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Project: P:240804HARRIS KOCHER SMITH PHASE 2D - COVER SHEET - PHASE 2DWMG Layout LAYOUT1  
Revised: R:01/15/2025 10:55:10AM By: Michael Hodge



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ISSUE DATE: 11-19-2024		PROJECT #: 240804
DATE	REVISION COMMENTS	
12-04-2024	BID SET	
01-09-2025	BID SET	
02-14-2025	PER TOWN OF EAGLE COMMENTS	

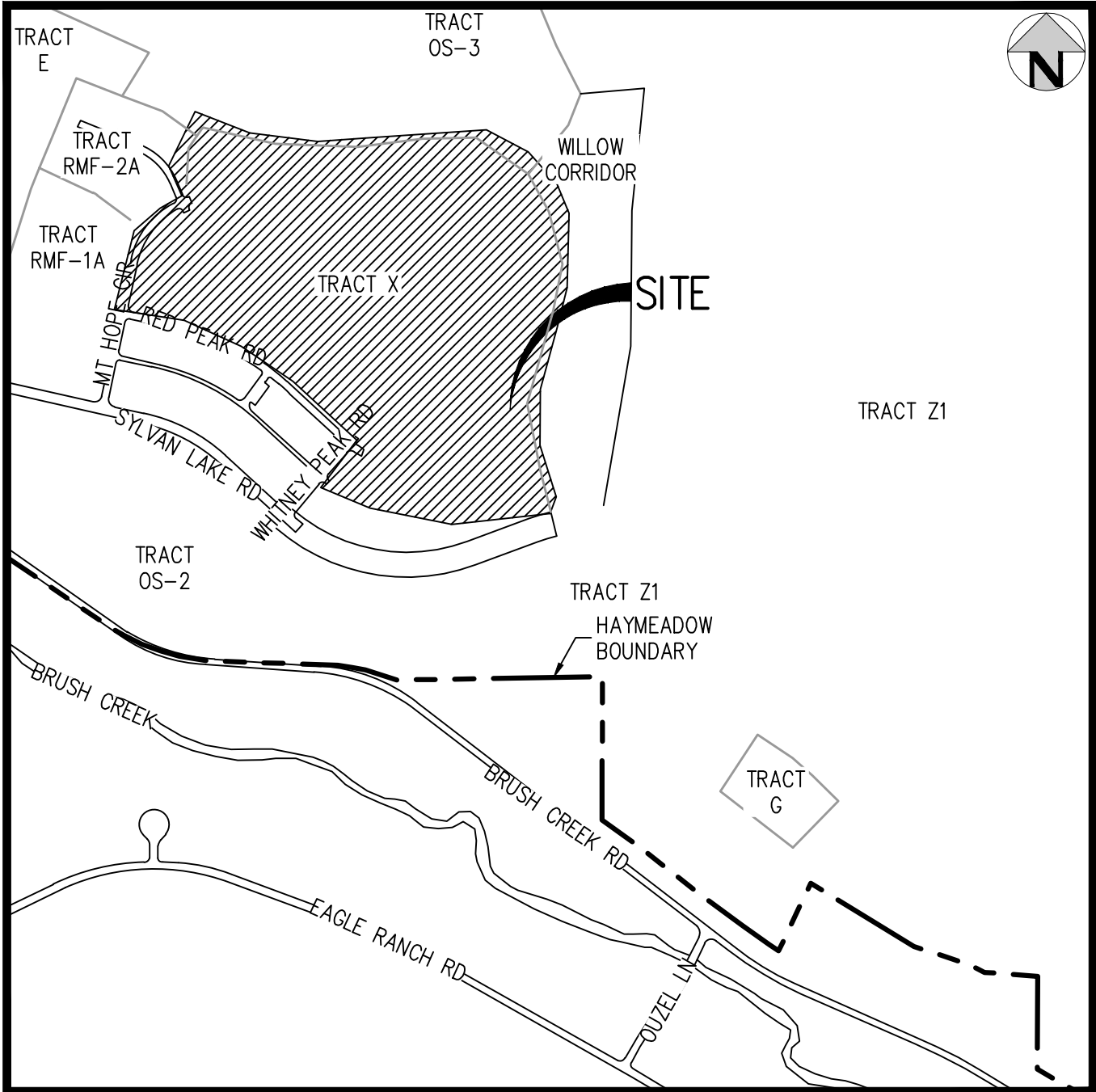
# HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)

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

### 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	NP	NP
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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CONSTRUCTION



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FILES: H:\P\2024\240804\ENGINEERING\CD\PHASE 2\CD - COVER SHEET - PHASE 2.DWG LAYOUT: LAYOUT2  
2: LEADER  
PLOTTED: FRI 02/14/25 5:55:20A BY: COLTON HOCHENAR

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 SEATED 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.



DESIGNED BY:  
CHECKED BY:  
DRAWN BY:

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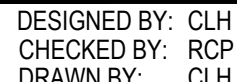
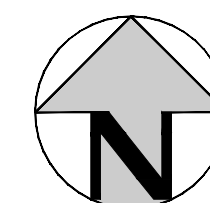
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
NOTES

PROJECT #: 240804  
SHEET NUMBER

C2





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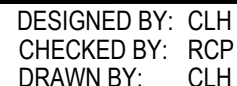
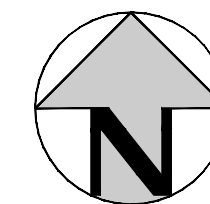
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C3





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

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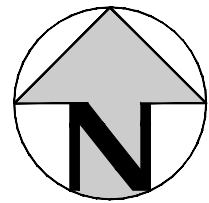
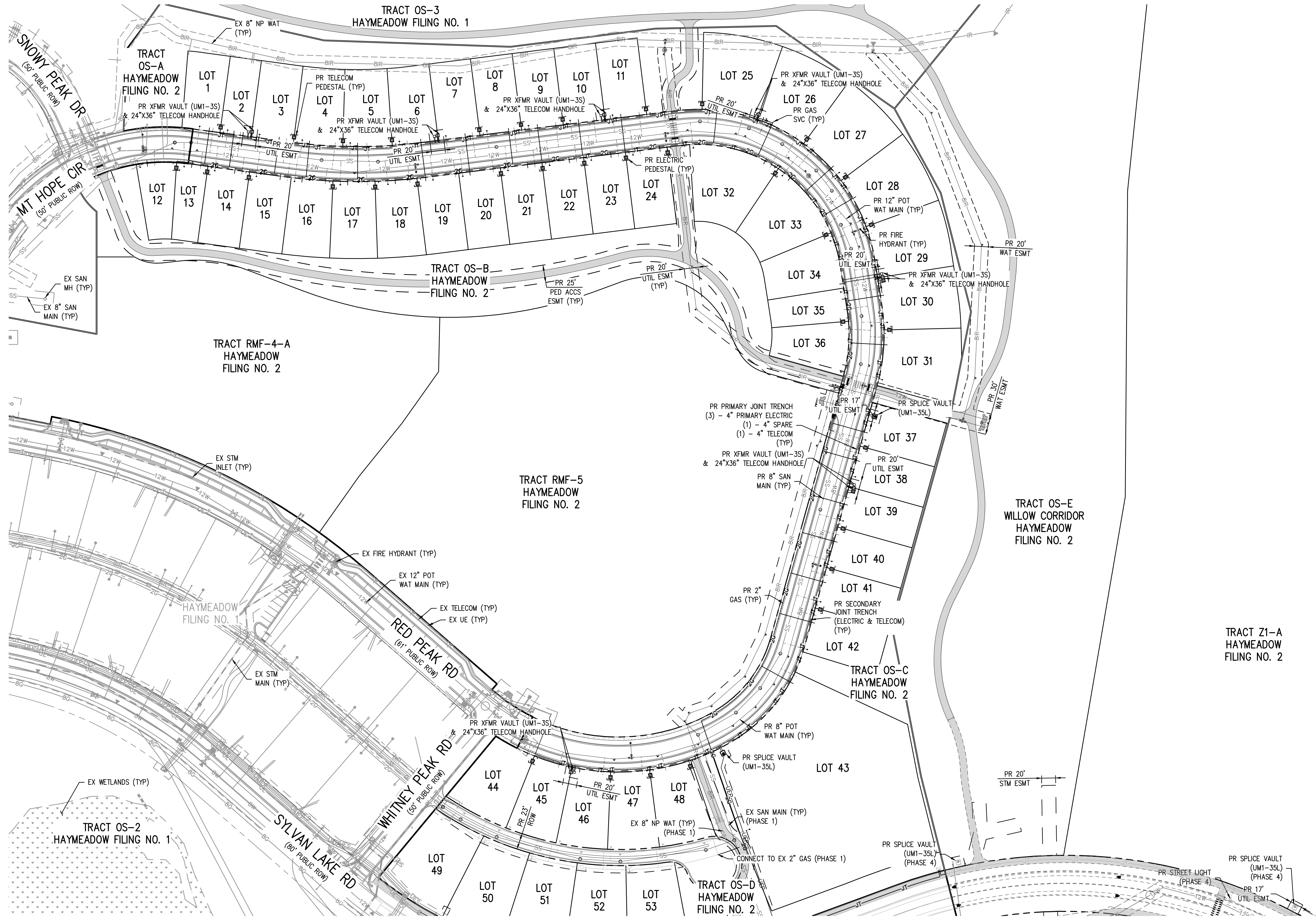
PROJECT #:	240804
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C4



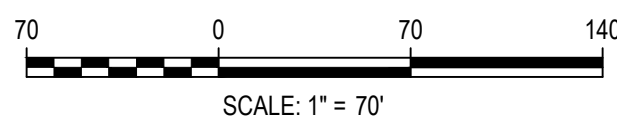
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FILES: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\02 - DRY UTILITY PLAN - PHASE 2\DWG LAYOUT\ LAYOUT1  
1 - P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\02 - DRY UTILITY PLAN - PHASE 2\DWG LAYOUT\ LAYOUT1  
PLOT: PLOT12425 5-53 184 BY: COLTON HOCHHEAR



**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.



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

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ABRIKA PROPERTIES

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

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SHEET NUMBER  
**C5**  
5 OF 76



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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.

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

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

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

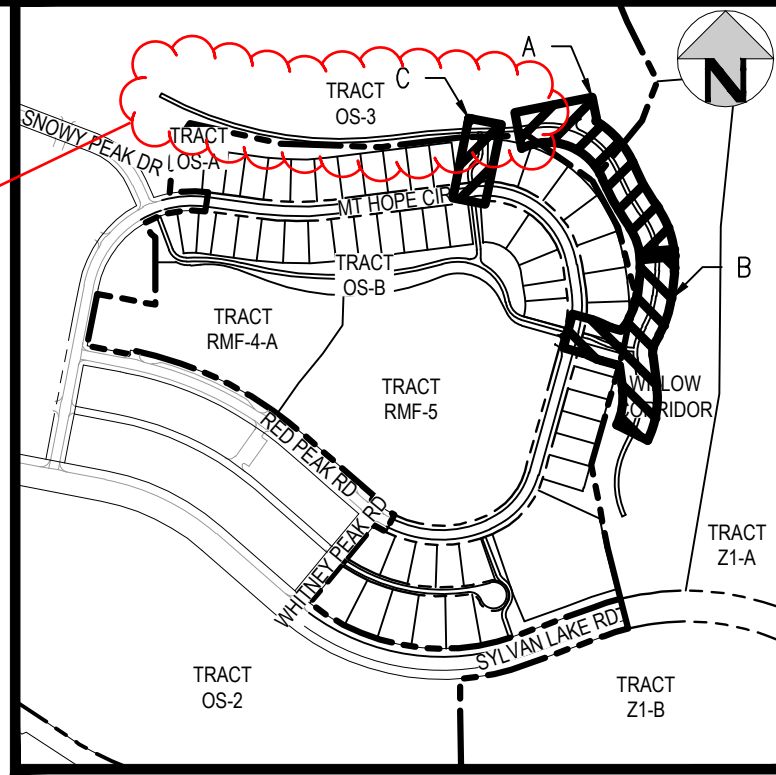
PLAN ADDED SHOWING PLACEMENT  
OF PAVEMENT SECTION ALONG  
EXISTING TRAIL BENCH.

culvert seems to be  
necessary here.

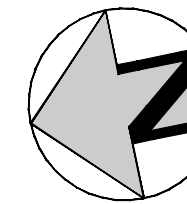
GRADING ADJUSTED  
TO ALLOW FLOW OVER  
TRAIL IN THIS AREA.

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

GRADING UPDATED TO SHOW  
DITCH TO BE FILLED IN.



KEY MAP  
SCALE: 1" = 500'



MATCHLINE - SEE SHEET C7

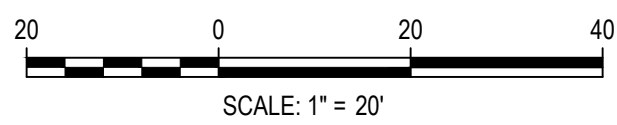
MATCHLINE - SEE THIS SHEET

MATCHLINE - SEE THIS SHEET

VIEWPORT A  
SCALE: 1" = 20'

VIEWPORT C  
SCALE: 1" = 20'

VIEWPORT B  
SCALE: 1" = 20'



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TRAIL GRADING PLAN

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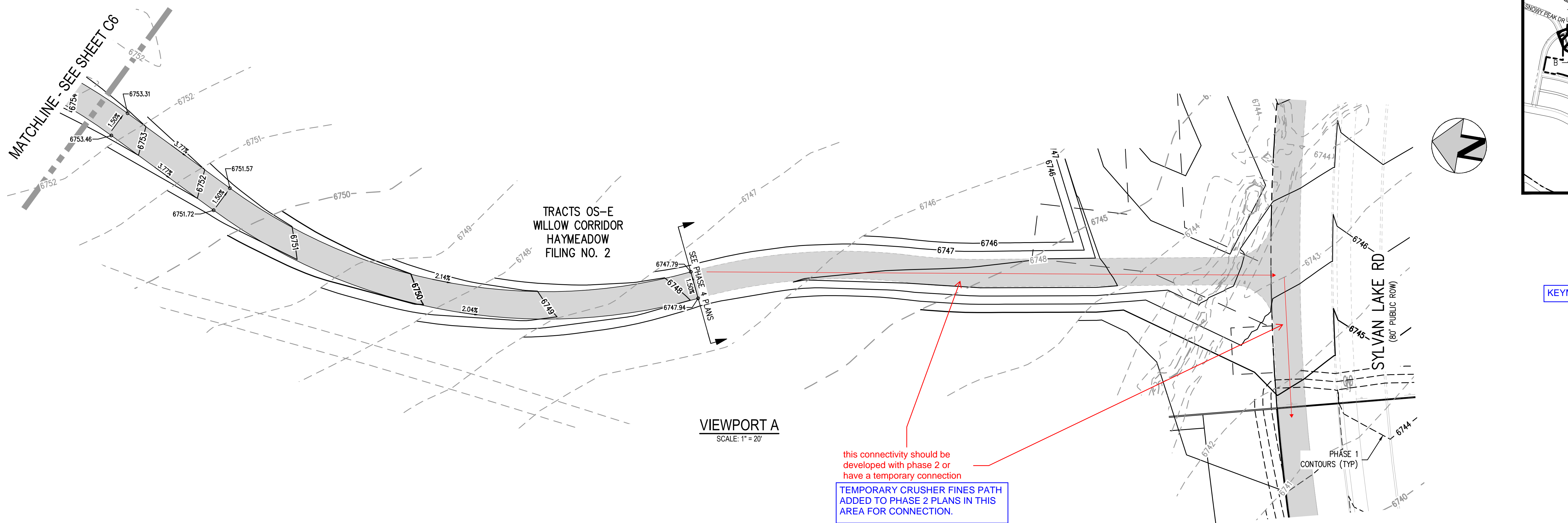
C6

6 OF 76

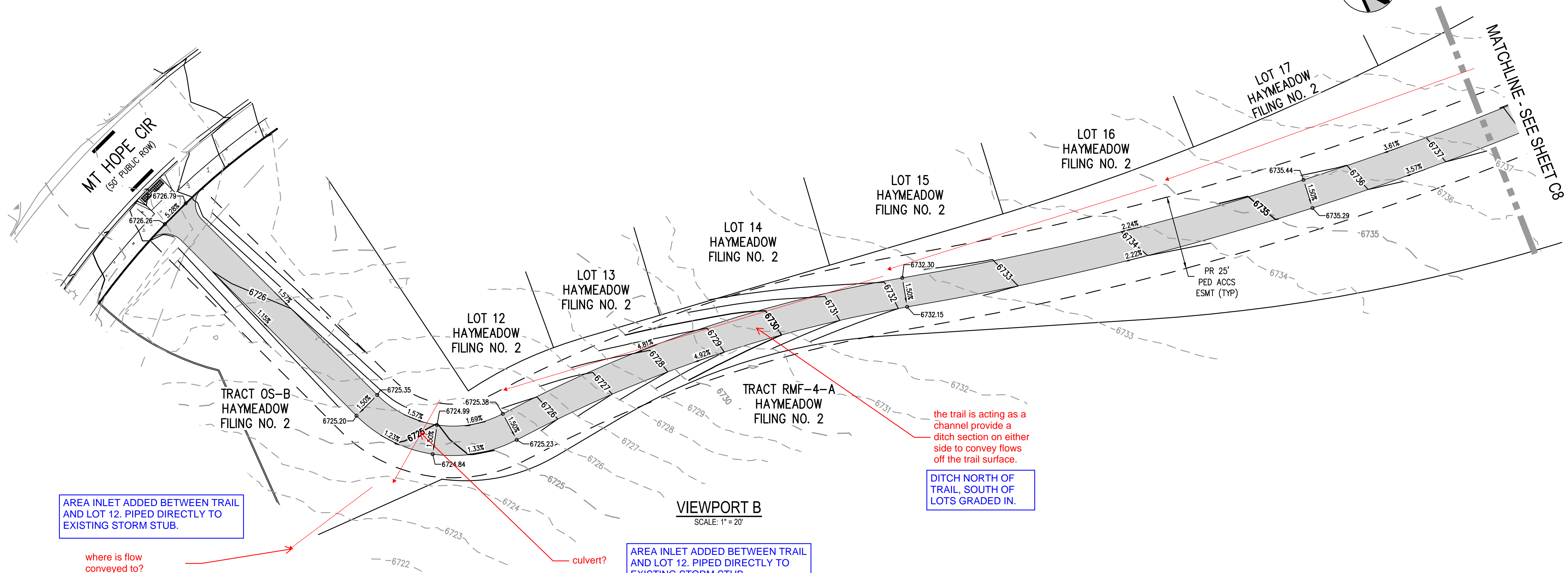
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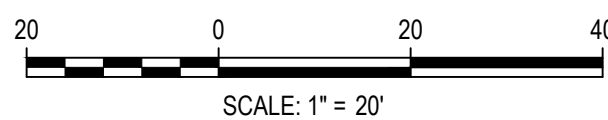
VIEWPORT A  
SCALE: 1" = 20'



VIEWPORT B  
SCALE: 1" = 20'



Know what's below.  
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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



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ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

C7

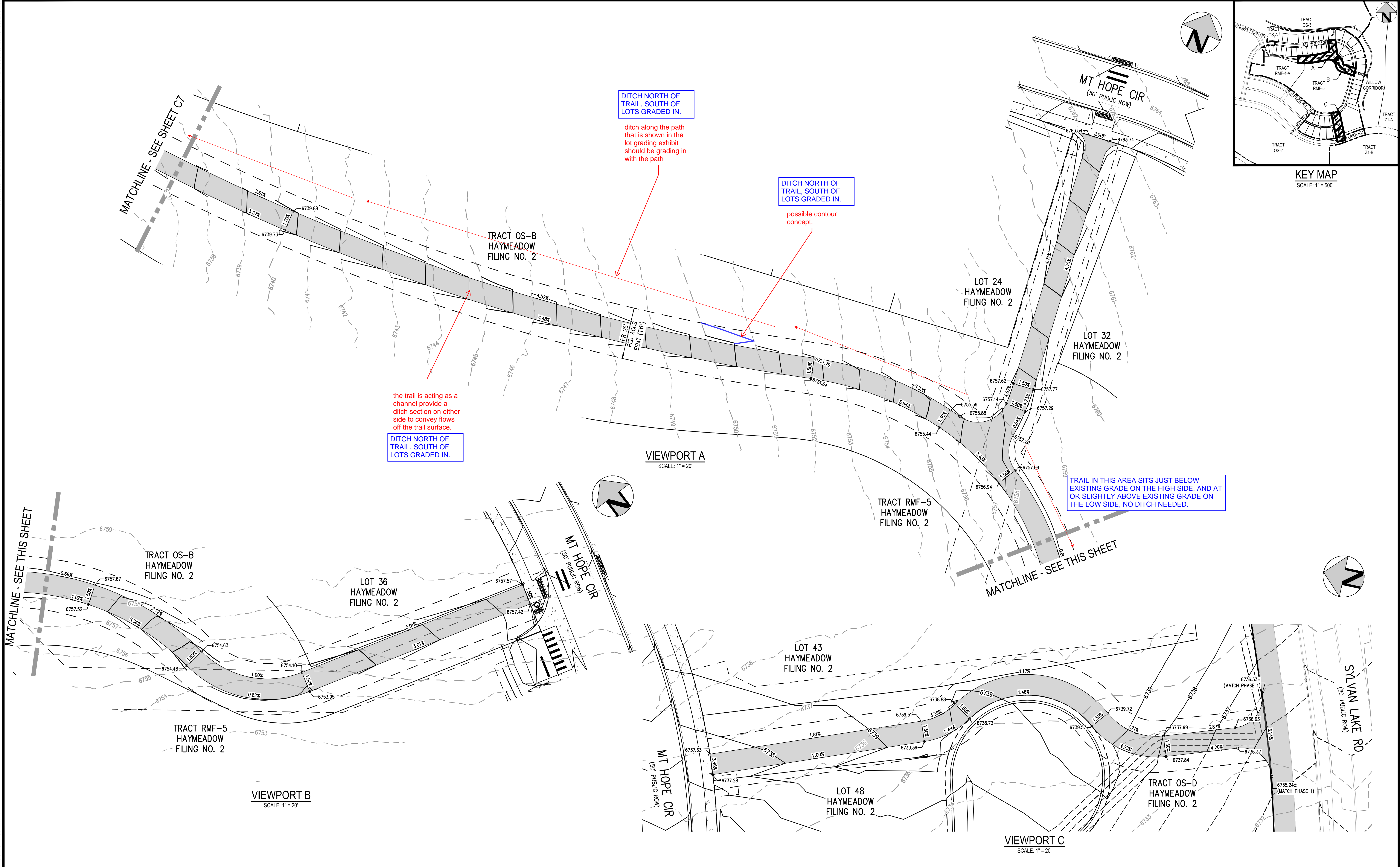
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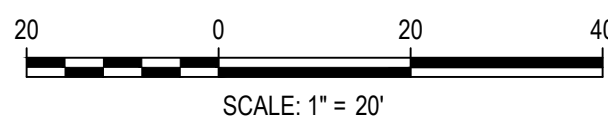


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PLOTTER: FRI 02/14/25 8:30:07A, BY: COLTON HOCHÉVAR



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ISSUE DATE: 11-19-2024

DATE	REVISION COMMENTS
12-04-2024	BID SET
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ABRIKA PROPERTIES

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TRAIL GRADING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

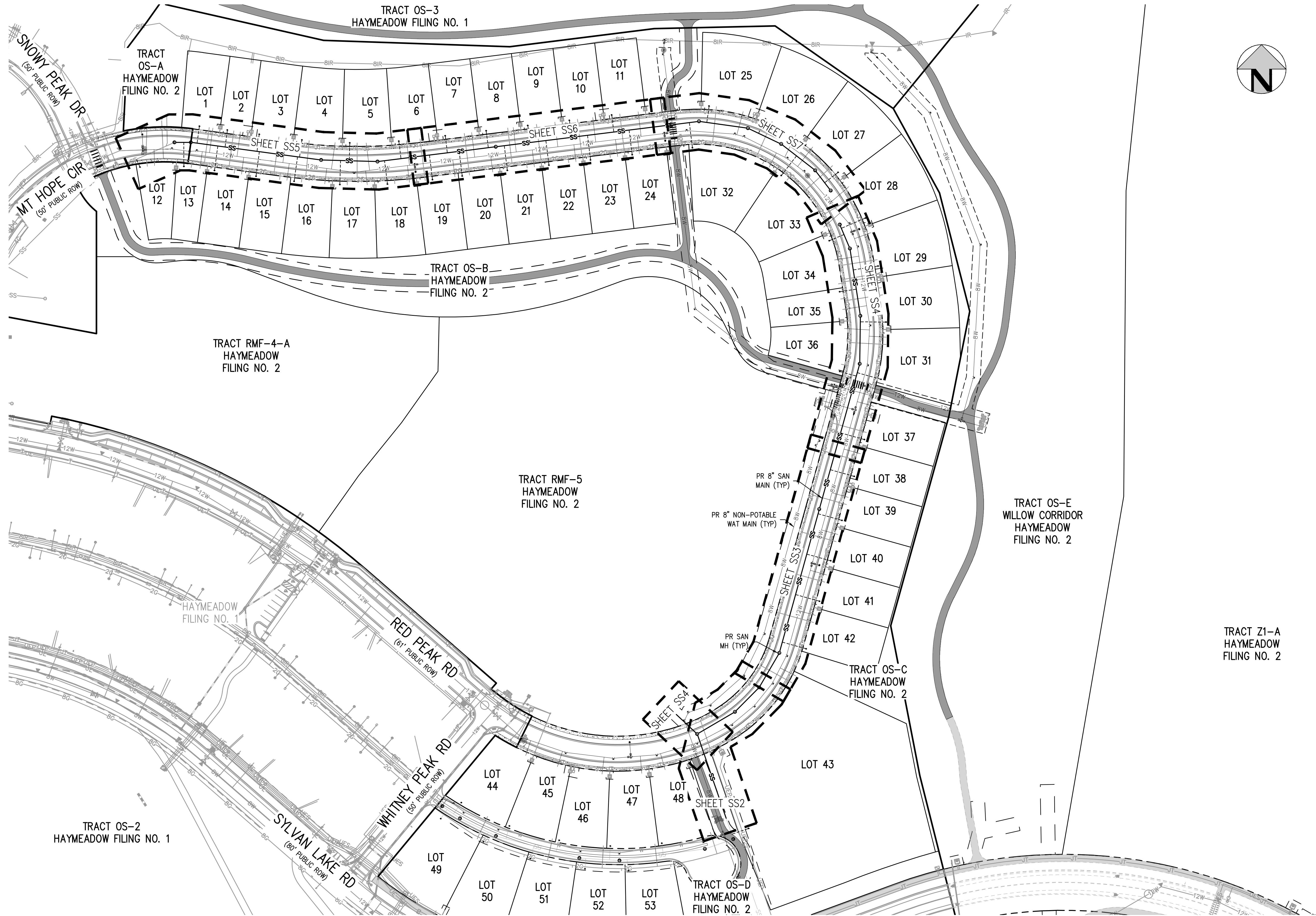
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SHEET NUMBER

C8

8 OF 76



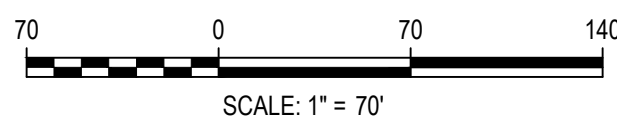
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



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PLOTTER: FRI 02/14/25 5:39:28A. BY: COLTON HOCHERVAR



Know what's below.  
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DRAWN BY: ORR

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ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

SS1

9 OF 76

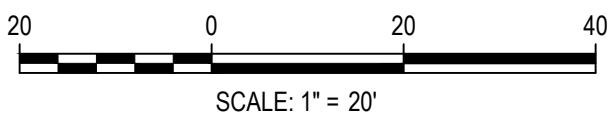


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PLOTTED: FR 02/14/25 5:58:58A BY: COLTON HOCHVAR



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DRAWN BY: CLH

ISSUE DATE: 11-19-2024

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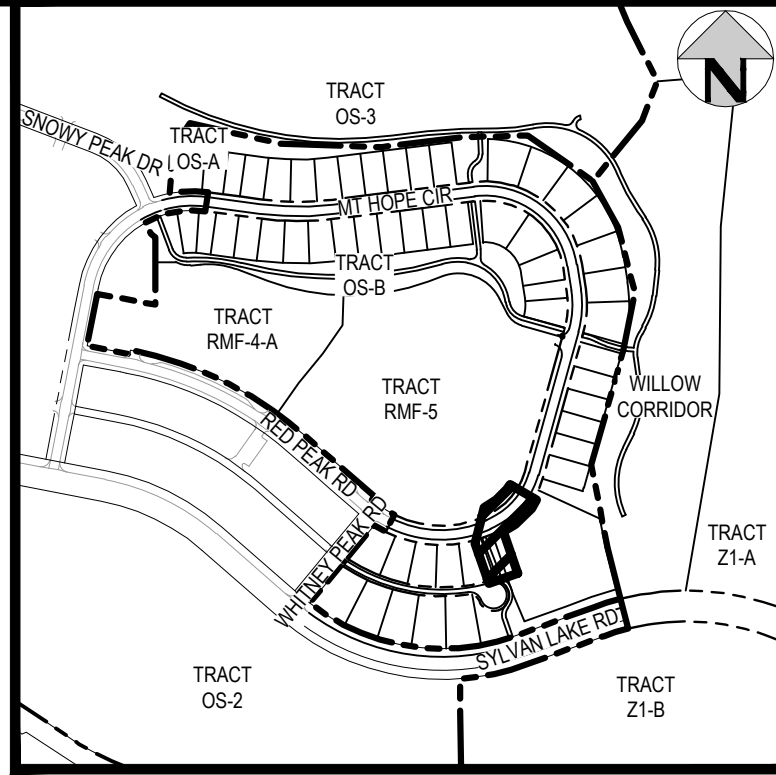
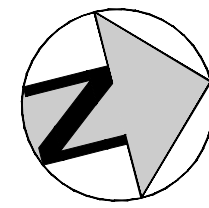
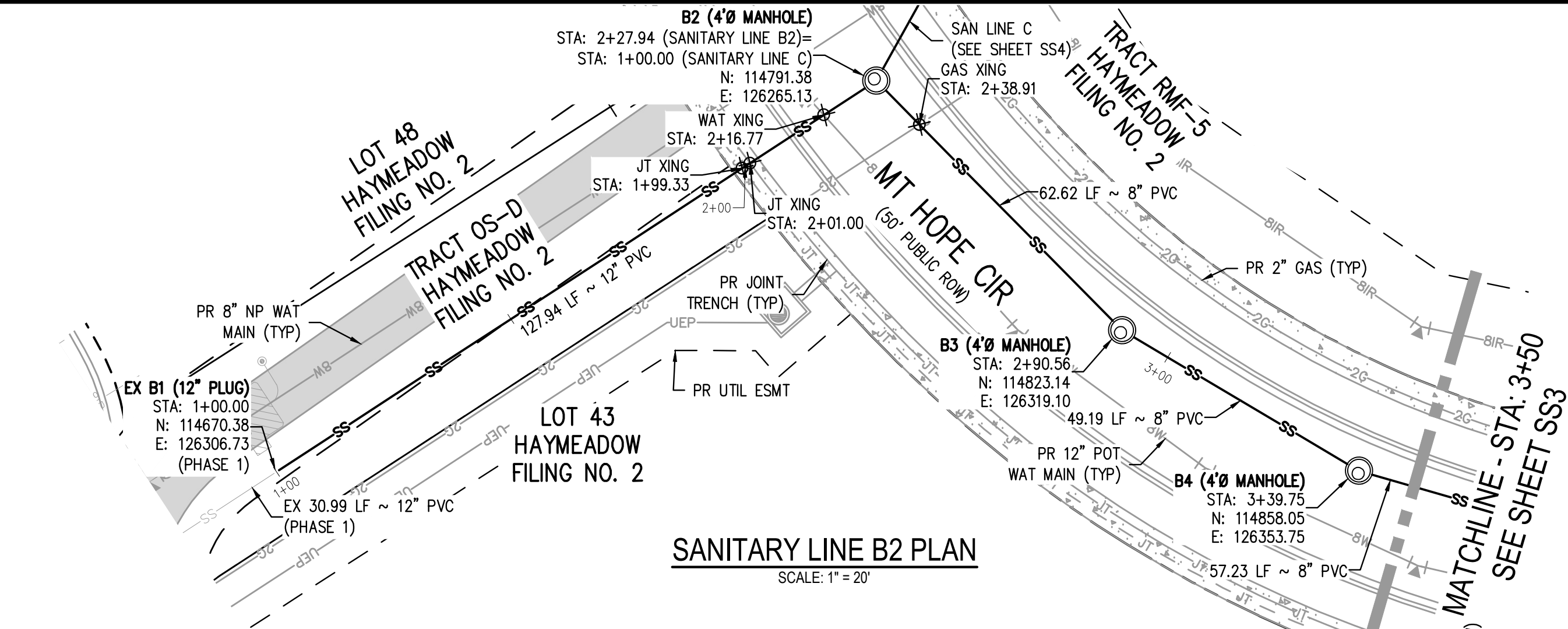
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SANITARY PLAN & PROFILE - LINE B2

PRELIMINARY  
NOT FOR  
CONSTRUCTION

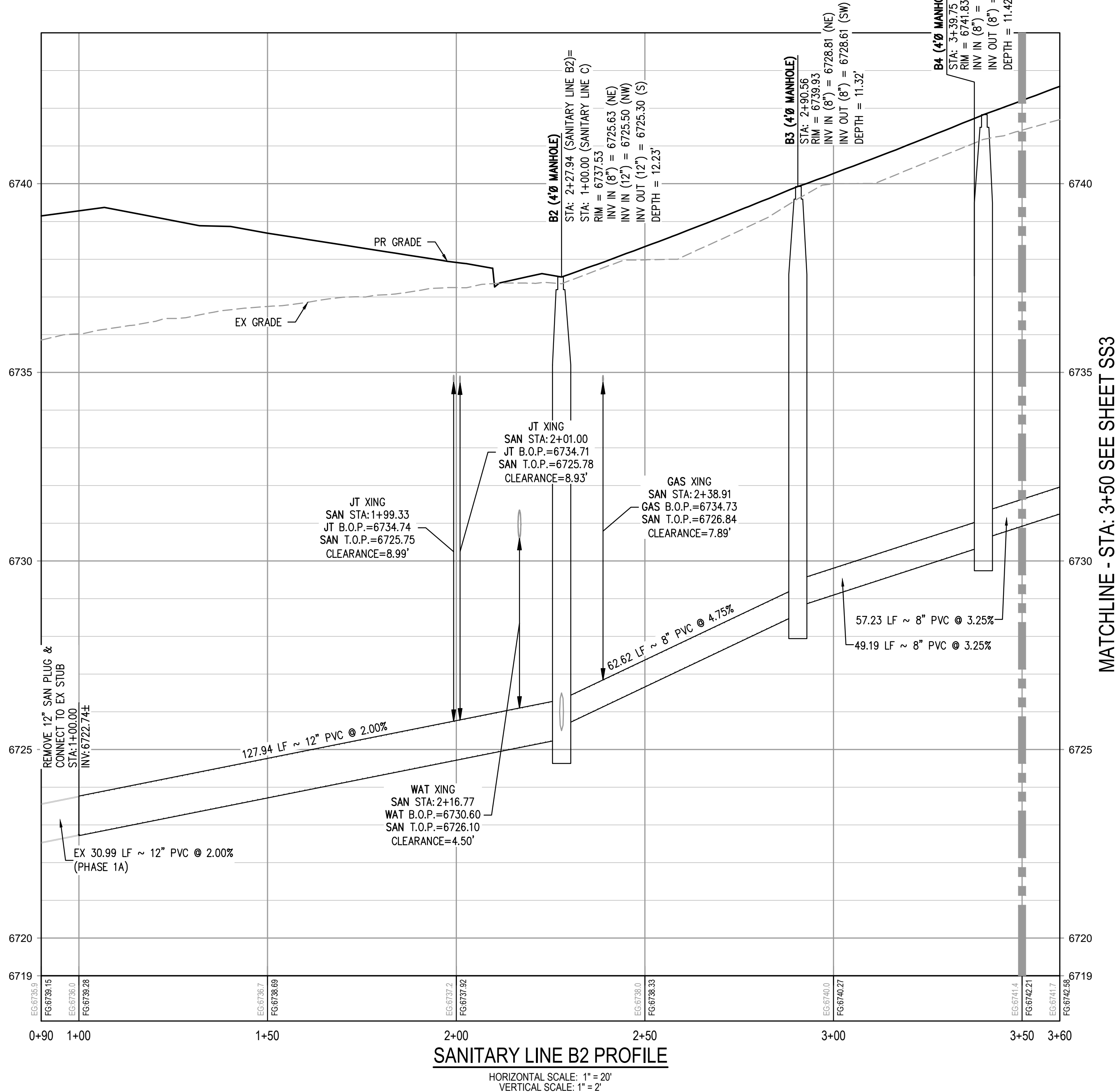
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SS2

10 OF 76



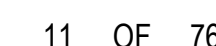
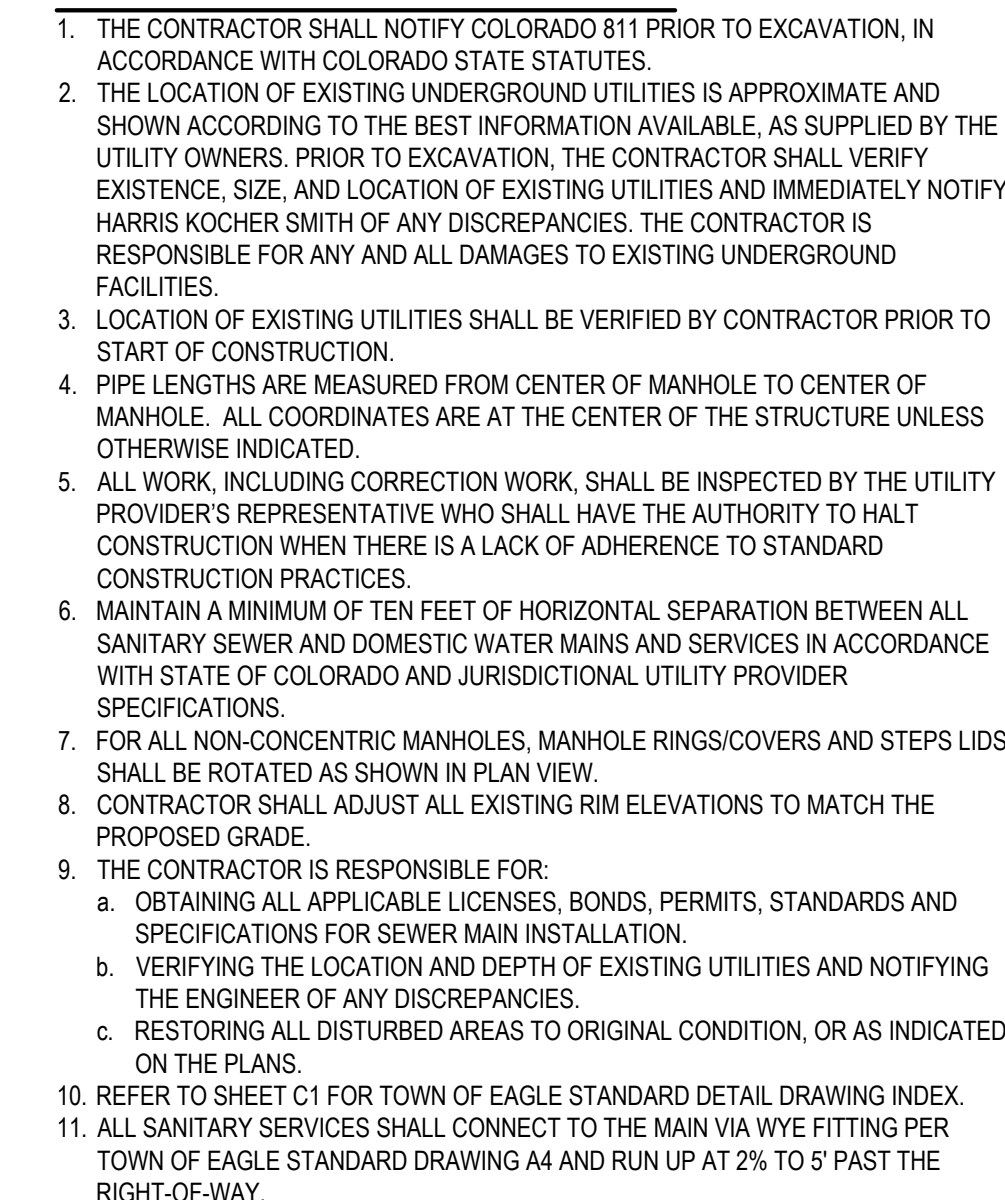
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#### GENERAL SANITARY NOTES:

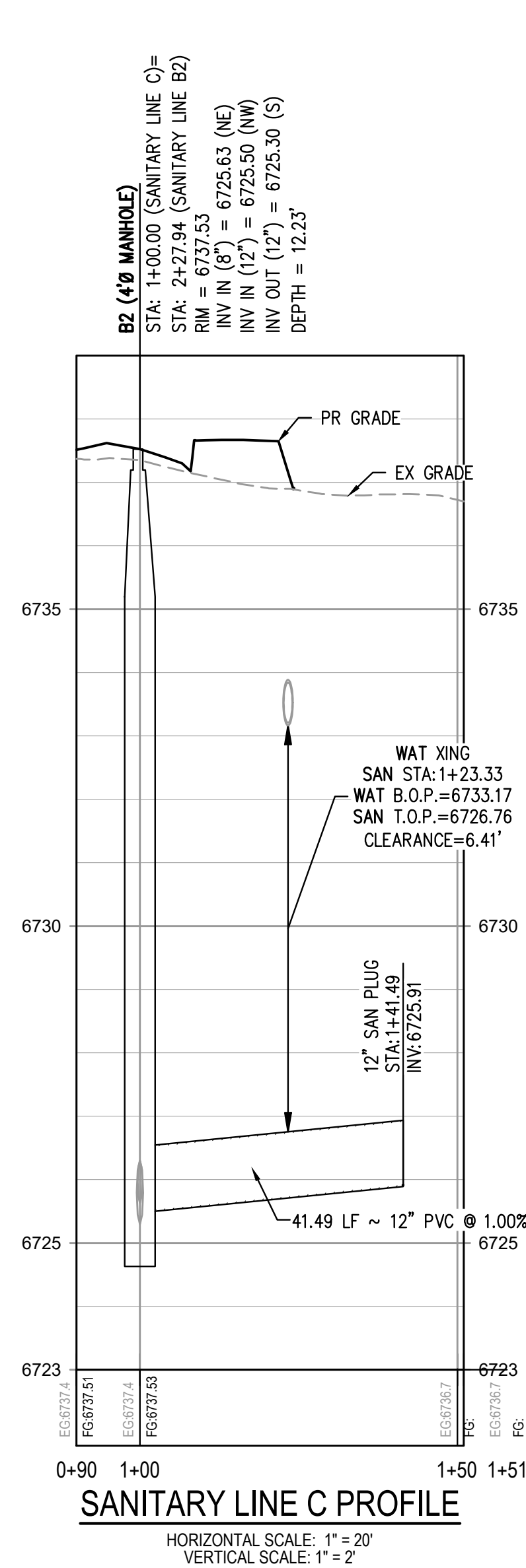
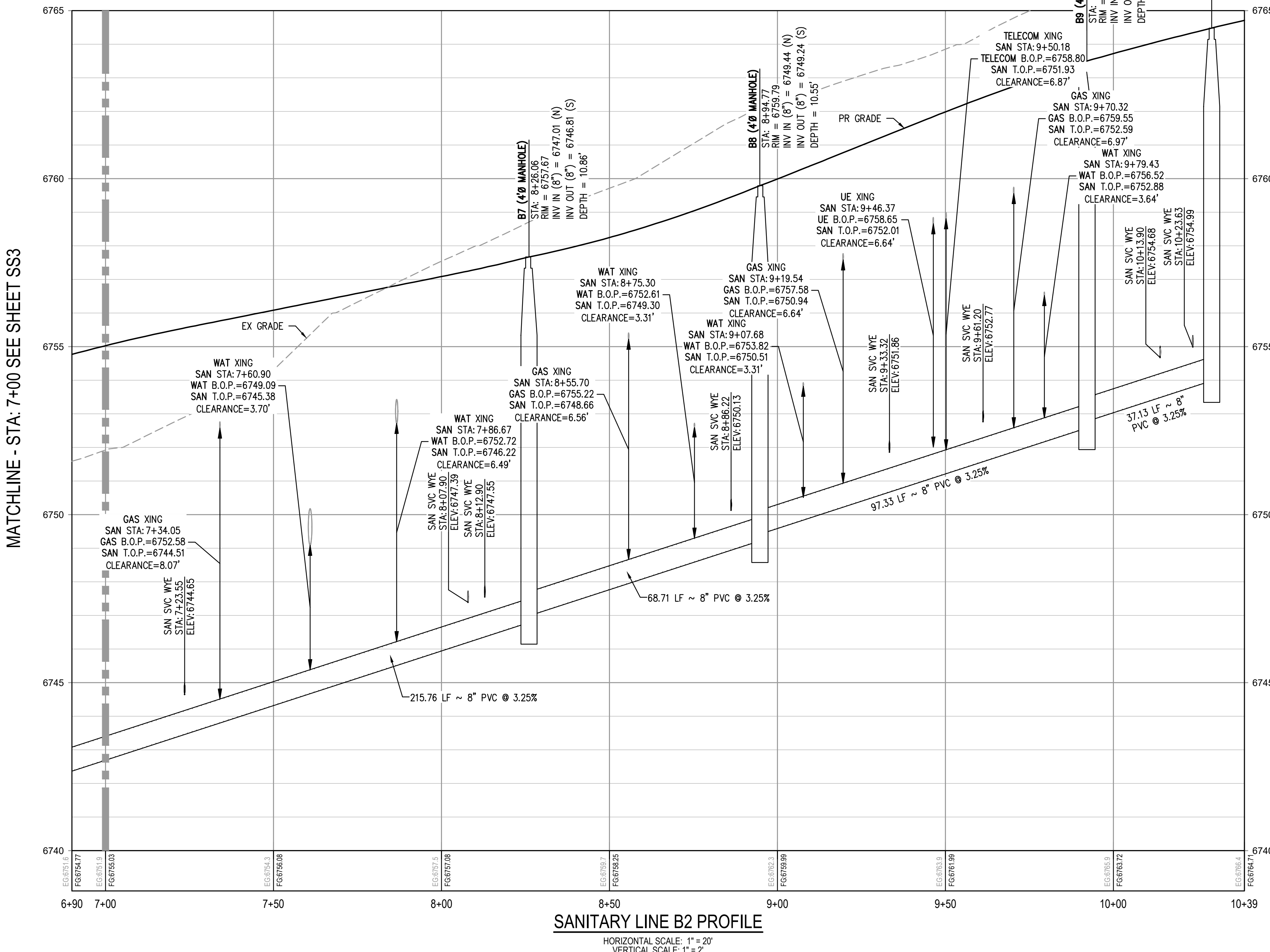
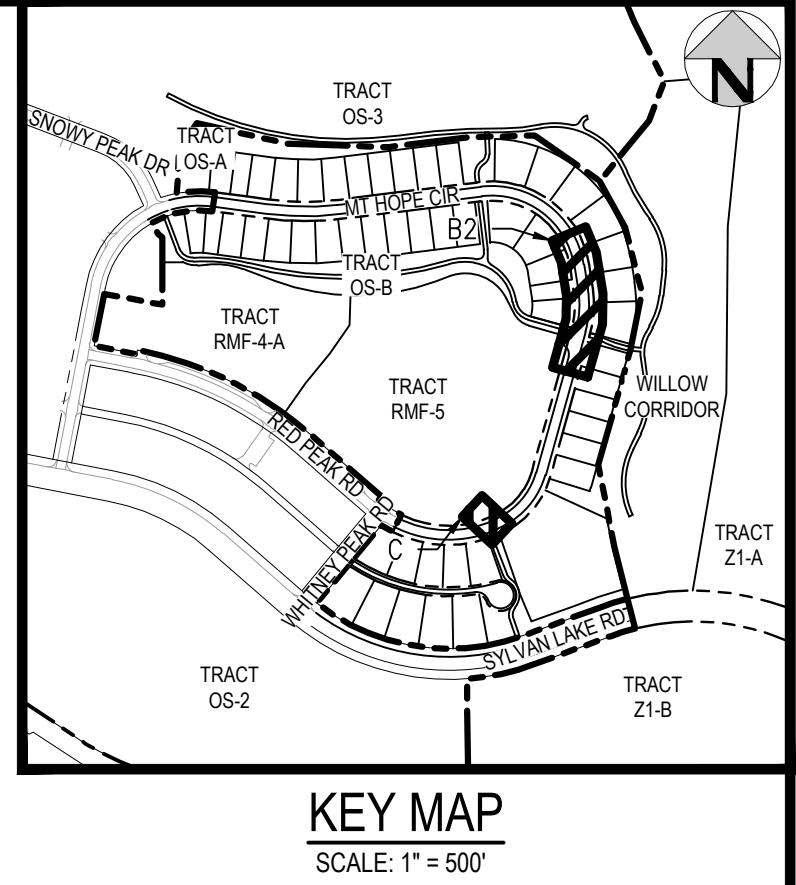
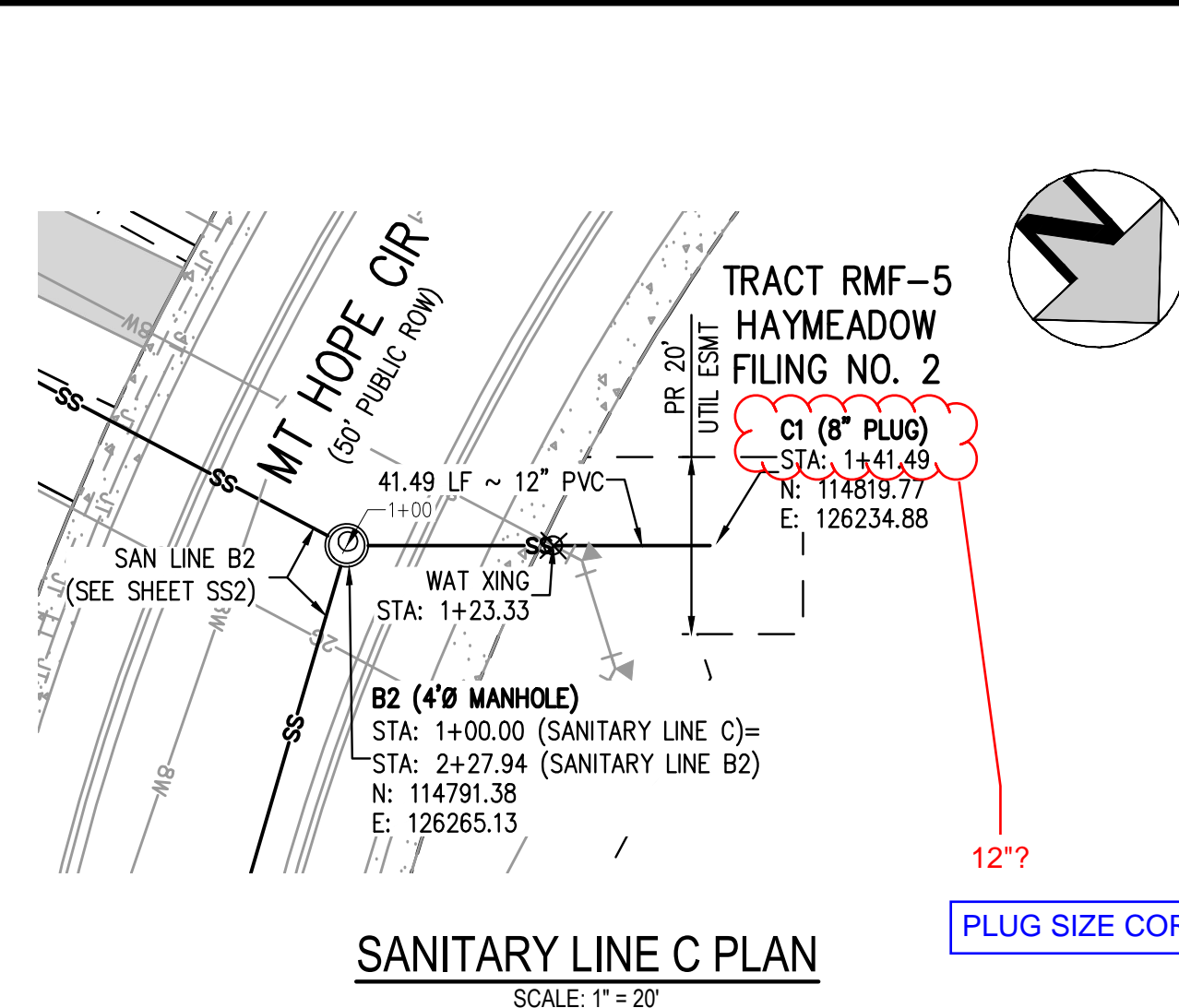
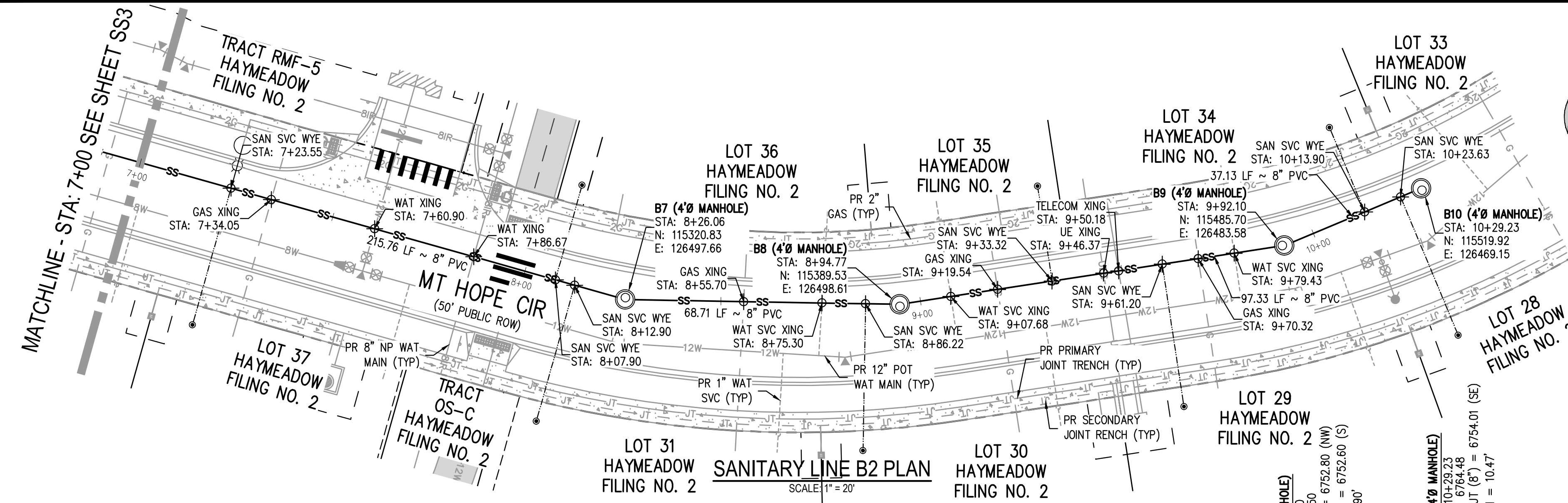
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2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES 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.
11. 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.







