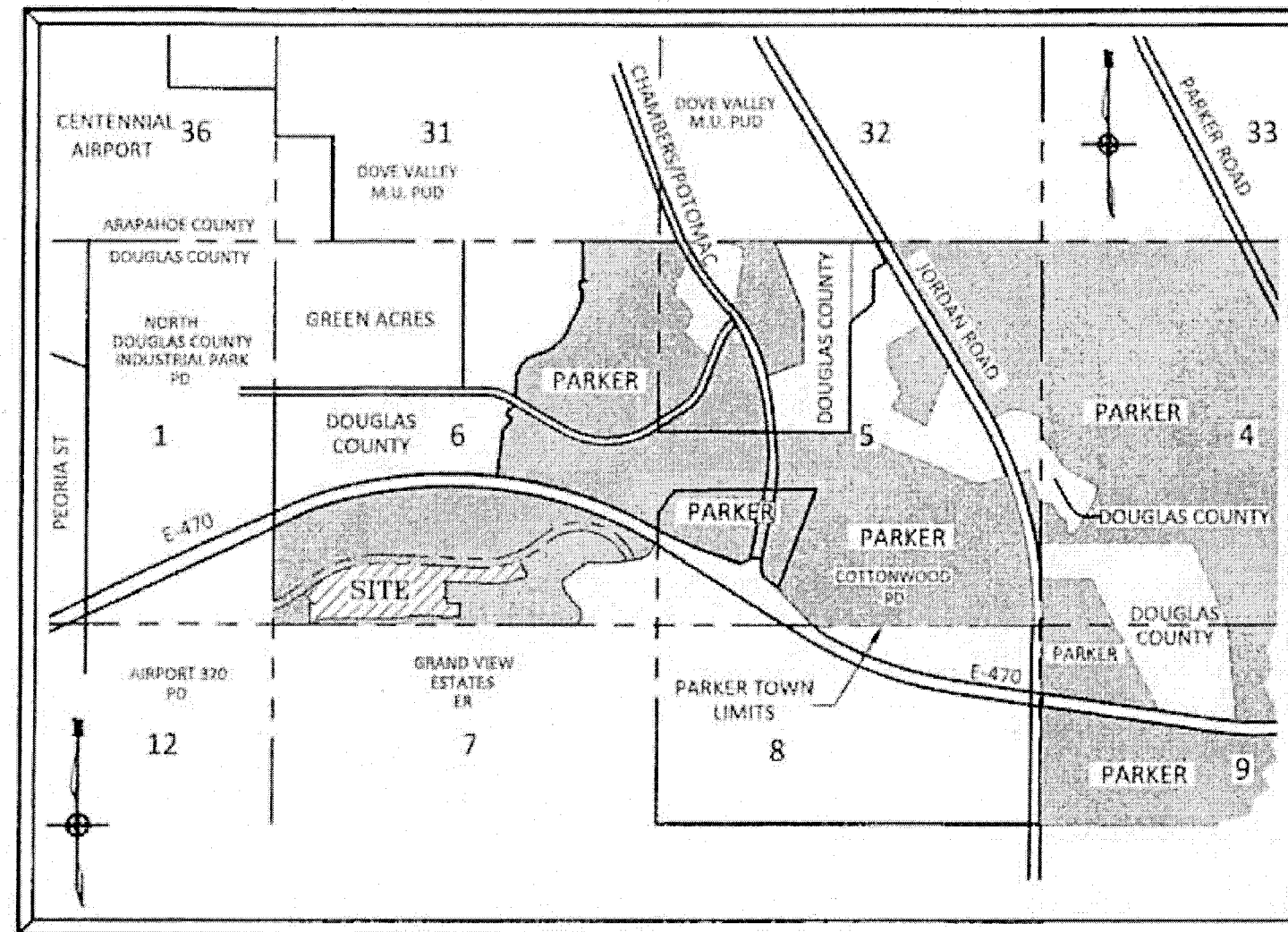


SVMD SANITARY SEWER AND WATER CONSTRUCTION PLANS FOR COMPARK VILLAGE SOUTH FILING NO. 2 PARKER, COLORADO

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

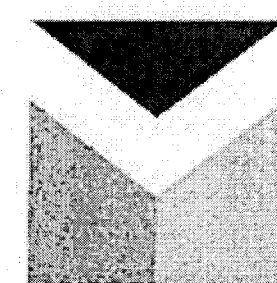
1	8" PVC Water Main	2,581	L.F.
2	8" Gate Valve and Box	20	Each
3	8" x 6" Tee w/ Kick Block	15	Each
4	8" x 6" Cross w/ KB	1	Each
5	8" x 8" Tee w/ KB	3	Each
6	8" Plug w/ BO & KB	3	Each
7	8" 11.25 Degree Bend	1	Each
8	8" 22.5 Degree Bend w/ 6"x6" Reducer & Kick Block	1	Each
9	8" Water Main Lowering	7	Each
10	2" Blow-off with Manhole (lowerings)	7	Each
11	6" PVC Water Main	1,968	L.F.
12	6" Gate Valve and Box	10	Each
13	6" Plug w/ BO & KB	10	Each
14	6" Water Main Lowering	3	Each
15	Fire Hydrant Assembly	6	Each
16	3" Manhole	1	Each
17	8" Check Valve	1	Each
18	6" Turbine Meter	1	Each

SANITARY SEWER MAIN QUANTITIES

1	16" Sanitary Sewer Main (0-16" Depth)	3,686	L.F.
2	4" Diameter Manholes (0-20" Depth)	22	Each
3	8" Plug	2	Each
4	Connection to Existing Sanitary Sewer	1	Each

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 100-N, Greenwood Village, CO 80111 | ph:303.708.0000 | manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS
Water Resource Management | Construction Management

AGENCY CONTACT LIST

470 COMPARK, LLC
MICHAEL VICKERS
3001 BANNOCK STREET, SUITE #240
DENVER, CO 80204 303-681-6292

MANHARD CONSULTING
GARY T. IWATA, P.E.
7600 E ORCHARD ROAD, SUITE 150N
GREENWOOD VILLAGE, CO 80111 303-708-0500

PARKER PUBLIC WORKS
20120 E. MAIN STREET
PARKER, CO 80138 303-840-9546
STREETS - ALEX MESTDAGH
STORM WATER - JACOB JAMES
EROSION CONTROL - KURT PATRICK
LIFE SAFETY - RANDY CARPRA

TOWN OF PARKER POLICE DEPARTMENT
19600 E. PARKER SQUARE DR.
PARKER, CO. 80134 303-841-9800

PARKER BUILDING DEPT
20120 E. MAIN STREET
PARKER, CO. 80138 303-805-3169
LIFE SAFETY - RANDY CARPRA

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

DISTRICT MANAGER:
SARAH SJOSAKKEN
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

QWEST
WILLIAM BENSON
9750 E. COSTILLA AVE.
ENGLEWOOD, CO 80112 720-490-3867

COMCAST
KEVIN YOUNG
6850 S. TUCSON WAY
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

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:
1. 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

2. 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 - SVD DISTRICT PLAN SET

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES
3	OVERALL UTILITY PLAN
4	WATER PLAN - WEST
5	WATER PLAN - EAST
6	SANITARY SEWER PLAN AND PROFILE - DEERTRACK LANE
7	SANITARY SEWER PLAN AND PROFILE - DEERTRACK LANE
8	SANITARY SEWER PLAN AND PROFILE - RACCOON TAIL WAY
9	SANITARY SEWER PLAN AND PROFILE - ALLEY 1-3
10	SANITARY SEWER PLAN AND PROFILE - ALLEY 4-6
11	SANITARY SEWER PLAN AND PROFILE - ALLEY 7-9
12	SANITARY SEWER CONSTRUCTION DETAILS
13	WATER SYSTEM CONSTRUCTION DETAILS
14	WATER SYSTEM CONSTRUCTION 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.

Scott Barnett 11/24/2020
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

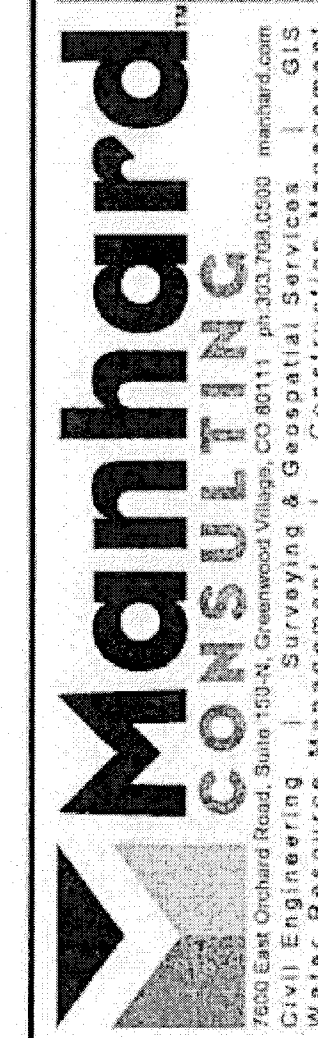
DISTRICT APPROVALS

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 *Scott Barnett* 11/23/2020
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER DATE
BY *Scott Barnett* 11/23/2020
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER DATE

DATE	REVISIONS
11/20/20	REVISIONS PER SVMD REVIEW
07/2017	FINAL SUBMITTAL
07/2017	FINAL SUBMITTAL
07/2017	REVISED PER SVMD COMMENTS
07/2017	REVISED PER SVMD COMMENTS



COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

COVER SHEET

PROJ. MGR.: RIM
PROJ. ASSOC.: RAK
DESIGNER: ASD
DATE: 10/20/16
SHEET
1 OF 14
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 WILL BE 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.
- 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 BUSED 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-601, "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.

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 RACCOON TAIL WAY 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

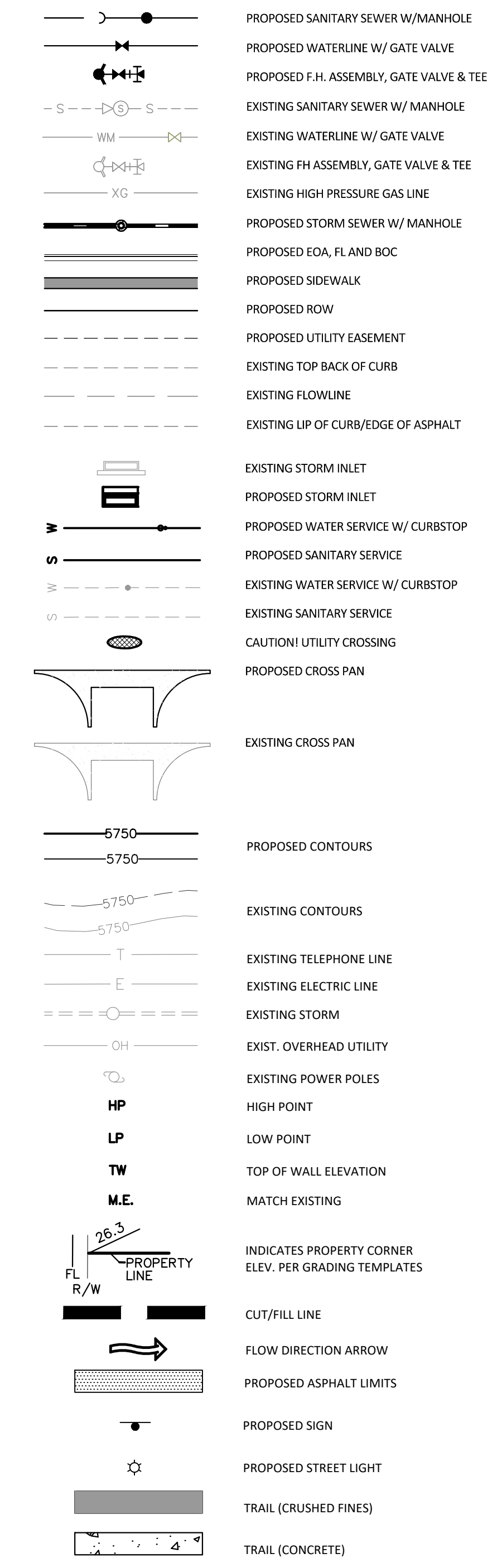
17. ALL WAREHOUSE BUILDING COMPANIES WITH AN SIC CODE SHALL FILL OUT AN INDUSTRIAL WASTE AND SILVER MERCURY WASTE DISCHARGE QUESTIONNAIRE PRIOR TO DISTRICT APPROVAL.

18. ALL SEWER MAINS TO BE INSTALLED WITH 12 GAUGE COPPER TRACER WIRE.

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
11/02/20	REVISE PER SAND REVIEW
07/07/20	FINAL SUBMITTAL
06/07/20	REVISED ALIY EASEMENTS
08/08/20	REVISED PER SMD COMMENTS

Manhard CONSULTING
 7600 East Colfax Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.770.0500
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

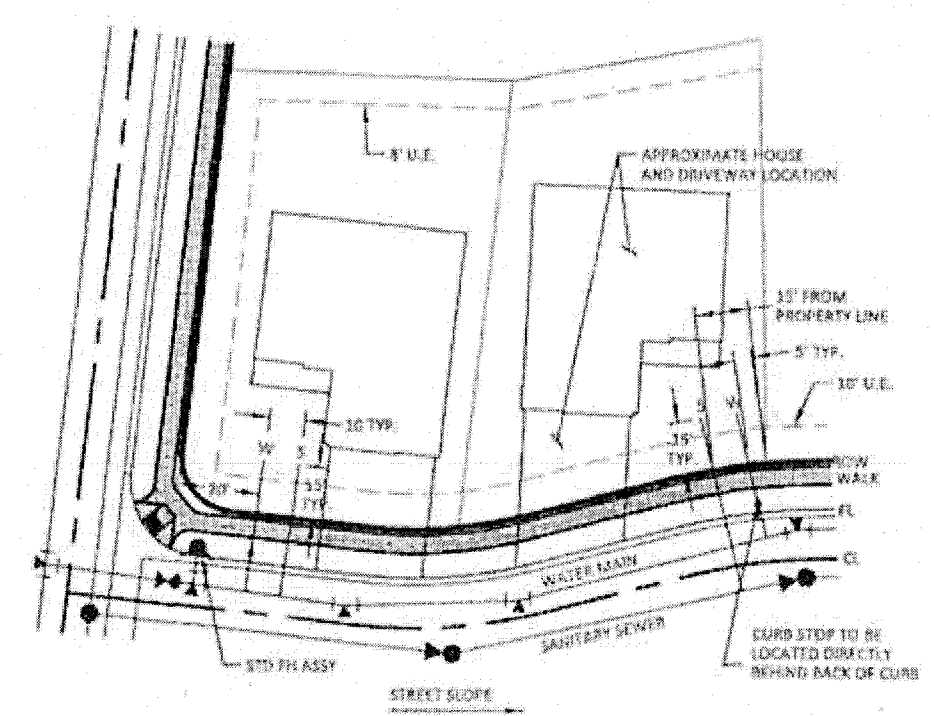
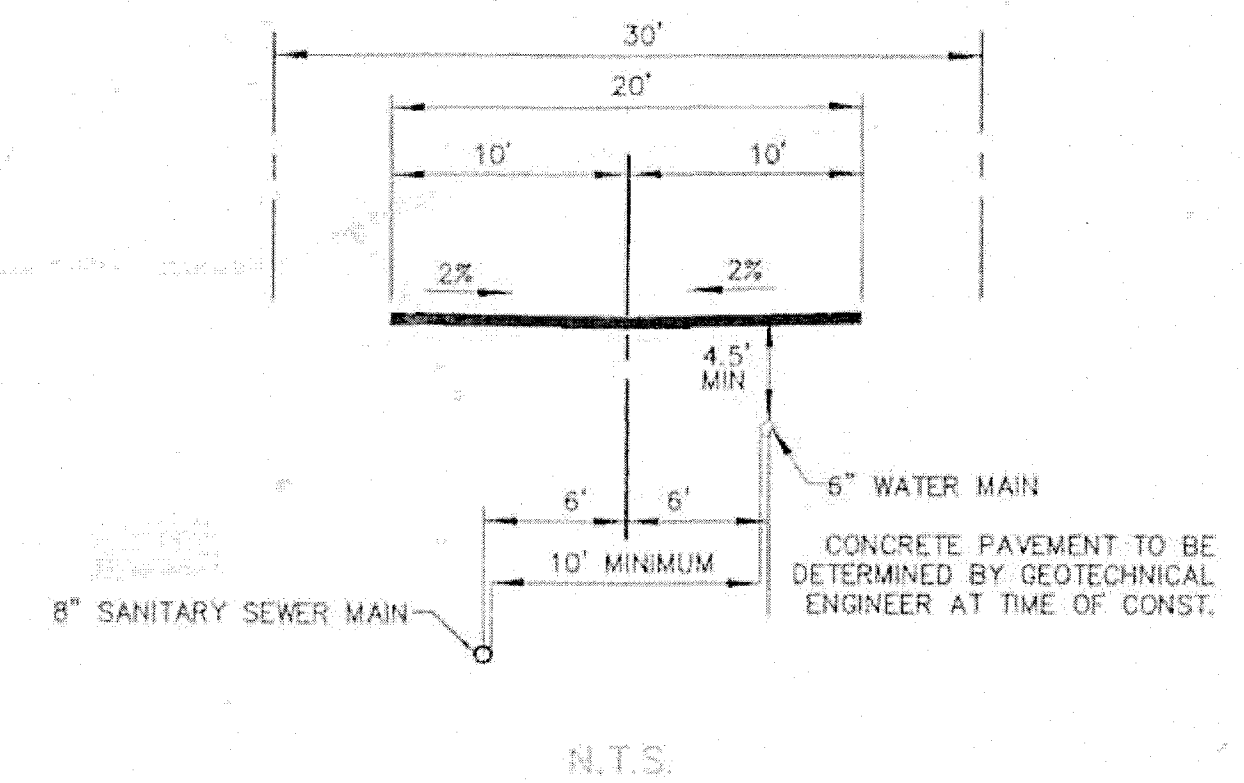
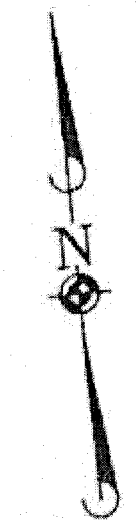
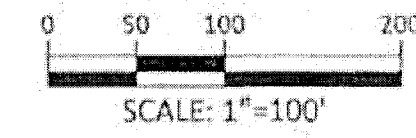
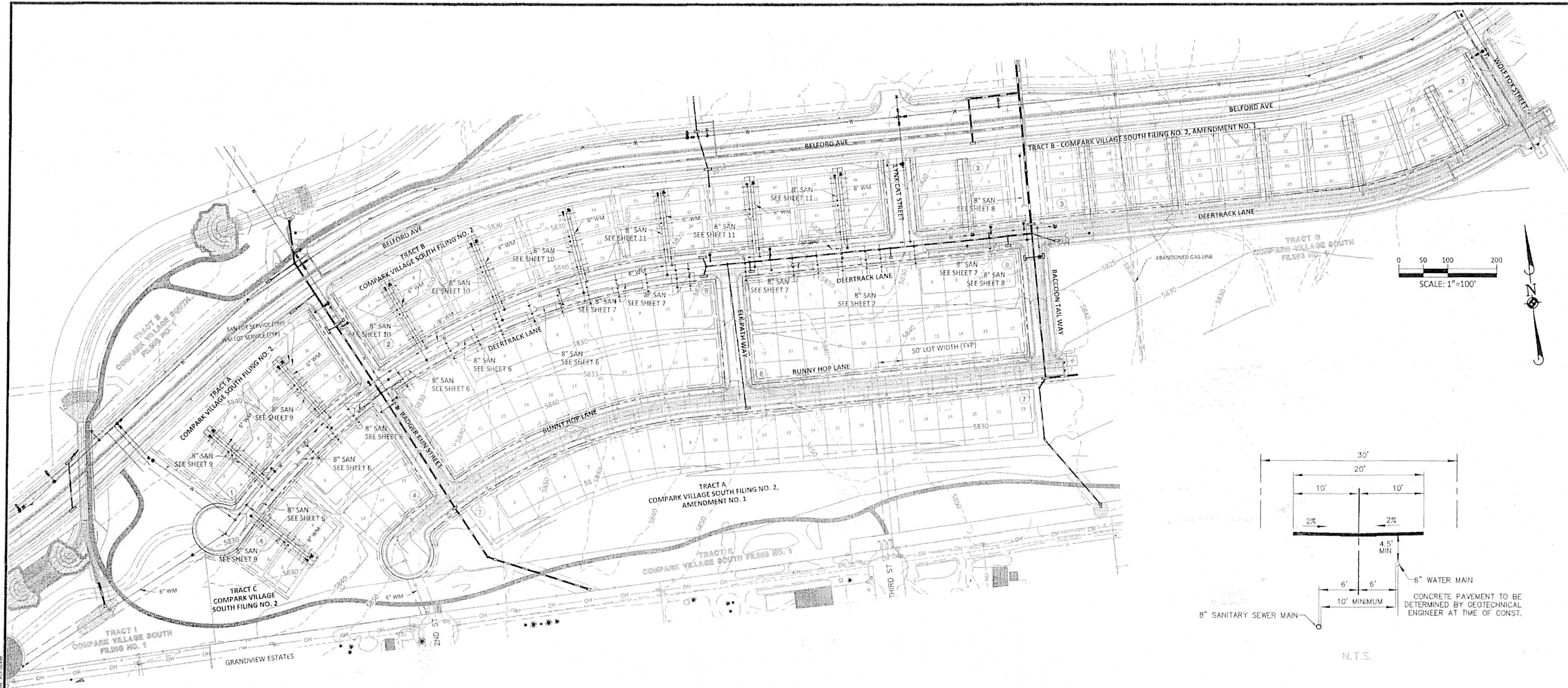
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
GENERAL NOTES

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: ASD
 DATE: 10/2016

PROFESSIONAL ENGINEER
 37642
 11-20-2020

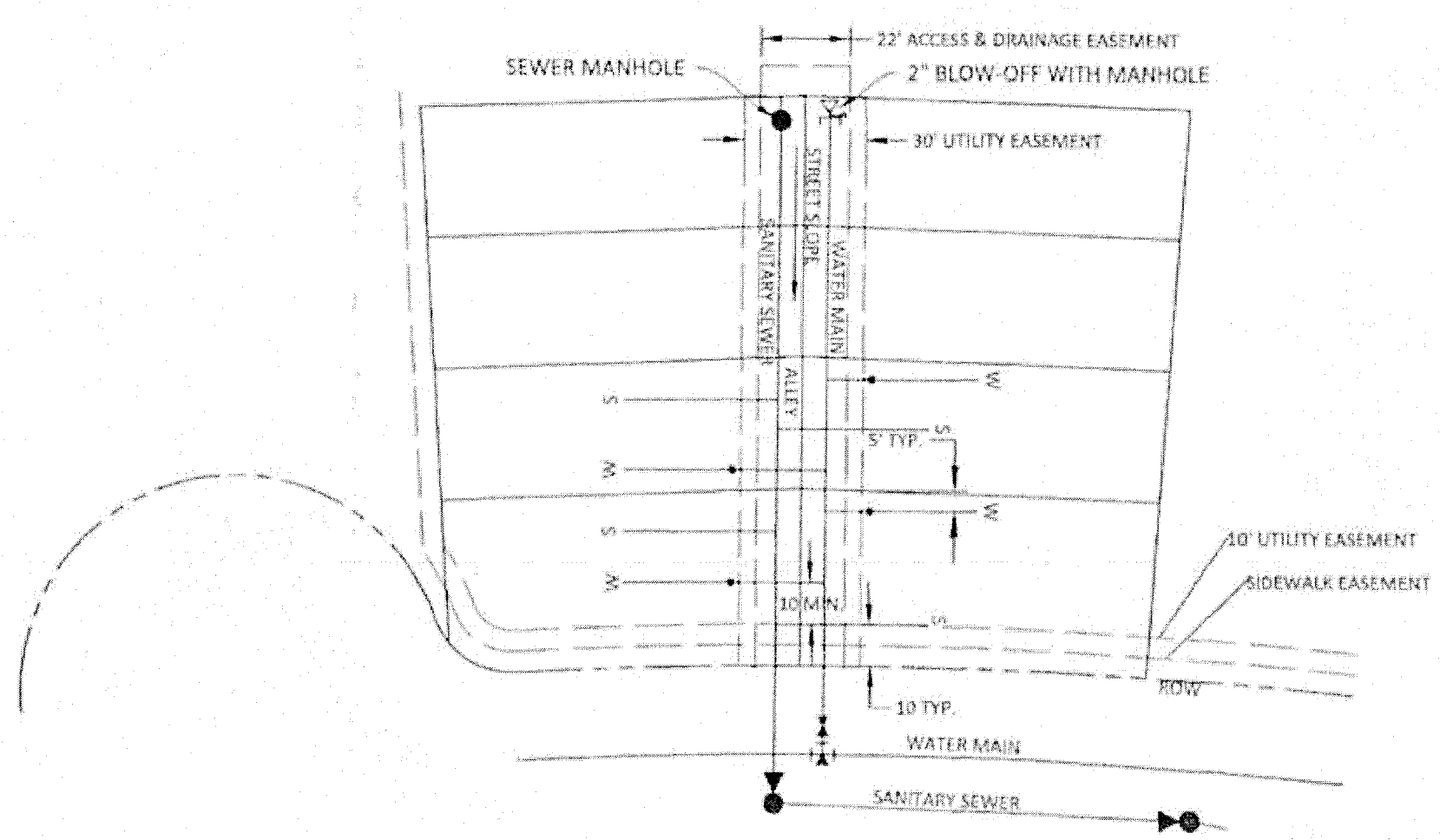
SHEET
2 OF 14
 CLCPK3

Plotfile: 11/20/2020 1:18 PM Dwg Name: P:\Cpck3\3\yomssouth02_residential.cad\vw\Enr\final drawing\Plan set\District\PHASE 1\USA-GENERAL NOTES.dwg Updated By: ADrucker



TYPICAL SINGLE FAMILY LOT SERVICE DETAIL
N.T.S.

NOTES:
1.) SERVICE LOCATIONS ARE TYPICAL, UNLESS OTHERWISE NOTED. REFER TO STREET & UTILITY PLAN AND PROFILES, AND AREA GRADING PLAN FOR EXACT LOCATIONS.
2.) INSIDE METER SETTING IS REQUIRED FOR RESIDENTIAL DEVELOPMENT. WRITTEN PERMISSION MAY BE ALLOWED BY THE DISTRICT FOR SPECIFIC SITUATIONS.



TYPICAL DUPLEX LOT SERVICE DETAIL
N.T.S.

NOTE:
SERVICE LOCATIONS ARE TYPICAL, UNLESS OTHERWISE NOTED. REFER TO UTILITY PLAN AND PROFILES FOR EXACT LOCATIONS.

TOWN OF PARKER APPROVALS

THE TOWN OF PARKER REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE TOWN'S STANDARDS AND APPROVED VARIANCES, SUBJECT TO THESE PLANS BEING STAMPED, SIGNED, 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/PUBLIC WORKS _____ DATE _____

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.

[Signature] _____ 11/24/2020
FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

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.

