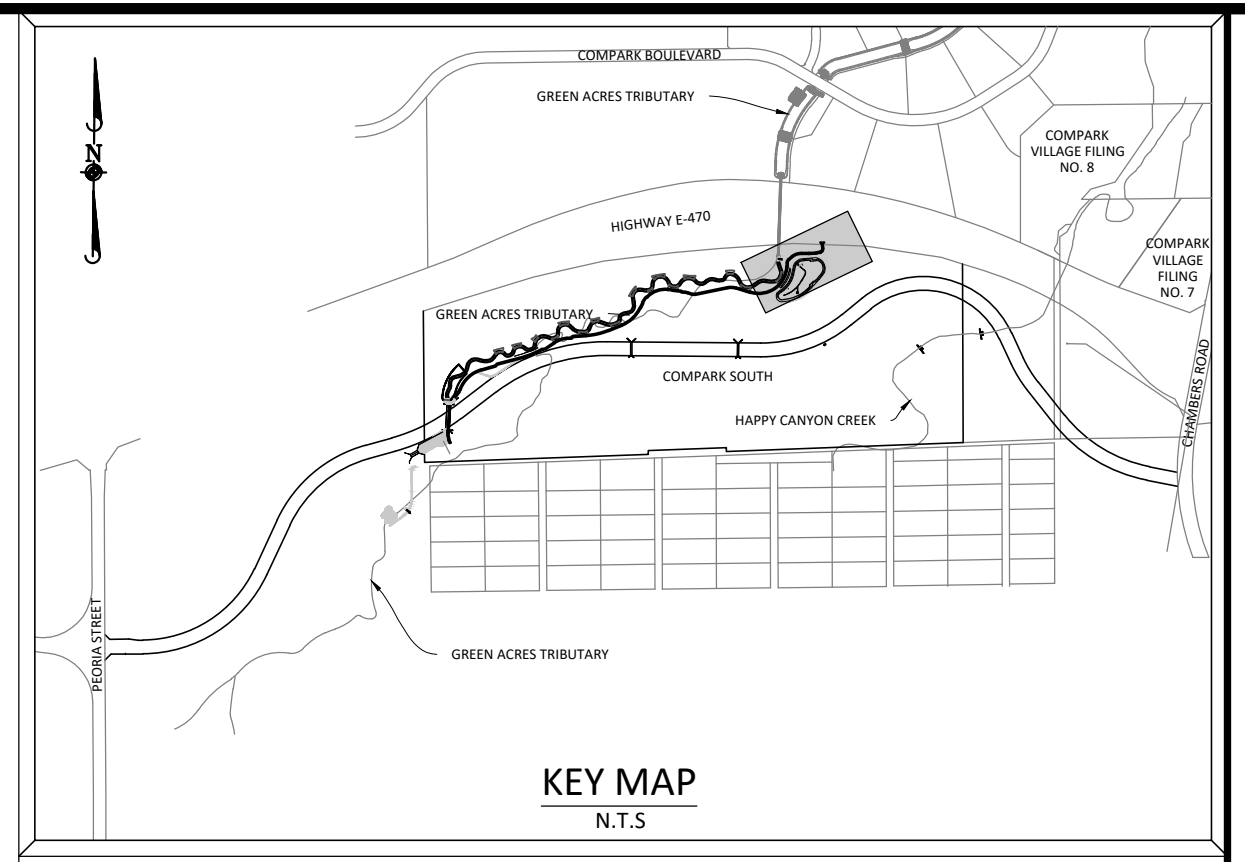
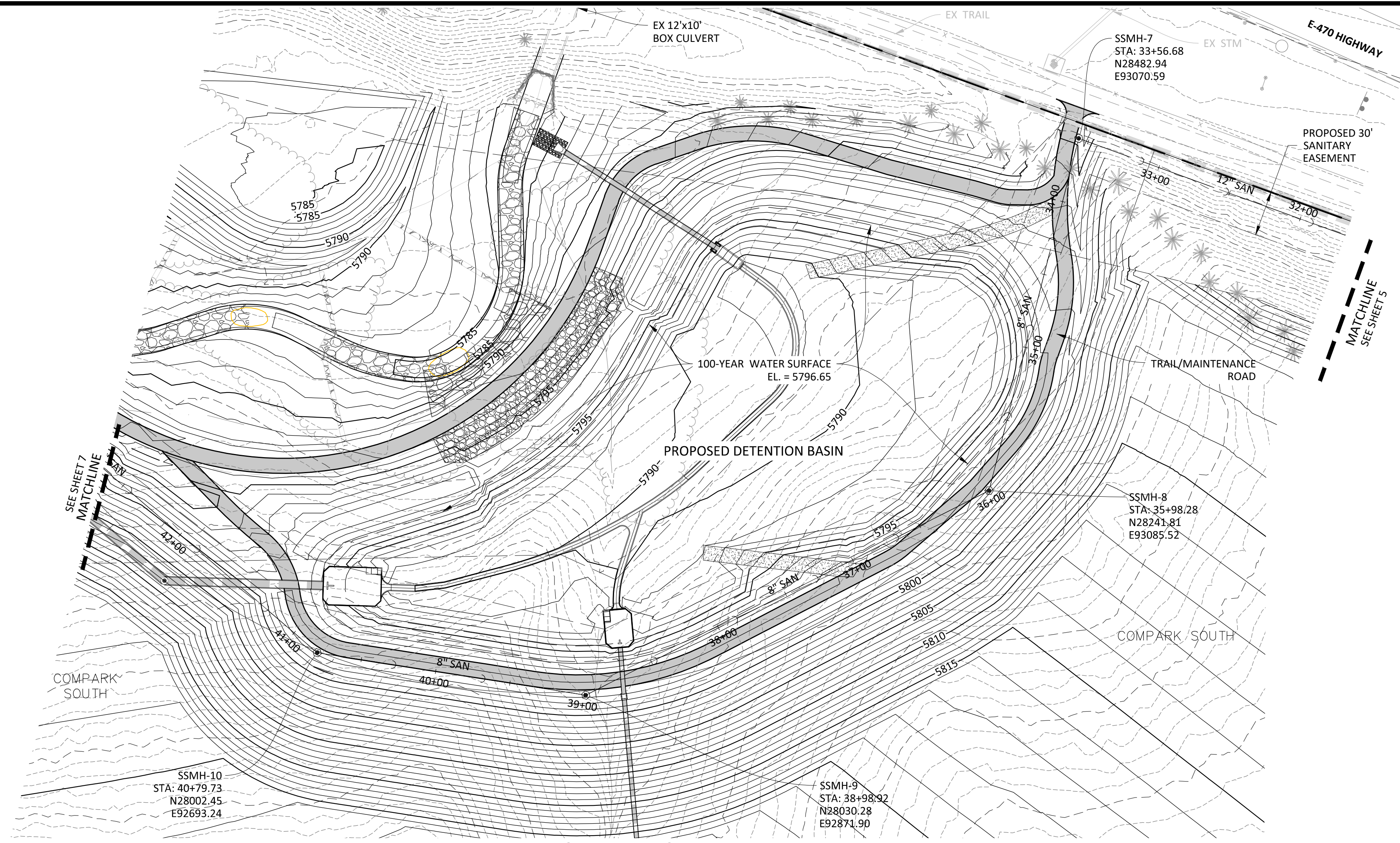
Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.778.0800 manhard.com
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COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
SANITARY SEWER PLAN & PROFILE

PROJ. MGR.: RIM
PROJ. ASSOC.: ASD
DRAWN BY: ETG
DATE: 03/2020

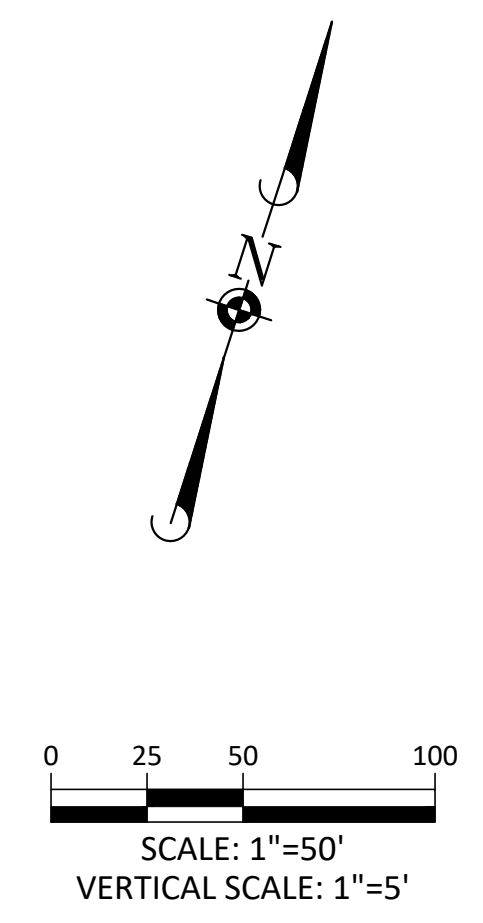
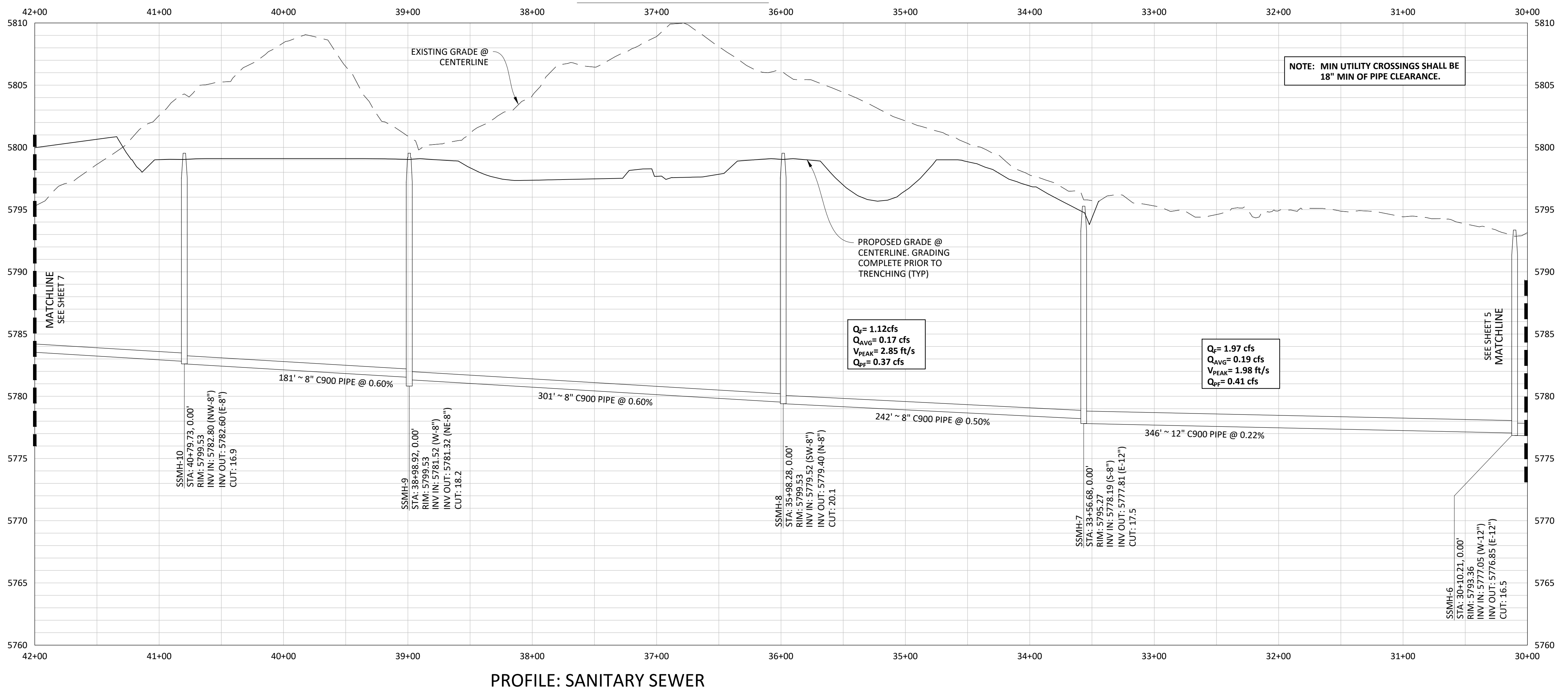
SHEET
5 OF 23
CLCPKC3

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SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.



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| C. 10/20/2019 | REVISED PER STORMWATER REVISIONS |
| B. 06/20/2016 | REVISED PER STORMWATER REVISIONS |
| A. 11/20/2015 | 1ST SUBMITTAL |

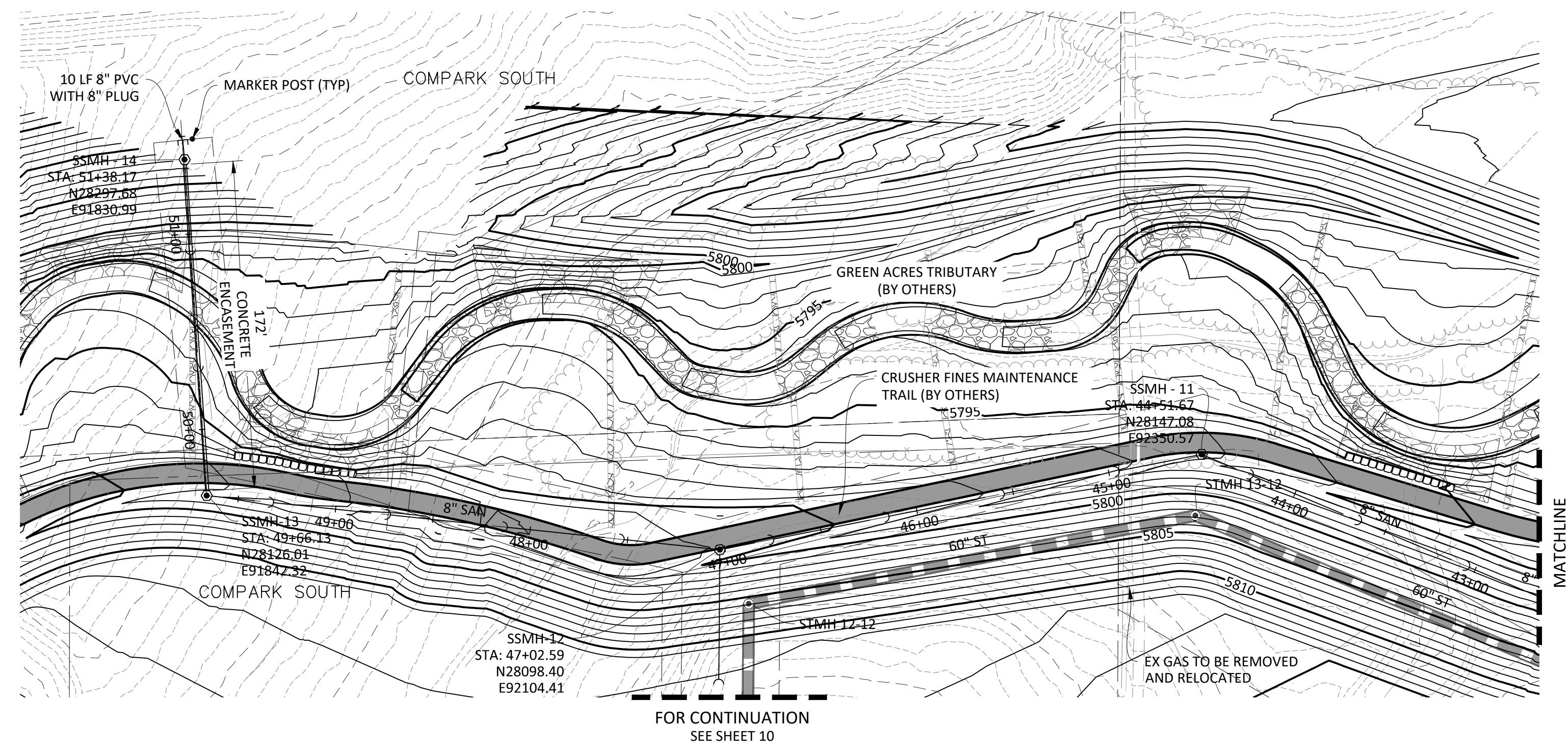
Manhard CONSULTING
 7600 East Orchard Road, Suite 100-104, Greenwood Village, CO 80121, phone: 303.780.0500
 Civil Engineering & Geospatial Services
 Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH, FILING NO. 1
 TOWN OF PARKER, COLORADO
 SANITARY SEWER PLAN & PROFILE

PROJ. MGR.: RIM
 PROJ. ASSOC.: ASD
 DRAWN BY: ETG
 DATE: 03/2020

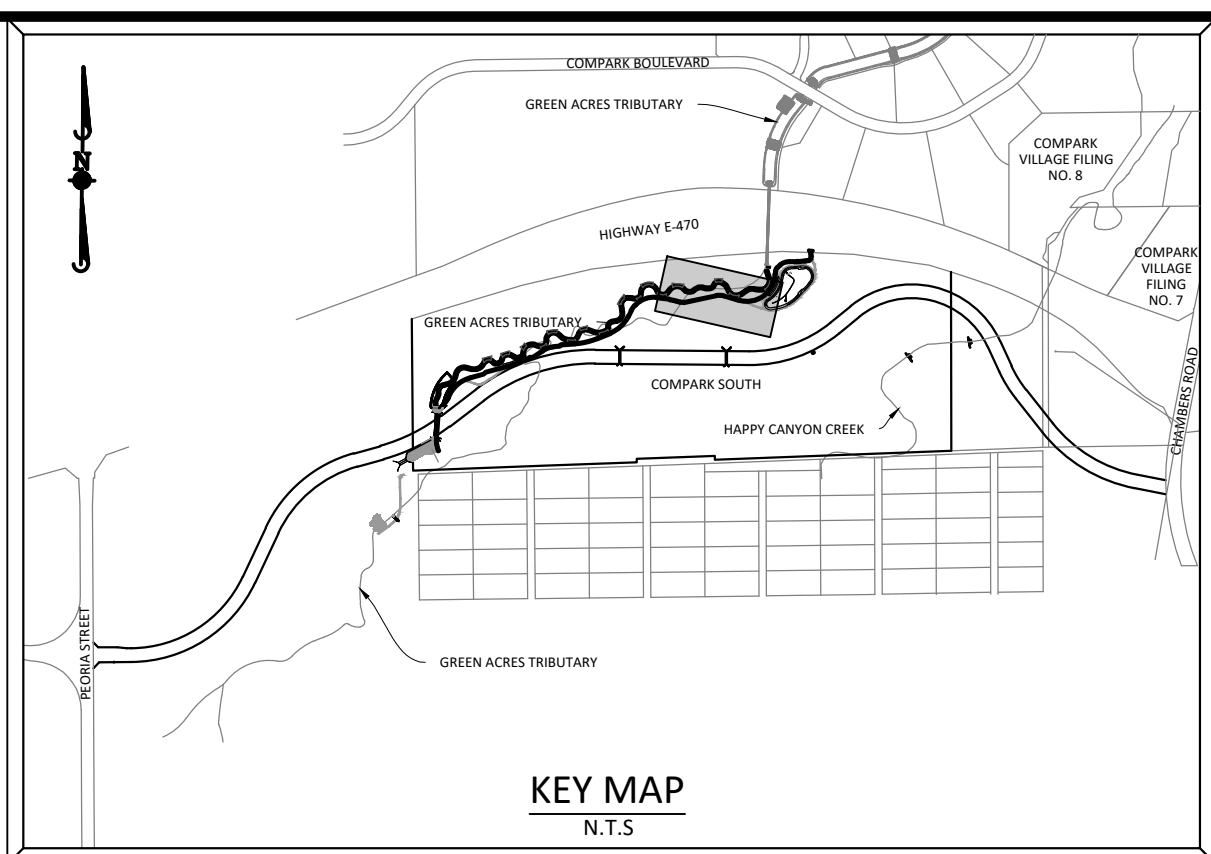
SHEET
6 OF 23
 CLCPKC3

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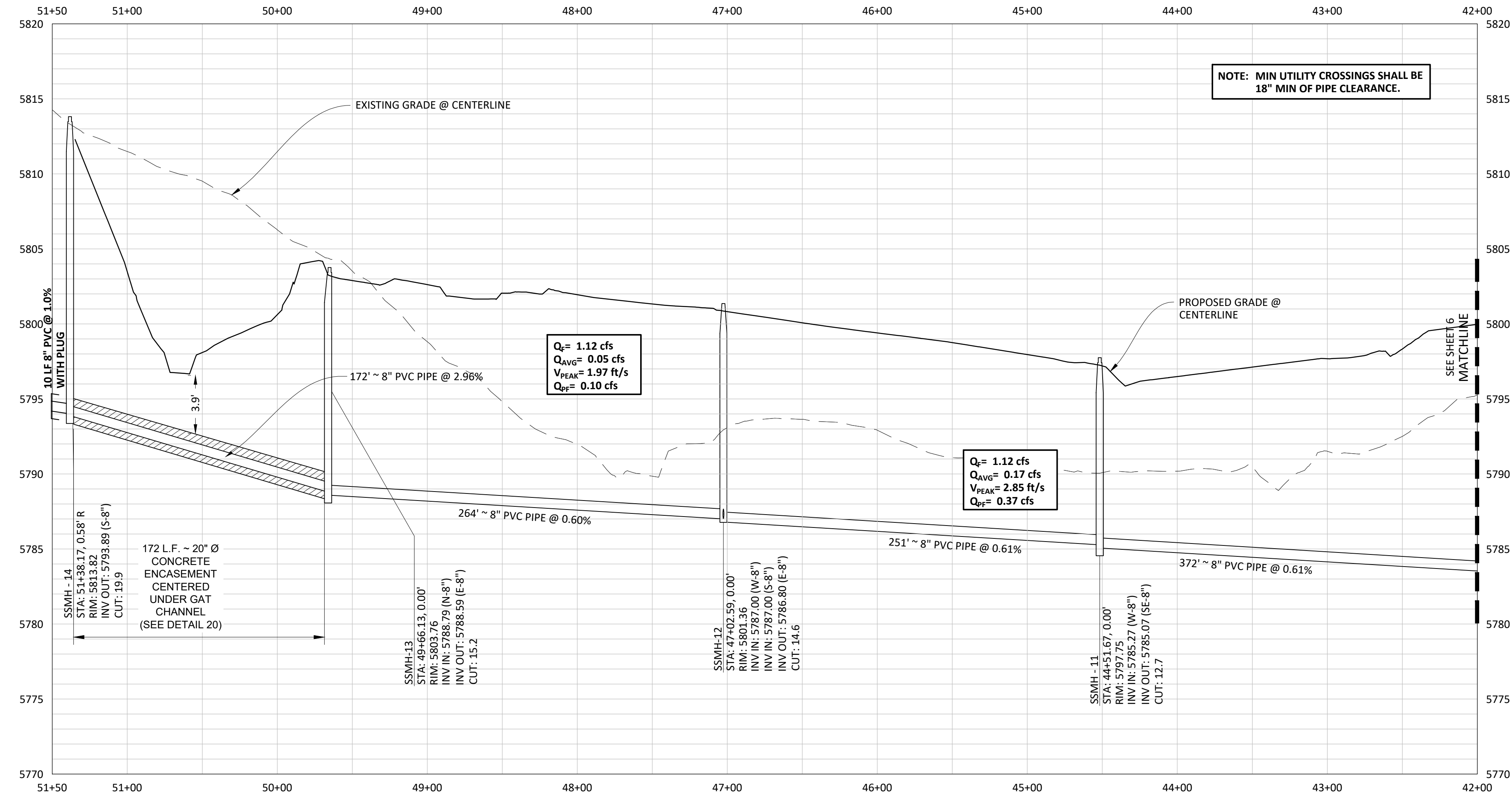
PLAN: SANITARY SEWER

NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.

