

Plotfile: 5/15/2020, 4:59 PM - Draw Name: c:\cprk3\comstout05-residential.crd\Draw\Final\drawing\Plan Set\District\Phase 2\05B-GENERAL NOTES.dwg - Updated By: ADrucker

GENERAL NOTES:

- 1. 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.
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.
7. ALL BACKFILL MATERIAL SHALL BE COMPACTED TO 95% STANDARD PROCTOR DENSITY.
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.
10. 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.
11. 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.
12. GRADING IS REQUIRED TO BE ADVANCED TO AT LEAST SUBGRADE LEVEL PRIOR TO UTILITY INSTALLATION. SURVEYOR CONFIRMATION WILL BE REQUIRED.

WATER MAIN NOTES

- 1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEERING STANDARDS AND SPECIFICATIONS, LATEST REVISION.
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.
3. ALL BENDS, PLUGS, REDUCERS, AND FIRE HYDRANTS ARE TO BE RODDED.
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.
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.
8. HYDROSTATIC TESTING: ALL WATER MAINS SHALL BE TESTED PER THE REQUIREMENTS OF THE STONEGATE VILLAGE METROPOLITAN DISTRICT STANDARDS AND SPECIFICATIONS.

- 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.
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.
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.
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 OVAL 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.
19. ALL WATER VALVES SHALL BE OPEN RIGHT.

SANITARY SEWER NOTES

- 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.
3. SEWER LINES SHALL BE INSTALLED 5-FEET SOUTH OR WEST OF RACCOON TAIL WAY CENTERLINE, UNLESS OTHERWISE SHOWN ON PLANS.
4. SEWER RIM ELEVATIONS SHOWN ARE APPROPRIATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS.
5. 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.
6. SEWER WYES SHALL BE USED RATHER THAN TEES.
7. ALL MANHOLES SHALL BE 48-INCHES IN DIAMETER WITH 24-INCH RING AND COVER, ECCENTRIC CONE, UNLESS OTHERWISE SPECIFIED.
8. PIPE BEDDING SHALL BE CLASS "B" AND SHALL CONFORM TO ASTM C-333 OR D-448 GRADATION NO. 6 OR NO. 67.
9. 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.
10. ALL PIPE LENGTHS ARE APPROXIMATE.
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. ALL MANHOLES SHALL HAVE SHAPED INVERTS.
13. 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.
14. 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.
15. PRIOR TO PROBATIONARY ACCEPTANCE WALK-THROUGH, THE CONTRACTOR/DEVELOPER SHALL JET CLEAN THE ENTIRE SANITARY SEWER SYSTEM AND PUMPOUT AT THE PLUGGED MANHOLE.
16. ALL SERVICES WILL BE PERMANENTLY MARKED ON CURB FACE AS FOLLOWS:
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.

DISTRICT ACCEPTANCE NOTE:

- 1. UPON COMPLETION OF SANITARY SEWER AND WATER CONSTRUCTION AND TESTING, THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE DISTRICT FOR PROBATIONARY ACCEPTANCE INSPECTION.
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.
3. THE DATE OF FINAL ACCEPTANCE WILL BE INDICATED IN THE CONDITIONS OF THE PROBATIONARY ACCEPTANCE LETTER.

MASTER LEGEND

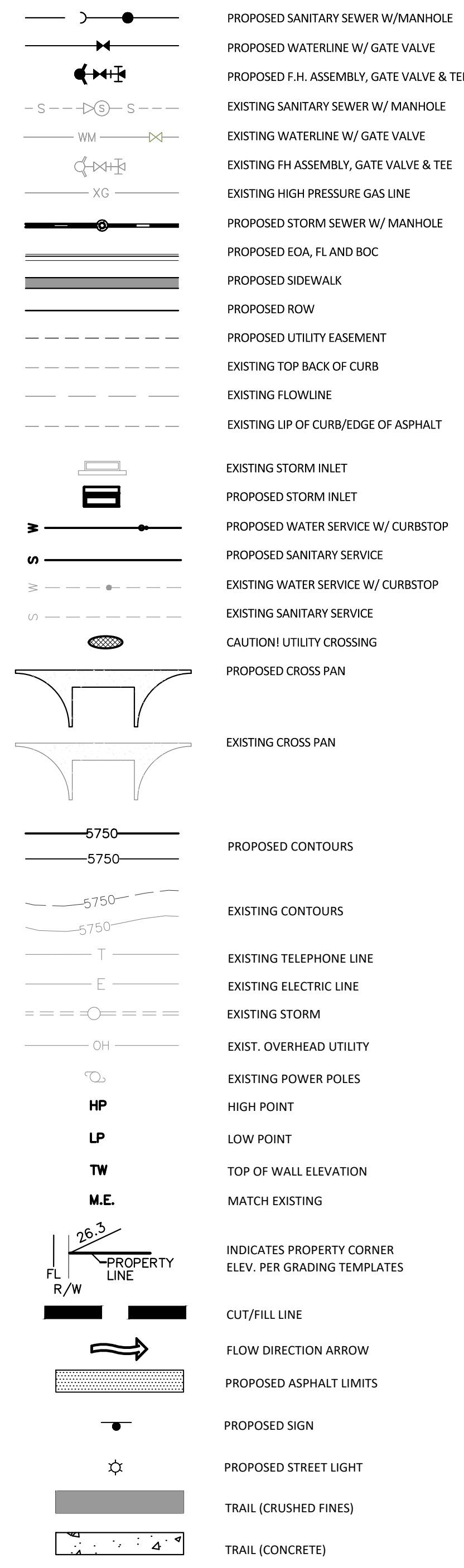


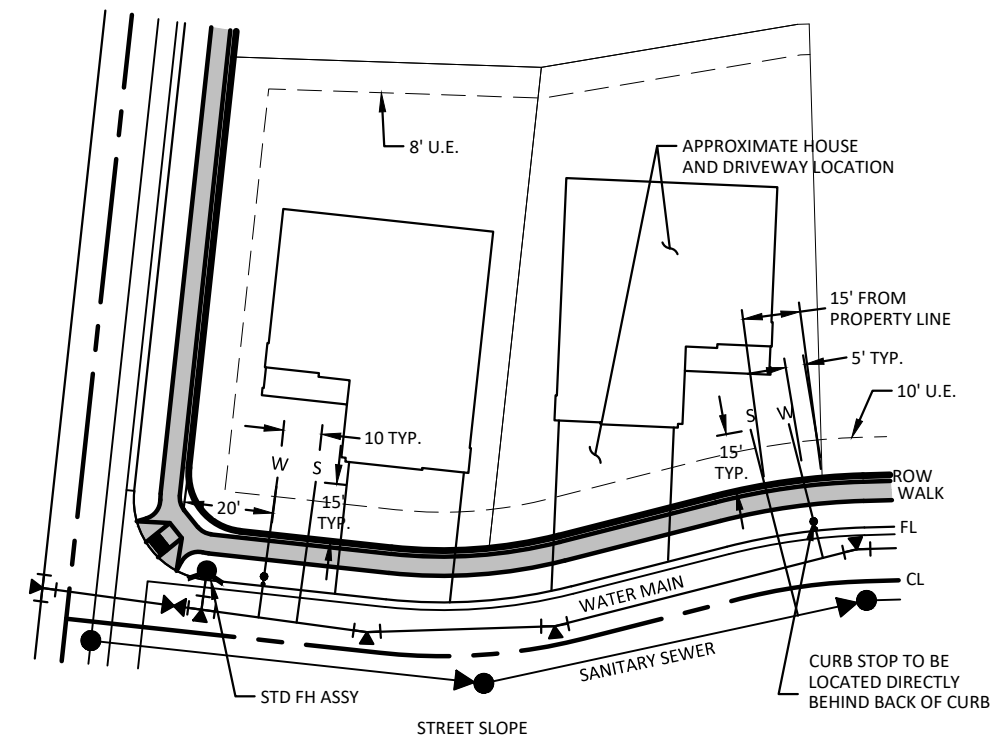
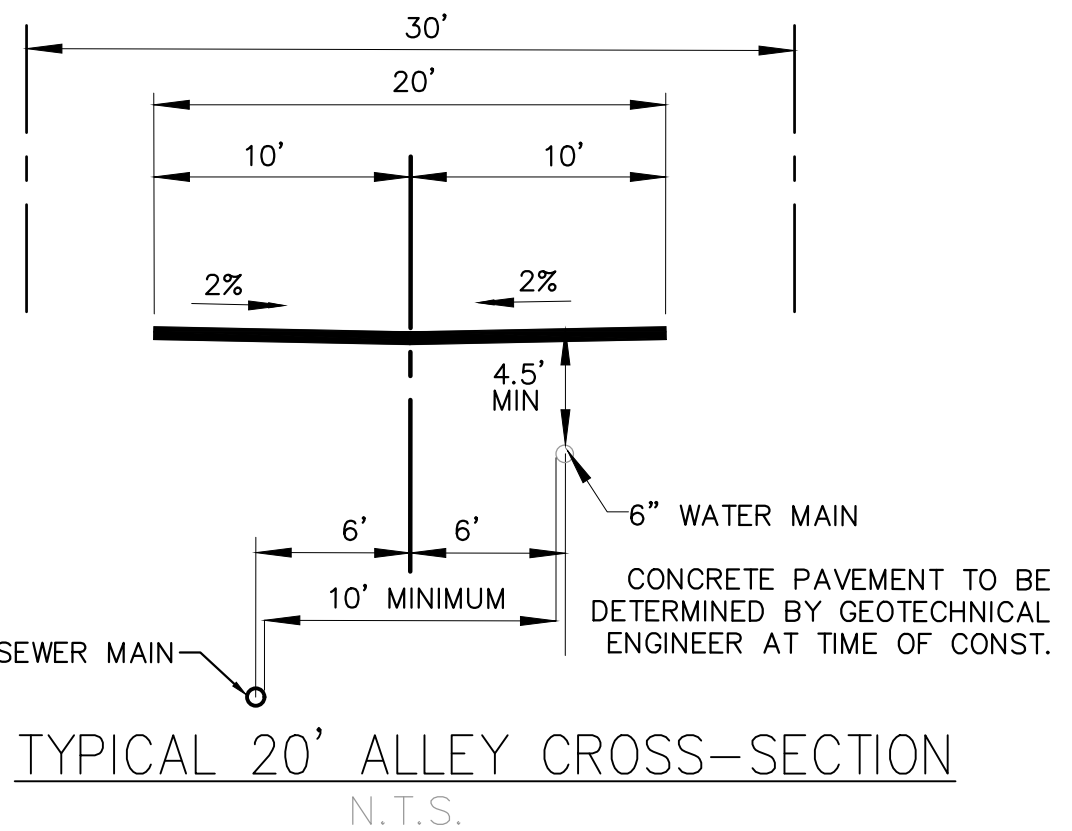
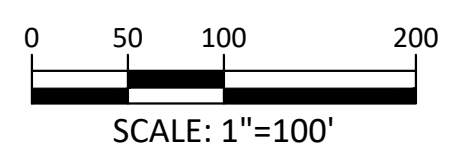
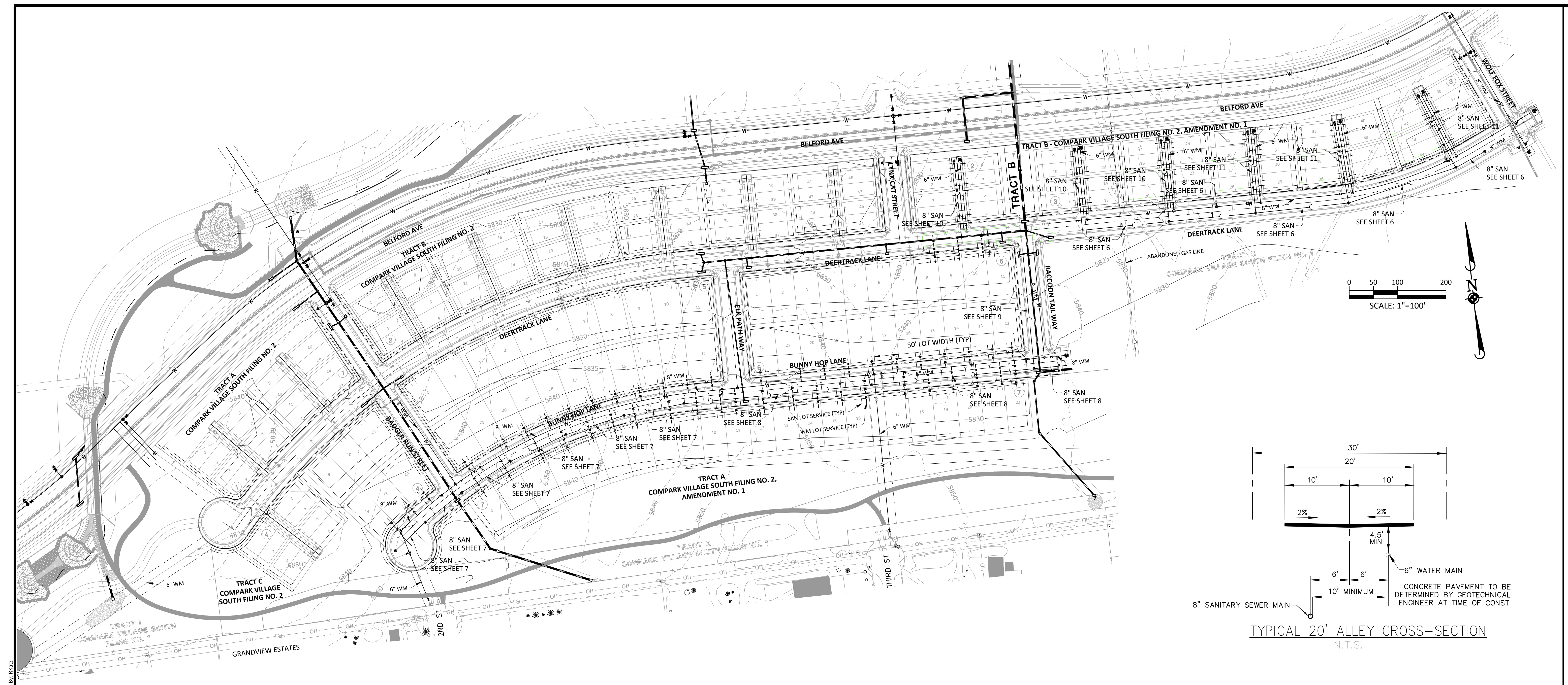
Table with columns: REVISIONS, DATE, and rows for revisions A through C.

Manhard CONSULTING LTD logo and contact information including address, phone, and website.

COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
GENERAL NOTES

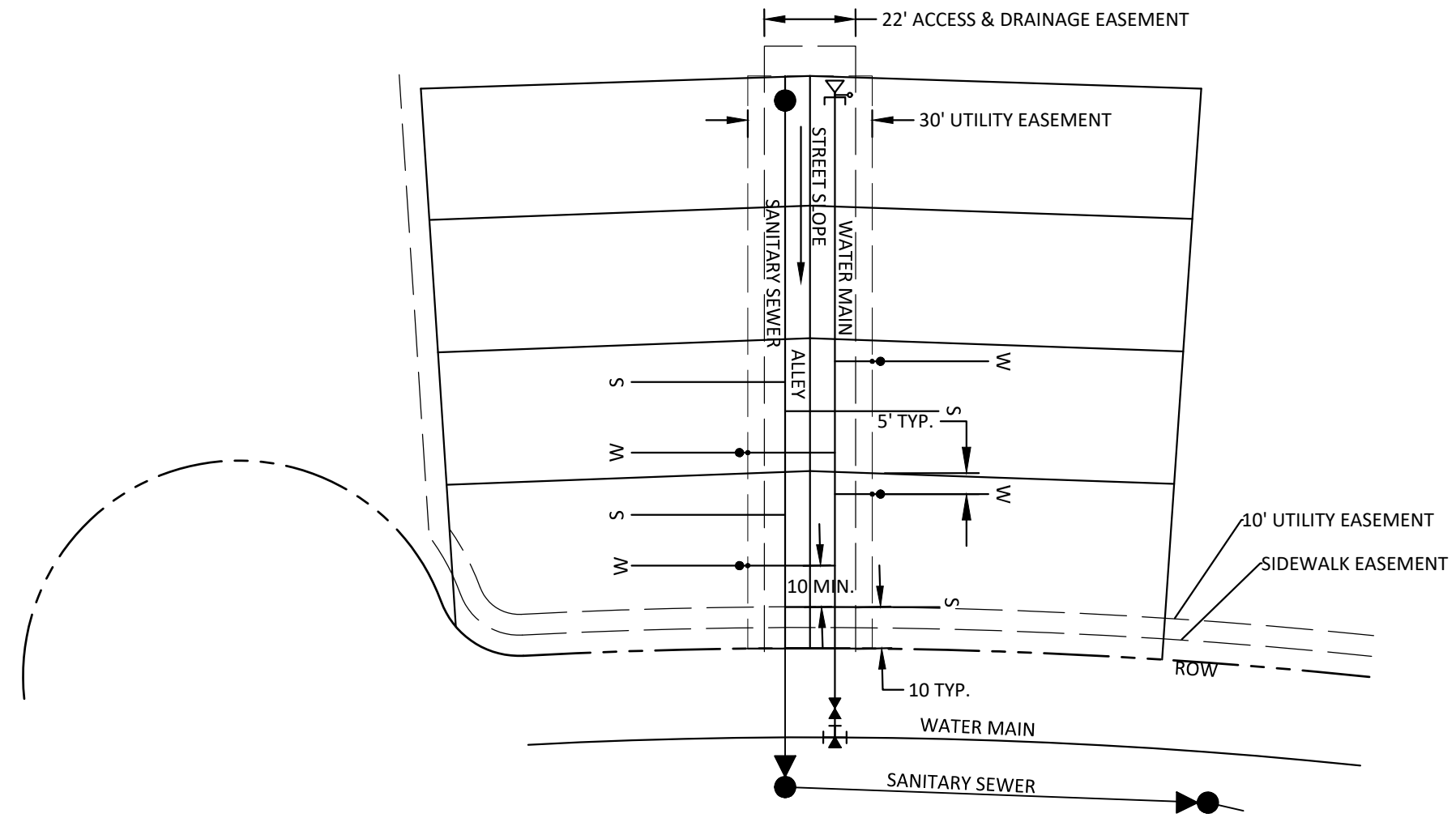
Project information table with fields for PROJ. MGR., PROJ. ASSOC., DRAWN BY, DATE, SHEET, and page number 2 OF 14.