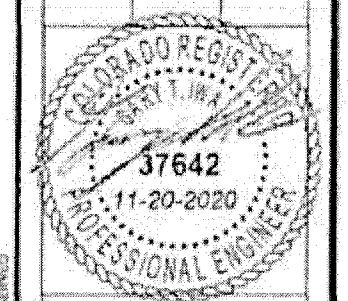
APPROVED FOR CONSTRUCTION WITHIN ONE YEAR OF THE EARLIEST OF THESE DATES:

BY *[Signature]* _____ 11/23/2020
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER DATE
BY *[Signature]* _____ 11/29/2020
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER DATE

DATE	DESCRIPTION
11/20/20	REVISION PER XING REVIEW
07/20/20	FINAL SUBMITTAL
06/20/20	GIS
06/20/20	REVISION PER XING COMMENTS

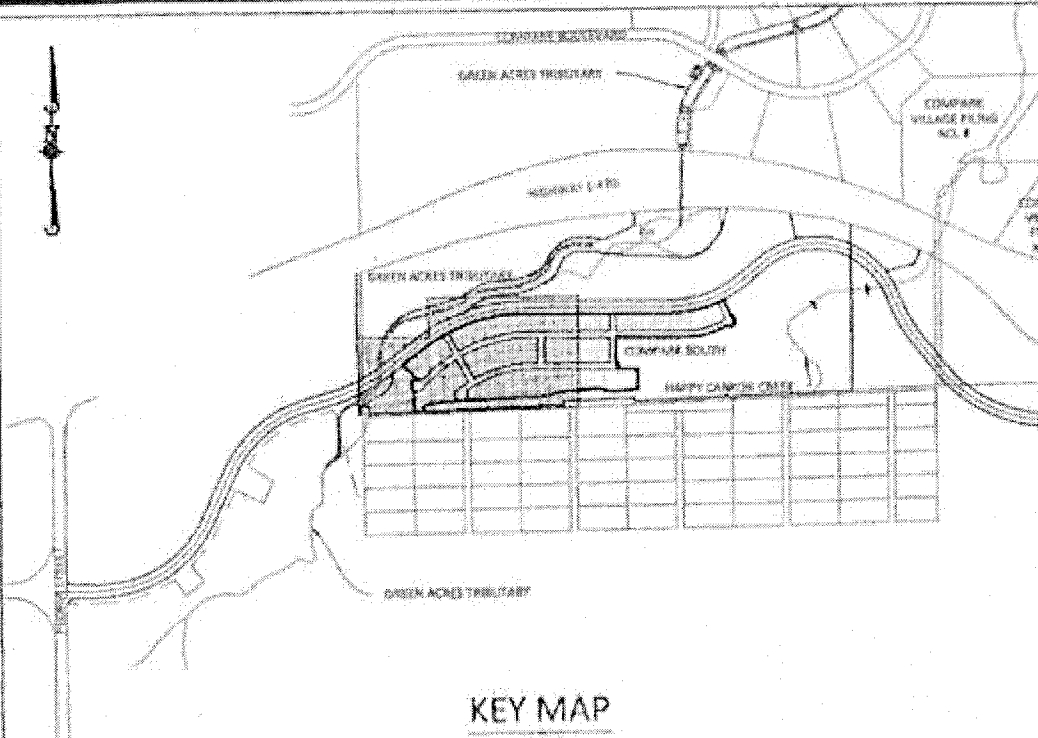
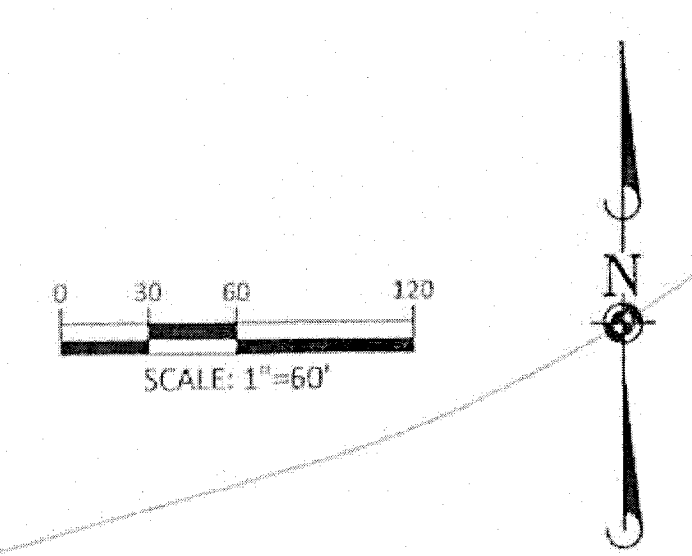
Manhard CONSULTING
7000 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111 | phone: 703.0500 | manhard.com
Civil Engineering, Surveying & Geospatial Services
Water Resources Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
OVERALL UTILITY PLAN



PROJ. MGR: BSM
PROJ. ARCHIT: BSM
DRAWN BY: ASD
DATE: 10/2015
SHEET
3 OF **14**
CLCPK3

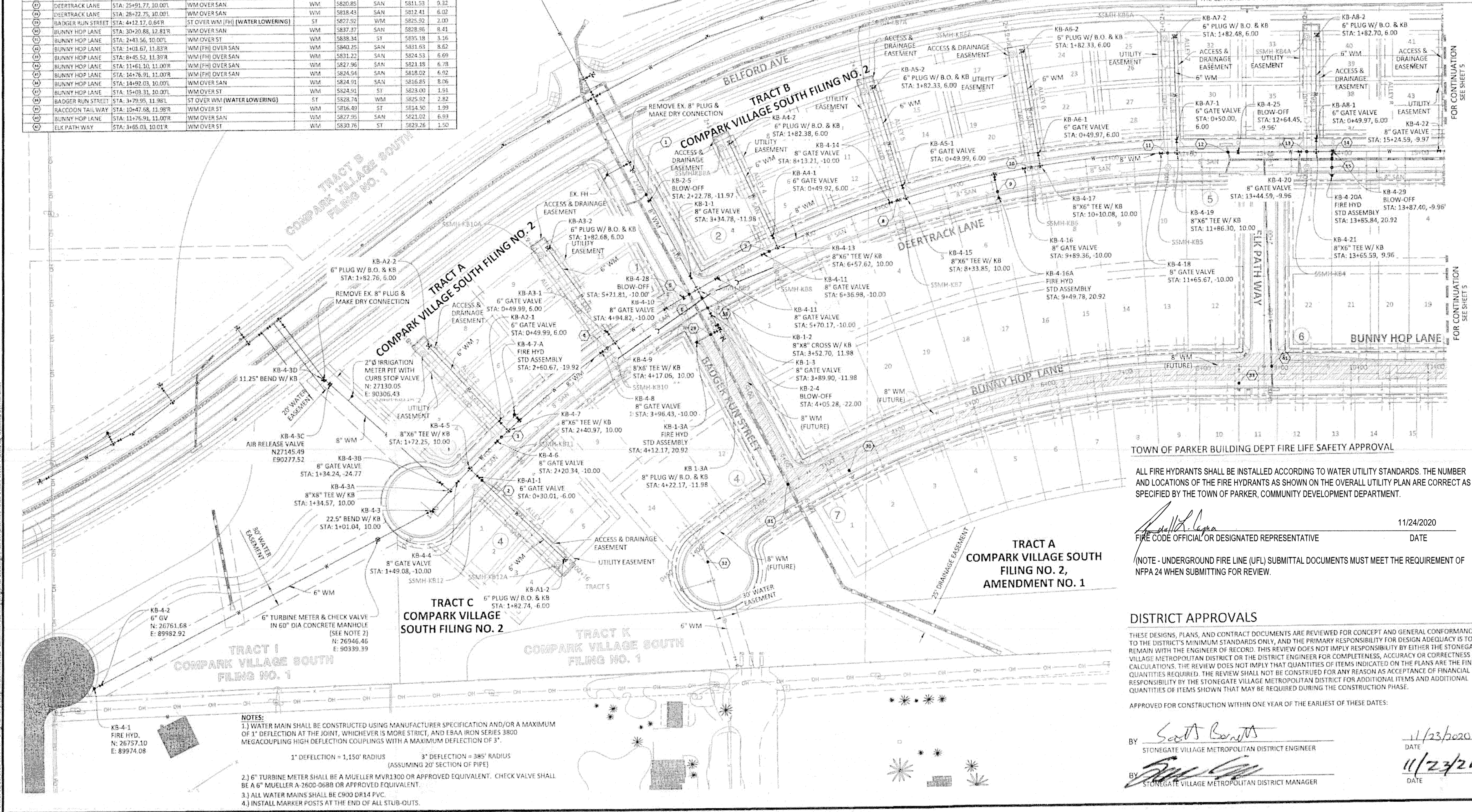
CROSSING	STREET	STATION/OFFSET	TYPE OF CROSSING	UPPER UTILITY	B.O.P.	LOWER UTILITY	I.O.P.	CLEAR
(C)	BADGER RUN STREET	STA: 2+16.17, 13.39L	ST OVER WM (WATER LOWERING)	ST	5825.14	WM	5823.14	2.00
(C)	DEERTRACK LANE	STA: 1+72.35, 11.74R	WM OVER SAN	WM	5834.91	SAN	5827.95	6.98
(C)	DEERTRACK LANE	STA: 2+29.09, 10.00L	WM OVER SAN	WM	5833.48	SAN	5827.48	6.00
(C)	DEERTRACK LANE	STA: 4+05.15, 10.00L	WM OVER SAN	WM	5830.74	SAN	5824.96	5.78
(C)	DEERTRACK LANE	STA: 5+30.36, 10.00L	ST OVER WM (WATER LOWERING)	ST	5826.96	WM	5824.96	2.00
(C)	DEERTRACK LANE	STA: 5+41.93, 2.34R	WM OVER SAN	WM	5829.42	SAN	5823.33	6.09
(C)	DEERTRACK LANE	STA: 6+45.71, 10.00L	WM OVER SAN	WM	5828.07	SAN	5827.52	5.55
(C)	DEERTRACK LANE	STA: 8+21.94, 10.00L	WM OVER SAN	WM	5826.26	SAN	5820.55	5.71
(C)	DEERTRACK LANE	STA: 9+49.78, 12.78R	WM (FH) OVER SAN	WM	5824.95	SAN	5819.90	6.15
(C)	DEERTRACK LANE	STA: 9+98.17, 10.00L	WM OVER SAN	WM	5824.66	SAN	5818.65	5.83
(C)	DEERTRACK LANE	STA: 11+74.90, 10.00L	WM OVER SAN	WM	5822.65	SAN	5815.66	5.99
(C)	DEERTRACK LANE	STA: 12+49.14, 9.96L	ST OVER WM (WATER LOWERING)	ST	5820.81	WM	5814.69	6.12
(C)	DEERTRACK LANE	STA: 13+53.59, 9.96L	WM OVER SAN	WM	5818.66	WM	5816.66	2.00
(C)	DEERTRACK LANE	STA: 13+85.84, 10.00R	ST OVER WM (FH) (WATER LOWERING)	ST	5815.99	WM	5813.84	2.15
(C)	DEERTRACK LANE	STA: 15+33.59, 9.97L	WM OVER SAN	WM	5818.97	SAN	5812.69	6.28
(C)	DEERTRACK LANE	STA: 17+89.84, 9.99L	WM OVER SAN	WM	5816.94	SAN	5809.90	6.44
(C)	DEERTRACK LANE	STA: 18+38.84, 0.00L	ST OVER WM (FH) (WATER LOWERING)	ST	5812.43	WM	5810.93	1.50
(C)	DEERTRACK LANE	STA: 18+35.84, 11.00R	WM (FH) OVER SAN	WM	5810.26	SAN	5808.33	1.93
(C)	DEERTRACK LANE	STA: 19+12.47, 10.00L	WM OVER SAN	WM	5815.56	SAN	5806.28	9.28
(C)	DEERTRACK LANE	STA: 19+23.34, 10.00L	ST OVER WM (WATER LOWERING)	ST	5810.79	WM	5808.79	2.00
(C)	DEERTRACK LANE	STA: 19+35.32, 4.57R	ST OVER WM (WATER LOWERING)	ST	5812.94	WM	5810.94	2.00
(C)	DEERTRACK LANE	STA: 19+35.32, 11.00R	WM OVER SAN	WM	5810.27	SAN	5806.75	3.52
(C)	DEERTRACK LANE	STA: 19+38.84, 10.00L	WM OVER SAN	WM	5810.02	SAN	5808.11	8.74
(C)	DEERTRACK LANE	STA: 20+99.94, 10.00L	WM OVER SAN	WM	5820.66	SAN	5820.46	10.56
(C)	DEERTRACK LANE	STA: 20+91.77, 10.00L	WM OVER SAN	WM	5822.66	SAN	5810.74	11.92
(C)	DEERTRACK LANE	STA: 28+72.75, 10.00L	WM OVER SAN	WM	5820.85	SAN	5811.53	9.32
(C)	DEERTRACK LANE	STA: 28+72.75, 10.00L	WM OVER SAN	WM	5818.43	SAN	5812.41	6.02
(C)	BADGER RUN STREET	STA: 4+12.17, 0.64R	ST OVER WM (FH) (WATER LOWERING)	ST	5827.92	WM	5825.92	2.00
(C)	BUNNY HOP LANE	STA: 30+20.88, 12.81R	WM OVER SAN	WM	5837.37	SAN	5828.86	8.41
(C)	BUNNY HOP LANE	STA: 2+43.56, 10.00L	WM OVER ST	WM	5839.34	ST	5835.18	3.16
(C)	BUNNY HOP LANE	STA: 1+01.67, 11.83R	WM (FH) OVER SAN	WM	5840.25	SAN	5831.63	8.62
(C)	BUNNY HOP LANE	STA: 8+45.52, 11.39R	WM (FH) OVER SAN	WM	5831.22	SAN	5824.53	6.69
(C)	BUNNY HOP LANE	STA: 11+61.10, 11.00R	WM (FH) OVER SAN	WM	5827.96	SAN	5821.18	6.78
(C)	BUNNY HOP LANE	STA: 14+92.03, 10.00L	WM OVER SAN	WM	5824.54	SAN	5818.02	6.52
(C)	BUNNY HOP LANE	STA: 1+79.95, 11.98L	WM OVER ST	WM	5824.91	SAN	5816.65	8.26
(C)	BUNNY HOP LANE	STA: 10+47.68, 11.98R	WM OVER ST	WM	5828.74	ST	5823.00	1.91
(C)	BUNNY HOP LANE	STA: 13+76.59, 11.00R	WM OVER SAN	WM	5827.95	SAN	5814.50	1.99
(C)	ELK PATH WAY	STA: 3+65.03, 10.01R	WM OVER ST	WM	5830.76	ST	5829.26	1.50



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	REVISION
11/23/2020	REVISED PER STAFF REVIEW
07/21/17	FINAL SUBMITTAL
07/21/17	REVISED PER COMMENTS
04/25/15	REVISED PER CIVIL COMMENTS

Manhard CONSULTING
 7800 East Orchard Road, Suite 550A, Greenwood Village, CO 80111
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management



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.

[Signature] 11/24/2020
 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE

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

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

BY *[Signature]* 11/23/2020
 STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER DATE

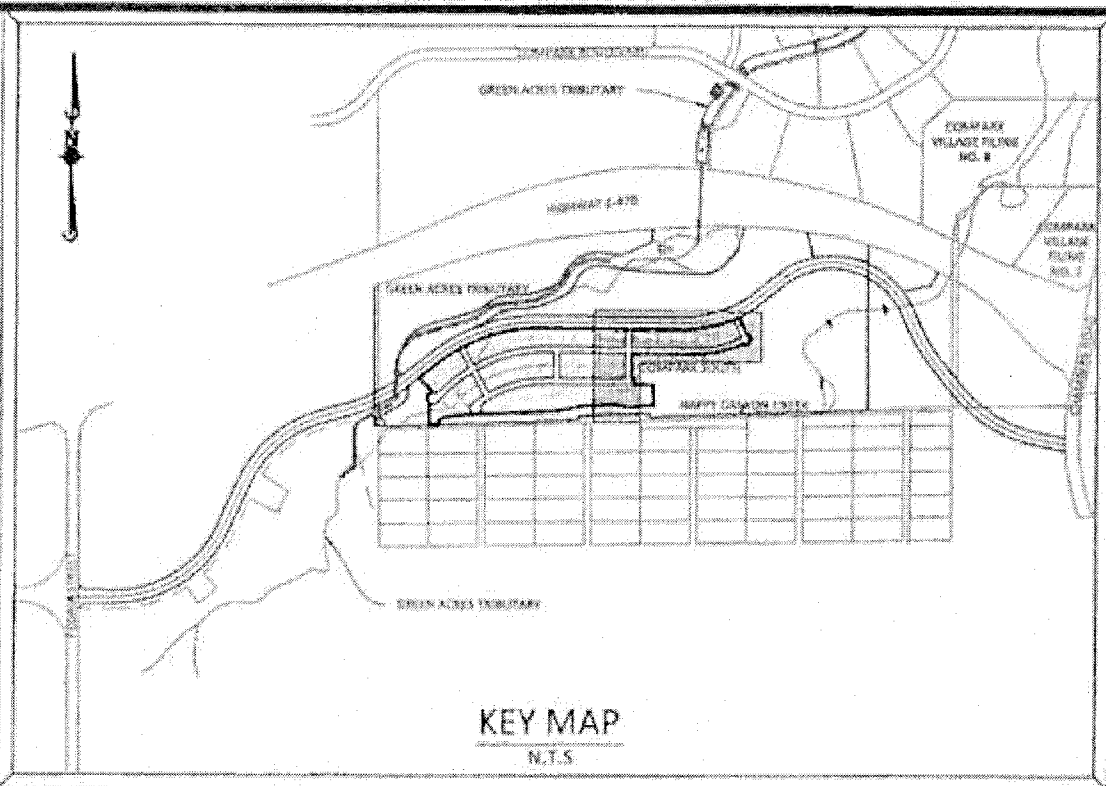
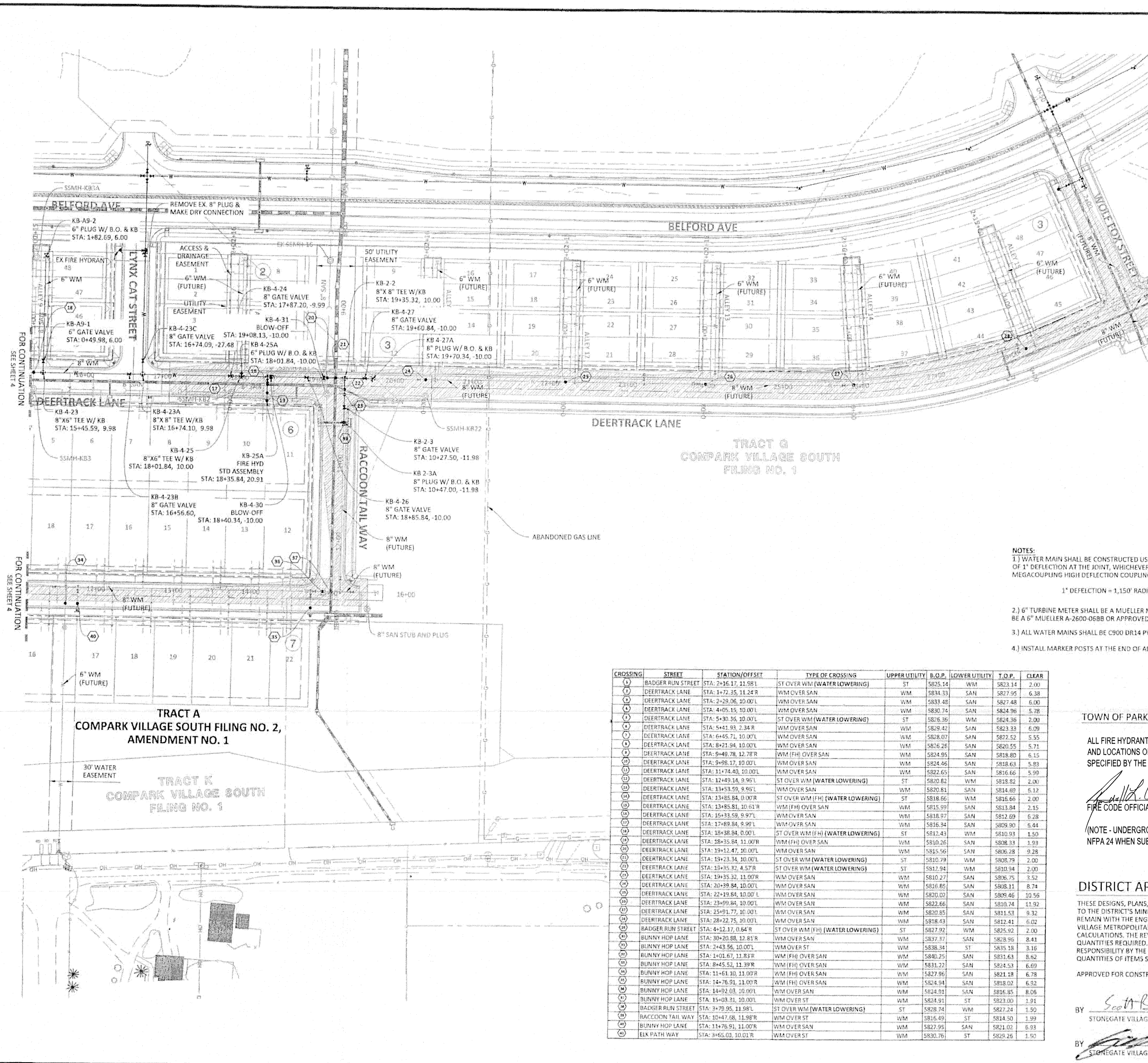
BY *[Signature]* 11/23/2020
 STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER DATE

- NOTES:**
- 1.) WATER MAIN SHALL BE CONSTRUCTED USING MANUFACTURER SPECIFICATION AND/OR A MAXIMUM OF 1" DEFLECTION AT THE JOINT, WHICH IS MORE STRICT, AND EBAA IRON SERIES 3800 MEGACOUPLING HIGH DEFLECTION COUPLINGS WITH A MAXIMUM DEFLECTION OF 3".
 1" DEFLECTION = 1,150' RADIUS
 3" DEFLECTION = 385' RADIUS
 (ASSUMING 20' SECTION OF PIPE)
 - 2.) 6" TURBINE METER SHALL BE A MUELLER MVR1300 OR APPROVED EQUIVALENT. CHECK VALVE SHALL BE A 6" MUELLER A-2600-06BB OR APPROVED EQUIVALENT.
 - 3.) ALL WATER MAINS SHALL BE C900 DR14 PVC.
 - 4.) INSTALL MARKER POSTS AT THE END OF ALL STUB-OUTS.

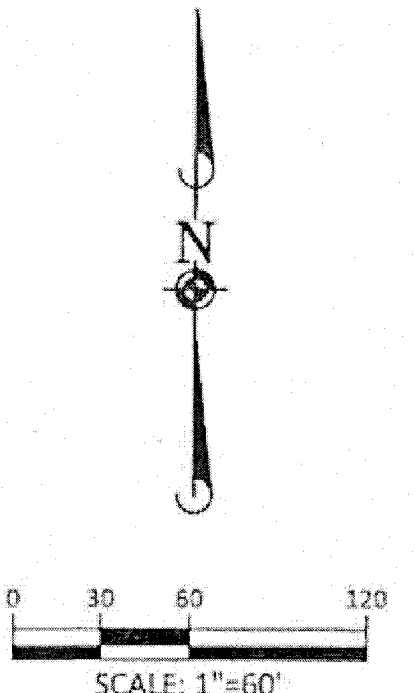
37642
 11-20-2020
 PROFESSIONAL ENGINEER

PROJ. MGR. RIM
 PROJ. ASSOC. BAK
 DRAWN BY ASD
 DATE: 10/2016

SHEET
4 OF 14
 CLCPK3



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)



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CROSSING	STREET	STATION/OFFSET	TYPE OF CROSSING	UPPER UTILITY	B.O.P.	LOWER UTILITY	T.O.P.	CLEAR
(1)	BADGER RUN STREET	STA: 2+36.17, 11.98'L	ST OVER WM (WATER LOWERING)	WM	5825.14	WM	5821.14	2.00
(2)	DEERTRACK LANE	STA: 1+72.25, 11.24'R	WM OVER SAN	WM	5831.33	SAN	5827.95	6.38
(3)	DEERTRACK LANE	STA: 2+29.06, 10.00'L	WM OVER SAN	WM	5833.48	SAN	5827.48	6.00
(4)	DEERTRACK LANE	STA: 4+05.15, 10.00'L	WM OVER SAN	WM	5830.74	SAN	5824.96	5.78
(5)	DEERTRACK LANE	STA: 5+30.35, 10.00'L	ST OVER WM (WATER LOWERING)	ST	5826.36	WM	5824.36	2.00
(6)	DEERTRACK LANE	STA: 5+41.93, 2.34'R	WM OVER SAN	WM	5828.42	SAN	5823.33	6.09
(7)	DEERTRACK LANE	STA: 6+45.71, 10.00'L	WM OVER SAN	WM	5828.07	SAN	5822.52	5.55
(8)	DEERTRACK LANE	STA: 8+21.94, 10.00'L	WM OVER SAN	WM	5826.26	SAN	5820.55	5.71
(9)	DEERTRACK LANE	STA: 9+49.78, 12.78'R	WM (FH) OVER SAN	WM	5824.95	SAN	5818.80	6.15
(10)	DEERTRACK LANE	STA: 9+98.17, 10.00'L	WM OVER SAN	WM	5824.46	SAN	5818.63	5.83
(11)	DEERTRACK LANE	STA: 11+74.40, 10.00'L	WM OVER SAN	WM	5822.65	SAN	5816.66	5.99
(12)	DEERTRACK LANE	STA: 12+49.14, 9.96'L	ST OVER WM (WATER LOWERING)	ST	5820.82	WM	5818.82	2.00
(13)	DEERTRACK LANE	STA: 13+53.59, 9.96'L	WM OVER SAN	WM	5820.81	SAN	5814.69	6.12
(14)	DEERTRACK LANE	STA: 13+85.81, 10.00'L	ST OVER WM (FH) (WATER LOWERING)	ST	5818.66	WM	5816.66	2.00
(15)	DEERTRACK LANE	STA: 13+85.81, 10.00'L	WM (FH) OVER SAN	WM	5815.99	SAN	5813.94	2.15
(16)	DEERTRACK LANE	STA: 15+33.59, 9.97'L	WM OVER SAN	WM	5818.97	SAN	5812.69	6.28
(17)	DEERTRACK LANE	STA: 17+89.84, 9.90'L	WM OVER SAN	WM	5816.34	SAN	5809.90	6.44
(18)	DEERTRACK LANE	STA: 18+38.84, 0.00'L	ST OVER WM (FH) (WATER LOWERING)	ST	5812.43	WM	5810.93	1.50
(19)	DEERTRACK LANE	STA: 18+35.84, 11.00'R	WM (FH) OVER SAN	WM	5810.26	SAN	5808.31	1.95
(20)	DEERTRACK LANE	STA: 19+13.47, 10.00'L	WM OVER SAN	WM	5815.26	SAN	5806.28	8.98
(21)	DEERTRACK LANE	STA: 19+23.34, 10.00'L	ST OVER WM (WATER LOWERING)	ST	5810.79	WM	5808.79	2.00
(22)	DEERTRACK LANE	STA: 19+35.32, 4.57'R	ST OVER WM (WATER LOWERING)	ST	5812.94	WM	5810.94	2.00
(23)	DEERTRACK LANE	STA: 19+35.32, 11.00'R	WM OVER SAN	WM	5810.27	SAN	5806.75	3.52
(24)	DEERTRACK LANE	STA: 20+39.84, 10.00'L	WM OVER SAN	WM	5816.85	SAN	5808.11	8.74
(25)	DEERTRACK LANE	STA: 22+19.84, 10.00'L	WM OVER SAN	WM	5820.02	SAN	5809.46	10.56
(26)	DEERTRACK LANE	STA: 23+99.96, 10.00'L	WM OVER SAN	WM	5822.66	SAN	5810.74	11.92
(27)	DEERTRACK LANE	STA: 25+91.76, 10.00'L	WM OVER SAN	WM	5820.95	SAN	5811.53	9.32
(28)	DEERTRACK LANE	STA: 28+22.75, 10.00'L	WM OVER SAN	WM	5818.43	SAN	5812.41	6.02
(29)	BADGER RUN STREET	STA: 4+12.17, 0.64'R	ST OVER WM (FH) (WATER LOWERING)	ST	5827.92	WM	5825.92	2.00
(30)	BUNNY HOP LANE	STA: 30+20.88, 12.83'R	WM OVER SAN	WM	5837.37	SAN	5828.96	8.41
(31)	BUNNY HOP LANE	STA: 2+43.56, 10.00'L	WM OVER ST	WM	5838.34	ST	5835.15	3.16
(32)	BUNNY HOP LANE	STA: 1+01.67, 11.83'R	WM (FH) OVER SAN	WM	5840.25	SAN	5831.63	8.62
(33)	BUNNY HOP LANE	STA: 8+45.52, 11.39'R	WM (FH) OVER SAN	WM	5831.22	SAN	5824.53	6.69
(34)	BUNNY HOP LANE	STA: 11+61.10, 11.00'R	WM (FH) OVER SAN	WM	5827.96	SAN	5821.18	6.78
(35)	BUNNY HOP LANE	STA: 14+76.01, 11.00'R	WM (FH) OVER SAN	WM	5824.94	SAN	5818.02	6.92
(36)	BUNNY HOP LANE	STA: 14+92.03, 10.00'L	WM OVER SAN	WM	5824.91	SAN	5816.85	8.06
(37)	BUNNY HOP LANE	STA: 15+03.31, 10.00'L	WM OVER ST	WM	5824.91	ST	5823.00	1.91
(38)	BADGER RUN STREET	STA: 3+79.95, 11.98'L	ST OVER WM (WATER LOWERING)	ST	5828.74	WM	5827.24	1.50
(39)	RACCOON TAIL WAY	STA: 10+47.08, 11.98'R	WM OVER ST	WM	5816.49	ST	5814.50	1.99
(40)	BUNNY HOP LANE	STA: 11+76.91, 11.00'R	WM OVER SAN	WM	5827.95	SAN	5821.02	6.93
(41)	ELK PATH WAY	STA: 3+85.02, 10.01'R	WM OVER ST	WM	5830.76	ST	5829.26	1.50

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.



