

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. 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.
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. ALL SEWER MAIN SIZE IS 8-INCH IN DIAMETER UNLESS OTHERWISE NOTED.
3. SEWER LINES SHALL BE INSTALLED 5- FEET SOUTH OR WEST OF RACCOON TAIL WAYENTERLINE, 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-33 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.

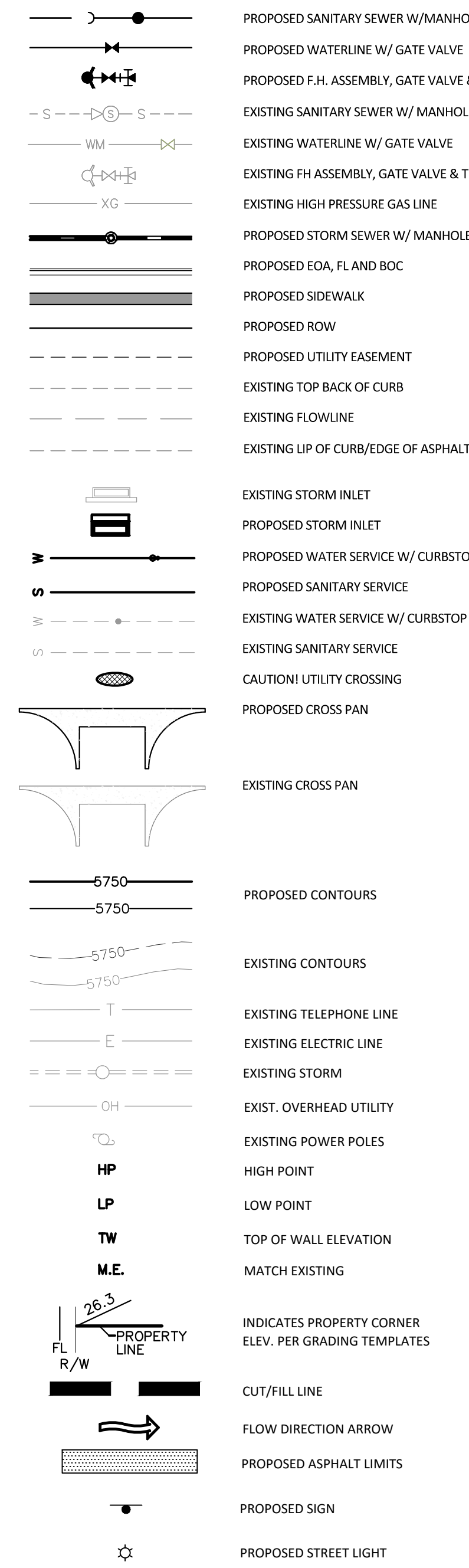
DISTRICT POLICIES & INSTALLATION NOTES FOR SEWER SERVICES:

- 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 STREET 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.
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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.
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DISTRICT POLICIES & INSTALLATION NOTES FOR WATER SERVICES:

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4. THERE SHALL BE A MINIMUM COVER OF 4-1/2- FEET OVER ALL WATER MAINS.
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MASTER LEGEND



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Table with columns for REVIEW BY, DATE, and a grid for tracking revisions.

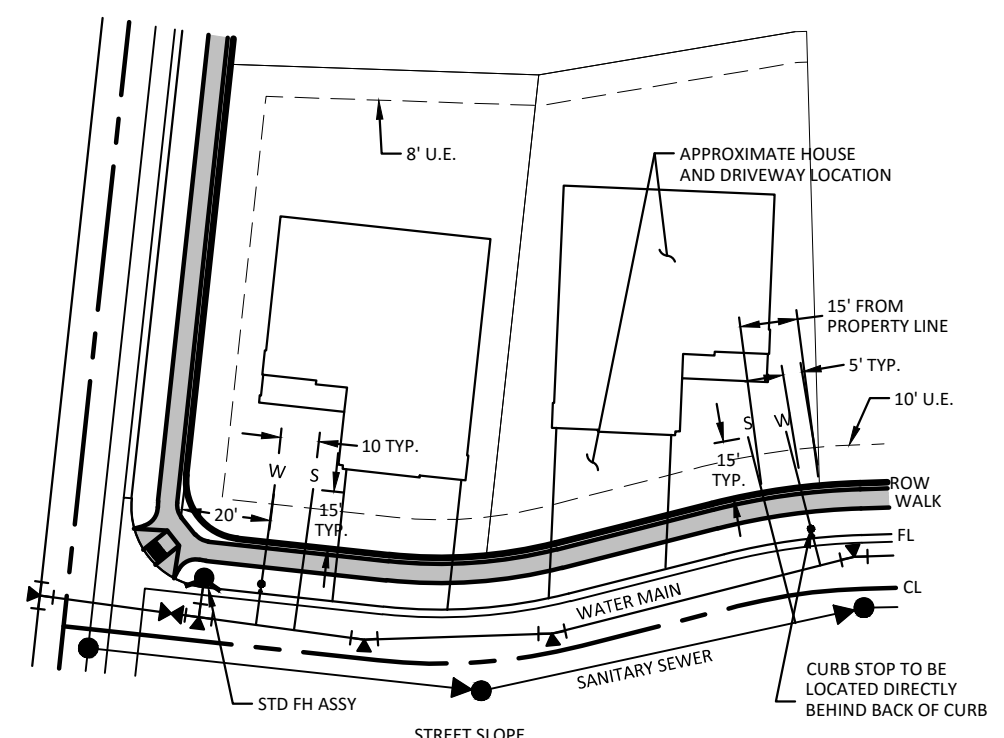
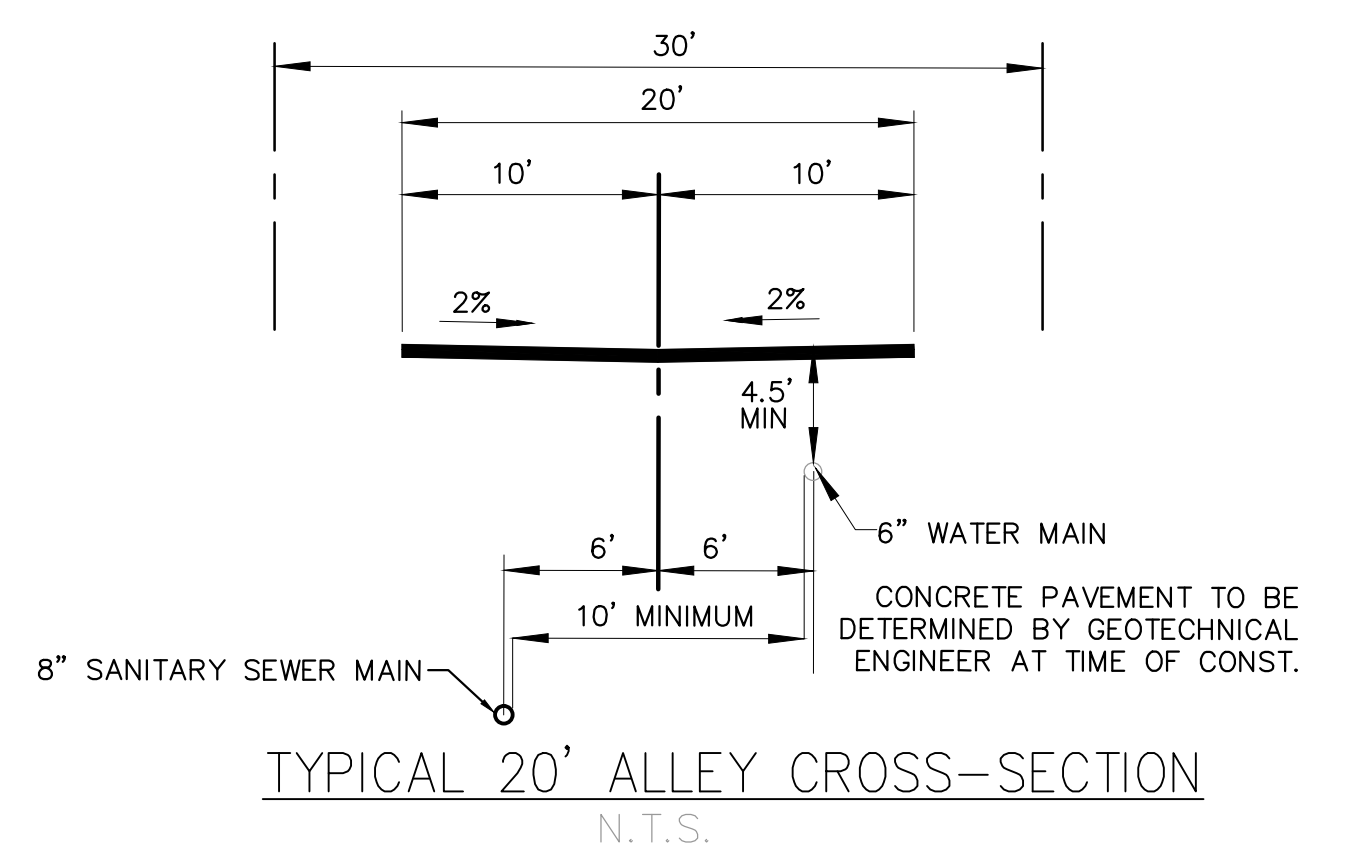
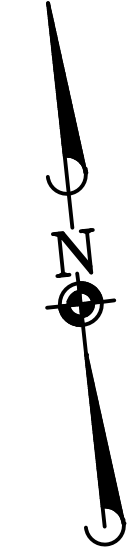
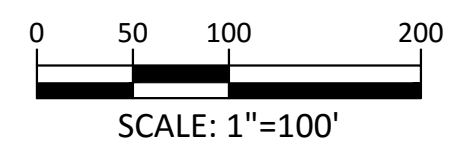
Manhard CONSULTING LTD logo and contact information including address, phone, and website.

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

Project management information including PROJ MGR, PROJ ASSOC, DRAWN BY, DATE, SHEET 2 OF 14, and CLOPKC3.

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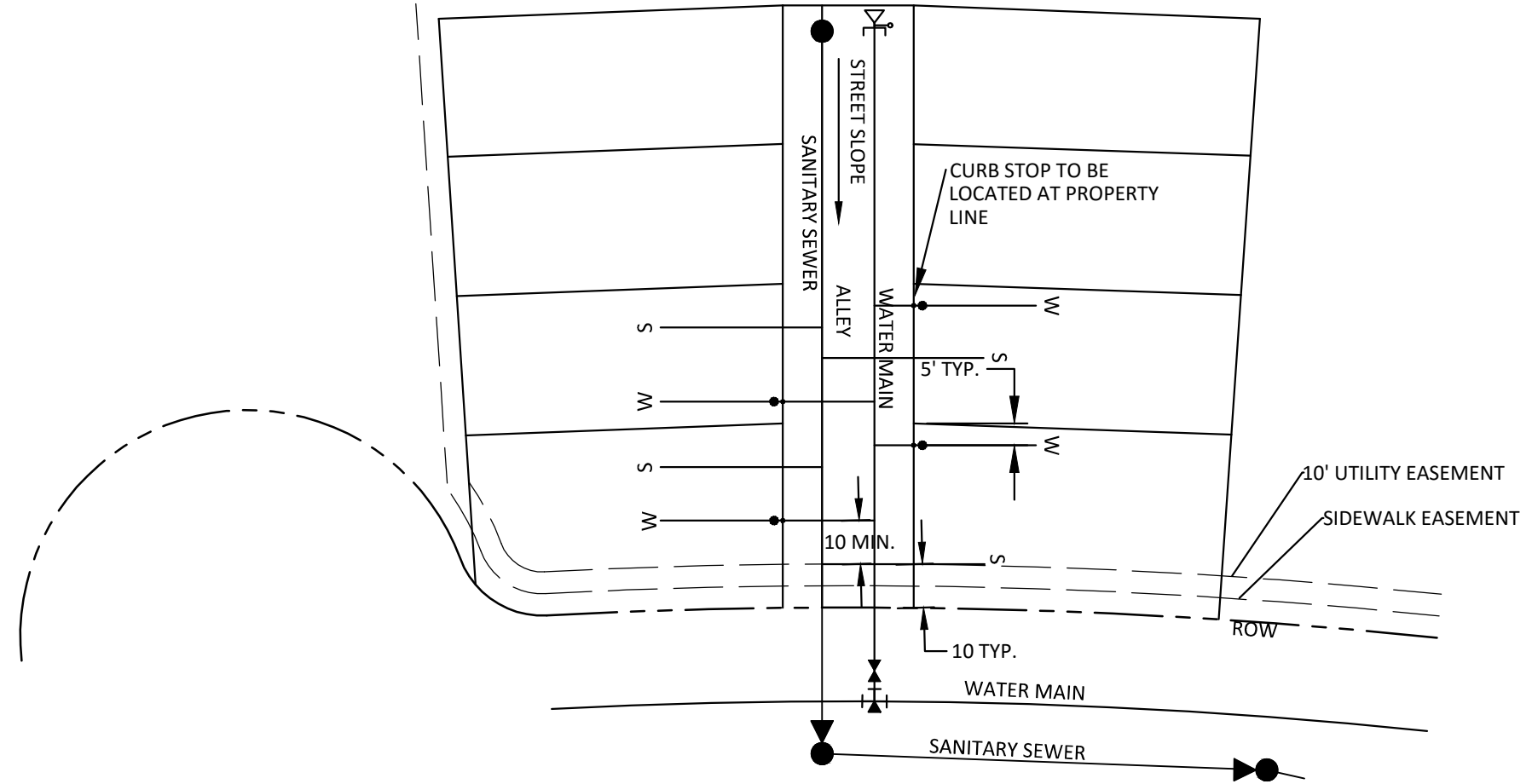
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TYPICAL SINGLE FAMILY LOT SERVICE DETAIL
N.T.S.

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 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

Manhard CONSULTING LTD
 8001 E. Arapahoe Court, Suite 110, Greenwood, CO 80118 | 303.708.0000 | 303.708.0000 | manhard.com
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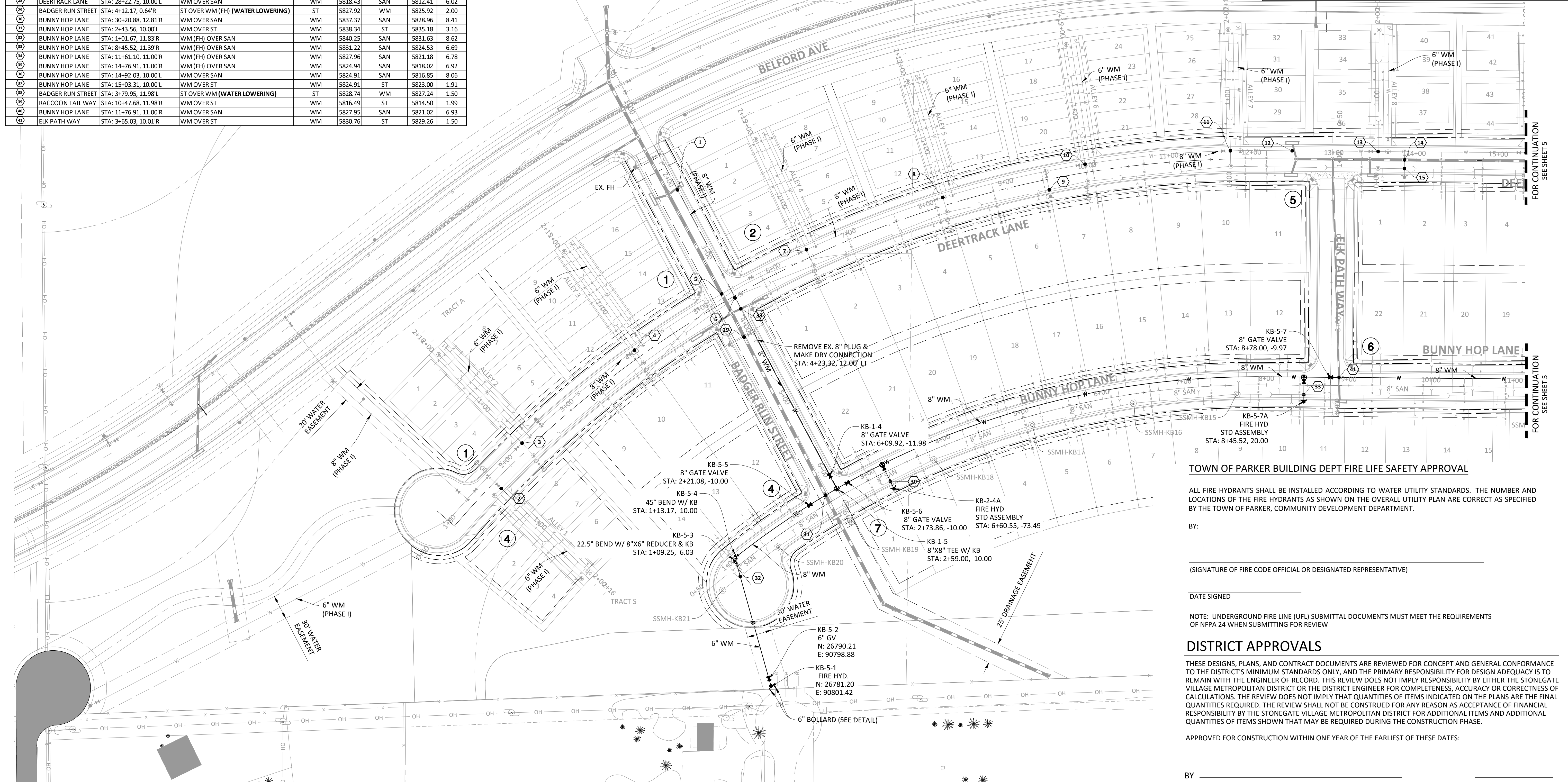
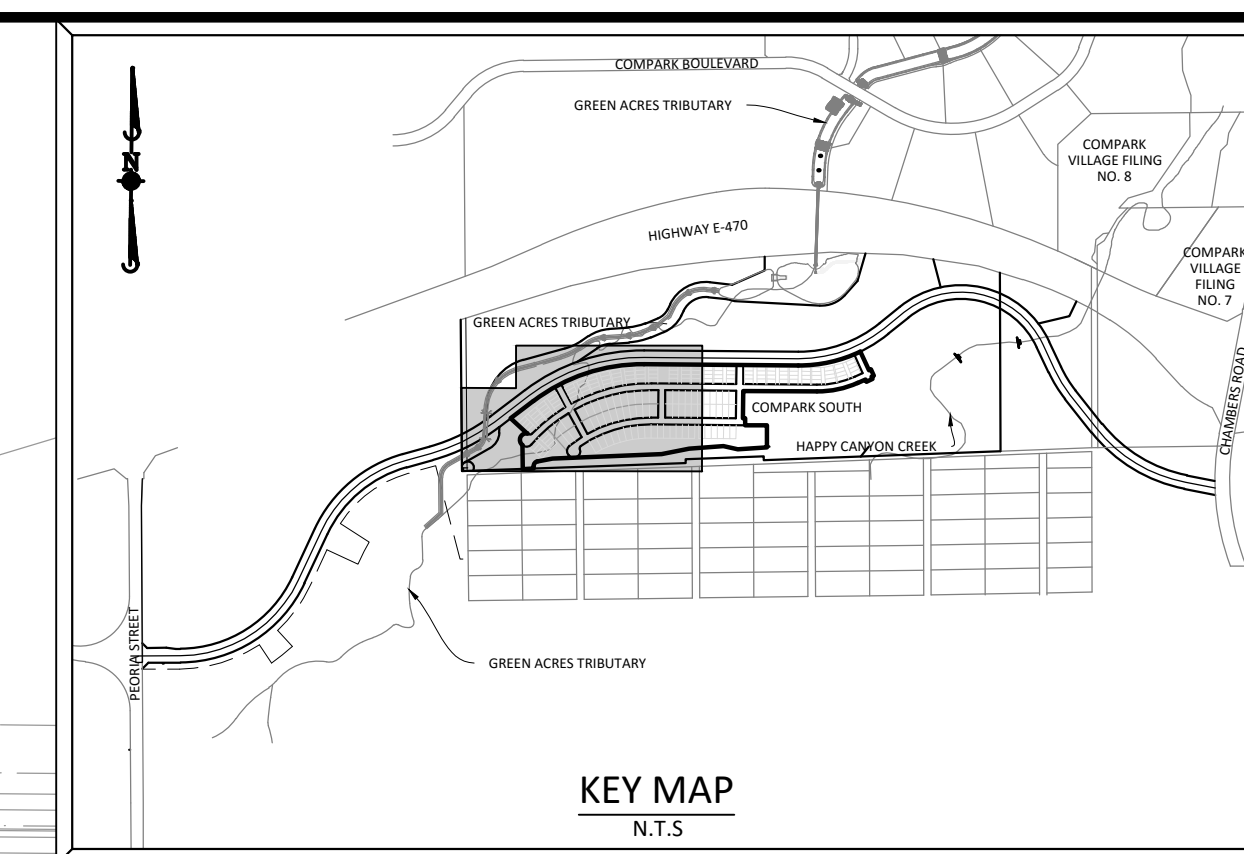
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE II
 TOWN OF PARKER, COLORADO
 OVERALL UTILITY PLAN