SUBMITTED FOR REAPPROVAL - NOT FOR CONSTRUCTION



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.



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.

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

DATE SIGNED _____

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 _____ DATE _____
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

BY _____ DATE _____
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

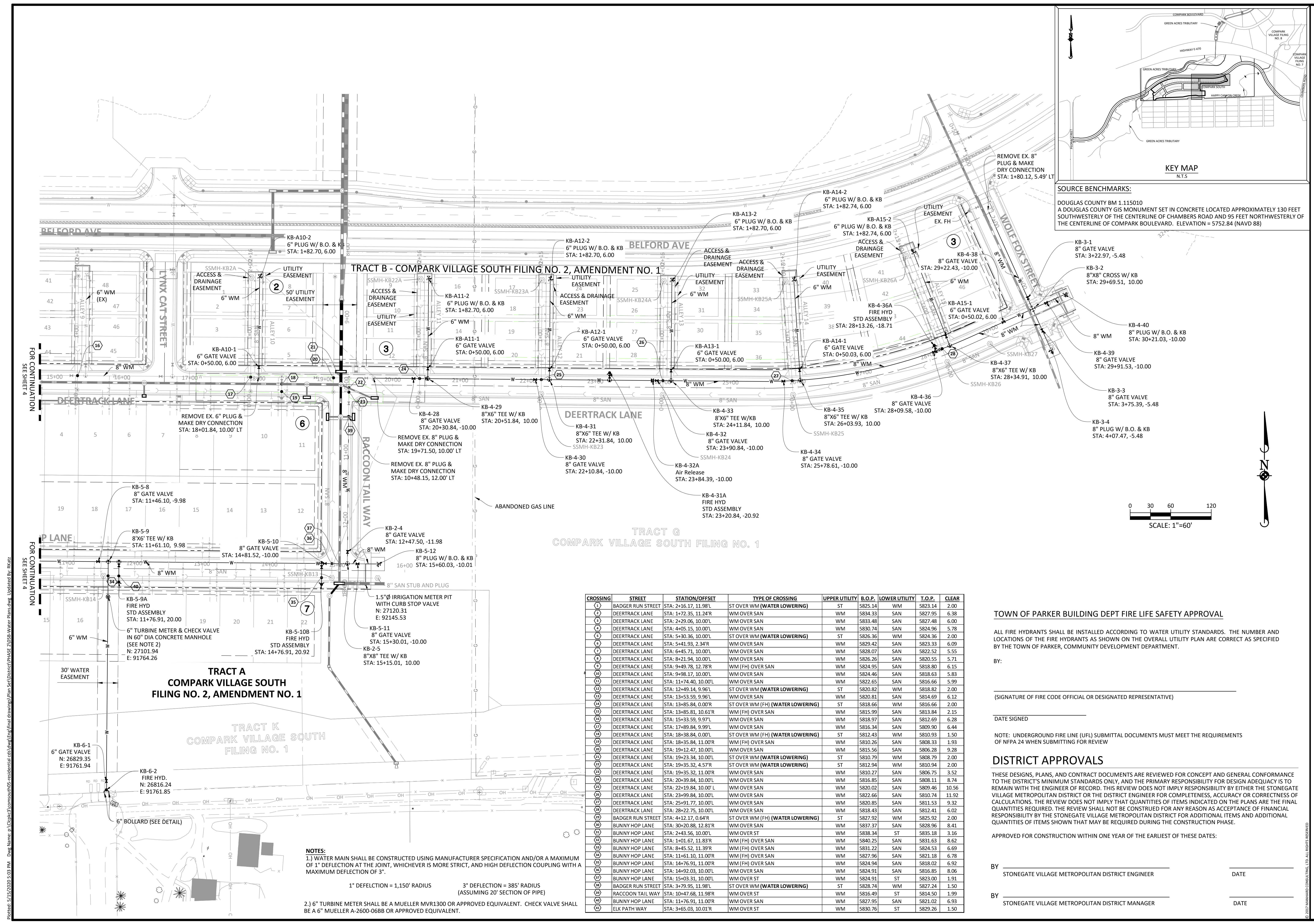
DATE	REVISIONS

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

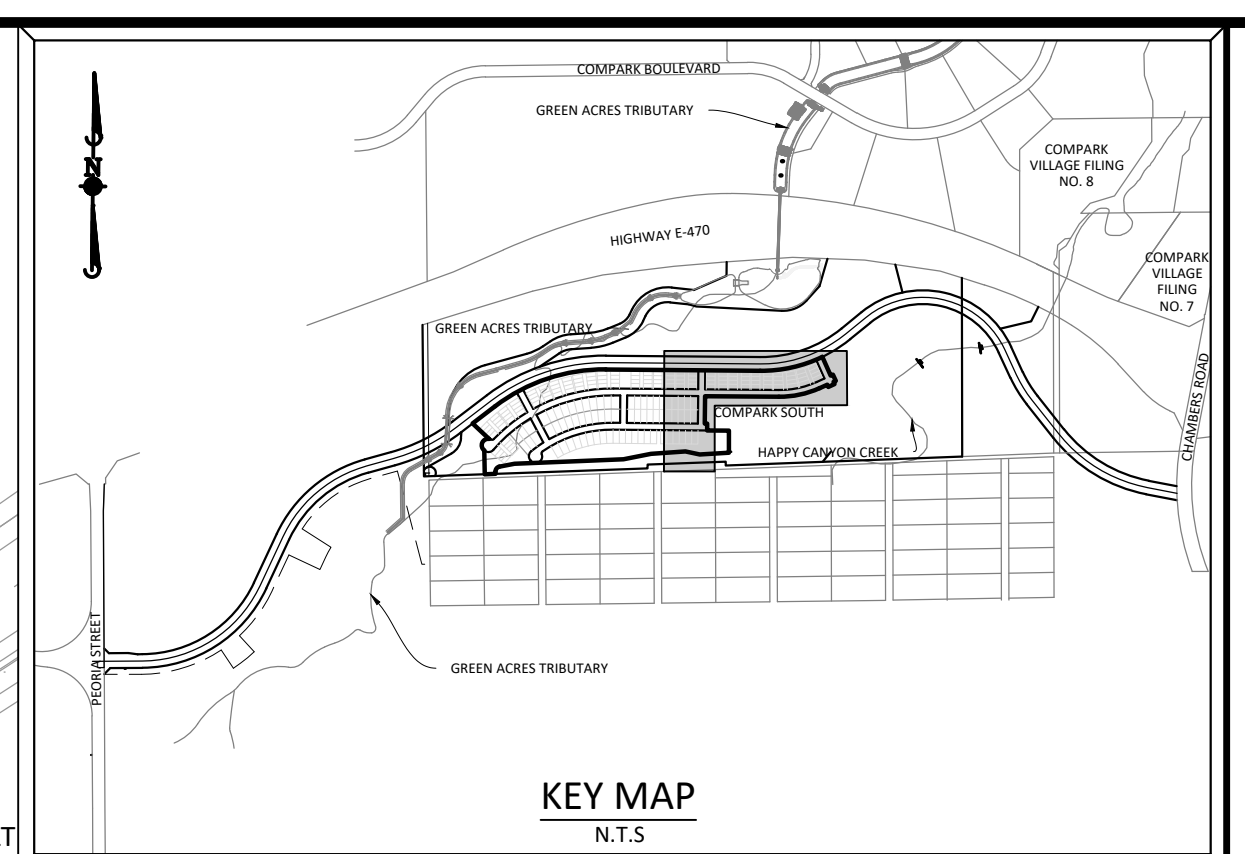
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
OVERALL UTILITY PLAN

SUBMITTED FOR APPROVAL - NOT FOR CONSTRUCTION

Plotted: 5/15/2020 5:01 PM. Dwg Name: c:\clients\comsouth05-residential\cfd\dwg\util\main\drawing\Phase 2\OSB-Overall Utility.dwg. Updated By: RAK



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)



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, 11.98'L	ST OVER WM (WATER LOWERING)	ST	5825.14	WM	5823.14	2.00
(2)	DEERTRACK LANE	STA: 1+72.35, 11.24'R	WM OVER SAN	WM	5834.33	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+30.36, 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	5829.42	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+85.84, 0.00'R	ST OVER WM (FH) (WATER LOWERING)	ST	5818.66	WM	5816.66	2.00
(15)	DEERTRACK LANE	STA: 13+85.81, 10.61'R	WM (FH) OVER SAN	WM	5815.99	SAN	5813.84	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, 9.99'L	WM OVER SAN	WM	5816.34	SAN	5809.94	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	5808.33	1.93
(20)	DEERTRACK LANE	STA: 19+12.47, 10.00'L	WM OVER SAN	WM	5815.56	SAN	5806.28	9.28
(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+99.84, 10.00'L	WM OVER SAN	WM	5822.66	SAN	5810.74	11.92
(27)	DEERTRACK LANE	STA: 25+91.77, 10.00'L	WM OVER SAN	WM	5820.85	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, 12.81'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	5835.18	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+76.91, 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+47.68, 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+65.03, 10.01'R	WM OVER ST	WM	5830.76	ST	5829.26	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 HIGH DEFLECTION COUPLING WITH A MAXIMUM DEFLECTION OF 3".
 2.) TURBINE METER SHALL BE A MUELLER MVR1300 OR APPROVED EQUIVALENT. CHECK VALVE SHALL BE A 6" MUELLER A-2600-06BB OR APPROVED EQUIVALENT.
 1" DEFLECTION = 1,150' RADIUS 3" DEFLECTION = 385' RADIUS (ASSUMING 20' SECTION OF PIPE)

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 SIGNED: _____

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

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

BY STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER _____ DATE _____
 BY STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER _____ DATE _____

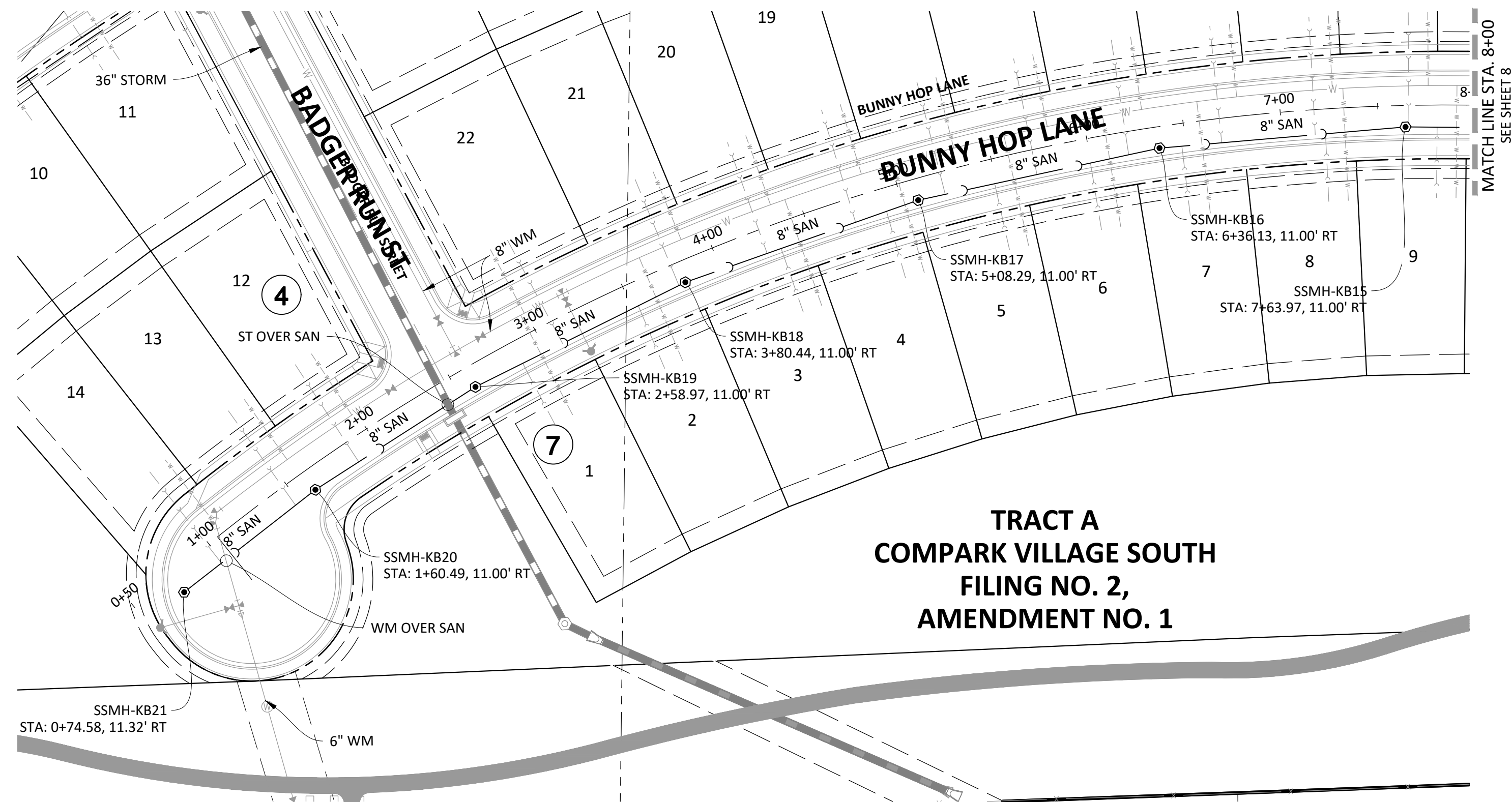
Manhard CONSULTING
 7600 East Orchard Road, Suite 100A, Greenwood Village, CO 80111, phone: 303.778.0800
 Civil Engineering & Geospatial Services GIS
 Water Resource Management Construction Management

