

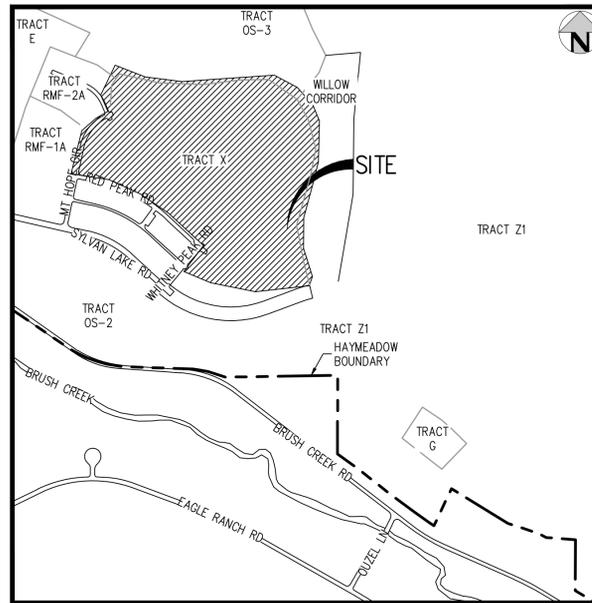
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)

SITUATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63,
TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF
COLORADO.

CIVIL CONSTRUCTION PLANS

STREET LIGHT PLAN AND STREET
LIGHT CUT SHEETS ADDED.

street lighting plan showing the proposed light locations
at the Ped crossings and the required conduit,
secondary line and meter locations. an lighting cut
sheets



VICINITY MAP
SCALE: 1" = 500'

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ABBREVIATIONS

AC	ACRE
BOP	BOTTOM OF PIPE
CO	CLEANOUT
DIA	DIAMETER
E	EAST, EASTING
EL	ELEVATION
ELEC	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FES	FLARED END SECTION
FH	FIRE HYDRANT
FIRM	FLOOD INSURANCE RATE MAP
FT	FEET
IN	INCH
INV	INVERT
LF	LINEAR FEET
MIN	MINIMUM
N	NORTH, NORTHING
NP	NON-POTABLE
P	PROPERTY LINE
POC	POINT ON CURVE
POT	POTABLE
PR	PROPOSED
PT	POINT OF TANGENCY
R	RADIUS
ROW	RIGHT-OF-WAY
SAN	SANITARY
STM	STORM
TB	THRUST BLOCK
TEMP	TEMPORARY
TOP	TOP OF PIPE
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVATURE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY
WAT	WATER
XING	CROSSING

LEGAL DESCRIPTION:

A REPLAT OF TRACT Z1 OF HAYMEADOW CABIN PARCEL AND TRACTS RMF-4 AND X OF HAYMEADOW FILING 1
HAYMEADOW FILING NO. 2
REC. NO.: _____
TOWN OF EAGLE, EAGLE COUNTY, STATE OF COLORADO.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'47"E THE LINE BETWEEN CORNER 2 OF TRACT 38 A 2 1/2" USGL0 BRASS CAP ON A 1" DIAMETER IRON PIPE AND CORNER 1 OF SAID TRACT 38 A 2 1/2" ALUMINUM CAP ON A 3/4" REBAR SITUATED ALONG THE NORTH LINE OF THE SUBJECT PARCEL.

BENCHMARK:

ELEVATION INFORMATION SHOWN HEREON IS BASED UPON GPS OBSERVATIONS UTILIZING OPUS, GEOID 12B TO DERIVE THE NGVD29 ELEVATION OF 6734.7' AT THE TOP OF A 2-1/2" ALUMINUM CAP ON #6 REBAR STAMPED CORNER 1 TRACT 58 MEYER LAND SYSTEMS, 2000, AS SHOWN HEREON.

TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX:

STANDARD DETAILS INCORPORATED BY REFERENCE WITHIN THESE DRAWINGS SHALL CONSIST OF, BUT NOT BE LIMITED TO, THE FOLLOWING TOWN OF EAGLE STANDARD DETAILS INDICATED AND ALL SUBSEQUENT DETAILS WHICH MAY BE REFERENCED THEREIN:

TYPICAL SEWER DETAILS

- A1: PAVED SURFACE TRENCH BACKFILL
- A2: TRENCH BACKFILL
- A3: TRENCH BACKFILL
- A4: SEWER SERVICE FROM MAIN
- A5: STANDARD MANHOLE
- A11: CHANNELS
- A12: STANDARD CHANNELS SECTION

TYPICAL WATER DETAILS

- B1: WATER MAIN SEWER CROSSING/PARALLEL
- B2: FIRE HYDRANT DETAIL
- B3: AIR RELEASE VALVE
- B6: WATER SERVICE TAP
- B14: VALVE BOX
- B17: CUT IN TEE
- B18: TAPPING SLEEVE
- B20: TEE DETAIL
- B21: GENERAL THRUST BLOCKS
- B22: VERTICAL THRUST BLOCKS

TYPICAL ROAD DETAILS

- C1: 8" VERTICAL CURB AND GUTTER
- C2: MOUNTABLE CURB AND GUTTER
- C4: ADA RAMPS
- C5: ADA CORNER RAMP
- C7: STREET INTERSECTION CURB FILLETS
- C12: CROSSWALK DETAIL
- C14: STREET CUT DETAIL

TYPICAL STORM SEWER DETAILS

- D1: CURB INLET
- D2: CURB INLET 2
- D3: CULVERT BEDDING
- D4: SILT FENCE
- D5: EROSION LOG

BUILDING TYPICAL DETAILS

- E9: ALLEY SEWER SERVICE
- E10: DRIVEWAY CULVERT
- E11: CONSTRUCTION TRACKING PAD

LANDSCAPE ARCHITECT

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ISSUE DATE:	11-19-2024	PROJECT #:	240804
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LEGEND

	EXISTING	PROPOSED
PROPERTY BOUNDARY	---	---
RIGHT-OF-WAY	---	---
UTILITY EASEMENT	---	---
SANITARY SEWER W/ MANHOLE	SS	SS
SANITARY SERVICE W/CLEANOUT	SS	SS
WATER LINE AND GATE VALVE	W	W
WATER SERVICE	W	W
NON-POTABLE WATER LINE	BIR	BIR
STORM SEWER W/ MANHOLE & INLETS	ST	ST
GAS	G	G
UNDERGROUND ELECTRIC	UE	UE
TELECOM	T	T
ASPHALT TRAIL	---	---
FIRE HYDRANT	●	●
STREET LIGHT	●	●
SIGN	---	---

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HOLY CROSS ENERGY NOTES:

TRENCH AND CONDUIT

- I.
 1. THE DEVELOPER OR CONTRACTOR WILL CONTACT HOLY CROSS ENERGY BEFORE CONDUIT AND VAULT INSTALLATION BEGINS TO SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE PROJECT INSPECTOR.
 2. CHANGES IN POWER FACILITY CONSTRUCTION FROM THAT SHOWN ON THE PROJECT PLANS WILL NOT BE MADE WITHOUT ADVANCE APPROVAL FROM THE HOLY CROSS ENERGY INSPECTOR.
 3. HOLY CROSS ENERGY MATERIAL SHALL NOT BE MOVED FROM THE PROJECT TO WHICH IT WAS ASSIGNED WITHOUT THE ADVANCE APPROVAL OF THE INSPECTOR AND THE COMPLETION OF NECESSARY PAPERWORK. HOLY CROSS ENERGY MATERIAL SHALL NOT BE INSTALLED FOR ANY USE OTHER THAN CONSTRUCTION OF POWER FACILITIES.
 4. ALL ROADS WILL BE BUILT TO SUBGRADE AND ALL DRAINAGES WILL BE CONSTRUCTED TO GRADE BEFORE ANY VAULTS OR CONDUITS ARE INSTALLED.
 5. ALL TRENCH WILL BE EXCAVATED DEEP ENOUGH TO ENSURE THAT THE TOP OF INSTALLED POWER FACILITIES WILL BE 48" BELOW FINAL GRADE. SPECIAL CARE MUST BE TAKEN TO INSURE THAT THE TOP OF CONDUITS WILL BE 48" BELOW THE BOTTOM OF DRAINAGE DITCHES AND ALL OTHER LOW AREAS.
 6. TRENCH WILL BE AS STRAIGHT AS POSSIBLE BETWEEN VAULTS AND SHALL HAVE A SMOOTH BOTTOM FREE FROM LOW AND HIGH SPOTS. SIX INCHES OF ROAD BASE WILL BE PLACED THE ENTIRE LENGTH OF THE TRENCH AND WELL COMPACTED PRIOR TO CONDUIT INSTALLATION. WHEN PLACED IN THE TRENCH, THE CONDUIT SHALL BE IN CONTINUOUS CONTACT WITH THE COMPACTED ROAD BASE WITH NO HOLD DOWN WEIGHT ADDED. TWELVE INCHES OF ROAD BASE, AS MEASURED FROM THE TOP OF THE CONDUIT, WILL BE PLACED ON THE CONDUIT AND WELL COMPACTED PRIOR TO RETURNING ANY NATIVE BACKFILL TO THE TRENCH. LARGE ROCKS SHALL NOT BE PLACED DIRECTLY ON THE ROAD BASE LAYER. CARE MUST BE TAKEN TO AVOID CONDUIT DAMAGE DURING BACKFILL AND COMPACTION; CONDUITS FOUND TO BE UNUSABLE AT THE TIME OF POWER CABLE INSTALLATION WILL BE REPAIRED BY THE DEVELOPER OR CONTRACTOR BEFORE POWER CAN BE MADE AVAILABLE.
 7. POWER FACILITIES TO BE PLACED PARALLEL TO DEEPER UTILITIES WILL HAVE A HORIZONTAL SEPARATION FROM THE DEEPER UTILITY GREATER THAN THE DEPTH OF SUCH UTILITY BELOW FINAL GRADE LESS FOUR FEET (SEE ATTACHED DRAWING). WHEN CROSSING A DEEPER UTILITY IS UNAVOIDABLE, THE CROSSING WILL BE MADE AS CLOSE TO PERPENDICULAR AS POSSIBLE.
 8. POWER LINE CONDUITS WILL BE INSTALLED WITH A MINIMUM SEPARATION OF 12" FROM ALL OTHER NEW OR EXISTING UNDERGROUND UTILITY LINES. WHEREVER POSSIBLE, THIS SEPARATION WILL BE HORIZONTAL. THE POWER LINE SEPARATION FROM PLASTIC GAS LINES WILL BE GREATER THAN THIS MINIMUM WHEREVER PRACTICABLE. POWER LINE CONDUITS WILL BE LOCATED DEEPER IN THE TRENCH THAN THE FACILITIES OF ALL OTHER UTILITIES UNLESS THE INSPECTOR GRANTS A WAIVER PRIOR TO THE START OF CONSTRUCTION.
 9. BACKFILL AND COMPACTION ABOVE THE ROAD BASE LAYER WILL BE AS REQUIRED BY THE GOVERNMENTAL ENTITY OR OTHER PARTY HAVING JURISDICTION. CONDUIT BELL ENDS WILL NOT BE ALLOWED IN THE VAULTS. HOLY CROSS ENERGY WILL SUPPLY FACTORY COUPLERS, 90°, 45°, AND 22-1/2° ELBOWS AS NEEDED FOR JOB. NON-FACTORY BENDS AND HEATED BENDS WILL NOT BE ALLOWED. NO MORE THAN TWO 90° ELBOWS WILL BE ALLOWED IN A CONDUIT RUN OF 500 FEET. THE CONDUIT SHALL RUN STRAIGHT BETWEEN FACTORY BENDS. ALLOWED BENDS MUST BE FURTHER THAN 5' FROM A VAULT. FACTORY ELBOWS SUPPLIED MUST BE USED INTACT; THEY CANNOT BE CUT TO MAKE A LESSER BEND. BELLS WILL NOT BE CUT OFF CONDUIT STICKS TO USE AS COUPLERS. HOLY CROSS ENERGY ELBOWS AND PIPE WILL BE USED ONLY FOR THE POWER FACILITY INSTALLATION.
 10. THE CONDUIT WILL NOT BE BACKFILLED WITHOUT THE HOLY CROSS ENERGY INSPECTOR SEEING ALL JOINTS UNLESS THE INSPECTOR GIVES PRIOR PERMISSION. ALL JOINTS SHALL BE COMPLETELY SEALED TO THE LINE MARKED ON THE MALE END OF THE CONDUIT AFTER SUFFICIENT GLUE IS APPLIED TO BOTH CONDUITS BEING JOINTED. EVEN IN AREAS WHERE THE TRENCH CANNOT BE EXCAVATED COMPLETELY STRAIGHT, GLUE IN THE JOINT SHALL BE ALLOWED TO COMPLETELY DRY PRIOR TO ANY STRESS BEING APPLIED TO THE CONDUIT ON EITHER SIDE OF THE JOINT. TRENCH BACKFILLED WITHOUT THE INSPECTOR VIEWING EACH JOINT OR GIVING PRIOR PERMISSION TO COVER THE CONDUIT WILL BE RE-EXCAVATED TO EXPOSE THE CONDUIT, OR THE CONTRACTOR WILL PUT A CAMERA THROUGH EACH CONDUIT IN THE SPAN WHICH WAS PREMATURELY BACKFILLED TO THE CAMERA VERIFICATION WILL BE WITNESSED BY THE HOLY CROSS ENERGY INSPECTOR. VERIFY THE JOINT SEATING AND CONDUIT CONDITION.
 11. INDIVIDUAL CONDUITS SHALL ENTER EACH VAULT AT A CONSISTENT LOCATION. THERE IS TO BE NO CROSSING OF CONDUITS IN THE TRENCH.
 12. BOTH ENDS OF A CONDUIT RUN SHALL BE SECURELY PLUGGED AT THE TIME OF INSTALLATION WITH HOLY CROSS ENERGY SUPPLIED MATERIAL. CONDUIT ENDING OUTSIDE A VAULT SHALL BE MARKED WITH A 4" X 4" POST OR OTHER APPROVED METHOD.
 13. RED TRENCH MARKING TAPE WILL BE SUPPLIED BY HOLY CROSS ENERGY AND SHALL BE INSTALLED 18" TO 24" ABOVE THE CONDUIT DURING BACKFILL.
 14. AT COMPLETION OF THE JOB, THE INSPECTOR WILL DO A FINAL INSPECTION. IF THE JOB DOES NOT MEET WITH HOLY CROSS ENERGY'S SPECIFICATIONS OR THE APPROVAL OF INSPECTOR, SERVICE WILL NOT BE PROVIDED UNTIL SPECIFICATIONS ARE MET.

II. VAULTS.

1. VAULTS SHALL BE INSTALLED AS FOLLOWS:
 - A. SPLICE VAULTS SHALL BE INSTALLED WITH THE MANHOLE LID GRADE BEING SLIGHTLY ABOVE FINAL GRADE OF THE SURROUNDING AREA, EXCEPT WHEN THE VAULT IS IN A ROADWAY, THE MANHOLE LID GRADE SHALL MATCH THE GRADE OF THE FINISHED ROADWAY SURFACE.
 - B. SPLICE VAULTS LOCATED IN ROADS OR OTHER SLOPED AREAS WILL BE INSTALLED SO THAT THE CONCRETE BASE AND LID ARE AT THE SLOPE OF THE SURROUNDING AREA. VAULTS PLACED IN ROADS WILL NOT BE LOCATED IN AREAS NORMALLY TRAVERSED BY VEHICLE WHEELS. THE INSPECTOR MUST APPROVE ALL VAULTS INSTALLED AT A SLOPE.
 - C. TRANSFORMER VAULTS AND SWITCHGEAR VAULTS WILL BE INSTALLED WITH THE BOTTOM OF THE LID AT FINAL GRADE. THE LID WILL BE LEVEL.
 - D. WHERE TRANSFORMER AND SWITCHGEAR VAULTS ARE SET INTO HILLSIDES OR SLOPED CUTS, THE DOWNHILL SIDE OF THE VAULT WILL BE GRADED ACCORDING TO C ABOVE. THE SLOPE BEHIND THE VAULT WILL BE LAID BACK SUFFICIENTLY TO PROHIBIT SOIL OR ROCKS FROM SLOUGHING ONTO THE VAULT. IF THE SLOPE CANNOT BE LAID BACK FAR ENOUGH, A RETAINING WALL SHALL BE CONSTRUCTED BEHIND THE VAULT AT THE DIRECTION OF THE INSPECTOR.
 - E. ALL VAULT PADS WILL BE PLACED ON THE VAULTS AT THE TIME OF VAULT INSTALLATION TO PROTECT THE PUBLIC AND WILDLIFE. UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR, THE HOLES THROUGH TRANSFORMER AND SWITCHGEAR PADS WILL BE COVERED AT THE TIME OF VAULT INSTALLATION WITH CONCRETE PIECES SUPPLIED BY HOLY CROSS ENERGY, UNLESS OTHERWISE INSTRUCTED BY THE INSPECTOR.
 - F. LARGE VAULT PIECES SHALL BE JOINTED WITH A TAR TYPE SEALANT PROVIDED BY HOLY CROSS ENERGY, WITH THE EXCEPTION OF THE VAULT LID, AT THE DIRECTION OF THE INSPECTOR.
2. HOLES KNOCKED IN VAULTS FOR CONDUIT INSTALLATION SHALL BE AS SMALL AS POSSIBLE AND SHALL BE GROUTED CLOSED ON THE OUTSIDE OF THE VAULT PRIOR TO BACKFILL.
3. CONDUIT SHALL ENTER VAULTS PERPENDICULAR TO THE VAULT WALL, AT LEAST 2" FROM ANY ADJACENT WALLS AND AT LEAST 2" ABOVE THE VAULT BASE. THERE SHALL BE A MINIMUM SEPARATION OF 1" BETWEEN CONDUITS. SEE VAULT DRAWINGS.
4. CONDUIT WILL EXTEND 4" INTO THE VAULT (MEASURED FROM THE INSIDE WALL OF THE VAULT) AFTER BACKFILLING IS COMPLETE.
5. GROUND RODS IN VAULTS FOR UNDERGROUND CABLE INSTALLATION SHALL BE LAID IN THE TRENCH WITH THE CONDUITS. THE END OF THE ROD SHALL EXTEND APPROXIMATELY 6" INTO THE VAULT THROUGH THE CONDUIT KNOCKOUT. THE ROD WILL HAVE A 45° BEND LOCATED APPROXIMATELY 3" FROM THE VAULT END, WITH THE BEND GOING AWAY FROM THE CONDUITS. THE BENT END OF THE ROD MUST BE FAR ENOUGH FROM THE VAULT WALL TO ALLOW CRIMPING THE GROUNDING CONDUCTOR ONTO THE ROD. THE ROD MUST BE AT LEAST 2" FROM THE CONDUIT AT ITS ENTRANCE INTO THE VAULT. SEE VAULT DRAWINGS.
6. AFTER THE VAULT HAS BEEN SET, PIPES EXTENDED IN AND GROUTED AND THE GROUND ROD IS IN PLACE, VAULTS SHALL BE SWEEPED OUT REMOVING ALL DIRT OR ROCKS. CLEANUP SHALL BE COMPLETED TO THE SATISFACTION OF THE INSPECTOR PRIOR TO CABLE INSTALLATION BEING SCHEDULED.
7. PEDESTALS FOR OTHER UTILITIES SHALL NOT BE LOCATED CLOSER THAN 10' TO A VAULT ON SIDES WHERE TRANSFORMERS OR SWITCHGEAR WILL HAVE ACCESS DOORS. PEDESTALS SHALL NOT BE LOCATED CLOSER THAN 5' TO A VAULT ON SIDES WHERE THE PAD-MOUNTED EQUIPMENT WILL NOT HAVE ACCESS DOORS.

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2:11:55 PM
PLOTTED: FRI 02/14/25 8:55:20A BY: COLTON HOCHERAR



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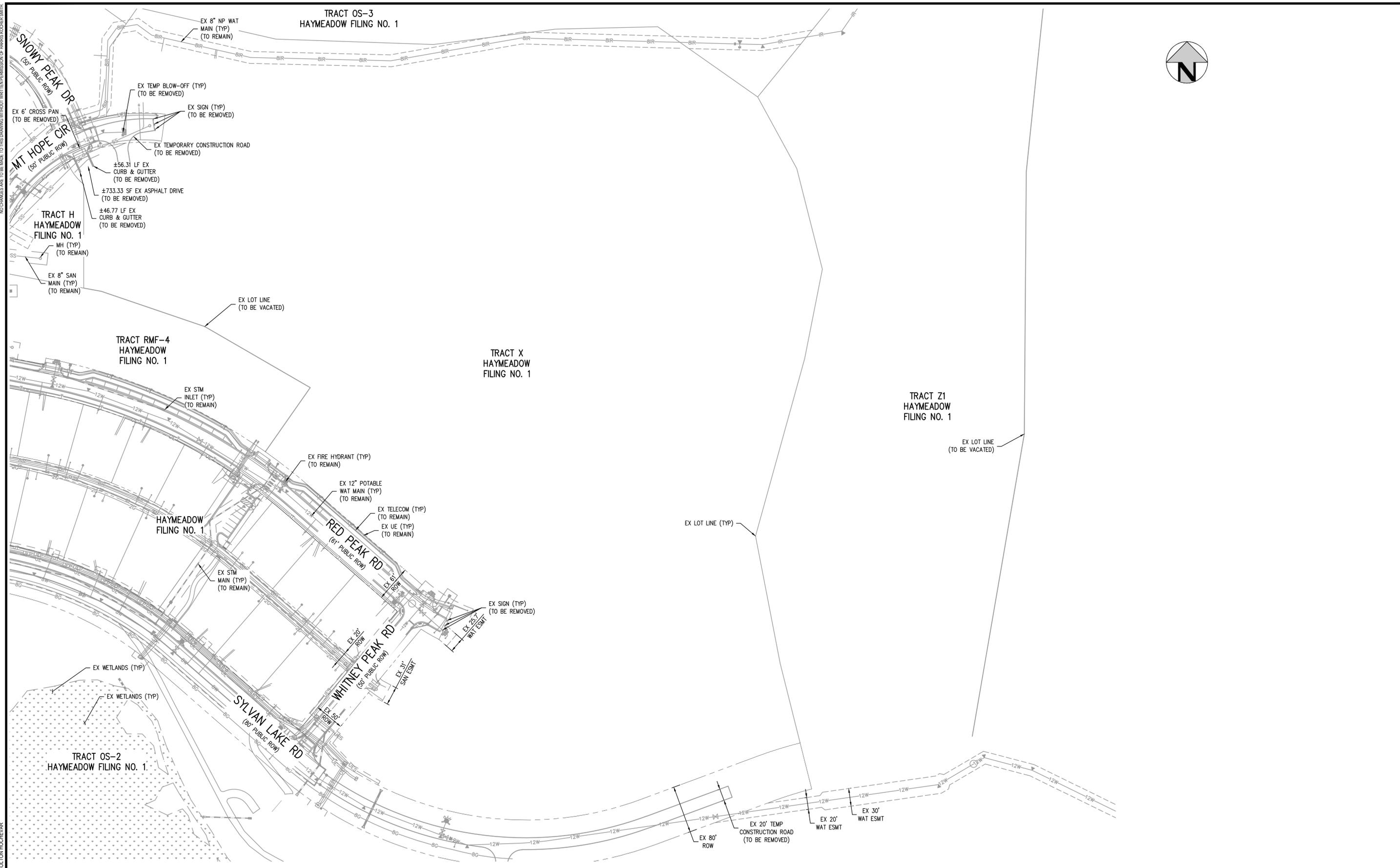
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
NOTES

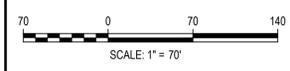
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C2

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DRAWN BY: CLH
PLOTTED: FR 10/21/25 8:55:32A BY: COLTON HOEVAR



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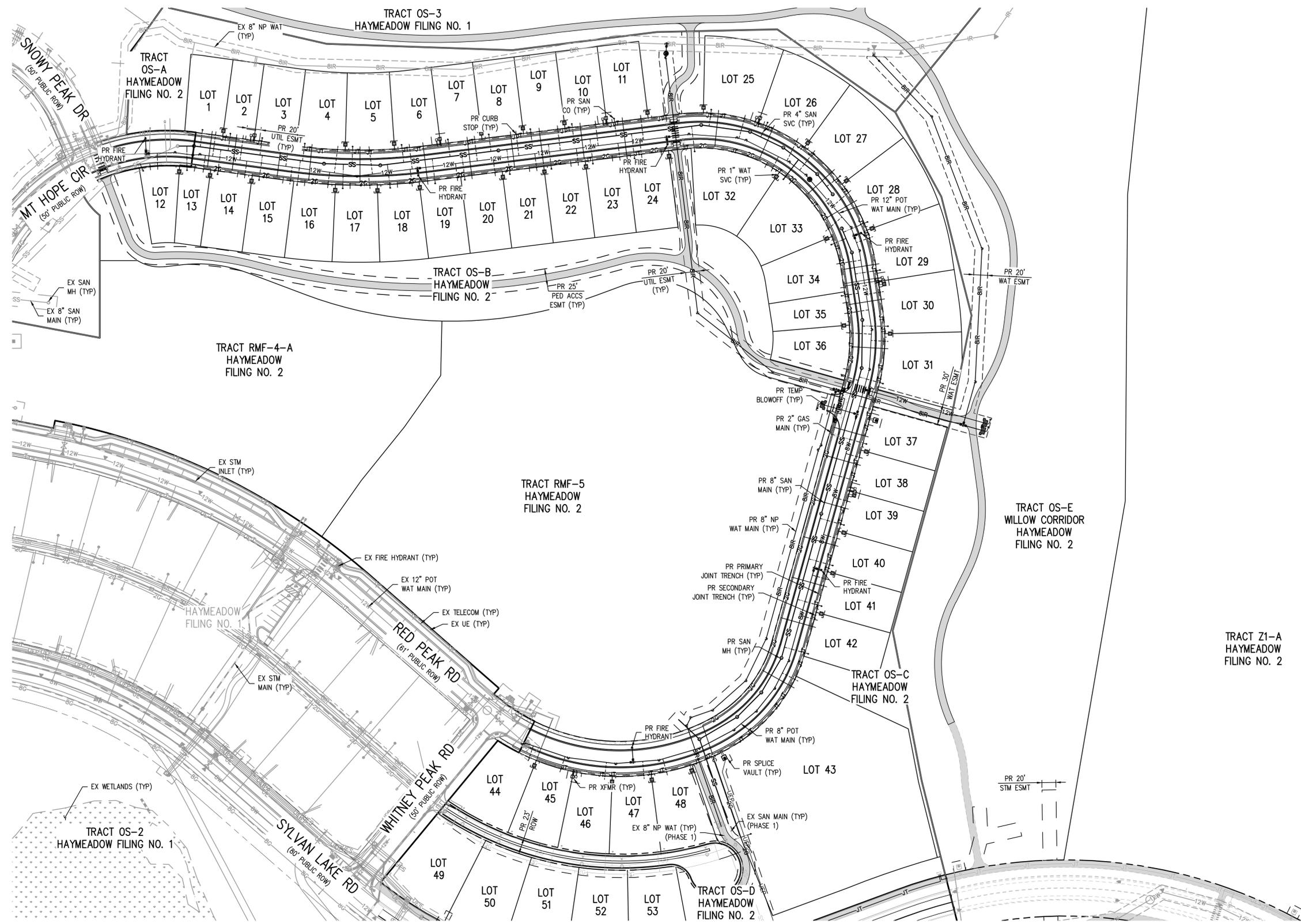
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HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
EXISTING CONDITIONS PLAN

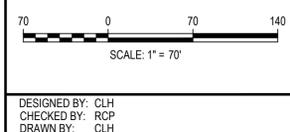
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SHEET NUMBER
C3
3 OF 76

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 DESIGNED BY: CLH
 CHECKED BY: RCP
 PLOTTED: FR 12/11/2024 8:55:56A BY: COLTON HOCHER



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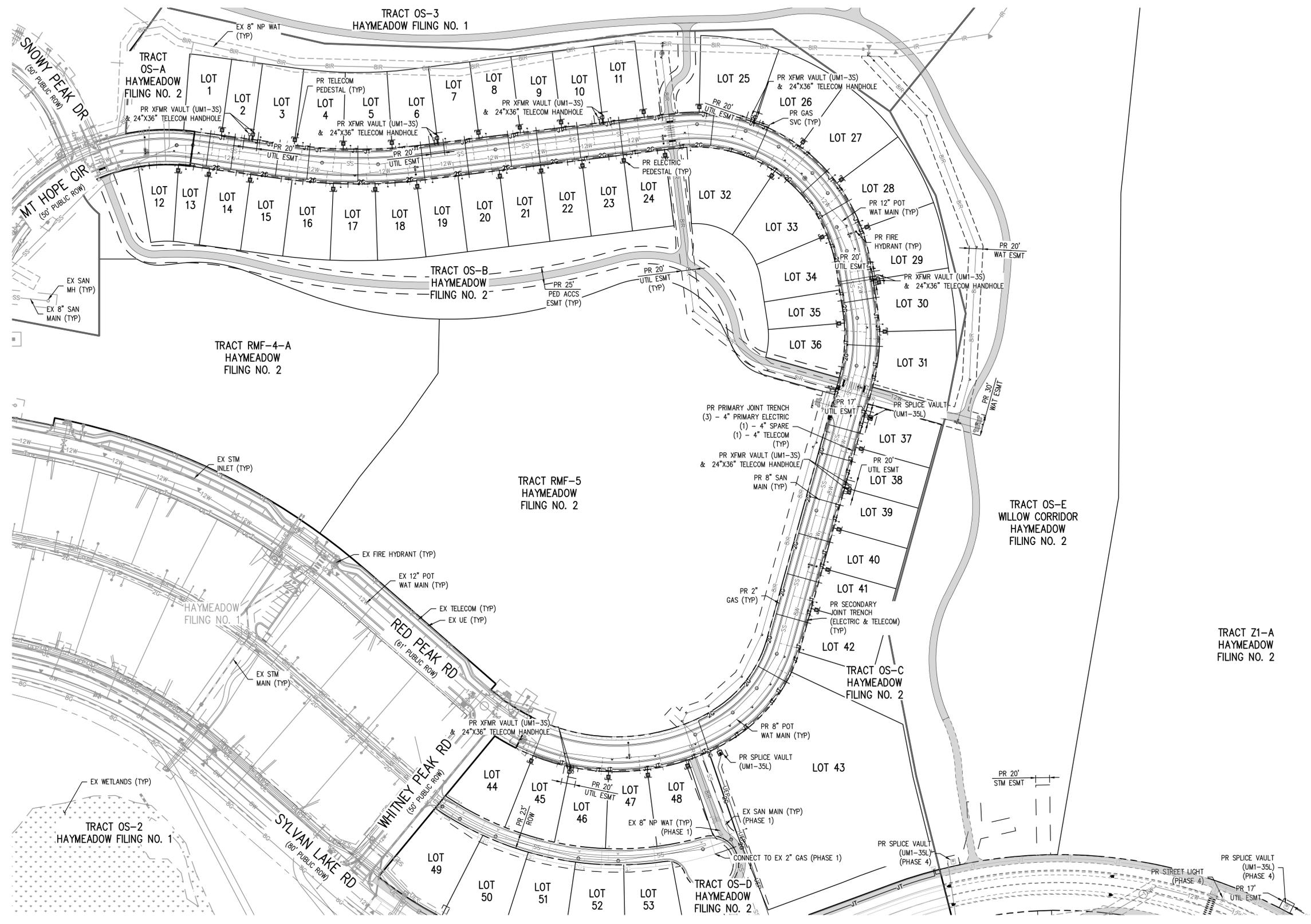
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 OVERALL UTILITY PLAN

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SHEET NUMBER
C4
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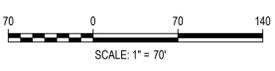
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NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGE TO EXISTING UNDERGROUND FACILITIES. THE LOCATION OF PROPOSED ELECTRIC, GAS AND TELECOMMS ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE FINAL DESIGN IS TO BE DETERMINED BY HOLY CROSS ENERGY, BLACK HILLS ENERGY AND CENTURY LINK.
- 3.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\CD - DRY UTILITY PLAN - PHASE 2\DWG LAYOUT.LAYOUT1
 DESIGNED BY: RCP
 CHECKED BY: RCP
 PLOTTED: FR 12/14/2024 8:58:18A BY: COLTON HOEVEAR



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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 DRY UTILITY PLAN

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C5
 5 OF 76

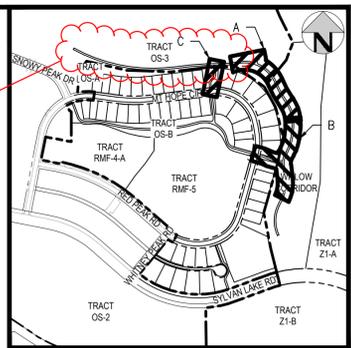
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

please provide an overall trails sheets that shows where the existing paths ends today and how this plans connects into them.

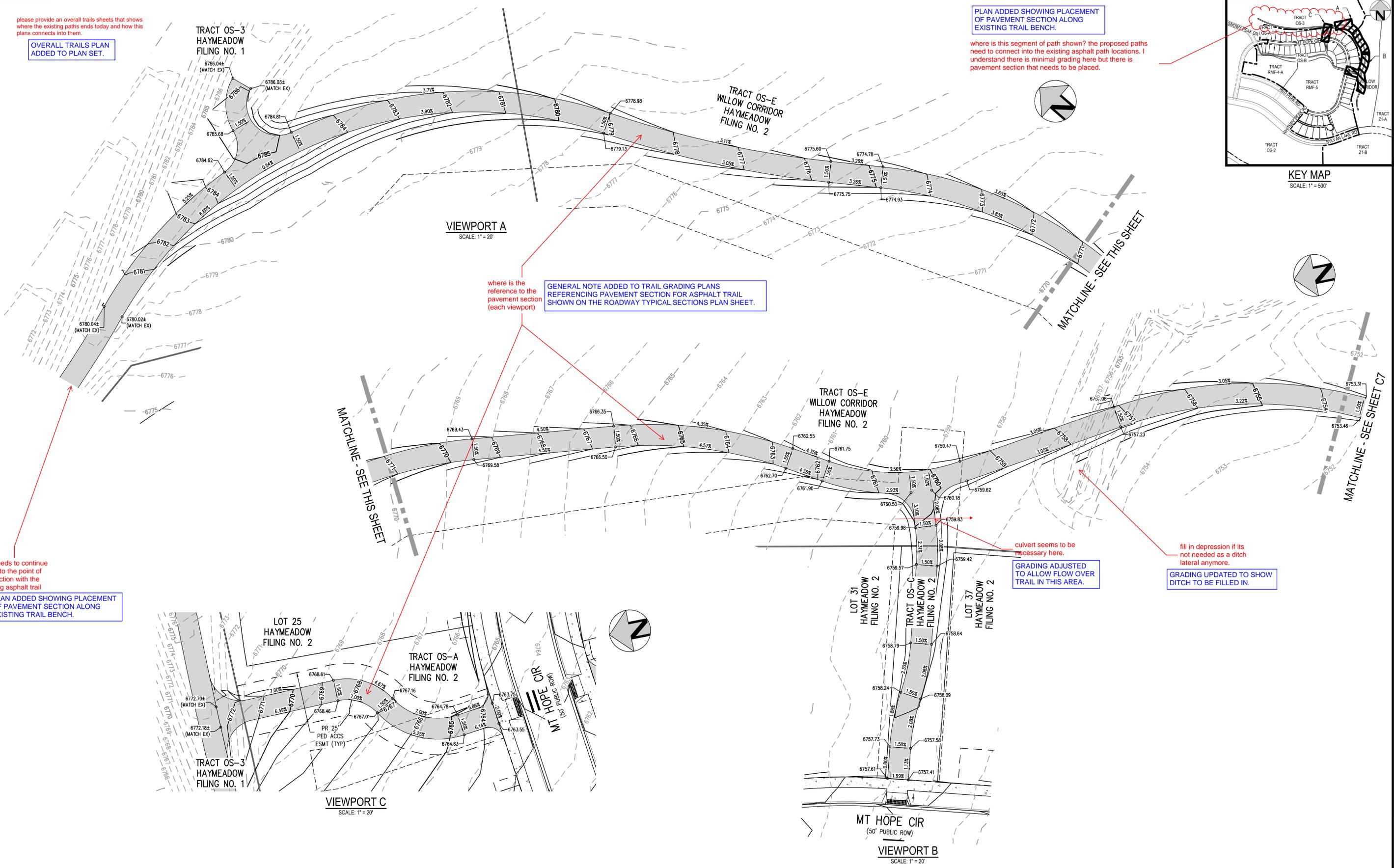
OVERALL TRAILS PLAN ADDED TO PLAN SET.

PLAN ADDED SHOWING PLACEMENT OF PAVEMENT SECTION ALONG EXISTING TRAIL BENCH.

where is this segment of path shown? the proposed paths need to connect into the existing asphalt path locations. I understand there is minimal grading here but there is pavement section that needs to be placed.



KEY MAP SCALE: 1" = 500'



VIEWPORT A SCALE: 1" = 20'

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE SHEET C7

where is the reference to the pavement section (each viewport)

GENERAL NOTE ADDED TO TRAIL GRADING PLANS REFERENCING PAVEMENT SECTION FOR ASPHALT TRAIL SHOWN ON THE ROADWAY TYPICAL SECTIONS PLAN SHEET.

this needs to continue to the to the point of connection with the existing asphalt trail

PLAN ADDED SHOWING PLACEMENT OF PAVEMENT SECTION ALONG EXISTING TRAIL BENCH.

culvert seems to be necessary here.

GRADING ADJUSTED TO ALLOW FLOW OVER TRAIL IN THIS AREA.

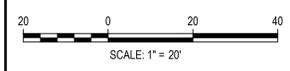
fill in depression if its not needed as a ditch lateral anymore.

GRADING UPDATED TO SHOW DITCH TO BE FILLED IN.

FILE PATH: P:\2024\240804\ENGINEERING\GRADING\PHASE 2\CD - TRAIL GRADING PLAN\DWG LAYOUT LAYOUT1.dwg
DATE PLOTTED: 02/14/2025 10:25:57 AM BY: COLTON HOEHEVAR



Know what's below. Call before you dig.



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CHECKED BY: RCP
DRAWN BY: CLH

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
TRAIL GRADING PLAN

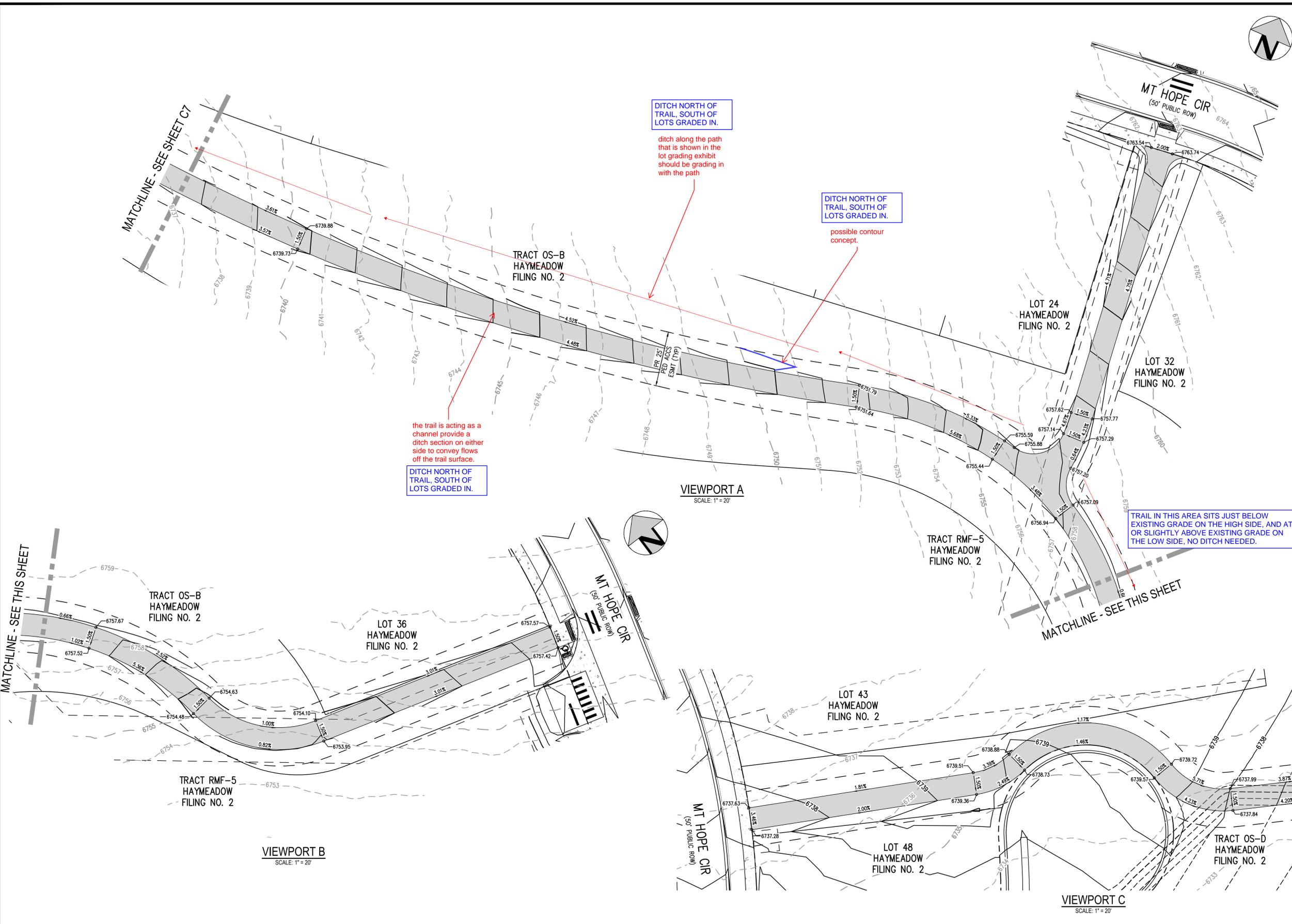
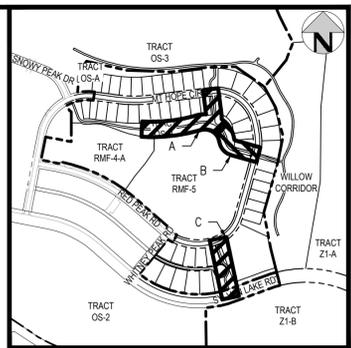
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER

C6

6 OF 76

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FILE PATH: P:\2024\240804\ENGINEERING\GRADING\PHASE 2\CD - TRAIL GRADING PLAN\DWG LAYOUT\ LAYOUT1 (3).dwg
 PLOTTED: FRI 11/15/2024 8:38:07A BY: COLTON HOCHER



20	0	20	40
SCALE: 1" = 20'			
DESIGNED BY: CLH			
CHECKED BY: RCP			
DRAWN BY: CLH			

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
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01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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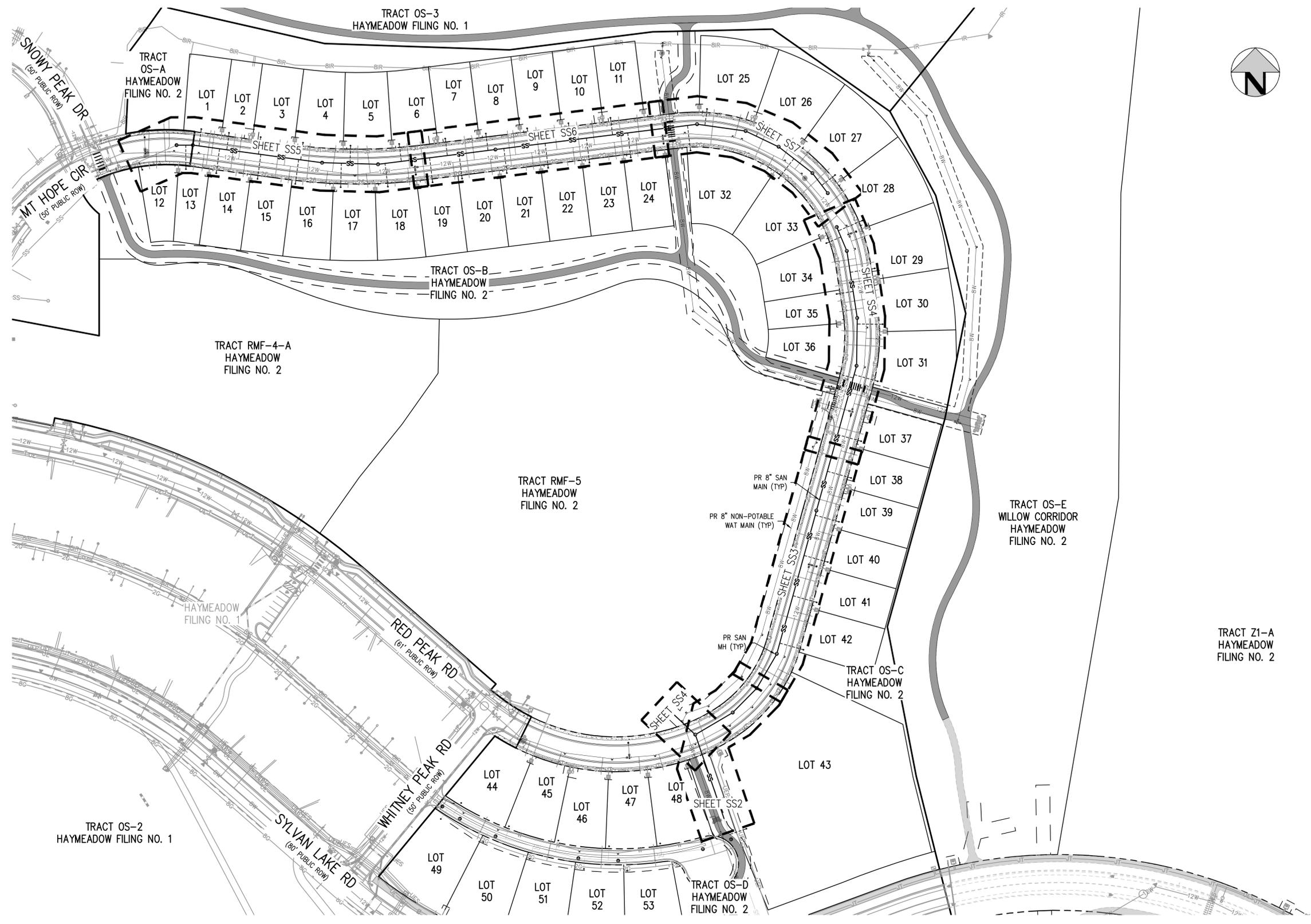
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 TRAIL GRADING PLAN

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 NOT FOR
 CONSTRUCTION

PROJECT #: 240804
 SHEET NUMBER
C8
 8 OF 76

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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - OVERALL SANITARY PLANNING LAYOUT - SANITARY(2).DWG
 PLOTTED: FR 02/14/25 8:38:28A BY: COLTON HOCHER



70	0	70	140
SCALE: 1" = 70'			
DESIGNED BY: ORR			
CHECKED BY: RCP			
DRAWN BY: ORR			

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
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02-14-2025	PER TOWN OF EAGLE COMMENTS

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ABRIKA PROPERTIES

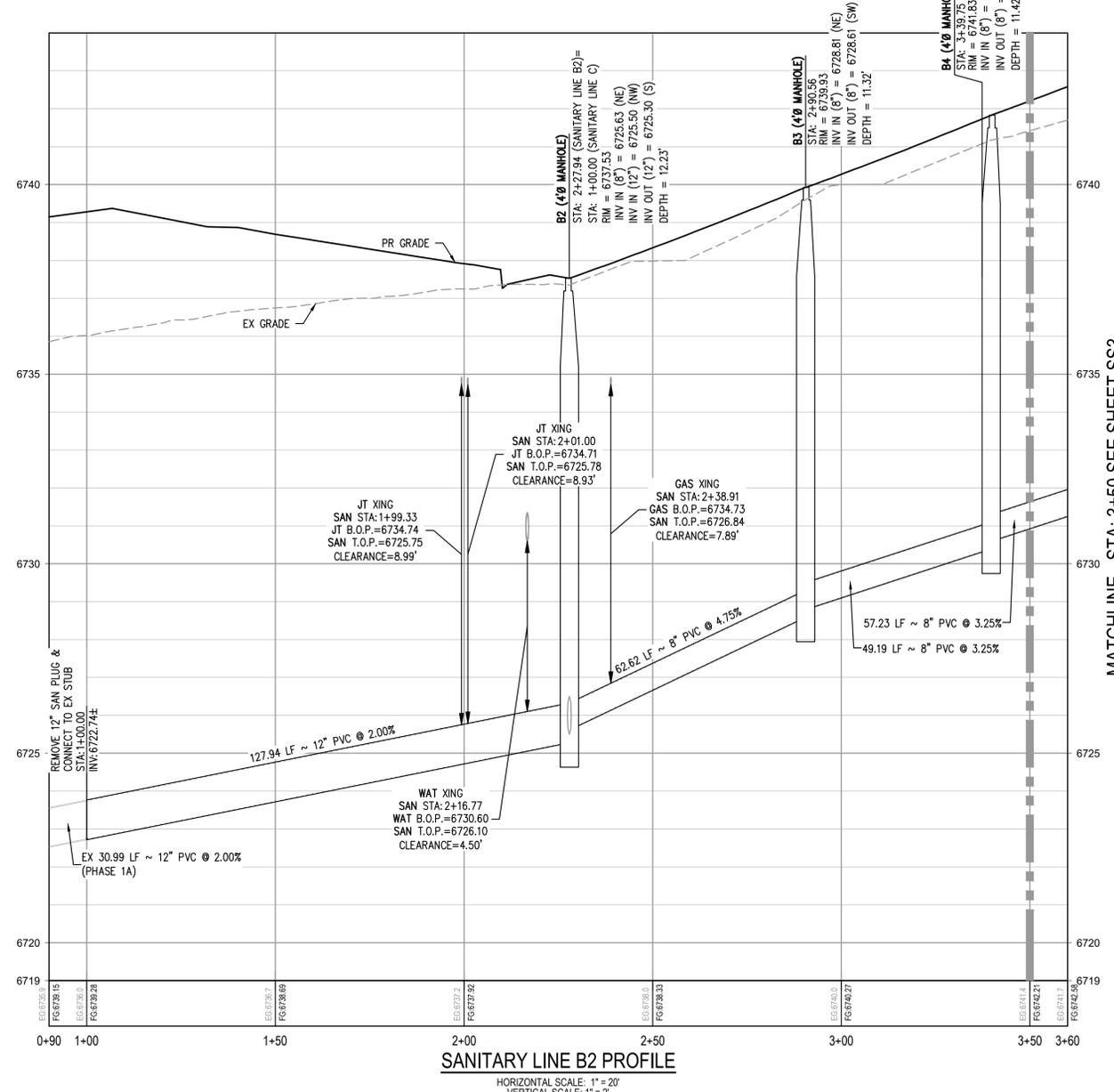
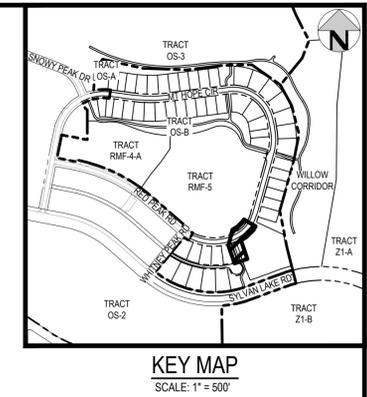
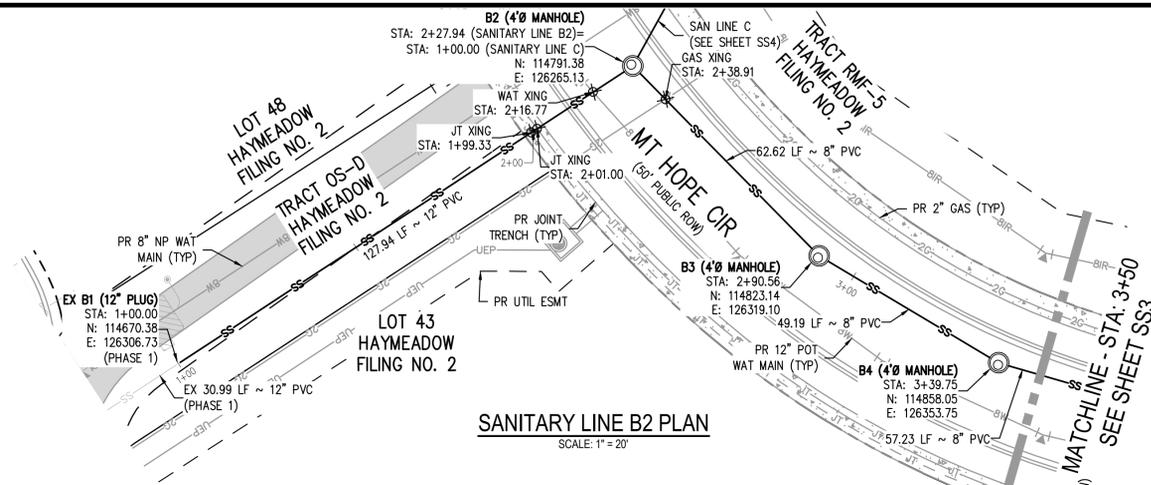
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 OVERALL SANITARY PLAN

PRELIMINARY
 NOT FOR
 CONSTRUCTION

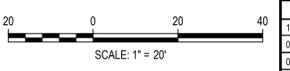
PROJECT #: 240804
 SHEET NUMBER
SS1
 9 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY R&P - 2 - PHASE 2\DWG LAYOUT.LAYOUT
 PLOTTED: FR 02/14/25 5:38:58A BY: COLTON HOEVAR



- GENERAL SANITARY NOTES:**
- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
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 - REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
 - ALL SANITARY SERVICES SHALL CONNECT TO THE MAIN VIA WYE FITTING PER TOWN OF EAGLE STANDARD DRAWING A4 AND RUN UP AT 2% TO 5' PAST THE RIGHT-OF-WAY.



