

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

AGENCY CONTACT LIST

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

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

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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 303-698-3100

BENCHMARKS: (COMPARK SOUTH)

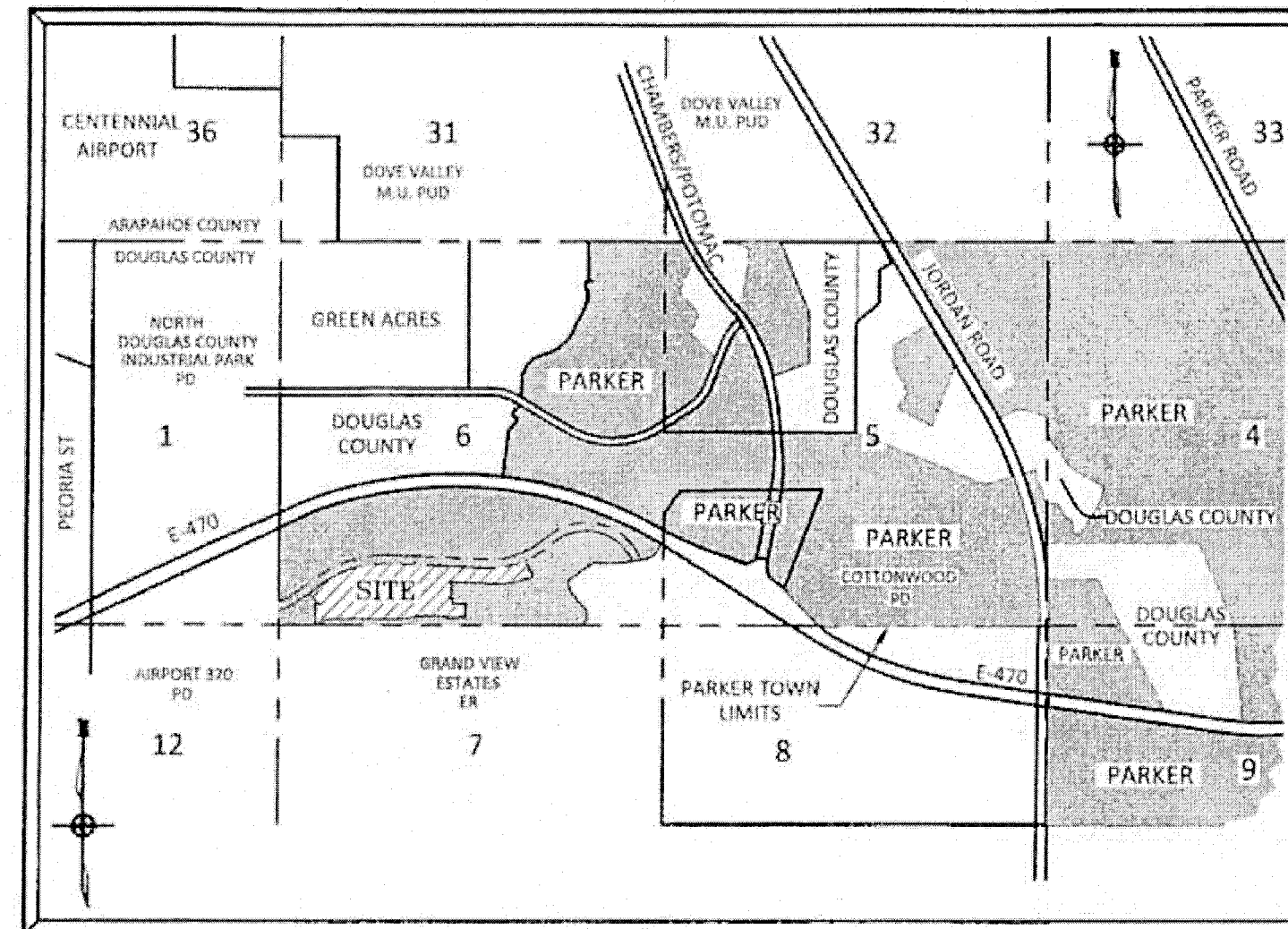
SOURCE BENCHMARKS:
DOUGLAS COUNTY BM 1.115010
A DOUGLAS COUNTY GIS MONUMENT SET IN CONCRETE LOCATED
APPROXIMATELY 130 FEET SOUTHWESTERLY OF THE CENTERLINE OF
CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF THE CENTERLINE OF
COMPARK BOULEVARD.
ELEVATION = 5752.84 (NAVD 88)

SITE BENCHMARKS:
1. A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28285, 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
AVENTURA PARKWAY AND APPROXIMATELY 1050 FEET WEST OF THE
CENTERLINE OF CHAMBERS ROAD.
ELEVATION = 5808.06

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

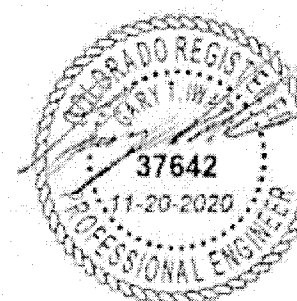
1	8" PVC Water Main	2,581	L.F.
2	8" Gate Valve and Box	20	Each
3	8" x 6" Tee w/ Kick Block	15	Each
4	8" x 6" Cross w/ KB	1	Each
5	8" x 8" Tee w/ KB	3	Each
6	8" Plug w/ BO & KB	3	Each
7	8" 11.25 Degree Bend	1	Each
8	8" 22.5 Degree Bend w/ 6"x6" Reducer & Kick Block	1	Each
9	8" Water Main Lowering	7	Each
10	2" Blow-off with Manhole (lowerings)	7	Each
11	6" PVC Water Main	1,969	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



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Call before you dig.

Manhard
CONSULTING

7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111 ph: 303.708.0500 manhard.com
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Water Resource Management | Construction Management

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.

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

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
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

BY [Signature]
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

11/23/2020
DATE
11/23/2020
DATE

DATE	REVISION
11/20/20	REVISION PER SVMD REVIEW
07/2017	FINAL SUBMITTAL
06/2015	REVISION PER SVMD COMMENTS
06/2015	REVISION PER SVMD COMMENTS

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

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

COVER SHEET

PROJ. MGR. RIM
PROJ. ASST. RAK
DRAWN BY ASD
DATE 10/2016
SHEET
1 OF 14
CLCPKC3

3. ALL CONSTRUCTION SHALL COMPLY WITH STONEGATE VILLAGE METROPOLITAN DISTRICT SPECIFICATIONS.
2. 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.
3. THE DISTRICT ENGINEER AND OTHER APPROVING AGENCIES ARE TO BE NOTIFIED AT LEAST 48-HOURS PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL OBTAIN, AT HIS/HER EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. ALL CONCRETE SHALL BE A MINIMUM OF CLASS A, 6 SACK, TYPE II, 3,000-POUND COMPRESSION STRENGTH.
6. 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 SET 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.
7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY. COMPACTION TESTS MUST BE SUBMITTED TO DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
8. TRENCHES SHALL BE EXCAVATED AND THE PIPE EXPOSED FOR THE INSPECTION AT ANY LOCATION ON THE PROJECT IF SO ORDERED BY THE INSPECTOR.
9. 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.
9. 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-PAINS EXIST, ARE SHOWN ON THE PLANS.
10. 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.
11. 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.
12. 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.
13. PIPE BEDDING SHALL BE A CLEAN, WELL-GRADED SAND OR SQUEEGEE SAND IN ACCORDANCE WITH STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS, LATEST REVISION.
14. 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.
15. COMPACTION OF ALL TRENCHES MUST BE ATTAINED IN ACCORDANCE WITH THE SOILS REPORTS AND COMPACTION TEST RESULTS SUBMITTED TO THE DISTRICT ENGINEER PRIOR TO PROBATIONARY ACCEPTANCE.
16. VALVE BOXES: TYLER SCREW-TYPE 6-INCH CAST-IRON VALVE BOX ASSEMBLY SERIES 6860 WITH NO. 160 VALVE BASE. CLAY AND BAILEY SCREW-TYPE 6 INCH CAST-IRON VALVE BOX ASSEMBLY NO. P-108 WITH NO. 160 LARGE VALVE BASE.
17. ALL PIPE LENGTHS ARE APPROXIMATE.
18. 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.
19. ALL WATER VALVES SHALL BE OPEN RIGHT.
20. ALL WATER MAINS SHALL BE INSTALLED WITH 12 GAUGE COPPER TRACER WIRE.

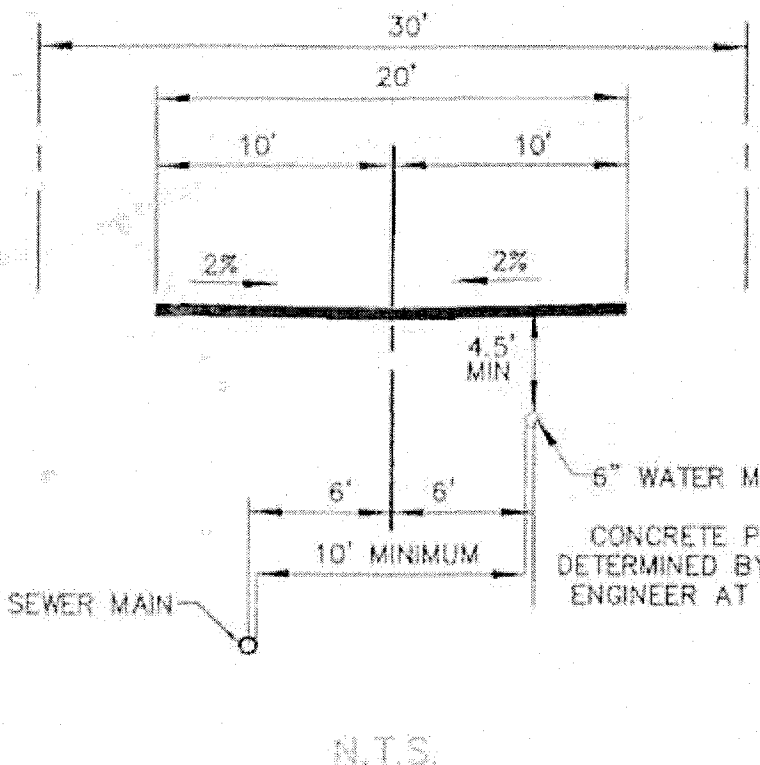
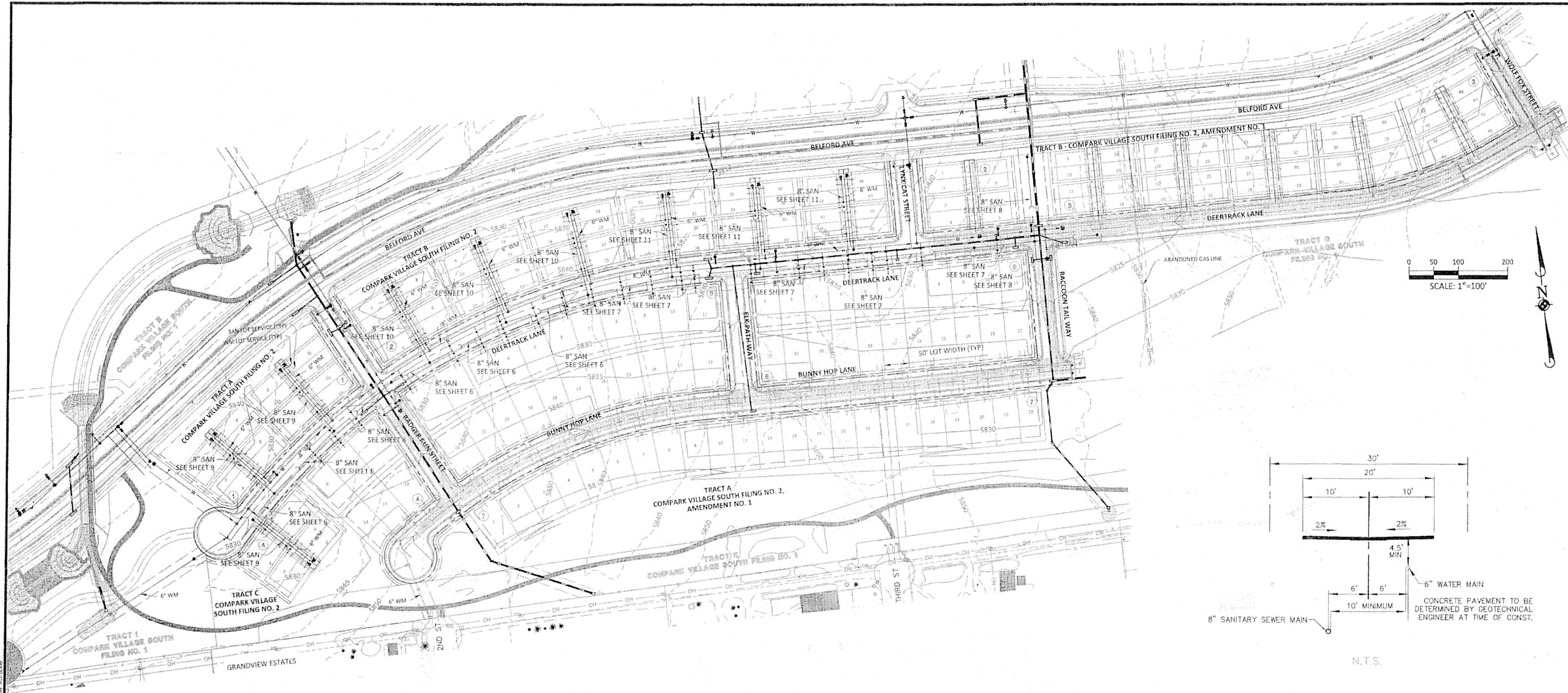
1. ALL SANITARY SEWER CONSTRUCTION SHALL CONFORM TO THE STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.
2. ALL SEWER MAINS SHALL BE PVC, ASTM D-3034, SDR 35 OR APPROVED EQUAL. ALL SEWER MAIN SIZE IS 8-INCH IN DIAMETER UNLESS OTHERWISE NOTED.