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

SHEET 5 OF 14
 CLCPK3

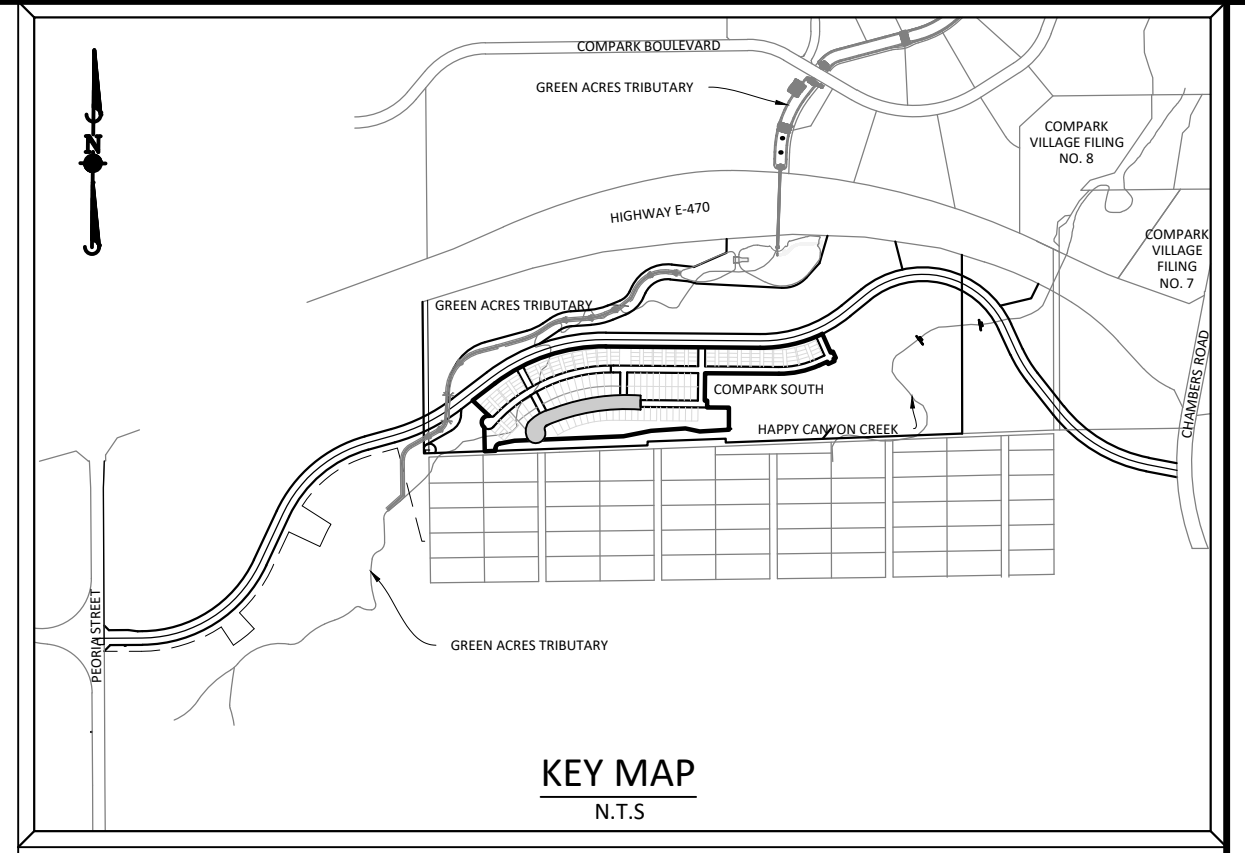
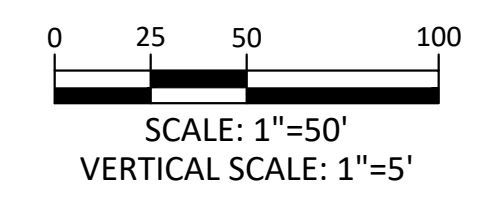
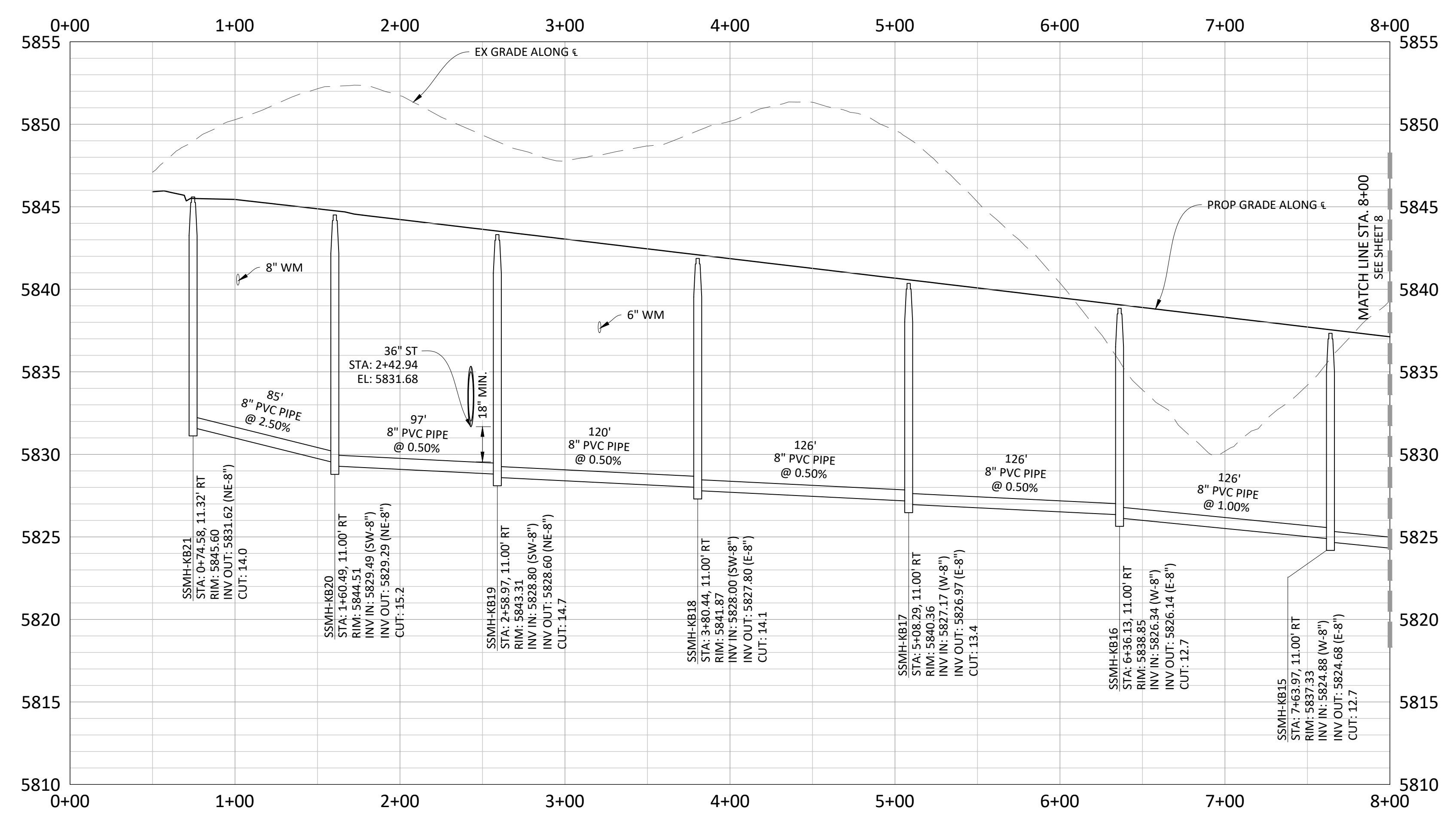
COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COLORADO
 WATER PLAN - EAST

SUBMITTED FOR REAPPROVAL - NOT FOR CONSTRUCTION



**TRACT A
COMPARK VILLAGE SOUTH
FILING NO. 2,
AMENDMENT NO. 1**

BUNNY HOP LANE



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
07/2017	FINAL SUBMITTAL
06/2017	REVISED ALLEY EASEMENTS
08/2016	REVISED PER S/M/D COMMENTS

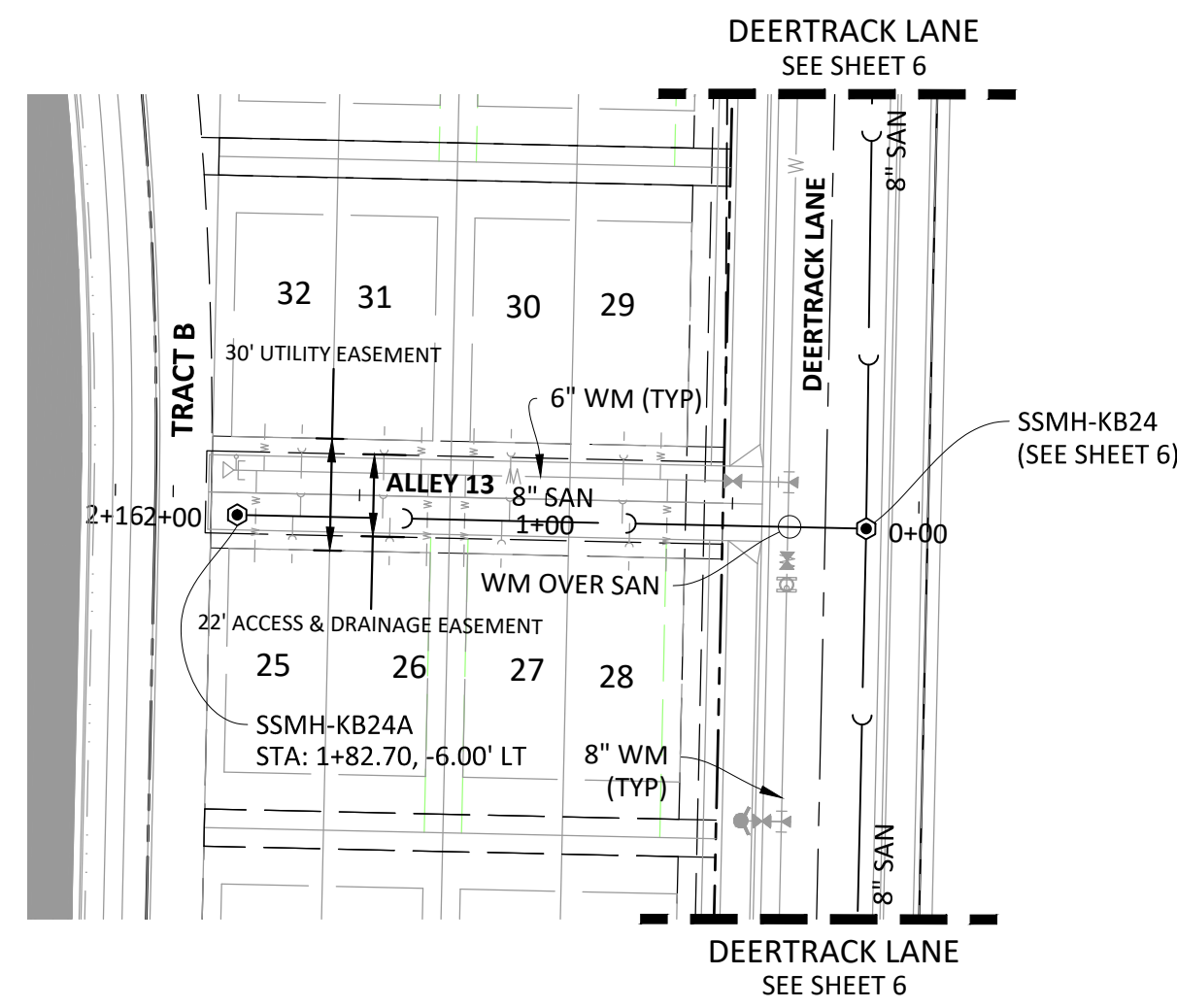
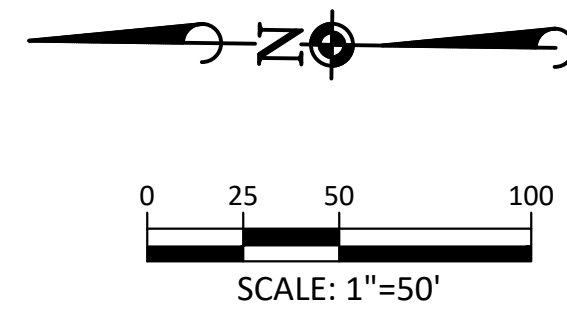
Manhard CONSULTING
7600 East Orchard Road, Suite 100, Greenwood Village, CO 80111, phone: 303.750.0500 manhard.com
Civil Engineering | Surveying & Geospatial Services | GIS | Construction Management | Water Resource Management

COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
TOWN OF PARKER, COLORADO
SANITARY SEWER PLAN AND PROFILE - BUNNY HOP LANE

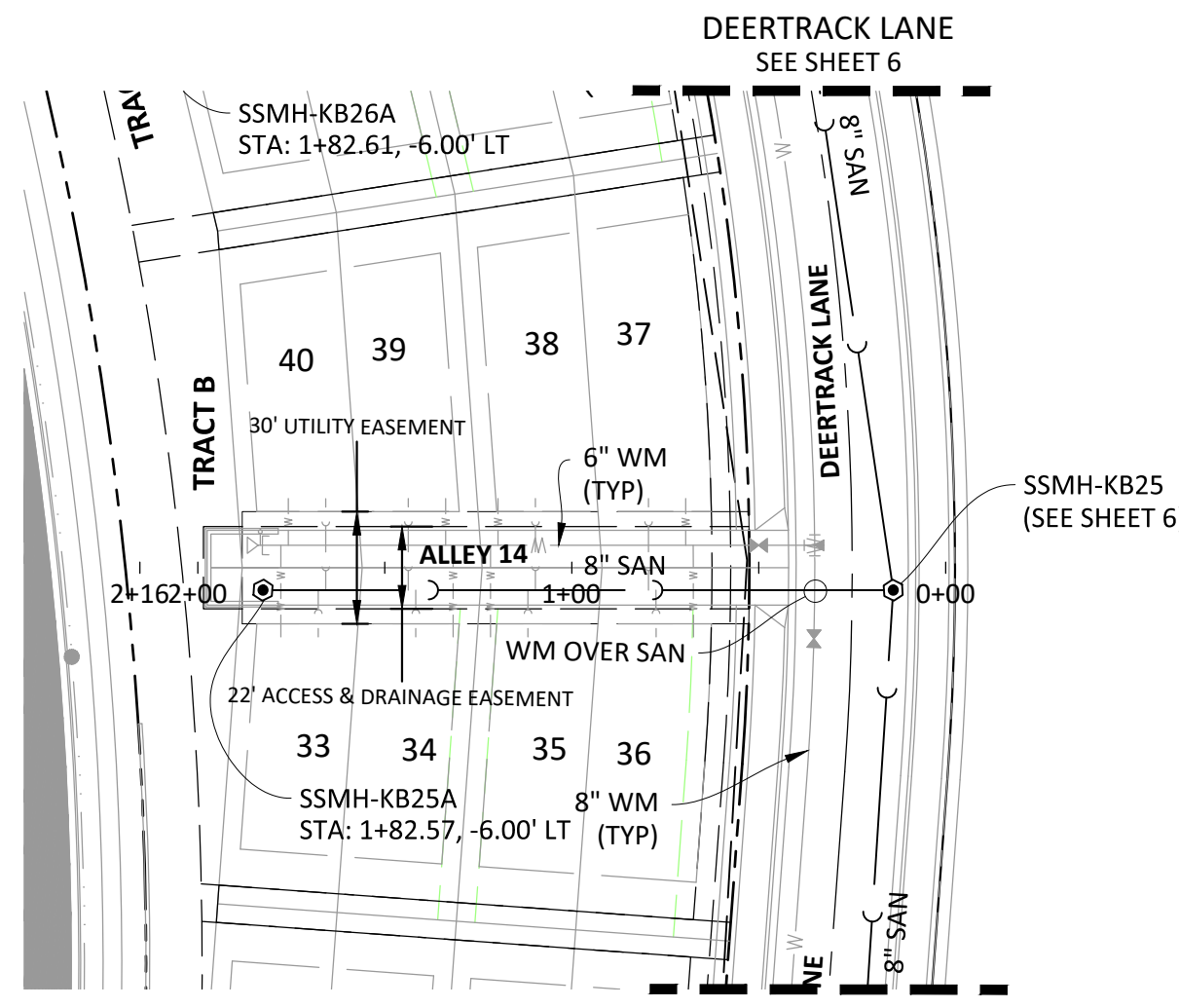
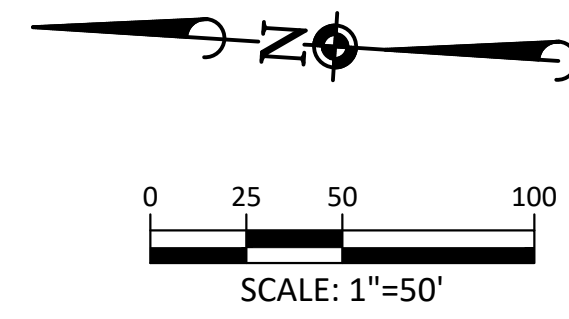
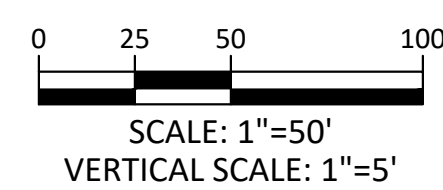
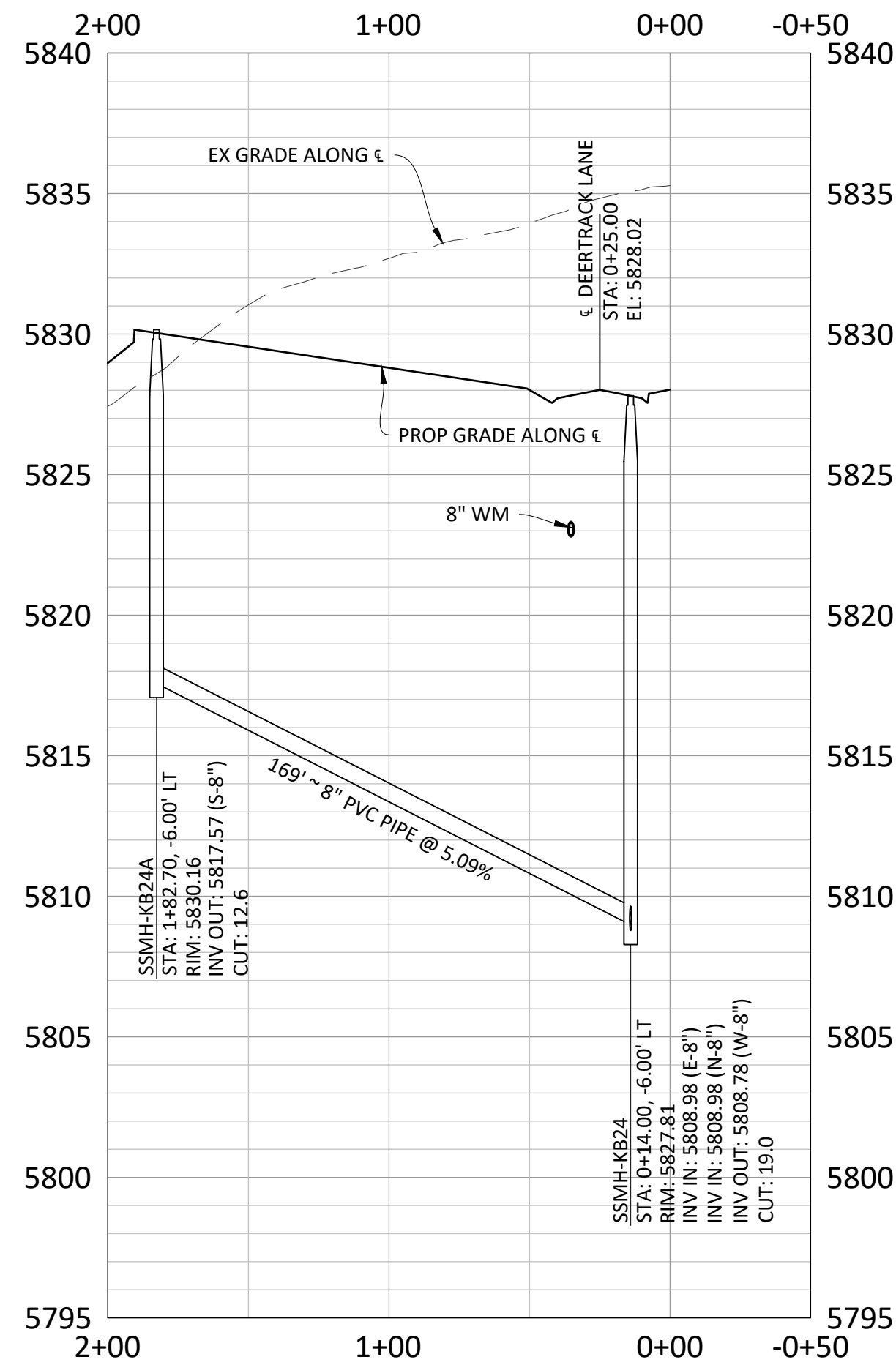
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PROJ. ASSOC.: RAK
DRAWN BY: ASD
DATE: 10/2016
SHEET
7 OF 14
CLCPKC3