 FIRE CODE OFFICIAL OR DESIGNATED REPRESENTATIVE DATE: 11/24/2020


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DISTRICT APPROVALS

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

BY  DATE: 11/23/2020
 STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

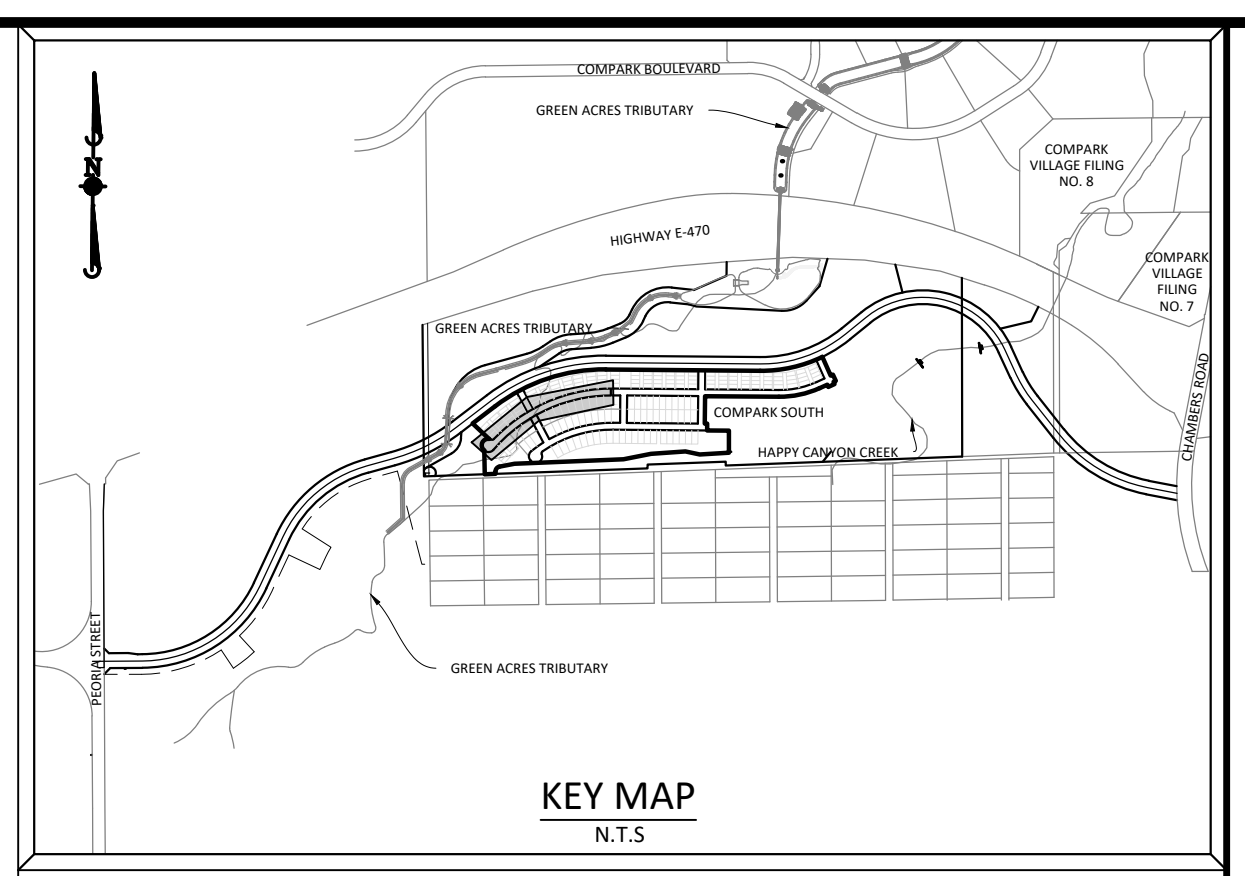
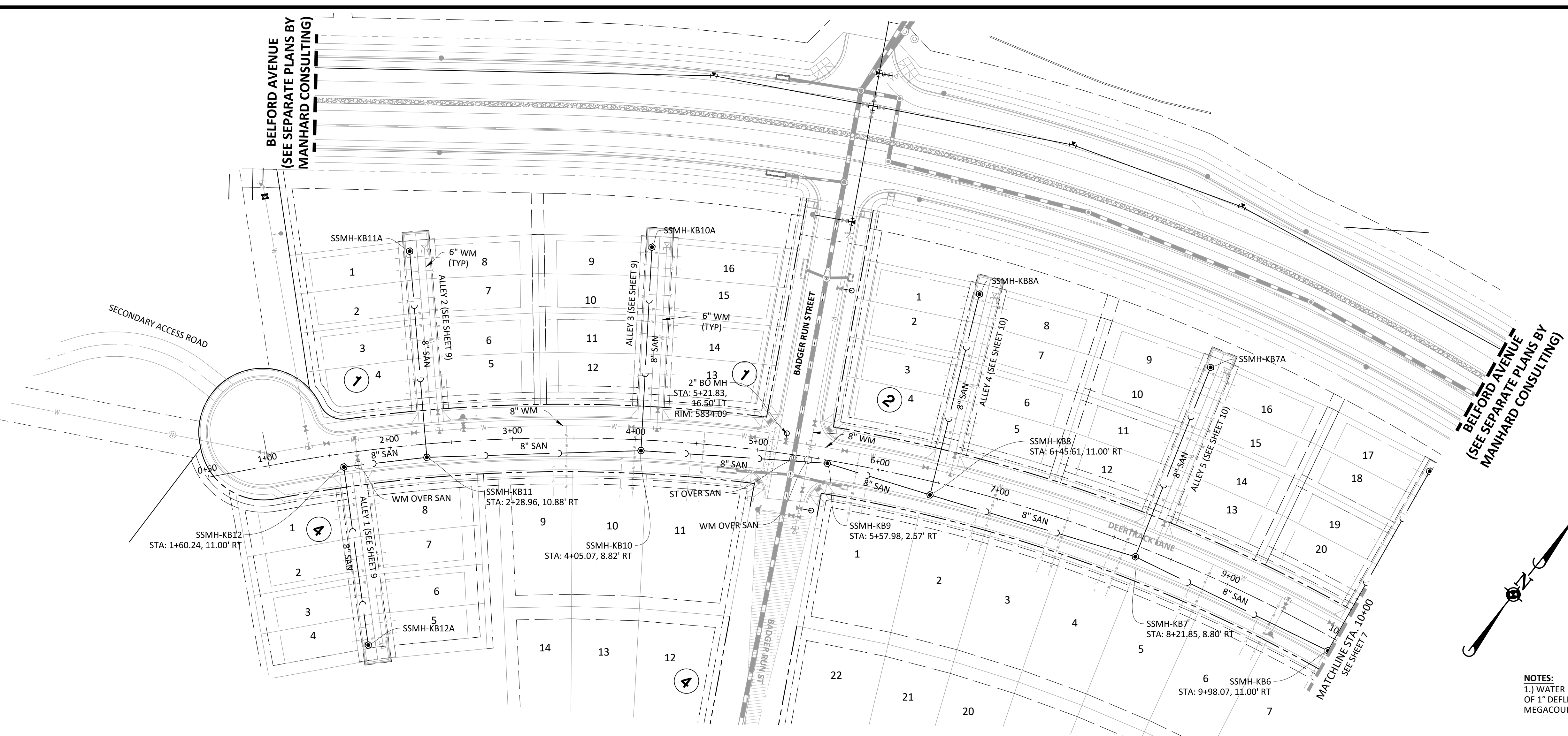
BY  DATE: 11/23/2020
 STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

Manhard CONSULTING
 7800 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, phone: 303.708.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management
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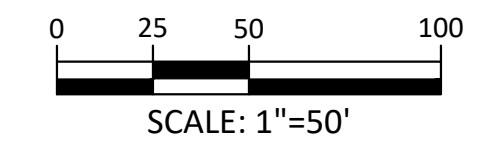
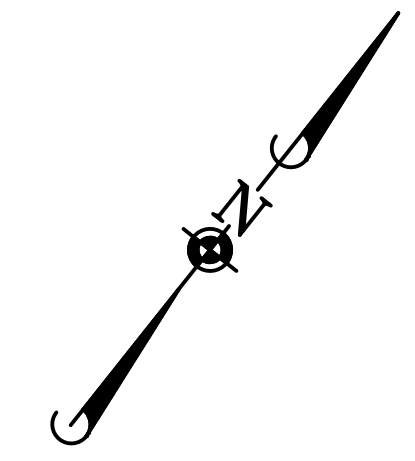
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
WATER PLAN - EAST

SHEET
5 OF 14
 CLCPK3

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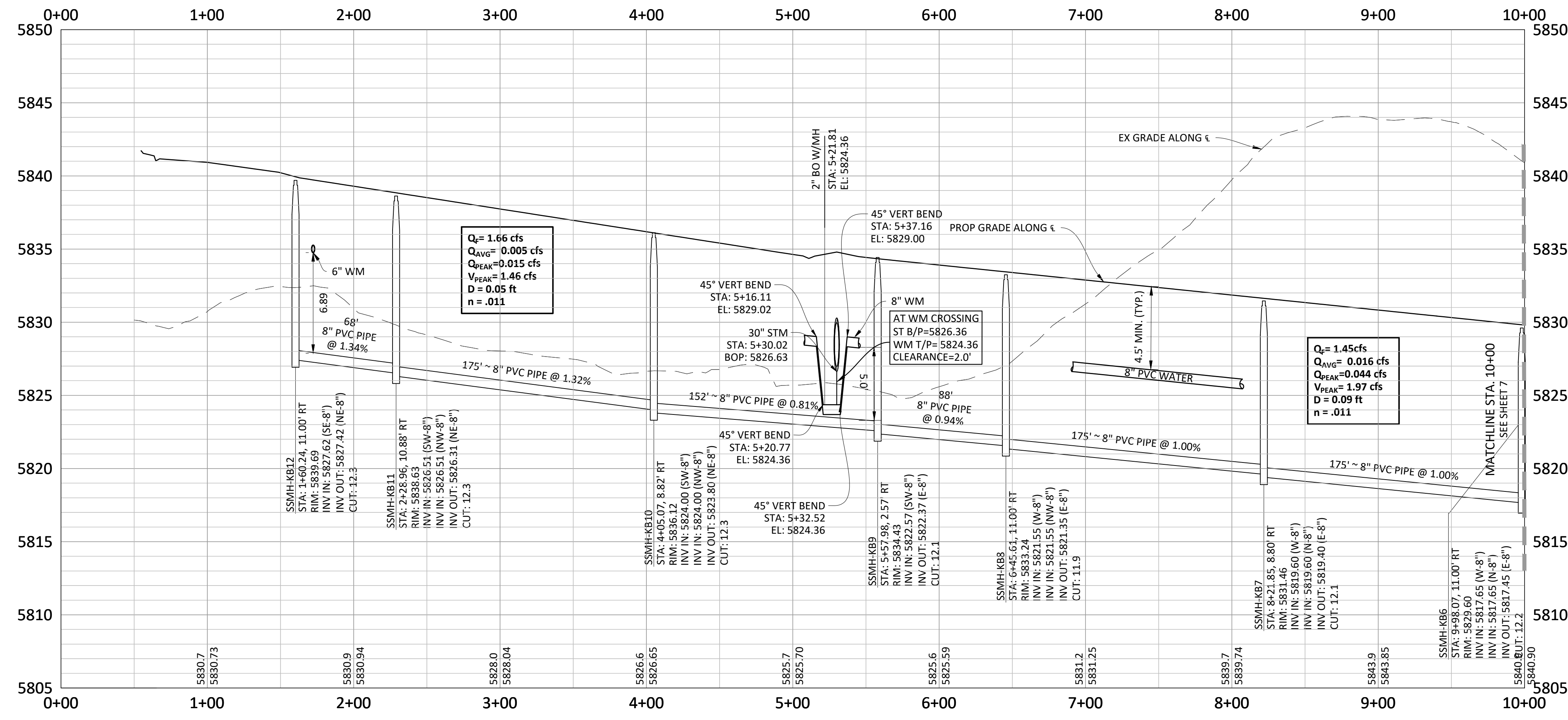
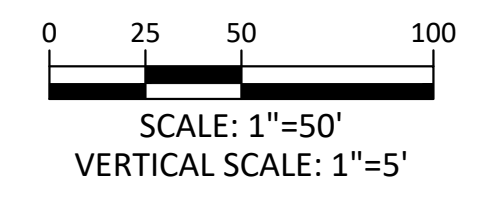


SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
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- NOTES:**
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(ASSUMING 20' SECTION OF PIPE)
 - 2.) ALL WATER MAINS SHALL BE C900 DR14 PVC.
 - 3.) INSTALL MARKER POSTS AT THE END OF ALL STUB-OUTS.

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



DATE	REVISIONS
11/20/20	ISSUES PER STAND REVIEW
07/20/17	FINAL SUBMITTAL
06/20/17	REVISED ALLEY EASEMENTS
08/20/16	REVISED PER SVMD COMMENTS

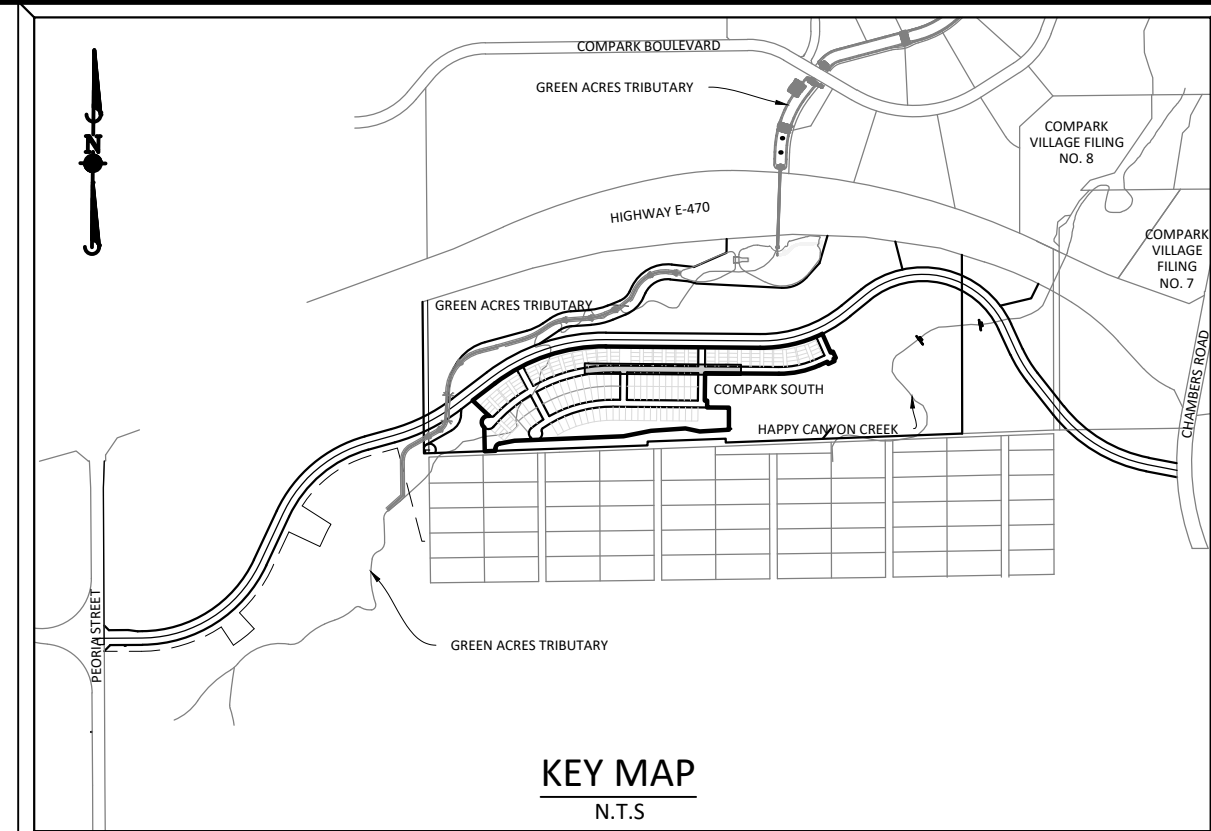
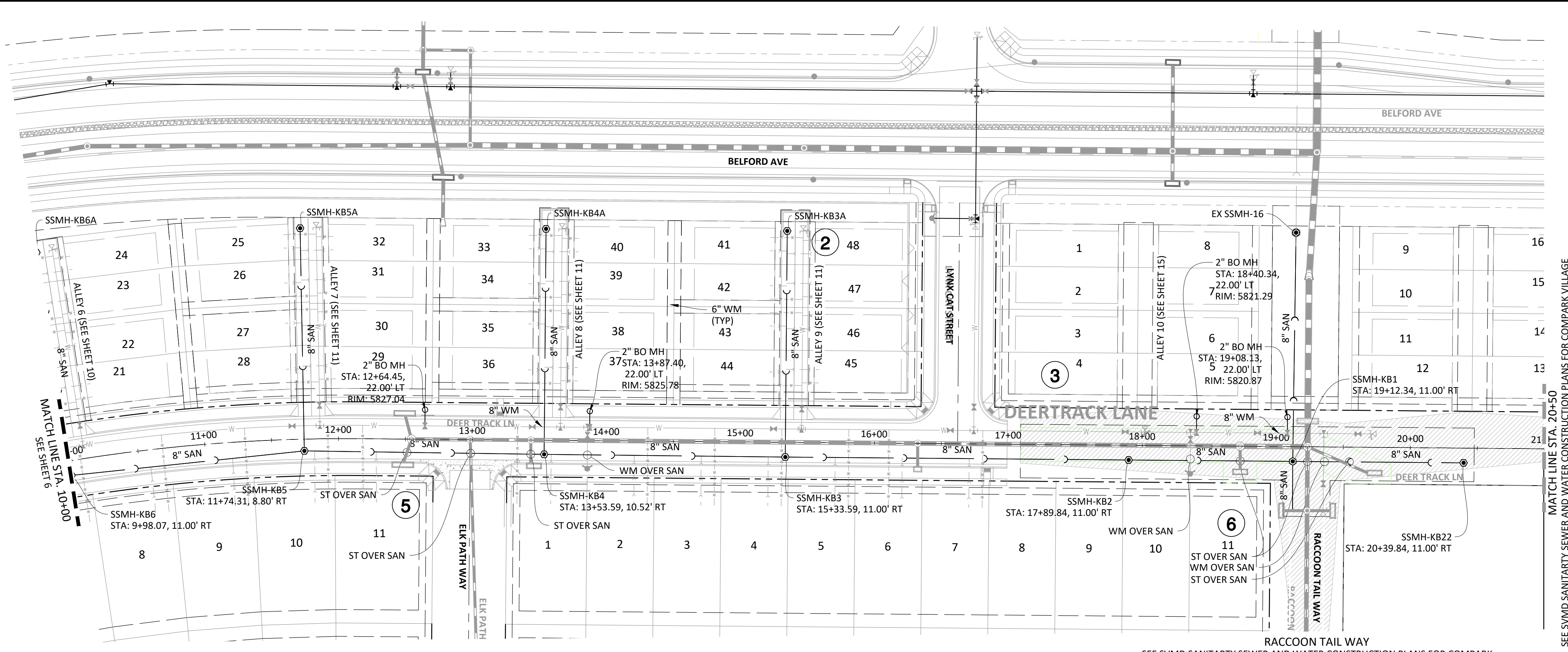
Manhard CONSULTING

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

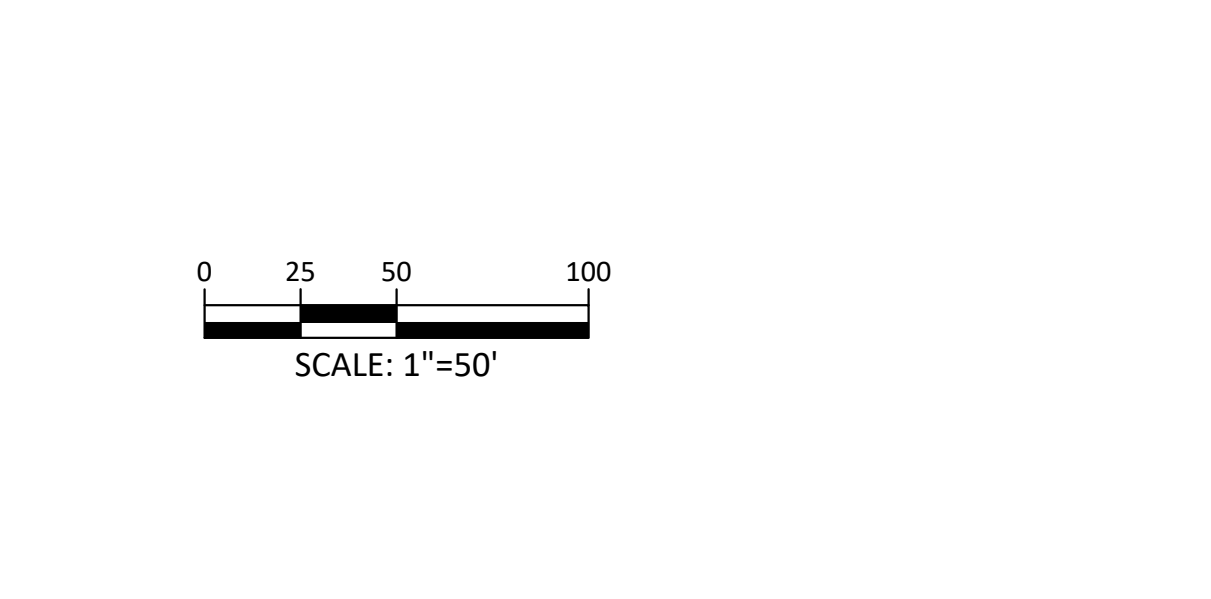
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
SANITARY SEWER PLAN AND PROFILE - DEERTRACK LANE

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: ASD
DATE: 10/20/16

SHEET
6 OF 14
CLCPK3

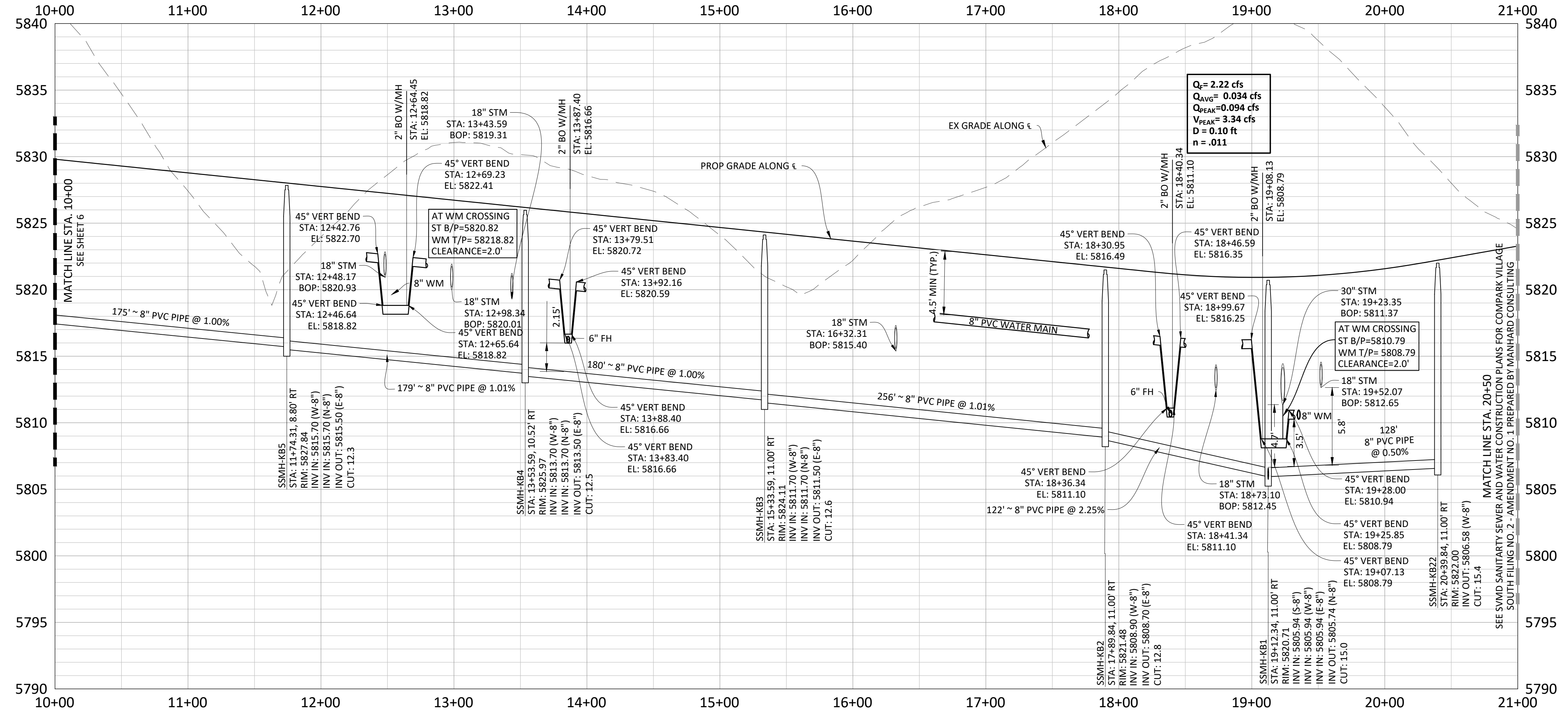


SOURCE BENCHMARKS:
 DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET
 SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
 THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)



NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6\"/>

DEERTRACK LANE



NOTES:
 1.) WATER MAIN SHALL BE CONSTRUCTED USING MANUFACTURER SPECIFICATION AND/OR A MAXIMUM OF 1\"/>

2.) ALL WATER MAINS SHALL BE C900 DR14 PVC.
 3.) INSTALL MARKER POSTS AT THE END OF ALL STUB-OUTS.



Plotted: 11/20/2020 1:06 PM. Dwg Name: P:\C\p\k3\comsouth02-residential.cad\dwg\final\Phase 1\05A-P&P-1-Street-G.dwg. Updated By: ADrucker

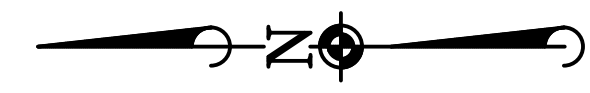
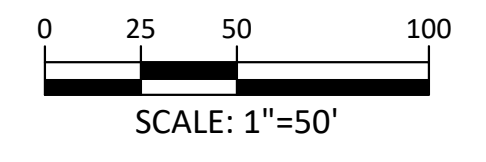
Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80121, phone: 303.770.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

DATE	REVISIONS
01/17/2020	REVISIONS PER STANDARD REVIEW
07/20/20	FINAL SUBMITTAL
06/20/21	REVISED ALLEY EASEMENTS
09/20/21	REVISED PER SVID COMMENTS

COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 SANITARY SEWER PLAN AND PROFILE - DEERTRACK LANE

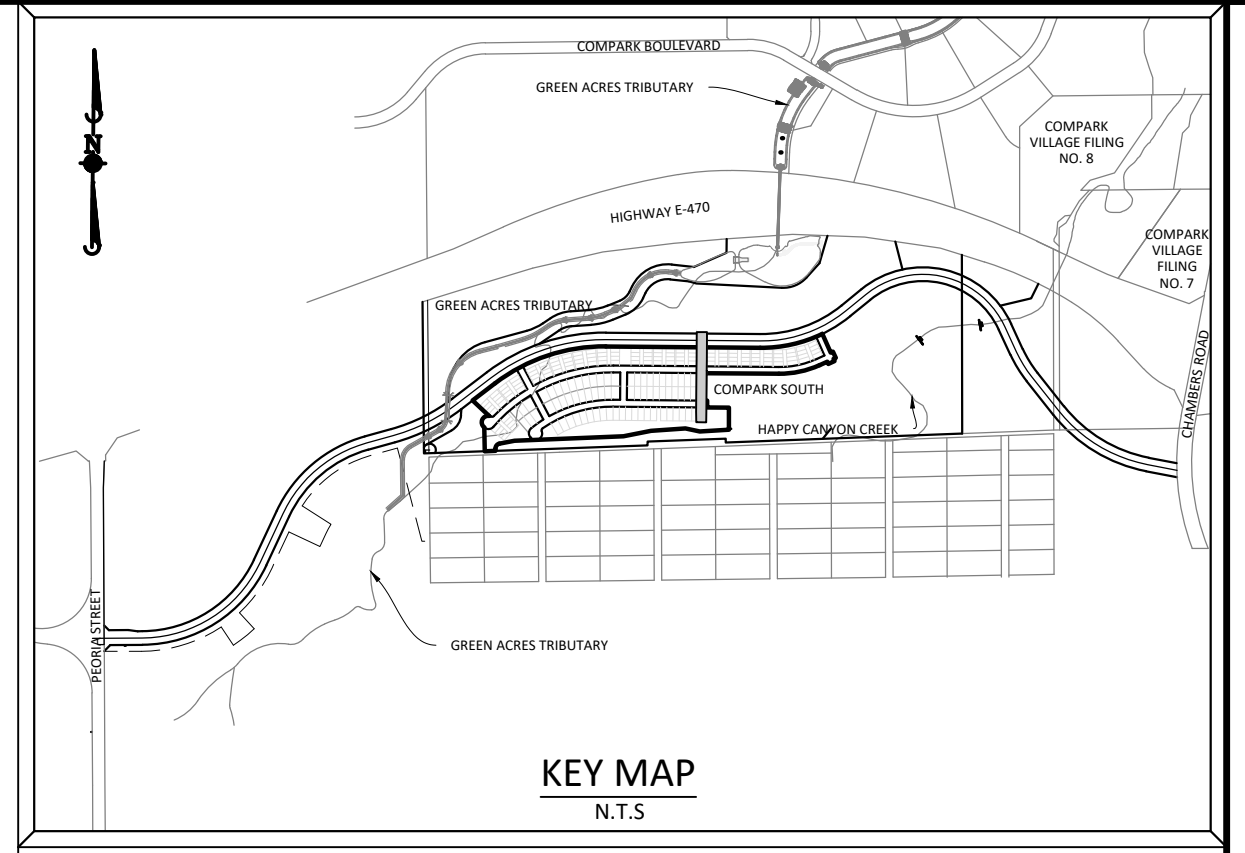
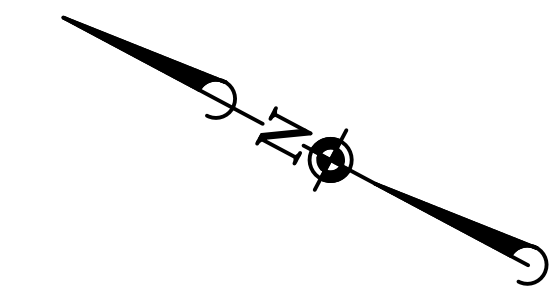
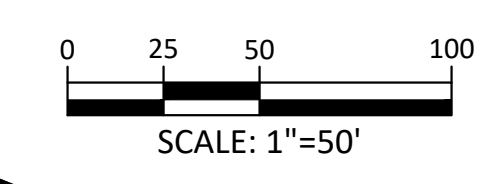
PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: ASD
 DATE: 10/20/21

SHEET
7 OF 14
 CLCPK3

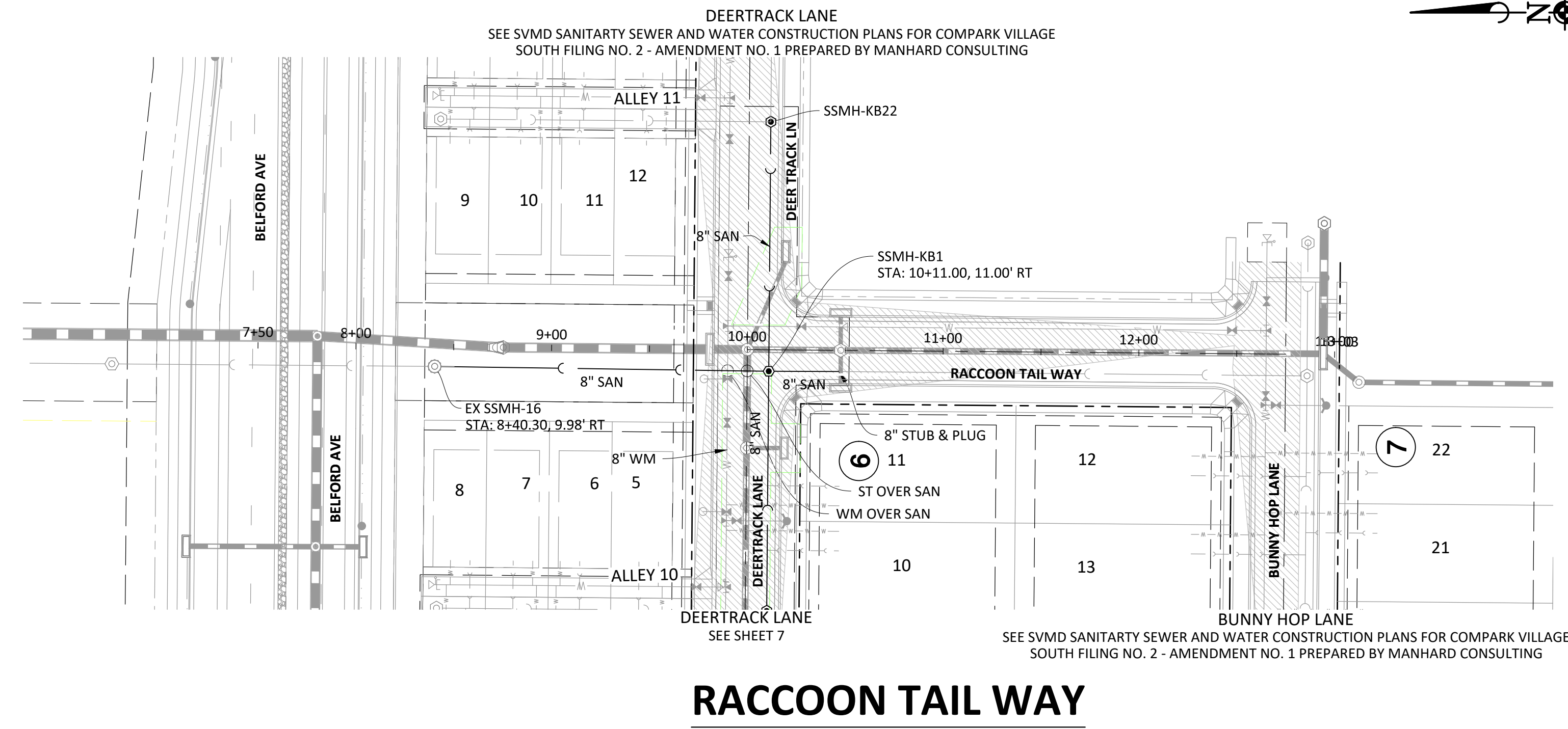


NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6" ABOVE FINISHED GRADE AND PROVIDE CARSONITE MARKER POST AT 5' OFFSET W/ CONCRETE COLLAR.