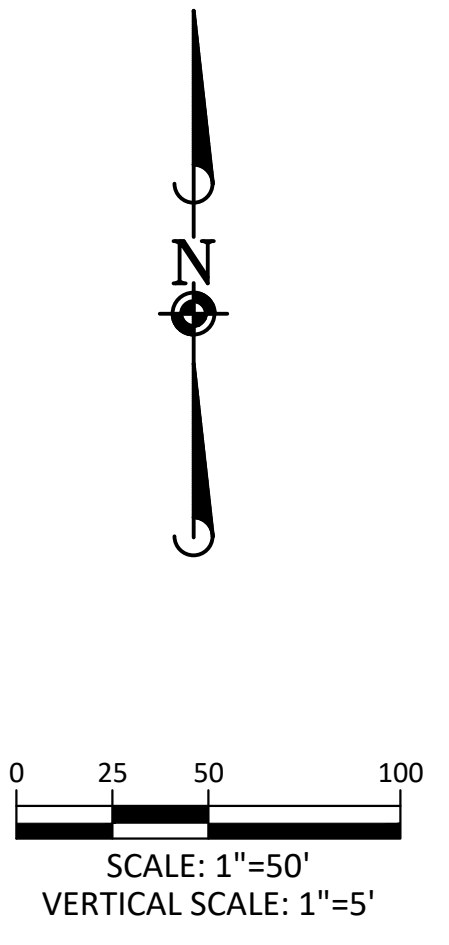


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| 03/20/2020 | REVISED PER STORMWATER REVISIONS |
| 03/20/2020 | REVISED PER STORMWATER REVISIONS |
| 03/20/2020 | REVISED PER STORMWATER REVISIONS |
| 03/20/2020 | REVISED PER STORMWATER REVISIONS |
| 03/20/2020 | REVISED PER STORMWATER REVISIONS |
| 03/20/2020 | REVISED PER STORMWATER REVISIONS |
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| 03/20/2020 | REVISED PER STORMWATER REVISIONS |
| 03/20/2020 | REVISED PER STORMWATER REVISIONS |



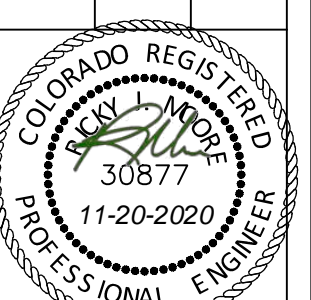
PROFILE: SANITARY SEWER



Know what's below.
Call before you dig.

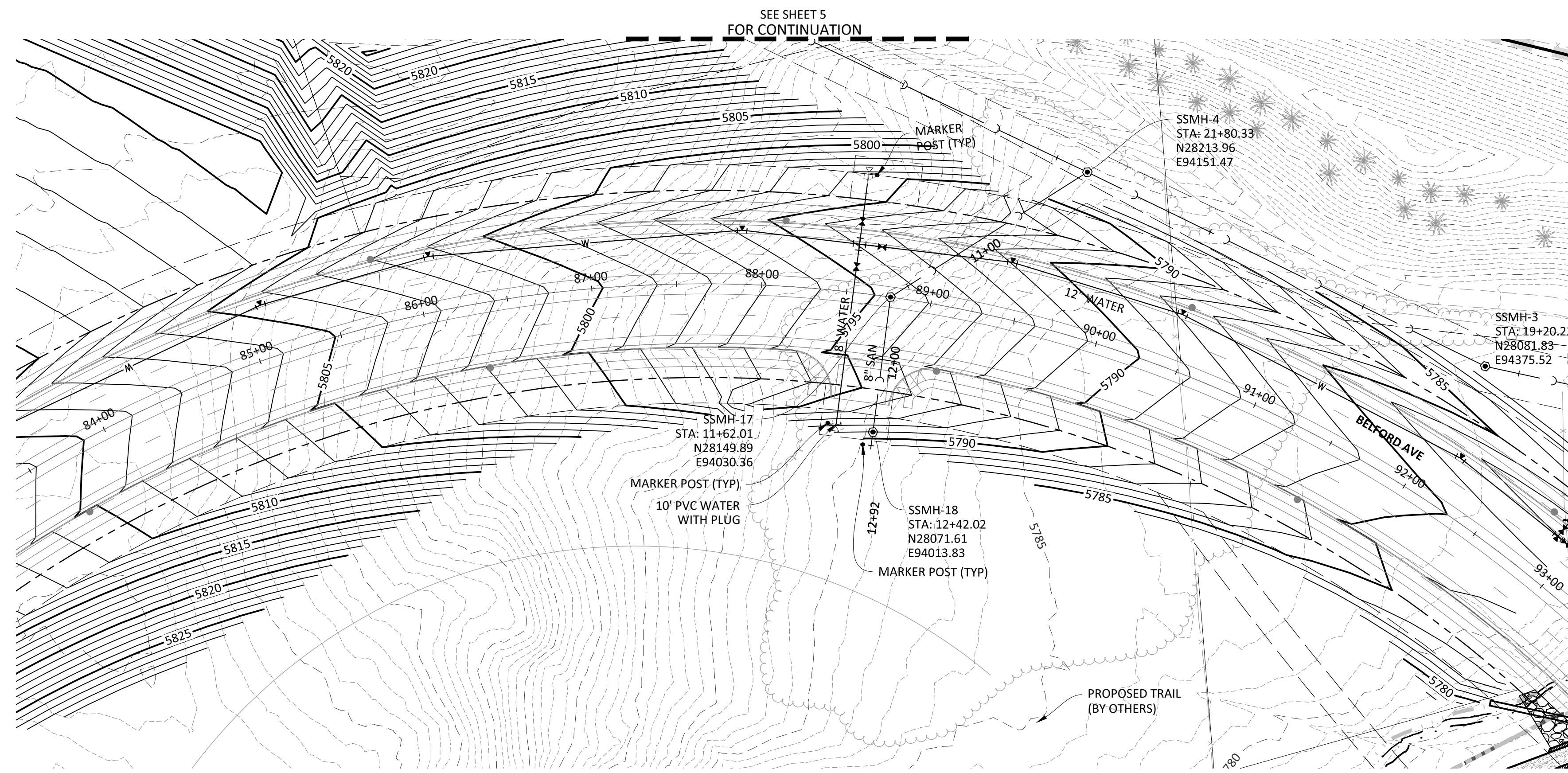
Manhard CONSULTING
7800 Elm Orchard Road, Suite 150-N, Greenwood Village, CO 80111 | ph:303.708.0000 | manhard.com
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Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
SANITARY SEWER PLAN & PROFILE

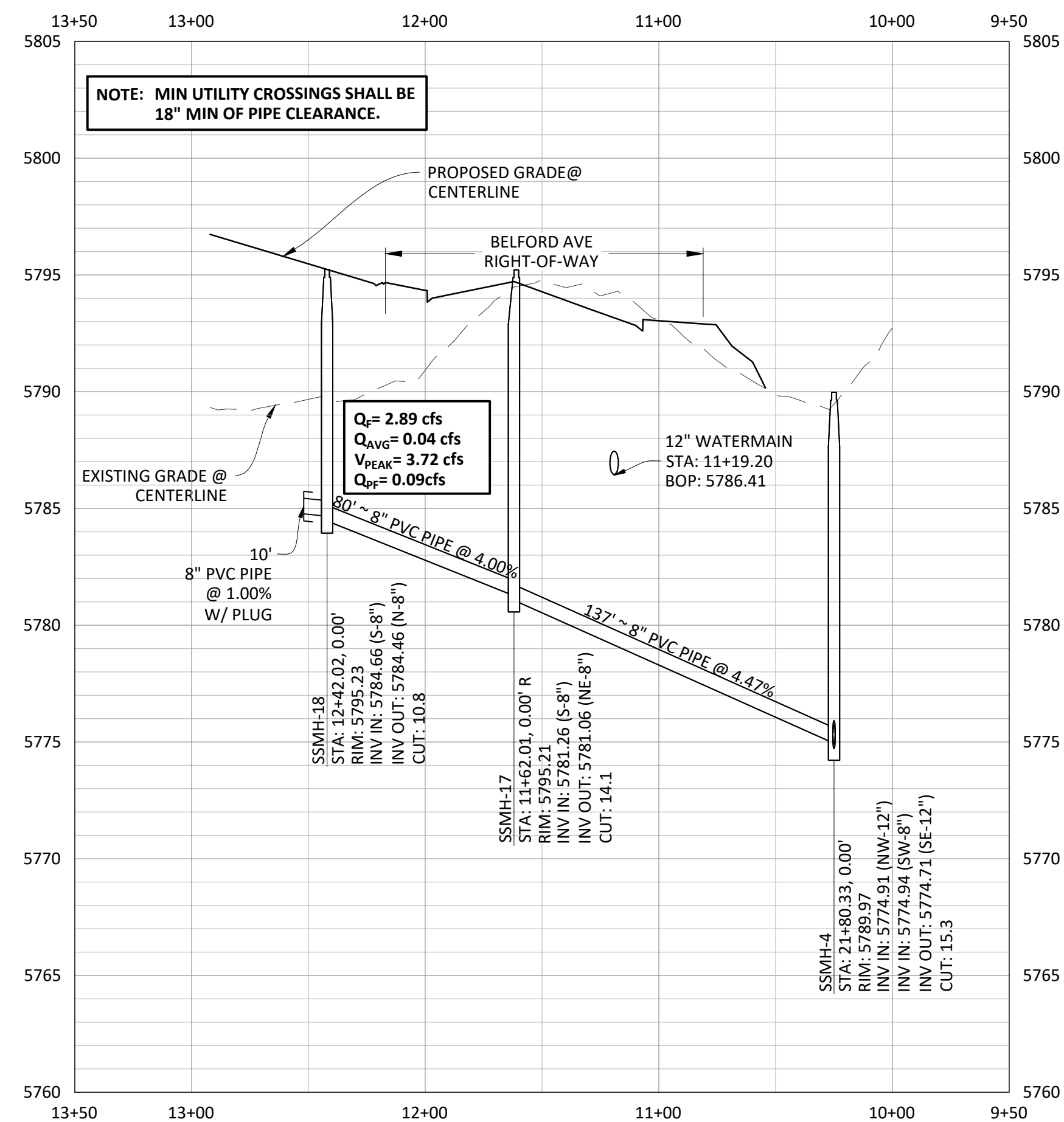


PROJ. MGR.: RJM
PROJ. ASSOC.: ASD
DRAWN BY: ETG
DATE: 03/20/20

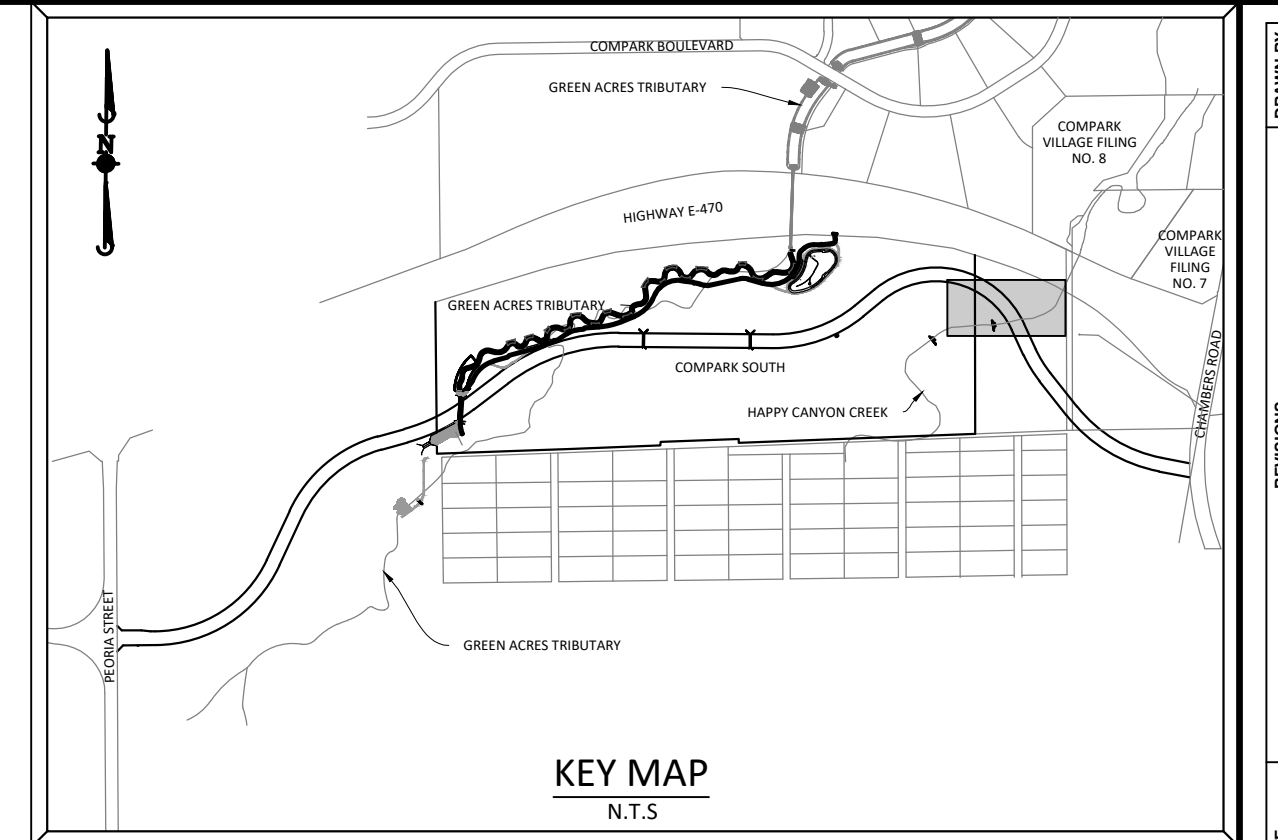
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PLAN: SANITARY SEWER



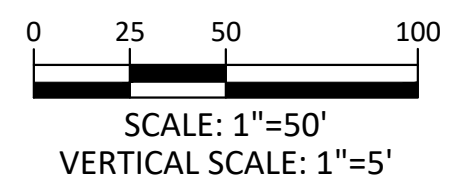
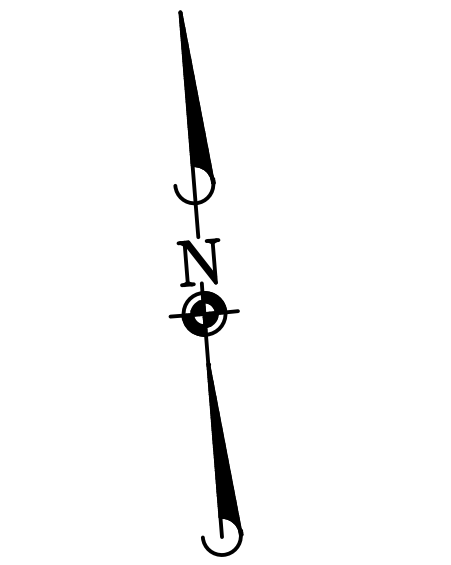
PROFILE: SANITARY SEWER



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| F. 3/4/2020 | UPDATED PER STORMWATER REVISIONS |
| E. 11/7/2019 | REVISED STEEL CASING UNDER E-30 PER LOCATE |
| D. 11/7/2019 | REVISED PER STONEGATE 5/27/16 LETTER |
| C. 10/2/2016 | REVISED PER STONEGATE 5/27/16 LETTER |
| B. 06/20/2016 | REVISED PER STONEGATE 5/27/16 LETTER |
| A. 11/20/2015 | 1ST SUBMITTAL |

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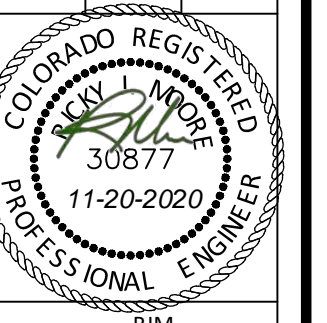


Know what's below.
 Call before you dig.

CONTRACTOR TO FIELD VERIFY LOCATION/ELEVATION OF EXISTING UTILITIES
 PRIOR TO CONSTRUCTION. NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES.

NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE
 AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.

COMPARK VILLAGE SOUTH, FILING NO. 1
 TOWN OF PARKER, COLORADO
 SANITARY SEWER PLAN & PROFILE



PROJ. MGR.: RJM
 PROJ. ASSOC.: ASD
 DRAWN BY: ETG
 DATE: 03/2020

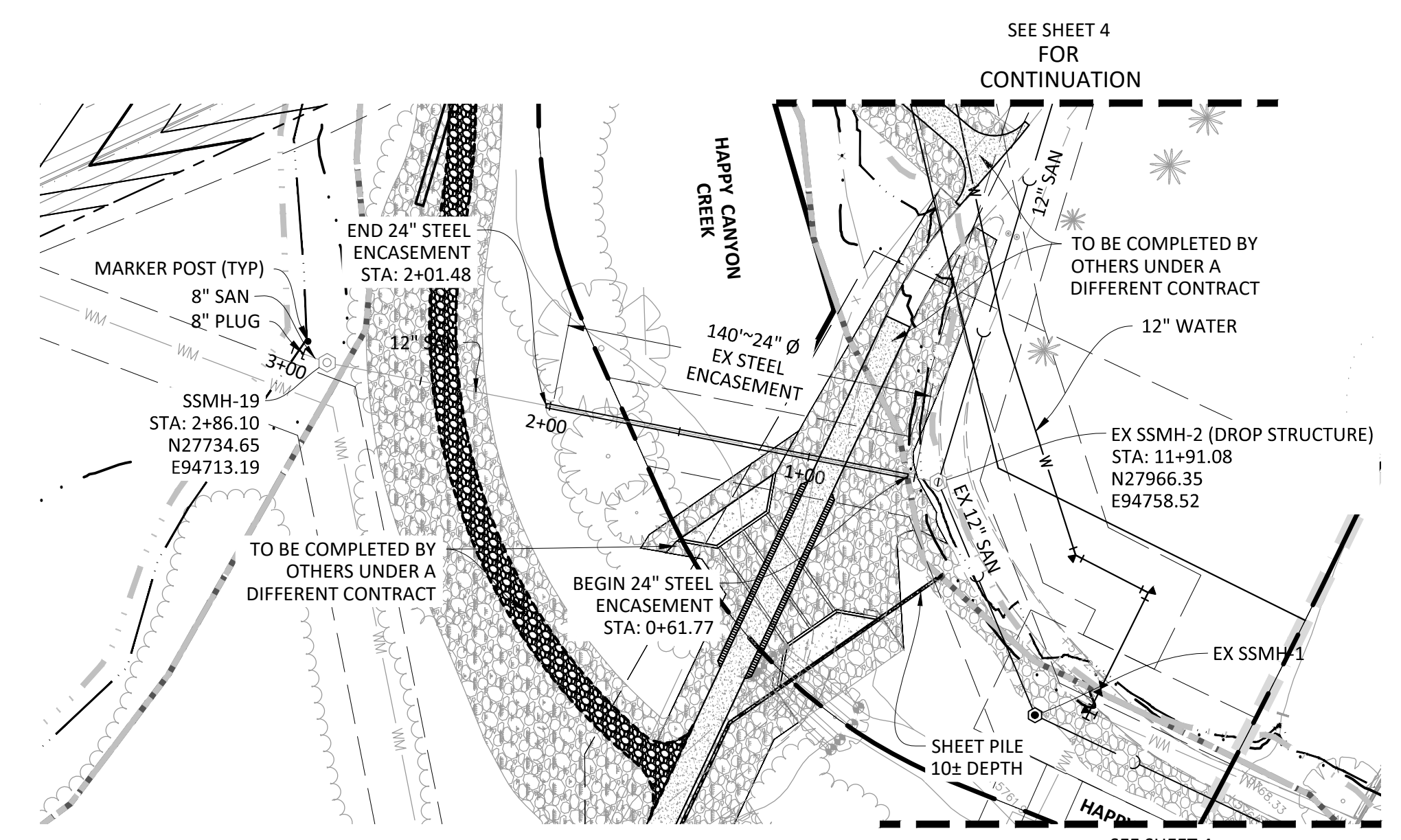
SHEET
8 OF 23
 CLCPKC3

Plotted: 11/20/2020 9:20 AM. Dwg Name: P:\Clcpkc3\compsouth12_filing1_no_gis\master water and sewer\Office\CLCPKC3\Office\Snr P&P-4.dwg. Updated By: JHawthorne

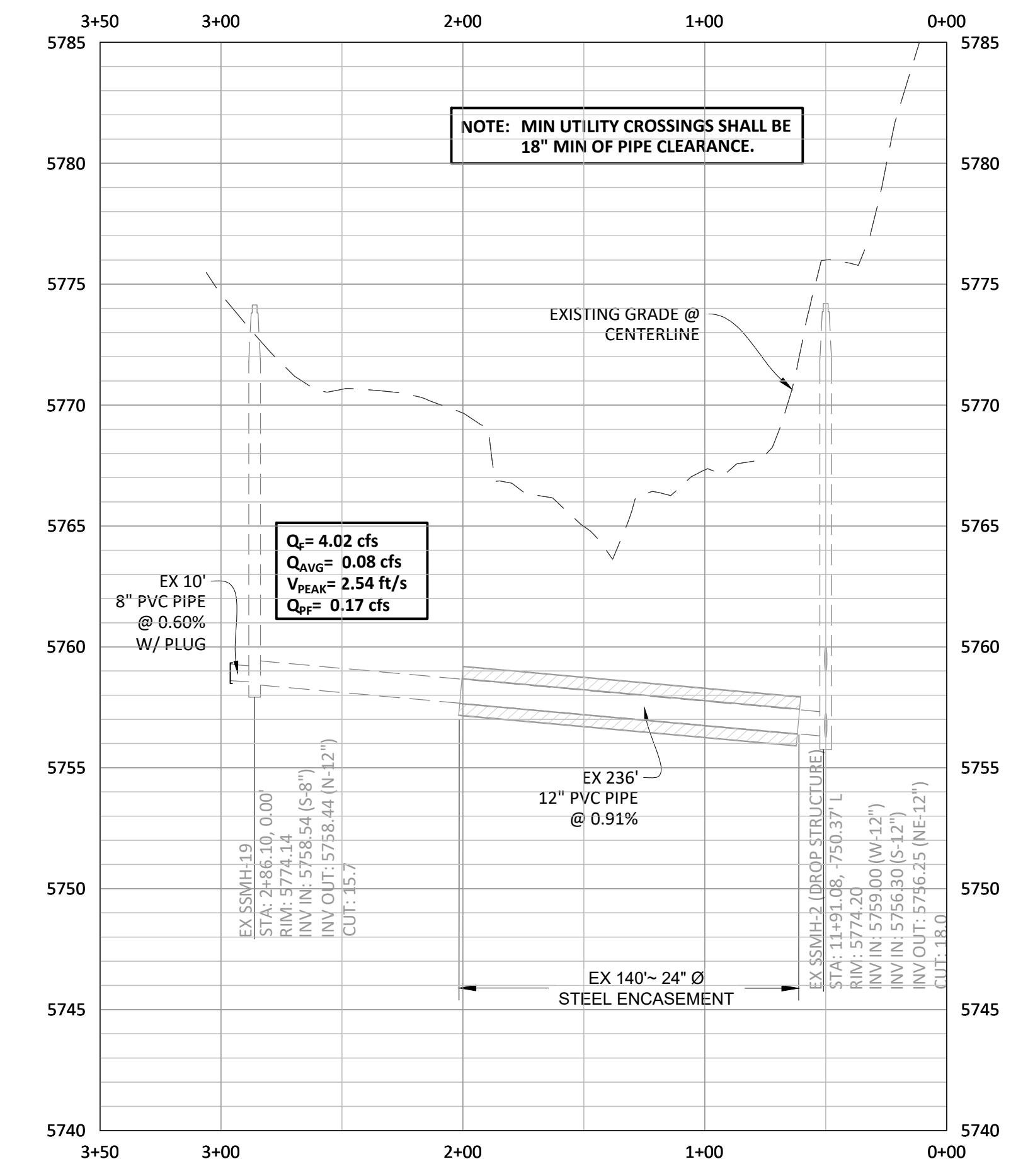
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NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.