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

SHEET
3 OF **14**
 CLCPKC3

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	5809.90	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	5808.33	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

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



TOWN OF PARKER BUILDING DEPT FIRE LIFE SAFETY APPROVAL
ALL FIRE HYDRANTS SHALL BE INSTALLED ACCORDING TO WATER UTILITY STANDARDS. THE NUMBER AND
LOCATIONS OF THE FIRE HYDRANTS AS SHOWN ON THE OVERALL UTILITY PLAN ARE CORRECT AS SPECIFIED
BY THE TOWN OF PARKER, COMMUNITY DEVELOPMENT DEPARTMENT.

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

DATE 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

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

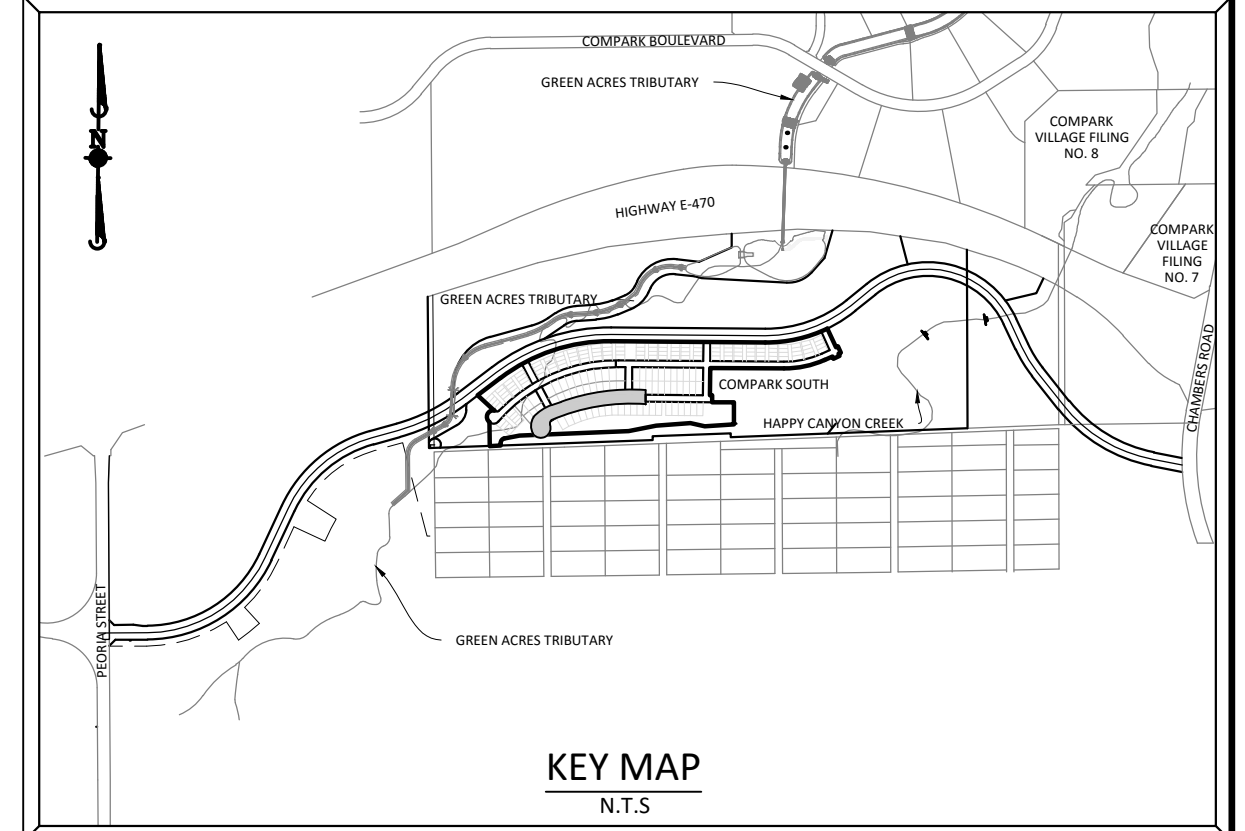
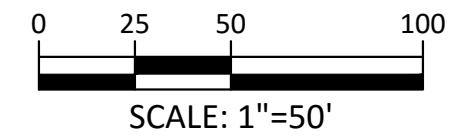
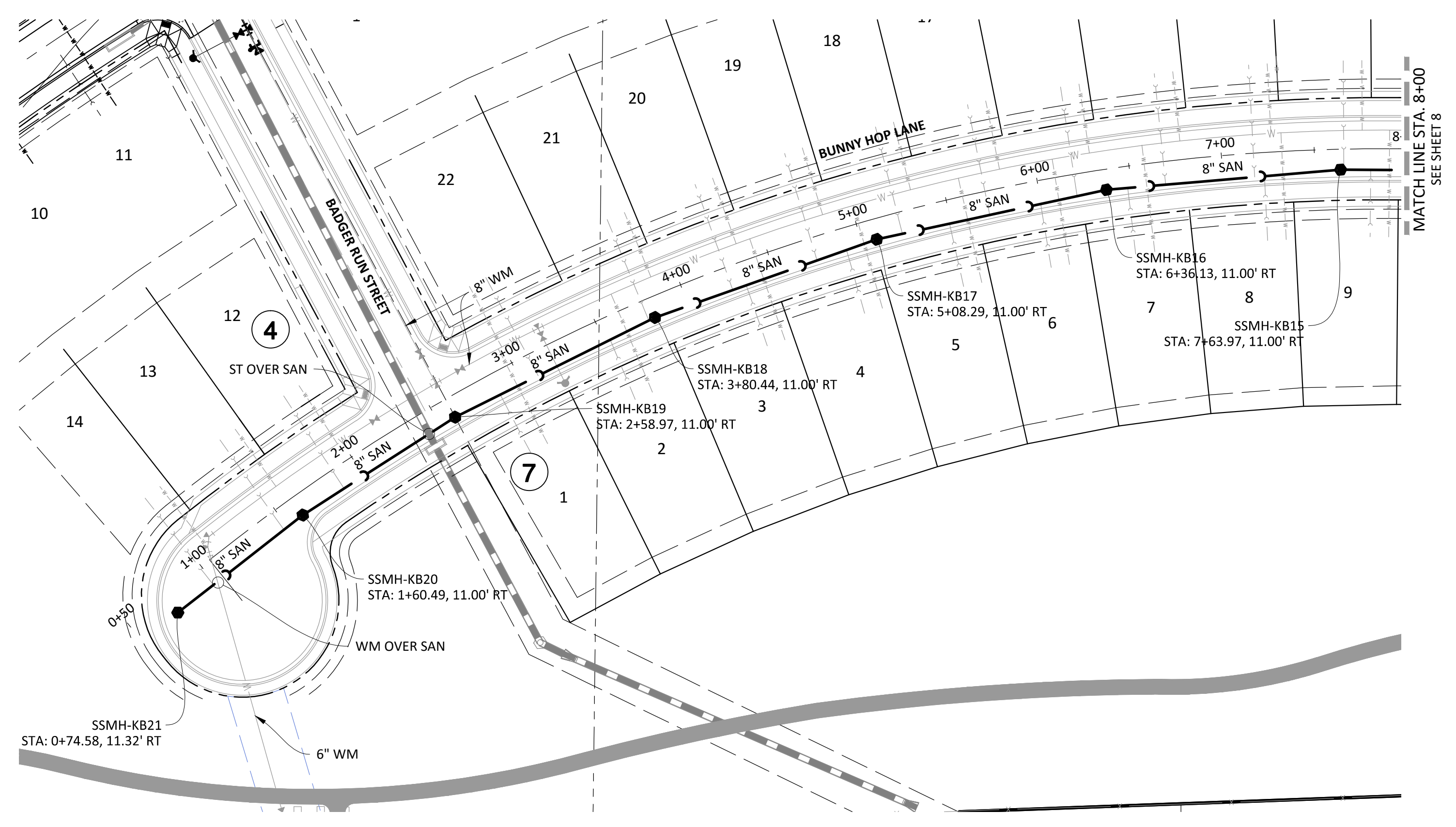
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE II
TOWN OF PARKER, COLORADO
WATER PLAN - WEST

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

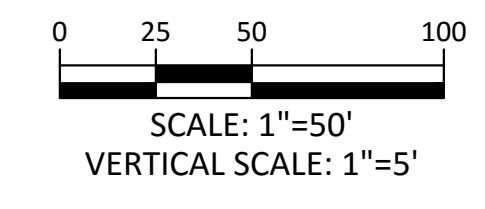
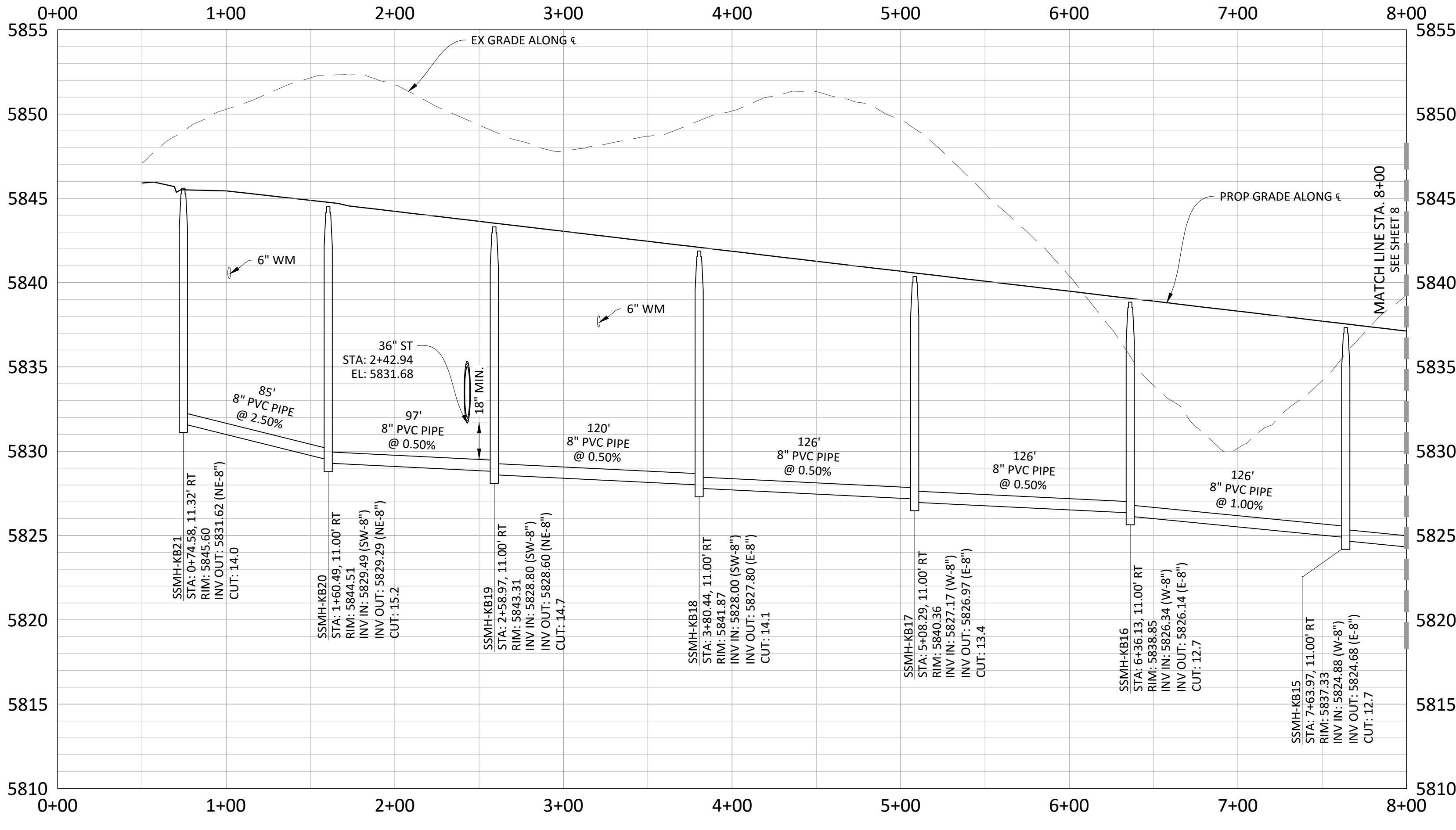
SHEET
4 OF 14
CLCPK3



KEY MAP
N.T.S.

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

BUNNY HOP LANE



Plotted: 12/17/2016 2:38 PM. Draw Name: P:\C\proj3\Compark3\Residential\CD\Drawings\Plan Set\District\Phase 2\0568.p88-2-Street H.dwg. Updated By: Blaz

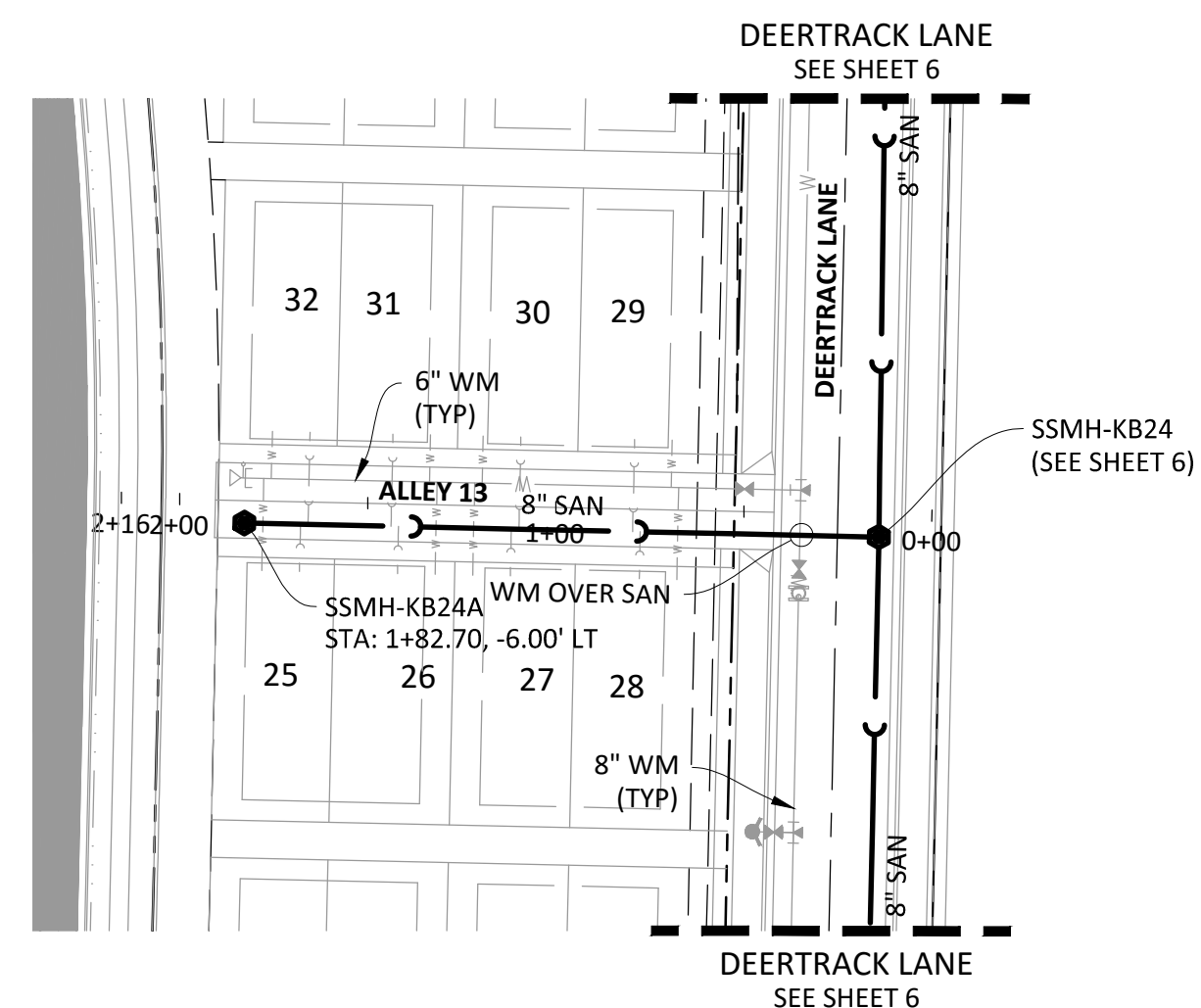
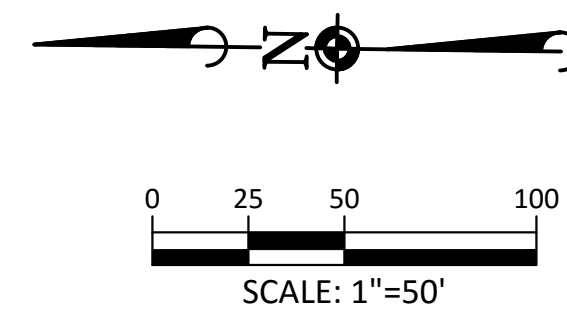
DATE	
REVISIONS	

