

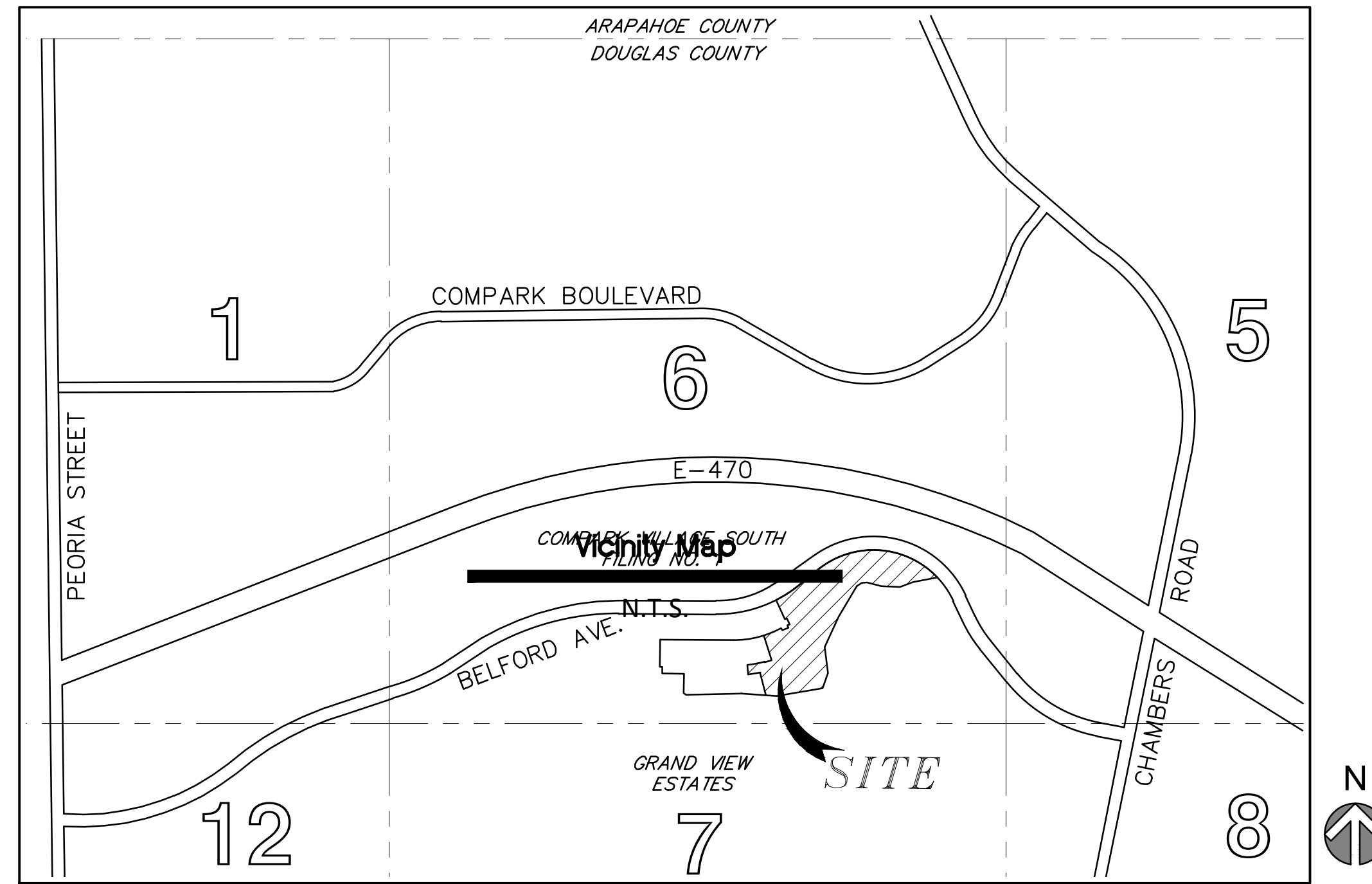
# WATER AND SANITARY SEWER CONSTRUCTION PLANS FOR: COMPARK VILLAGE SOUTH

## LOT 1, COMPARK VILLAGE SOUTH FILING NO. 1, AMENDMENT 2

LOCATED IN THE SOUTH HALF OF SECTION 6, TOWNSHIP 6 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
TOWN OF PARKER, COUNTY OF DOUGLAS, STATE OF COLORADO

### LEGEND

PROPOSED	EXISTING	
CATV	CATV	CABLE TV LINE W/ PEDESTAL
E	EX E	ELECTRIC LINE W/ BOX, METER, AND LIGHT
OHE	EX OE	OVERHEAD ELECTRIC WITH POLE
OHE/C	EX OHE/C	OVERHEAD ELECTRIC COMMUNICATIONS
UE	EX UE	UNDERGROUND ELECTRIC
FO	EX FO	FIBER OPTIC LINE W/ TRAFFIC CONTROL BOX
F	EX F	FIRE
G	EX G	GAS LINE W/ DRY UTILITY VAULT
IRR	EX IRR	IRRIGATION
SS	EX SS	SANITARY SEWER W/ MANHOLE
SD	EX SD	STORM SEWER FES W/ MAHNOLE, RIPRAP
T	EX T	TELEPHONE LINE W/ PEDESTAL
OHT	OHT	OVERHEAD TELEPHONE
W	EX W	WATER LINE, VALVE, FITTINGS, METER, AND HYDRANT
T	EX T	UNDERDRAIN
		CURB AND GUTTER
		WHEEL STOP
4950	4950	CONTOURS
UD	UD	TRASH ENCLOSURE
UD	UD	UNDERDRAIN W/ TYPE R INLET
X	X	FENCE LINE
>	>	DRAINAGE SWALE
		RIGHT-OF-WAY
		SECTION LINE
		PROPERTY LINE
		LOT LINE
		EASEMENT
		IRRIGATION CONTROL VALVE BOX
		PEDESTRIAN LIGHT
		STREET LIGHT
		TRAFFIC LIGHT
4990	4990	SPOT ELEVATION
		FLOW OF WATER
		SIGN



Vicinity Map  
N.T.S.

Sheet List Table	
Sheet Number	Sheet Title
C7.0	COVER SHEET
C7.1	GENERAL NOTES
C7.2	OVERALL UTILITY PLAN
C7.3	OVERALL UTILITY
C8.0	WATER PLAN & PROFILE
C8.1	WATER PLAN & PROFILE
C8.2	WATER PLAN & PROFILE
C8.3	SANITARY SEWER PLAN & PROFILE
C8.4	SANITARY SEWER PLAN & PROFILE
C8.5	WATER SERVICE PLAN
C8.6	WATER SERVICE PLAN
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	SAN DETAIL 1
	SAN DETAIL 2
	SAN DETAIL 3
	SAN DETAIL 4
	SAN DETAIL 5

### ABBREVIATION LEGEND

TW	GRADE AT TOP OF WALL
BG	GRADE AT BOTTOM OF WALL
PC	POINT OF CURVE
PT	POINT OF TANGENT
Δ	DELTA, HORIZONTAL CURVE DIRECTION CHANGE
CL	CENTERLINE
FL	FLOWLINE
DBL	DOUBLE
C.O.	CLEAN OUT
K	RATE OF CURVATURE
AD	ABSOLUTE GRADE DIFFERENCE IN %
VC	VERTICAL CURVE
PVC	POINT OF VERTICAL CURVE
PVT	POINT OF VERTICAL TANGENT
PVI	POINT OF VERTICAL INTERSECTION
PI	POINT OF TANGENT INTERSECTION
ROW	RIGHT OF WAY
PVMT	PAVEMENT
HP	HIGH POINT
LP	LOW POINT
PCR	POINT OF CURB RETURN
PCC	POINT OF COMPOUND CURVE
PRC	POINT OF REVERSE CURVE
EX, EX.	EXISTING
PR, PR.	PROPOSED
ME	MATCH EXISTING
TC	BACK TOP OF CURB
FG	FINISHED GRADE
STA	STATION
EL, ELEV	ELEVATION
FF	FINISHED FLOOR
TC	TOP OF CONCRETE
BOP	BOTTOM OF PIPE
TOP	TOP OF PIPE
Ø	DIAMETER
GV	GATE VALVE

**DEVELOPER/ OWNER**  
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8390 E. CRESCENT PARKWAY,  
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CONTACT: NATALIE DUSTMAN

**PLANNER**  
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80223  
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CONTACT: PAUL SHOUKAS

**SURVEYOR**  
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GREENWOOD VILLAGE, CO 80111  
PHONE: 303-751-0741  
CONTACT: KENNETH G. OUELLETTE, PLS

**ENGINEER**  
MERRICK & COMPANY  
5970 GREENWOOD PLAZA BLVD.  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303-751-0741  
CONTACT: KRISTOFER K. WIEST, PE

### TOWN & UTILITY CONTACTS

TOWN OF PARKER  
CONTACT: MIKE WAUGH  
PHONE: 303-840-9546

COMCAST  
CONTACT: KEVIN YOUNG  
PHONE: 720-490-3867

INTERMOUNTAIN REA  
CONTACT: BROOKS KAUFMAN  
PHONE: 303-688-3100

XCEL ENERGY  
CONTACT: MICHELLE O'NAN  
PHONE: 303-329-1618

CENTURY LINK  
CONTACT: WILLIAM BENSON  
PHONE: 303-320-8333

STONEGATE VILLAGE METRO DISTRICT  
CONTACT: SCOTT BARNETT  
PHONE: 303-858-9909

SOUTH METRO FIRE DISTRICT  
CONTACT: MICHELLE HERIAN  
PHONE: 720-488-7200

### 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

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

### DISTRICT APPROVALS

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BY: \_\_\_\_\_  
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER

DATE: \_\_\_\_\_

BEARINGS ARE ASSUMED AND ARE BASED UPON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 6, AS BEARING N87°48'59"E A DISTANCE OF 2634.08 FEET BETWEEN THE SOUTH QUARTER CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED: PLS 38026 AND THE SOUTHEAST CORNER OF SAID SECTION 6, BEING A FOUND 3-1/4" ALUMINUM CAP, FLUSH WITH THE SURFACE AND STAMPED PLS 12405.