1. 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.
2. 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.
3. 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.
4. THERE SHALL BE A MINIMUM COVER OF 4-1/2- FEET OVER ALL WATER MAINS.
5. FIRE HYDRANTS SHALL CONFORM TO AWWA C-502 "DRY BARREL FIRE HYDRANTS" PIPE. HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, MATERIALS, AND LABOR NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE. ACCEPTABLE MODELS ARE MUELLER CENTURION MODEL 423 OR WATEROUS COMPANY PACER W8-67 MODEL WITH BRONZE BUSED SHOW AND BRONZE SHAFT COUPLING, THE 4-1/2-INCH NOZZLE TO HAVE N.S.T. THREADS.
6. ALL BENDS, TEES, FIRE HYDRANTS, BLOW-OFFS AND PLUGS AT DEAD-END MAINS SHALL BE PROTECTED FROM THRUST BY USING CONCRETE THRUST BLOCKS.
7. 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 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.
8. 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.
9. PAVEMENT ELEVATIONS.
10. 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.
11. 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.
12. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE, UNLESS OTHERWISE SPECIFIED.
13. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-33 OR D-448 GRADATION NO. 6 OR NO. 67.
14. 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.
15. ALL PIPE LENGTHS ARE APPROXIMATE.
16. 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.
17. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
18. 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.
19. 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 PLUGGING AND CLEANING THESE MANHOLES AND REMOVING THE PLUG WHEN SO INSTRUCTED BY THE DISTRICT.
20. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE SANITARY SEWER CONTRACTOR/DEVELOPER SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMP-OUT AT THE PLUGGED MANHOLE.
21. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
"X" FOR SANITARY SEWER SERVICES
"V" FOR WATER SERVICES

1. UPON COMPLETION OF SANITARY SEWER AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION. A PUNCHLIST WILL BE PROVIDED THE DEVELOPER AND CONTRACTOR UPON COMPLETION OF THE INITIAL WALK-THROUGH AND PROBATIONARY ACCEPTANCE WILL BE ISSUED FOLLOWING COMPLETION AND ACCEPTANCE OF THE WORK OUTLINED IN THE PUNCHLIST.
2. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE PROPER FUNCTIONING OF THE LINES FOR UP TO 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.
3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITIONS OF THE PROBATIONARY ACCEPTANCE LETTER. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING THE DISTRICT FOR FINAL INSPECTION AND FINAL ACCEPTANCE.

	PROPOSED SANITARY SEWER W/MANHOLE
	PROPOSED WATERLINE W/ GATE VALVE
	PROPOSED F.H. ASSEMBLY, GATE VALVE & TEE
	EXISTING SANITARY SEWER W/ MANHOLE
	EXISTING WATERLINE W/ GATE VALVE
	EXISTING FH ASSEMBLY, GATE VALVE & TEE
	EXISTING HIGH PRESSURE GAS LINE
	PROPOSED STORM SEWER W/ MANHOLE
	PROPOSED EOA, FL AND BOC
	PROPOSED SIDEWALK
	PROPOSED ROW
	PROPOSED UTILITY EASEMENT
	EXISTING TOP BACK OF CURB
	EXISTING FLOWLINE
	EXISTING LIP OF CURB/EDGE OF ASPHALT
	EXISTING STORM INLET
	PROPOSED STORM INLET
	PROPOSED WATER SERVICE W/ CURBSTOP
	PROPOSED SANITARY SERVICE
	EXISTING WATER SERVICE W/ CURBSTOP
	EXISTING SANITARY SERVICE
	CAUTION! UTILITY CROSSING
	PROPOSED CROSS PAN
	EXISTING CROSS PAN

	EXISTING CONTOURS
	EXISTING TELEPHONE LINE
	EXISTING ELECTRIC LINE
	EXISTING STORM
	EXIST. OVERHEAD UTILITY
	EXISTING POWER POLES
	HIGH POINT
	LOW POINT
	TOP OF WALL ELEVATION
	MATCH EXISTING
	INDICATES PROPERTY CORNER ELEV. PER GRADING TEMPLATES
	CUT/FILL LINE
	FLOW DIRECTION ARROW
	PROPOSED ASPHALT LIMITS
	PROPOSED SIGN
	PROPOSED STREET LIGHT
	TRAIL (CRUSHED FINES)
	TRAIL (CONCRETE)



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

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

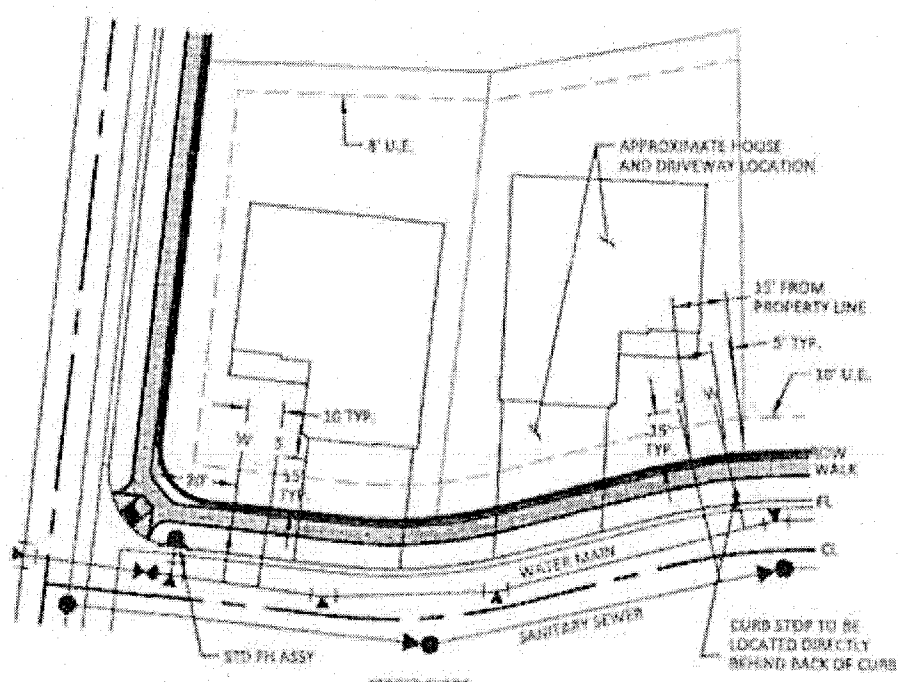
DISTRICT APPROVALS

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:

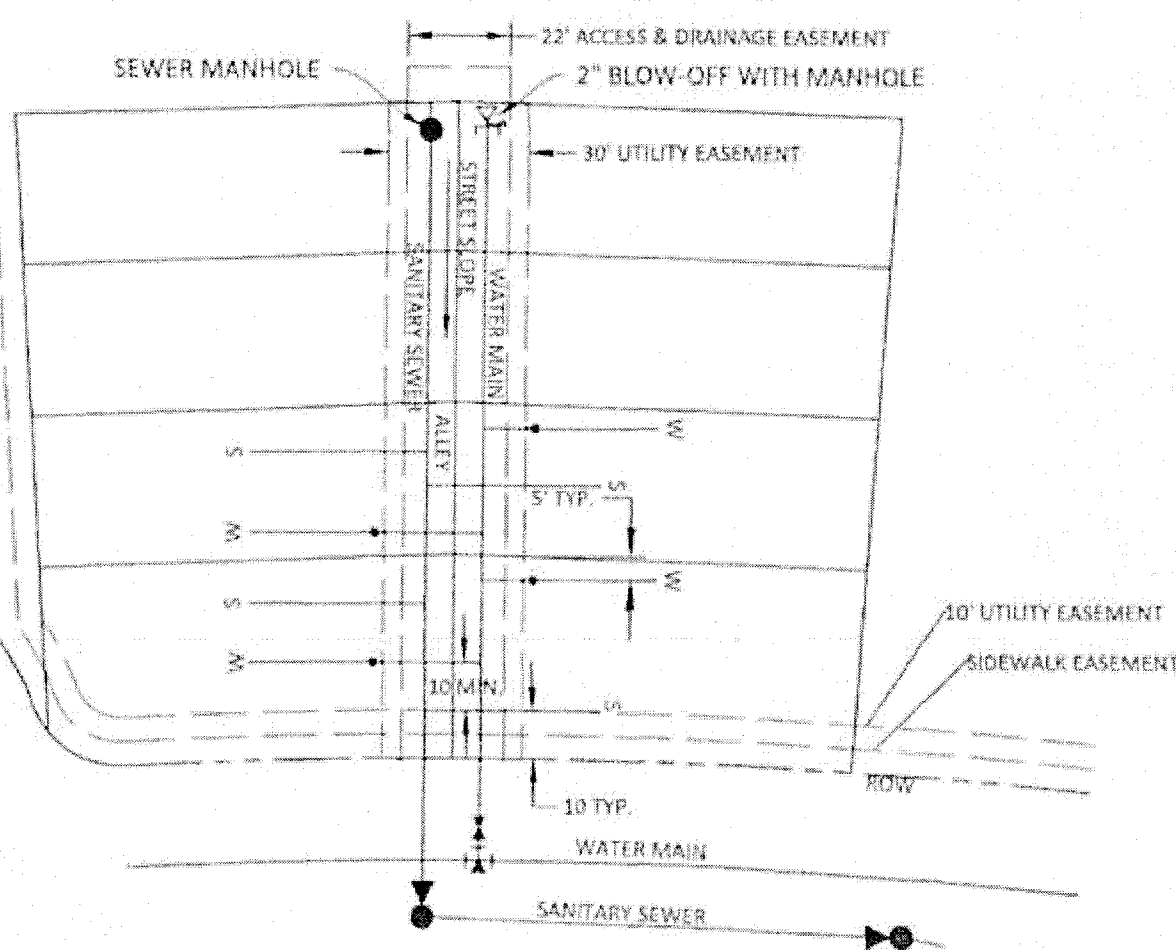
BY *Scott A. Bennett*
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER
BY *[Signature]*
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

11/23/2020
DATE
11/29/2021
DATE



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.