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



- GENERAL SANITARY NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY P&P - 2 - PHASE 2\DWG LAYOUT\ LAYOUT1 (3).  
PLOTTED: FR 02/14/25 5:59:20A. BY: COLTON HOCHVAR



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20 0 20 40

SCALE: 1" = 20'

ISSUE DATE: 11-19-2024	REVISION COMMENTS
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01-09-2025	BID SET
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**HARRIS KOCHER SMITH**

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ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

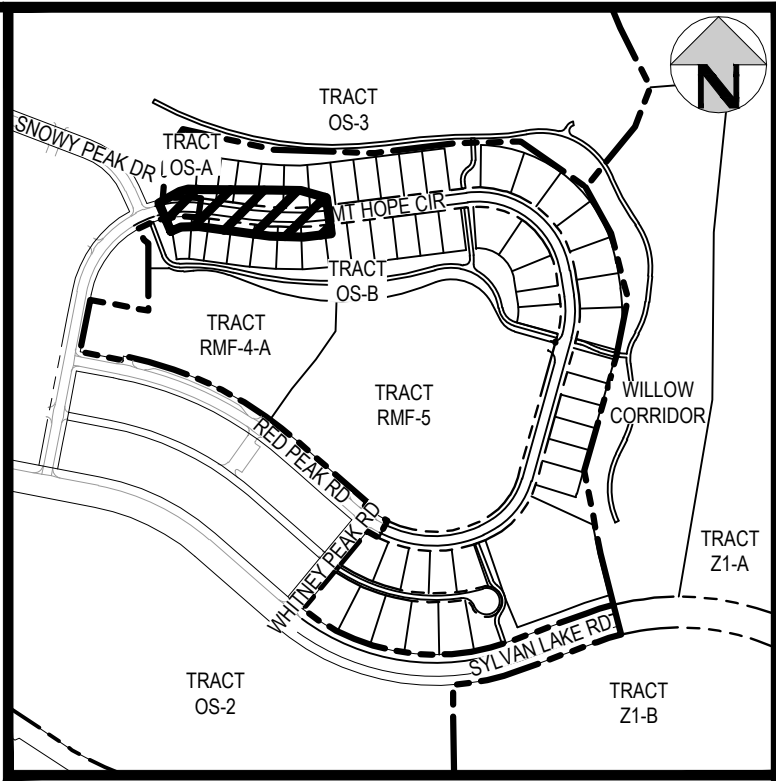
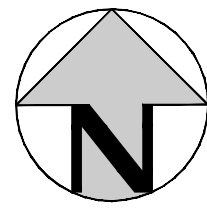
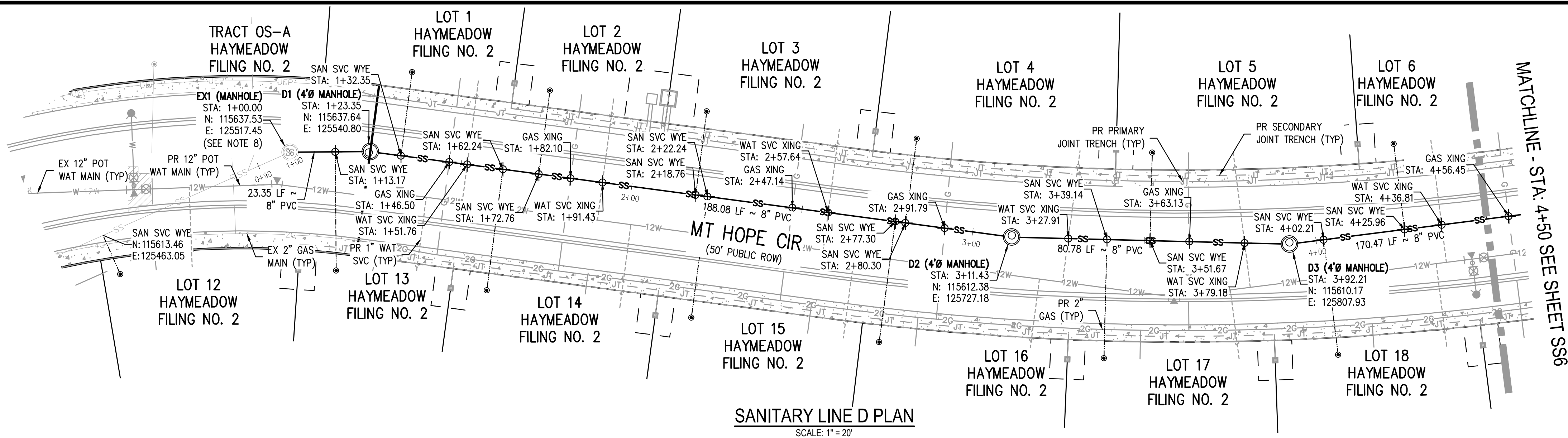
PROJECT # 240804  
SHEET NUMBER

**SS4**

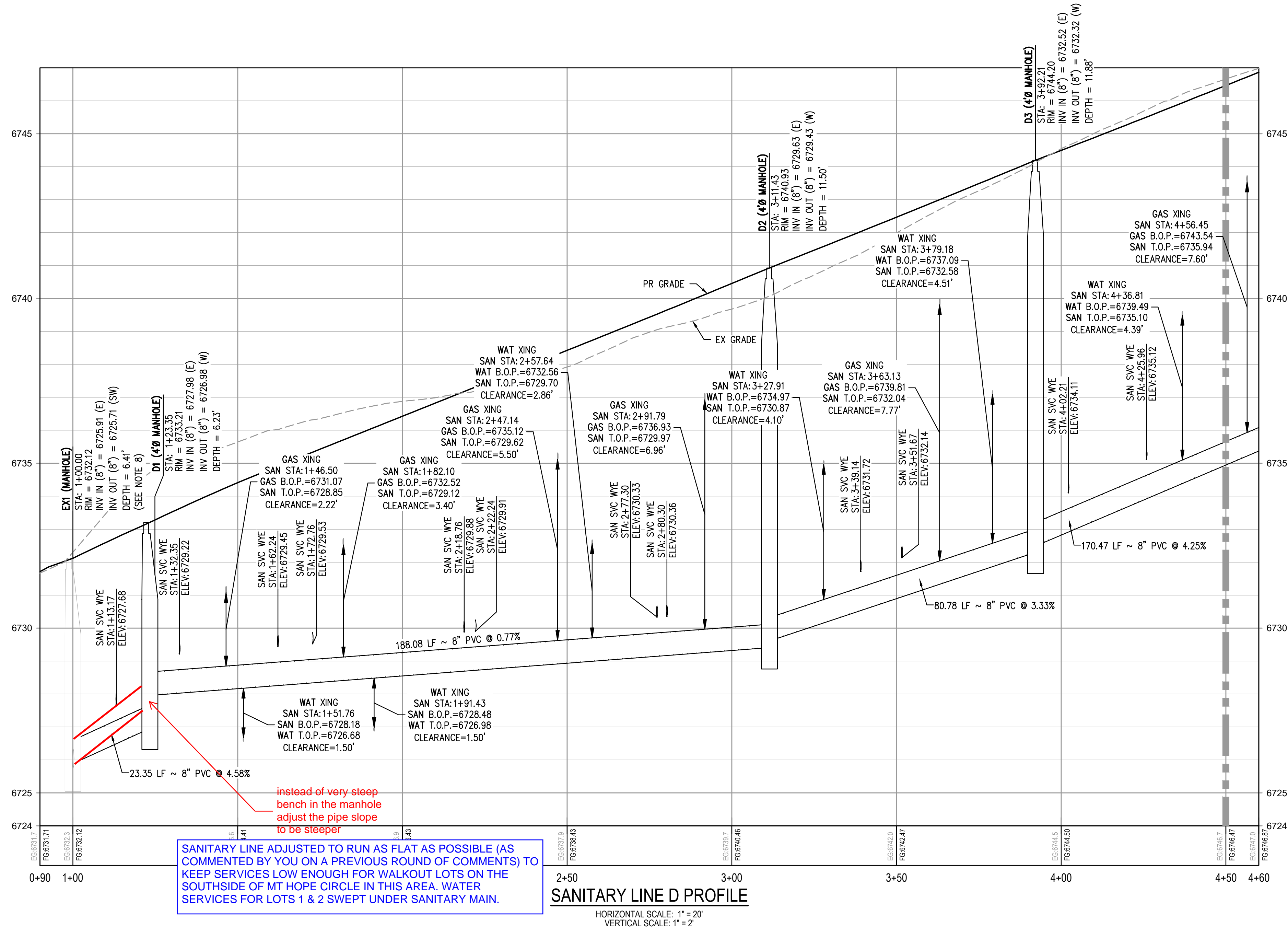
12 OF 76



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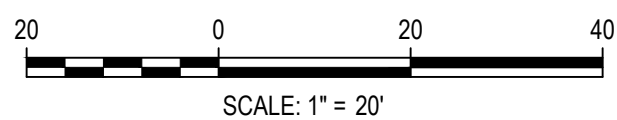
KEY MAP  
SCALE: 1" = 500'



#### GENERAL SANITARY NOTES:

1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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11. 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.

FILEPATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY P&P - 3 - PHASE 2\DWG LAYOUT\ LAYOUT1  
PLOTTED: FR 02/14/25 5:59:49A. BY: COLTON HOCHVAR



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



ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

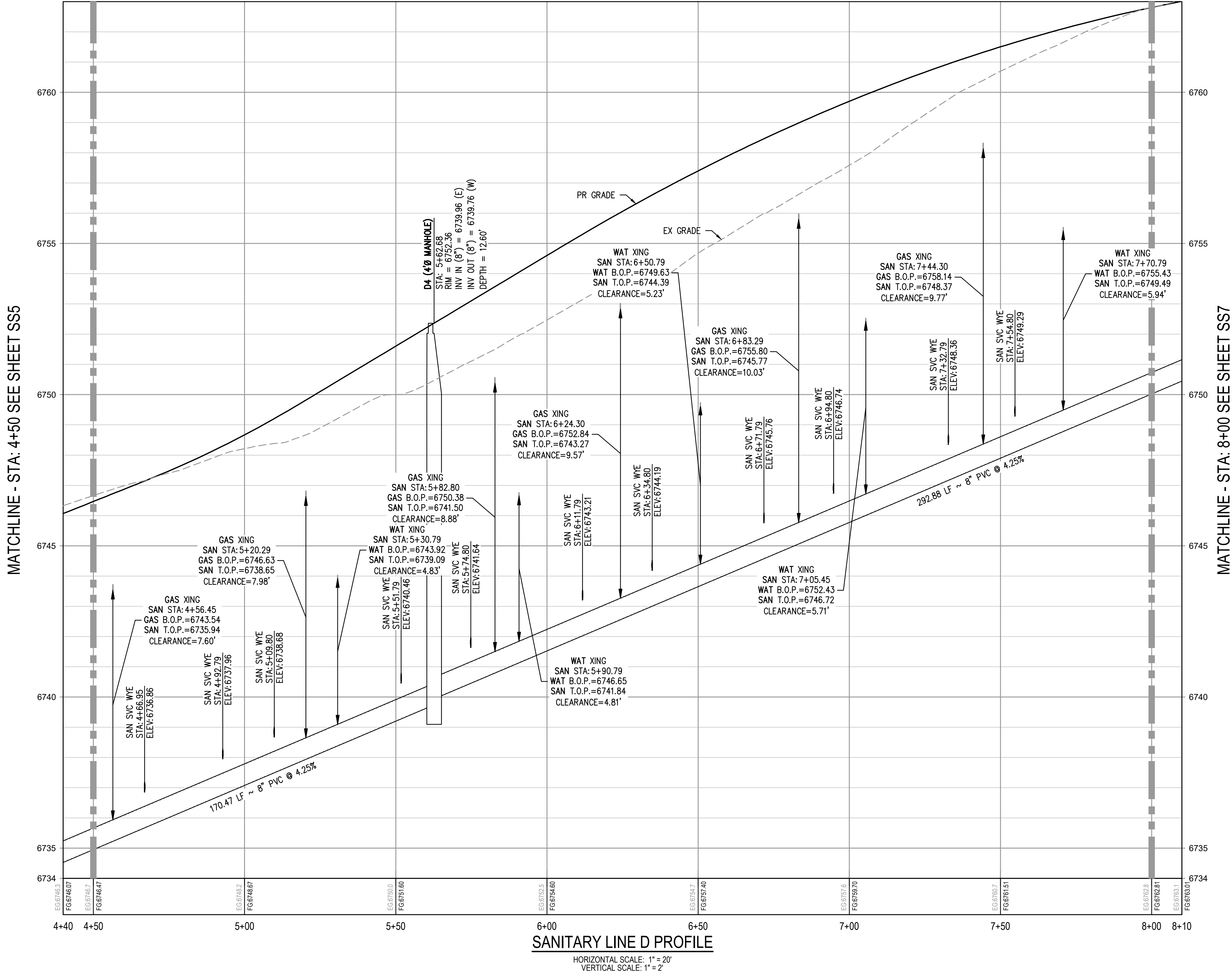
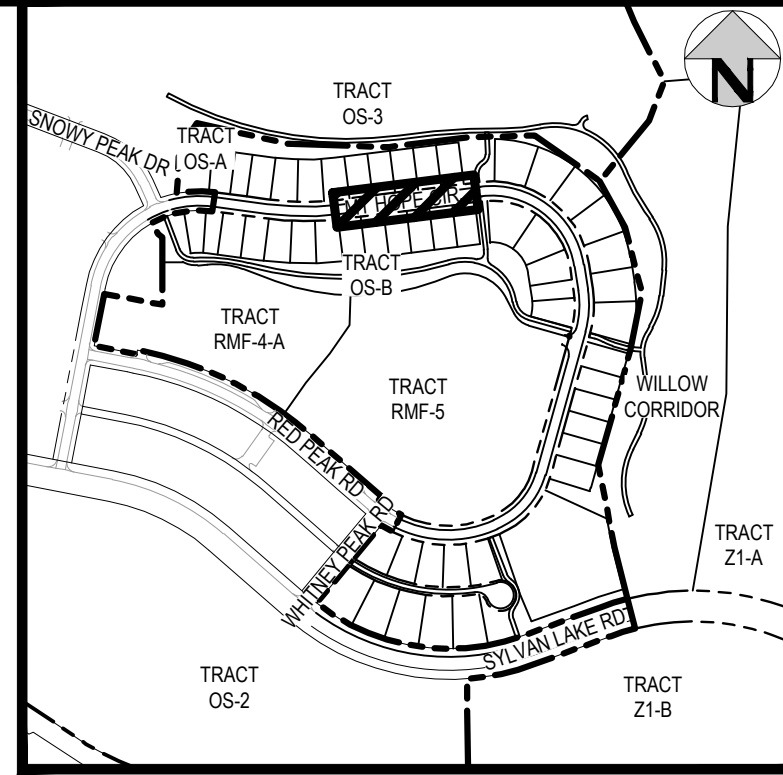
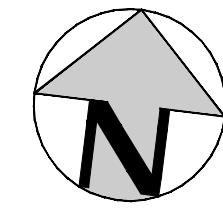
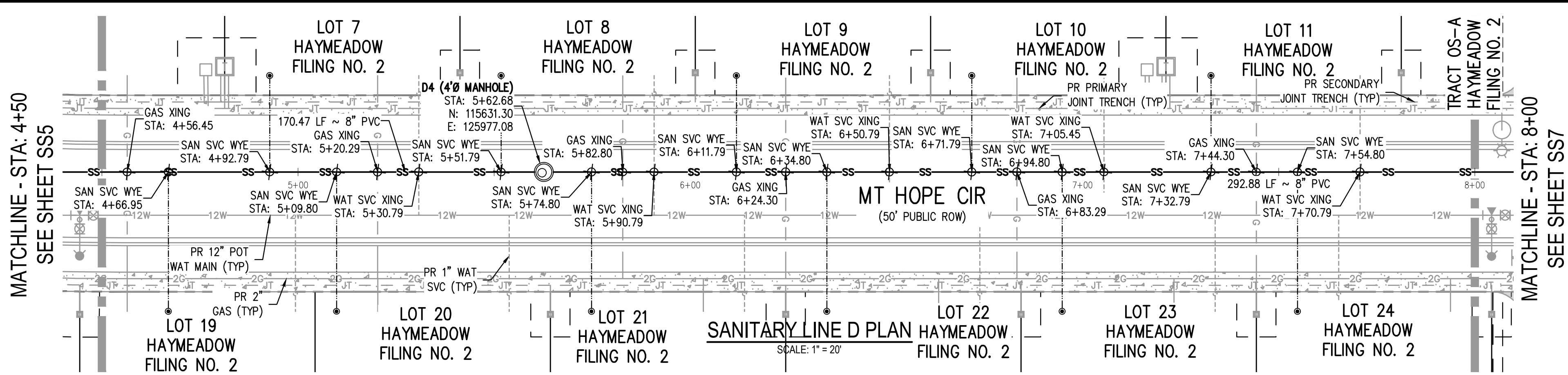
PROJECT #: 240804  
SHEET NUMBER

SS5

13 OF 76



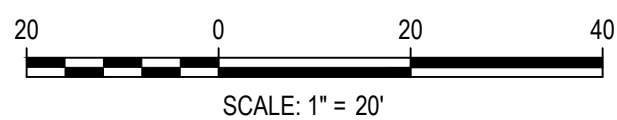
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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\SANITARY\CD - SANITARY R&P - 3 - PHASE 2\DWG LAYOUT\LAYOUT1 (2).DWG  
PLOTTER: FRI 02/14/25 5:59:57A, BY: COLTON HOCHVAR



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

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ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

SS6

14 OF 76

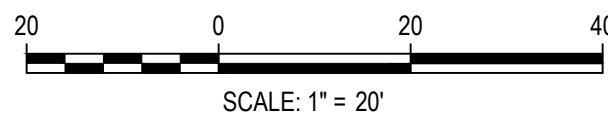


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PLOTTED: FR 02/14/25 9:00:07A BY: COLTON HOCHVAR



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ABRIKA PROPERTIES

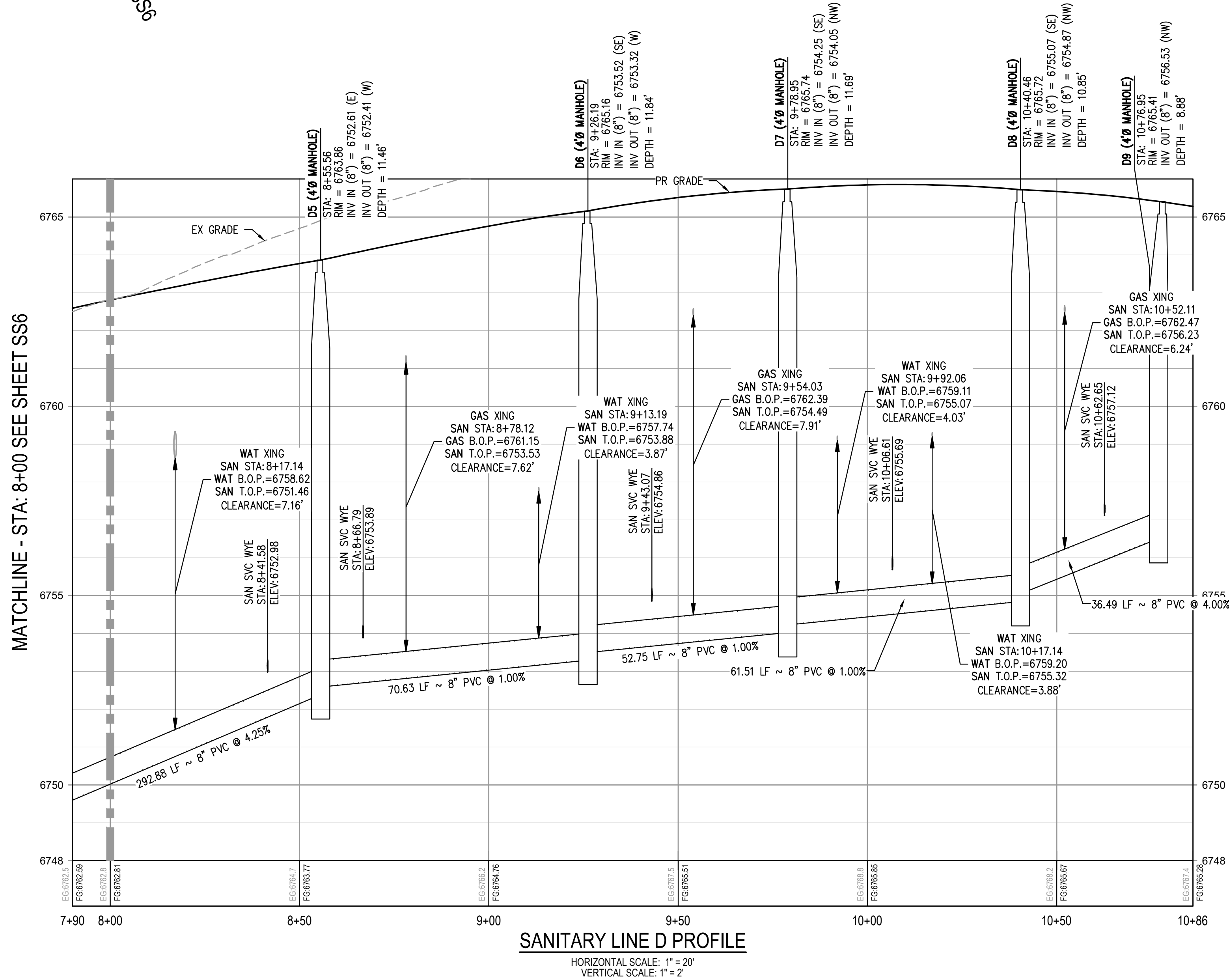
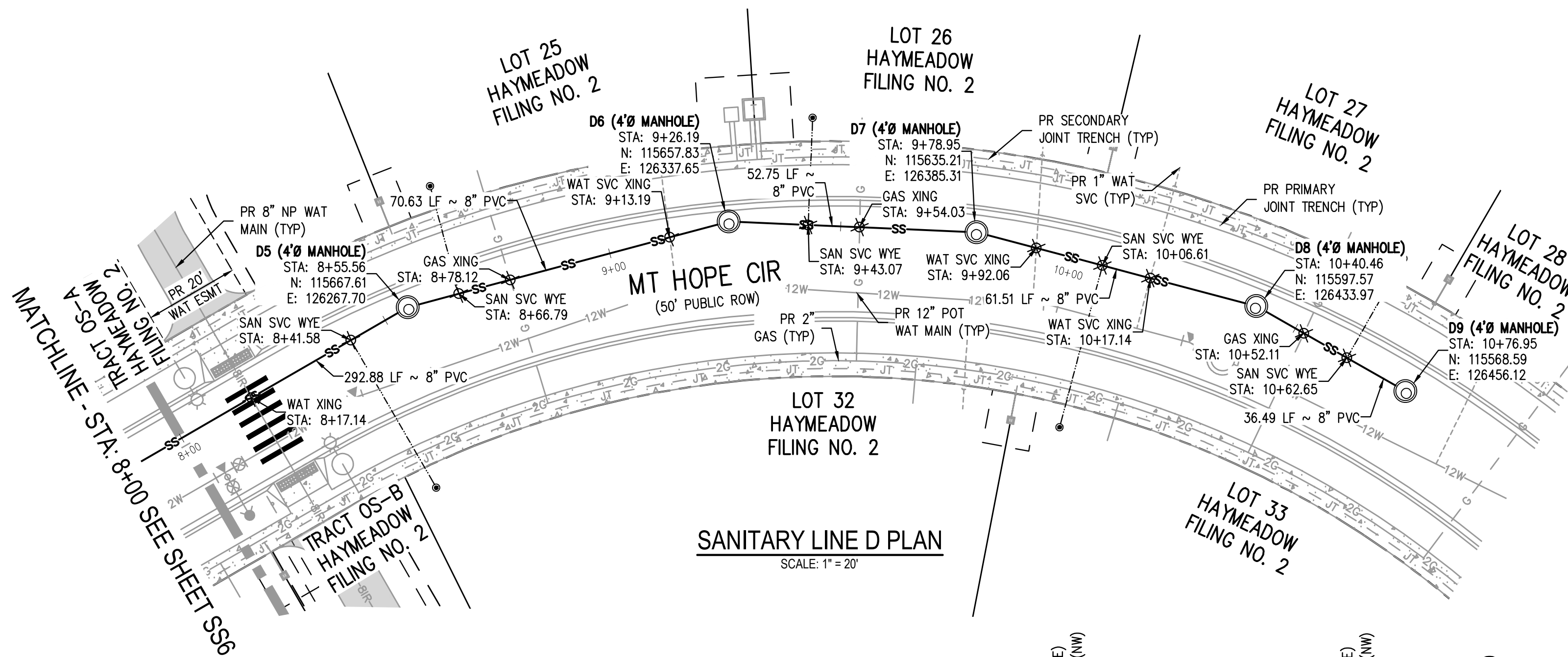
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
SANITARY PLAN & PROFILE - LINE D

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

SS7

15 OF 76



#### 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.
11. 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.





TAP TO EXISTING MAIN  
UPDATED TO BE A SADDLE TAP.

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  - c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED BY THE ENGINEER.
10. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
11. ALL SANITARY SEWERS 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.

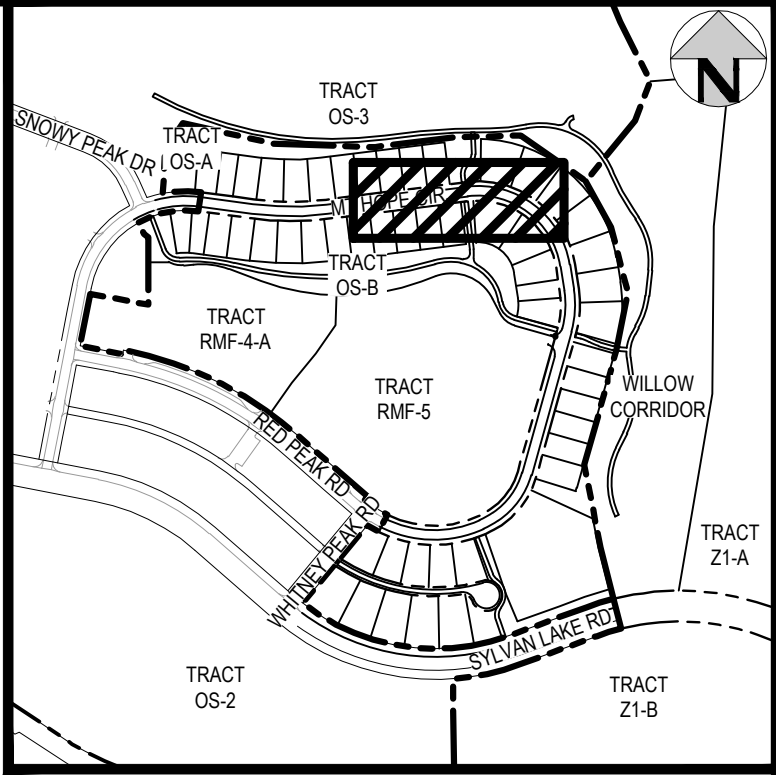
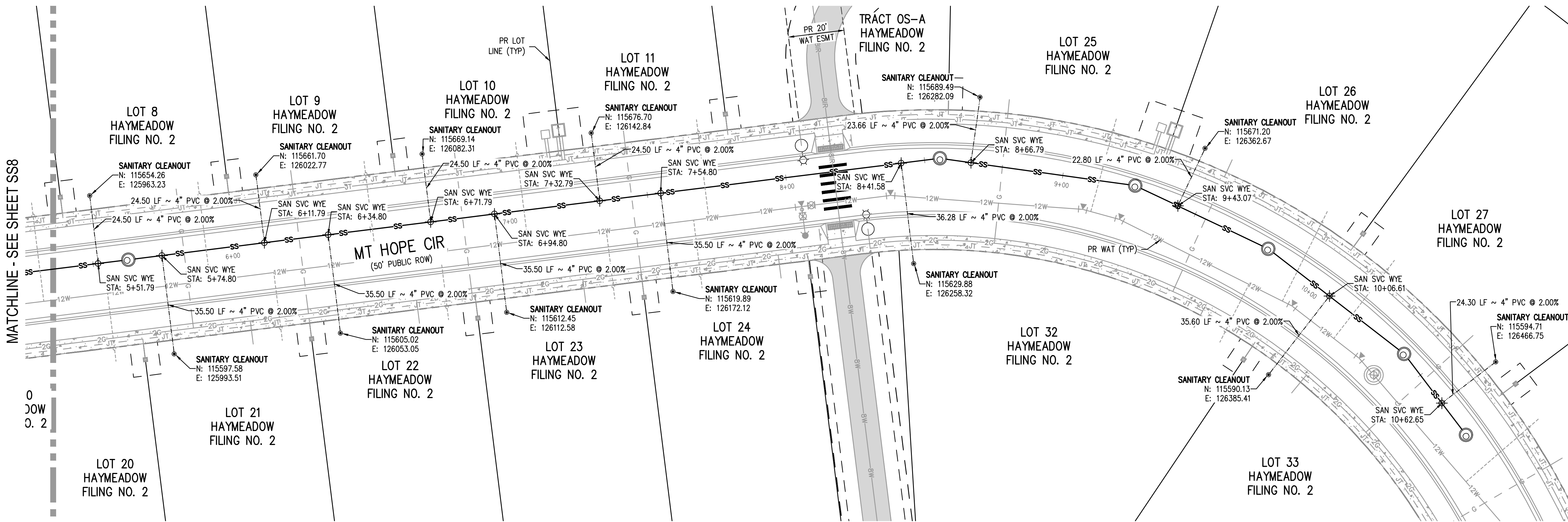




NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

MATCHLINE - SEE SHEET SS8

0  
JOW  
O. 2



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.
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11. 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.

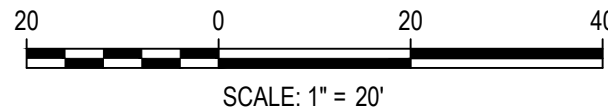
#### SANITARY SERVICE TABLE

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"

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PLOTTED: FR 02/14/25 9:00:51 A. BY: COLTON HOCHER



Know what's below.  
Call before you dig.



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



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

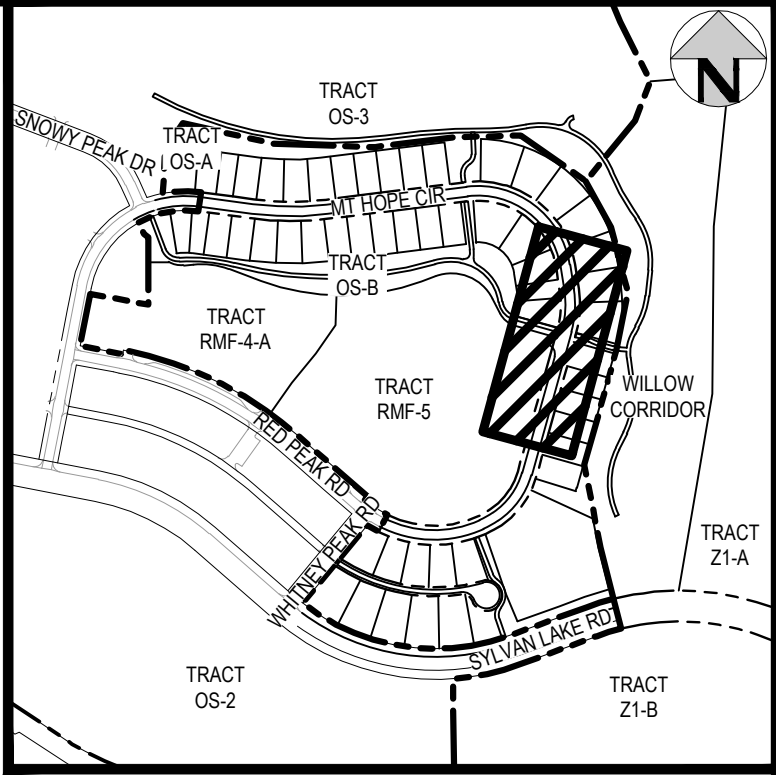
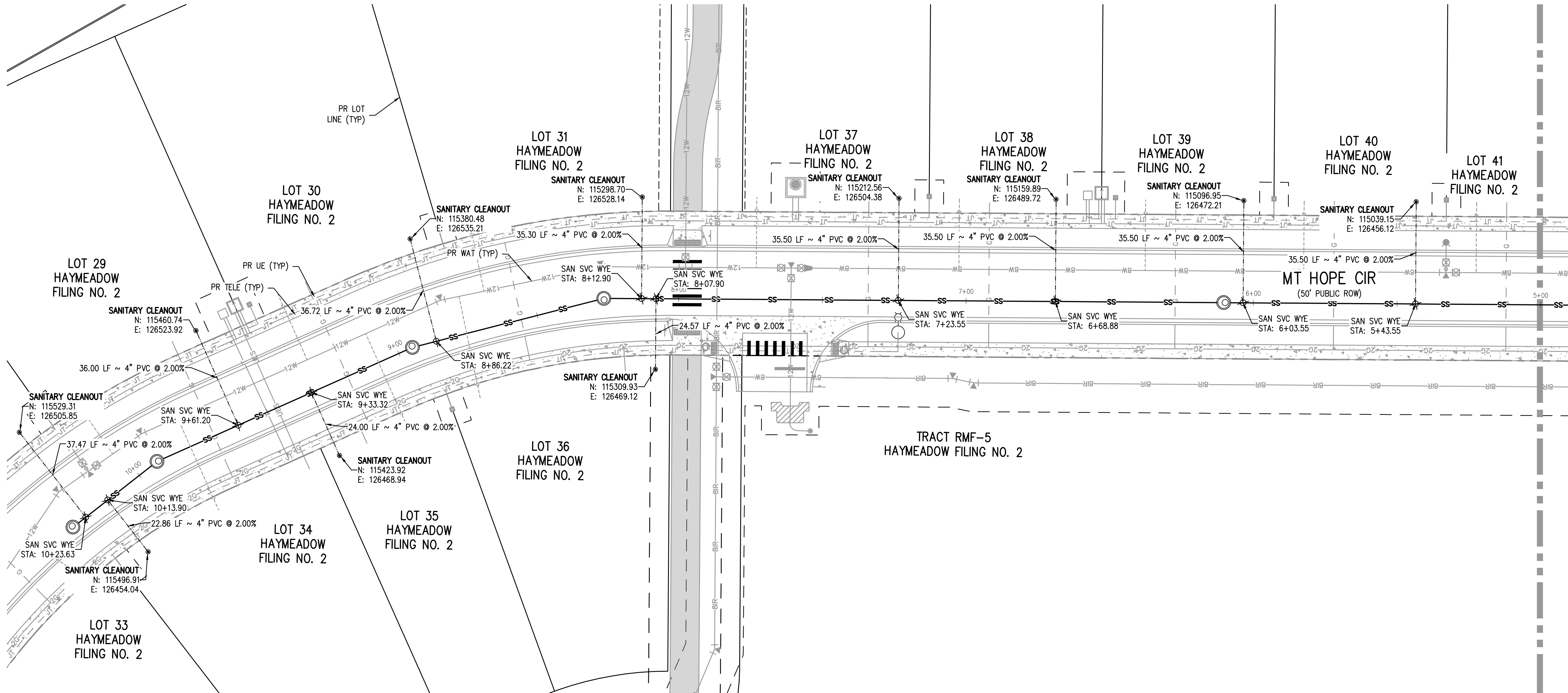
PROJECT #: 240804  
SHEET NUMBER

SS9

17 OF 76



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



KEY MAP  
SCALE: 1" = 500'

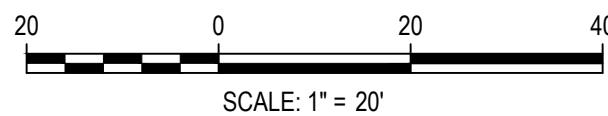
MATCHLINE - SEE SHEET SS11

GENERAL SANITARY NOTES:

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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"



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



ABRIKA PROPERTIES

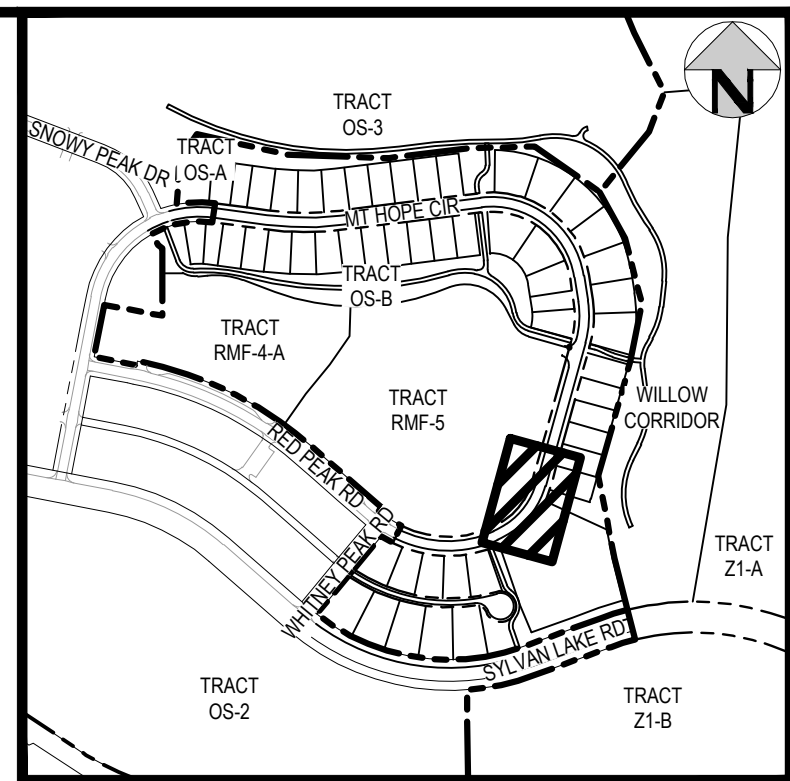
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
SANITARY SERVICE PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

SS10





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10. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
11. 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.



20 0 20 40

SCALE: 1" = 20'

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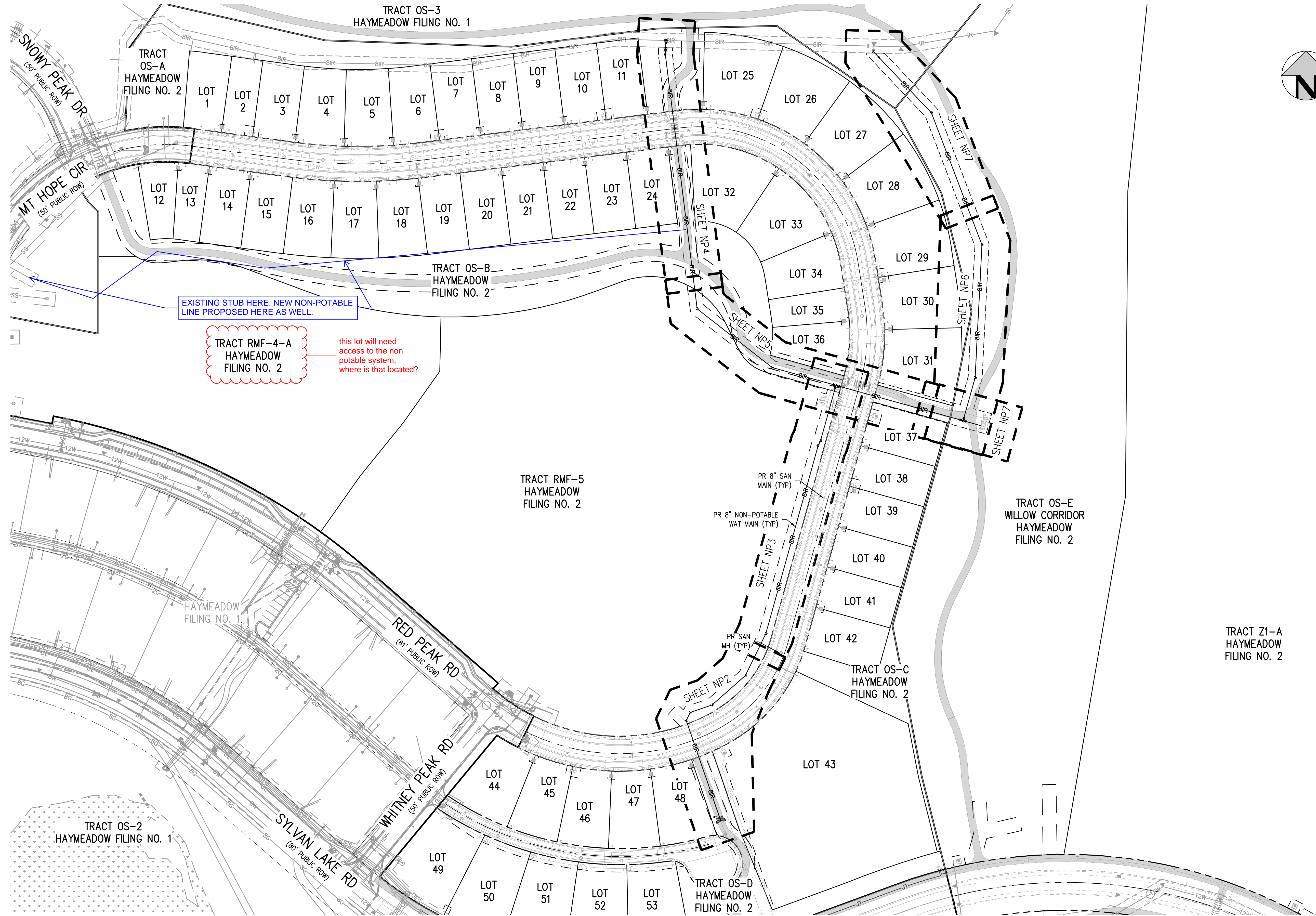
## HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2) SANITARY SERVICE PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

# SS11



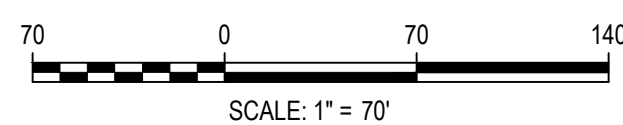
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILES: 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 9:01:37A BY: COLTON HOCHHEAR



Know what's below.  
Call before you dig.