SOURCE BENCHMARK  
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.

### SITE BENCHMARKS

- A NO. 5 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 28286, 2001" FOUND AT THE SOUTHWEST CORNER OF SECTION 6, T6S, R66W LOCATED ON THE WEST LINE OF FIRST STREET APPROXIMATELY 1000 FEET NORTH OF ELM AVENUE.
- A 2.5" IRON PIPE WITH 3.25" ALUMINUM CAP STAMPED "PLS 12405, 19997" 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.



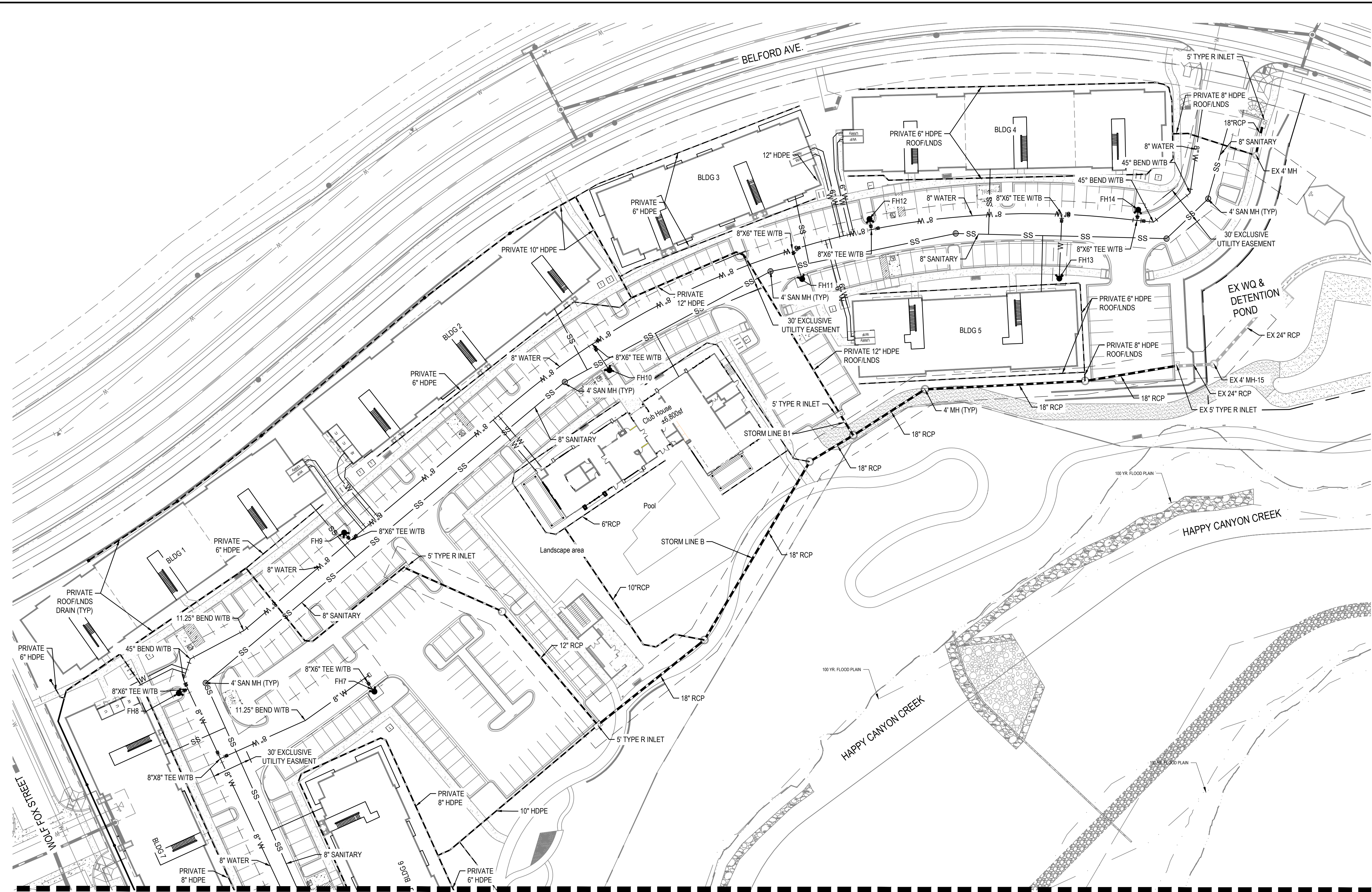
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NO.	DATE	DESCRIPTION
A	4/1/2022	INITIAL SUBMITTAL TO SVMD



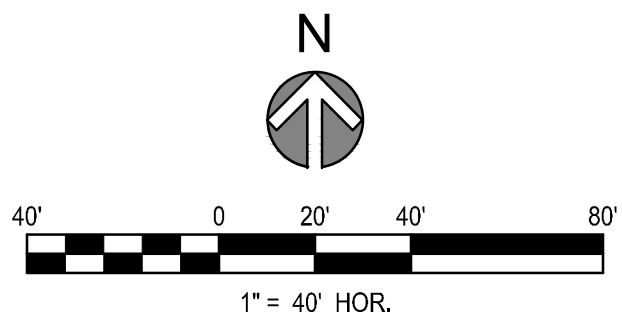
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MATCH LINE SEE SHEET #####

NOTES:  
CONTRACTOR TO FIELD VERIFY VERTICAL AND HORIZONTAL LOCATION OF EXISTING UTILITIES AND IRRIGATION.



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.

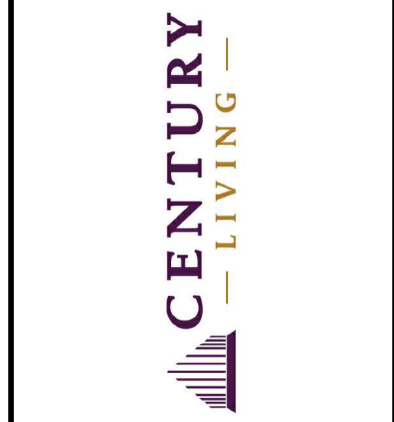
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DISTRICT APPROVALS  
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BY: \_\_\_\_\_  
STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER  
DATE: \_\_\_\_\_

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.

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REV	REVISION DESCRIPTION	DATE	CHKD	APPR
A	INITIAL SUBMITTAL TO SVID	4/11/2022		

LOT 1, COMPARK VILLAGE SOUTH  
FLG 1, AMD 2  
WATER & SANITARY SEWER IMPROVEMENTS  
OVERALL UTILITY PLAN

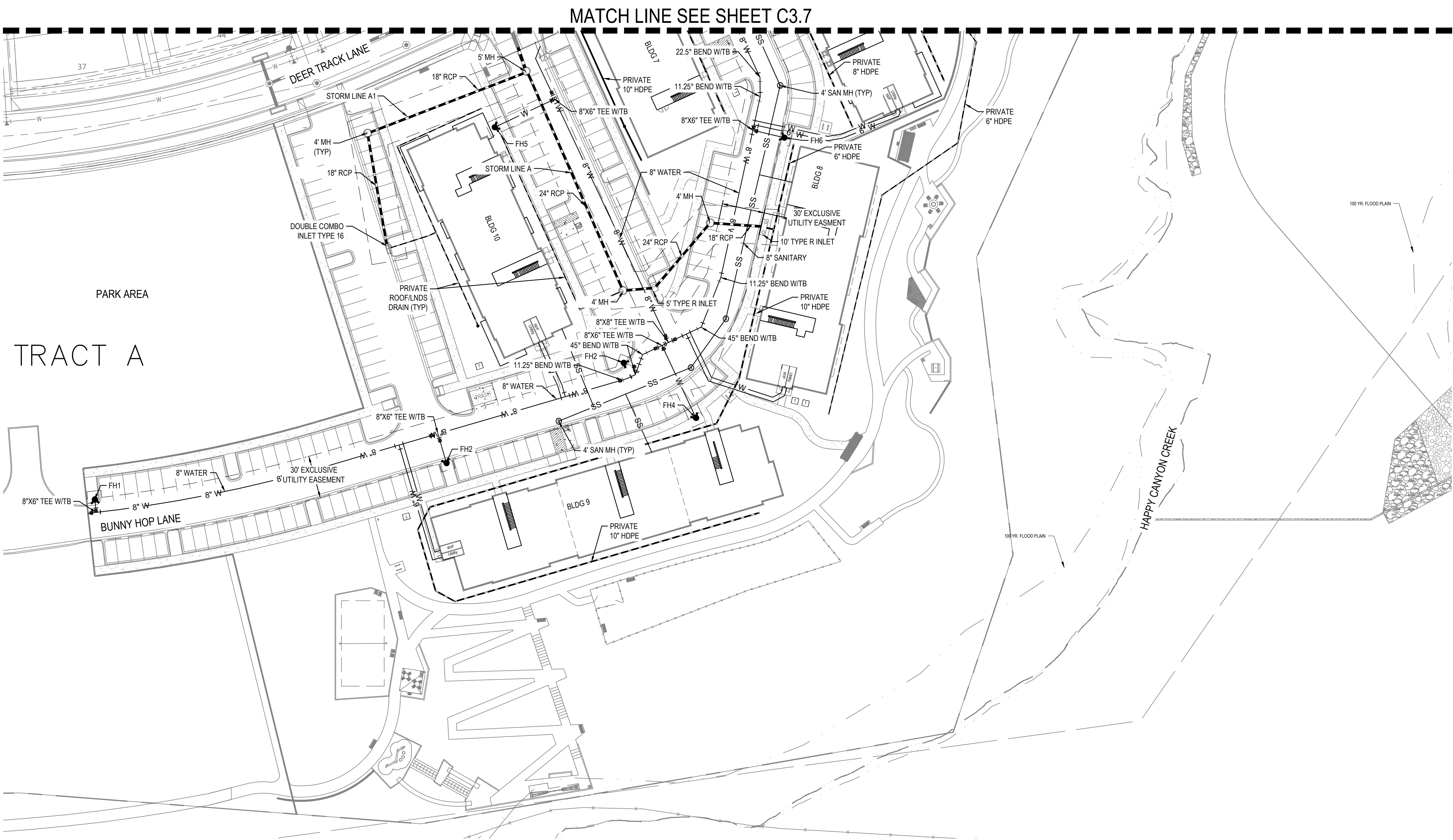
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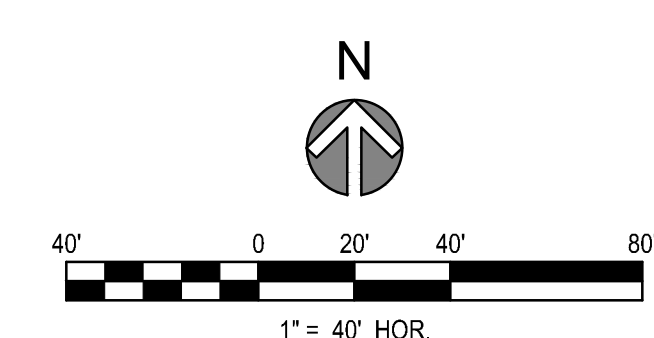
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MATCH LINE SEE SHEET C3.7