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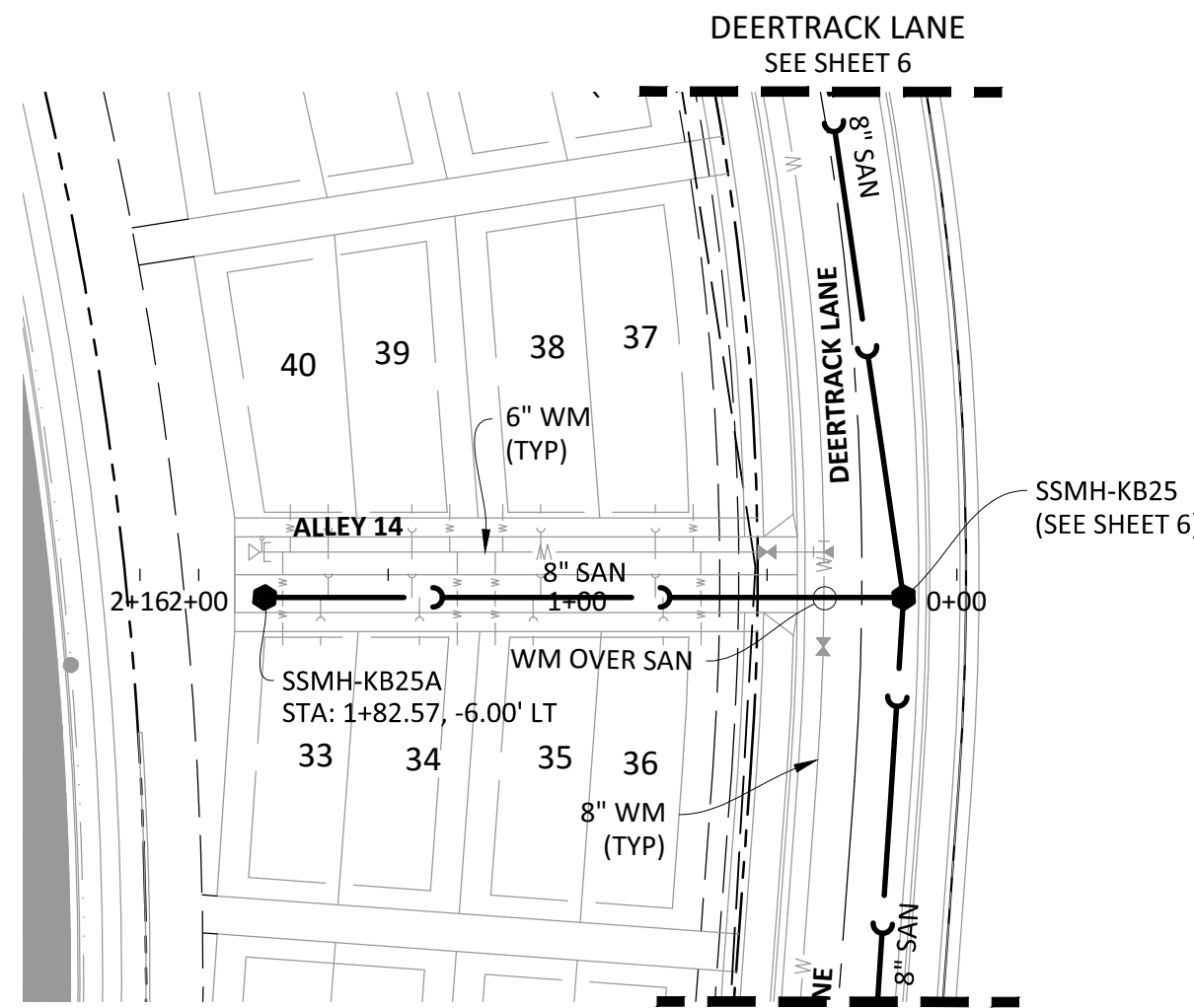
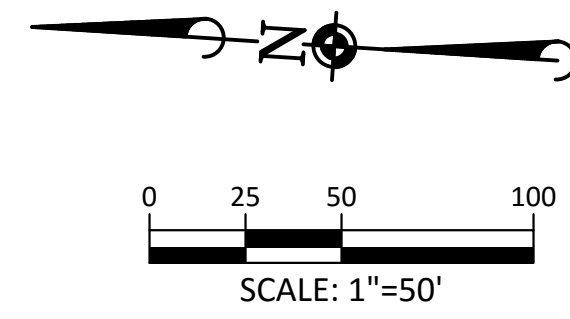
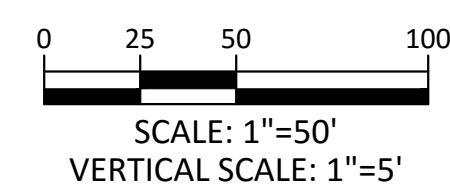
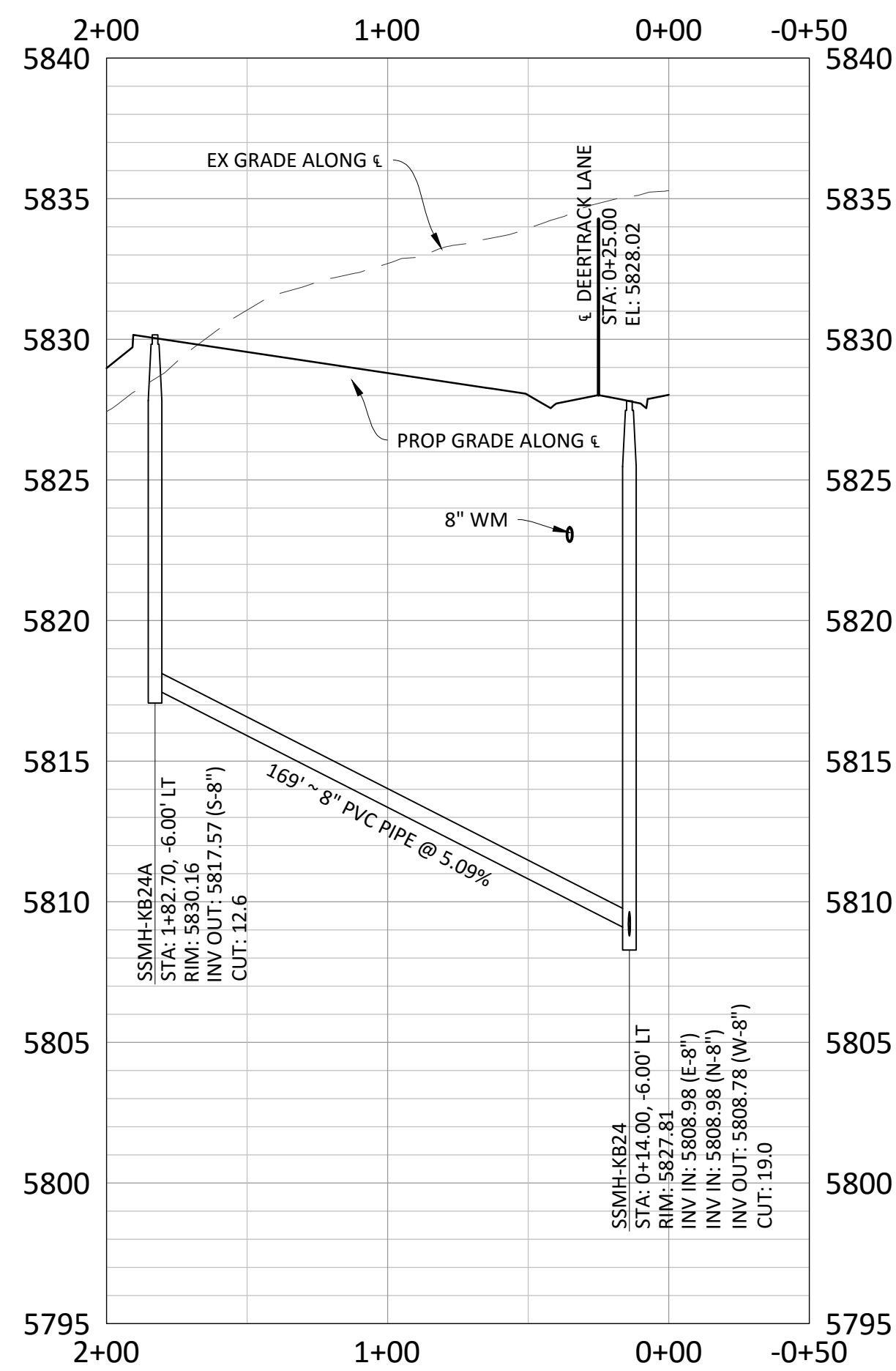
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE II
TOWN OF PAKRER, COLORADO
SANITARY SEWER PLAN AND PROFILE - BUNNY HOP LANE