SUBMITTED FOR REAPPROVAL - NOT FOR CONSTRUCTION

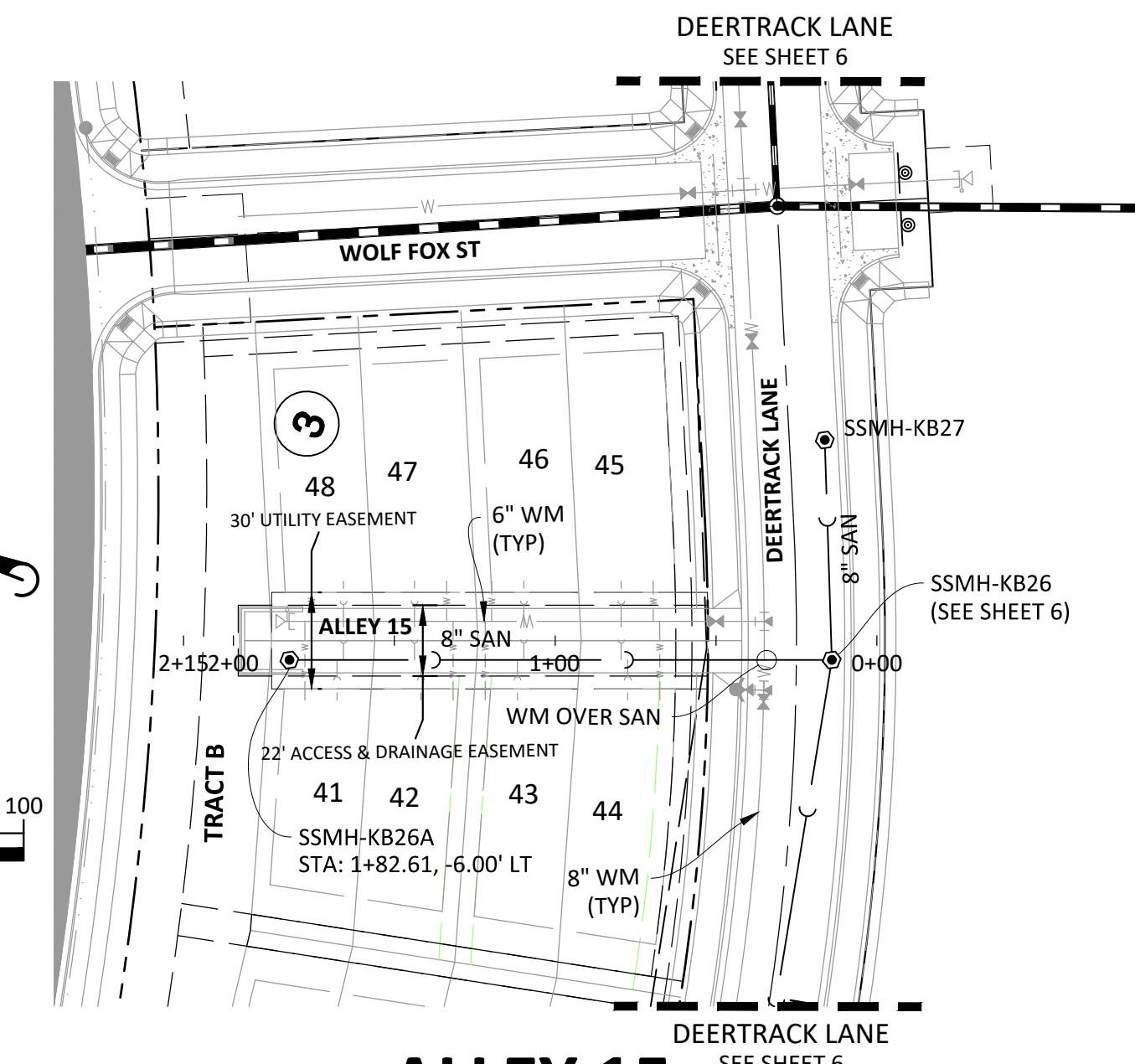
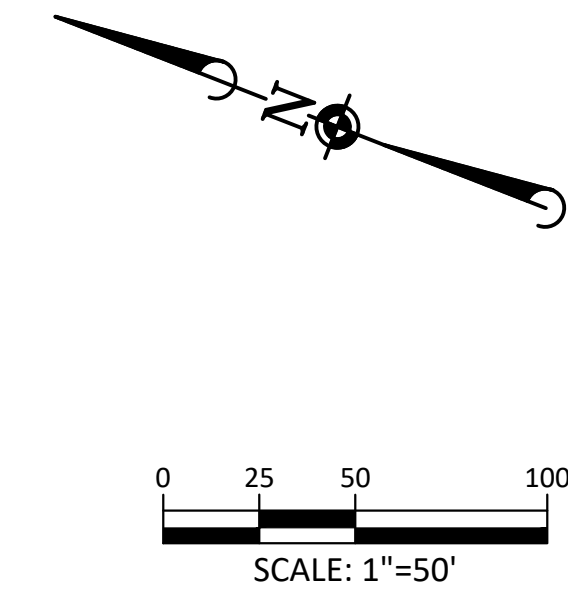
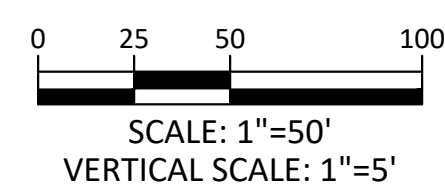
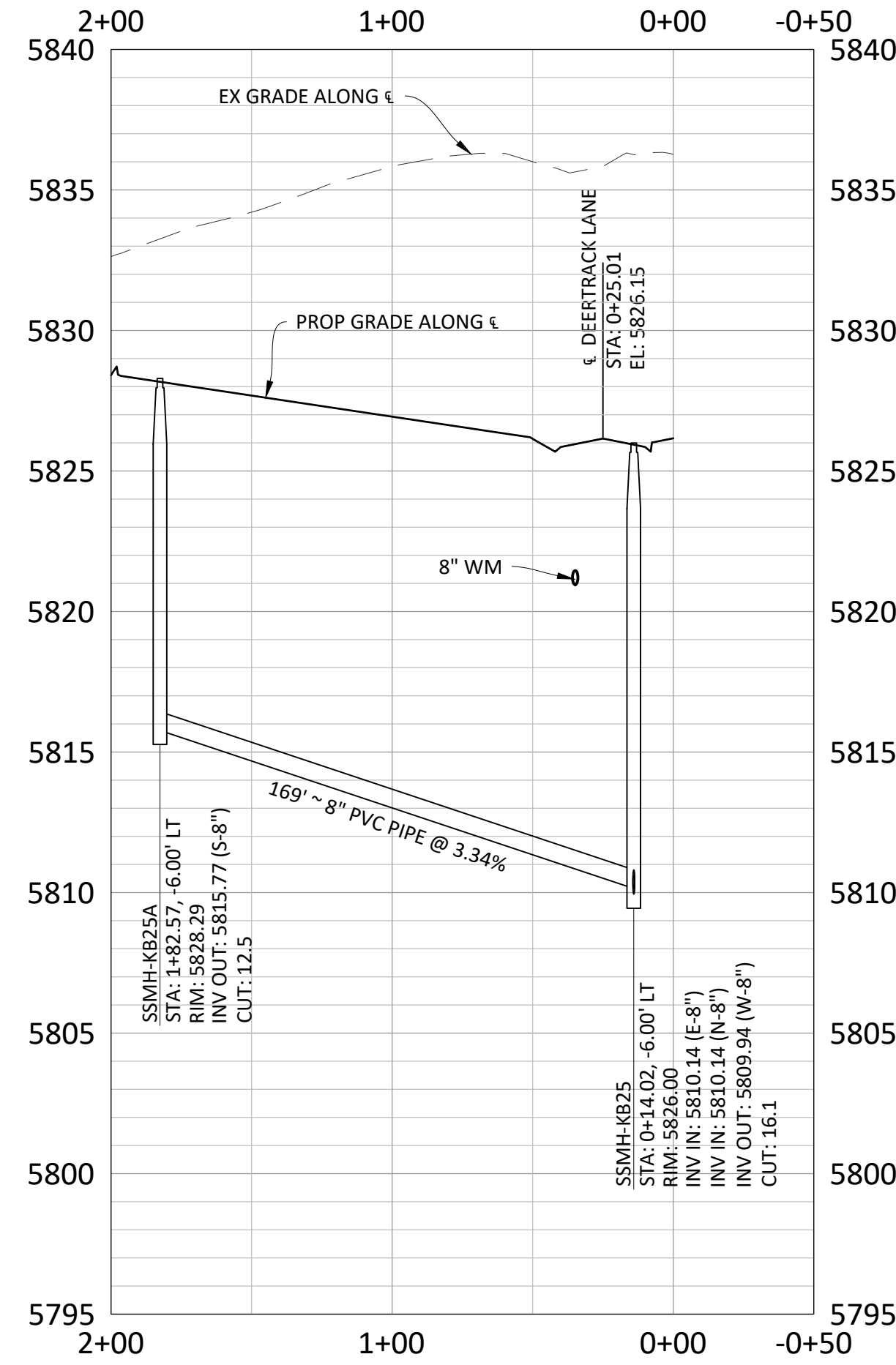
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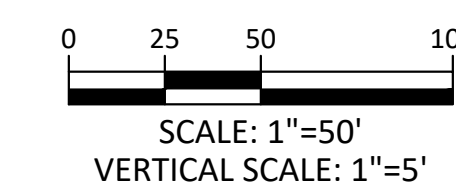
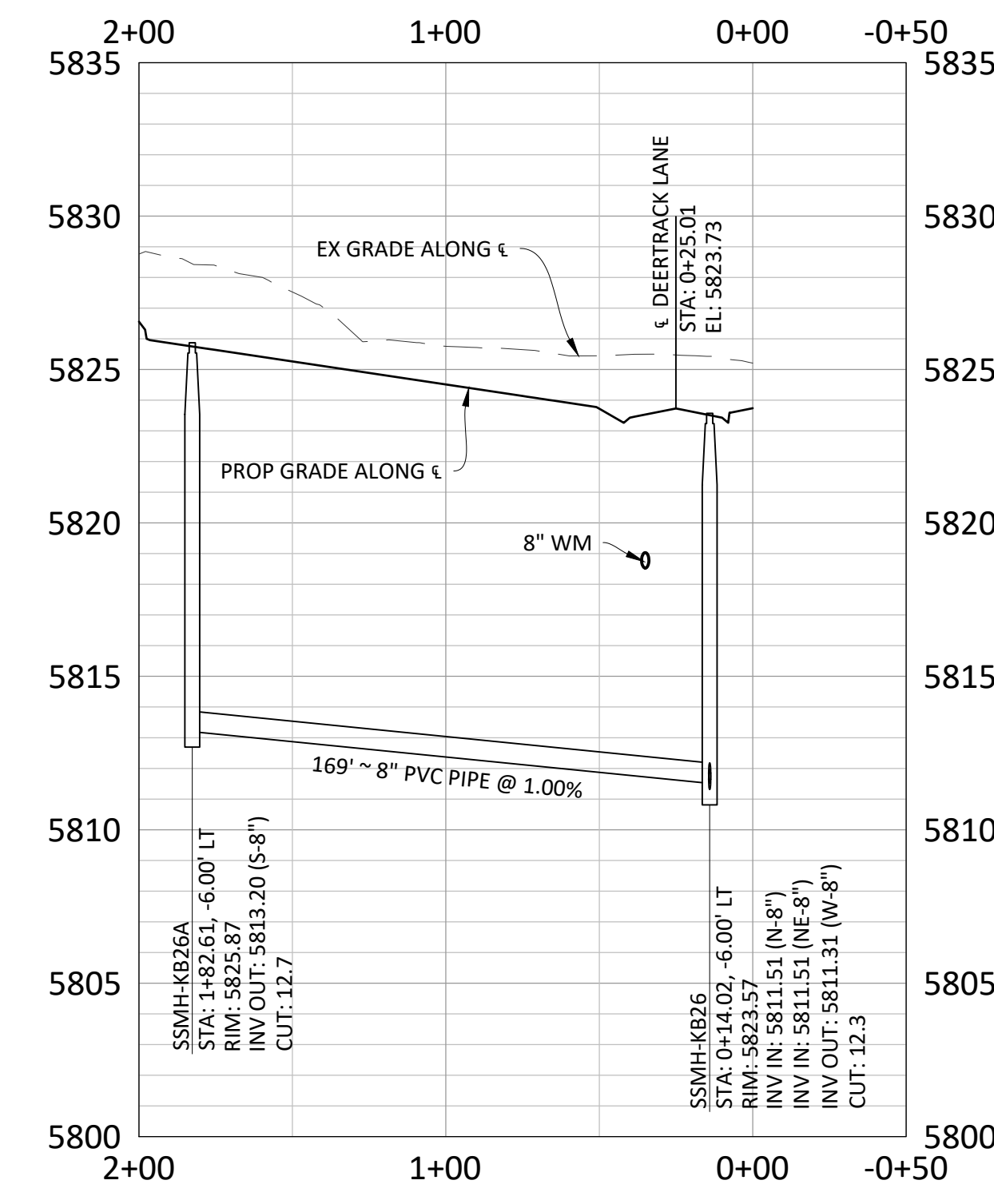
ALLEY 13