TRACT A

NOTES:  
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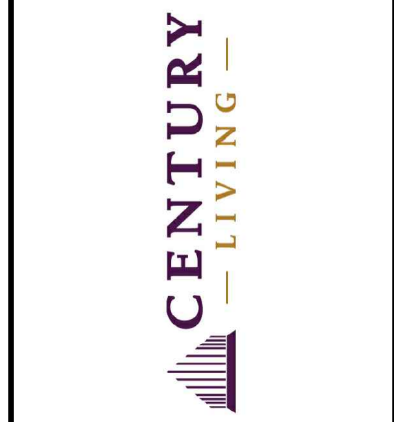
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 STONEGATE VILLAGE METROPOLITAN DISTRICT ENGINEER  
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 BY: \_\_\_\_\_  
 STONEGATE VILLAGE METROPOLITAN DISTRICT MANAGER  
 DATE: \_\_\_\_\_

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TOWN OF PARKER, DIRECTOR OF ENGINEERING DATE



REV	REVISION DESCRIPTION	DATE	CHKD	APPR
A	INITIAL SUBMITTAL TO SVID	4/1/2022		

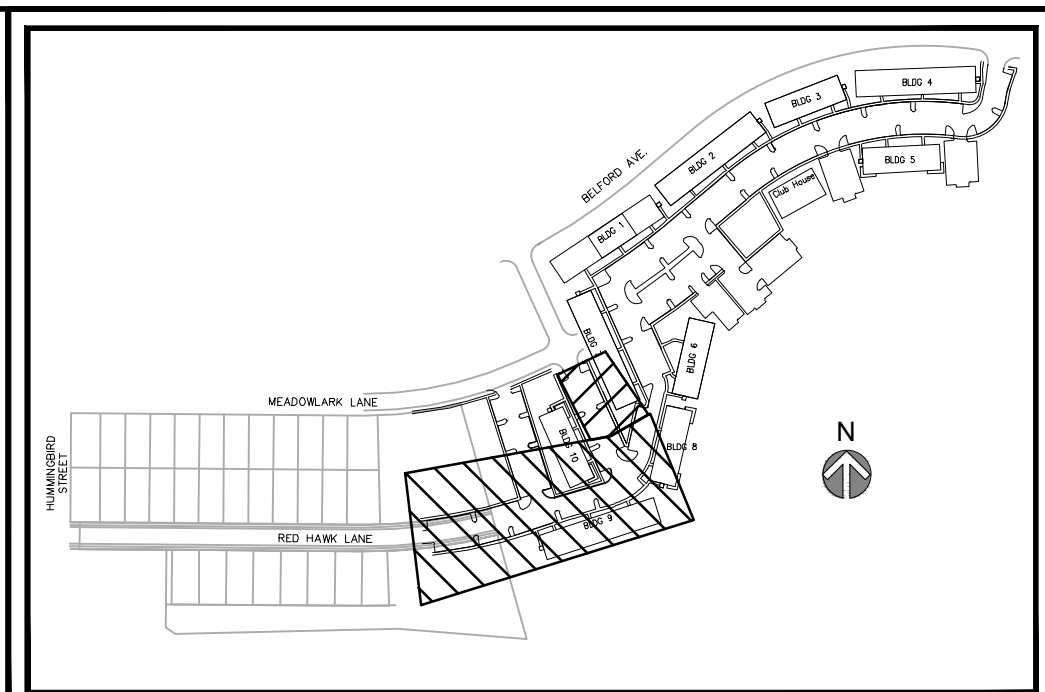
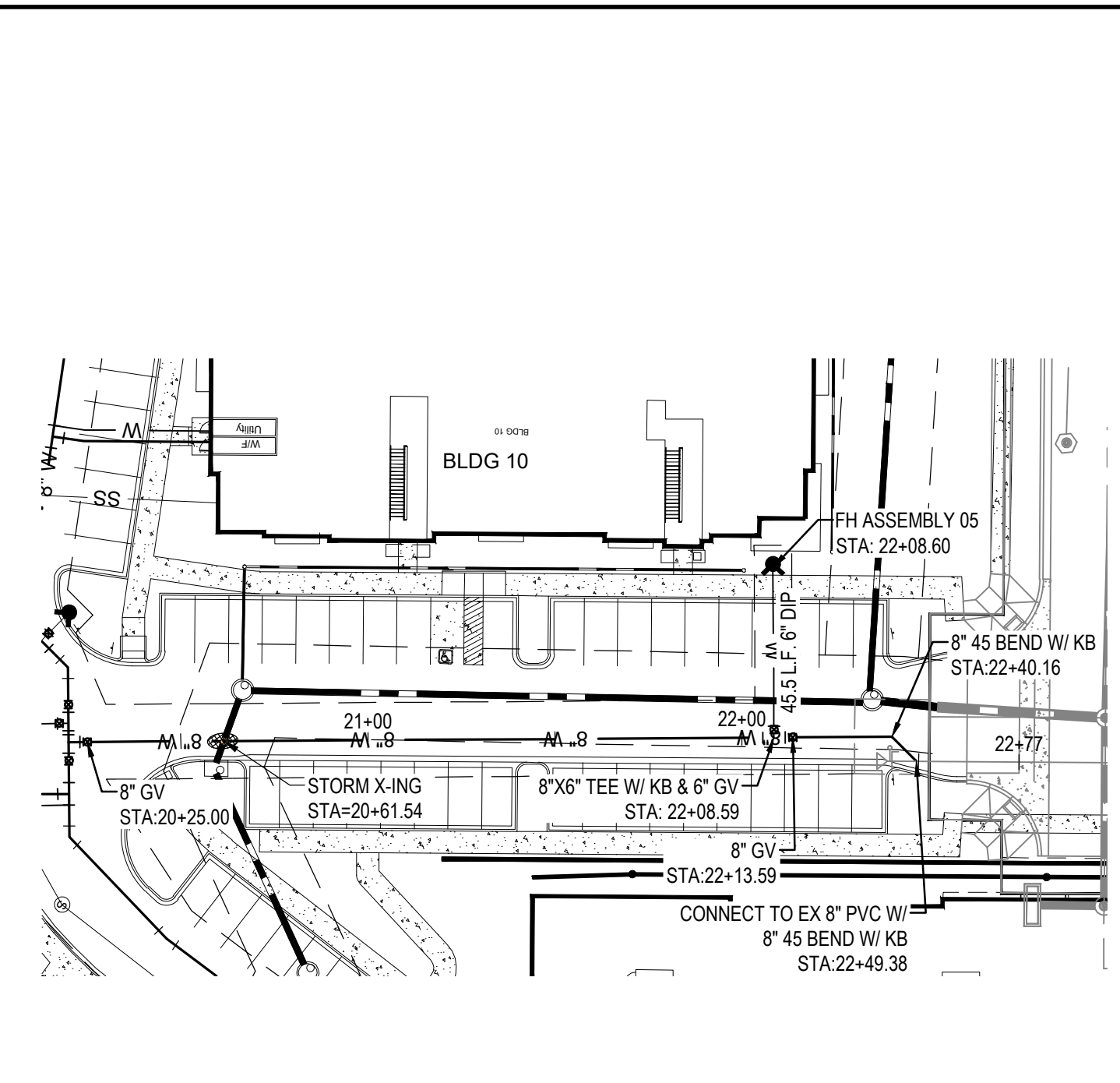
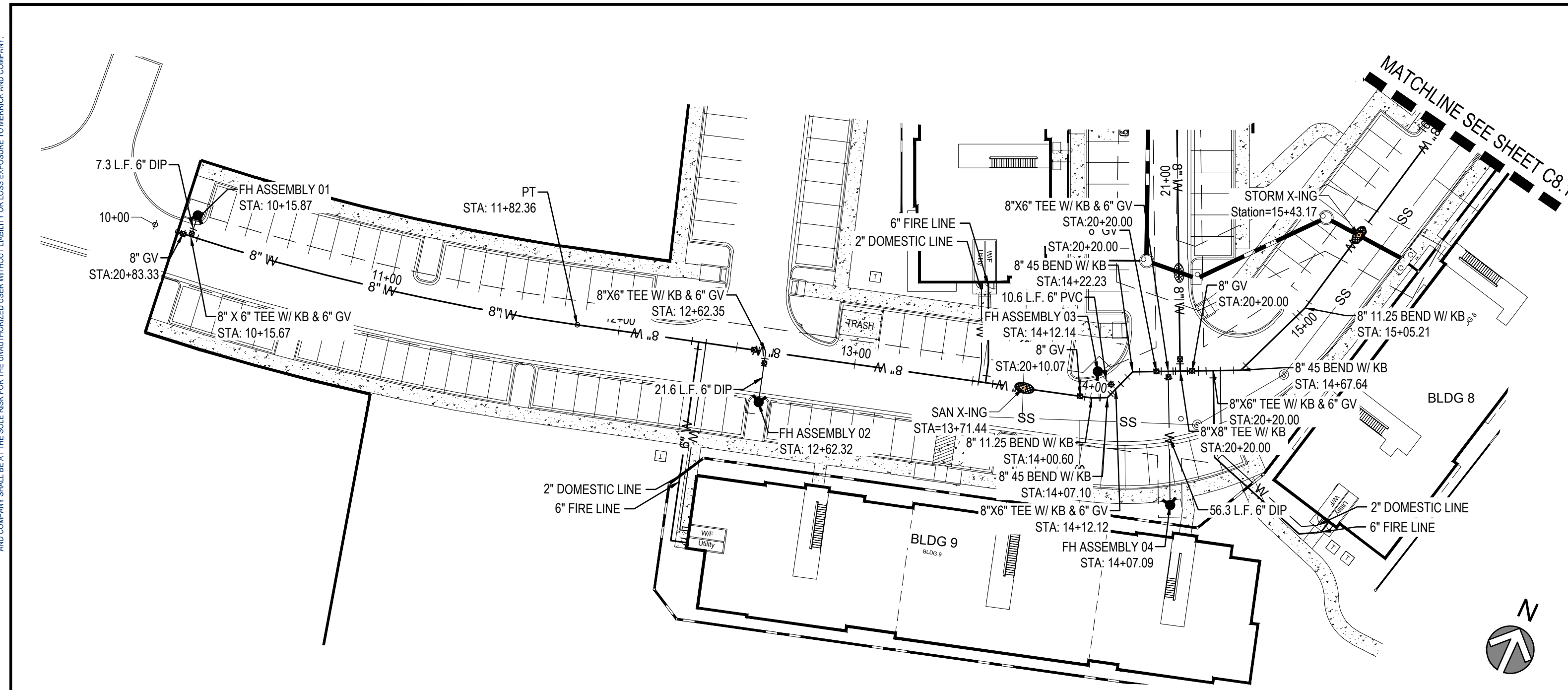
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 FLG 1, AMD 2  
 WATER & SANITARY SEWER IMPROVEMENTS  
 OVERALL UTILITY