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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Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

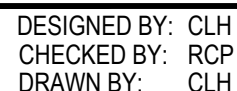
NP1

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1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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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 PROMINELY 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 WORK MANUAL, JANUARY 2018 EXCEPT AS MODIFIED HEREIN.
8. DISINFECTION NOT REQUIRED.
9. PIPE BEHIND TO BE CLASS A 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 (MXXM 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.



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

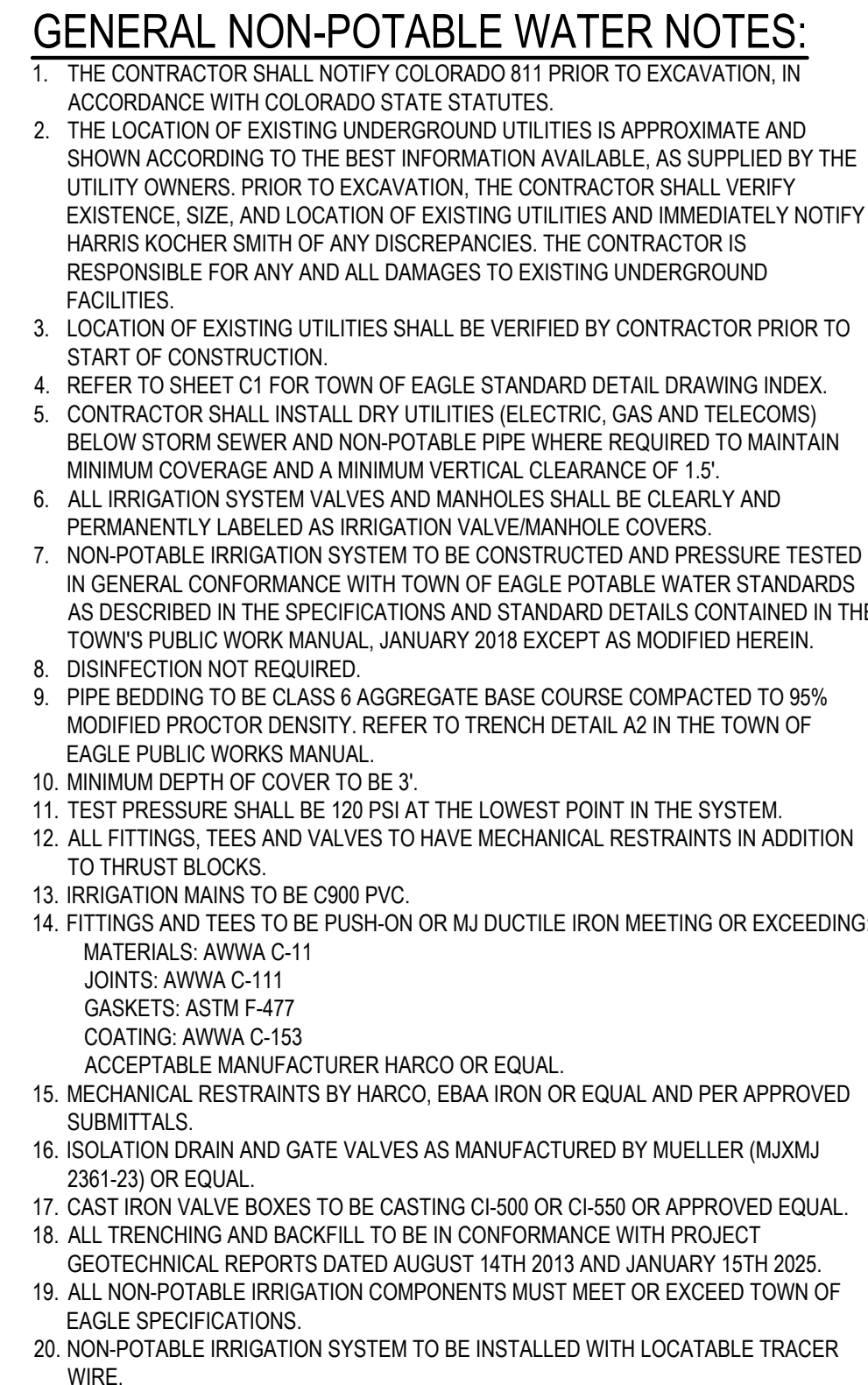
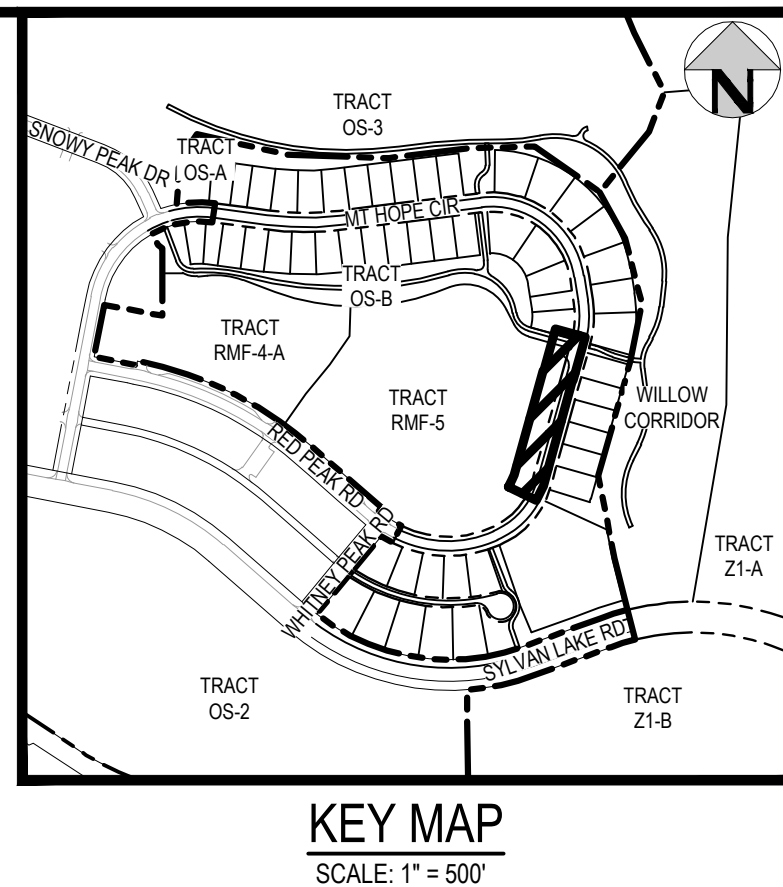


HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
NON-POTABLE WATER PLAN & PROFILE - LINE B2

PRELIMINARY  
NOT FOR  
CONSTRUCTION

21 OF 76









MATCHLINE - STA: 4+50 SEE SHEET NP5



1. THE CONTRACTOR SHALL NOTIFY COLORADO #81 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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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'.
6. 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 WORK 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 (MJXMJ 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.





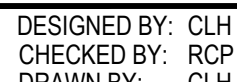


SCALE: 1" = 20'



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 WORK MANUAL, JANUARY 2018 EXCEPT AS MODIFIED HEREIN.
  8. DISINFESTATION NOT REQUIRED.
  9. PIPE BEDDING TO BE CLASS A 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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  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-111  
JOINTS: AWWA C-111  
GASKETS: ASTM F-477  
COATING: AWWA C-153  
ACCEPTABLE MANUFACTURER HARCO OR EQUAL.
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  19. NON-POTABLE IRRIGATION COMPONENTS MUST MEET OR EXCEED TOWN OF EAGLE SPECIFICATION.
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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



## ABRIKA PROPERTIES

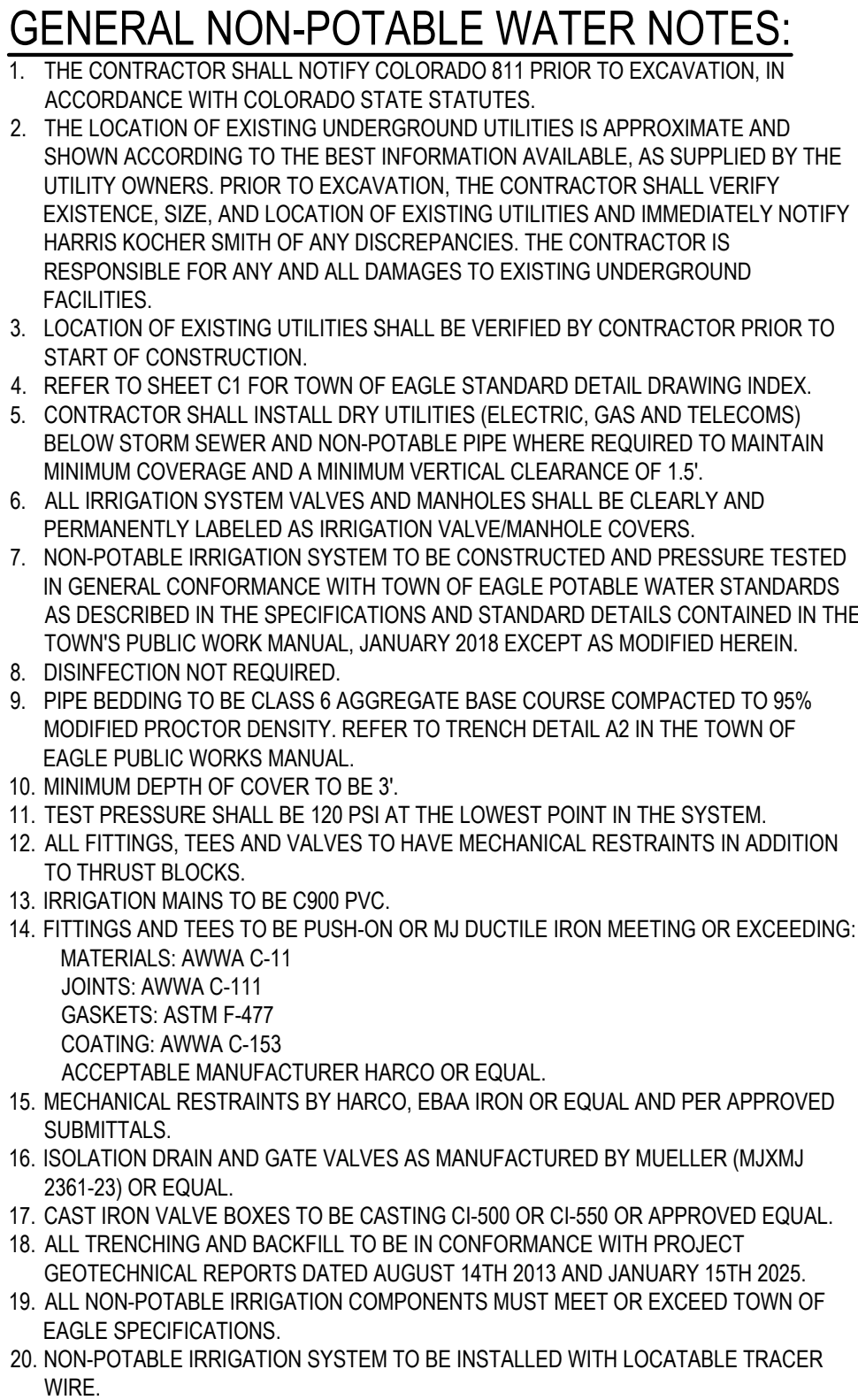
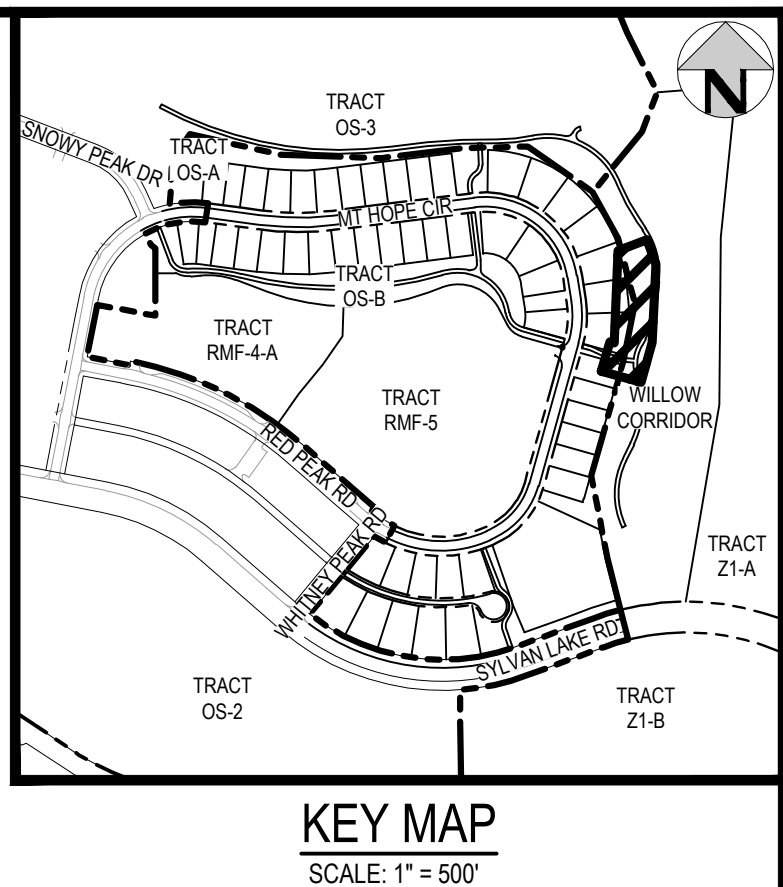
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
NON-POTABLE WATER PLAN & PROFILE - LINE C

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804
SHEET NUMBER

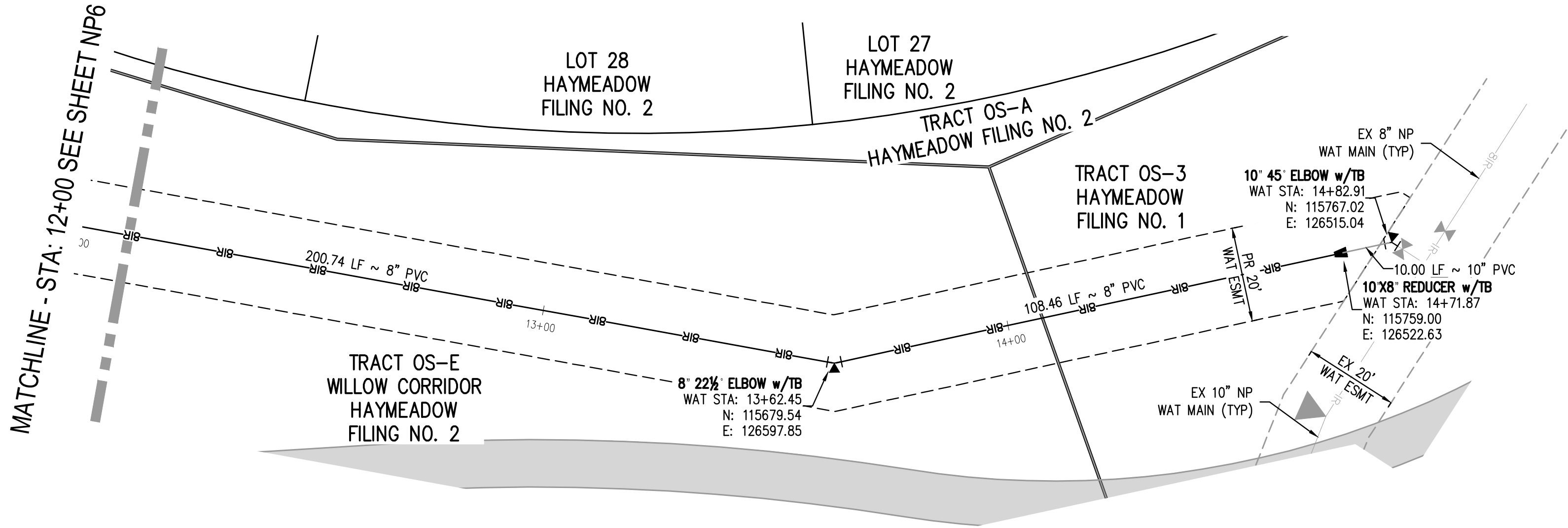
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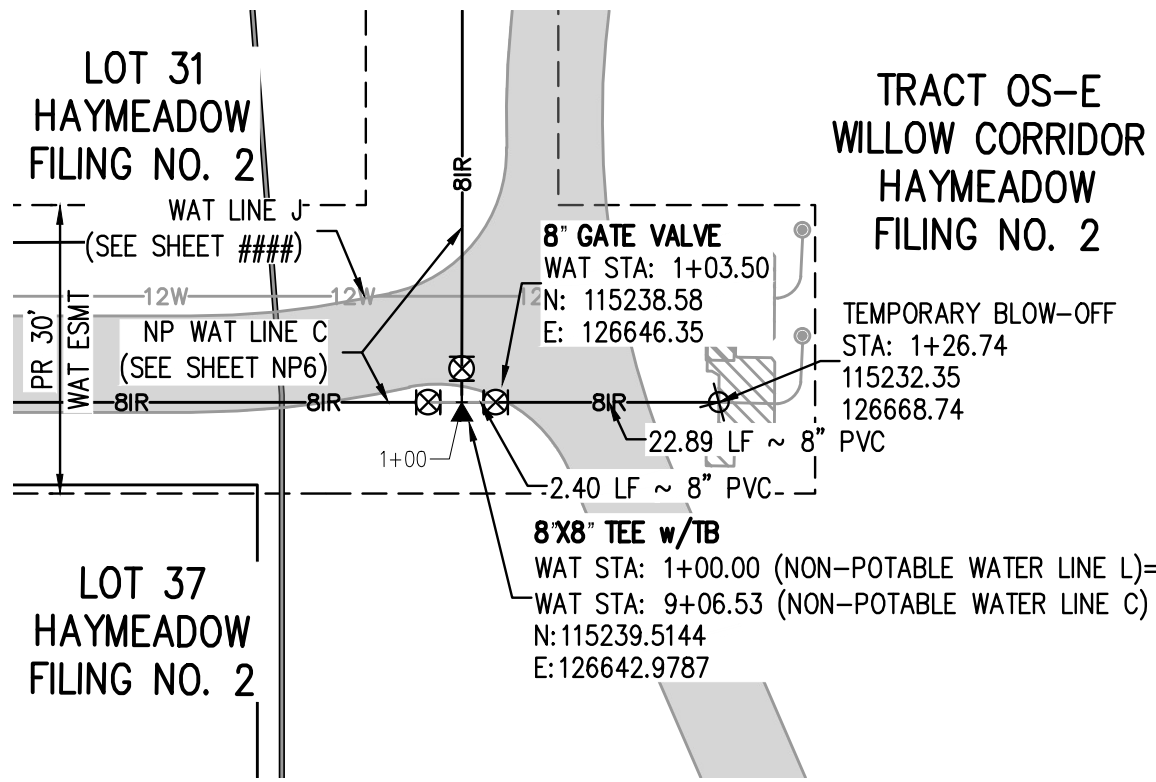




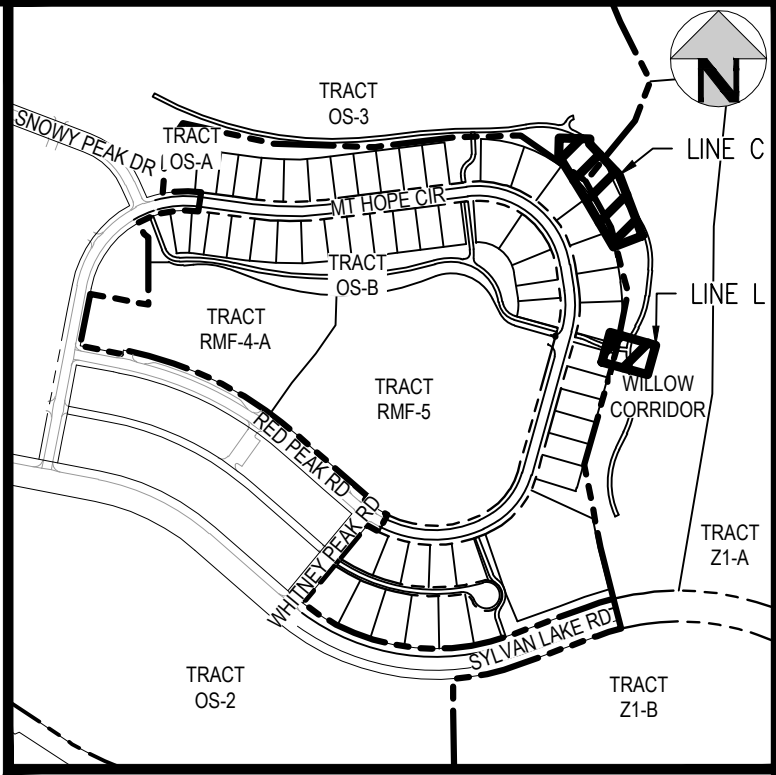
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NON-POTABLE WATER LINE C PLAN  
SCALE: 1" = 20'

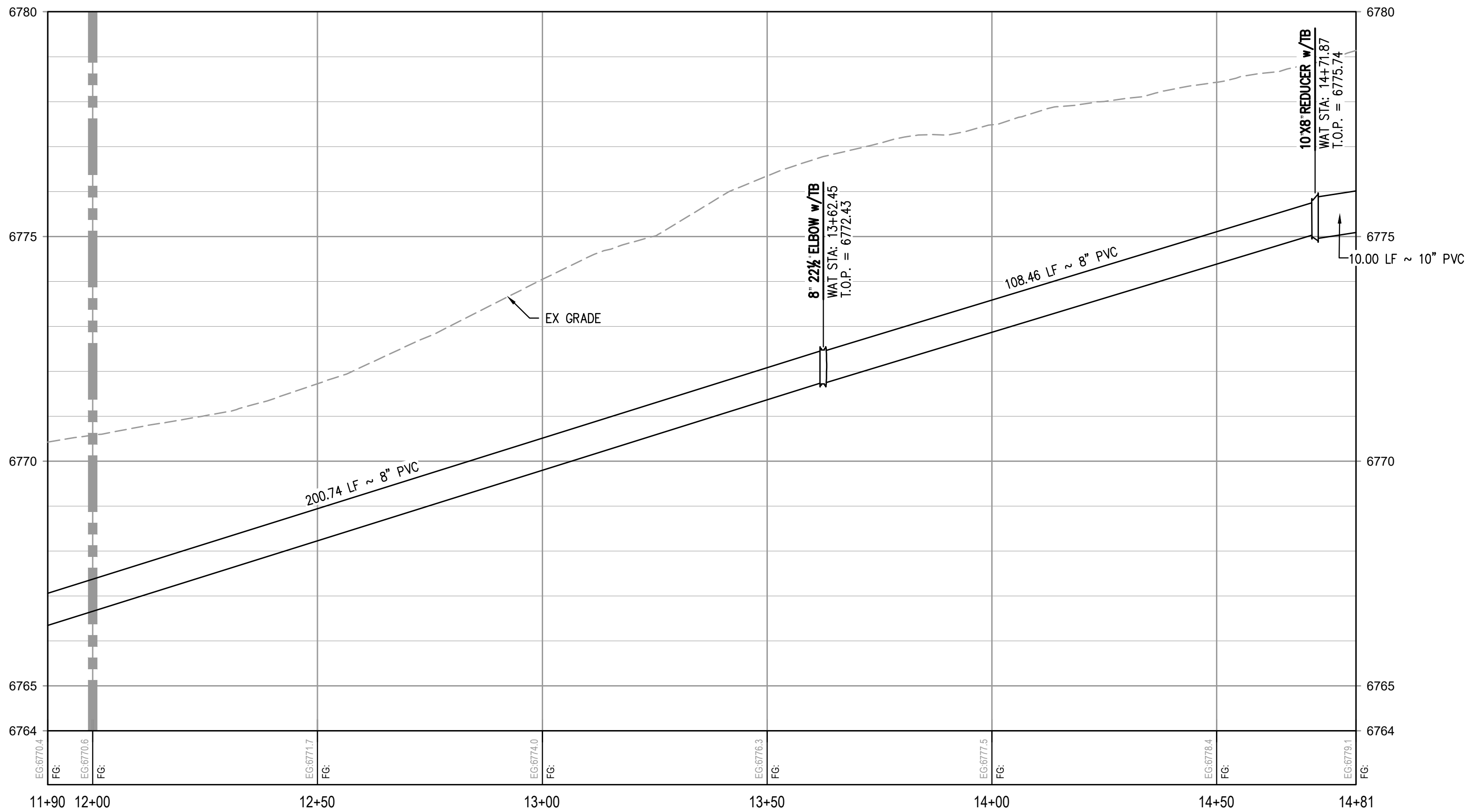


NON-POTABLE WATER LINE L PLAN  
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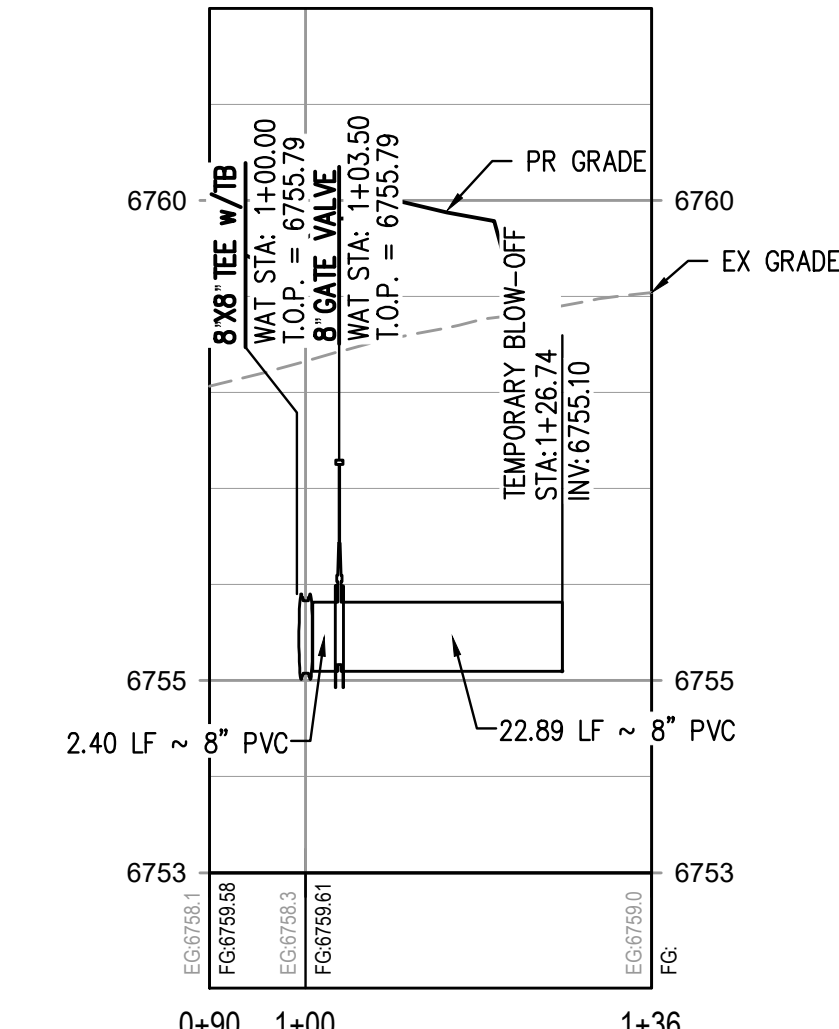


KEY MAP  
SCALE: 1" = 500'

MATCHLINE - STA: 12+00 SEE SHEET NP6



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'

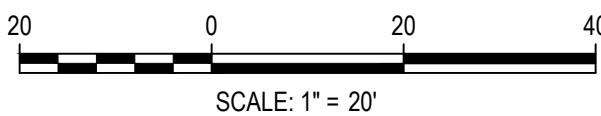
#### GENERAL NON-POTABLE WATER NOTES:

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JOINTS: AWWA C-111  
GASKETS: ASTM F-477  
COATING: AWWA C-153  
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PLOTTER: FRI 02/14/25 9:03:05A BY: COLTON HOCHERVAR



Know what's below.  
Call before you dig.



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



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 - LINES C & L

PRELIMINARY  
NOT FOR  
CONSTRUCTION

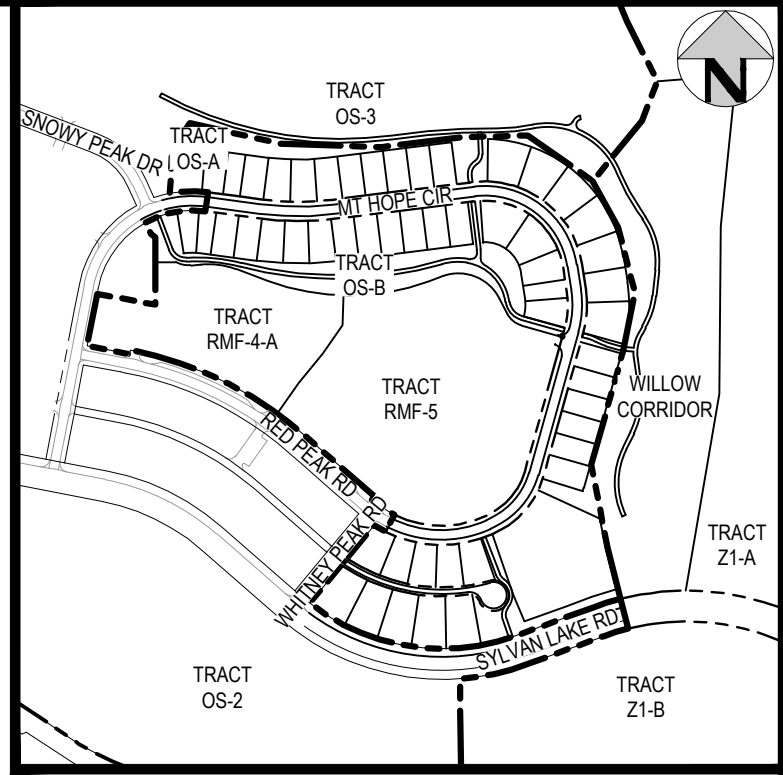
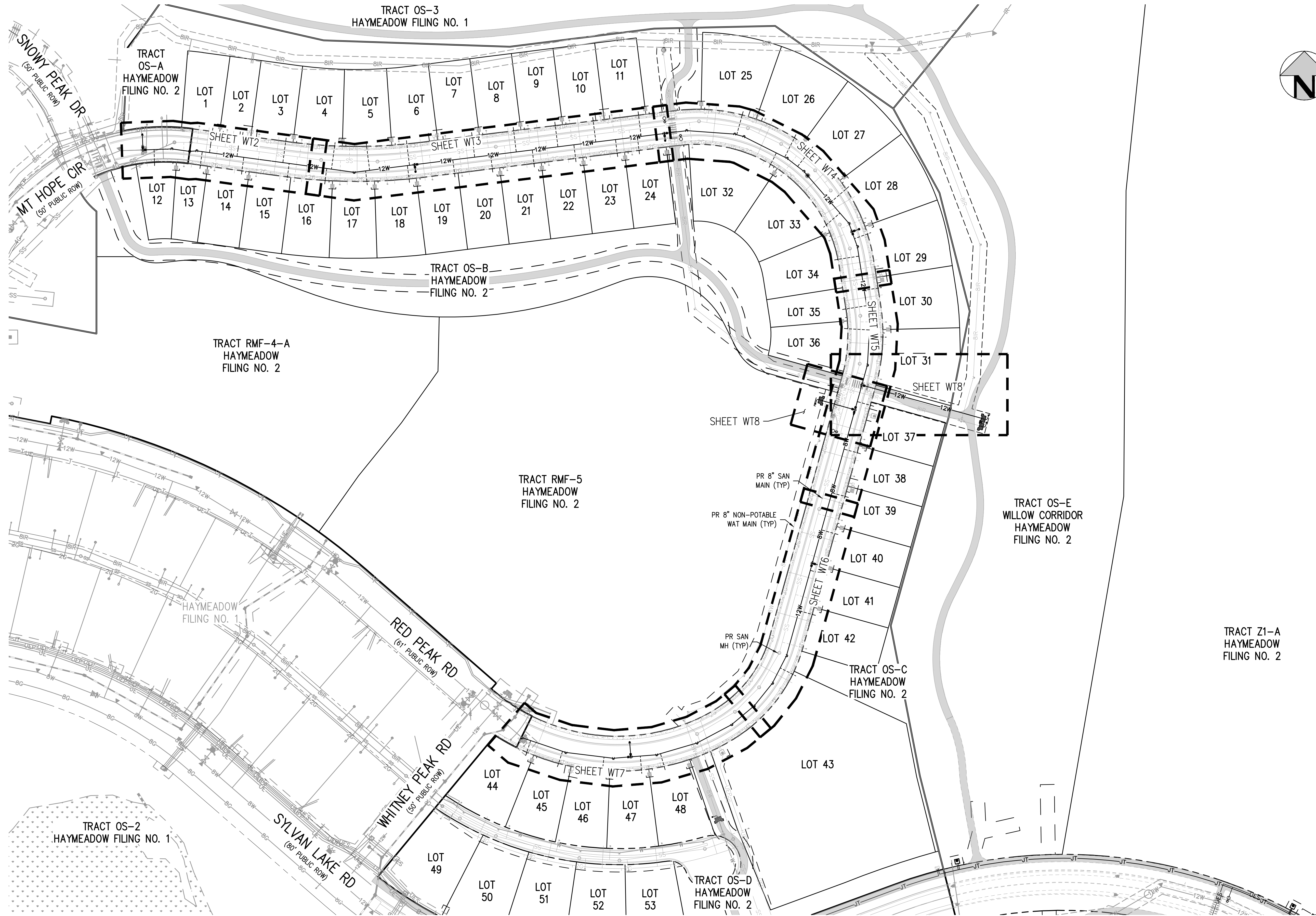
PROJECT #: 240804  
SHEET NUMBER

NP7

26 OF 76



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



KEY MAP  
SCALE: 1" = 500'

TRACT Z1-A  
HAYMEADOW  
FILING NO. 2

TRACT OS-E  
WILLOW CORRIDOR  
HAYMEADOW  
FILING NO. 2

TRACT OS-C  
HAYMEADOW  
FILING NO. 2

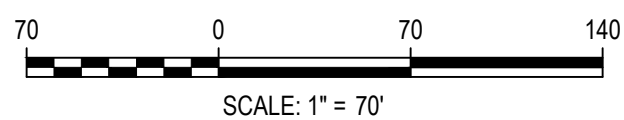
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HAYMEADOW  
FILING NO. 2

TRACT RMF-5  
HAYMEADOW  
FILING NO. 2

TRACT RMF-4-A  
HAYMEADOW  
FILING NO. 2

HAYMEADOW  
FILING NO. 1

TRACT OS-2  
HAYMEADOW  
FILING NO. 1



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CHECKED BY: RCP  
DRAWN BY: ORR

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Denver, Colorado 80203  
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ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

WT1

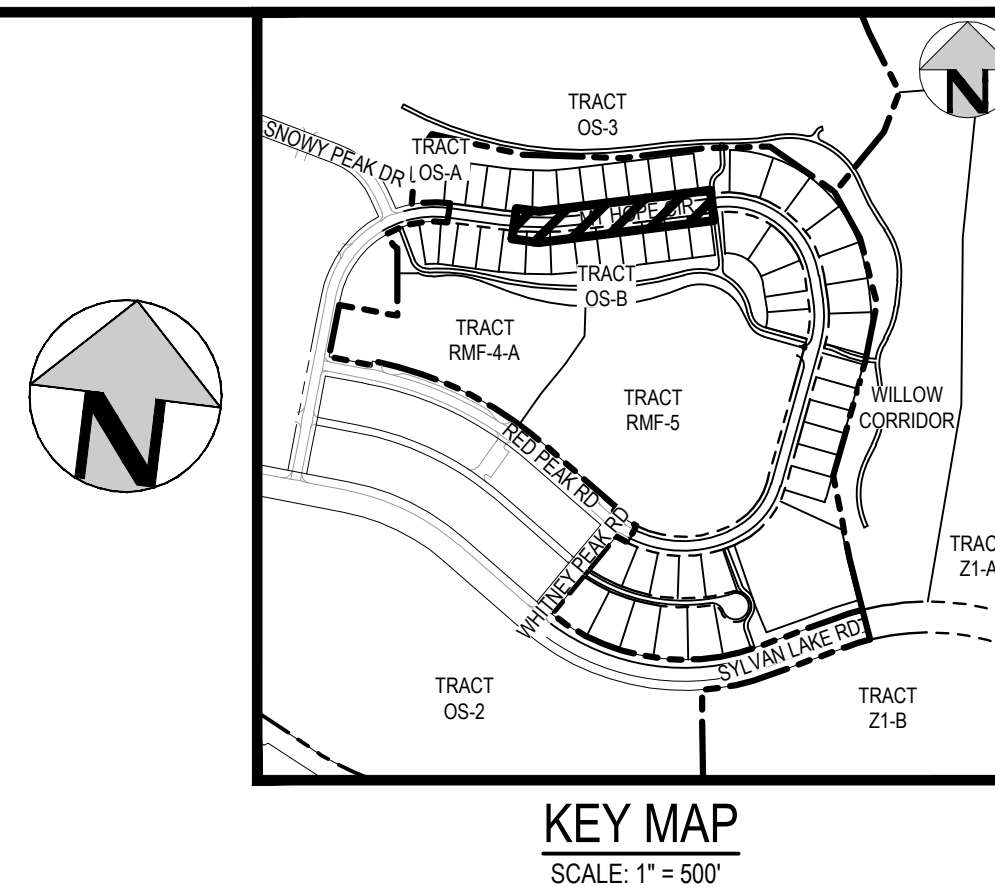
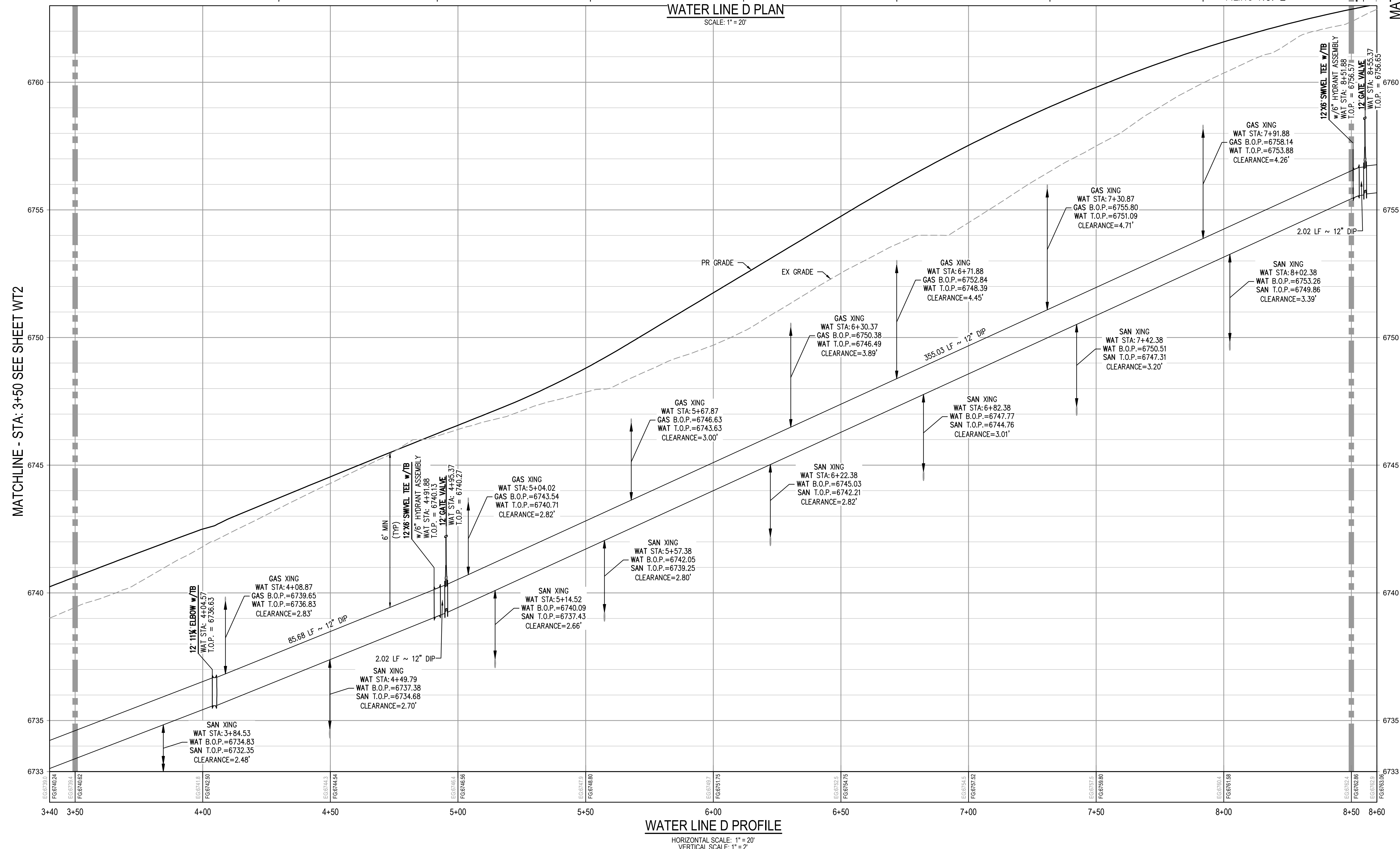
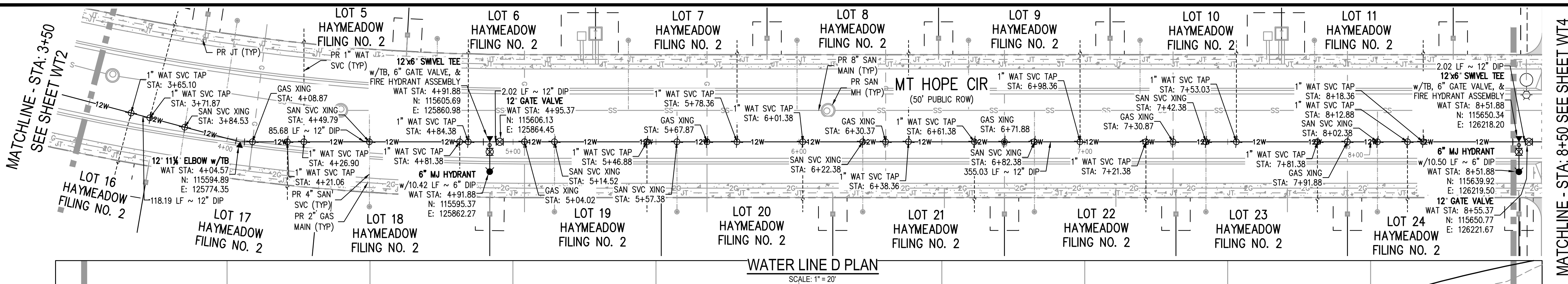
27 OF 76

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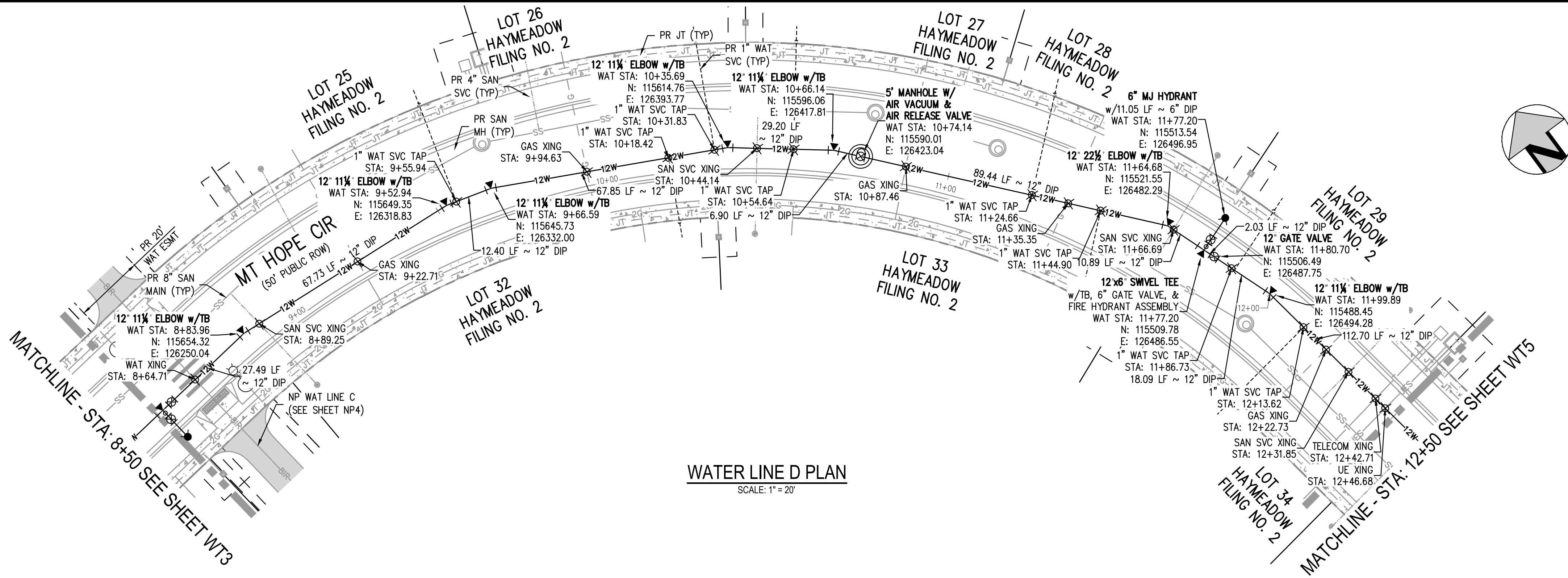
<sup>5</sup> GENERAL WATER NOTES:

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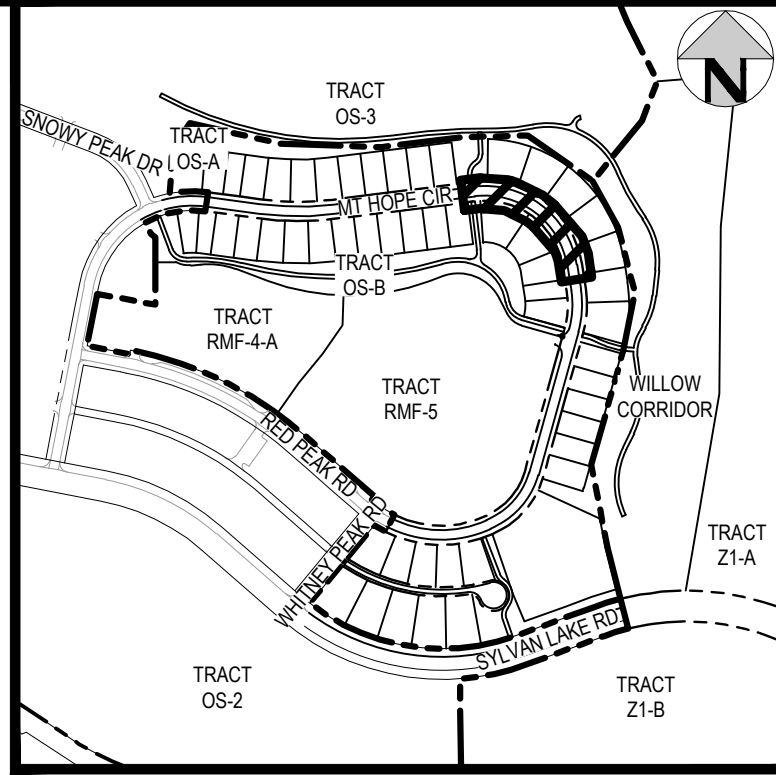


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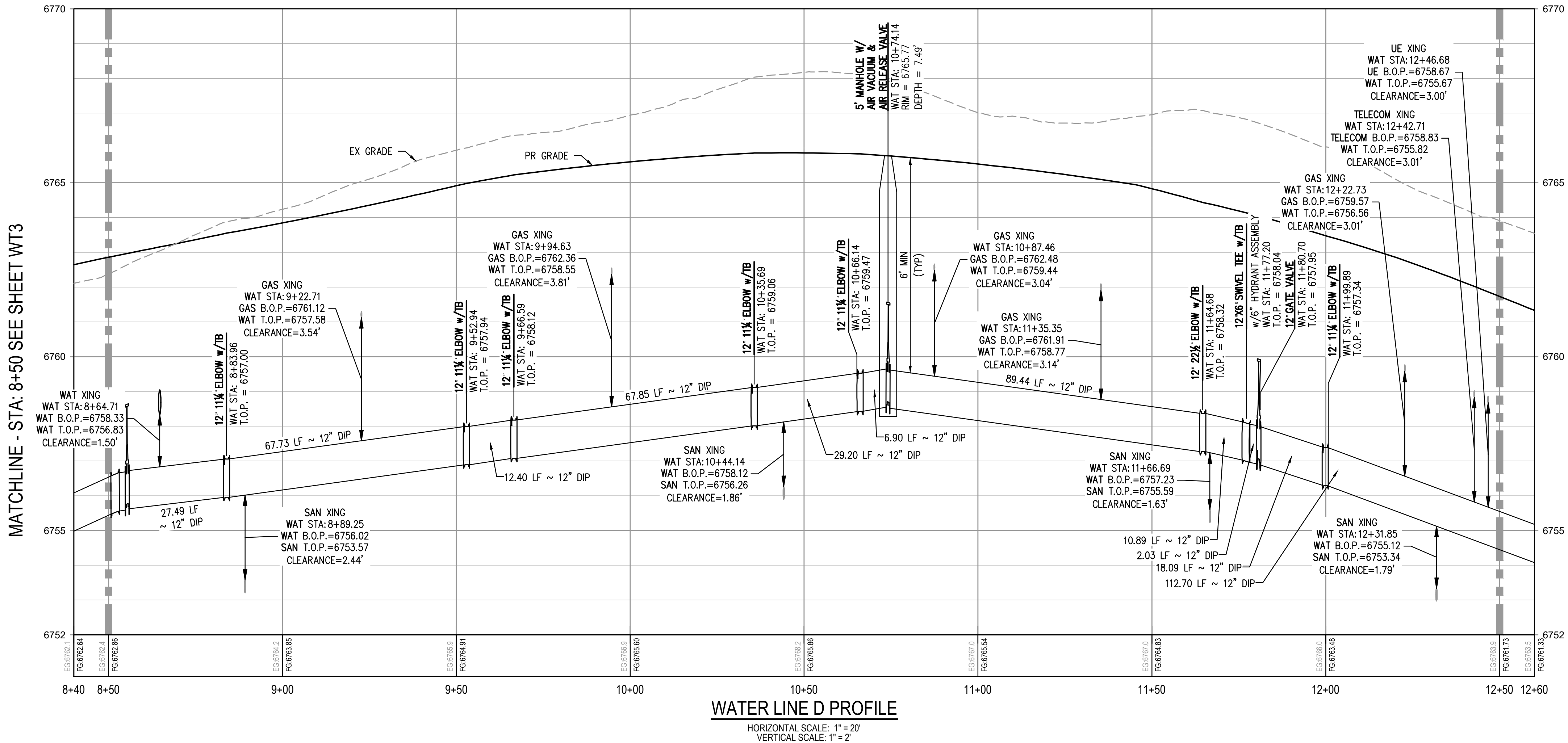
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PLOTTER: PLOT121425 9/4/24 BY: COLTON HOCHHEAR



WATER LINE D PLAN  
SCALE: 1" = 20'



KEY MAP  
SCALE: 1" = 500'



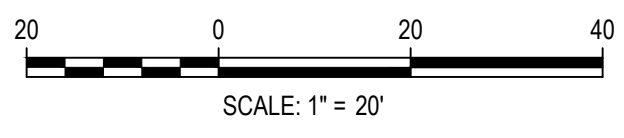
WATER LINE D PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

- GENERAL WATER NOTES:**
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MATCHLINE - STA: 12+50 SEE SHEET WT5



Know what's below.  
Call before you dig.