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 HarrisKocherSmith.com

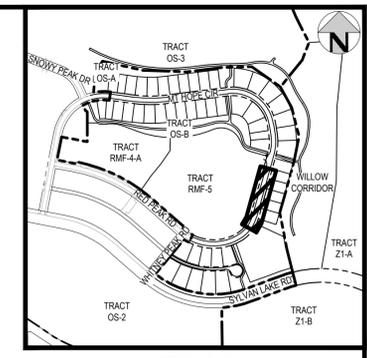
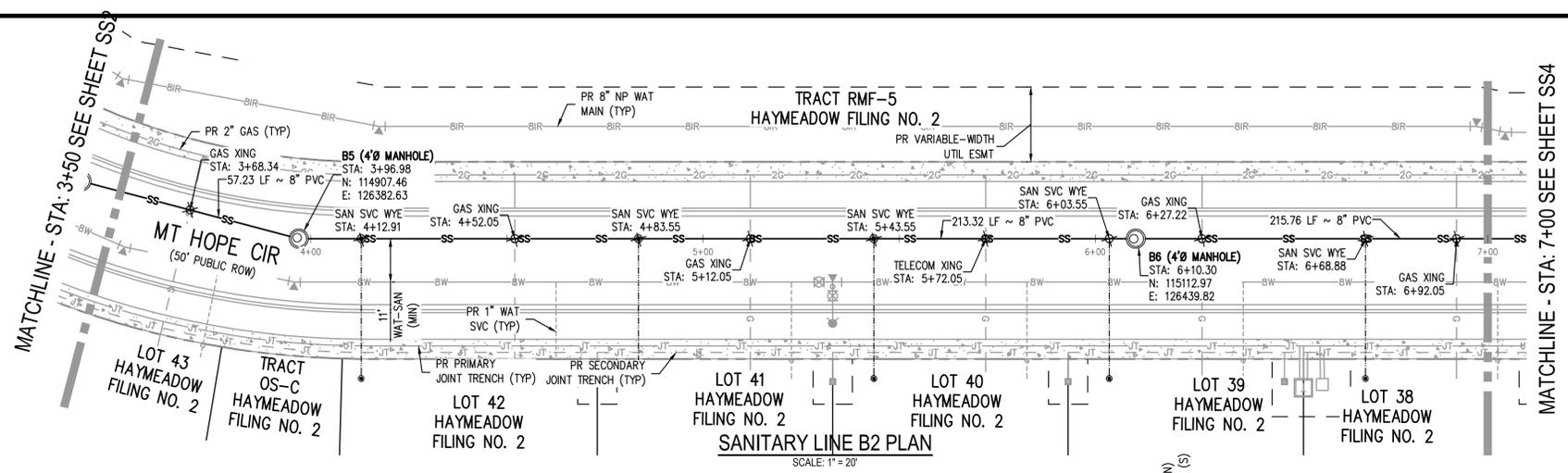
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 SANITARY PLAN & PROFILE - LINE B2

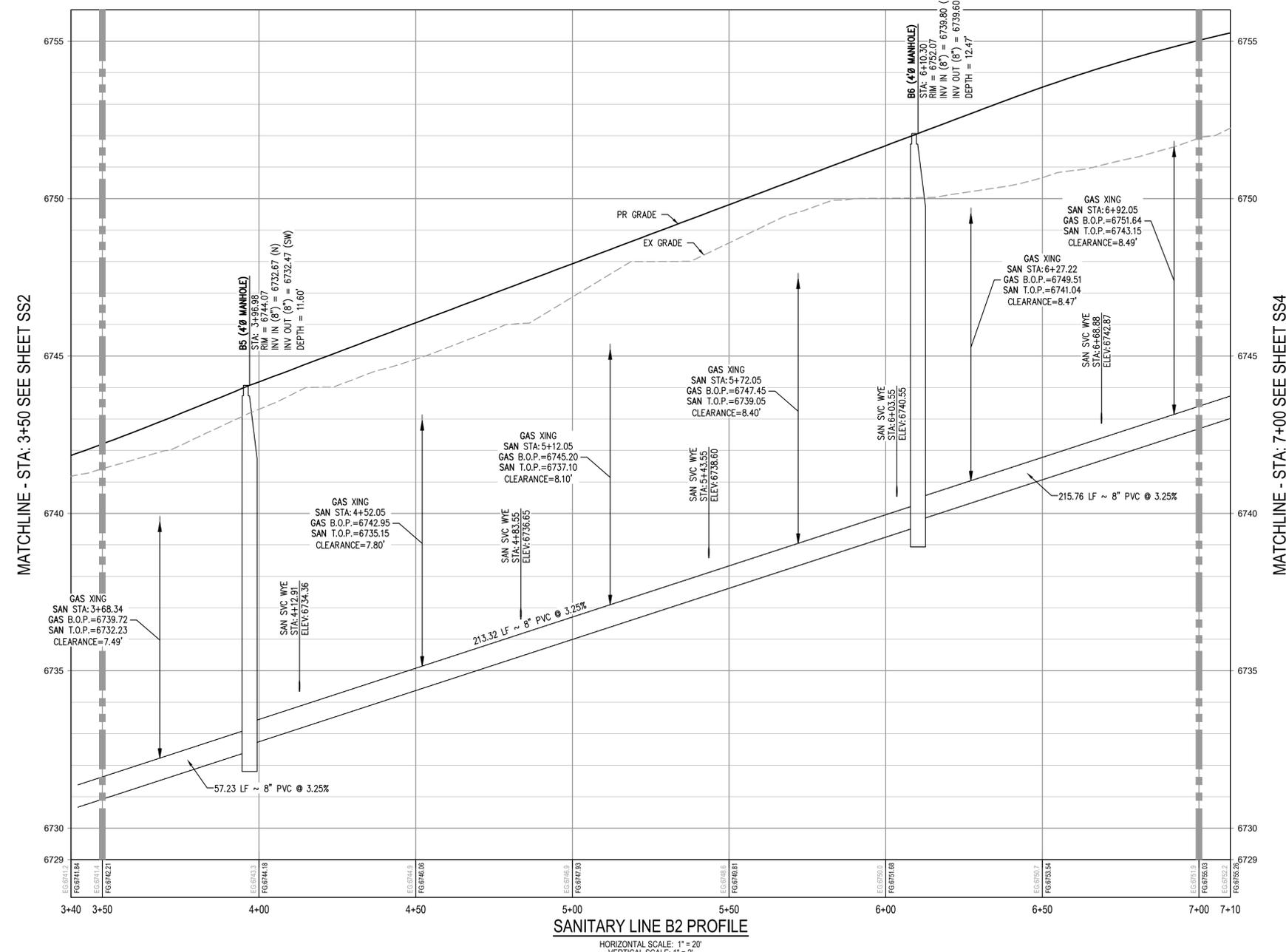
PRELIMINARY
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PROJECT #: 240804
 SHEET NUMBER
SS2
 10 OF 76

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KEY MAP
SCALE: 1" = 500'



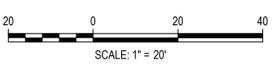
SANITARY LINE B2 PROFILE

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

GENERAL SANITARY NOTES:

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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY RFP - 2 - PHASE 2\DWG LAYOUT LAYOUT (2).DWG
PLOTTED: FR 02/14/25 5:59:06A BY: COLTON HOCHVAR



DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 11-19-2024	
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P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
SANITARY PLAN & PROFILE - LINE B2

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CONSTRUCTION

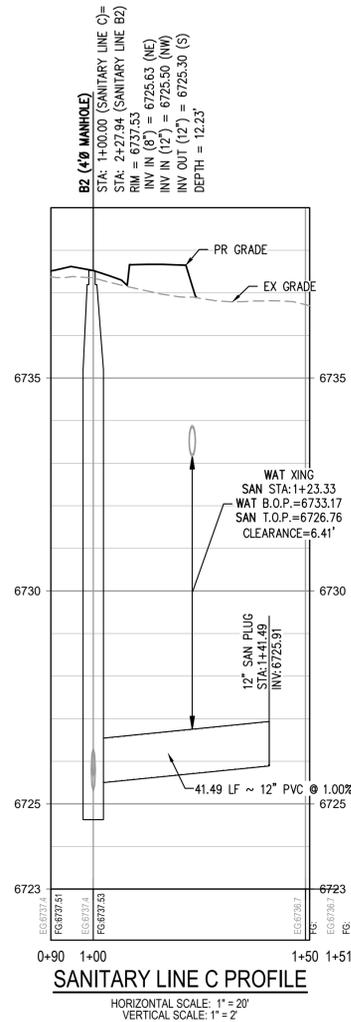
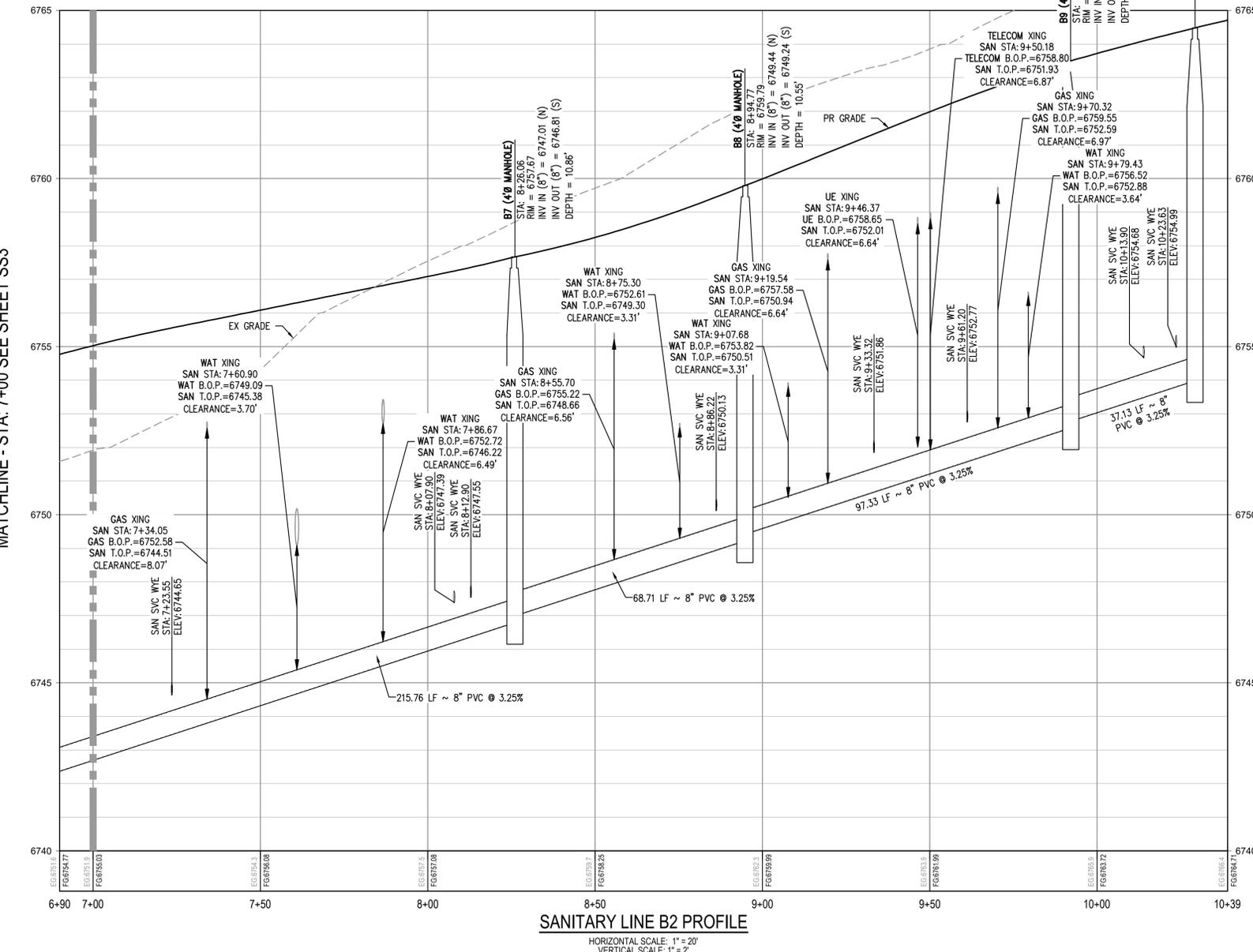
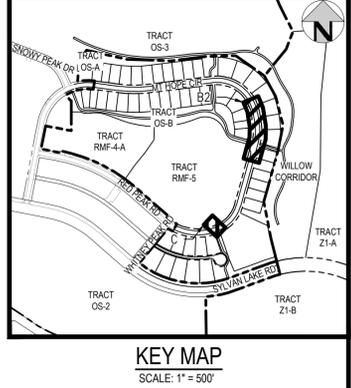
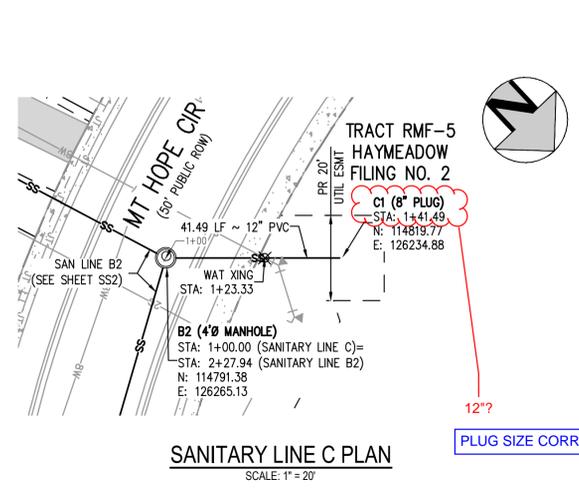
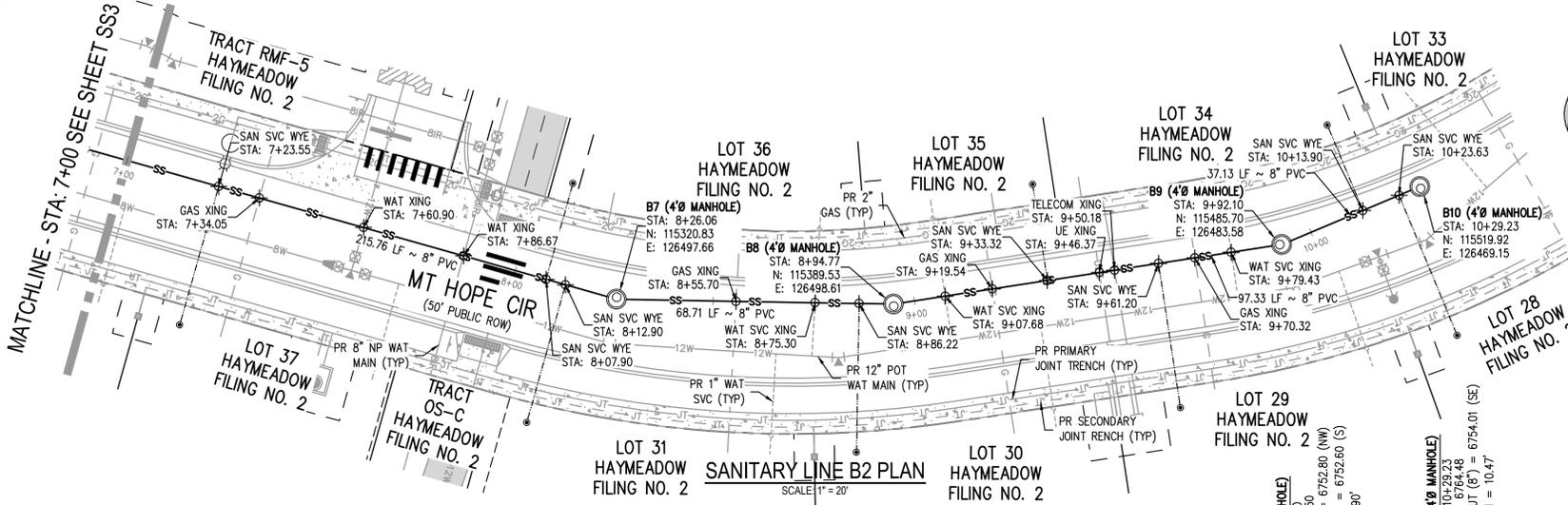
PROJECT # 240804
SHEET NUMBER

SS3

11 OF 76

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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY RFP - 2 - PHASE 2\DWG LAYOUT.LAYOUT (3)
PLOTTER: FRI 02/14/25 8:59:20A. BY: COLTON HOCHVAR



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12\"/>

PLUG SIZE CORRECTED.



DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

DATE	REVISION COMMENTS
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02-14-2025	PER TOWN OF EAGLE COMMENTS



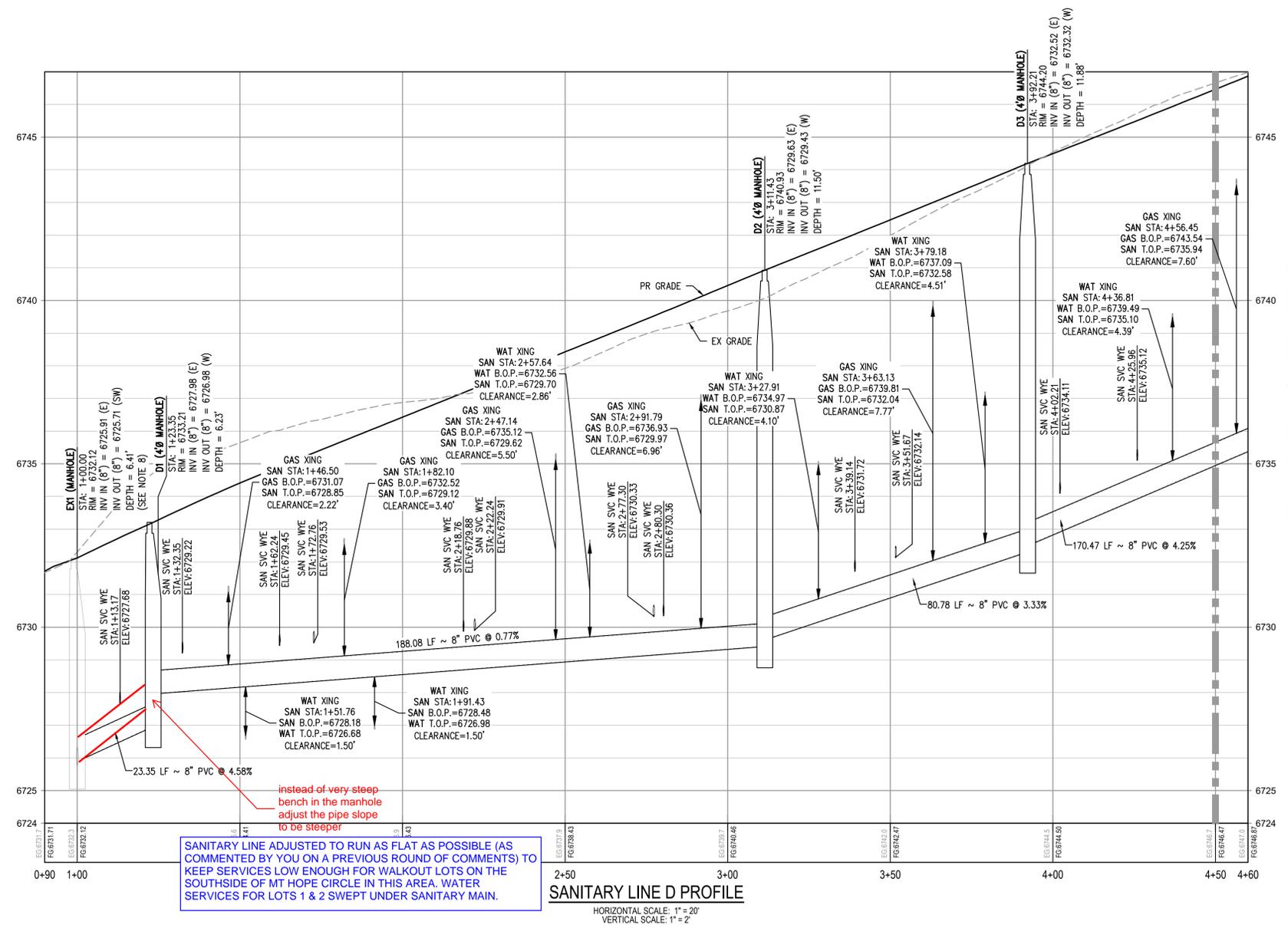
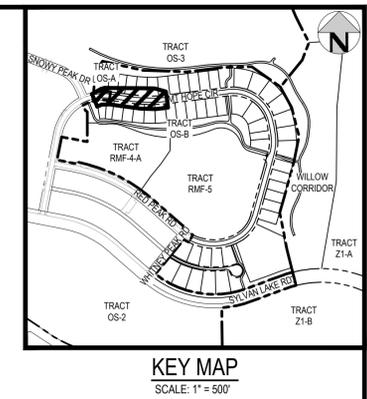
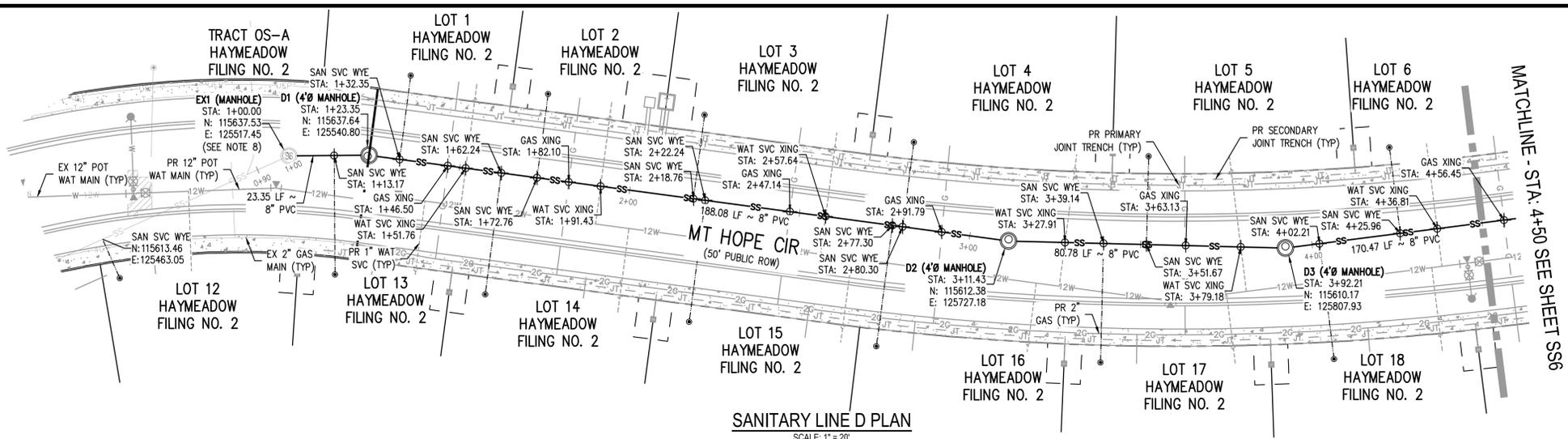
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
SANITARY PLAN & PROFILE - LINES B2 & C

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT # 240804
SHEET NUMBER
SS4
12 OF 76

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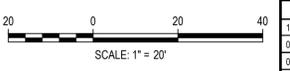
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SANITARY LINE ADJUSTED TO RUN AS FLAT AS POSSIBLE (AS COMMENTED BY YOU ON A PREVIOUS ROUND OF COMMENTS) TO KEEP SERVICES LOW ENOUGH FOR WALKOUT LOTS ON THE SOUTHSIDE OF MT HOPE CIRCLE IN THIS AREA. WATER SERVICES FOR LOTS 1 & 2 SWEEP UNDER SANITARY MAIN.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY R&P - 3 - PHASE 2\DWG LAYOUT.LAYOUT
PLOTTER: FRI 02/14/25 5:59:49A, BY: COLTON HOEHEVAR



Know what's below.
Call before you dig.



ISSUE DATE: 11-19-2024	
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01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
SANITARY PLAN & PROFILE - LINE D

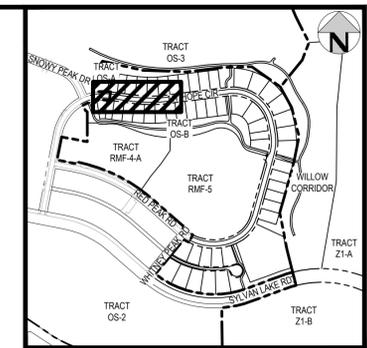
PRELIMINARY
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PROJECT # 240804
SHEET NUMBER

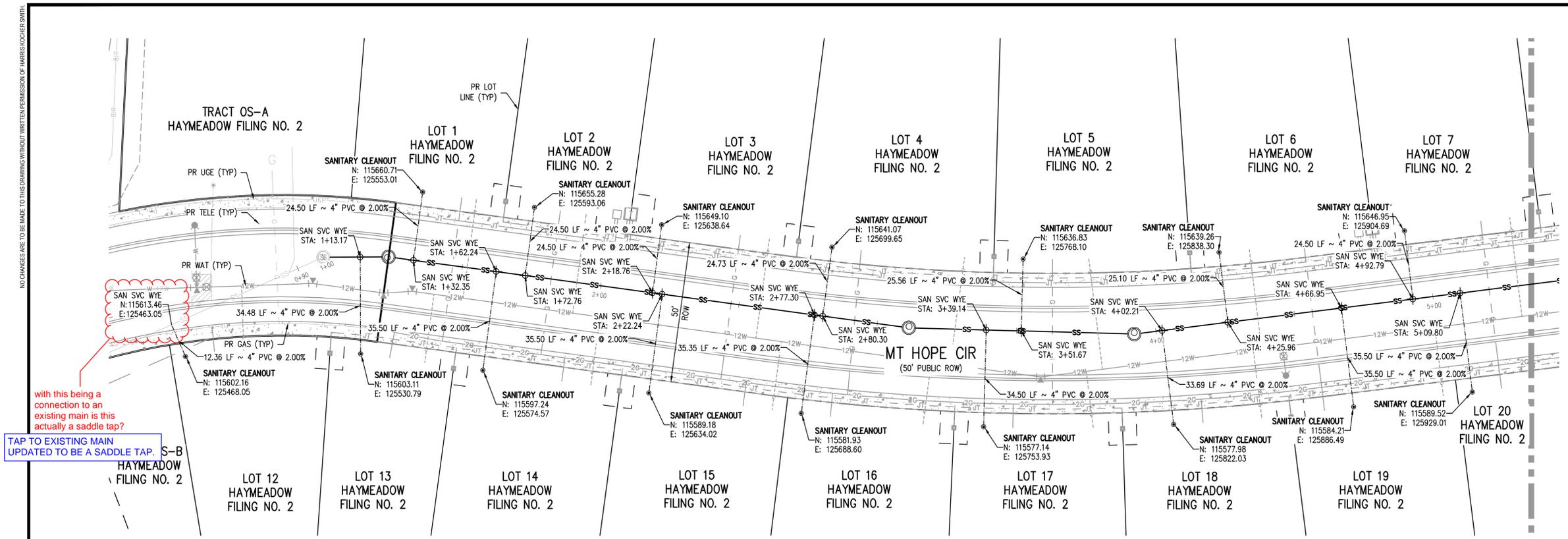
SS5

13 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1" = 500'



with this being a connection to an existing main is this actually a saddle tap?

TAP TO EXISTING MAIN UPDATED TO BE A SADDLE TAP.

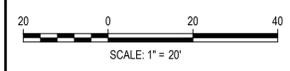
SANITARY SERVICE TABLE

LOT SERVICE	SVC STA @ MAIN	SVC INV @ MAIN	INV @ CLEANOUT	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)
LOT 1	1+32.35	6729.22	6729.71	24.50	2.00	4"
LOT 2	1+72.76	6729.53	6730.02	24.50	2.00	4"
LOT 3	2+18.76	6729.88	6730.37	24.50	2.00	4"
LOT 4	2+80.30	6730.36	6730.85	24.73	2.00	4"
LOT 5	3+51.67	6732.14	6732.65	25.56	2.00	4"
LOT 6	4+25.96	6735.12	6735.62	25.10	2.00	4"
LOT 7	4+92.79	6737.96	6738.45	24.50	2.00	4"
LOT 12	N: 115613.46 E: 125463.05	6722.95	6723.20	12.36	2.00	4"
LOT 13	1+13.17	6727.68	6728.37	34.48	2.00	4"
LOT 14	1+62.24	6729.45	6730.16	35.50	2.00	4"
LOT 15	2+22.24	6729.91	6730.62	35.50	2.00	4"
LOT 16	2+77.30	6730.33	6731.04	35.35	2.00	4"
LOT 17	3+39.14	6731.72	6732.41	34.50	2.00	4"
LOT 18	4+02.21	6734.11	6734.78	33.69	2.00	4"
LOT 19	4+66.95	6736.86	6737.57	35.50	2.00	4"
LOT 20	5+09.80	6738.68	6739.39	35.50	2.00	4"

GENERAL SANITARY NOTES:

- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
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- FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
- CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
- THE CONTRACTOR IS RESPONSIBLE FOR:
 - OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION
 - VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
 - RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.
- REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
- ALL SANITARY SERVICES SHALL CONNECT TO THE MAIN VIA WYE FITTING PER TOWN OF EAGLE STANDARD DRAWING A4 AND RUN UP AT 2% TO 5' PAST THE RIGHT-OF-WAY.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY SERVICE PLANDWG LAYOUT: (1) PLOTTED: FR 02/14/25 9:00:44A. BY: COLTON HOEHEVAR



DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
SANITARY SERVICE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

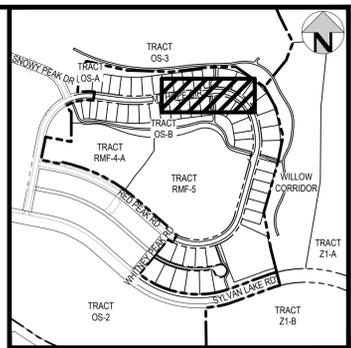
PROJECT #: 240804
SHEET NUMBER
SS8
16 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

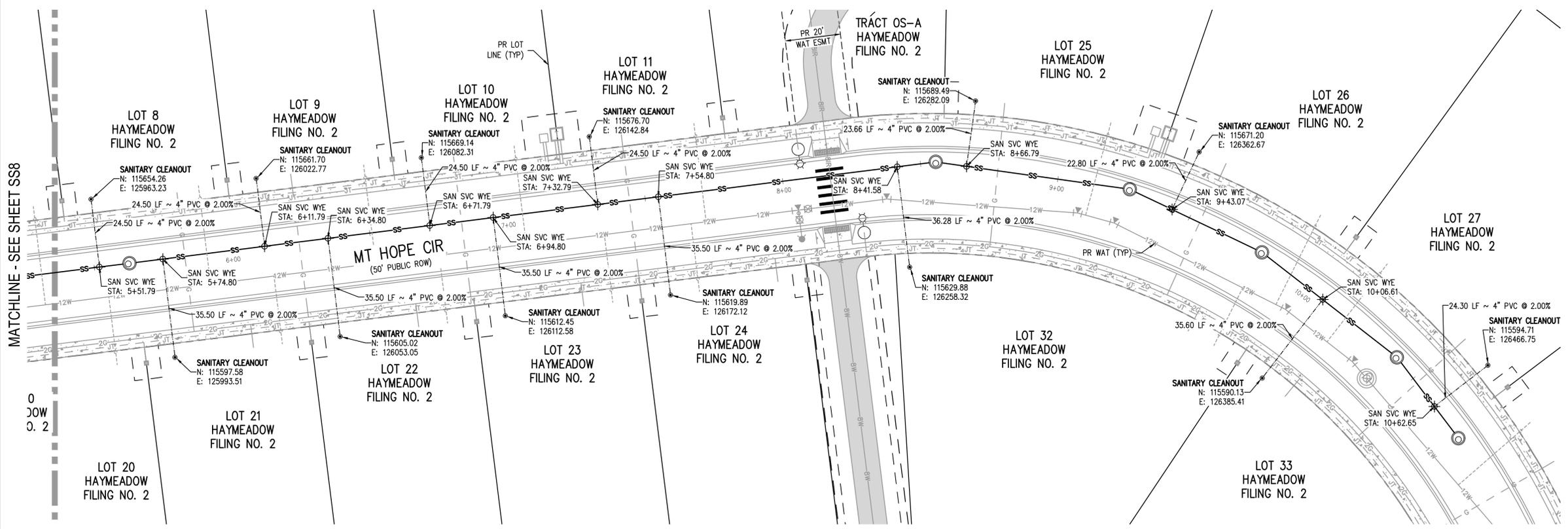
MATCHLINE - SEE SHEET SS8

0
JOW
0. 2

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY SERVICE PLAN\DWG LAYOUT: (2)
DRAWN BY: RCP
CHECKED BY: CLH
PLOTTED: FR 02/14/25 9:00:51 AM BY: COLTON HOCHER



KEY MAP
SCALE: 1" = 500'

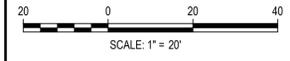


GENERAL SANITARY NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
5. ALL WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY THE UTILITY PROVIDER'S REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN THERE IS A LACK OF ADHERENCE TO STANDARD CONSTRUCTION PRACTICES.
6. MAINTAIN A MINIMUM OF TEN FEET OF HORIZONTAL SEPARATION BETWEEN ALL SANITARY SEWER AND DOMESTIC WATER MAINS AND SERVICES IN ACCORDANCE WITH STATE OF COLORADO AND JURISDICTIONAL UTILITY PROVIDER SPECIFICATIONS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
9. THE CONTRACTOR IS RESPONSIBLE FOR:
 - a. OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION
 - b. VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
 - c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.
10. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
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SANITARY SERVICE TABLE

LOT SERVICE	SVC STA @ MAIN	SVC INV @ MAIN	INV @ CLEANOUT	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)
LOT 8	5+51.79	6740.46	6740.95	24.50	2.00	4"
LOT 9	6+11.79	6743.21	6743.70	24.50	2.00	4"
LOT 10	6+71.79	6745.76	6746.25	24.50	2.00	4"
LOT 11	7+32.79	6748.36	6748.85	24.50	2.00	4"
LOT 21	5+74.80	6741.64	6742.35	35.50	2.00	4"
LOT 22	6+34.80	6744.19	6744.90	35.50	2.00	4"
LOT 23	6+94.80	6746.74	6747.45	35.50	2.00	4"
LOT 24	7+54.80	6749.29	6750.00	35.50	2.00	4"
LOT 25	8+66.79	6753.89	6754.36	23.66	2.00	4"
LOT 26	9+43.07	6754.86	6755.31	22.80	2.00	4"
LOT 27	10+62.65	6757.12	6757.61	24.30	2.00	4"
LOT 32	8+41.58	6752.98	6753.71	36.28	2.00	4"
LOT 33	10+06.61	6755.69	6756.41	35.60	2.00	4"



DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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Denver, Colorado 80203
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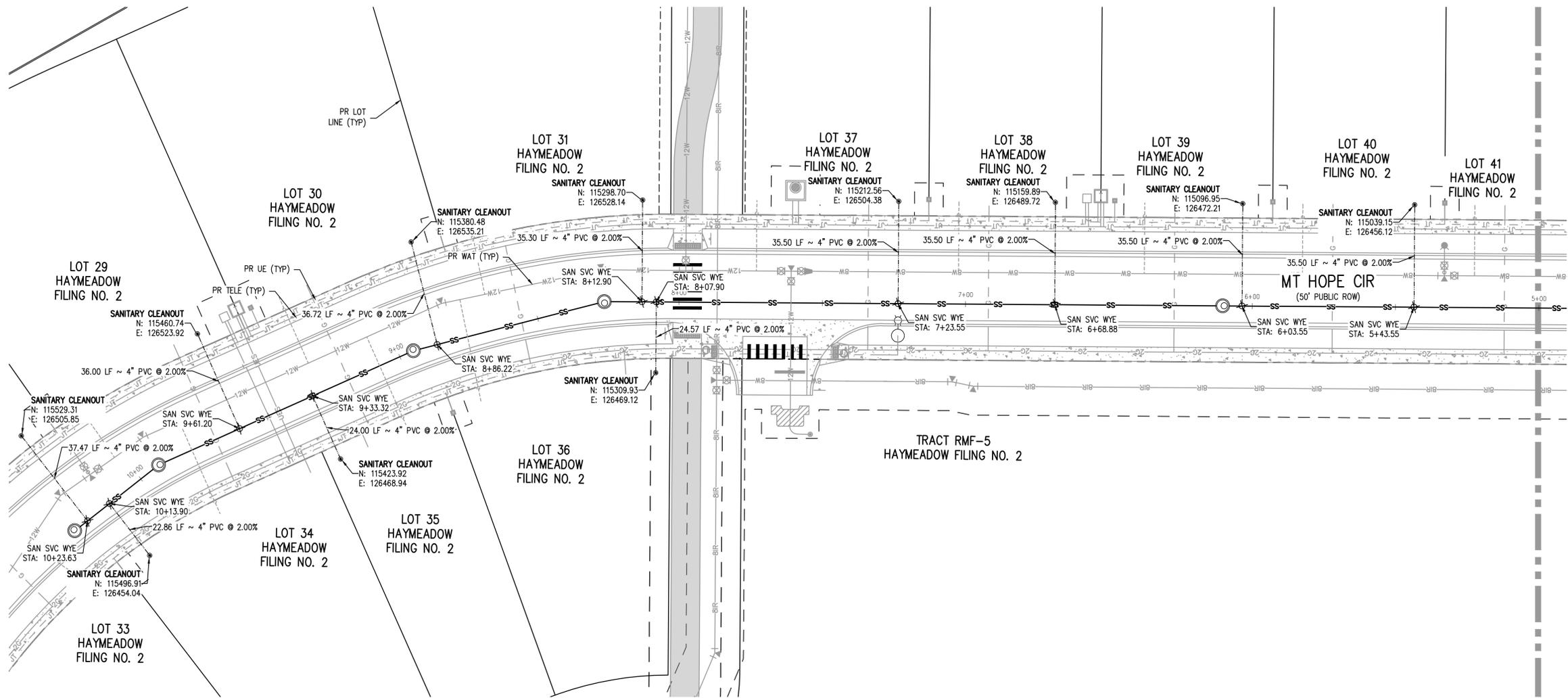
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
SANITARY SERVICE PLAN

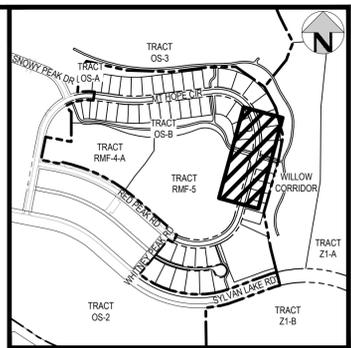
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
SS9
17 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



MATCHLINE - SEE SHEET SS11

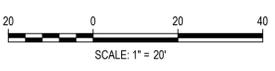


KEY MAP
SCALE: 1" = 500'

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SANITARY SERVICE TABLE						
LOT SERVICE	SVC STA @ MAIN	SVC INV @ MAIN	INV @ CLEANOUT	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)
LOT 28	10+23.63	6754.99	6755.74	37.47	2.00	4"
LOT 29	9+61.20	6752.77	6753.49	36.00	2.00	4"
LOT 30	8+86.22	6750.13	6750.87	36.72	2.00	4"
LOT 31	8+12.90	6747.55	6748.26	35.30	2.00	4"
LOT 34	10+13.90	6754.68	6455.13	22.86	2.00	4"
LOT 35	9+33.32	6751.86	5452.34	24.00	2.00	4"
LOT 36	8+07.90	6747.39	6747.88	24.57	2.00	4"
LOT 37	7+23.55	6744.65	6745.36	35.50	2.00	4"
LOT 38	6+68.88	6742.87	6743.58	35.50	2.00	4"
LOT 39	6+03.55	6740.55	6741.26	35.50	2.00	4"
LOT 40	5+43.55	6738.60	6739.31	35.50	2.00	4"

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DRAWN BY: RCP
CHECKED BY: CLH
PLOTTED: FR 02/14/25 9:00:56A, BY: COLTON HOCHER



ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ABRIKA PROPERTIES

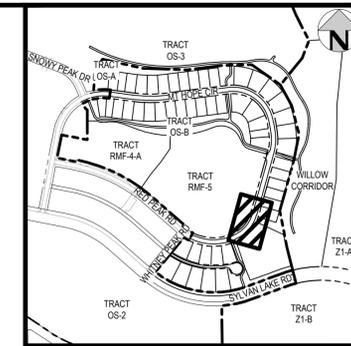
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
SANITARY SERVICE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

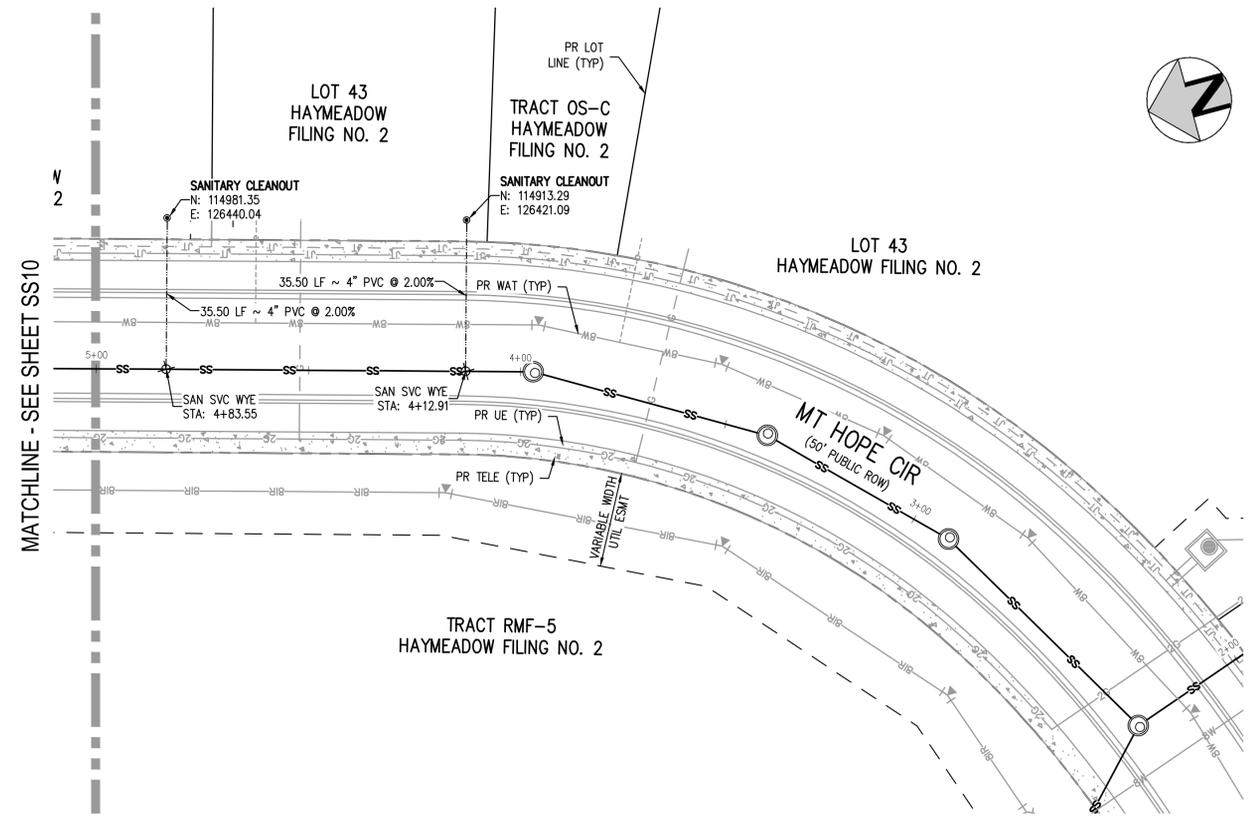
PROJECT #: 240804
SHEET NUMBER
SS10
18 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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 PLOTTED: FR 02/14/25 9:01:14 AM BY: COLTON HOCHER

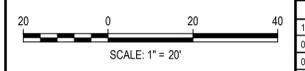


KEY MAP
SCALE: 1" = 500'



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SANITARY SERVICE TABLE						
LOT SERVICE	SVC STA @ MAIN	SVC INV @ MAIN	INV @ CLEANOUT	LENGTH (FT)	SLOPE (%)	SIZE (DIA. IN.)
LOT 41	4+83.55	6736.65	6737.36	35.50	2.00	4"
LOT 42	4+12.91	6734.35	6735.06	35.50	2.00	4"



ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

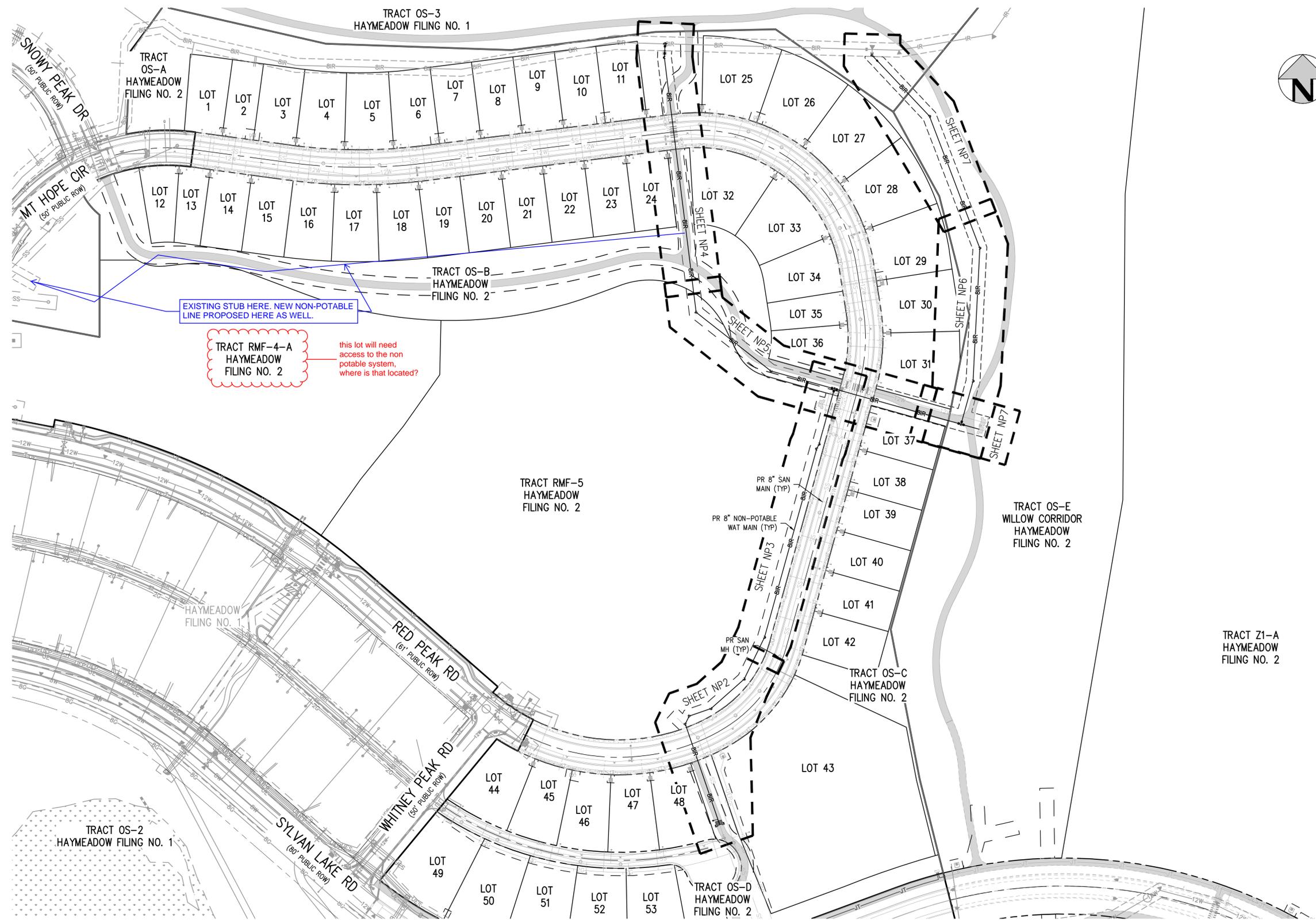
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
SANITARY SERVICE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
SS11
19 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

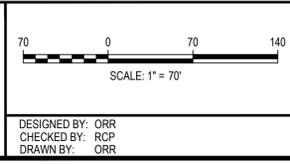


EXISTING STUB HERE. NEW NON-POTABLE LINE PROPOSED HERE AS WELL.

TRACT RMF-4-A HAYMEADOW FILING NO. 2

this lot will need access to the non potable system, where is that located?