ISSUED FOR REVIEW

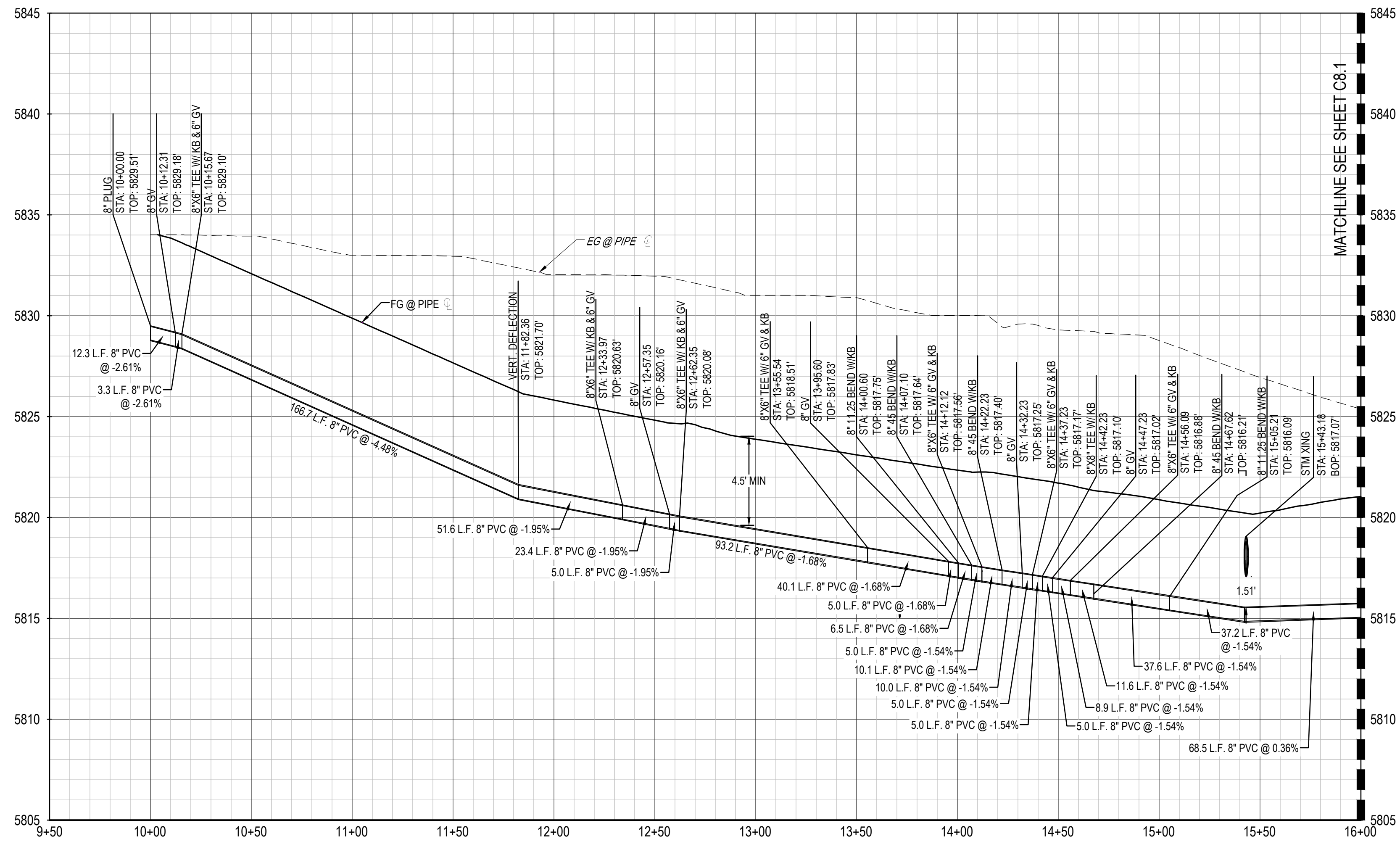
FOR AND ON BEHALF OF MERRICK & COMPANY  
 Z/S NUMBER: 65120850  
 DATE: 4/1/2022  
 SHEET: C7.3  
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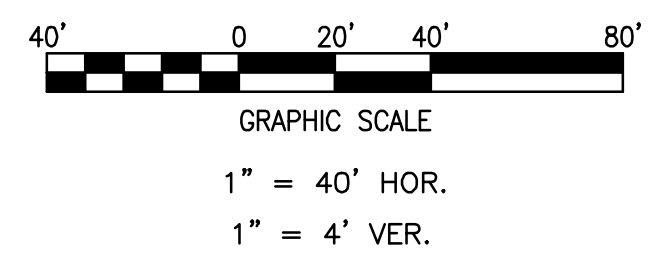
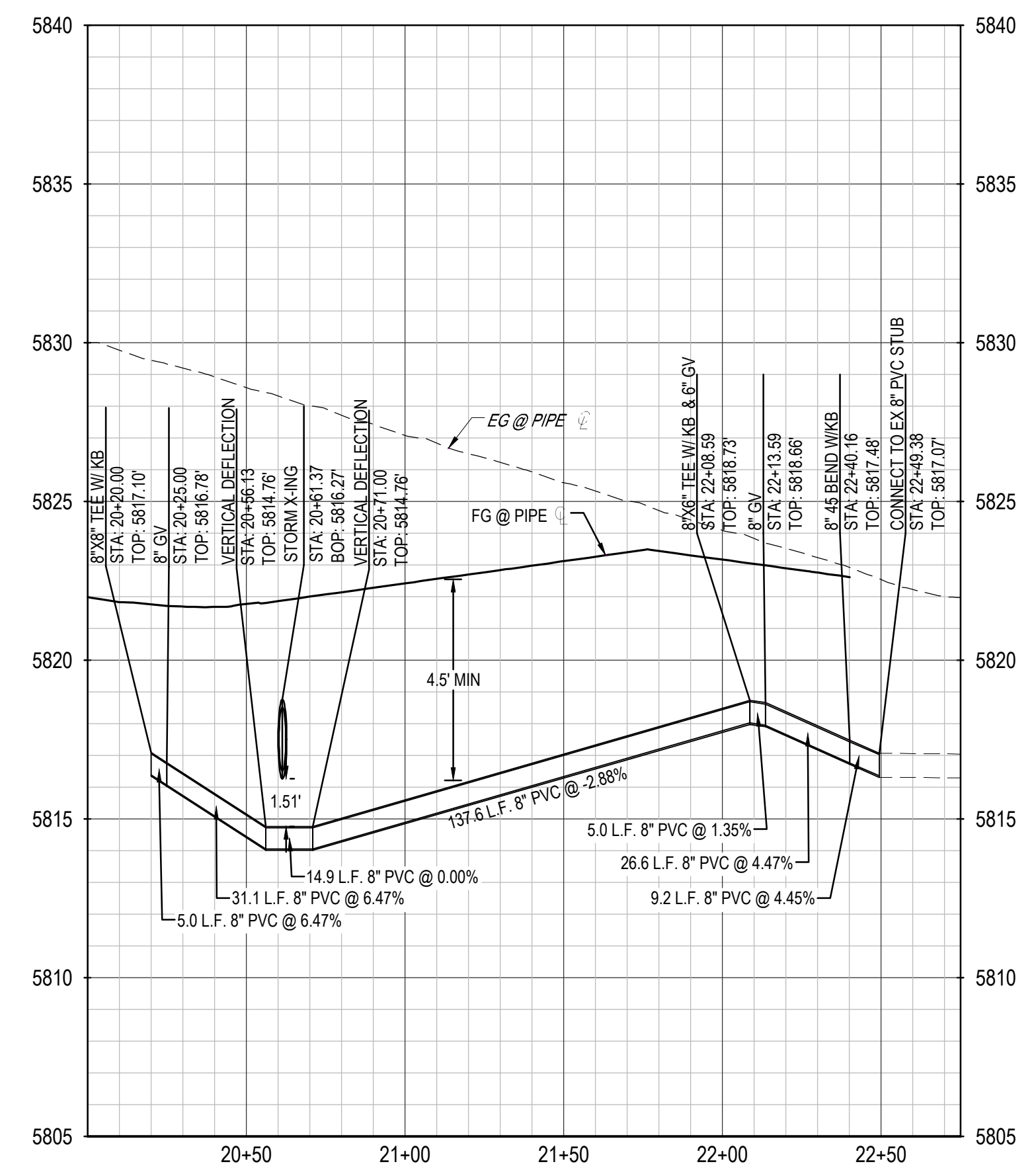
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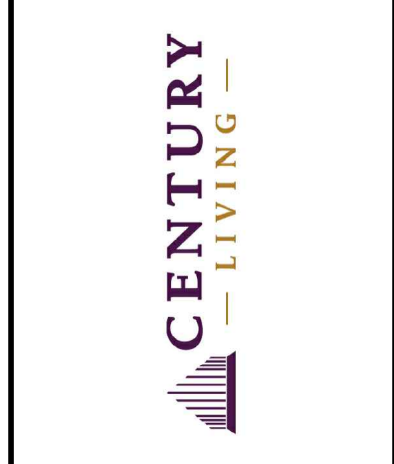
WATER PROFILE A: STA 10+00 - STA 16+00