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

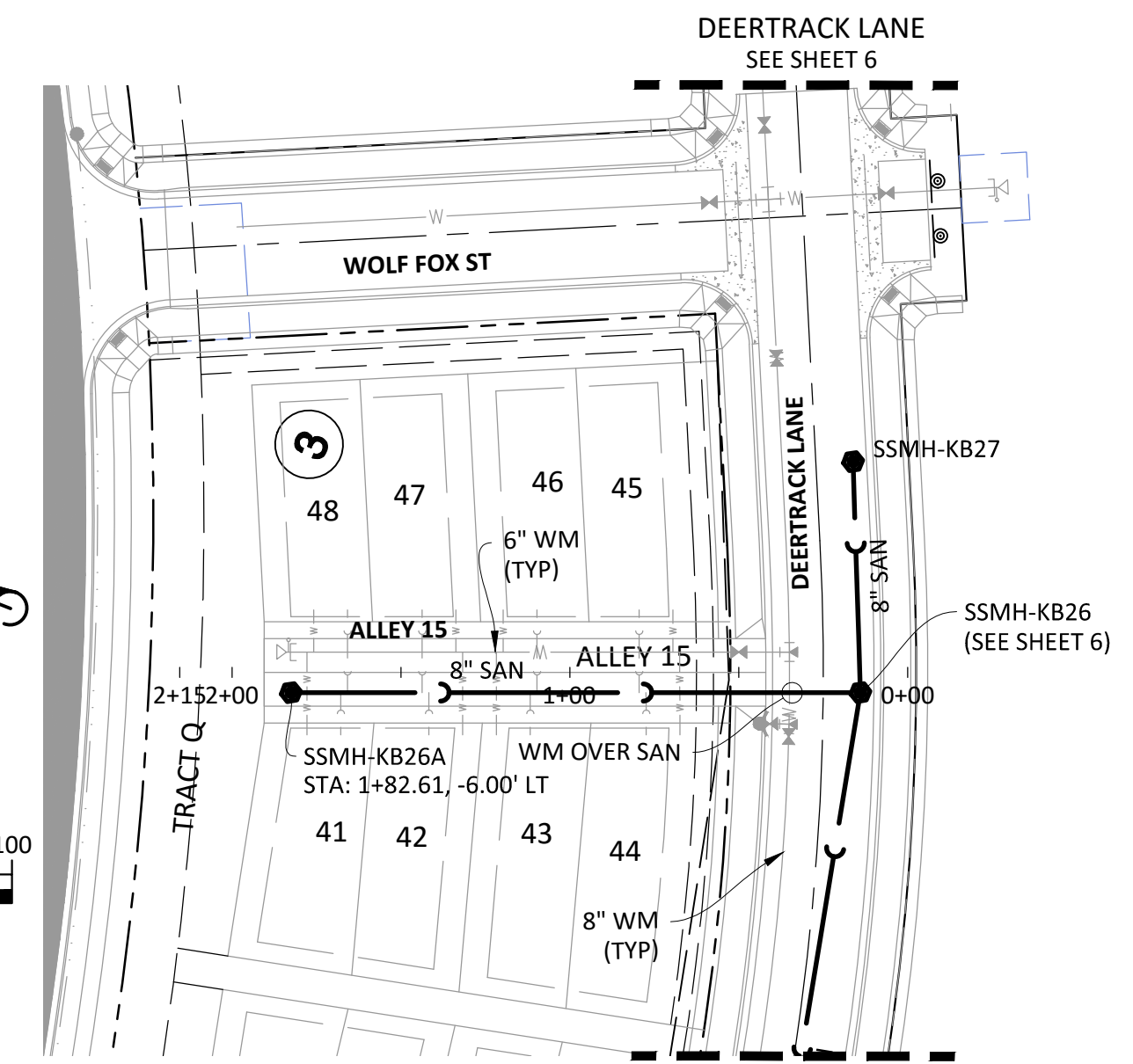
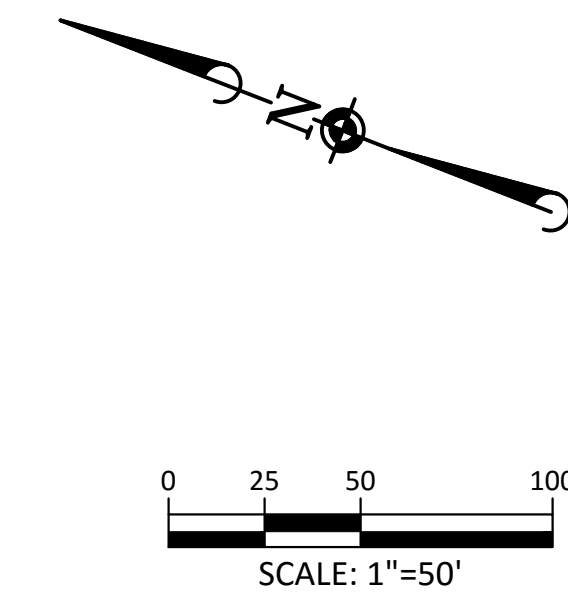
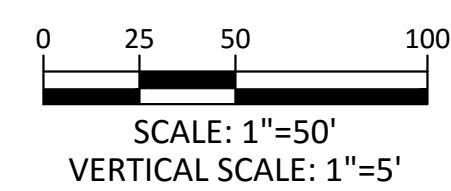
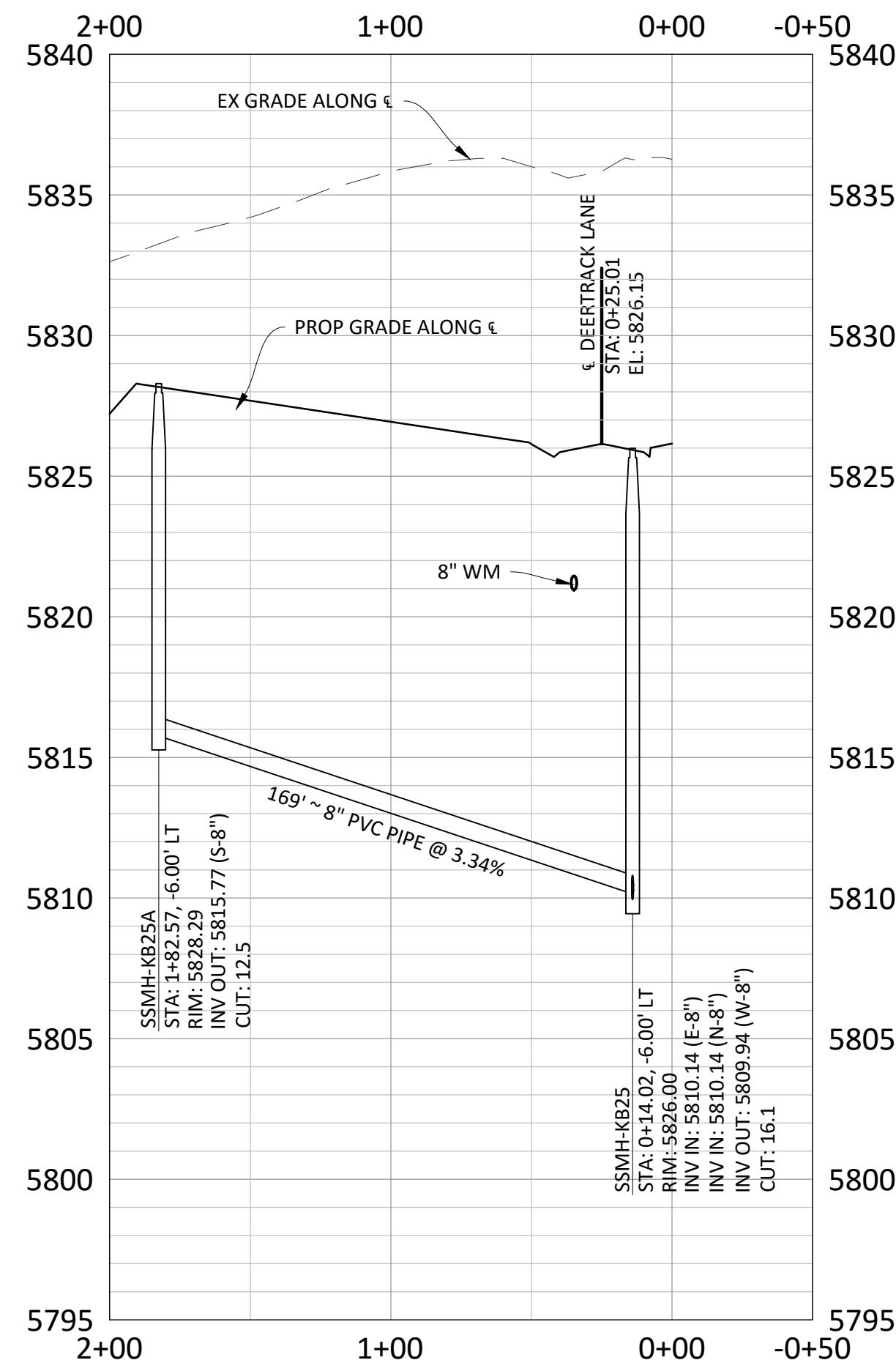
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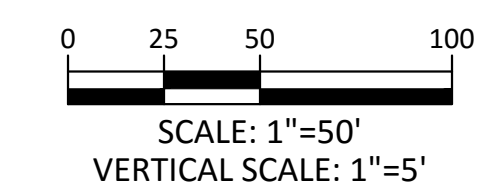
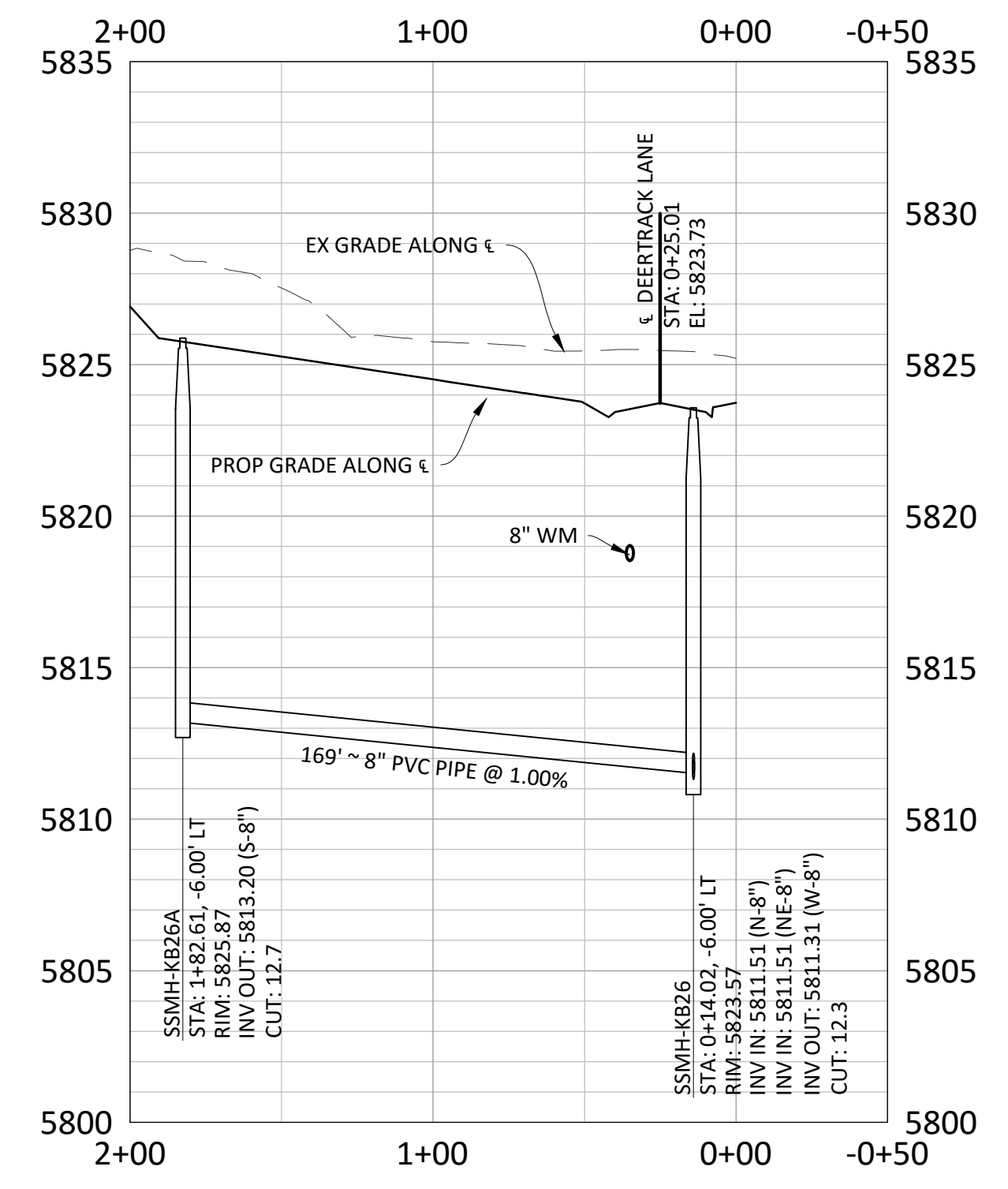
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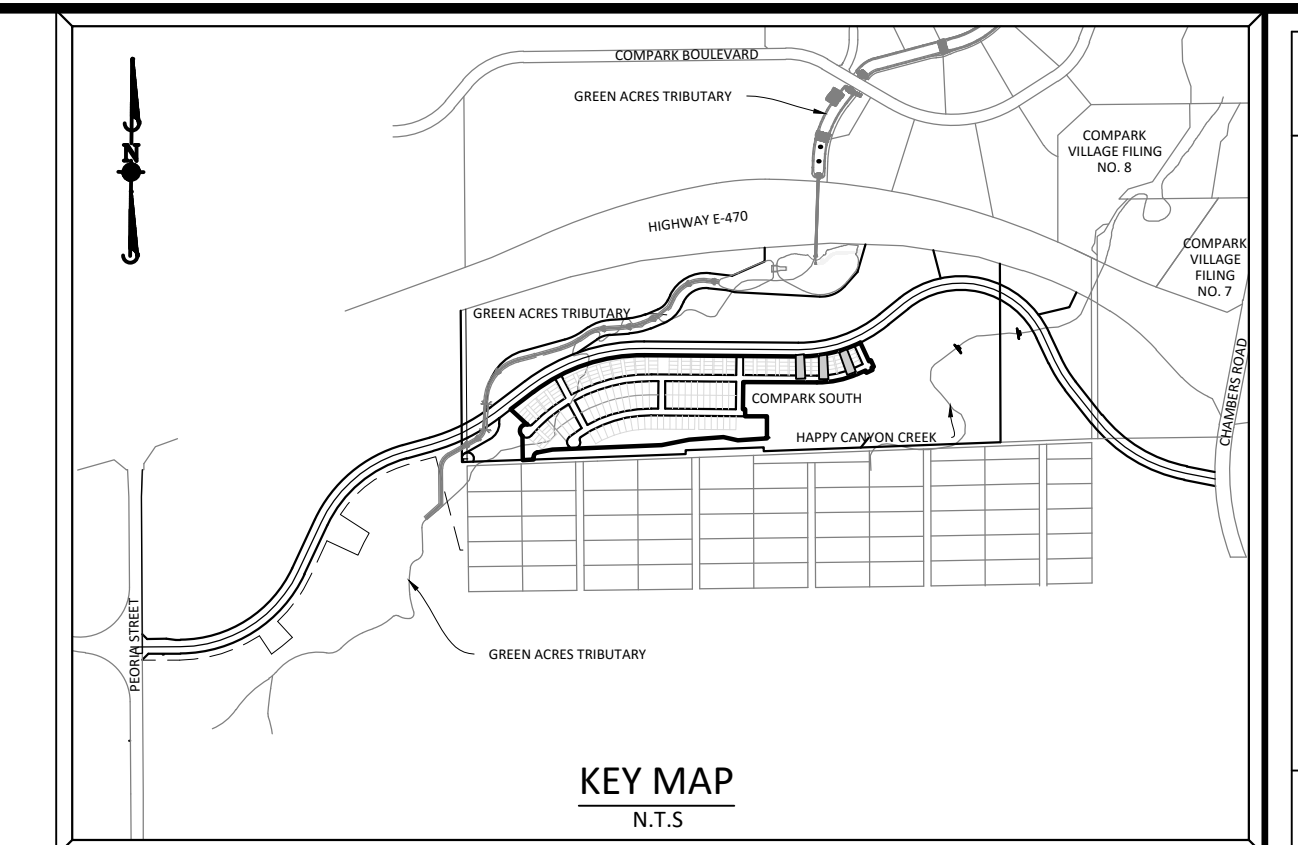
ALLEY 14



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)



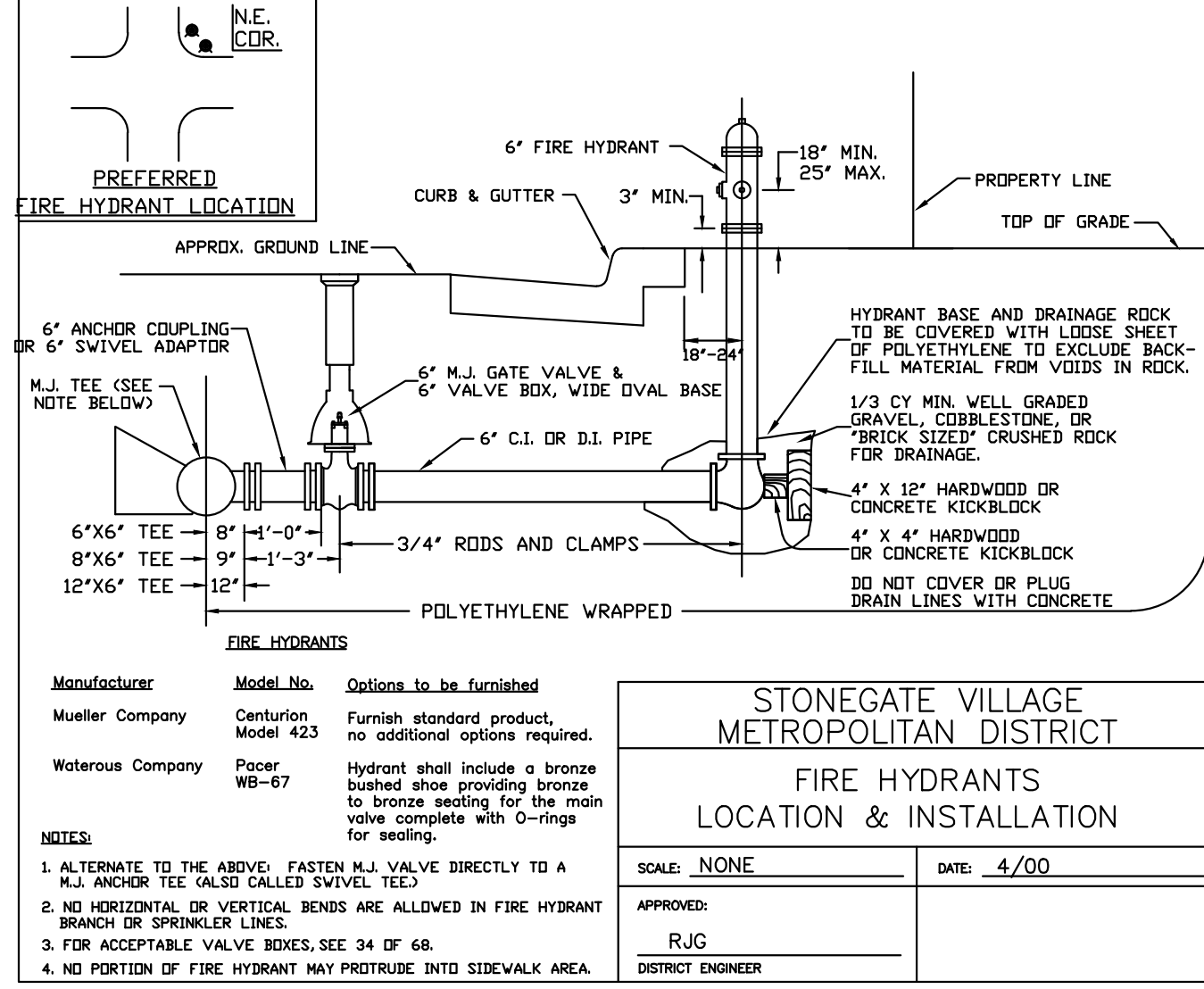
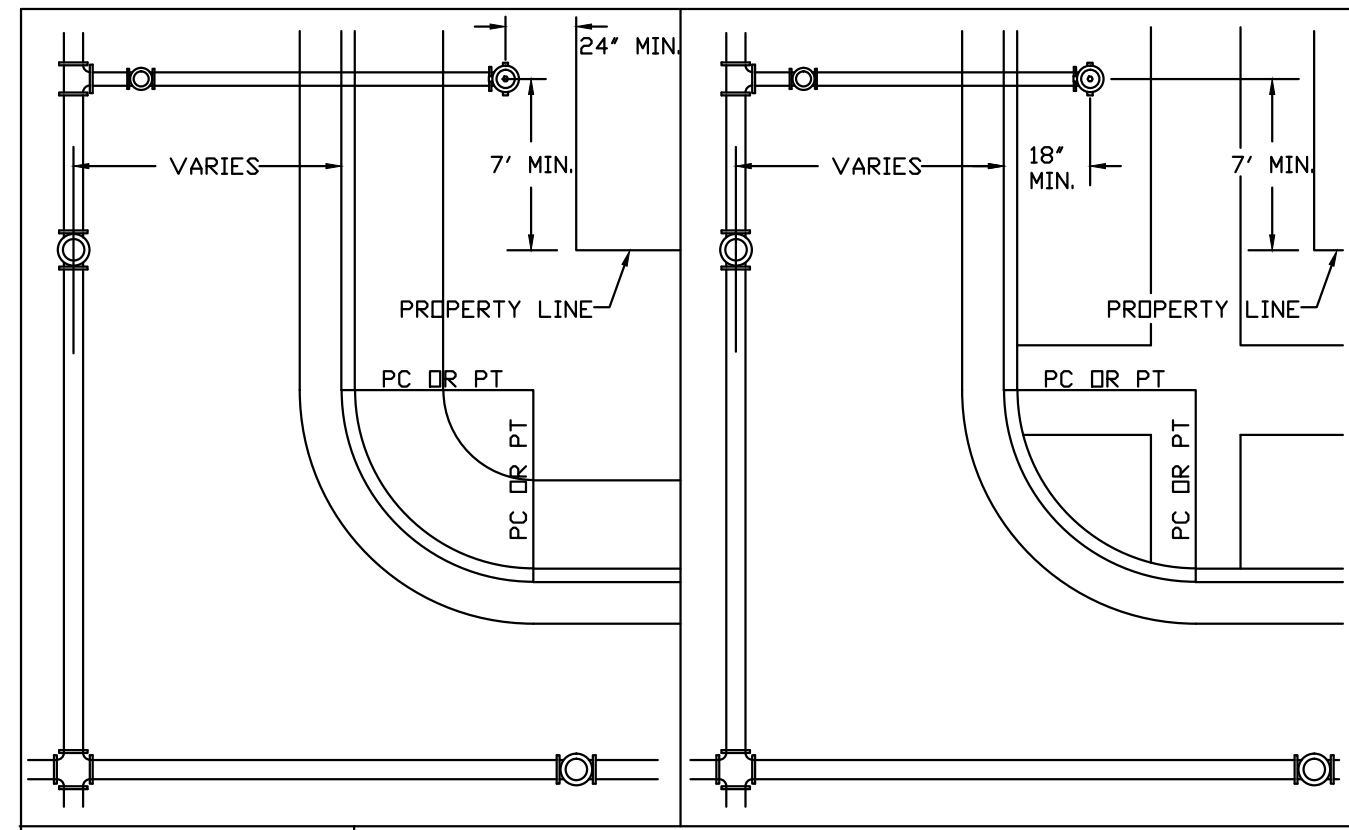
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DATE	
REVISIONS	