FILE PATH: P:\2024\240804\ENGINEERING\OUTLINES\PHASE 2\WATER\CD - OVERALL NON-POTABLE WATER PLANNING LAYOUT - WATER(1).DWG
 DESIGNED BY: ORR
 CHECKED BY: RCP
 DRAWN BY: ORR
 PLOTTED: FR 02/14/25 9:13:37A BY: COLTON HOCHÉVAR



ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
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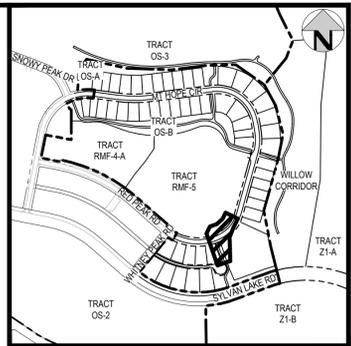
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 OVERALL NON-POTABLE WATER PLAN

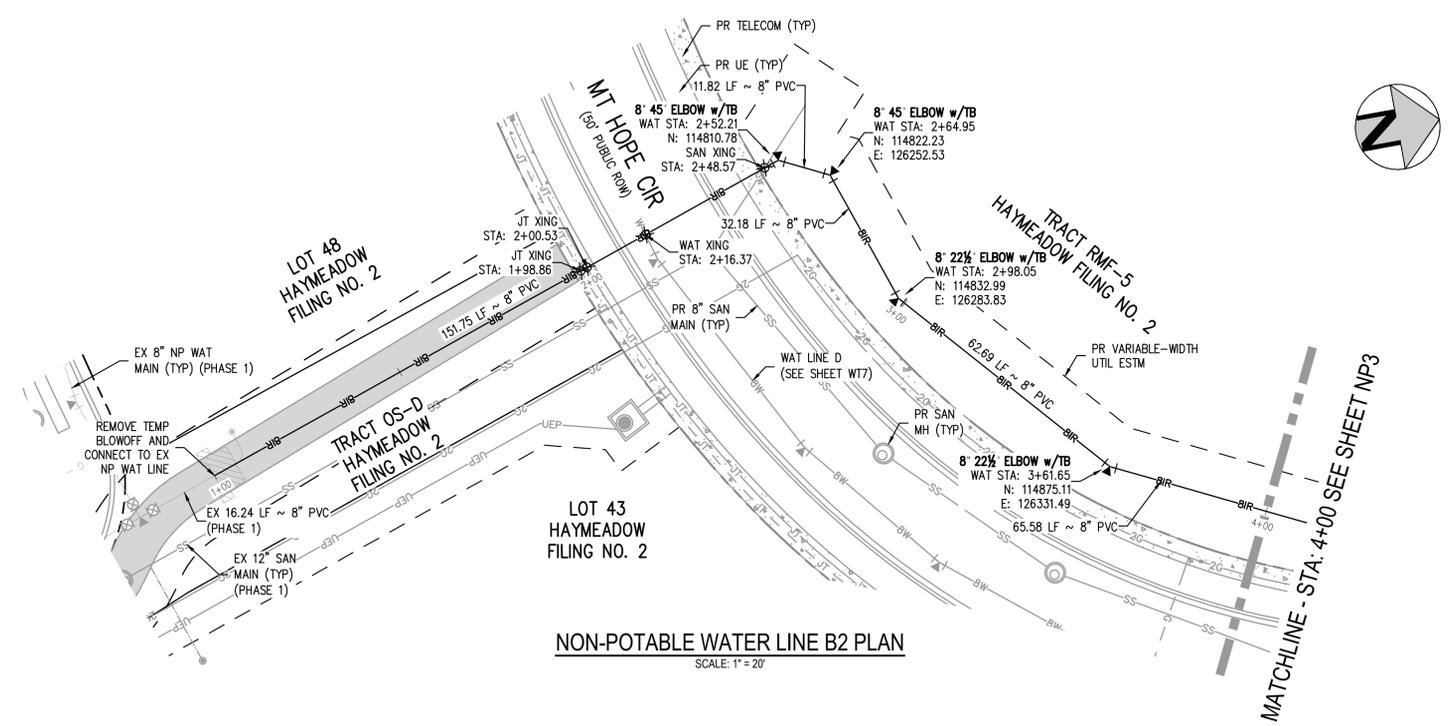
PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 240804
 SHEET NUMBER
NP1
 20 OF 76

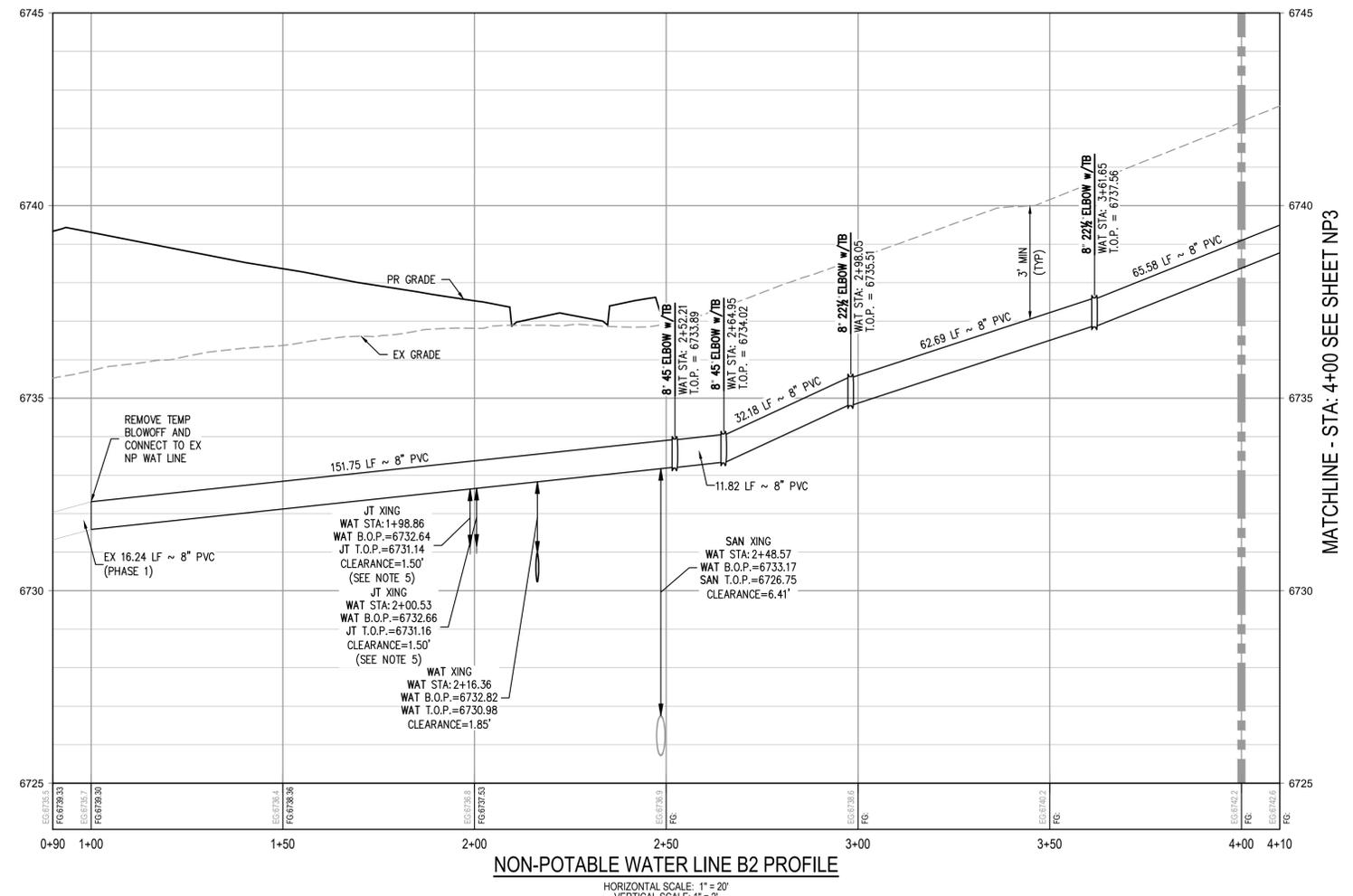
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1" = 500'



NON-POTABLE WATER LINE B2 PLAN
SCALE: 1" = 20'



NON-POTABLE WATER LINE B2 PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

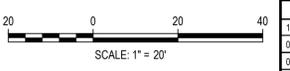
GENERAL NON-POTABLE WATER NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
5. CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER AND NON-POTABLE PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
6. ALL IRRIGATION SYSTEM VALVES AND MANHOLES SHALL BE CLEARLY AND PERMANENTLY LABELED AS IRRIGATION VALVE/MANHOLE COVERS.
7. NON-POTABLE IRRIGATION SYSTEM TO BE CONSTRUCTED AND PRESSURE TESTED IN GENERAL CONFORMANCE WITH TOWN OF EAGLE POTABLE WATER STANDARDS AS DESCRIBED IN THE SPECIFICATIONS AND STANDARD DETAILS CONTAINED IN THE TOWN'S PUBLIC WORKS MANUAL, JANUARY 2018 EXCEPT AS MODIFIED HEREIN.
8. DISINFECTION NOT REQUIRED.
9. PIPE BEDDING TO BE CLASS 6 AGGREGATE BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR DENSITY. REFER TO TRENCH DETAIL A2 IN THE TOWN OF EAGLE PUBLIC WORKS MANUAL.
10. MINIMUM DEPTH OF COVER TO BE 3'.
11. TEST PRESSURE SHALL BE 120 PSI AT THE LOWEST POINT IN THE SYSTEM.
12. ALL FITTINGS, TEES AND VALVES TO HAVE MECHANICAL RESTRAINTS IN ADDITION TO THRUST BLOCKS.
13. IRRIGATION MAINS TO BE C900 PVC.
14. FITTINGS AND TEES TO BE PUSH-ON OR MJ DUCTILE IRON MEETING OR EXCEEDING: MATERIALS: AWWA C-11 JOINTS: AWWA C-111 GASKETS: ASTM F-477 COATING: AWWA C-153 ACCEPTABLE MANUFACTURER HARCO OR EQUAL.
15. MECHANICAL RESTRAINTS BY HARCO, EBAA IRON OR EQUAL AND PER APPROVED SUBMITTALS.
16. ISOLATION DRAIN AND GATE VALVES AS MANUFACTURED BY MUELLER (MIXMJ 2361-23) OR EQUAL.
17. CAST IRON VALVE BOXES TO BE CASTING CI-500 OR CI-550 OR APPROVED EQUAL.
18. ALL TRENCHING AND BACKFILL TO BE IN CONFORMANCE WITH PROJECT GEOTECHNICAL REPORTS DATED AUGUST 14TH 2013 AND JANUARY 15TH 2025.
19. ALL NON-POTABLE IRRIGATION COMPONENTS MUST MEET OR EXCEED TOWN OF EAGLE SPECIFICATIONS.
20. NON-POTABLE IRRIGATION SYSTEM TO BE INSTALLED WITH LOCATABLE TRACER WIRE.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATERCDD - WATER P&P - PHASE 2.DWG LAYOUT LAYOUT
DRAWN BY: RCP
CHECKED BY: CLH
PLOTTED: FR 02/14/25 9:02:12A BY: COLTON HOCHVAR



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CHECKED BY: RCP
DRAWN BY: CLH

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
NON-POTABLE WATER PLAN & PROFILE - LINE B2

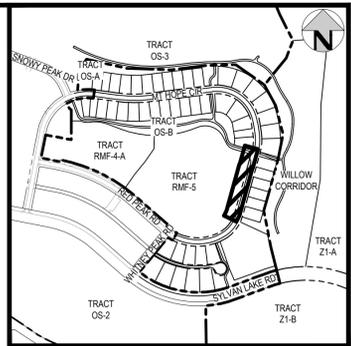
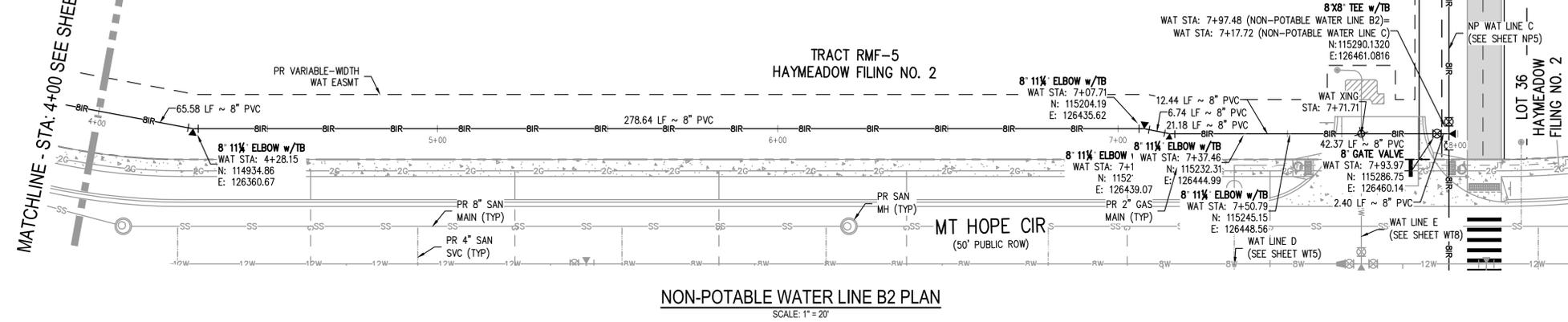
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER

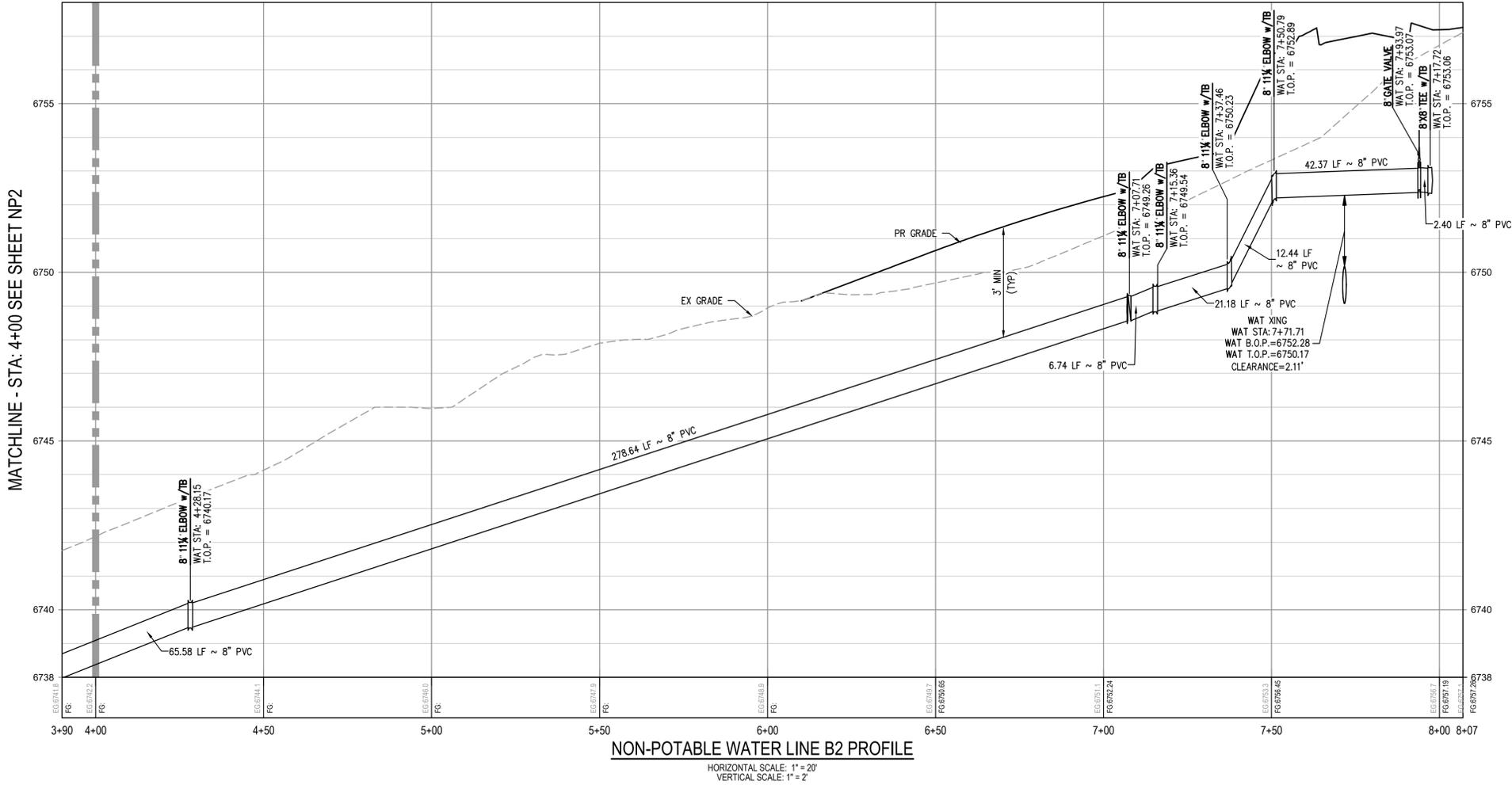
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCHLINE - STA: 4+00 SEE SHEET NP2

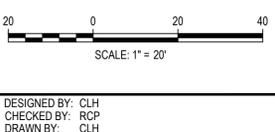


MATCHLINE - STA: 4+00 SEE SHEET NP2



- GENERAL NON-POTABLE WATER NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
 2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
 3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
 4. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
 5. CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER AND NON-POTABLE PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
 6. ALL IRRIGATION SYSTEM VALVES AND MANHOLES SHALL BE CLEARLY AND PERMANENTLY LABELED AS IRRIGATION VALVE/MANHOLE COVERS.
 7. NON-POTABLE IRRIGATION SYSTEM TO BE CONSTRUCTED AND PRESSURE TESTED IN GENERAL CONFORMANCE WITH TOWN OF EAGLE POTABLE WATER STANDARDS AS DESCRIBED IN THE SPECIFICATIONS AND STANDARD DETAILS CONTAINED IN THE TOWN'S PUBLIC WORKS MANUAL, JANUARY 2018 EXCEPT AS MODIFIED HEREIN.
 8. DISINFECTION NOT REQUIRED.
 9. PIPE BEDDING TO BE CLASS 6 AGGREGATE BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR DENSITY. REFER TO TRENCH DETAIL A2 IN THE TOWN OF EAGLE PUBLIC WORKS MANUAL.
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 11. TEST PRESSURE SHALL BE 120 PSI AT THE LOWEST POINT IN THE SYSTEM.
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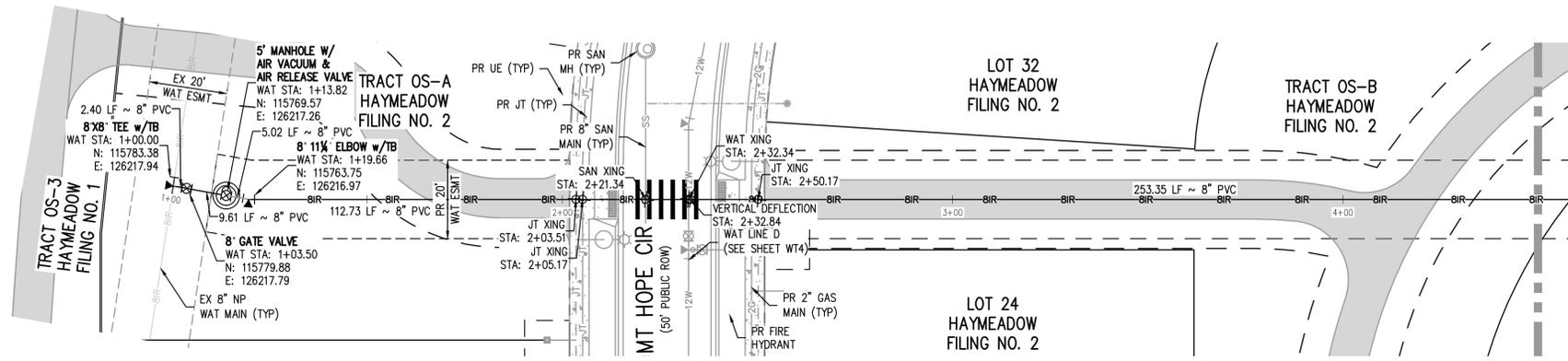
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HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 NON-POTABLE WATER PLAN & PROFILE - LINE B2

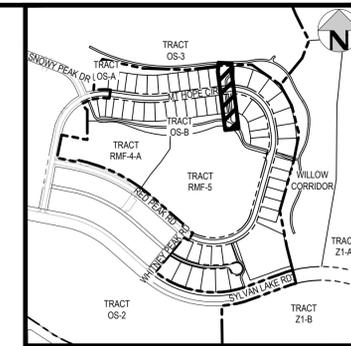
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PROJECT #: 240804
SHEET NUMBER
NP3
22 OF 76

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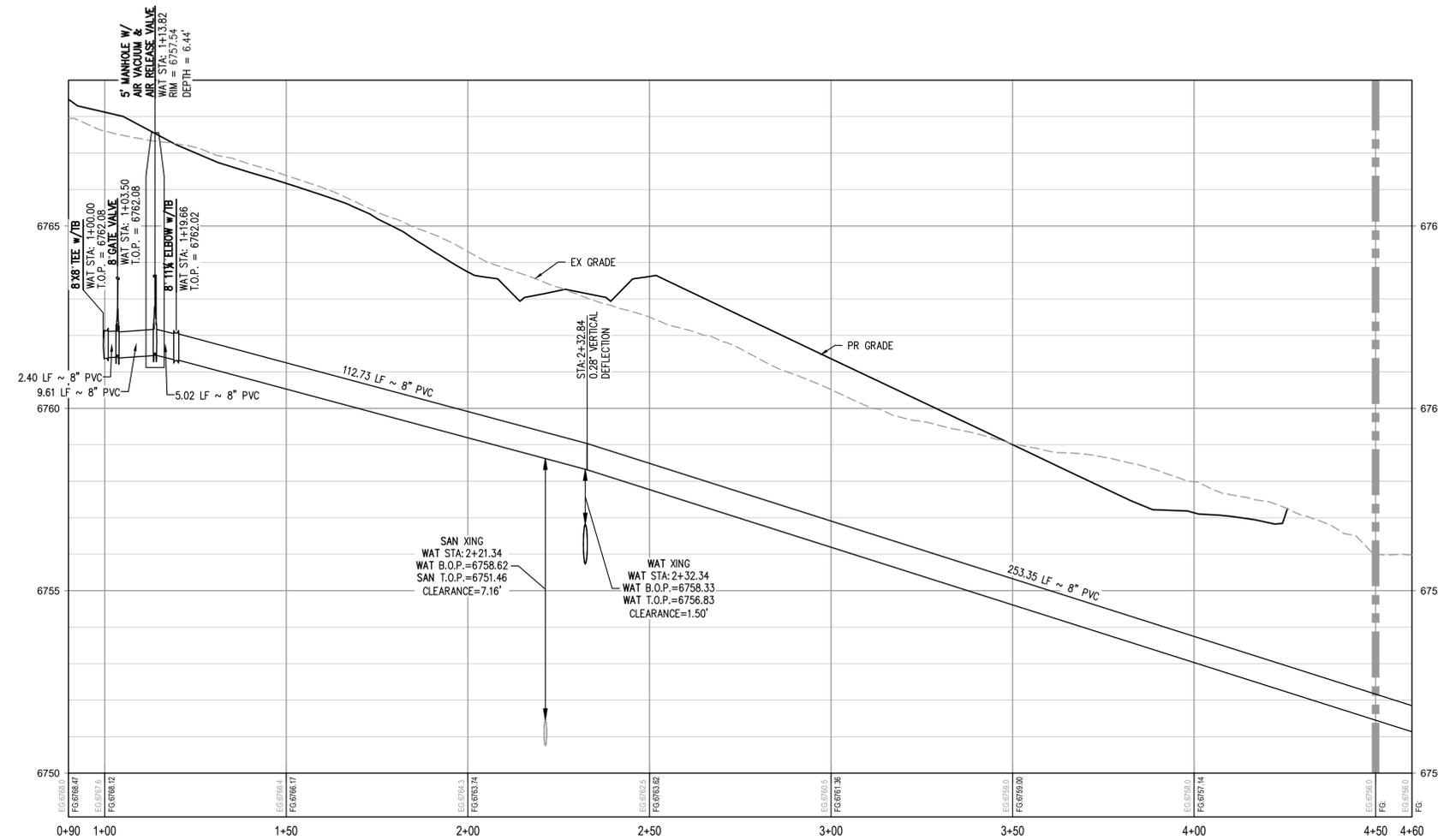


NON-POTABLE WATER LINE C PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 500'

MATCHLINE - STA: 4+50 SEE SHEET NP5

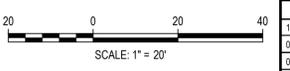


NON-POTABLE WATER LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

MATCHLINE - STA: 4+50 SEE SHEET NP5

- GENERAL NON-POTABLE WATER NOTES:**
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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATER\CD - WATER P&P - PHASE 2.DWG - LAYOUT - LAYOUT (3)
DRAWN BY: CLH
CHECKED BY: RCP
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DRAWN BY: CLH

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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
NON-POTABLE WATER PLAN & PROFILE - LINE C

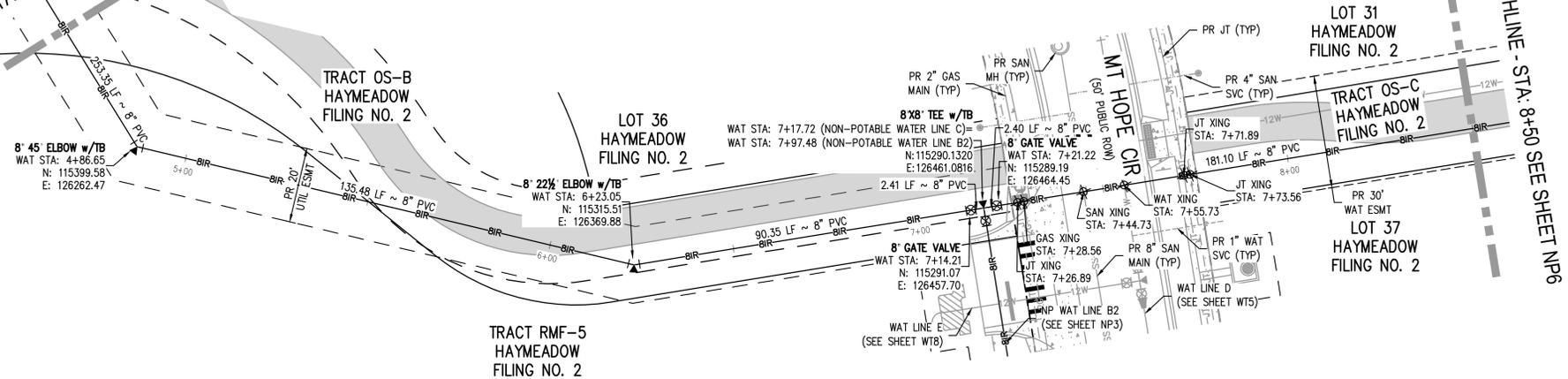
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NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER

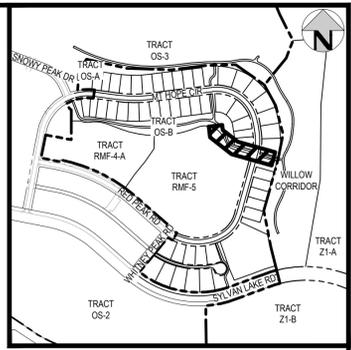
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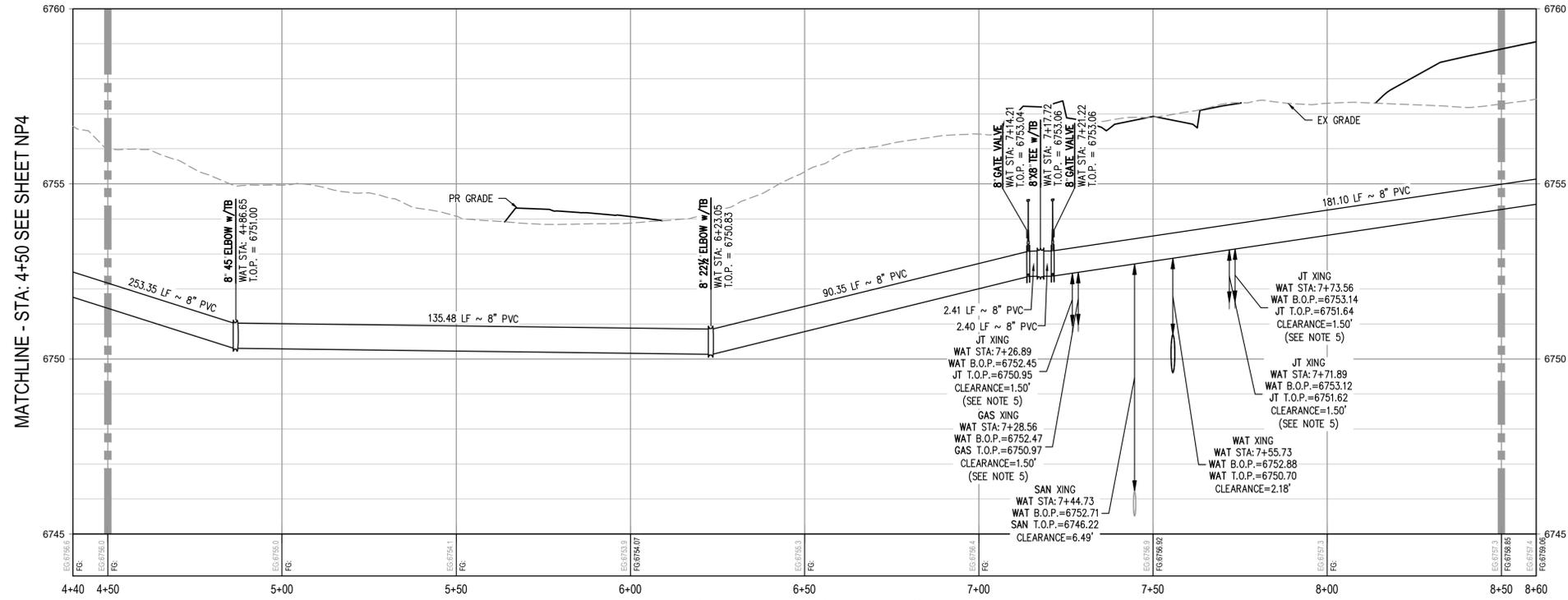
MATCHLINE - STA: 4+50 SEE SHEET NP4



NON-POTABLE WATER LINE C PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 500'



NON-POTABLE WATER LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

GENERAL NON-POTABLE WATER NOTES:

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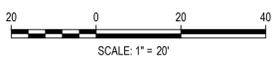
MATCHLINE - STA: 4+50 SEE SHEET NP4

MATCHLINE - STA: 8+50 SEE SHEET NP6

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DRAWN BY: RCP
CHECKED BY: CLH
PLOTTED: FR 02/14/25 9:02:42A BY: COLTON HOEVAR



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ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
NON-POTABLE WATER PLAN & PROFILE - LINE C

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NOT FOR
CONSTRUCTION

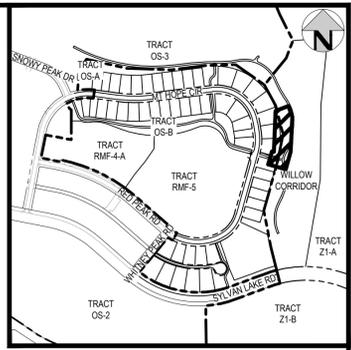
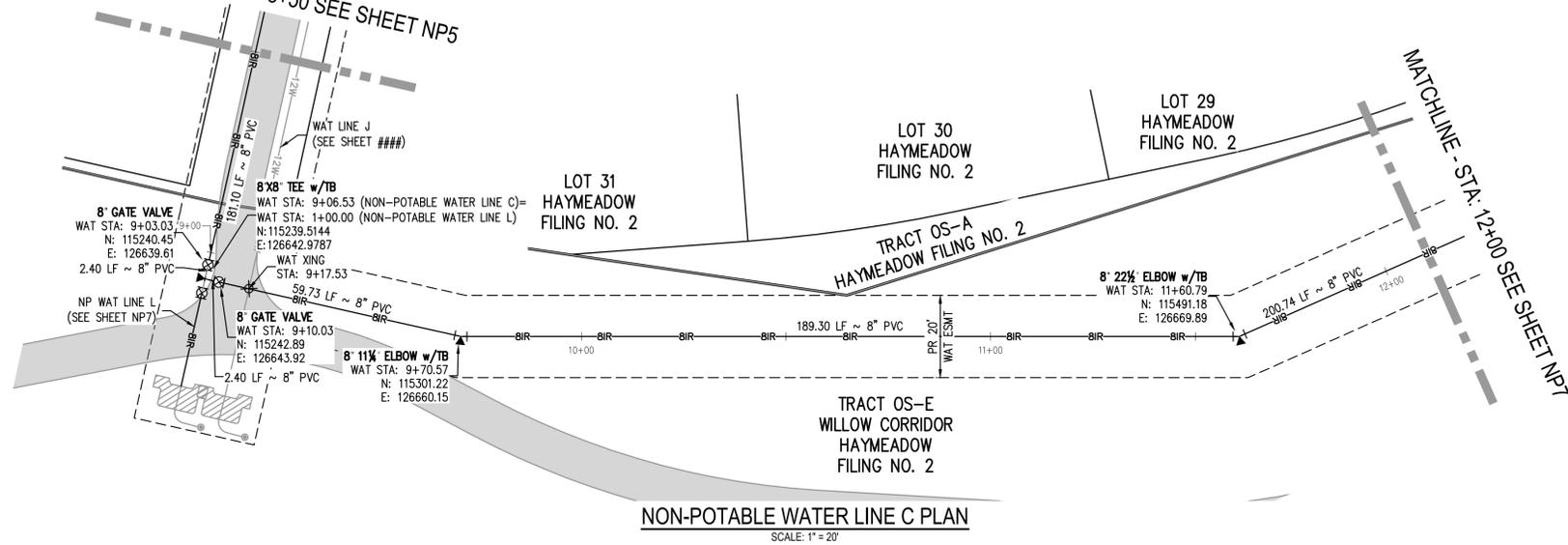
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SHEET NUMBER

NP5

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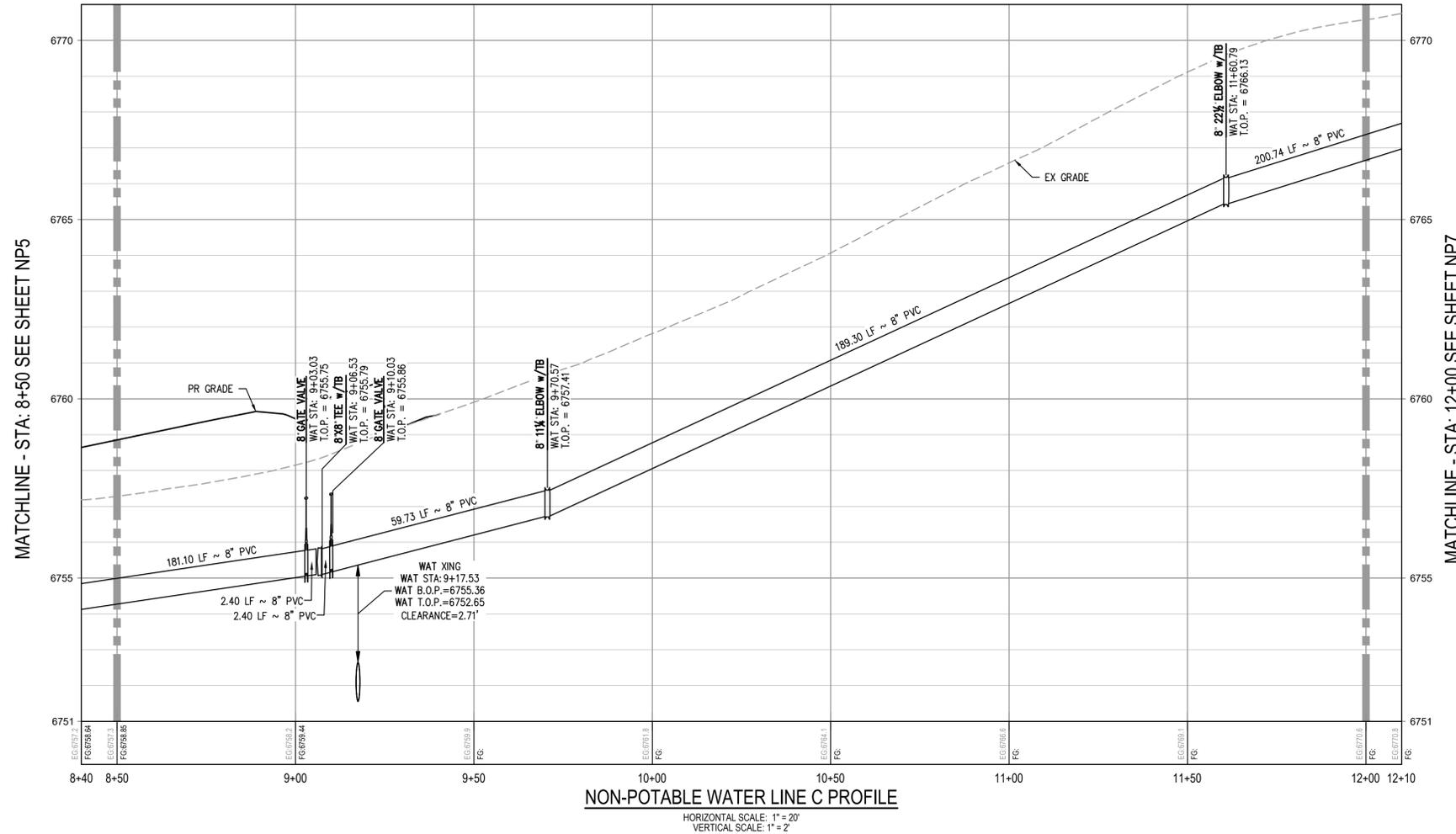
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MATCHLINE - STA: 8+50 SEE SHEET NP5



KEY MAP
SCALE: 1" = 500'

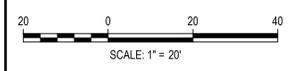
NON-POTABLE WATER LINE C PLAN
SCALE: 1" = 20'



NON-POTABLE WATER LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

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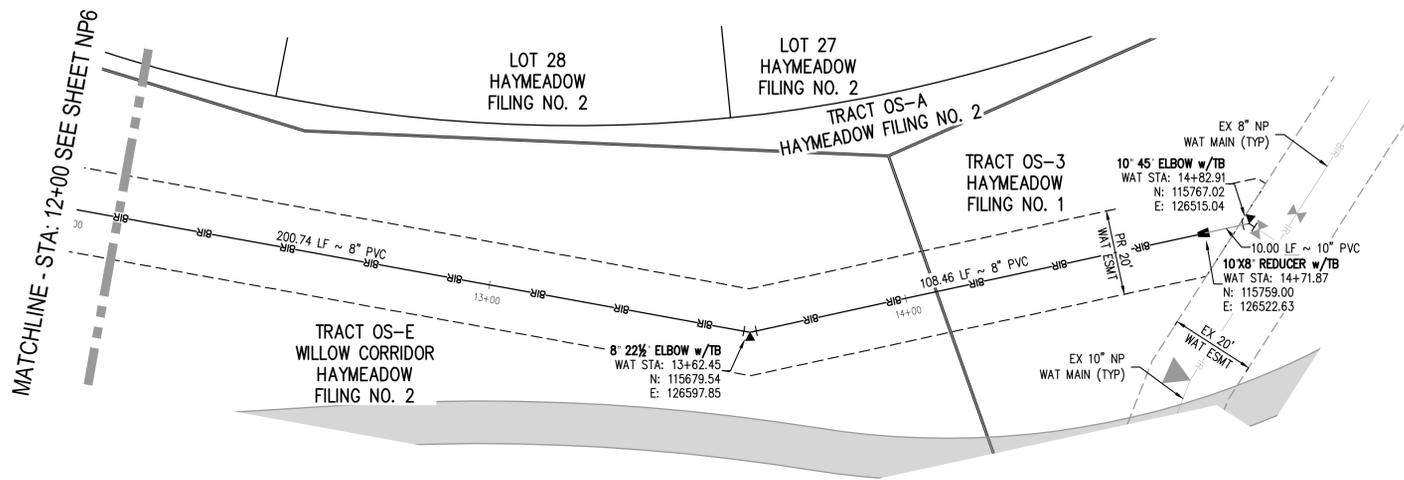
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
NON-POTABLE WATER PLAN & PROFILE - LINE C

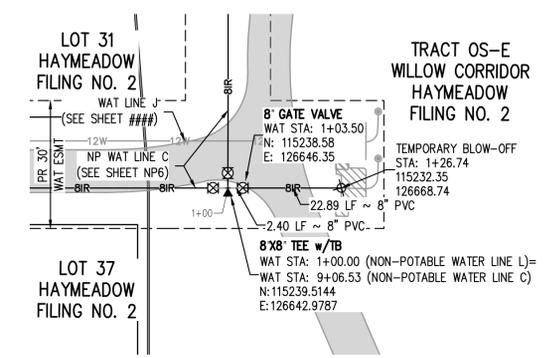
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PROJECT #: 240804
SHEET NUMBER
NP6
25 OF 76

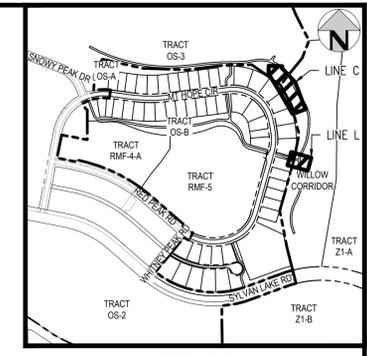
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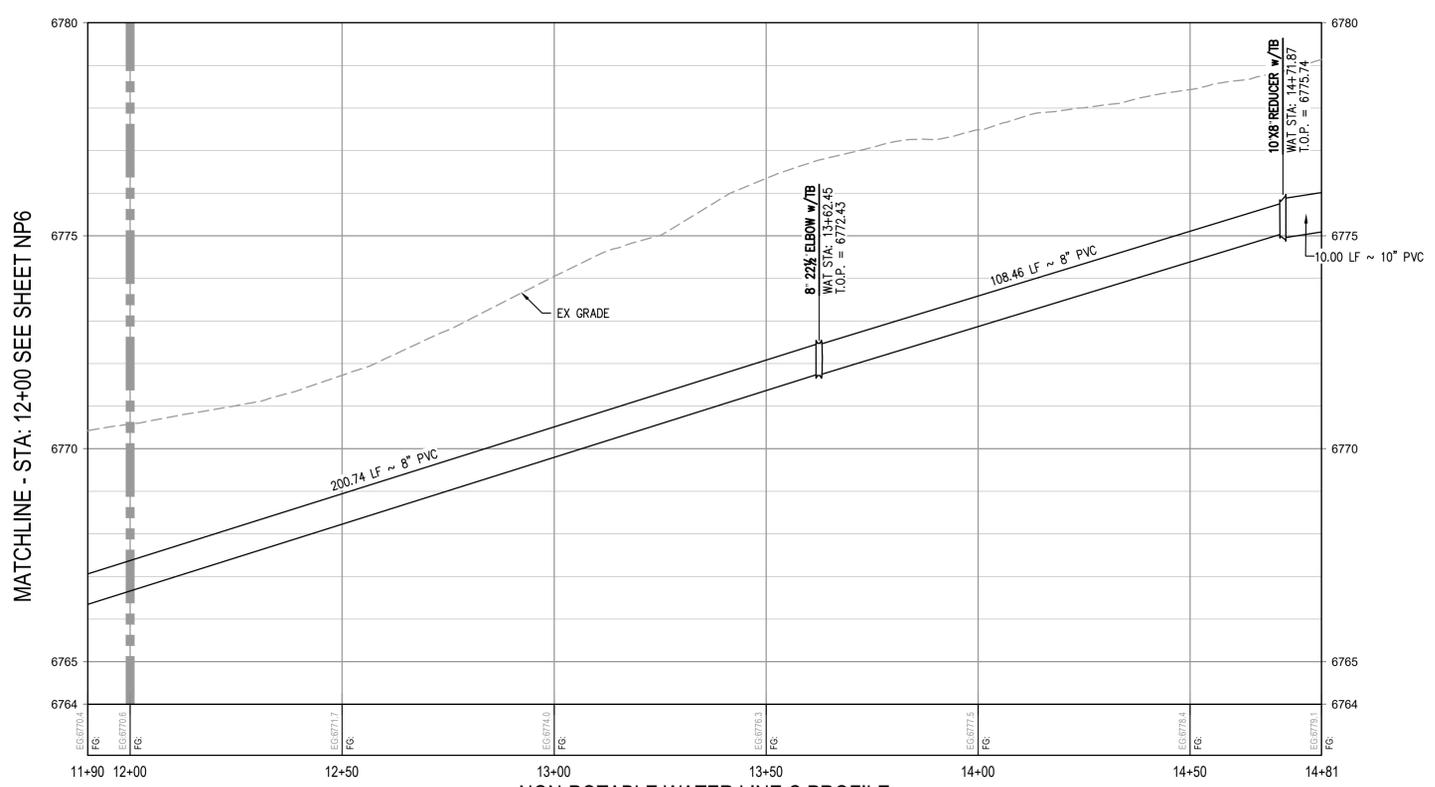
NON-POTABLE WATER LINE C PLAN
SCALE: 1" = 20'



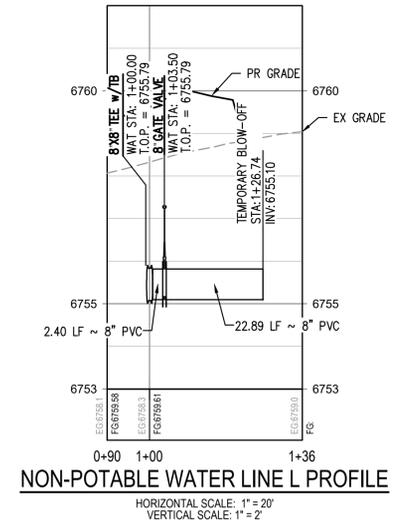
NON-POTABLE WATER LINE L PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 500'



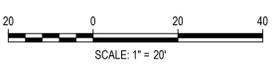
NON-POTABLE WATER LINE C PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'



NON-POTABLE WATER LINE L PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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 5. CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER AND NON-POTABLE PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
 6. ALL IRRIGATION SYSTEM VALVES AND MANHOLES SHALL BE CLEARLY AND PERMANENTLY LABELED AS IRRIGATION VALVE/MANHOLE COVERS.
 7. NON-POTABLE IRRIGATION SYSTEM TO BE CONSTRUCTED AND PRESSURE TESTED IN GENERAL CONFORMANCE WITH TOWN OF EAGLE POTABLE WATER STANDARDS AS DESCRIBED IN THE SPECIFICATIONS AND STANDARD DETAILS CONTAINED IN THE TOWN'S PUBLIC WORKS MANUAL, JANUARY 2018 EXCEPT AS MODIFIED HEREIN.
 8. DISINFECTION NOT REQUIRED.
 9. PIPE BEDDING TO BE CLASS 6 AGGREGATE BASE COURSE COMPACTED TO 95% MODIFIED PROCTOR DENSITY. REFER TO TRENCH DETAIL A2 IN THE TOWN OF EAGLE PUBLIC WORKS MANUAL.
 10. MINIMUM DEPTH OF COVER TO BE 3'.
 11. TEST PRESSURE SHALL BE 120 PSI AT THE LOWEST POINT IN THE SYSTEM.
 12. ALL FITTINGS, TEES AND VALVES TO HAVE MECHANICAL RESTRAINTS IN ADDITION TO THRUST BLOCKS.
 13. IRRIGATION MAINS TO BE C900 PVC.
 14. FITTINGS AND TEES TO BE PUSH-ON OR MJ DUCTILE IRON MEETING OR EXCEEDING: MATERIALS: AWWA C-11 JOINTS: AWWA C-111 GASKETS: ASTM F-477 COATING: AWWA C-153 ACCEPTABLE MANUFACTURER HARCO OR EQUAL.
 15. MECHANICAL RESTRAINTS BY HARCO, EBAA IRON OR EQUAL AND PER APPROVED SUBMITTALS.
 16. ISOLATION DRAIN AND GATE VALVES AS MANUFACTURED BY MUELLER (MIX/MJ 2361-23) OR EQUAL.
 17. CAST IRON VALVE BOXES TO BE CASTING CI-500 OR CI-550 OR APPROVED EQUAL.
 18. ALL TRENCHING AND BACKFILL TO BE IN CONFORMANCE WITH PROJECT GEOTECHNICAL REPORTS DATED AUGUST 14TH 2013 AND JANUARY 15TH 2025.
 19. ALL NON-POTABLE IRRIGATION COMPONENTS MUST MEET OR EXCEED TOWN OF EAGLE SPECIFICATIONS.
 20. NON-POTABLE IRRIGATION SYSTEM TO BE INSTALLED WITH LOCATABLE TRACER WIRE.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATERCD - WATER P&P - PHASE 2.DWG - LAYOUT - LAYOUT (6) PLOTTED: FR 02/14/25 5:03:05A BY: COLTON HOCHER



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CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS



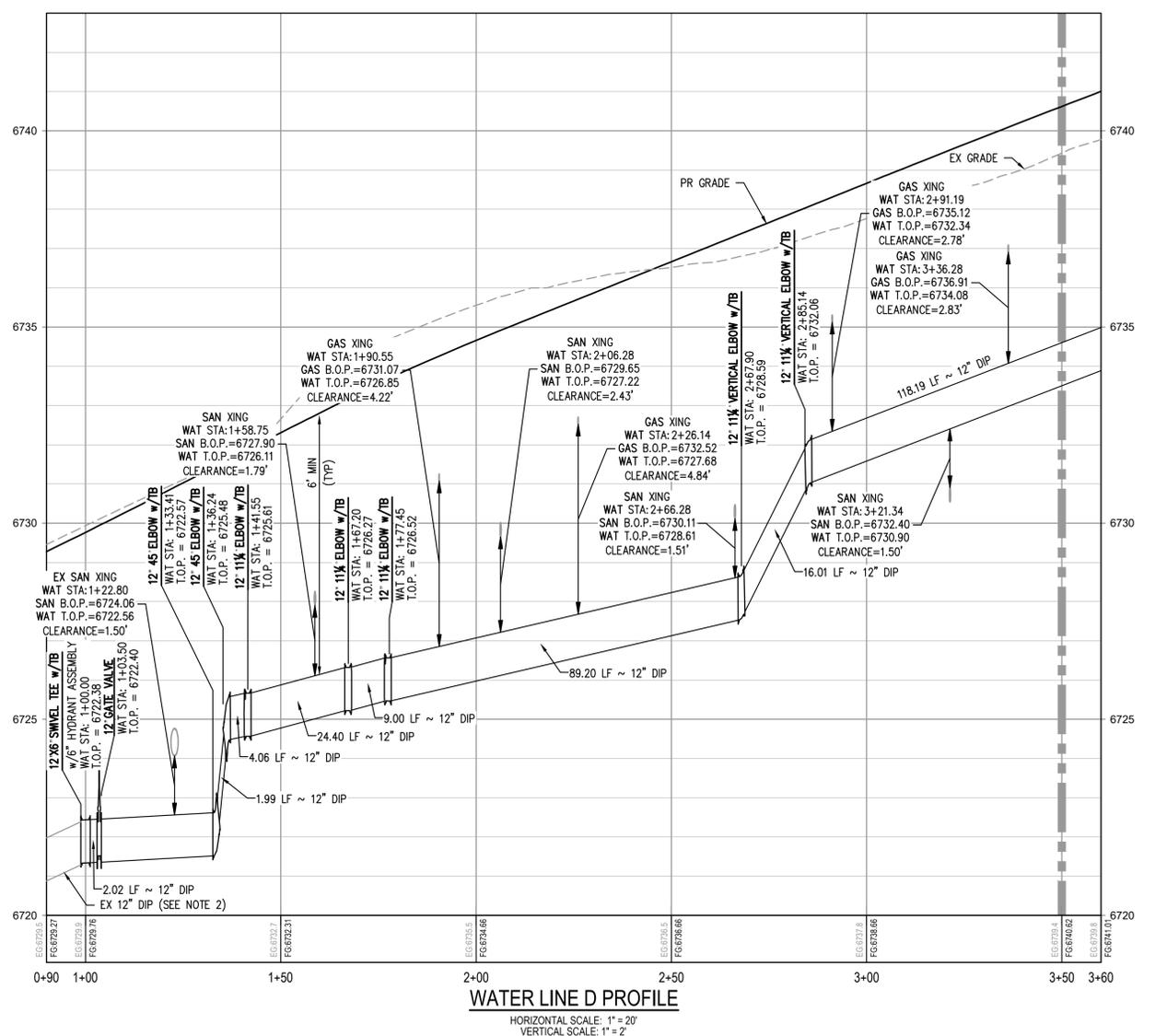
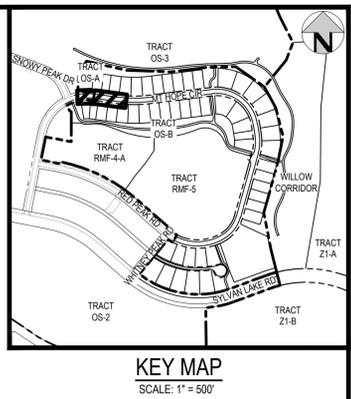
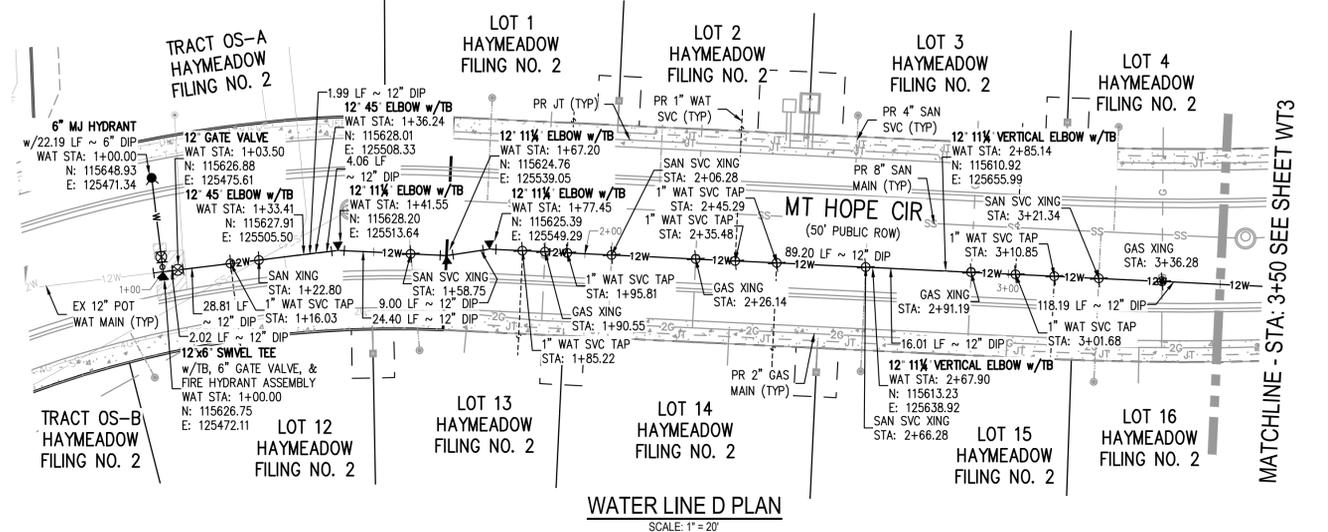
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
NON-POTABLE WATER PLAN & PROFILE - LINES C & L