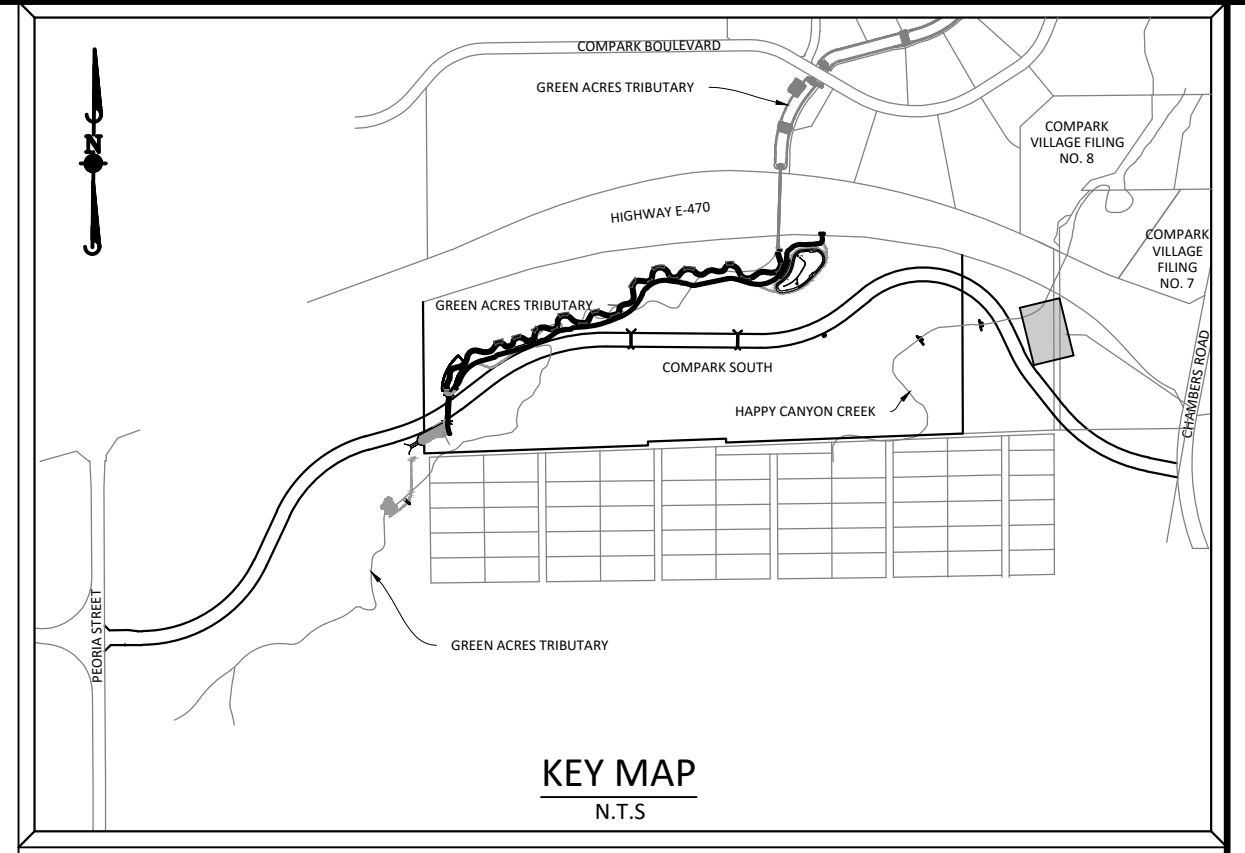
NOTE:
THIS SEGMENT OF SANITARY SEWER MAY NEED TO BE CONSTRUCTED W/ BELFORD AVE. BRIDGE & HAPPY CANYON CREEK CONSTRUCTION



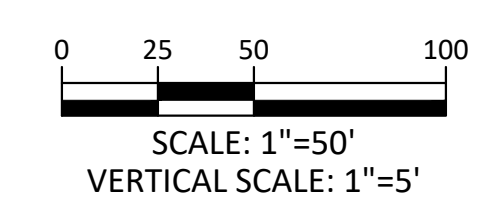
PLAN: SANITARY SEWER



PROFILE: SANITARY SEWER
FOR INFORMATION ONLY



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
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Know what's below.
Call before you dig.

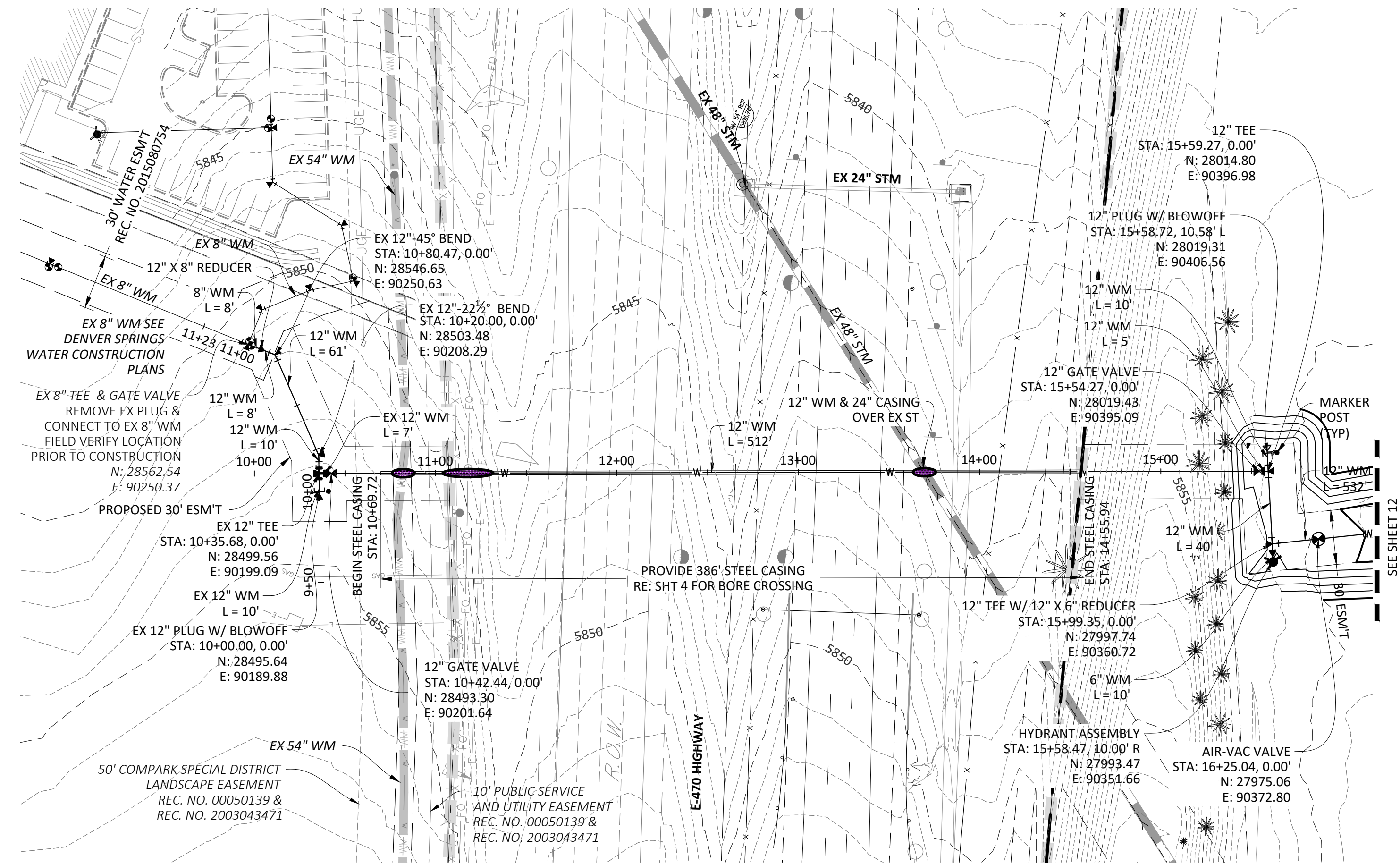
| DATE | REVISIONS |
|--------------|---|
| G 11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| F 3/4/2020 | UPDATED PER STORMWATER REVISIONS |
| E 3/17/2019 | REVISED STEEL CASING UNDER E-470 PER LOCATE |
| D 3/17/2019 | REVISED PER STONEGATE E-2716 LETTER |
| C 3/17/2019 | REVISED PER STONEGATE E-2716 LETTER |
| B 06/2016 | REVISED PER STONEGATE 5/17/16 LETTER |
| A 11/2015 | 1ST SUBMITTAL |

Manhard CONSULTING
7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80111, phone: 303.780.0800
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
SANITARY SEWER PLAN & PROFILE

PROJ. MGR.: RIM
PROJ. ASSOC.: ASD
DRAWN BY: ETG
DATE: 03/2020

SHEET
9 OF 23
CLCPKC3

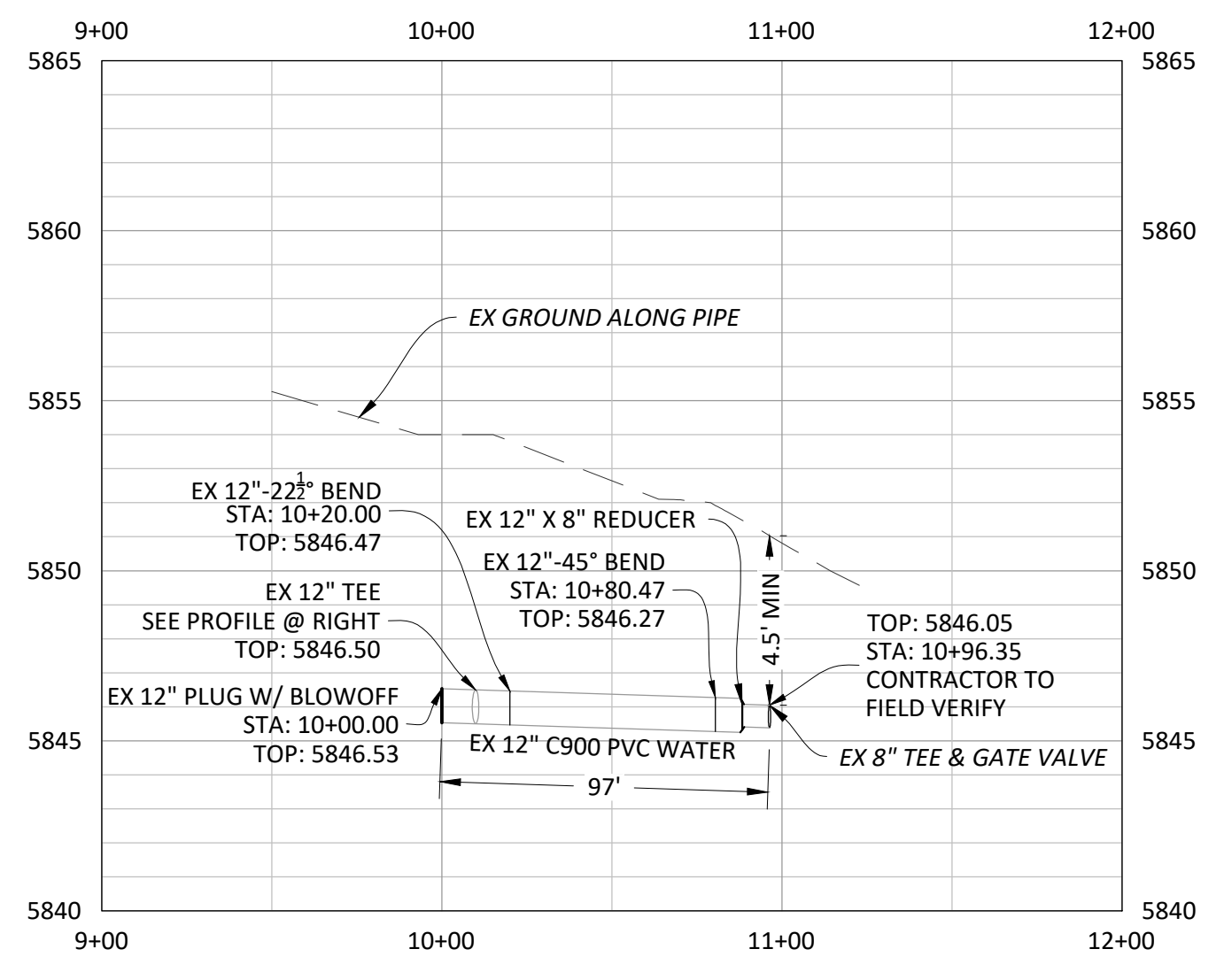


PLAN: 12" WATERLINE

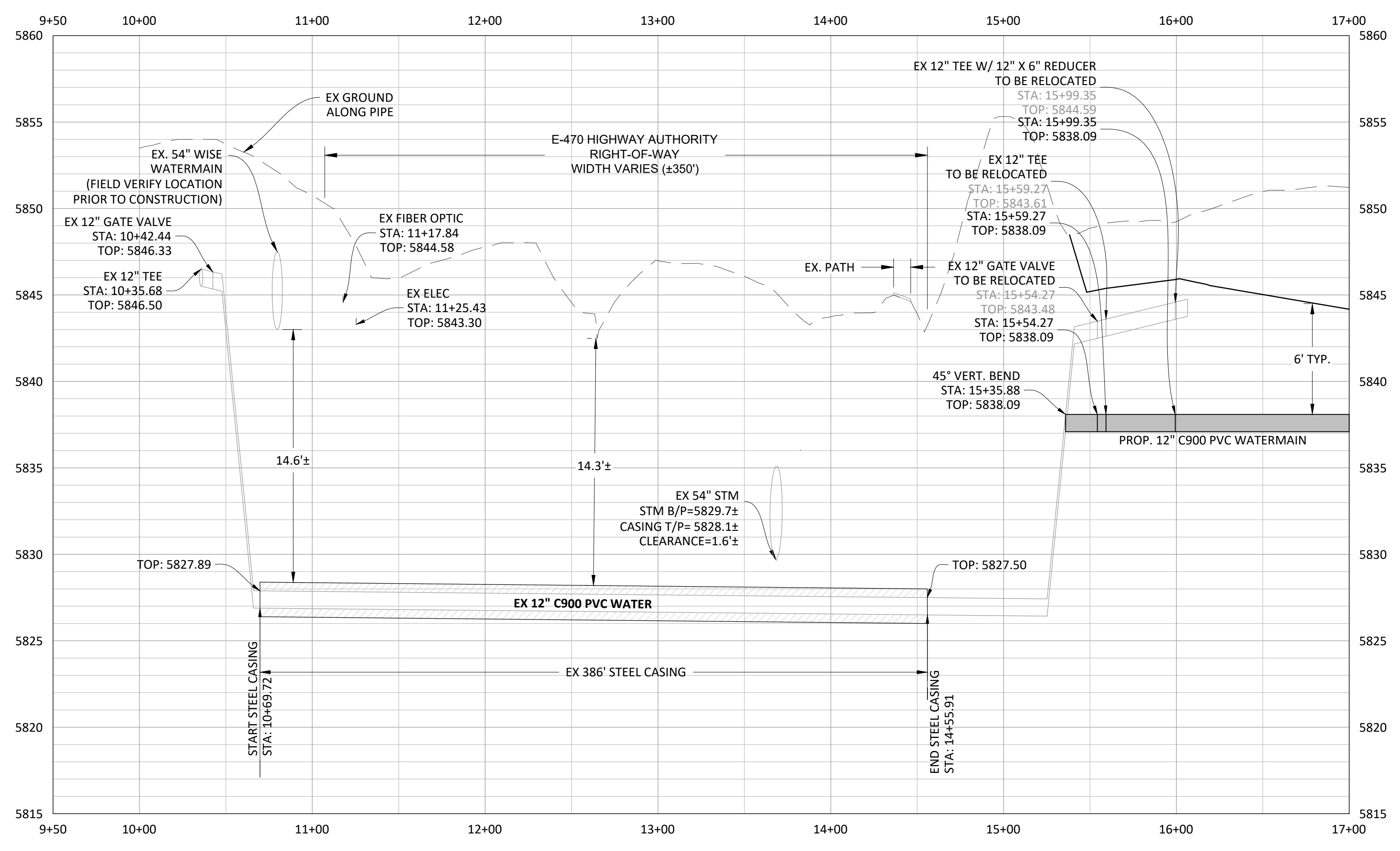
NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.

ALL WATER LINES WITHIN THE COMPARK SOUTH DEVELOPMENT WILL BE REQUIRED TO BE C900 DR14 PIPE MATERIAL WITH A MINIMUM 4.5' OF COVER.

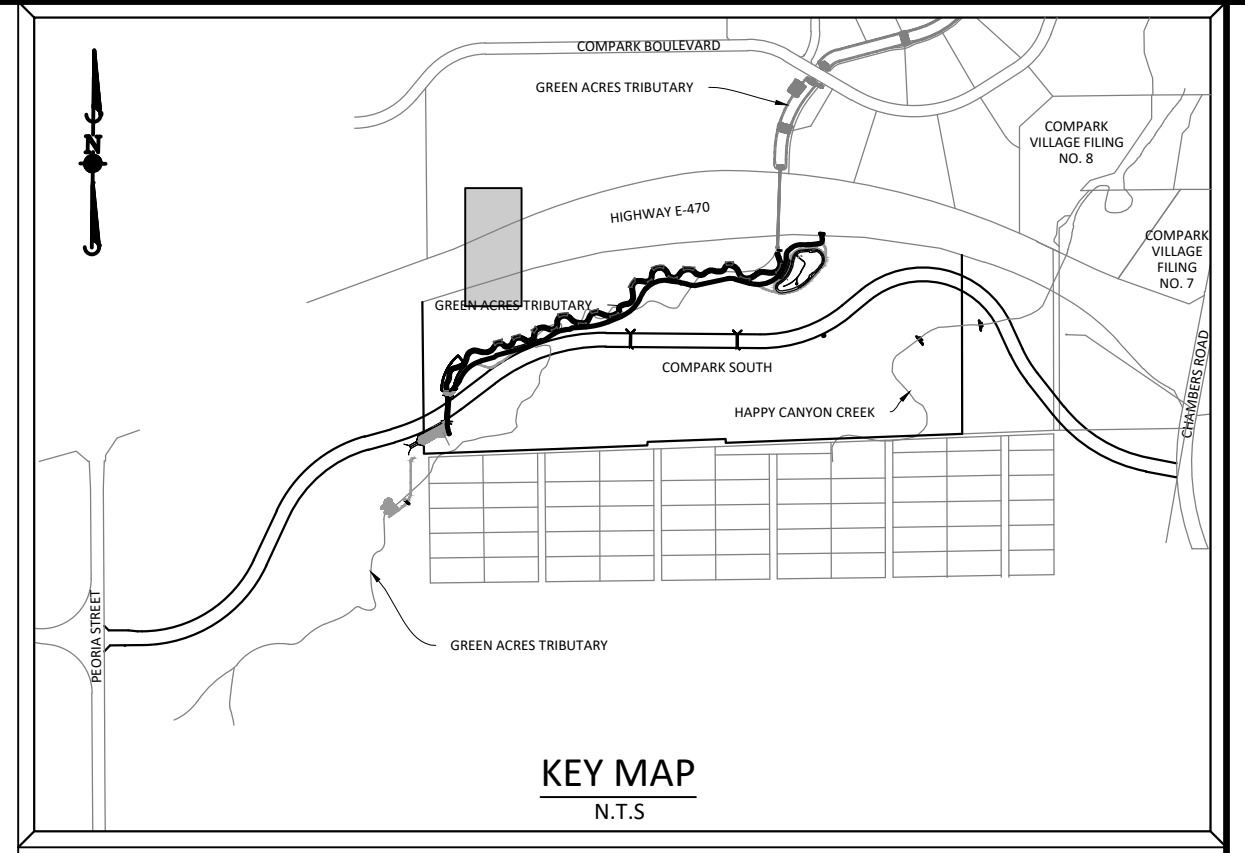
WATER MAIN SHALL BE CONSTRUCTED USING MANUFACTURER SPECIFICATION. EBAA IRON SERIES 3800 MEGACOUPLING HIGH DEFLECTION COUPLINGS SHALL BE UTILIZED FOR ALL DEFLECTIONS AT JOINTS.