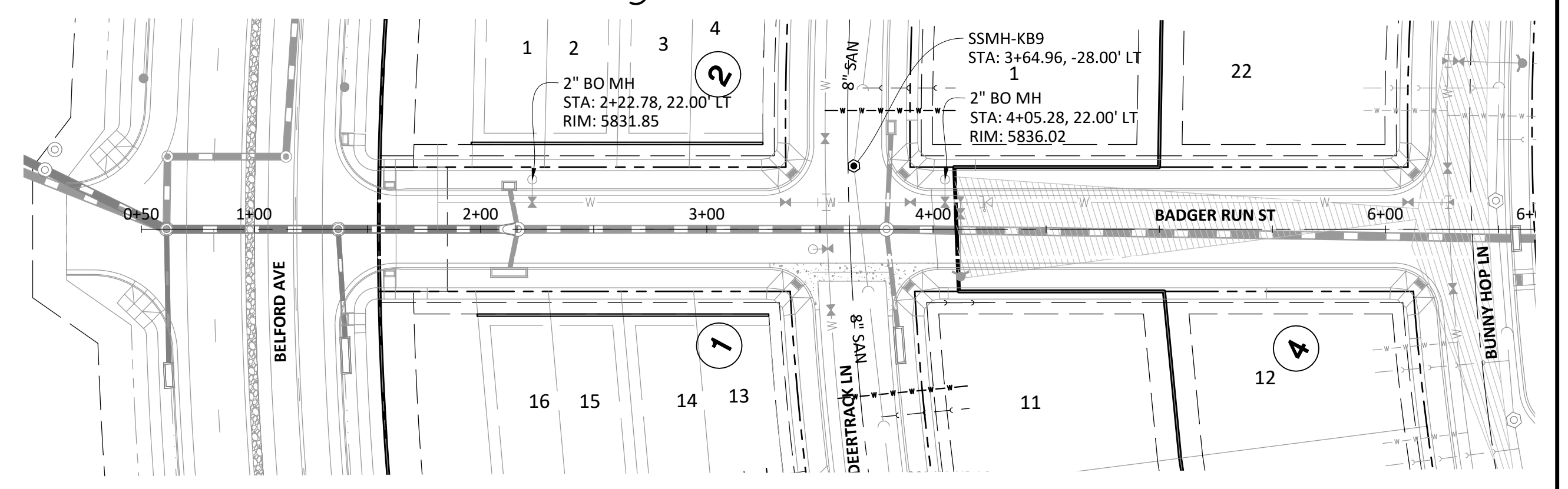
- NOTES:
- 1.) WATER MAIN SHALL BE CONSTRUCTED USING MANUFACTURER SPECIFICATION AND/OR A MAXIMUM OF 1" DEFLECTION AT THE JOINT, WHICHEVER IS MORE STRICT, AND EBAA IRON SERIES 3800 MEGACOUPLING HIGH DEFLECTION COUPLINGS WITH A MAXIMUM DEFLECTION OF 3".
 - 1" DEFLECTION = 1,150' RADIUS
 - 3" DEFLECTION = 385' RADIUS (ASSUMING 20" SECTION OF PIPE)
 - 2.) ALL WATER MAINS SHALL BE C900 DR14 PVC.
 - 3.) INSTALL MARKER POSTS AT THE END OF ALL STUB-OUTS.



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)



RACCOON TAIL WAY



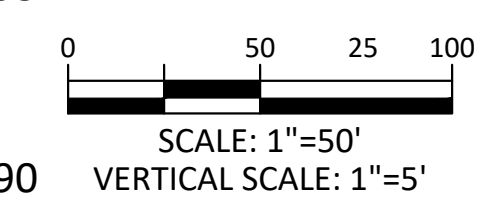
BADGER RUN ST WATER PROFILE

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REFER TO COMPARK VILLAGE SOUTH SVMD SANITARY SEWER AND WATER CONSTRUCTION PLANS PREPARED BY MANHARD CONSULTING

$Q_v = 1.22 \text{ cfs}$
 $Q_{avg} = 0.083 \text{ cfs}$
 $Q_{peak} = 0.234 \text{ cfs}$
 $V_{peak} = 2.85 \text{ cfs}$
 $D = 0.22 \text{ ft}$
 $n = .011$

REFER TO SVMD SANITARY SEWER AND WATER CONSTRUCTION PLANS FOR COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1 PREPARED BY MANHARD CONSULTING



SCALE: 1"=50'
VERTICAL SCALE: 1"=5'

DATE	REVISIONS
11/20/20	ISSUES PER GRAND REVIEW
07/20/17	FINAL SUBMITTAL
06/20/17	REVISED ALLEY EASEMENTS
09/20/16	REVISED PER SVMD COMMENTS

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

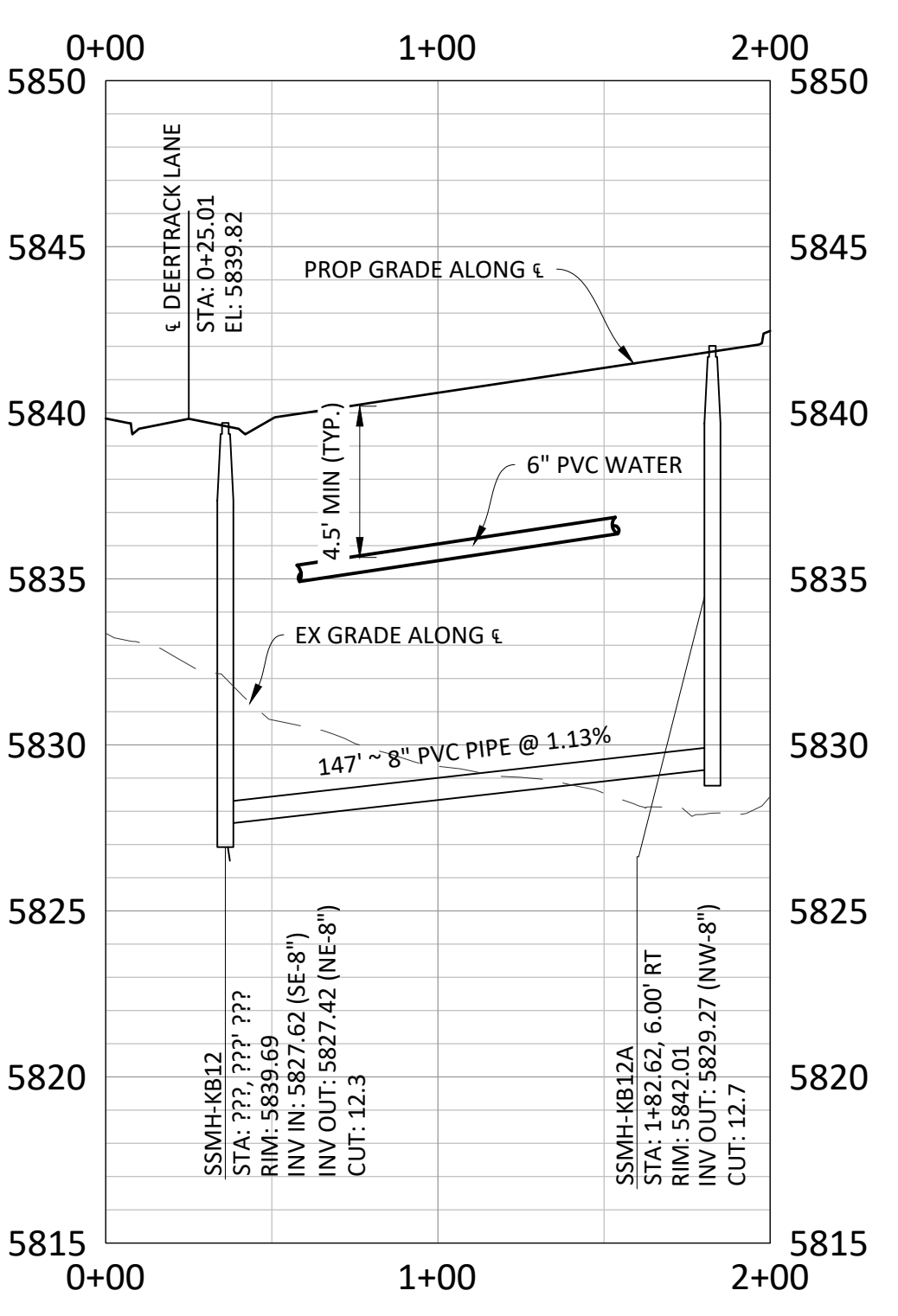
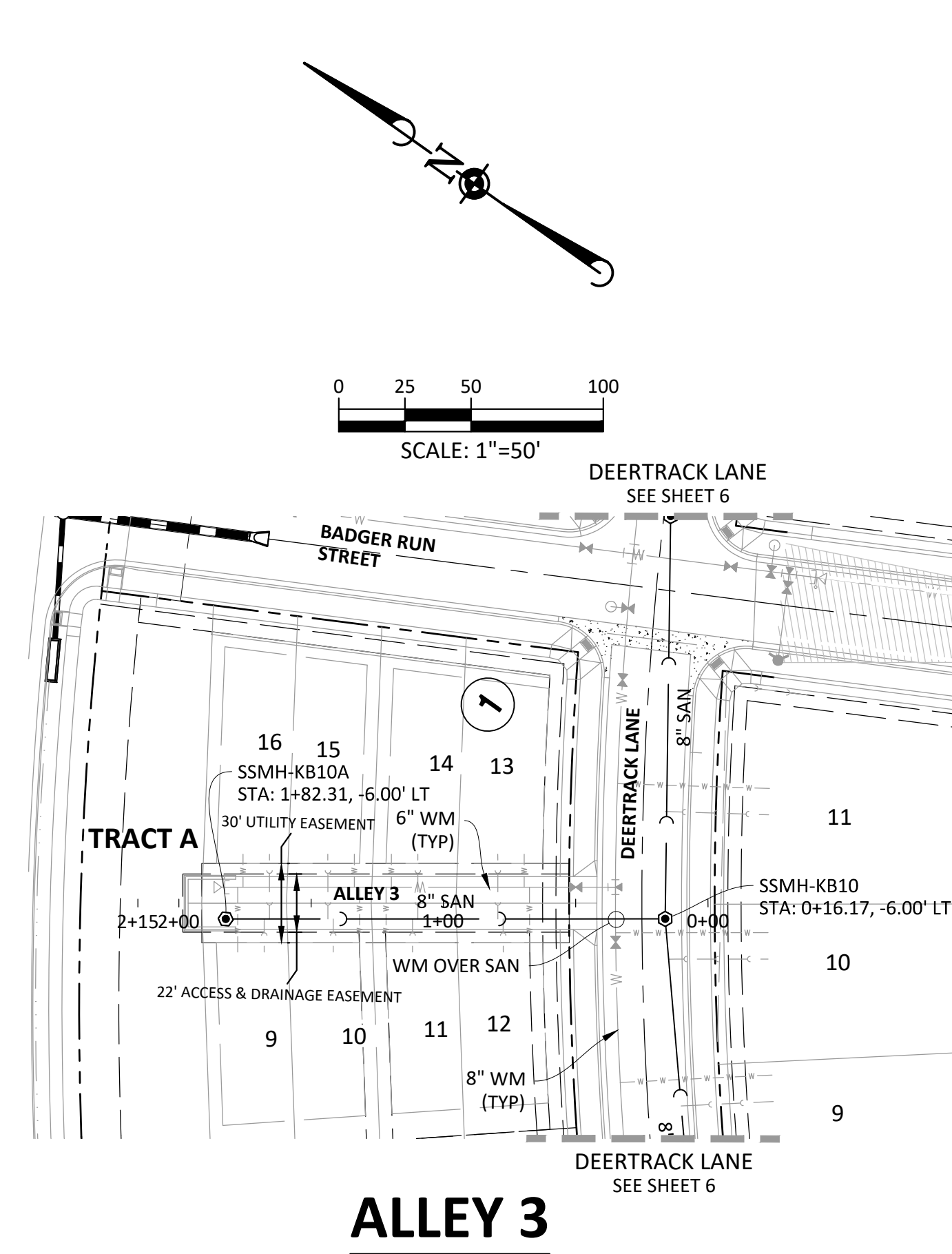
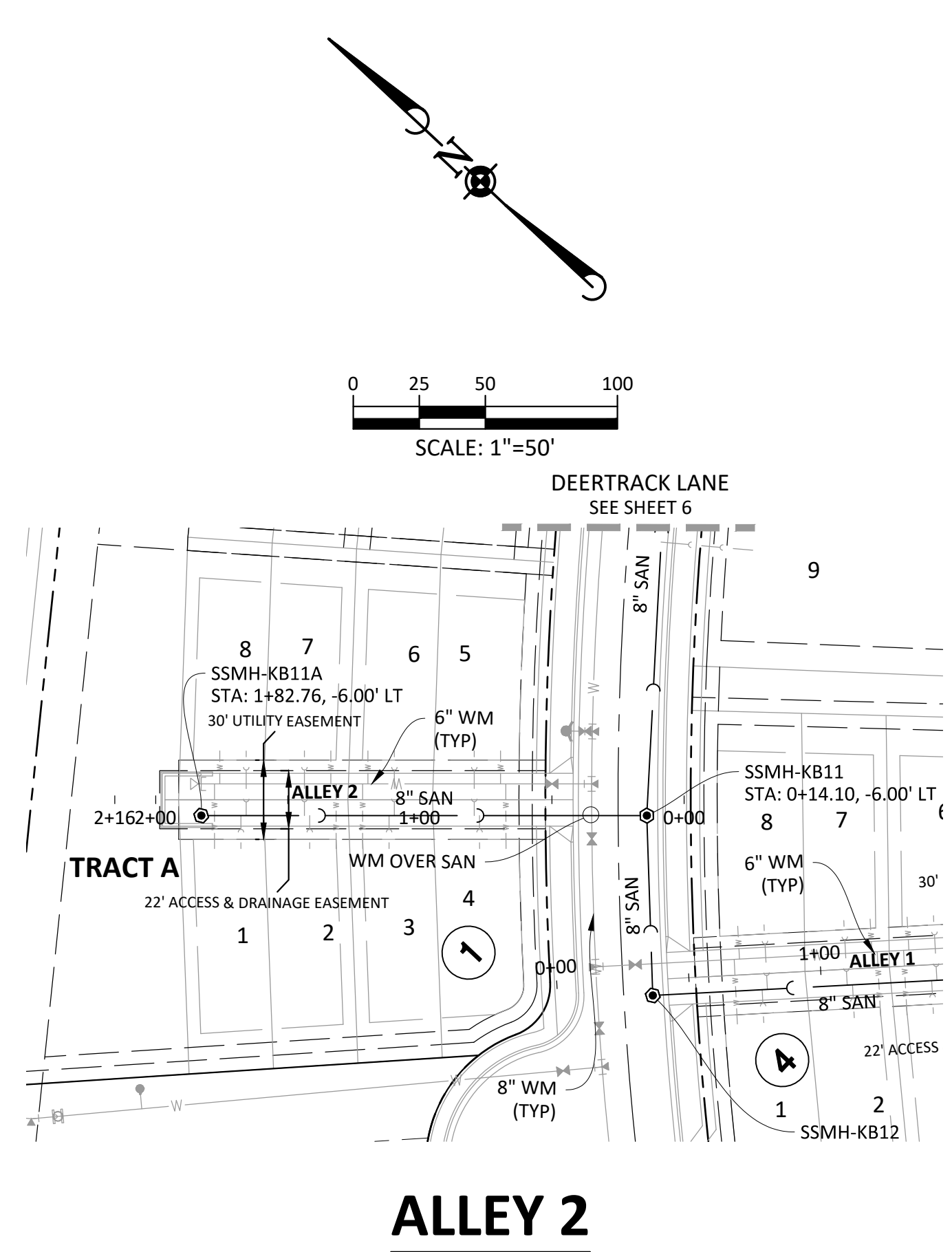
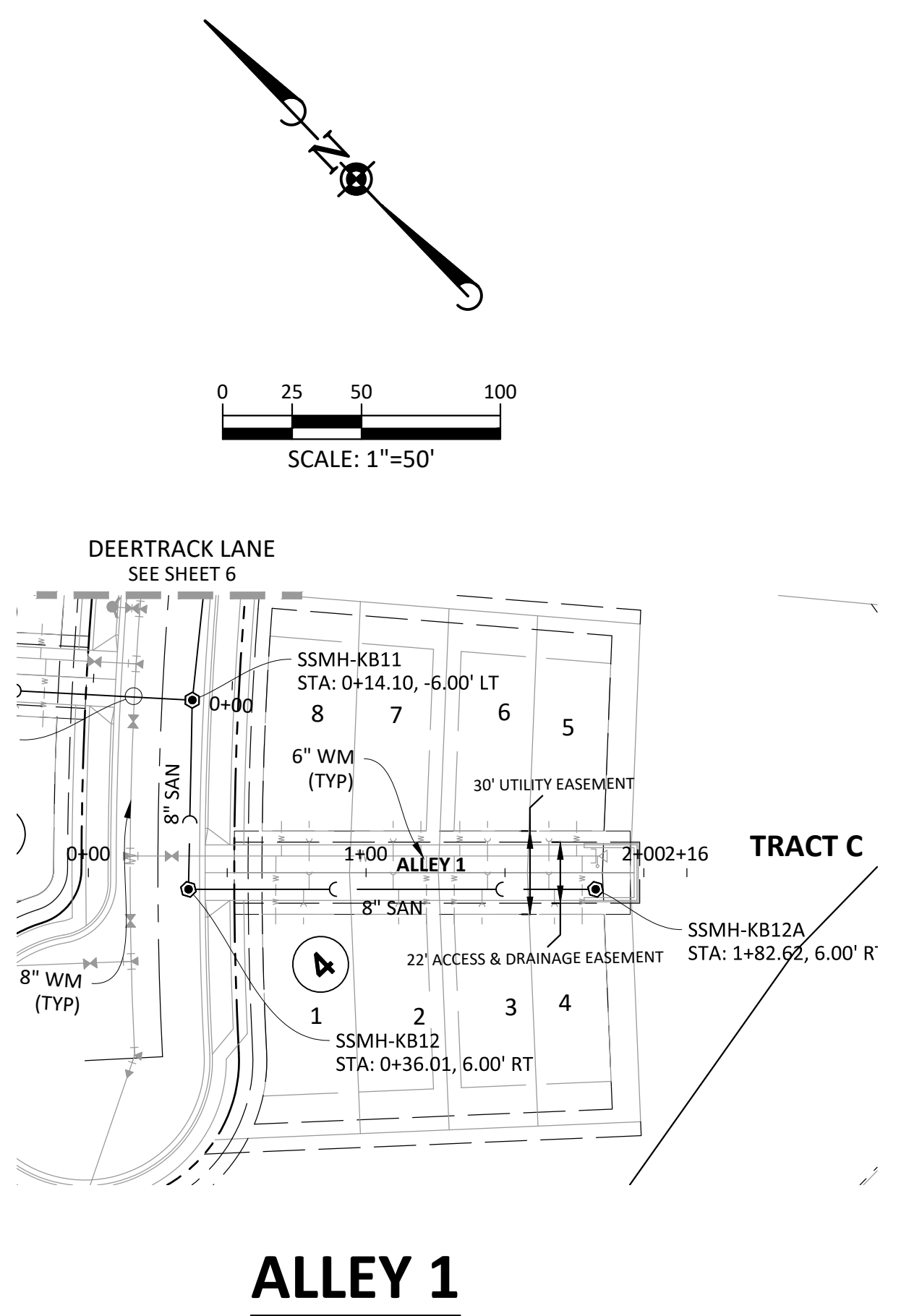
COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 SANITARY SEWER PLAN AND PROFILE - RACCOON TAIL WAY

37642
 11-20-2020
 PROFESSIONAL ENGINEER

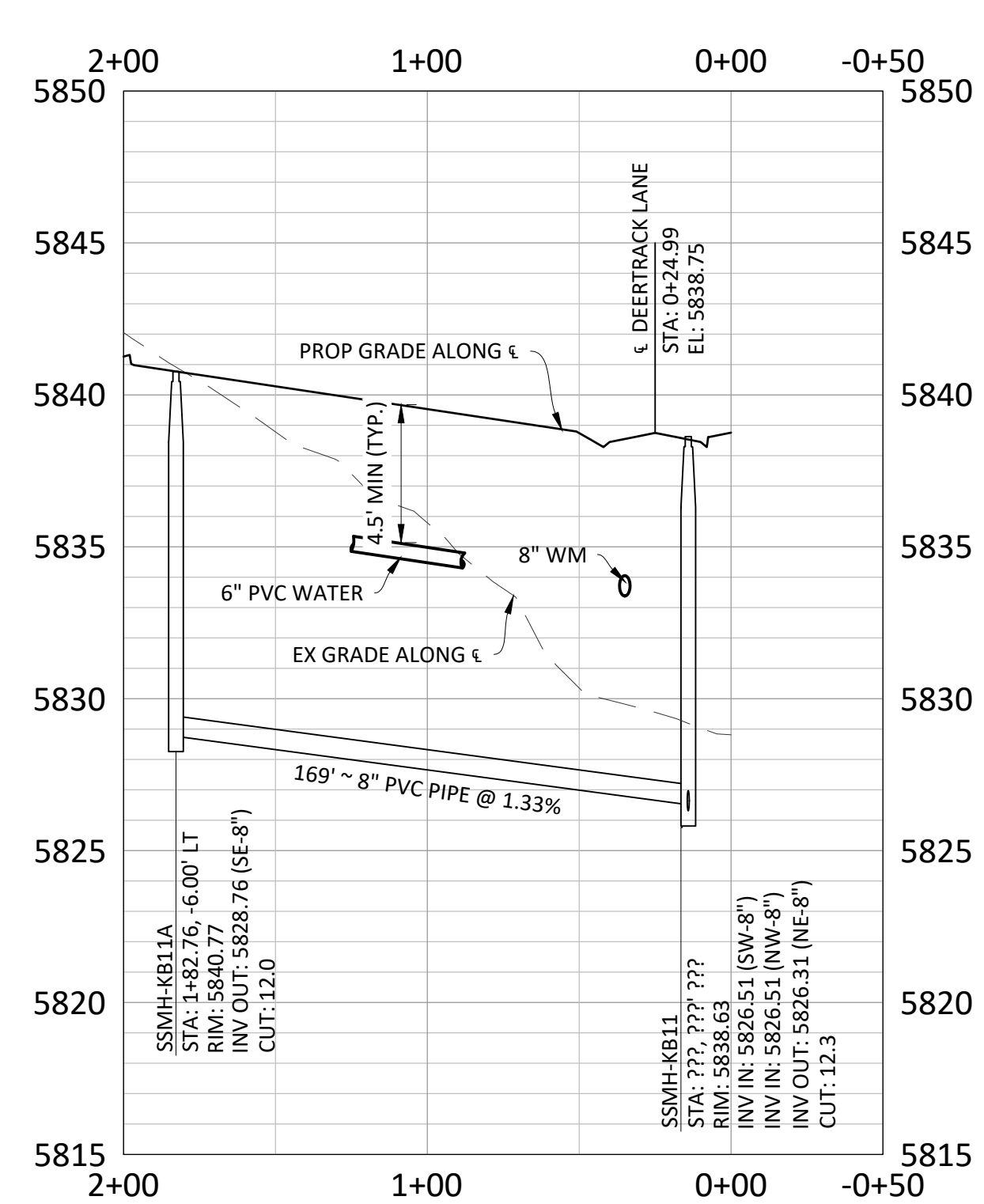
PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: ASD
 DATE: 10/20/16

SHEET
8 OF 14
 CLCPK3

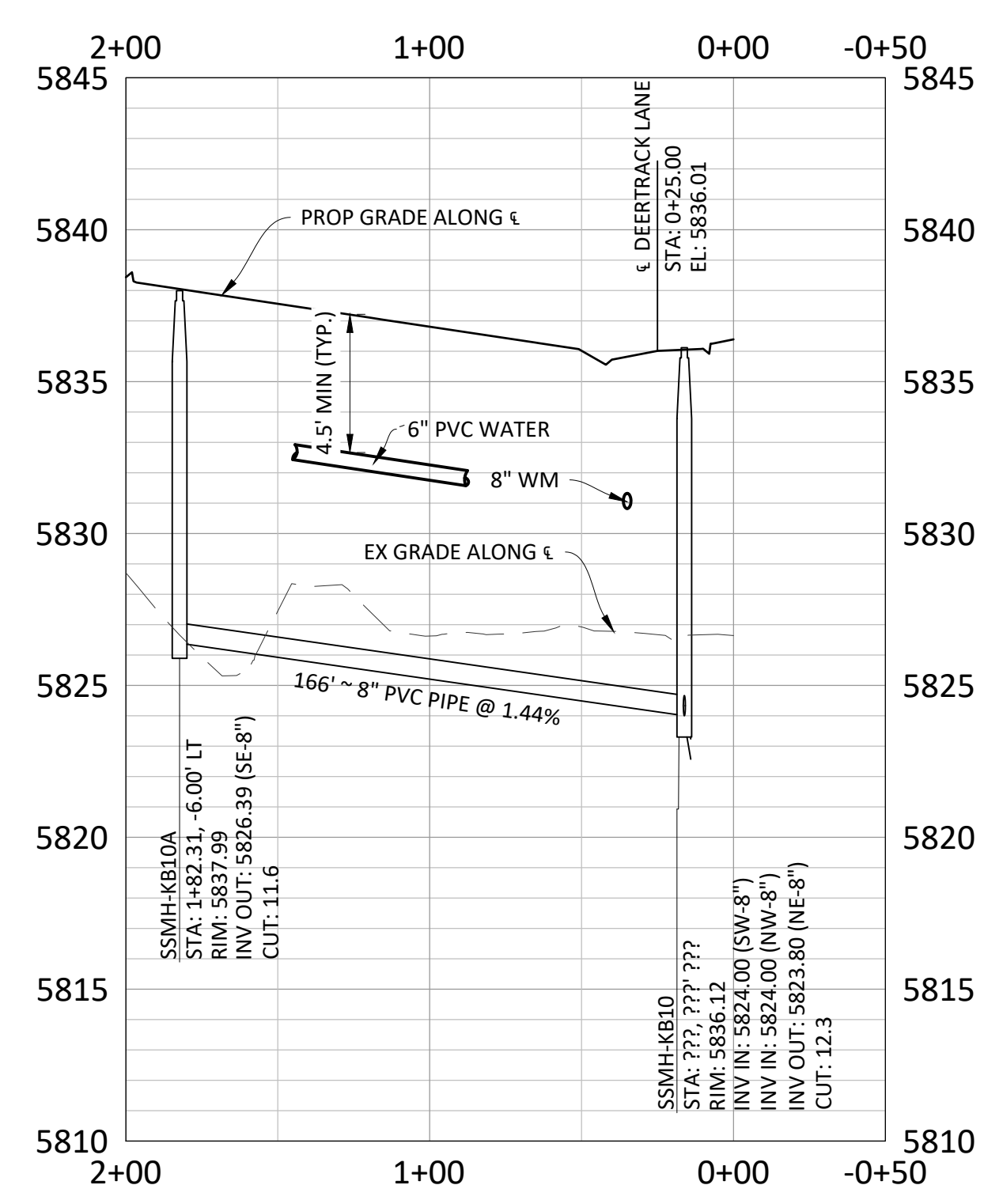
Plotted: 11/20/2020 1:10 PM. Dwg Name: c:\csg\pk3\comsouth05-residential.cad\dwg\final\Drawings\Plan_sst\District\PHASE 1\05A-P&P-4-Alley 1-3.dwg. Updated By: ADrucker



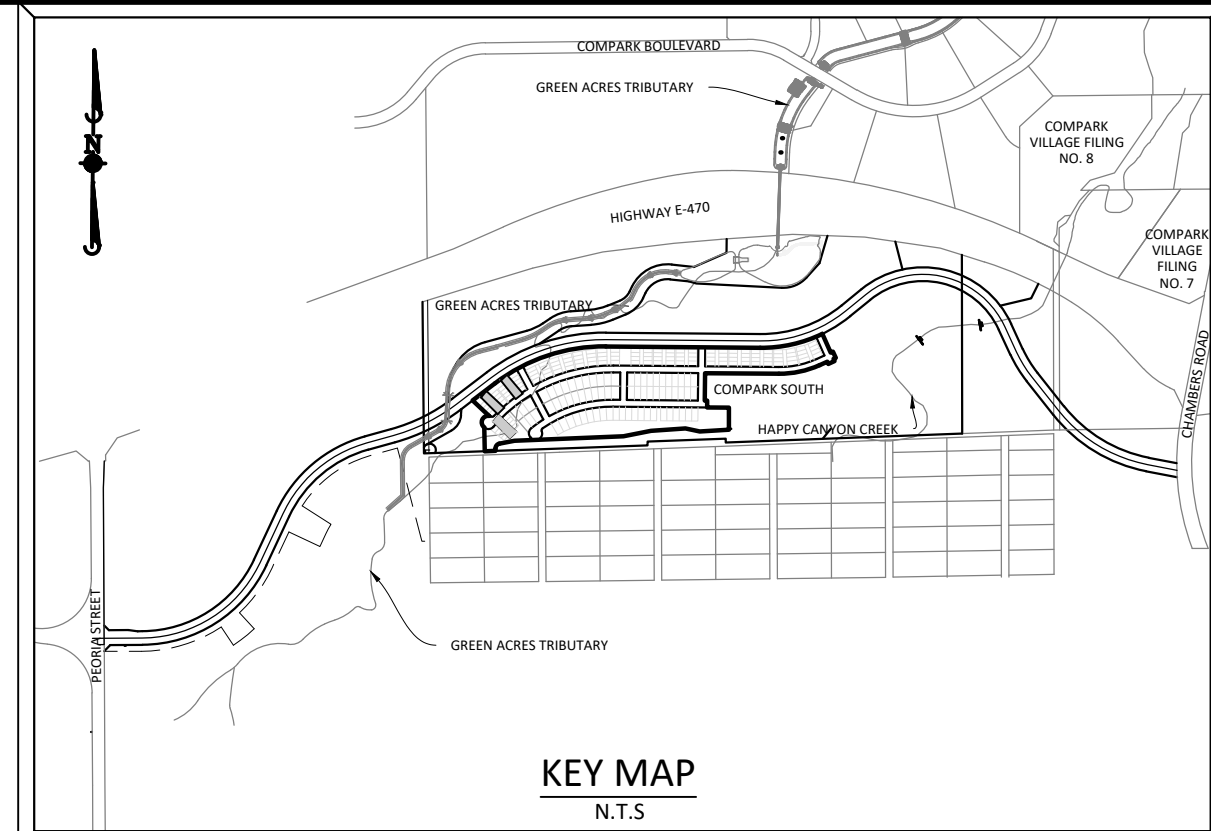
SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



SCALE: 1"=50'
VERTICAL SCALE: 1"=5'



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)

- NOTES:**
- 1.) WATER MAIN SHALL BE CONSTRUCTED USING MANUFACTURER SPECIFICATION AND/OR A MAXIMUM OF 1" DEFLECTION AT THE JOINT, WHICHEVER IS MORE STRICT, AND EBA IRON SERIES 3800 MEGACOUPLING HIGH DEFLECTION COUPLINGS WITH A MAXIMUM DEFLECTION OF 3".
1" DEFLECTION = 1,150' RADIUS 3" DEFLECTION = 385' RADIUS
(ASSUMING 20' SECTION OF PIPE)
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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.