WATER PROFILE B



- NOTES:**
- ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE.
  - ALL PVC TO BE C900 DR 14 UNLESS OTHERWISE NOTED.
  - CONTRACTOR TO VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
  - MINIMUM COVER OVER PIPE SHALL BE 4.5-FT.
  - REFER TO SHEETS C8.5 & C8.6 FOR WATER SERVICE INFORMATION.



REV	DESCRIPTION	DATE	BY
A	INITIAL SUBMITTAL TO SVMD	4/1/2022	CHND/CHKO/JAPR

LOT 1, COMPARK VILLAGE SOUTH  
 FLG 1, AMD 2  
 WATER & SANITARY SEWER IMPROVEMENTS  
 WATER PLAN & PROFILE

ISSUED FOR REVIEW  
 FOR AND ON BEHALF OF MERRICK & COMPANY



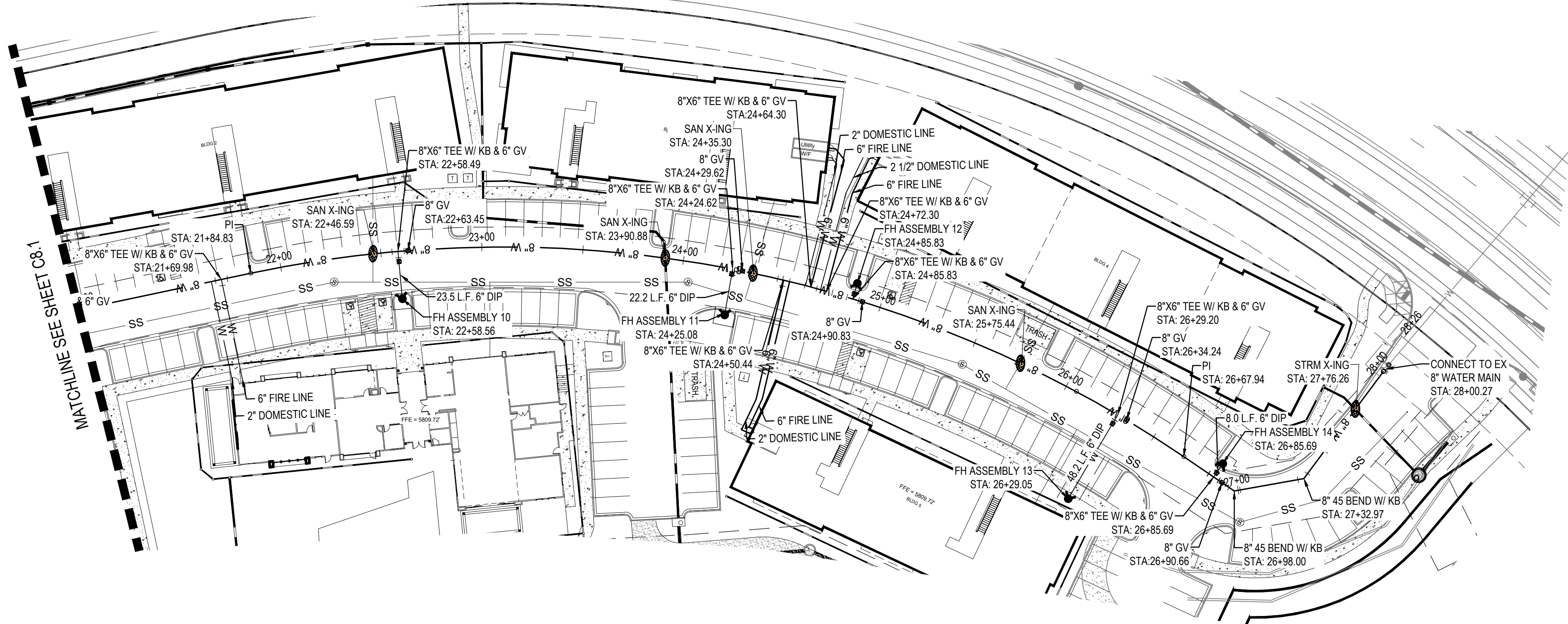


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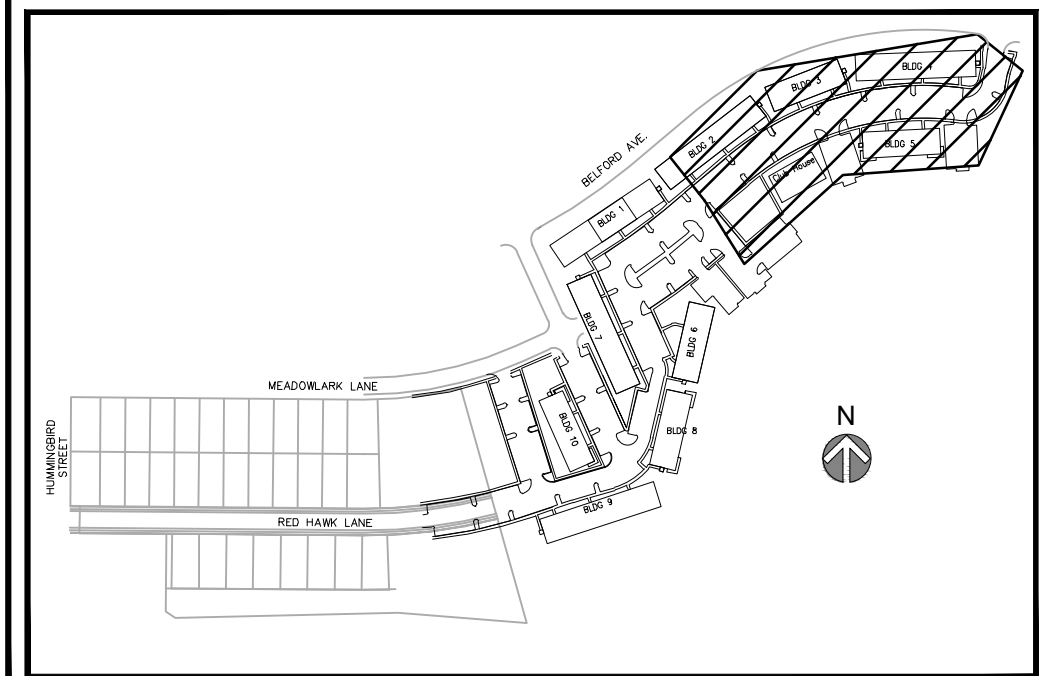
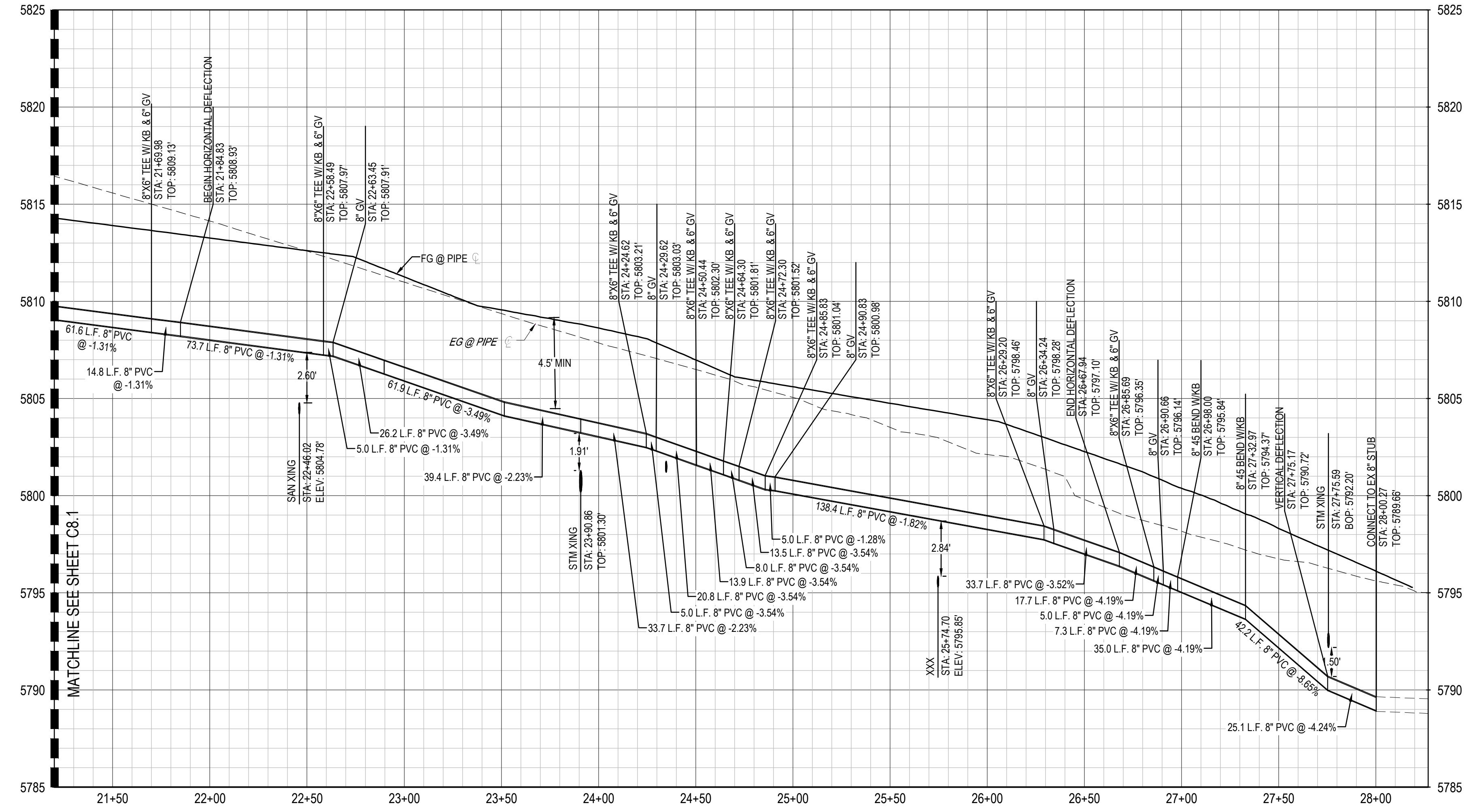
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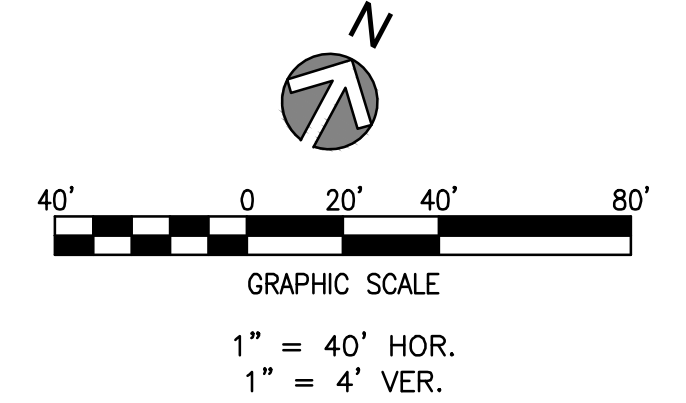
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WATER PROFILE A: STA 21+20 - STA 28+27



KEYMAP (NTS)



NOTES:

1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE.
2. ALL PVC TO BE C900 DR 14 UNLESS OTHERWISE NOTED.
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4. MINIMUM COVER OVER PIPE SHALL BE 4.5-FT.
5. REFER TO SHEETS C8.5 & C8.6 FOR WATER SERVICE INFORMATION.