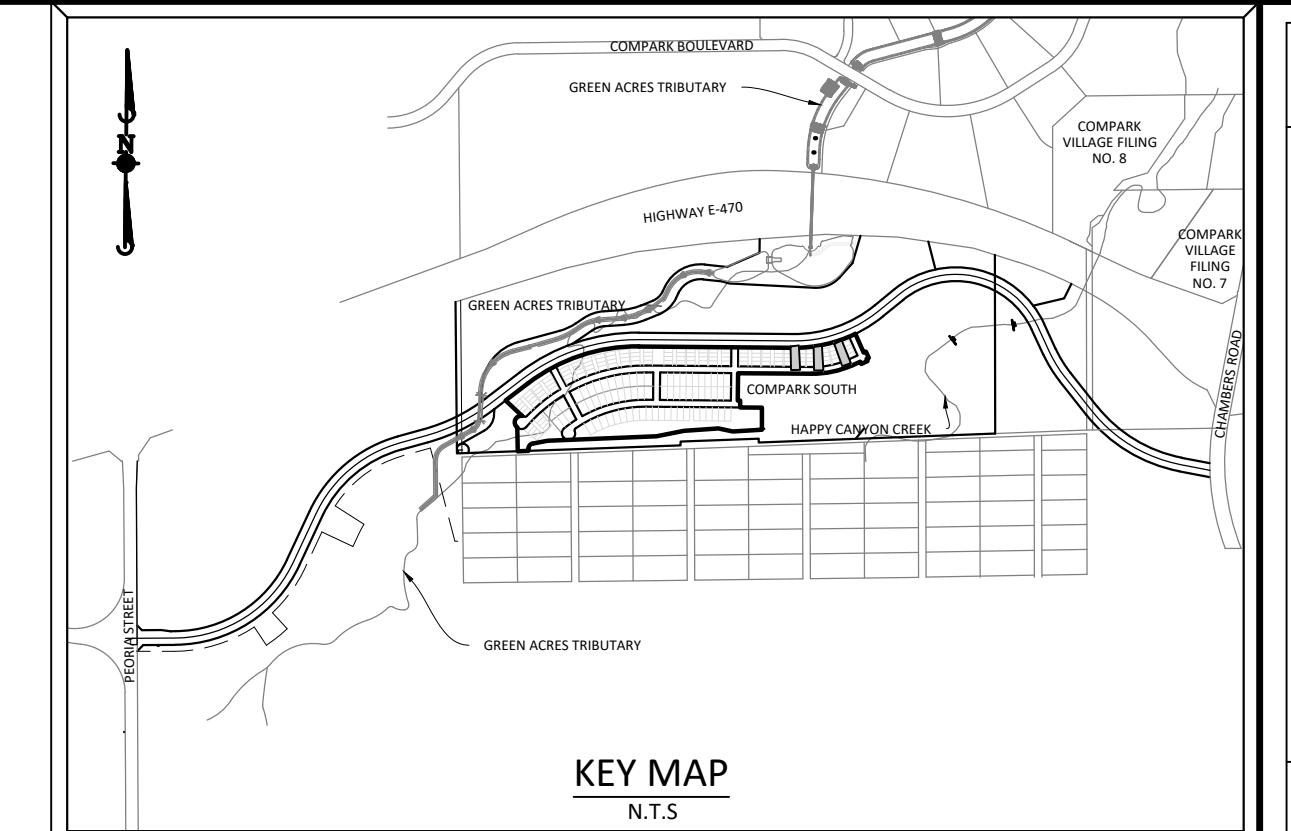
ALLEY 14



ALLEY 15



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)