PRELIMINARY
NOT FOR
CONSTRUCTION

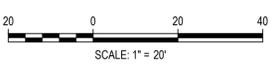
PROJECT #: 240804
SHEET NUMBER
NP7
26 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



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ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
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HarrisKocherSmith.com

ABRIKA PROPERTIES

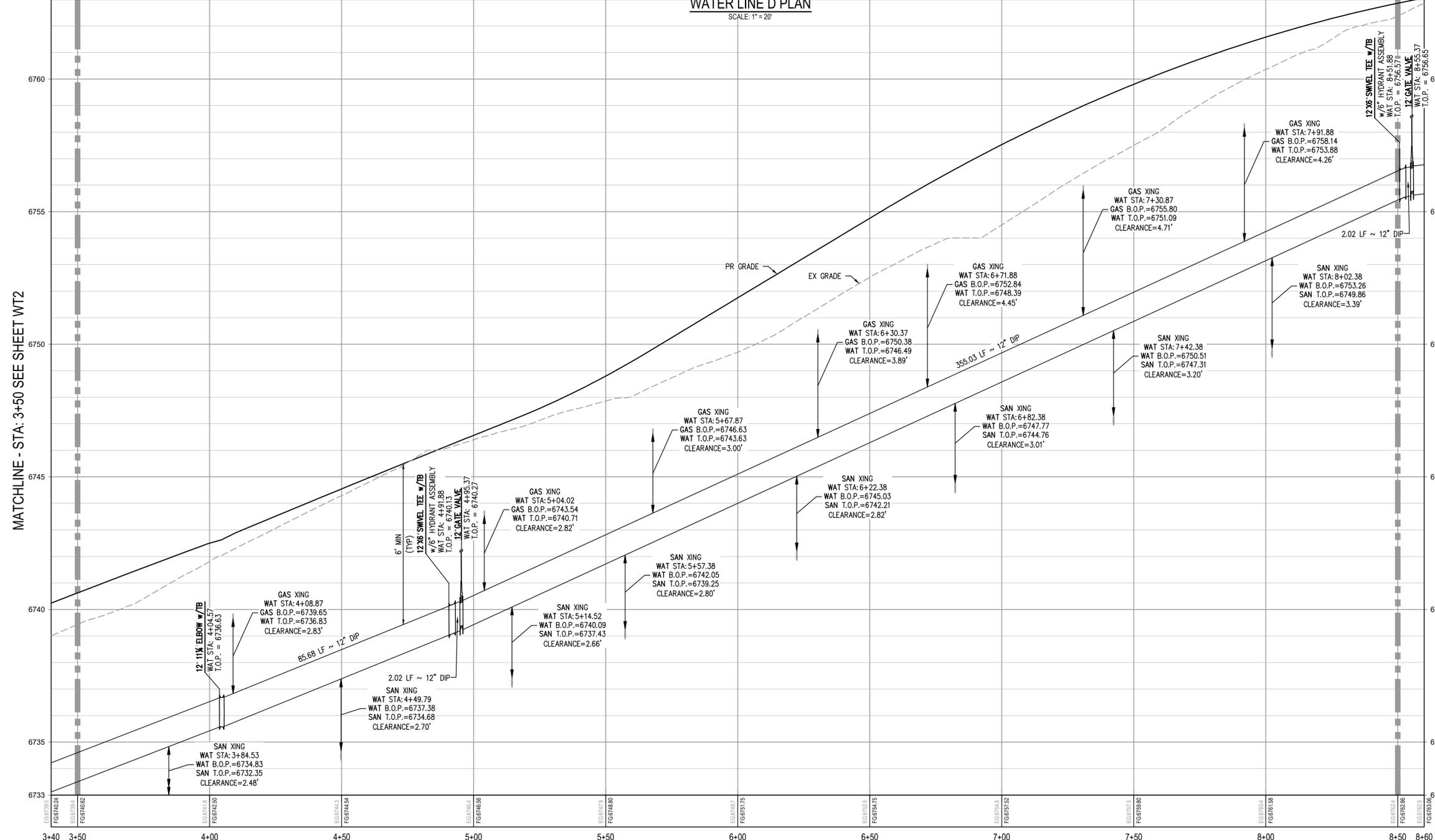
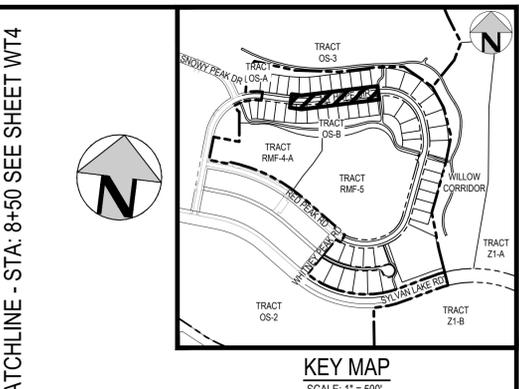
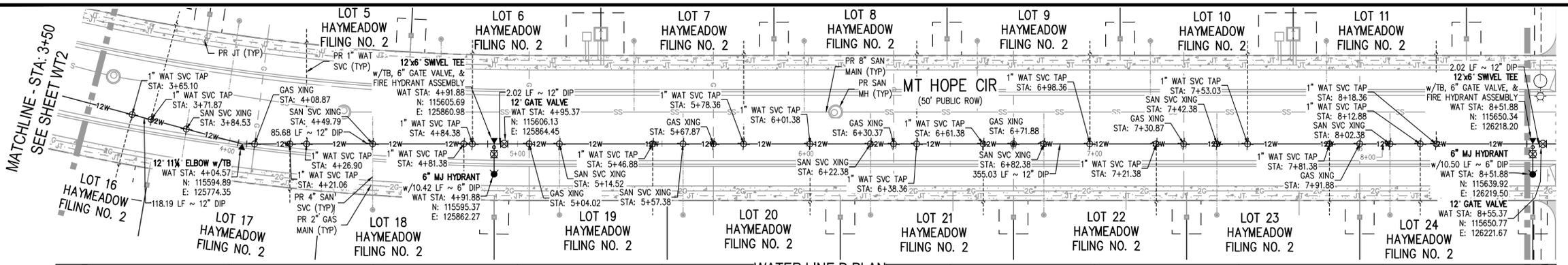
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
WATER PLAN & PROFILE - LINE D

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
WT2
28 OF 76

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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATER\WATER P&P - 2 - PHASE 2\DWG LAYOUT\LAYOUT1 (2).dwg
 PLOTTED: 01/09/2025 9:24:26 AM BY: COLTON HOCHER



GENERAL WATER NOTES:

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WATER LINE D PROFILE
 HORIZONTAL SCALE: 1" = 20'
 VERTICAL SCALE: 1" = 2'



20	0	20	40
SCALE: 1" = 20'			
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ISSUE DATE: 11-19-2024	
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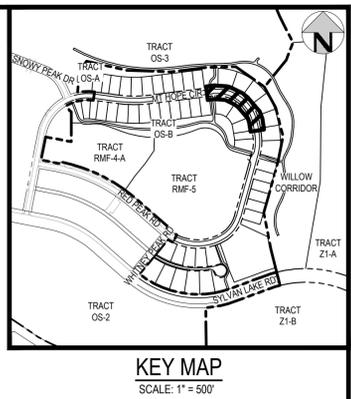
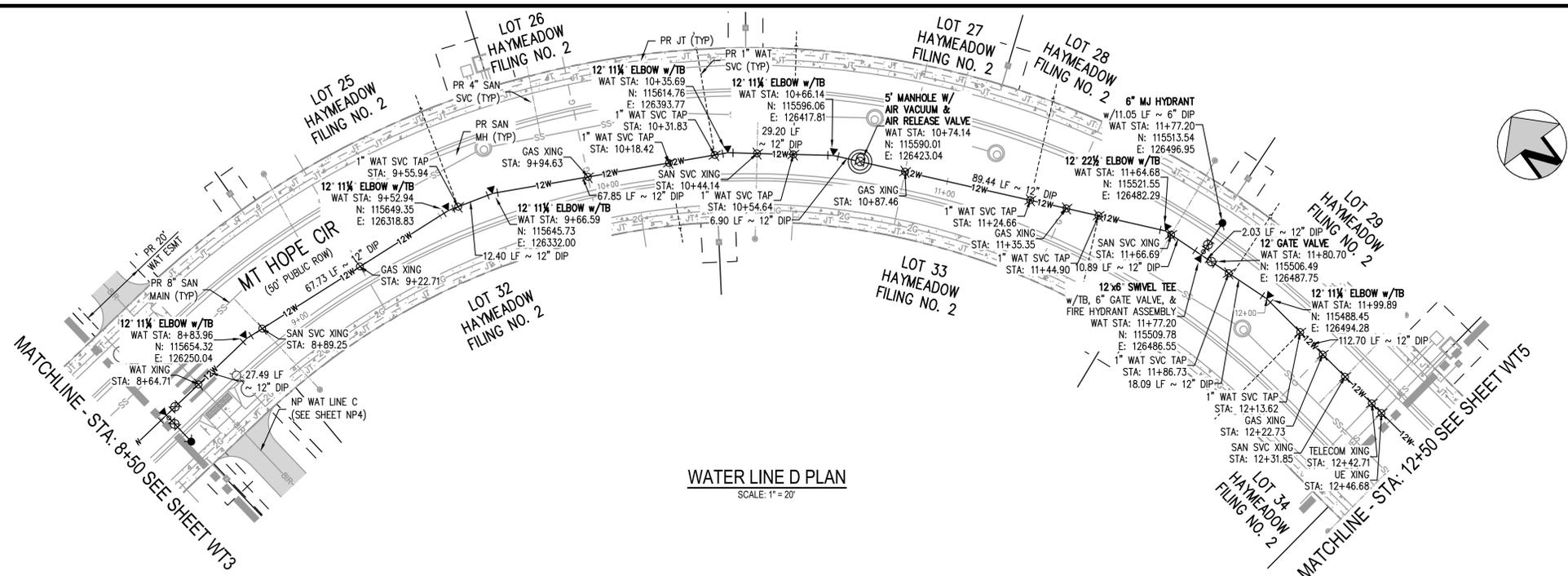
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
WATER PLAN & PROFILE - LINE D

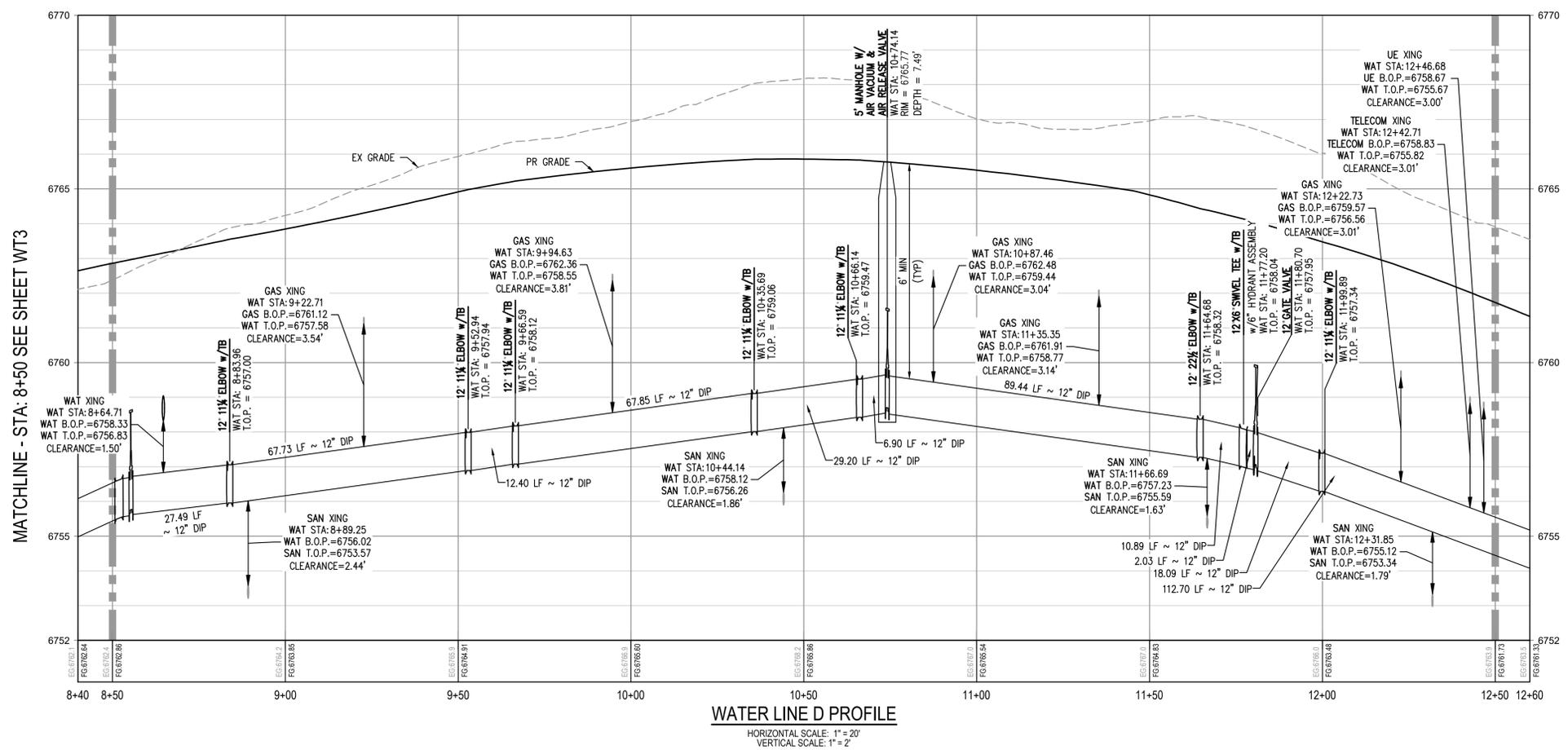
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PROJECT #: 240804
 SHEET NUMBER
WT3
 29 OF 76

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WATER LINE D PLAN
SCALE: 1" = 20'



WATER LINE D PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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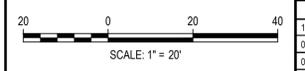
MATCHLINE - STA: 8+50 SEE SHEET WT3

MATCHLINE - STA: 12+50 SEE SHEET WT5

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PLOTTED: 01/21/2025 9:04:37A BY: COLTON HOCHER



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ISSUE DATE: 11-19-2024	
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01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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HarrisKocherSmith.com

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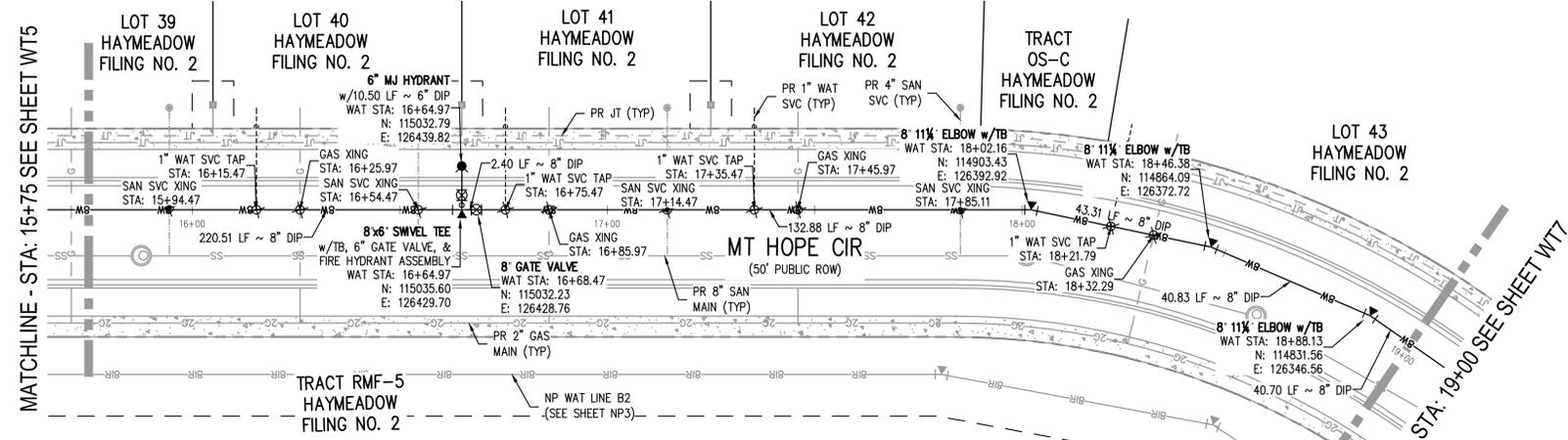
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
WATER PLAN & PROFILE - LINE D

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CONSTRUCTION

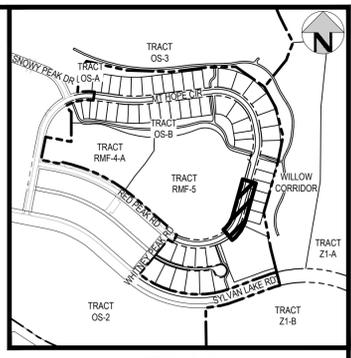
PROJECT #: 240804
SHEET NUMBER

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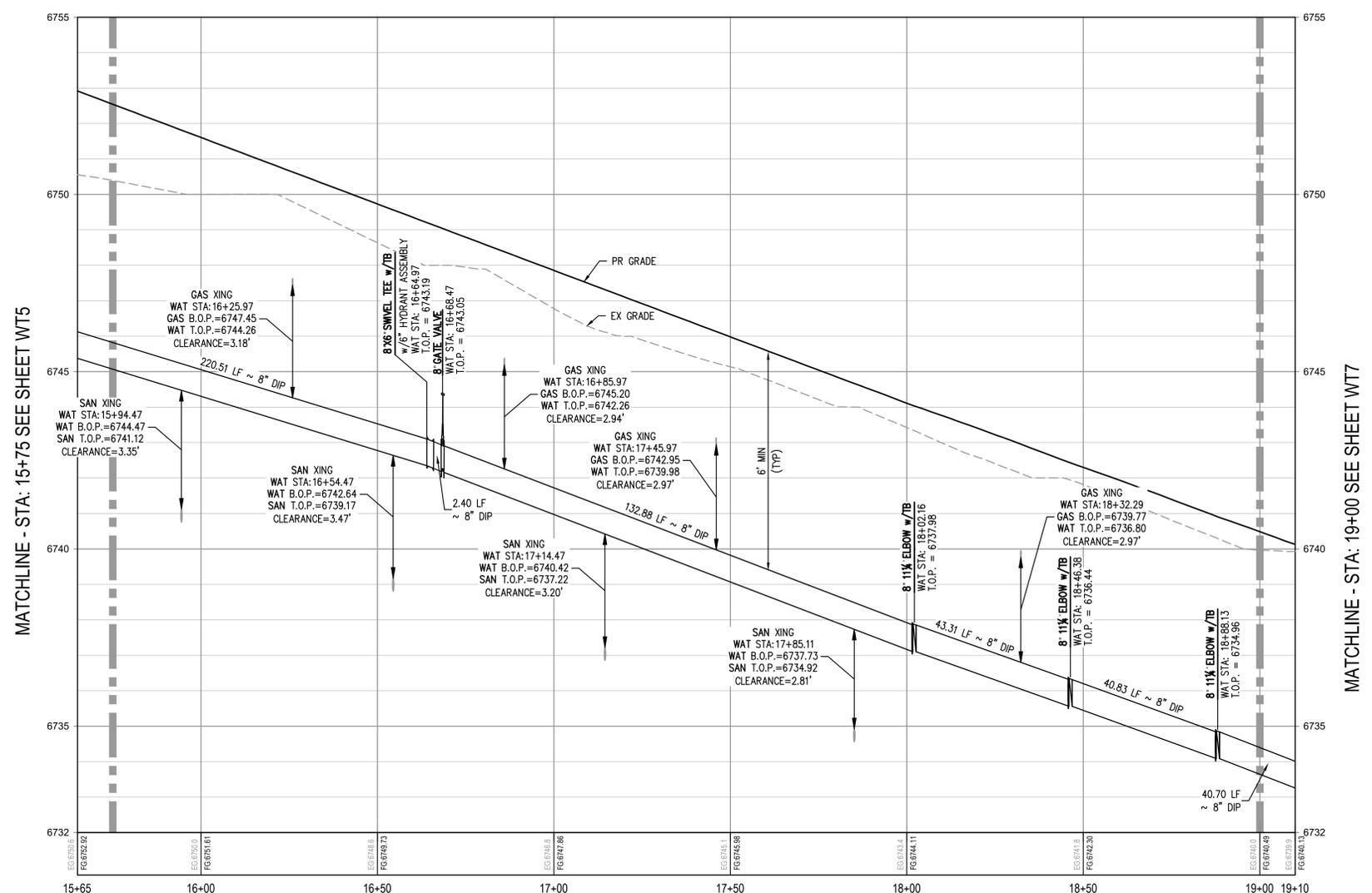
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



WATER LINE D PLAN
SCALE: 1" = 20'



KEY MAP
SCALE: 1" = 500'

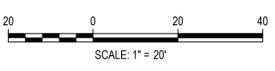


WATER LINE D PROFILE
HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 2'

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 PLOTTED: 02/14/2025 9:04:39 AM BY: COLTON HOCHER



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 CHECKED BY: RCP
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ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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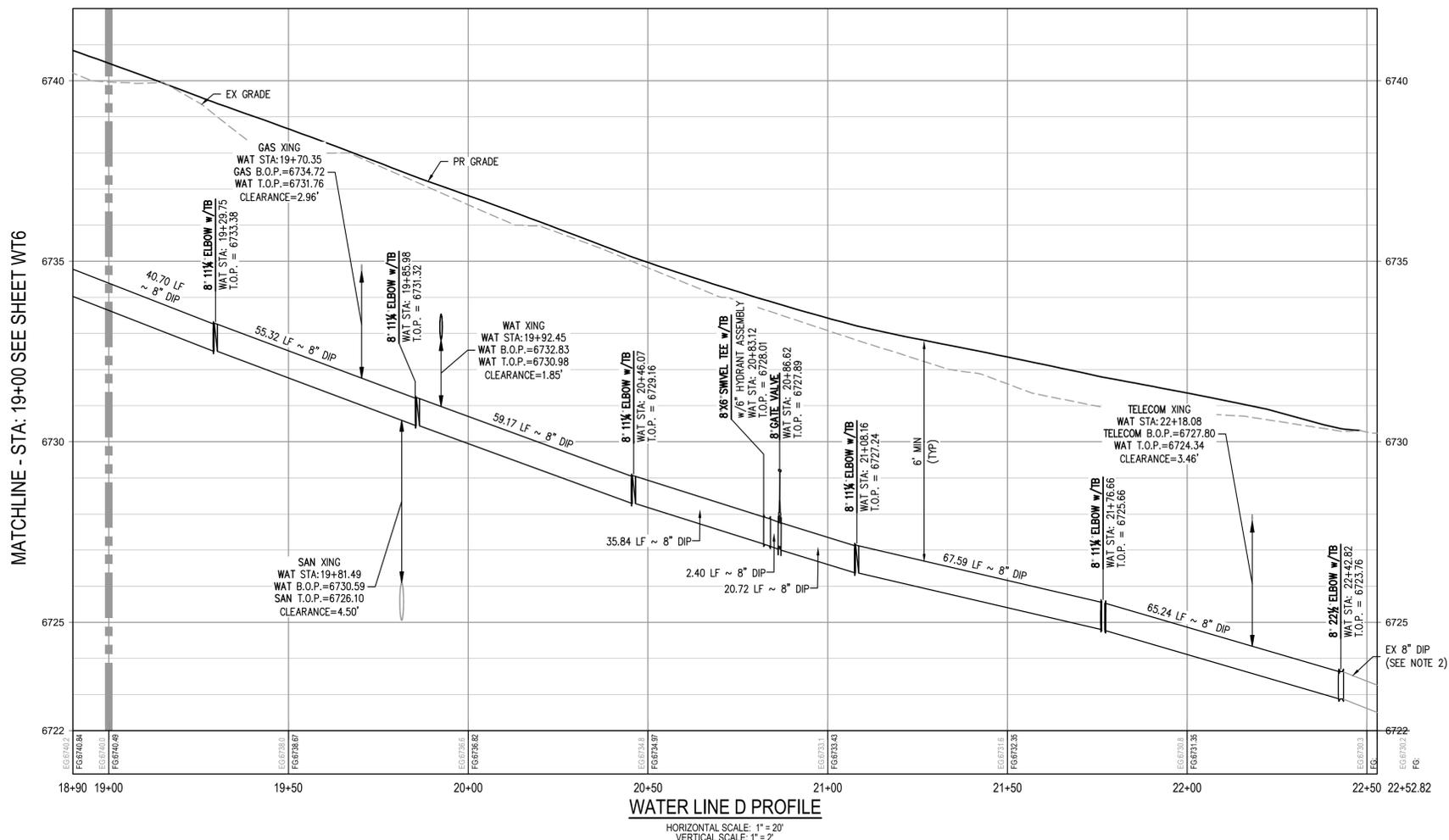
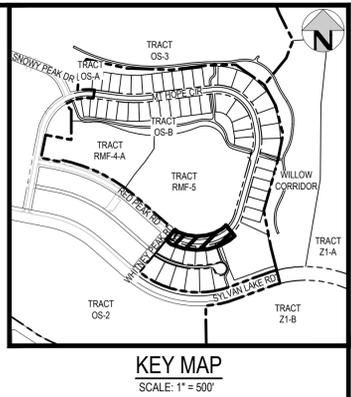
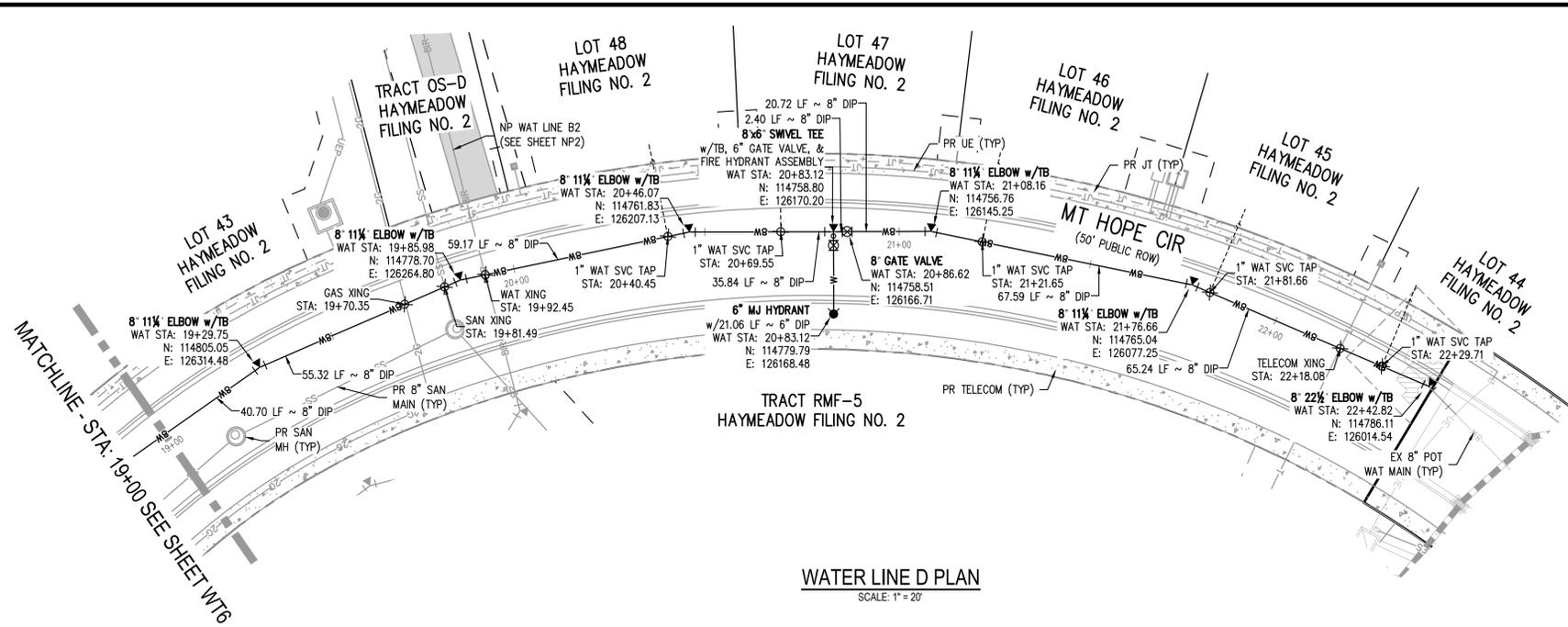
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 WATER PLAN & PROFILE - LINE D

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 240804
 SHEET NUMBER

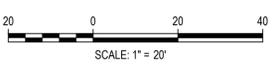
WT6

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ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
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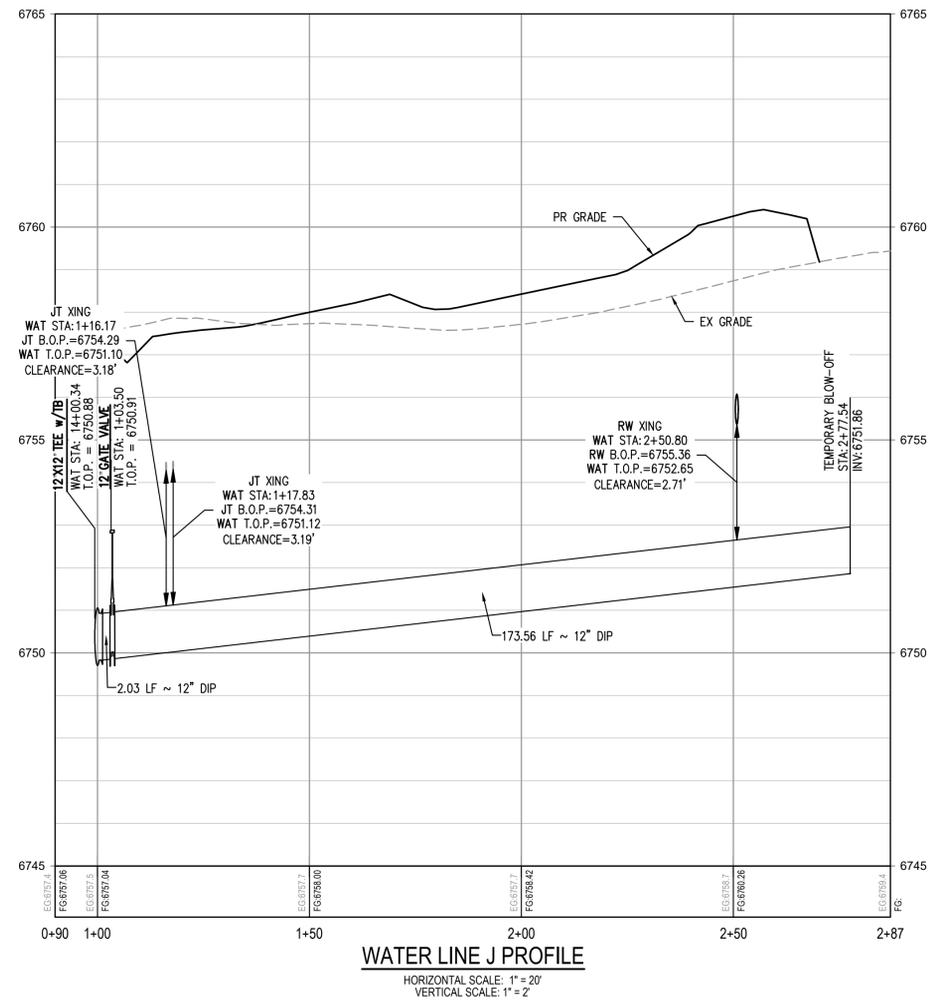
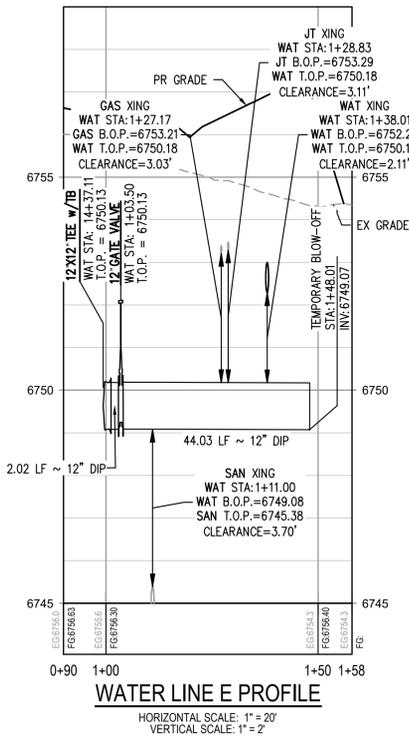
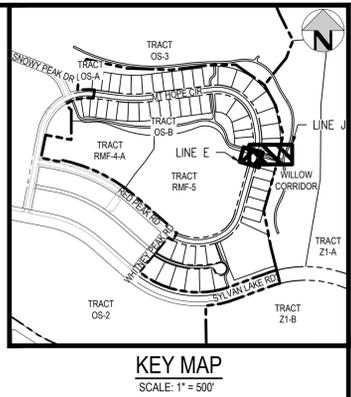
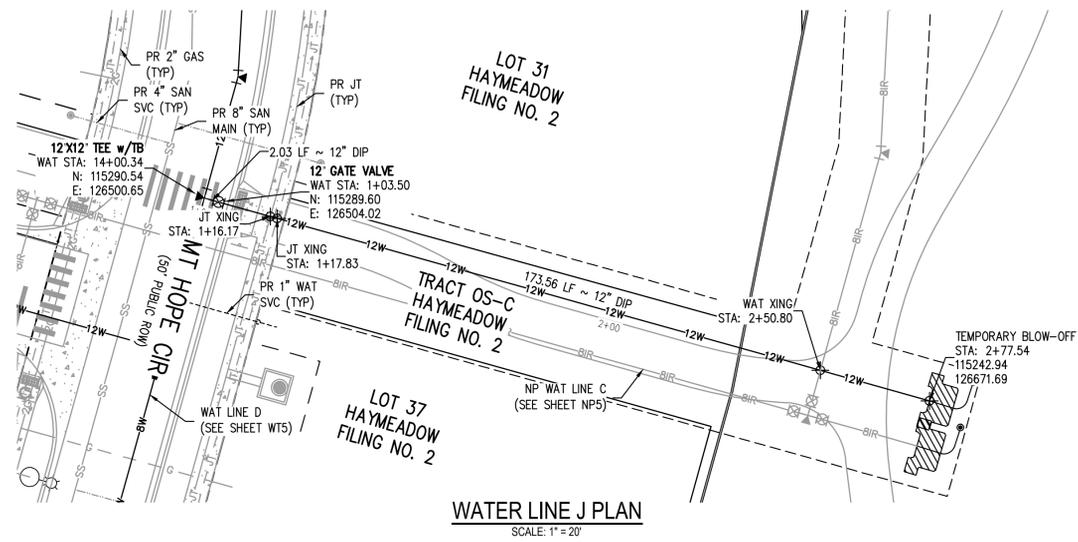
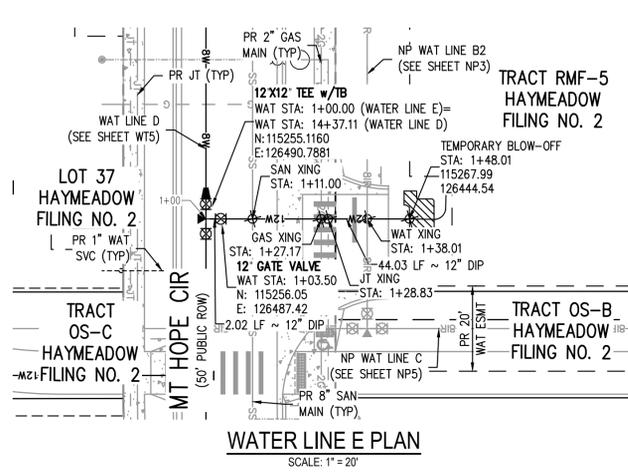
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 WATER PLAN & PROFILE - LINE D

PRELIMINARY
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 CONSTRUCTION

PROJECT #: 240804
 SHEET NUMBER
WT7
 33 OF 76

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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATERCD - WATER R&P - 3 - PHASE 2\DWG LAYOUT LAYOUT1.dwg
 PLOTTED: 01/22/2024 9:55:30A BY: COLTON HOCHER



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12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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ABRIKA PROPERTIES

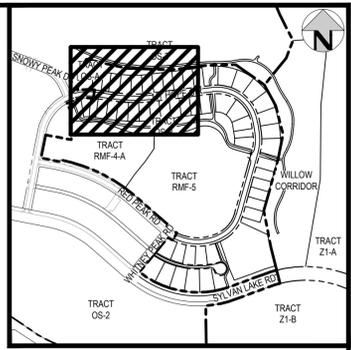
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 WATER PLAN & PROFILE - LINES E & J

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 240804
 SHEET NUMBER

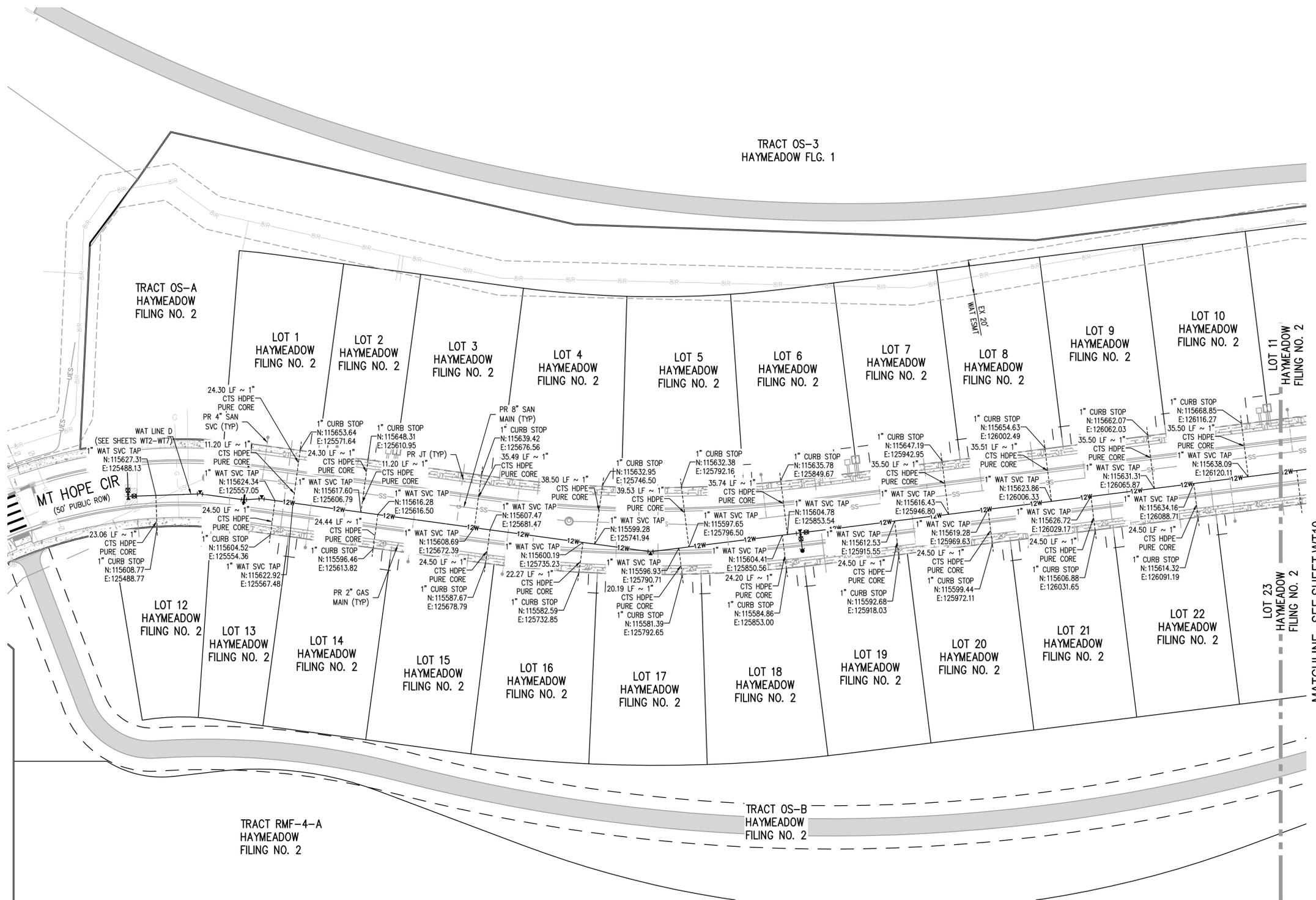
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KEY MAP
SCALE: 1" = 500'

TRACT OS-3
HAYMEADOW FLG. 1

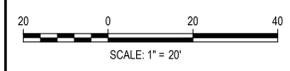


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 4. FOR ALL CROSSING INFORMATION, REFER TO THE PLAN & PROFILE SHEETS.
 5. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATER\CD - WATER\CD - WATER SERVICE PLAN - PHASE 2.DWG LAYOUT: LAYOUT1
PLOTTER: FRI 02/14/25 9:08:15A BY: COLTON HOEHEVAR



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ABRIKA PROPERTIES

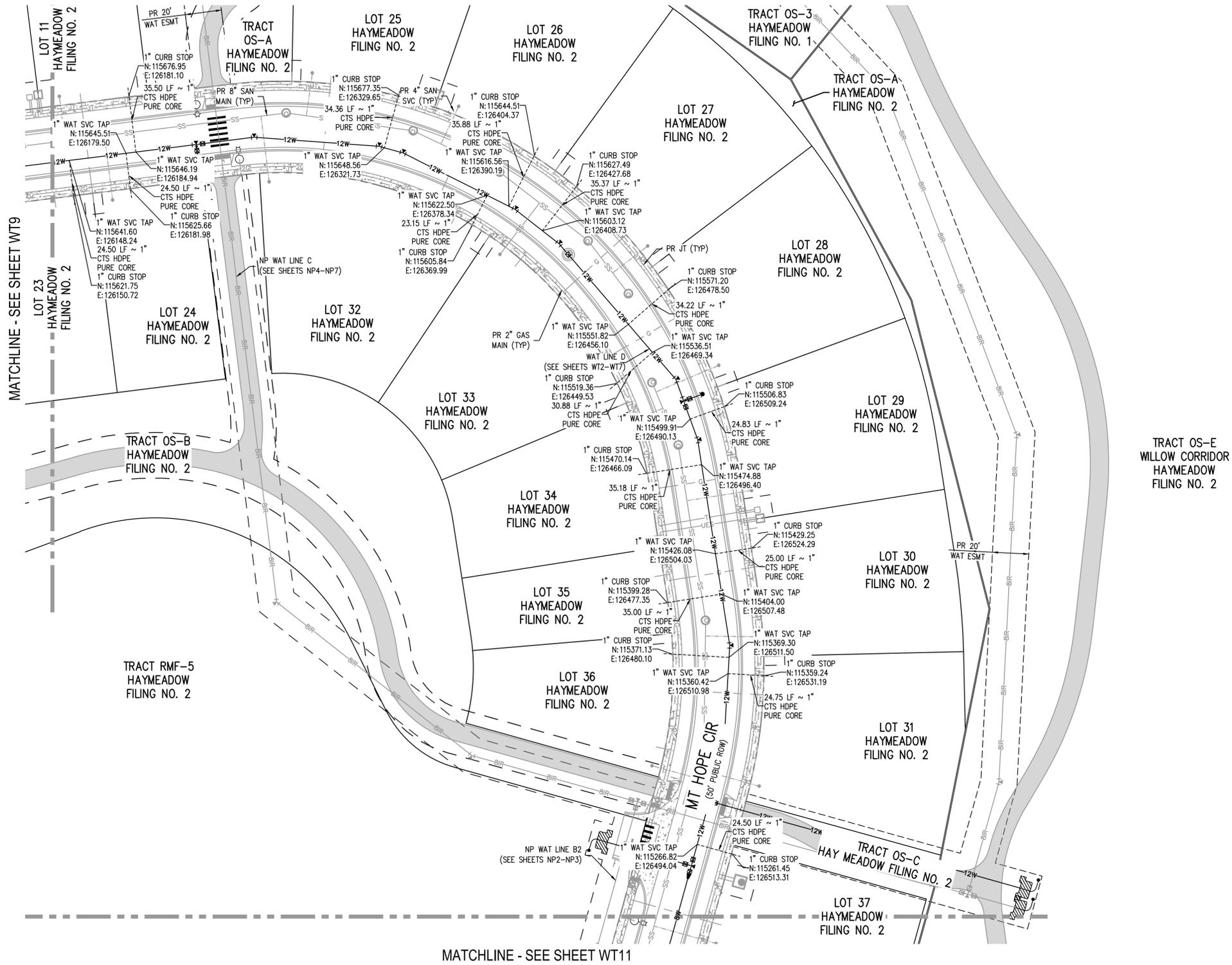
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
WATER SERVICE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER

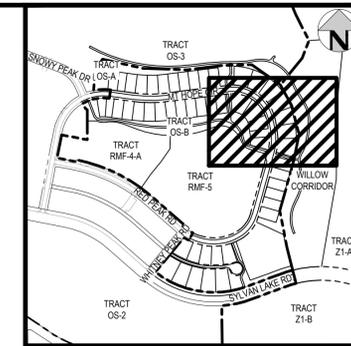
WT9

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



MATCHLINE - SEE SHEET WT9

MATCHLINE - SEE SHEET WT11

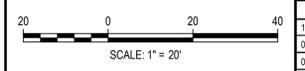


KEY MAP
SCALE: 1" = 500'

GENERAL WATER NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. FOR ALL CROSSING INFORMATION, REFER TO THE PLAN & PROFILE SHEETS.
5. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATER\CD - WATER SERVICE PLAN - PHASE 2.DWG LAYOUT: LAYOUT (1) PLOTTED: FR 02/14/25 5:08:22A BY: COLTON HOCHAVAR



DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

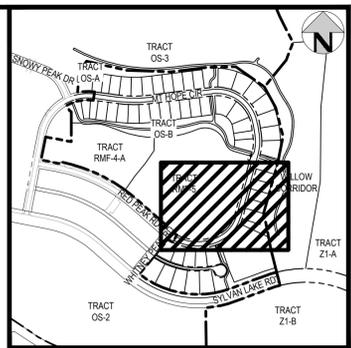
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
WATER SERVICE PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

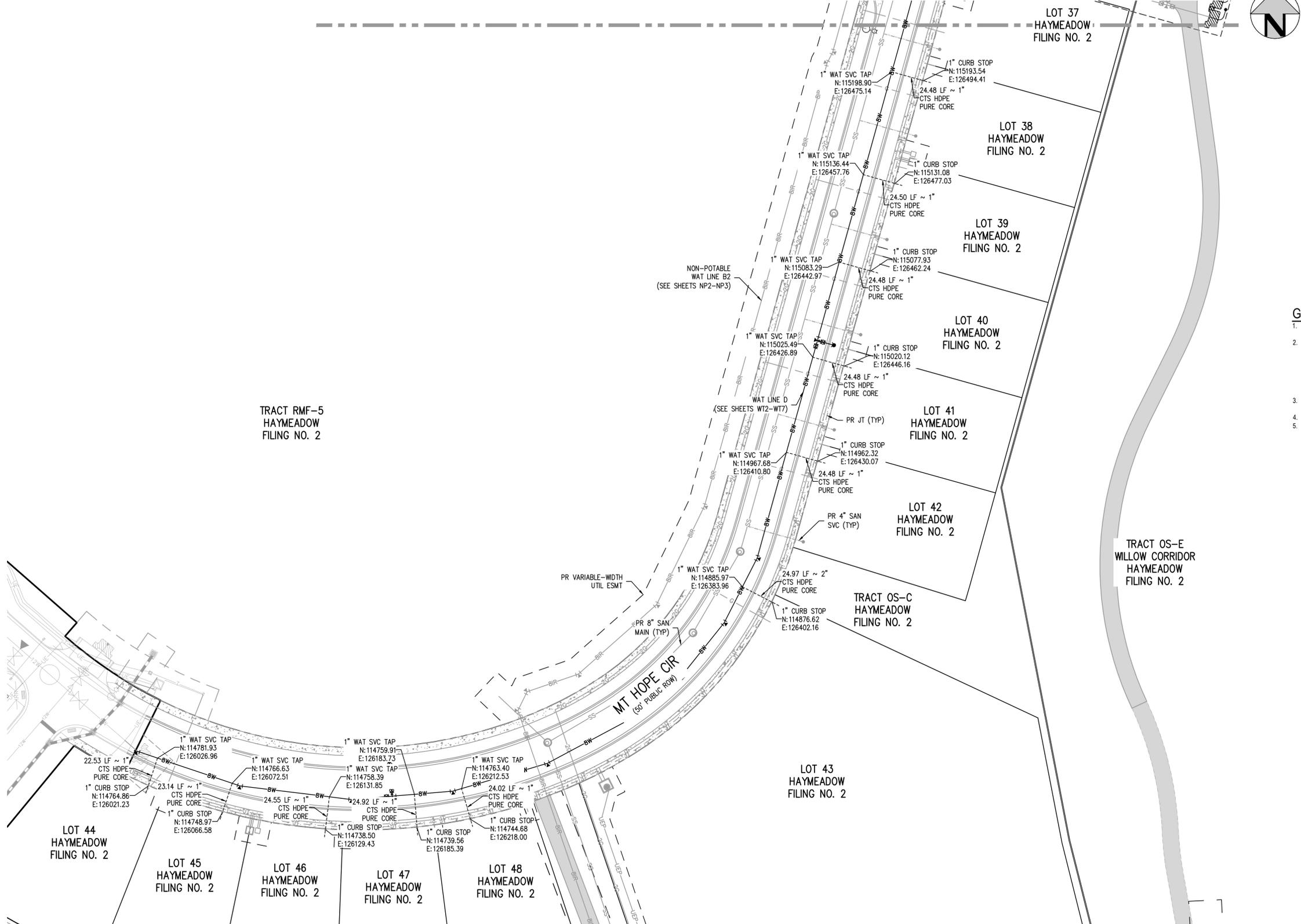
PROJECT #: 240804
SHEET NUMBER
WT10
36 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1" = 500'

MATCHLINE - SEE SHEET WT10



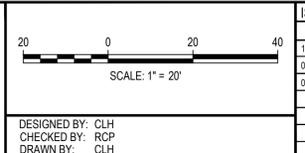
GENERAL WATER NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
3. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
4. FOR ALL CROSSING INFORMATION, REFER TO THE PLAN & PROFILE SHEETS.
5. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.

FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATER\CD - WATER SERVICE PLAN - PHASE 2.DWG LAYOUT: LAYOUT1 (3)
 DRAWN BY: RCP
 CHECKED BY: CLH
 PLOTTED: FR 02/14/25 5:08:27A BY: COLTON HOEHEVAR



Know what's below.
Call before you dig.



DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
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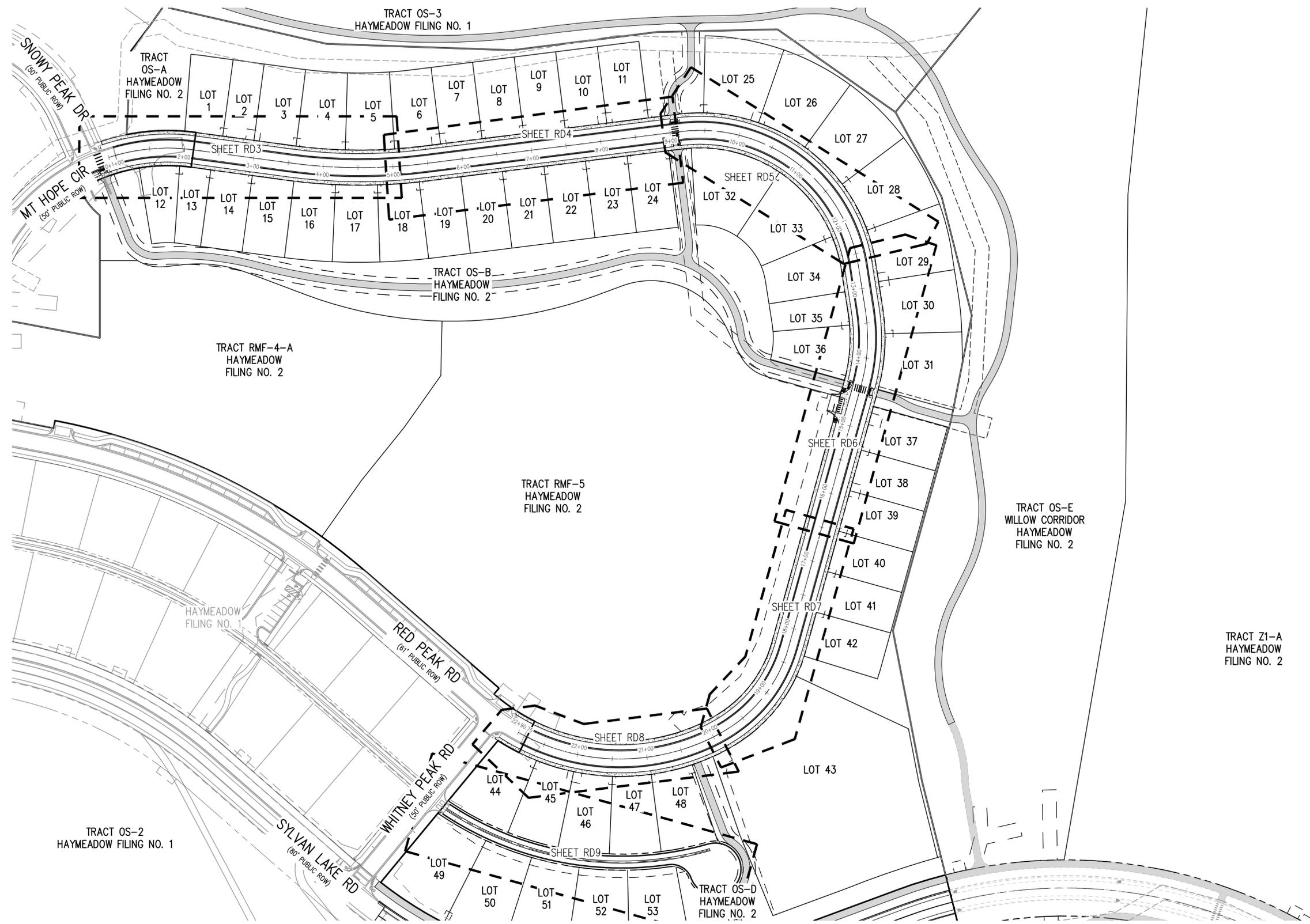
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 WATER SERVICE PLAN

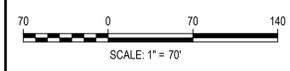
PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 240804
 SHEET NUMBER
WT11
 37 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - OVERALL ROADWAY PLAN.DWG LAYOUT: ROADWAY(1)
DRAWN: RCP
CHECKED: RCP
PLOTTED: FR 02/14/25 5:06:42A BY: COLTON HOCHER



DESIGNED BY: ORR
 CHECKED BY: RCP
 DRAWN BY: ORR

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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ABRIKA PROPERTIES

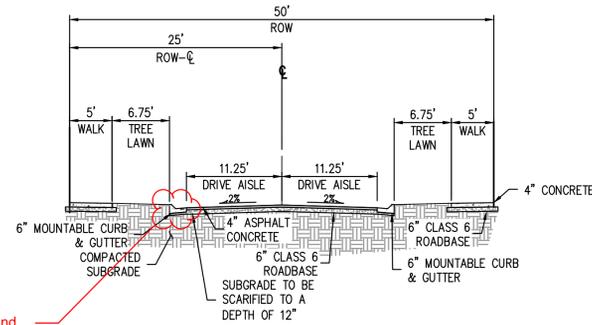
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
OVERALL ROADWAY PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT # 240804
SHEET NUMBER
RD1
38 OF 76

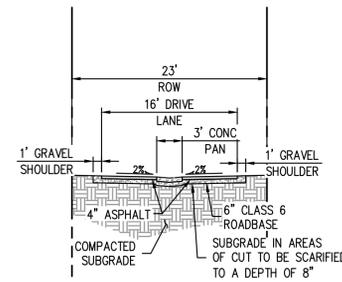
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - TYPICAL ROADWAY SECTIONS.DWG LAYOUT: LAYOUT1
 USER: RCP
 PLOTTED: FR 02/14/25 5:08:52A BY: COLTON HOCHER

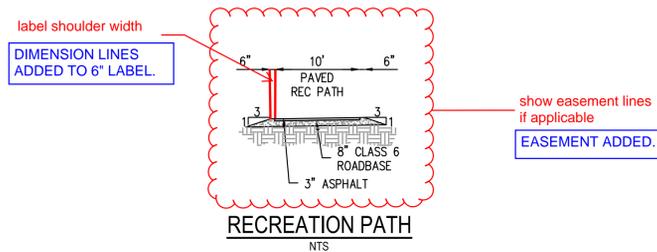


provide detail for mountable curb and gutter
MOUNTABLE CURB & GUTTER ADDED.

MT HOPE CIR TYPICAL SECTION
NTS



ALLEY B TYPICAL SECTION
NTS



label shoulder width
DIMENSION LINES ADDED TO 6" LABEL.

show easement lines if applicable
EASEMENT ADDED.

RECREATION PATH
NTS

NOTES:

1. CONTRACTOR/OWNER TO VERIFY FINAL PAVEMENT DESIGN WITH GEOTECHNICAL ENGINEER AND NOTIFY THE TOWN OF EAGLE AND HARRIS KOCHER SMITH OF ANY REVISIONS.
2. PAVEMENT SECTION FOR MT HOPE CIR IS SHOWN PER CTL THOMPSON ADDENDUM TO SUBGRADE INVESTIGATION AND REVISED PAVEMENT DESIGN PROJECT NO. GS08765.001-135-L1 DATED 2-7-25.
3. PAVEMENT SECTION FOR REC PATH AND ALLEY B ARE SHOWN PER HP KUMAR SUPPLEMENTAL SUBSOIL STUDY FOR SITE GRADING AND PAVEMENT SECTION DESIGN PROJECT NO. 17-7-676 DATED 3-21-18.
4. WORK SHALL NOT COMMENCE UNTIL VERIFICATION HAS BEEN COMPLETED AND A PAVEMENT DESIGN MEMO HAS BEEN COMPLETED AND SUBMITTED TO THE TOWN OF EAGLE.



Know what's below.
Call before you dig.

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
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ABRIKA PROPERTIES

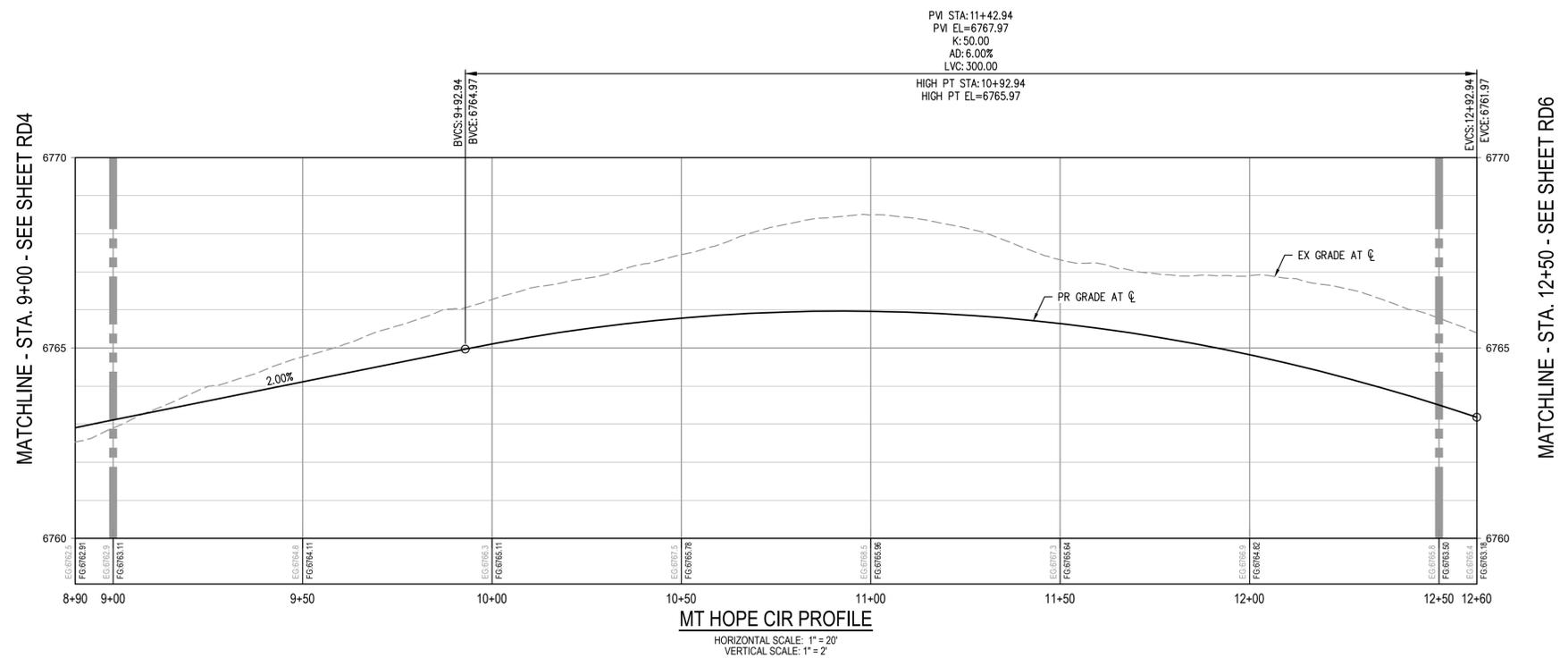
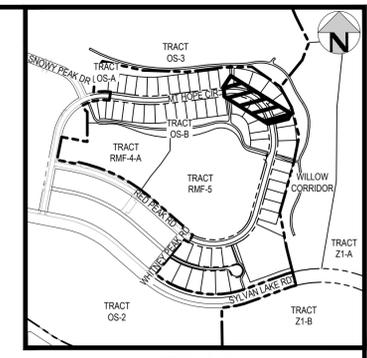
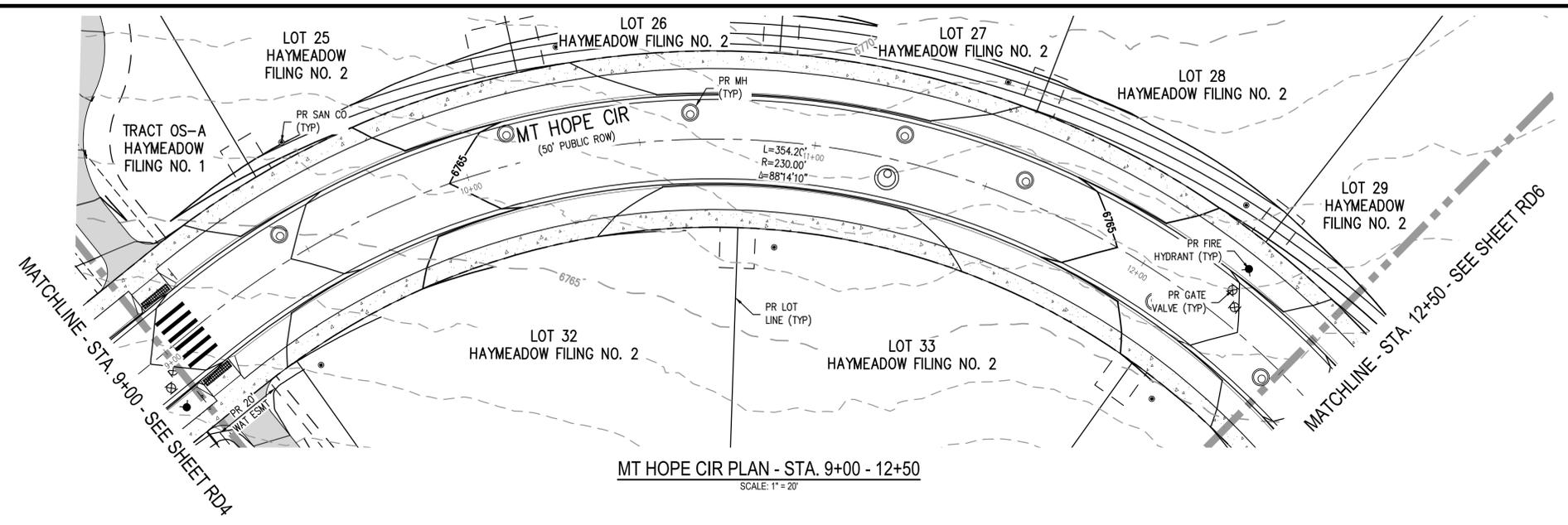
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
TYPICAL ROADWAY SECTIONS

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER

RD2

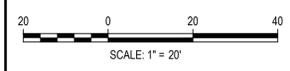
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - MT HOPE CIR.DWG LAYOUT: 3
 USER: RCP
 PLOTTED: FR 02/14/25 5:07:36A BY: COLTON HOCHGAR



Know what's below.
 Call before you dig.



DESIGNED BY: ORR
 CHECKED BY: RCP
 DRAWN BY: ORR

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
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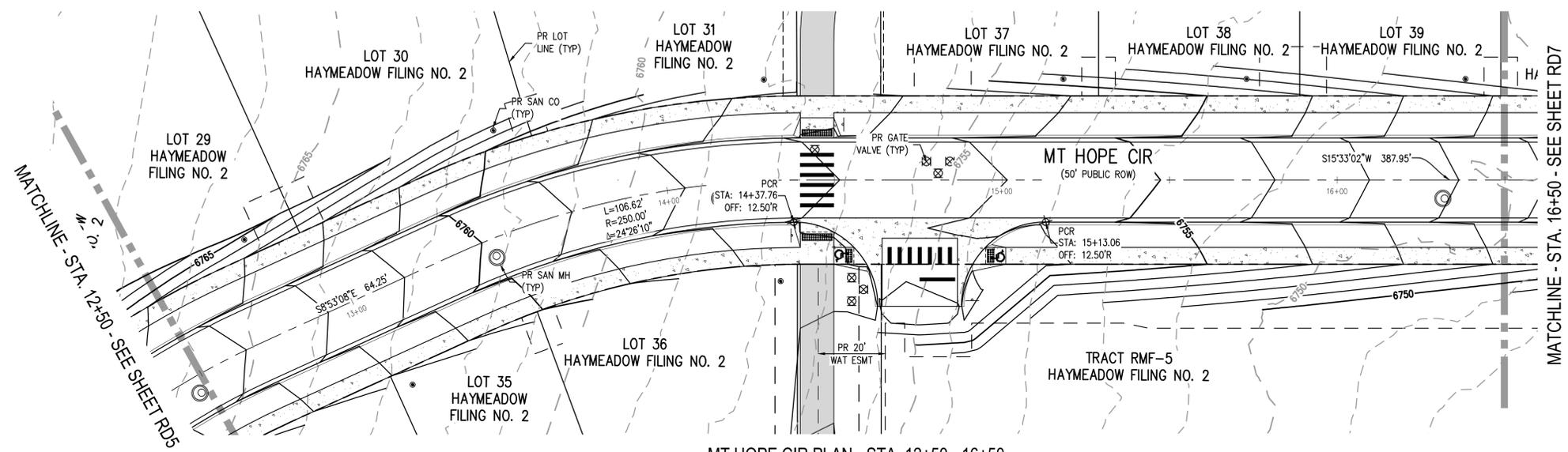
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 ROADWAY PLAN & PROFILE - MT HOPE CIR
 STA. 9+00 - 12+50

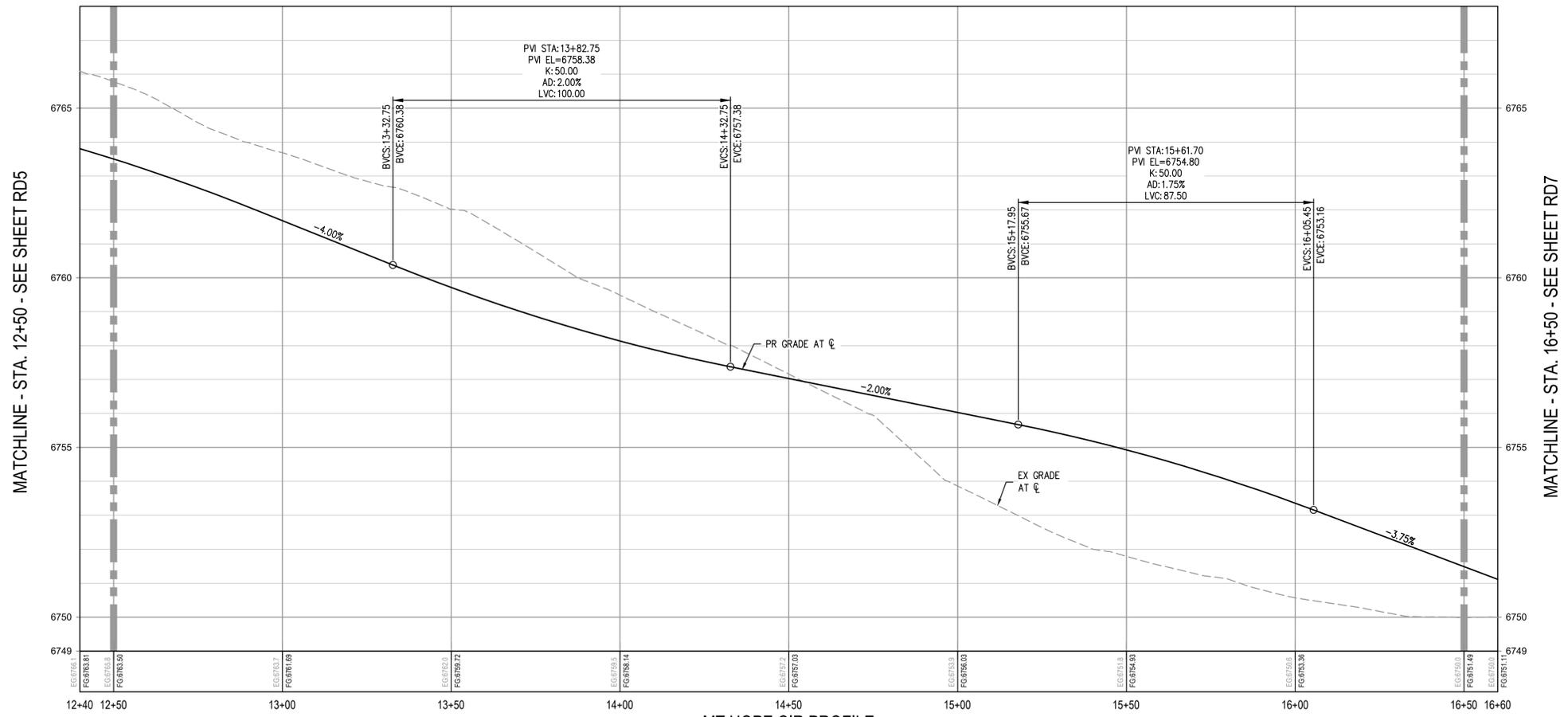
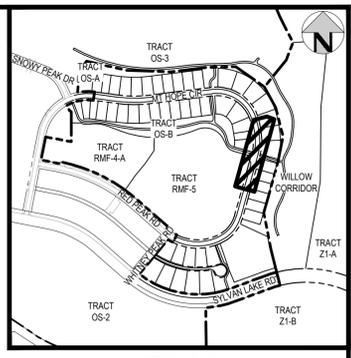
PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 240804
 SHEET NUMBER
RD5
 42 OF 76

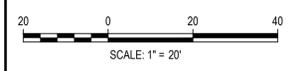
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



MT HOPE CIR PLAN - STA. 12+50 - 16+50
 SCALE: 1" = 20'



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY P&P - PH2 - MT HOPE CIR.DWG LAYOUT: 4
 PLOTTED: 01/21/2025 10:57:43A BY: COLTON HOCHER



ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

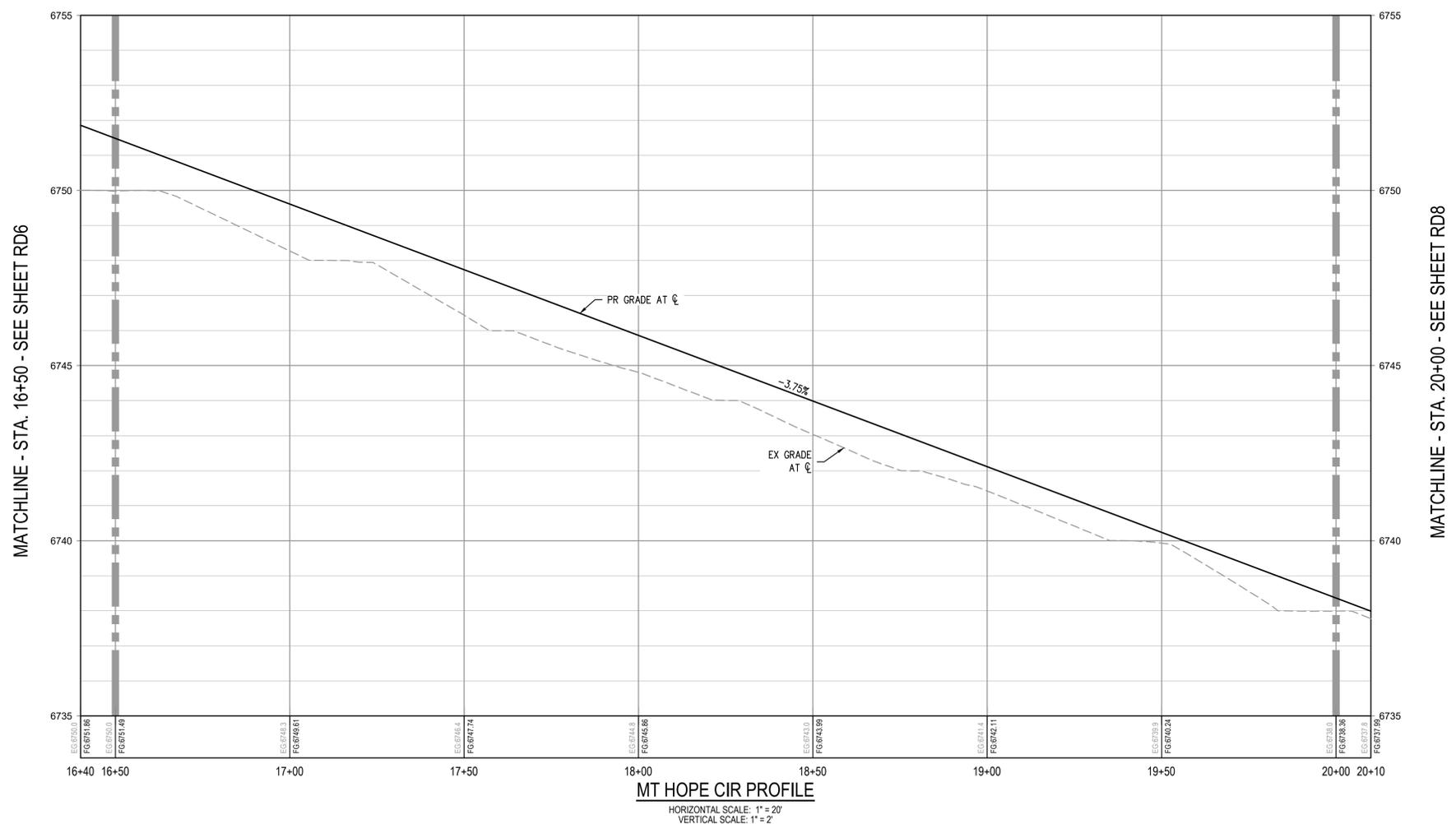
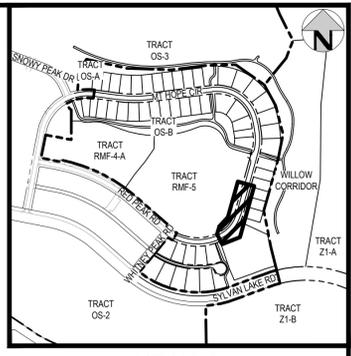
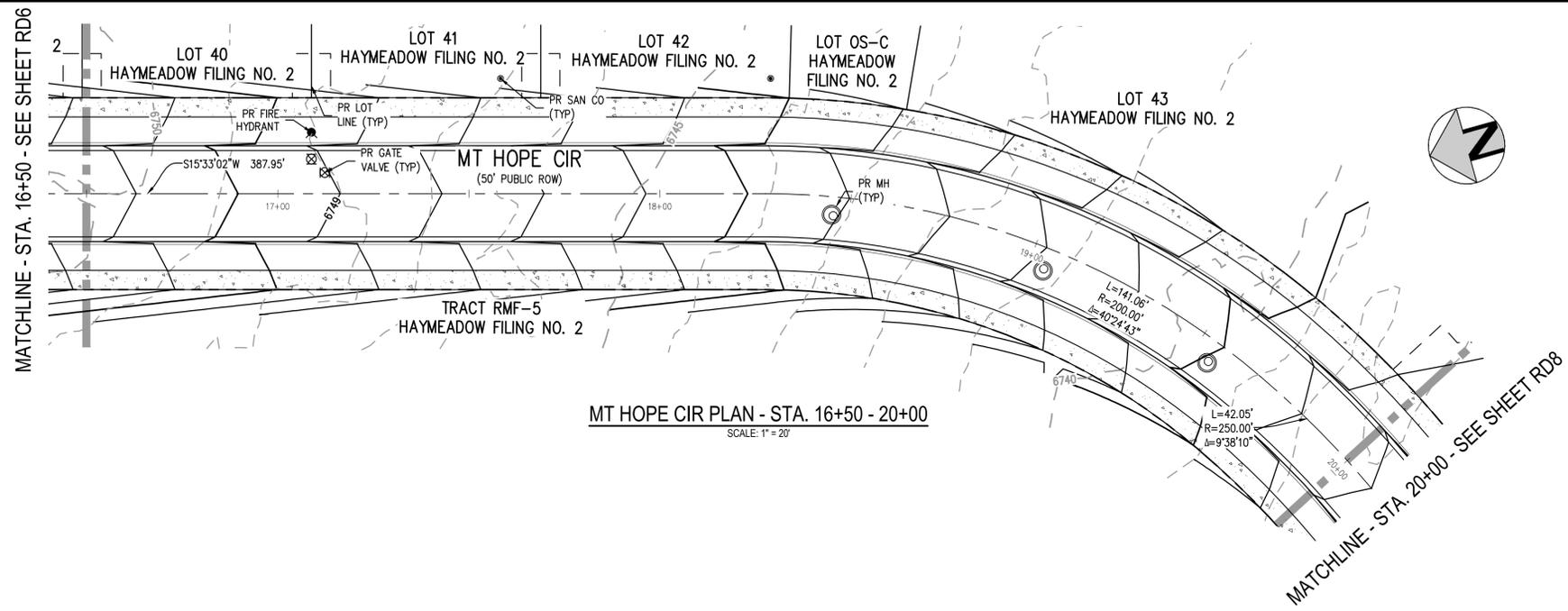
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 ROADWAY PLAN & PROFILE - MT HOPE CIR
 STA. 12+50 - 16+50

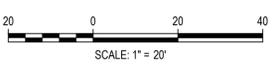
PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 240804
 SHEET NUMBER
RD6
 43 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - MT HOPE CIR.DWG LAYOUT: 5
 PLOT DATE: 11-19-2024 10:58:48 AM
 PLOTTED: FRI 11/19/2024 10:58:48 AM BY: COLTON HOCHER



DESIGNED BY: ORR
 CHECKED BY: RCP
 DRAWN BY: ORR

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

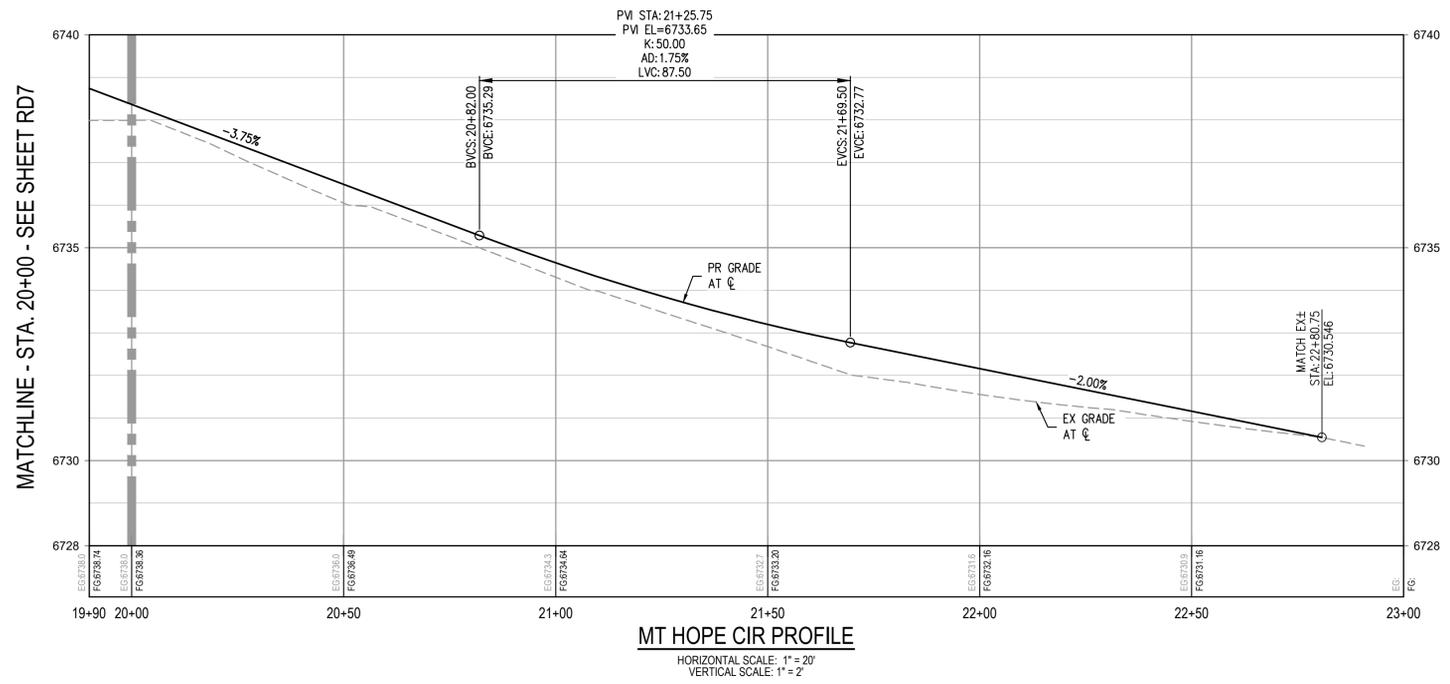
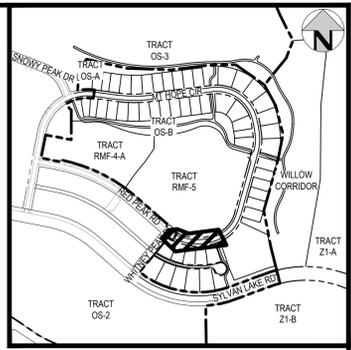
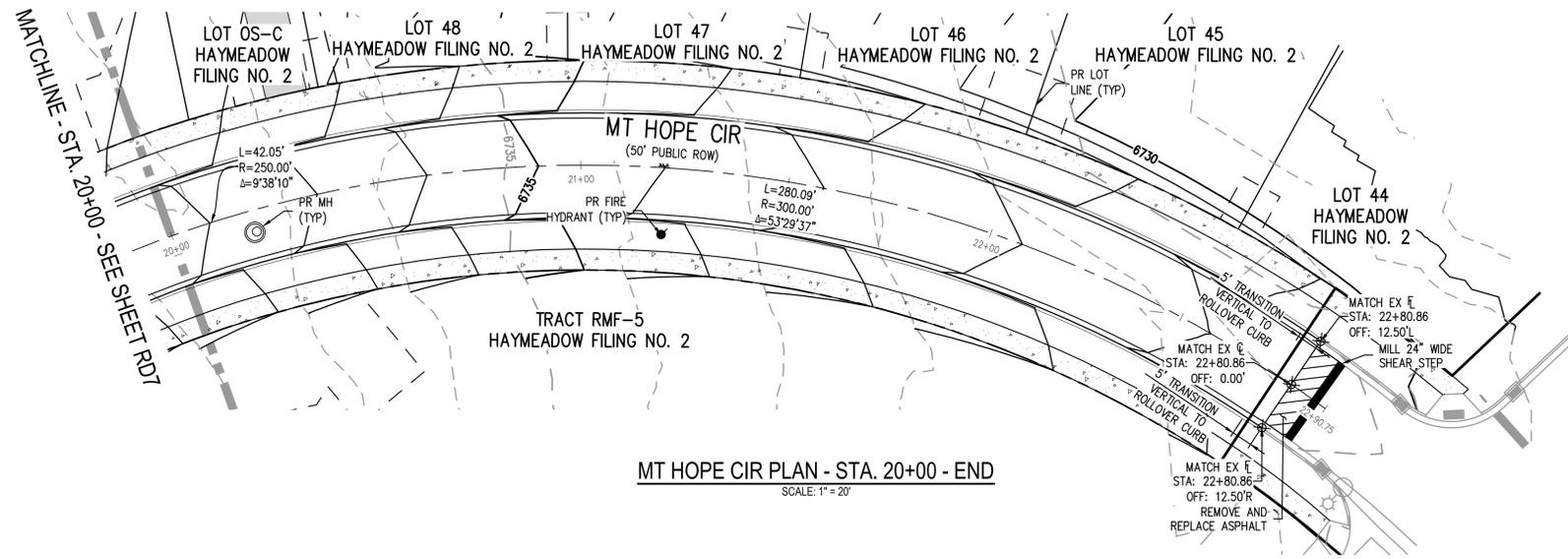
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 ROADWAY PLAN & PROFILE - MT HOPE CIR
 STA. 16+50 - 20+00

PRELIMINARY
 NOT FOR
 CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
RD7
44 OF 76

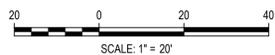
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY P&P - PH2 - MT HOPE CIR.DWG LAYOUT: 6
 5 - 11-2024
 PLOTTED: FR 02/14/25 5:07:55A BY: COLTON HOCHÉVAR



Know what's below.
Call before you dig.



DESIGNED BY: ORR
CHECKED BY: RCP
DRAWN BY: ORR

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
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 Denver, Colorado 80203
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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 ROADWAY PLAN & PROFILE - MT HOPE CIR
 STA. 20+00 - END

PRELIMINARY
NOT FOR
CONSTRUCTION

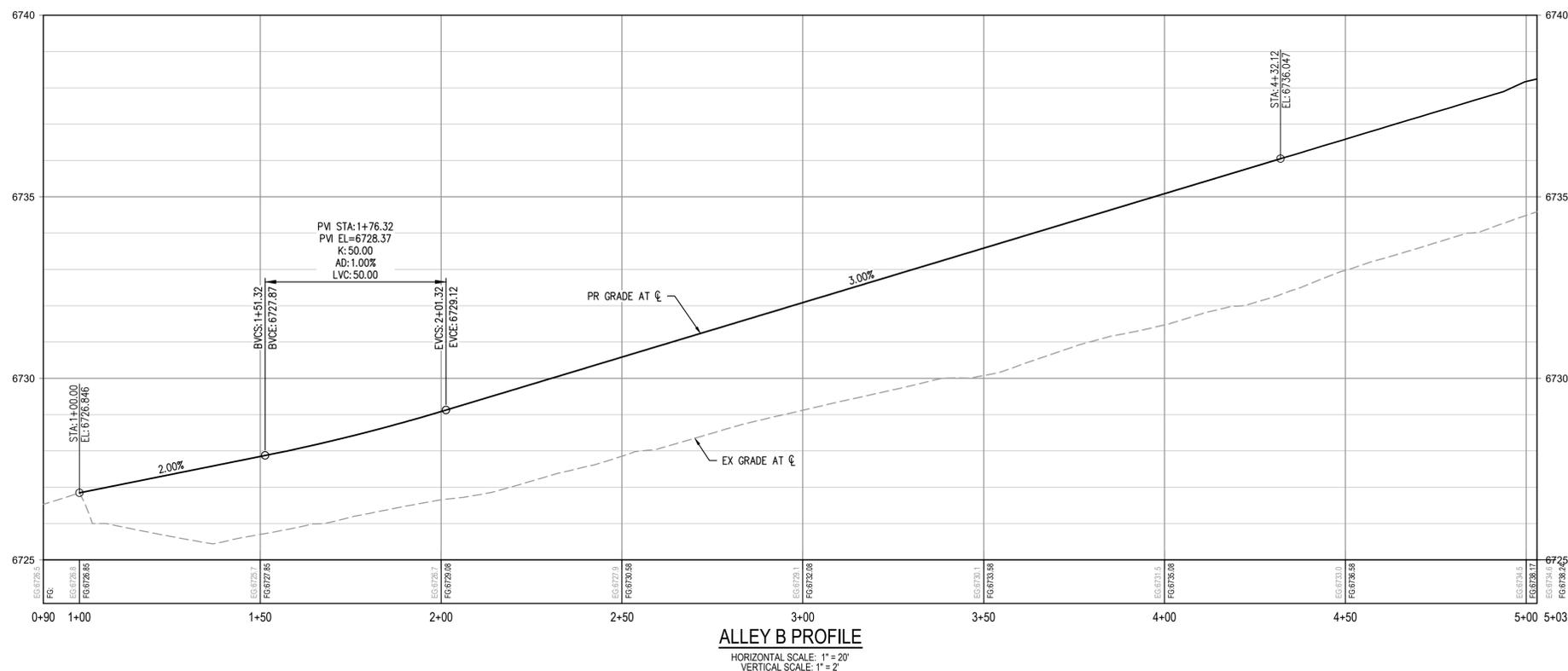
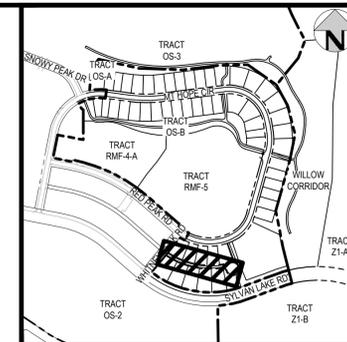
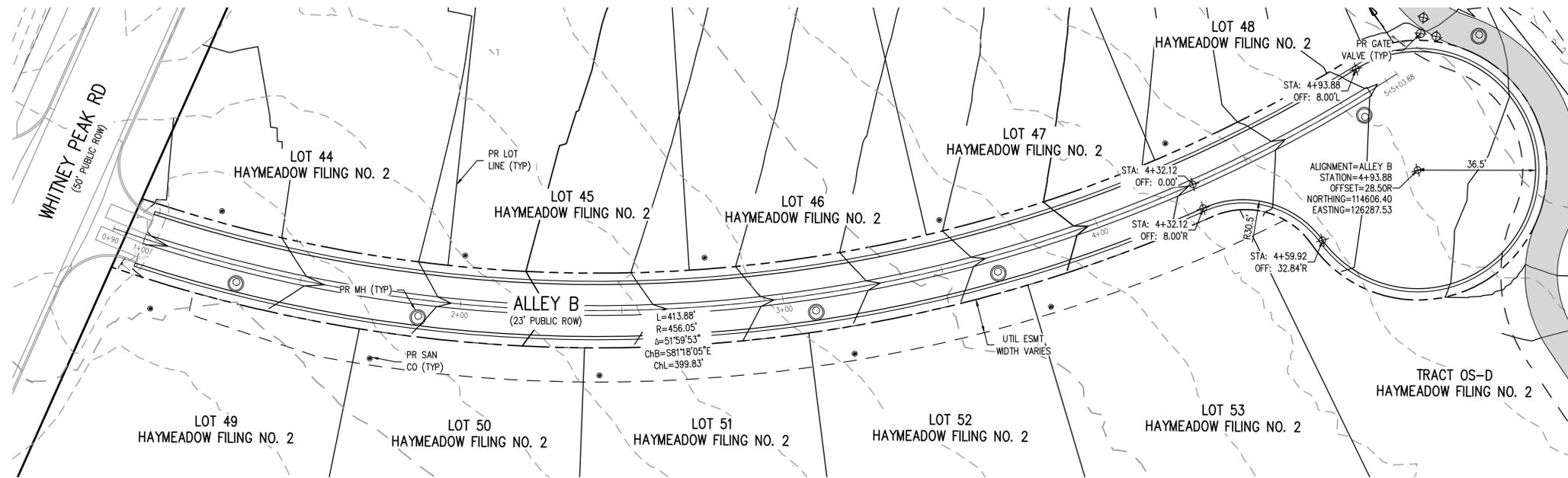
PROJECT #: 240804

SHEET NUMBER

RD8

45 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILES: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - ALLEY DWS LAYOUT.dwg
PLOT: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - ALLEY DWS LAYOUT.dwg
PLOT: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - ALLEY DWS LAYOUT.dwg
PLOT: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - ALLEY DWS LAYOUT.dwg



Know what's below.
Call before you dig.



DESIGNED BY: ORR
CHECKED BY: RCP
DRAWN BY: ORR

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
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Denver, Colorado 80203
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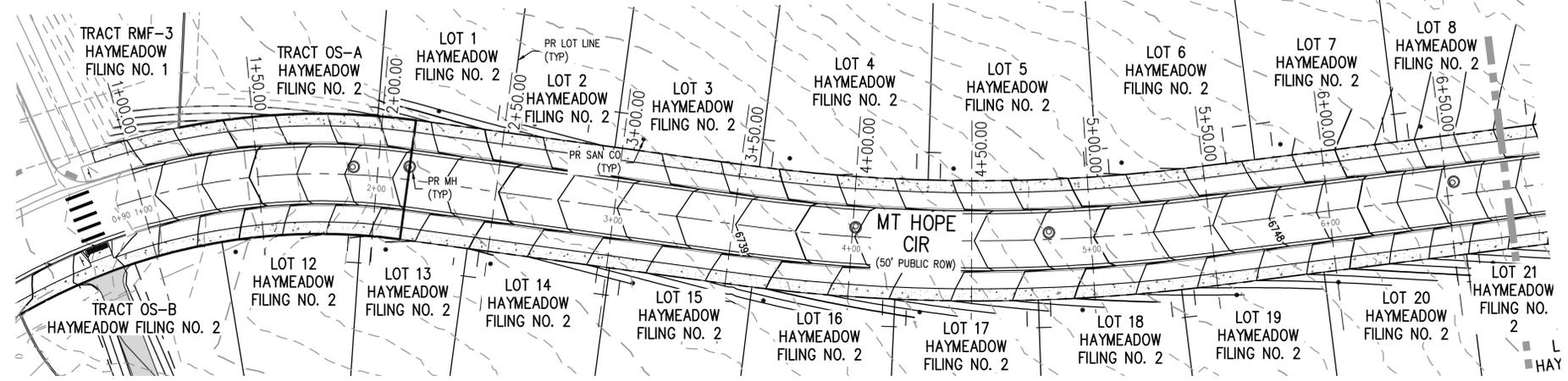
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
ROADWAY PLAN & PROFILE - ALLEY B
STA: 1+00 - END

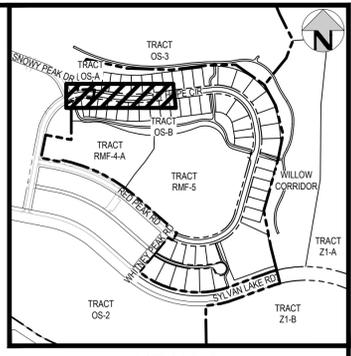
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
RD9
46 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

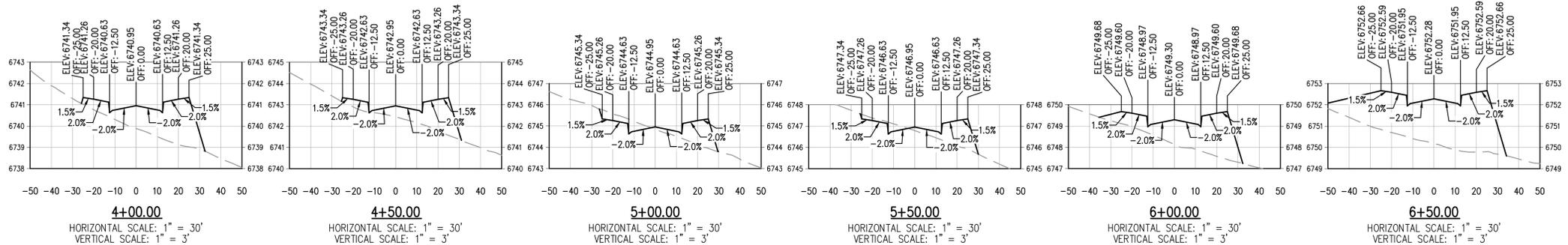
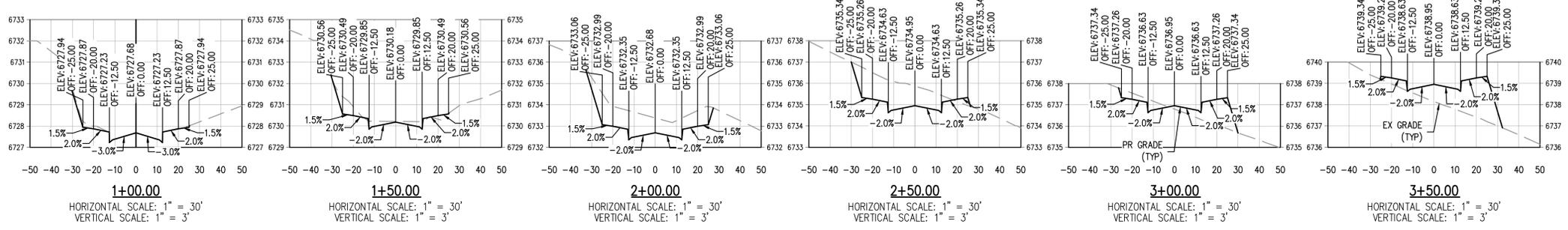


MT HOPE CIR PLAN - STA. START - 6+50
SCALE: 1" = 30'



KEY MAP
SCALE: 1" = 500'

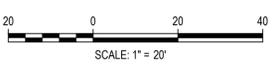
MATCHLINE - SEE SHEET RD11



FILE PATH: P:\2024\24080\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - SECTIONS - MT HOPE CIRCLE DWG - LAYOUT: 1
PLOTTED: FR 02/14/25 9:09:46A BY: COLTON HOEHEVAR



Know what's below.
Call before you dig.