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Civil Engineering, Surveying & Geospatial Services
New Business Management Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

OVERALL UTILITY PLAN

PROJ. NO. 11-20-2020

PROJ. NAME: COMPARK VILLAGE SOUTH FILING NO. 2, AMENDMENT NO. 1

CHARIN BY: ASD

DATE: 10/20/2015

SHEET 3 OF 14

CLEPKC3

11/23/2020

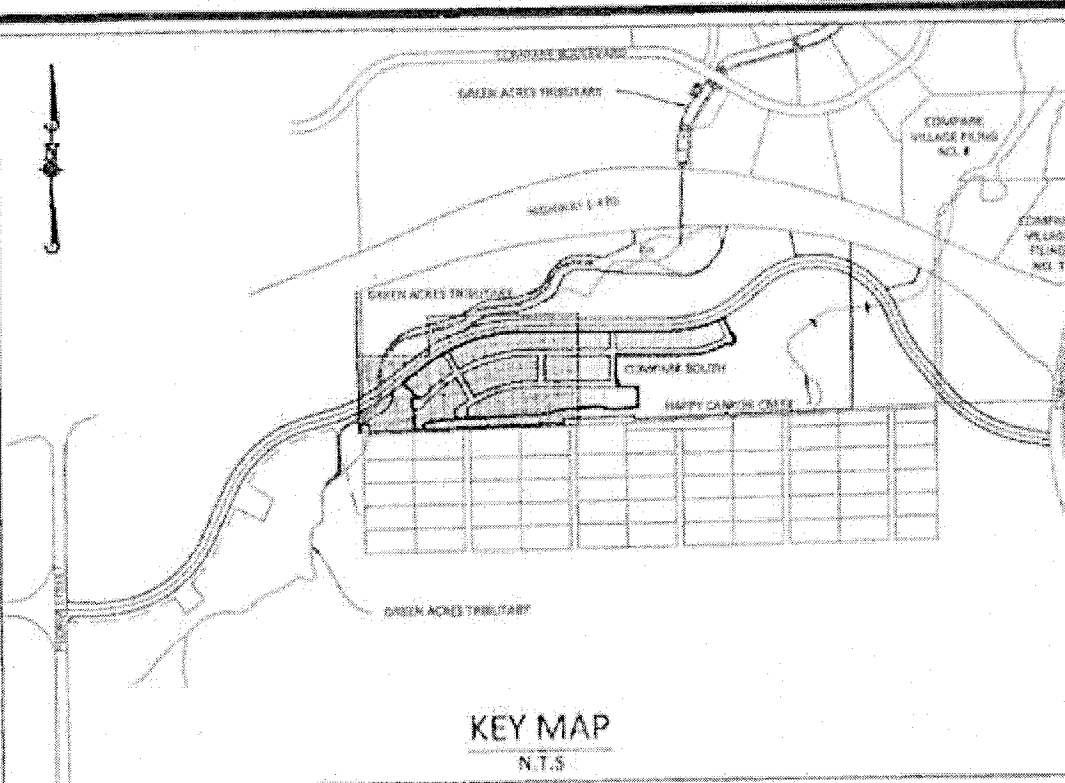
11/29/2021

DATE

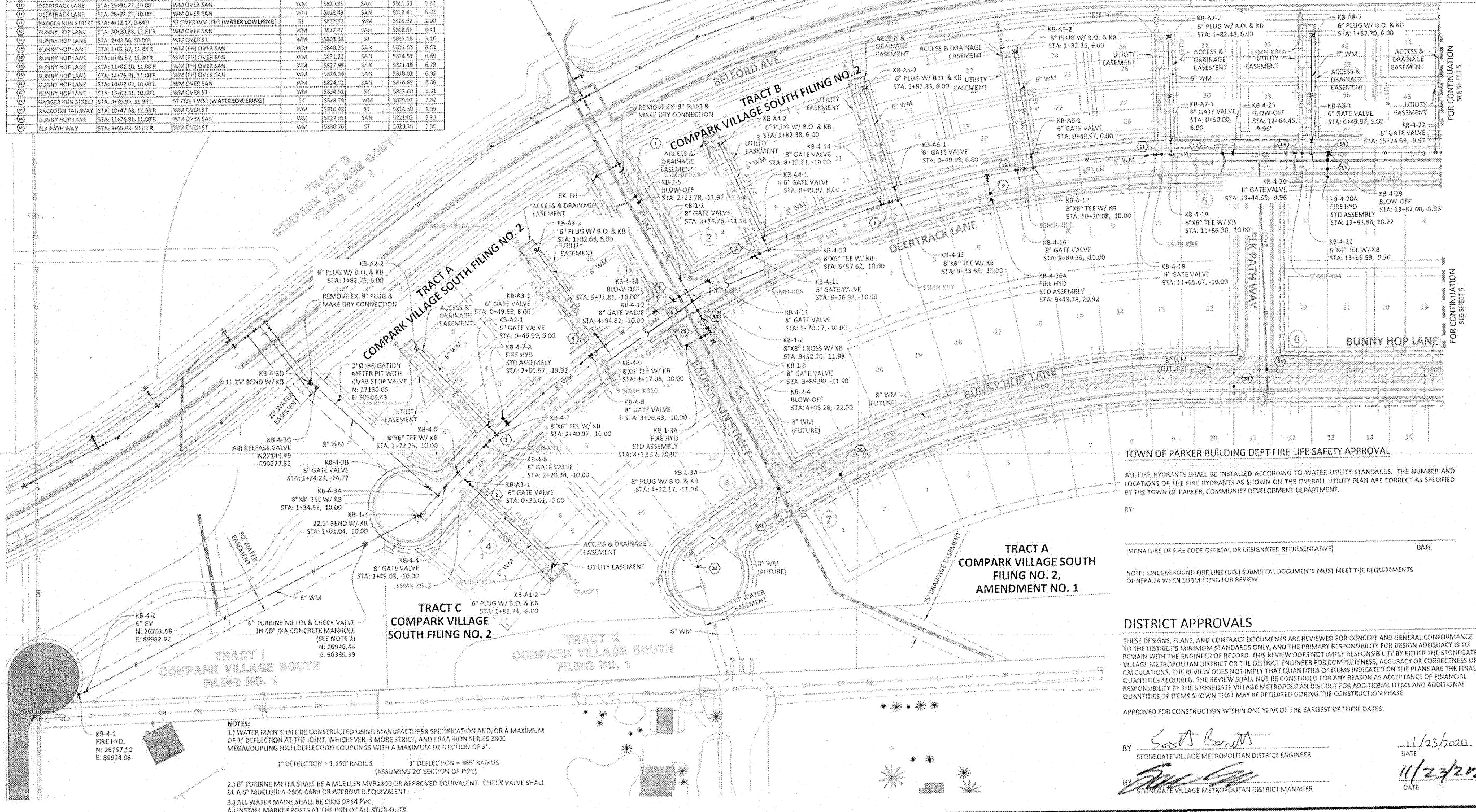
DATE

CROSSING	STREET	STATION/OFFSET	TYPE OF CROSSING	UPPER UTILITY	B.O.P.	LOWER UTILITY	T.O.P.	CLEAR
(1)	BADGER RUN STREET	STA: 2+16.17, 11.35L	ST OVER WM (WATER LOWERING)	ST	5825.14	WM	5823.14	2.00
(2)	DEERTRACK LANE	STA: 1+72.35, 11.74R	WM OVER SAN	WM	5834.31	SAN	5827.95	6.38
(3)	DEERTRACK LANE	STA: 2+29.05, 10.00L	WM OVER SAN	WM	5833.48	SAN	5827.48	6.00
(4)	DEERTRACK LANE	STA: 4+05.15, 10.00L	WM OVER SAN	WM	5830.74	SAN	5824.96	5.78
(5)	DEERTRACK LANE	STA: 5+30.36, 10.00L	ST OVER WM (WATER LOWERING)	ST	5826.36	WM	5824.36	2.00
(6)	DEERTRACK LANE	STA: 5+41.93, 2.34R	WM OVER SAN	WM	5829.42	SAN	5823.33	6.09
(7)	DEERTRACK LANE	STA: 6+45.71, 10.00L	WM OVER SAN	WM	5828.07	SAN	5827.52	5.55
(8)	DEERTRACK LANE	STA: 8+21.94, 10.00L	WM OVER SAN	WM	5826.26	SAN	5820.55	5.71
(9)	DEERTRACK LANE	STA: 9+49.78, 12.78R	WM (FH) OVER SAN	WM	5824.95	SAN	5818.80	6.15
(10)	DEERTRACK LANE	STA: 9+98.17, 10.00L	WM OVER SAN	WM	5824.66	SAN	5818.65	5.83
(11)	DEERTRACK LANE	STA: 11+74.40, 10.00L	WM OVER SAN	WM	5822.65	SAN	5816.66	5.99
(12)	DEERTRACK LANE	STA: 12+49.14, 9.96L	ST OVER WM (WATER LOWERING)	ST	5820.82	WM	5815.82	2.00
(13)	DEERTRACK LANE	STA: 13+53.59, 9.96L	WM OVER SAN	WM	5819.66	WM	5816.66	6.12
(14)	DEERTRACK LANE	STA: 13+55.84, 0.00R	ST OVER WM (FH) (WATER LOWERING)	ST	5815.92	SAN	5813.84	2.15
(15)	DEERTRACK LANE	STA: 13+55.81, 10.61R	WM (FH) OVER SAN	WM	5818.97	SAN	5812.69	6.28
(16)	DEERTRACK LANE	STA: 15+33.59, 9.97L	WM OVER SAN	WM	5816.34	SAN	5809.90	6.44
(17)	DEERTRACK LANE	STA: 17+89.84, 9.99L	WM OVER SAN	WM	5812.43	WM	5810.93	1.50
(18)	DEERTRACK LANE	STA: 18+38.84, 0.00L	ST OVER WM (FH) (WATER LOWERING)	ST	5810.26	SAN	5808.33	1.93
(19)	DEERTRACK LANE	STA: 18+38.84, 11.00R	WM (FH) OVER SAN	WM	5815.56	SAN	5806.28	9.28
(20)	DEERTRACK LANE	STA: 19+12.47, 10.00L	WM OVER SAN	WM	5810.79	WM	5808.79	2.00
(21)	DEERTRACK LANE	STA: 19+12.47, 10.00L	ST OVER WM (WATER LOWERING)	ST	5812.94	WM	5810.94	2.00
(22)	DEERTRACK LANE	STA: 19+35.32, 4.57R	ST OVER WM (WATER LOWERING)	ST	5810.27	SAN	5806.75	3.52
(23)	DEERTRACK LANE	STA: 19+35.32, 11.00R	WM OVER SAN	WM	5809.02	SAN	5808.11	8.74
(24)	DEERTRACK LANE	STA: 20+39.84, 10.00L	WM OVER SAN	WM	5802.66	SAN	5800.46	10.56
(25)	DEERTRACK LANE	STA: 22+39.84, 10.00L	WM OVER SAN	WM	5802.66	SAN	5810.74	11.02
(26)	DEERTRACK LANE	STA: 23+99.94, 10.00L	WM OVER SAN	WM	5820.85	SAN	5811.53	9.32
(27)	DEERTRACK LANE	STA: 25+91.77, 10.00L	WM OVER SAN	WM	5818.43	SAN	5812.41	6.02
(28)	DEERTRACK LANE	STA: 26+72.75, 10.00L	WM OVER SAN	WM	5827.92	WM	5825.92	2.00
(29)	BADGER RUN STREET	STA: 4+12.17, 0.64R	ST OVER WM (FH) (WATER LOWERING)	ST	5827.37	SAN	5825.36	8.41
(30)	BUNNY HOP LANE	STA: 2+43.56, 10.00L	WM OVER ST	WM	5839.34	ST	5835.18	3.16
(31)	BUNNY HOP LANE	STA: 1+01.67, 11.83R	WM (FH) OVER SAN	WM	5840.25	SAN	5831.63	8.62
(32)	BUNNY HOP LANE	STA: 8+45.52, 11.39R	WM (FH) OVER SAN	WM	5831.22	SAN	5824.53	6.69
(33)	BUNNY HOP LANE	STA: 11+61.10, 11.00R	WM (FH) OVER SAN	WM	5827.96	SAN	5821.15	6.78
(34)	BUNNY HOP LANE	STA: 14+92.03, 11.00R	WM (FH) OVER SAN	WM	5824.94	SAN	5818.02	6.92
(35)	BUNNY HOP LANE	STA: 14+92.03, 10.00L	WM OVER ST	WM	5824.91	SAN	5816.65	8.26
(36)	BADGER RUN STREET	STA: 3+79.95, 11.96L	ST OVER WM (WATER LOWERING)	ST	5828.74	WM	5825.92	2.82
(37)	SACCOON TAIL WAY	STA: 10+47.68, 11.98R	WM OVER ST	WM	5816.40	ST	5814.50	1.99
(38)	BUNNY HOP LANE	STA: 13+76.91, 11.00R	WM OVER SAN	WM	5827.95	SAN	5821.02	6.93
(39)	ELK PATH WAY	STA: 3+65.03, 10.01R	WM OVER ST	WM	5830.76	ST	5829.26	1.50