DATE	REVISIONS
11/20/2020	ISSUES PER STAND REVIEW
07/2017	FINAL SUBMITTAL
06/2017	REVISED ALLEY EASEMENTS
08/2016	REVISED PER SMD COMMENTS

Manhard CONSULTING
7600 East Orchard Road, Suite 100-A, 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. 2
TOWN OF PARKER, COLORADO
SANITARY SEWER PLAN AND PROFILE - ALLEY 1-3

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: ASD
DATE: 10/2016

SHEET
9 OF 14
CLCPK3



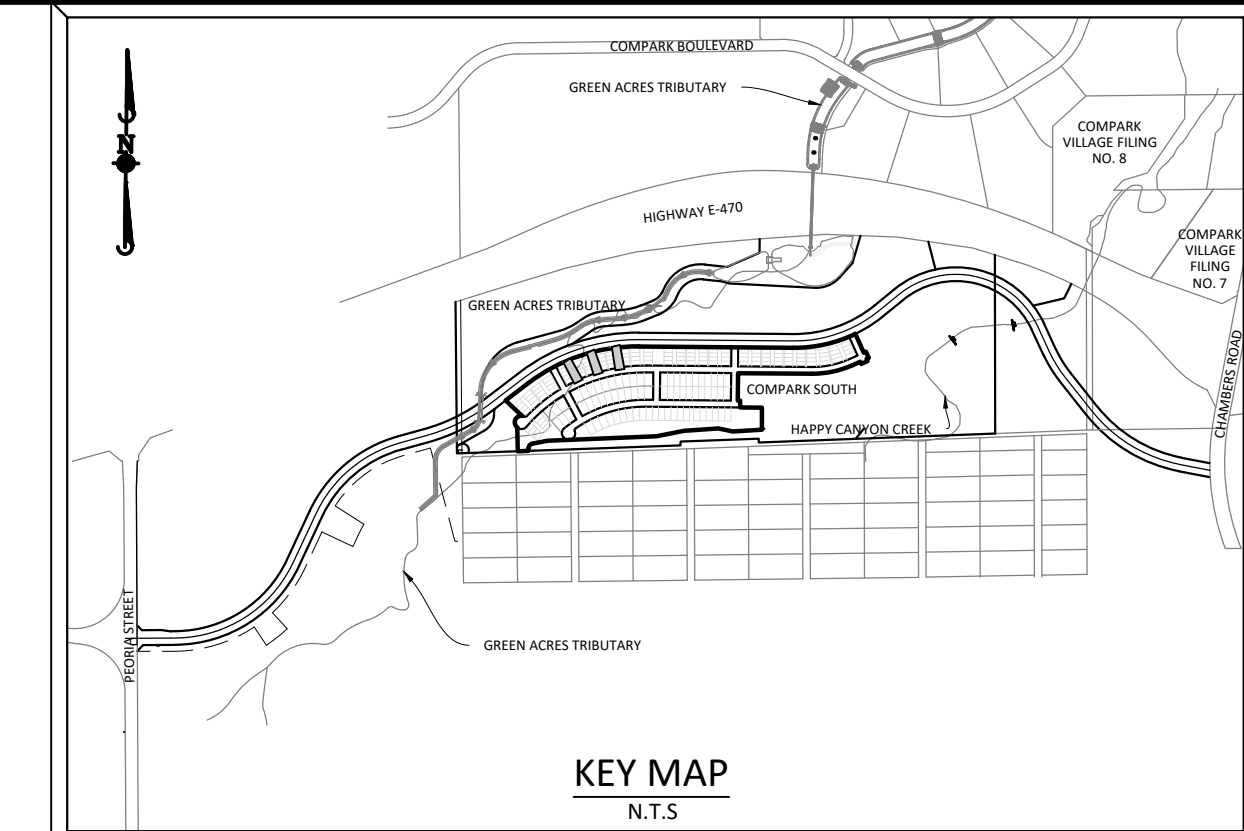
NOTES:
 1.) WATER MAIN SHALL BE CONSTRUCTED USING MANUFACTURER SPECIFICATION AND/OR A MAXIMUM OF 1" DEFLECTION AT THE JOINT, WHICH EVER IS MORE STRICT, AND EBAA IRON SERIES 3800 MEGACOUPLING HIGH DEFLECTION COUPLINGS WITH A MAXIMUM DEFLECTION OF 3".

1" DEFLECTION = 1,150' RADIUS 3" DEFLECTION = 385' RADIUS
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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.

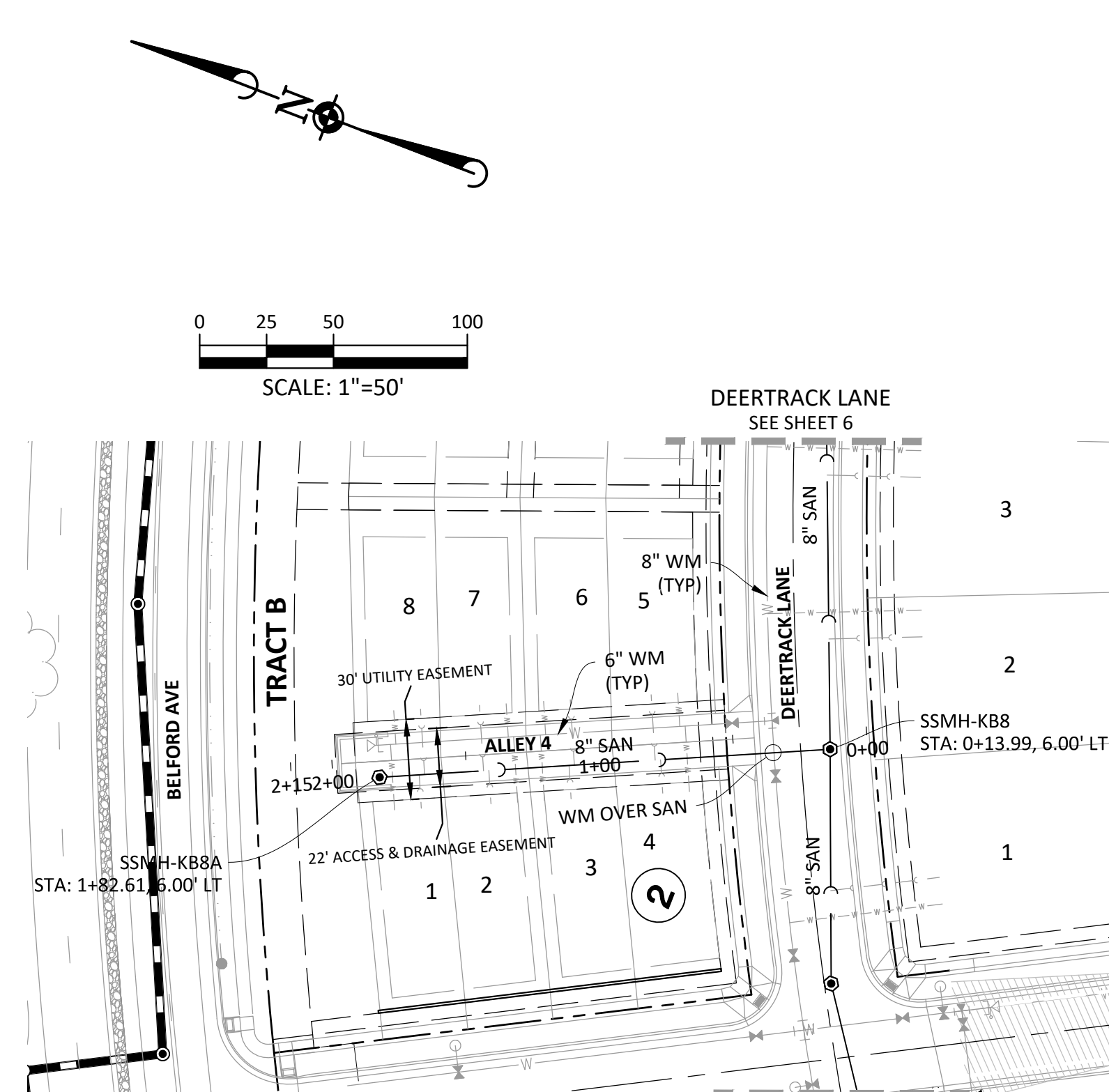


SOURCE BENCHMARKS:

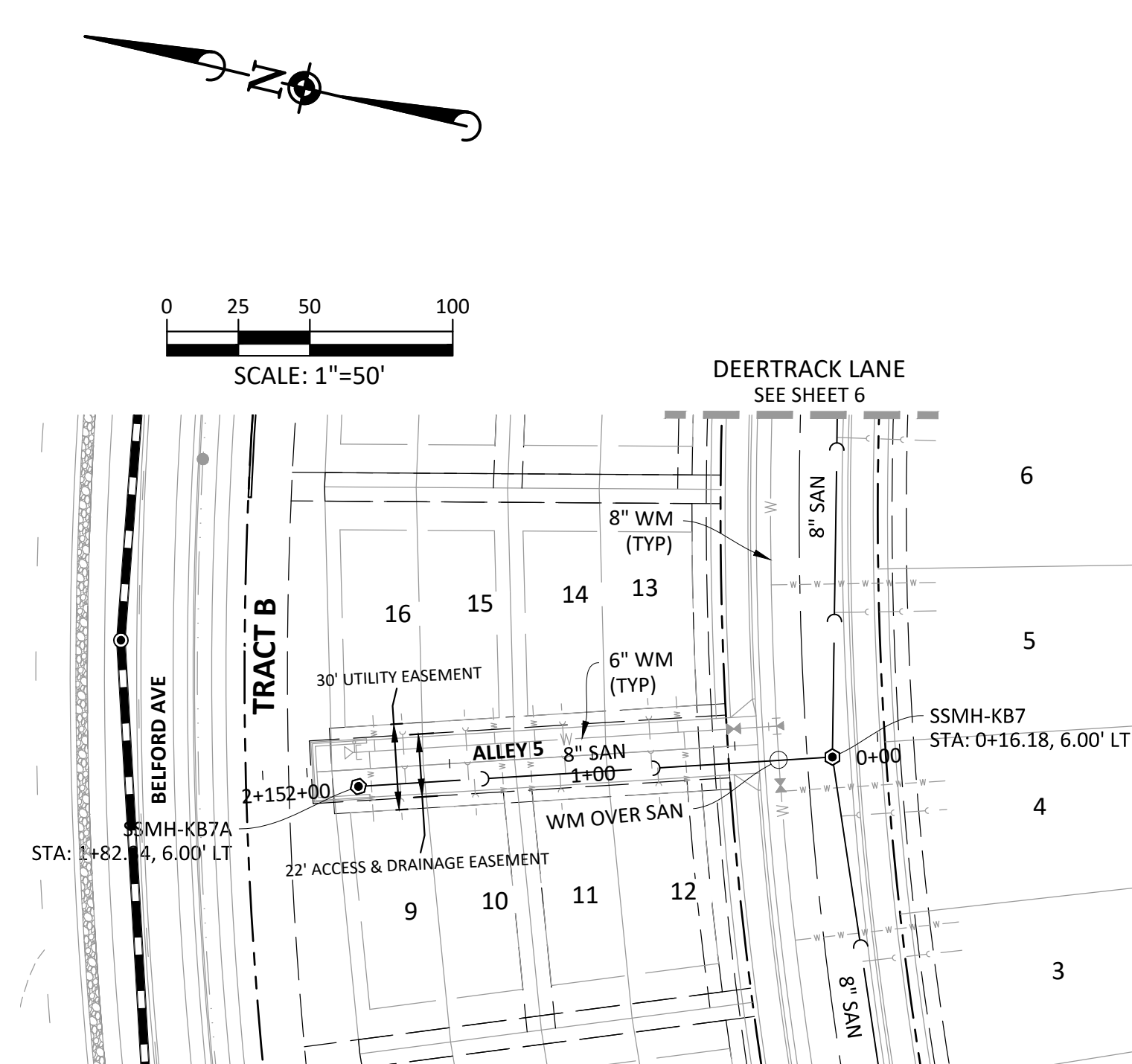
DOUGLAS COUNTY BM 1.115010
 A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF COMPARK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

DATE	REVISIONS
11/20/20	ISSUES PER STANDARD REVIEW
07/20/17	FINAL SUBMITTAL
06/20/17	REVISED ALLEY EASEMENTS
09/20/16	REVISED PER SVD COMMENTS

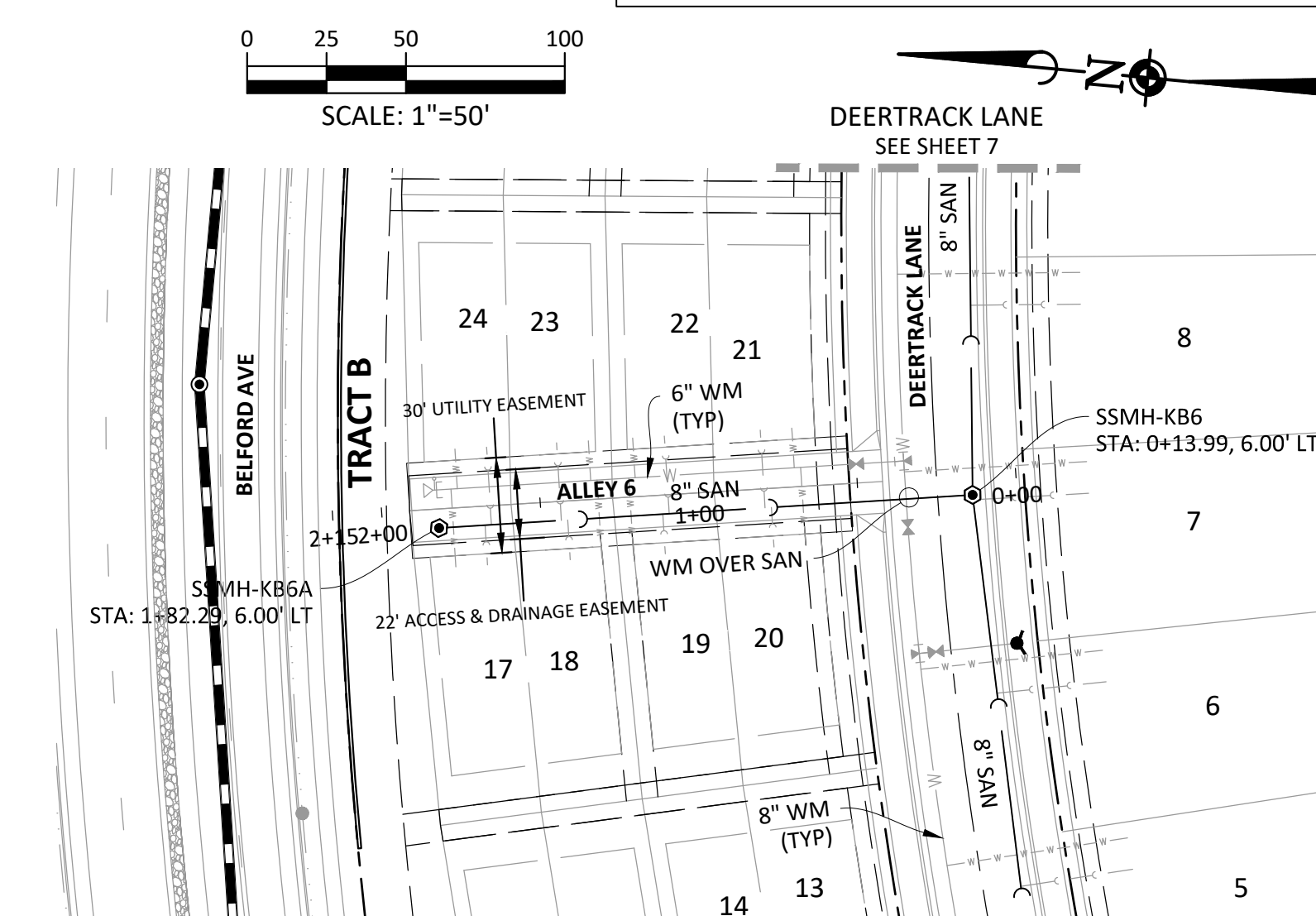
Manhard CONSULTING
 7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, ph:303.778.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management



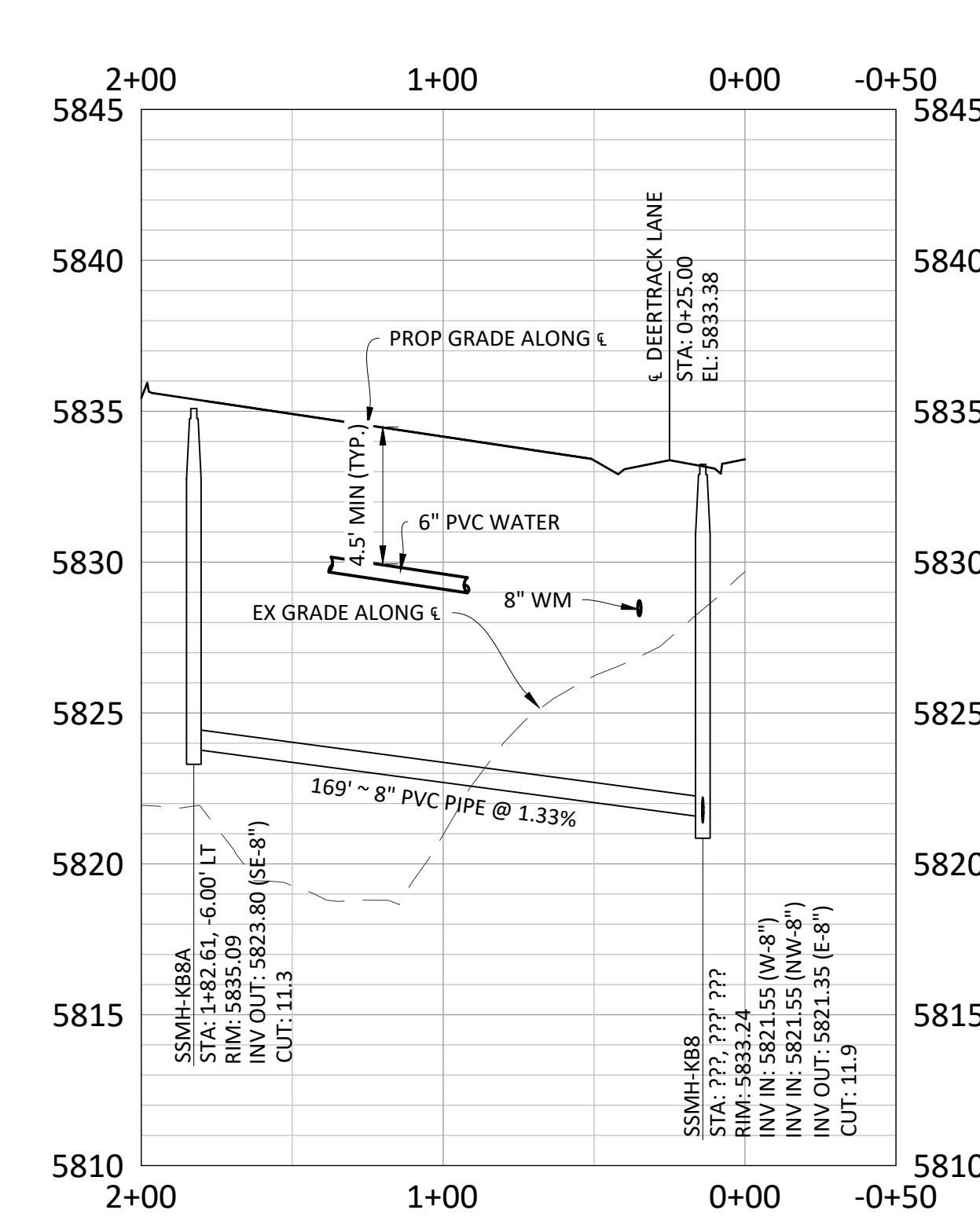
ALLEY 4



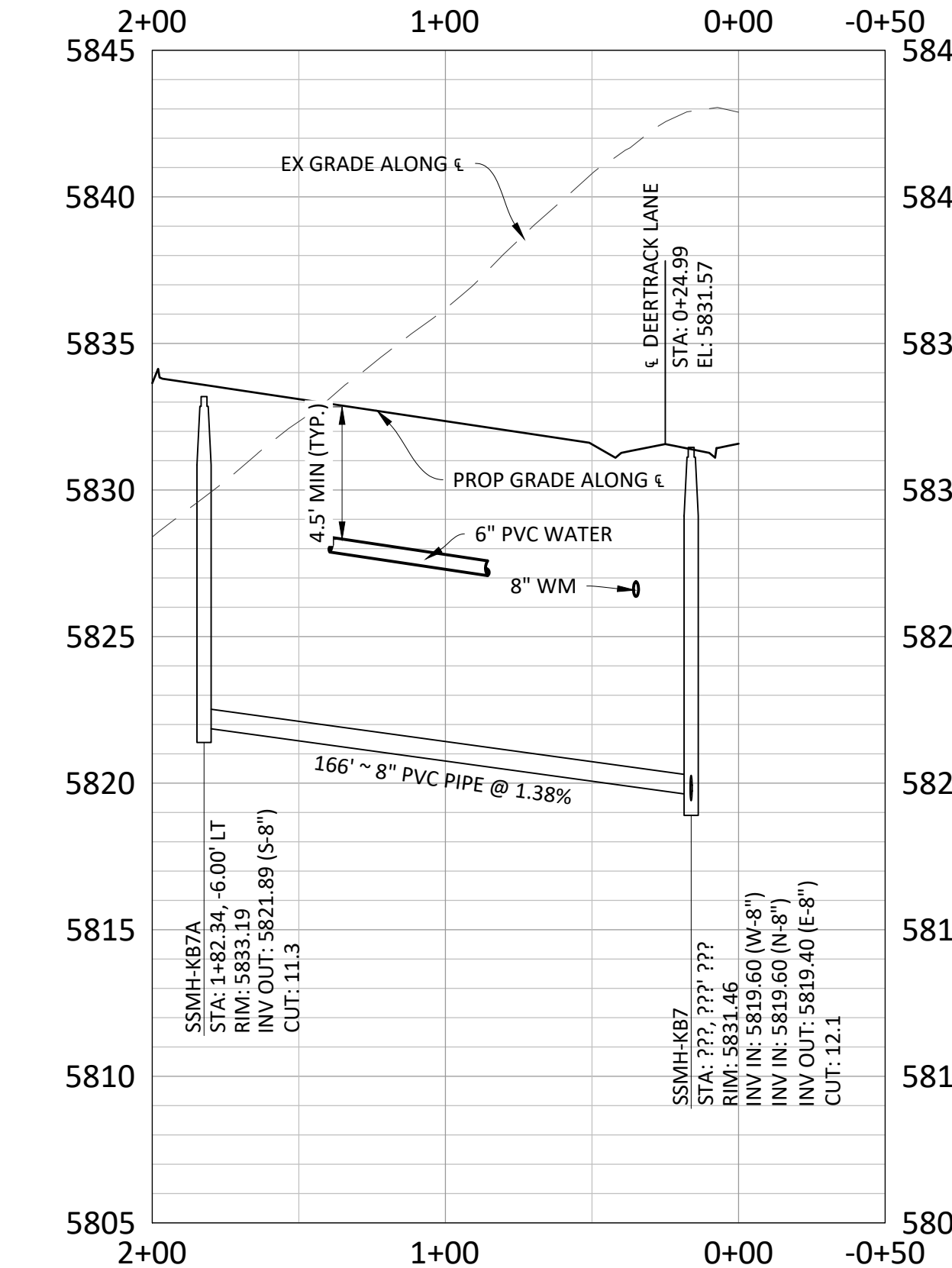
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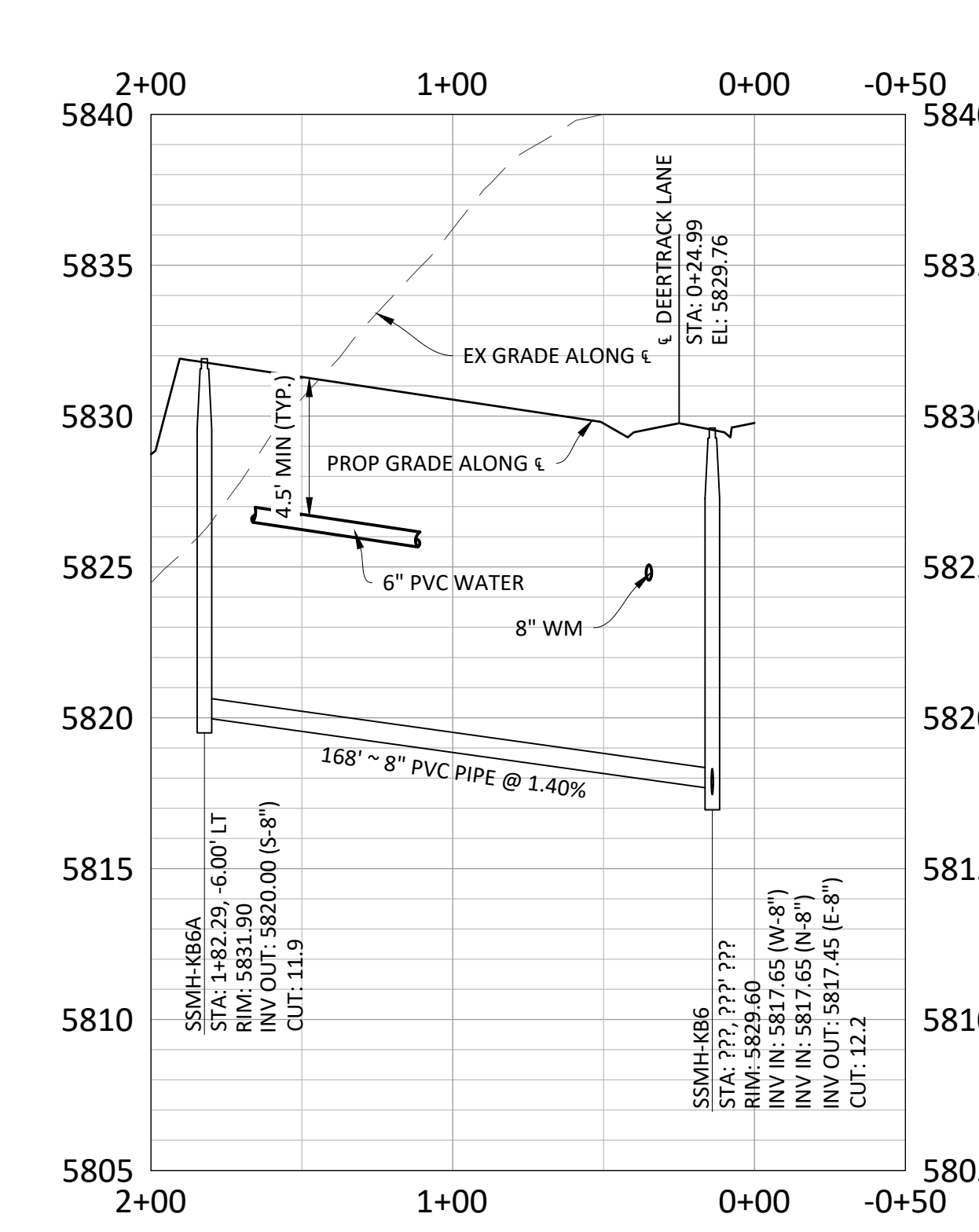
ALLEY 6



SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'



SCALE: 1"=50'
 VERTICAL SCALE: 1"=5'

Plotted: 11/20/2020 1:11 PM. Dwg Name: P:\C\p\k\3\compark\05-residential\c05\vw\k\env\final\drawings\Plan_sst\District\PHASE 1\05A-rfp-5-Alley_4.dwg. Updated By: ADrucker

COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 SANITARY SEWER PLAN AND PROFILE - ALLEY 4-6

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: ASD
 DATE: 10/20/16

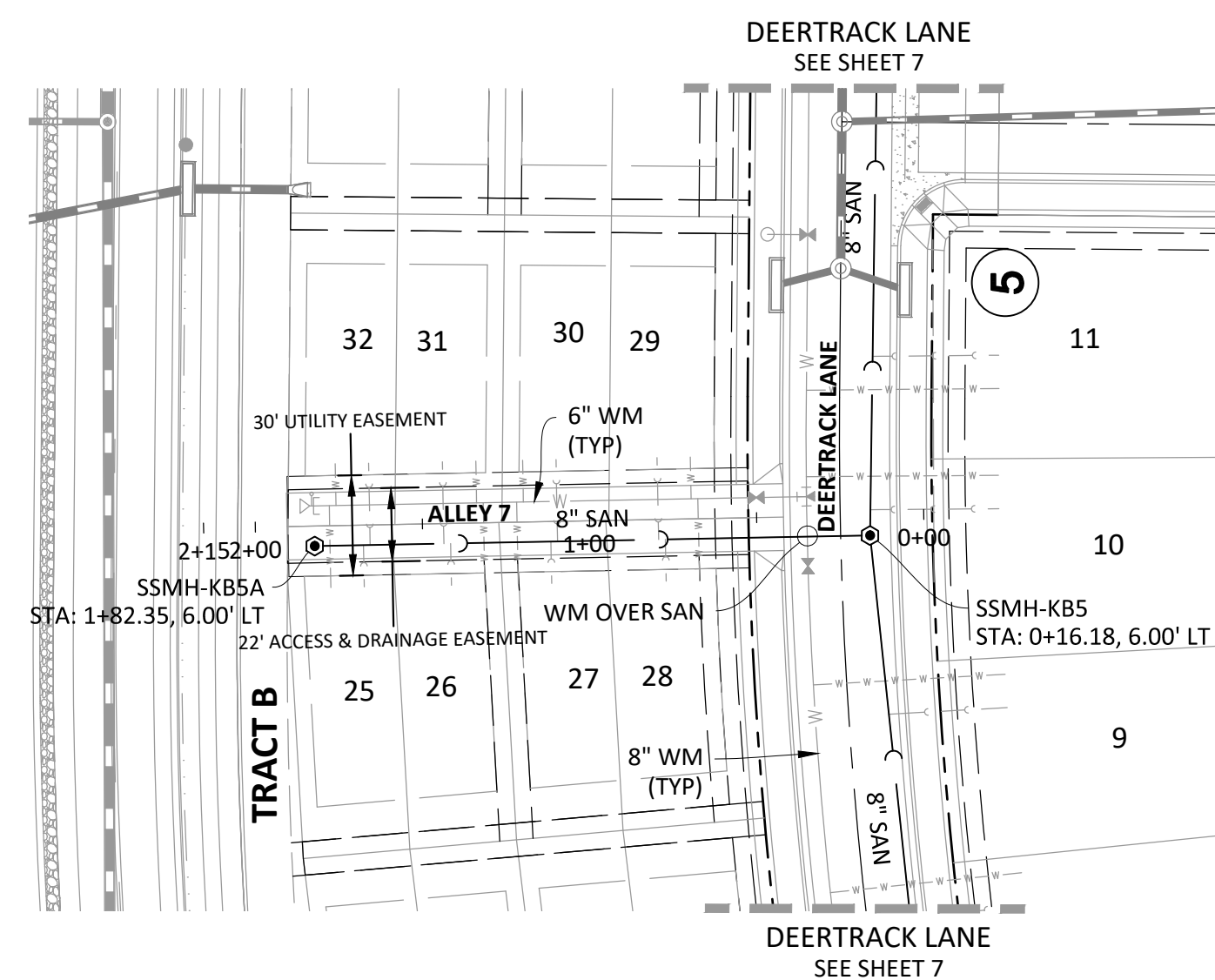
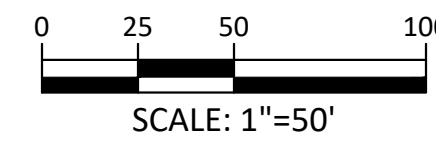
37642
 11-20-2020
 PROFESSIONAL ENGINEER

SHEET
10 OF 14
 CLCPK3

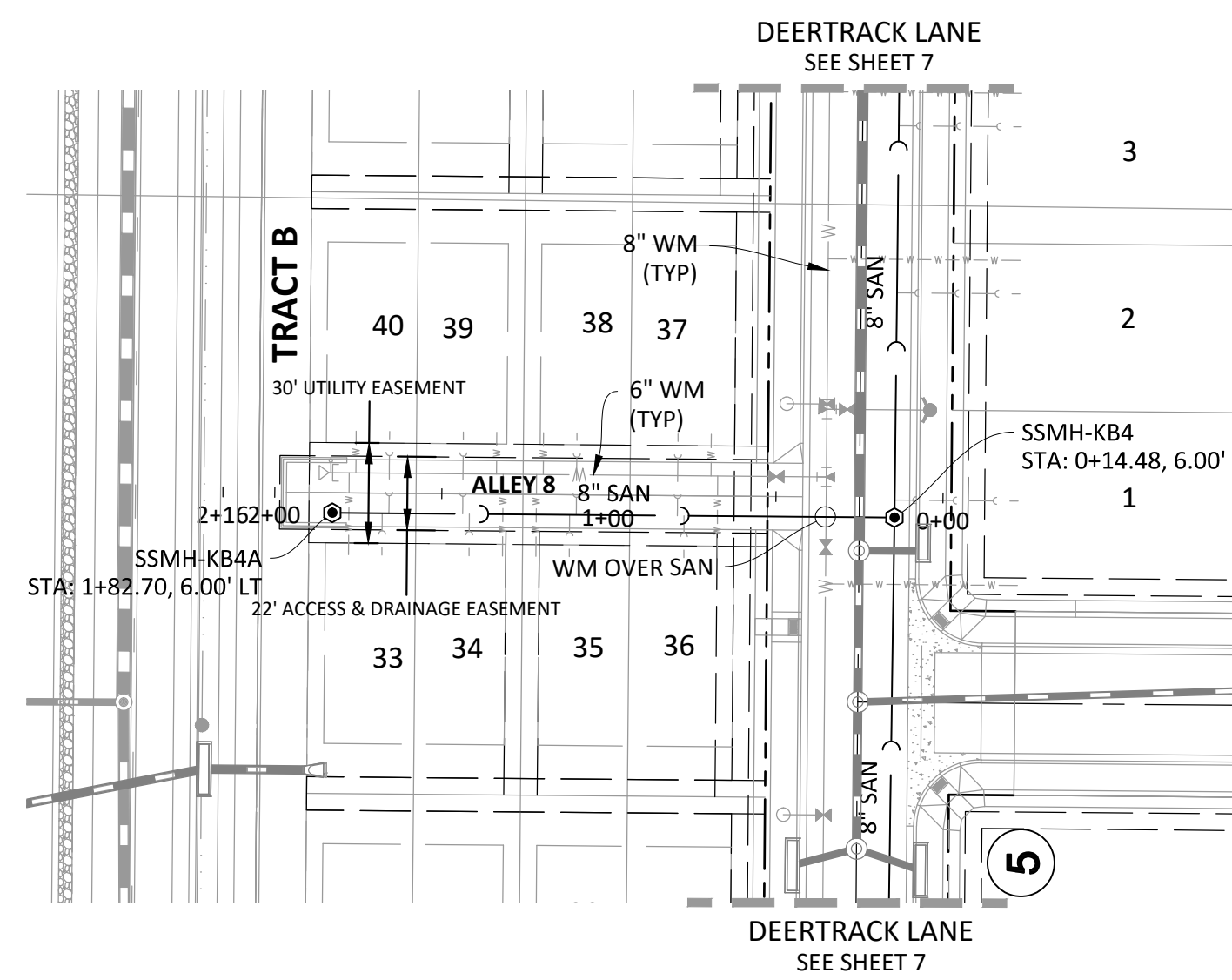
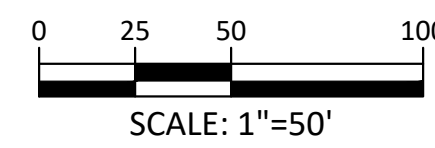
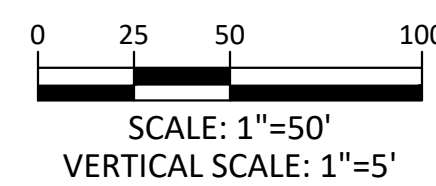
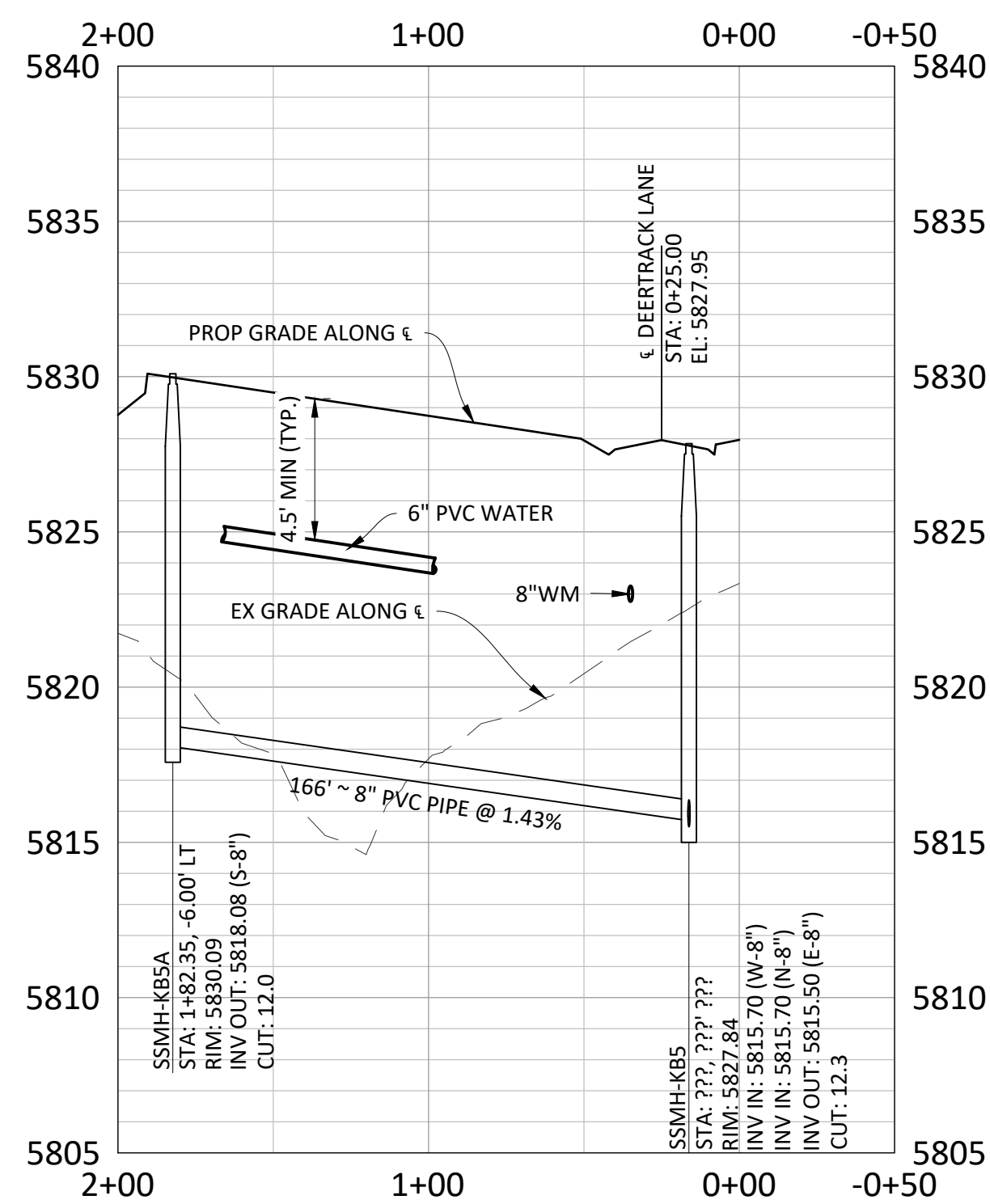
NOTES:
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1" DEFLECTION = 1,150' RADIUS 3" DEFLECTION = 385' RADIUS
 (ASSUMING 20' SECTION OF PIPE)

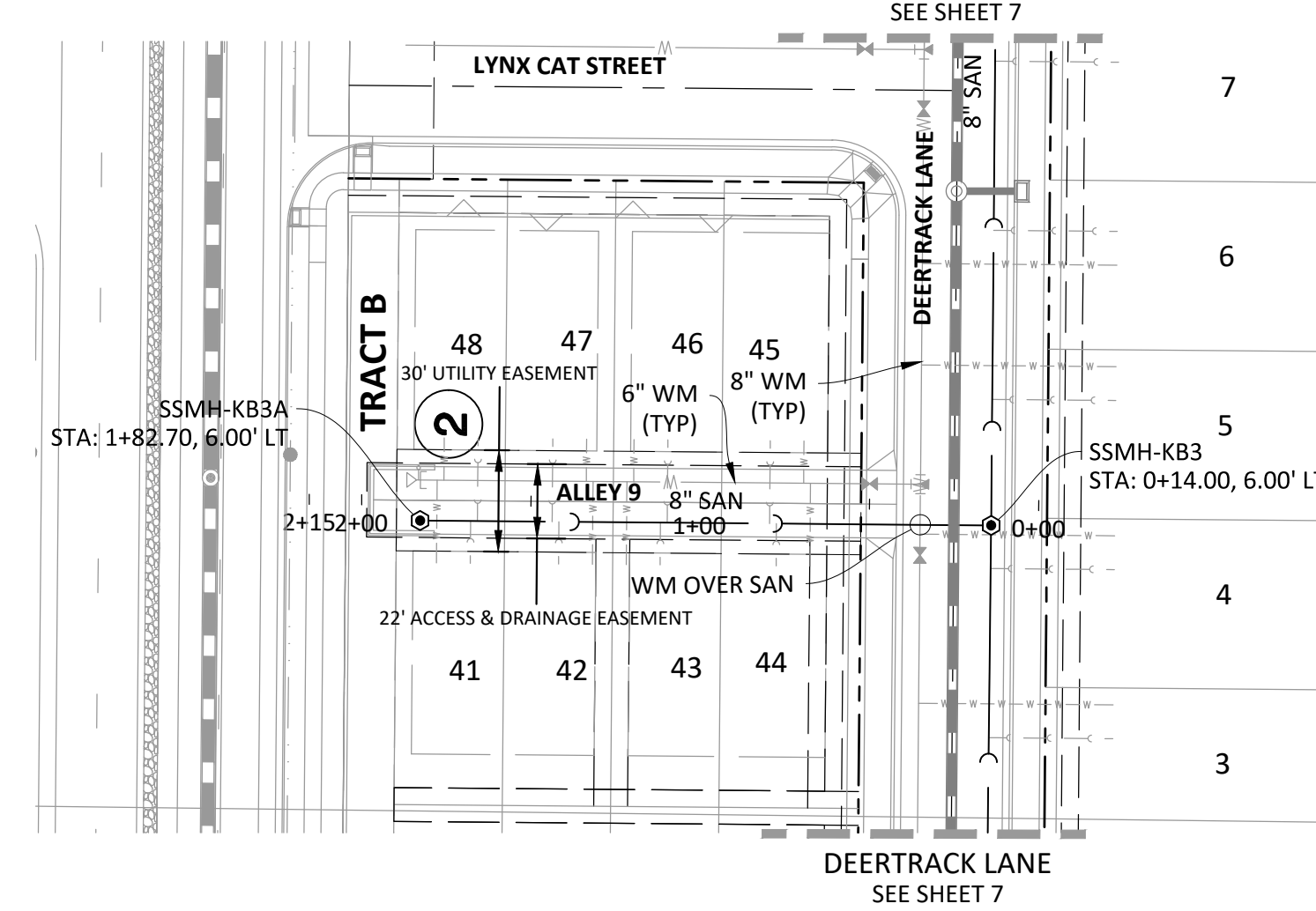
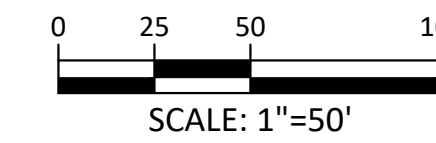
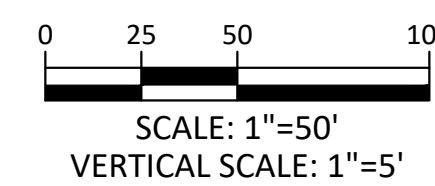
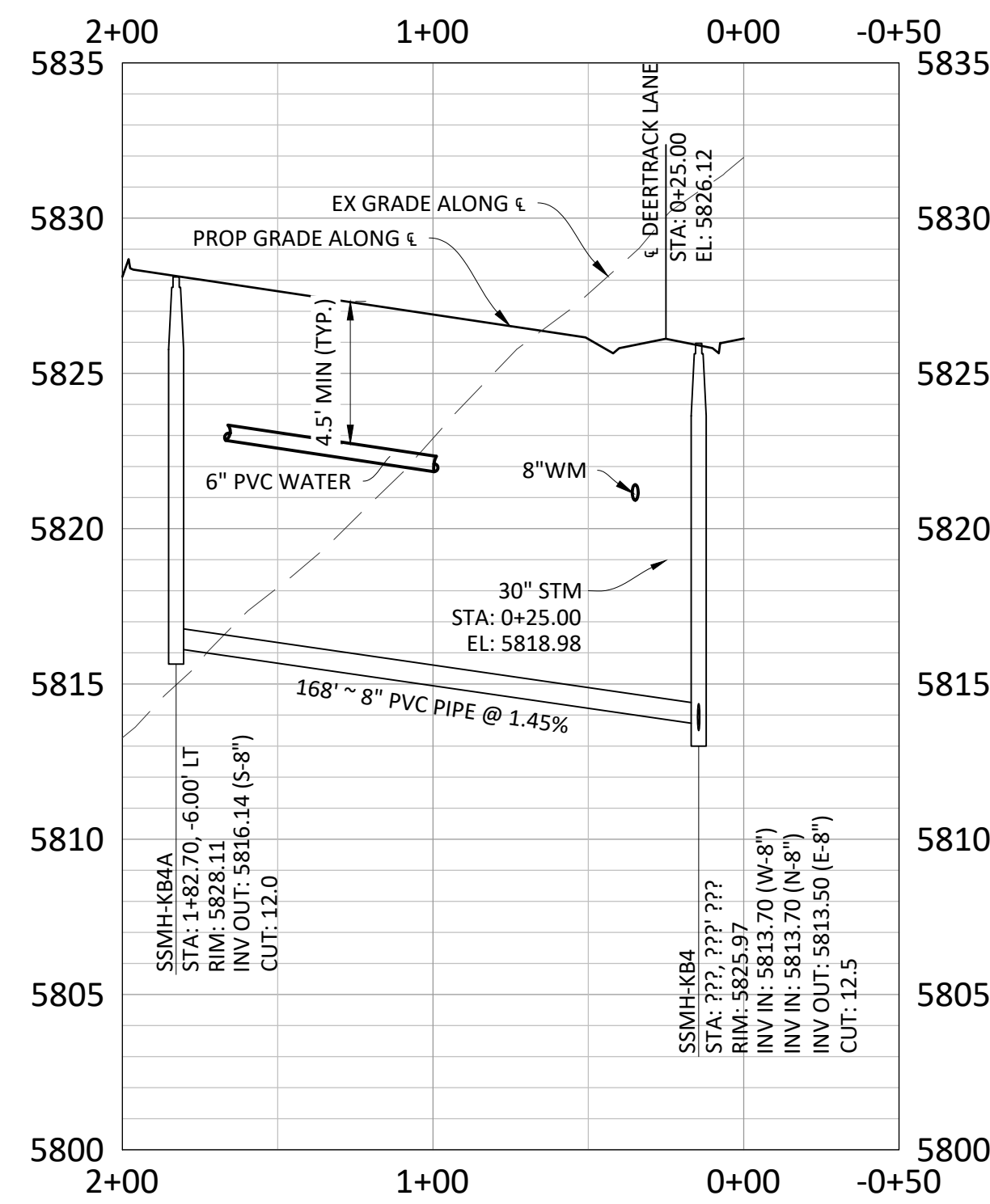
- 2.) ALL WATER MAINS SHALL BE C900 DR14 PVC.
- 3.) INSTALL MARKER POSTS AT THE END OF ALL STUB-OUTS.



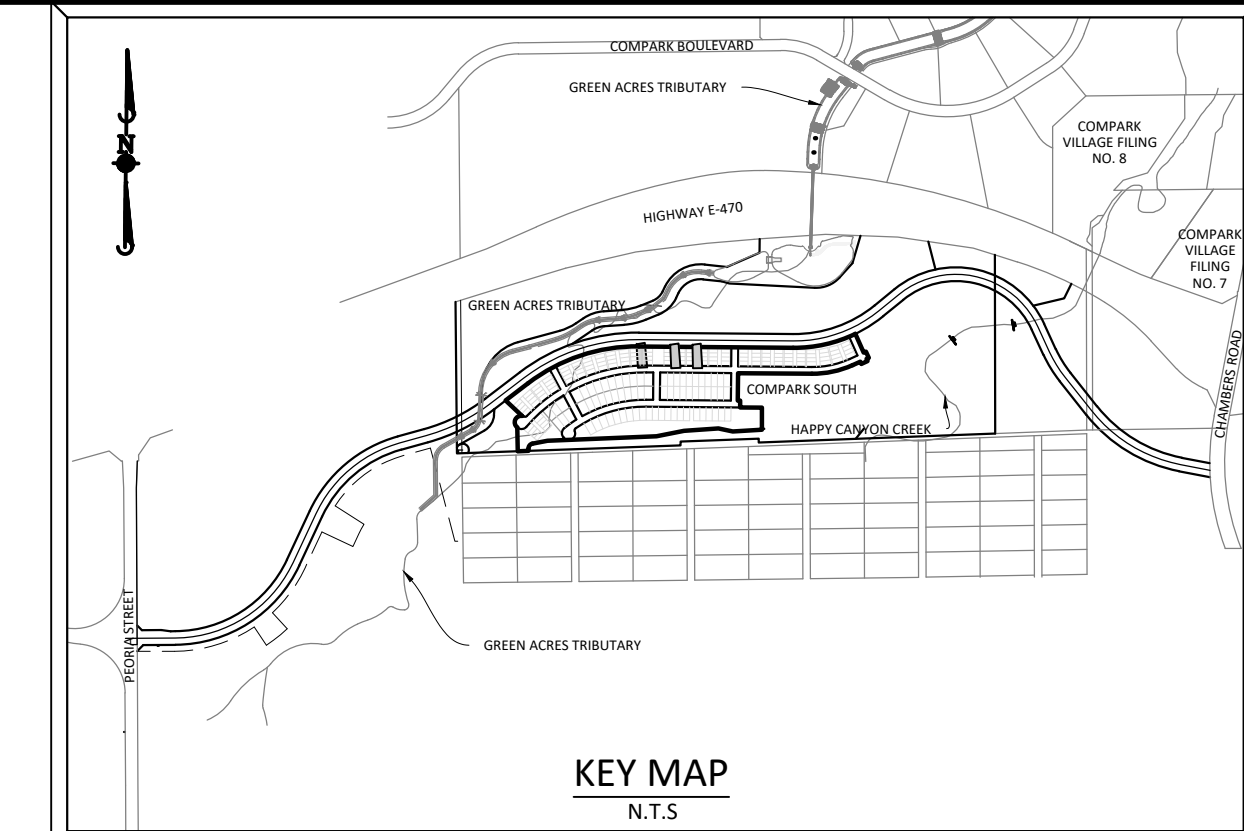
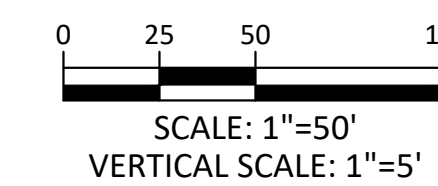
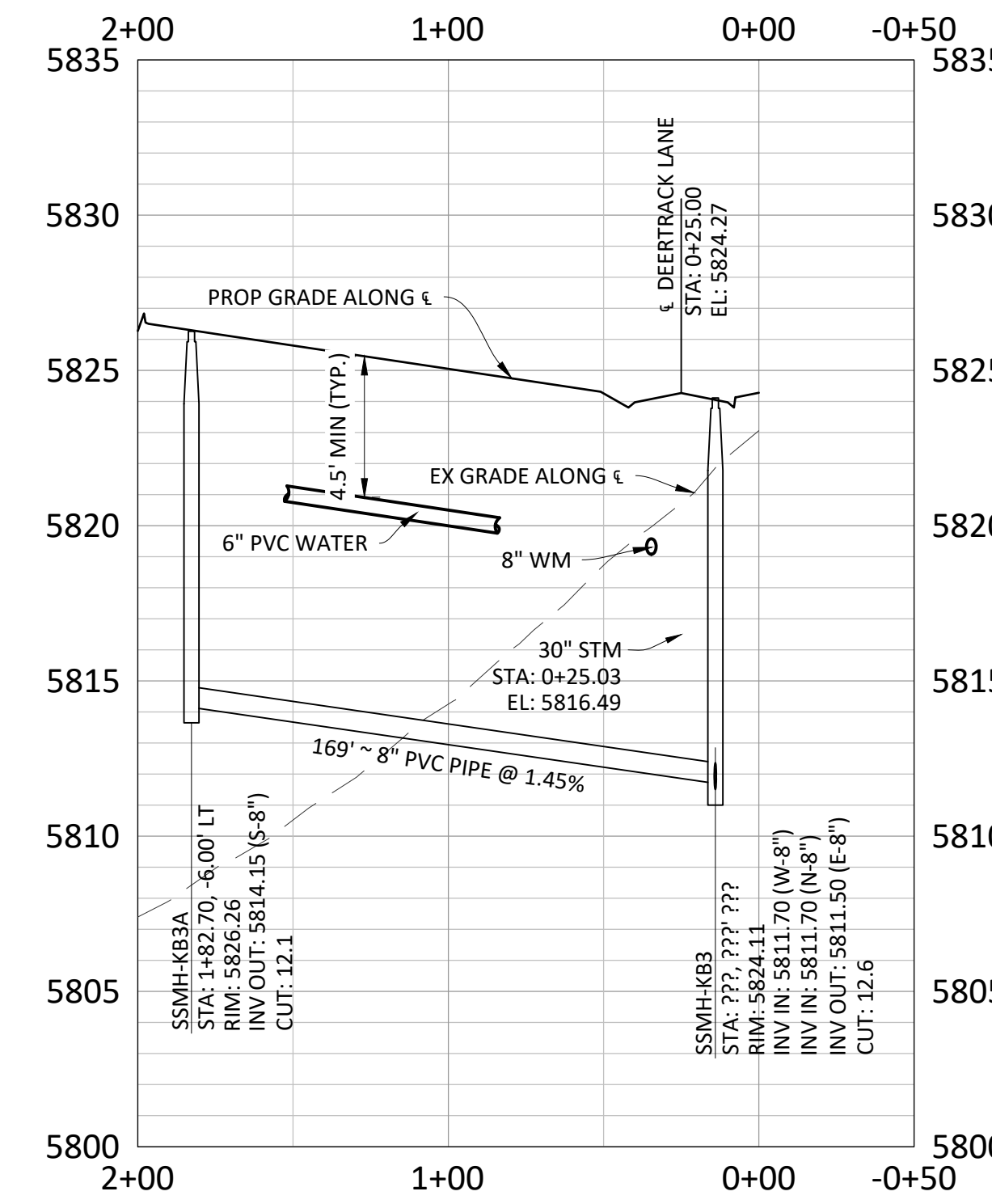
ALLEY 7



ALLEY 8



ALLEY 9



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 COMPAK BOULEVARD. ELEVATION = 5752.84 (NAVD 88)

DATE	REVISIONS
11/20/20	ISSUES PER STANDARD REVIEW
07/20/17	FINAL SUBMITTAL
06/20/17	REVISED ALLEY EASEMENTS
08/20/16	REVISED PER SMD COMMENTS

Manhard CONSULTING

7600 East Orchard Road, Suite 100-A, Greenwood Village, CO 80111, phone: 303.770.0500 manhard.com
 Civil Engineering | Surveying & Geospatial Services | GIS | Water Resource Management | Construction Management