DESIGNED BY: ORR
CHECKED BY: RCP
DRAWN BY: ORR

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ABRIKA PROPERTIES

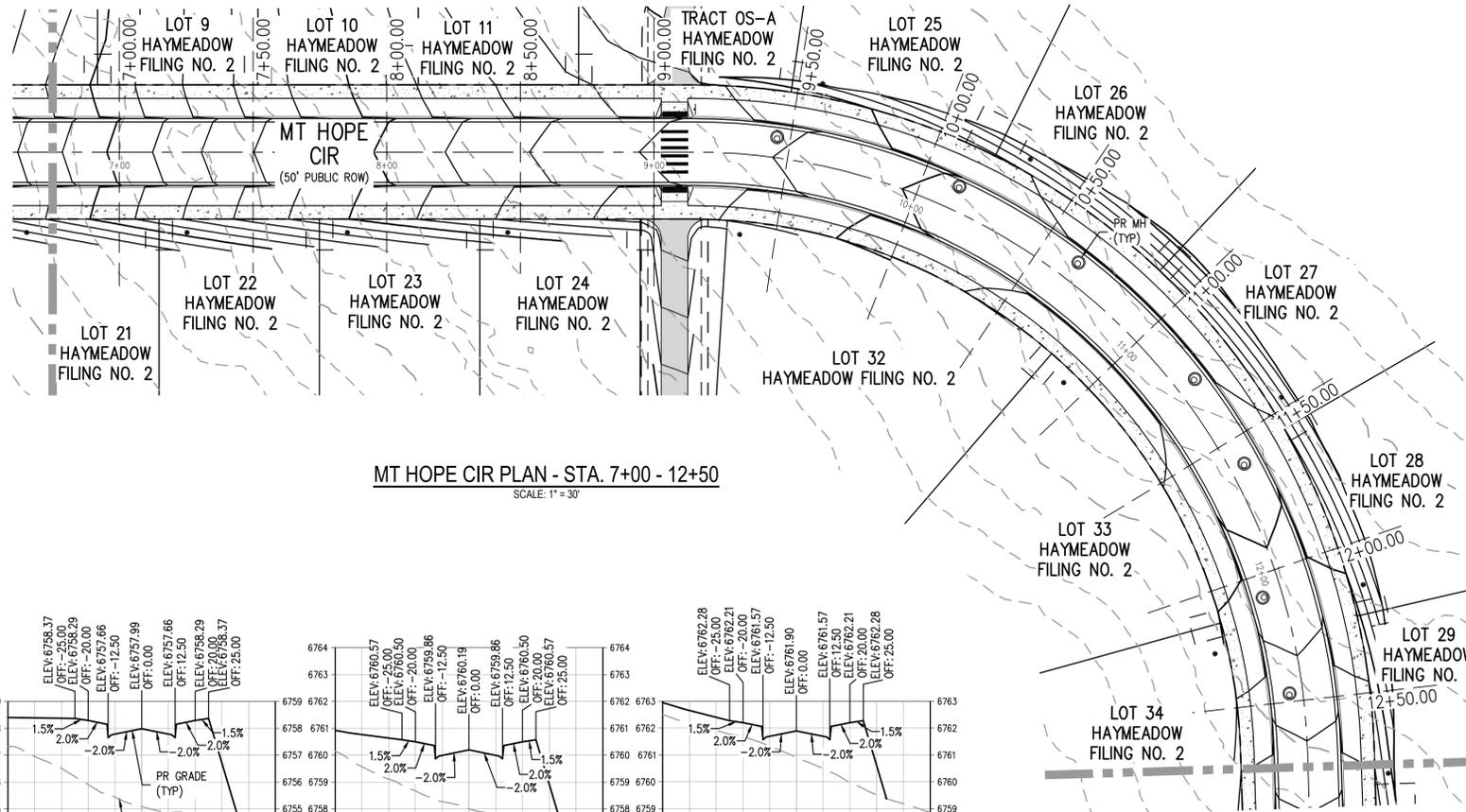
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
ROADWAY SECTIONS - MT HOPE CIR

PRELIMINARY
NOT FOR
CONSTRUCTION

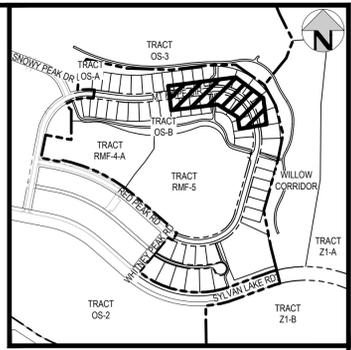
PROJECT # 240804
SHEET NUMBER
RD10
47 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

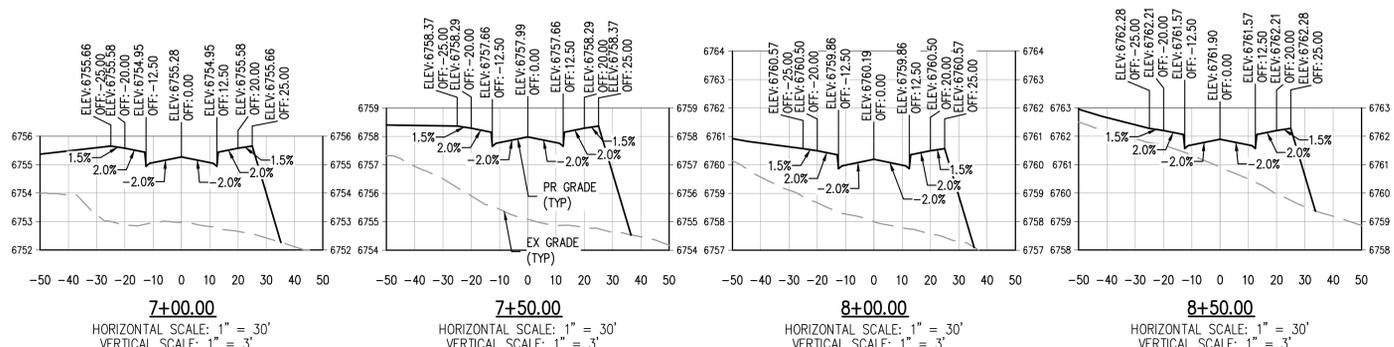
MATCHLINE - SEE SHEET RD10



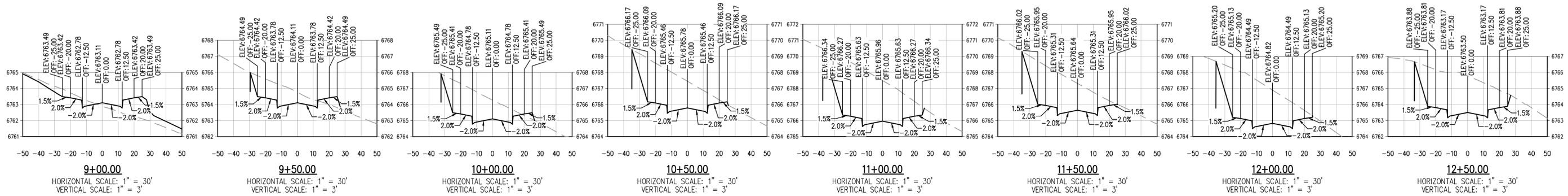
MT HOPE CIR PLAN - STA. 7+00 - 12+50
SCALE: 1" = 30'



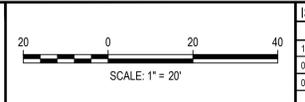
KEY MAP
SCALE: 1" = 500'



MATCHLINE - SEE SHEET RD12



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - SECTIONS - MT HOPE CIRCLE DWG LAYOUT.2
PLOTTED: FR 02/14/25 9:10:38A BY: COLTON HOEHEVAR



DESIGNED BY: ORR
CHECKED BY: RCP
DRAWN BY: ORR

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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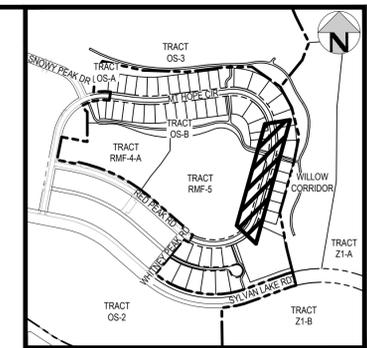
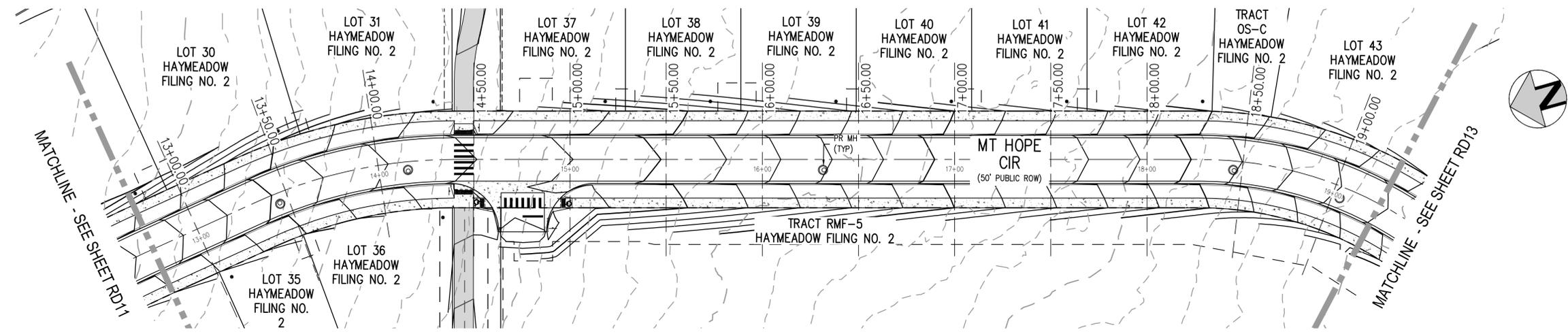
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
ROADWAY SECTIONS - MT HOPE CIR

PRELIMINARY
NOT FOR
CONSTRUCTION

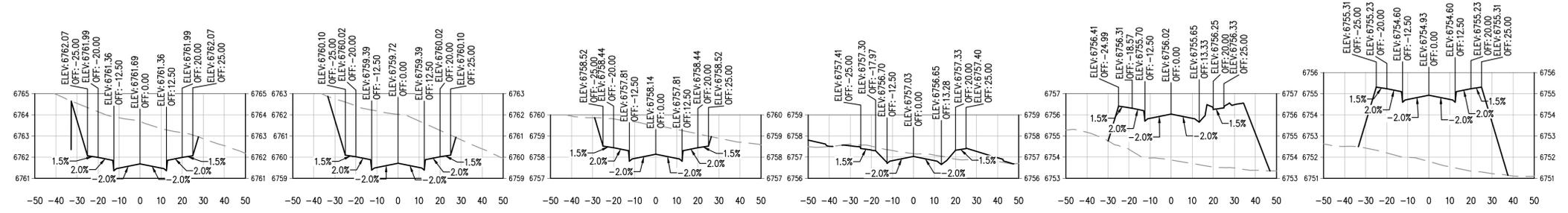
PROJECT #: 240804
SHEET NUMBER
RD11
48 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

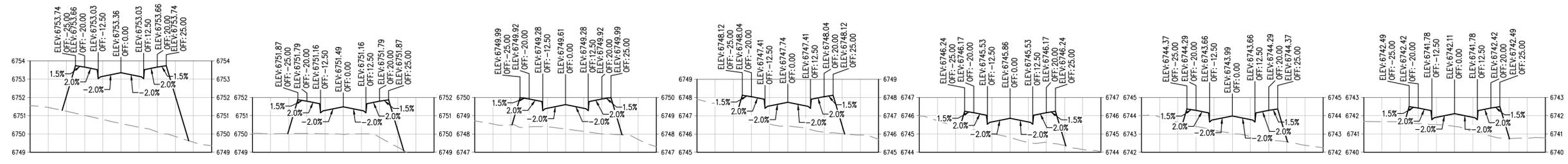


KEY MAP
SCALE: 1" = 500'

MT HOPE CIR PLAN - STA. 13+00 - 19+00
SCALE: 1" = 30'



13+00.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 13+50.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 14+00.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 14+50.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
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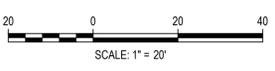


16+00.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 16+50.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 17+00.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 17+50.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 18+00.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 18+50.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'
 19+00.00 HORIZONTAL SCALE: 1" = 30' VERTICAL SCALE: 1" = 3'

FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - SECTIONS - MT HOPE CIRCLE.DWG LAYOUT:3
 PLOTTED: FR 02/14/25 9:11:16A BY: COLTON HOEHEVAR



Know what's below.
Call before you dig.



DESIGNED BY: ORR
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 DRAWN BY: ORR

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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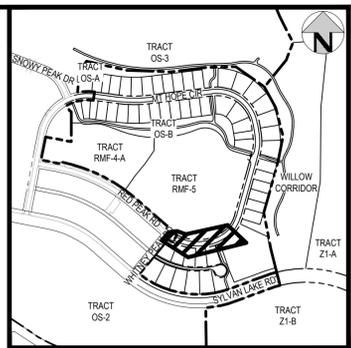
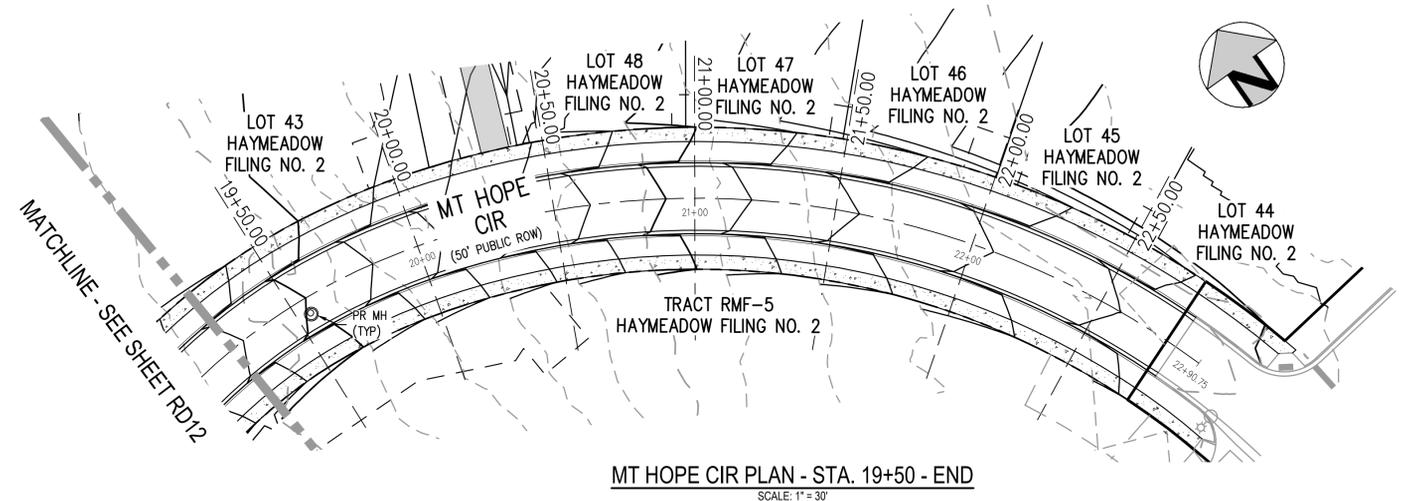
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 ROADWAY SECTIONS - MT HOPE CIR

PRELIMINARY
NOT FOR
CONSTRUCTION

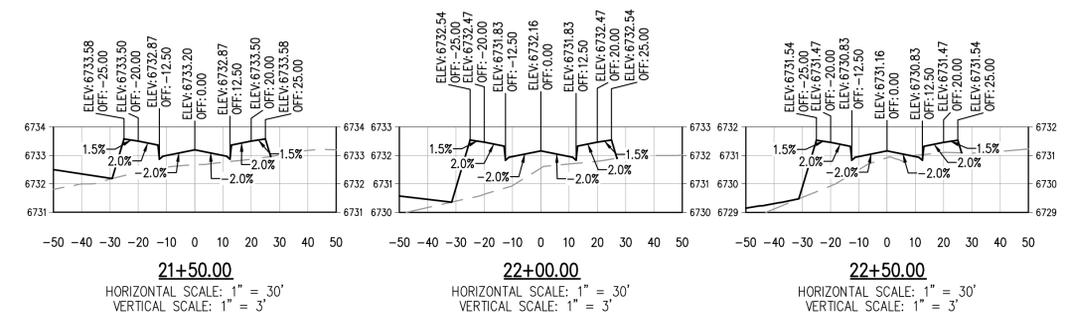
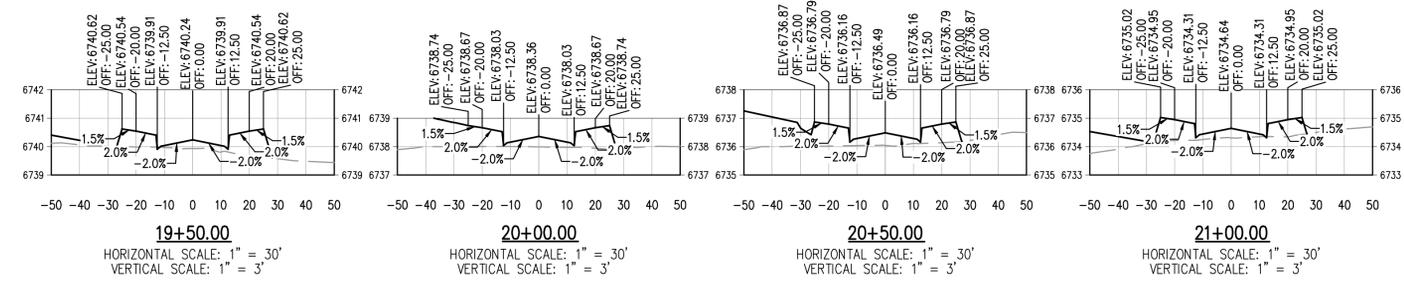
PROJECT #: 240804
 SHEET NUMBER
RD12
 49 OF 76

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP
SCALE: 1" = 500'

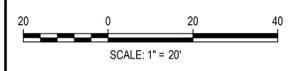
MT HOPE CIR PLAN - STA. 19+50 - END
SCALE: 1" = 30'



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - SECTIONS - MT HOPE CIRCLE.DWG LAYOUT: 4
PLOTTED: FR 02/14/25 9:11:44A. BY: COLTON HOEHEVAR



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DRAWN BY: ORR

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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ABRIKA PROPERTIES

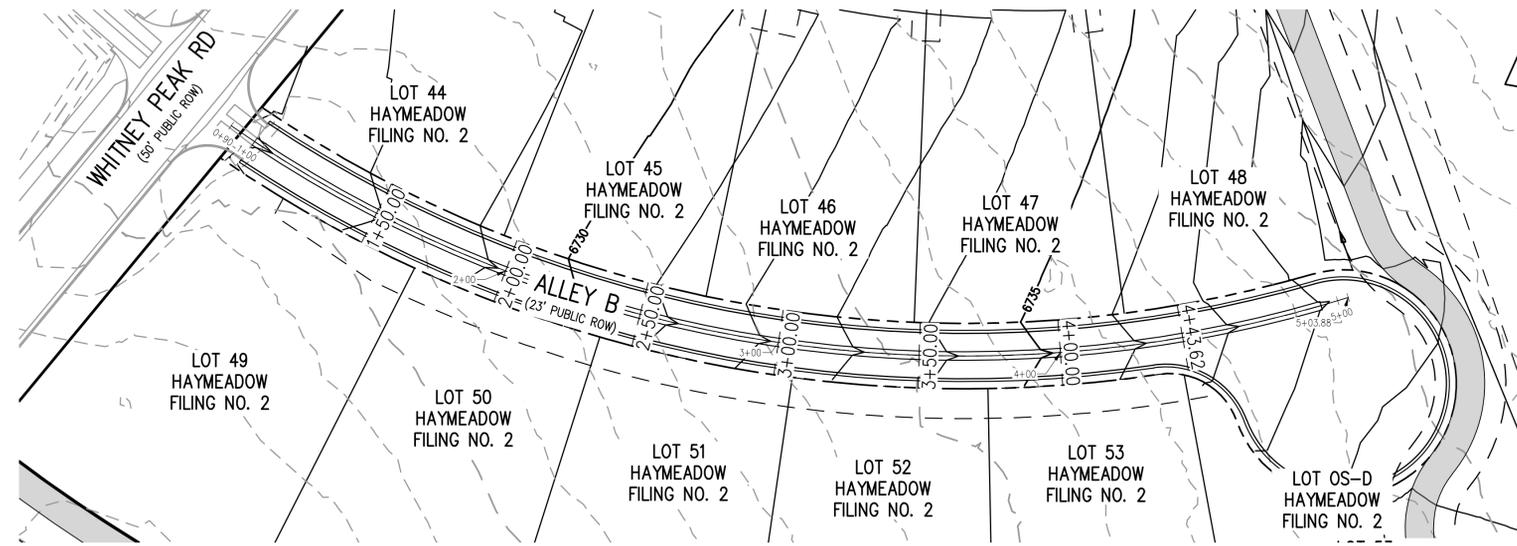
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
ROADWAY SECTIONS - MT HOPE CIR

PRELIMINARY
NOT FOR
CONSTRUCTION

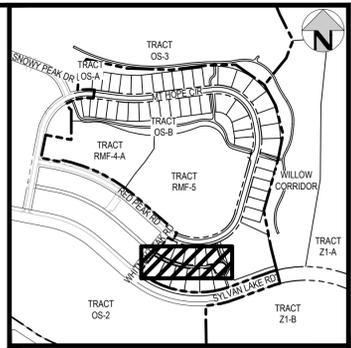
PROJECT #: 240804
SHEET NUMBER

RD13

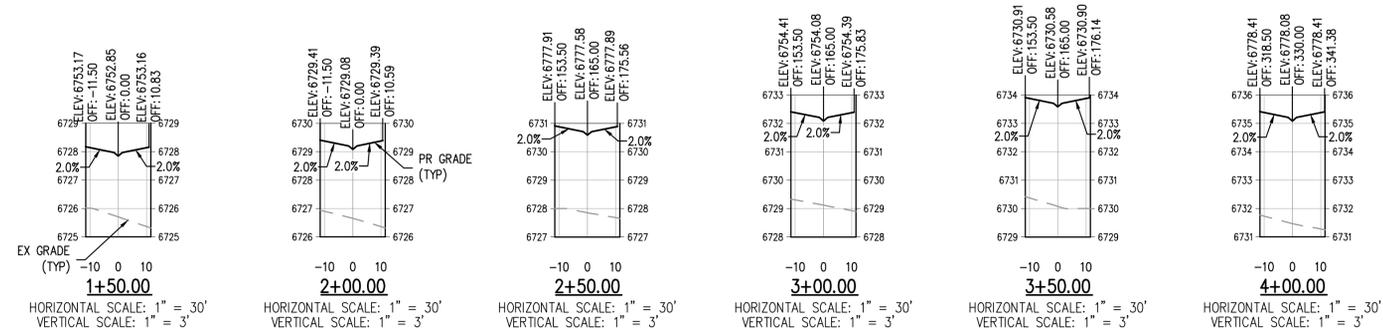
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



ALLEY B PLAN
SCALE: 1" = 30'



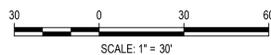
KEY MAP
SCALE: 1" = 500'



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY - PH2 - SECTIONS - ALLEY.DWG LAYOUT: LAYOUT1
PLOTTED: FR 02/14/25 9:12:34 AM BY: COLTON HOEHEVAR



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DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
ROADWAY SECTIONS - ALLEY B

PRELIMINARY
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CONSTRUCTION

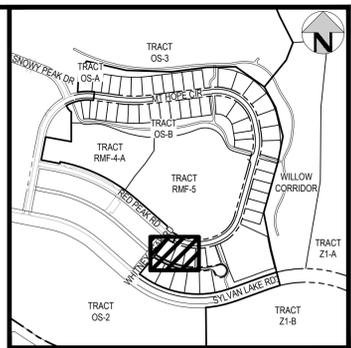
PROJECT #: 240804
SHEET NUMBER

RD14

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TRACT RMF-5
HAYMEADOW FILING NO. 2



KEY MAP
SCALE: 1" = 500'

show the sidewalk
SIDEWALK ADDED.

WHITNEY PEAK RD
(50' PUBLIC ROW)

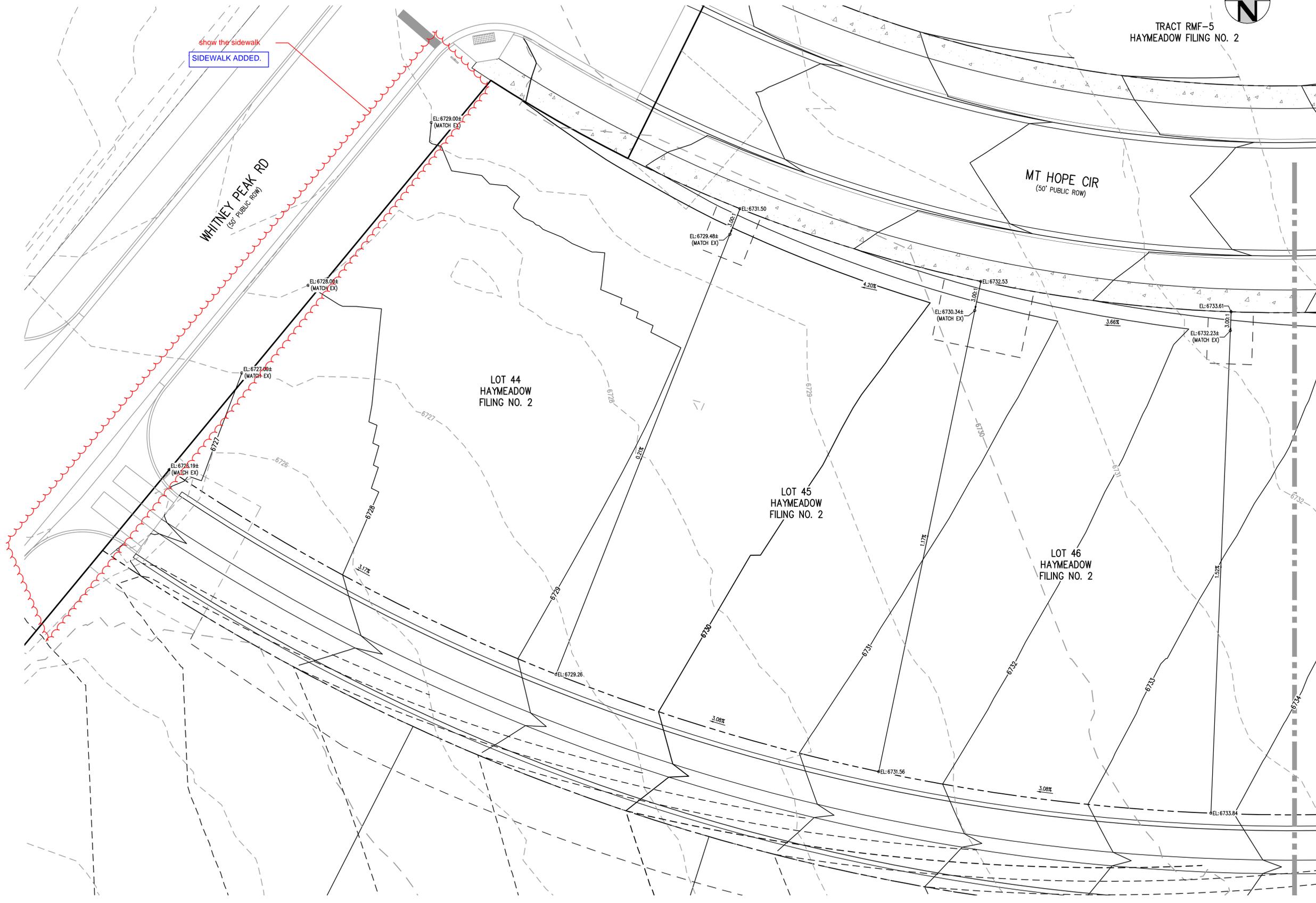
MT HOPE CIR
(50' PUBLIC ROW)

LOT 44
HAYMEADOW
FILING NO. 2

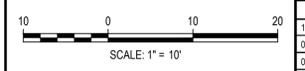
LOT 45
HAYMEADOW
FILING NO. 2

LOT 46
HAYMEADOW
FILING NO. 2

MATCHLINE - SEE SHEET RD17



FILE PATH: P:\2024\240804\ENGINEERING\GRADING\PHASE 2\CD - AREA GRADING PLAN.DWG LAYOUT: LAYOUT1
DATE PLOTTED: 02/14/25 9:12:38A BY: COLTON HOCHER



DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
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Denver, Colorado 80203
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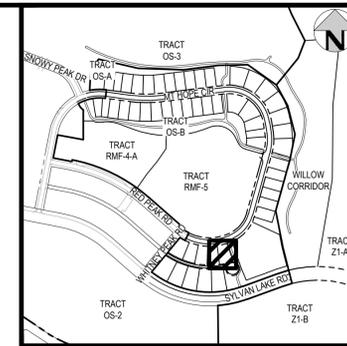
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
AREA GRADING PLAN

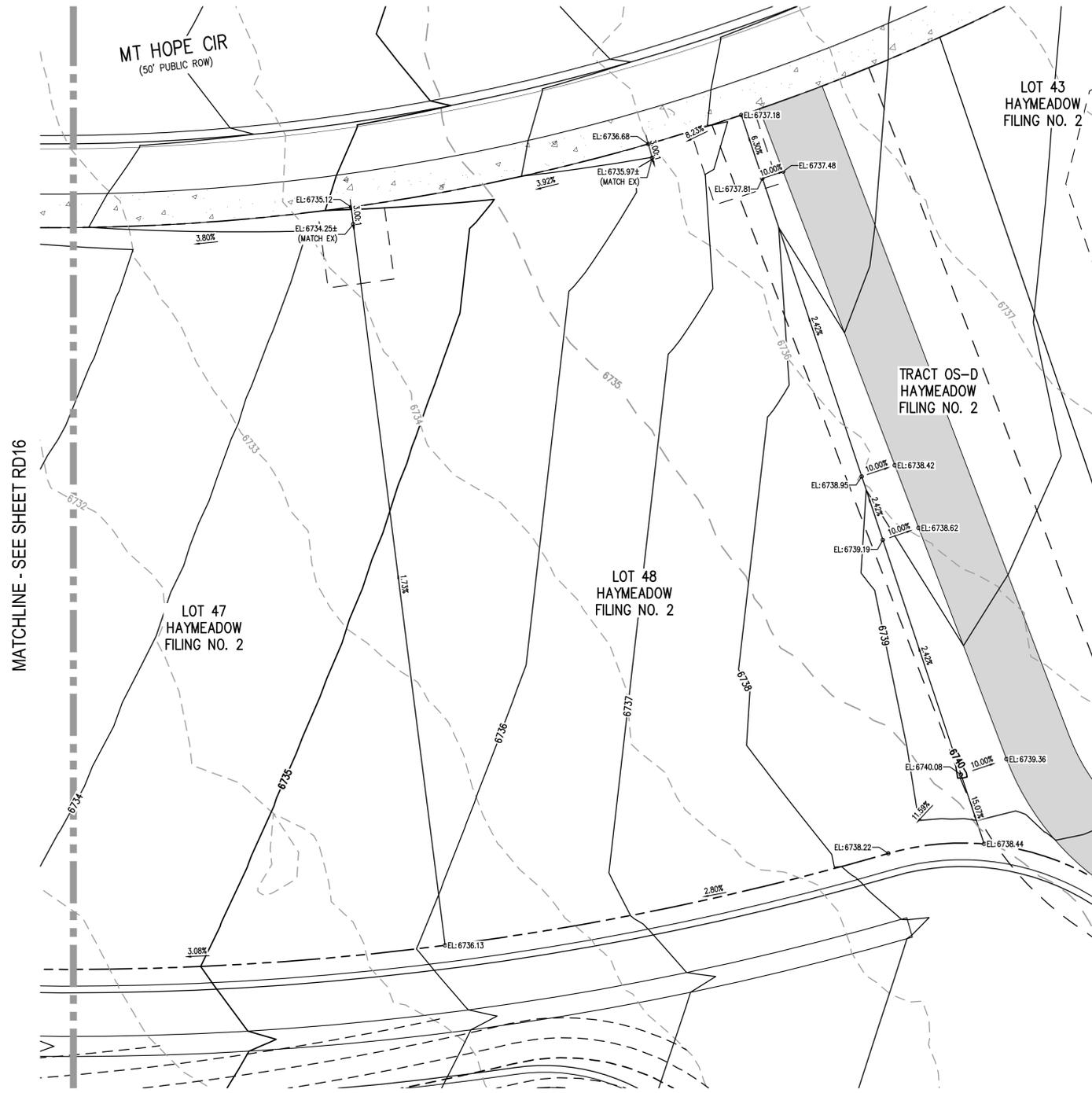
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
RD16
53 OF 76

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KEY MAP
SCALE: 1" = 500'

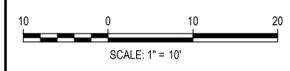


MATCHLINE - SEE SHEET RD16

FILE PATH: P:\2024\240804\ENGINEERING\GRADING\PHASE 2\CD - AREA GRADING PLAN.DWG LAYOUT: LAYOUT1 (2)
DATE PLOTTED: 01/09/2025 9:24:34 AM BY: COLTON HOCHÉVAR



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DRAWN BY: CLH

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

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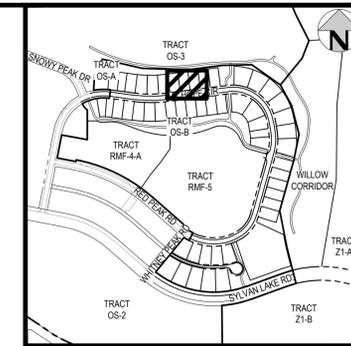
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
AREA GRADING PLAN

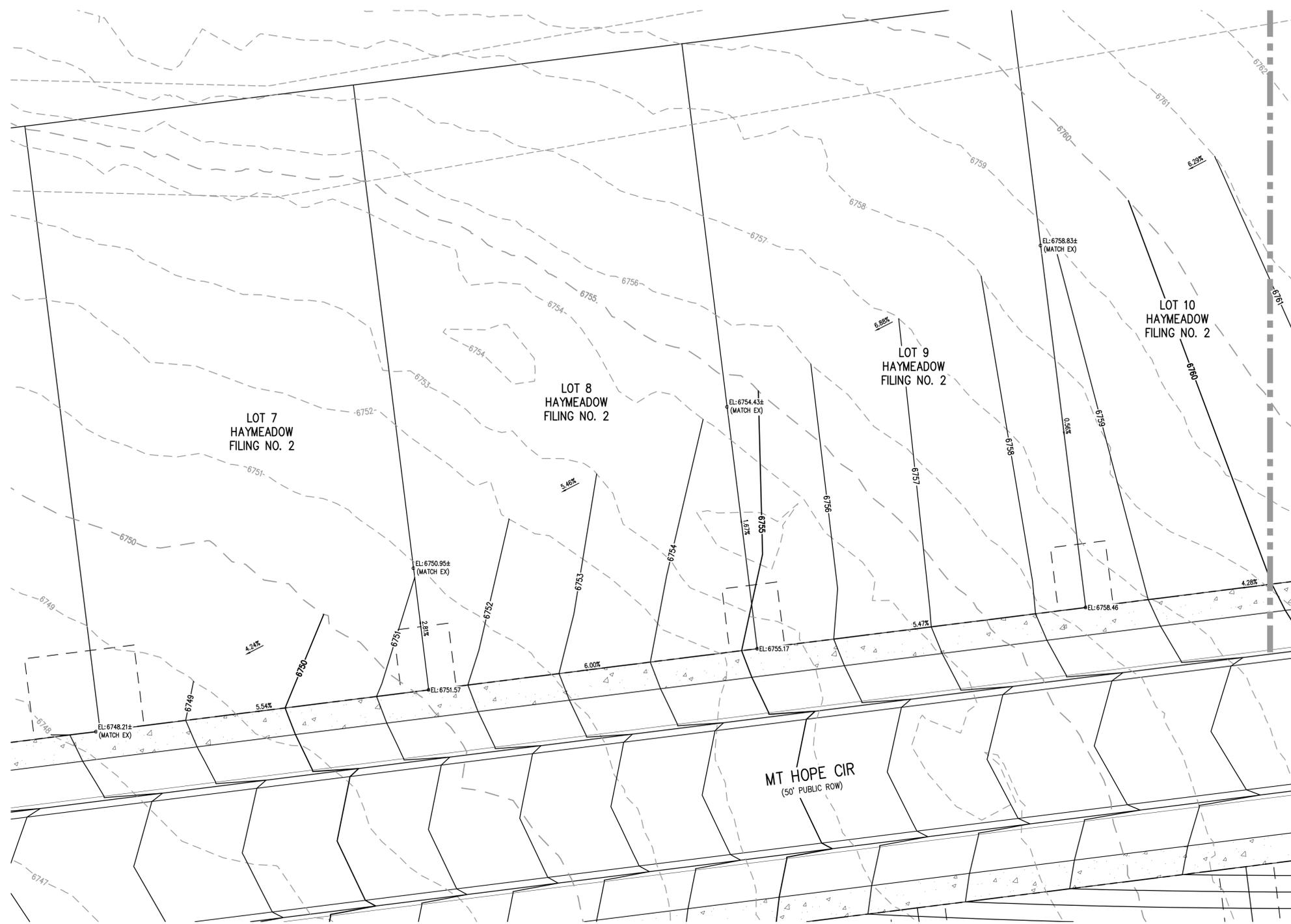
PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
RD17
54 OF 76

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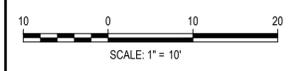


KEY MAP
SCALE: 1" = 500'



MATCHLINE - SEE SHEET RD19

FILE PATH: P:\2024\240804\ENGINEERING\GRADING\PHASE 2\CD - AREA GRADING PLAN.DWG LAYOUT: LAYOUT1 (3)
DATE PLOTTED: 01/02/2025 9:24:47 AM BY: COLTON HOCHÉVAR



DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS

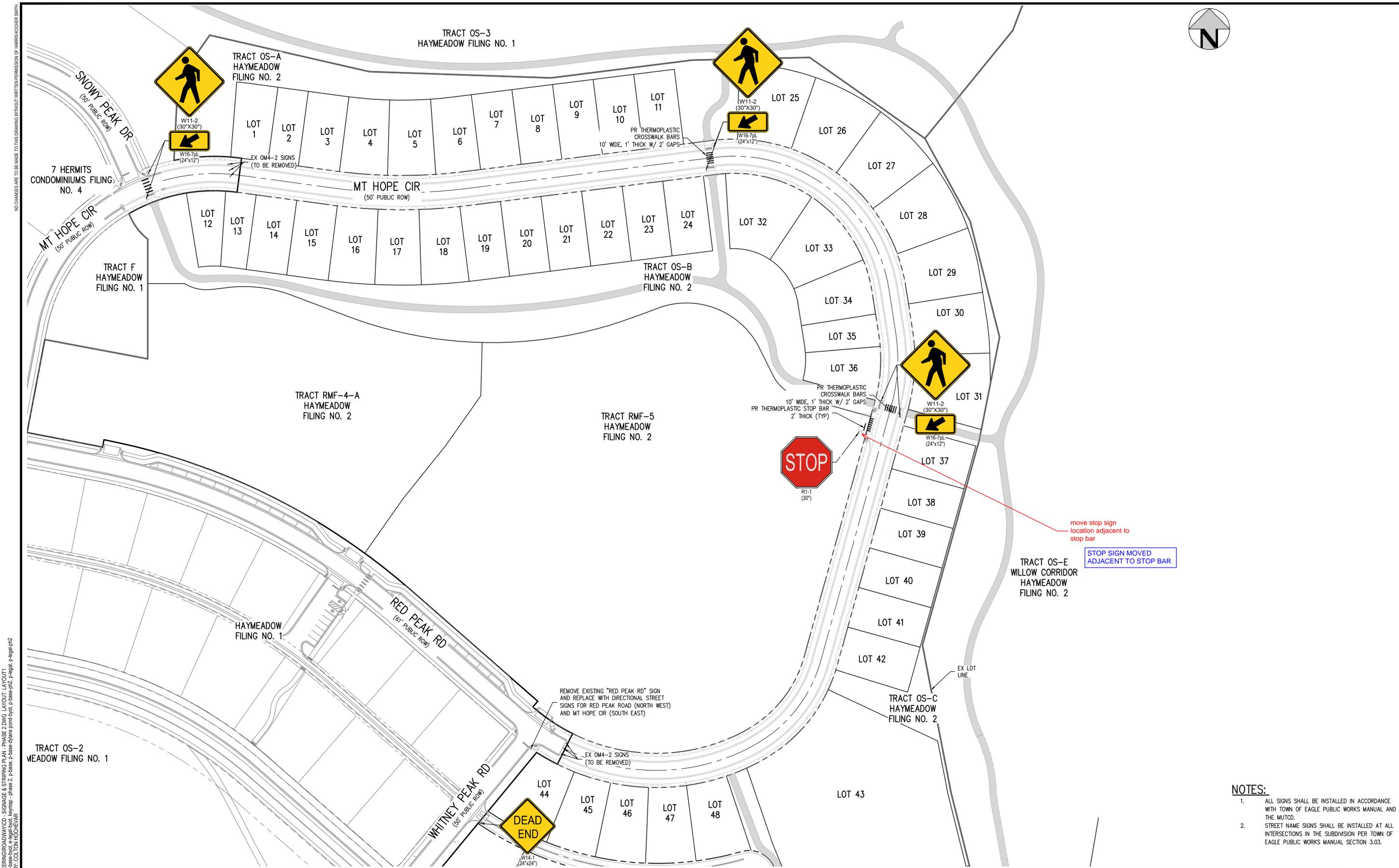
HKS HARRIS KOCHER SMITH
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Denver, Colorado 80203
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HarrisKocherSmith.com

ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
AREA GRADING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
RD18
55 OF 76

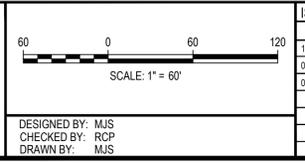


move stop sign location adjacent to stop bar

STOP SIGN MOVED ADJACENT TO STOP BAR

- NOTES:**
- ALL SIGNS SHALL BE INSTALLED IN ACCORDANCE WITH TOWN OF EAGLE PUBLIC WORKS MANUAL AND THE MUTCD.
 - STREET NAME SIGNS SHALL BE INSTALLED AT ALL INTERSECTIONS IN THE SUBDIVISION PER TOWN OF EAGLE PUBLIC WORKS MANUAL SECTION 3.03.

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FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - SIGNAGE & STRIPING PLAN - PHASE 2.DWG LAYOUT: LAYOUT1
DATE PLOTTED: 02/14/2025 9:13:07A BY: COLTON HOCHER



DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-14-2025	PER TOWN OF EAGLE COMMENTS



ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
SIGNAGE & STRIPING PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER
RD20
57 OF 76

GENERAL NOTES

- THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
- THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
- DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
- VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
- WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
- THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
- IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
- CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS. AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
- CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
- UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
- SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.
- NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
- COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
- CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
- THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
- MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
- THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
- THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE

- RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
- THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
- THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
- THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
- OPEN SPACE SWALES: IF SWALES ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE CONVEYANCE OF WATER WITHIN THE SWALES DURING THE CONTRACT PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DIVERSION OR PUMPING OF WATER IF REQUIRED TO COMPLETE WORK. ANY SWALES DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE SWALE NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- DETENTION AND WATER QUALITY PONDS: IF DETENTION PONDS AND WATER QUALITY PONDS ARE EXISTING ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE PONDS, DRAINAGE STRUCTURES AND SPILLWAYS DURING CONSTRUCTION. ALL PONDS, DRAINAGE STRUCTURES AND SPILLWAYS SHALL BE MAINTAINED IN OPERABLE CONDITIONS AT ALL TIMES. ANY POND OR SPILLWAY AREAS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. IF THE POND NEEDS TO BE DISTURBED OR MODIFIED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO DISTURBANCE.
- MAINTENANCE ACCESS BENCHES: IF MAINTENANCE BENCHES OR ACCESS ROADS EXIST ON SITE AND ARE NOT INTENDED TO BE MODIFIED AS PART OF THE PLANS, THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE BENCHES OR ACCESS ROADS DURING CONSTRUCTION. ANY BENCHES OR ACCESS ROADS DISTURBED BY THE CONTRACTOR SHALL BE REPAIRED/RESTORED TO THEIR ORIGINAL CONDITION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL EXISTING BENCHES AND ACCESS ROADS DURING THE CONSTRUCTION PERIOD. IF ACCESS NEEDS TO BE BLOCKED FOR ANY REASON, THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO INTERRUPTION OF ACCESS.
- LOCAL, STATE AND FEDERAL, JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.

LANDSCAPE NOTES

- THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
- THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
- THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
- REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
- LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
- ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT AS NOTED IN THE MATERIAL SCHEDULE AND/OR TECHNICAL SPECIFICATIONS.
- TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
- THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
- ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
- ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE

LAYOUT NOTES

- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
- CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
- THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
- THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING WHO WILL PROVIDE SURVEY SERVICES FOR LAYOUT OF THE WORK.
- THE CONTRACTOR SHALL REVIEW WITH OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT ALL STAKING PRIOR TO SETTING FORMS OR COMPLETING FLATWORK AND PERFORM MINOR MODIFICATIONS AS REQUIRED TO ACHIEVE PROPER DRAINAGE OR ACCESSIBILITY AS REQUIRED FOR THE DESIGN, AT NO ADDITIONAL COST TO THE OWNER.
- THE CONTRACTOR SHALL INSTALL SLEEVING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
- LAYOUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
- ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.
- WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

LANDSCAPE SHEET INDEX

LP-001	LANDSCAPE NOTES	LI-001	IRRIGATION NOTES
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LP-102	LANDSCAPE PLAN	LI-102	IRRIGATION PLAN
LP-103	LANDSCAPE PLAN	LI-103	IRRIGATION PLAN
LP-104	LANDSCAPE PLAN	LI-104	IRRIGATION PLAN
LP-105	LANDSCAPE PLAN	LI-105	IRRIGATION PLAN
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LP-501	LANDSCAPE DETAILS	LI-501	IRRIGATION DETAILS
		LI-502	IRRIGATION DETAILS

ABBREVIATIONS

&	AND	INSUL	INSULATION
@	AT	IN	INCH
⊕	CENTERLINE	INT	INTEGRAL
⊖	DIAMETER OR ROUND	INV	INVERT
#	POUND OR NUMBER	JST	JOIST
		JNT	JOINT
AB	ANCHOR BOLT		
AD	AREA DRAIN		
ADDUM	ADDENDUM	KJ	KEYED JOINT
ADJ	ADJUSTABLE	LP	LOW POINT
AGG	AGGREGATE	LF	LINEAL FEET
ALUM	ALUMINUM	LBS	POUNDS
ALT	ALTERNATE		
APPROX	APPROXIMATE	MAX	MAXIMUM
ASPH	ASPHALT	ME	MATCH EXISTING
ARCH	ARCHITECT(URAL)	MECH	MECHANICAL
		MEMB	MEMBRANE
		MED	MEDIUM
BOC	BACK OF CURB	MET	METAL
BW	BOTTOM OF WALL	MFG	MANUFACTURER
BS	BOTTOM OF STAIR	MH	MANHOLE
BEV	BEVEL	MID	MIDDLE
BITUM	BITUMINOUS	MIN	MINIMUM
BLDG	BUILDING	MIR	MIRROR
BM	BENCHMARK	MISC	MISCELLANEOUS
BRKT	BRACKET	MTD	MOUNTED
BOT	BOTTOM	MTG	MOUNTING
BSMT	BASEMENT		
BTWN	BETWEEN	N	NORTH
BRLP	BURLAP	NIC	NOT IN CONTRACT
		NO.#	NUMBER
		NOM	NOMINAL
		NTS	NOT TO SCALE
CB	CATCH BASIN		
CF	CUBIC FOOT/FEET	OA	OVERALL
CHAM	CHAMFER	OC	ON CENTER
CIP	CAST IN PLACE	OPP	OPPOSITE
CJ	CONTROL JOINT	OH	OVERHEAD
CL	CENTER LINE		
CMU	CONCRETE MASONRY UNIT(S)		
CO	CLEAN OUT	PA	PLANTING AREA
COL	COLUMN	PC	POINT OF CURVATURE
COMP	COMPACTED	PL	PROPERTY LINE
CONC	CONCRETE	PLBG	PLUMBING
COND	CONDITION	PLNTG	PLANTING
CONSTR	CONSTRUCTION	PNL	PANEL
CONT	CONTINUOUS	POL	POLISHED
CONTR	CONTRACTOR	PR	PAIR
CTR	CENTER	PRCST	PRECAST
CY	CUBIC YARD(S)	PSI	POUNDS PER SQUARE INCH
		PT	POINT OF TANGENCY
DPTH	DEEP,DEPTH	PTD	PAINTED
DBL	DOUBLE	PVC	POLYVINYL CHLORIDE
DEMO	DEMOLISH, DEMOLITION	PVMT	PAVEMENT
DEP	DEPRESSED		
DEPT	DEPARTMENT	RAD	RADIUS
DET	DETAIL	REF	REFERENCE
DIA	DIAMETER	REINF	REINFORCING
DIM	DIMENSION	REQ	REQUIRED
DN	DOWN	RESIL	RESILIENT
DR	DOOR	ROW	RIGHT OF WAY
DWG	DRAWING		
		S	SOUTH
E	EAST	SC	SCALE
EA	EACH	SCHD	SCHEDULE
EJ	EXPANSION JOINT	SCRN	SCREEN
ELEV	ELEVATION	SECT	SECTION
ELEC	ELECTRICAL	SF	SQUARE FOOT (FEET)
ENCL	ENCLOSURE	SHT	SHEET
EQ	EQUAL	SG	SUBGRADE
EW	EACH WAY	SQ	SQUARE
EQUIV	EQUIVALENT	SST	STAINLESS STEEL
EXIST, EX	EXISTING	STA	STATION
		STD	STANDARD
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STRC	STRUCTURAL
FF	FACE FOOT	SY	SQUARE YARD
FFE	FINISH FLOOR ELEVATION	SYM	SYMMETRICAL
FIN	FINISH(ED)		
FG	FINISH GRADE	TC	TOP OF CURB
FL	FLOWLINE	TS	TOP OF STEP/SEAT
FLR	FLOOR	TW	TOP OF WALL
FLASH	FLASHING	TYP	TYPICAL
FT	FOOT, FEET		
FTG	FOOTING	VAR	VARIES
		VERT	VERTICAL
GA	GAUGE	W	WEST
GALV	GALVANIZED	W/	WITH
GC	GENERAL CONTRACT(OR)	WID	WIDTH
GLULAM	GLUE LAMINATED	WL	WATER LEVEL
GND	GROUND	W/O	WITHOUT
GR	GRADE	WT	WEIGHT
		WWM	WELDED WIRE MESH
HT	HEIGHT		
HORIZ	HORIZONTAL		
HP	HIGH POINT		



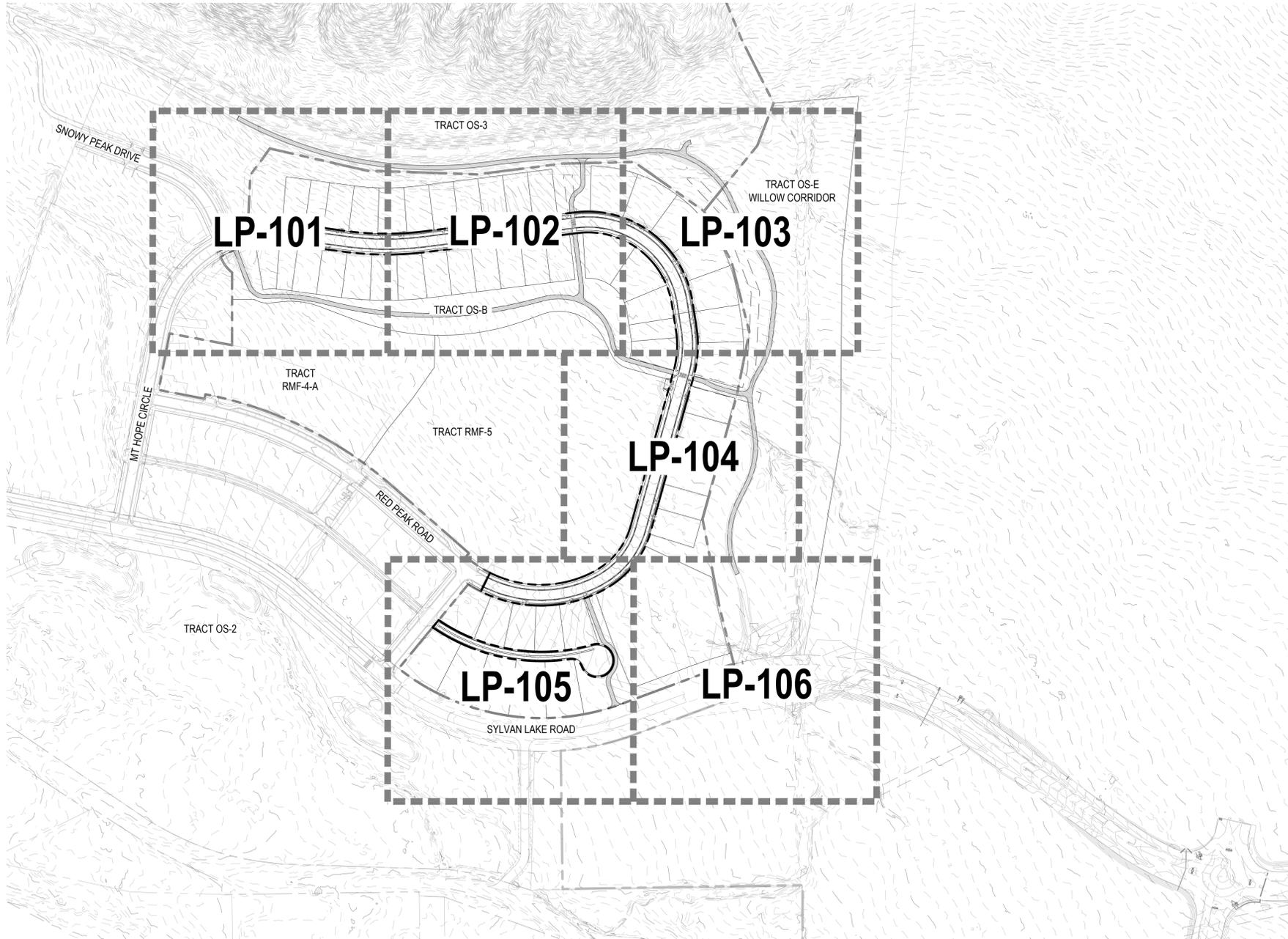
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DESIGNED BY: CG, NCM, BC
CHECKED BY: MT
DRAWN BY: CG, NCM, BC



ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
LANDSCAPE NOTES

PROJECT #: 240804
SHEET NUMBER
LP-001
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REFERENCES

CALLOUTS

SCHEDULE
INDICATES SCHEDULE
M - MATERIAL F - FENCE
P - PAVEMENT MS - SPECIALTY MATERIALS
S - AMENITY PD - POOL DECK
INDICATES NUMBER

INDICATES NOTES LEGEND
D - DEMOLITION
N - KEYNOTE
INDICATES NUMBER

DETAIL

DETAIL IDENTIFICATION
SHEET WHERE SHOWN

SECTION/ELEVATION

SECTION IDENTIFICATION
SHEET WHERE SHOWN

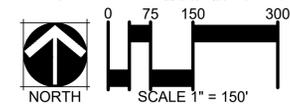
REVISION SYMBOL

AREA OF REVISION
REVISION NUMBER

PLANT SCHEDULE PHASE 2 - A1

CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	WATER USE	HEIGHT	SPREAD
DECIDUOUS CANOPY TREES								
** CE OC	18	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	3" CAL.	LOW	50'-60'	40'-50'
** GL IN	18	GLEDITSIA TRIACANTHOS INERMIS 'HARVE'	NORTHERN ACCLAIM® HONEY LOCUST	B & B	3" CAL.	MOD	40'-50'	25'-30'
** GL SH	16	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST	B & B	3" CAL.	LOW	40'-50'	30'-40'
** TI FL	17	TILIA X FLAVESCENS 'GLENLEVEN'	GLENLEVEN LINDEN	B & B	3" CAL.	MOD	40'-50'	25'-30'

- NOTE:
- DECIDUOUS CANOPY TREES IN RIGHT-OF-WAY TO BE SPACED AT A MIN OF 30' AND MAX OF 50'. **
 - FINAL LOCAL TREE PLACEMENT BY HOMEBUILDER SUBJECT TO DRIVEWAY LOCATION, STREET SIGNAGE, STREET LIGHTS & UTILITY SERVICE LOCATIONS. TREES SHALL BE PLACED A MIN. 8' FROM DRIVEWAYS.
 - ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.