PROFILE: 8" WATERLINE FOR INFORMATION ONLY



PROFILE: 12" WATERLINE



SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

| DATE | REVISIONS |
|------------|---|
| 11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| 3/4/2020 | UPDATED PER STORMWATER REVISIONS |
| 11/20/19 | REVISED STEEL CASING UNDER E-470 PER LOCATE |
| 10/20/19 | REVISED PER STONE GATE 5/21/16 LETTER |
| 06/20/16 | REVISED PER STONE GATE 5/21/16 LETTER |
| 11/20/15 | 1ST SUBMITTAL |

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7600 East Orchard Road, Suite 100-303, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

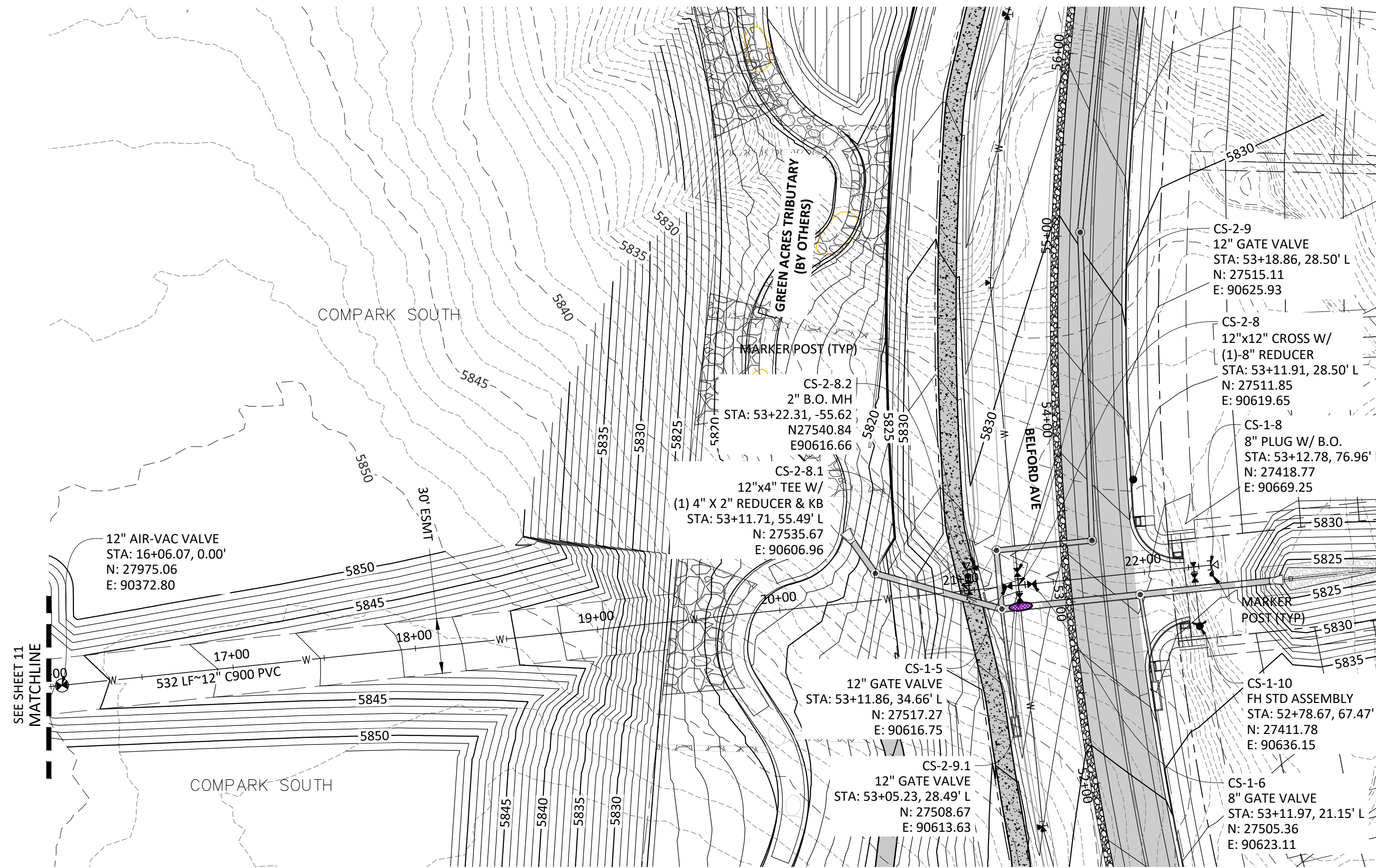
COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
E-470 WATER MAIN BORE PLAN & PROFILE

COLORADO REGISTERED PROFESSIONAL ENGINEER
11-20-2020
30877
PROJ. MGR.: RIM
PROJ. ASSOC.: ASD
DRAWN BY: SEK
DATE: 03/2020
SHEET 11 OF 23
CLCPK3

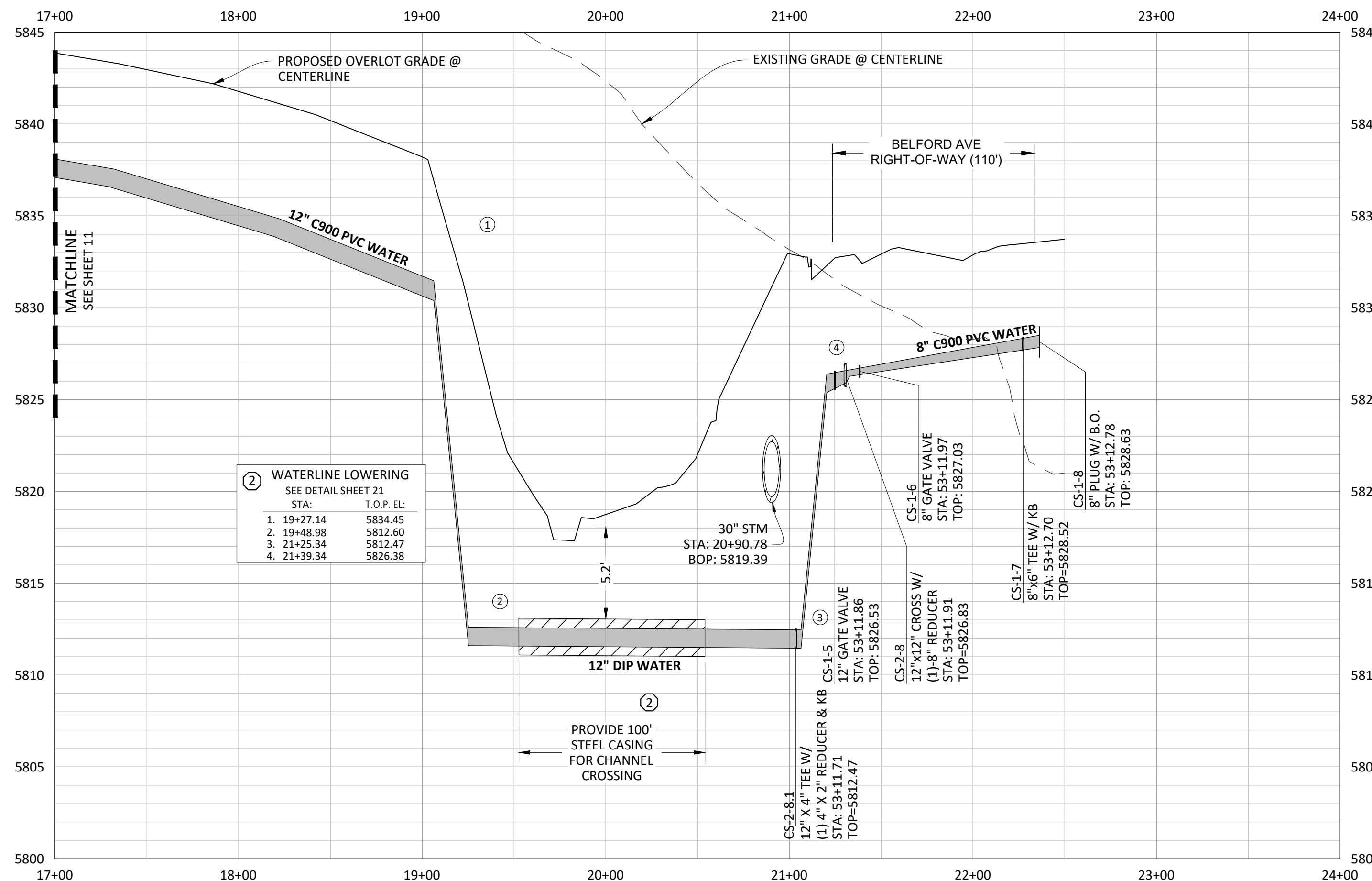
Plotted: 11/20/2020 10:58 AM Dwpf Name: P:\CLCPK3\CompSouth12\Filing_1.No.GAT\Master Water and Sewer\Office\CLCPK3 - Office Water Bore P&P.dwg, Updated By: JHawthorne



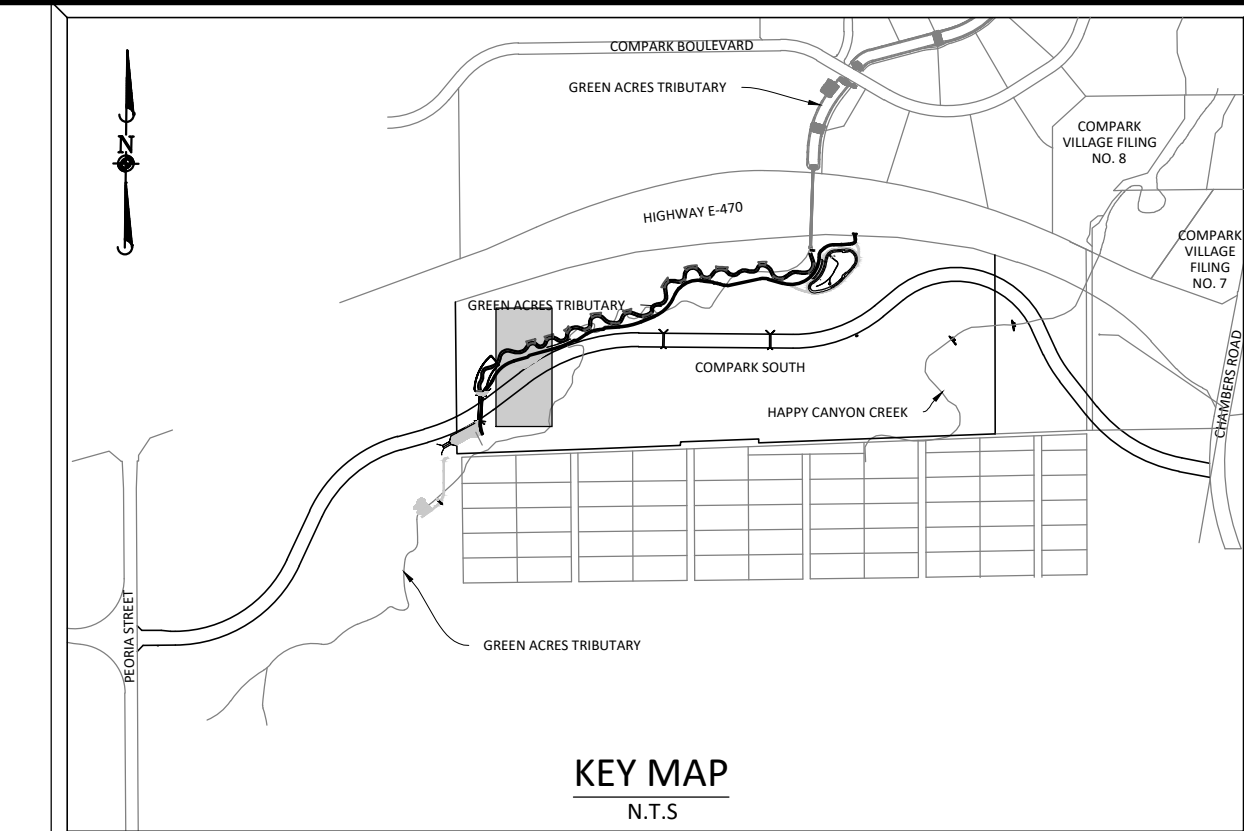
Know what's below. Call before you dig.



PLAN: 12" WATERLINE

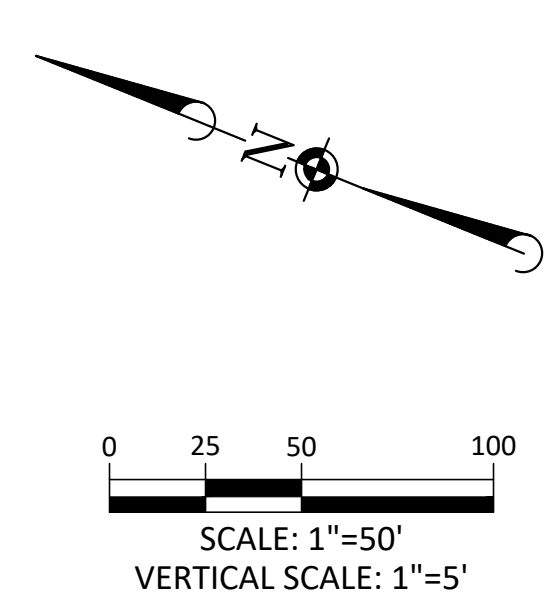


PROFILE: 12" WATERLINE



KEY MAP
N.T.S.

SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.

ALL WATER LINES WITHIN THE COMPARK SOUTH DEVELOPMENT WILL BE REQUIRED TO BE C900 DR14 PIPE MATERIAL WITH A MINIMUM 4.5' OF COVER.

WATER MAIN SHALL BE CONSTRUCTED USING MANUFACTURER SPECIFICATION. EBAA IRON SERIES 3800 MEGACOUPLING HIGH DEFLECTION COUPLINGS SHALL BE UTILIZED FOR ALL DEFLECTIONS AT JOINTS.

Plotted: 11/20/2020 9:05 AM. Dwg Name: P:\Cparks\Compsouth\12-Filing\1.No.GAT\Master Water and Sewer\Office\C\CPKC3-Office-Water P&P-1.dwg, Updated By: JHawthorne

| DATE | REVISIONS |
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| F. 3/4/2020 | UPDATED PER STORMWATER REVISIONS |
| E. 3/17/2019 | REVISED STEEL CASING UNDER E-470 PER LOCATE |
| D. 3/17/2019 | REVISED PER STONEGATE 5/21/16 LETTER |
| C. 3/17/2019 | REVISED PER STONEGATE 5/21/16 LETTER |
| B. 06/20/16 | REVISED PER STONEGATE 5/21/16 LETTER |
| A. 11/20/15 | 1 ST SUBMITTAL |

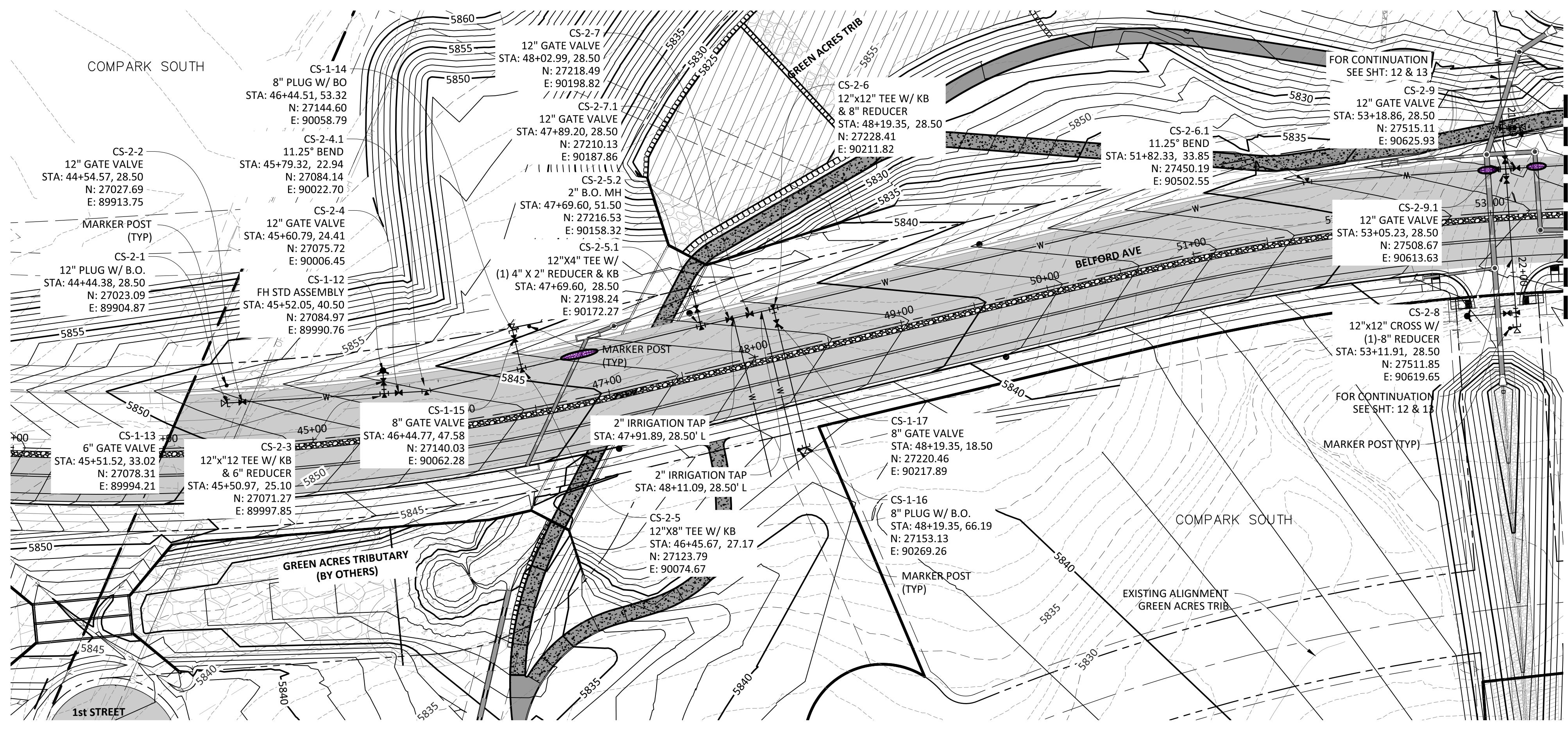
Manhard CONSULTING

7600 East Orchard Road, Suite 100-3, Greenwood Village, CO 80111, phone: 303.778.0500 manhard.com
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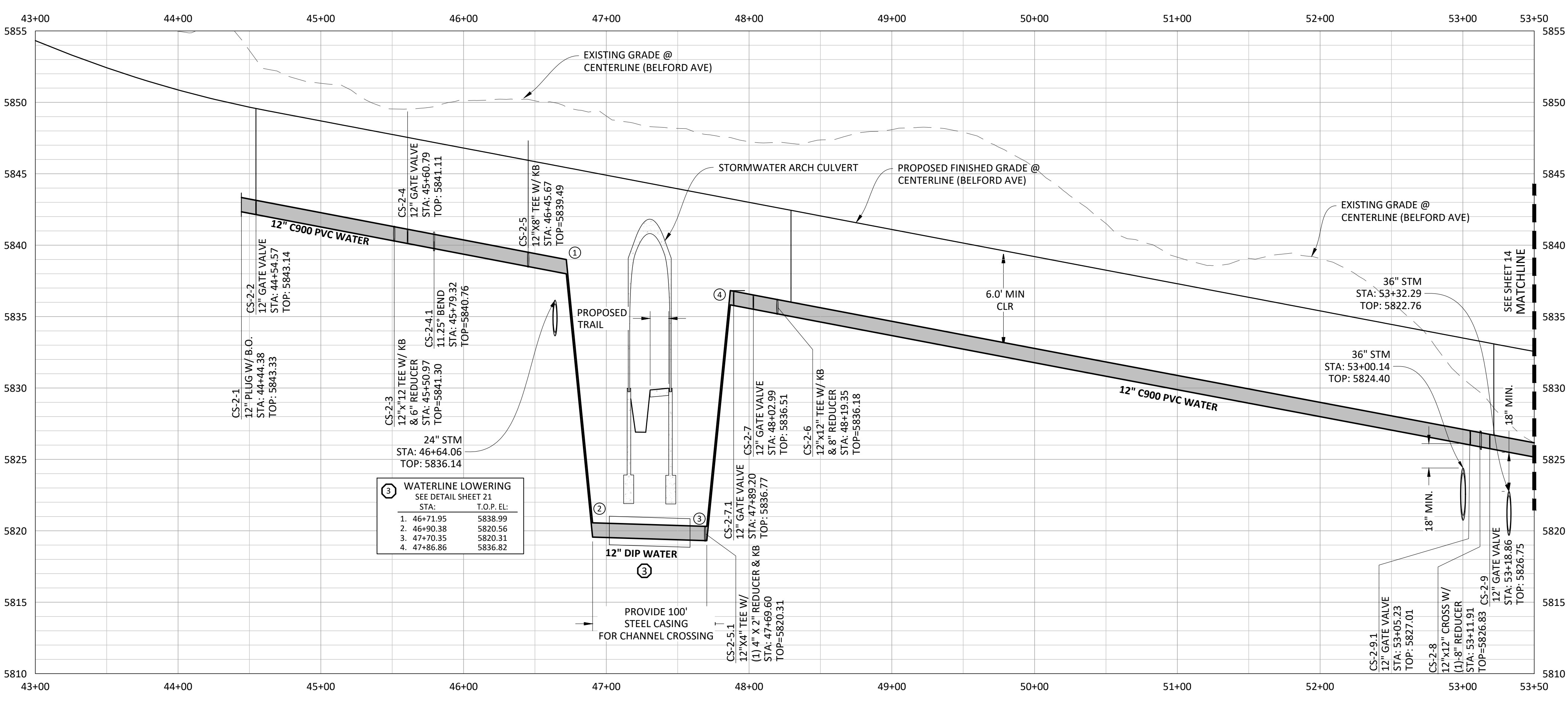
COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
WATER PLAN & PROFILE

PROJ. MGR.: RIM
PROJ. ASSOC.: ASD
DRAWN BY: ETG
DATE: 03/2020

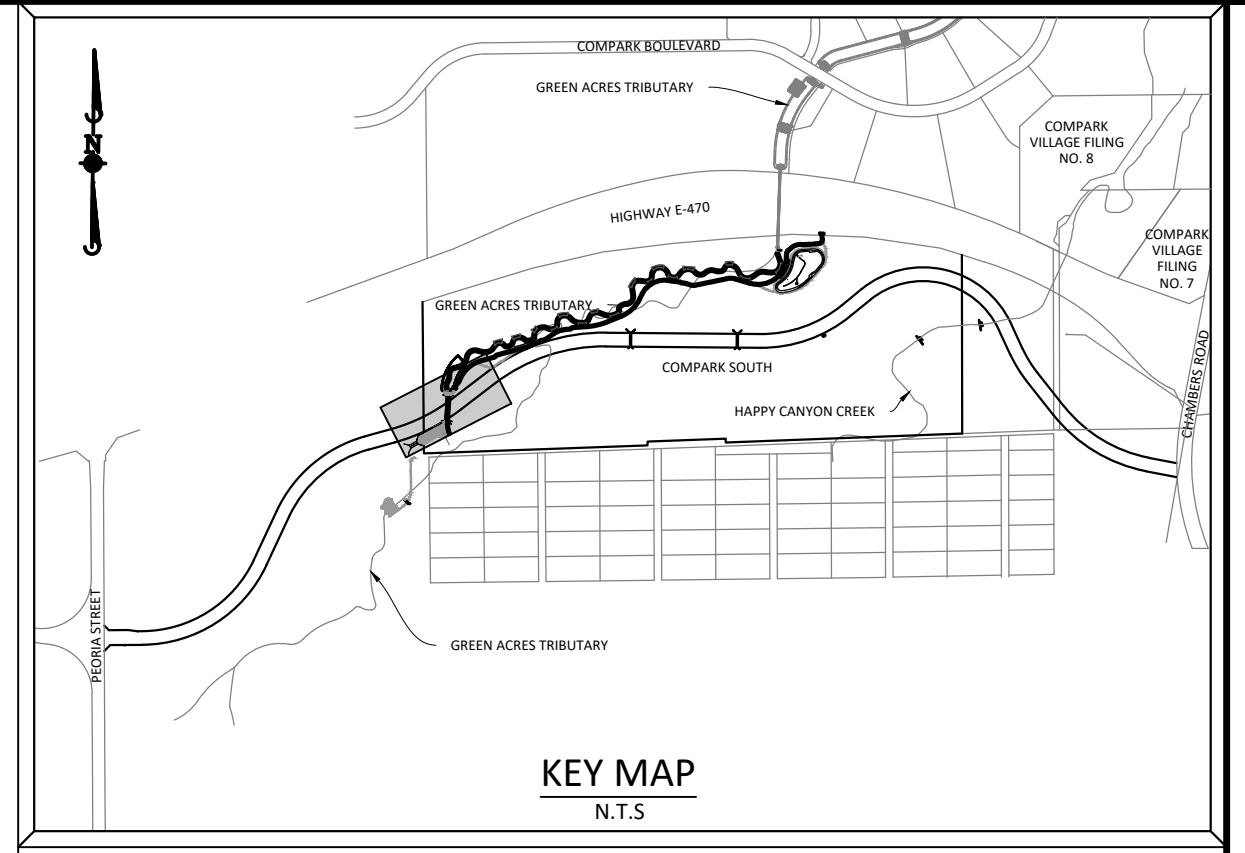
SHEET
12 OF 23
CLCPKC3



PLAN: 12" WATERLINE



PROFILE: 12" WATERLINE



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0 25 50 100
 SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



Know what's below.
 Call before you dig.