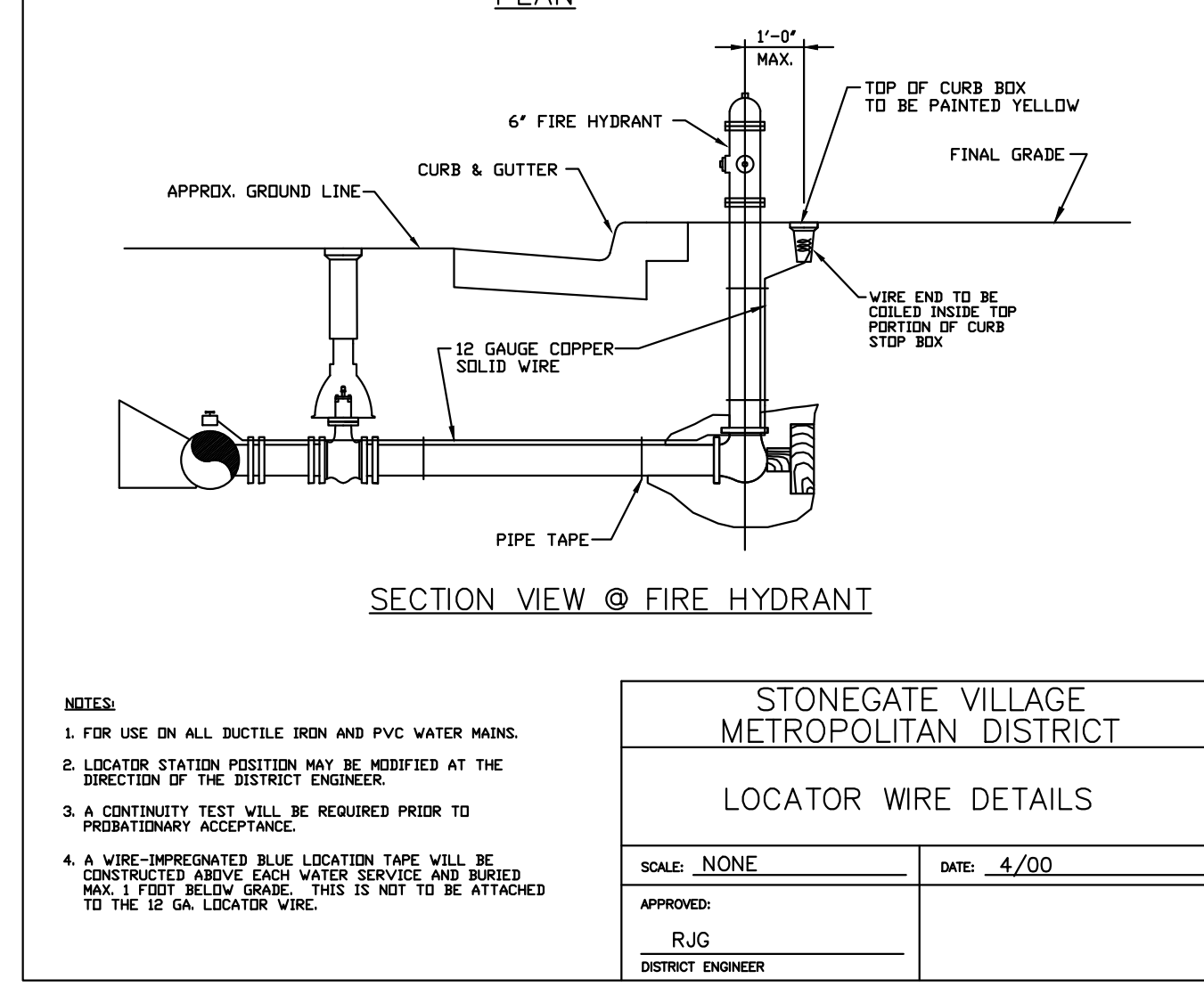
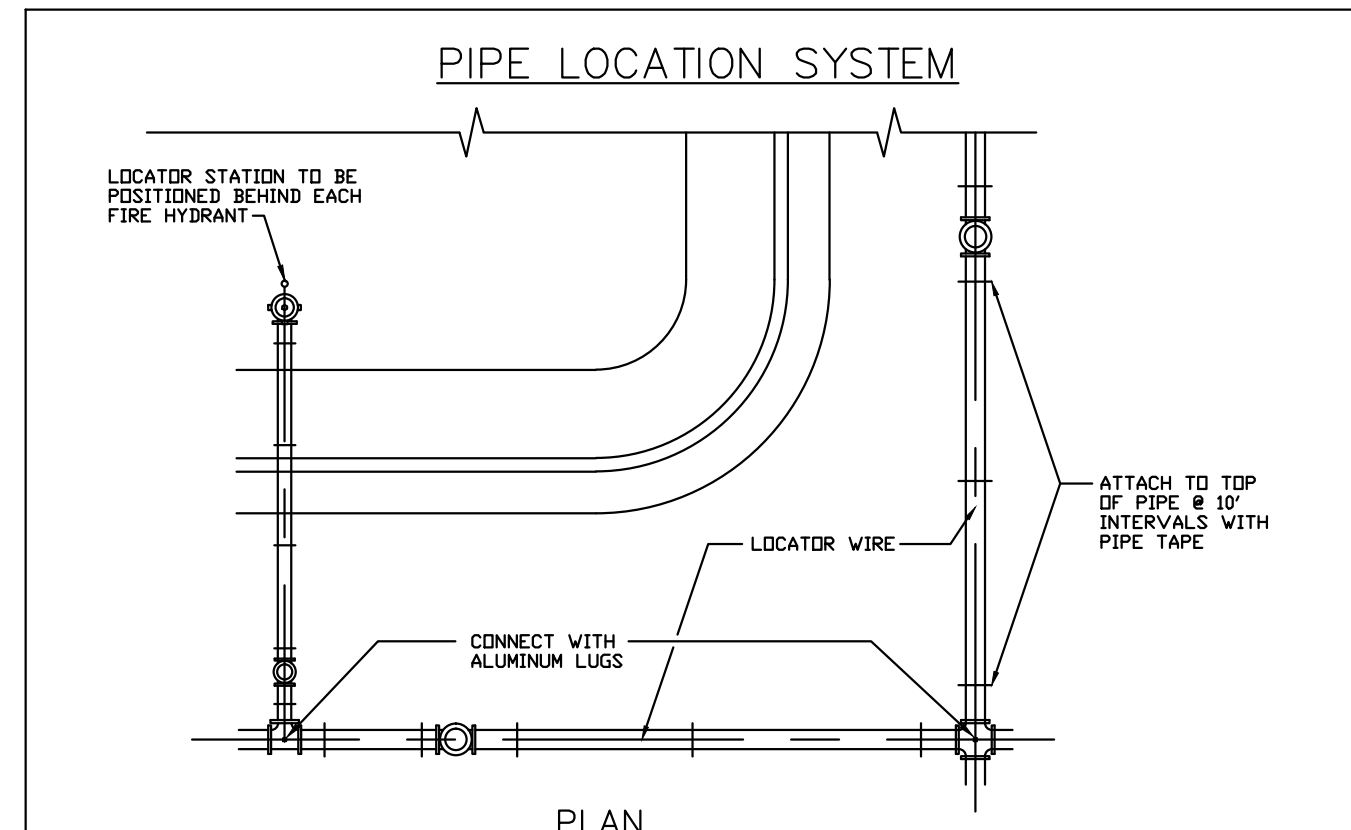
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COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE II
TOWN OF PAKRER, COLORADO
SANITARY SEWER PLAN AND PROFILE - ALLEY 13-15

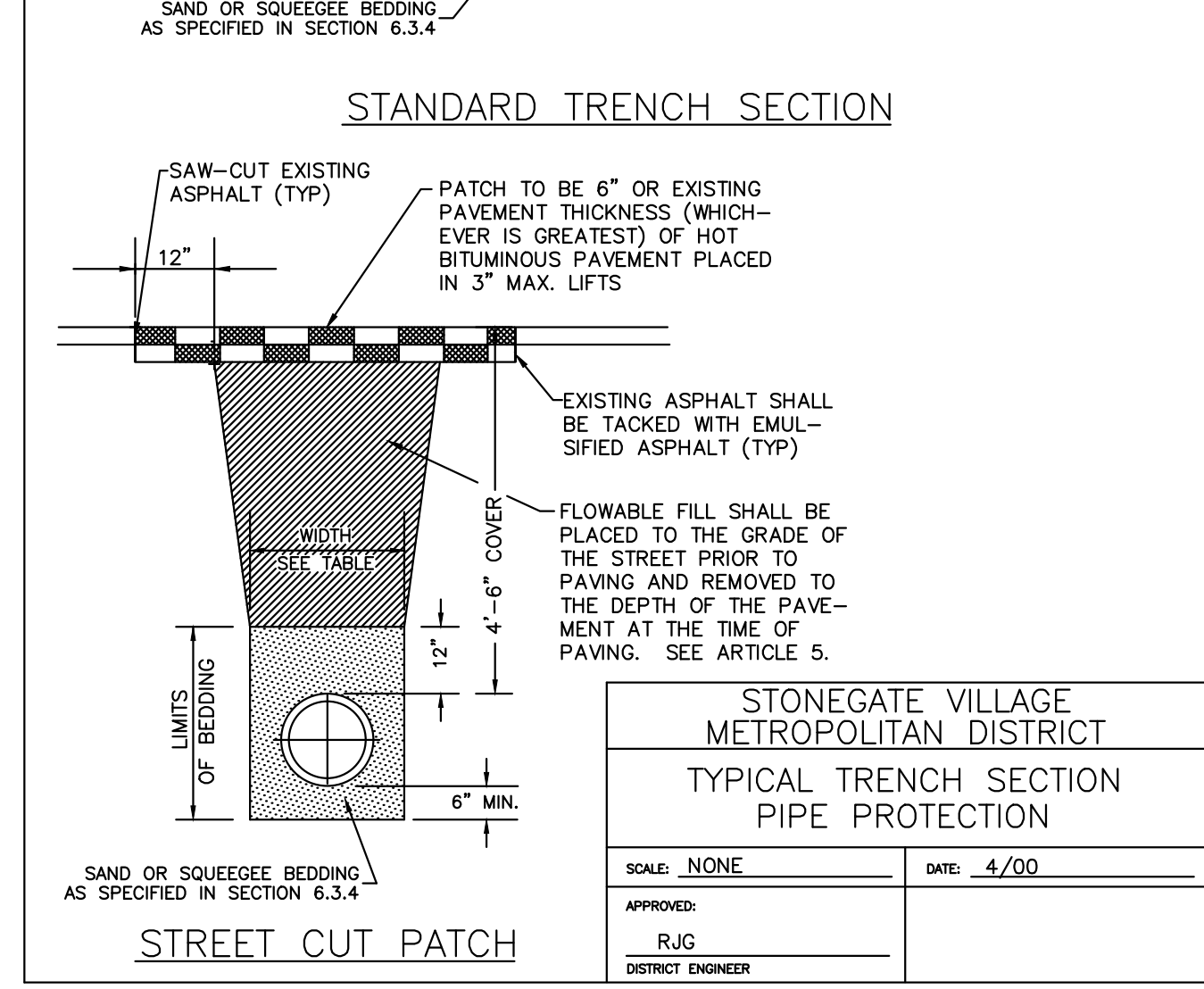
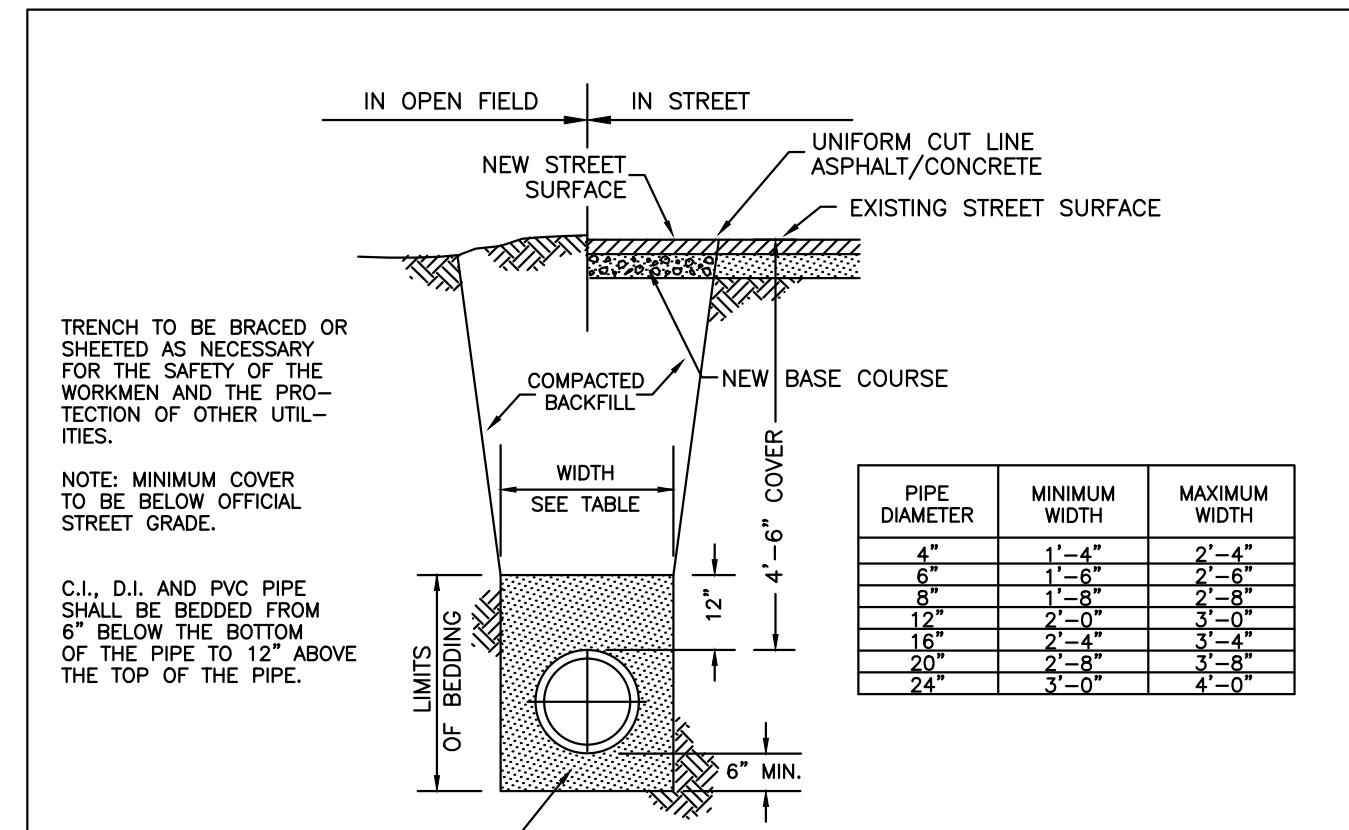
PROJ. MGR.:	RJM
PROJ. ASSOC.:	RAK
DRAWN BY:	RAK
DATE:	10/2016



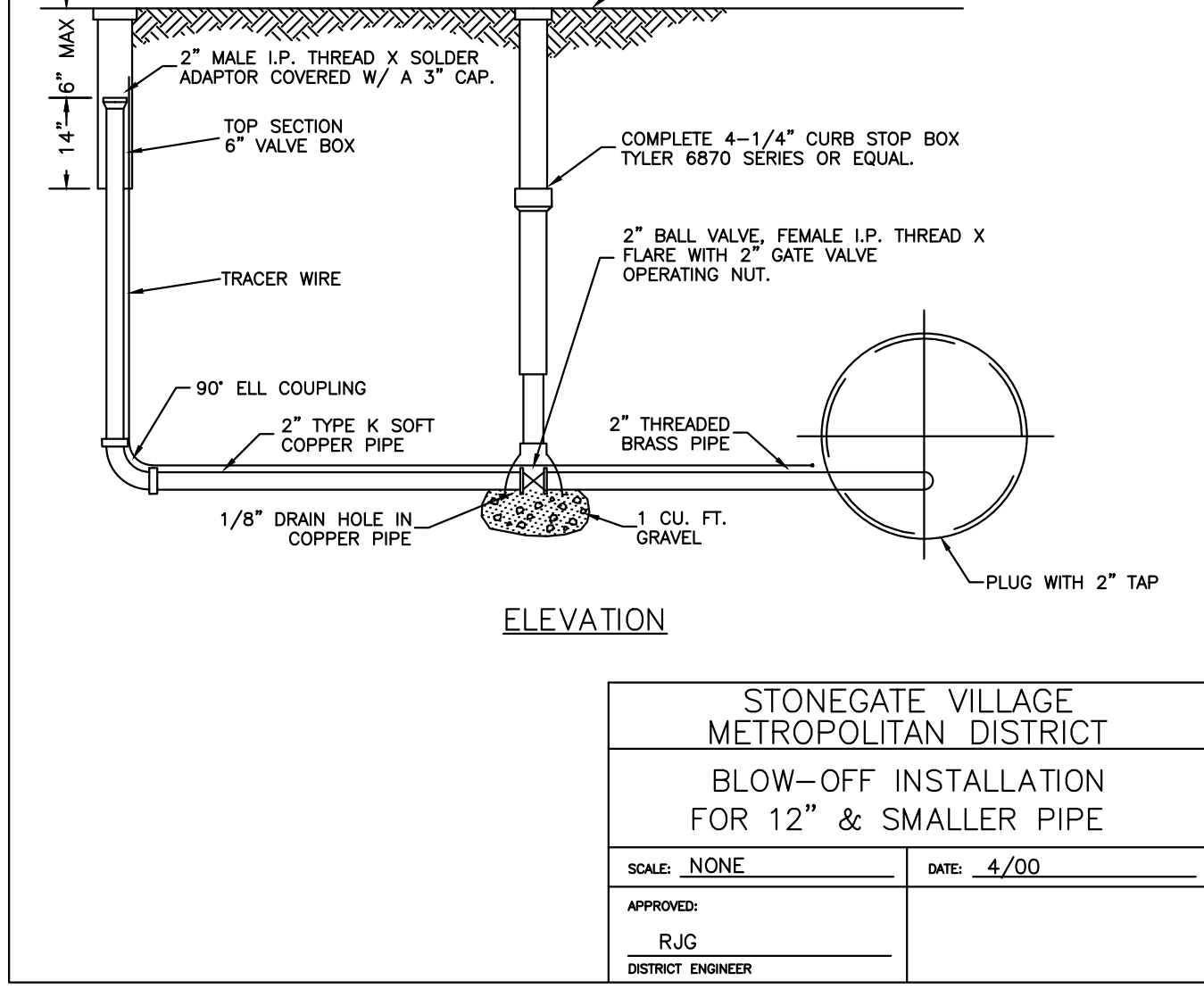
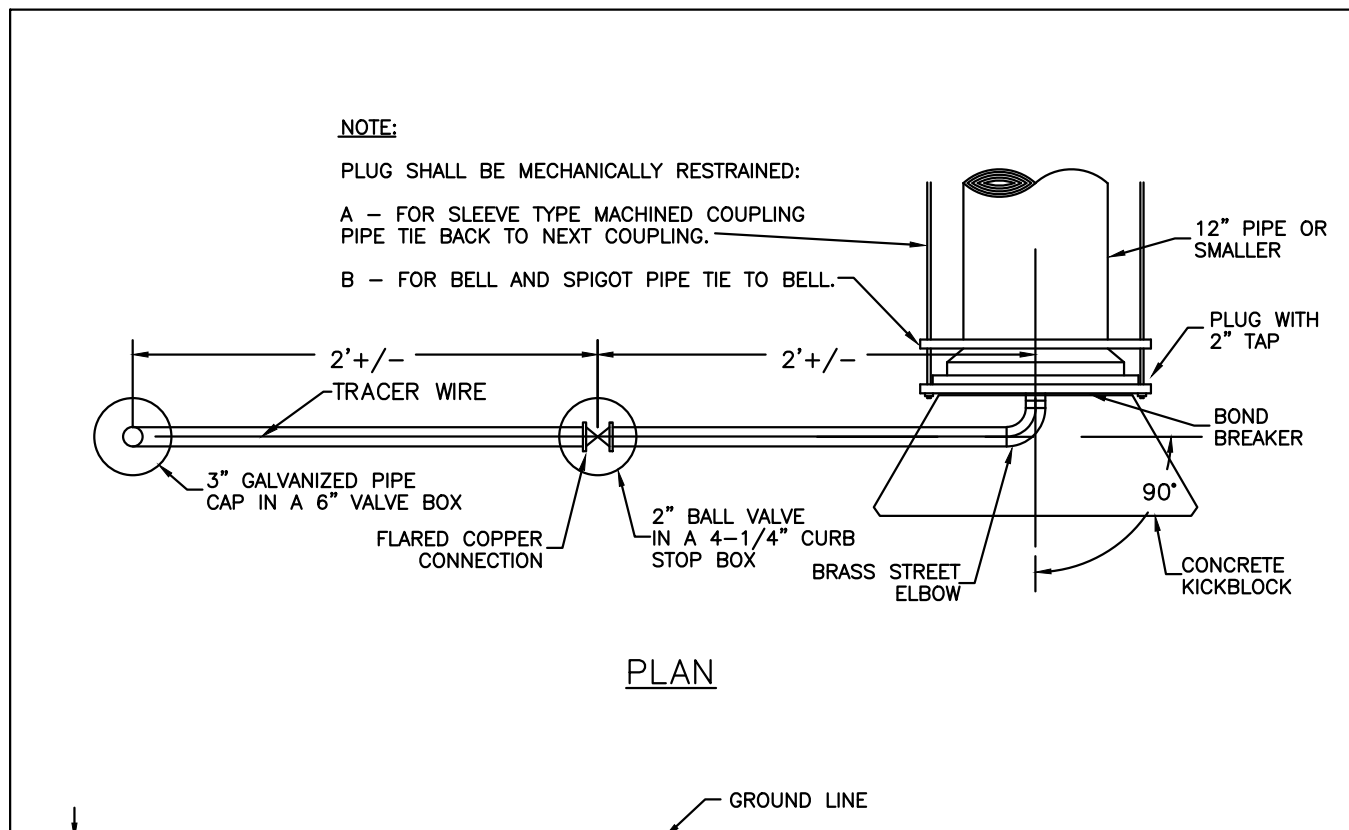
STONEGATE VILLAGE METROPOLITAN DISTRICT
FIRE HYDRANTS LOCATION & INSTALLATION
 SCALE: NONE DATE: 4/00
 APPROVED: R/JG DISTRICT ENGINEER