TEMPORARY IRRIGATED NATIVE SEED MIX

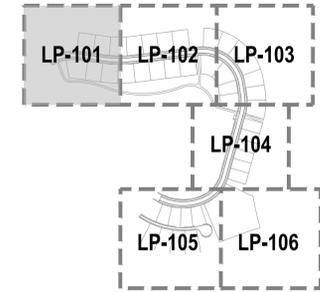
COMMON NAME	SCIENTIFIC NAME	PLS LBS PER ACRE	PERCENT PER ACRE
LOW GROW NATIVE SEED MIX			
BLUE FESCUE	FESTUCA GLAUCA	4.4	20%
BLUE GRAMA	BOUTELOUA GRACILIS	3.3	15%
ROCKY MOUNTAIN FESCUE	FESTUCA SAXIMONTANA	3.3	15%
CANBY BLUEGRASS	POA SECUNDA 'CANBAR'	3.3	15%
INDIAN RICEGRASS	ORYZOPSIS HYMENOIDES	2.2	10%
SANDBERG BLUE	POA SECUNDA	2.2	10%
SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	2.2	10%
ALPINE BLUEGRASS	POA ALPINA	0.45	2.5%
BOTTLEBRUSH SQUIRRELTAIL	ELYMUS ELYMOIDES	0.45	2.5%
TOTAL		21.8	100%

IRRIGATED LOW WATER SEED MIX

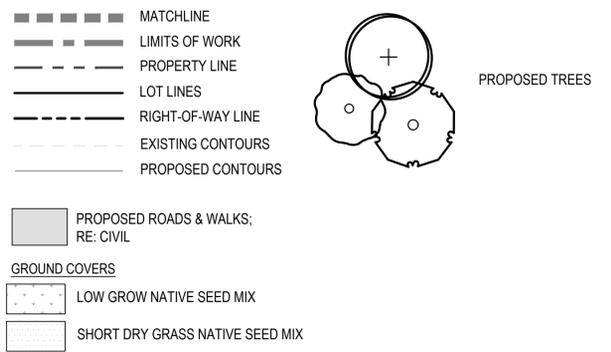
COMMON NAME	PLS LBS PER ACRE	PERCENT PER ACRE
SHORT DRY GRASS NATIVE SEED MIX		
HARD FESCUE, VNS	0.6	30%
CREeping RED FESCUE, VNS	0.6	30%
SHEEP FESCUE, MEKLENBERGER	0.5	25%
CANADA BLUEGRASS, RUBENS	0.2	10%
CANBY BLUEGRASS, CANBAR	0.1	5%
TOTAL	2.0	100%

- SLOPES OVER 3:1 SHALL BE HAYED AND TECKIFIED, NETTED, OR HYDROMULCHED
- SPREAD SEED AT A RATE OF 2 LBS PER 1000 SF

<p>Know what's below. Call before you dig.</p>	<p>DESIGNED BY: CG, NCM, BC CHECKED BY: MT DRAWN BY: CG, NCM, BC</p>	<p>ISSUE DATE: 11-19-2024</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>REVISION COMMENTS</th> </tr> </thead> <tbody> <tr> <td>12-04-2024</td> <td>BID SET</td> </tr> <tr> <td>01-09-2025</td> <td>BID SET</td> </tr> <tr> <td>02-18-2025</td> <td>PER TOWN OF EAGLE COMMENTS</td> </tr> </tbody> </table>	DATE	REVISION COMMENTS	12-04-2024	BID SET	01-09-2025	BID SET	02-18-2025	PER TOWN OF EAGLE COMMENTS	<p>1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com</p>	<p>ABRIKA PROPERTIES</p>	<p>HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2) OVERALL LANDSCAPE PLAN</p>	<p>PROJECT #: 240804 SHEET NUMBER</p>
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<p>LP-100</p>	<p>59 OF 76</p>													



LEGEND



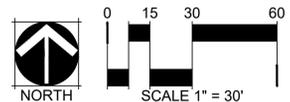
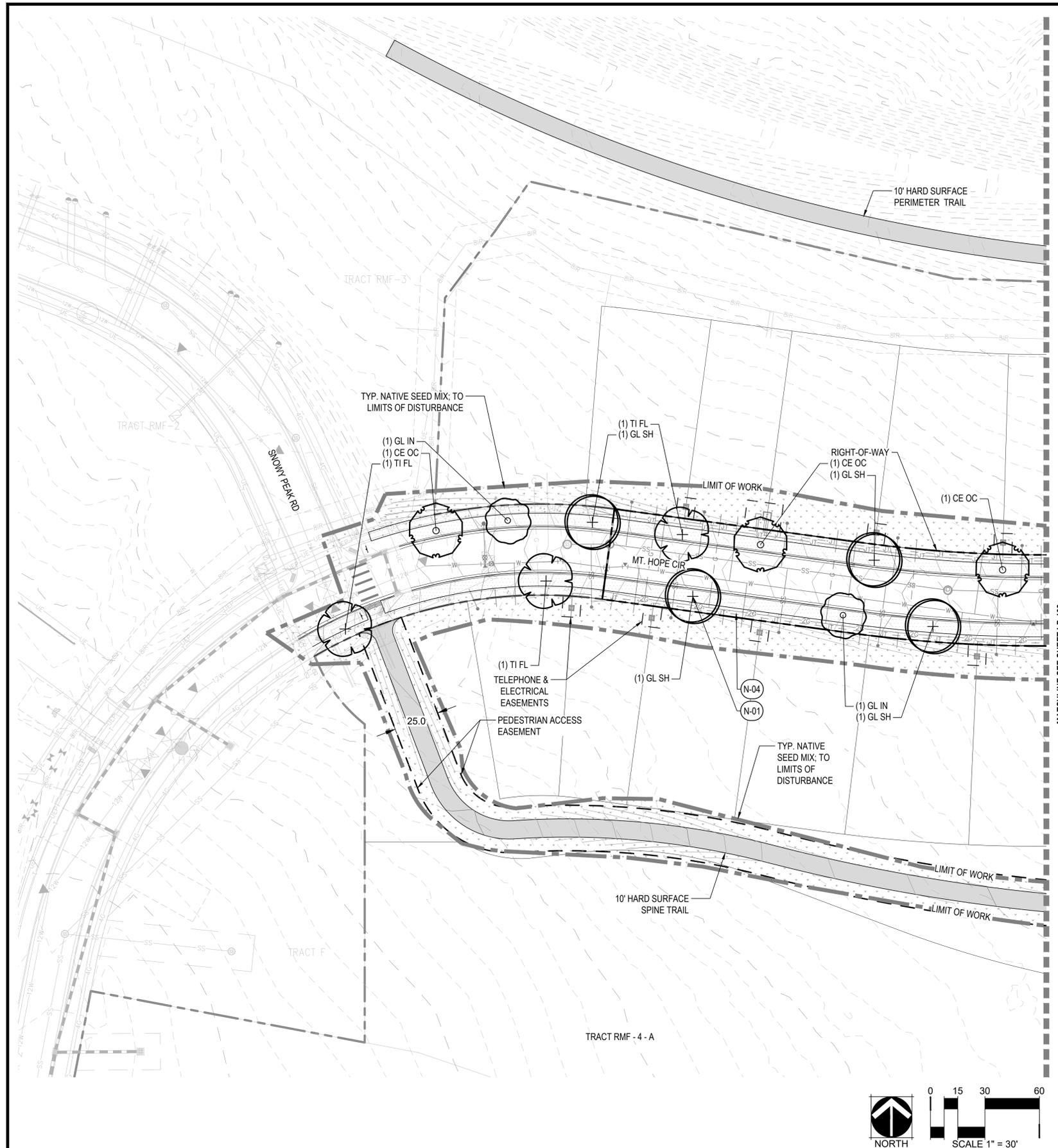
KEY NOTES

CODE	DESCRIPTION
N-01	TREE PLANTING
N-04	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.

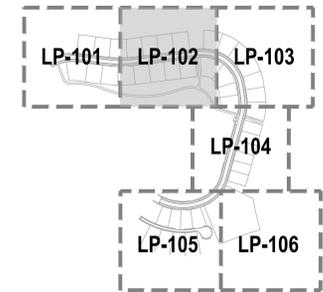
PLANT SCHEDULE PHASE 2 - A1

CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS CANOPY TREES		
** CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY
** GL IN	GLEDITSIA TRIACANTHOS INERMIS 'HARVE'	NORTHERN ACCLAIM® HONEY LOCUST
** GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST
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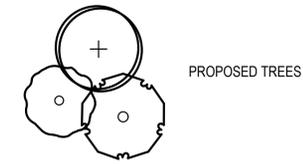


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LEGEND

- MATCHLINE
- - - LIMITS OF WORK
- - - PROPERTY LINE
- LOT LINES
- RIGHT-OF-WAY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS



PROPOSED ROADS & WALKS;
RE: CIVIL

GROUND COVERS

- [Pattern] LOW GROW NATIVE SEED MIX
- [Pattern] SHORT DRY GRASS NATIVE SEED MIX

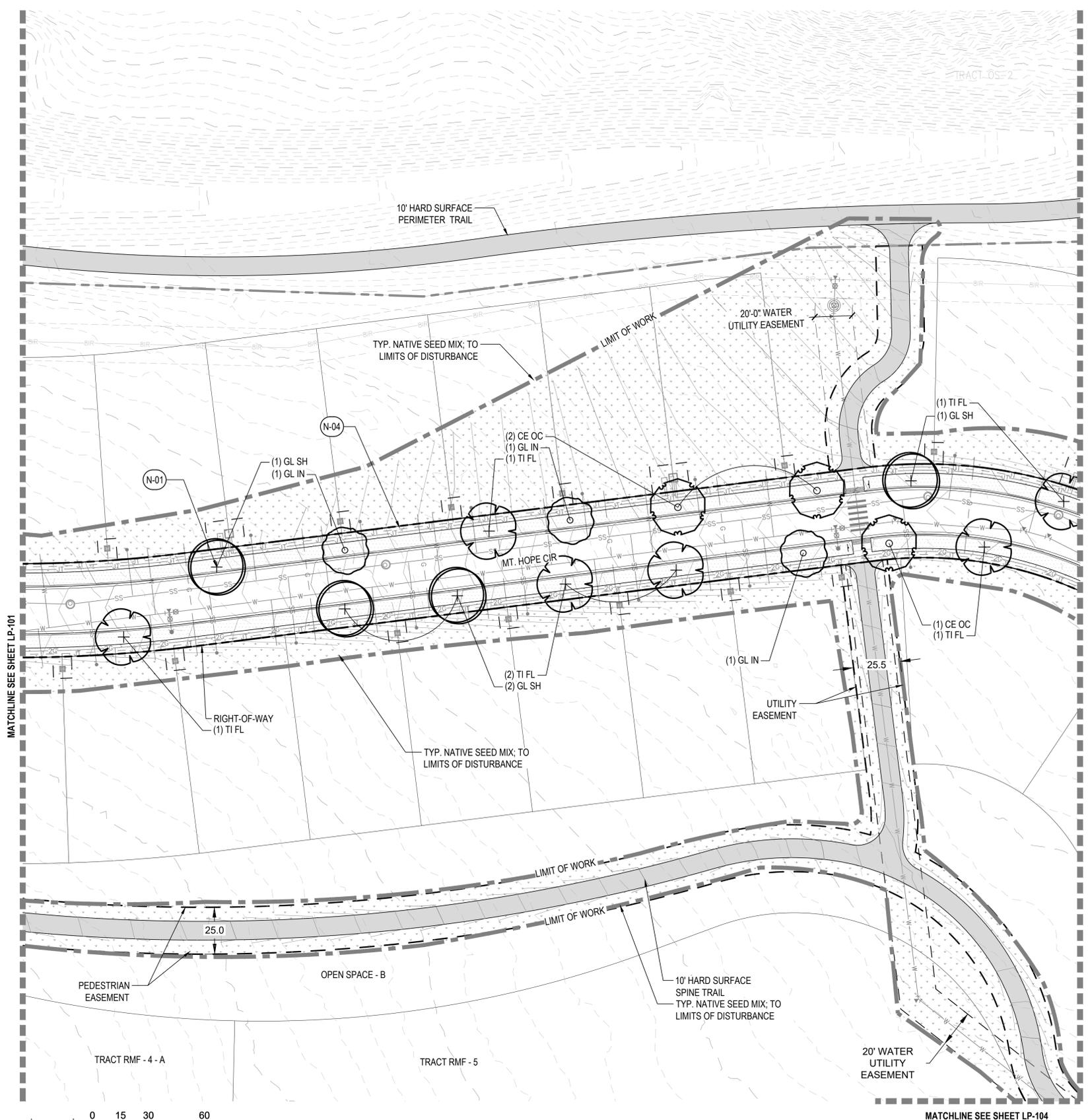
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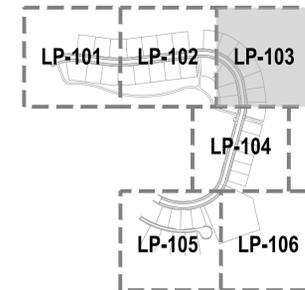
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LEGEND

- MATCHLINE
 - LIMITS OF WORK
 - PROPERTY LINE
 - LOT LINES
 - RIGHT-OF-WAY LINE
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
-
- PROPOSED ROADS & WALKS;
RE: CIVIL
-
- GROUND COVERS**
- LOW GROW NATIVE SEED MIX
 - SHORT DRY GRASS NATIVE SEED MIX
-
-
- PROPOSED TREES

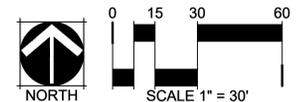
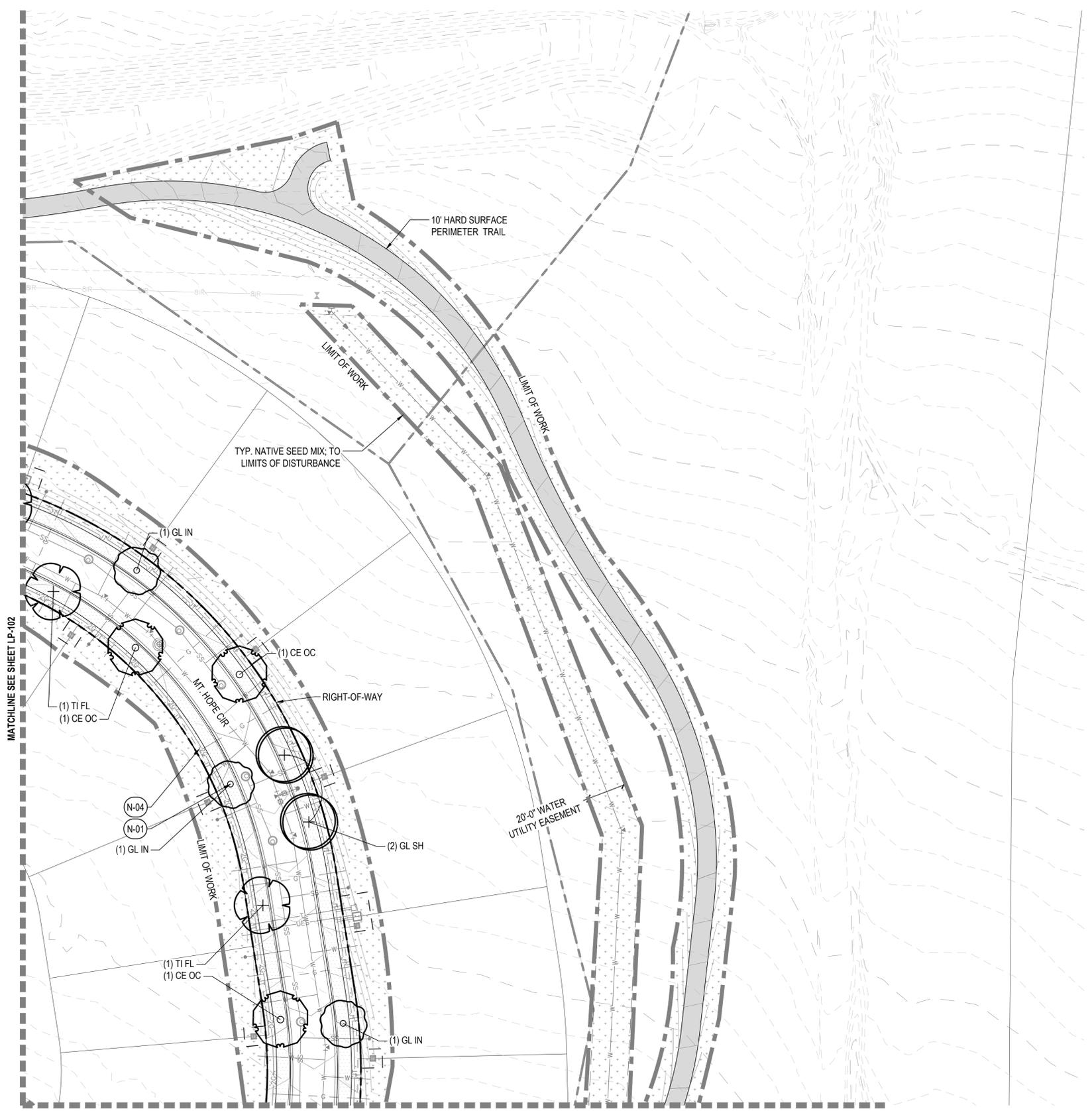
KEY NOTES

CODE	DESCRIPTION
N-01	TREE PLANTING
N-04	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.

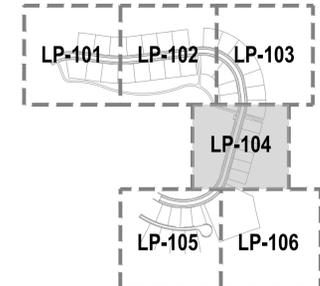
PLANT SCHEDULE PHASE 2 - A1

CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS CANOPY TREES		
** CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY
** GL IN	GLEDITSIA TRIACANTHOS INERMIS 'HARVE'	NORTHERN ACCLAIM® HONEY LOCUST
** GL SH	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'™	SHADEMASTER LOCUST
** TI FL	TILIA X FLAVESCENS 'GLENLEVEN'	GLENLEVEN LINDEN

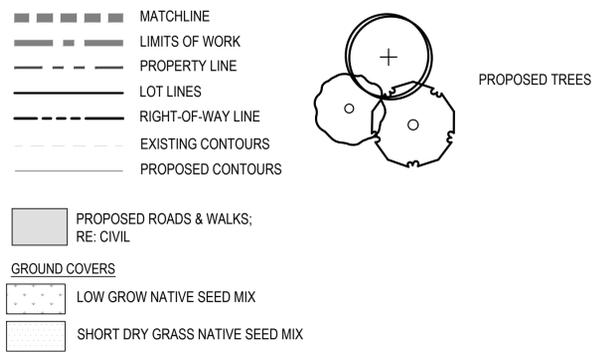
- NOTE:
- DECIDUOUS CANOPY TREES IN RIGHT-OF-WAY TO BE SPACED AT A MIN OF 30' AND MAX OF 50'. **
 - FINAL LOCAL TREE PLACEMENT BY HOMEBUILDER SUBJECT TO DRIVEWAY LOCATION, STREET SIGNAGE, STREET LIGHTS & UTILITY SERVICE LOCATIONS. TREES SHALL BE PLACED A MIN. 8' FROM DRIVEWAYS.
 - ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.



<p>Know what's below. Call before you dig.</p>	DESIGNED BY: CG, NCM, BC CHECKED BY: MT DRAWN BY: CG, NCM, BC	ISSUE DATE: 11-19-2024 DATE REVISION COMMENTS 12-04-2024 BID SET 01-09-2025 BID SET 02-18-2025 PER TOWN OF EAGLE COMMENTS	<p>1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com</p>	ABRIKA PROPERTIES	HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2) LANDSCAPE PLAN	PROJECT #: 240804 SHEET NUMBER LP-103
		62 OF 76				



LEGEND



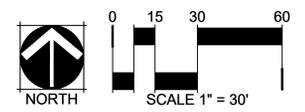
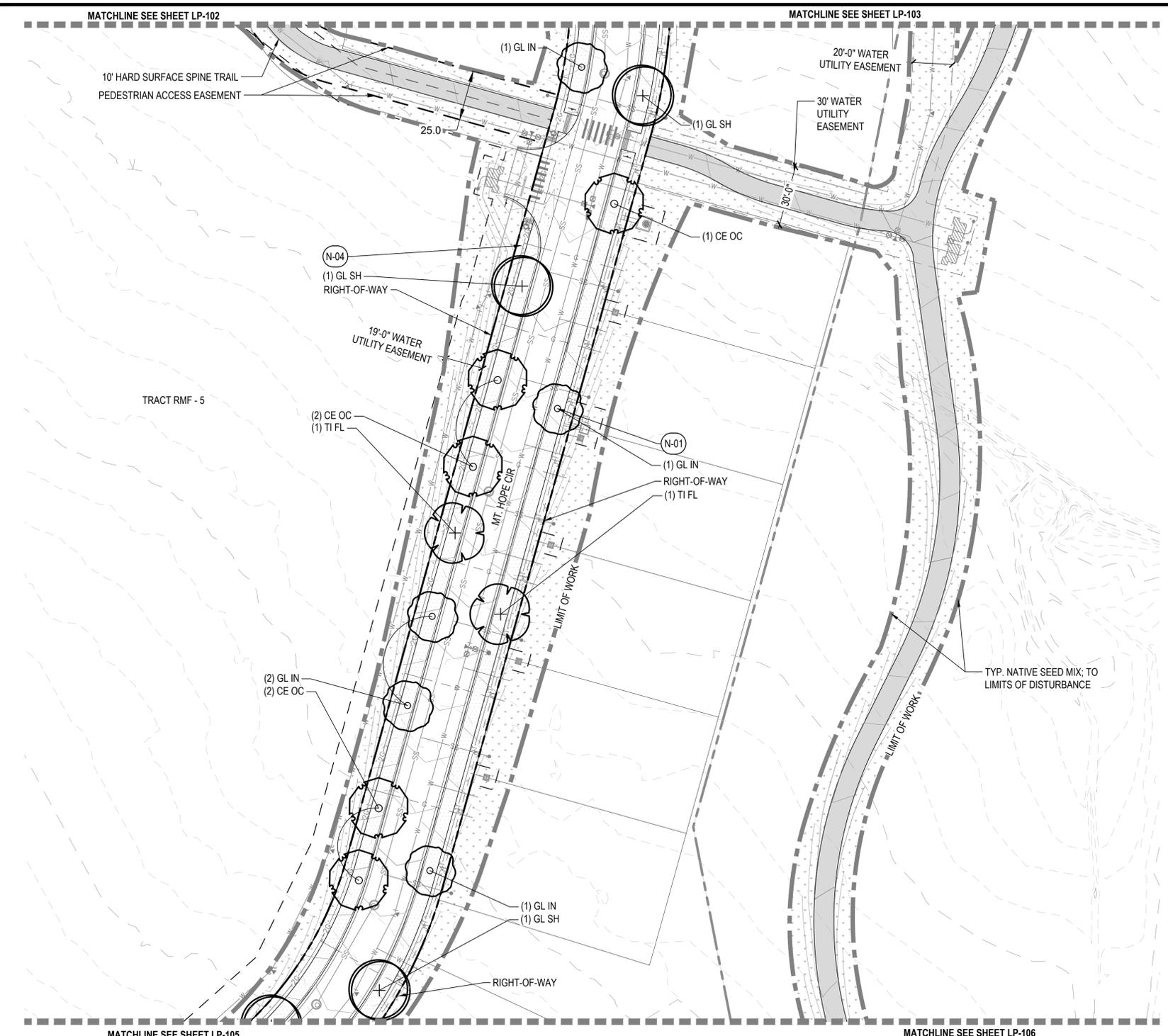
KEY NOTES

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N-04	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.

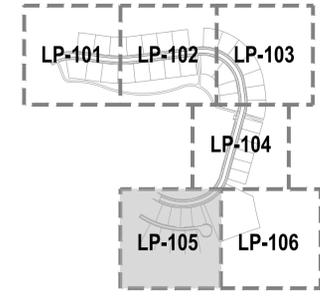
PLANT SCHEDULE PHASE 2 - A1

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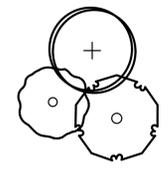


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		63 OF 76				



LEGEND

- MATCHLINE
- LIMITS OF WORK
- PROPERTY LINE
- LOT LINES
- RIGHT-OF-WAY LINE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- PROPOSED ROADS & WALKS, RE: CIVIL
- GROUND COVERS**
- LOW GROW NATIVE SEED MIX
- SHORT DRY GRASS NATIVE SEED MIX



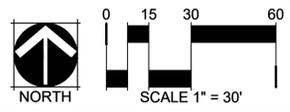
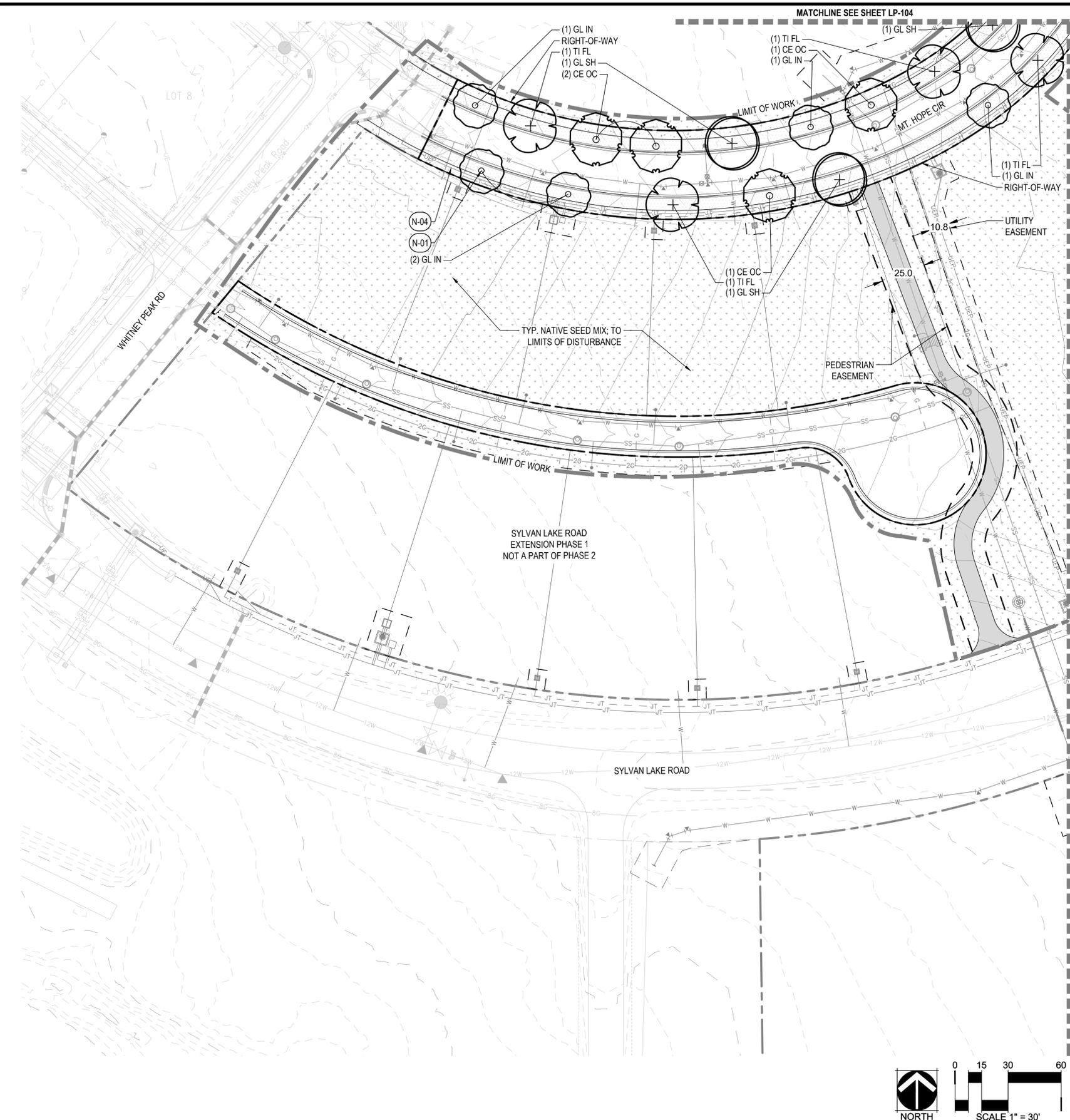
KEY NOTES

CODE	DESCRIPTION
N-01	TREE PLANTING
N-04	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.

PLANT SCHEDULE PHASE 2 - A1

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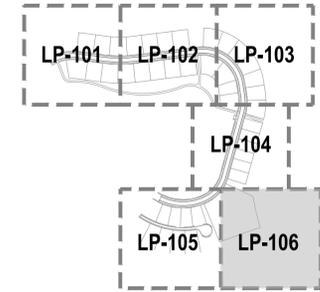
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-18-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
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 HarrisKocherSmith.com

ABRIKA PROPERTIES

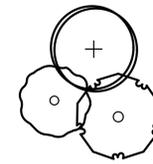
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 LANDSCAPE PLAN

PROJECT #: 240804
 SHEET NUMBER
 LP-105



LEGEND

- MATCHLINE
- - - LIMITS OF WORK
- - - PROPERTY LINE
- LOT LINES
- - - RIGHT-OF-WAY LINE
- - - EXISTING CONTOURS
- - - PROPOSED CONTOURS



■ PROPOSED ROADS & WALKS;
RE: CIVIL

GROUND COVERS

- LOW GROW NATIVE SEED MIX
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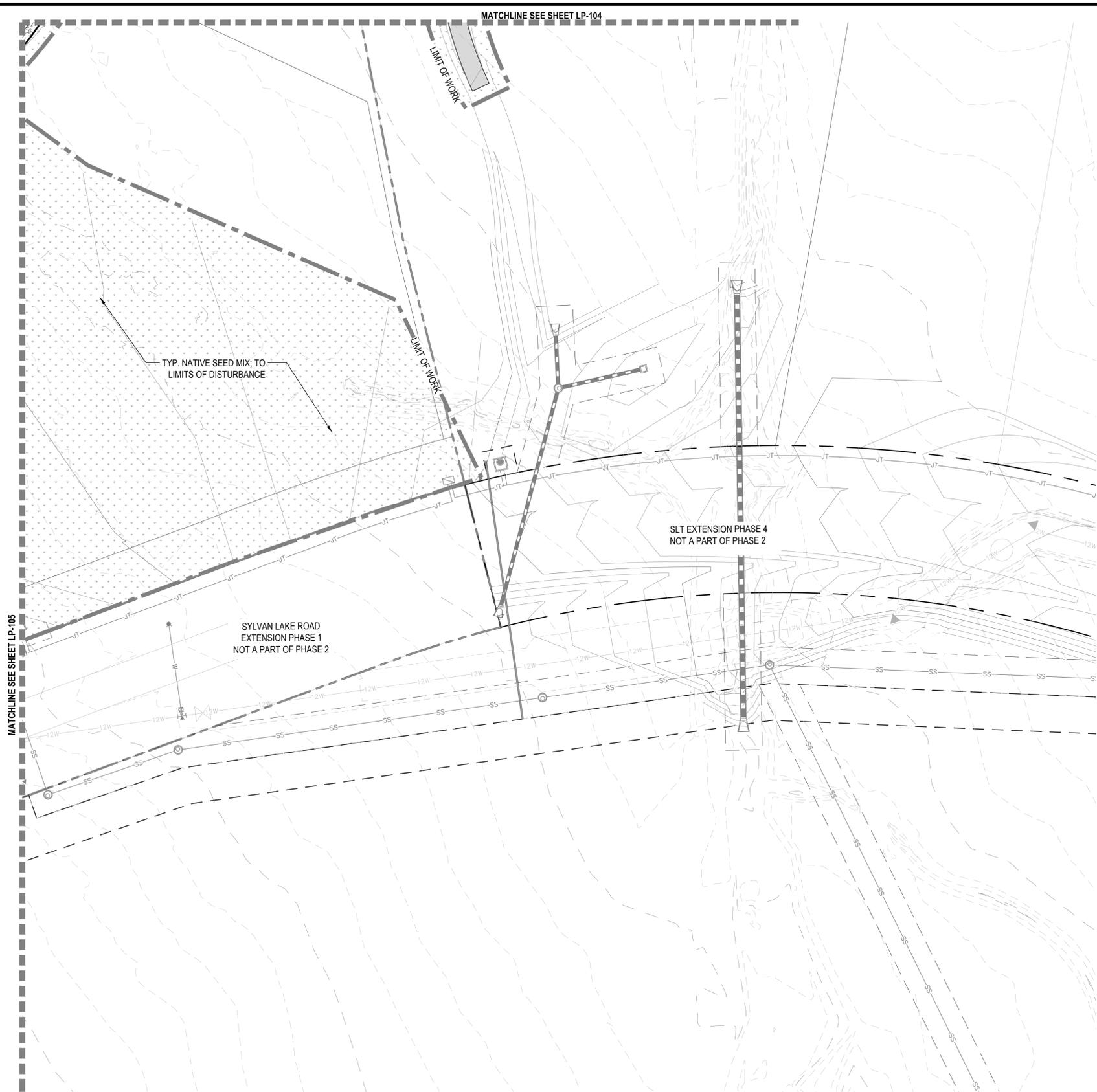
KEY NOTES

CODE	DESCRIPTION
N-01	TREE PLANTING
N-04	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.

PLANT SCHEDULE PHASE 2 - A1

CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS CANOPY TREES		
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DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-18-2025	PER TOWN OF EAGLE COMMENTS

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Denver, Colorado 80203
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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
LANDSCAPE PLAN

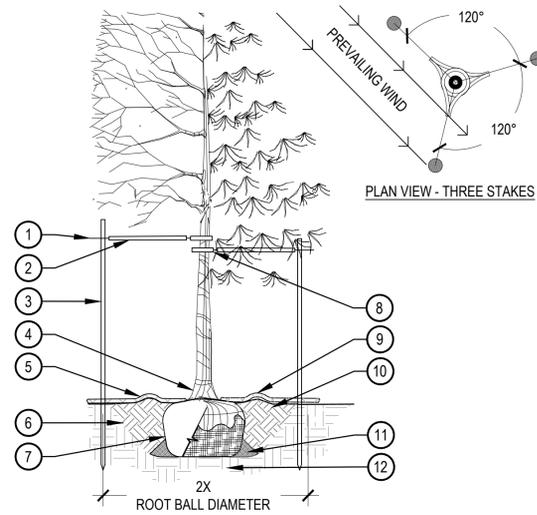
PROJECT #: 240804
SHEET NUMBER
LP-106

PRUNING NOTES:

- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

- STAKE TREES PER DIAGRAM. AFTER A MINIMUM OF (3) THREE YEARS CONFIRM TREE IS ESTABLISHED. CHECK FOR ROOTBALL STABILITY. APPLY HAND PRESSURE TO TRUNK OF TREE. WHEN ROOTBALL DOES NOT MOVE, REMOVE STAKING.
 - 2" CALIPER SIZE AND UNDER DECIDUOUS AND ASPEN TREES - MINIMUM 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
 - EVERGREEN TREES - 3 STAKES PER DIAGRAM.
 - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MINIMUM 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.
- ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
- TREATED WOOD POST PREFERRED. METAL T STAKES WITH PLASTIC SAFETY CAPS ACCEPTABLE WITH APPROVAL FROM OWNER.



- GALVANIZED WIRE
- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- INSTALL STAKING PER SPECIFICATIONS
- PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1'-2" ABOVE FINAL GRADE
- 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH, DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM THE ENTIRE ROOTBALL AND TRUNK
- GROMMETED NYLON STRAPS
- 4-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL AROUND ROOTBALL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS
- PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP, SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

NOTES:

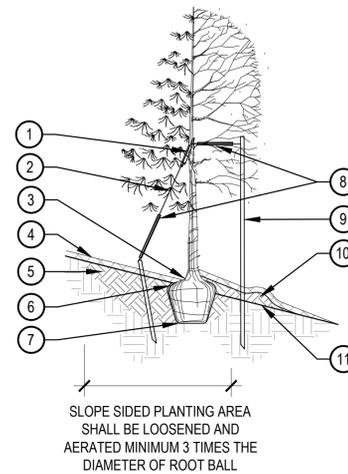
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT BALL. REFERENCE TREE PLANTING DETAIL FOR BACKFILL NOTES.
- TREES SHALL BE PLANTED WITH THE TOP MOST ROOT IN THE ROOT BALL 3" TO 5" HIGHER THAN THE FINISHED LANDSCAPE GRADE. TREES WHERE THE TRUNK FLARE IS NOT VISIBLE SHALL BE REJECTED.
- FORM SOIL INTO A 3" TO 5" TALL WATERING RING (SAUCER) AROUND PLANTING AREA. THIS IS NOT NECESSARY IN IRRIGATED TURF AREAS. APPLY 3" TO 4" DEPTH OF SPECIFIED MULCH INSIDE WATERING RING.

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- ADJUST STAKING, STRAPS AND GUY WIRES ANNUALLY.
- USE GUY ASSEMBLIES FOR EVERGREENS AND TREES OVER 3" CALIPER. ALL WIRE TO BE MINIMUM 12 GAUGE GALVANIZED.



- GROMMETED NYLON STRAP
- GALVANIZED WIRE
- TOP MOST ROOT IN ROOTBALL: 1'-2" ABOVE EXISTING GRADE, UPHILL SIDE
- 2'-4" OF ORGANIC MULCH APPLIED OVER PLANTING AREA AND AWAY FROM THE TRUNK, FINISHED GRADE REFERENCES TOP OF MULCH
- BACKFILL WITH PLANT MIX, PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, EXCAVATED SOIL, PLUS MYCORRHIZAL INOCULANT PER SPECIFICATIONS. WATER THOROUGHLY WHEN BACKFILLING
- REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOTBALL AND TRUNK
- PLACE ROOTBALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT. IF SOIL HAS BEEN IMPORTED, PROVIDE MODERATE FOOT PACKING OF SOIL DIRECTLY UNDER LOCATION OF ROOTBALL
- 24" X 3/4" P.V.C. MARKERS (TYPICAL) OVER WIRES
- TREATED WOOD POST, OR METAL T STAKE WITH CAP, WITH GROMMETED NYLON STRAPS, USE 2 GUY WIRES
- UNAMENDED TOPSOIL ADDED TO EXISTING GRADE ON DOWN HILL SIDE, REFER TO SPECIFICATIONS
- EXISTING GRADE

2 TREE PLANTING ON SLOPE

SCALE: 1/4" = 1'-0"

IRRIGATION GENERAL NOTES

- THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
- ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY ASSOCIATED WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT CONSTRUCTION DOCUMENTS INCLUDING BUT NOT LIMITED TO THE FOLLOWING: LANDSCAPE PLAN, UTILITY PLAN, CIVIL UTILITY PLAN, ARCHITECTURE PLAN, GRADING AND DRAINAGE PLAN AND ALL OTHER ASSOCIATED PLANS AND SPECIFICATIONS THAT AFFECT THIS WORK PRIOR TO START OF WORK. IF THE AND CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
- THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES. THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
- THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
- IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE PROJECT LIMITS. EQUIPMENT SHOWN OUTSIDE OF THESE LIMITS IS SHOWN FOR GRAPHIC CLARITY ONLY. IF THERE IS A QUESTION REGARDING THE LOCATION OF ANY COMPONENT OF THE IRRIGATION SYSTEM, IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE. IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
- ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE OF 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT , WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
- EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS. LID COLOR TO BE PURPLE. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/BASINS.
- CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURY TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
- PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A REPRESENTATIVE SPRAY ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- INSTALL SCH. 40 BALL WITH OPERATIONAL INDICATOR AT ENDS OF ALL DRIP LATERALS AS DETAILED. FLUSH ALL LATERALS THOROUGHLY BEFORE INSTALLING EMITTERS AND BUBBLERS.
- CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
- CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
- THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN PRESSURE AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE.
- THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DEPENDING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
- THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
 - FESCUE/BLUEGRASS BLEND TURF 1.75" PER WEEK PEAK SEASON
 - TREE, SHRUB, AND PERENNIAL PLANT MATERIAL 1.00" PER WEEK PEAK SEASON
 - NATIVE DROUGHT TOLERANT SEED MIX 0.75" PER WEEK PEAK SEASON
- THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON MAY 15TH AND END ON SEPTEMBER 15TH TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES:
 - CHECK HEADS FOR COVERAGE AND LEAKAGE.
 - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY.
 - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN.
 - PERIODICALLY VERIFY THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY.
 - WINTERIZATION AND SPRING START UP PROCEDURES.

EXISTING TREE NOTES

- ALL TRENCHING OR OTHER WORK UNDER LIMB SPREAD OF ANY AND ALL PLANT MATERIAL SHALL BE DONE BY HAND, BORING OR BY OTHER METHODS SO AS TO PREVENT DAMAGE TO LIMBS OR BRANCHES.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
- EXCAVATION AND TRENCHING, IN AREAS WHERE 2" AND LARGER ROOTS OCCUR, SHALL BE DONE BY HAND.
- ROOTS 2" OR LARGER IN DIAMETER SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
- ROOTS SMALLER THAN 2" IN DIAMETER SHALL BE HAND TRIMMED AT THE WALL OF TRENCH, MAKING CLEAN CUTS THROUGH ROOTS.
- TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN 24 HOURS, AND WHEN THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO TREE SHALL BE KEPT SHADED WITH MOISTENED BURLAP OR CANVAS UNTIL BACKFILL.

IRRIGATION POINT OF CONNECTION NOTES

- POINT OF CONNECTION: THERE ARE TWO (2) POINTS OF CONNECTION ON THIS PROJECT.
 POC #2 : 2-1/2" DEDICATED IRRIGATION WATER METER LOCATED NEAR PUMP HOUSE.
 POC #3 : 2-1/2" DEDICATED IRRIGATION WATER METER LOCATED NEAR PUMP HOUSE.
 - CONTRACTOR IS TO LOCATE AND CONNECT TO THE DEDICATED NON-POTABLE IRRIGATION WATER DISTRUBUTION MAIN (PROVIDED BY OTHERS) WITH CLASS 200 PVC AT A DEPTH OF 24". EXTEND CLASS 200 PVC MINIMUM 30' HORIZONTAL FROM POINT OF CONNECTION AND INSTALL ONE MANUAL DRAIN, ONE GATE VALVE, MASTER VALVE, FLOW SENSOR, 1" QUICK COUPLER, AND EXTEND MAINLINE TO VALVES AS SHOWN.
 - THE CONTRACTOR SHALL CONFORM TO ALL LOCAL CODES, OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS ASSOCIATED WITH THIS WORK. FINAL LOCATION OF BACKFLOW PREVENTION UNIT SHALL BE APPROVED BY THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- CONTROLLER LOCATION: THERE ARE TWO (2) CONTROLLERS ON THIS PROJECT.
 CONTROLLERS B & C : PEDESTAL MOUNTED CONTROLLER LOCATED ADJACENT TO POC #2 & 3.
 - CONTROLLER SHALL BE PROGRAMMED TO RUN MULTIPLE VALVES AT ONE TIME WITH A MAXIMUM TOTAL OF 70 GPM .
 - CONTROLLER TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG2401C3/ OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTROLLER.
 - RAIN/FREEZE SENSOR: MOUNT THE RAIN SENSOR ON POLE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
- SYSTEM PRESSURE: THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS: REQUIRED MINIMUM STATIC PRESSURE OF TBD PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
 - PER CIVIL ENGINEER THE STATIC PRESSURE FROM THE PUMP IS APPROXIMATELY TBD PSI.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNER'S REPRESENTATIVE OF SUCH DISCREPANCIES, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS TO ACCOMMODATE THE ACTUAL PRESSURE.
- FLOW SENSOR: SENSOR REQUIRES A MINIMUM FLOW FOR PROPER READINGS. MULTIPLE ZONES MAY BE REQUIRED TO RUN SIMULTANEOUSLY TO ACHIEVE THE MINIMUM FLOWS REQUIRED. CONTRACTOR TO SET 'K' VALUES PER MANUFACTURER.
 - FLOW SENSOR REQUIRES A MINIMUM FLOW OF 1.0 GPM.
- COMMUNICATION: IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A WATER MANAGEMENT CONTROL SOFTWARE FOR OPTIMUM FUNCTION OF THE IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND CONTACT THE LOCAL CONTROLLER MANUFACTURER REPRESENTATIVE OR AUTHORIZED VENDOR PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS.

TWO WIRE NOTES

- GROUNDING FOR THE IRRIGATION CONTROLLER AND DECODERS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT WWW.ASIC.ORG. FOR ADDITIONAL TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
- DO NOT LOOP TWO WIRE PATH. STAR PATTERN FROM CONTROLLER FOR EACH BRANCH OF MAINLINE.
- CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE TWO-WIRE PATH AT THE FOLLOWING LOCATIONS, BUT ARE NOT LIMITED TO:
 - CONTROLLER TO BE GROUNDED INDEPENDENTLY FROM BUILDING.
 - GROUND 1ST DECODER ON WIRE PATH FROM CONTROLLER.
 - GROUND EVERY 15TH DECODER OR EVERY 500 FEET BETWEEN DECODERS, WHICH EVER LENGTH IS SMALLER.
 - GROUND EVERY END OF WIRE PATH.
- THE TWO-WIRE CONTROLLER REQUIRES EACH CONTROL VALVE AND SENSOR TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER DECODERS, SURGE SUPPRESSION AND GROUNDING. THE RAIN SENSOR AND FLOW SENSOR REQUIRE A SENSOR DECODER.
- QTY OF STATIONS (VALVES) PER MANIFOLD REQUIRED DECODER
 - SINGLE STATION RAIN BIRD IVM-SOL
 - FLOW SENSOR RAIN BIRD IVM-SEN
- CONTROLLER TWO-WIRE PATH SHALL BE MANUFACTURER'S APPROVED WIRE OR APPROVED EQUAL.
- CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBRY-6 OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
- PROVIDE 30" MINIMUM TWO WIRE PATH IN EACH VALVE BOX FOR MAINTENANCE.
- CONTRACTOR SHALL INCLUDE TWO-WIRE RUN PATHS ON AS-BUILT DRAWINGS.

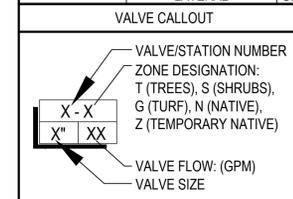
SLEEVEING COORDINATION NOTES

- INSTALLATION OF IRRIGATION SLEEVEING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
- SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
- THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
- ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
- EACH PIPE SHALL BE IN A SEPARATE SLEEVE. WIRES SHALL BE IN A SEPARATE PIPE UNDER ALL PAVED SURFACES.
- SLEEVEING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW.