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| D. 10/20/2018 | REVISED PER STONEGATE 5/27/16 LETTER |
| C. 10/20/2018 | REVISED PER STONEGATE 5/27/16 LETTER |
| B. 06/20/2016 | REVISED PER STONEGATE 5/27/16 LETTER |
| A. 11/20/2015 | 1ST SUBMITTAL |

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 7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80121, phone: 303.778.0820 manhard.com
 Civil Engineering | Surveying & Geospatial Services | Construction Management | Water Resource Management |

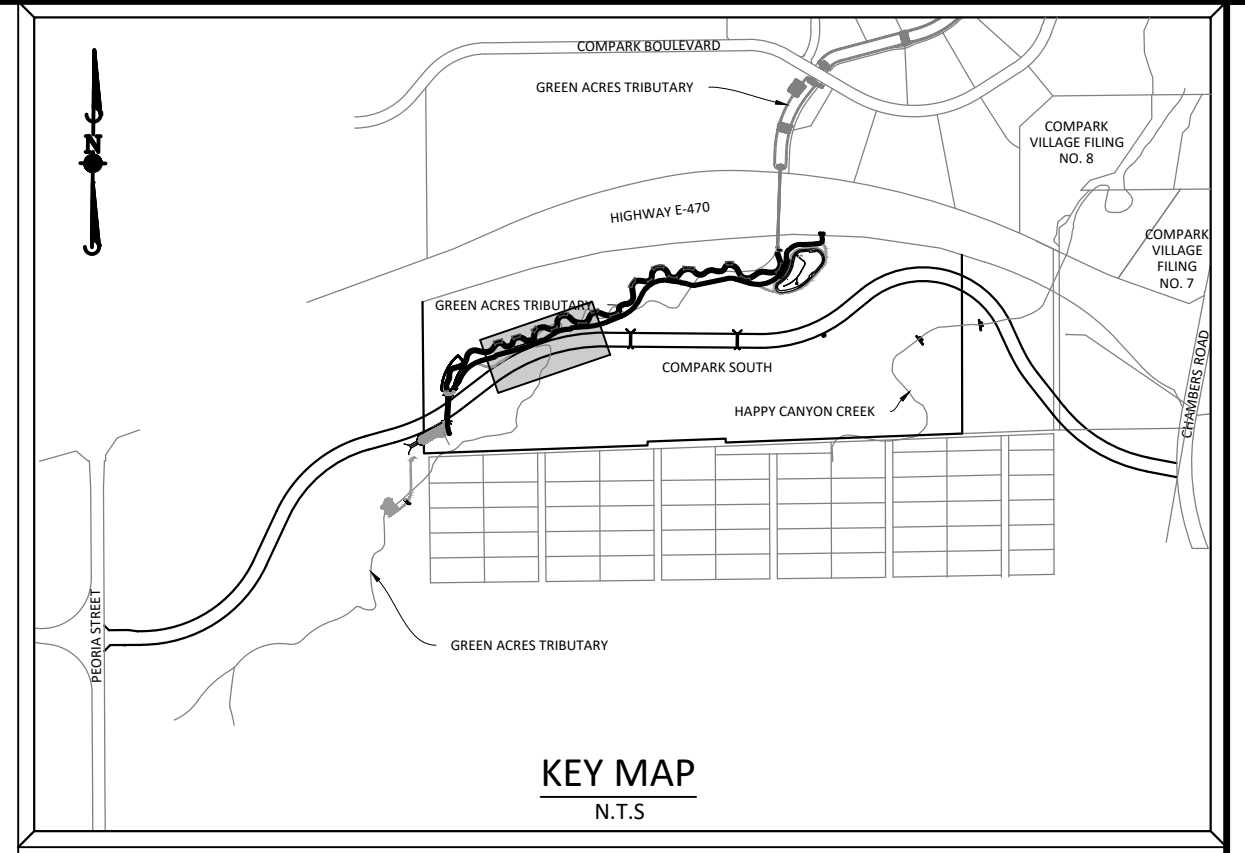
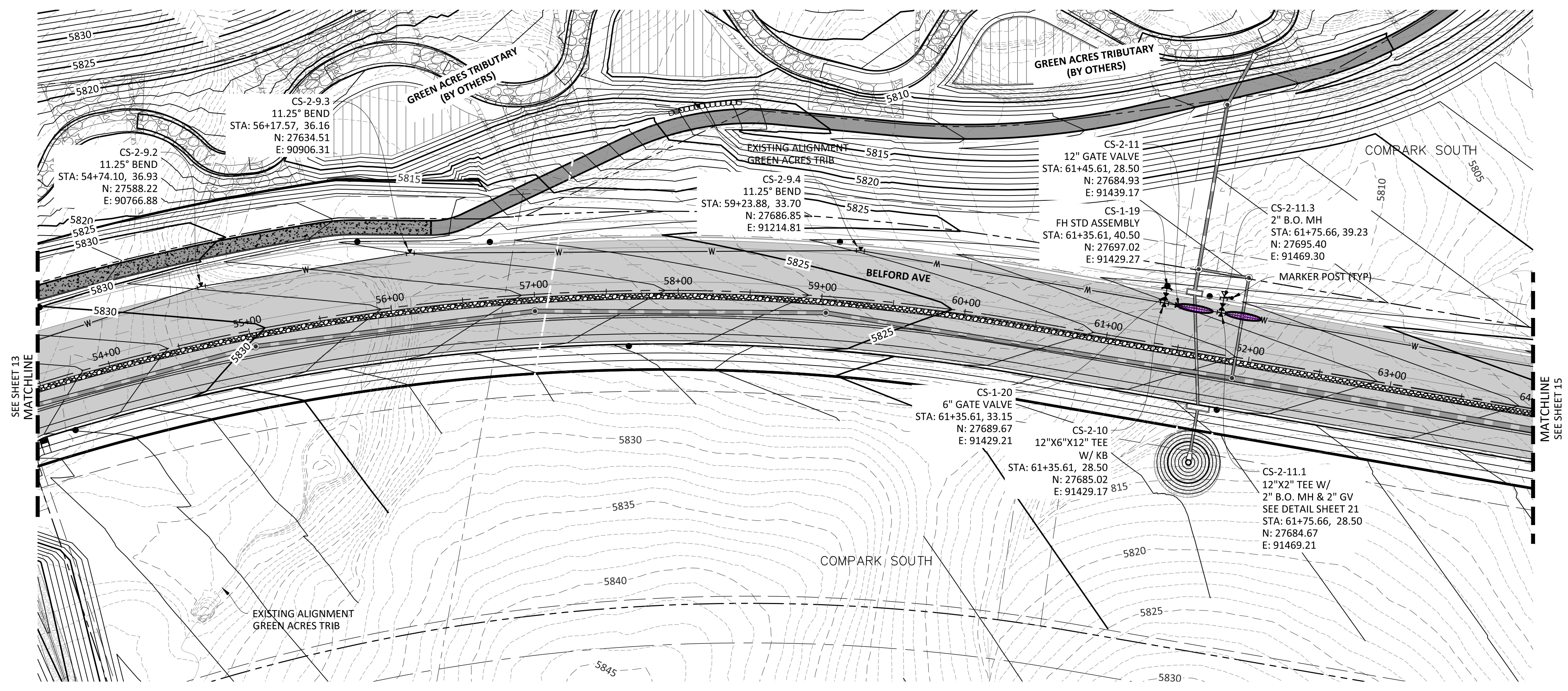
COMPARK VILLAGE SOUTH, FILING NO. 1
 TOWN OF PARKER, COLORADO
 WATER PLAN & PROFILE

COLORADO REGISTERED PROFESSIONAL ENGINEER
 30877
 11-20-2020

PROJ. MGR.: RJM
 PROJ. ASSOC.: ASD
 DRAWN BY: ETG
 DATE: 03/2020

SHEET
13 OF 23
 CLCPKC3

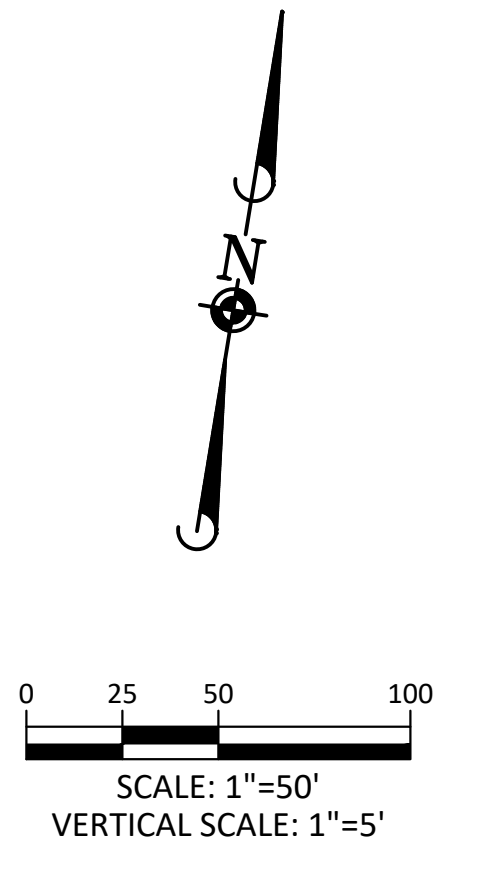
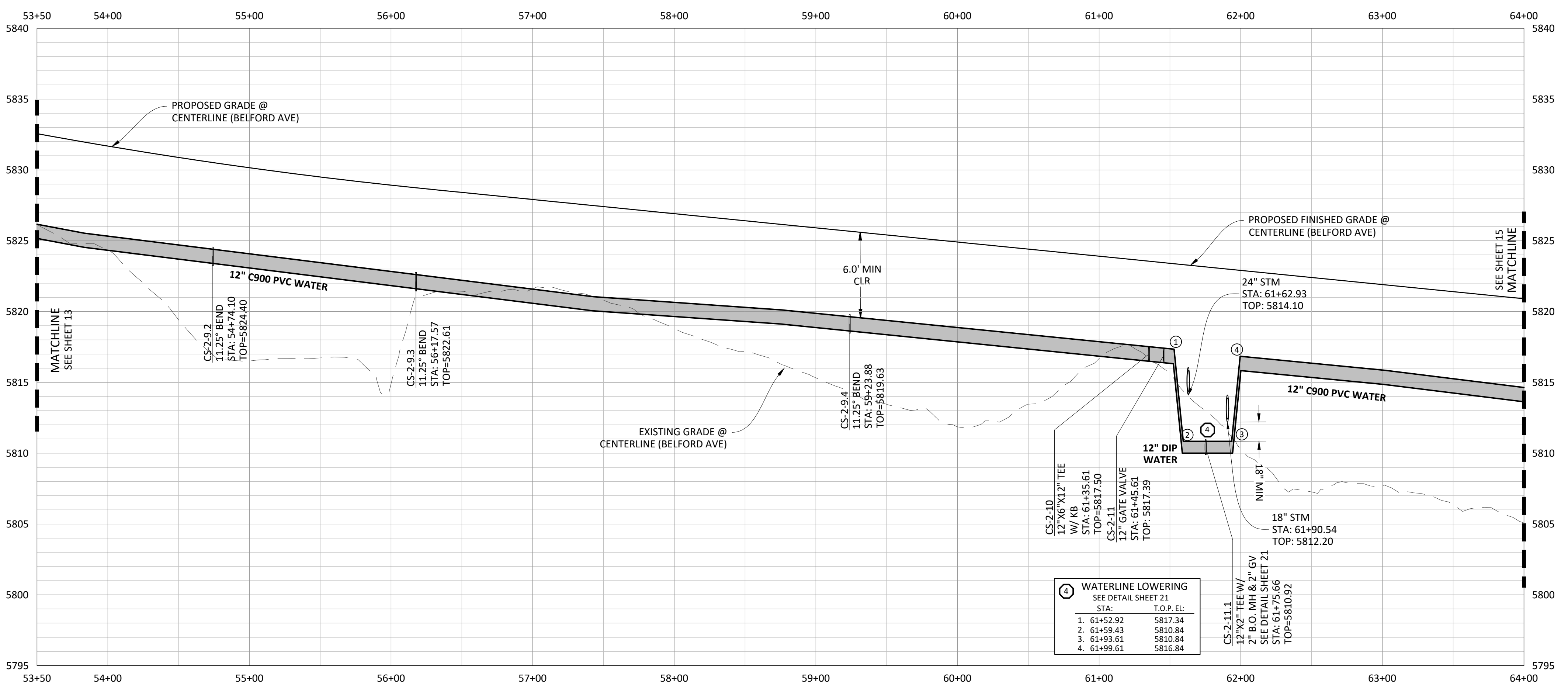
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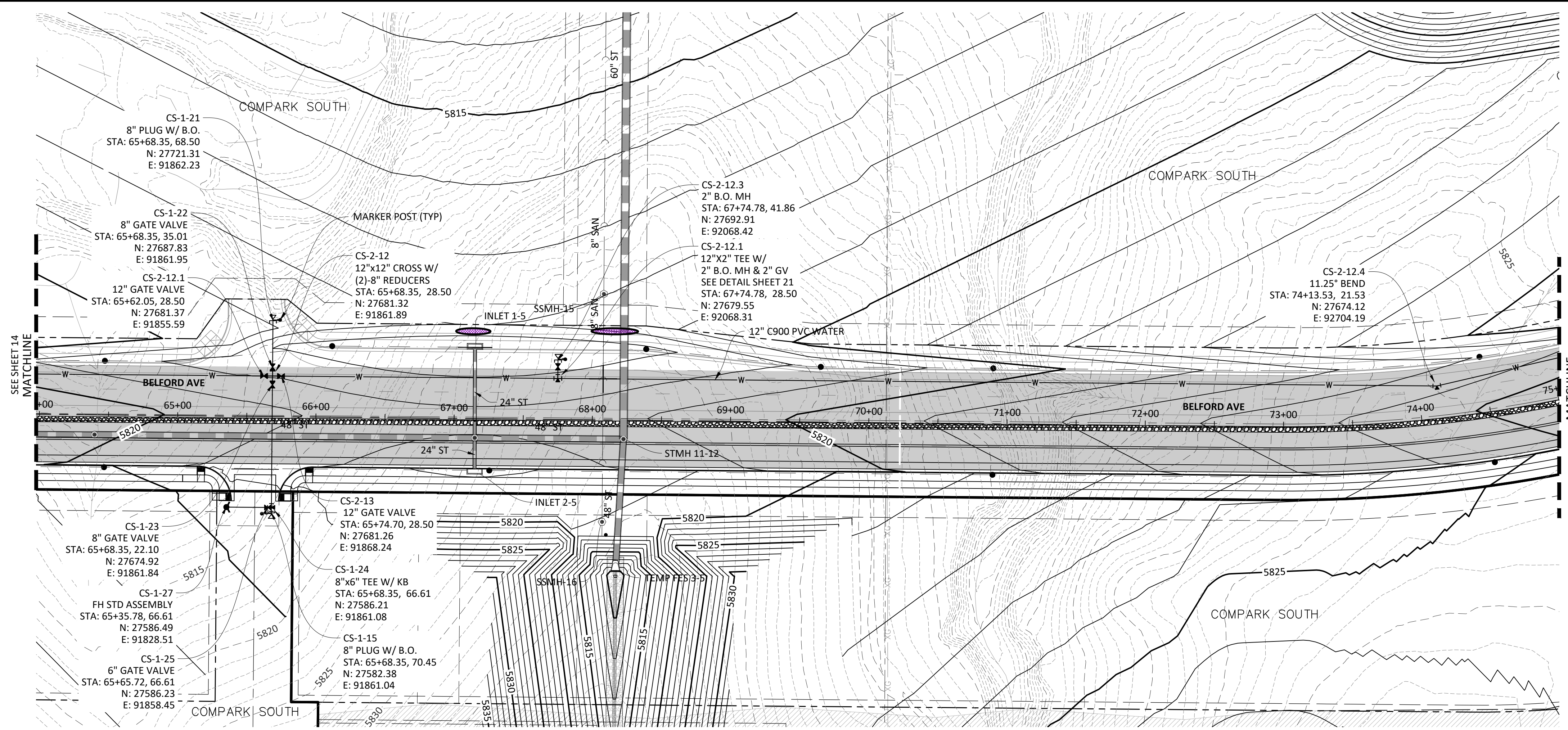
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COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
WATER PLAN & PROFILE

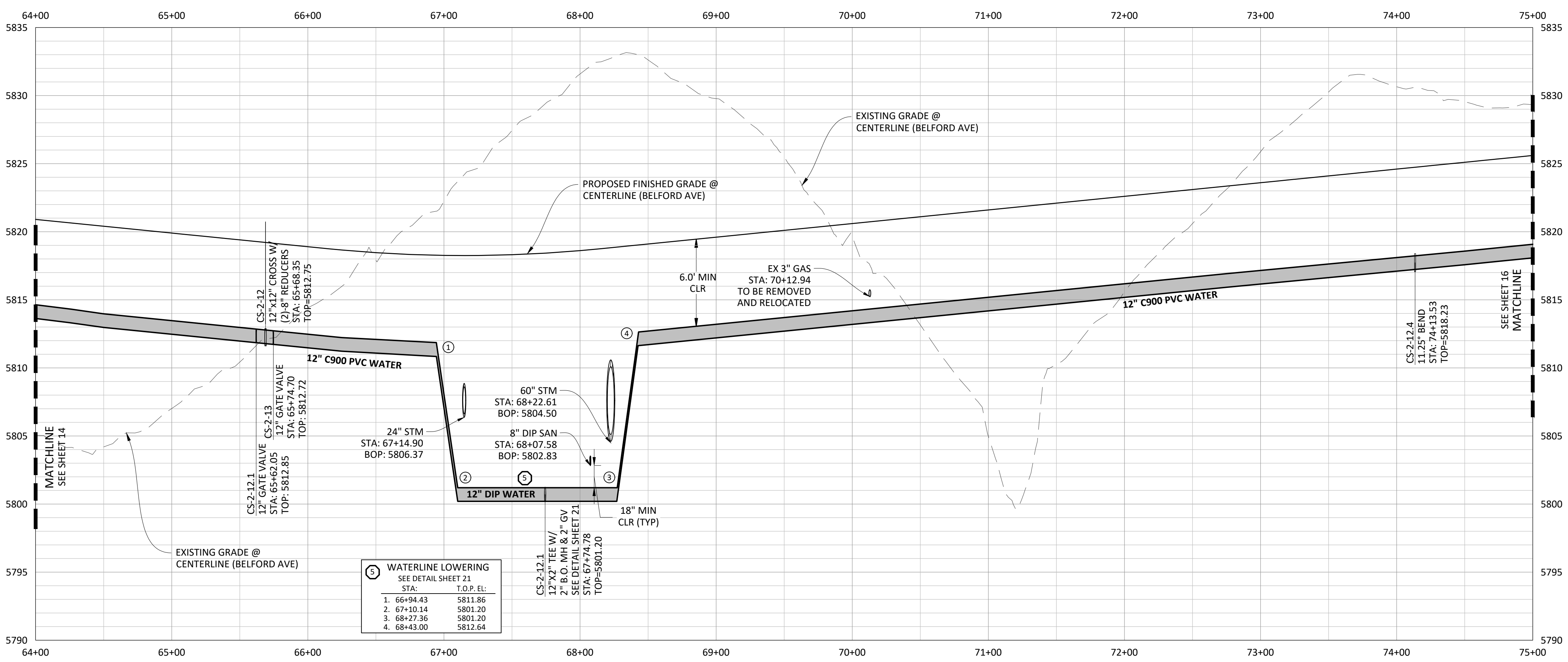
COLORADO REGIS. ENGR. 30677
11-20-2020
PROFESSIONAL ENGINEER

PROJ. MGR.: RIM
PROJ. ASSOC.: ASD
DRAWN BY: ETG
DATE: 03/2020

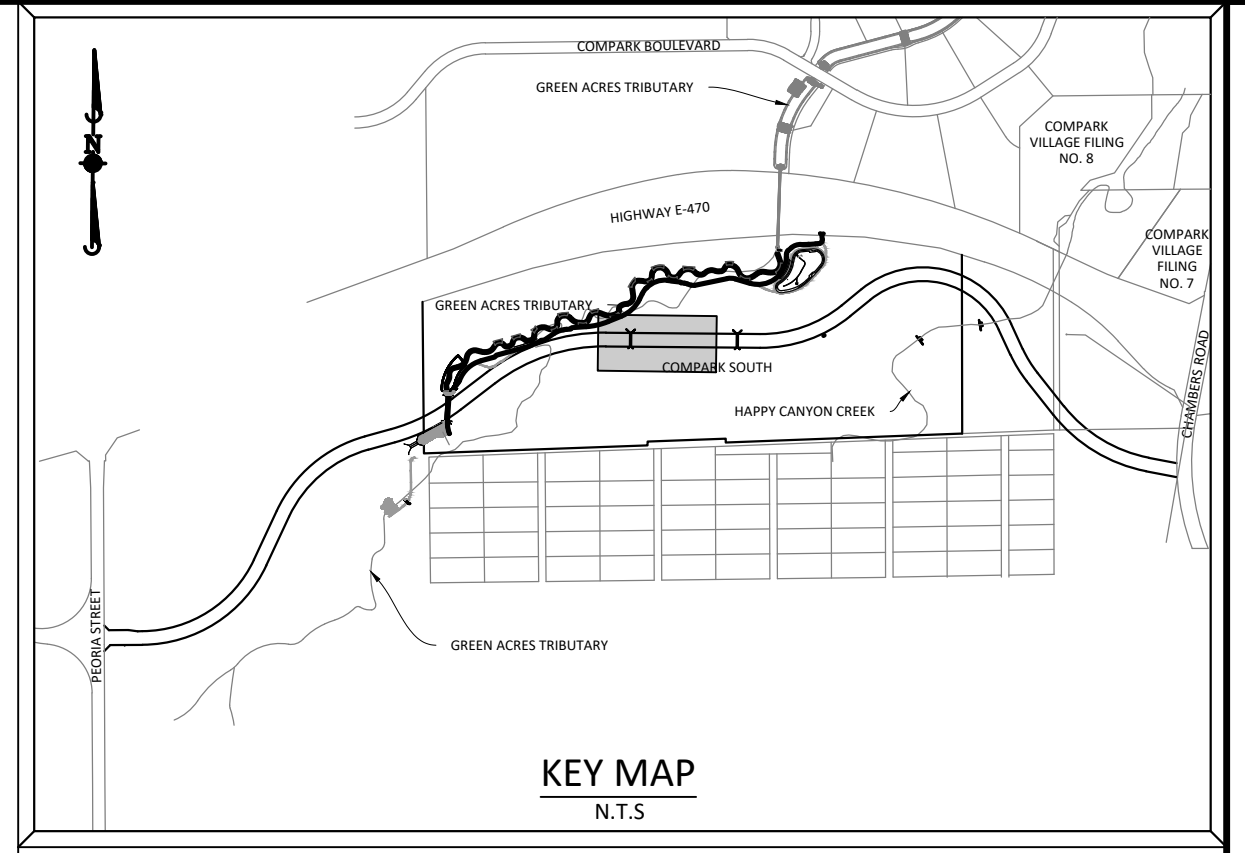
SHEET
14 OF 23
CLCPK3



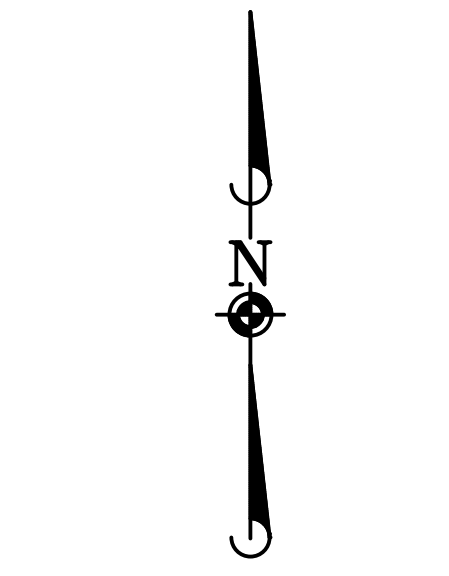
PLAN: 12" WATERLINE



PROFILE: 12" WATERLINE



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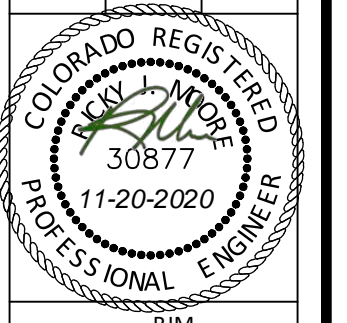
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| C. 06/20/16 | REVISED PER STONEGATE 5/27/16 LETTER |
| B. 11/20/15 | 1ST SUBMITTAL |
| A. | EG |