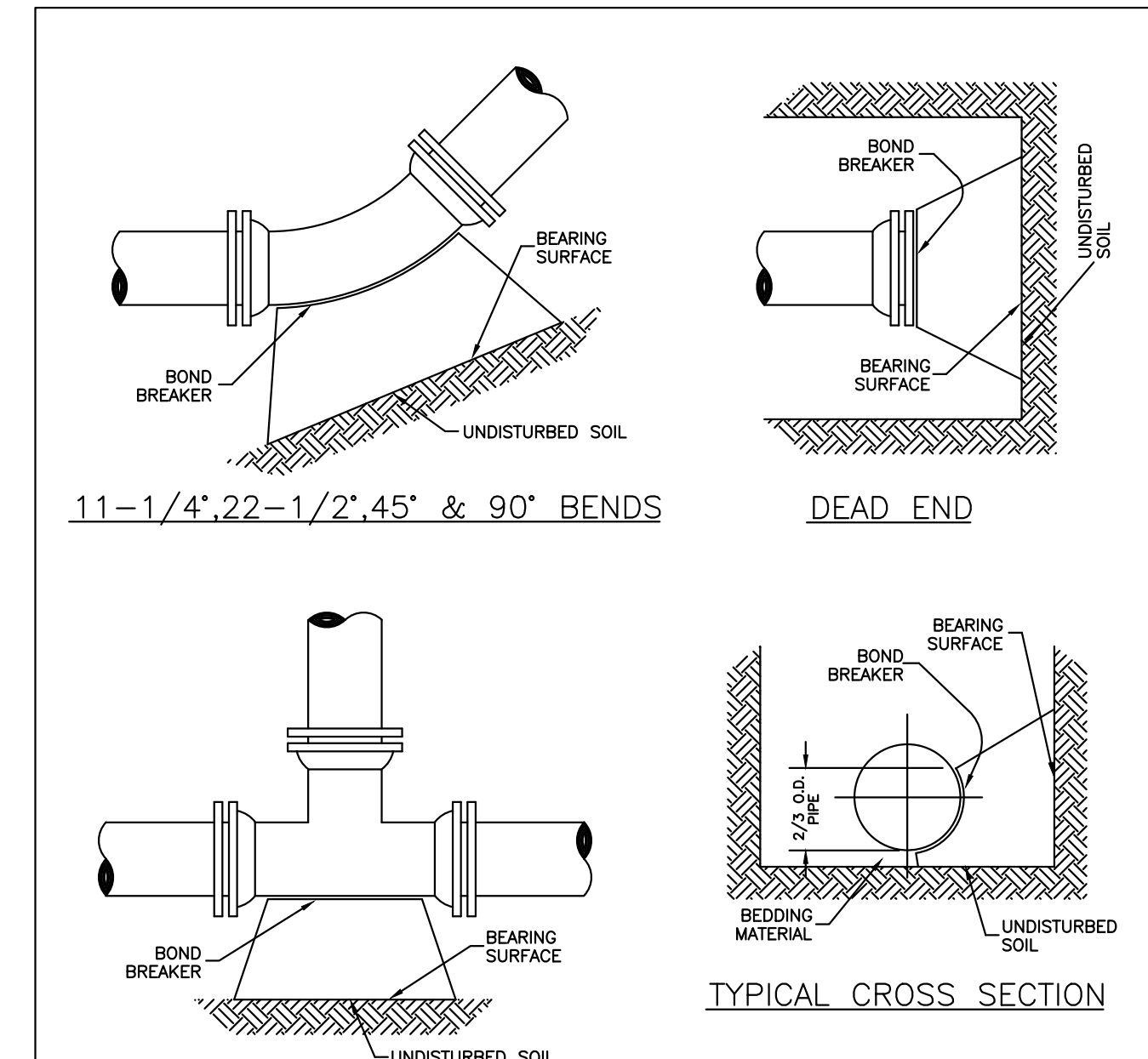
STONEGATE VILLAGE METROPOLITAN DISTRICT
LOCATOR WIRE DETAILS
 SCALE: NONE DATE: 4/00
 APPROVED: R/JG DISTRICT ENGINEER



STONEGATE VILLAGE METROPOLITAN DISTRICT
TYPICAL TRENCH SECTION PIPE PROTECTION
STREET CUT PATCH
 SCALE: NONE DATE: 4/00
 APPROVED: R/JG DISTRICT ENGINEER



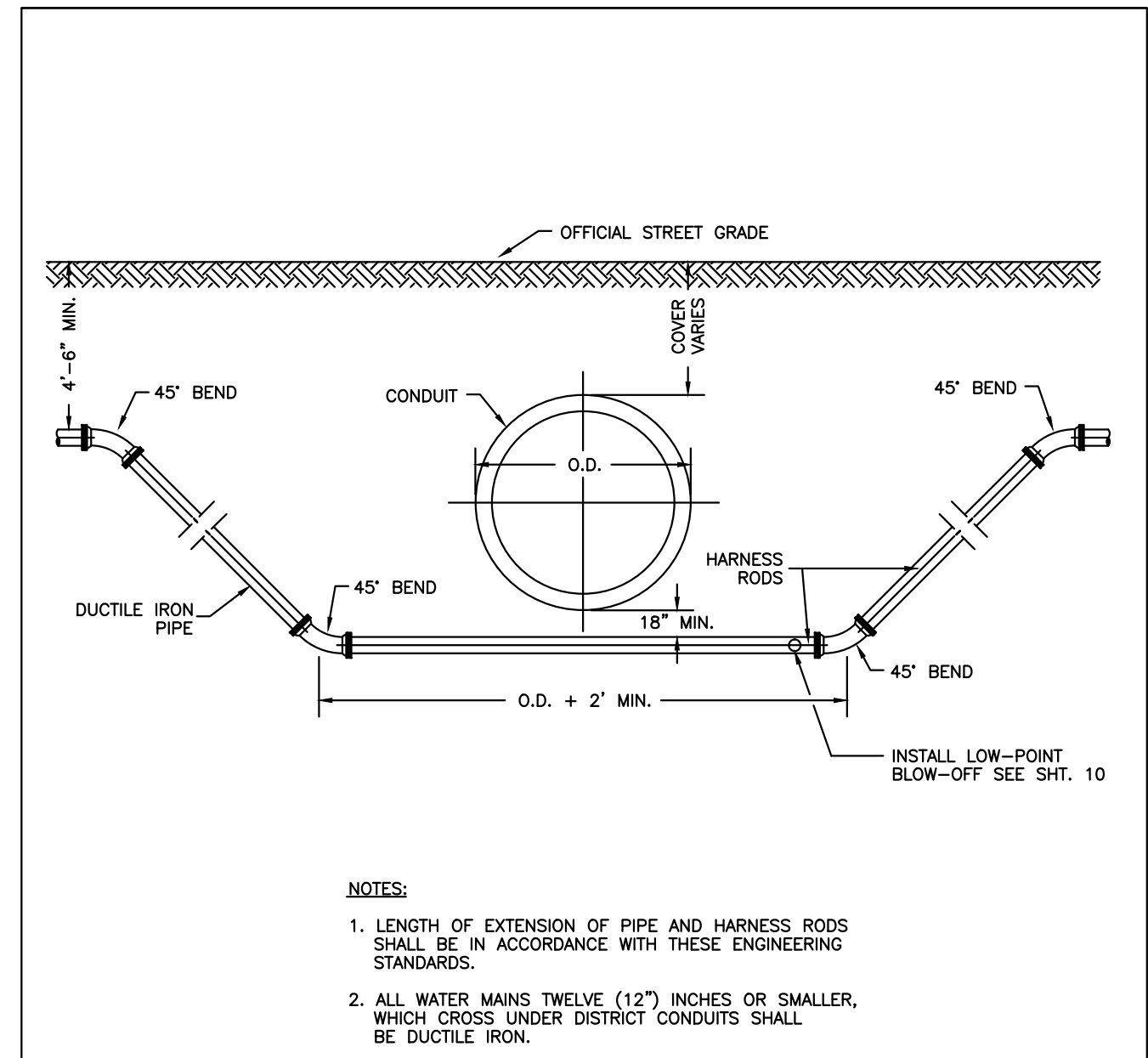
STONEGATE VILLAGE METROPOLITAN DISTRICT
BLOW-OFF INSTALLATION FOR 12" & SMALLER PIPE
 SCALE: NONE DATE: 4/00
 APPROVED: R/JG DISTRICT ENGINEER



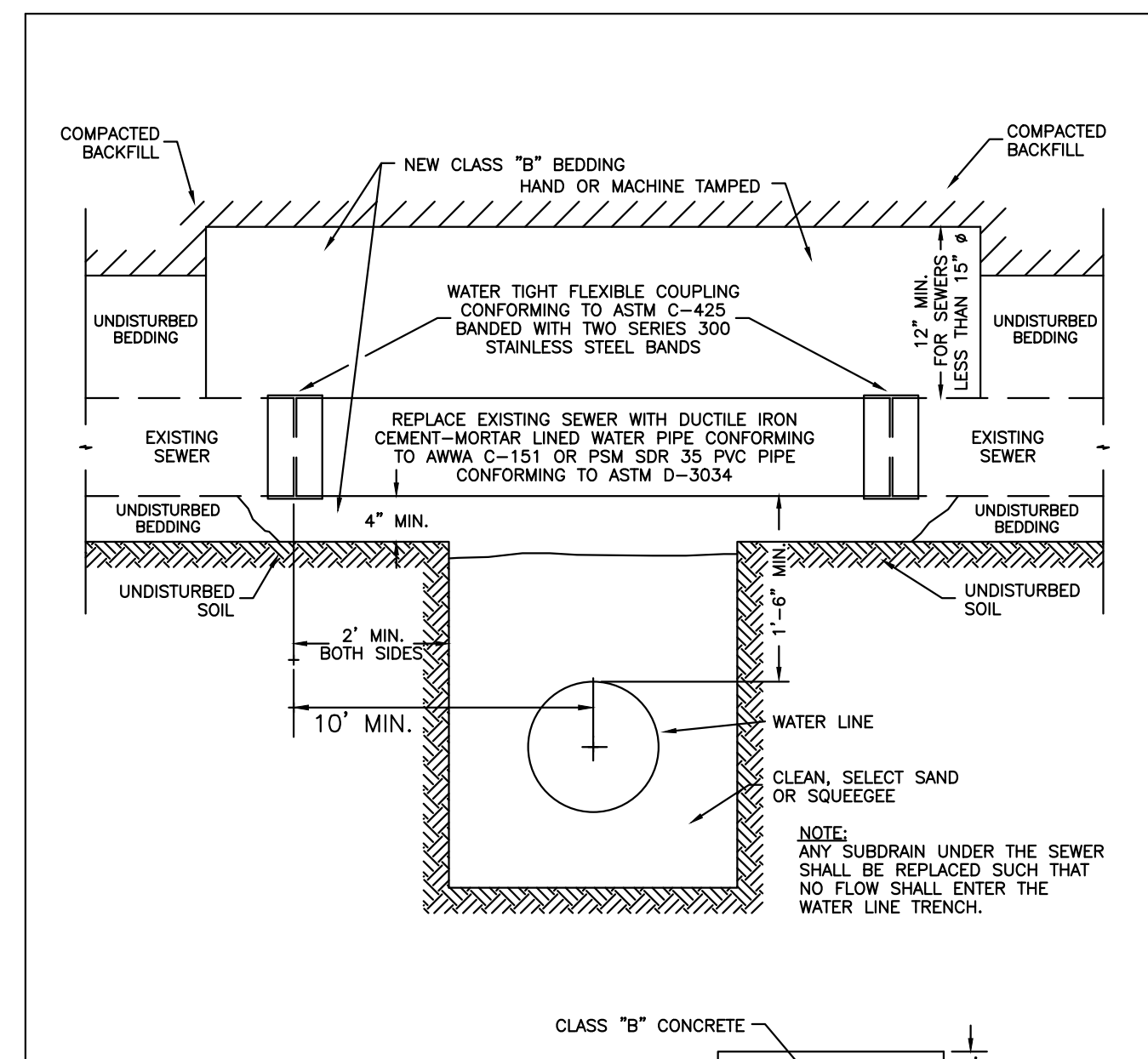
MINIMUM BEARING SURFACE AREA (IN SQUARE FEET)

SIZE OF PIPE	BENDS			TEE OR DEAD END
	11-1/4"	22-1/2"	45"	90"
4"	1.00	1.00	1.50	1.50
6"	1.00	1.25	2.25	4.00
8"	1.00	2.00	4.00	7.50
12"	2.00	4.25	8.25	15.25
16"	3.50	8.50	12.50	23.00
20"	5.00	10.00	19.50	28.00
24"	6.50	13.00	26.00	33.00

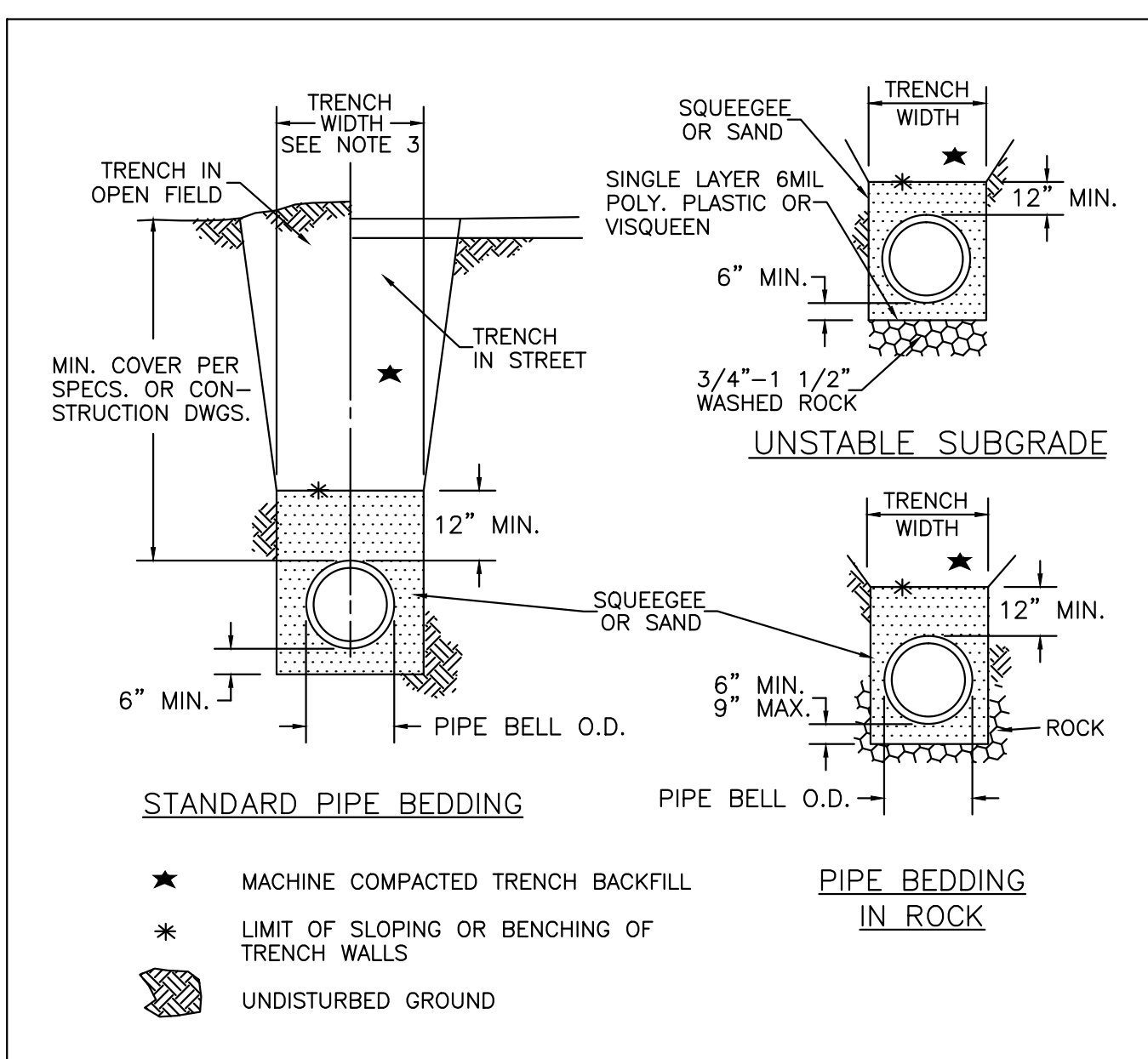
STONEGATE VILLAGE METROPOLITAN DISTRICT
CONCRETE KICKBLOCKS BEARING SURFACES AND INSTALLATION
 SCALE: NONE DATE: 4/00
 APPROVED: R/JG DISTRICT ENGINEER