0 30 60 120
SCALE: 1"=60'



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

NOTE: UNDERGROUND FIRE LINE (UFL) SUBMITTAL DOCUMENTS MUST MEET THE REQUIREMENTS 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: Scott Bennett DATE: 11/23/2020
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

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

Manhard Consulting
 7800 East Orchard Road, Suite 500A, Greenwood Village, CO 80111
 (303) 750-1000
 Civil Engineering | Surveying & Geospatial Services | GIS
 Water Resource Management | Construction Management

COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

WATER PLAN - WEST

37642

11-20-2020

PROFESSIONAL ENGINEER

PROD. VISION: RIM

PROD. ASSOCI.: BAK

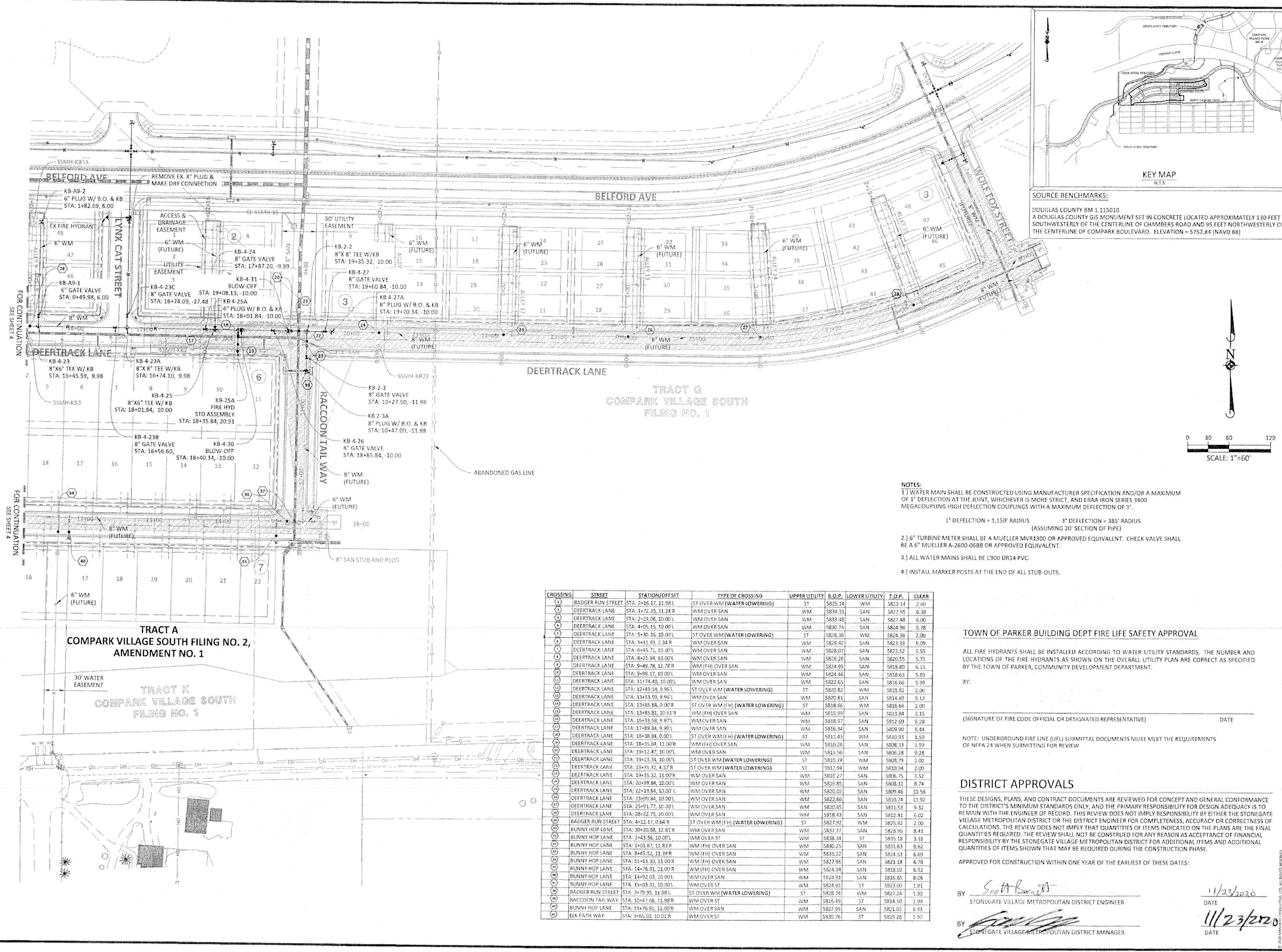
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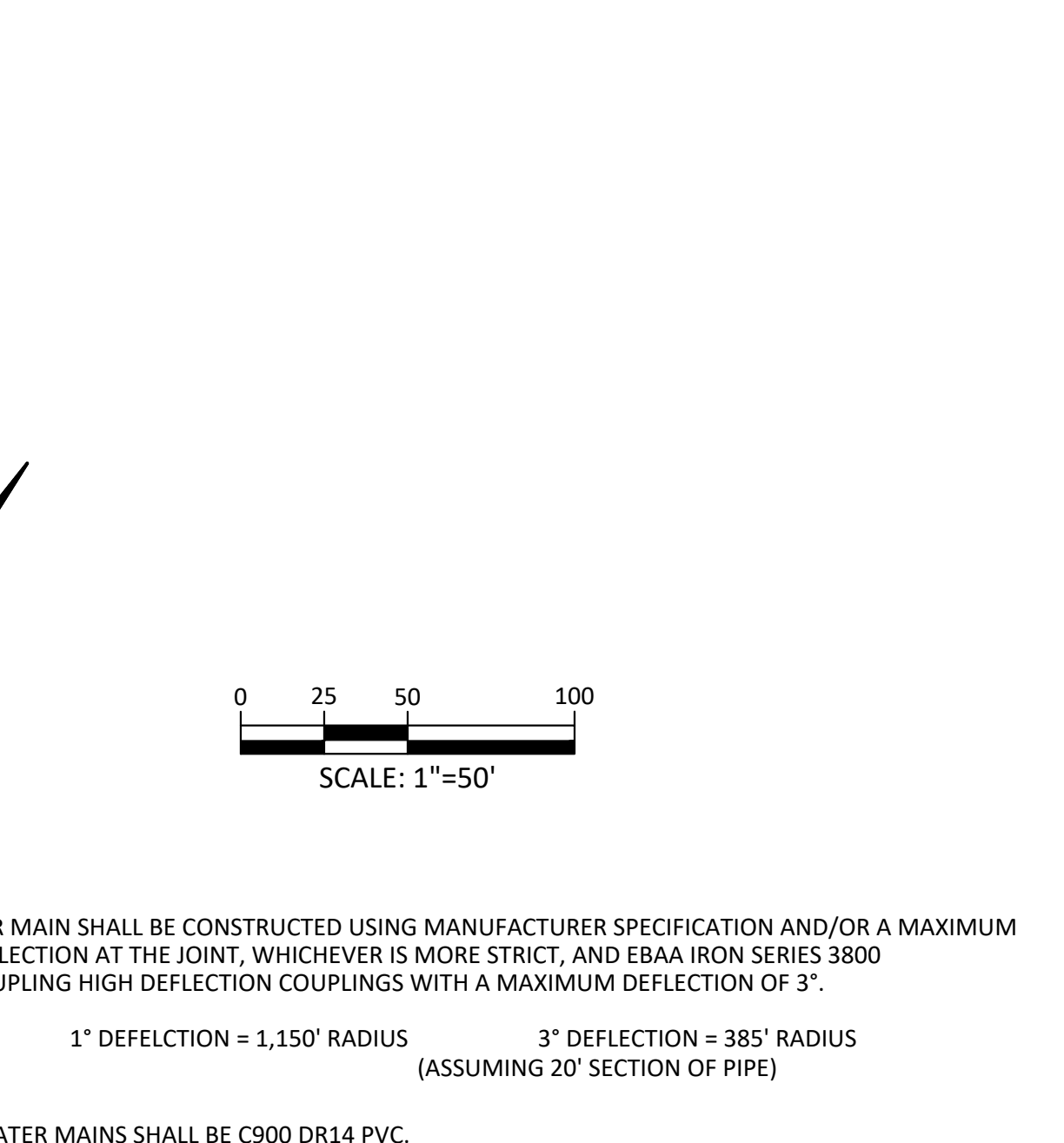
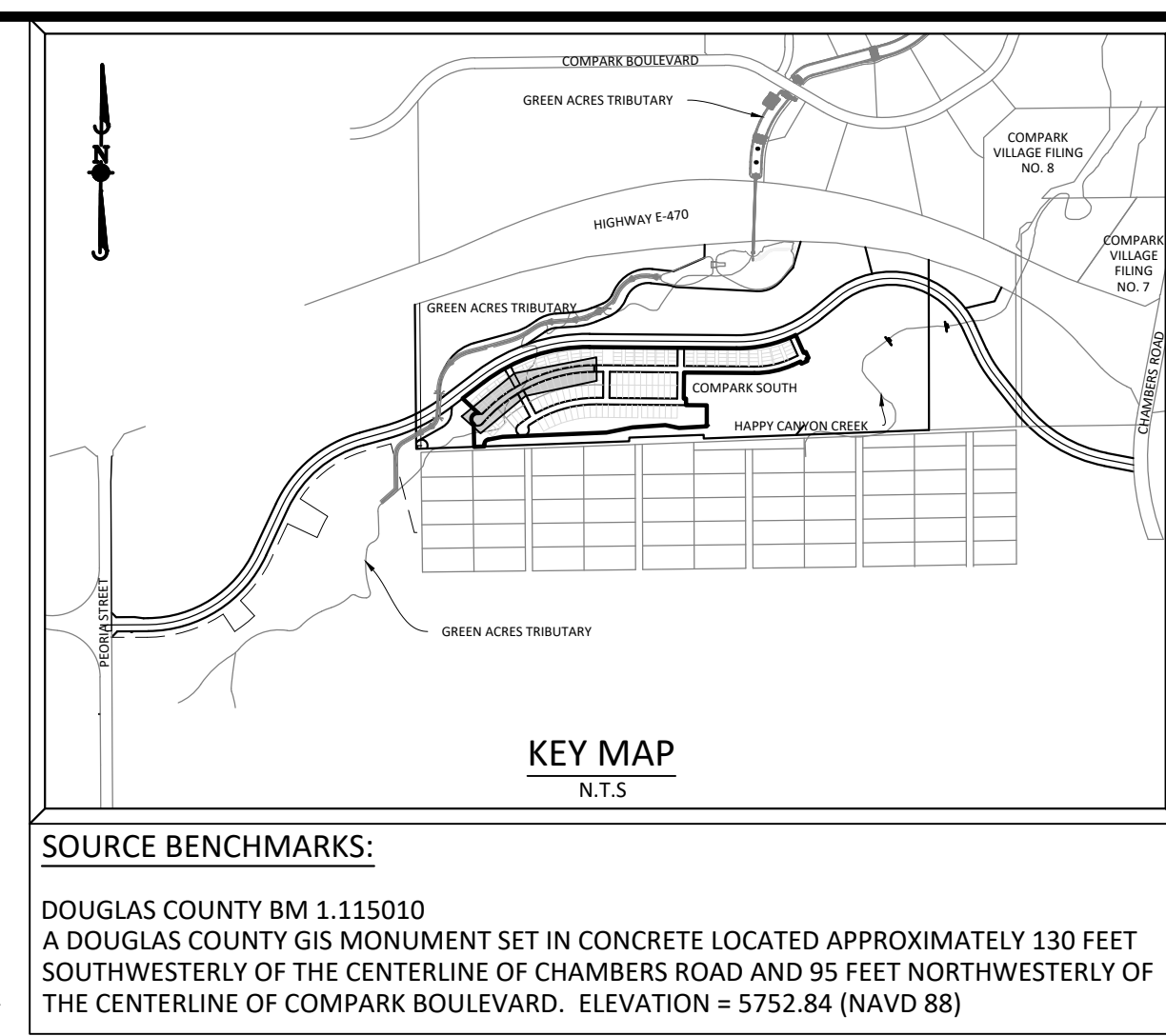
DATE: 10/2016