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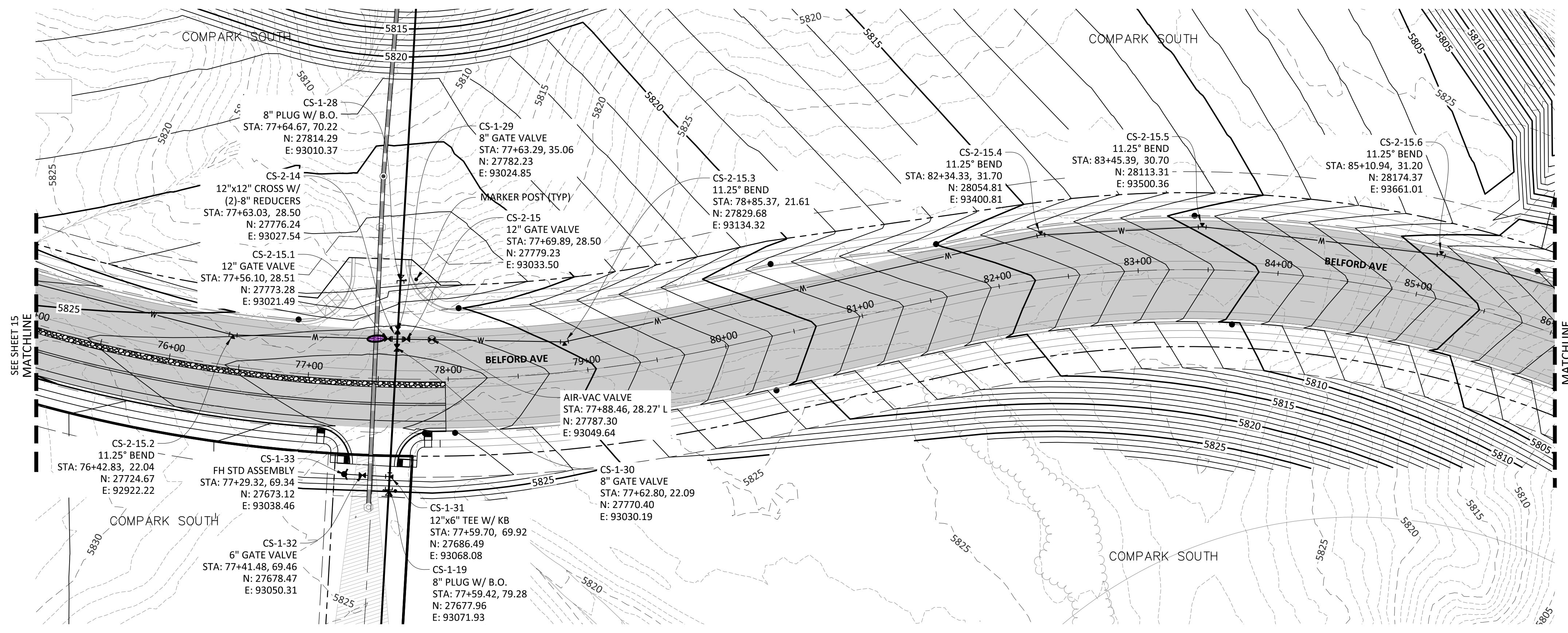
COMPARK VILLAGE SOUTH, FILING NO. 1
 TOWN OF PARKER, COLORADO
 WATER PLAN & PROFILE



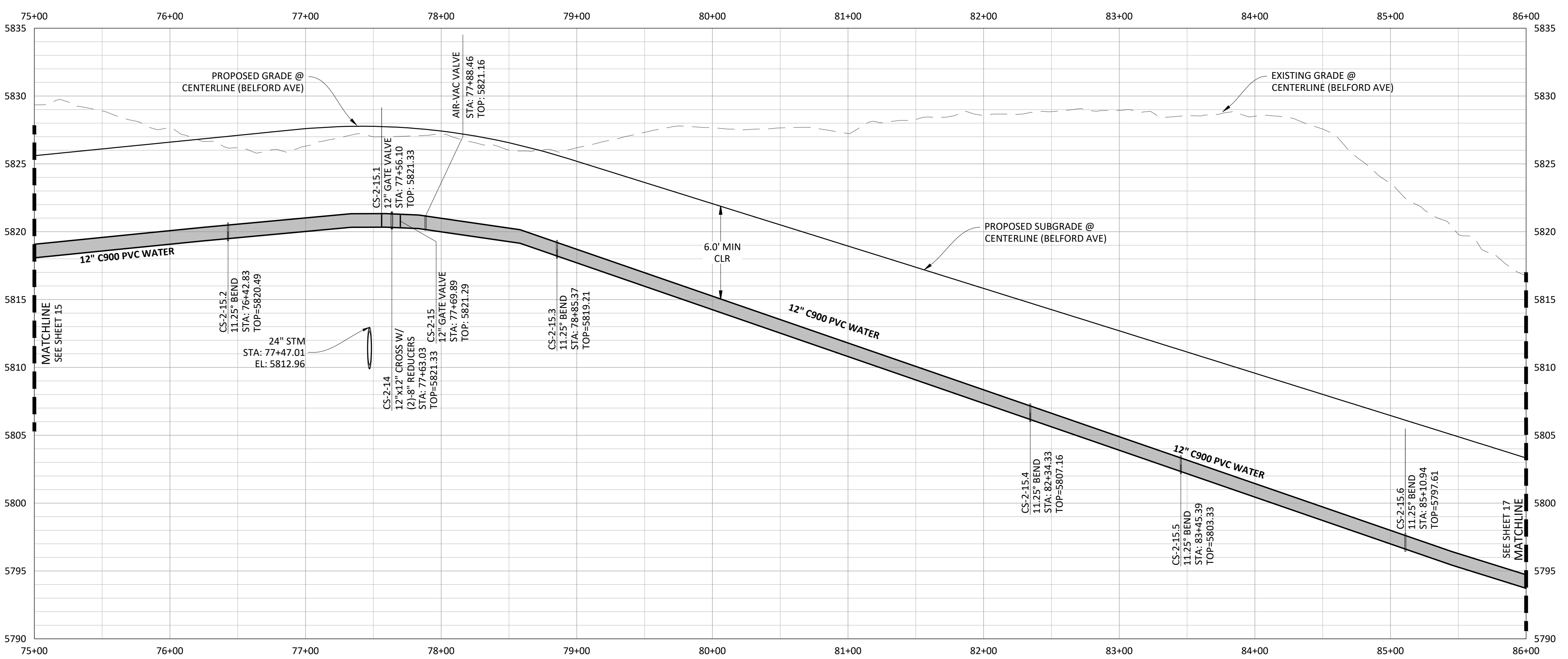
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 PROJ. ASSOC.: ASD
 DRAWN BY: ETG
 DATE: 03/2020

SHEET
15 OF 23
 CLCPK3

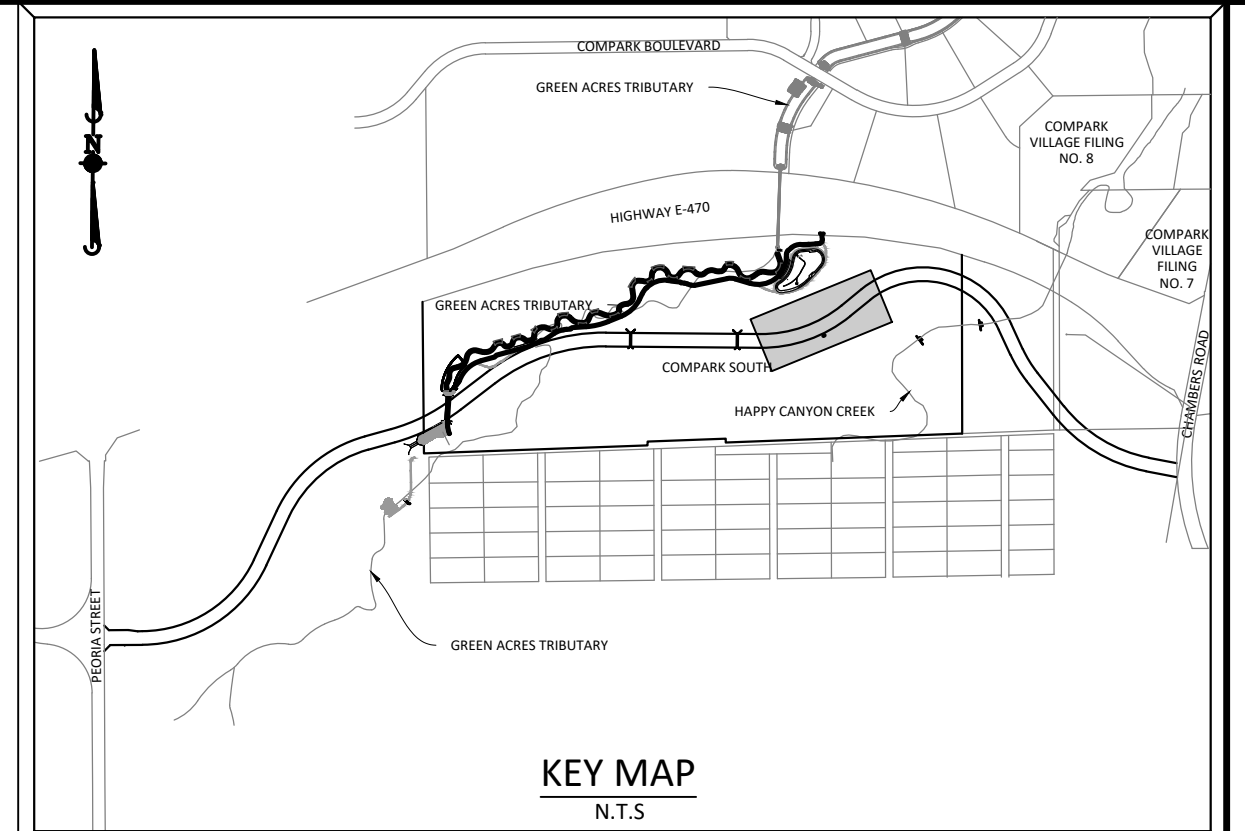
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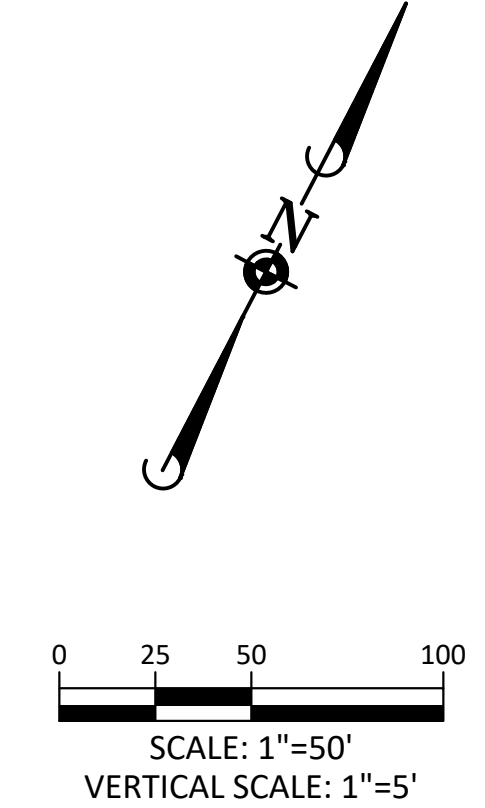
PLAN: 12" WATERLINE



PROFILE: 12" WATERLINE



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| B. 06/20/16 | REVISED PER STONEGATE 5/21/16 LETTER |
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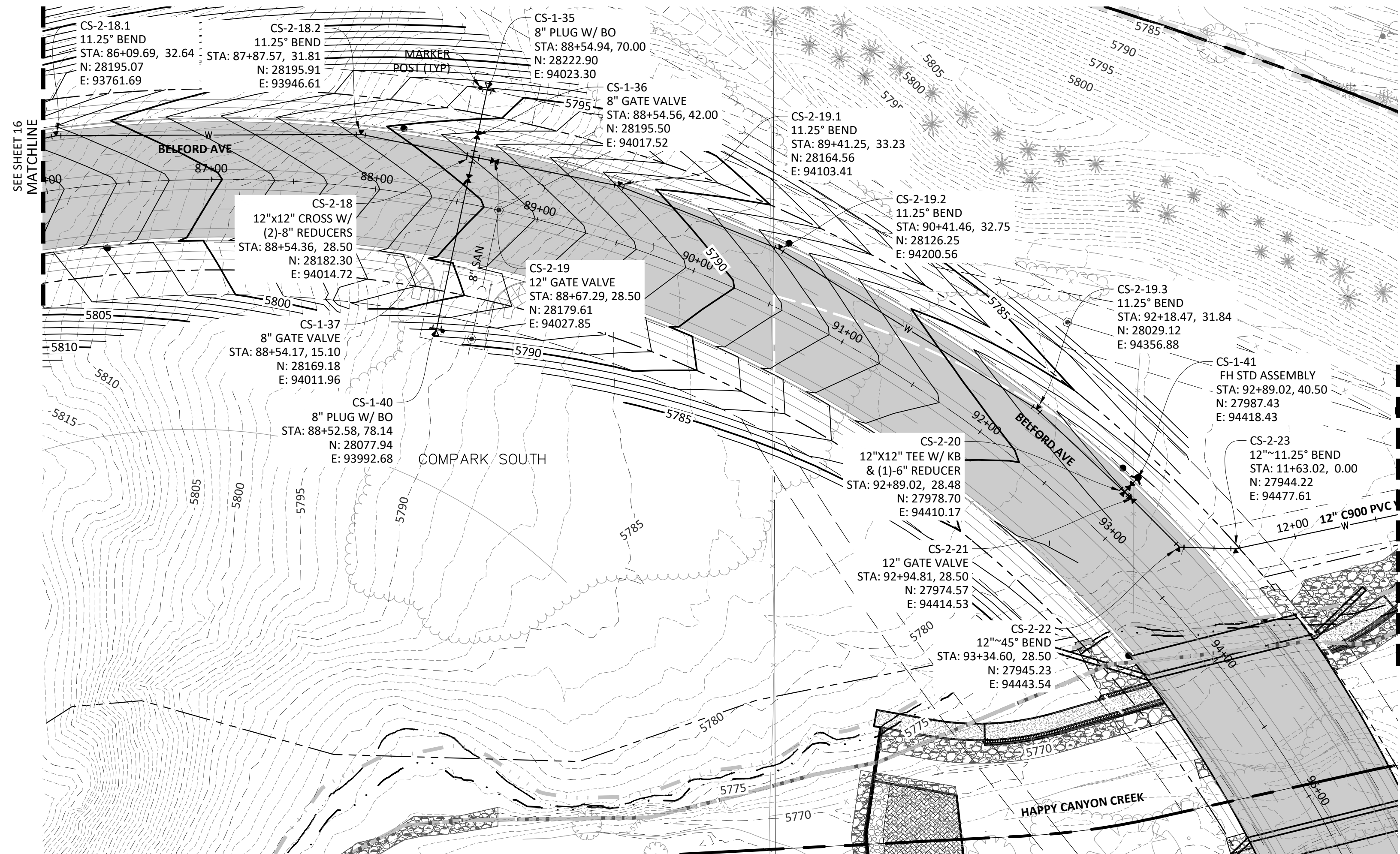
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COMPARK VILLAGE SOUTH, FILING NO. 1
 TOWN OF PARKER, COLORADO
 WATER PLAN & PROFILE

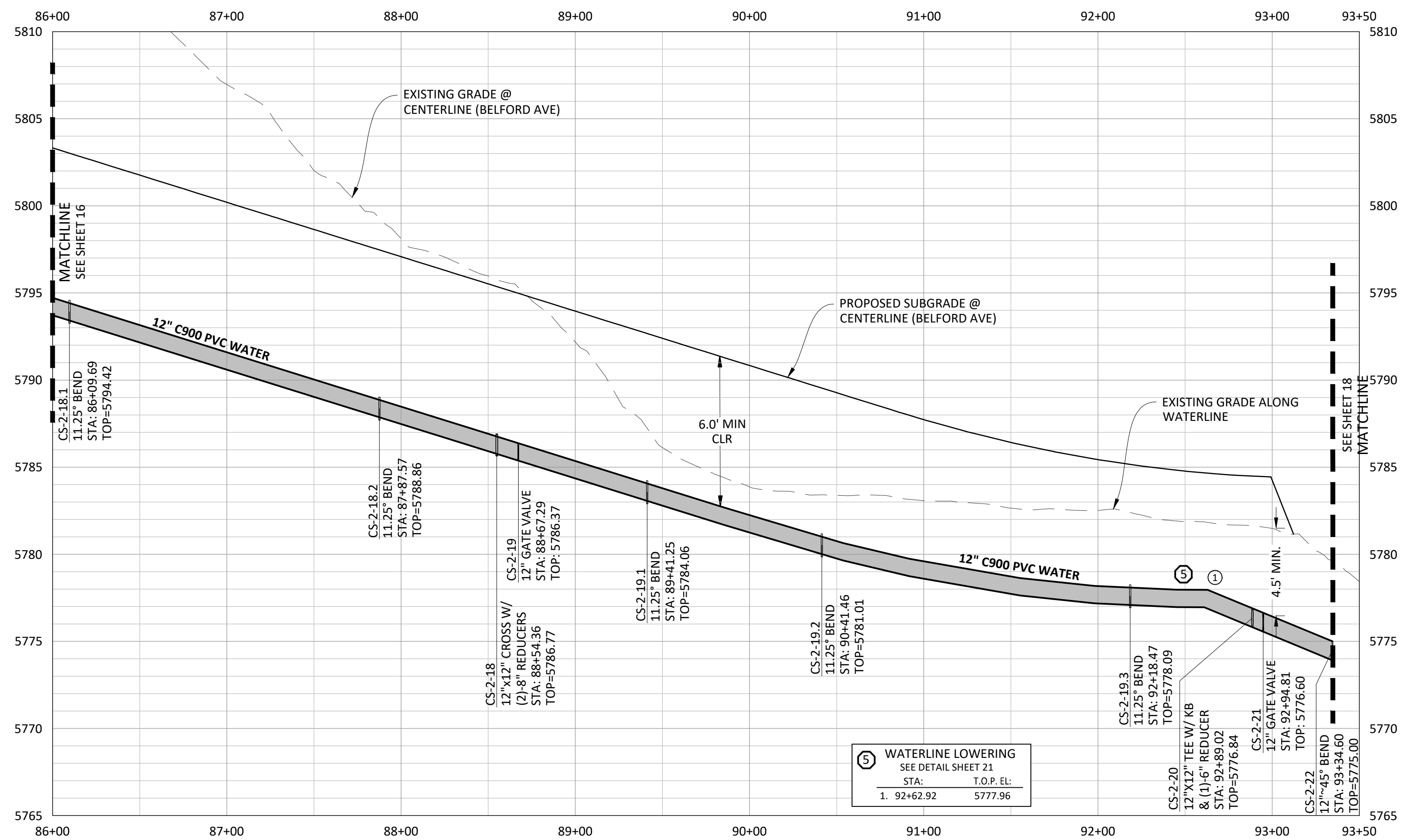
PROJ. MGR.: RJM
 PROJ. ASSOC.: ASD
 DRAWN BY: ETG
 DATE: 03/2020

SHEET
16 OF 23
 CLCPKC3

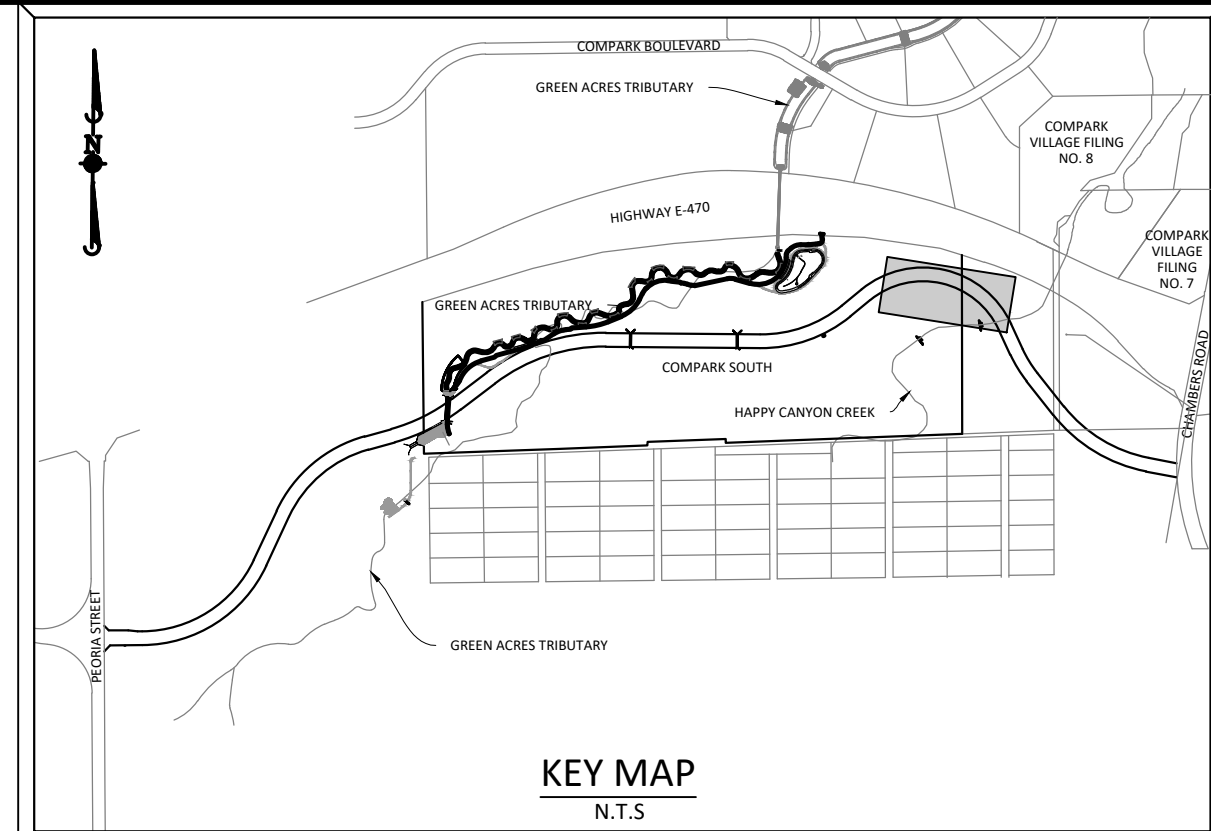
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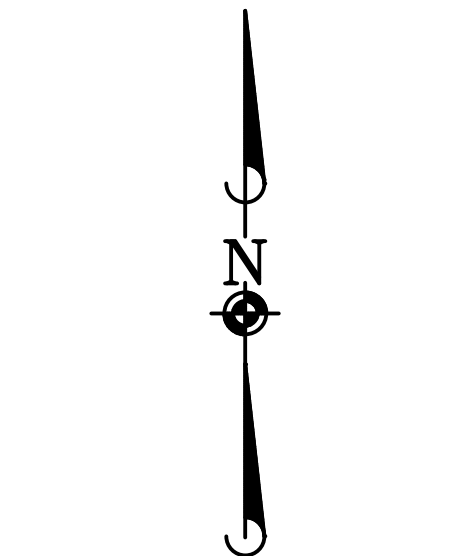
PLAN: 12" WATERLINE



PROFILE: 12" WATERLINE



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SCALE: 1"=50'



Know what's below.
 Call before you dig.

NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE
 AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.

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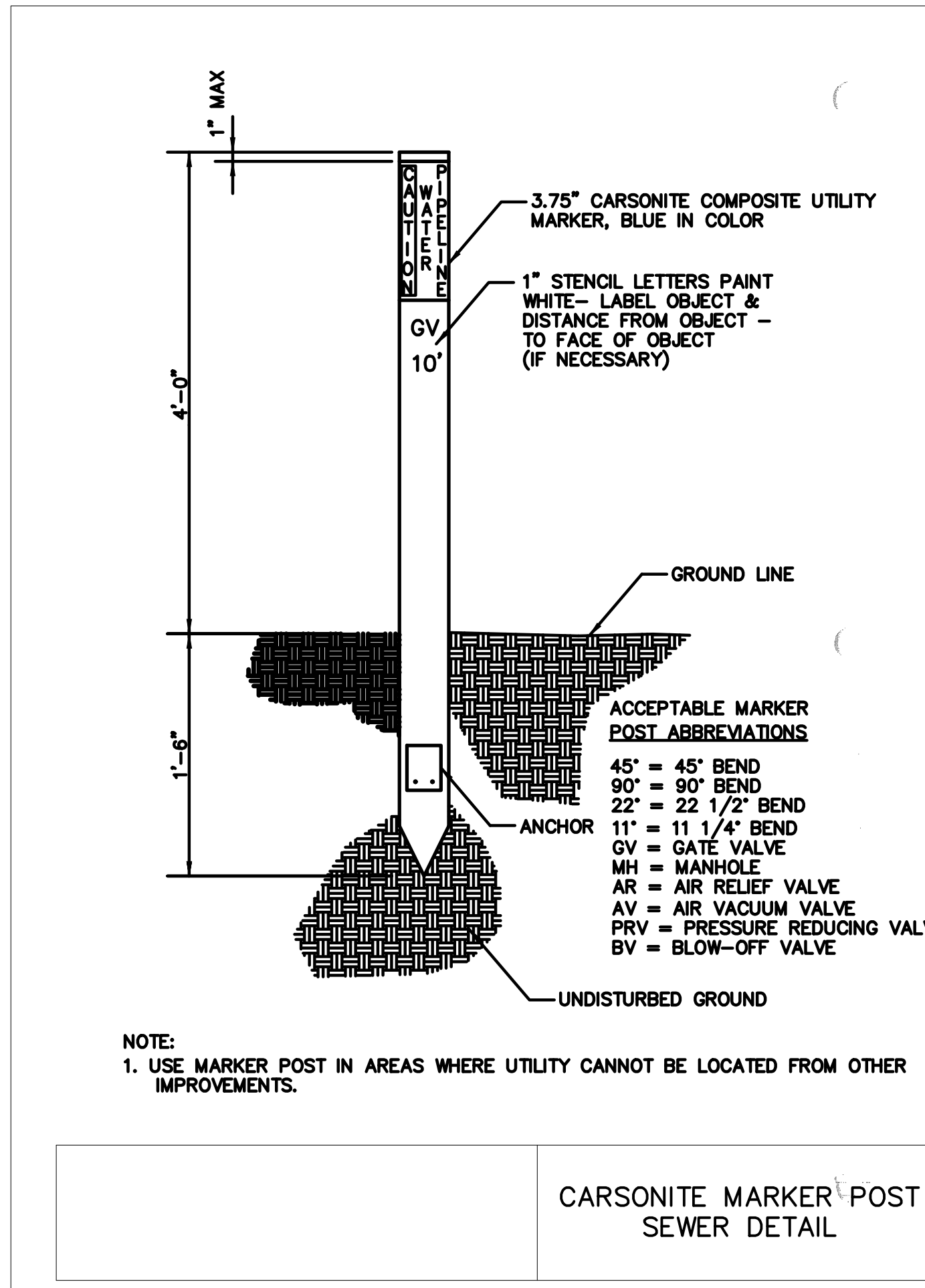
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| 06/20/2016 | REVISED PER STONEGATE E-22 PER LETTER |
| 03/20/2015 | 1ST SUBMITTAL |

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COMPARK VILLAGE SOUTH, FILING NO. 1
 TOWN OF PARKER, COLORADO
 WATER PLAN & PROFILE

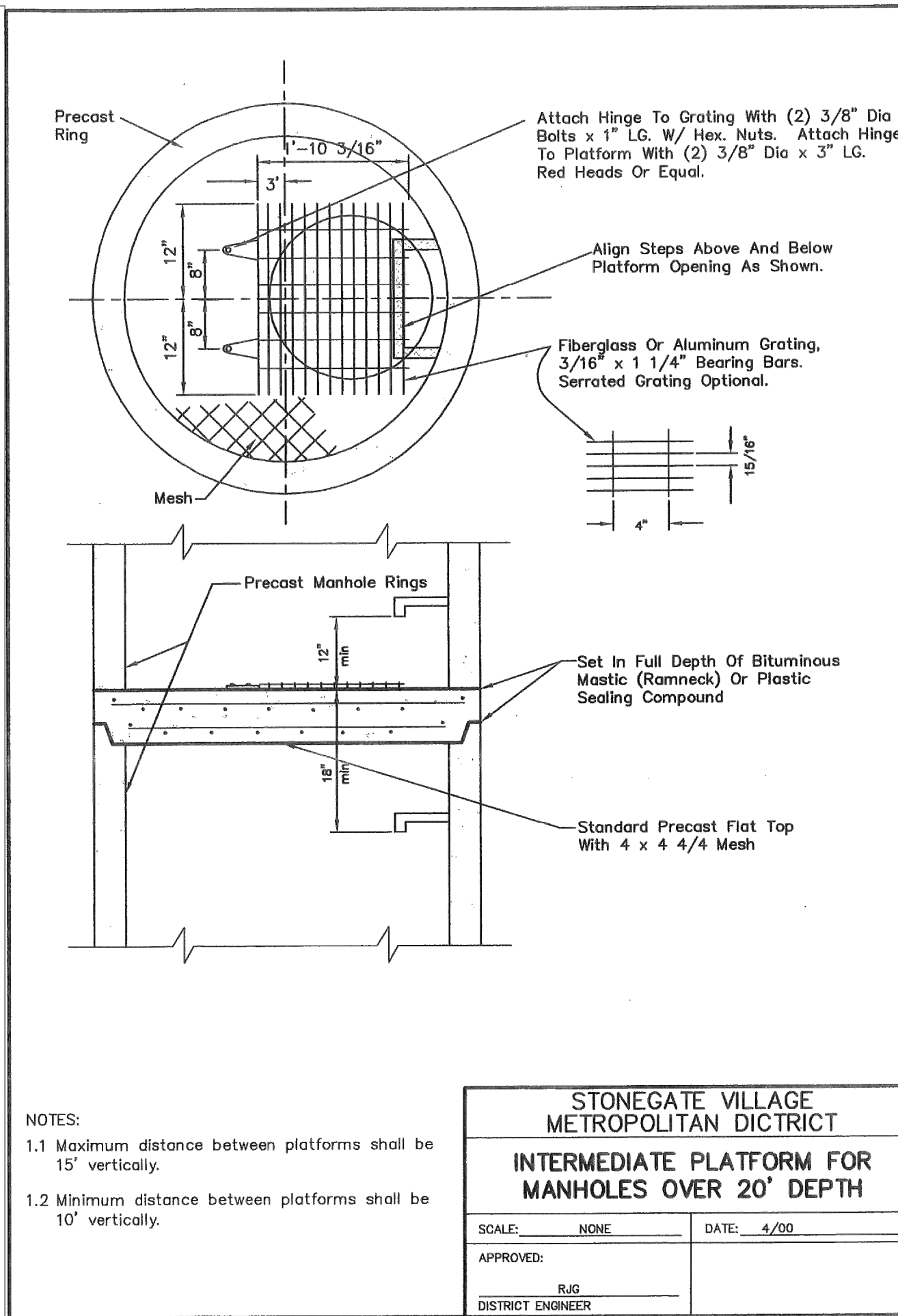
COLORADO REGIS. ENGR. 306577
 11-20-2020
 PROFESSIONAL ENGINEER
 PROJ. MGR.: RIM
 PROJ. ASSOC.: ASD
 DRAWN BY: ETG
 DATE: 03/20/2020
 SHEET
17 OF 23
 CLCPK3

Printed: 11/20/2020 10:55 AM Dwg Name: P:\C06k3\comsouth12\Filing_1.mxd\master water and sewer\CLCPK3-Offsite-Wat R&P.dwg Updated By: MMGGuire



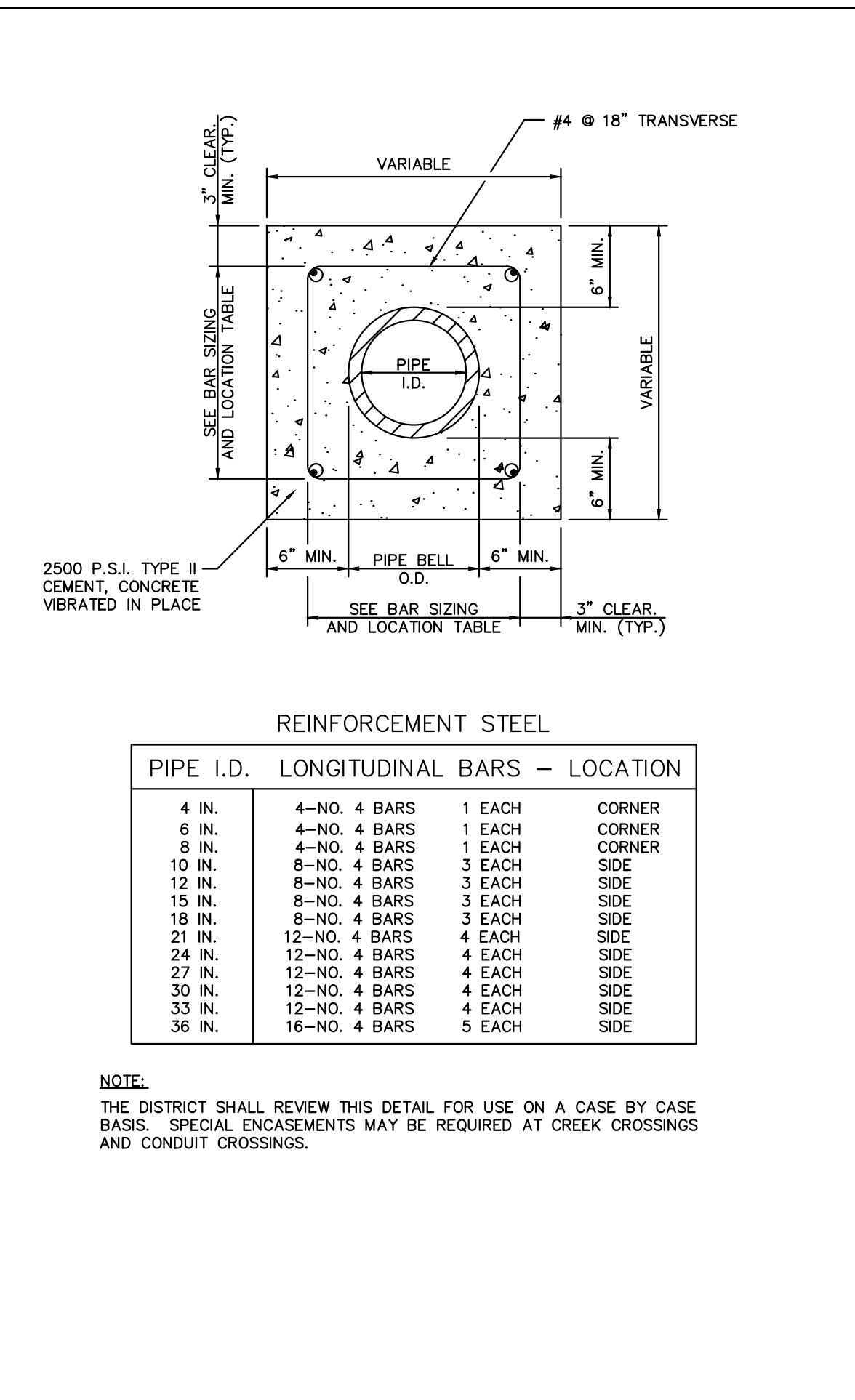
NOTE:
1. USE MARKER POST IN AREAS WHERE UTILITY CANNOT BE LOCATED FROM OTHER IMPROVEMENTS.

CARSONITE MARKER POST SEWER DETAIL



NOTES:
1.1 Maximum distance between platforms shall be 15' vertically.
1.2 Minimum distance between platforms shall be 10' vertically.

STONEGATE VILLAGE METROPOLITAN DISTRICT
INTERMEDIATE PLATFORM FOR MANHOLES OVER 20' DEPTH
SCALE: NONE DATE: 4/00
APPROVED: RAG DISTRICT ENGINEER



NOTE:
THE DISTRICT SHALL REVIEW THIS DETAIL FOR USE ON A CASE BY CASE BASIS. SPECIAL ENCASMENTS MAY BE REQUIRED AT CREEK CROSSINGS AND CONDUIT CROSSINGS.

STONEGATE VILLAGE METROPOLITAN DISTRICT
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES
SCALE: NONE DATE: 4/00
APPROVED: RAG DISTRICT ENGINEER

- INSPECTION POLICY:**
- ALL SERVICE INSPECTIONS MUST BE SCHEDULED WITH THE DISTRICT ENGINEER'S OFFICE (303)-649-9857 AT LEAST 24 HOURS IN ADVANCE OF THE REQUESTED INSPECTION.
 - SERVICE INSPECTIONS WILL OCCUR BETWEEN 1:00 P.M. AND 4:00 P.M. SPECIFIC INSPECTION TIMES ARE NOT AVAILABLE.
 - 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 NOTES 1 AND 2 ABOVE.
 - 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.
 - 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.
 - ALL EXCAVATIONS SHALL BE IN ACCORDANCE WITH OSHA STANDARDS.

- INSTALLATION NOTES:**
- SEWER**
- ACCEPTABLE PIPE MATERIALS ARE TO BE SDR 35 PVC PIPE, ABS PIPE AND CAST IRON CLASS 22 SOIL PIPE. APPROVED BEDDING IS TO BE SQUEEGEE.
 - NO-HUB CLAMPS SHALL BE USED TO JOIN 2 MALE PIPE ENDS WITH A MAXIMUM DEFLECTION OF 3'.
 - MINIMUM GRADE SHALL BE 2%.
 - INSTALLATION SHALL INCLUDE NO MORE THAN 3 BENDS. 90° BENDS ARE NOT ALLOWED. SOLVENT WELDED PIPE WILL NOT BE ALLOWED.
 - CLEAN-OUTS SHALL BE INSTALLED AT 100' INTERVALS. CLEAN-OUTS ARE NOT REQUIRED FOR SERVICES LESS THAN 100'.
 - STRESSING OF THE PIPE BETWEEN FITTINGS WILL NOT BE ALLOWED.

Plotted: 11/20/2020 9:05 AM Dwg Name: c:\clic\c3\comasouh12-fig1a_1_no_gat\master water and sewer\office\SANITARY DETAILS.dwg Updated By: jhawthorne

| DATE | REVISIONS |
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| G.11/20/2020 | UPDATED PER STORMWATER REVISIONS |
| F.3/4/2020 | UPDATED PER STORMWATER REVISIONS |
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| B.06/2016 | REVISED PER STONEGATE 5/17/16 LETTER |
| A.11/2015 | 1ST SUBMITTAL |