STONEGATE VILLAGE METROPOLITAN DISTRICT
CONDUIT OR STORM SEWER CROSSING
 SCALE: NONE DATE: 4/00
 APPROVED: R/JG DISTRICT ENGINEER



STONEGATE VILLAGE METROPOLITAN DISTRICT
CROSSING STORM & SANITARY SEWERS
 SCALE: NONE DATE: 4/00
 APPROVED: R/JG DISTRICT ENGINEER

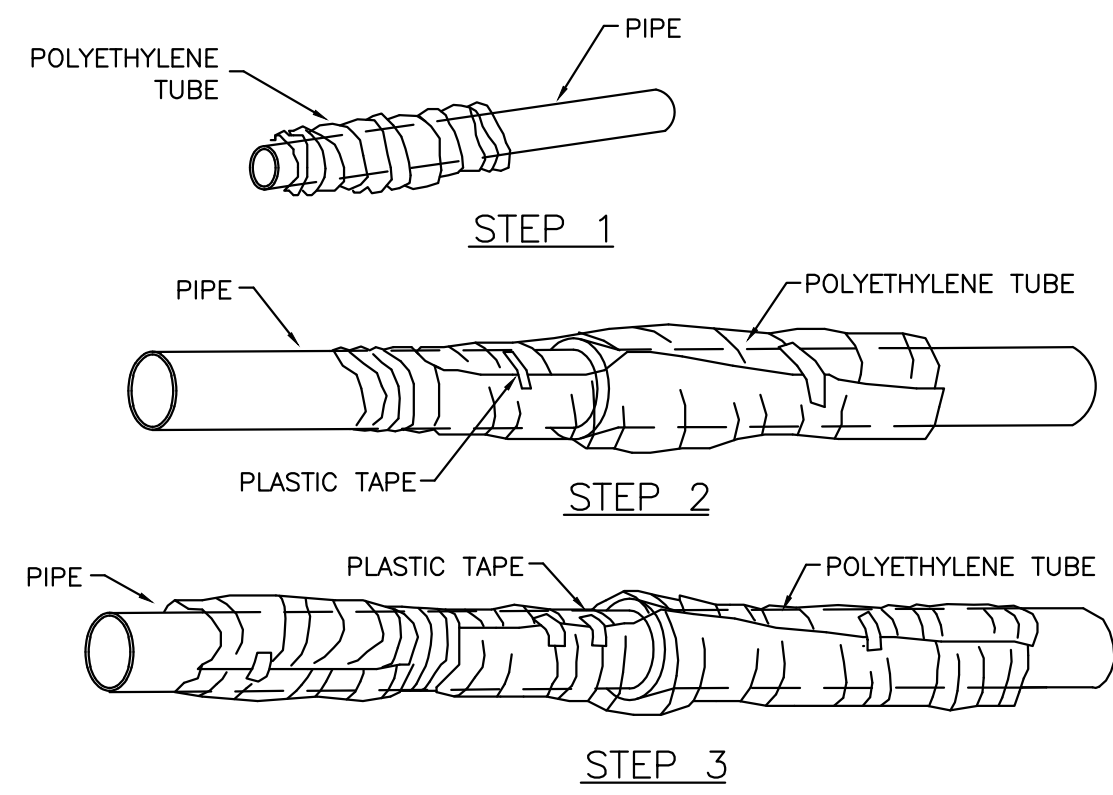


STONEGATE VILLAGE METROPOLITAN DISTRICT
BEDDING DETAILS
 SCALE: NONE DATE: 4/00
 APPROVED: R/JG DISTRICT ENGINEER

Project: 12/1/2016 9:43 AM Draw Name: P:\Circles\3\CompSouth05-Residential\CD\Draw\Encl\Draw\Detail\Draw\Detail.dwg User: RJK:rkj Date: 12/1/2016 9:43 AM

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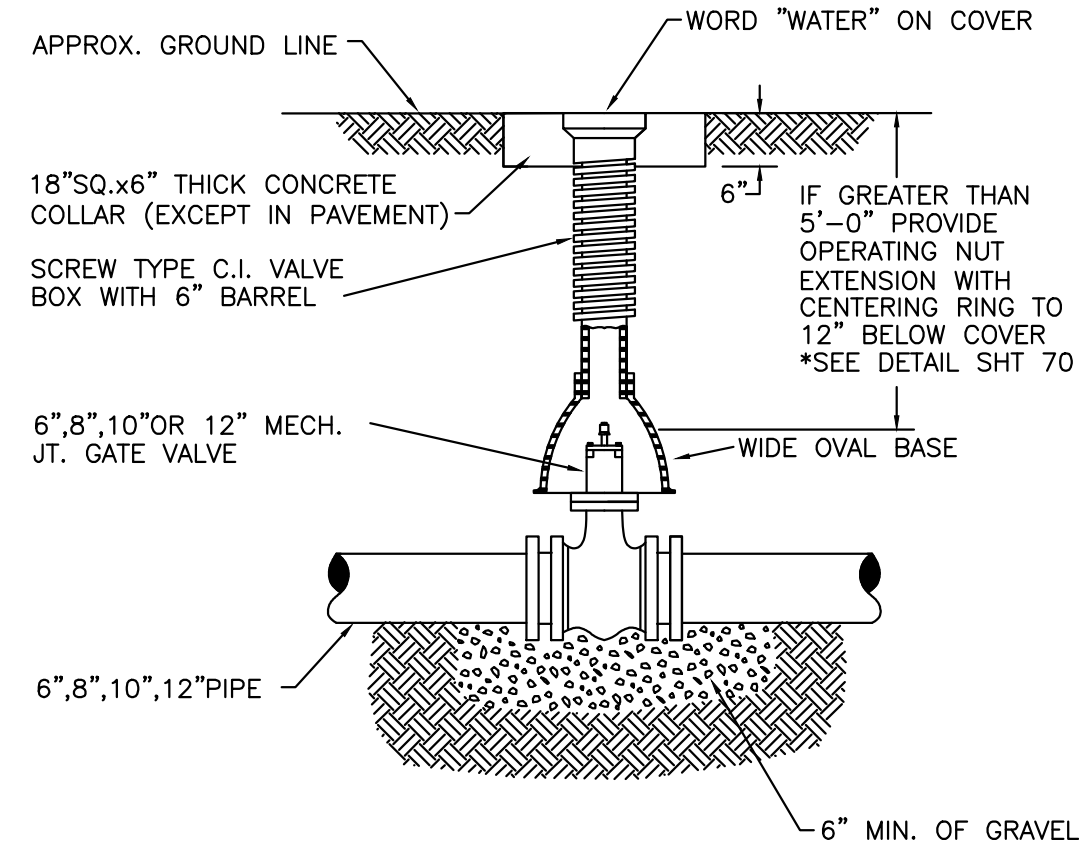
COMPARK VILLAGE SOUTH FILING NO. 2 - PHASE II
TOWN OF PAKRER, COLORADO
WATER SYSTEM CONSTRUCTION DETAILS
 PROJ MGR: RJM
 PROJ ASSOC: RAK
 DRAWN BY: RAK
 DATE: 10/2016
 SHEET
13 OF 14
 CLCPK3



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

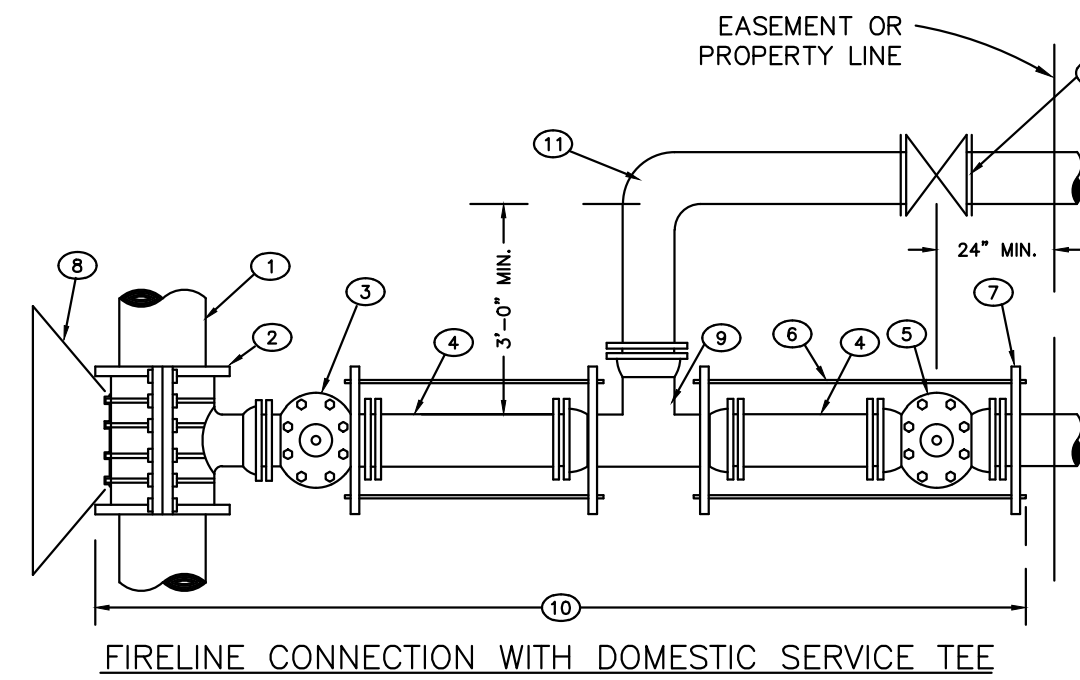


Materials:
Valve box parts shall be made from gray cast iron, ASTM A48 Class 20A. Use of an aluminum alloy as a casting material is not acceptable.

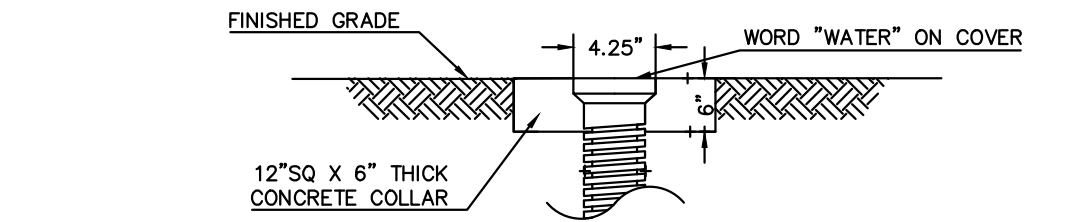
Approved Patterns:
Valve boxes shall be the three-piece adjustable screw type and the following two patterns are acceptable.

- NOTES:**
- VALVE BOXES SHALL BE:
 - TYLER SCREW-TYPE 6\"/>
 - CLAY & BAILEY SCREW-TYPE 6\"/>
 - ALL C.I. SHALL BE WRAPPED WITH 8 MIL. MIN. THICKNESS POLYETHYLENE.
 - VALVE NUT SHALL BE CENTERED.
 - VALVE BOX SHALL BE PLUMB.

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



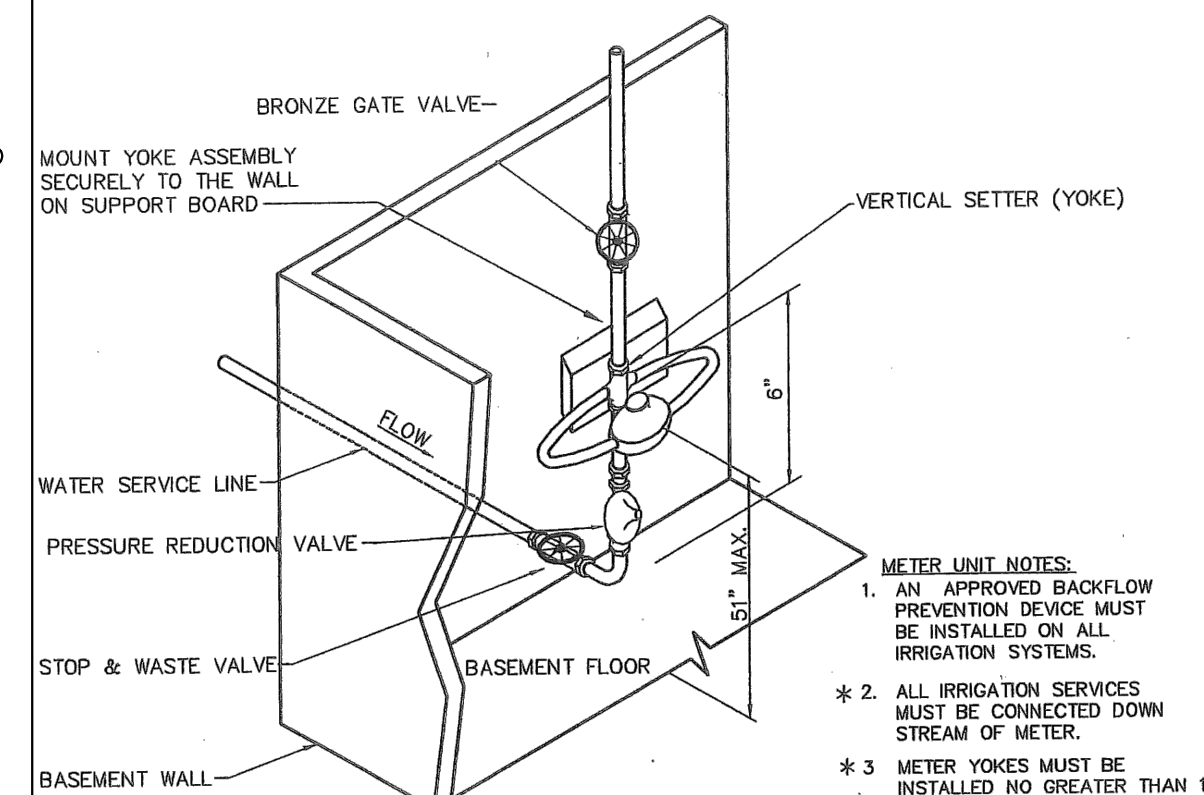
CURB STOP BOX IN PAVEMENT/LANDSCAPING DETAIL



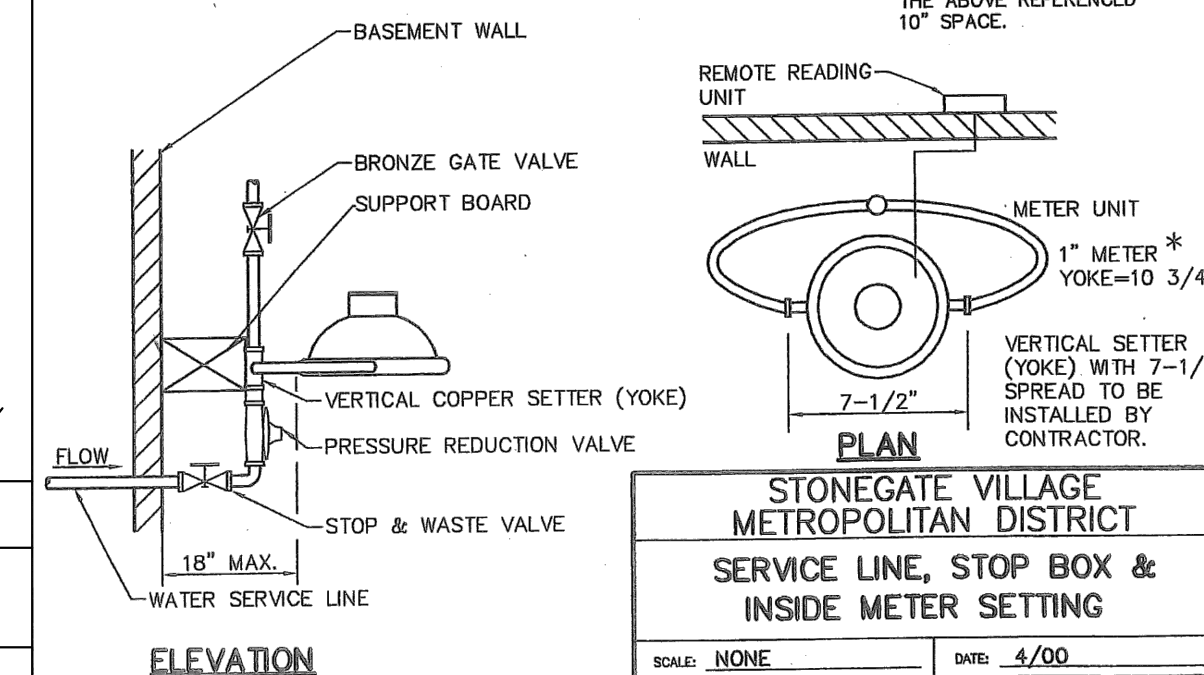
- 1 EXISTING MAIN
- 2 TAPPING SLEEVE OR M.J. ANCHORING TEE (SWIVEL TEE WHERE APPLICABLE)
- 3 TAPPING VALVE OR DOMESTIC SERVICE TEE OR SERVICE TAP
- 4 DOUBLE SPIGOT PIPE
- 5 PROPERTY LINE VALVE
- 6 TI RODS (MEGALUGS MAY BE USED IN PLACE OF RODDING)
- 7 PIPE CLAMP
- 8 CONCRETE KICKBLOCK
- 9 DOMESTIC SERVICE TEE OR SERVICE TAP
- 10 POLYETHYLENE WRAPPED
- 11 90° FITTING (BEND FOR 2\"/>