SHEET

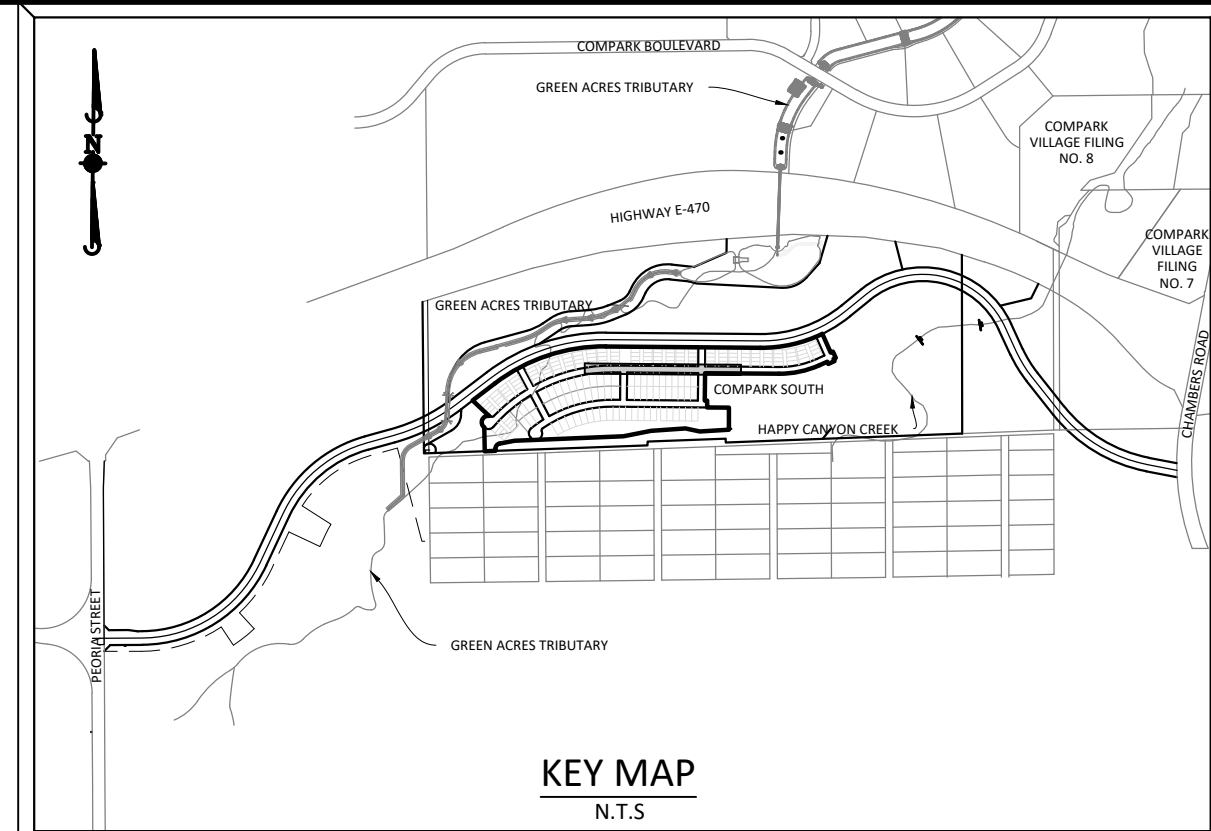
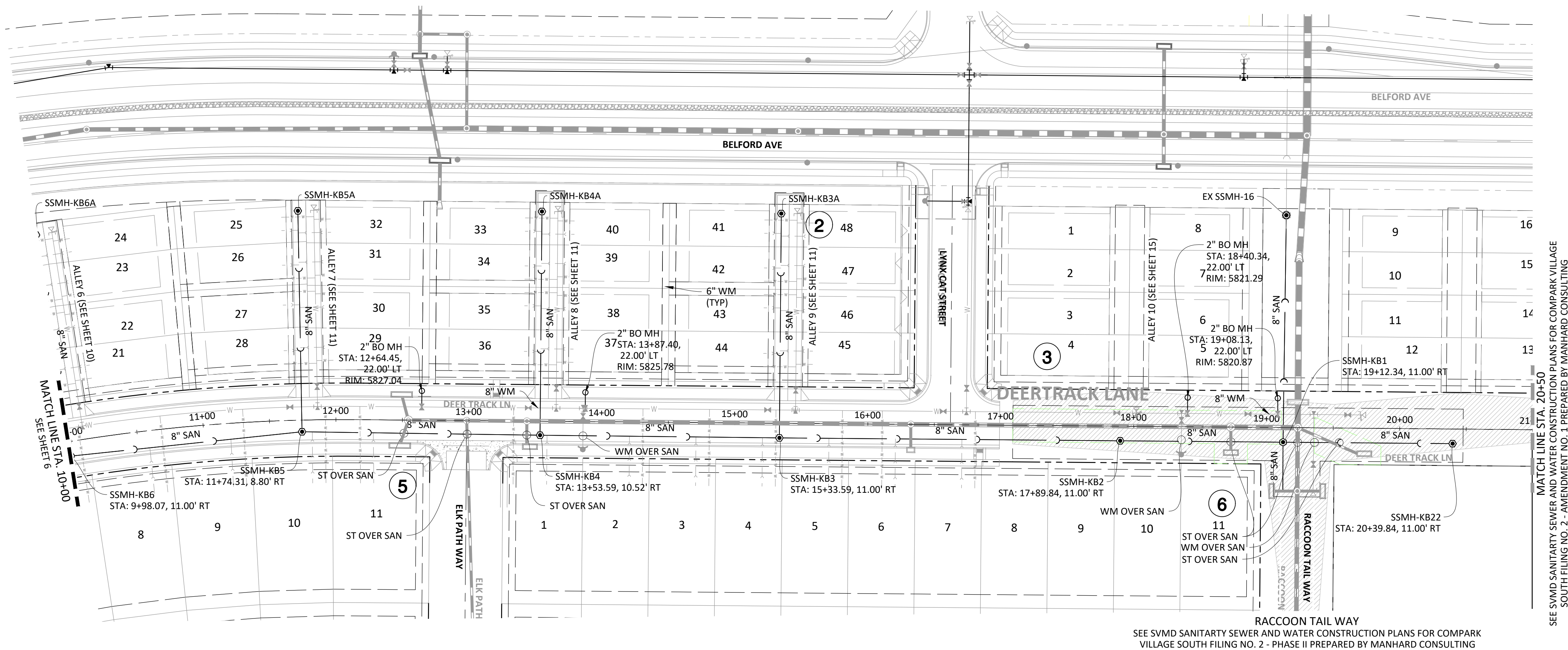
4 OF 14

CLCPK3

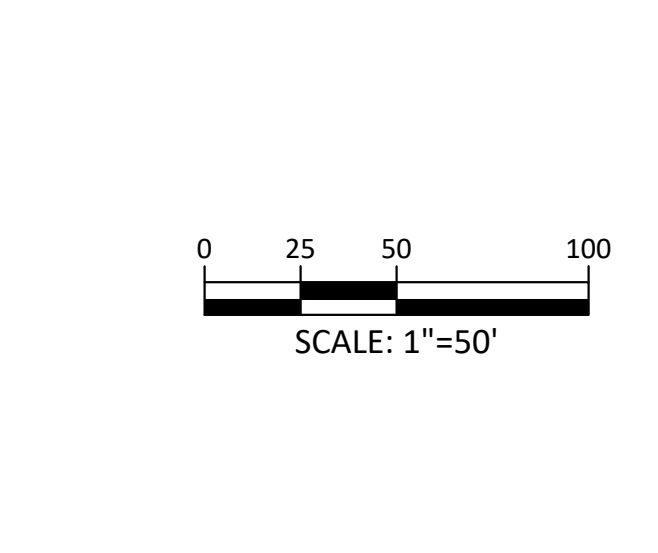




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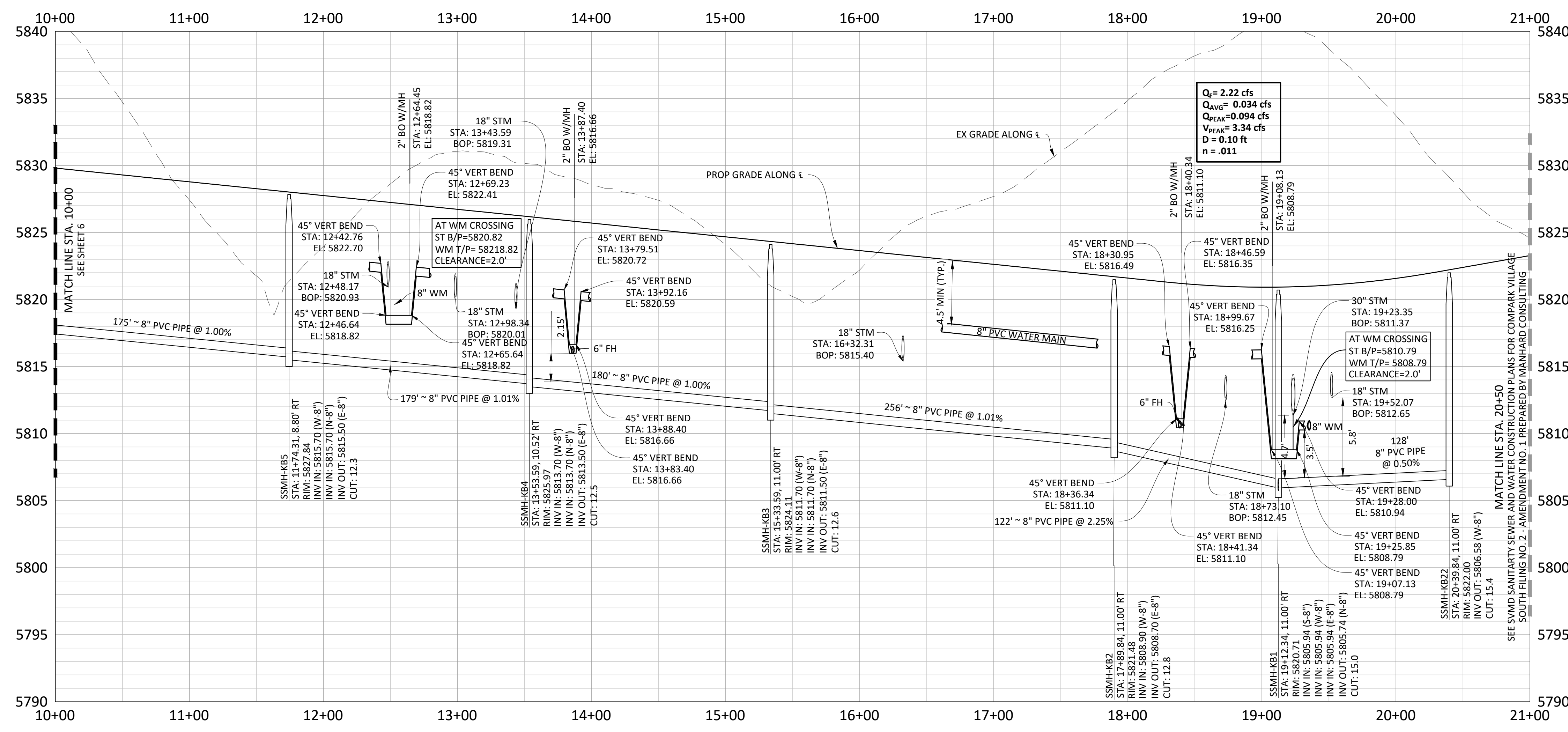