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DRAWN BY: CLH

ISSUE DATE: 11-19-2024	
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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 PLAN & PROFILE - LINE D

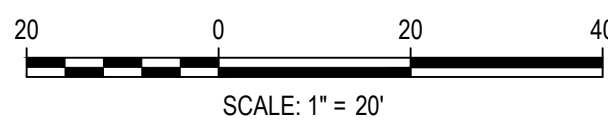
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CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER  
**WT4**  
30 OF 76





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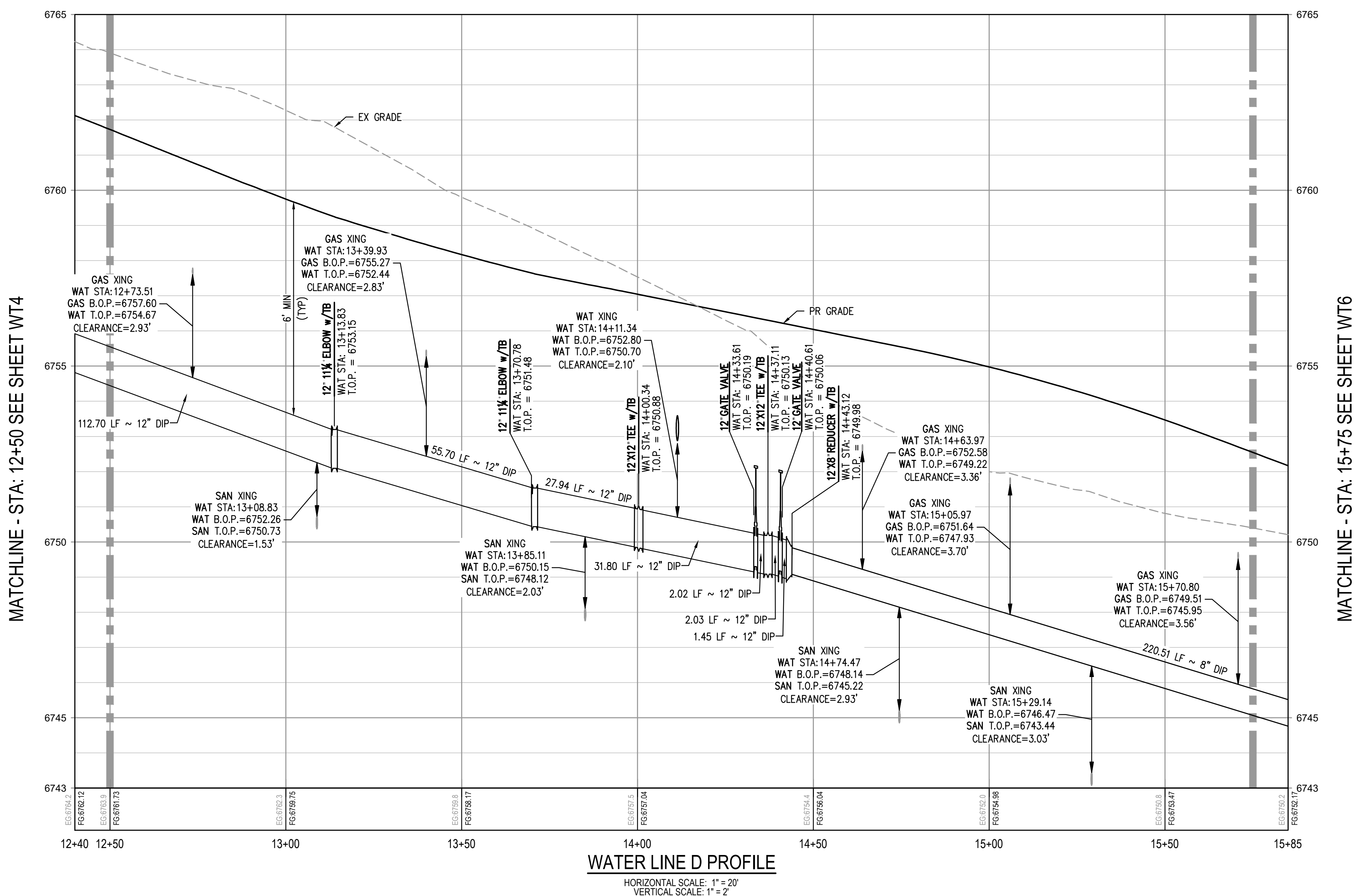
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
WATER PLAN & PROFILE - LINE D

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #:	240804
SHEET NUMBER	

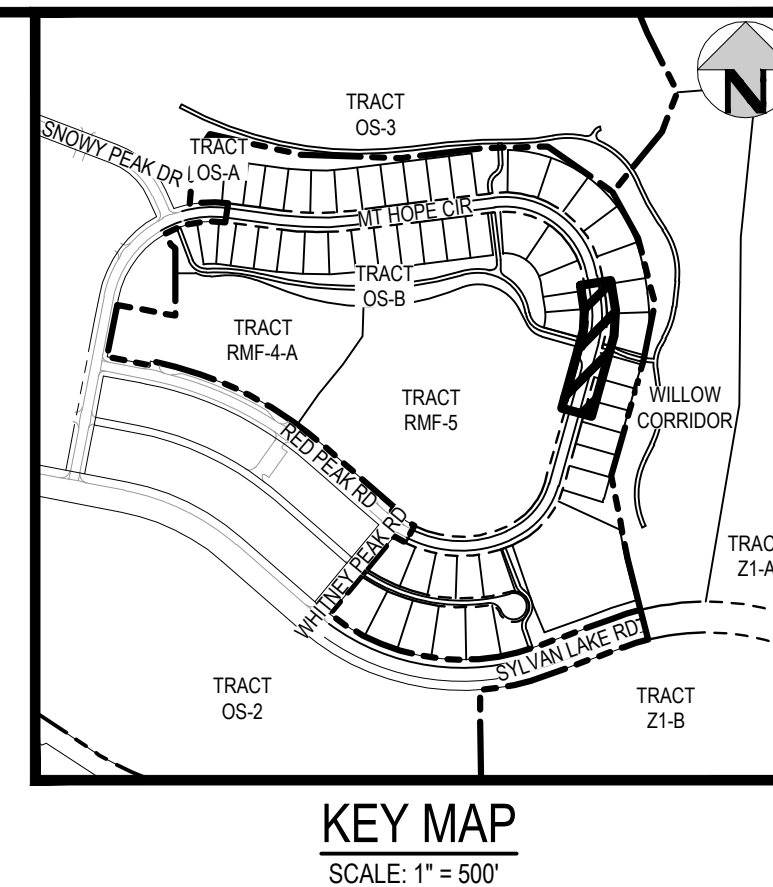
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31 OF 76

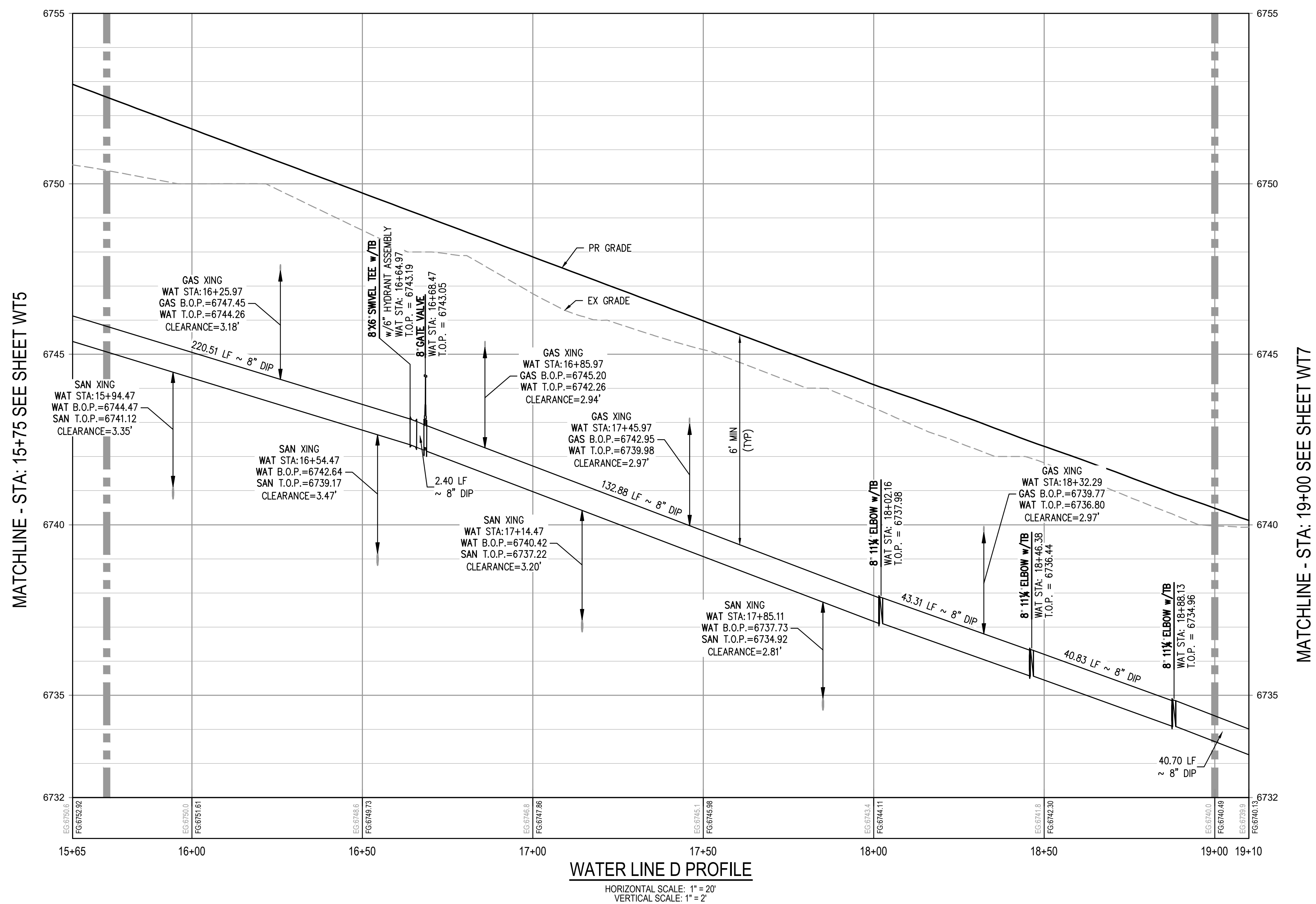
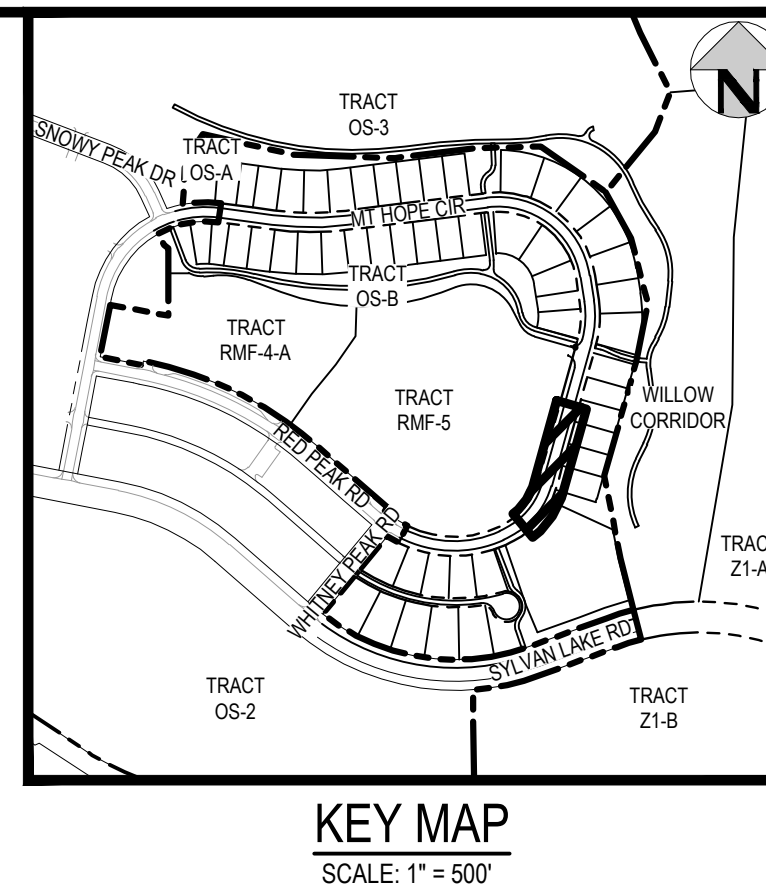
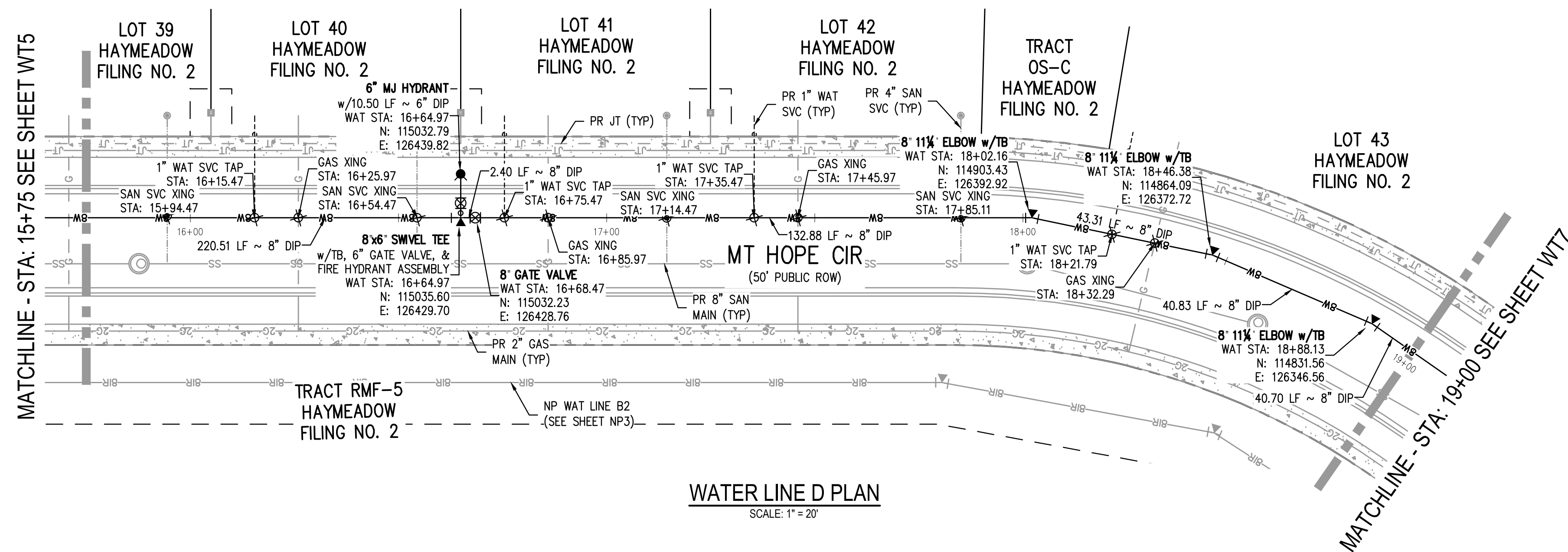


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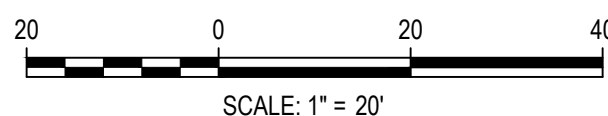


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CHECKED BY: RCP  
DRAWN BY: CLH

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P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

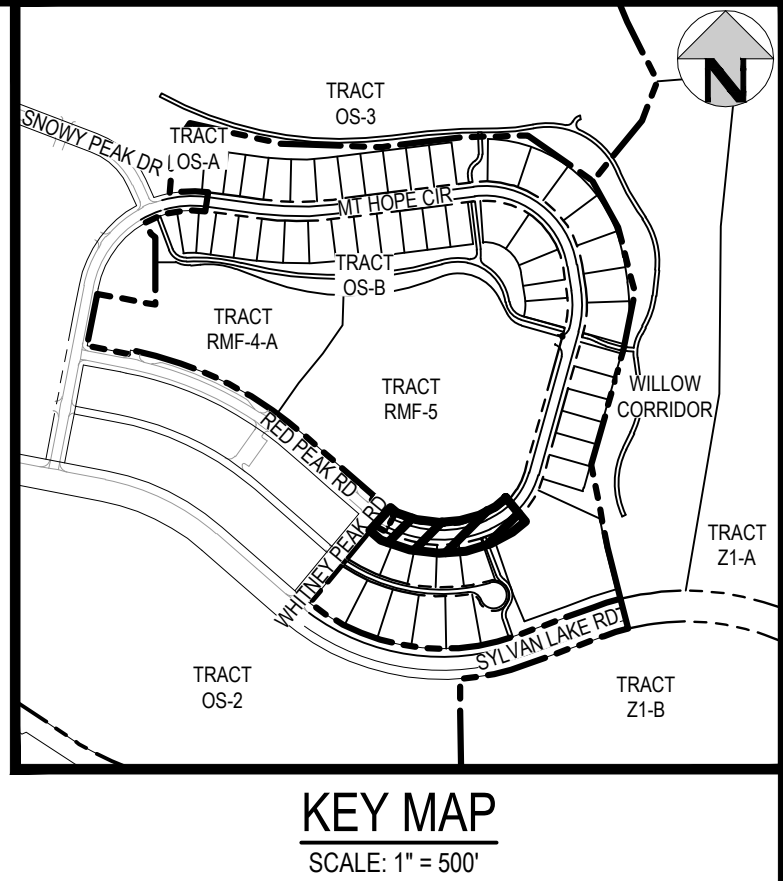
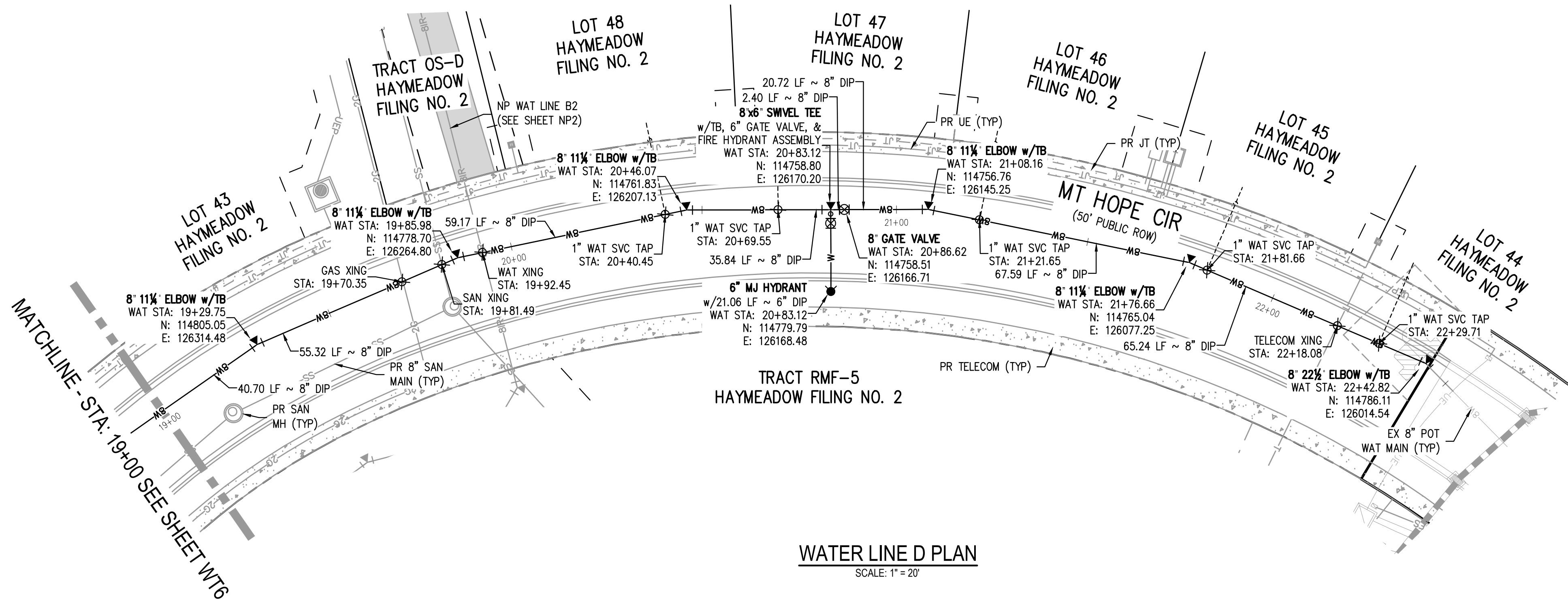
PROJECT #:	240804
SHEET NUMBER	

WT6

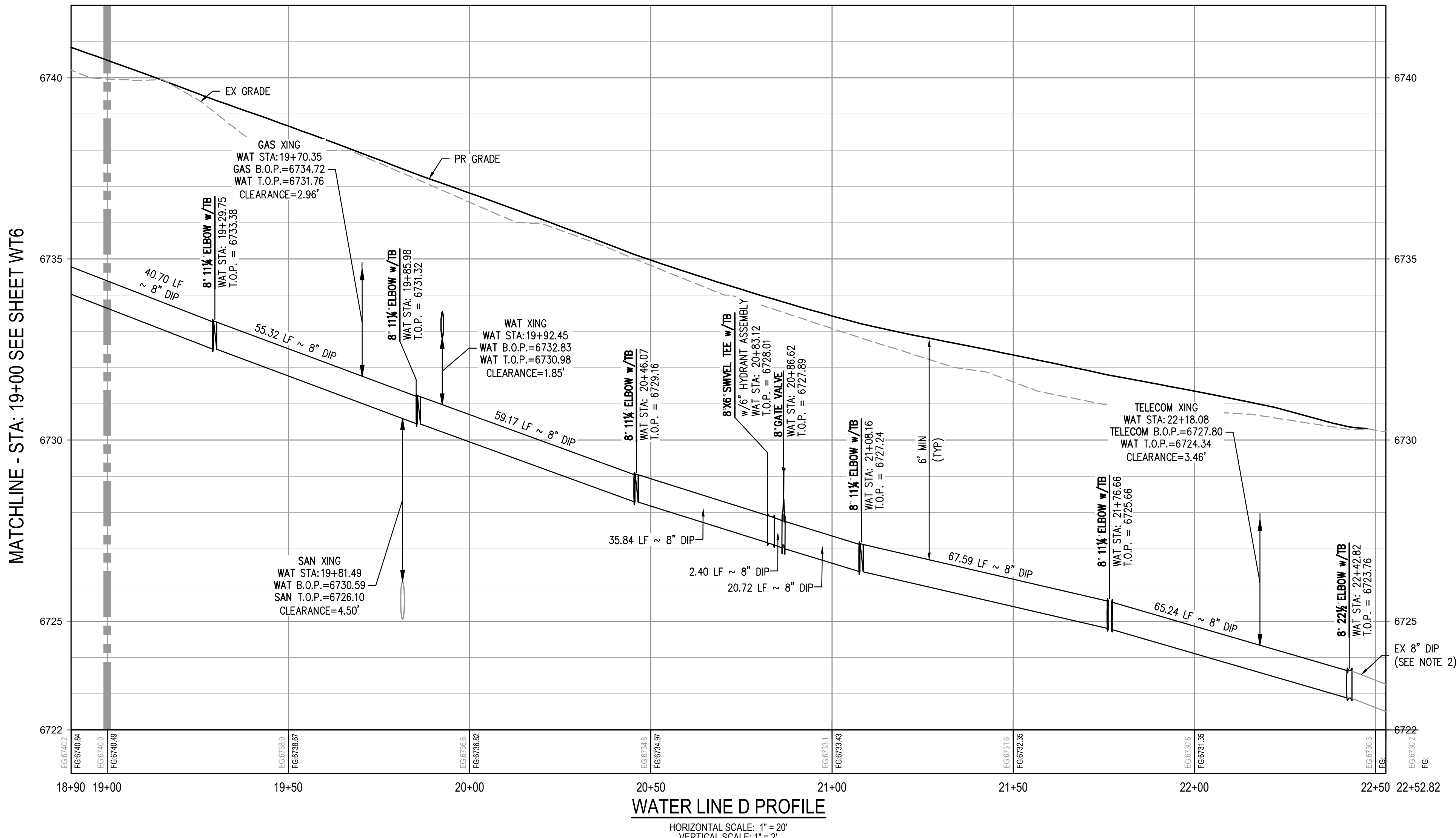
32 OF 76



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



WATER LINE D PLAN  
SCALE: 1" = 20'

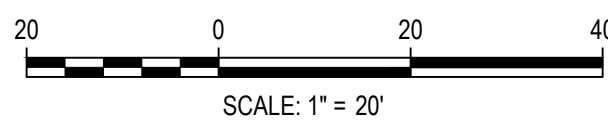


WATER LINE D PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

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.
5. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
6. 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'

FILES: H:\P\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATER\2-2 - PHASE 2 DWG LAYOUT LAYOUT1 (6).  
PLOT: WT7.dwg  
PLOTTER: HP DesignJet T1100e  
PLOT DATE: 01-09-2025 10:55:09 AM  
PLOT BY: COLTON HOCHER



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



ABRIKA PROPERTIES

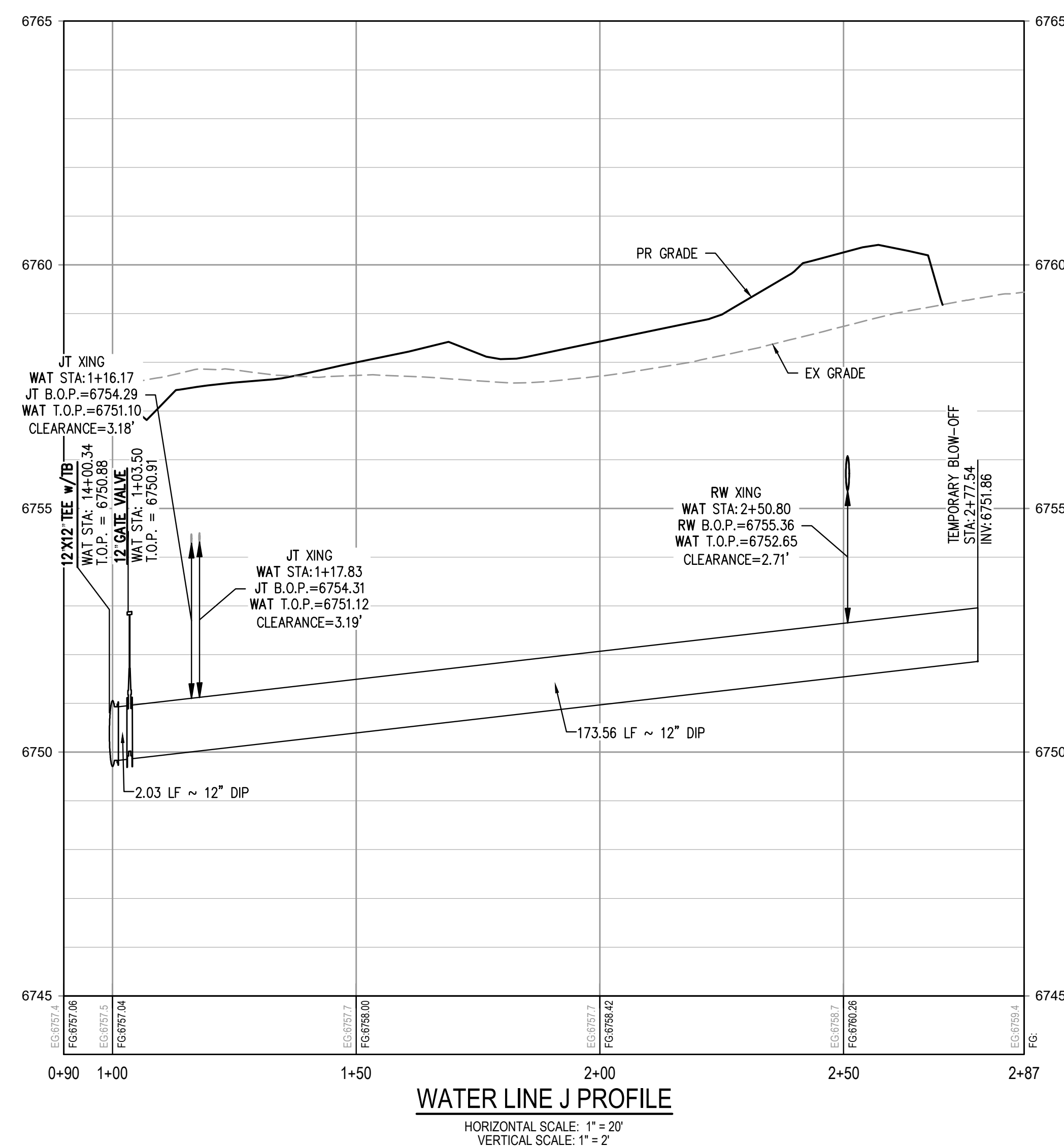
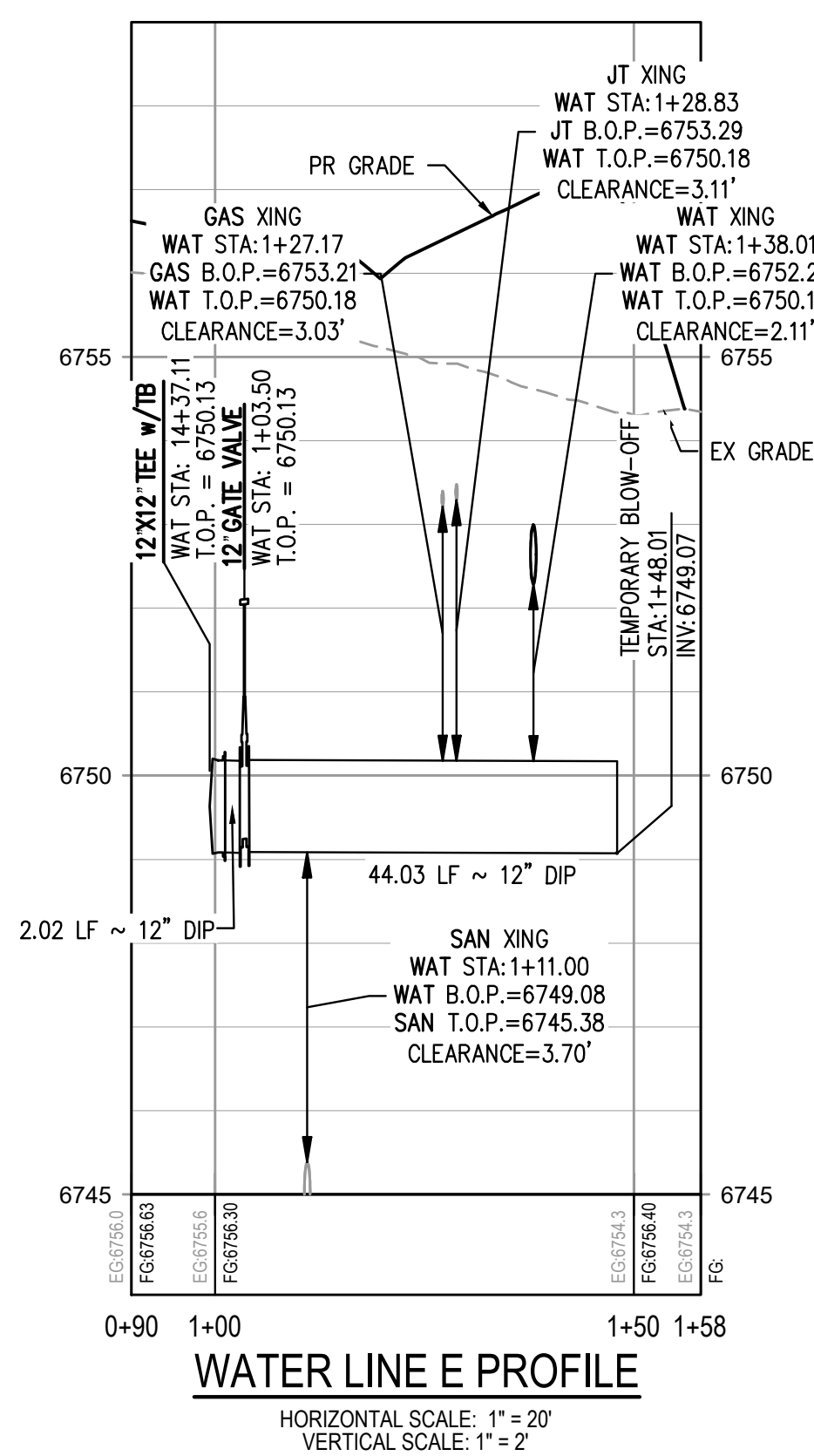
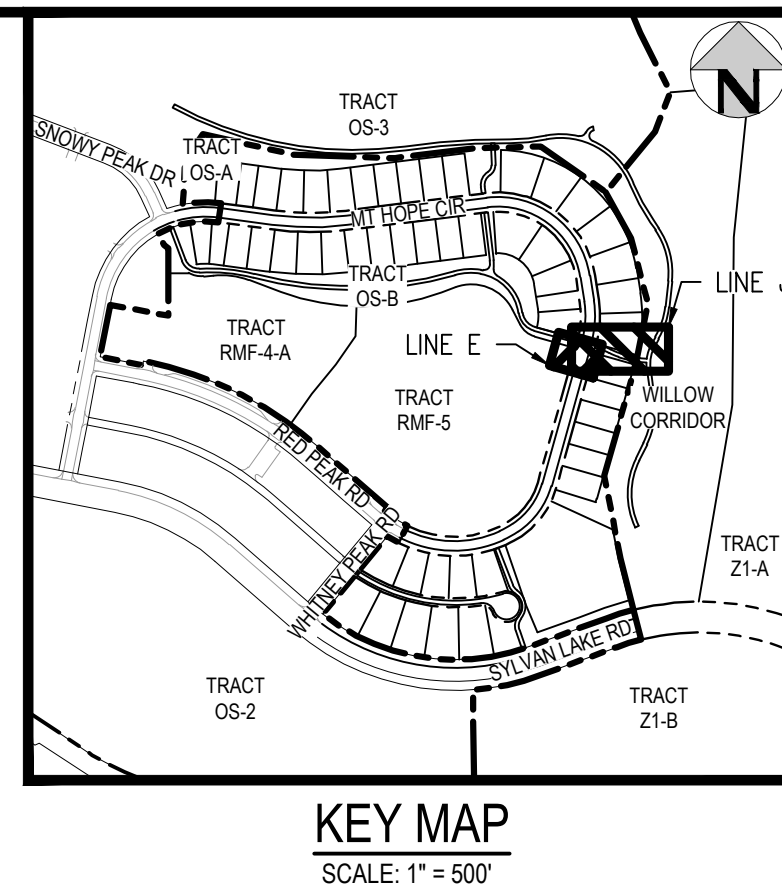
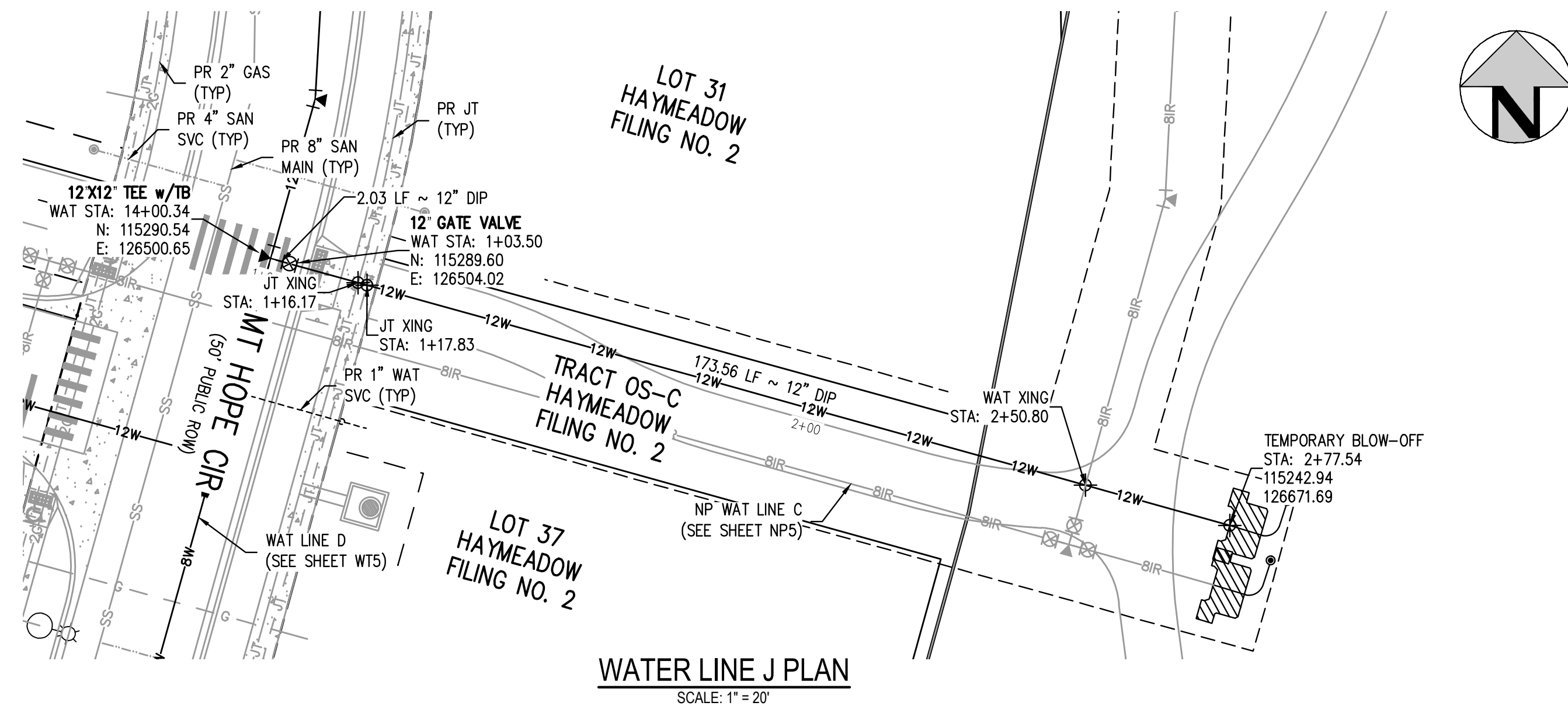
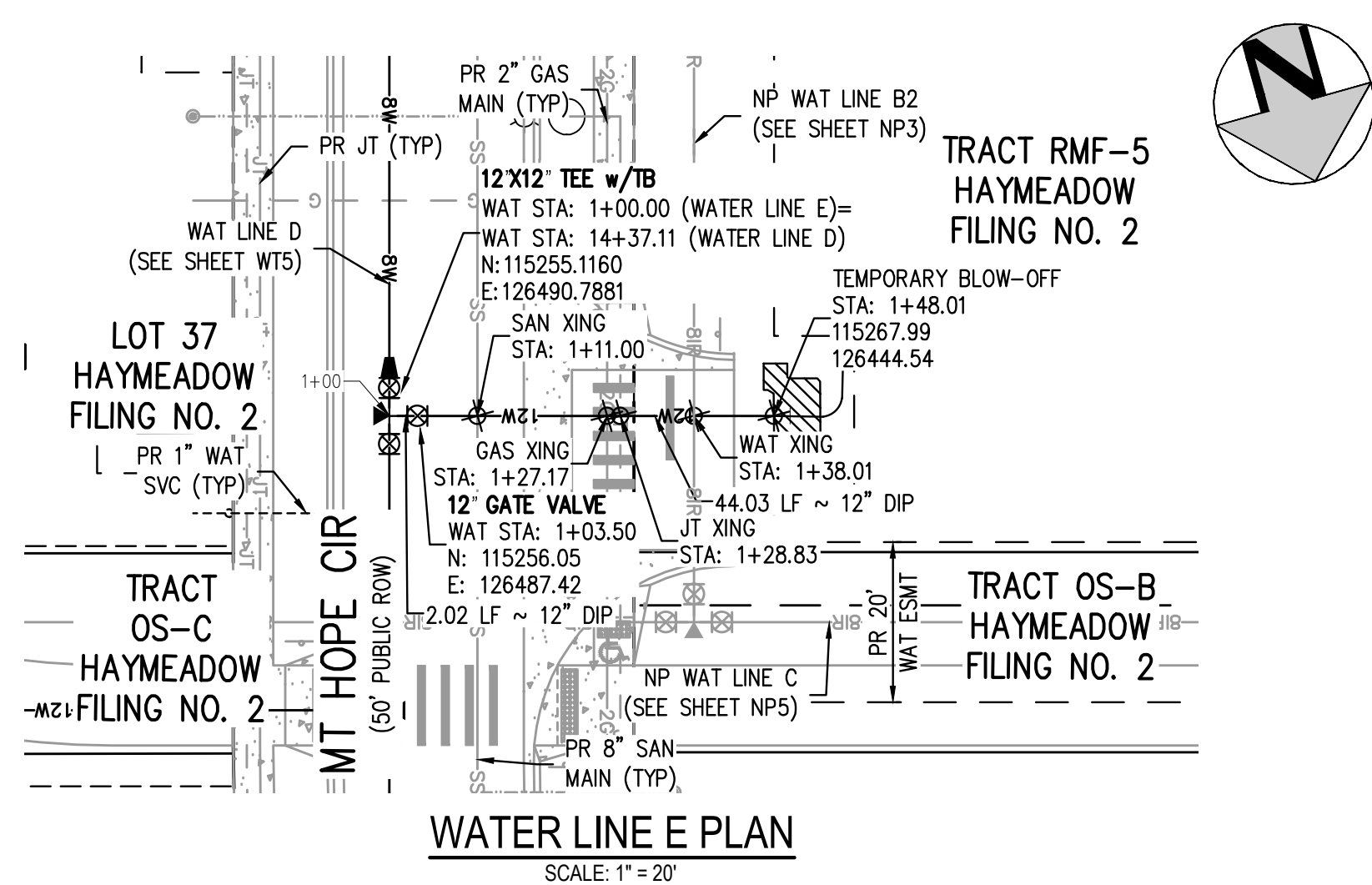
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
WATER PLAN & PROFILE - LINE D

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

WT7

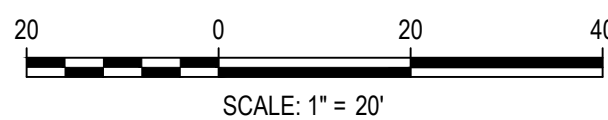




- ## GENERAL WATER NOTES:
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
  2. THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO 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.
  5. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
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Know what's below.  
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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



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 PLAN & PROFILE - LINES E & J

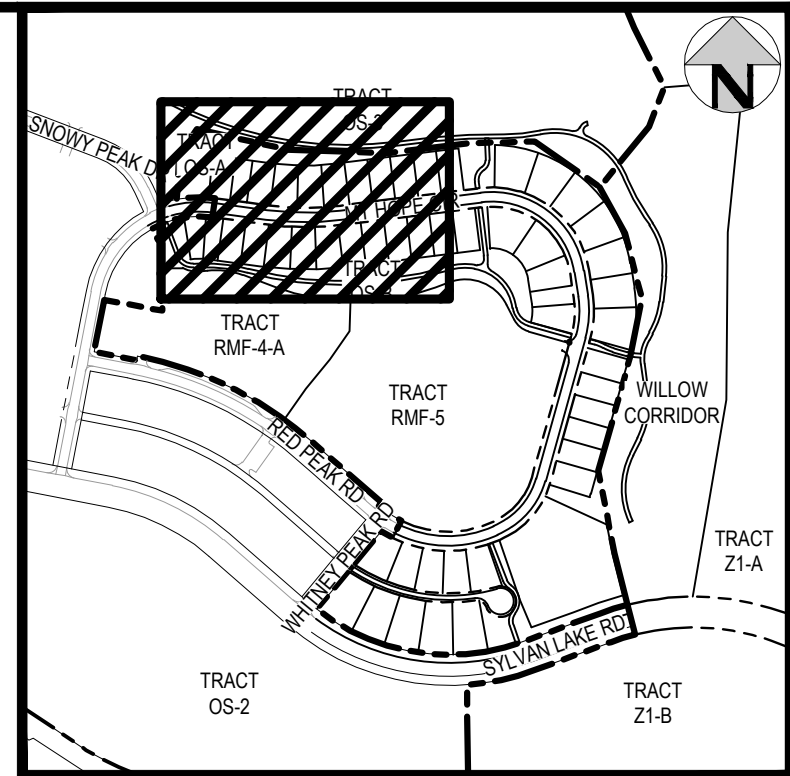
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NOT FOR  
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PROJECT #: 240804
SHEET NUMBER