REV	REVISION DESCRIPTION	DATE	CHKD	APPD
A	INITIAL SUBMITTAL TO SVID	4/1/2022		

LOT 1, COMPARK VILLAGE SOUTH  
 FLG 1, AMD 2  
 WATER & SANITARY SEWER IMPROVEMENTS  
 WATER PLAN & PROFILE

ISSUED FOR REVIEW  
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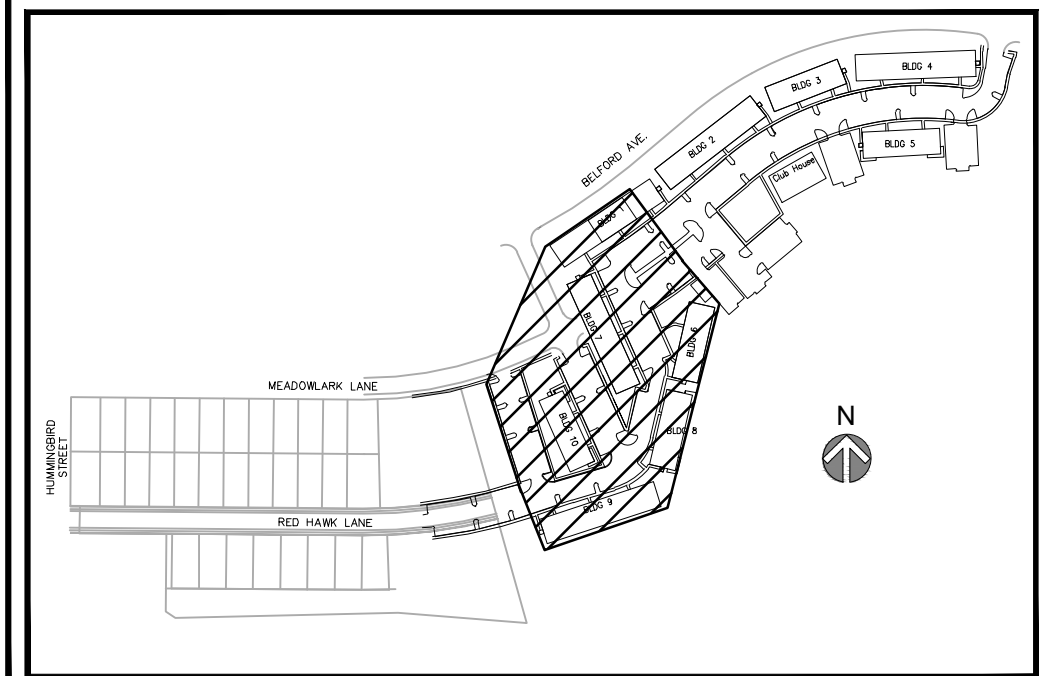
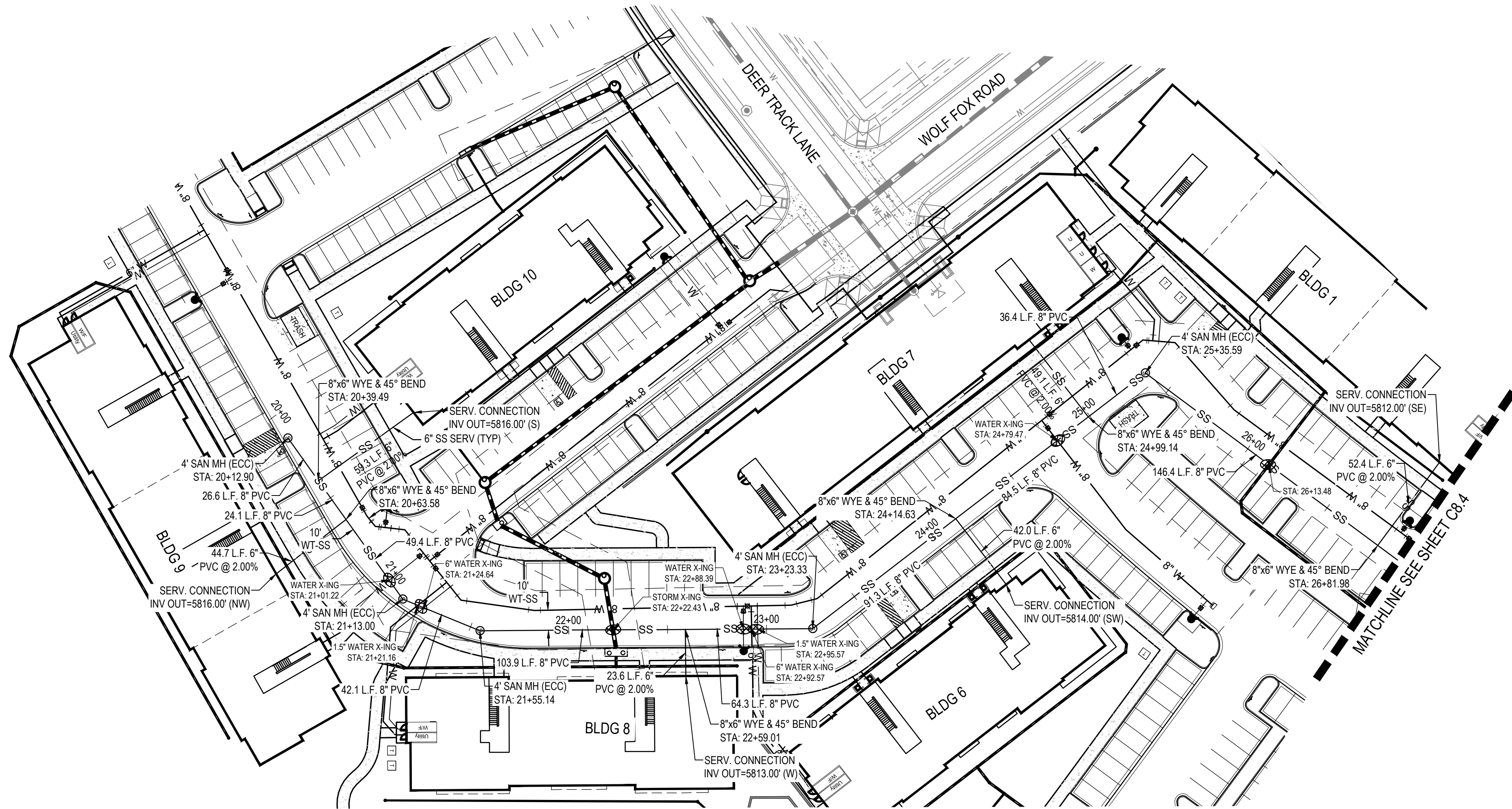
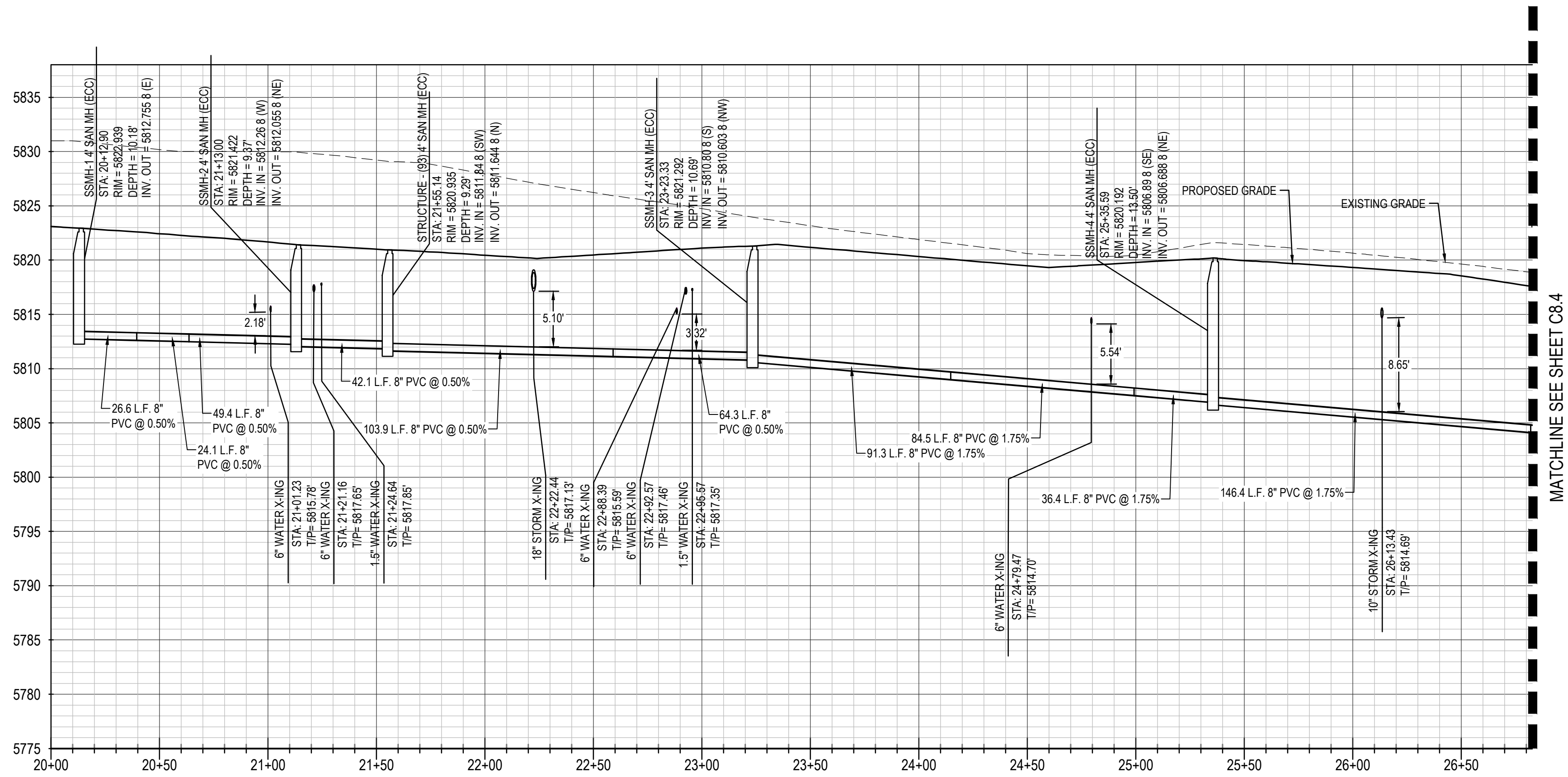
JOB NUMBER	65120850
DATE	4/1/2022
SHEET	C8.2
	7