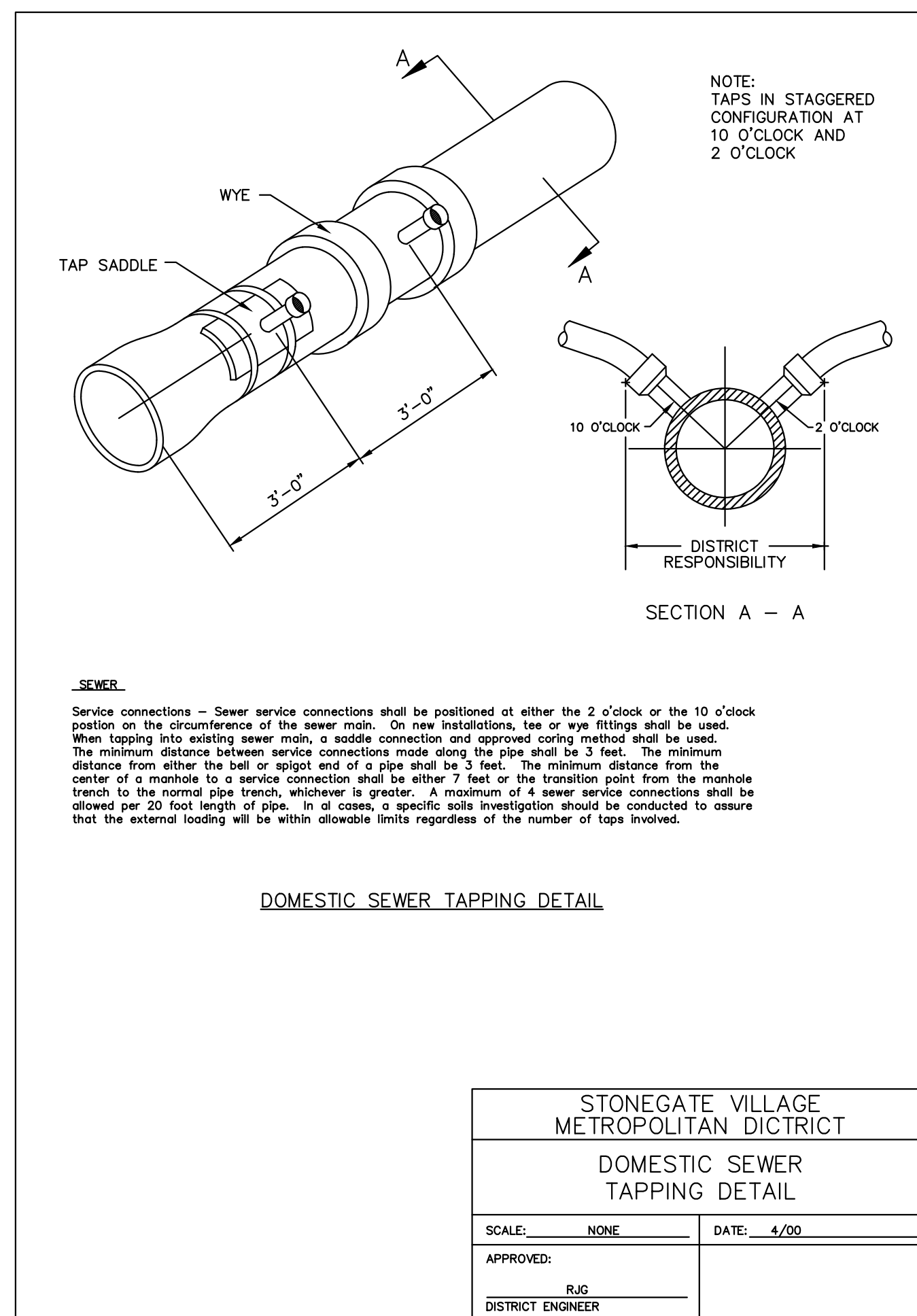
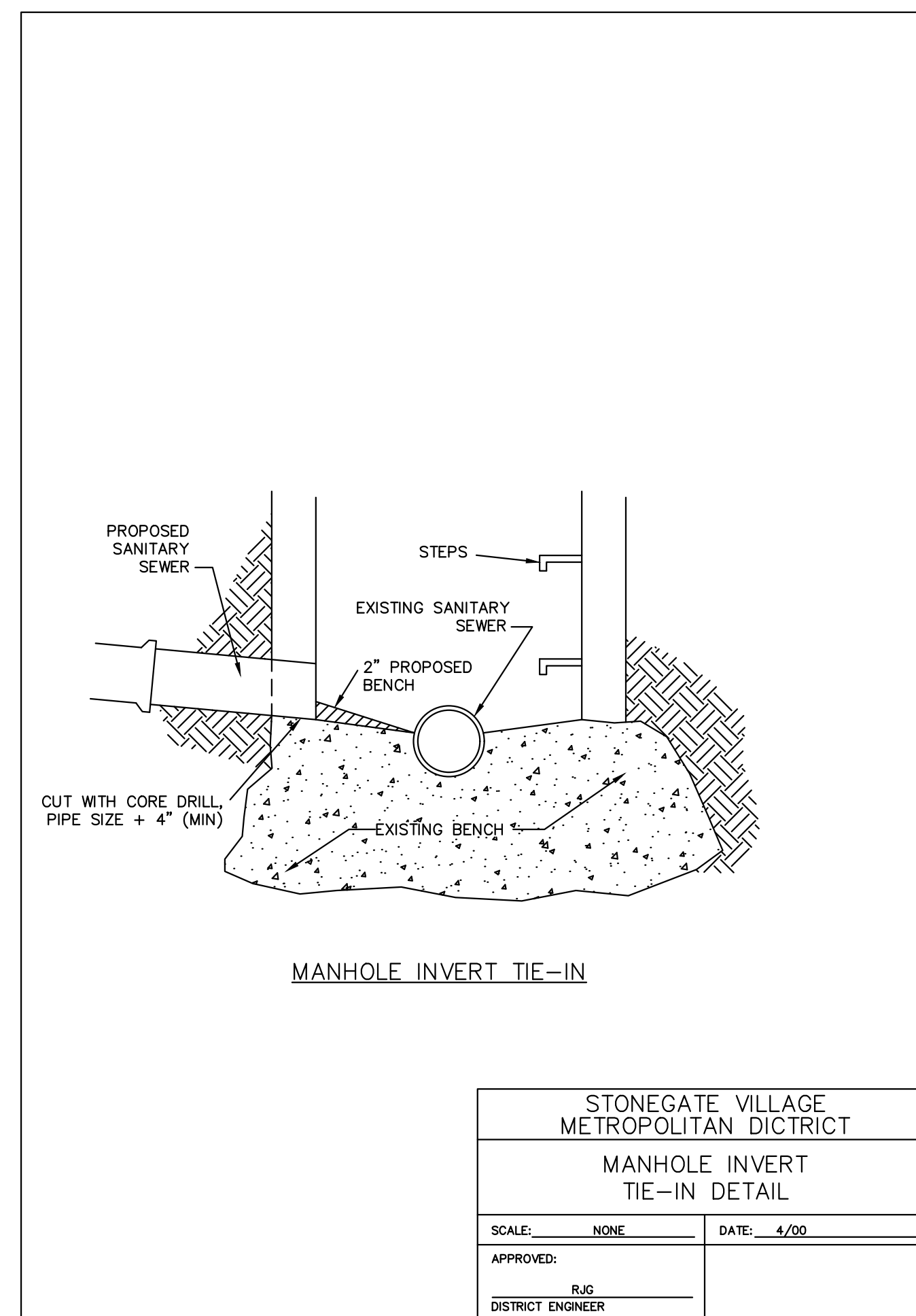
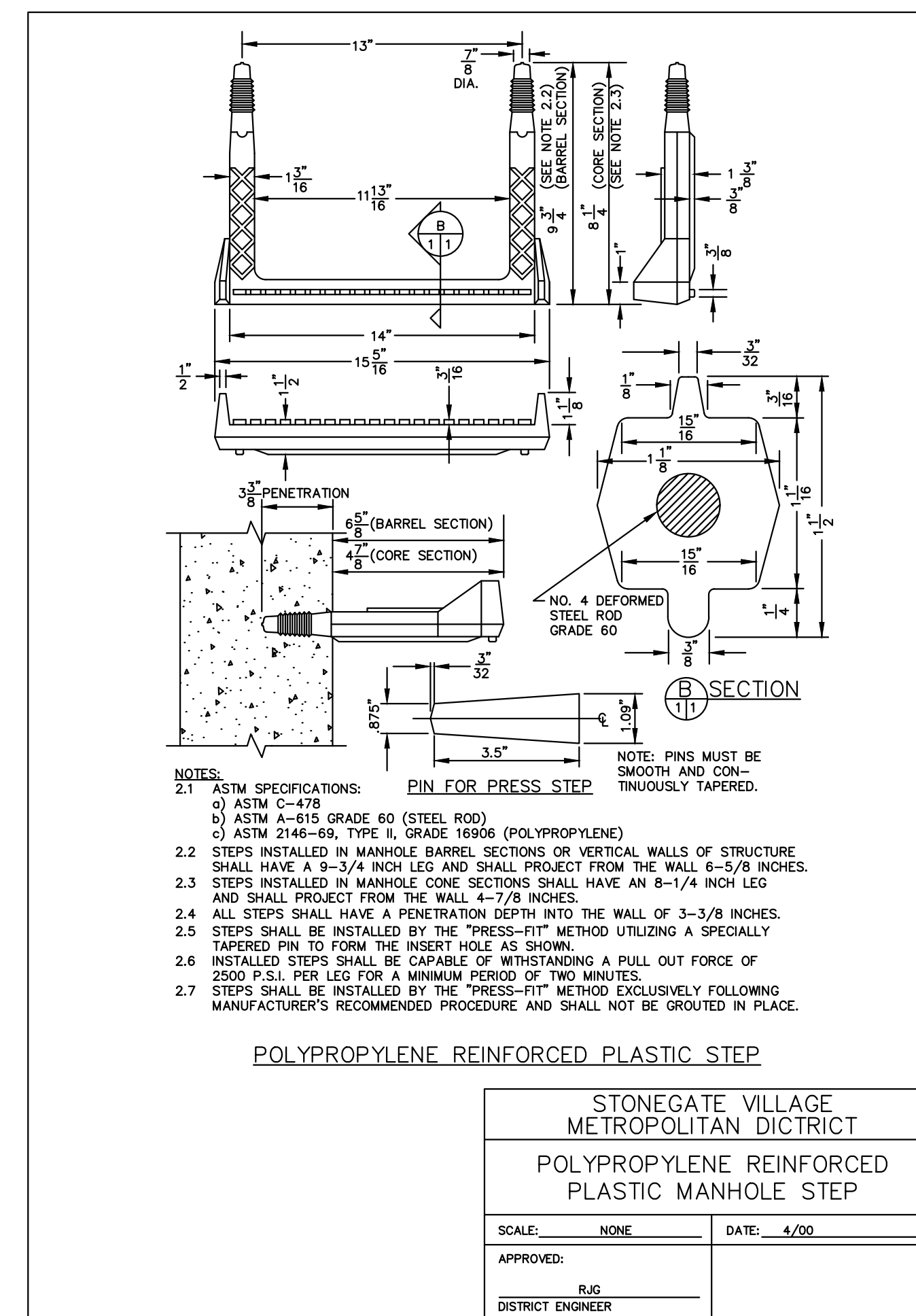
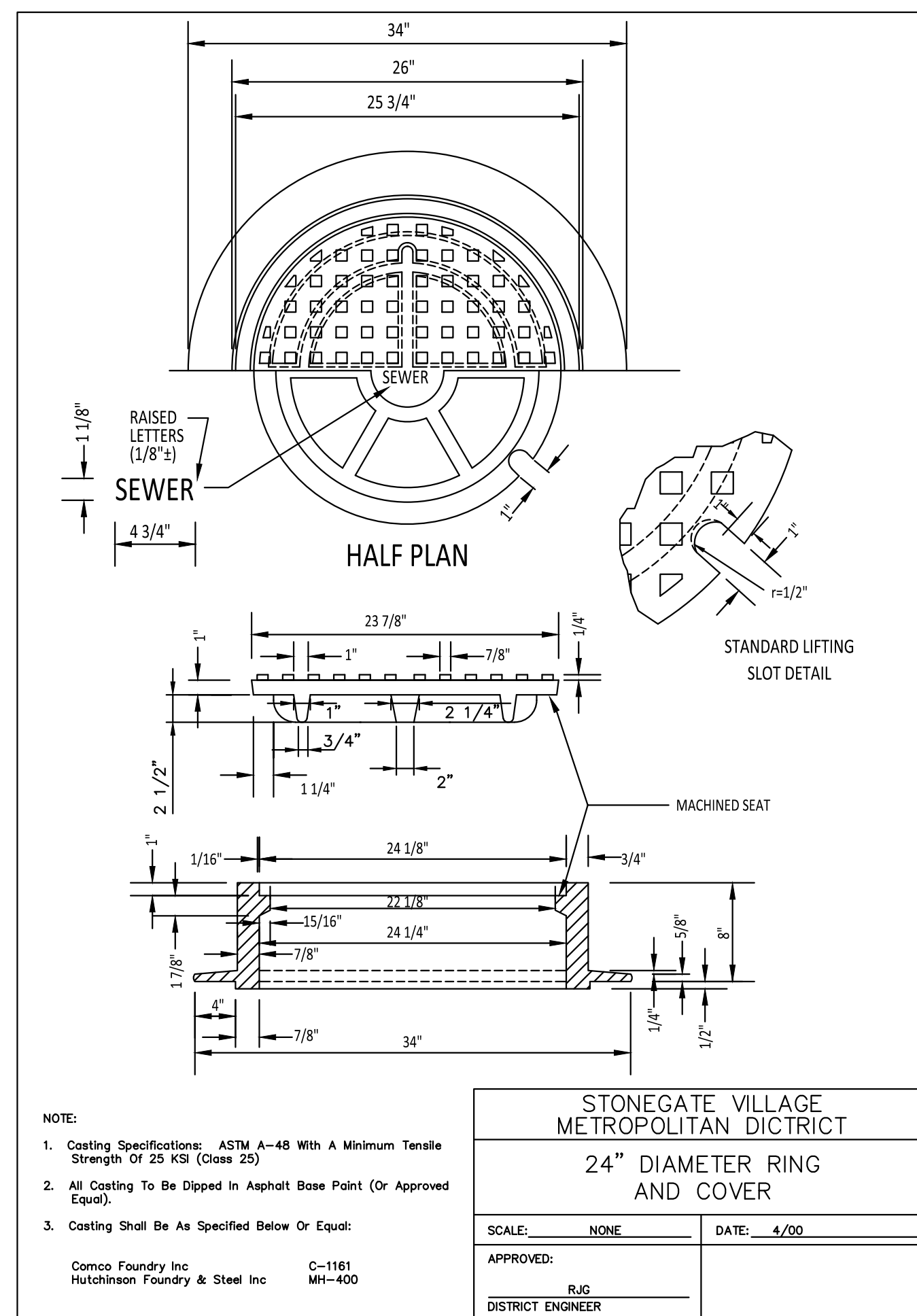
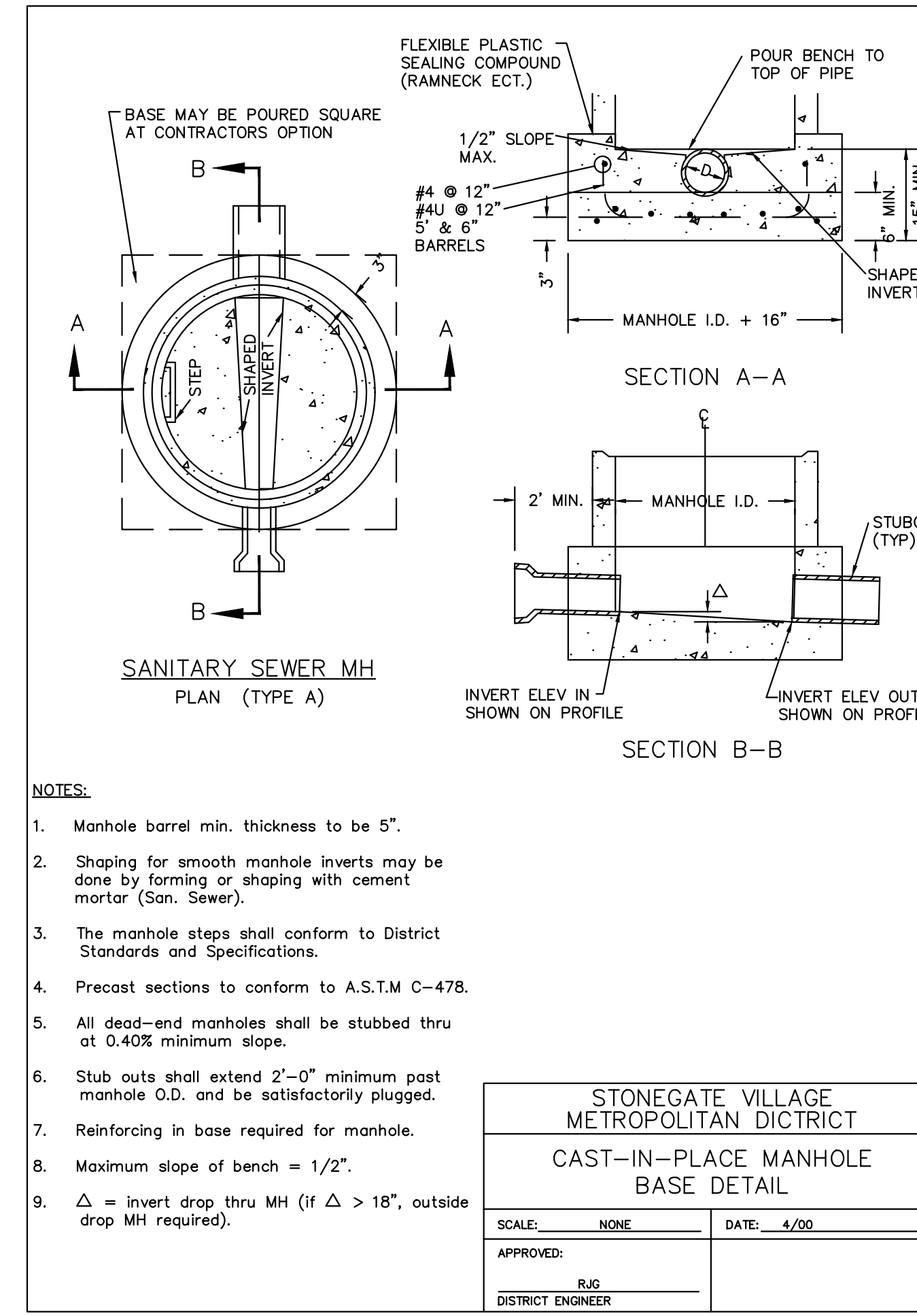
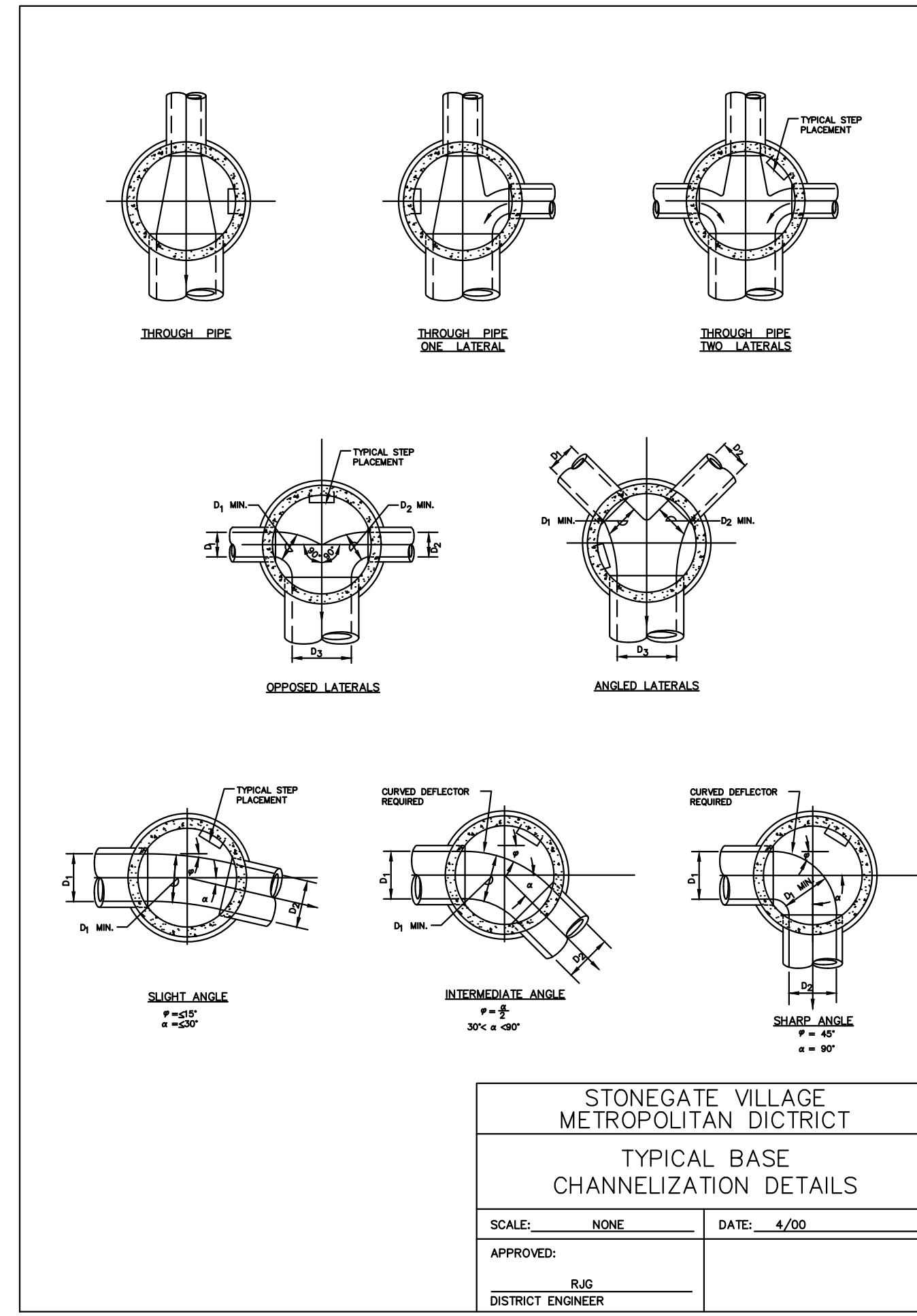
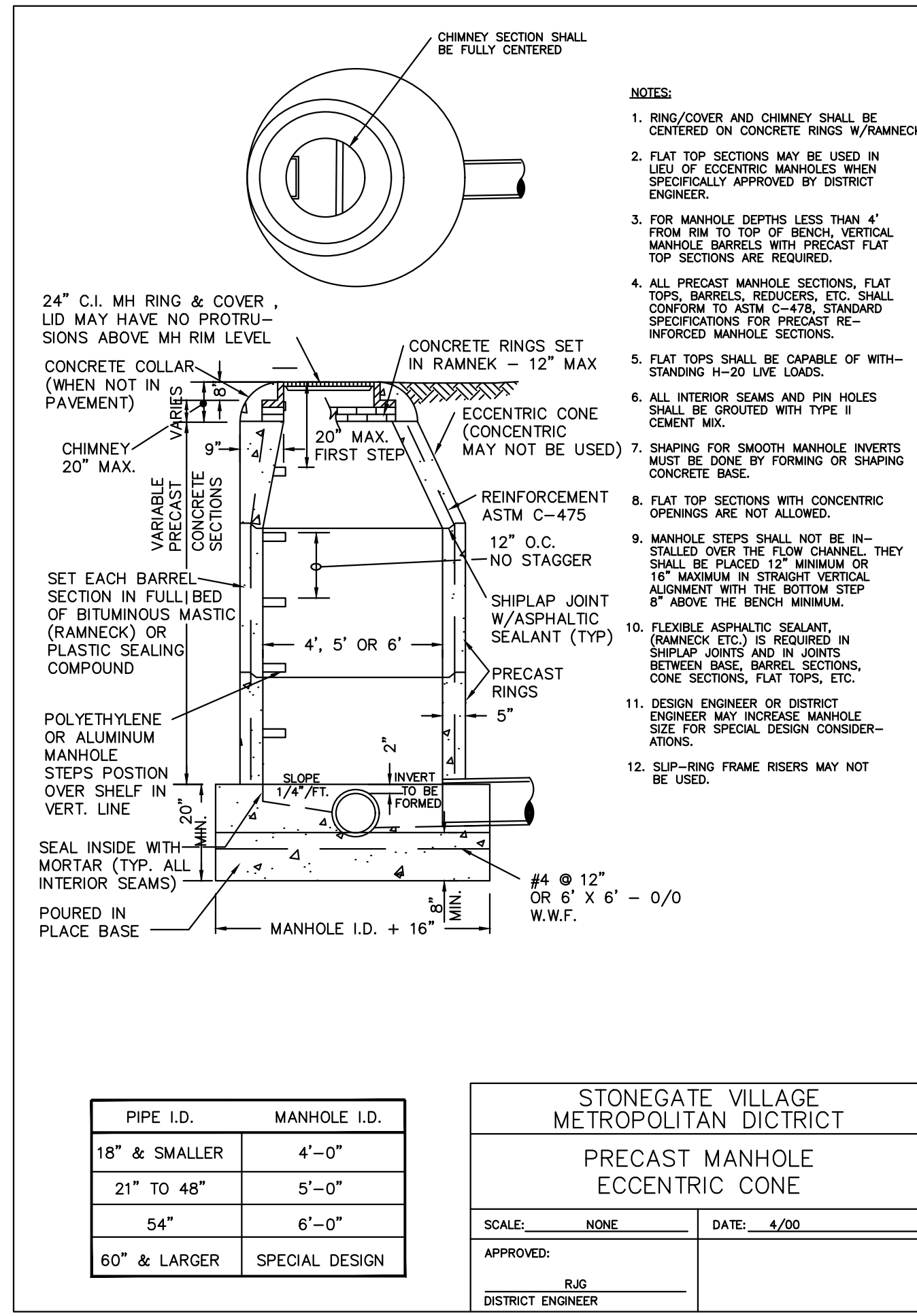
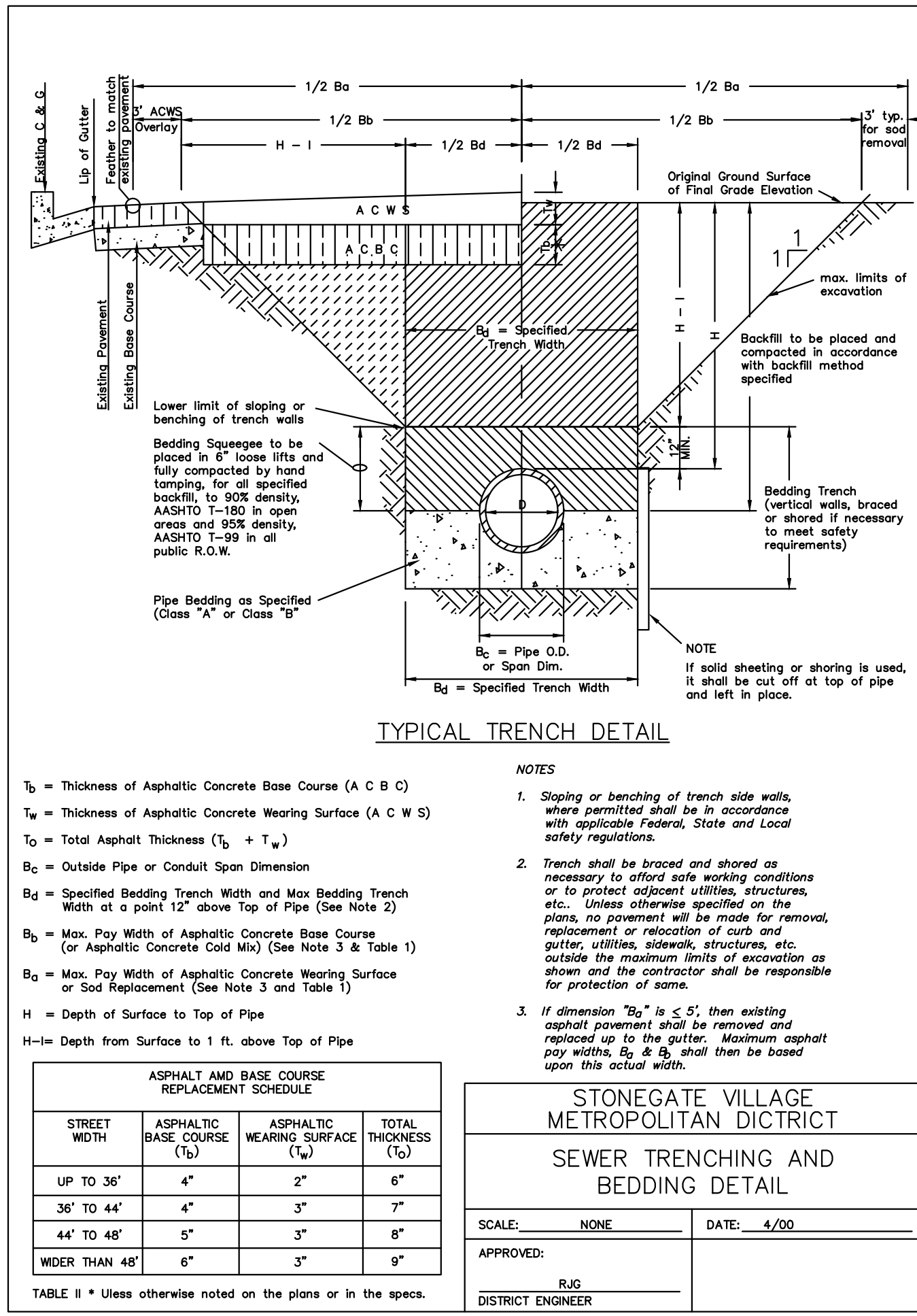
DATE	REVISIONS
07/2017	FINAL SUBMITTAL
06/2017	REVISED ALLEY EASEMENTS
08/2016	REVISED PER SMD COMMENTS