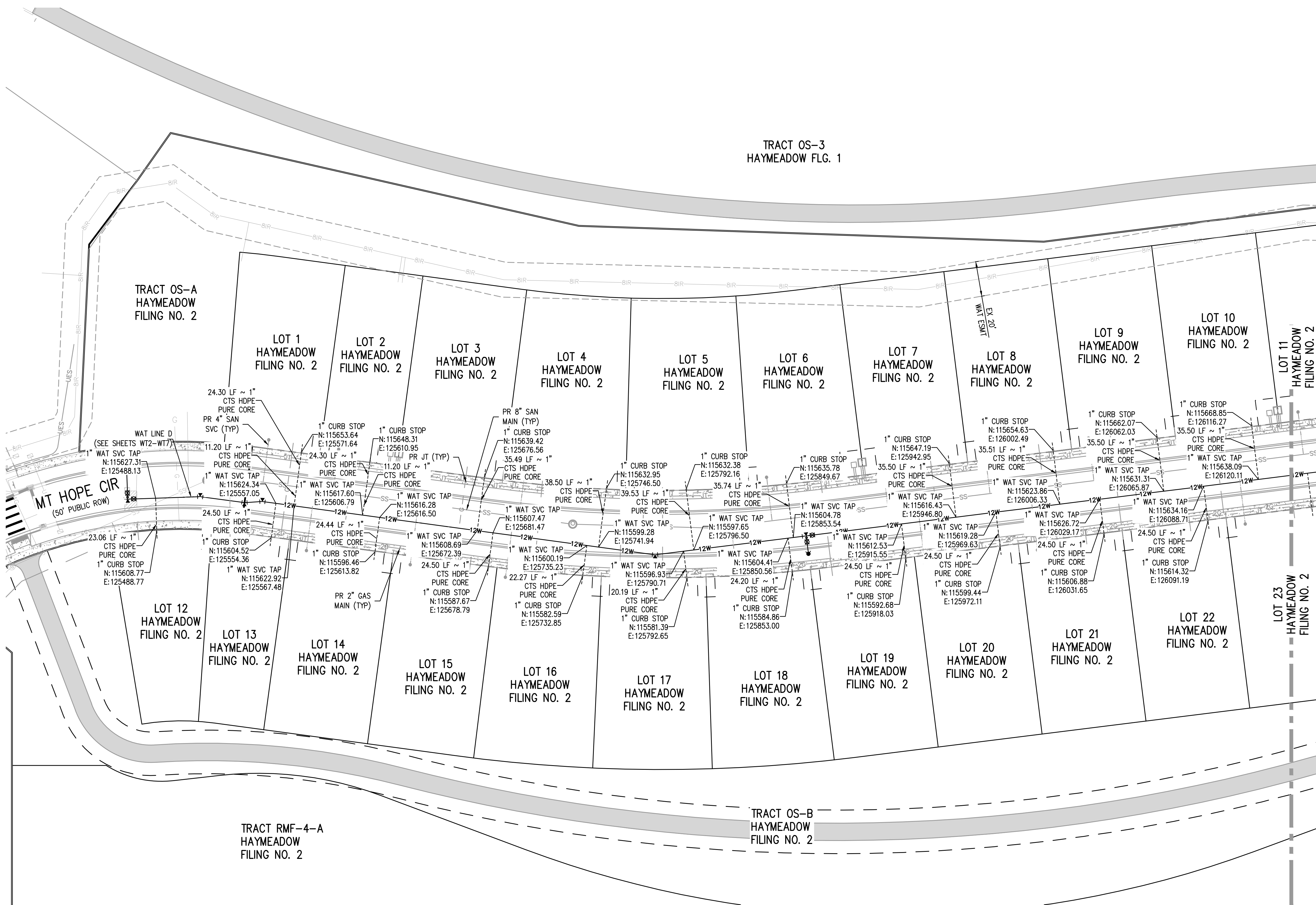
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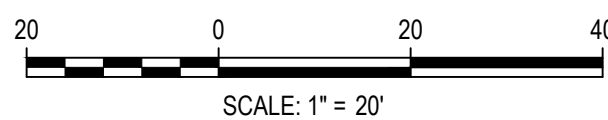


KEY MAP  
SCALE: 1" = 500'



- 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.
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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 SERVICE PLAN - PHASE 2.DWG LAYOUT: LAYOUT1  
PLOTTED: FR 02/14/25 5:05:15A BY: COLTON HOCHER



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



ABRIKA PROPERTIES

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

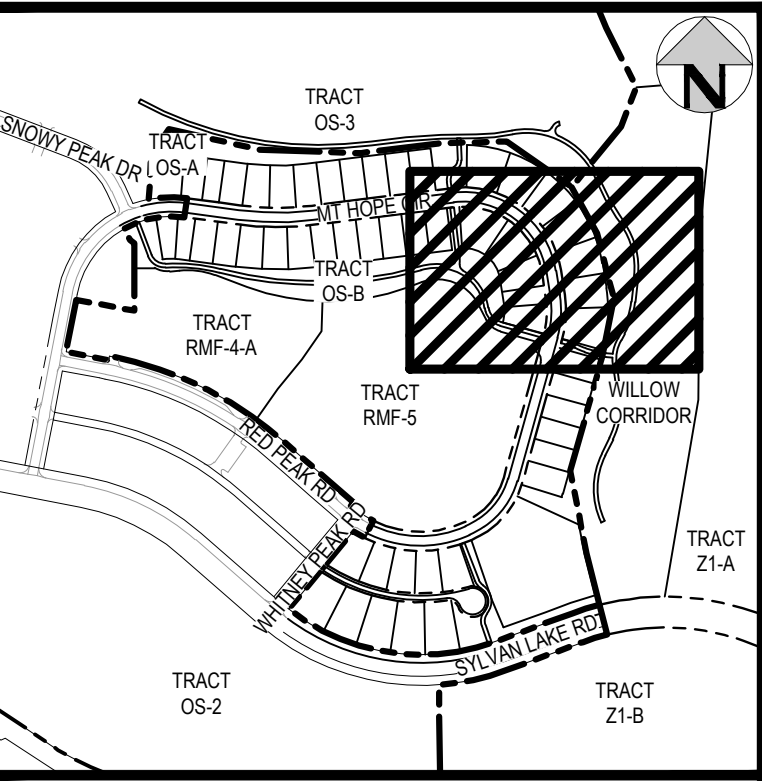
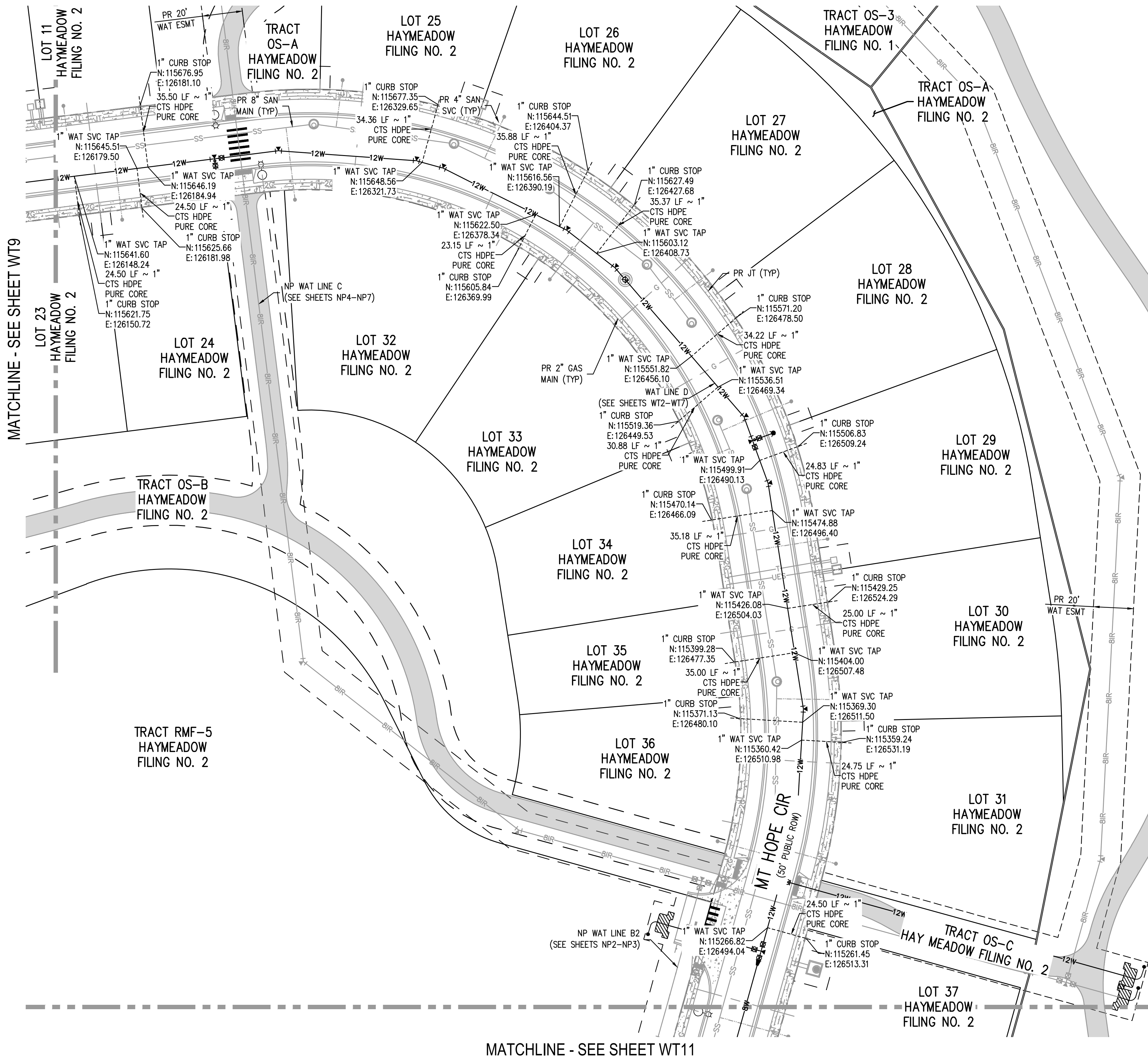
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER  
**WT9**  
35 OF 76



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

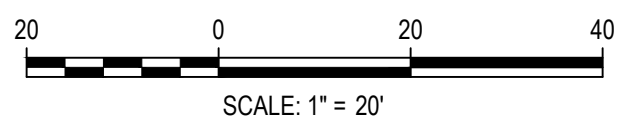
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PLOTTED: FR 02/14/25 5:06:22A BY: COLTON HOCHVAR



KEY MAP  
SCALE: 1" = 500'

GENERAL WATER NOTES:

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5. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.



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

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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Denver, Colorado 80203  
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HarrisKocherSmith.com

ABRIKA PROPERTIES

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

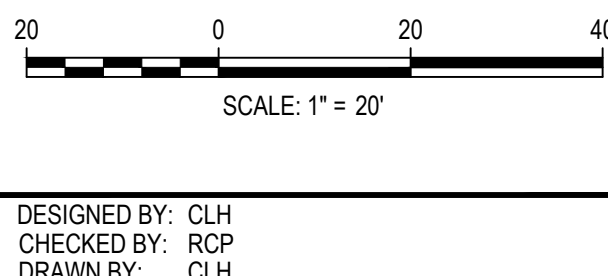
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER  
**WT10**  
36 OF 76



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FILE PATH: P:\2024\240804\ENGINEERING\UTILITIES\PHASE 2\WATER\CD - WATER SERVICE PLAN - PHASE 2.DWG LAYOUT: LAYOUT1 (3)  
PLOTTER: FRI 02/14/25 5:06:27A, BY: COLTON HOCHHEVAR



ISSUE DATE: 11-19-2024	
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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)  
WATER SERVICE PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER  
**WT11**  
37 OF 76

MATCHLINE - SEE SHEET WT10

LOT 37  
HAYMEADOW  
FILING NO. 2

LOT 38  
HAYMEADOW  
FILING NO. 2

LOT 39  
HAYMEADOW  
FILING NO. 2

LOT 40  
HAYMEADOW  
FILING NO. 2

LOT 41  
HAYMEADOW  
FILING NO. 2

LOT 42  
HAYMEADOW  
FILING NO. 2

LOT 43  
HAYMEADOW  
FILING NO. 2

LOT 44  
HAYMEADOW  
FILING NO. 2

LOT 45  
HAYMEADOW  
FILING NO. 2

LOT 46  
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LOT 48  
HAYMEADOW  
FILING NO. 2

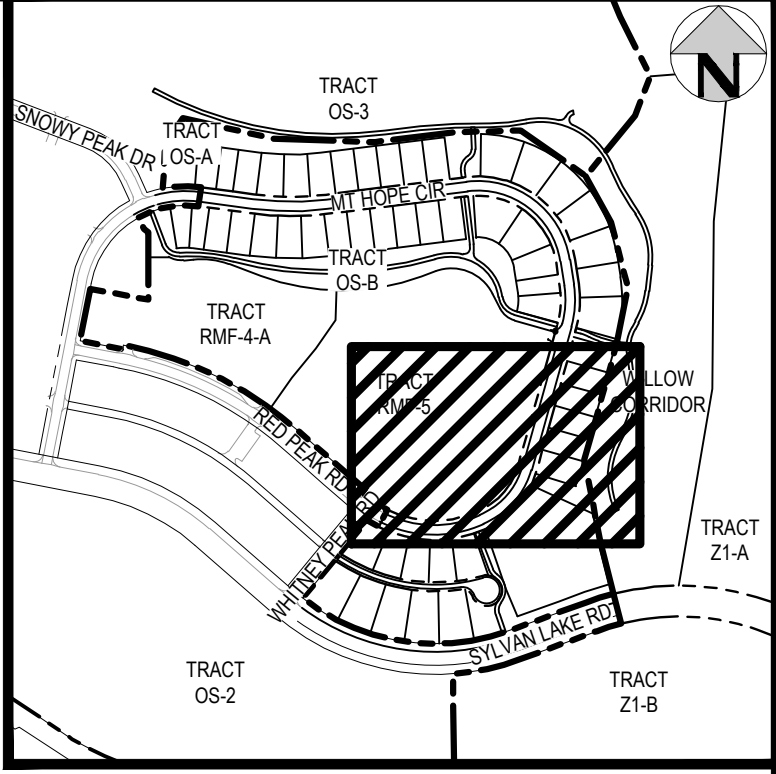
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HAYMEADOW  
FILING NO. 2

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TRACT OS-E  
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HAYMEADOW  
FILING NO. 2

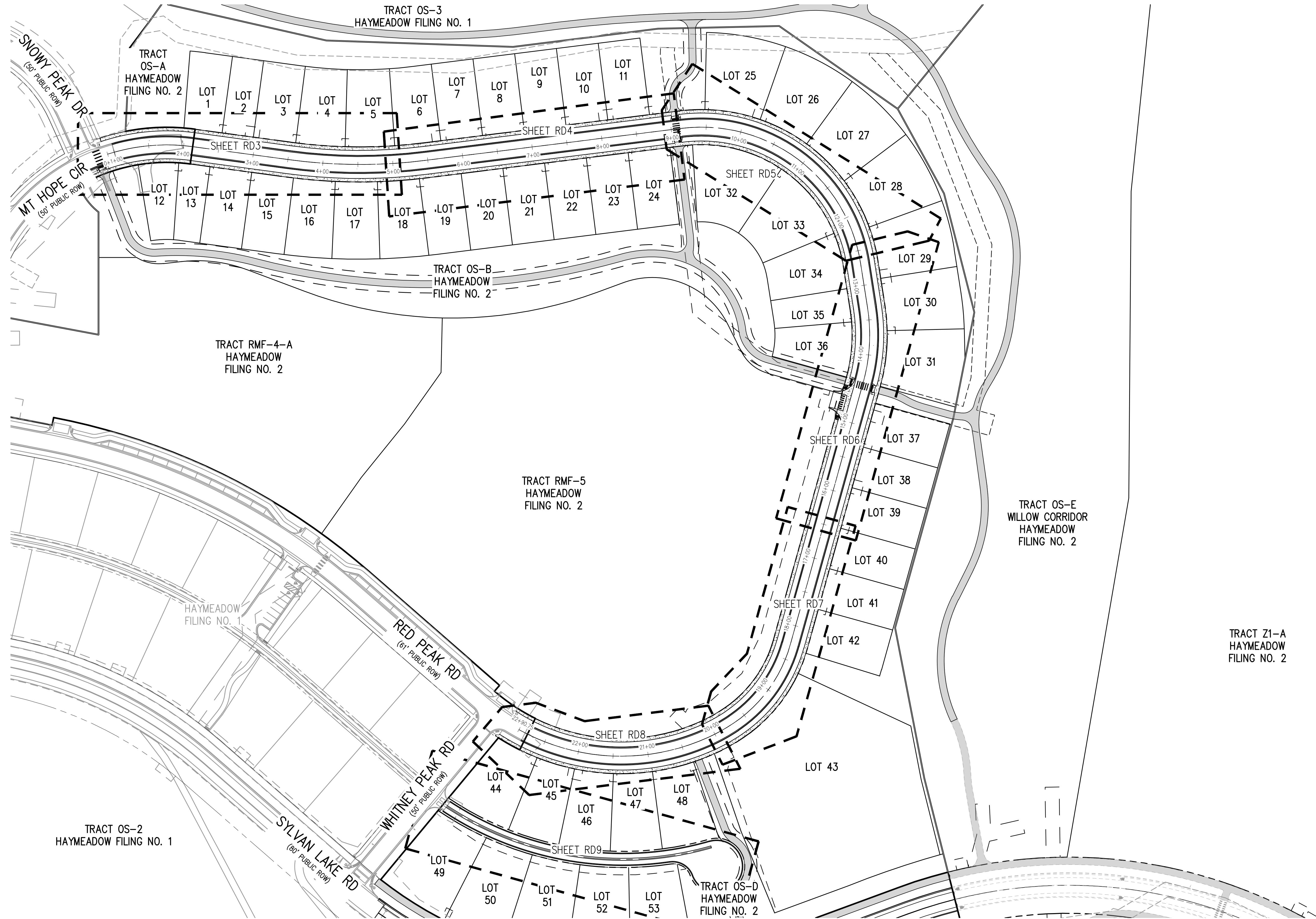
GENERAL WATER NOTES:

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5. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.





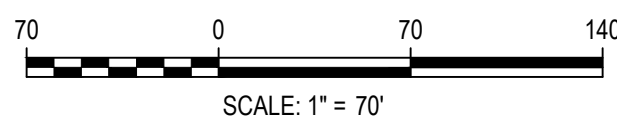
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - OVERALL ROADWAY PLAN.DWG LAYOUT (ROADWAY1)  
PLOTTER: FRI 02/14/25 5:06:42A BY: COLTON HOCHERVAR



Know what's below.  
Call before you dig.



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



**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)  
OVERALL ROADWAY PLAN

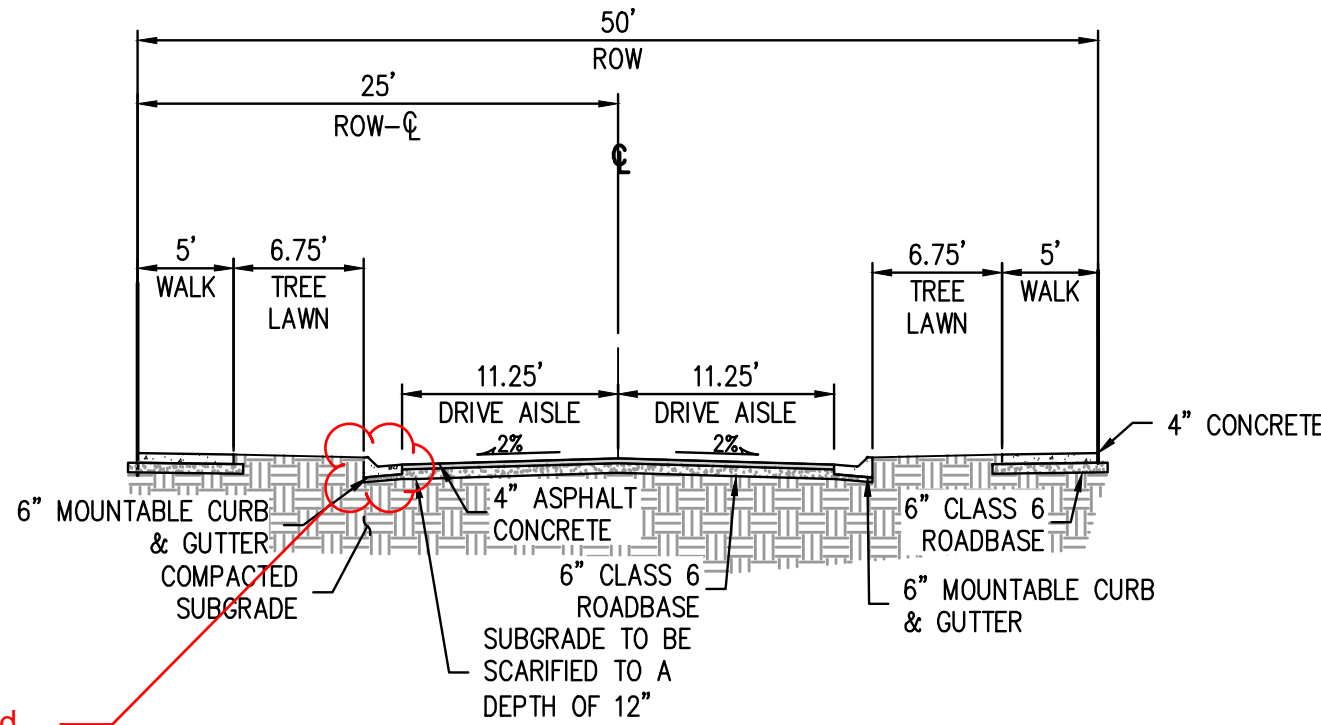
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER  
**RD1**  
38 OF 76



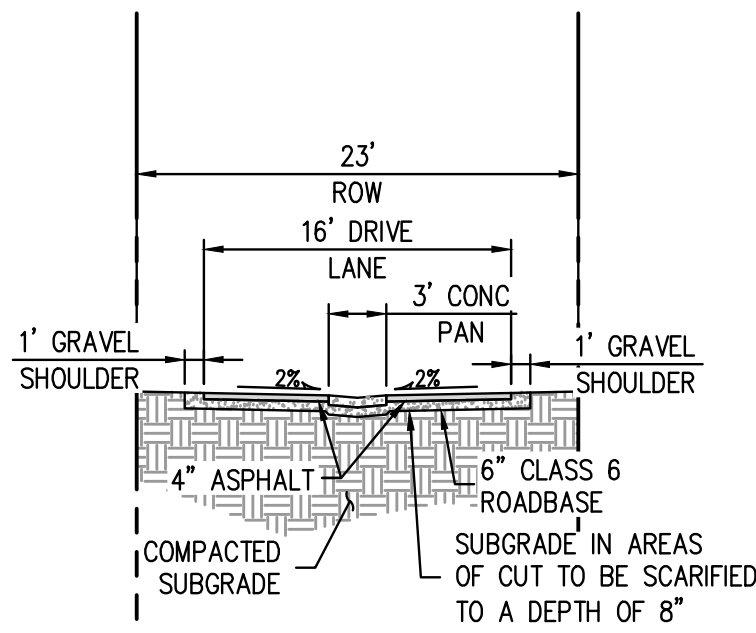
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - TYPICAL ROADWAY SECTIONS.DWG LAYOUT1 LAYOUT1  
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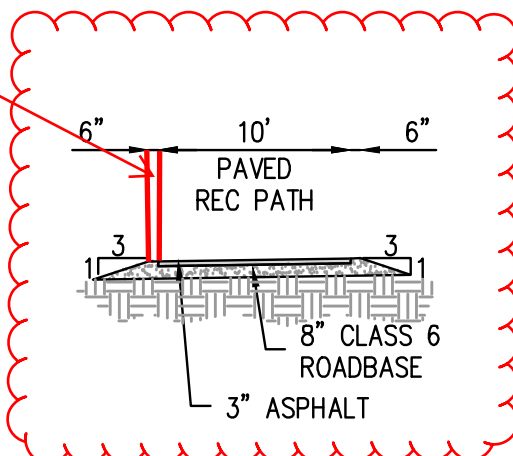


MOUNTABLE CURB & GUTTER ADDED.

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. GS06765.001-135-LT 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.



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

ISSUE DATE: 11-19-2024	
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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

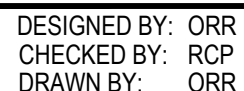
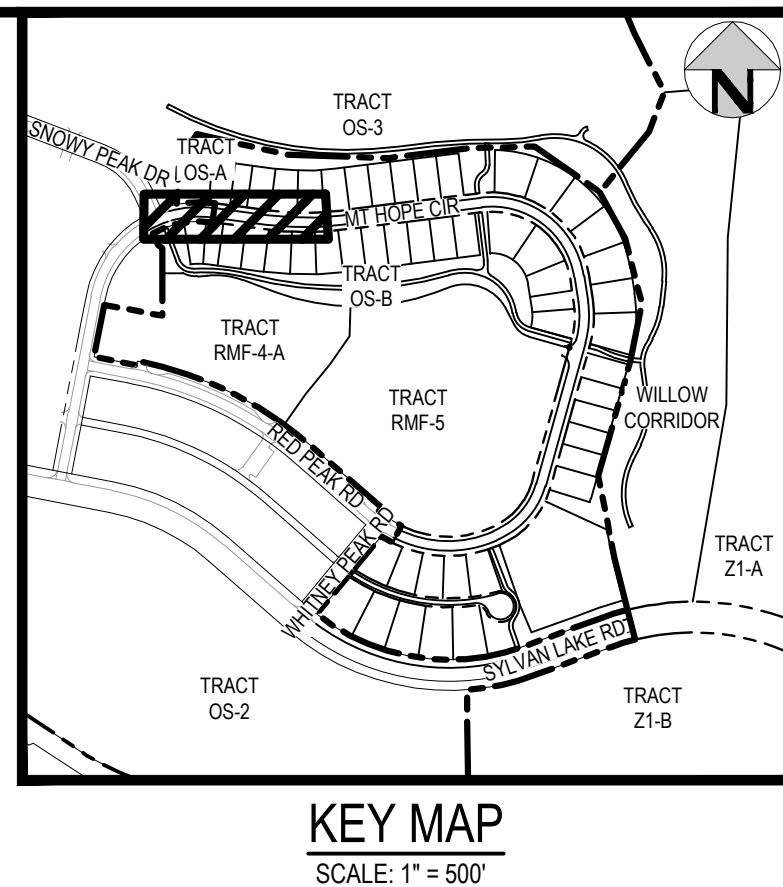
ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER  
**RD2**  
39 OF 76





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

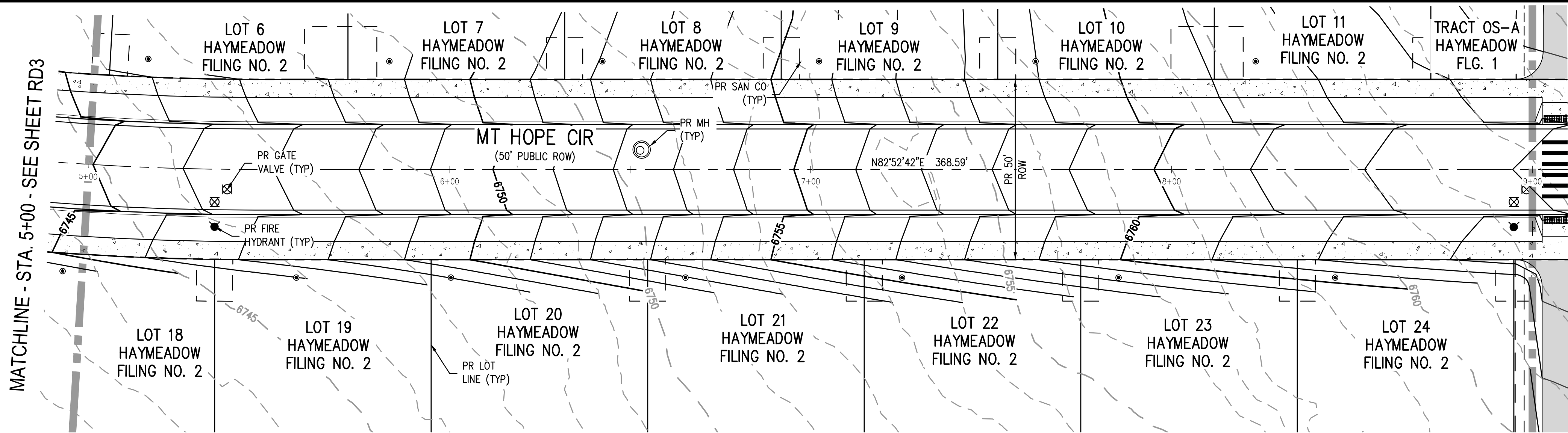
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
ROADWAY PLAN & PROFILE - MT HOPE CIR  
STA. START - 5+00

PRELIMINARY  
NOT FOR  
CONSTRUCTION

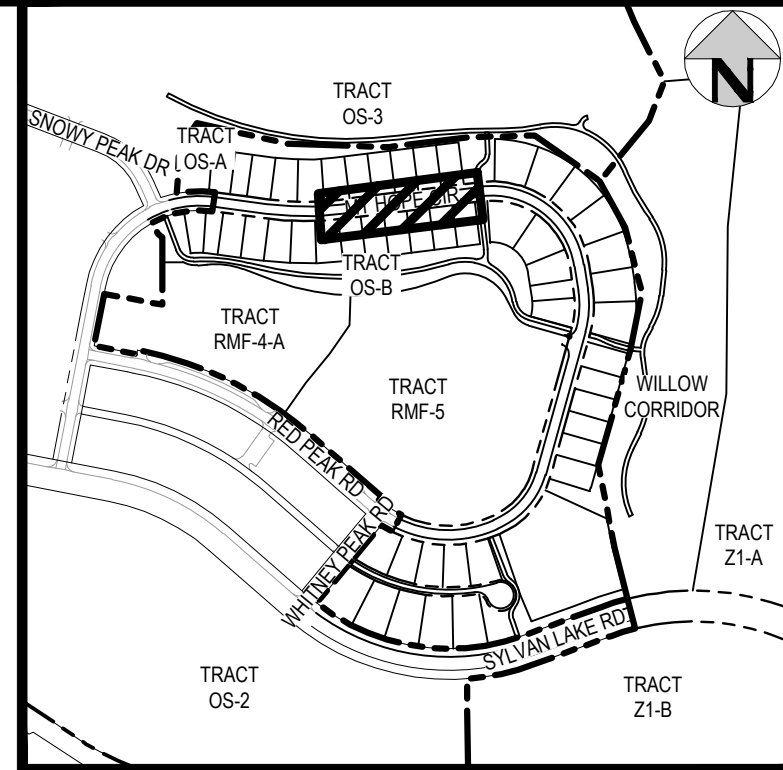
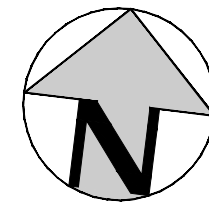
PROJECT #: 240804  
SHEET NUMBER  
**RD3**  
40 OF 76



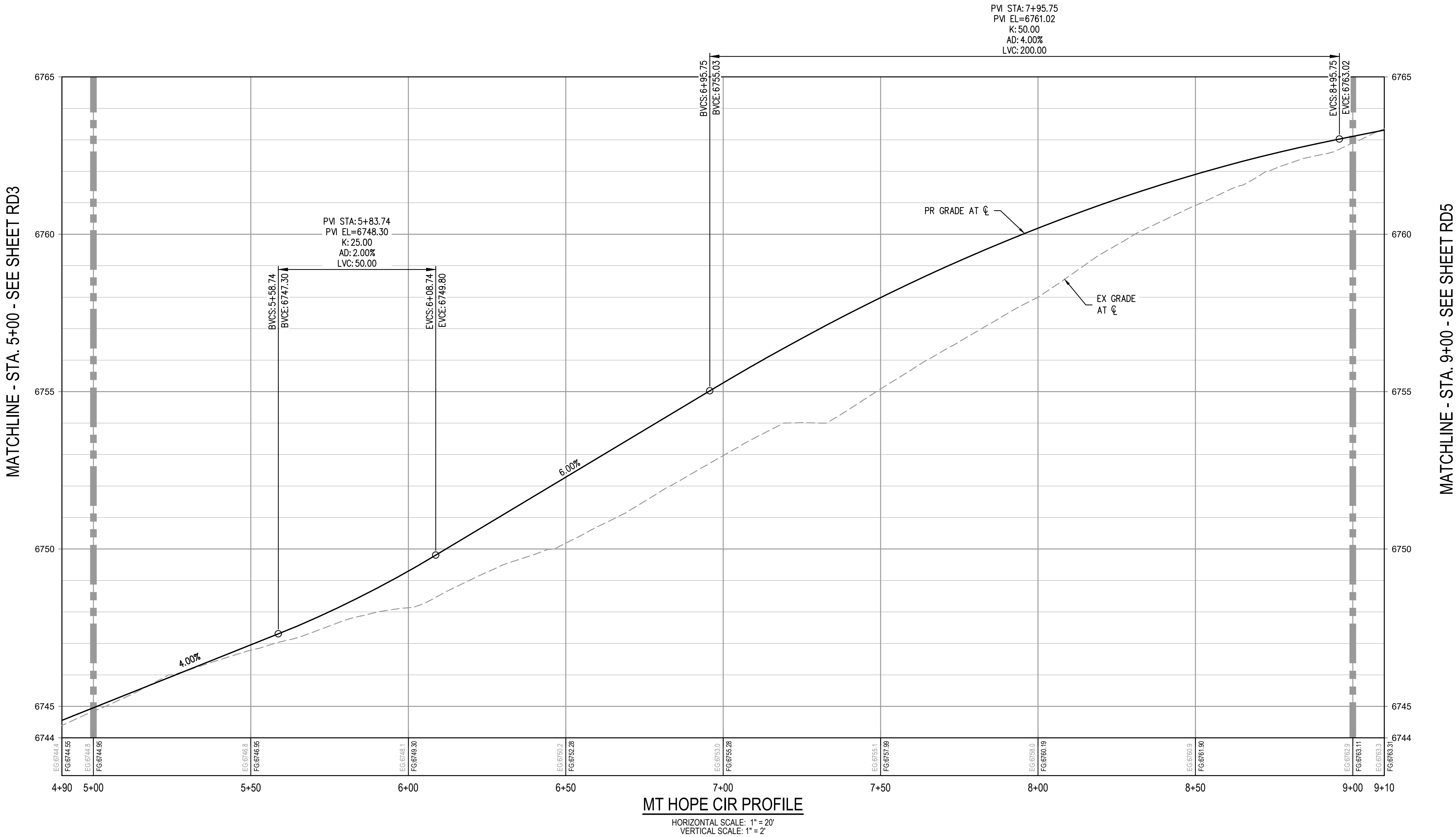
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



MT HOPE CIR PLAN - STA. 5+00 - 9+00  
SCALE: 1" = 20'

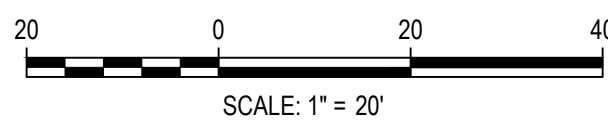


KEY MAP  
SCALE: 1" = 500'



MT HOPE CIR PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

FILEPATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY P&P - PH2 - MT HOPE CIR.DWG LAYOUT: 2  
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DESIGNED BY: ORR  
CHECKED BY: RCP  
DRAWN BY: ORR

ISSUE DATE: 11-19-2024	
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02-14-2025	PER TOWN OF EAGLE COMMENTS



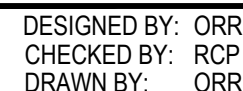
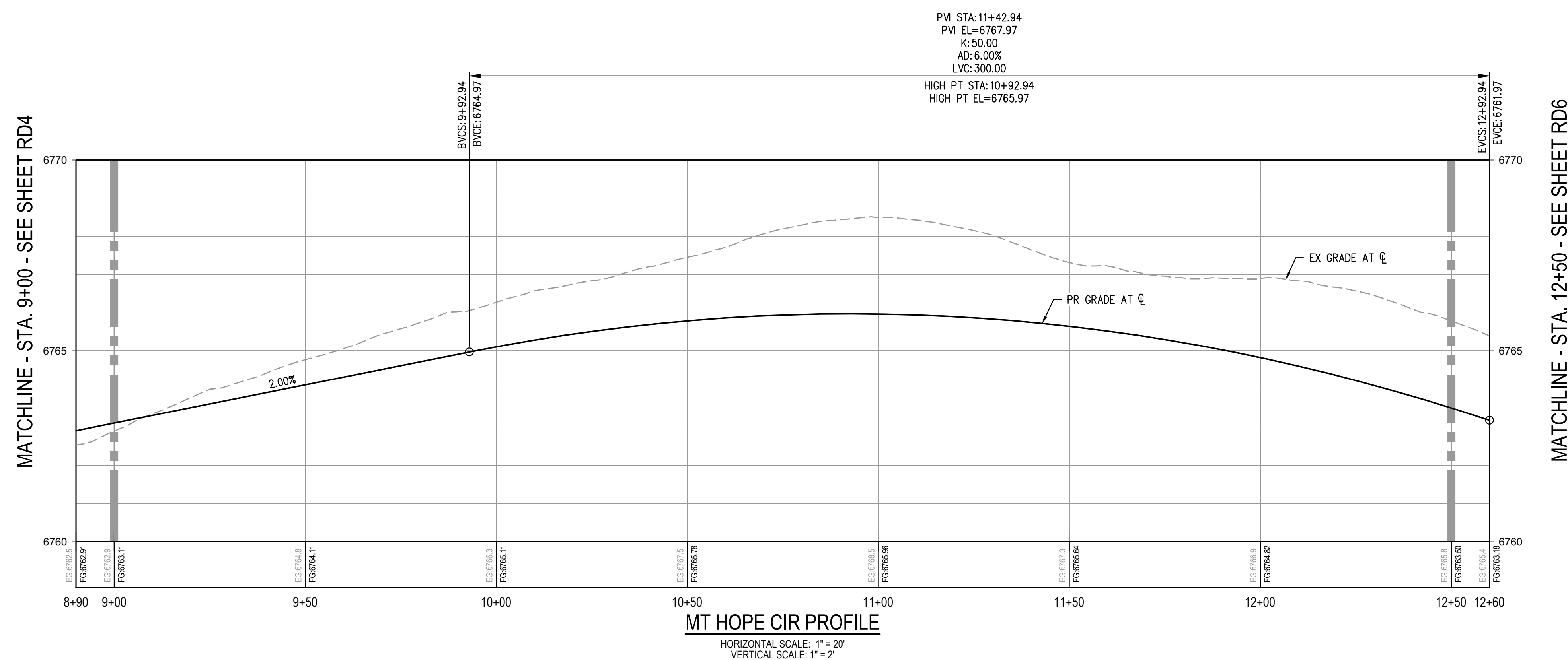
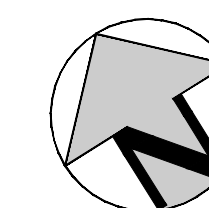
ABRIKA PROPERTIES

HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
ROADWAY PLAN & PROFILE - MT HOPE CIR  
STA. 5+00 - 9+00

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER  
**RD4**  
41 OF 76





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



## ABRIKA PROPERTIES

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

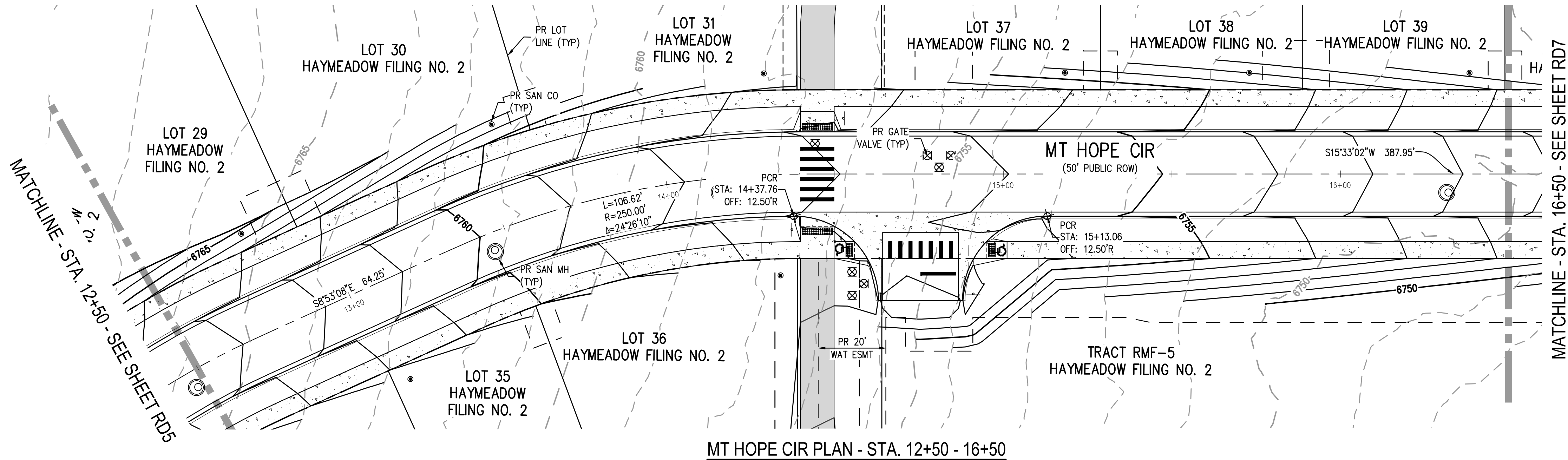
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #:	240804
SHEET NUMBER	

RD5

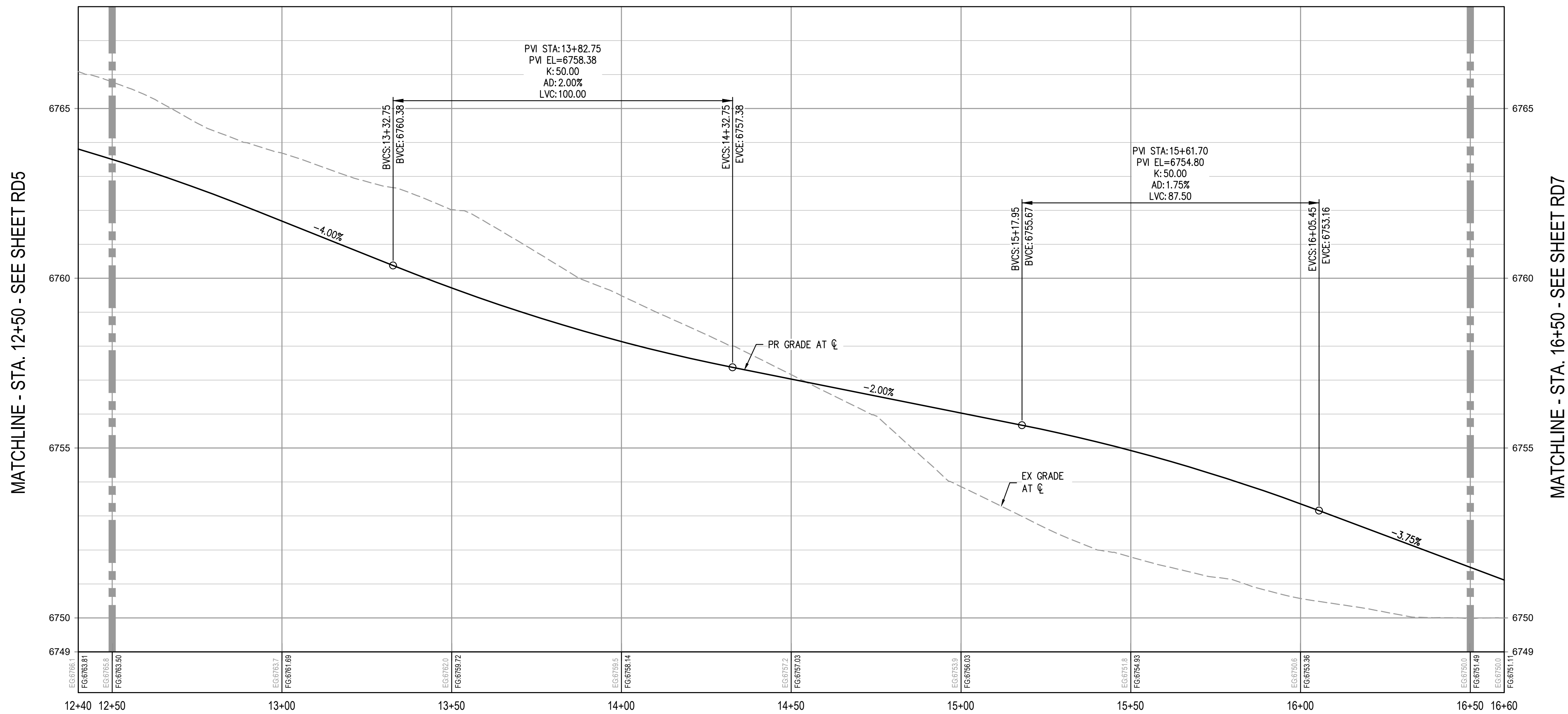
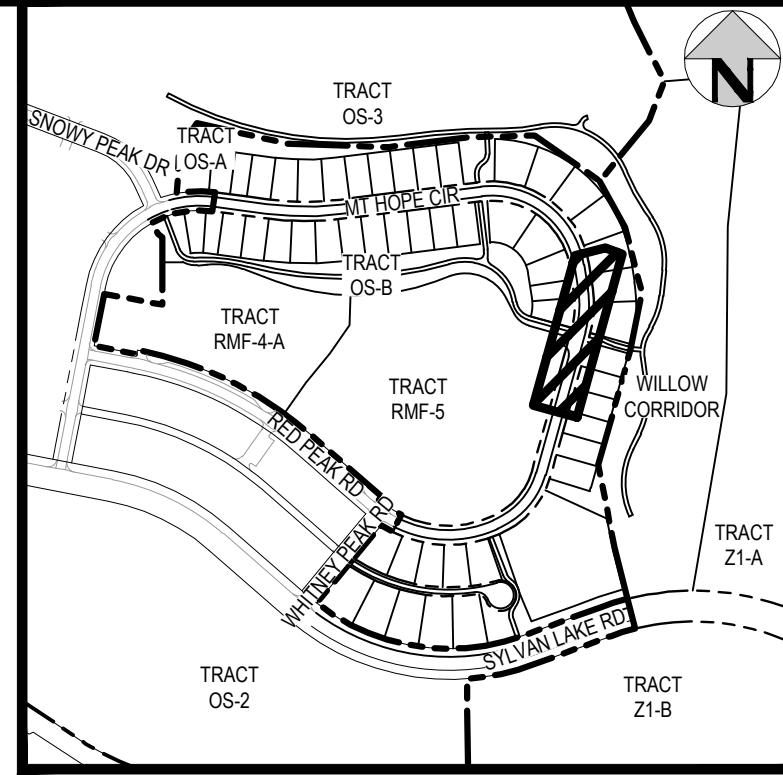
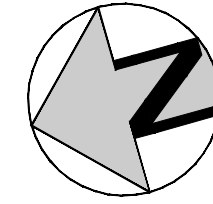


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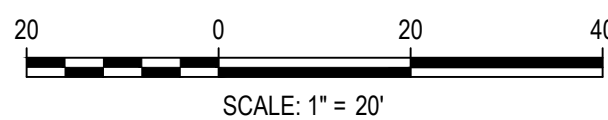


MT HOPE CIR PLAN - STA. 12+50 - 16+50

SCALE: 1" = 20'



FILES: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY P&P - PH2 - MT HOPE CIR.DWG LAYOUT: 4  
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PLOT: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY P&P - PH2 - MT HOPE CIR.DWG LAYOUT: 4



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



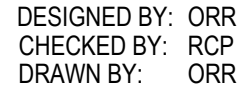
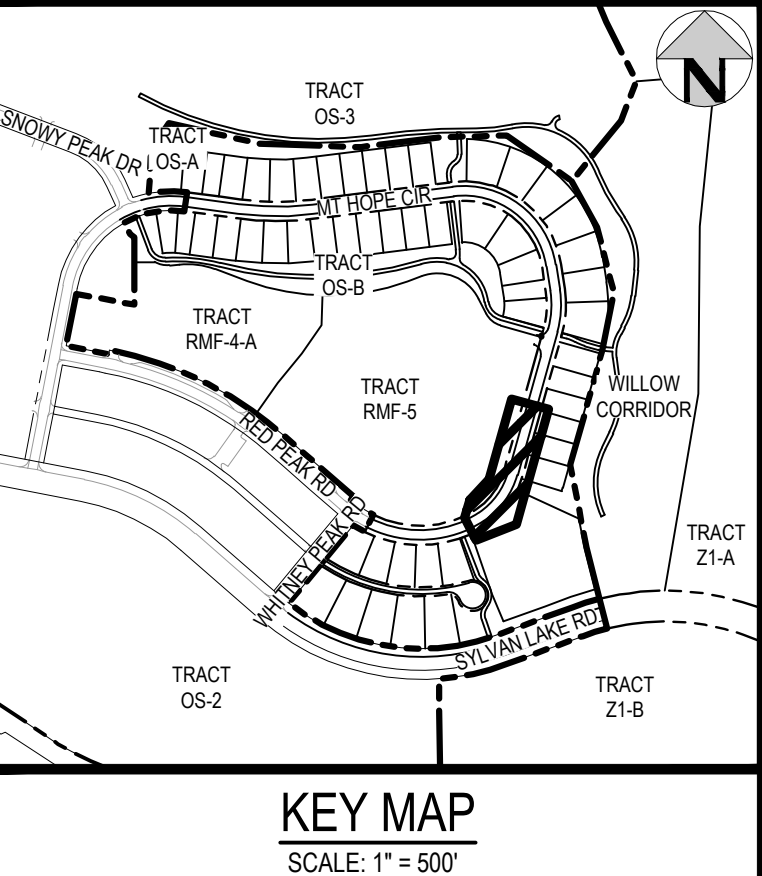
ABRIKA PROPERTIES