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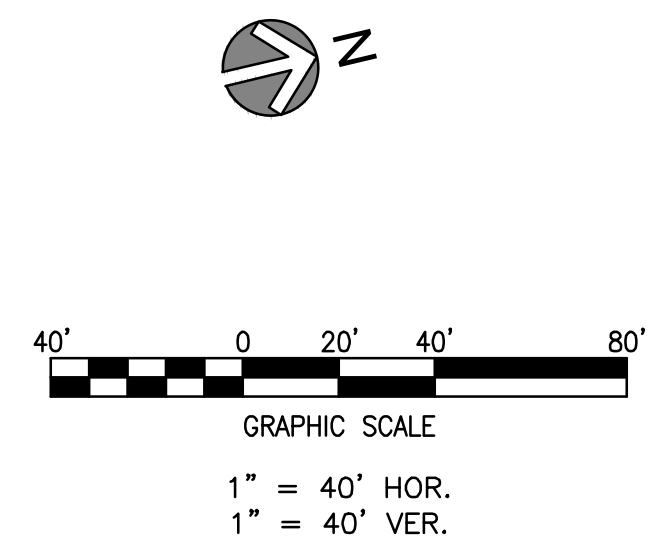
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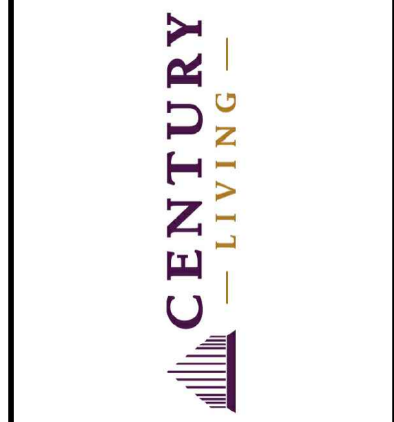


KEYMAP (NTS)



NOTES:

1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE.
2. ALL SANITARY SEWER PVC TO BE SDR 35 PVC UNLESS SPECIFIED OTHERWISE.
3. CONTRACTOR TO VERIFY LOCATION/ELEVATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
4. ALL MANHOLES TO HAVE 48" INNER DIAMETER.