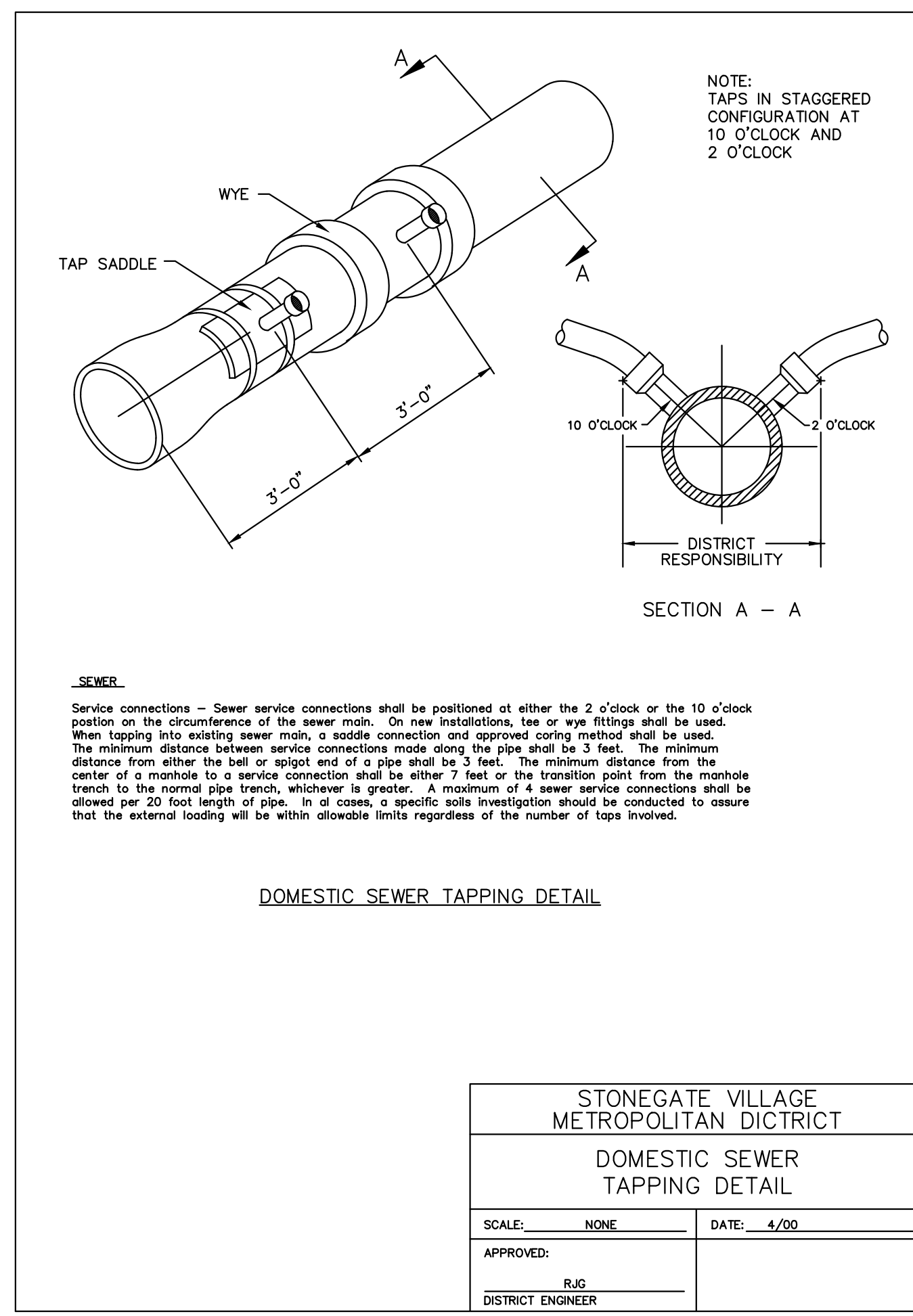
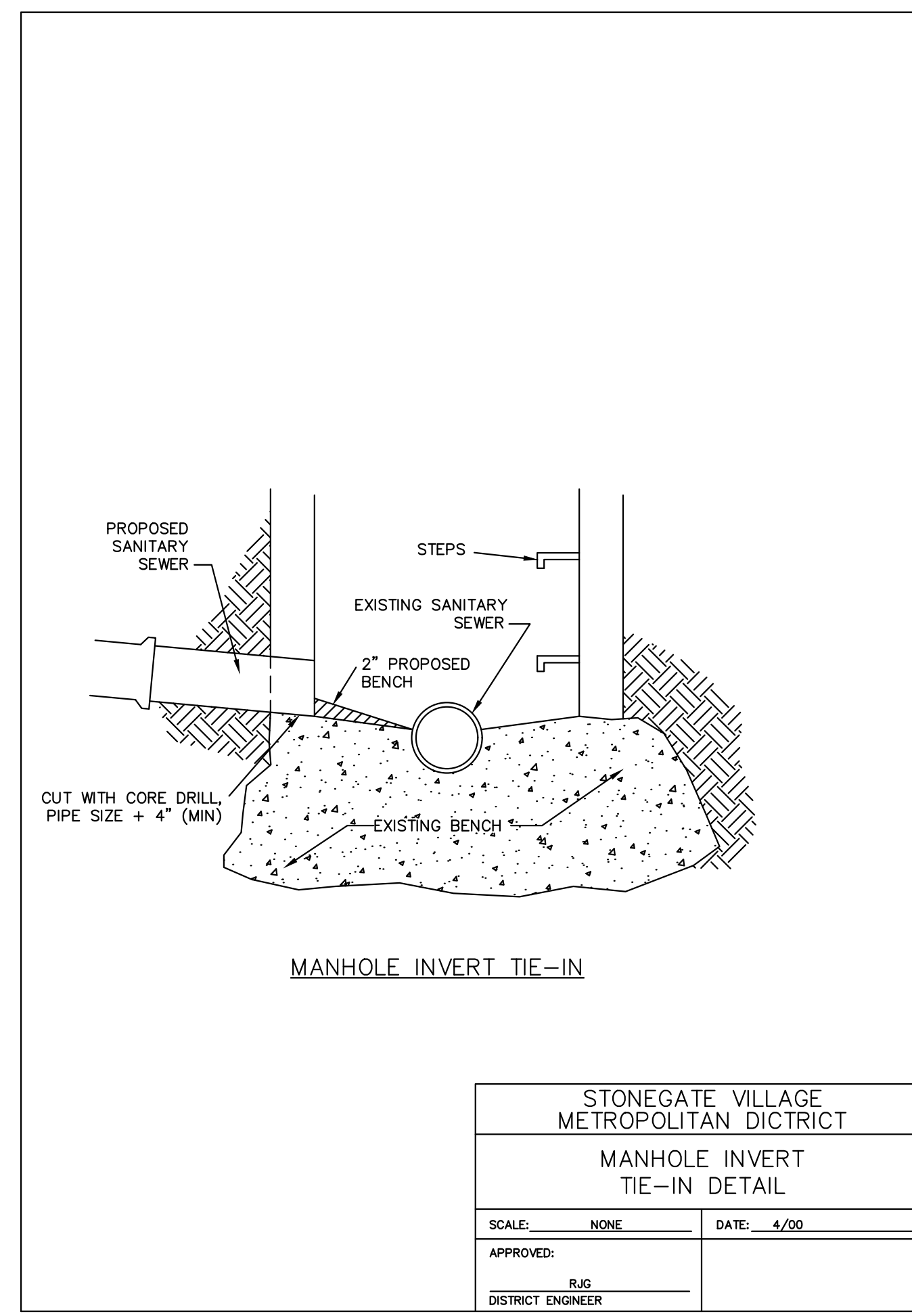
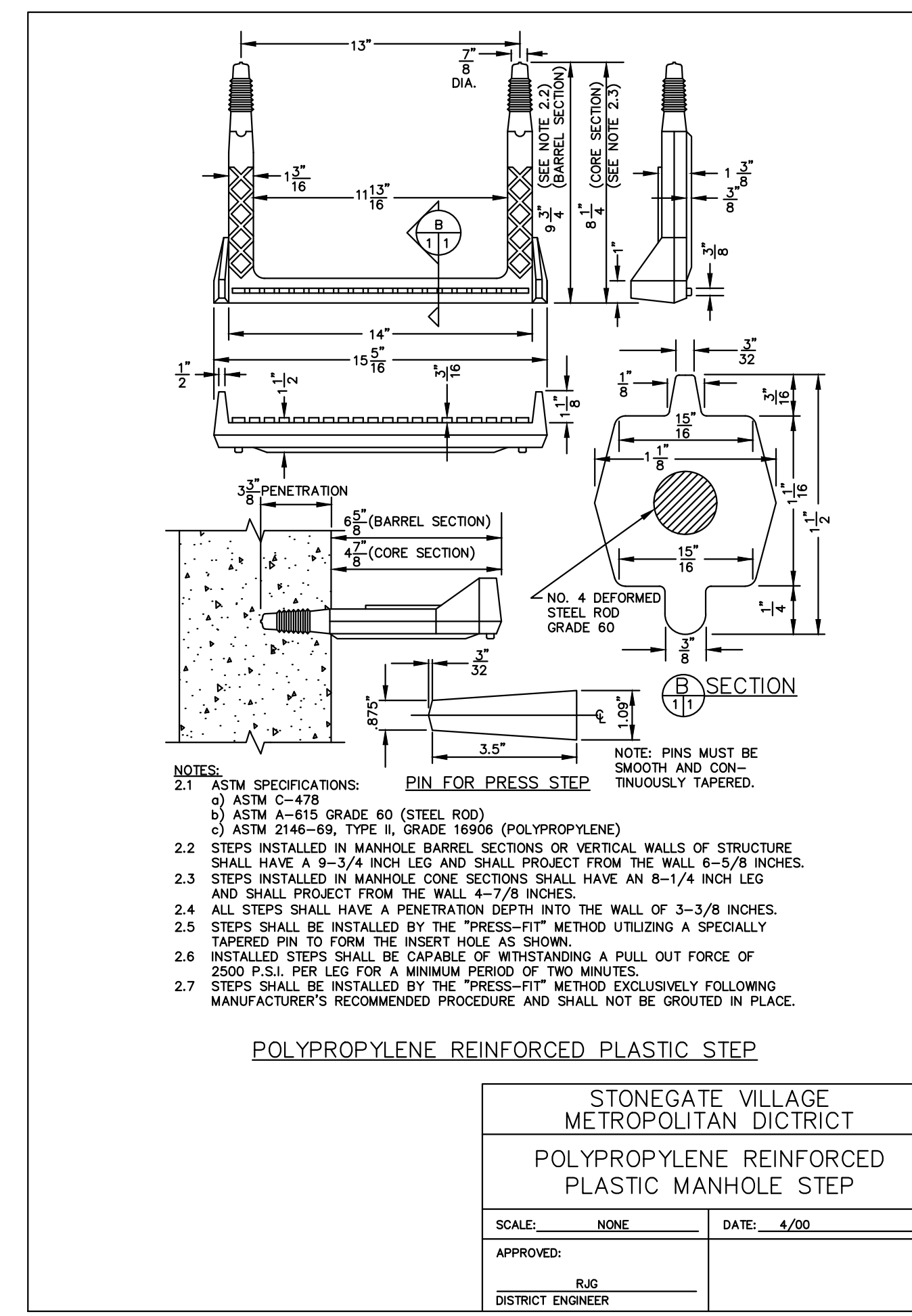
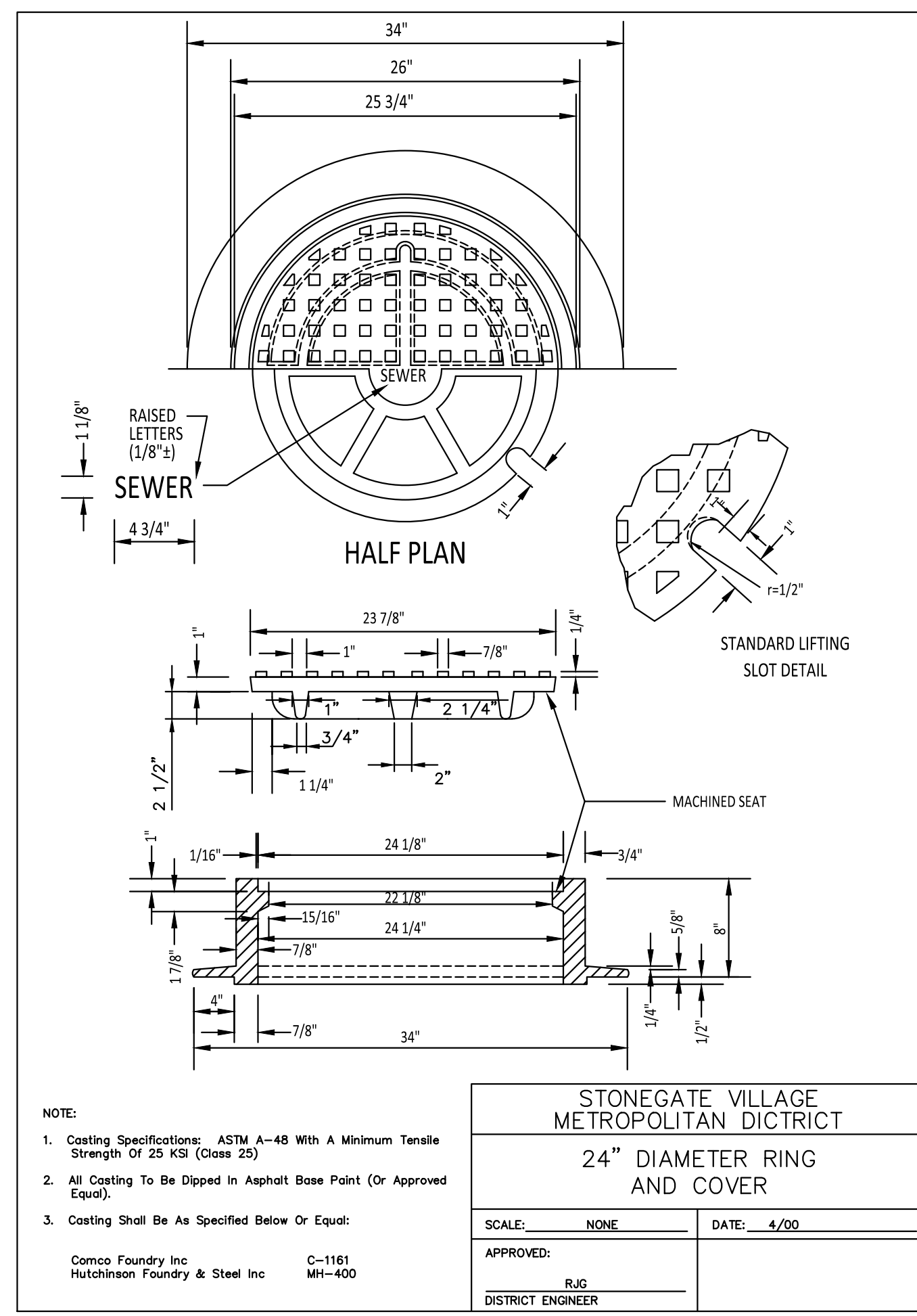
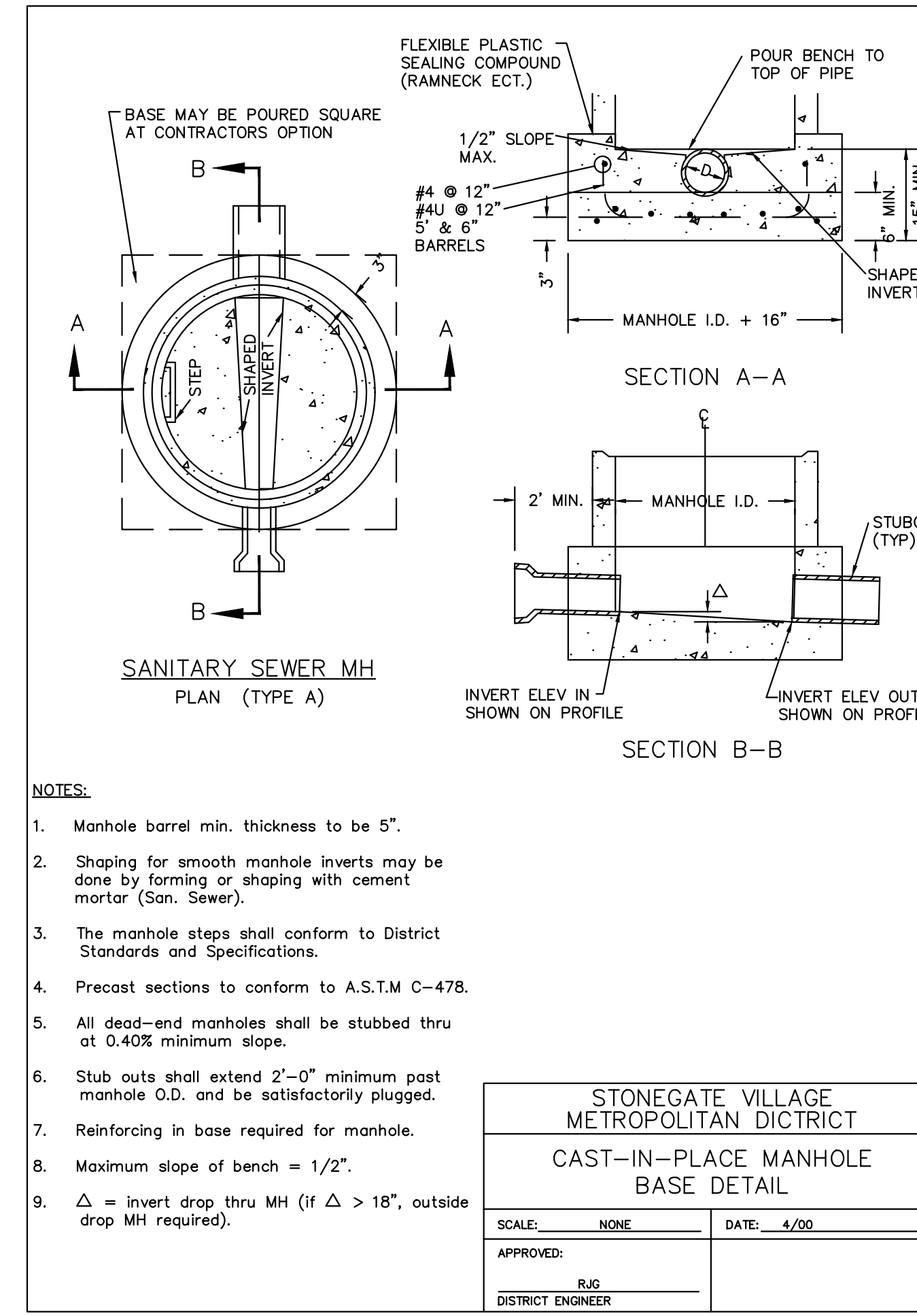
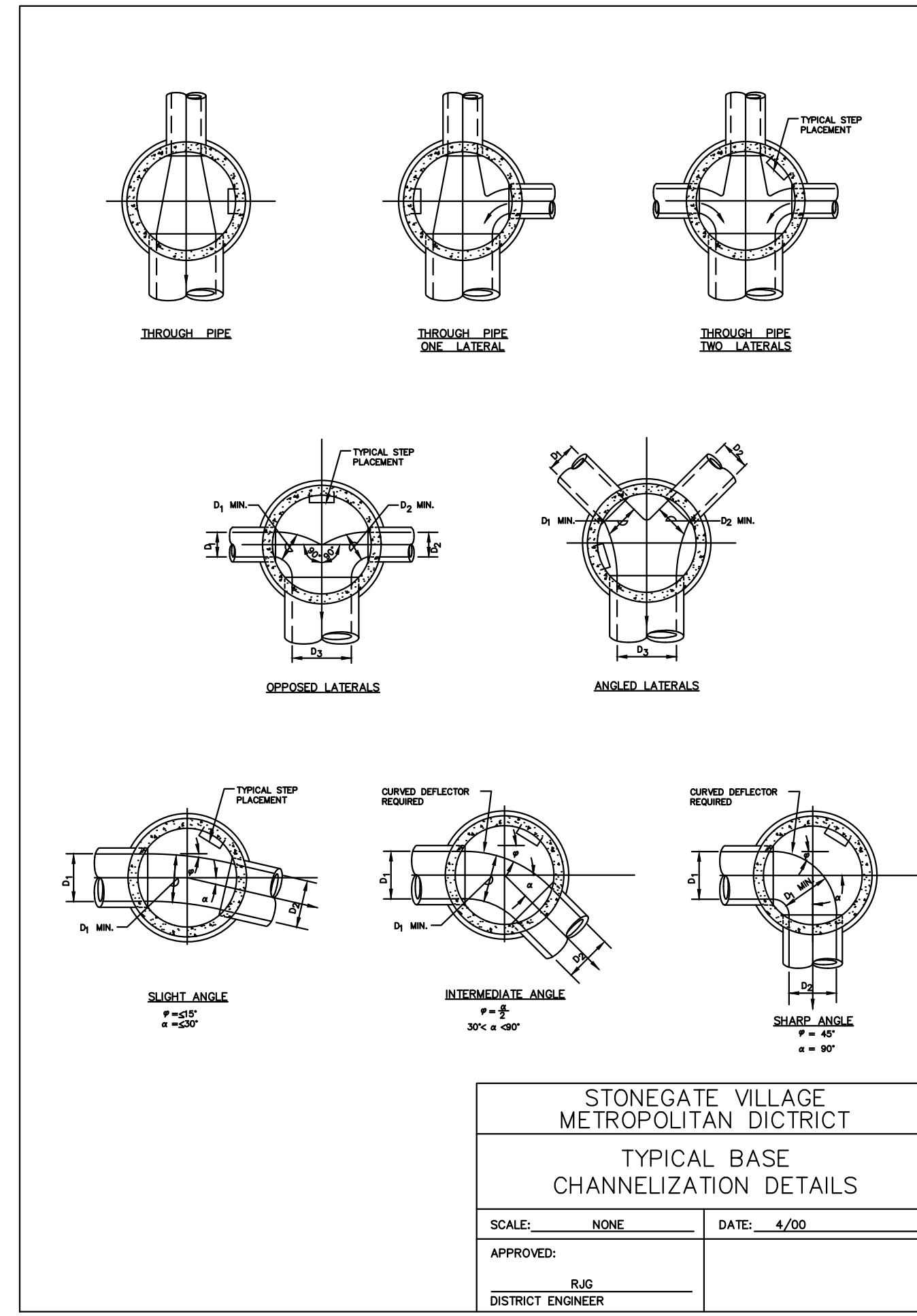
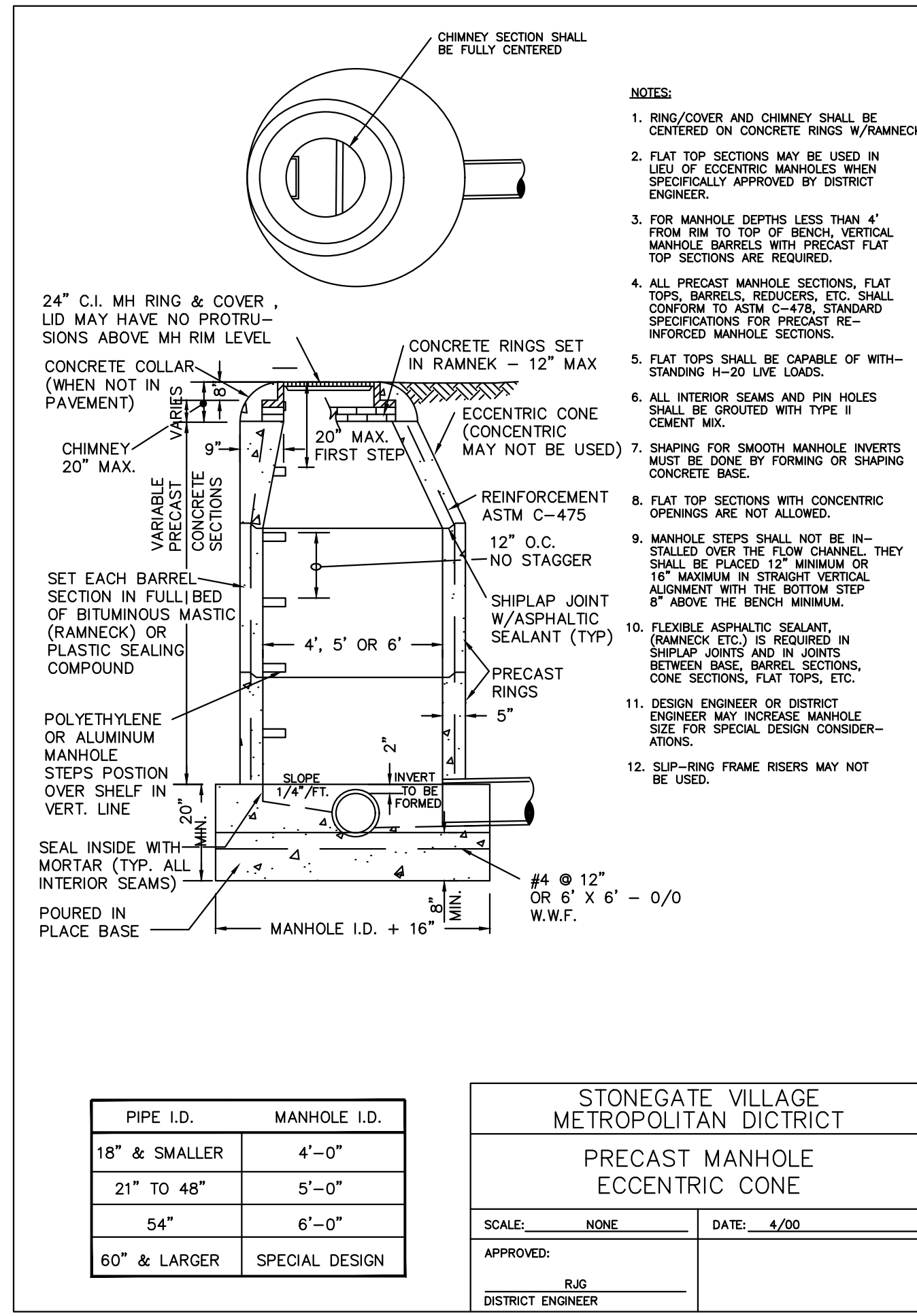
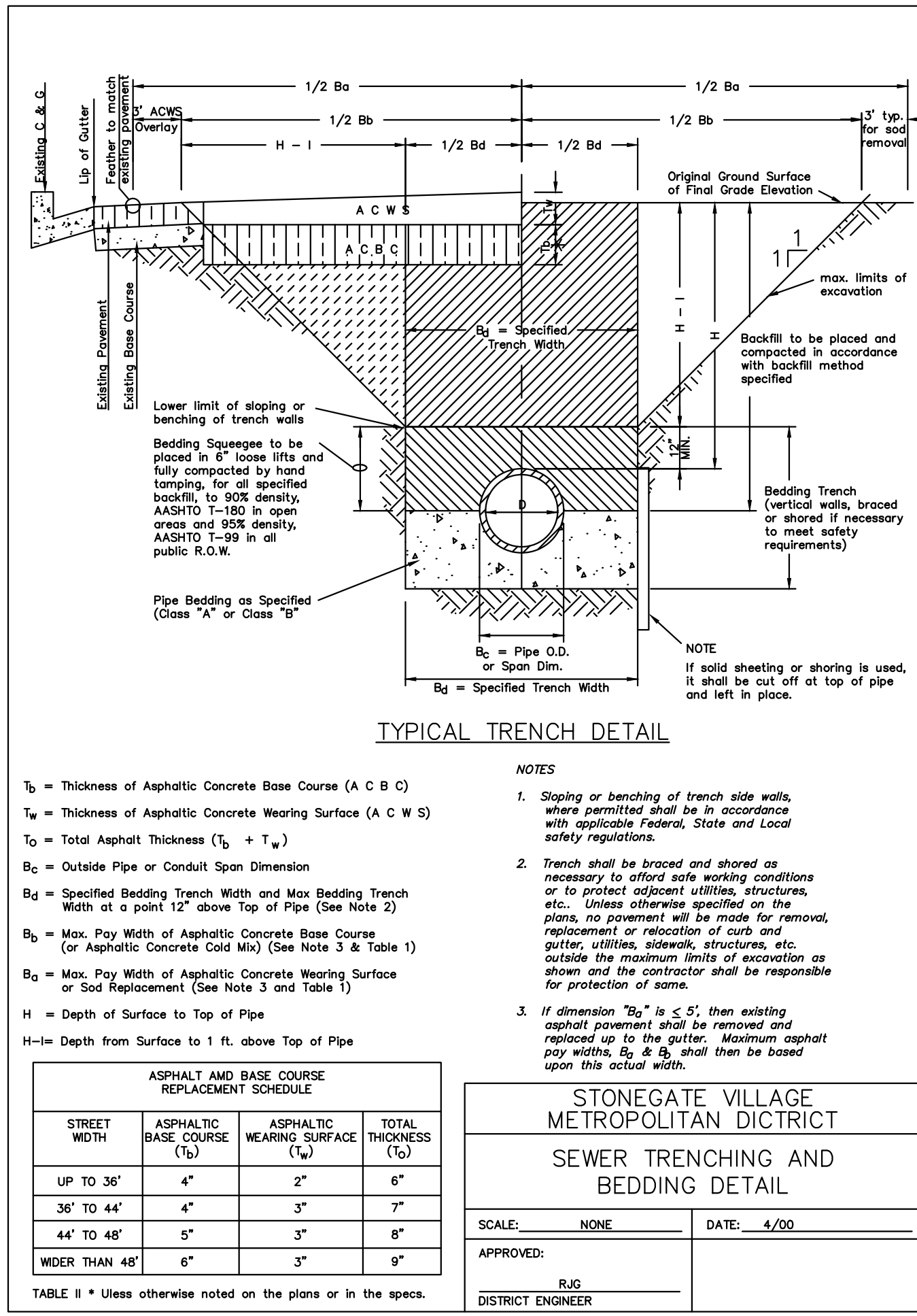
COMPARK VILLAGE SOUTH FILING NO. 2
 TOWN OF PARKER, COLORADO
 SANITARY SEWER PLAN AND PROFILE - ALLEY 7-9

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: ASD
 DATE: 10/20/16

37642
 11-20-2020
 PROFESSIONAL ENGINEER

SHEET
11 OF 14
 CLCPK3

Plotted: 11/20/2020 1:14 PM. Dwg Name: P:\Cadd\3\comsouth02-residential.cad\vw\Em\final drawings\Plan_sst\District\PHASE 1\USA-P&P-6-Alley 7-9.dwg. Updated By: ATrucker



Plotted: 11/20/2020 11:14 PM. Dwg Name: P:\Cadd\3\comsol\02-residential\02-105A-SANITARY DETAILS.dwg. Updated By: RKHZ

REVISIONS

NO.	DATE	DESCRIPTION
1	11/20/20	ISSUES PER SAND REVIEW
2	07/20/21	FINAL SUBMITTAL
3	06/20/21	REVISED ALLEY EASEMENTS
4	09/20/21	REVISED PER SVAD COMMENTS