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COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COLORADO
 SANITARY SEWER PLAN AND PROFILE - ALLEY 13-15
 SHEET 11 OF 14
 CLCPK3

Plotted: 5/15/2020 5:12 PM. Dwg Name: c:\clicpk3\comsouth05-residential.cad\Draw\Final Drawings\Plan Set\District\PHASE 2\OSB-P&P-8-Alley 13-15.dwg. Updated By: RJCZ

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Plotted: 5/15/2020 5:12 PM. Dwg Name: c:\clpck3\comstaur05-residential\cso\dwg\Draw\Final\Drawings\Plan\San\District\PHASE 2\05B-SANITARY DETAILS.dwg. Updated By: RJK

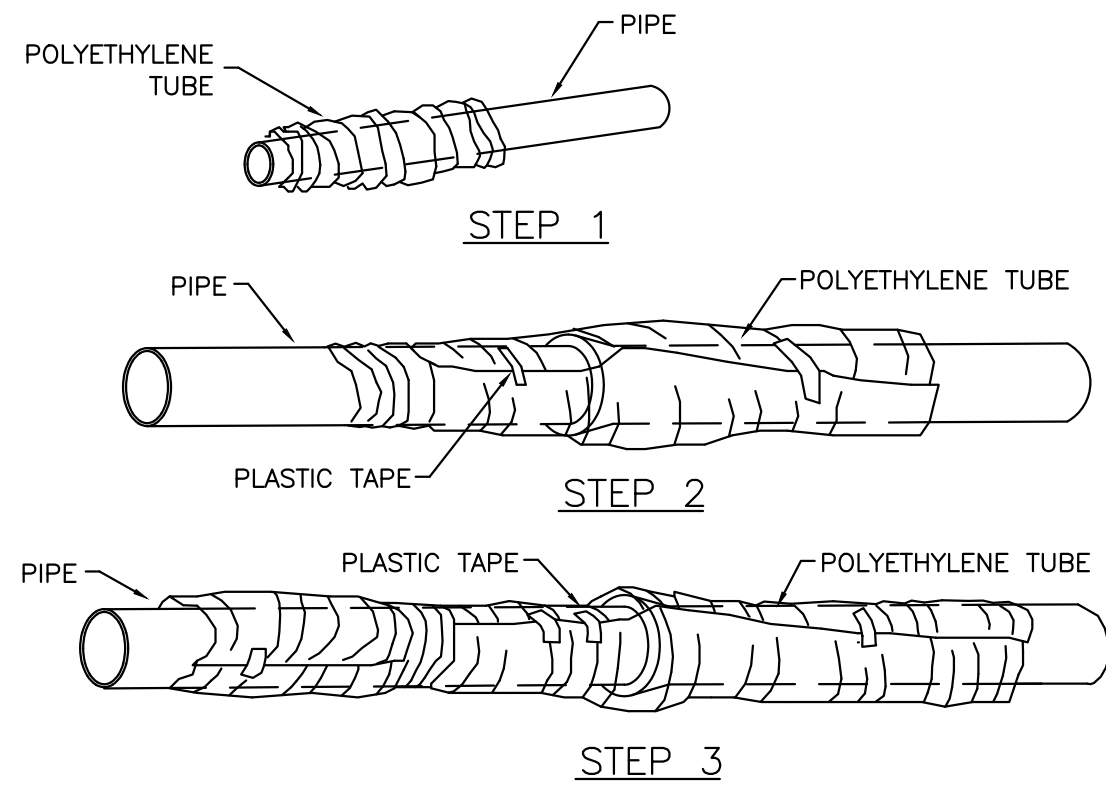
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PROJECT: COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1
 TOWN OF PARKER, COLORADO
 SANITARY SEWER CONSTRUCTION DETAILS

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

SHEET 14 OF 14
 CLCPK3

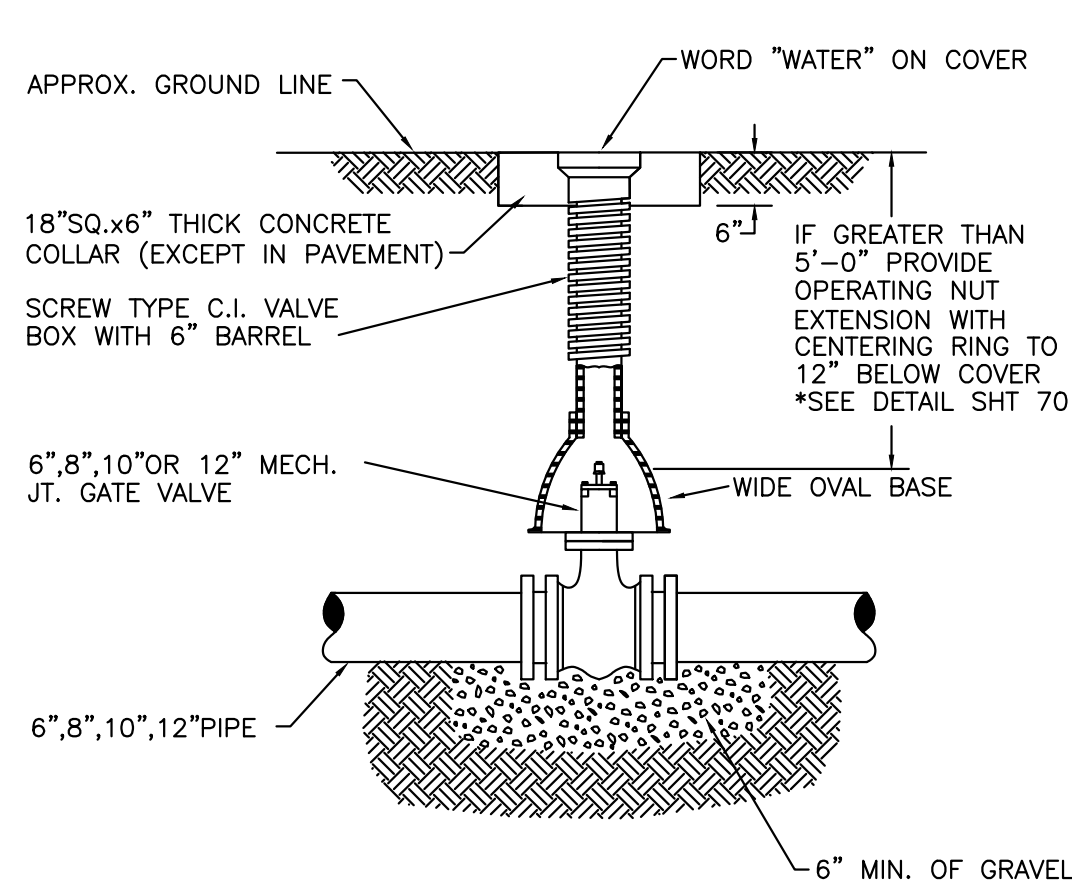
SUBMITTED FOR REAPPROVAL - NOT FOR CONSTRUCTION



FIELD INSTALLATION - POLYETHYLENE WRAP

- STEP 1 - PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO TRENCH.
STEP 2 - PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.
STEP 3 - OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE. EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

STONEGATE VILLAGE METROPOLITAN DISTRICT POLYETHYLENE WRAP. SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER



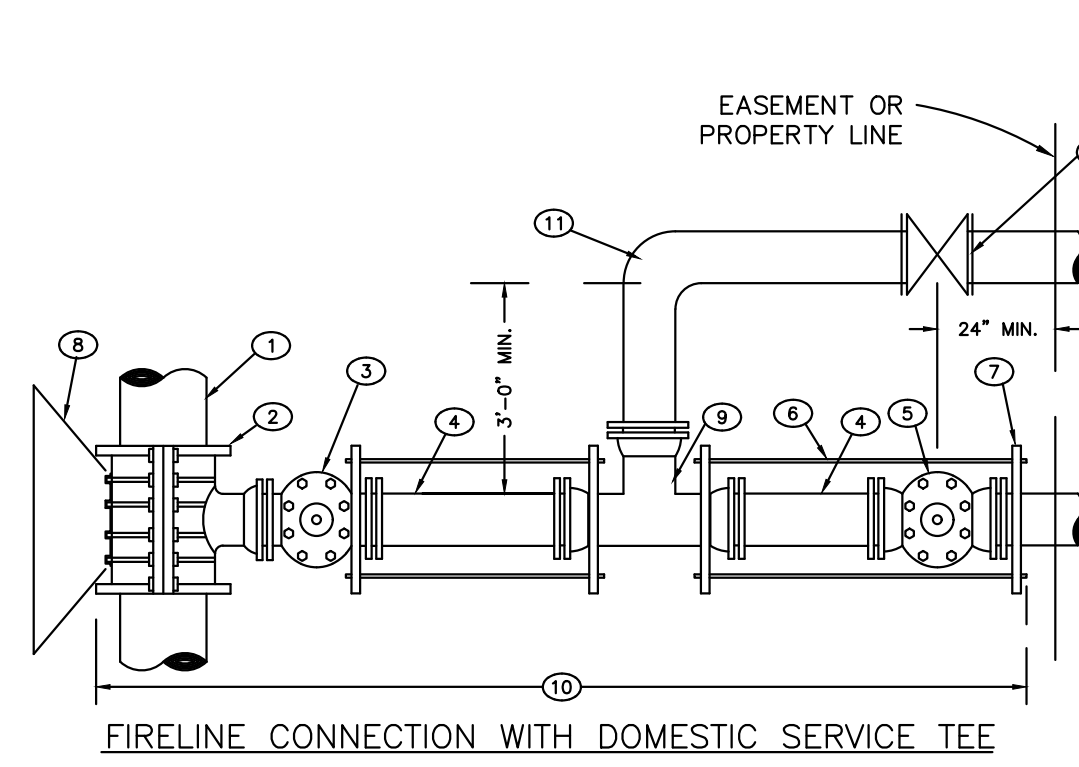
6-INCH VALVE BOXES

Materials: Valve box parts shall be made from gray cast iron, ASTM A48 Class 20A. Use of an aluminum alloy as a casting material is not acceptable.

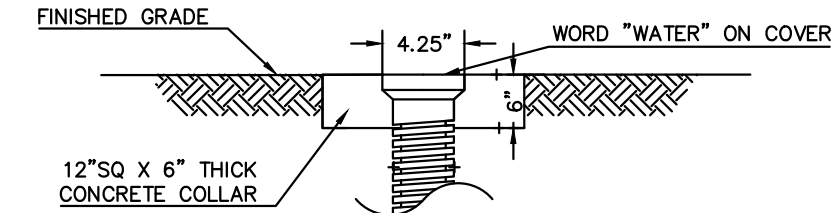
Approved Patterns: Valve boxes shall be the three-piece adjustable screw type and the following two patterns are acceptable.

- NOTES: 1. VALVE BOXES SHALL BE: A. TYLER SCREW-TYPE 6\"/>

STONEGATE VILLAGE METROPOLITAN DISTRICT VALVE BOX DETAIL. SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER



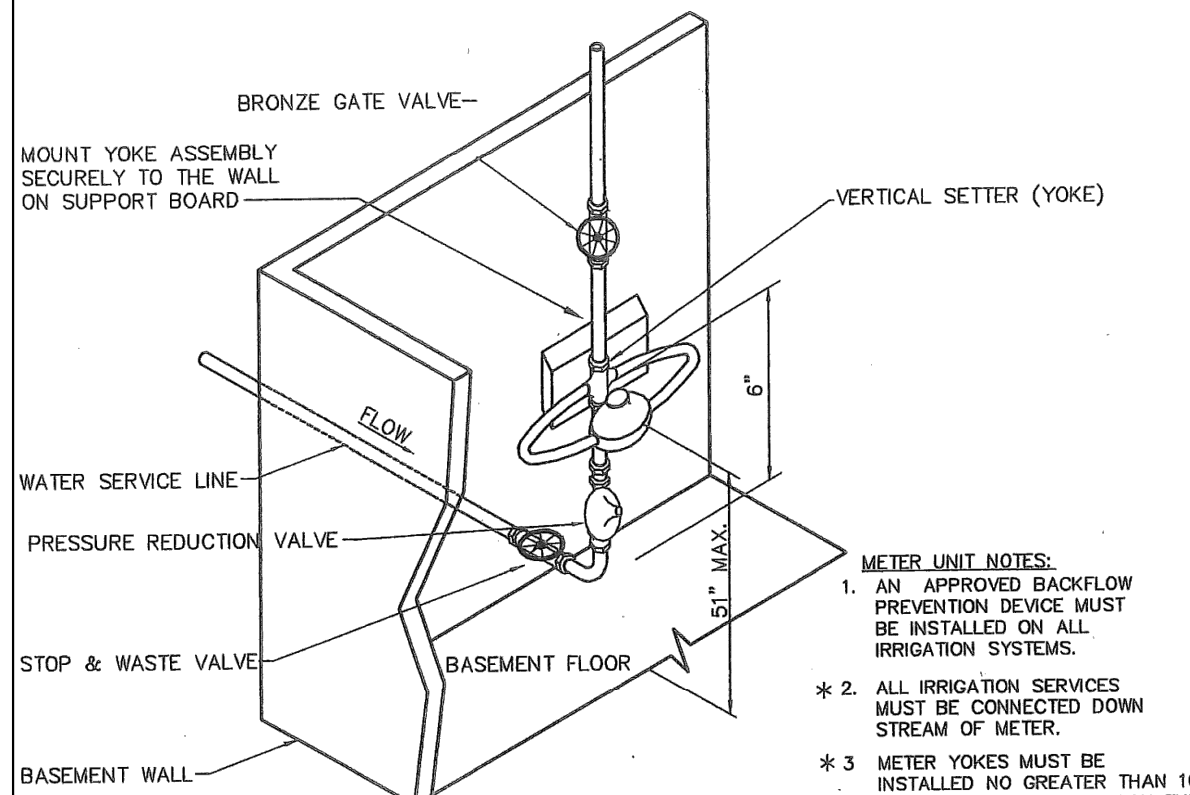
CURB STOP BOX IN PAVEMENT/LANDSCAPING DETAIL



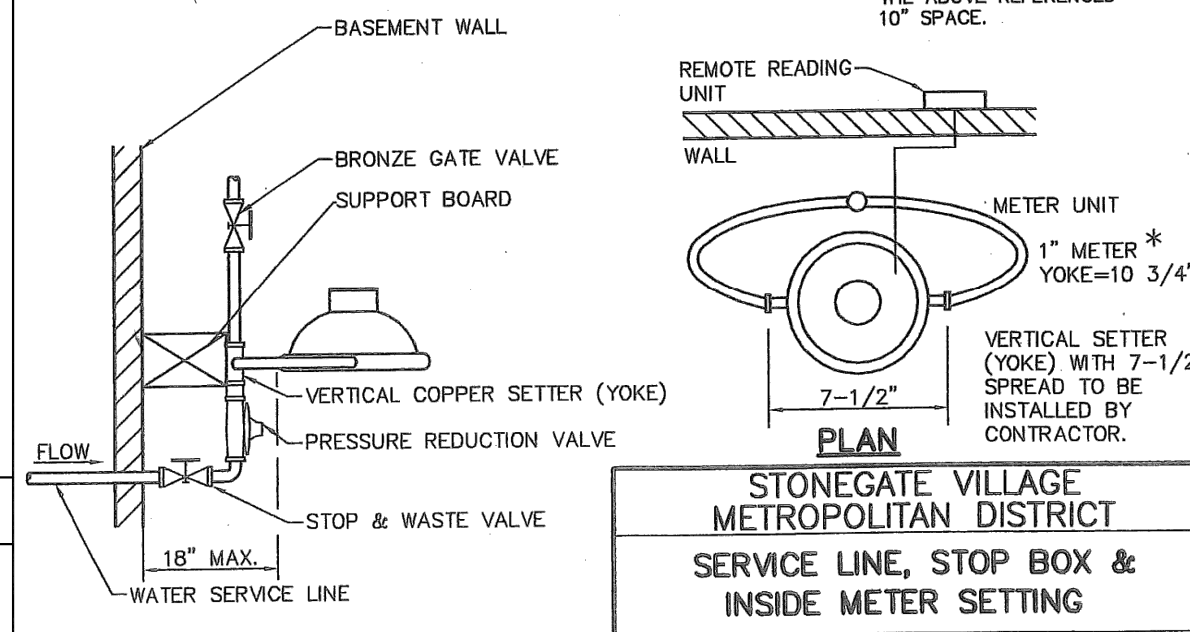
- LEGEND: 1 EXISTING MAIN, 2 TAPPING SLEEVE OR M.J. ANCHORING TEE, 3 TAPPING VALVE OR DOMESTIC SERVICE TEE, 4 DOUBLE SPIGOT PIPE, 5 PROPERTY LINE VALVE, 6 TI RODS, 7 PIPE CLAMP, 8 CONCRETE KICKBLOCK, 9 DOMESTIC SERVICE TEE OR SERVICE TAP, 10 POLYETHYLENE WRAPPED, 11 90\"/>