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



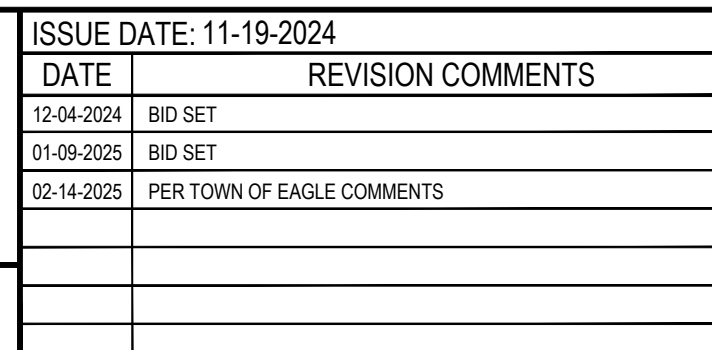
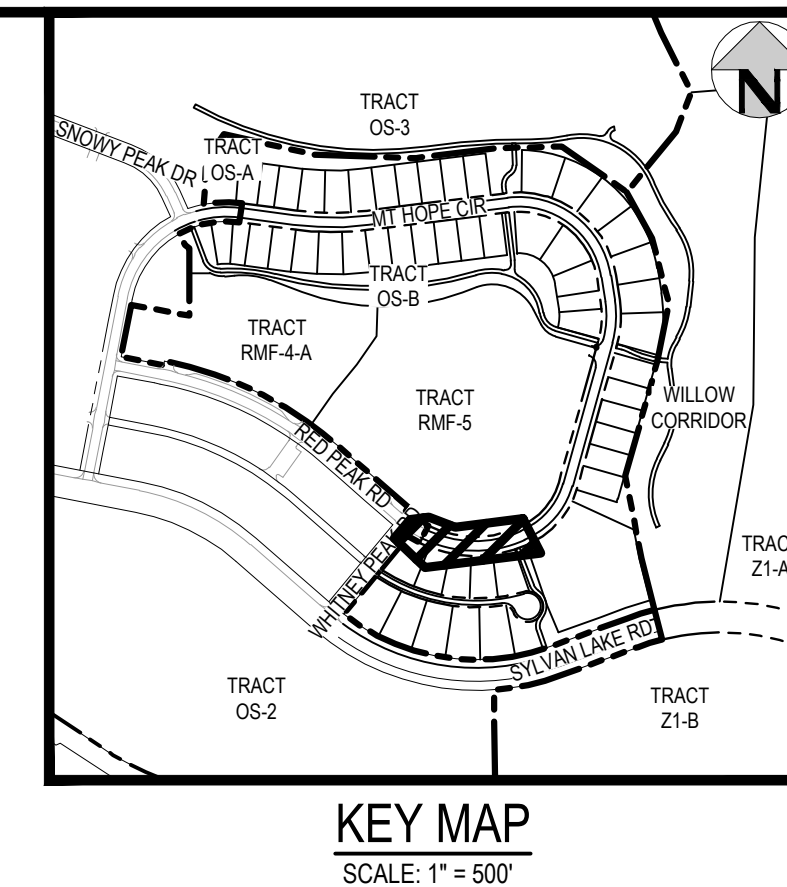


**HKS** HARRIS  
KOCHER  
SMITH  
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Denver, Colorado 80203  
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HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
ROADWAY PLAN & PROFILE - MT HOPE CIR  
STA. 16+50 - 20+00

PROJECT #: 240804  
SHEET NUMBER  
**RD7**  
44 OF 76





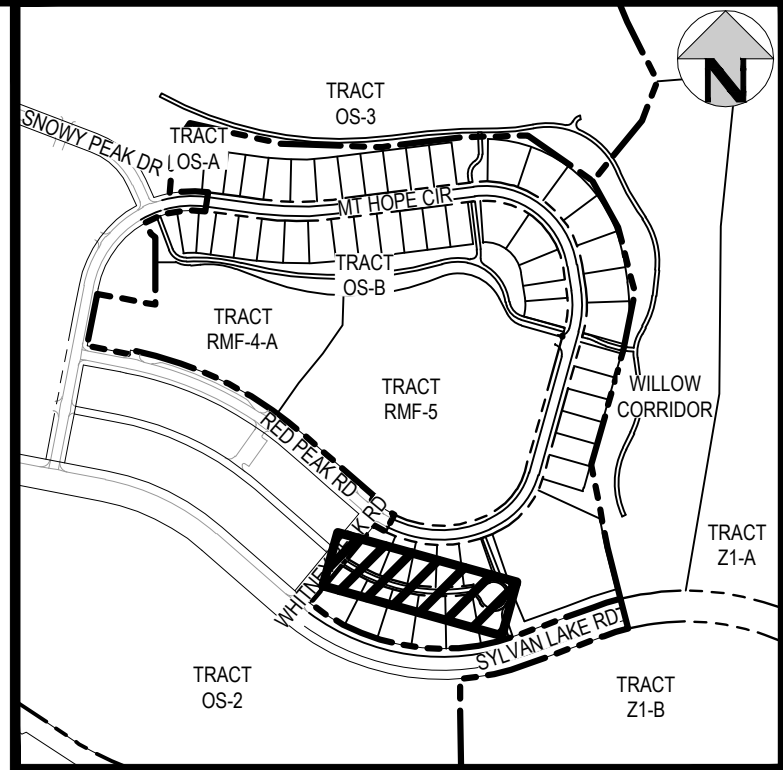
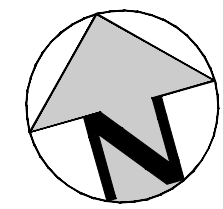
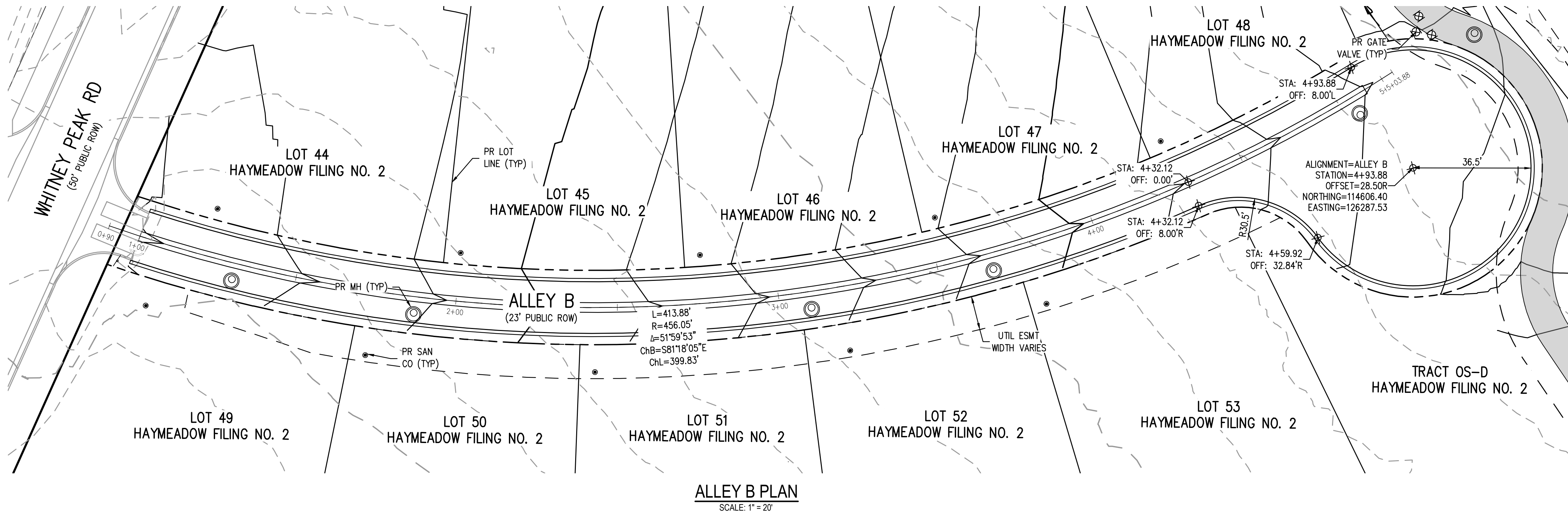
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
ROADWAY PLAN & PROFILE - MT HOPE CIR  
STA. 20+00 - END

PRELIMINARY  
NOT FOR  
CONSTRUCTION

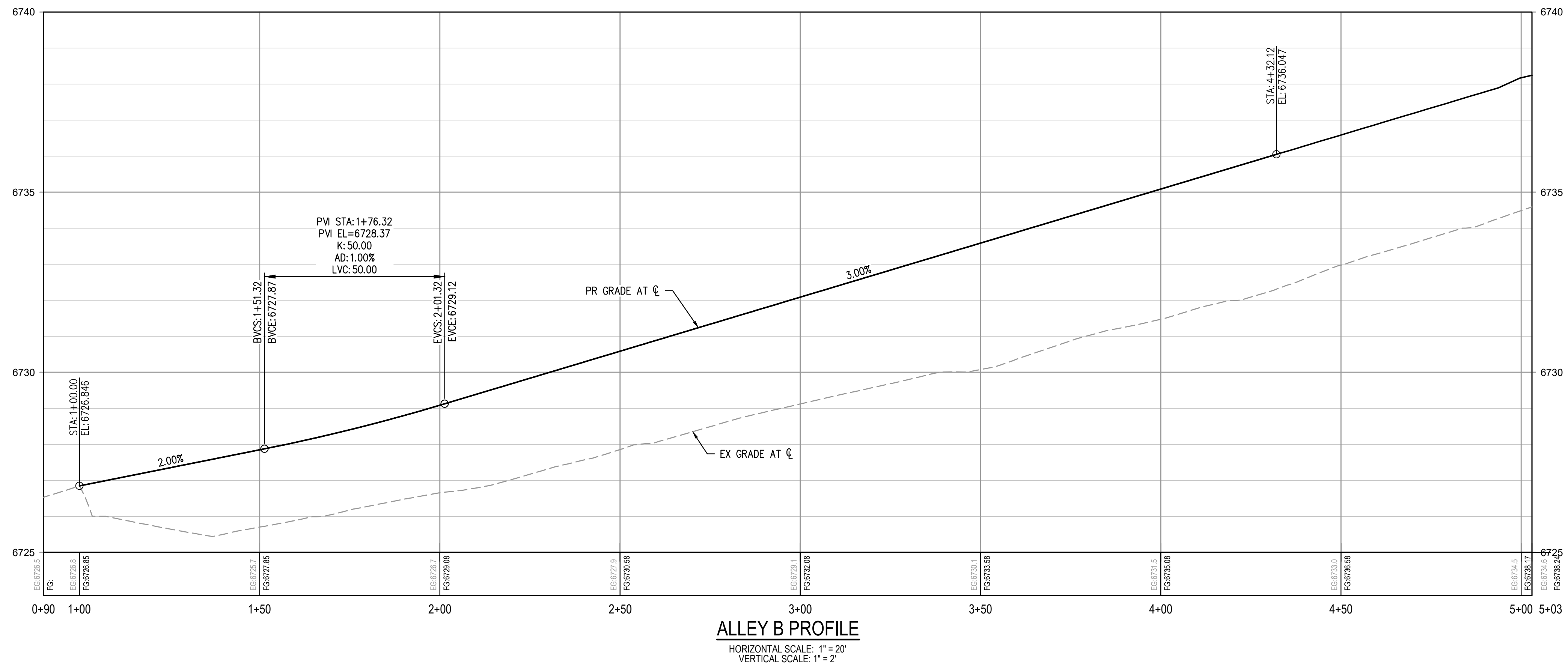
PROJECT #: 240804  
SHEET NUMBER  
**RD8**  
45 OF 76



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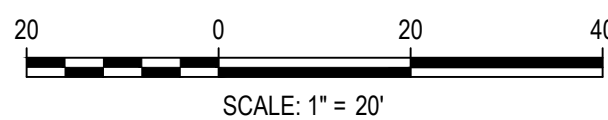
KEY MAP  
SCALE: 1" = 500'



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PLOT: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY P&P - PH2 - ALLEY DWG LAYOUT: 1



Know what's below.  
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DRAWN BY: ORR

ISSUE DATE: 11-19-2024	
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Denver, Colorado 80203  
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ABRIKA PROPERTIES

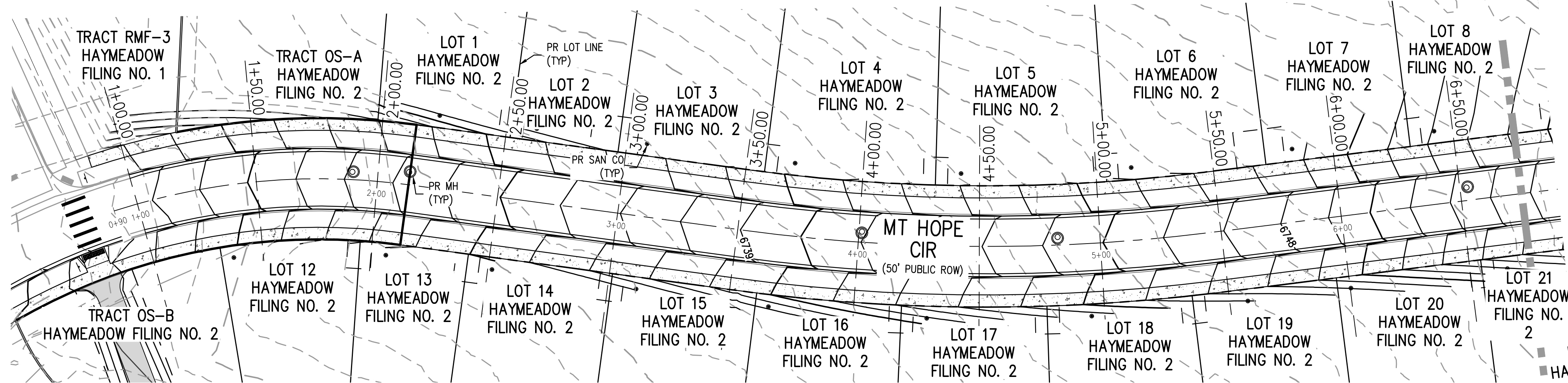
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
ROADWAY PLAN & PROFILE - ALLEY B  
STA: 1+00 - END

PRELIMINARY  
NOT FOR  
CONSTRUCTION

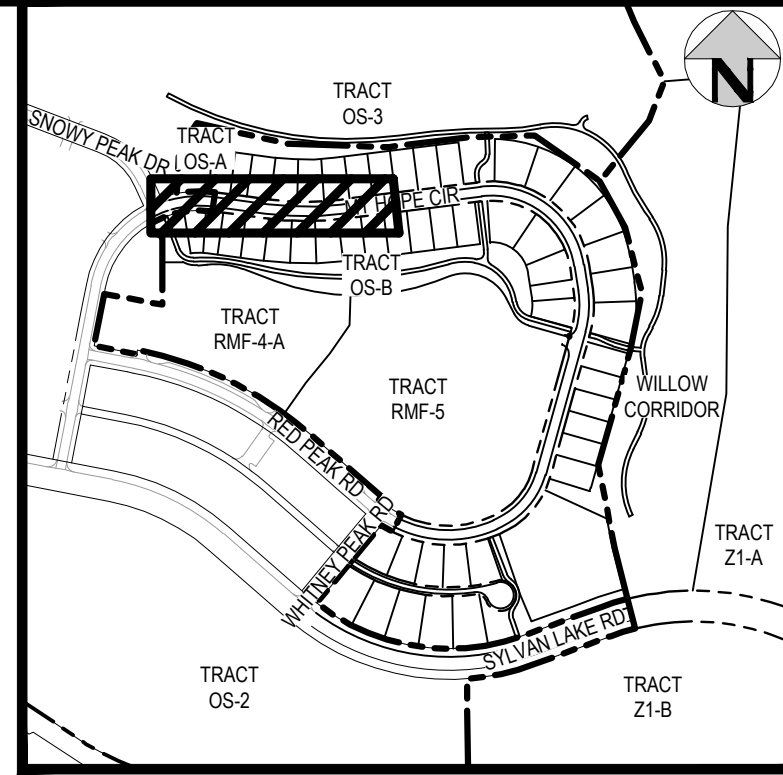
PROJECT #: 240804  
SHEET NUMBER  
**RD9**  
46 OF 76



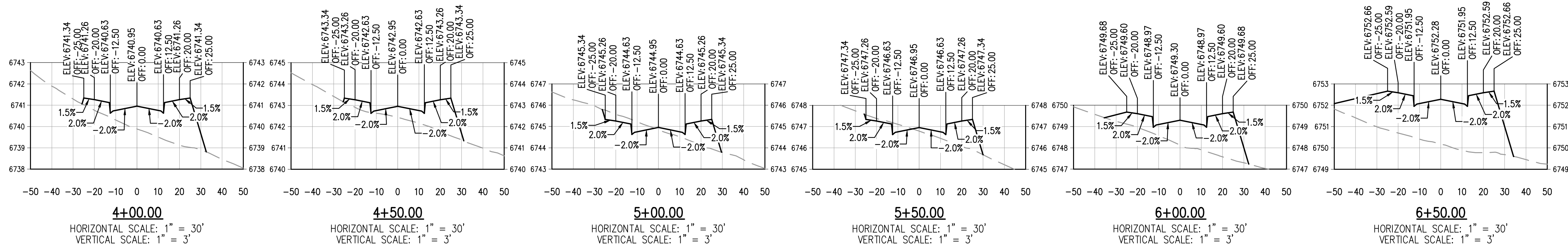
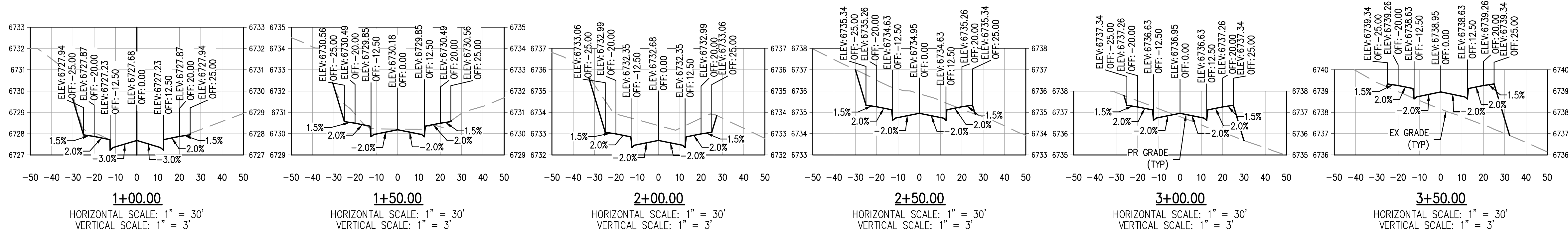
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MT HOPE CIR PLAN - STA. START - 6+50  
SCALE: 1" = 30'



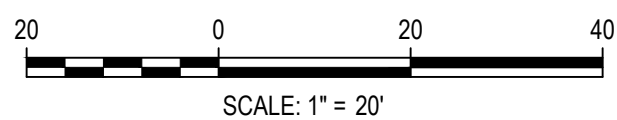
KEY MAP  
SCALE: 1" = 500'



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - SECTIONS - MT HOPE CIRCLE DWG LAYOUT: 1  
PLOT FILE: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - SECTIONS - MT HOPE CIRCLE DWG LAYOUT: 1  
PLOT DATE: 02-14-2025 9:09:46A BY: COLTON HOCHER



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

ISSUE DATE: 11-19-2024	
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12-04-2024	BID SET
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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

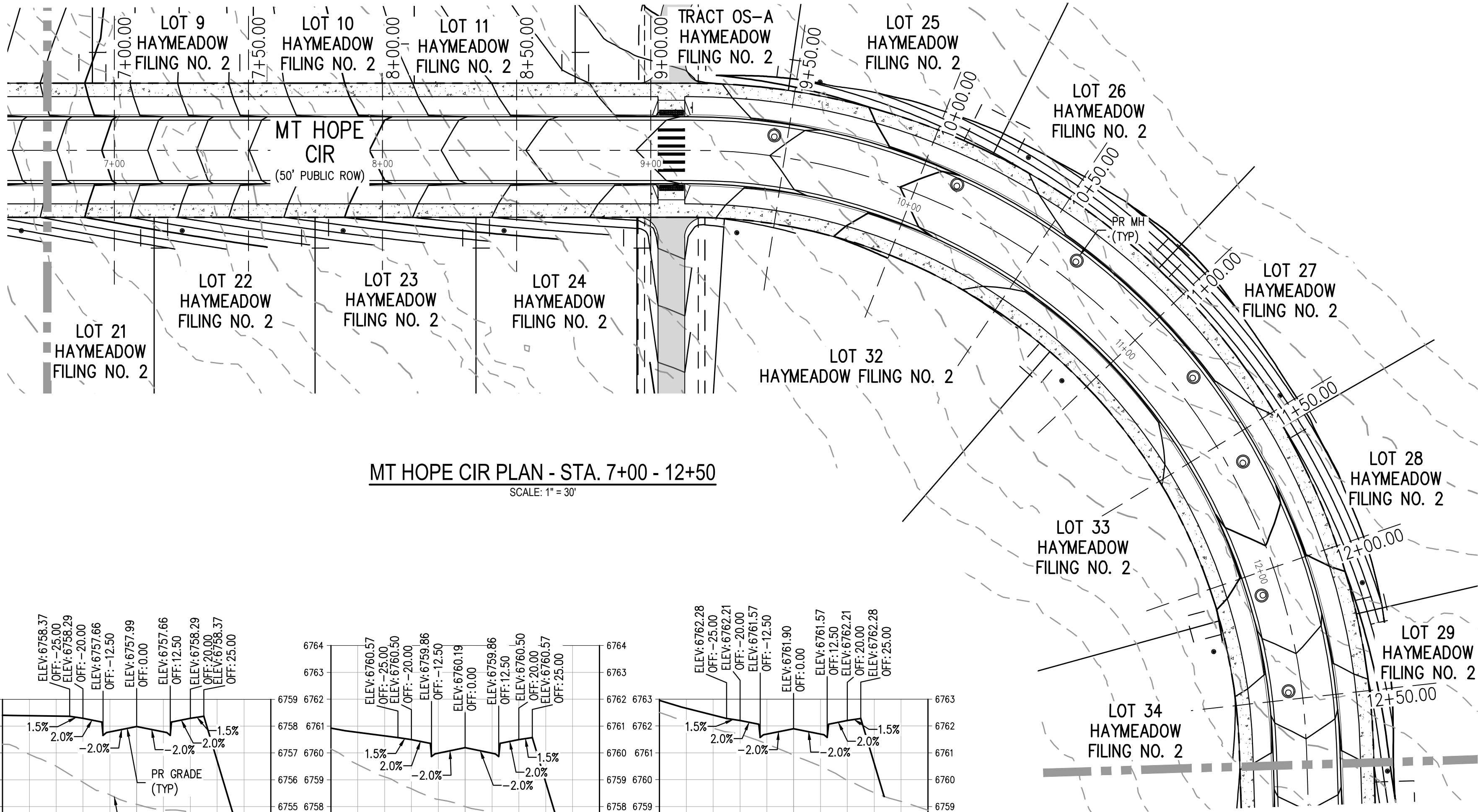
RD10



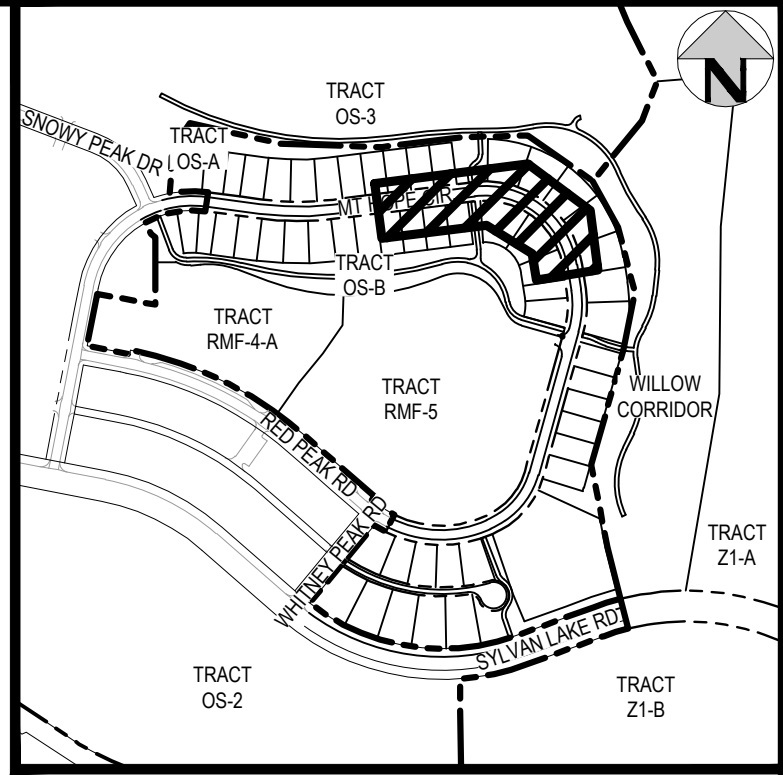
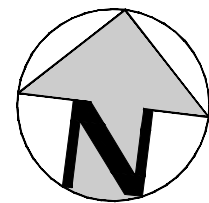
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

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

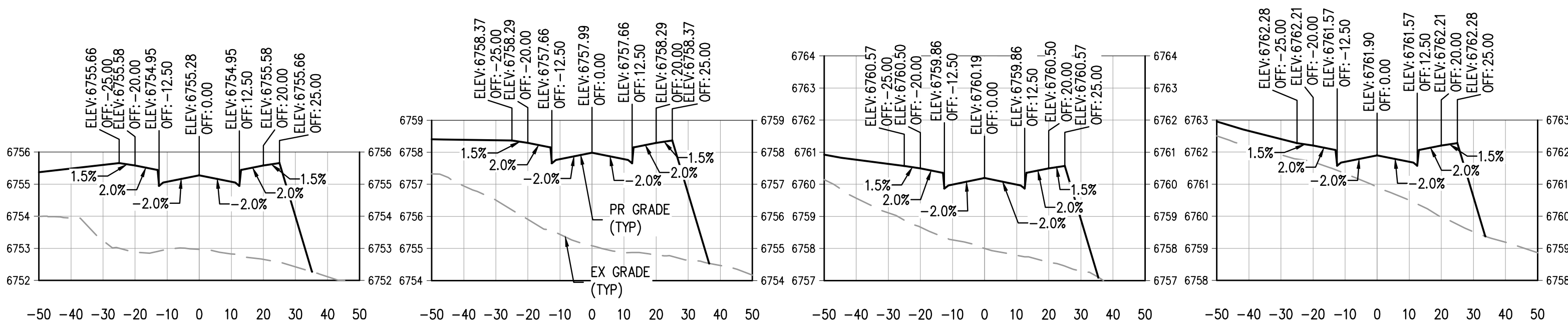
MATCHLINE - SEE SHEET RD10



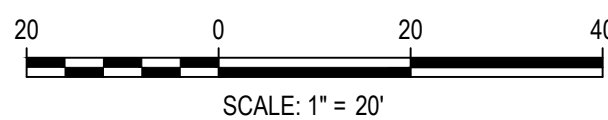
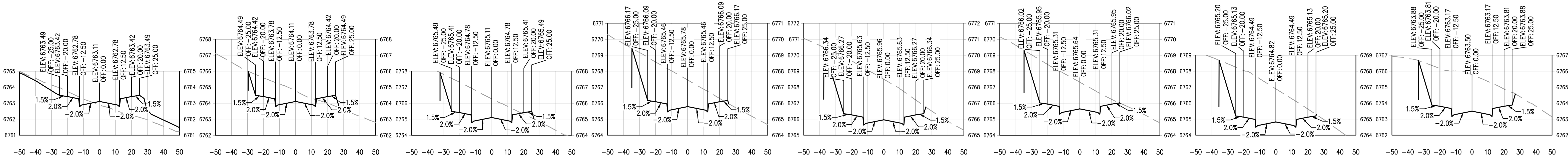
MT HOPE CIR PLAN - STA. 7+00 - 12+50  
SCALE: 1" = 30'



KEY MAP  
SCALE: 1" = 500'



MATCHLINE - SEE SHEET RD12



DESIGNED BY: ORR  
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ISSUE DATE: 11-19-2024	
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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

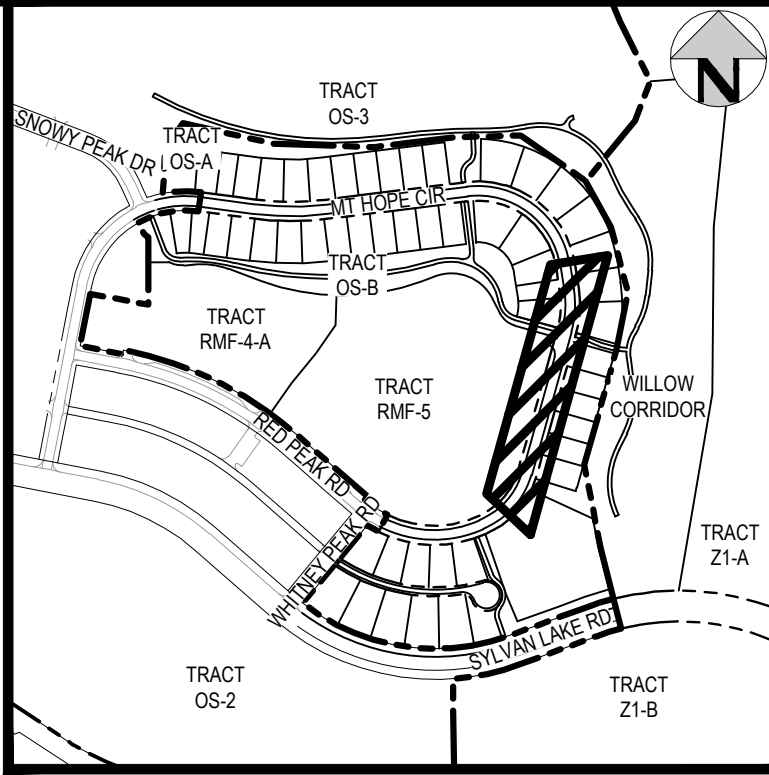
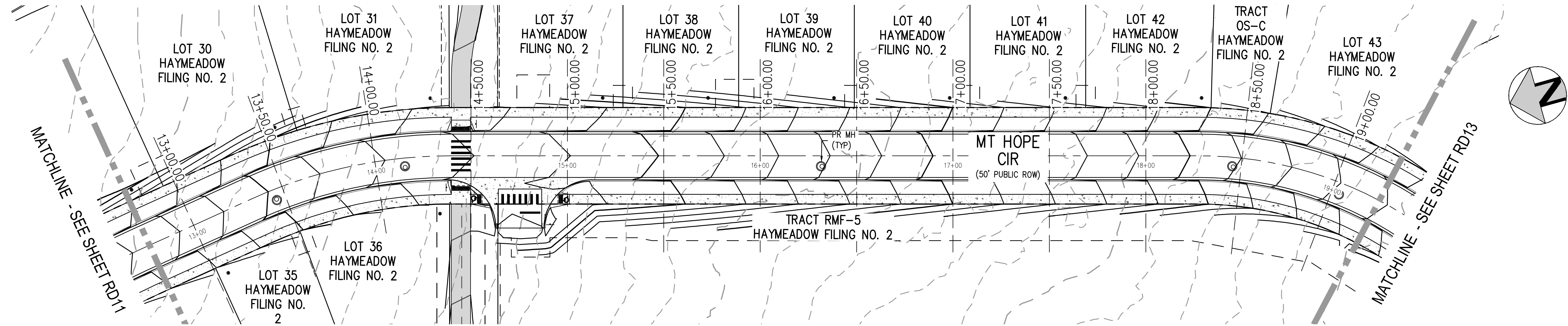
RD11

48 OF 76



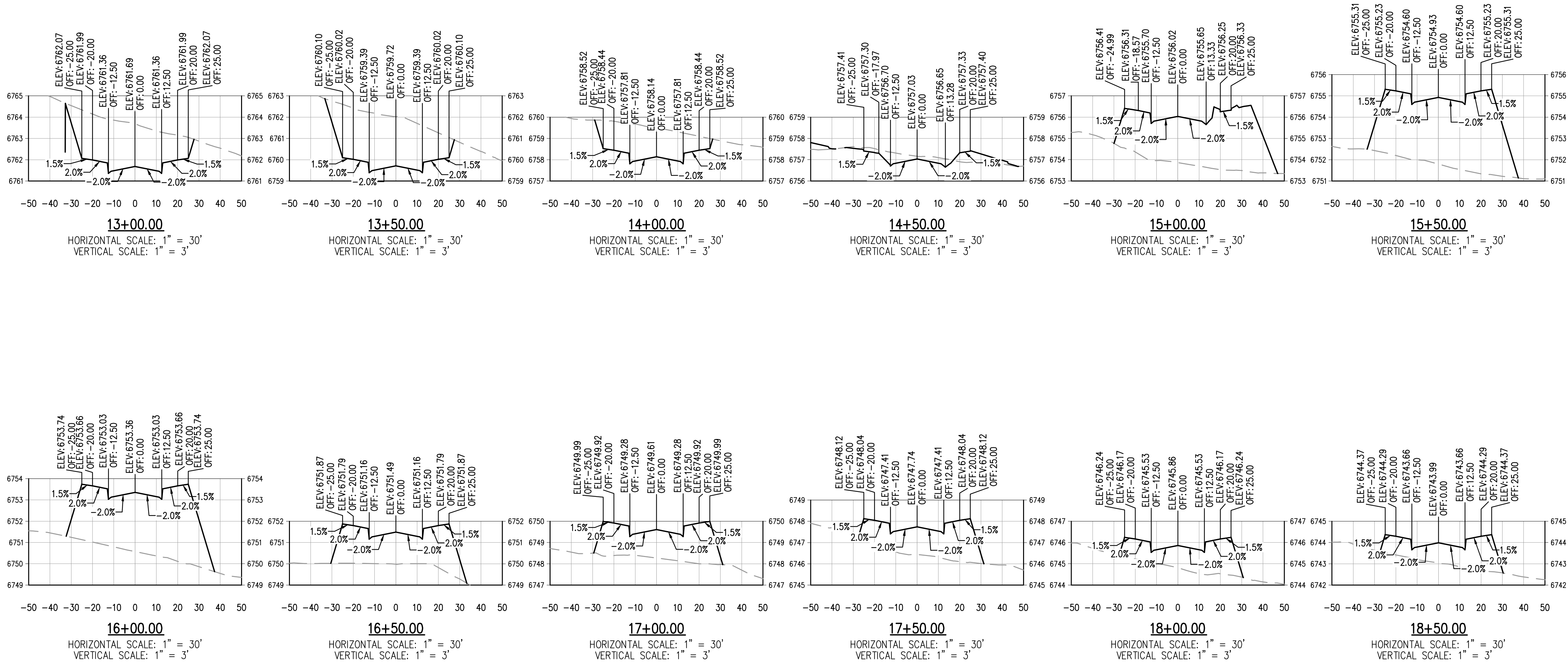
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY R&P - PH2 - SECTIONS - MT HOPE CIRCLE.DWG LAYOUT: 3  
PLOTTER: FRI 02/14/25 9:11:6A BY: COLTON HOCHHEVAR

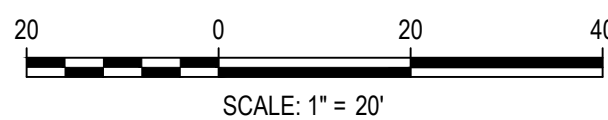


KEY MAP  
SCALE: 1" = 500'

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



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DESIGNED BY: ORR  
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DATE	REVISION COMMENTS
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01-09-2025	BID SET
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ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

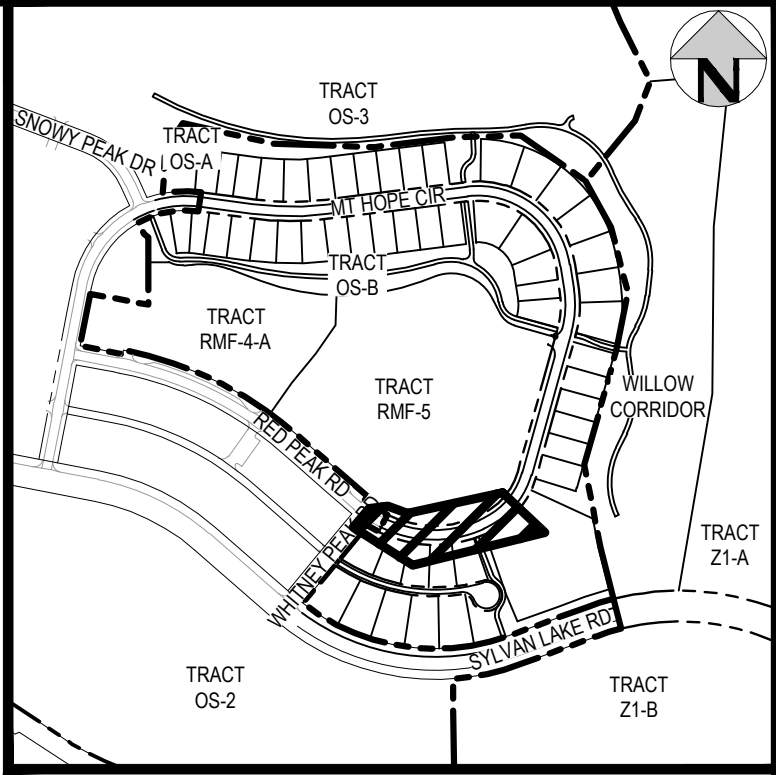
PROJECT #: 240804  
SHEET NUMBER

RD12

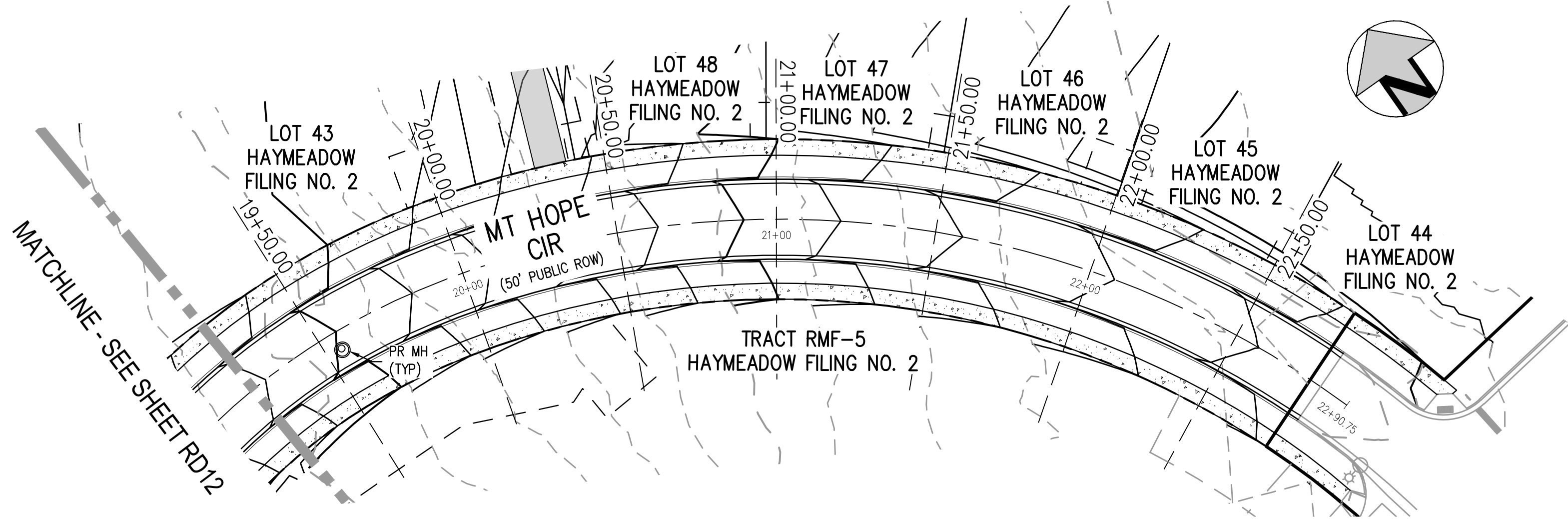


NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

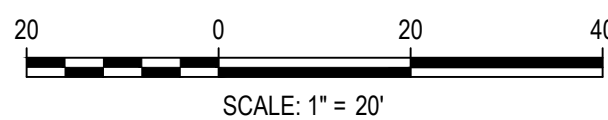
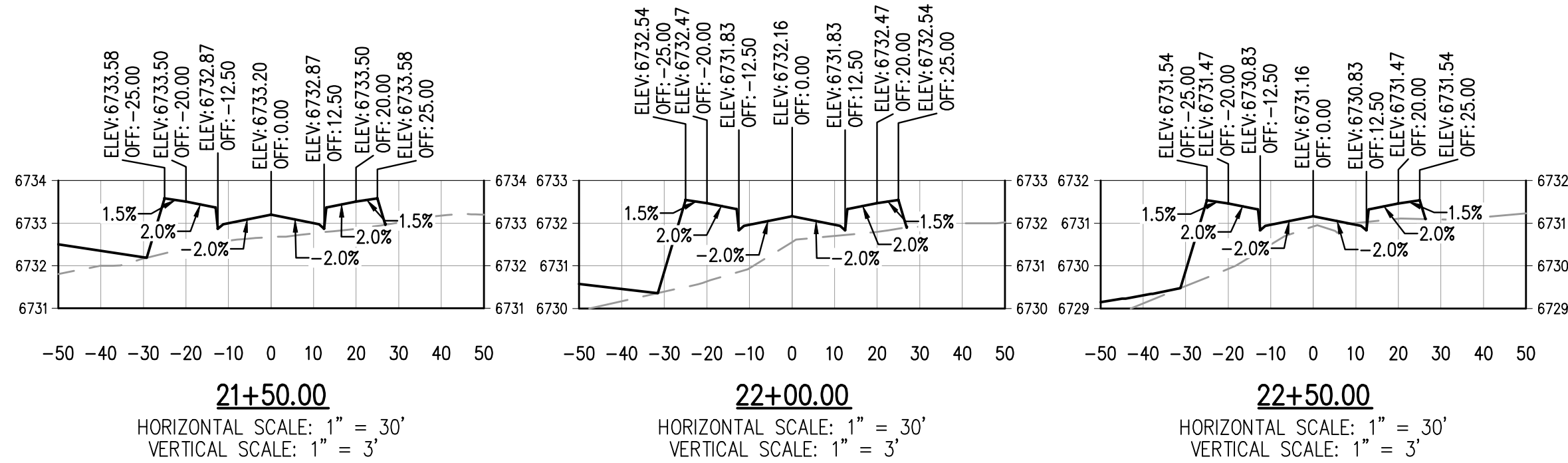
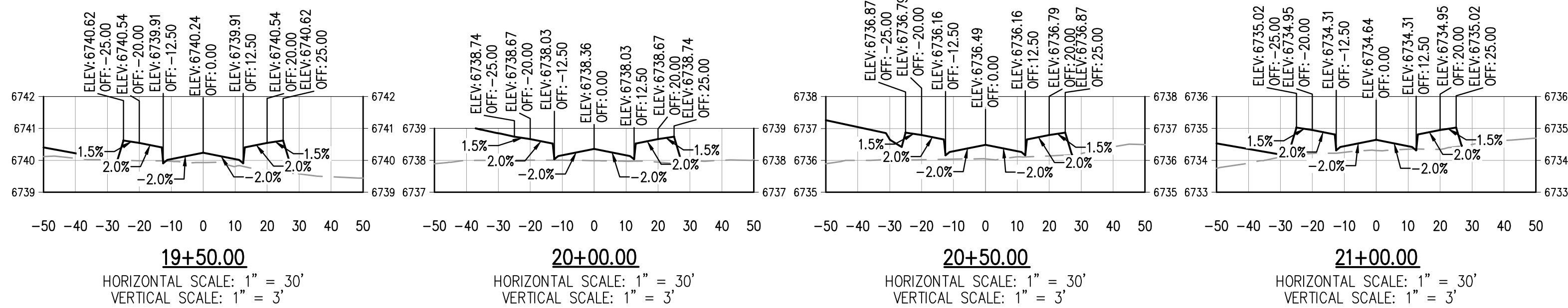
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PLOTTED: FR 02/14/25 9:11:44A. BY: COLTON HOCHAVAR



KEY MAP  
SCALE: 1" = 500'



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



DESIGNED BY: ORR  
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DRAWN BY: ORR

ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
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ABRIKA PROPERTIES

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

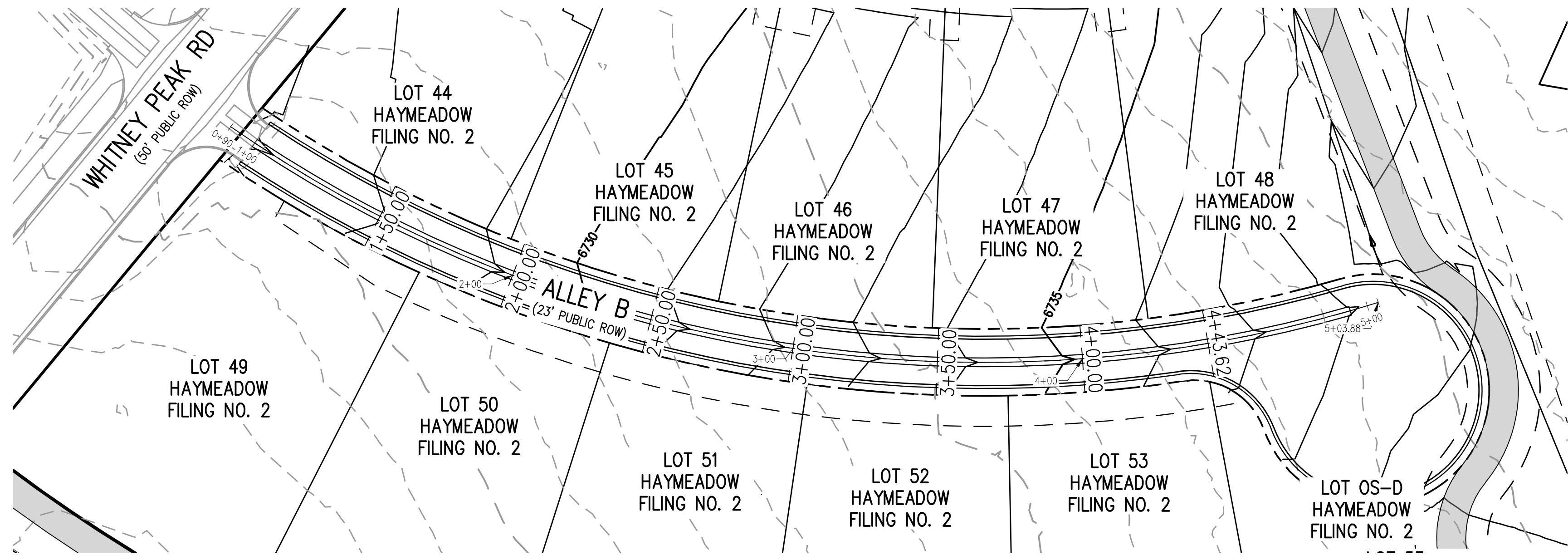
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