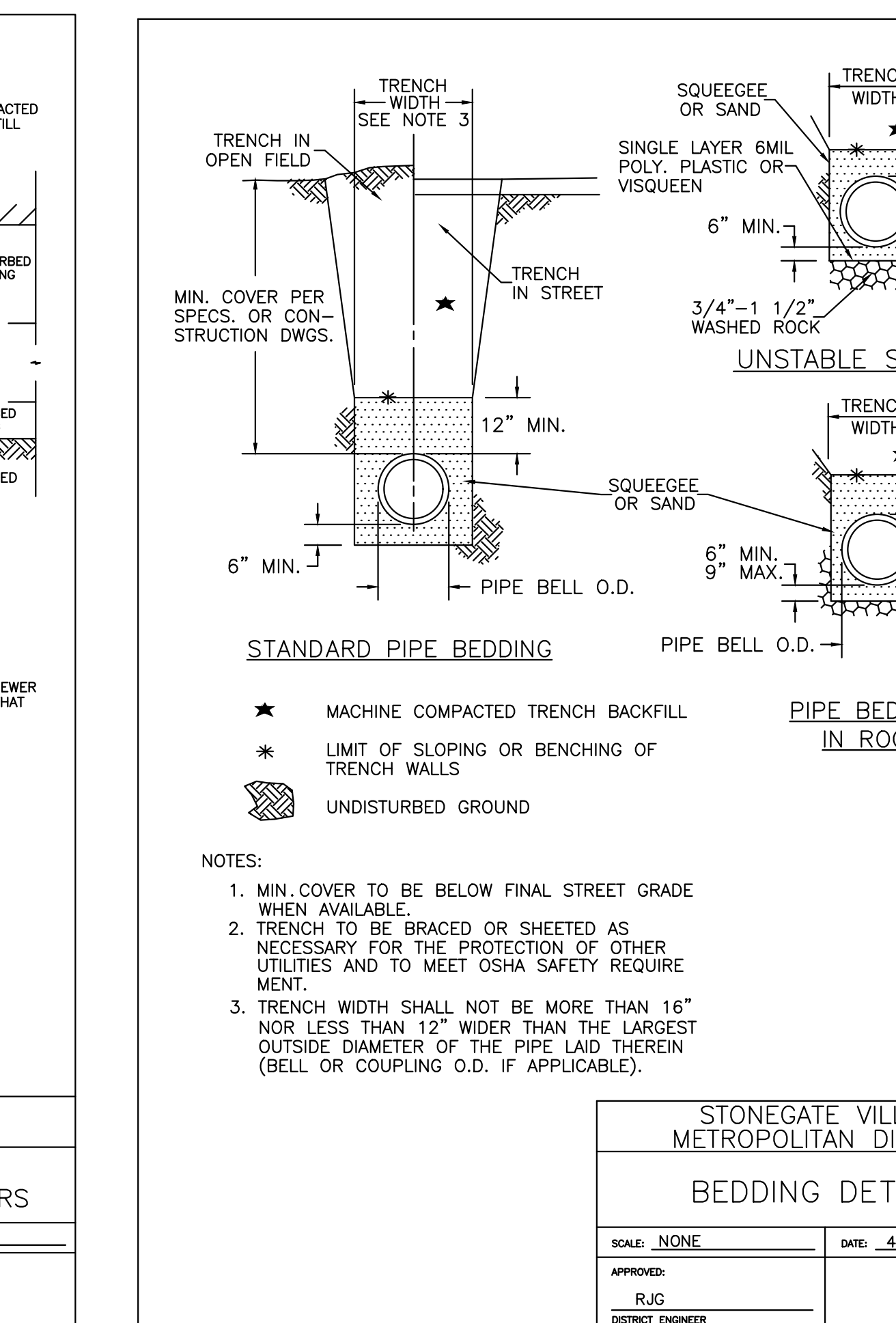
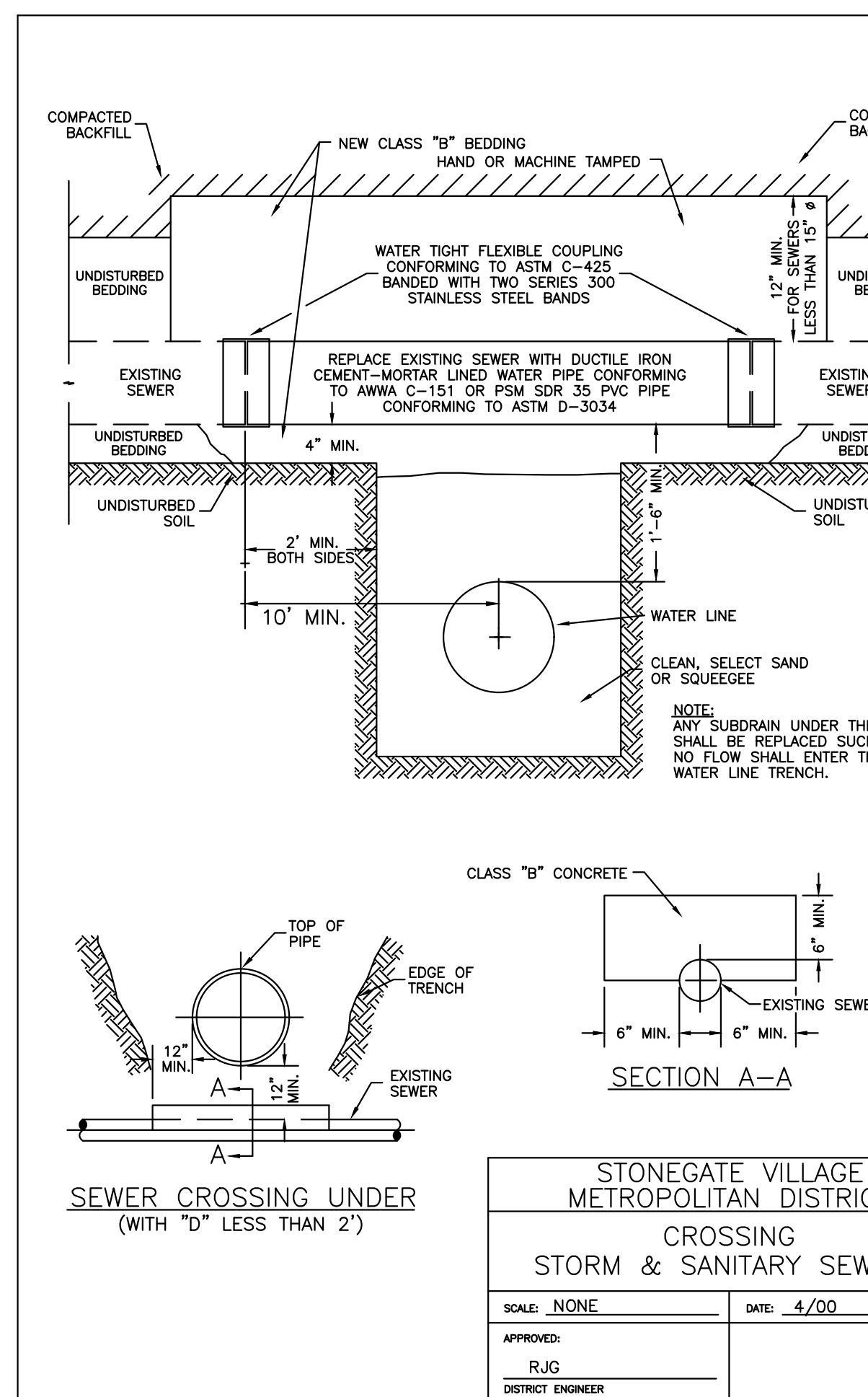
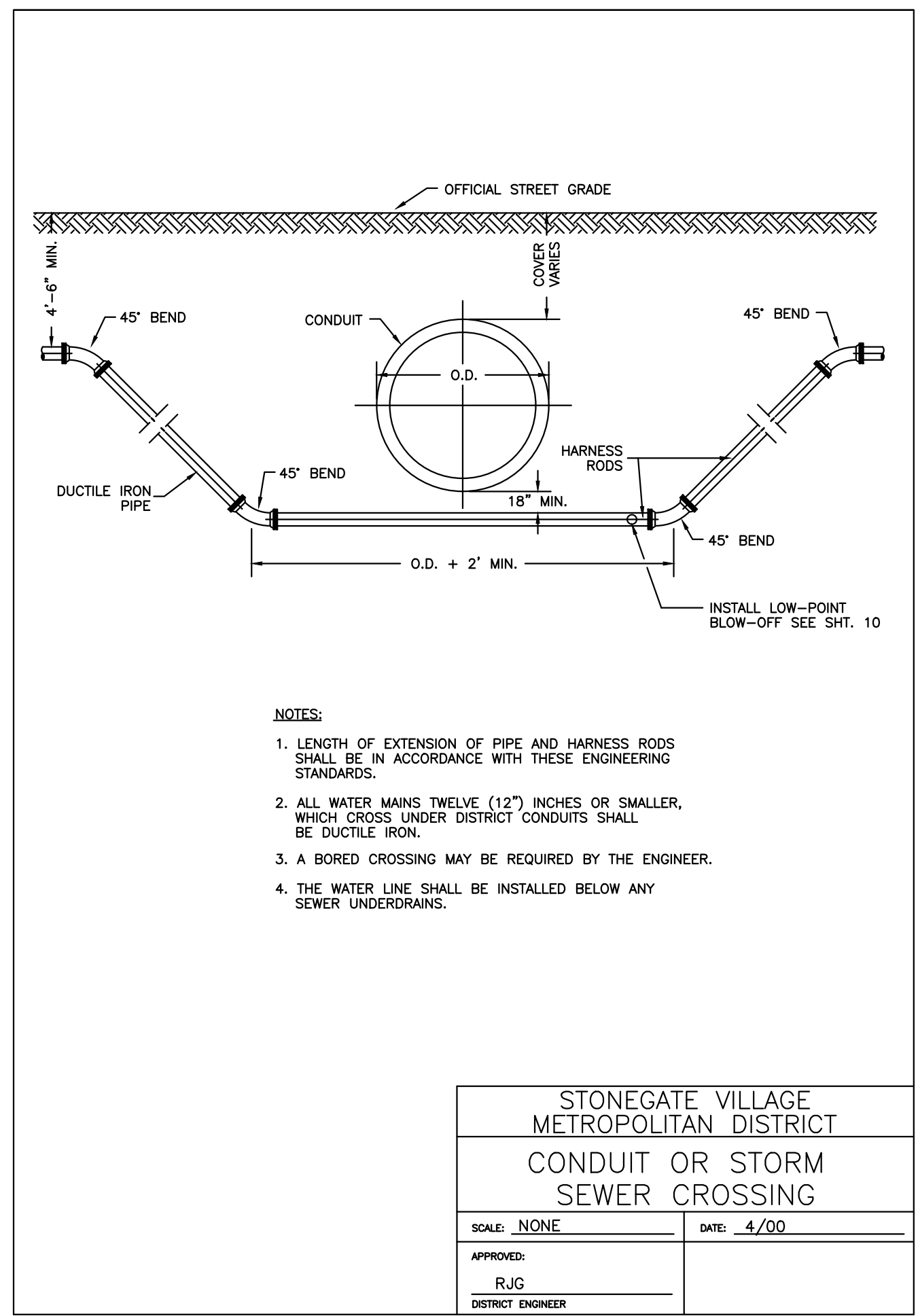
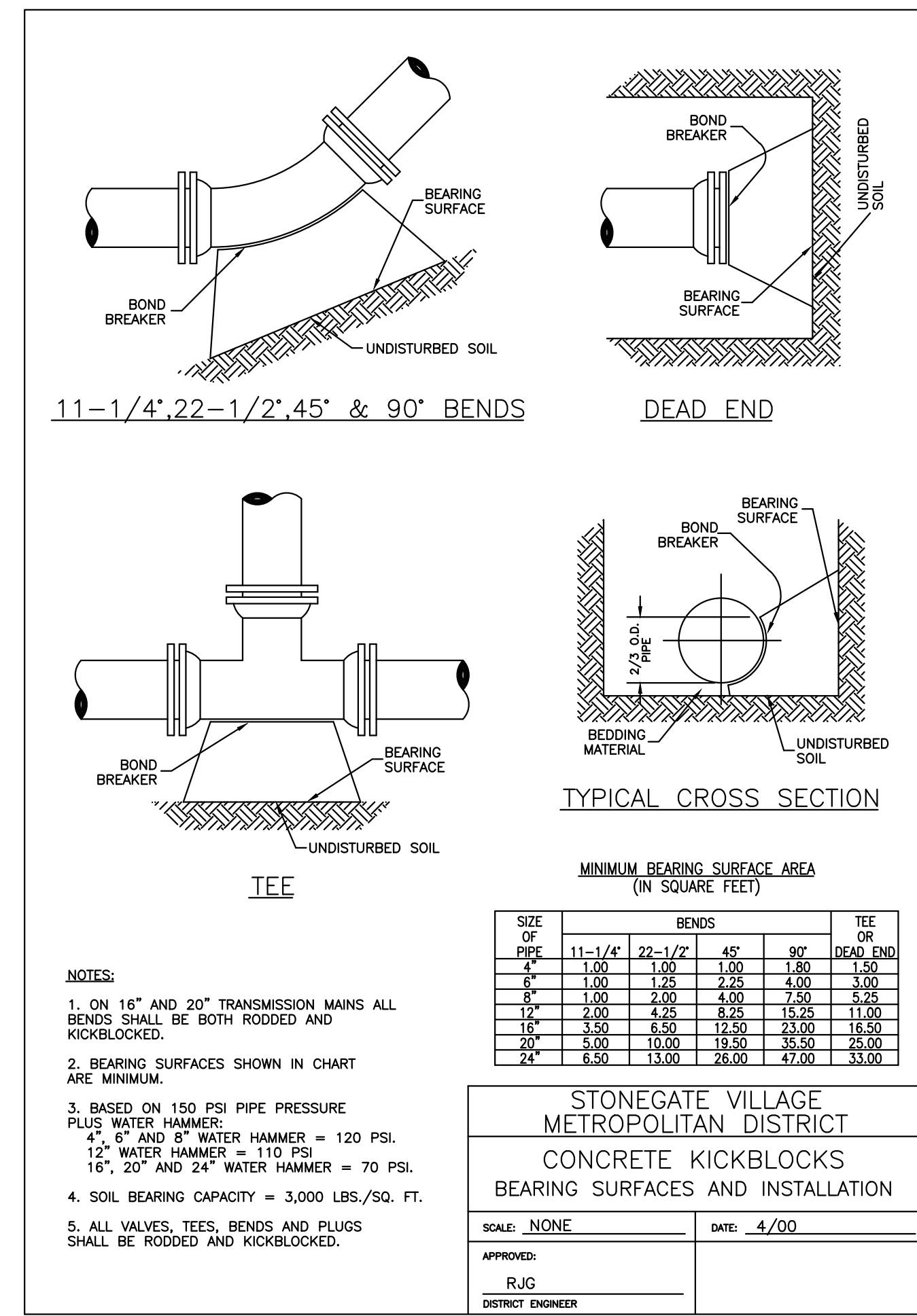
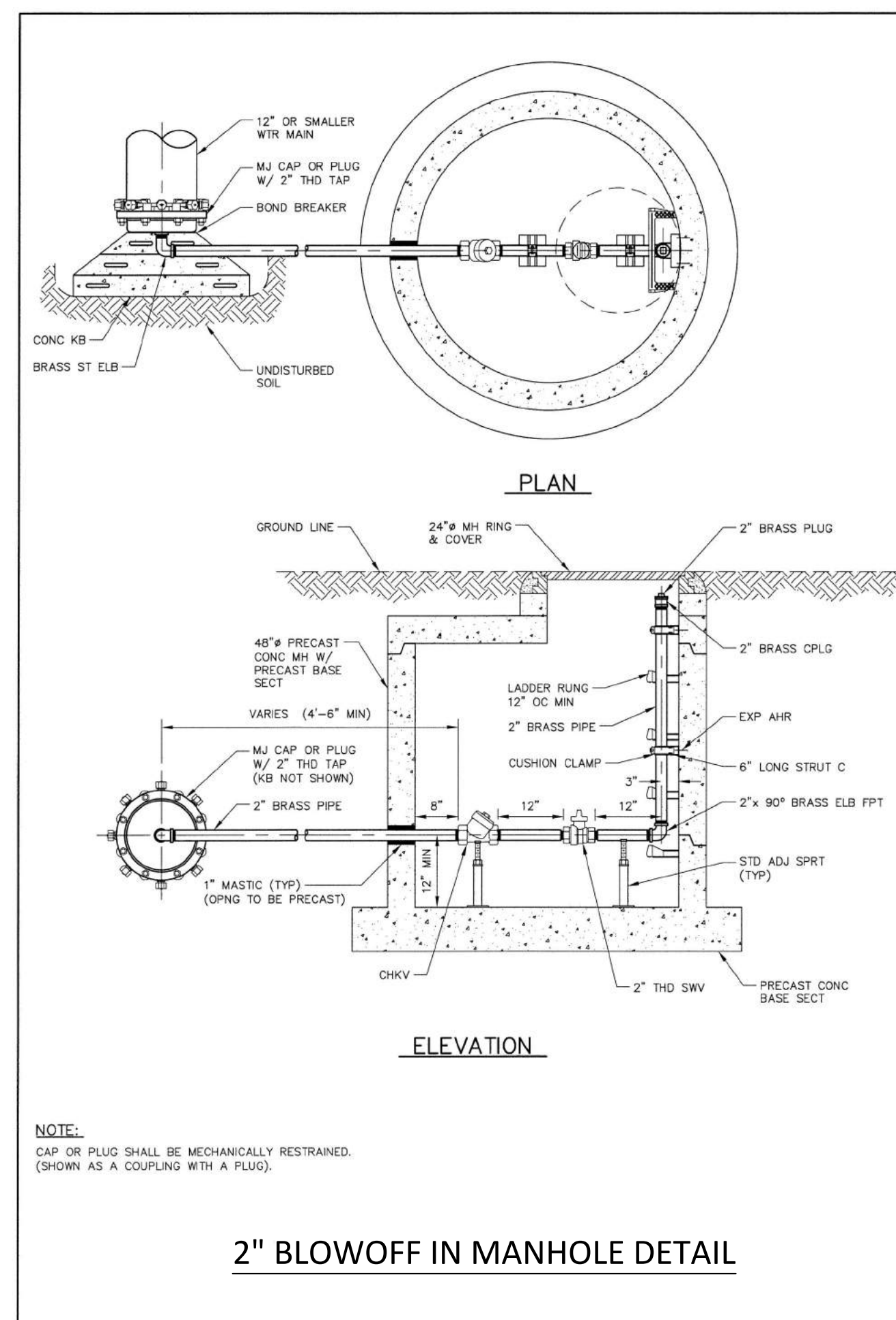
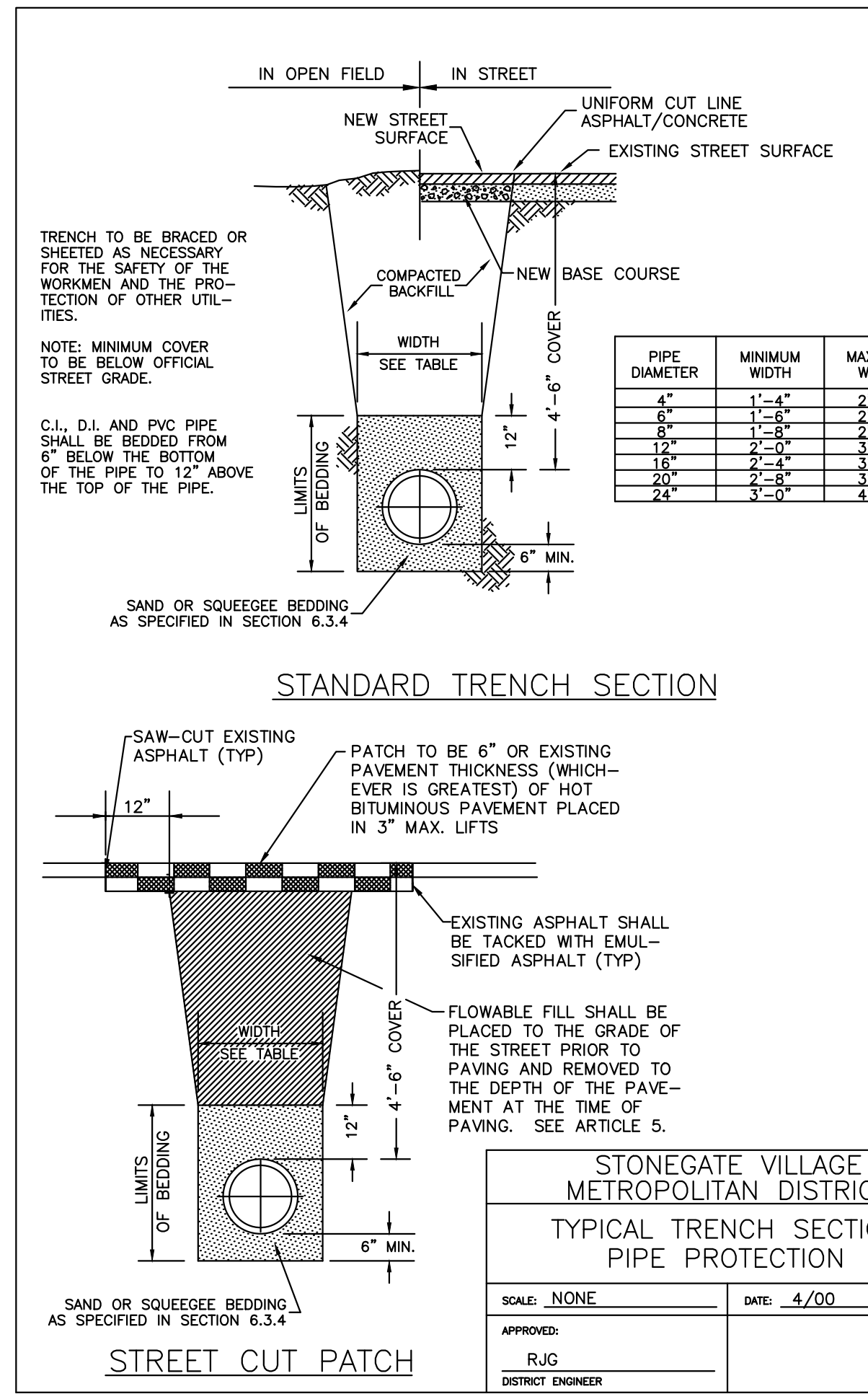
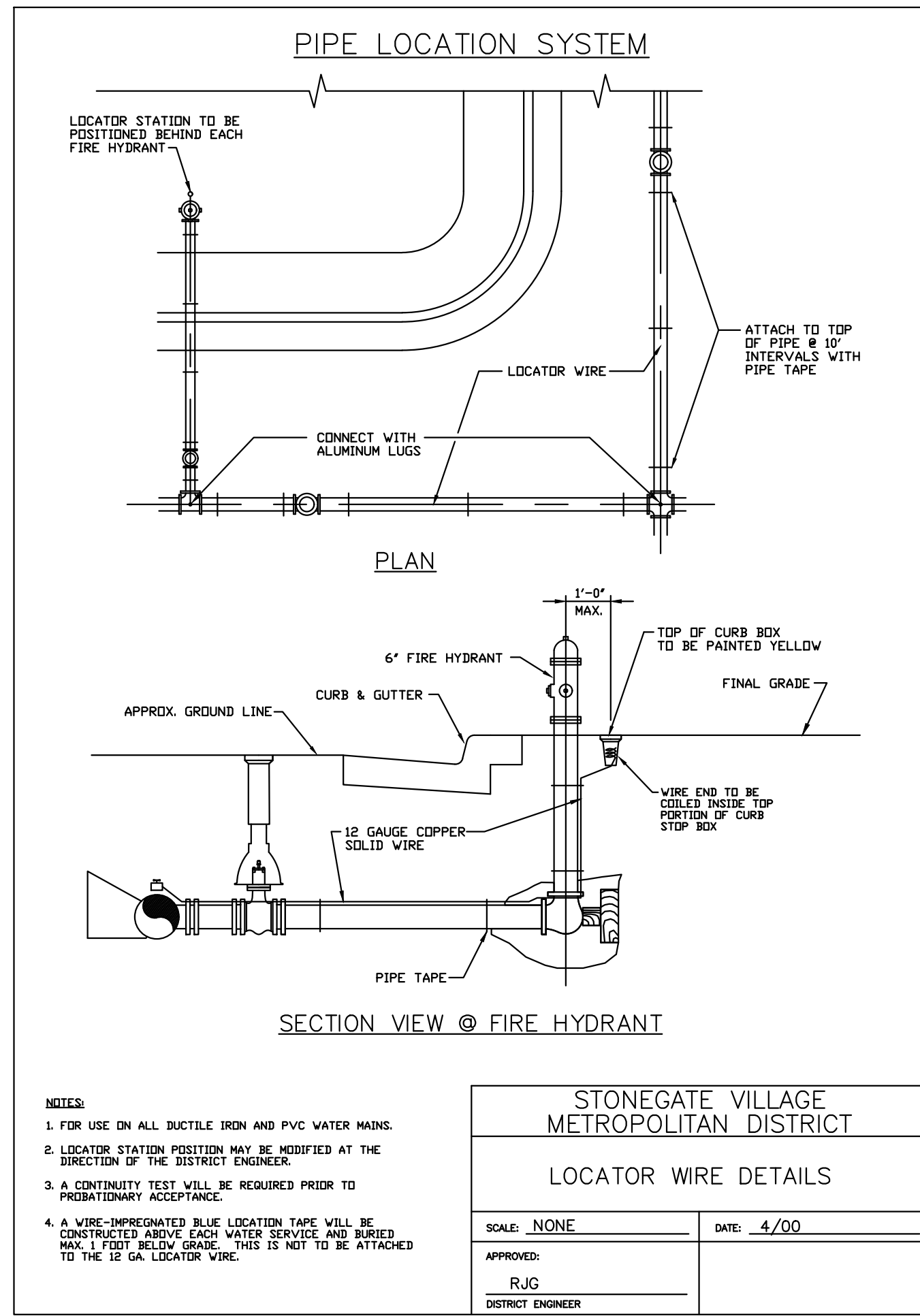
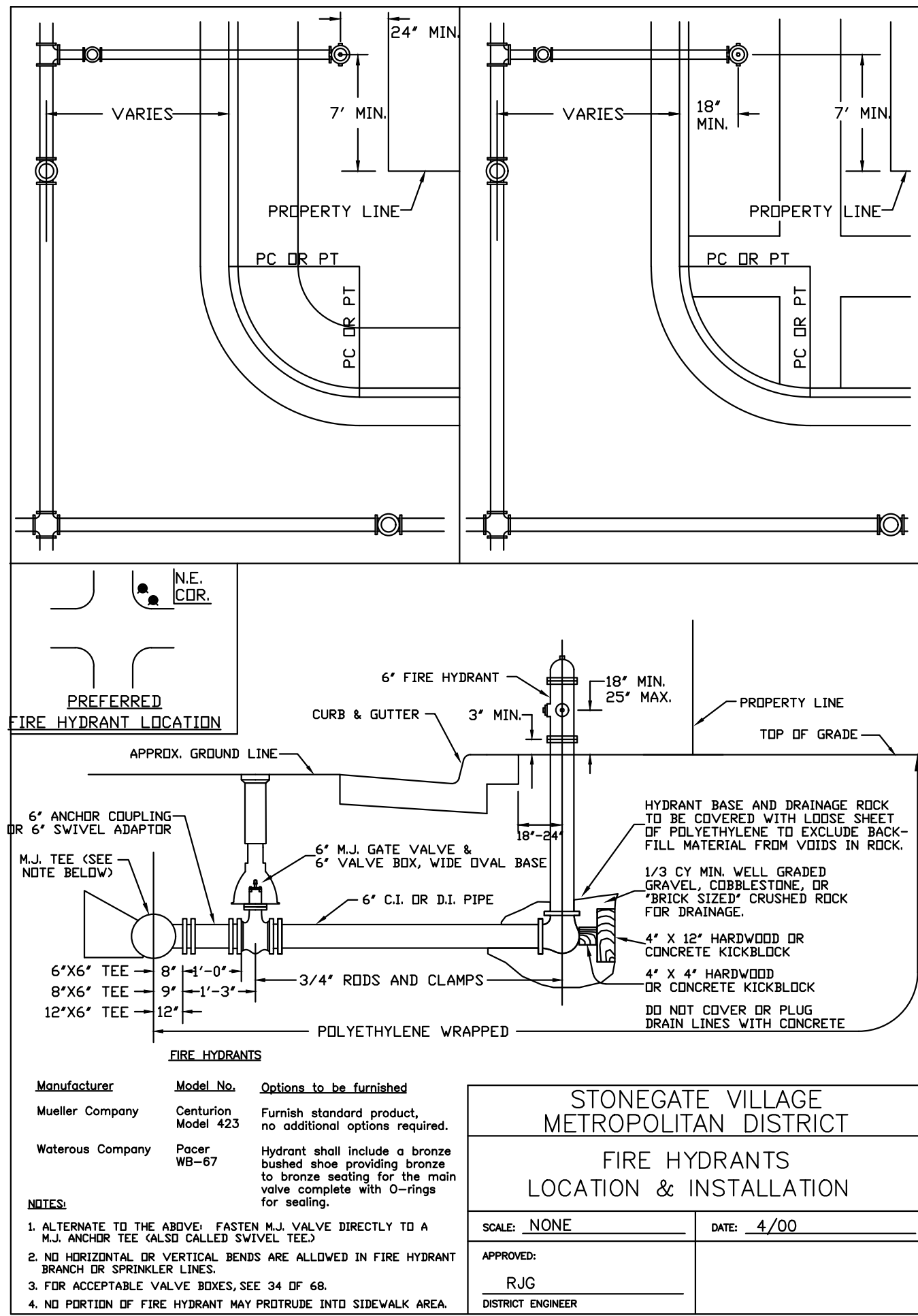
Manhard CONSULTING
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Civil Engineering | Surveying & Geospatial Services | GIS
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COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
SANITARY DETAILS

PROJ. MGR.: RJM
PROJ. ASSOC.: ASD
DRAWN BY: ETG
DATE: 03/2020

SHEET
20 OF **23**
CLCPK3

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Plotfile: 11/20/2020 9:05 AM Draw Name: c:\clients\compark\2-filing_1_no_sch\master water and sewer\offsite\water details.dwg Updated By: MM-Culr

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| DATE | REVISIONS |
|------------|-----------|
| 11/20/2020 | EG |
| 11/17/2015 | BRB |
| 10/7/2016 | RAK |
| 10/7/2016 | SEK |
| 3/4/2019 | MAM |
| 3/4/2020 | JAH |

PROJ MGR: RJM
PROJ ASSOC: ASD
DRAWN BY: ETG
DATE: 03/2020

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COMPARK VILLAGE SOUTH, FILING NO. 1
TOWN OF PARKER, COLORADO
WATER DETAILS

COLORADO REGISTERED PROFESSIONAL ENGINEER
30877
11-20-2020

PROJ MGR: RJM
PROJ ASSOC: ASD
DRAWN BY: ETG
DATE: 03/2020

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