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SOUTHWESTERLY OF THE CENTERLINE OF CHAMBERS ROAD AND 95 FEET NORTHWESTERLY OF
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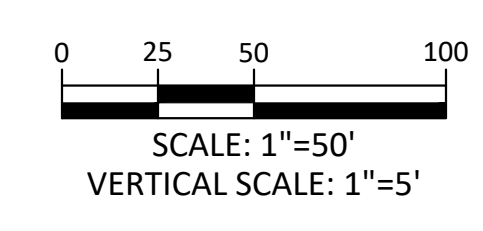


NOTE: SET ALL MANHOLE RIMS NOT IN PAVED AREAS 6\"/>

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.



DRAWN BY

DATE

REVISIONS

1	11/20/20	REVISIONS PER SAND REVIEW
2	07/2017	FINAL SUBMITTAL
3	06/2017	REVISED ALLEY EASEMENTS
4	08/2016	REVISED PER SMD COMMENTS

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7600 East Orchard Road, Suite 150A, Greenwood Village, CO 80111, phone: 303.780.0920
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Water Resource Management | Construction 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: 10/20/2016

37642

11-20-2020

PROFESSIONAL ENGINEER

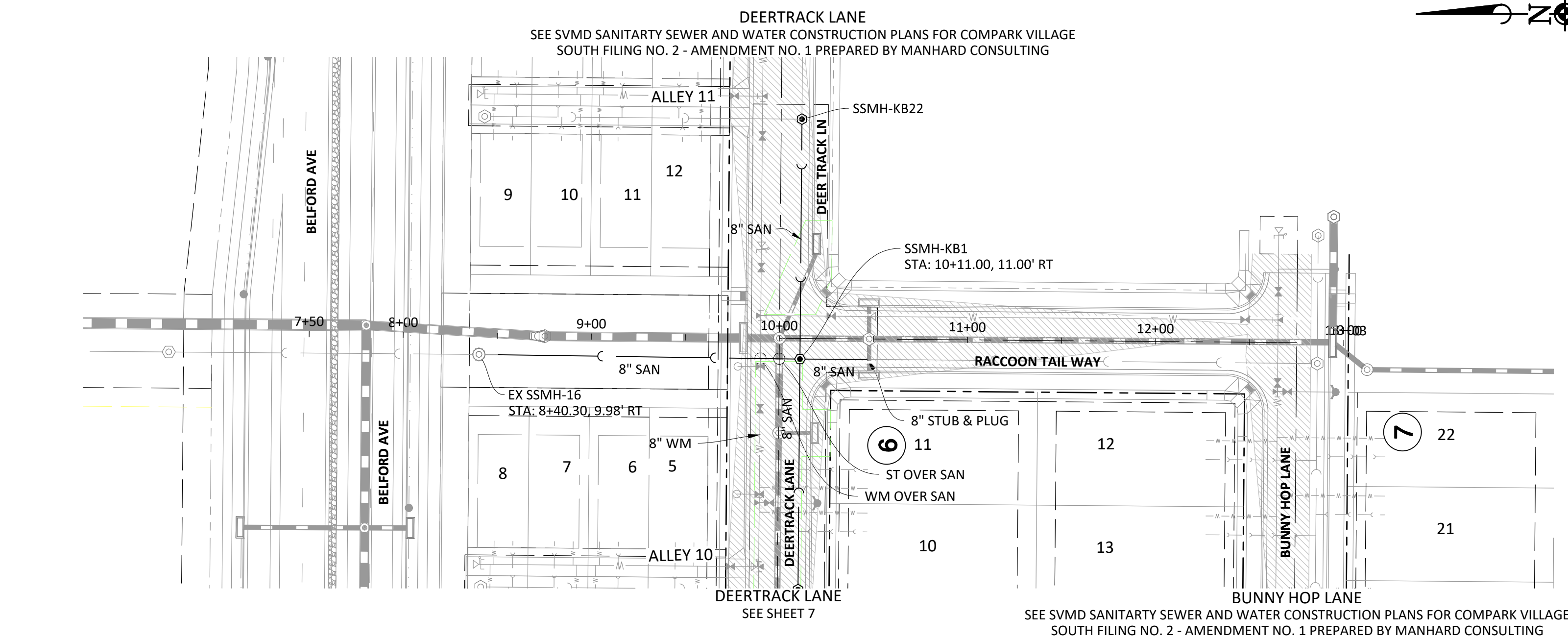
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7 OF 14

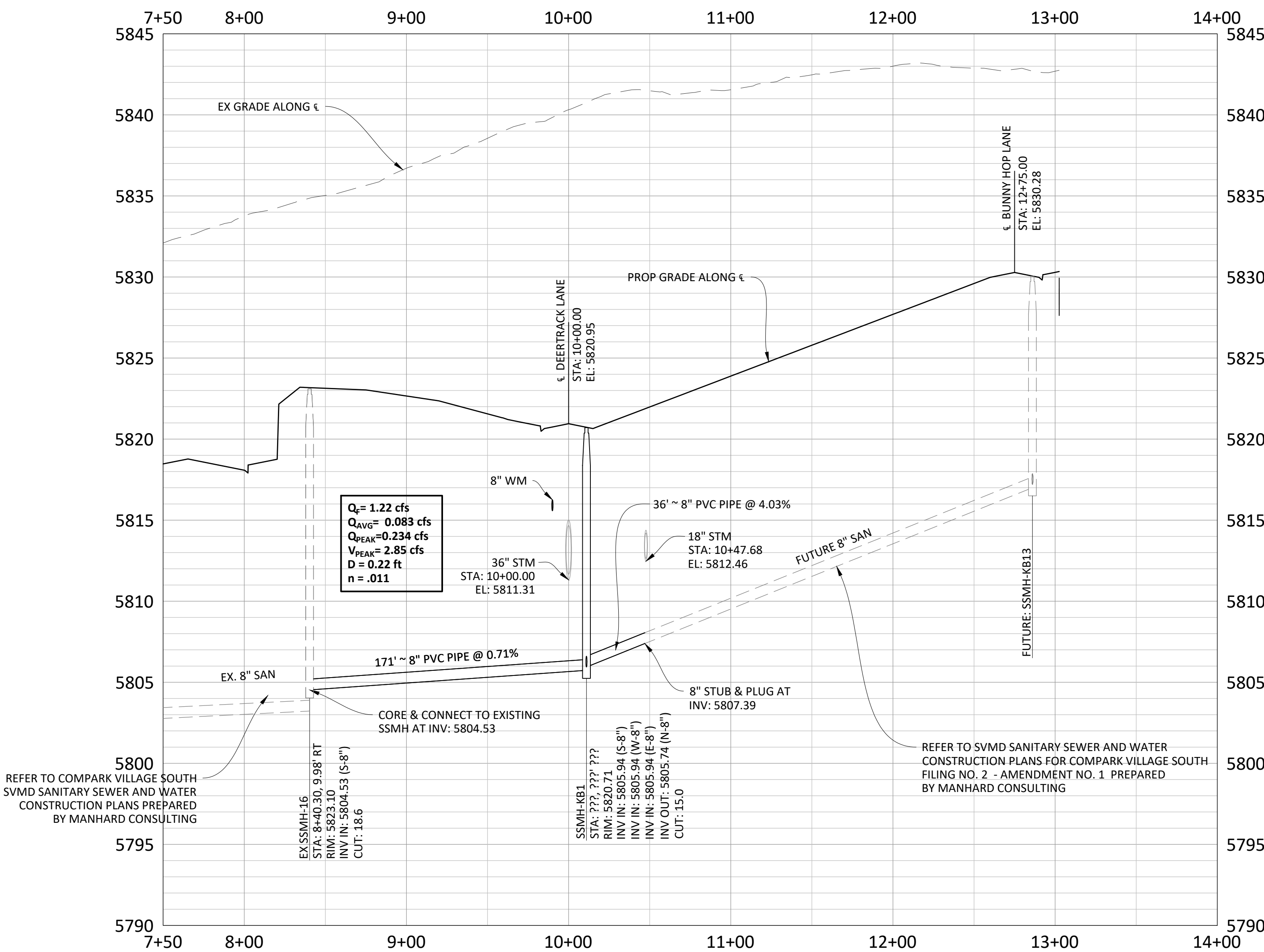
CLCPKC3

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Printed: 11/20/2020 1:08 PM Dwg Name: s:\c\pk3\compark\residential\cbs\dwg\env\final drawings\Plan Set\District\PHASE 1\USA-P&P-3-Street C.dwg, Updated By: Adunder



RACCOON TAIL WAY



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

0 25 50 100
SCALE: 1"=50'



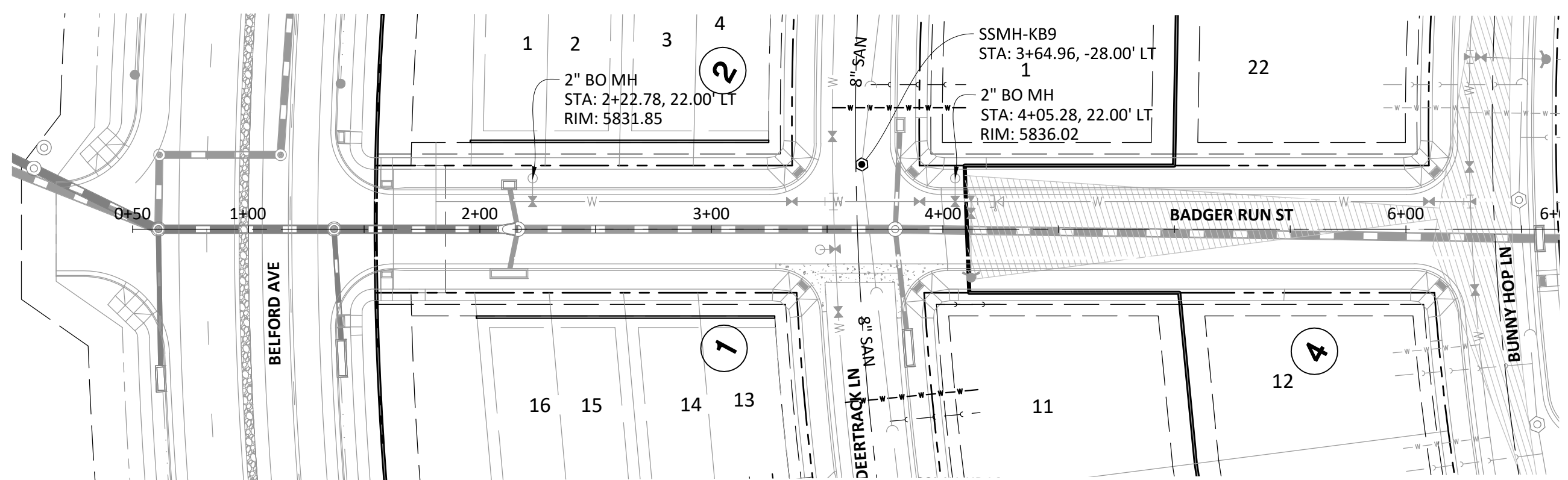
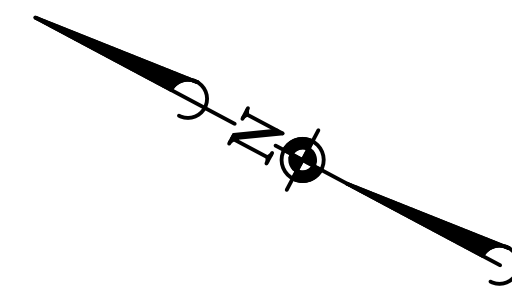
NOTES:
1.) WATER MAIN SHALL BE CONSTRUCTED USING MANUFACTURER SPECIFICATION AND/OR A MAXIMUM OF 1" DEFLECTION AT THE JOINT, WHICHEVER IS MORE STRICT, AND EBAA IRON SERIES 3800 MEGACOUPLING HIGH DEFLECTION COUPLINGS WITH A MAXIMUM DEFLECTION OF 3".