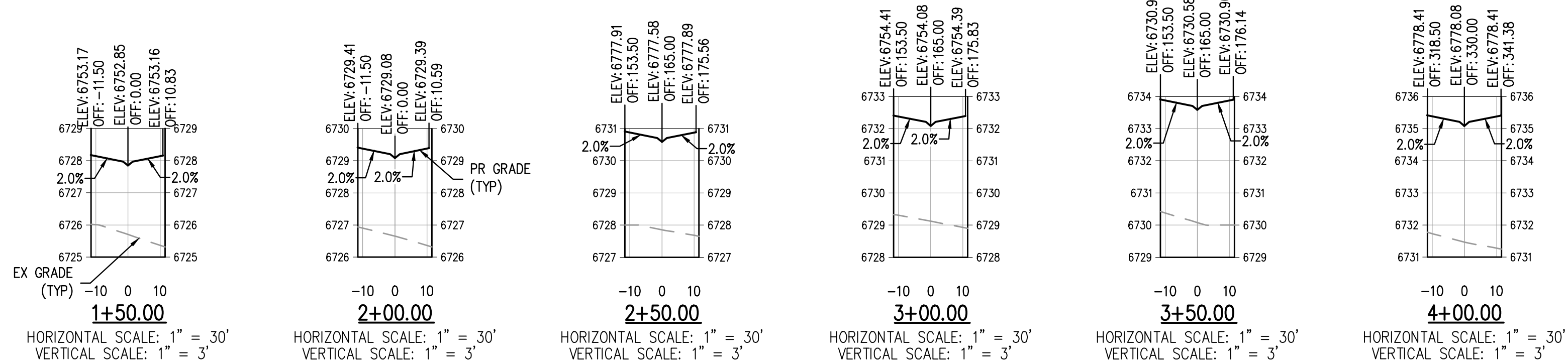
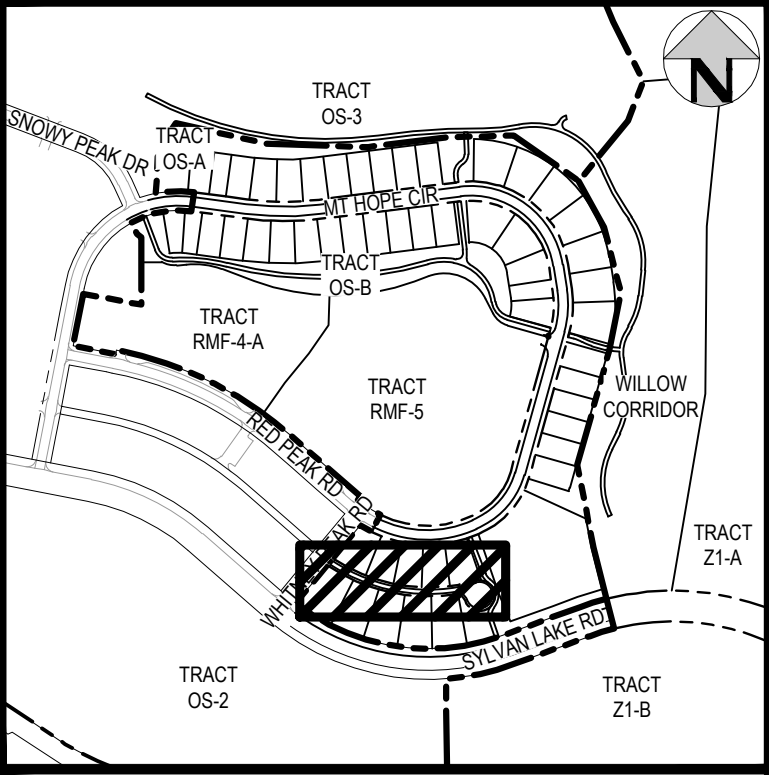
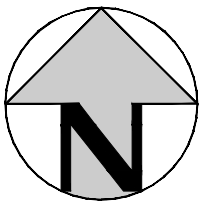
RD13



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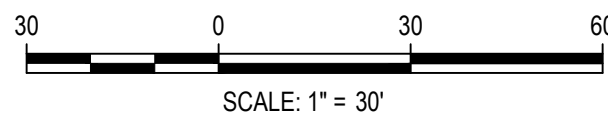
ALLEY B PLAN  
SCALE: 1" = 30'



FILE PATH: P:\2024\240804\ENGINEERING\ROADWAY\CD - ROADWAY - PH2 - SECTIONS - ALLEY.DWG LAYOUT: LAYOUT1  
PLOT DATE: 02/14/2025 5:12:13A BY: COLTON HOCHVAR



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SCALE: 1" = 30'

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

ISSUE DATE: 11-19-2024

DATE	REVISION COMMENTS
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ABRIKA PROPERTIES

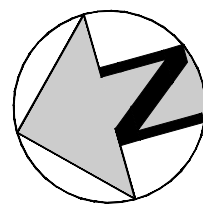
HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
ROADWAY SECTIONS - ALLEY B

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER

RD14

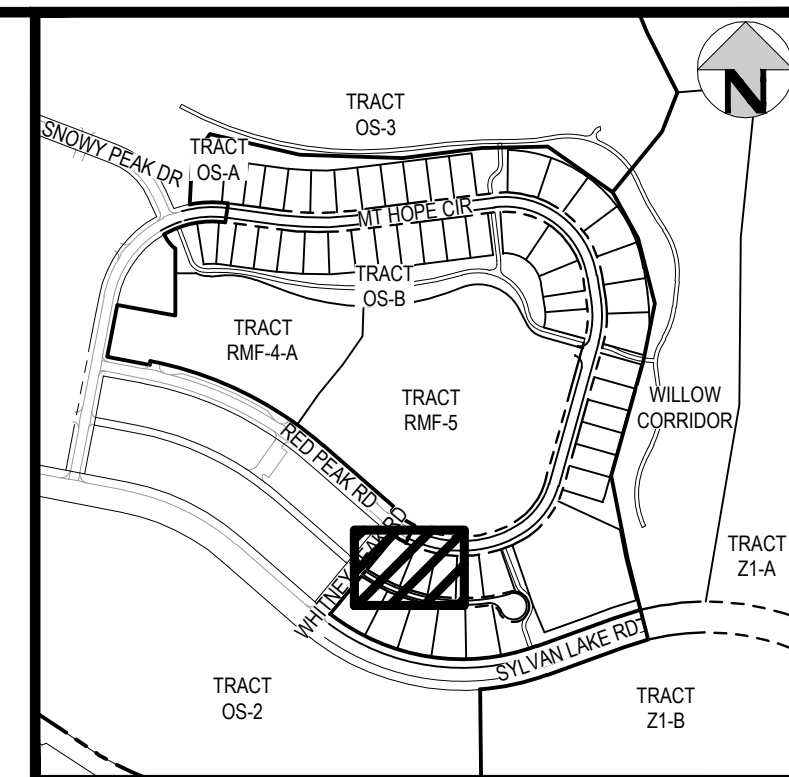




PROJECT #: 240804  
SHEET NUMBER  
**RD15**  
52 OF 76



20 XREFs: e-base-pyot, e-legal-pyot, p-base, p-base-ph4, p-legal-lingz  
PLOTTED: FRI 02/14/25 9:12:38A BY: COLTON HOCHVEAR



MATCHLINE - SEE SHEET RD17



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

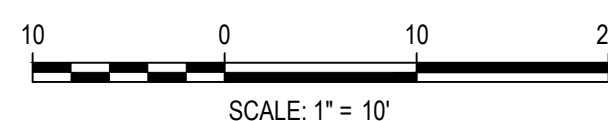
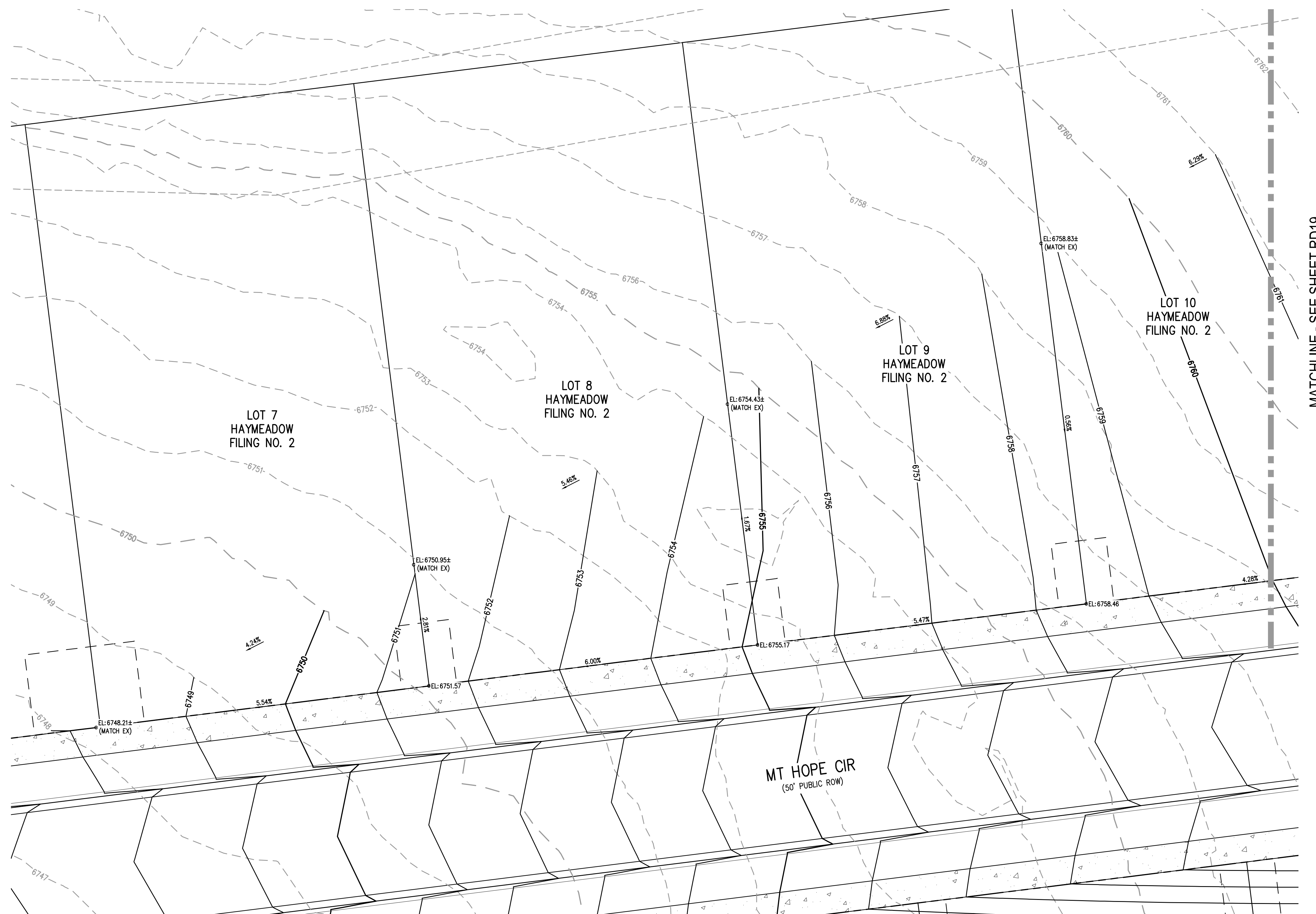
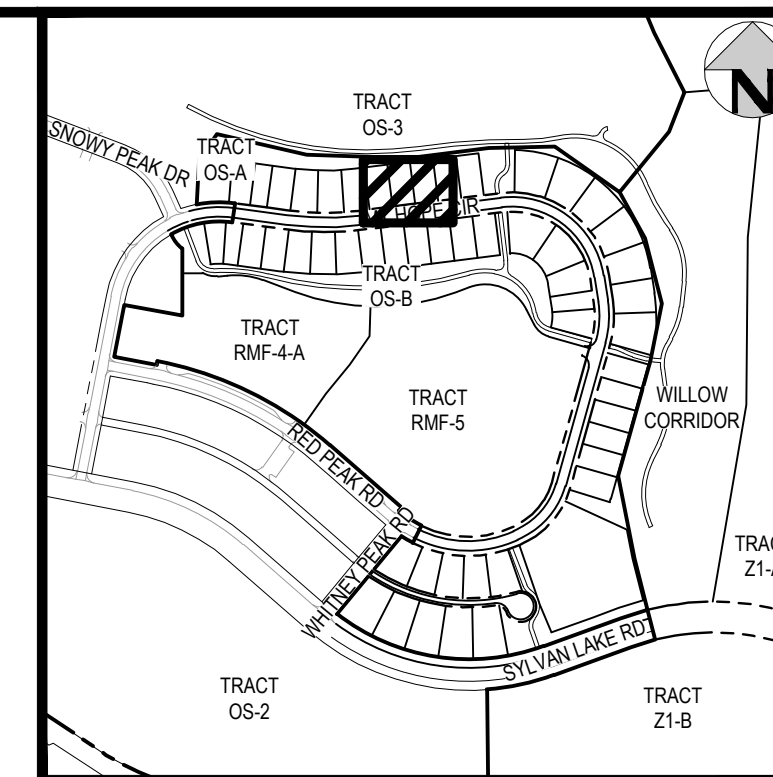
PRELIMINARY  
NOT FOR  
CONSTRUCTION

53 OF 76









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



ABRIKA PROPERTIES

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

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 240804  
SHEET NUMBER  
**RD18**  
55 OF 76









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



ISSUE DATE: 11-19-2024	
DATE	REVISION COMMENTS
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HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)  
SIGNAGE & STRIPING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

RD20



GENERAL NOTES

1. 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.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. 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.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. 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.
7. 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.
8. 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.
9. 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.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. 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.
12. 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.
13. 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.
14. 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.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. 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.
17. 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.
18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. 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.
21. 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.
22. 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.
23. 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.
24. 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.
25. 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.
26. 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.
27. 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.
28. 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.
29. 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.
30. 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.
31. 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.
32. 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.
33. 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

1. 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.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKE PRECEDENCE OVER WRITTEN QUANTITIES.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT AS NOTED IN THE MATERIAL SCHEDULE AND/OR TECHNICAL SPECIFICATIONS.
11. 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.
12. 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.
13. 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.
14. 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

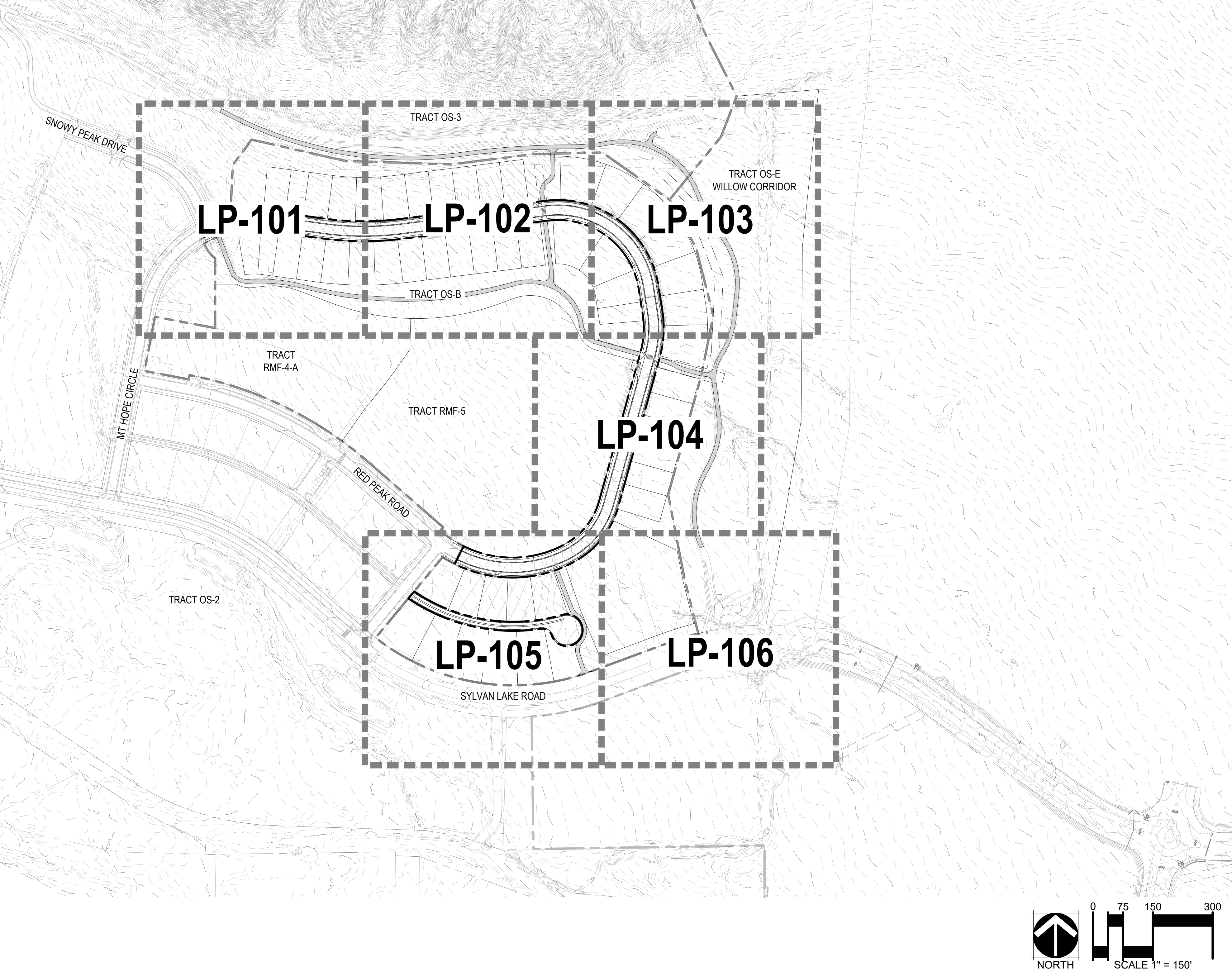
LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL OBTAIN, AT THEIR EXPENSE, ALL PERMITS WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK.
5. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER REGARDING WHO WILL PROVIDE SURVEY SERVICES FOR LAYOUT OF THE WORK.
6. 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.
7. THE CONTRACTOR SHALL INSTALL SLEEVEING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK. REFER TO IRRIGATION PLANS.
8. 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.
9. 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.
10. WHEN APPLICABLE CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY FENCING AROUND ALL PLAY STRUCTURES UNTIL PROPER FALL SURFACE IS COMPLETELY INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
11. CONTRACTOR IS RESPONSIBLE FOR SUPERVISING ALL SAFETY SURFACING AND PAVEMENT DURING THE CURING PROCESS.

ABBREVIATIONS

&	AND	INSUL	INSULATION
@	AT	IN	INCH
CL	CENTERLINE	INT	INTEGRAL
Ø	DIAMETER OR ROUND	INV	INVERT
#	POUND OR NUMBER	JST	JOIST
		JNT	JOINT
AB	ANCHOR BOLT		
AD	AREA DRAIN	KJ	KEYED JOINT
ADDM	ADDENDUM		
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)	PA	PLANTING AREA
CO	CLEAN OUT	PC	POINT OF CURVATURE
COL	COLUMN	PL	PROPERTY LINE
COMP	COMPACTED	PLBG	PLUMBING
CONC	CONCRETE	PLNTG	PLANTING
COND	CONDITION	PNL	PANEL
CONSTR	CONSTRUCTION	POL	POLISHED
CONT	CONTINUOUS	PR	PAIR
CONTR	CONTRACTOR	PRCST	PRECAST
CTR	CENTER	PSI	POUNDS PER SQUARE INCH
CY	CUBIC YARD(S)	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		
E	EAST	S	SOUTH
EA	EACH	SC	SCALE
EJ	EXPANSION JOINT	SCHD	SCHEDULE
ELEV	ELEVATION	SCRN	SCREEN
ELEC	ELECTRICAL	SECT	SECTION
ENCL	ENCLOSURE	SF	SQUARE FOOT (FEET)
EQ	EQUAL	SHT	SHEET
EW	EACH WAY	SG	SUBGRADE
EQUIV	EQUIVALENT	SQ	SQUARE
EXIST, EX	EXISTING	SST	STAINLESS STEEL
		STA	STATION
FD	FLOOR DRAIN	STD	STANDARD
FDN	FOUNDATION	STL	STEEL
FF	FACE FOOT	STRC	STRUCTURAL
FFE	FINISH FLOOR ELEVATION	SY	SQUARE YARD
FIN	FINISH(ED)	SYM	SYMMETRICAL
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		





REFERENCES

**CALLOUTS**

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.

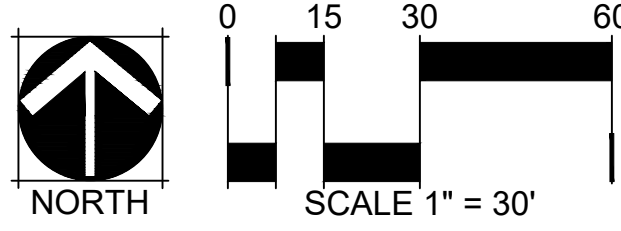
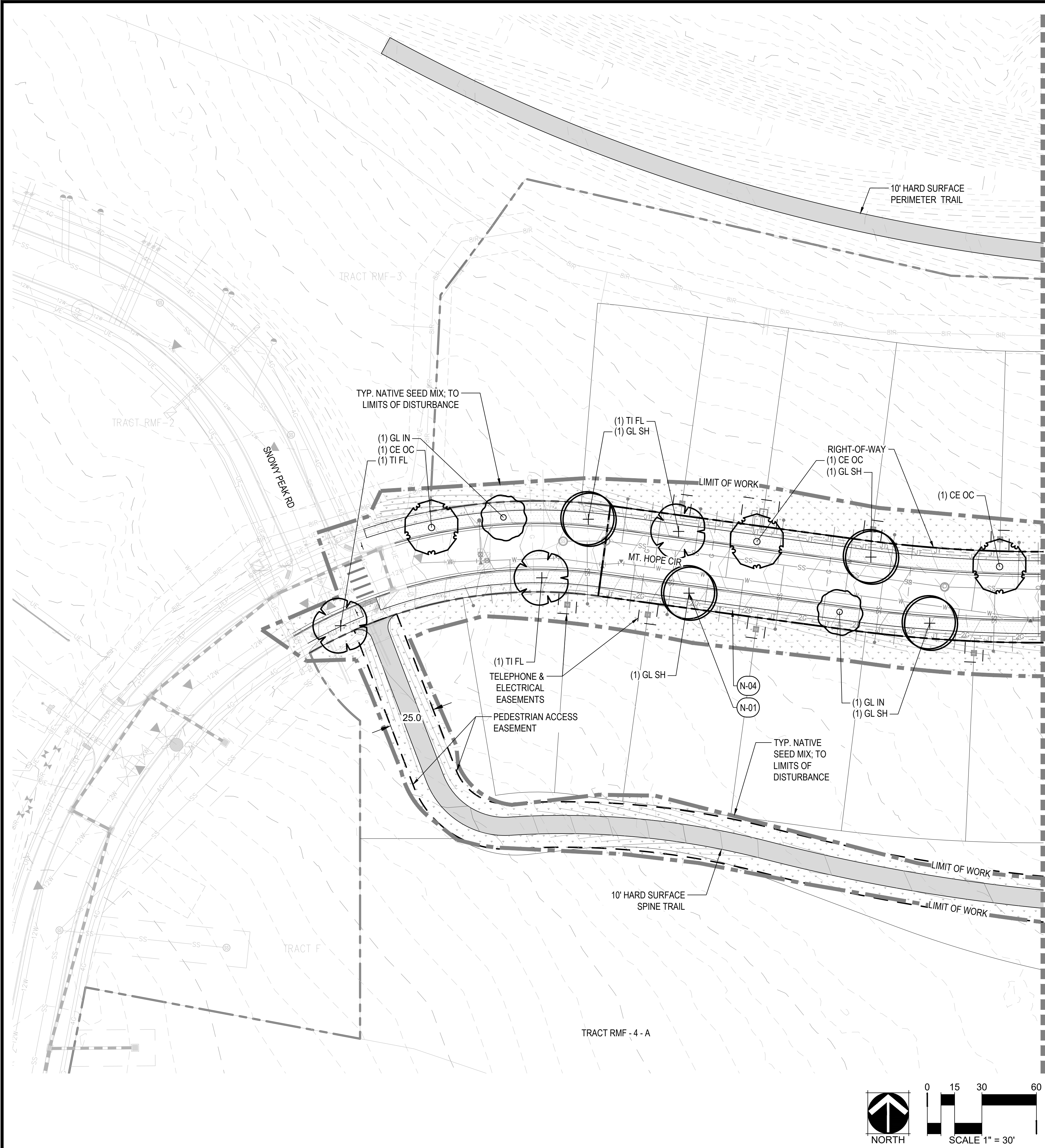
TEMPORARY IRRIGATED NATIVE SEED MIX

LOW GROW NATIVE SEED MIX			
COMMON NAME	SCIENTIFIC NAME	PLS LBS PER ACRE	PERCENT PER ACRE
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

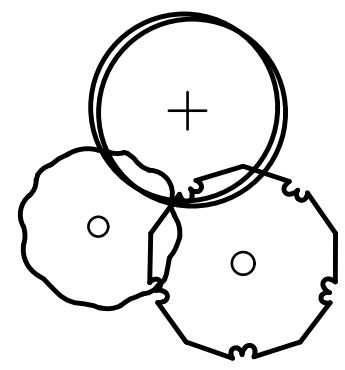
SHORT DRY GRASS NATIVE SEED MIX			
COMMON NAME	PLS LBS PER ACRE	PERCENT PER ACRE	
HARD FESCUE, VNS	0.6	30%	
CREEPING RED FESCUE, VNS	0.6	30%	
SHEEP FESCUE, MEKLENBERGER	0.5	25%	
CANADA BLUEGRASS, RUBENS	0.2	10%	
CANBY BLUEGRASS, CANBAR	0.1	5%	
TOTAL	2.0	100%	
- SLOPES OVER 3:1 SHALL BE HAYED AND TECKIFIED, NETTED, OR HYDROMULCHED			
- SPREAD SEED AT A RATE OF 2 LBS PER 1000 SF			





LEGEND

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



PROPOSED TREES

- 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.

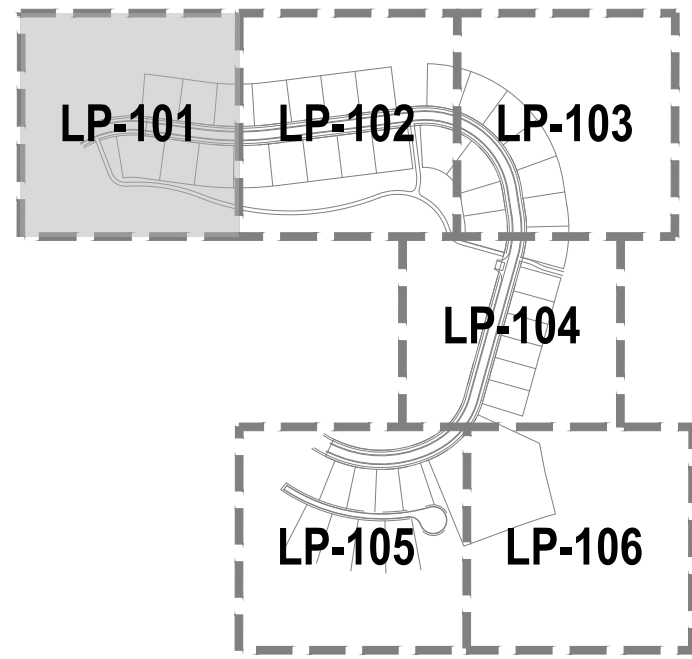
PLANT SCHEDULE PHASE 2 - A1

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

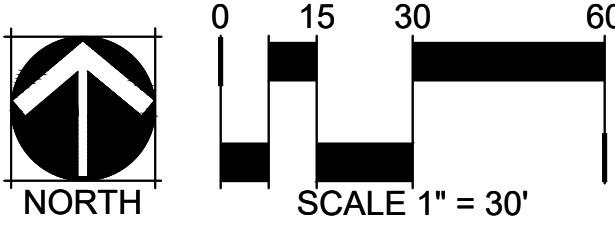
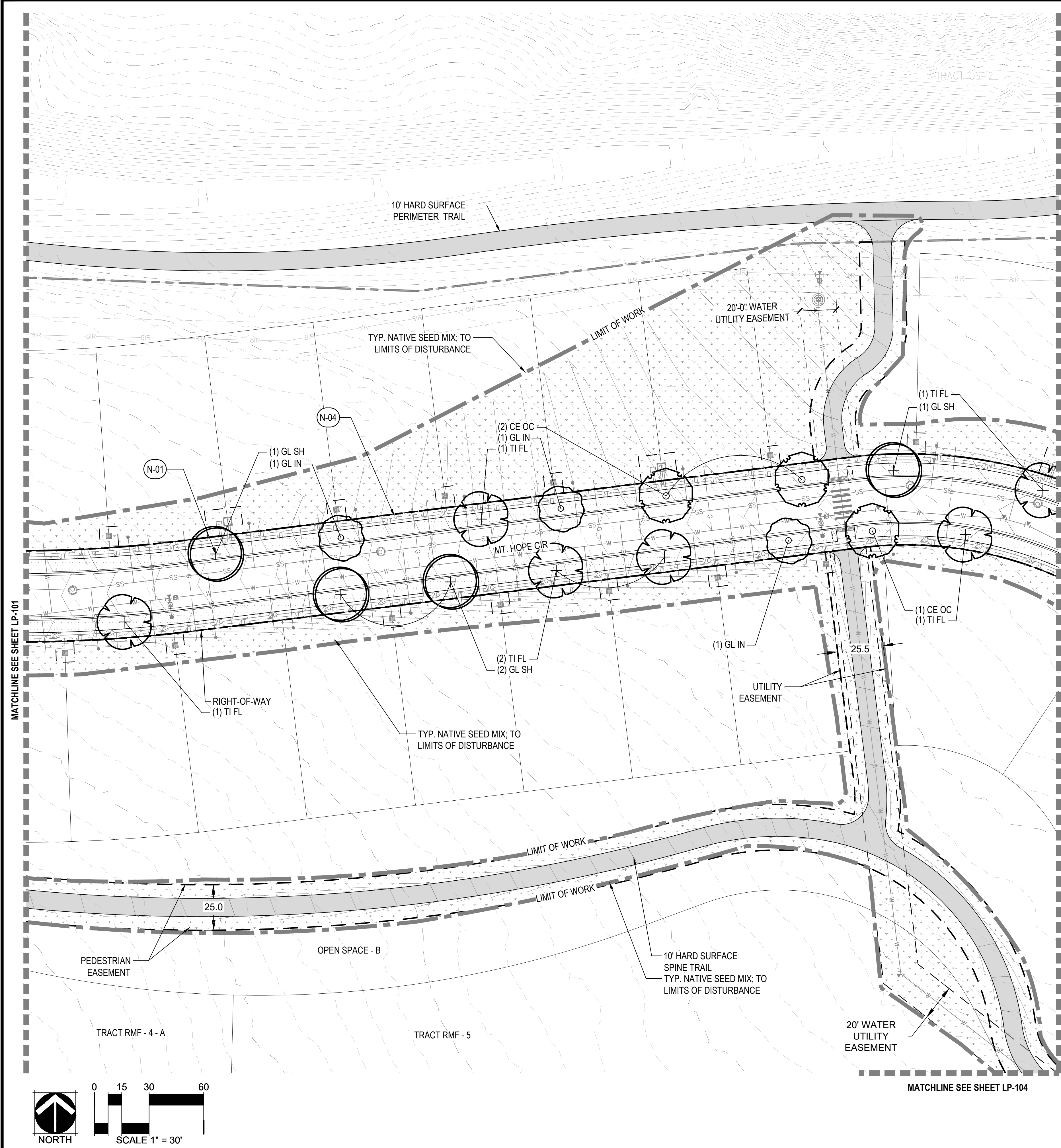
- NOTE:
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  - FINAL LOCAL TREE PLACEMENT BY HOMEBUILDER SUBJECT TO DRIVEWAY LOCATION, STREET SIGNAGE, STREET LIGHTS & UTILITY SERVICE LOCATIONS. TREES SHALL BE PLACED A MIN. 8' FROM DRIVEWAYS.
  - ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

KEY MAP

N.T.S.

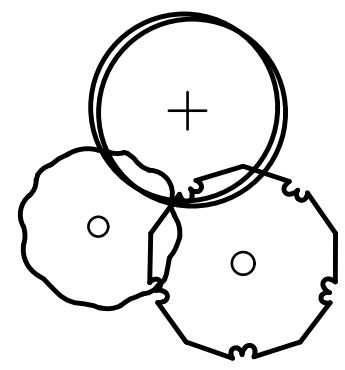






LEGEND

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



PROPOSED TREES

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.

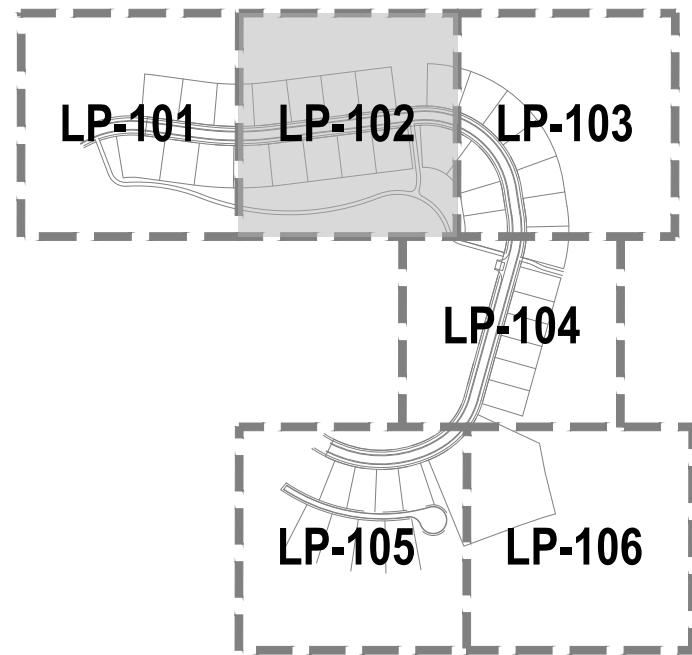
PLANT SCHEDULE PHASE 2 - A1

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.







KEY MAP

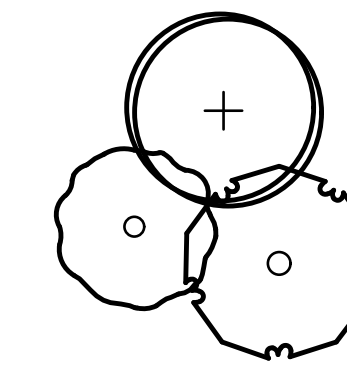
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






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



### PROPOSED TREES

-  PROPOSED ROADS & WALKS;  
RE: CIVIL
- GROUND COVERS
-  LOW GROW NATIVE SEED MIX
-  SHORT DRY GRASS NATIVE SEED MIX

## KEY NOTES

<u>CODE</u>	<u>DESCRIPTION</u>
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N-04	PROPOSED UTILITIES, TYP. RE: CIVIL DWGS.

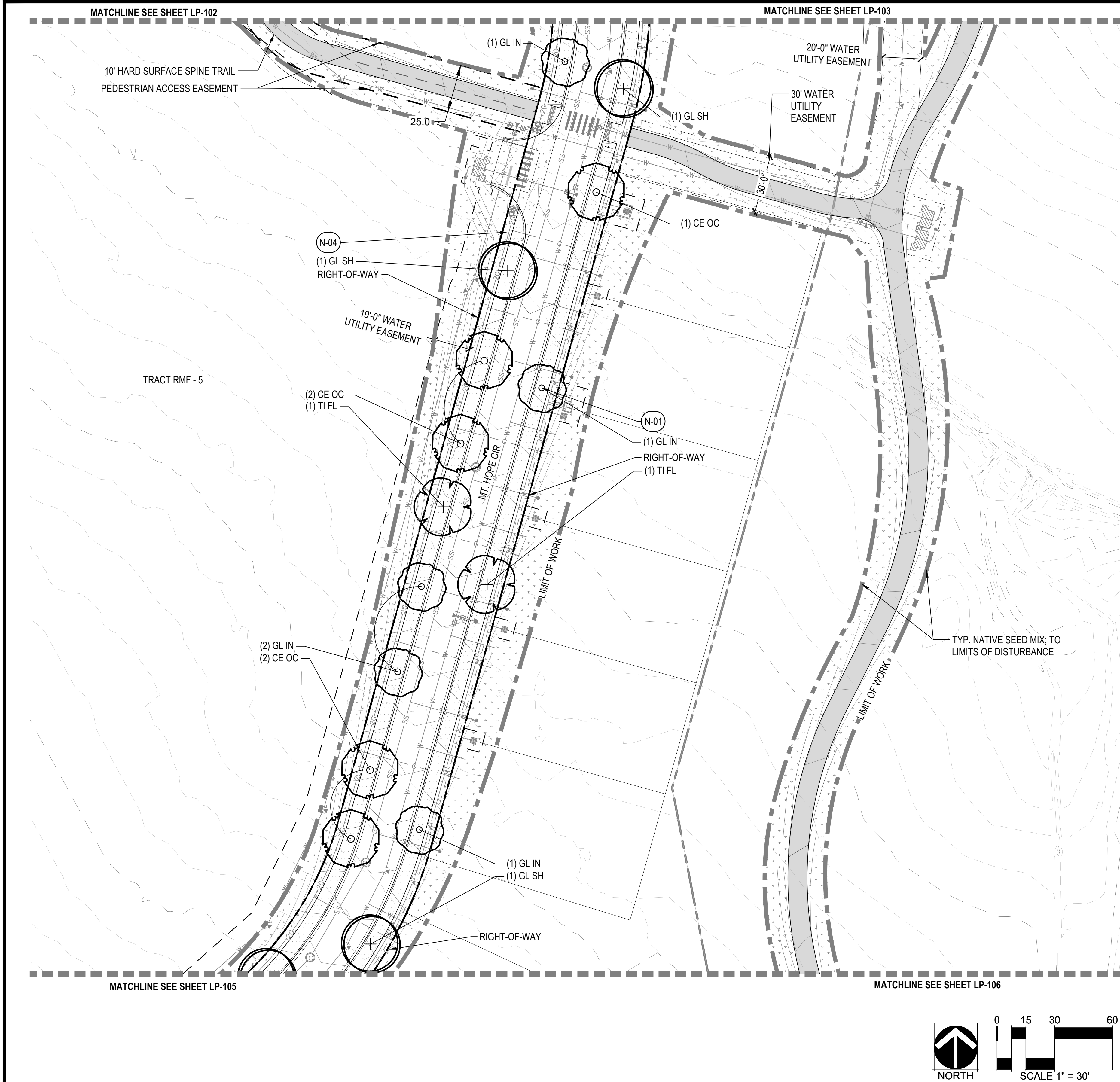
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DECIDUOUS CANOPY TREES		
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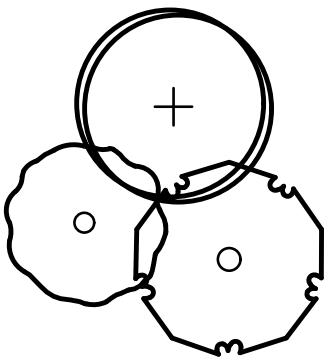




LEGEND

- MATCHLINE
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- LOT LINES
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- PROPOSED ROADS & WALKS;  
RE: CIVIL
- GROUND COVERS
  - LOW GROW NATIVE SEED MIX
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PROPOSED TREES

KEY NOTES

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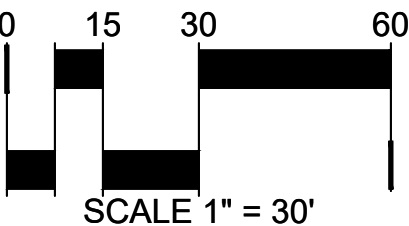
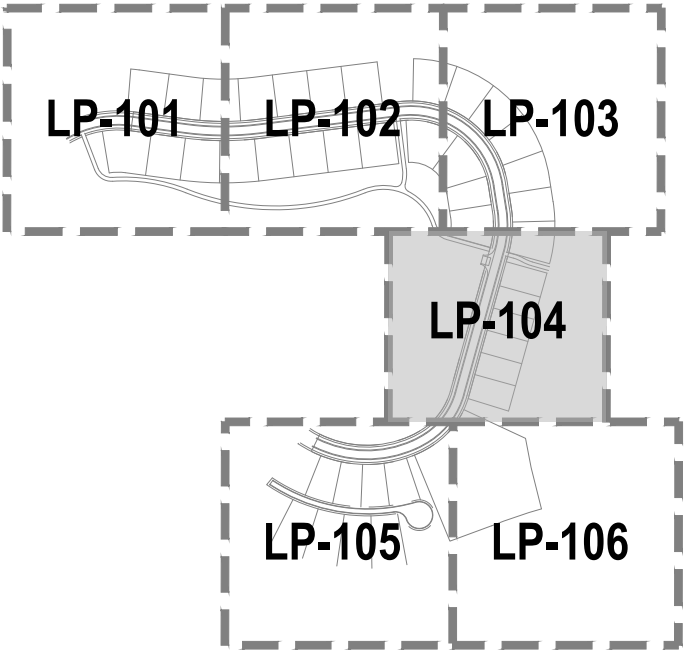
PLANT SCHEDULE PHASE 2 - A1

CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS CANOPY TREES		
** CE OC	CELTIS OCCIDENTALIS	COMMON HACKBERRY
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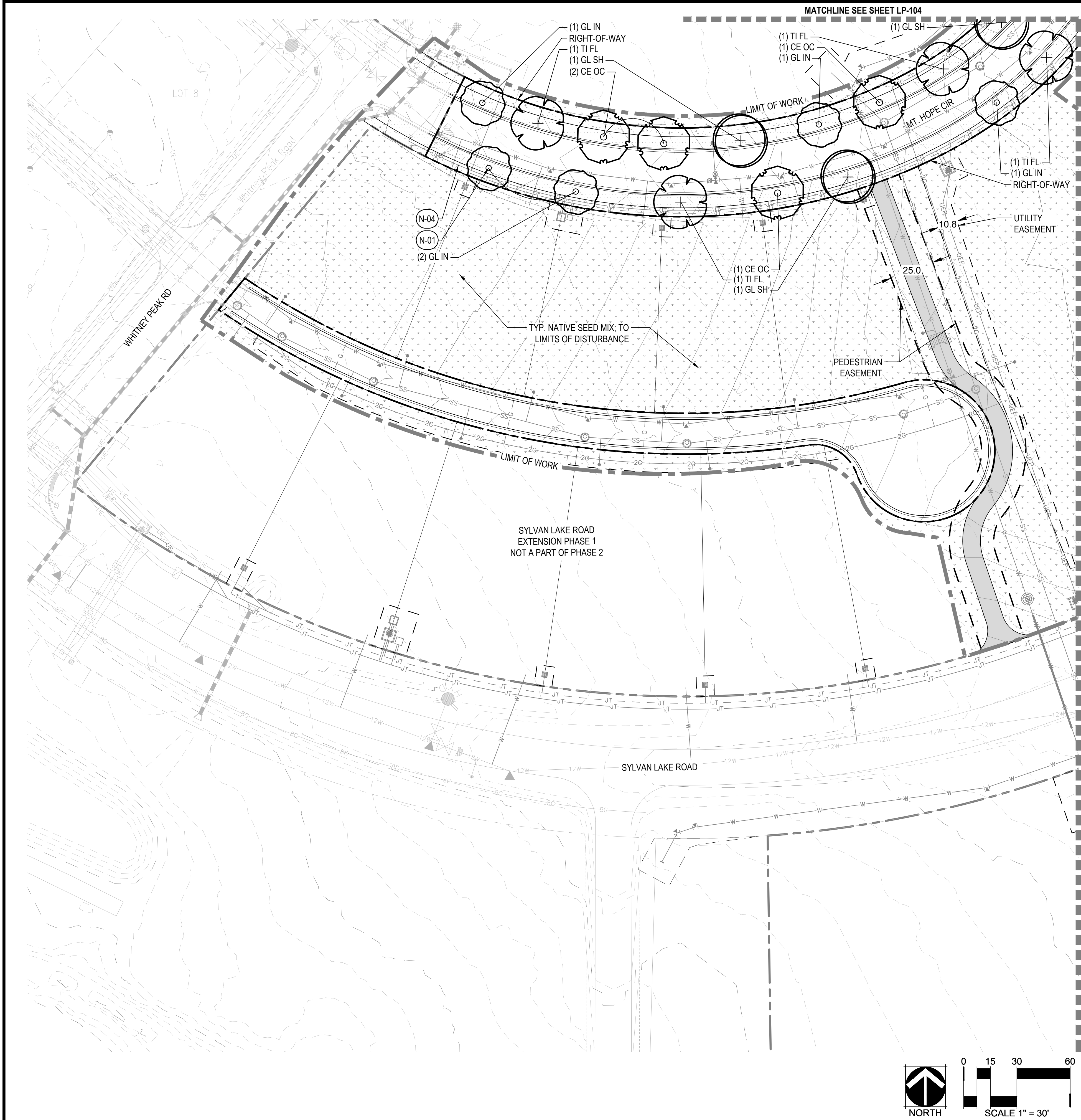
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KEY MAP

N.T.S.







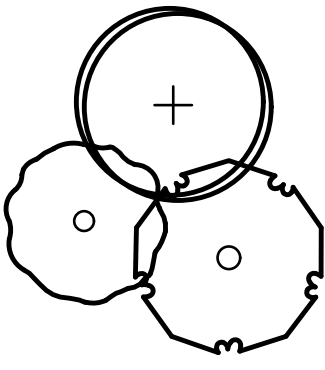
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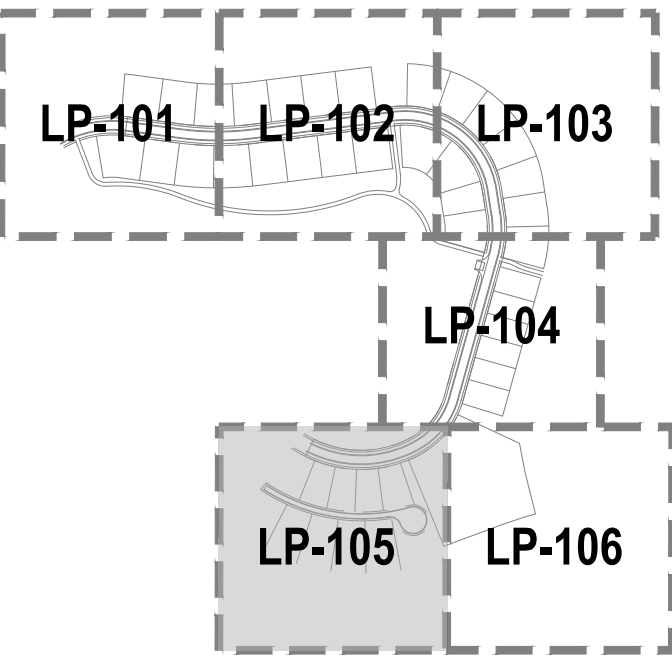
GROUND COVERS

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- SHORT DRY GRASS NATIVE SEED MIX



PROPOSED TREES

KEY MAP



N.T.S.

KEY NOTES

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- N-01 TREE PLANTING
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TYP. RE: CIVIL DWGS.