COMMERCIAL AND MULTI-FAMILY USE ONLY

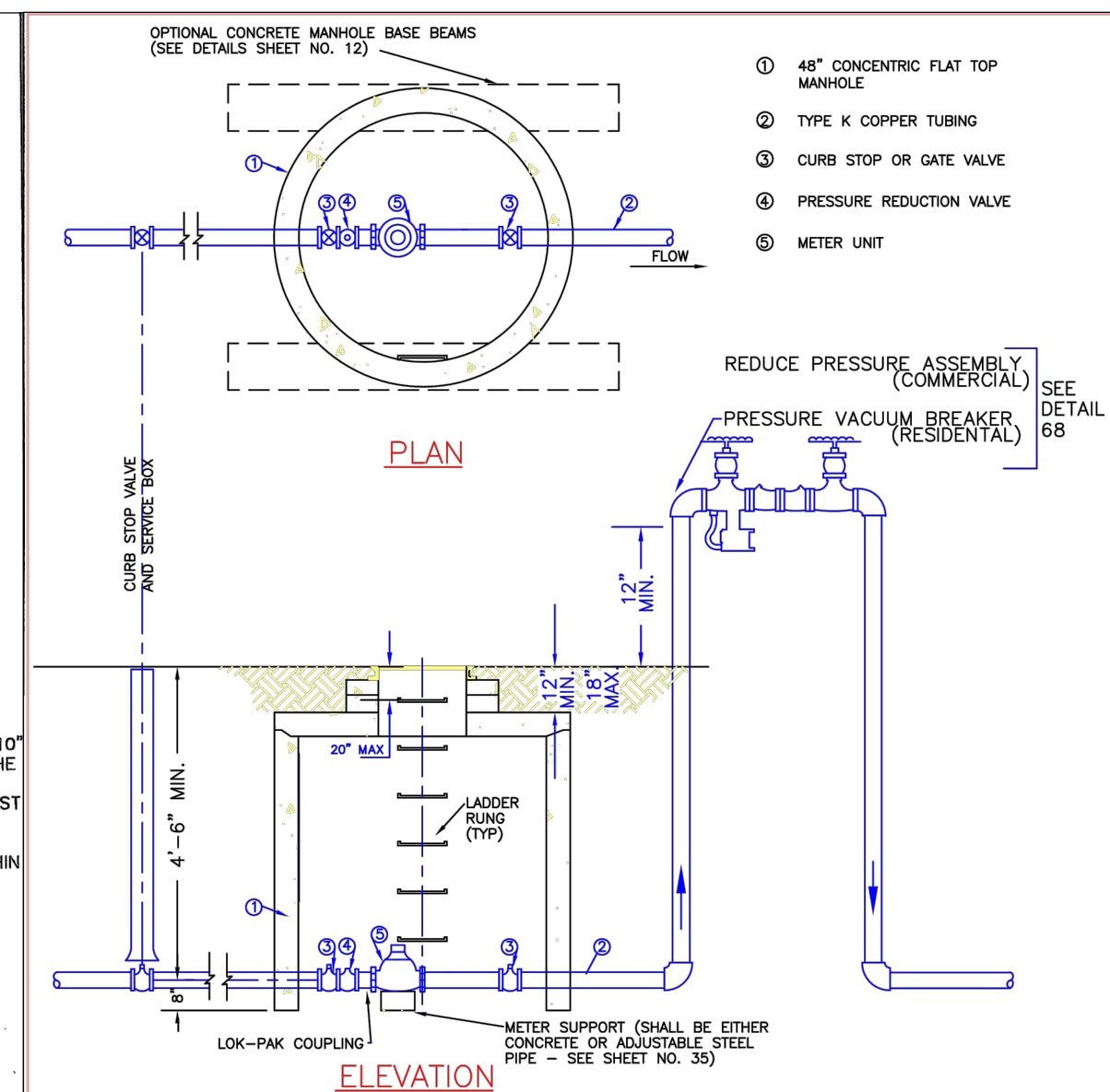
STONEGATE VILLAGE METROPOLITAN DISTRICT	
COMBINATION FIRE/SERVICE TAP	
SCALE: NONE	DATE: 4/00
APPROVED: R/JG	DISTRICT ENGINEER



ISOMETRIC VIEW



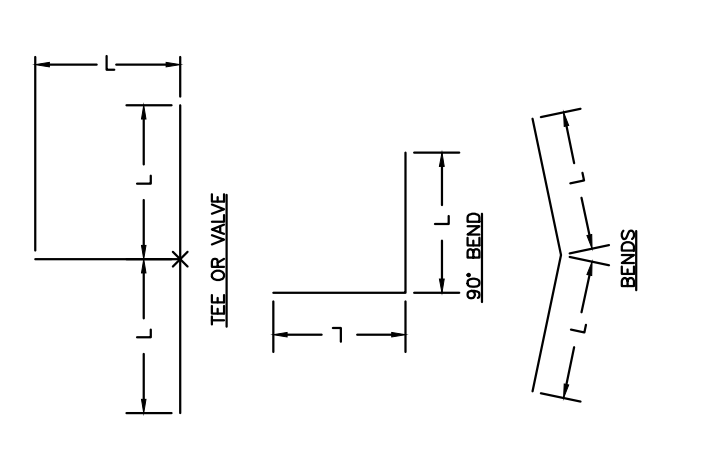
STONEGATE VILLAGE METROPOLITAN DISTRICT	
SERVICE LINE, STOP BOX & INSIDE METER SETTING	
SCALE: NONE	DATE: 4/00
APPROVED: R/JG	DISTRICT ENGINEER



STONEGATE VILLAGE METROPOLITAN DISTRICT	
OUTSIDE SETTING FOR 1 1/2\"/>	
SCALE: NONE	DATE: 4/00
APPROVED: R/JG	DISTRICT ENGINEER

PIPE SIZE	4"		6"		8"		10"		12"		16"		20"		24"	
	D	L	D	L	D	L	D	L	D	L	D	L	D	L	D	L
3/4\"/>	8.0	13.0	10.0	15.0	12.0	17.0	14.0	19.0	16.0	21.0	18.0	23.0	20.0	25.0	22.0	27.0
1\"/>	10.0	15.0	12.0	17.0	14.0	19.0	16.0	21.0	18.0	23.0	20.0	25.0	22.0	27.0	24.0	29.0
1 1/4\"/>	12.0	17.0	14.0	19.0	16.0	21.0	18.0	23.0	20.0	25.0	22.0	27.0	24.0	29.0	26.0	31.0
1 1/2\"/>	14.0	19.0	16.0	21.0	18.0	23.0	20.0	25.0	22.0	27.0	24.0	29.0	26.0	31.0	28.0	33.0
2\"/>	16.0	21.0	18.0	23.0	20.0	25.0	22.0	27.0	24.0	29.0	26.0	31.0	28.0	33.0	30.0	35.0

- NOTES:**
- LENGTH OF TIED PIPE MEASURED EACH WAY FROM VALVES AND BENDS.
 - 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:

(a) Installation of Bedding and Pipes: 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. Ball holes shall be dug deep enough to provide a minimum of two inches (2\") of clearance between the soil and bedding material. All pipe shall be installed in such a manner as to insure full support of the pipe barrel over its entire length. After the pipe is adjusted for line and grade, and the joint is made, the bedding material shall be carefully placed and tamped under the haunches of the pipe and in the previously dug ball holes.

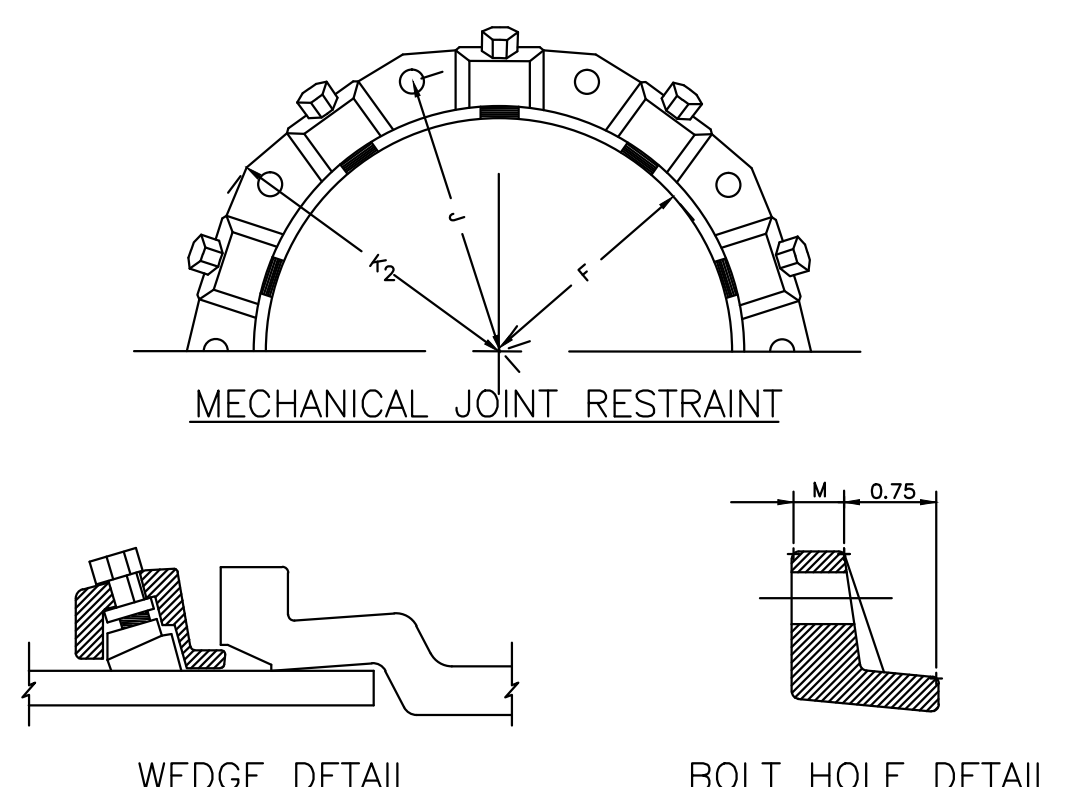
The limits of bedding shall be from six inches (6\") below the bottom of the pipe to twelve inches (12\") above the top of the pipe. Approved bedding may then be installed to the groundline. See Section 6 of these Standards for backfill and composition of backfill.

(b) Bedding Material: The bedding material shall be a clean well-graded sand or silt/sand and shall conform to the following limits when tested by means of laboratory sieves:

Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 8	90-100
No. 10	80-90
No. 20	25-80
No. 40	10-30
No. 100	2-10
No. 200	0-5

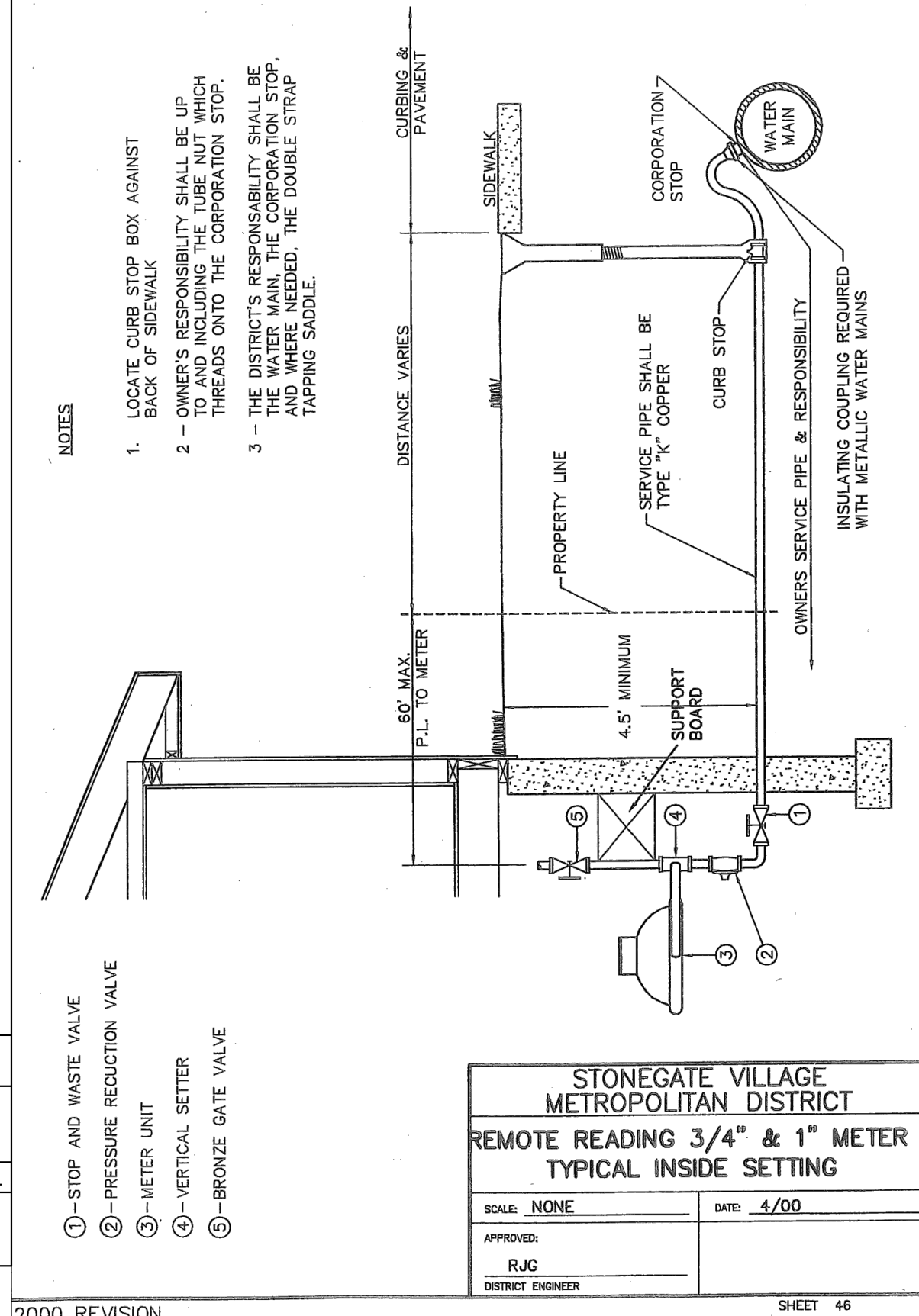
Sieve Size	Total Percent Passing by Weight
3/8 inch	100
No. 100	0-5

If approved by the District, fines from the trench walls and spoils pile may be used to provide uniform support for the pipe. No rock or stone larger than that allowed by the sieve analysis, or any other detrimental substance, shall be placed closer to the pipe than six inches (6\"). Approved bedding materials shall be stockpiled on the jobsite to be used in the event natural materials become unsatisfactory. The District reserves the right to require the use of the specified bedding material at any time.

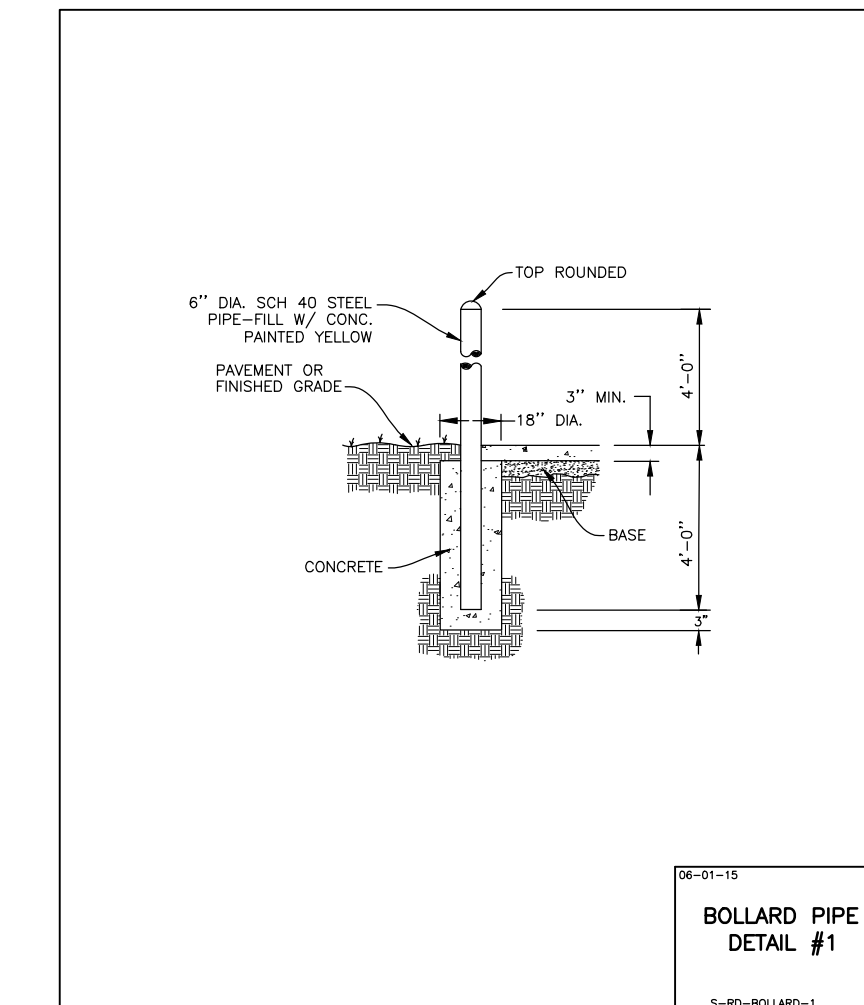


NOMINAL PIPE SIZE	NO. OF BOLTS	NO. OF WEDGES	K2 INCHES	J INCHES	F INCHES	M INCHES
4"	2	2				
6"	6	3	11.12	9.5	7.00	0.88
8"	6	4	13.37	11.75	9.15	1.00
10"	8	6	15.62	14.00	11.20	1.00
12"	8	8	17.88	16.25	13.30	1.25
4"	4	2				
6"	6	3	11.12	9.5	7.00	0.88
8"	6	4	13.37	11.75	9.15	1.00
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12"	8	8	17.88	16.25	13.30	1.25

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



STONEGATE VILLAGE METROPOLITAN DISTRICT	
BOLLARD PIPE DETAIL #1	
SCALE: NONE	DATE: 4/00
APPROVED: R/JG	DISTRICT ENGINEER