PIPING	REQUIRED SLEEVE SIZE
MAINLINE PIPING	6" CLASS 200 PVC
LATERAL PIPING	2X NOMINAL DIAMETER OF LATERAL
CONTROL WIRES	2" CLASS 200 PVC

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	MODEL NO. DESCRIPTION	DETAIL # AND SHEET
	IRRIGATION METER	2-1/2" POINT OF CONNECTION REFER TO CIVIL, UTILITY, AND WATER PLANS	NA NA
	IRRIGATION CONTROLLER	RAIN BIRD ESPLXIVMP W/ IQ-NCC-4G COMMUNICATION MODULE, LXMM ENCLOSURE, & LXMPED PEDESTAL 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION(S)	1 LI-501
	RAIN SENSOR	RAIN BIRD WR2-RFC REFER TO CONTROLLER NOTES	2 LI-501
	AIR & VACUUM RELIEF VALVE	CRISPIN AL SERIES INSTALLED VERTICAL IN AEP 1015-1G2G VALVE BOX W/ PURPLE LID	NA NA
	MANUAL DRAIN VALVE	MATCO-NORCA 3/4" 201X INSTALLED IN AEP 910L-1G2G VALVE BOX W/ PURPLE LID	3 LI-501
	MASTER VALVE	RAIN BIRD 200-EFB-CP SERIES WITH SCH 40 BALL VALVE PREINSTALLED IVM SOLENOID, INSTALLED IN AEP 1015-1G2G VALVE BOX W/ PURPLE LID	4 LI-501
	FLOW SENSOR	RAIN BIRD UFS-200 WITH IVM-SEN, INSTALLED IN AEP 1015-1G2G VALVE BOX W/ PURPLE LID	5 LI-501
	ISOLATION GATE VALVE	MATCO-NORCA 10RS MATCH LINE SIZE, INSTALLED IN AEP 910L-1G2G VALVE BOX W/ PURPLE LID	7 LI-501
	QUICK COUPLER	RAIN BIRD 44-NP INSTALLED IN AEP 910L-1G2G VALVE BOX W/ PURPLE LID	6 LI-501
	TURF VALVE ASSEMBLY	RAIN BIRD PESB-R SERIES WITH SCH 40 BALL VALVE PREINSTALLED IVM SOLENOID, INSTALLED IN AEP 1015-1G2G VALVE BOX W/ PURPLE LID, SIZED PER PLAN	2 LI-502
	GROUNDING / LINE SURGE SUPPRESSION	COPPER-CLAD GROUNDING ROD OR GROUNDING PLATE WITH WATERPROOF WIRE CONNECTORS AND IVM-SD SURGE ARRESTING DECODER, INSTALLED IN AEP 910L-1G2G VALVE BOX W/ PURPLE LID	1 LI-502
	TURF SPRAY (FIXED)	HUNTER PROS-06-PRS30-CV-R WITH PRO-SPRAY FIXED SERIES NOZZLE NOZZLE PER PLAN	4 LI-502
	NATIVE ROTOR	HUNTER I-20-12-R WITH STANDARD (BLUE) NOZZLE NOZZLE PER PLAN	5 LI-502
	MAINLINE CAP	FUTURE CONNECTION SCH 40 PVC CAP AND 5-FT OF CONTROL WIRE INSTALLED IN AEP 910L-1G2G VALVE BOX	NA NA
	SLEEVEING	CLASS 200 PVC REFER TO SLEEVEING NOTES	8 LI-501
	PVC SUB-MAINLINE	CLASS 200 PVC BE - PURPLE SIZE: 2-1/2" UNLESS OTHERWISE NOTED	9 LI-501
	PVC TURF LATERAL	CLASS 200 PVC BE - PURPLE SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	9 LI-501



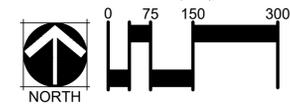
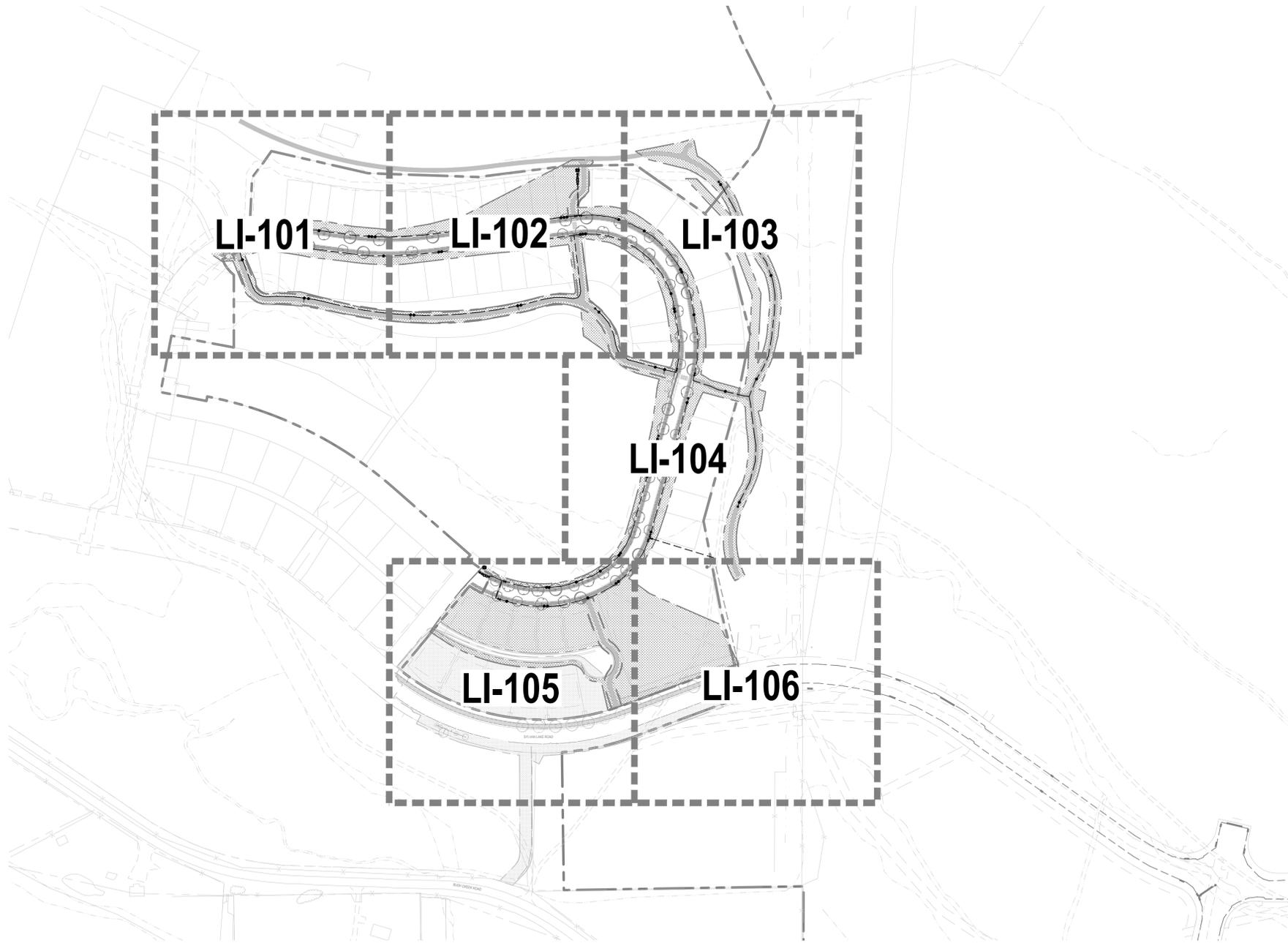
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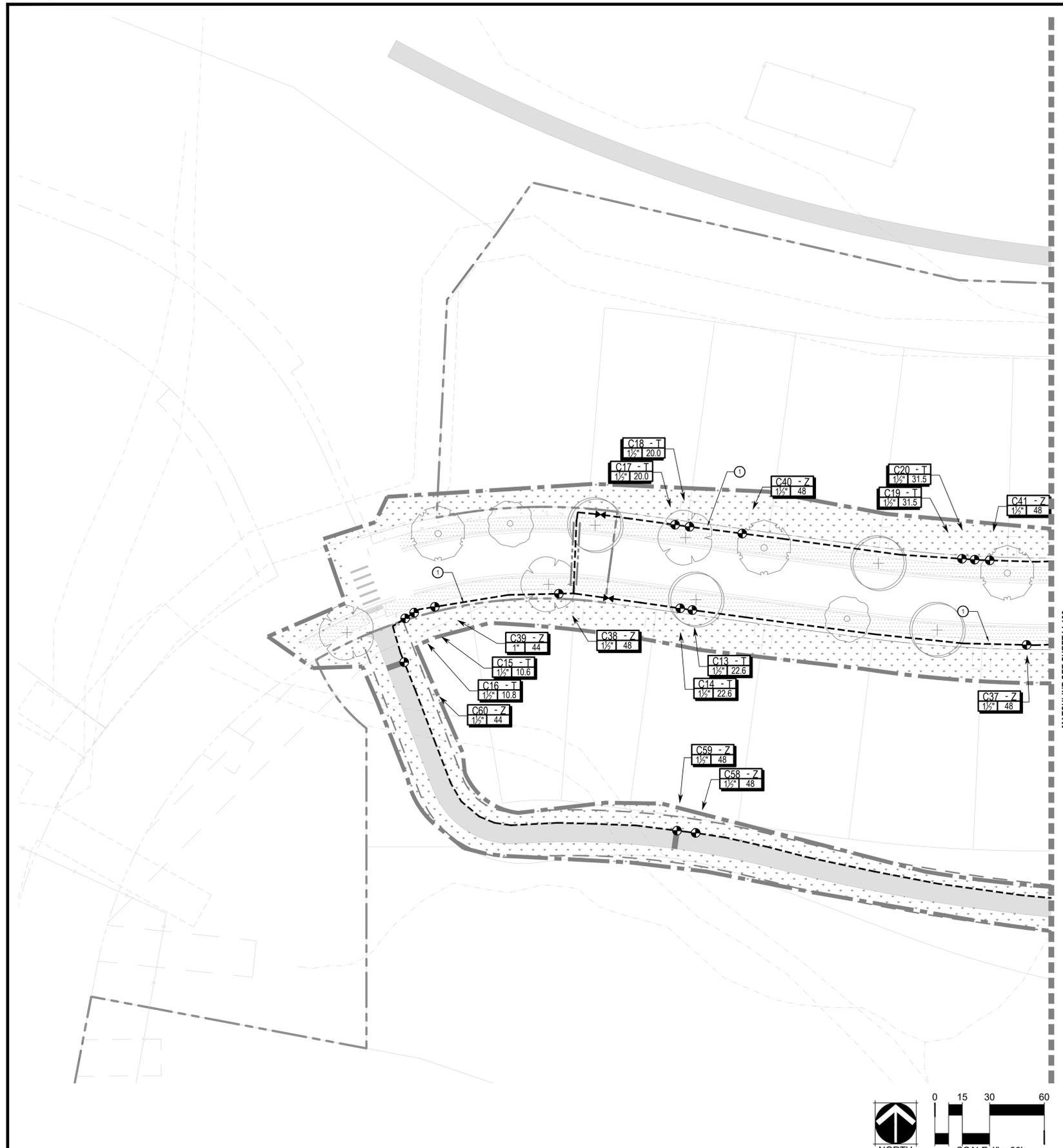
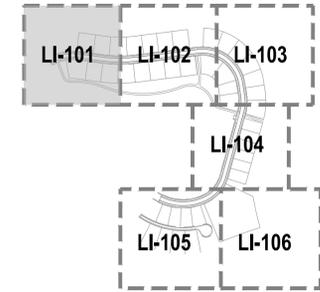
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
IRRIGATION NOTES

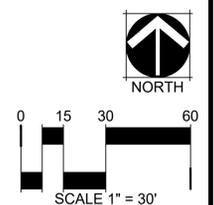
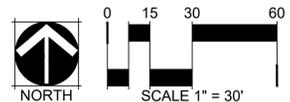
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SHEET NUMBER
LI-001



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- IRRIGATION KEY NOTES**
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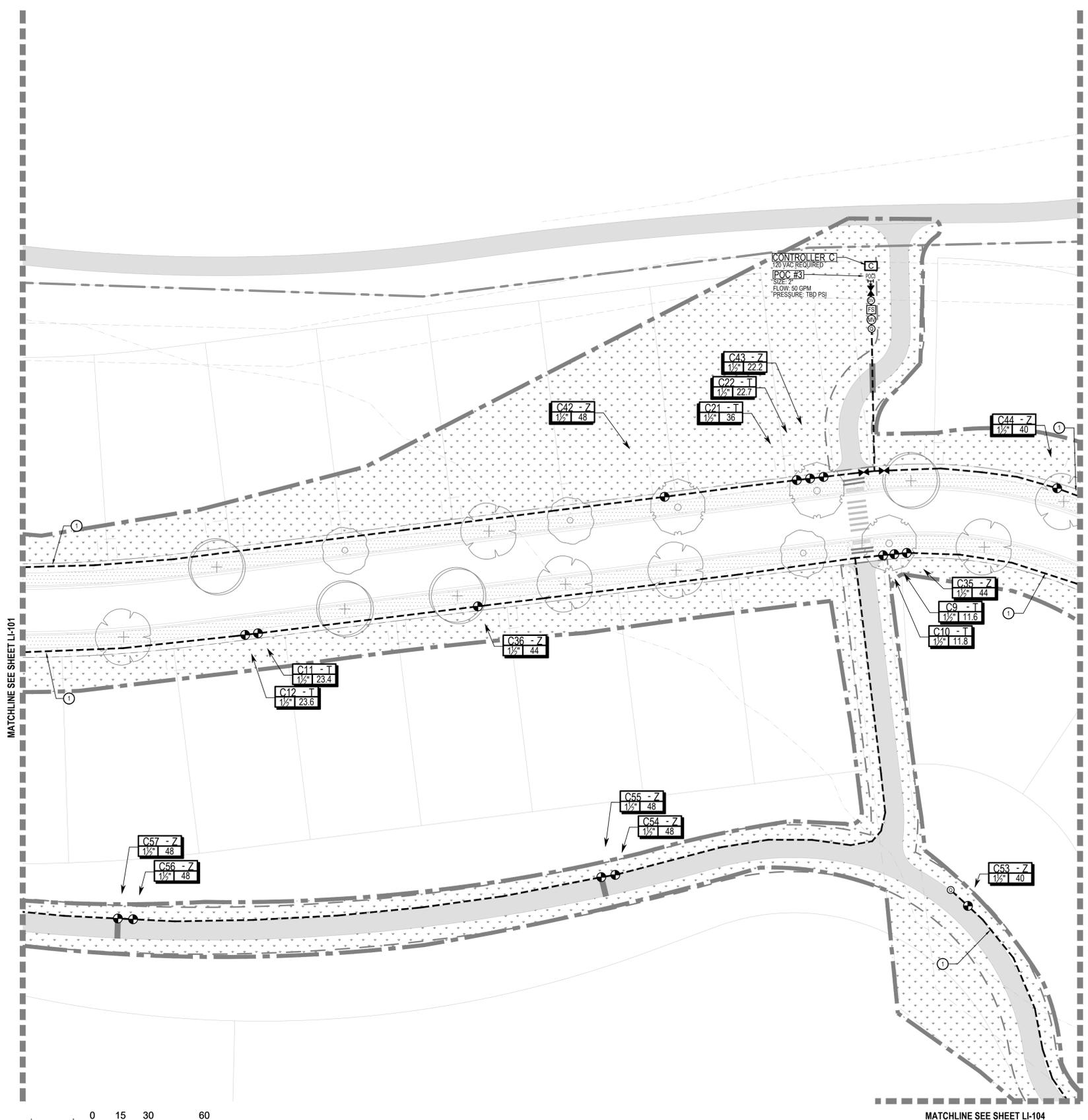
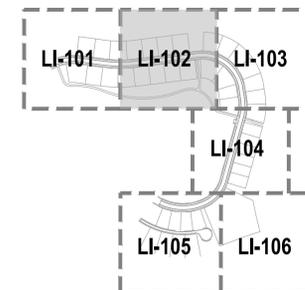
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HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 IRRIGATION PLAN

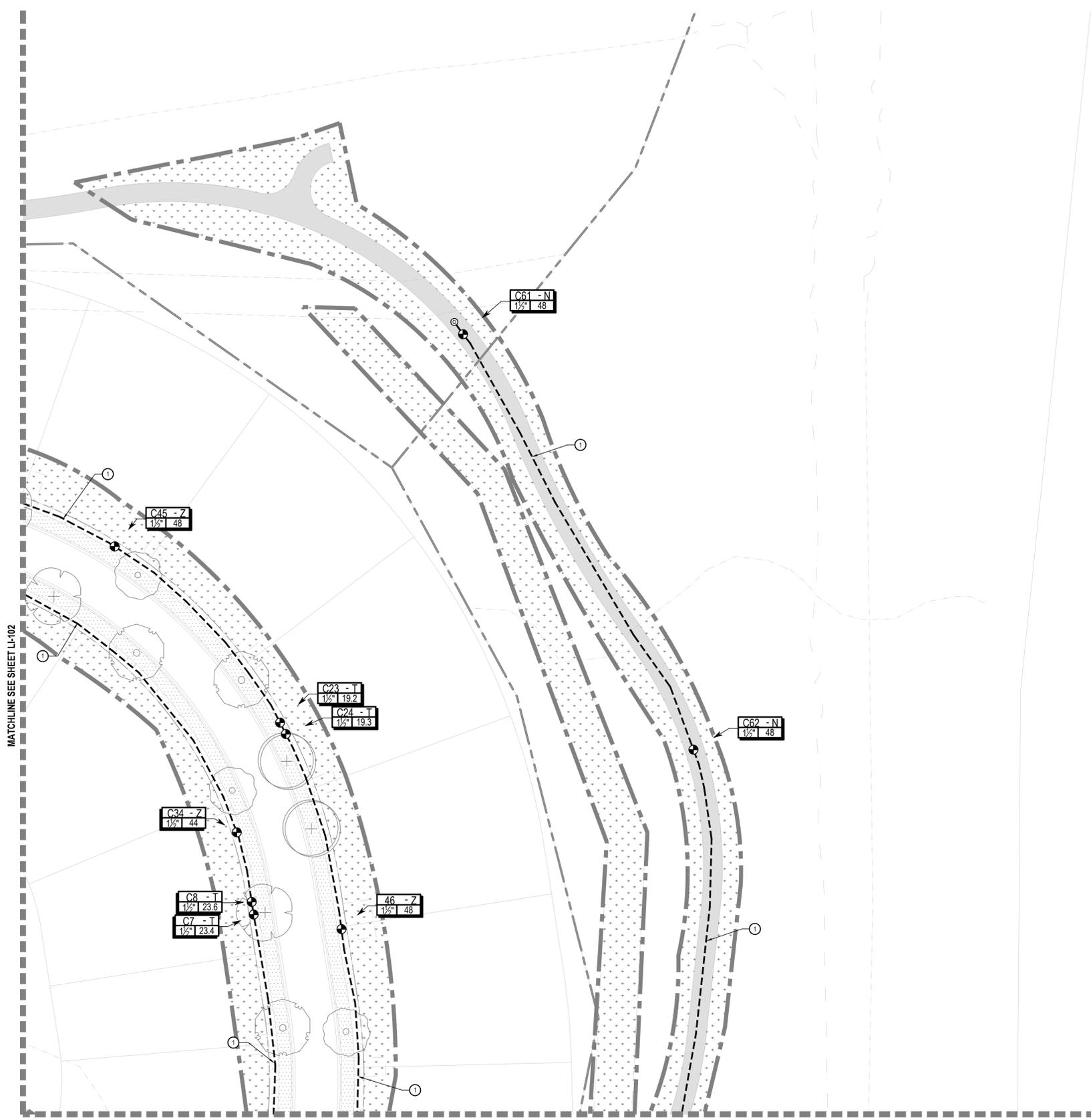
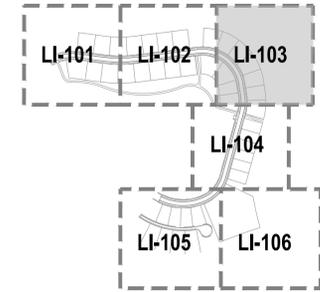
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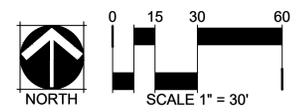
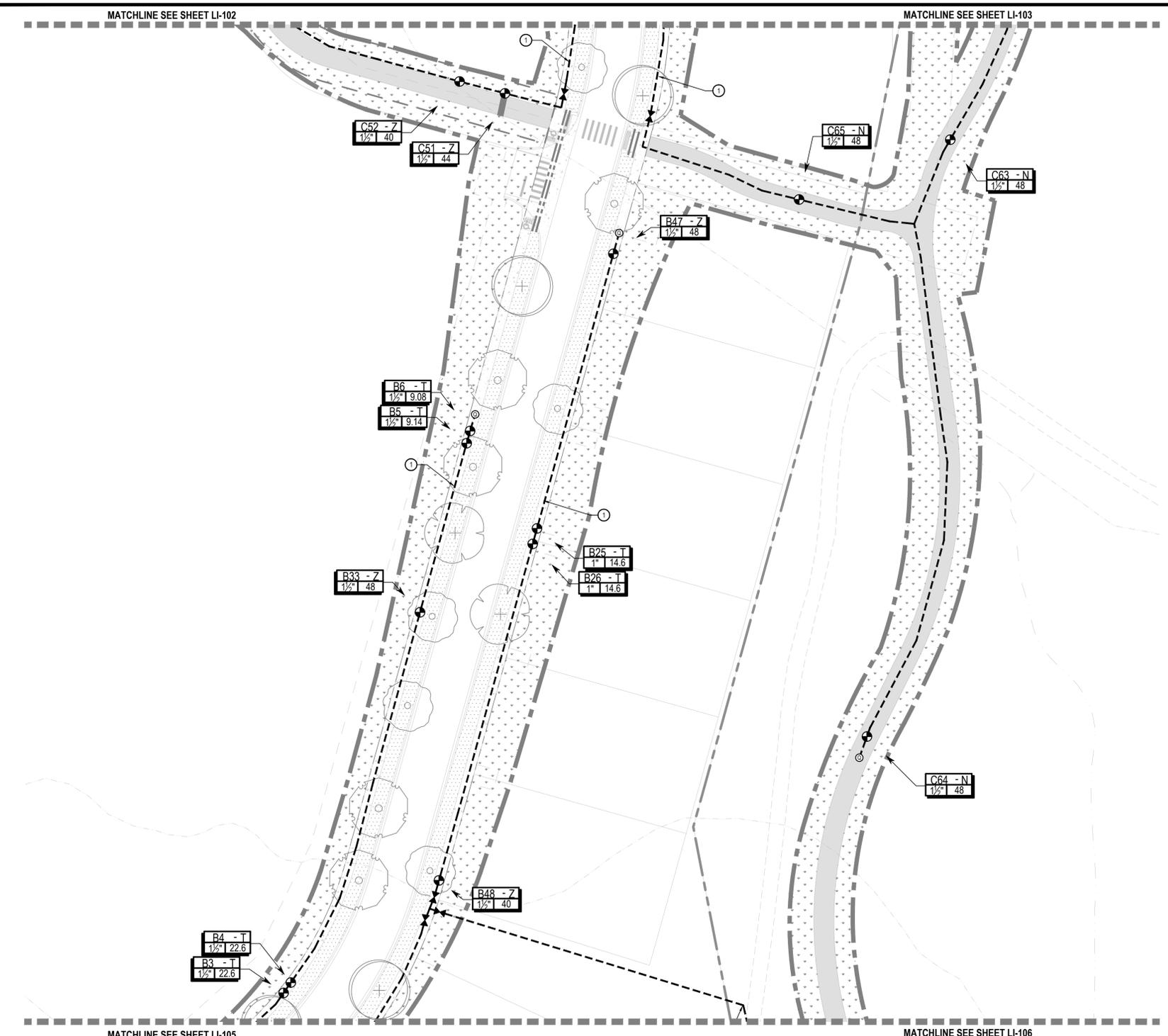
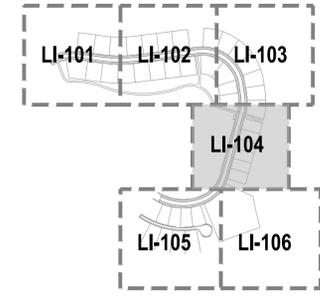


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HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 IRRIGATION PLAN

PROJECT #: 240804
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 LI-103

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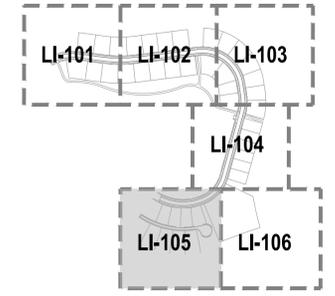
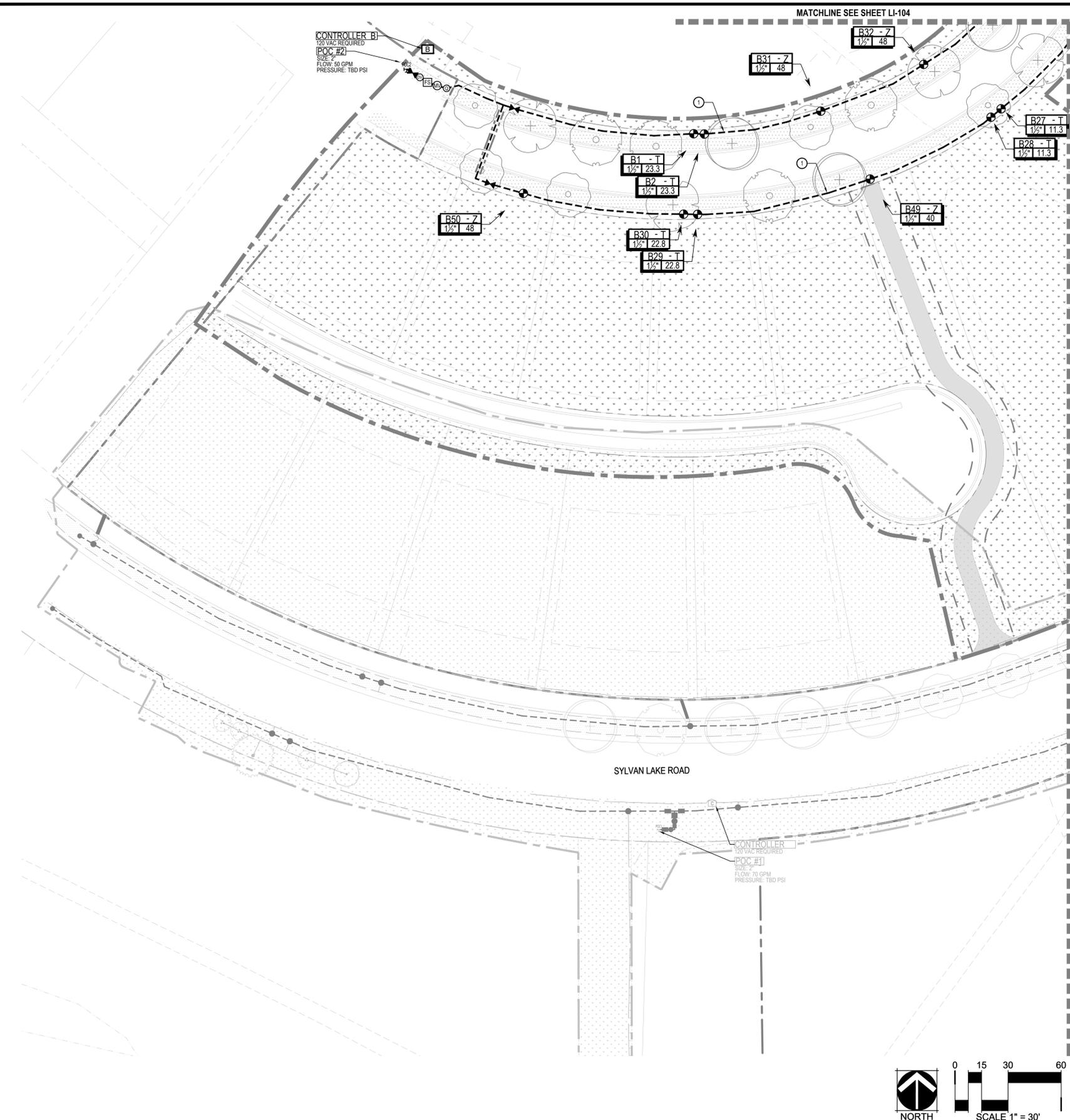
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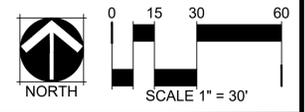
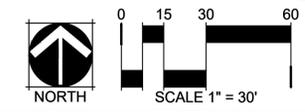
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 IRRIGATION PLAN

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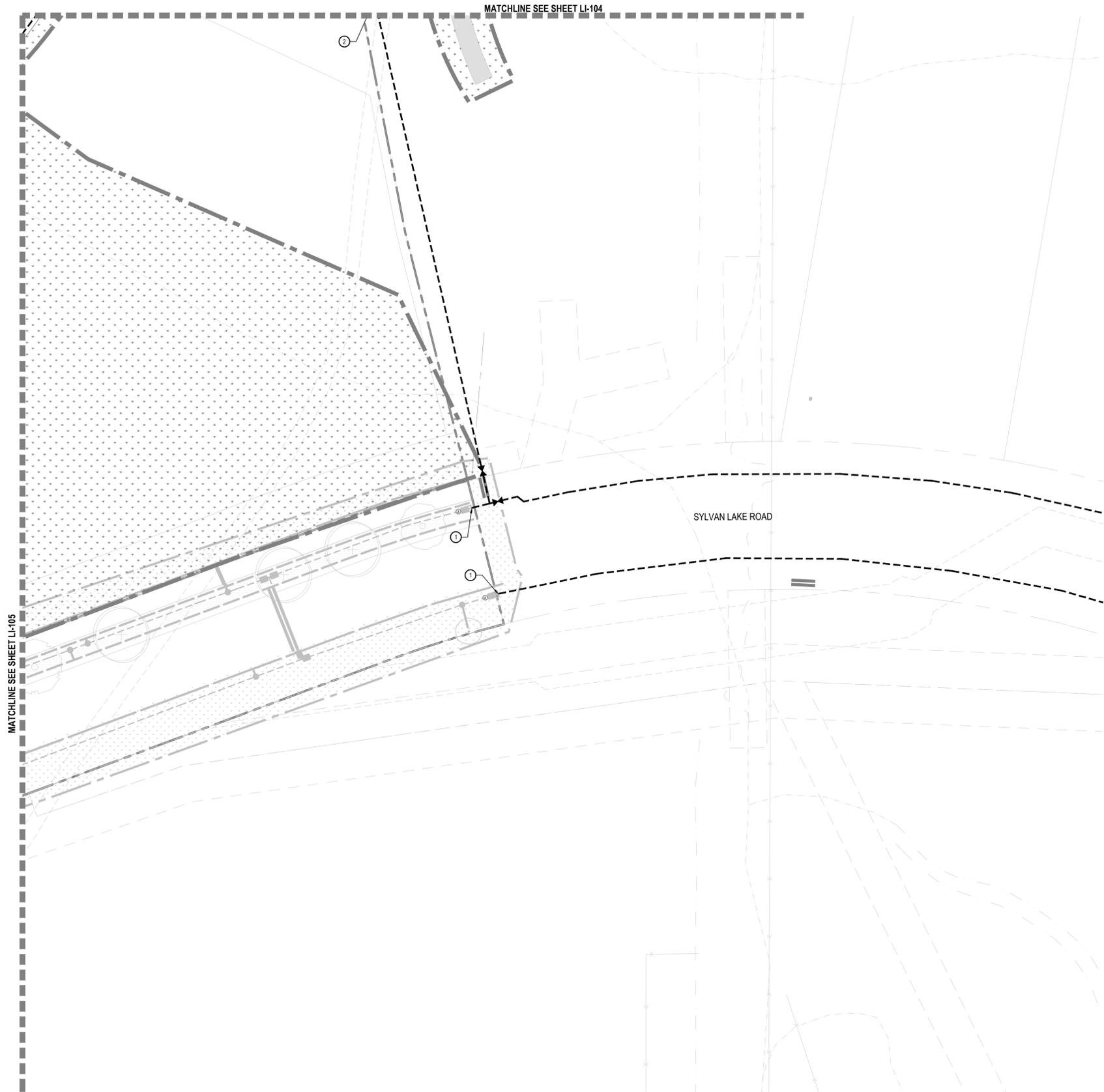
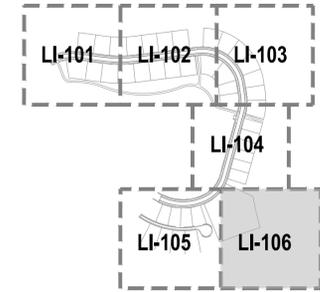


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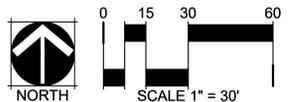
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SYLVAN LAKE ROAD

IRRIGATION KEY NOTES

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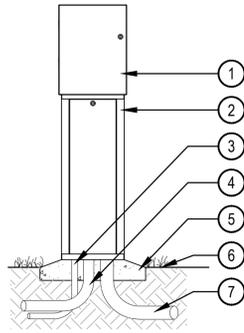
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ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
 IRRIGATION PLAN

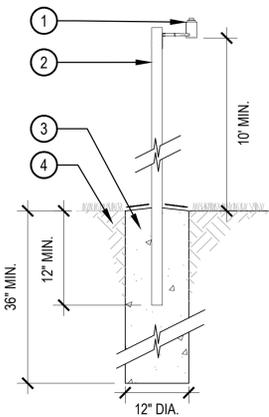
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 LI-106



- 1 METAL ENCLOSURE CONTROLLER PER SCHEDULE
- 2 METAL PEDESTAL MOUNT ENCLOSURE PER SCHEDULE
- 3 1" ELECTRICAL SUPPLY CONDUIT: SIZE, TYPE, DEPTH PER LOCAL CODE
- 4 GROUND WIRE CONDUIT MIN. 1-1/2" GROUND PER ASIC GUIDELINES.
- 5 6" THICK CONCRETE BASE WITH SLEEVES FOR CONDUIT
- 6 FINISH GRADE
- 7 CONDUIT FOR DIRECT BURY CONTROL WIRES. EXTEND CONDUIT 5' FROM CONTROLLER

NOTE:

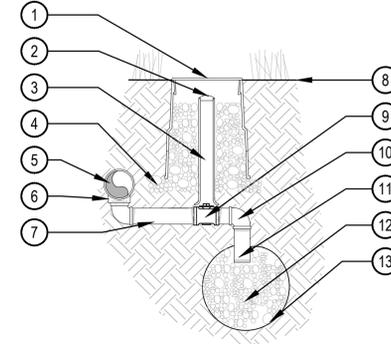
- 1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
- 2. PROVIDE LOCK AND KEY FOR ENCLOSURE.
- 3. GROUND CONTROLLER PER LOCAL CODE, MANUFACTURER AND ASIC SPECIFICATIONS.
- 4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.



NOTE:

- 1. INSTALL PER MANUFACTURER'S SPECIFICATIONS.
- 2. SLOPE TOP OF FOOTER AWAY FROM POLE.
- 3. FINAL LOCATION AND MOUNTING SYSTEM TO BE APPROVED BY OWNER.
- 4. SENSOR SHOULD NOT BE MOUNTED UNDER TREES, IN AREAS AFFECTED BY SPRINKLER SYSTEM OR UNDER EAVE OF HOUSE.

- 1 WIRELESS RAIN SENSOR, LOCATE WITHIN 500' OF THE CONTROLLER.
- 2 2" SQ., 12 GAUGE GALVANIZED STEEL POST. COLOR TO BE POWDERCOAT BLACK
- 3 CONCRETE BASE-FORM WITH SONOTUBE OR EQ. POST SHALL BE CENTERED WITHIN BASE. ALL CONCRET SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS OR PER SOILS REPORT.
- 4 COMPACTED SUBGRADE



NOTE:

- 1. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
- 2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.

- 1 10" LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE.
- 2 2" VALVE MARKER
- 3 2" CL160 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- 4 3" DEPTH 3/4" CRUSHED GRAVEL 6" BEYOND EDGE OF BOX
- 5 PVC PRESSURE MAIN LINE
- 6 SCH. 80 TEE PER MAINLINE SIZE. ALIGN IN A DOWNWARD POSITION
- 7 SCH. 80 PVC NIPPLE
- 8 FINISH GRADE
- 9 1" BRONZE STOP VALVE WITH SLOTTED KEY OPERATOR
- 10 SCH. 80 PVC ELL
- 11 SCH. 80 PVC NIPPLE
- 12 3/4" GRAVEL SUMP - 1 CU. FT. MIN
- 13 SOIL BLANKET ENCLOSING SUMP AMOCO ENG. FABRIC 4545 - 4.5 OZ. OR EQUAL

1 CONTROLLER PEDESTAL

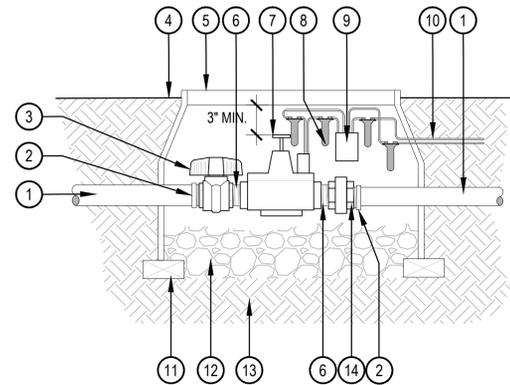
SCALE: NTS

2 RAIN SENSOR POLE MOUNT

NTS

3 MANUAL DRAIN VALVE

SCALE: NTS



- 1 PVC MAINLINE
- 2 SCH. 80 PVC MALE ADAPTER
- 3 SCH. 80 PVC BALL VALVE
- 4 FINISH GRADE
- 5 LOCKING VALVE BOX
- 6 SCH. 80 PVC NIPPLE (THREADED)
- 7 MASTER VALVE
- 8 WATERPROOF ELECTRICAL CONNECTIONS
- 9 DECODER PER SCHEDULE
- 10 WIRES TO CONTROLLER
- 11 BRICK SUPPORTS 2 MIN.
- 12 3/4" GRAVEL SUMP - 8" DEPTH
- 13 COMPACTED SUBGRADE
- 14 SCH. 80 PVC UNION (THREADED)

NOTE:

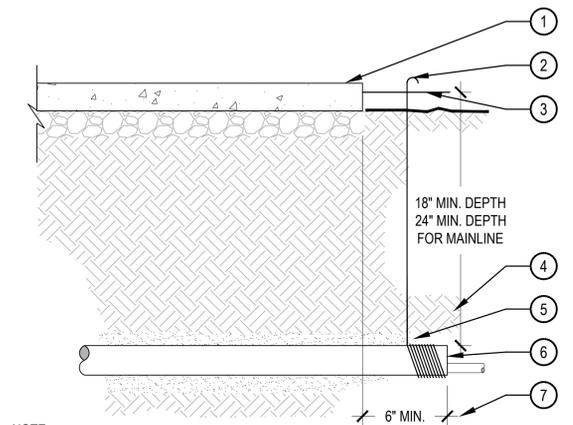
- 1. INSTALL MASTER VALVE AND DECODER PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

4 MASTER VALVE WITH DECODER

SCALE: NTS

5 FLOW SENSOR WITH DECODER

SCALE: NTS



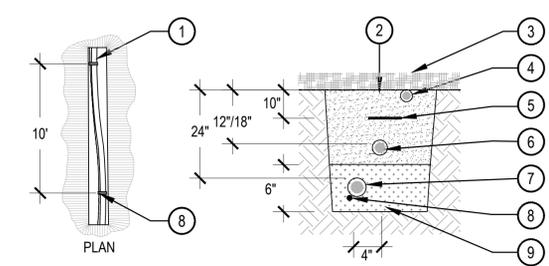
NOTE:

- 1. ALL SLEEVES SHALL BE INSPECTED PRIOR TO BACKFILLING.
- 2. CAP SLEEVES UNTIL USE.
- 3. MULTIPLE SLEEVES REQUIRE 4" HORIZONTAL SEPARATION WITHIN SAME SLEEVE TRENCH.
- 4. IRRIGATION PIPE AND WIRE SHALL NOT SHARE THE SAME SLEEVE.
- 5. MARK / STAMP - 'X' AND/OR INSTALL PLACARD AT BACK OF CURB.

- 1 WIRES TO CONTROLLER
- 2 LOCKING VALVE BOX
- 3 WATERPROOF ELECTRICAL CONNECTIONS
- 4 SENSOR DECODER
- 5 FLOW SENSOR PER SCHEDULE
- 6 DOWNSIZED MAINLINE
- 7 FINISH GRADE
- 8 SCH. 80 PVC ECCENTRIC COUPLING (S x S) - SIZE & QTY TO BE DETERMINED IN FIELD
- 9 SCH. 80 PVC NIPPLE (MPT x S)
- 10 SCH. 80 PVC UNION (THREADED)
- 11 PVC MAINLINE
- 12 SCH. 80 PVC MALE ADAPTER
- 13 TO EARTH GROUND, INSTALLED PER ASIC GUIDELINES
- 14 3/4" GRAVEL SUMP 8" DEPTH
- 15 BRICK SUPPORTS 2 MIN.
- 16 COMPACTED SUB-GRADE

6 QUICK COUPLER

SCALE: NTS



NOTE:

- 1. ALL MAINLINES TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- 2. ALL PVC PIPING TO BE SNAKED IN TRENCHES AS SHOWN IN PLAN VIEW ABOVE.
- 3. PROVIDE HORIZONTAL OFFSET FOR PIPING IN SHARED TRENCHES.
- 4. ALL 120 VOLT WIRING IN CONDUIT TO BE INSTALLED AS PER LOCAL CODES.
- 5. ALL ELECTRICAL WIRE CONNECTIONS TO VALVES AND SPICES TO BE INSTALLED WITHIN A VALVE BOX AND MADE WITH DBY WATERPROOF CONNECTORS, OR APPROVED EQUAL.
- 6. BUNDLE AND TAPE CONTROLLER WIRING PER NOTES AND INSTALL WITHIN MAINLINE TRENCH WHEREVER POSSIBLE.
- 7. CONTROLLER WIRE TO BE BURIED AT 18" MIN DEPTH IF NOT LOCATED WITH MAINLINE.
- 8. MAINLINE BEDDING MATERIAL SHALL BE 1/4" MINUS SAND, AND SHALL BE 3" BELOW PIPE OR WIRE AND 3" ABOVE MAINLINE.
- 9. BEDDING IS NOT REQUIRED IN POLYETHYLENE TUBING TRENCHES OR SHARED TRENCHES.
- 10. EXCAVATED COVER MATERIAL SHALL BE FREE FROM DEBRIS AND ROCKS 1/2" OR GREATER.

- 1 FINISH GRADE
- 2 10" ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO FLUSH WITH FINISH GRADE
- 3 QUICK COUPLING VALVE W/ LOCKING COVER PER SCHEDULE
- 4 SCH. 80 PVC RISER (T x T)
- 5 3" DEPTH 3/4" GRAVEL BASE EXTEND 6" BEYOND EDGE OF BOX
- 6 PVC SWING JOINT
- 7 PVC MAINLINE
- 8 24" LONG #4 REBAR TO HOLD QUICK COUPLER IN PLACE W/ (2) STAINLESS STEEL CLAMPS

7 GATE VALVE 2" AND SMALLER

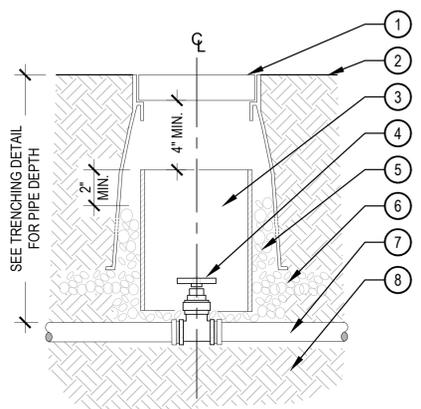
SCALE: NTS

8 PIPE SLEEVE

SCALE: NTS

9 PIPE TRENCH

SCALE: NTS



NOTE:

- 1. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.
- 2. DO NOT REST VALVE BOX OR ACCESS SLEEVES ON MAINLINE OR LATERAL LINE.
- 3. PROVIDE GATE VALVE KEY - LENGTH AS REQUIRED.

- 1 LOCKING ROUND BOX & COVER PER SCHEDULE. TOP OF BOX TO BE FLUSH WITH FINISH GRADE
- 2 FINISH GRADE
- 3 8" SCH 40 PVC ACCESS SLEEVE LENGTH AS REQUIRED.
- 4 GATE VALVE W/ CROSS HANDLE AND SOLID WEDGE DISC PER SCHEDULE
- 5 3/4" GRAVEL SUMP FILL IN AND AROUND BOX AS REQUIRED.
- 6 3" DEPTH 3/4" GRAVEL EXTEND 6" BEYOND EDGE OF BOX
- 7 PVC MAINLINE
- 8 COMPACTED SUBGRADE



Know what's below. Call before you dig.

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CHECKED BY: MT
DRAWN BY: CG, NCM, BC

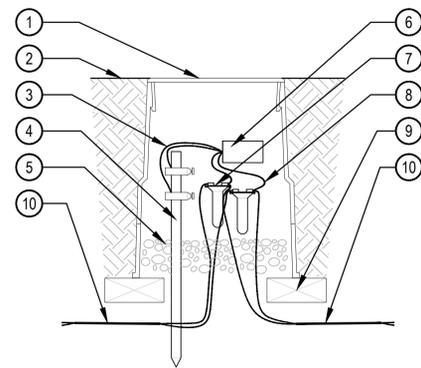
DATE	REVISION COMMENTS
12-04-2024	BID SET
01-09-2025	BID SET
02-18-2025	PER TOWN OF EAGLE COMMENTS

HKS HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)
IRRIGATION DETAILS

PROJECT #: 240804
SHEET NUMBER
LI-501



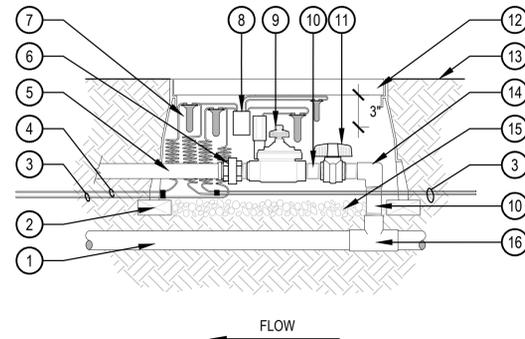
- ① VALVE BOX WITH COVER PER LEGEND
- ② FINISH GRADE
- ③ WIRE FROM LINE SURGE PROTECTOR TO GROUNDING ROD BRASS CLAMPS (1 OF 2)
- ④ GROUNDING ROD: 10 OHMS OR LESS
- ⑤ 3 INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
- ⑧ LINE SURGE ARRESTOR
- ⑦ WATERPROOF CONNECTORS
- ⑨ WIRE FROM DECODER TO WIRE CONNECTOR
- ⑩ BRICK (2 MINIMUM)
- ⑩ TWO-WIRE CABLE/COMMUNICATION WIRE TO NEXT DEVICE (FIELD DECODER, SENSOR DECODER, LINE SURGE PROTECTOR OR CONTROLLER)

NOTES:

1. INSTALL A LINE SURGE PROTECTOR EVERY 8th DECODER OR EVERY 500 FT. WHICHEVER IS SHORTER AND AT THE END OF EACH WIRE RUN.
2. INSTALL THE GROUNDING WIRE AND EACH GROUNDING HARDWARE AT RIGHT ANGLES FROM THE TWO-WIRE PATHS, WHEN POSSIBLE.
3. EACH GROUND SYSTEM SHALL MAINTAIN A MAXIMUM GROUND RESISTANCE OF 10 OHMS OR LESS. REFER TO TWO-WIRE COMPONENTS MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS FOR INSTALLATION.
4. INSTALL GROUNDING PER ASIC'S GUIDELINES.

1 LINE SURGE PROTECTION

SCALE: NTS



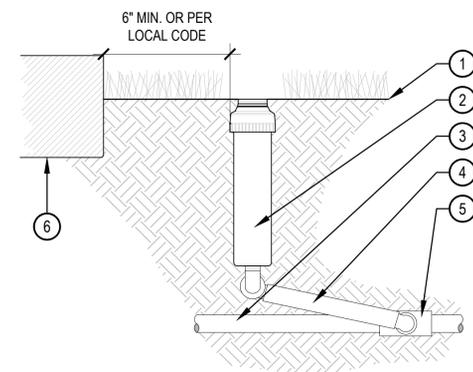
- ① PVC MAINLINE
- ② BRICK SUPPORT (4 MIN.)
- ③ CONTROL WIRE
- ④ COMMON WIRE TO NEXT VALVE(S)
- ⑤ PVC LATERAL W/ MALE ADAPTER
- ⑥ SCH. 80 PVC UNION (THREADED)
- ⑦ WATERPROOF CONNECTORS
- ⑧ TWO-WIRE DECODER
- ⑨ CONTROL VALVE
- ⑩ (4) SCH. 80 PVC NIPPLE/ RISER (LENGTH & SIZE VARY)
- ⑪ SCH. 80 PVC BALL VALVE
- ⑫ LOCKING VALVE BOX
- ⑬ FINISH GRADE
- ⑭ PVC ELBOW (T x T)
- ⑮ 3/4" GRAVEL SUMP - 4" DEPTH
- ⑯ PVC TEE (S x S x T)

NOTE:

1. BUNDLE & TAPE WIRE EVERY 10 FT. SEAL WIRE ENDS WITH WATERPROOF SPLICING MATERIAL.
2. 30" MINIMUM LENGTH OF CONTROL WIRE, COILED AND PLACED IN BOX AT WATERPROOF CONNECTION TO SOLENOID.
3. INSTALL DECODER PER MANUFACTURE'S SPECIFICATIONS FOR WIRING AND GROUNDING.

2 CONTROL VALVE WITH DECODER

SCALE: NTS



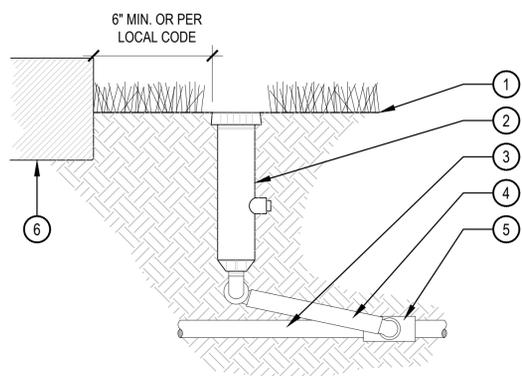
- ① FINISH GRADE
- ② ROTOR - SIZE PER PLAN
- ③ PVC LATERAL PIPE
- ④ SWING JOINT ASSEMBLY
- ⑤ PVC SCH. 40 TEE OR ELL (S x T)
- ⑥ WALLS, WALKS, COURTS, CURB, ETC.

NOTE:

1. SET TOP OF HEAD FLUSH WITH FINISH GRADE.
2. ADJUSTABLE ARC NOZZLES SHALL BE USED ON CURVED OR NON-STANDARD ANGLED EDGES.
3. ROTORS SHALL BE INSTALLED 6" MINIMUM FROM ANY WALLS, WALKS, COURTS, ETC. PER LOCAL CODES
4. ADJUST ALL ROTOR HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

3 POP-UP ROTOR

SCALE: NTS



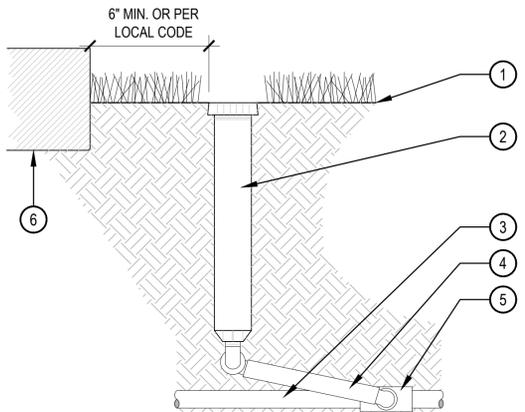
- ① FINISH GRADE
- ② POP-UP SPRAY HEAD PER SCHEDULE
- ③ PVC LATERAL PIPE
- ④ SWING JOINT ASSEMBLY
- ⑤ PVC SCH. 40 TEE OR ELL (S x T)
- ⑥ WALLS, WALKS, COURTS, CURB, ETC.

NOTE:

1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 12" FROM TURF EDGE.
3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

4 POP-UP SPRAY

SCALE: NTS



- ① FINISH GRADE
- ② 12" POP-UP SPRAY HEAD PER SCHEDULE
- ③ PVC LATERAL PIPE PER SCHEDULE
- ④ SWING JOINT ASSEMBLY
- ⑤ PVC SCH. 40 TEE OR ELL (S x T)
- ⑥ WALLS, WALKS, COURTS, CURB, ETC.

NOTE:

1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS HEAD SHALL BE LEVEL WITH SURROUNDING FINISHED GRADE.
3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
5. COMPACT SOIL AROUND HEAD TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUBGRADE.

5 12 INCH POP-UP SPRAY

SCALE: NTS

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		76 OF 76				