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

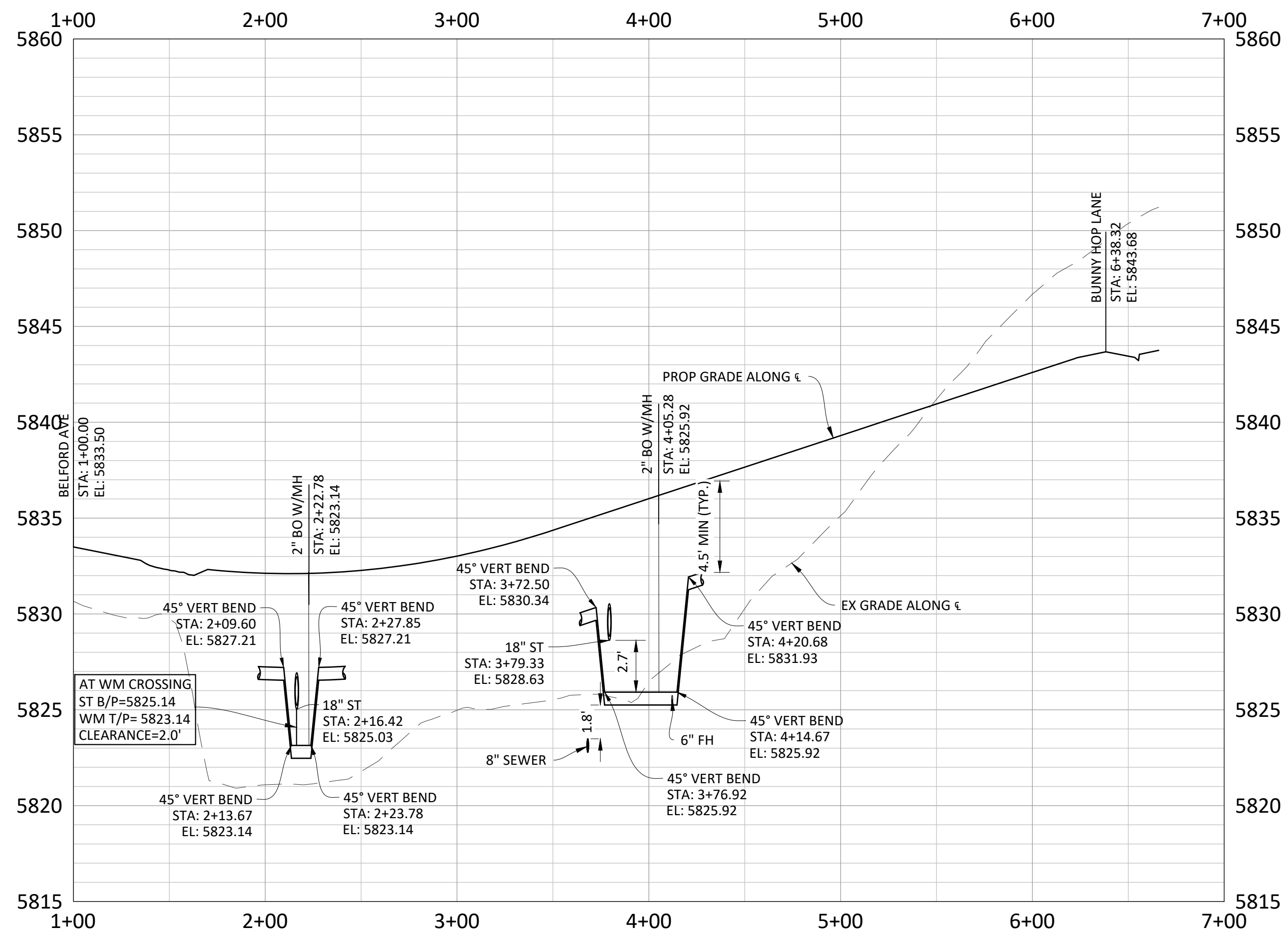
2.) ALL WATER MAINS SHALL BE C900 DR14 PVC.

3.) INSTALL MARKER POSTS AT THE END OF ALL STUB-OUTS.

0 25 50 100
SCALE: 1"=50'



BADGER RUN ST WATER PROFILE



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

PROJ. MGR.: RJM
PROJ. ASSOC.: RAK
DRAWN BY: ASD
DATE: 10/20/2016

SHEET
8 OF 14
CLCPK3

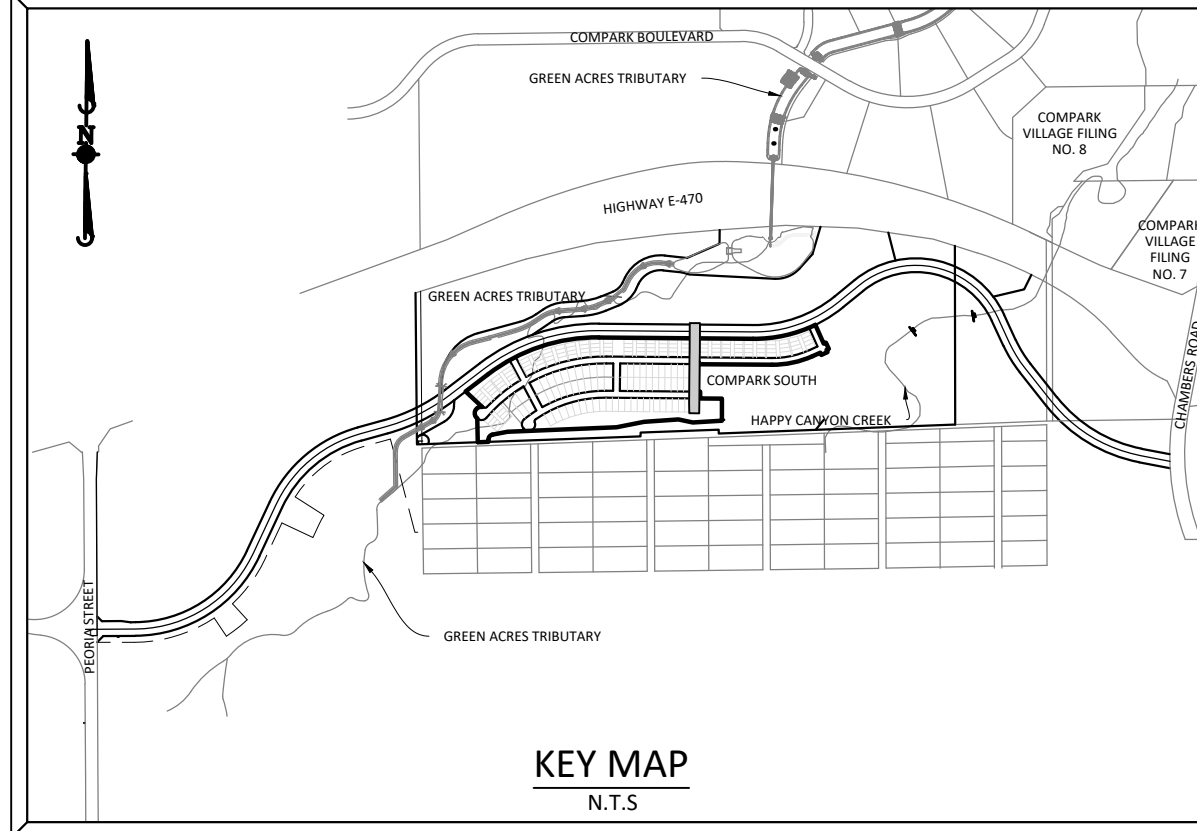
COMPARK VILLAGE SOUTH FILING NO. 2
TOWN OF PARKER, COLORADO
SANITARY SEWER PLAN AND PROFILE - RACCOON TAIL WAY



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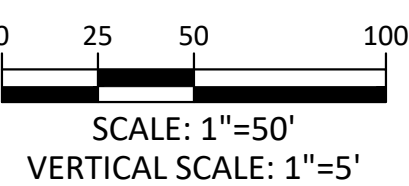
DATE	REVISIONS
11/09/20	REVISIONS PER SAND REVIEW
07/03/17	FINAL SUBMITTAL
06/20/17	REVISED ALLEY EASEMENTS
08/20/16	REVISED PER SVM D COMMENTS



3.) INSTALL MARKER POSTS AT THE END OF ALL STUB-OUTS.

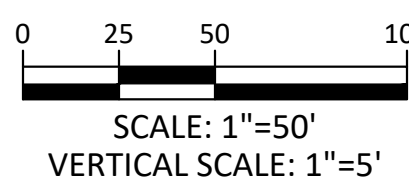
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SCALE: 1"=50'



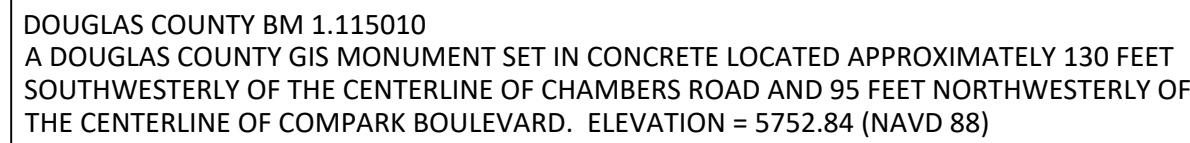
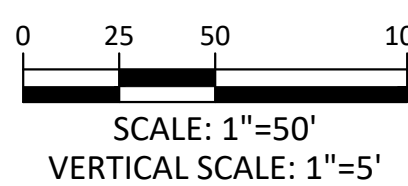
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SCALE: 1"=50'