COMMERCIAL AND MULTI-FAMILY USE ONLY. STONEGATE VILLAGE METROPOLITAN DISTRICT COMBINATION FIRE/SERVICE TAP

SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER



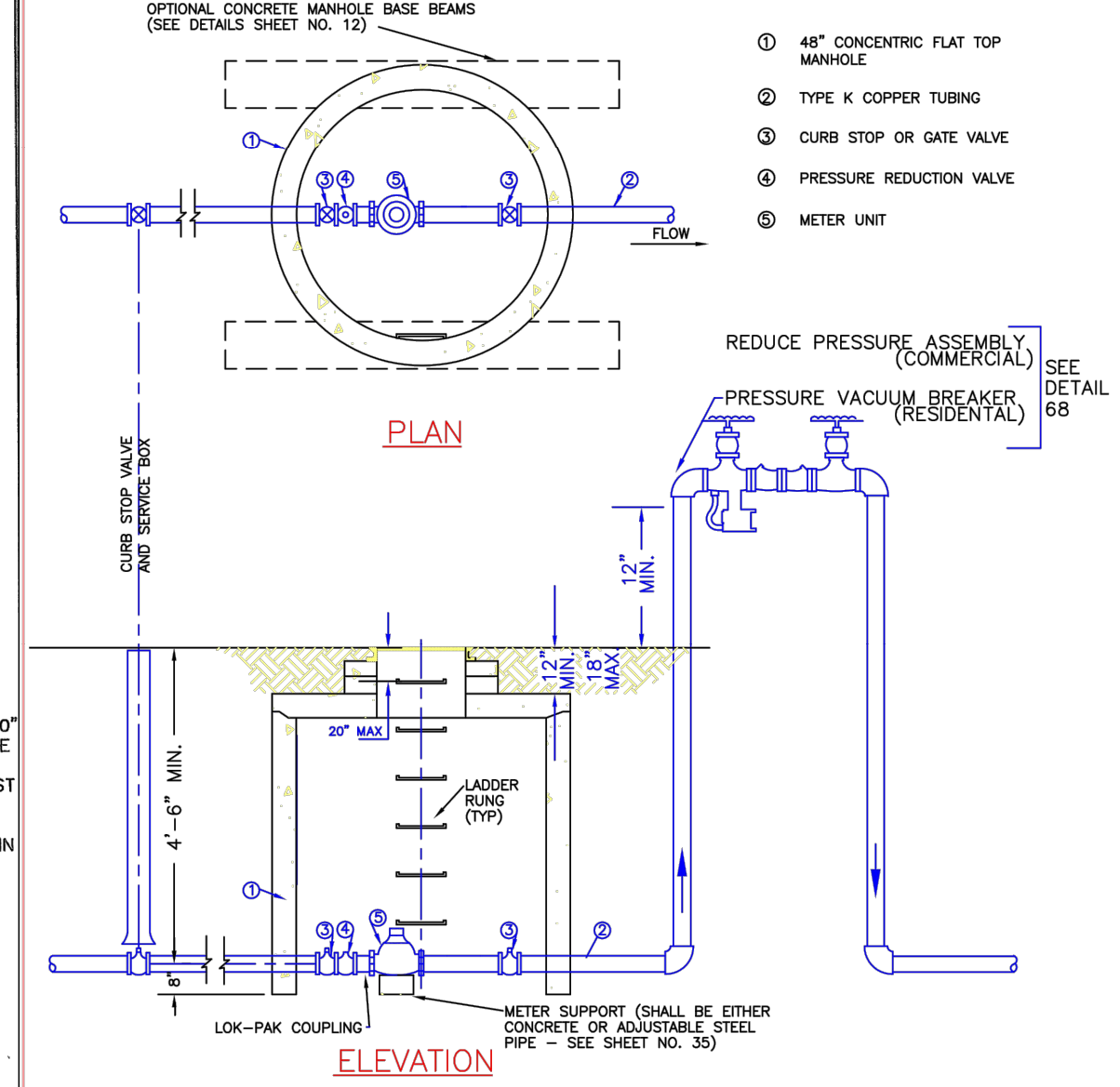
ISOMETRIC VIEW



ELEVATION

STONEGATE VILLAGE METROPOLITAN DISTRICT SERVICE LINE, STOP BOX & INSIDE METER SETTING

SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER



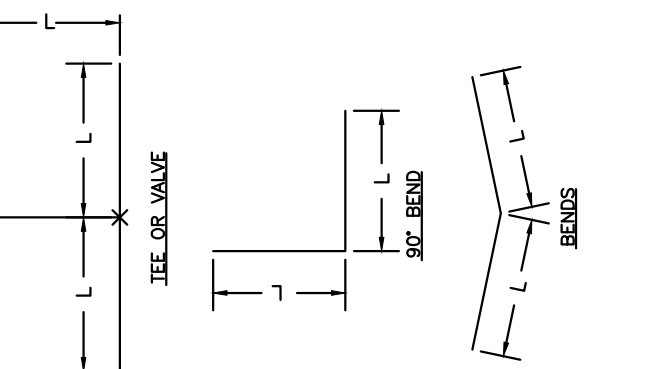
- NOTES: 1 - MANHOLE BASE BEAMS SHALL BE REQUIRED FOR INSTALLATIONS IN DRIVEWAYS OR PARKING AREAS. 2 - A 4\"/>

STONEGATE VILLAGE METROPOLITAN DISTRICT OUTSIDE SETTING FOR 1 1/2\"/>

SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER

Table with columns for pipe size (4, 6, 8, 10, 12, 16, 20, 24 inches) and rows for tie or valve, 45 degree bend, and 22-1/2 degree bend. Values represent lengths in feet and inches.

- NOTES: 1. LENGTH OF TIE PIPE MEASURED EACH WAY FROM VALVES AND BENDS. 2. CLAMPS AND RODS NOT ALLOWED FOR 24\"/>



STONEGATE VILLAGE METROPOLITAN DISTRICT LENGTH OF TIED PIPE

SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER

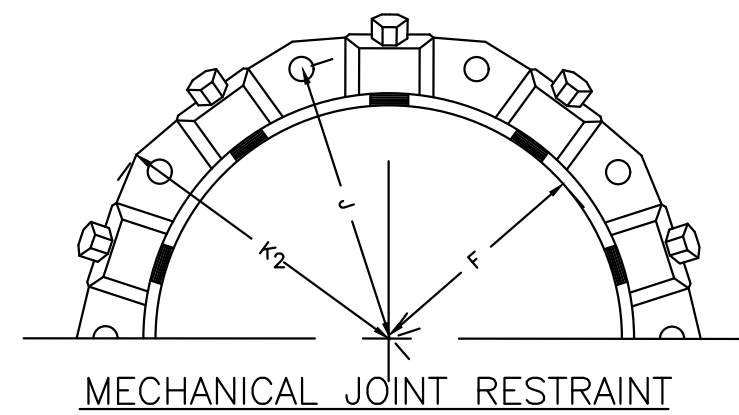
PIPE BEDDING: (c) Installation of Bedding and Pipe: After completion of the trench excavation and proper preparation of the foundation, six inches (6\") of bedding material shall be placed on the trench bottom for support under the pipe.

Tables for Well-Graded Sand and Squeezed Sand showing sieve sizes and total percent passing by weight.

If approved by the District, fines from the trench walls and spoils pile may be used to provide uniform support for the pipe.

STONEGATE VILLAGE METROPOLITAN DISTRICT PIPE BEDDING

SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER



MECHANICAL JOINT RESTRAINT

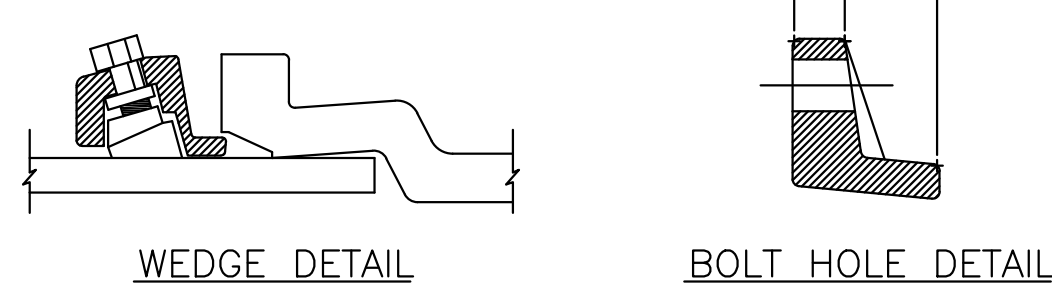
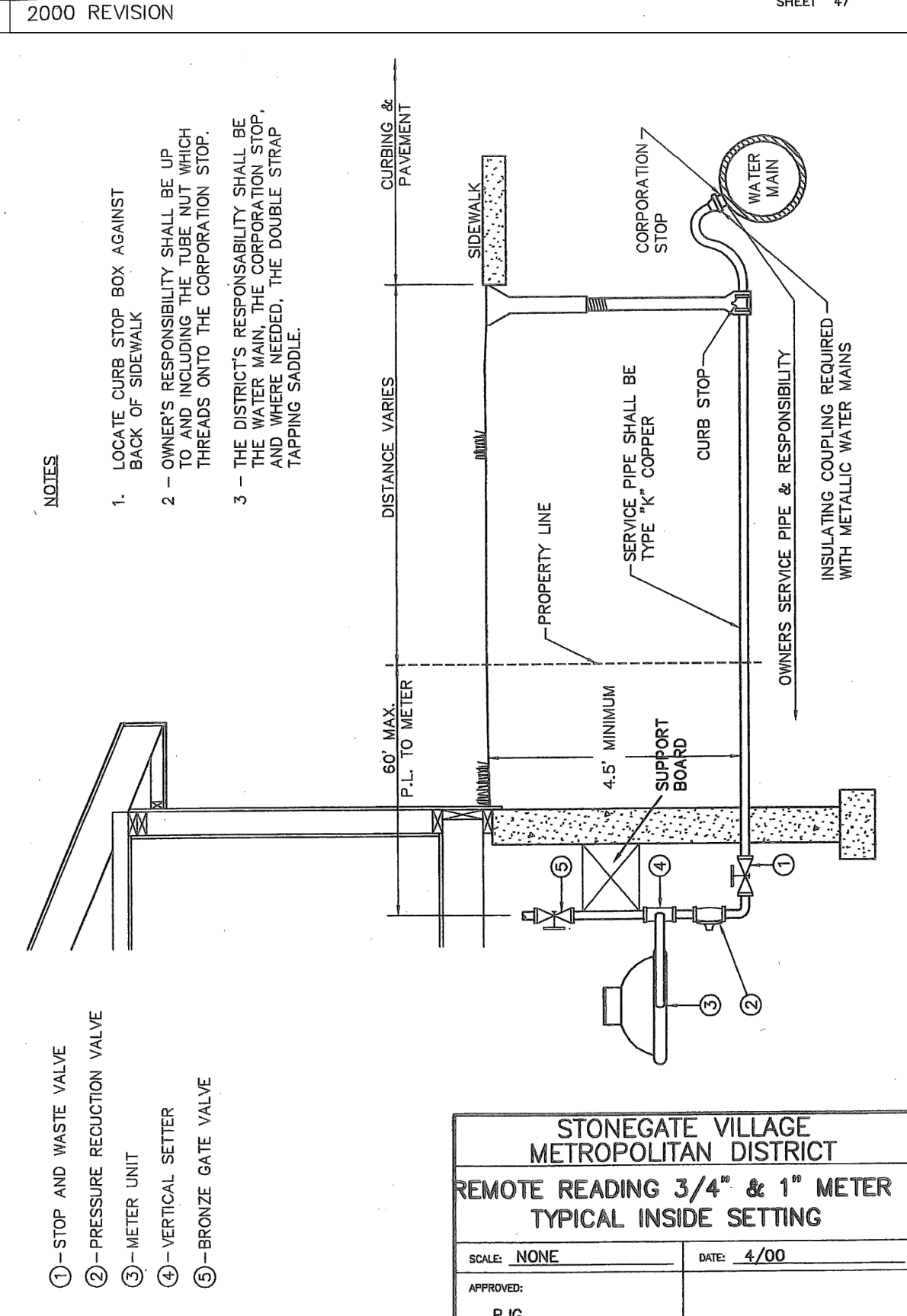


Table with columns for nominal pipe size, no. of bolts, no. of wedges, K2 inches, J inches, I inches, and M inches. Rows P, V, C, D, I.

- NOTES: 1. REFER TO SHEET W-19 SECTION 6.10. 2. DIMENSIONS FOR 16\"/>

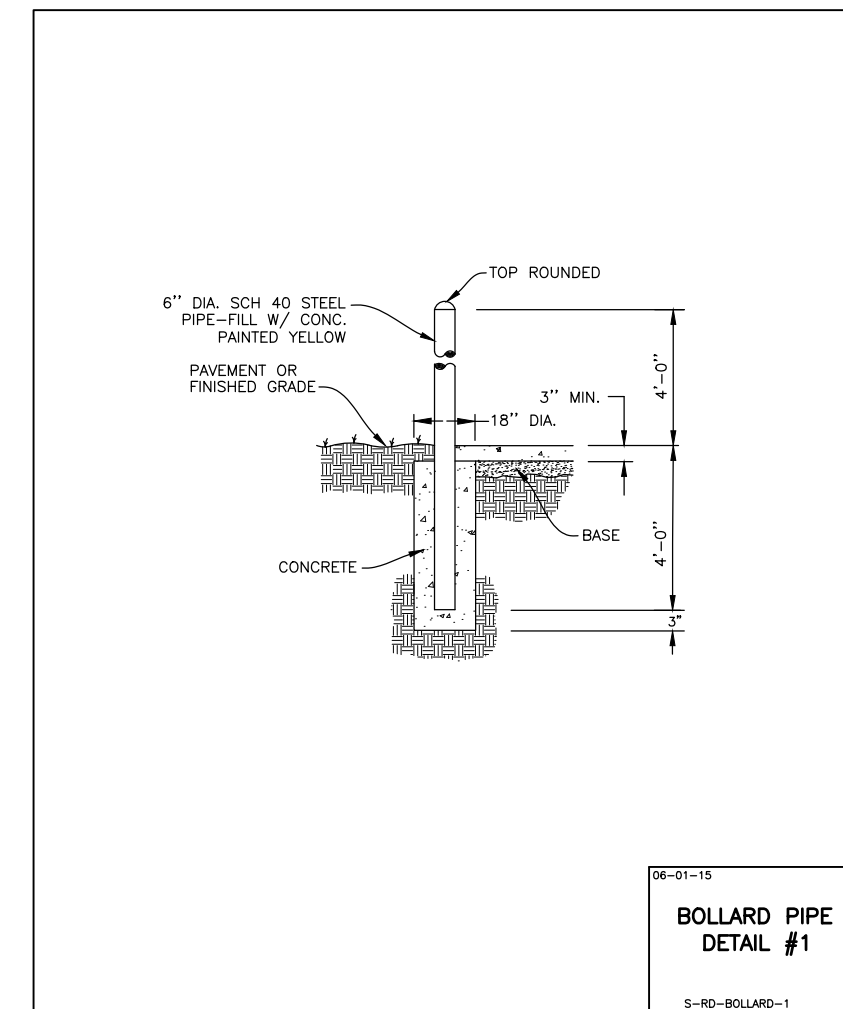
STONEGATE VILLAGE METROPOLITAN DISTRICT MECHANICAL JOINT RESTRAINT DETAILS

SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER



STONEGATE VILLAGE METROPOLITAN DISTRICT REMOTE READING 3/4\"/>

SCALE: NONE DATE: 4/00. APPROVED: R/JG DISTRICT ENGINEER



BOLLARD PIPE DETAIL #1

Manhard CONSULTING logo and contact information. Includes address, phone, fax, and website.

Project information: COMPARK VILLAGE SOUTH FILING NO. 2 - AMENDMENT NO. 1, TOWN OF PARKER, COLORADO, WATER SYSTEM CONSTRUCTION DETAILS. Includes sheet number 14 of 14 and date 10/2016.