DATE: _____

Manhard CONSULTING

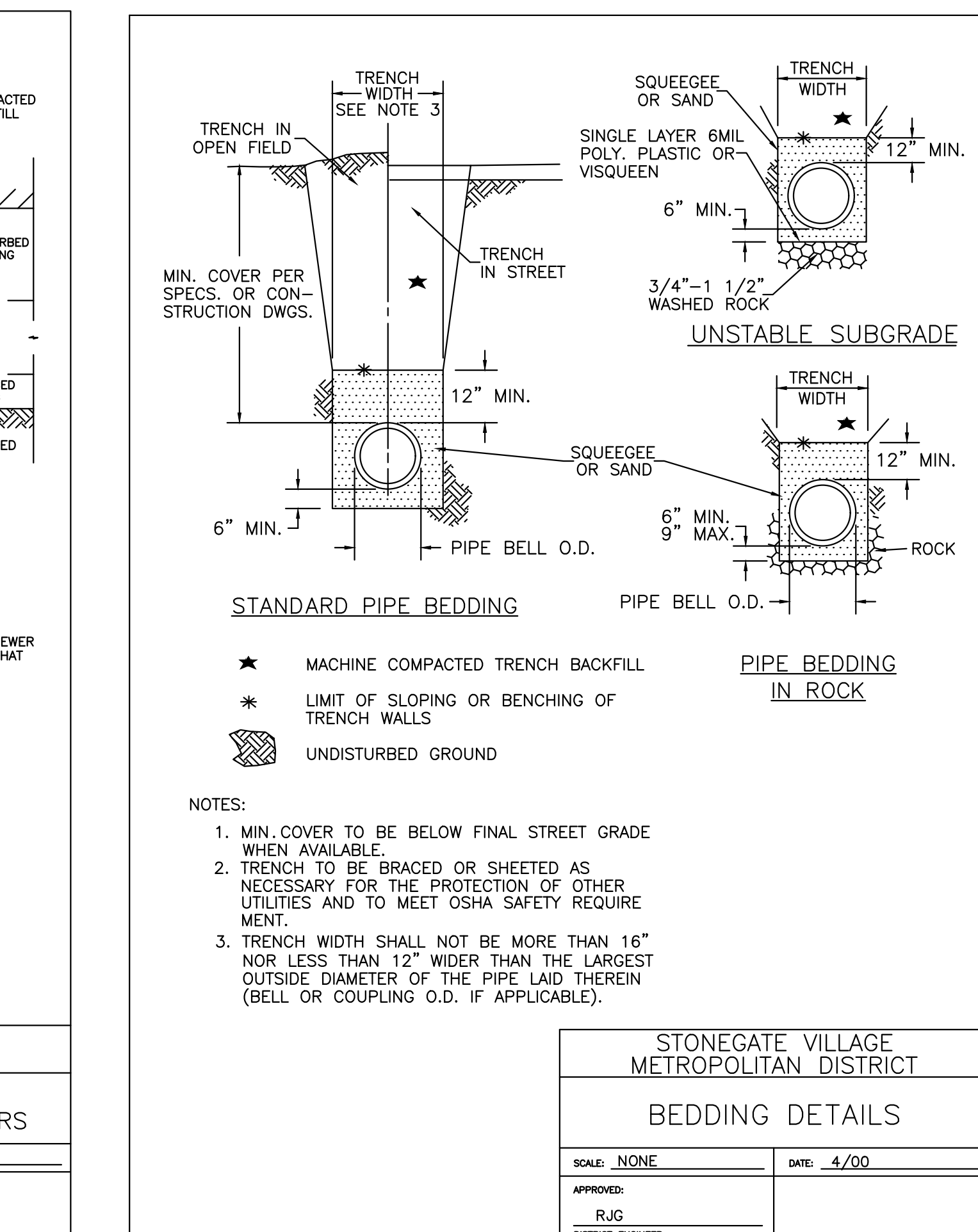
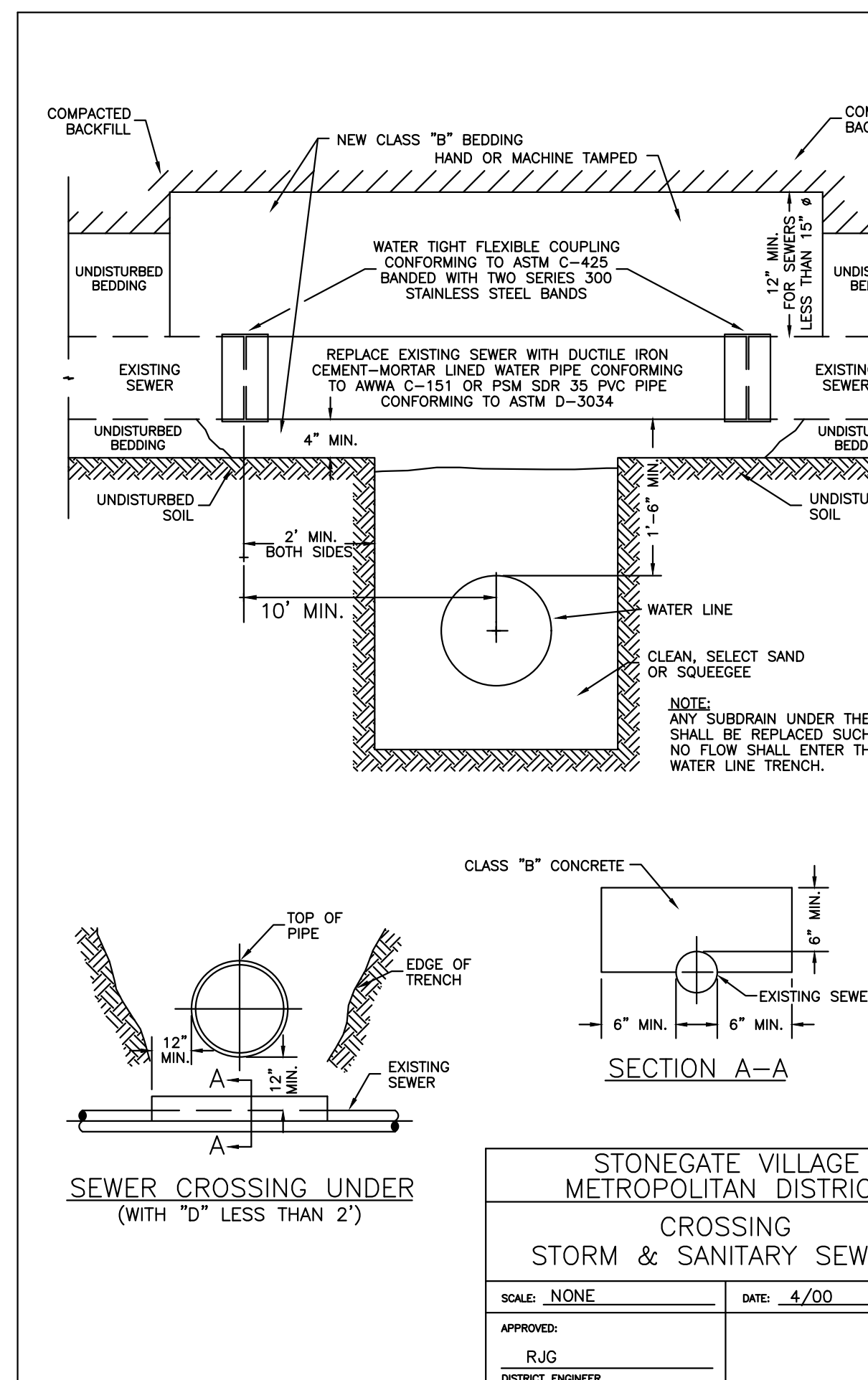
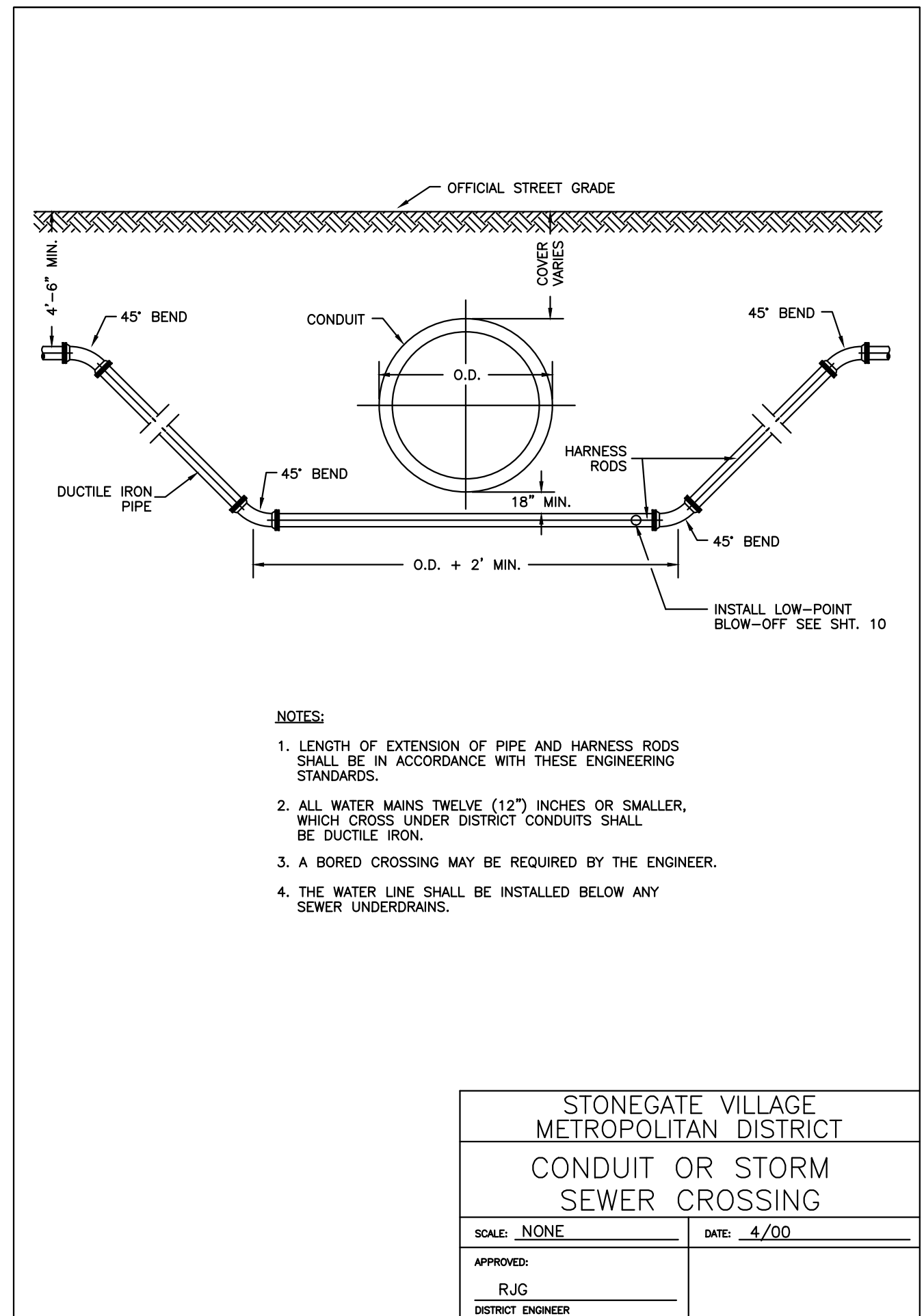
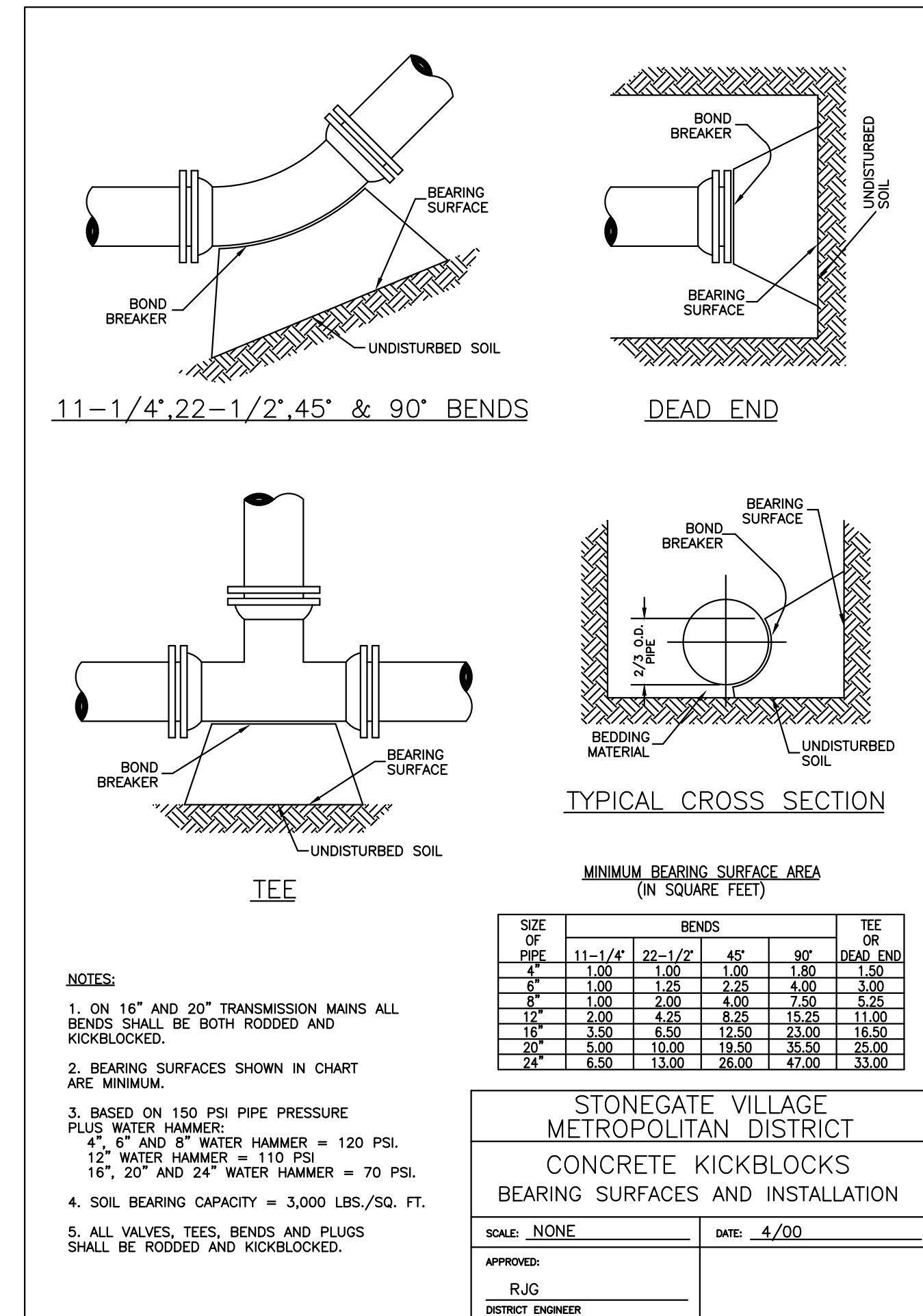
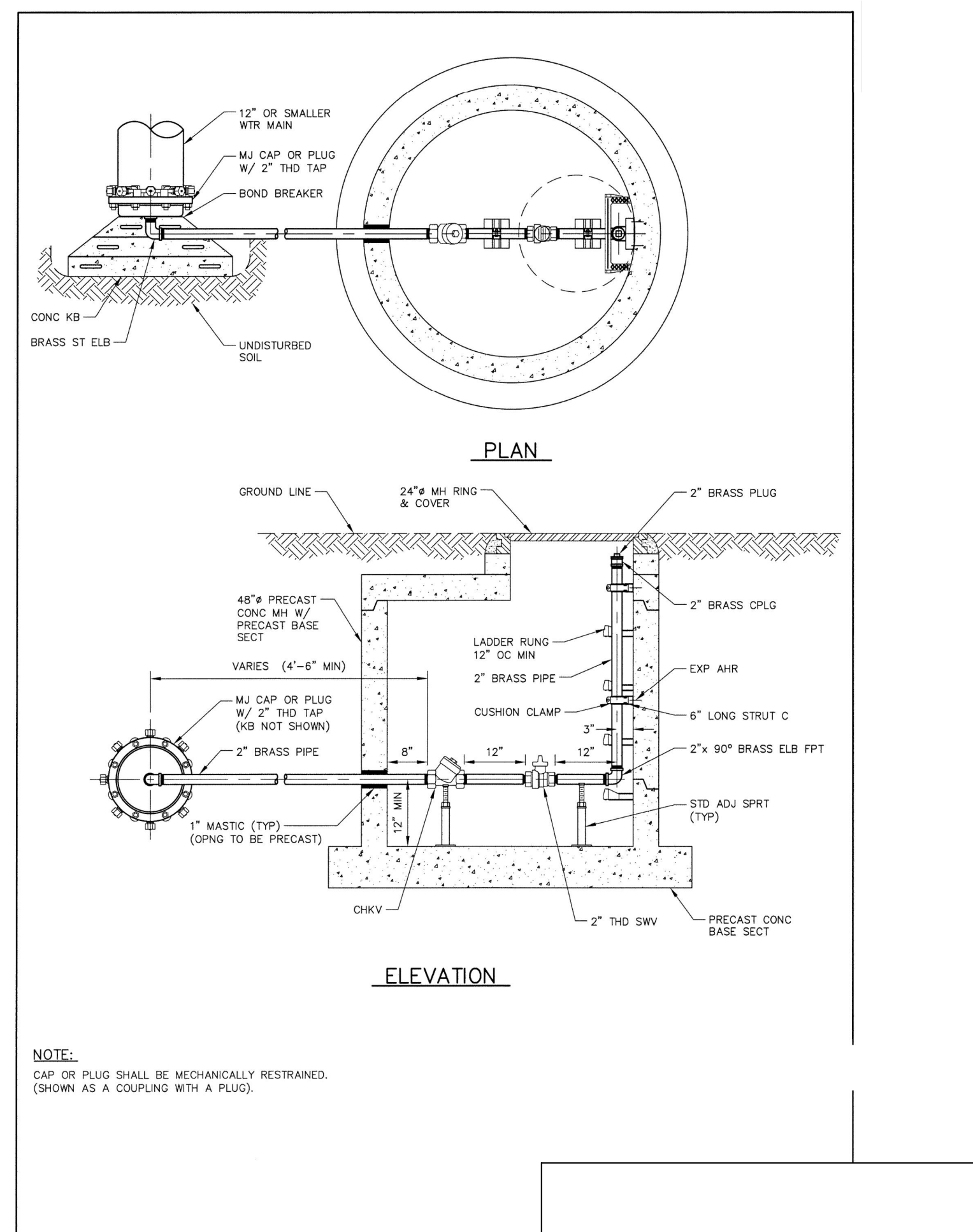
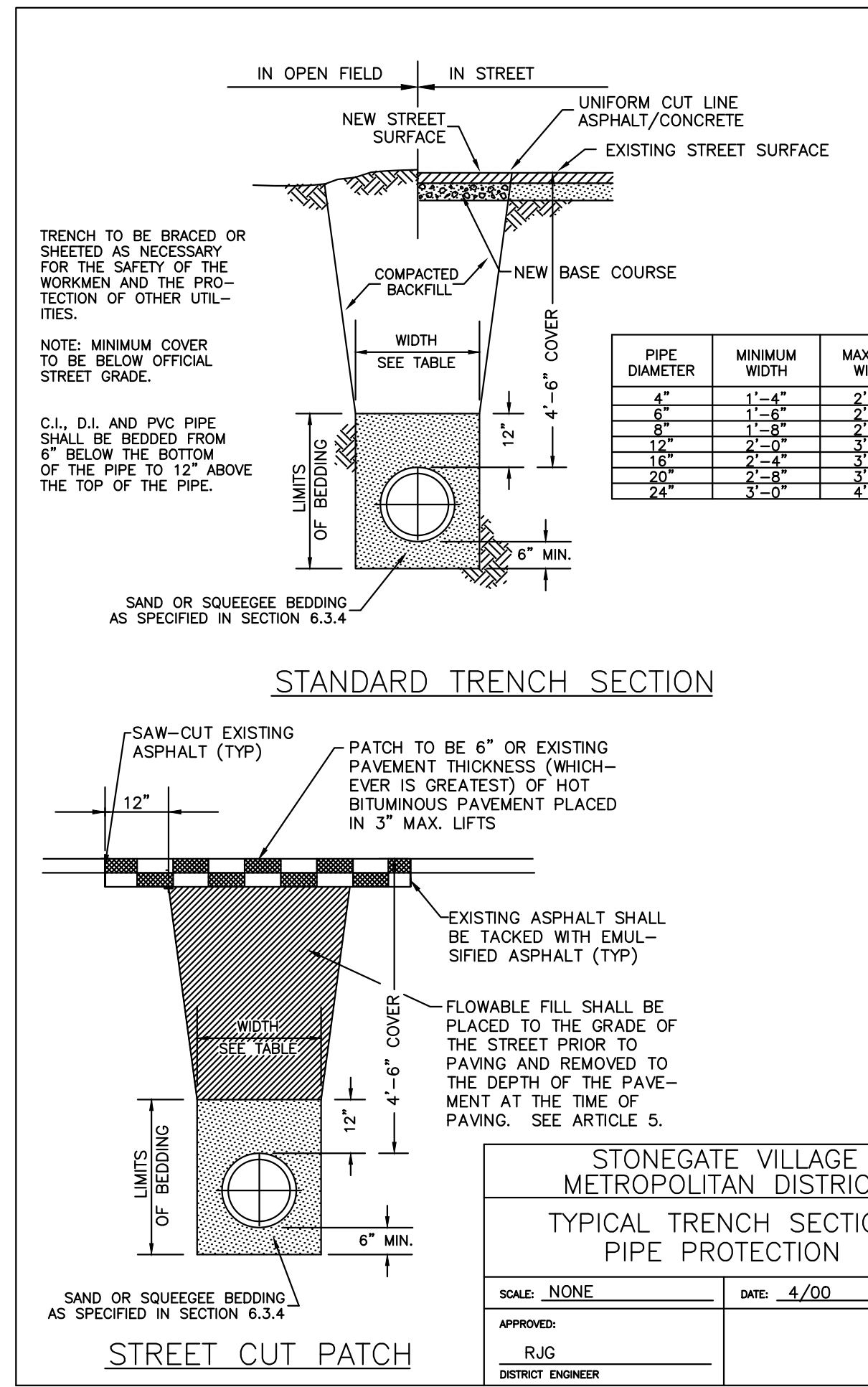
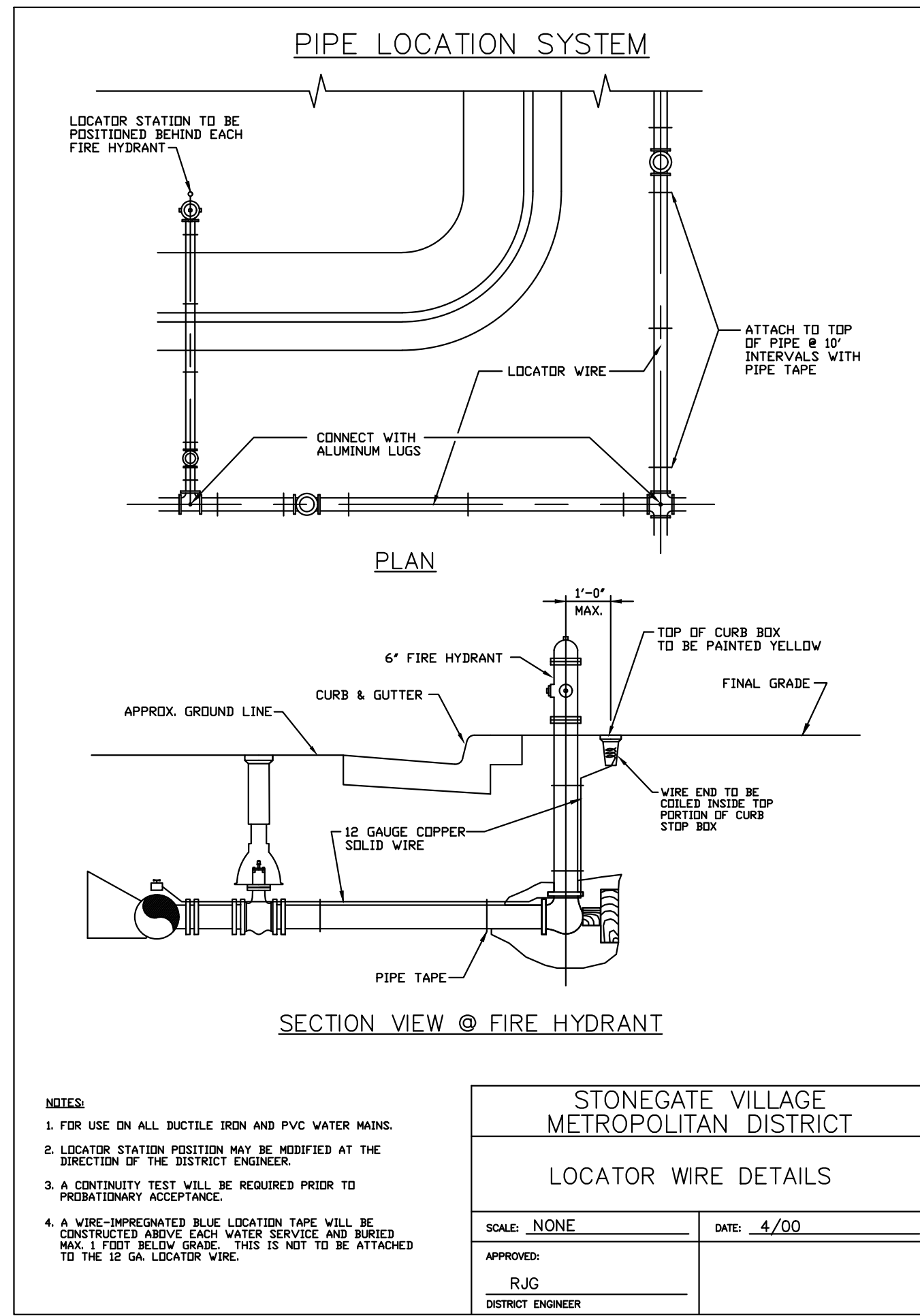
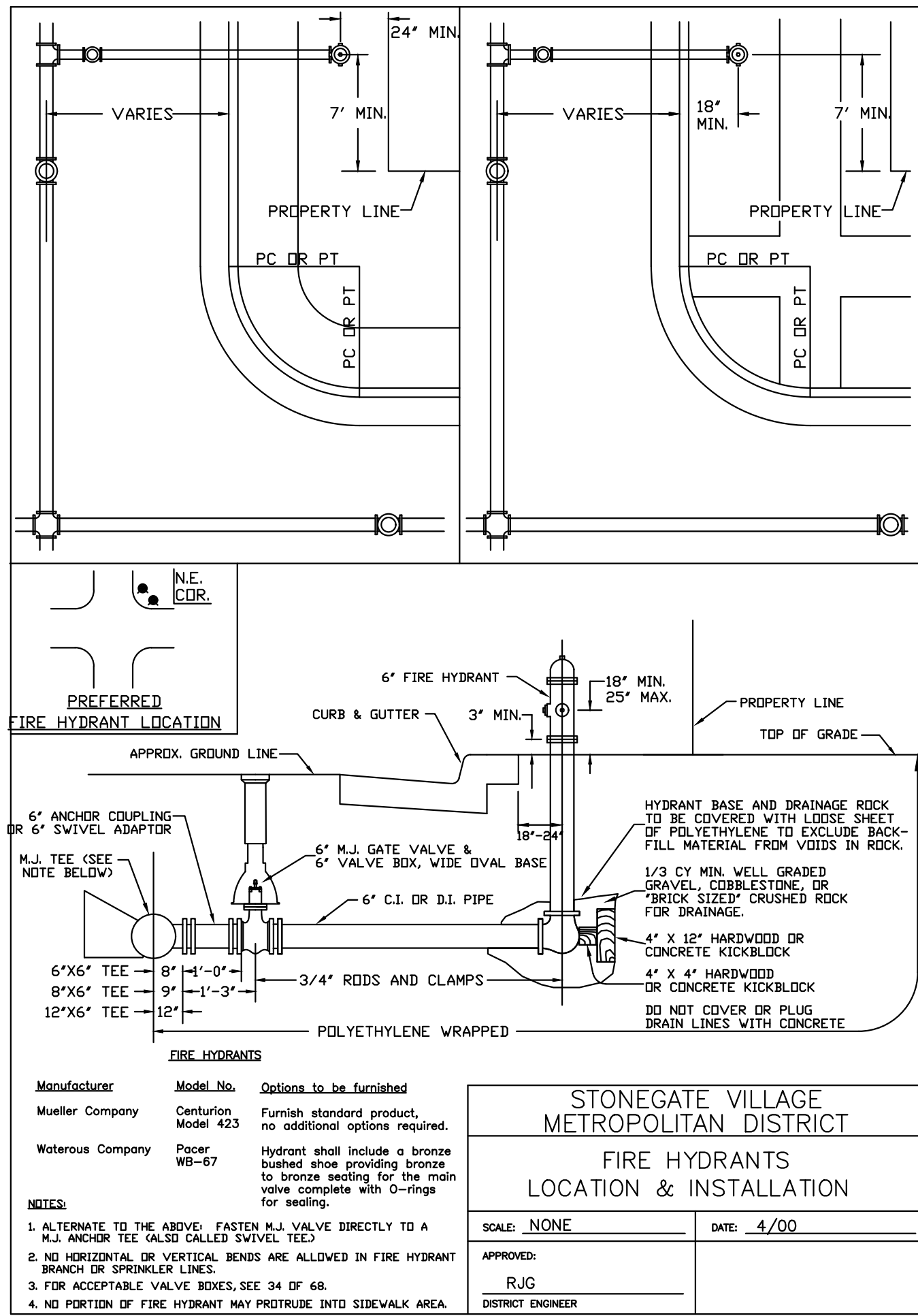
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.750.0500 manhard.com
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COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
SANITARY SEWER CONSTRUCTION DETAILS

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: ASD
 DATE: 10/2016

PROFESSIONAL ENGINEER
 37642
 11-20-2020

SHEET
12 OF 14
 CLCPK3



Plotted: 11/20/2020 1:15 PM. Dwg Name: C:\cadd\3\comp\02-residential\cadd\dwg\105a-water\105a-water-details.dwg. Updated By: jhawthorne

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DATE: _____
 REVISIONS:
 NO. DATE BY DESCRIPTION
 1 11/20/2020 RJK/ASD/RAK REVISIONS PER STANDARD REVIEW
 2 07/2017 RAK FINAL SUBMITTAL
 3 07/2017 RAK REVISED ALLEY EASEMENTS
 4 08/2016 RAK REVISED PER SMD COMMENTS

COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
WATER SYSTEM CONSTRUCTION DETAILS

PROJ. MGR.: RJM
 PROJ. ASSOC.: RAK
 DRAWN BY: ASD
 DATE: 10/2016

37642
 11-20-2020
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SHEET
13 OF **14**
 CLCPK3