0 25 50 100

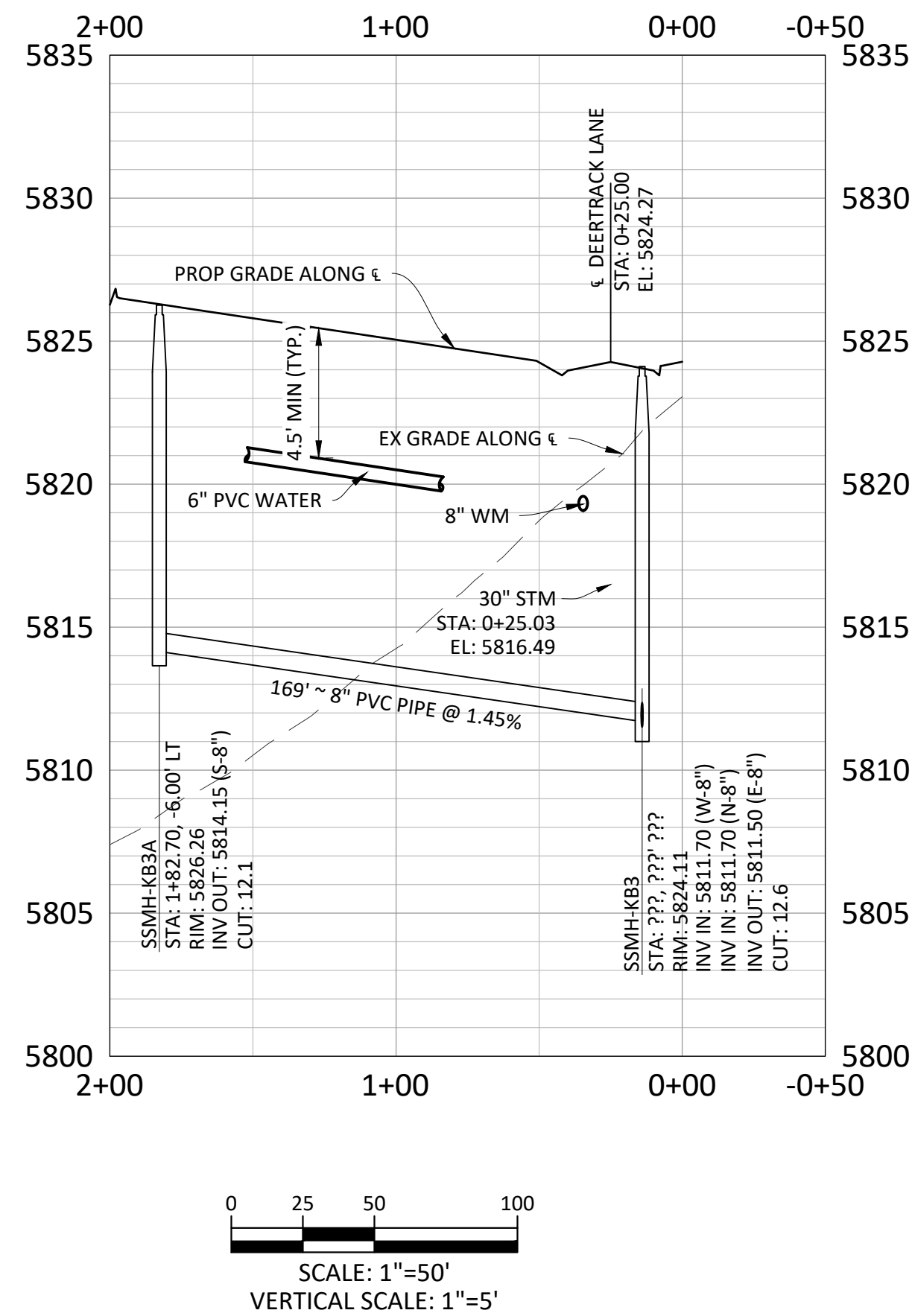
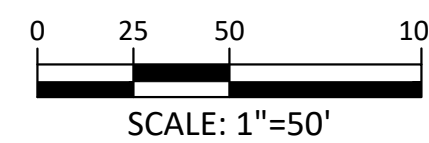
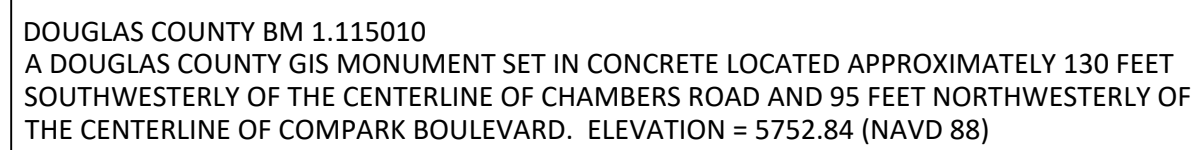
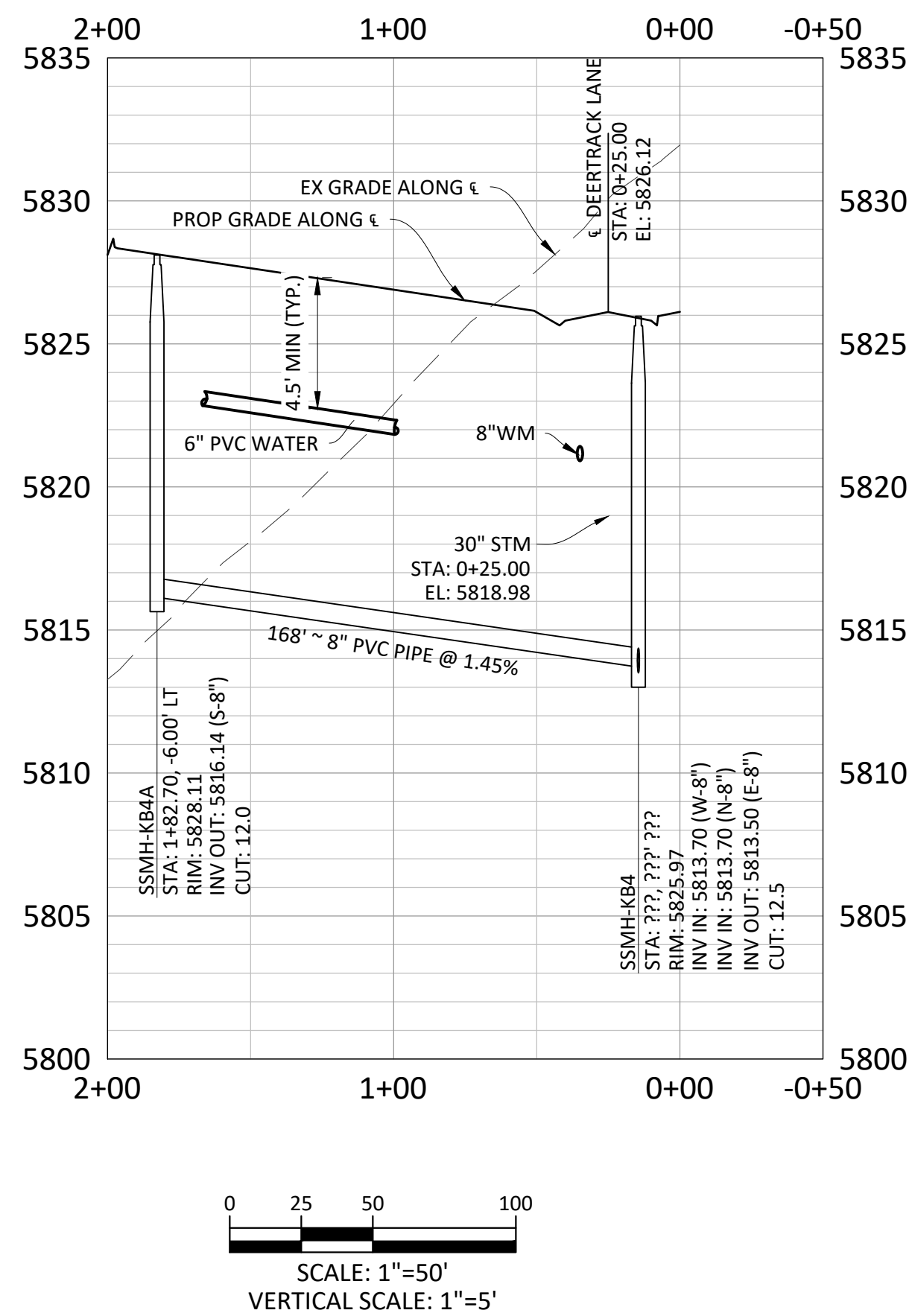
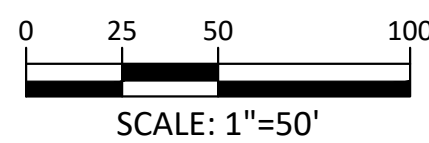
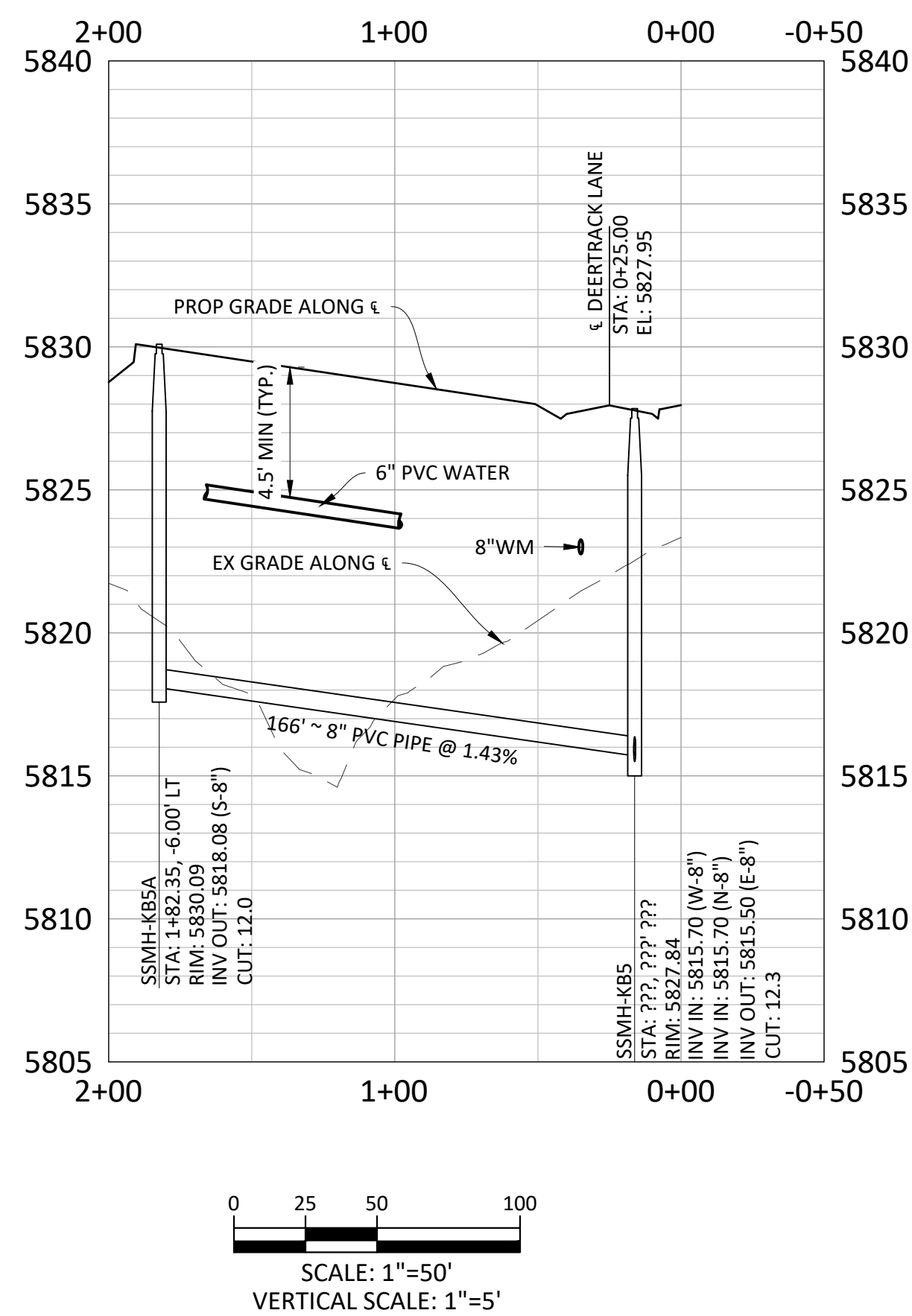
SCALE: 1"=50'



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SHEET
10 OF 14
CLCPKC3

3.) INSTALL MARKER POSTS AT THE END OF ALL STUB-OUTS.



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COMPARK VILLAGE SOUTH FILING NO. 2

TOWN OF PARKER, COLORADO

SANITARY SEWER PLAN AND PROFILE - ALLEY



SHEET
11 OF 14
CLCPKC3