REV	REVISION DESCRIPTION	DATE	CHKD	APPR
A	INITIAL SUBMITTAL TO SVID	4/11/2022		

LOT 1, COMPARK VILLAGE SOUTH  
FLG 1, AMD 2  
WATER & SANITARY SEWER IMPROVEMENTS  
SANITARY SEWER PLAN & PROFILE

JOB NUMBER	65120950
DATE	4/11/2022
SHEET	C8.3
	8

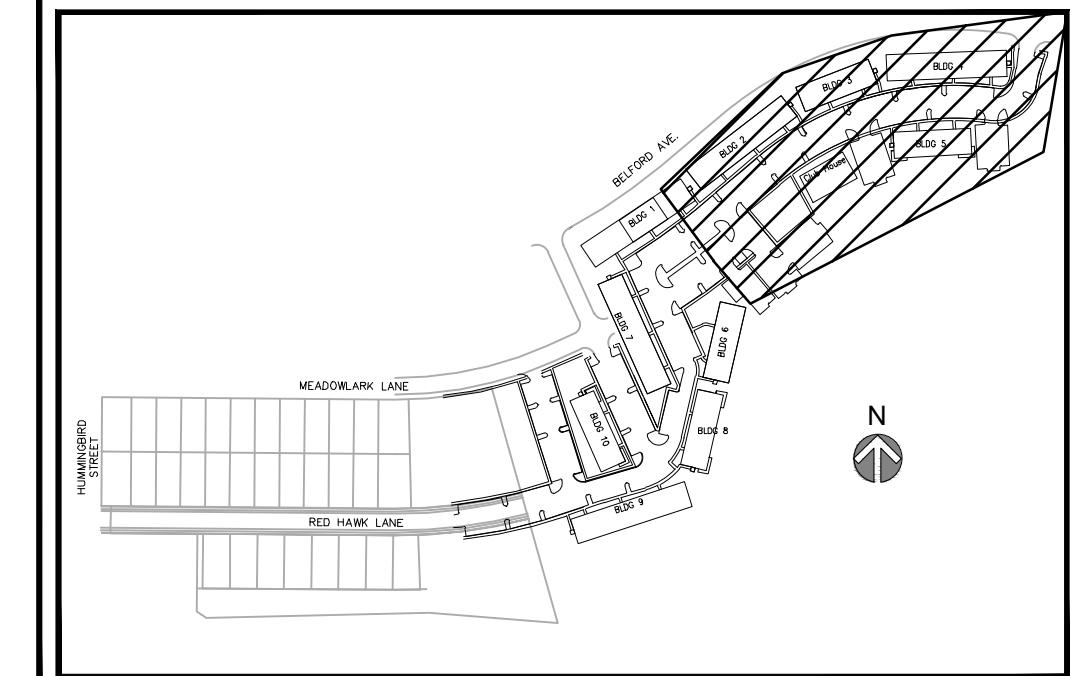
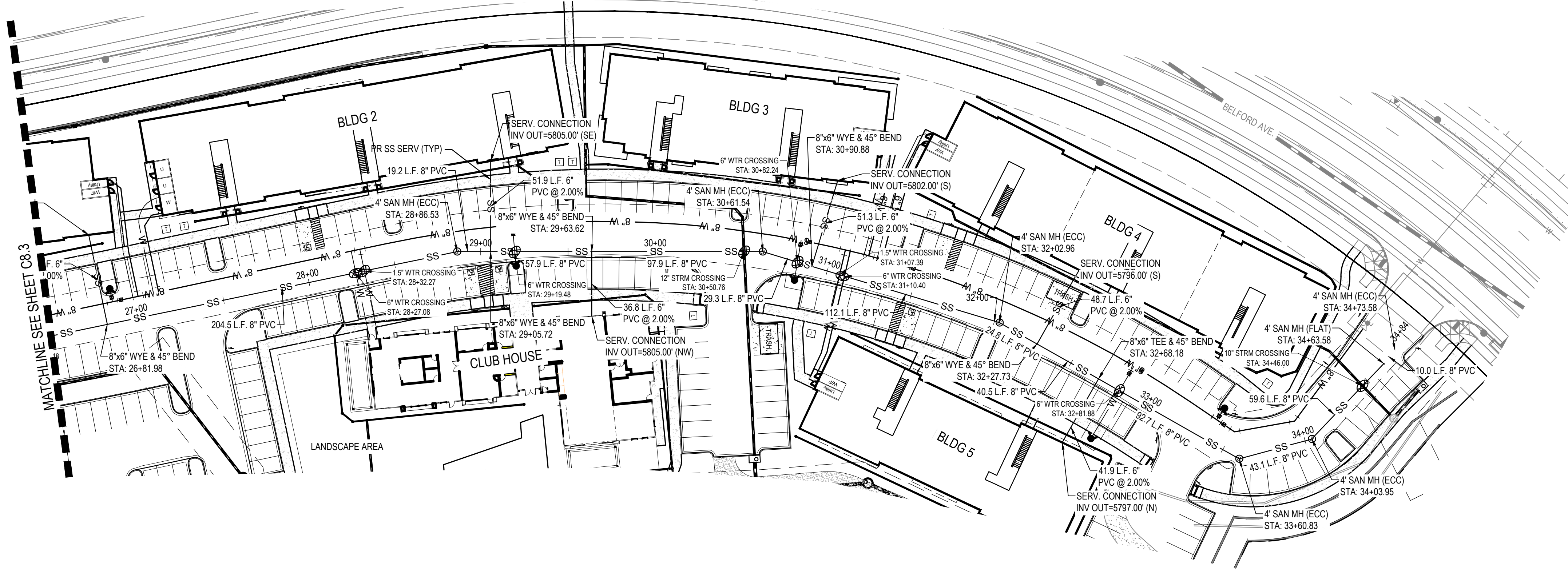
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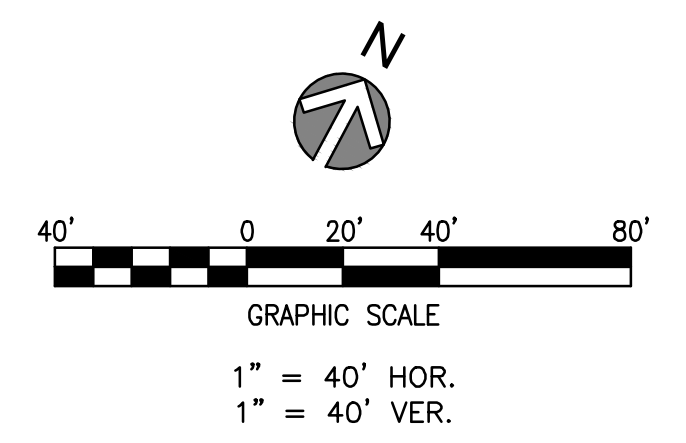
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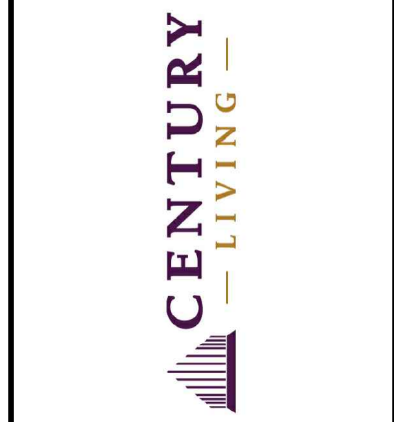
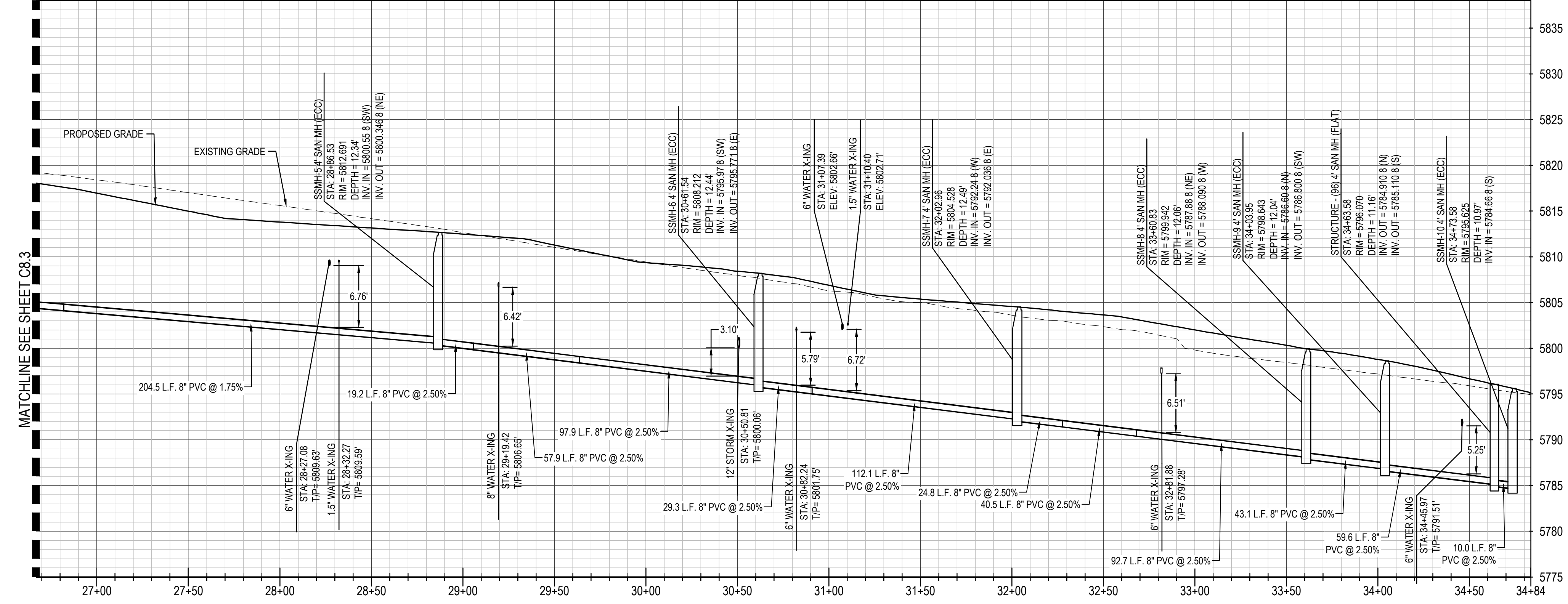
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KEYMAP (NTS)



- NOTES:
1. ALL STATIONING & PIPE LENGTHS ARE TO CENTER OF STRUCTURE.
  2. ALL SANITARY SEWER PVC TO BE SDR 35 UNLESS SPECIFIED OTHERWISE.
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REV	REVISION DESCRIPTION	DATE	CHKD	APPR
A	INITIAL SUBMITTAL TO SVID	4/1/2022		

LOT 1, COMPARK VILLAGE SOUTH  
FLG 1, AMD 2  
WATER & SANITARY SEWER IMPROVEMENTS  
SANITARY SEWER PLAN & PROFILE

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