PLANT SCHEDULE PHASE 2 - A1

CODE BOTANICAL NAME

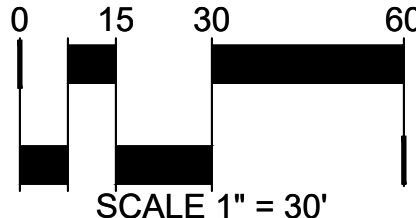
COMMON NAME

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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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

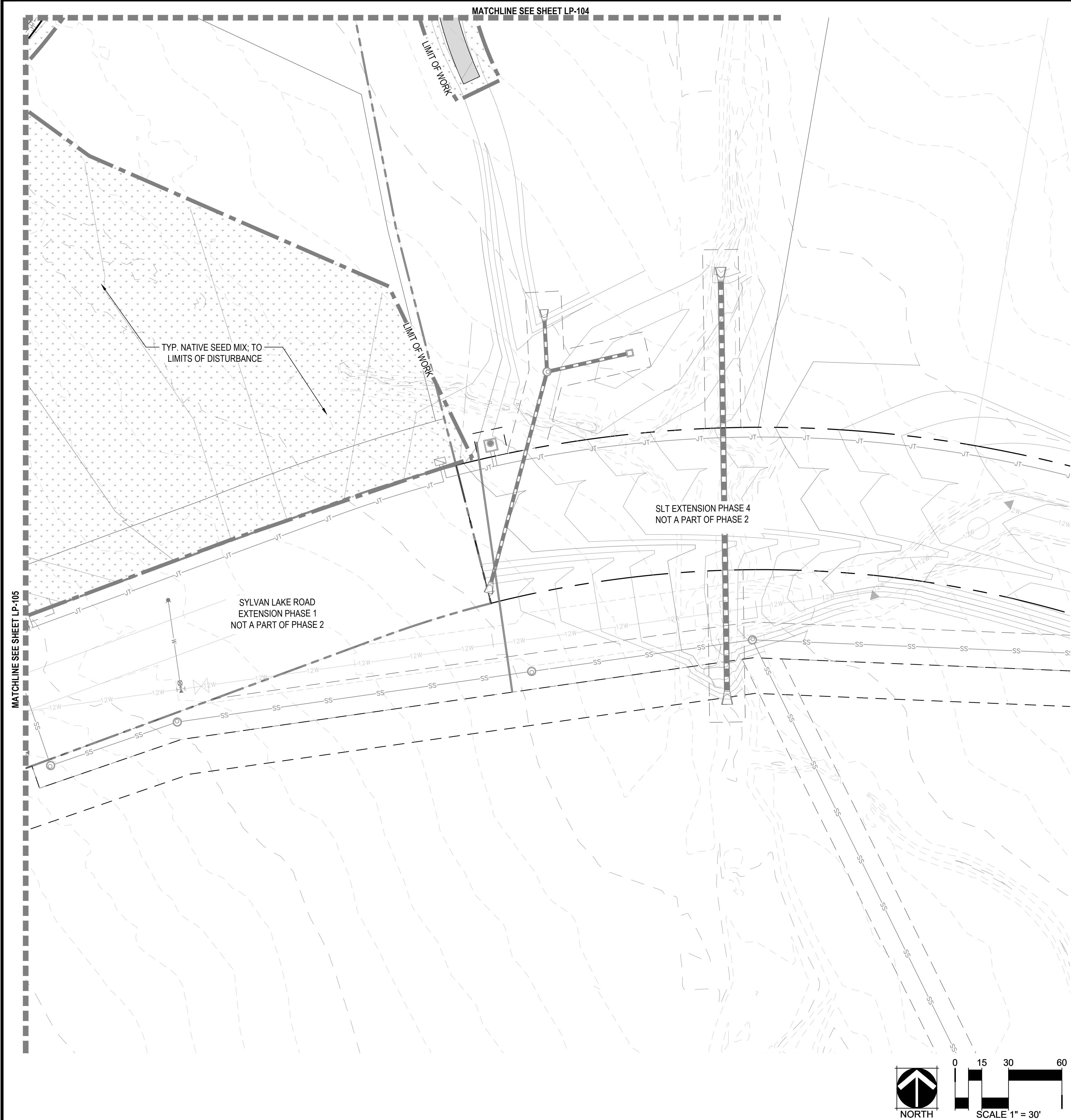
**HKS** HARRIS KOCHER SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

ABRIKA PROPERTIES

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

PROJECT #: 240804  
SHEET NUMBER  
LP-105





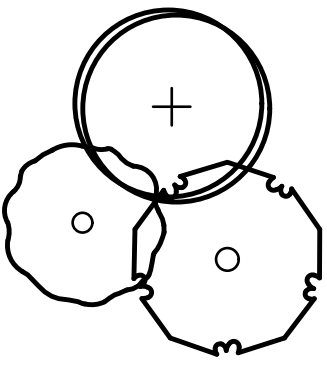
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PROPOSED ROADS & WALKS;  
RE: CIVIL

GROUND COVERS

- LOW GROW NATIVE SEED MIX
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PROPOSED TREES

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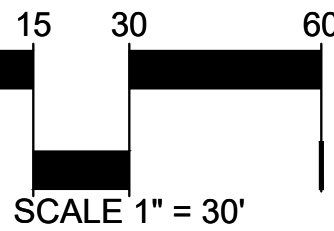
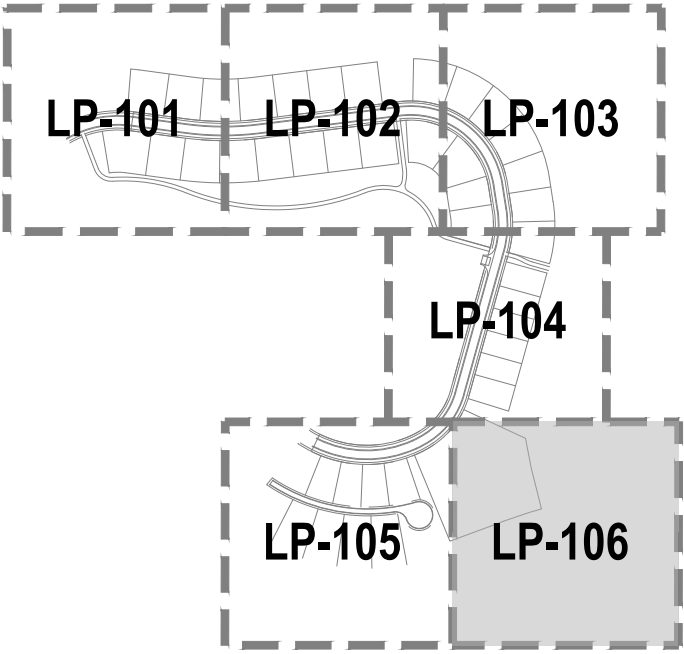
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  - ALL TREES AND SHRUBS TO BE DRIP IRRIGATED.

KEY MAP

N.T.S.



ABRIKA PROPERTIES

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

PROJECT #: 240804  
SHEET NUMBER  
LP-106

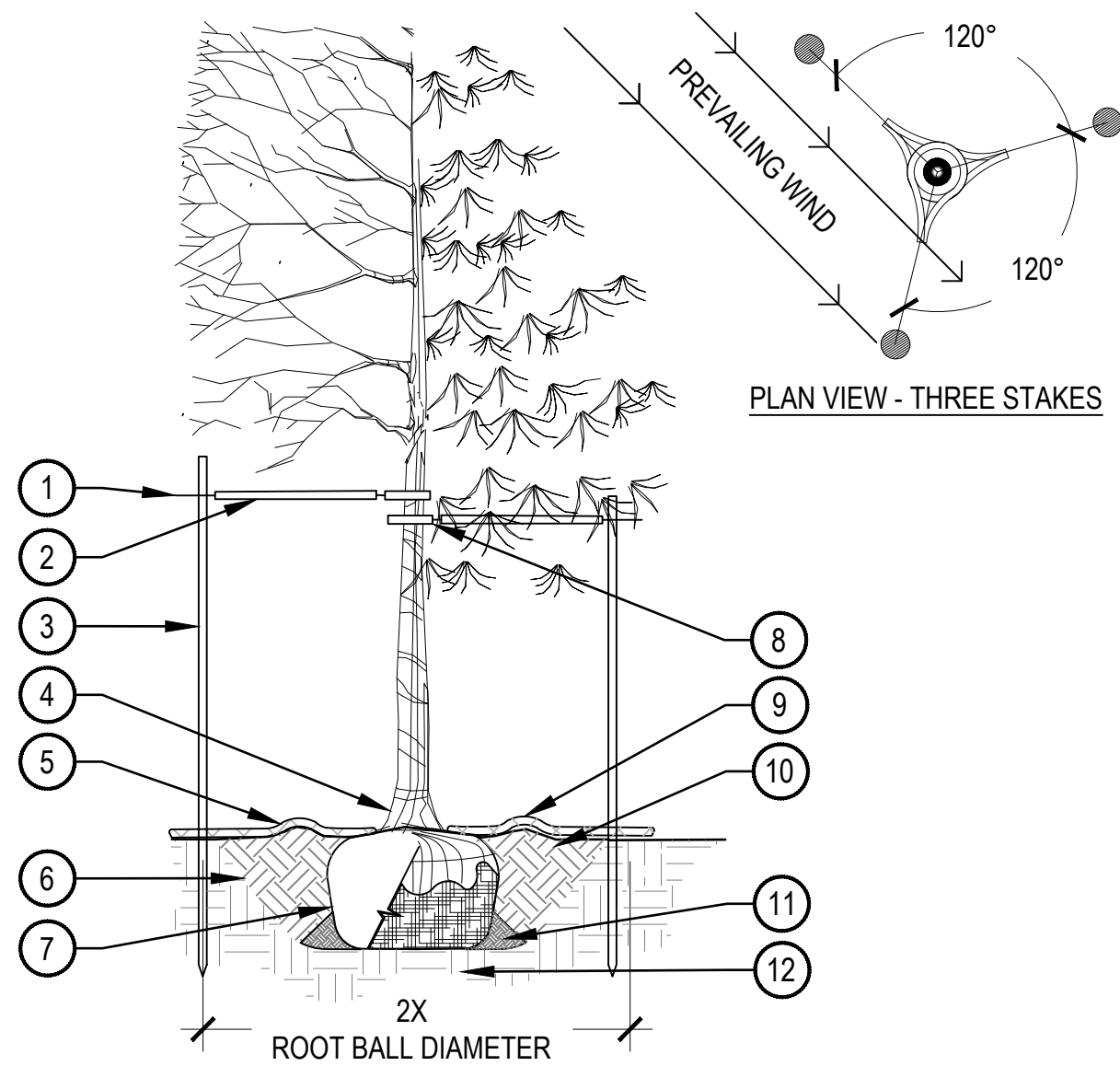


PRUNING NOTES:

- 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:

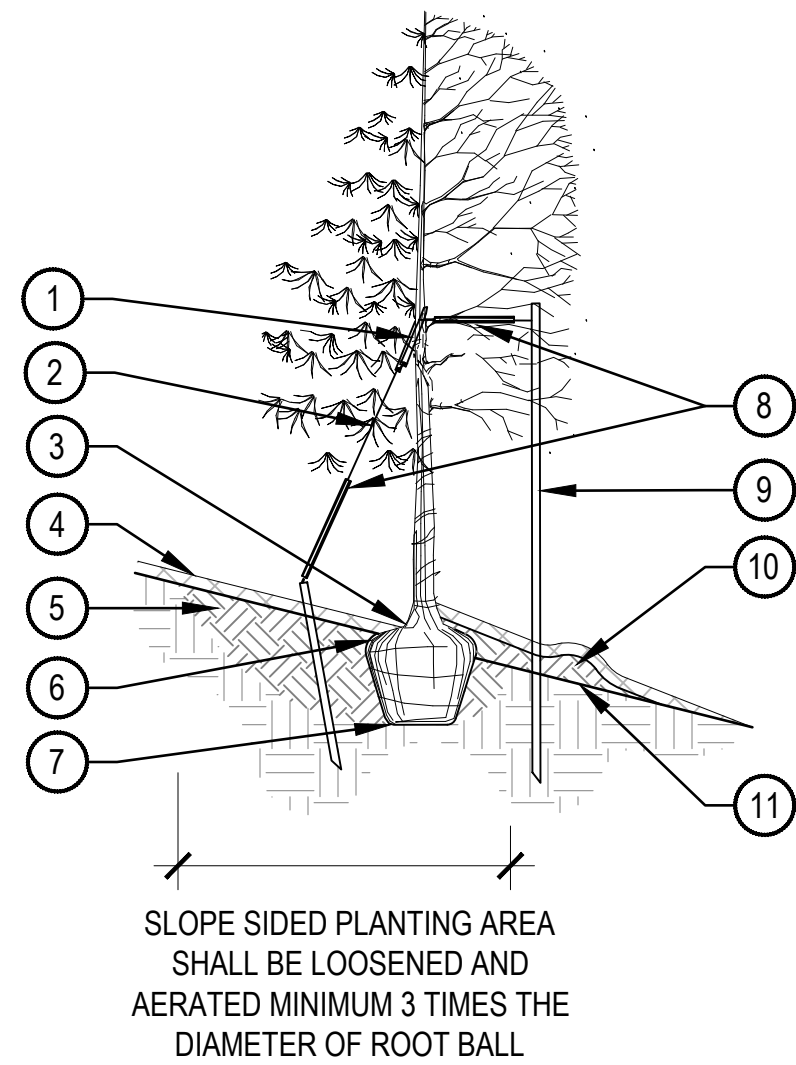
- EXCAVATE PLANTING HOLES WITH SLOPING SIDES. MAKE EXCAVATIONS AT LEAST THREE TIMES AS WIDE AS THE ROOT BALL DIAMETER AND LESS THAN THE DISTANCE FROM THE TOP MOST ROOT AND THE BOTTOM OF THE ROOT BALL. THE PLANTING AREA SHALL BE LOOSENEED AND AERATED AT LEAST THREE TO FIVE TIMES THE DIAMETER OF THE ROOT 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.

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.
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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"



Know what's below.  
Call before you dig.

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



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)

LANDSCAPE  
DETAILS

PROJECT #: 240804

SHEET NUMBER

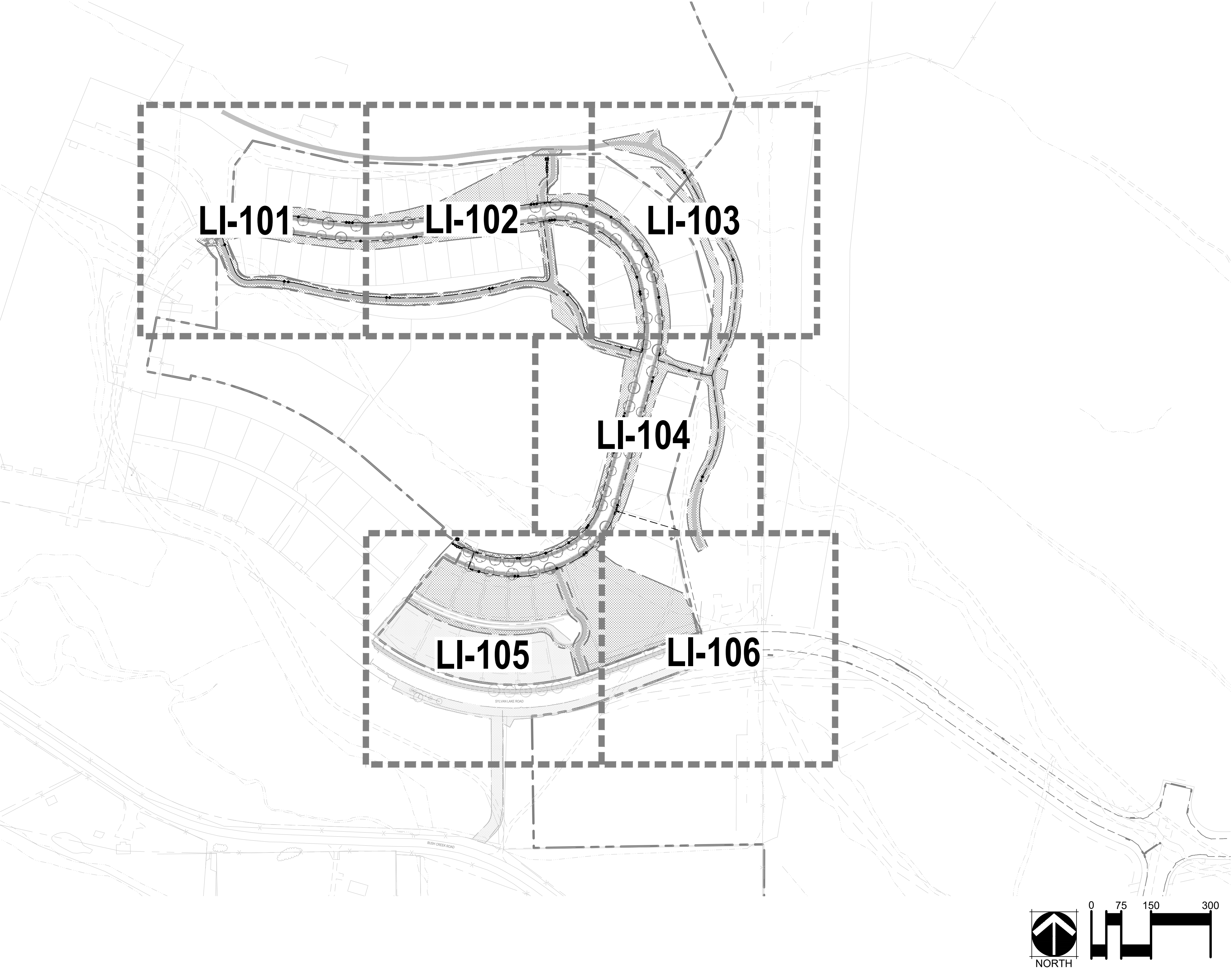
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66 OF 76

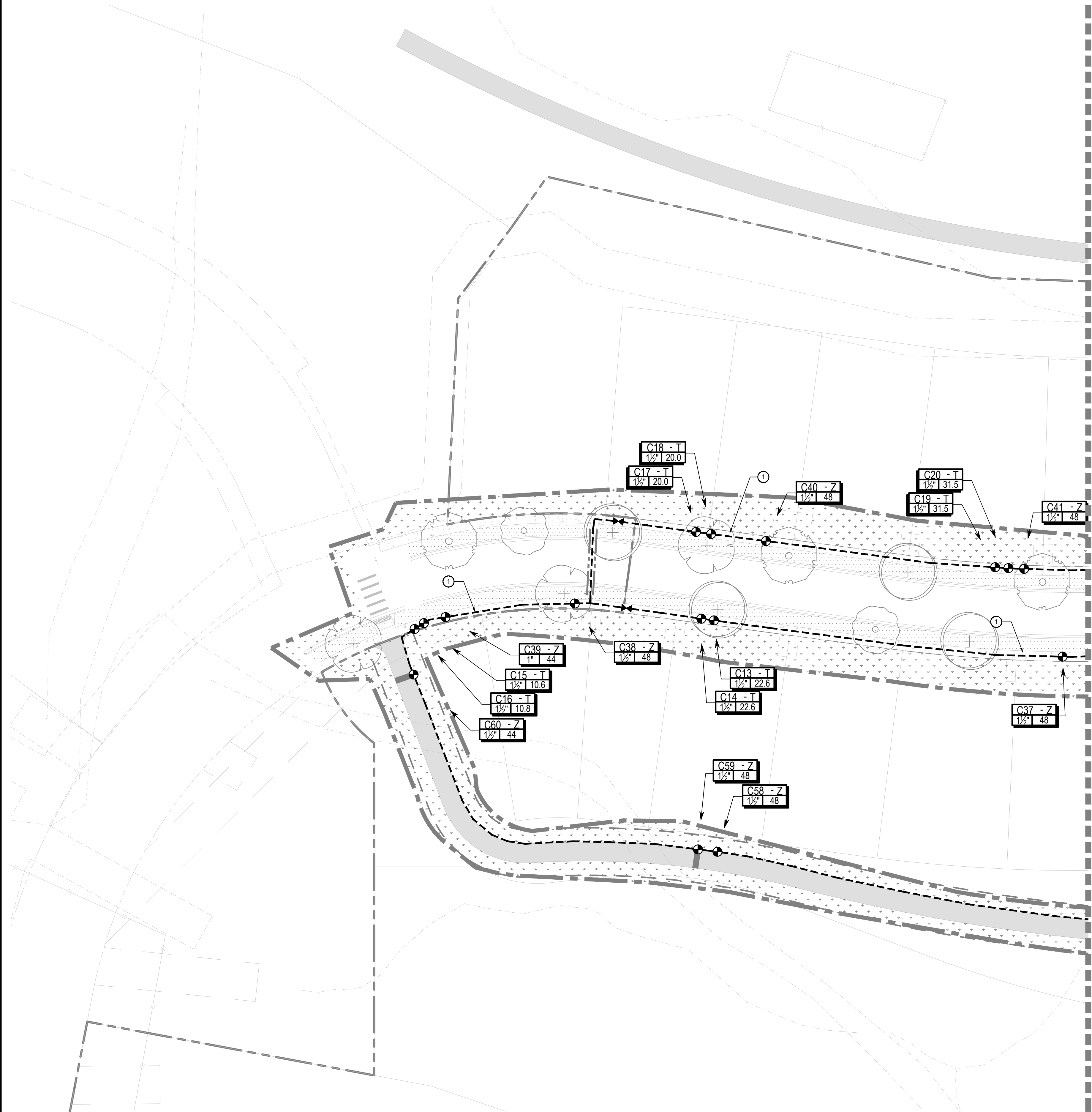
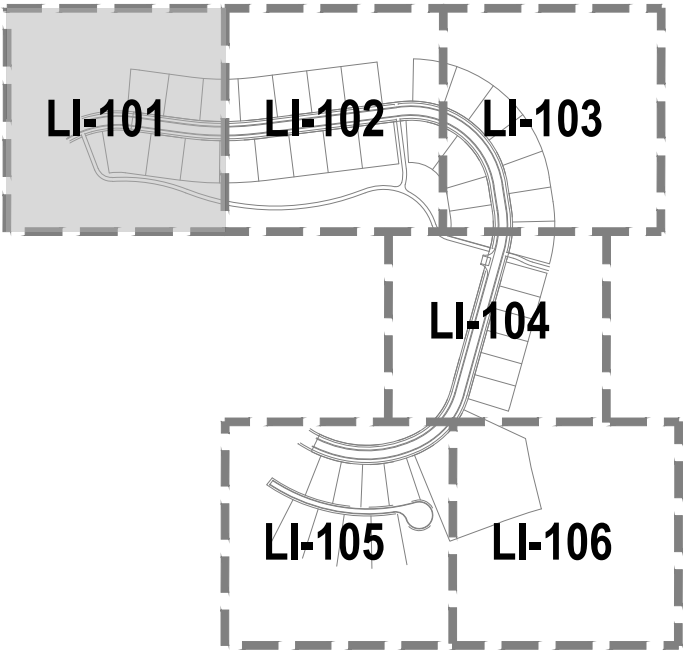






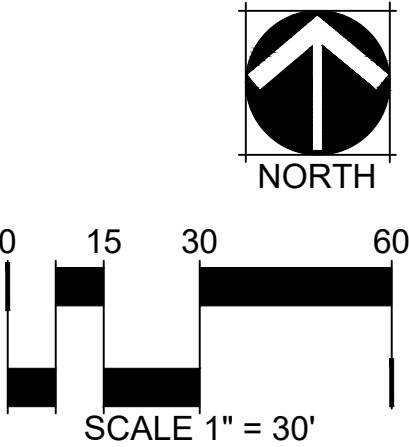
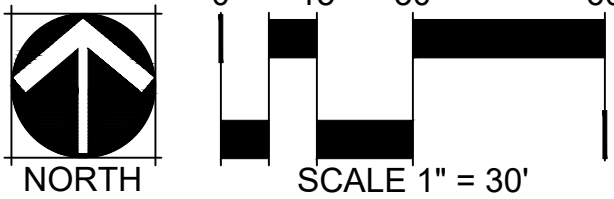




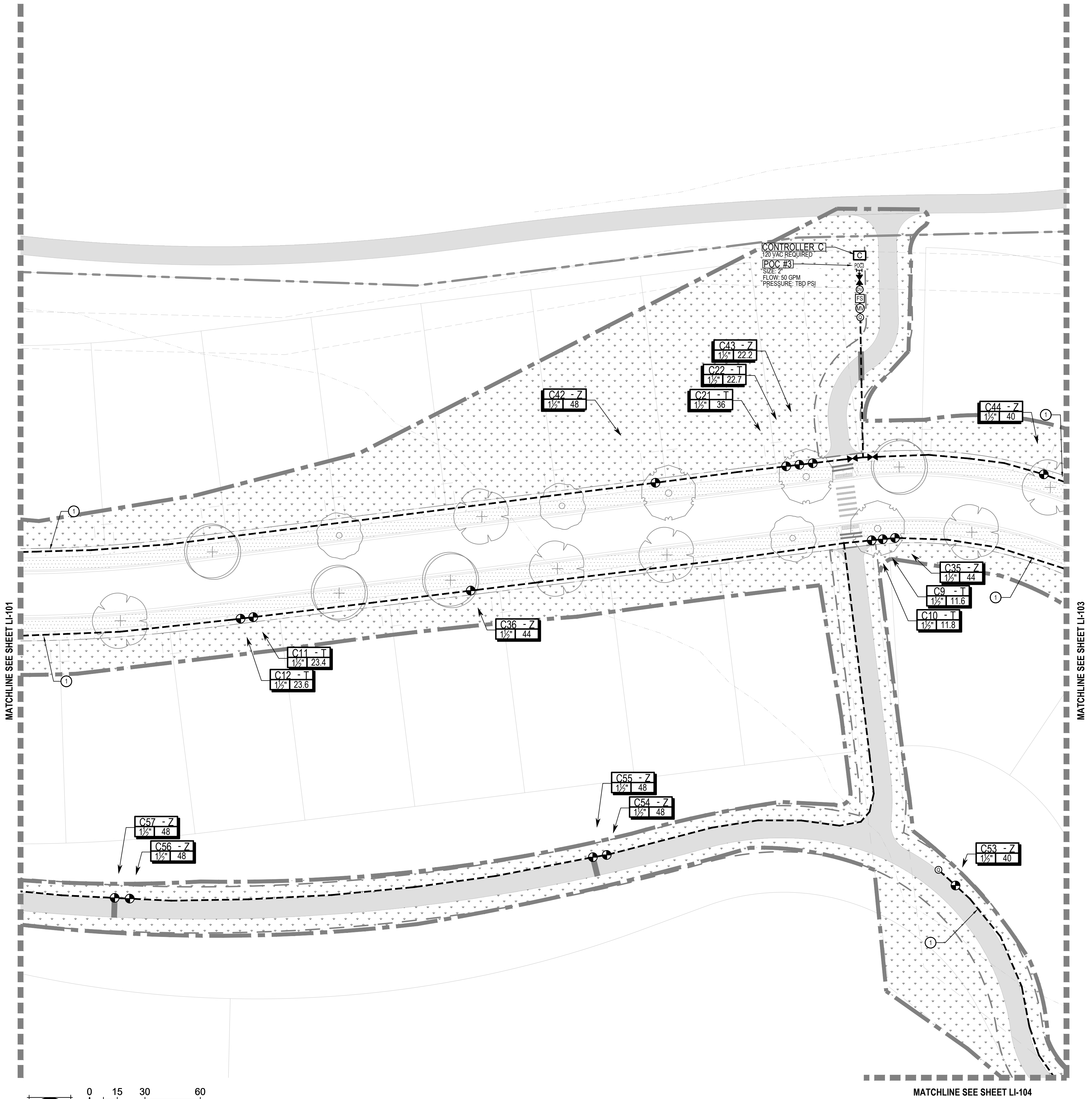
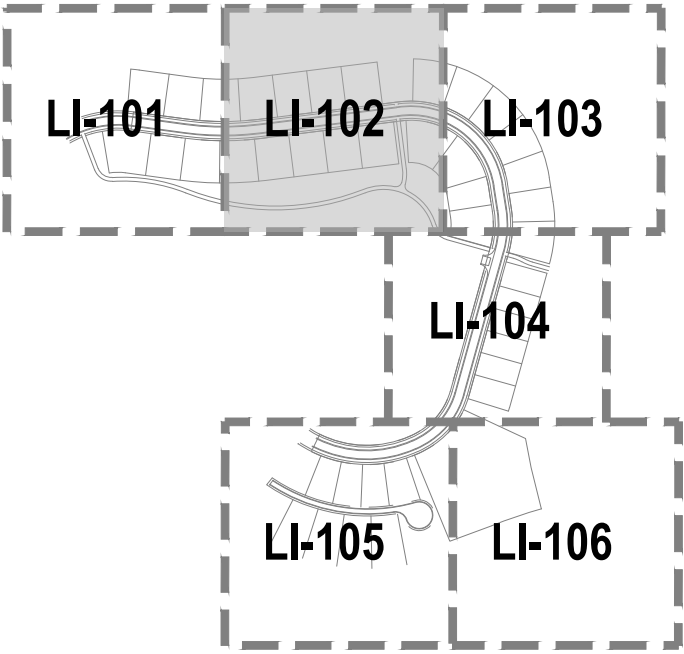


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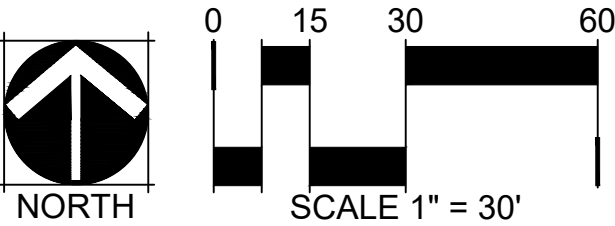
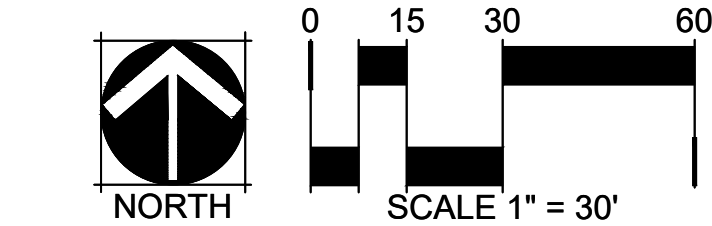
- IRRIGATION KEY NOTES
- ① IRRIGATION EQUIPMENT IS SHOWN IN WALK FOR GRAPHIC CLARITY. ALL MAINLINES, LATERALS, VALVES ETC SHALL BE LOCATED WITHIN TREE LAWN.
  - ② ALL IRRIGATION EQUIPMENT SHALL REMAIN A MINIMUM OF 5' FROM BUILDING FOUNDATIONS OR AS STIPULATED IN THE GEOTECH REPORT, WHICHEVER IS GREATER. IN AREAS WHERE IT IS UNAVOIDABLE TO LOCATED IRRIGATION EQUIPMENT WITHIN SAID DISTANCE, WATERPROOFING OF THE FOUNDATION WALL SHALL BE NECESSARY. COORDINATE WITH OWNER'S REPRESENTATIVE AND ARCHITECTURE PLANS FOR WATERPROOFING REQUIREMENTS.



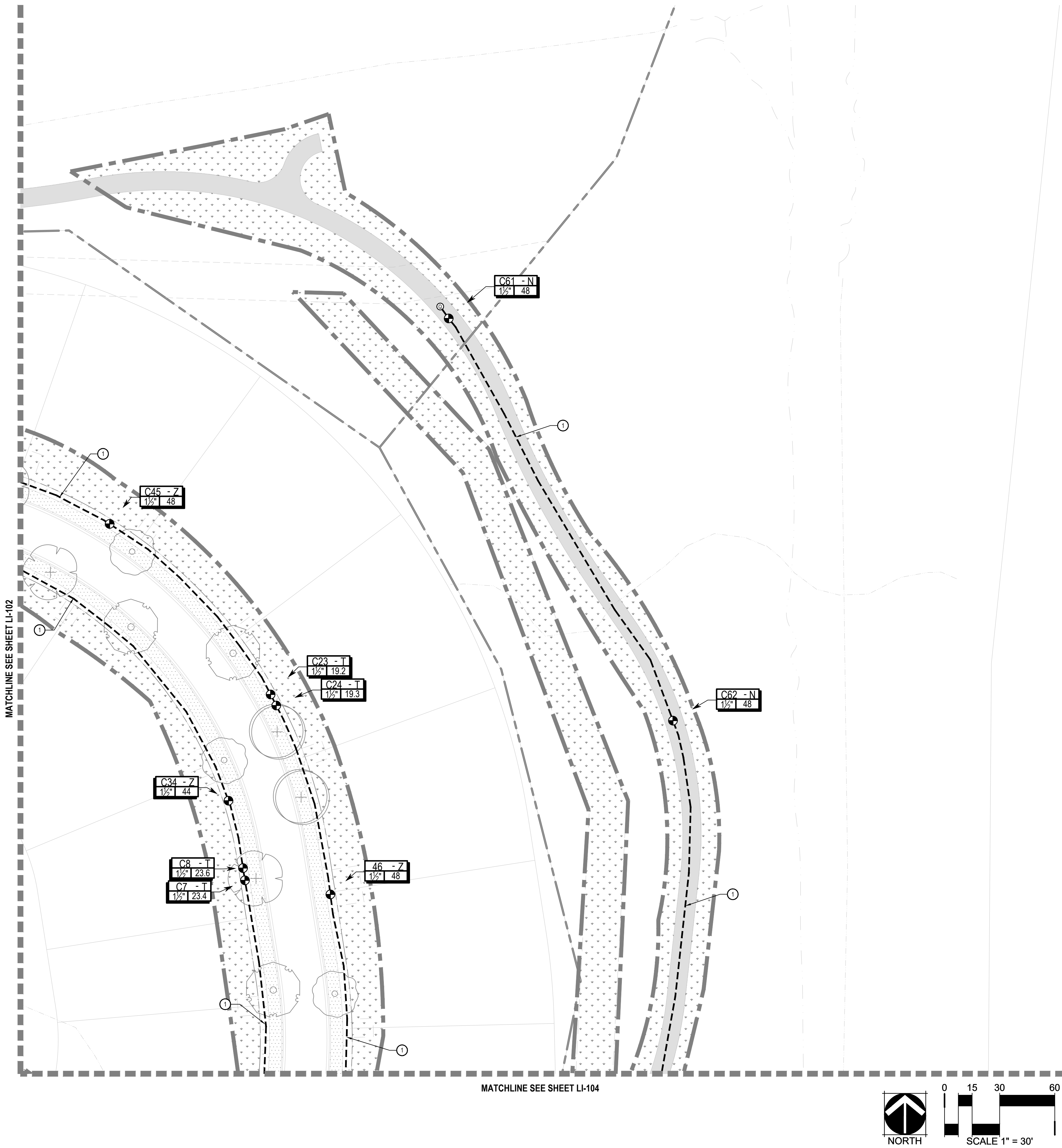
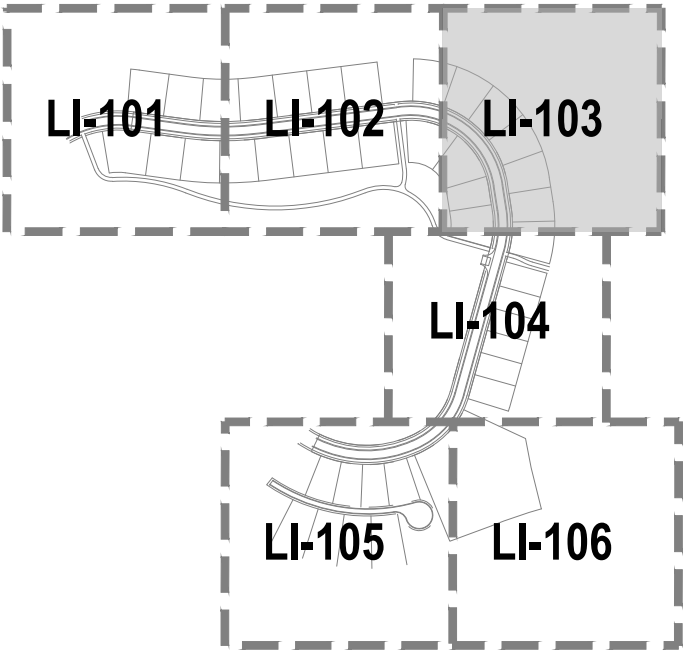




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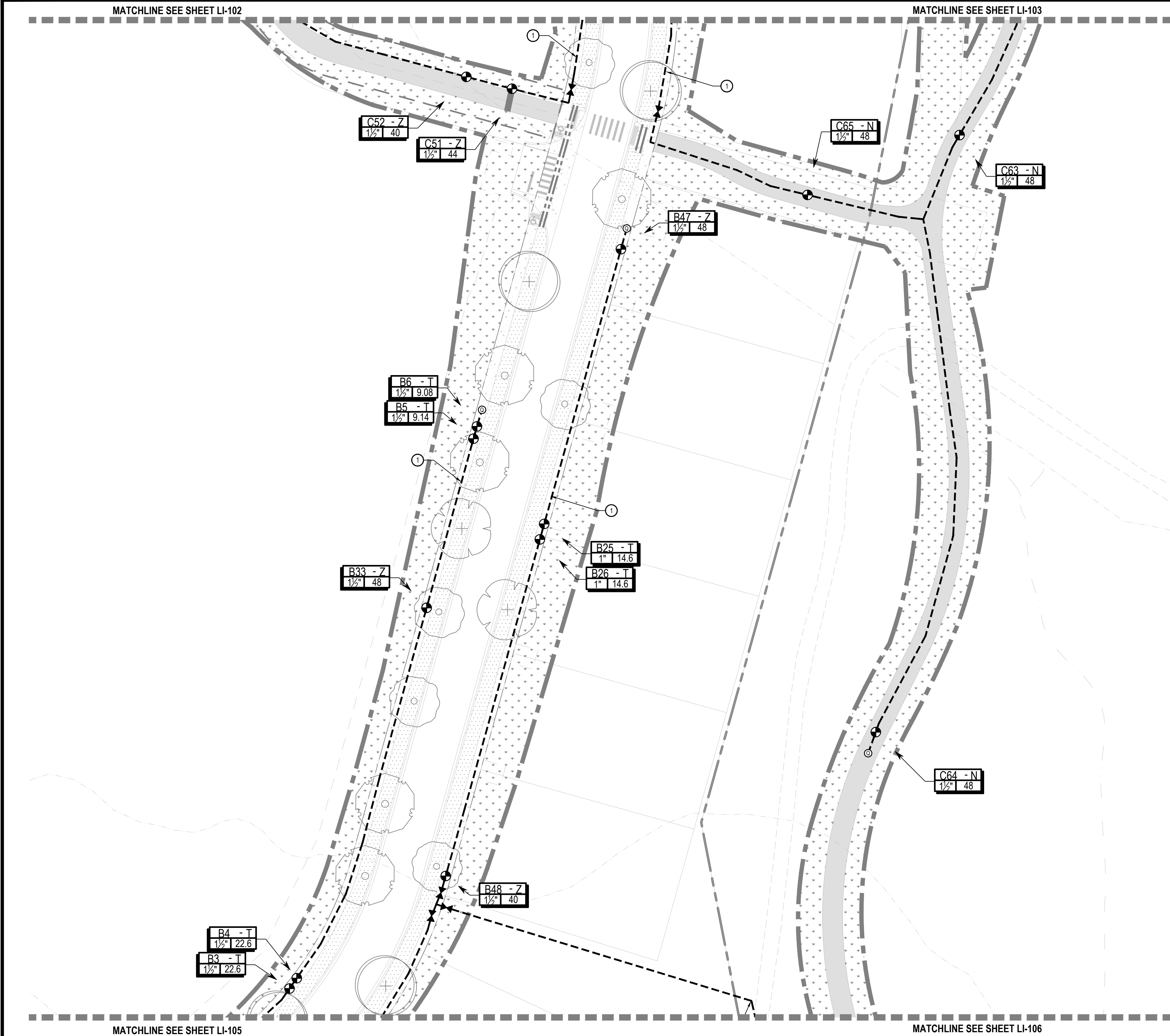




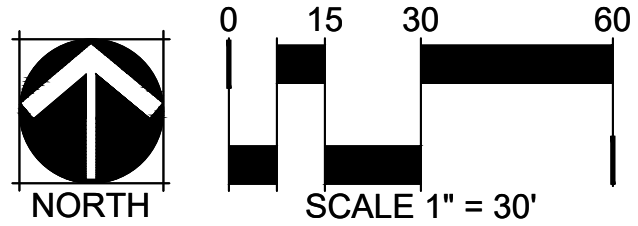
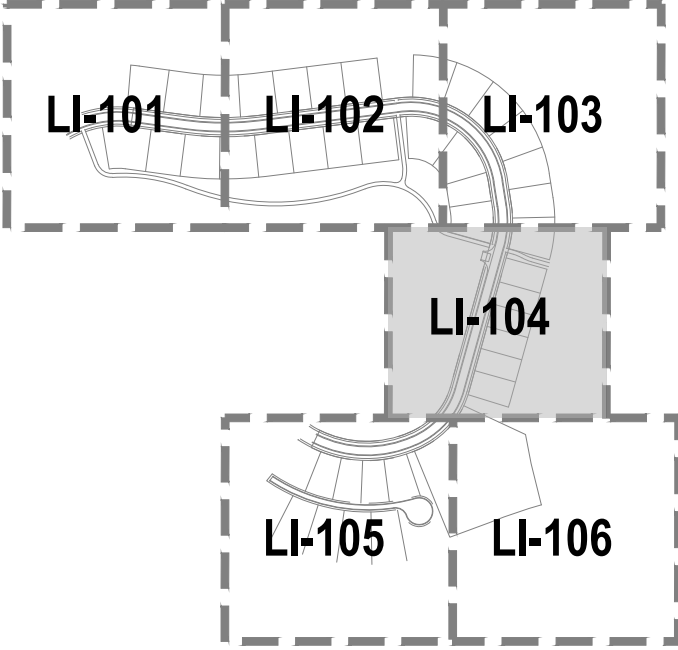


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  - ② ALL IRRIGATION EQUIPMENT SHALL REMAIN A MINIMUM OF 5' FROM BUILDING FOUNDATIONS OR AS STIPULATED IN THE GEOTECH REPORT, WHICHEVER IS GREATER. IN AREAS WHERE IT IS UNAVOIDABLE TO LOCATED IRRIGATION EQUIPMENT WITHIN SAID DISTANCE, WATERPROOFING OF THE FOUNDATION WALL SHALL BE NECESSARY. COORDINATE WITH OWNER'S REPRESENTATIVE AND ARCHITECTURE PLANS FOR WATERPROOFING REQUIREMENTS.



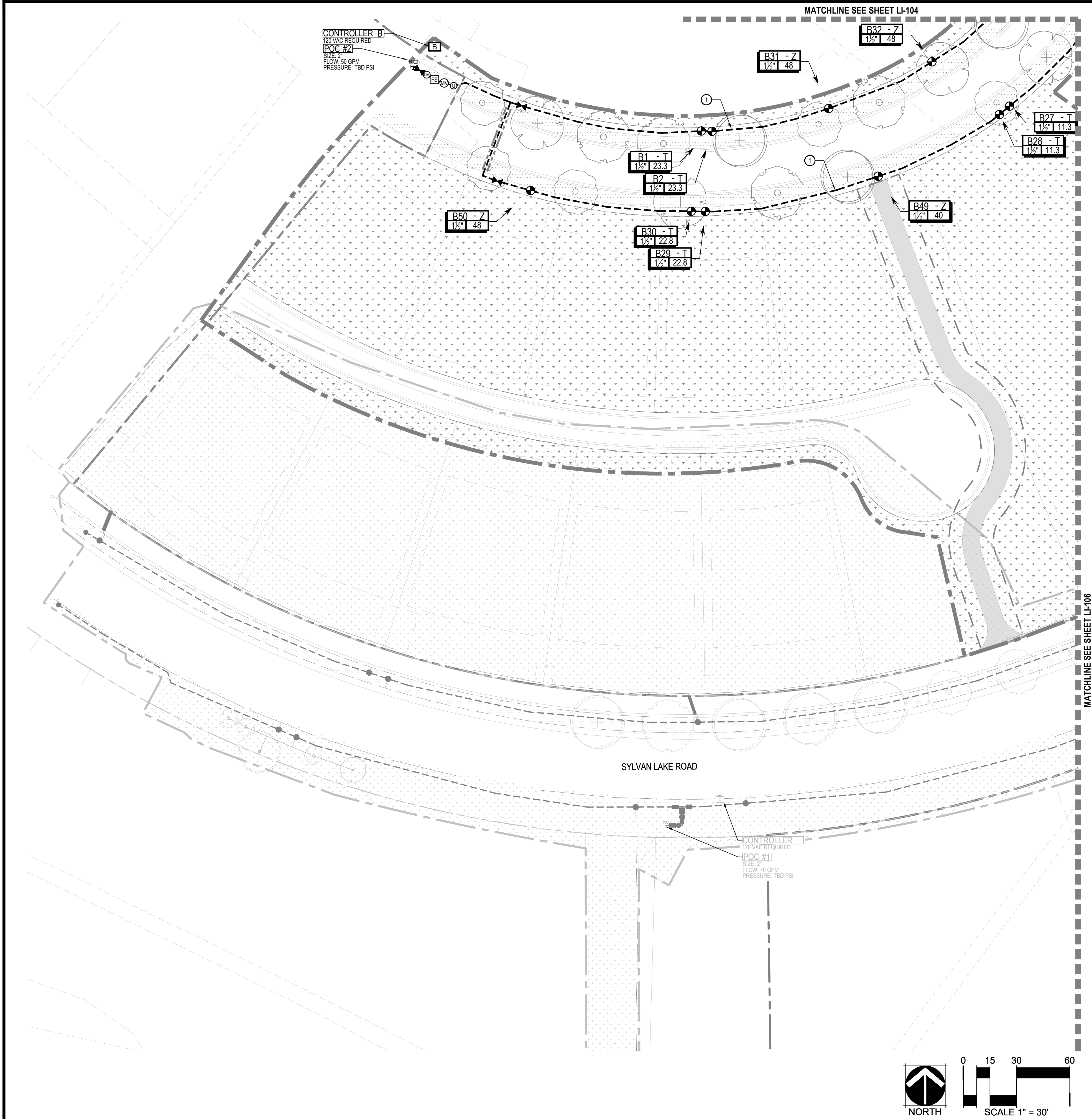


KEY MAP N.T.S.

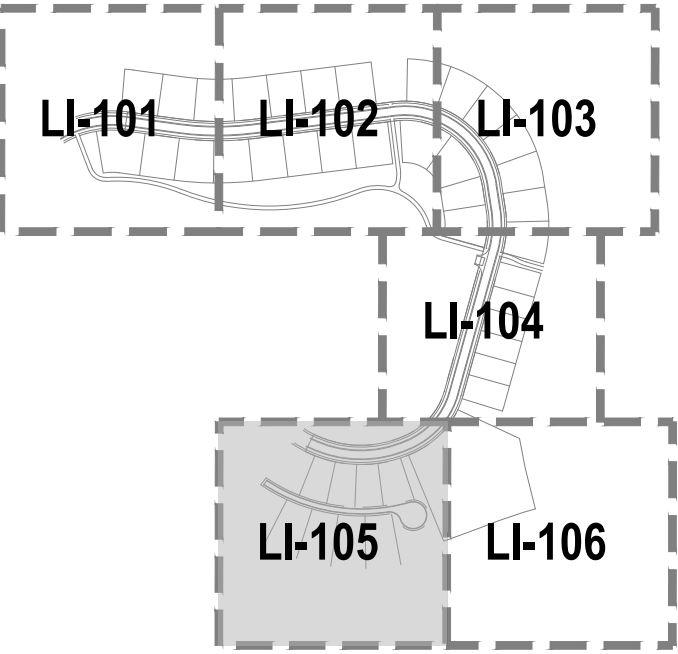


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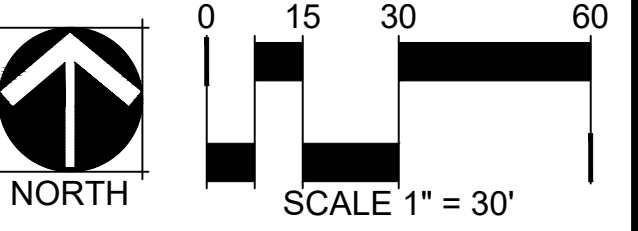
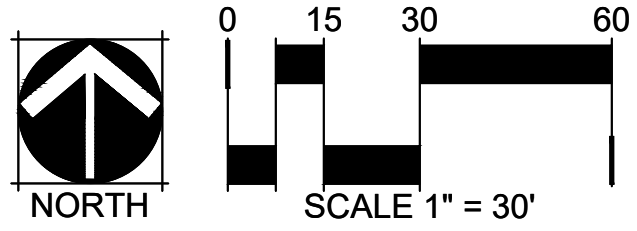




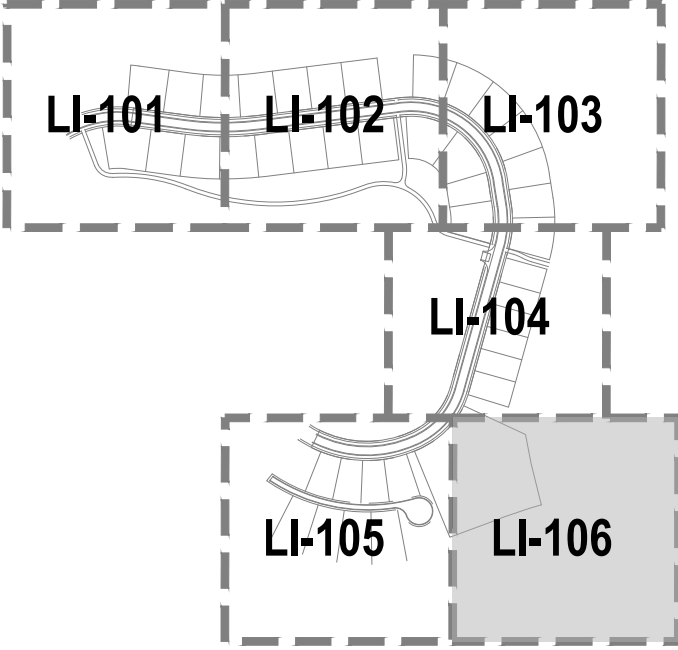
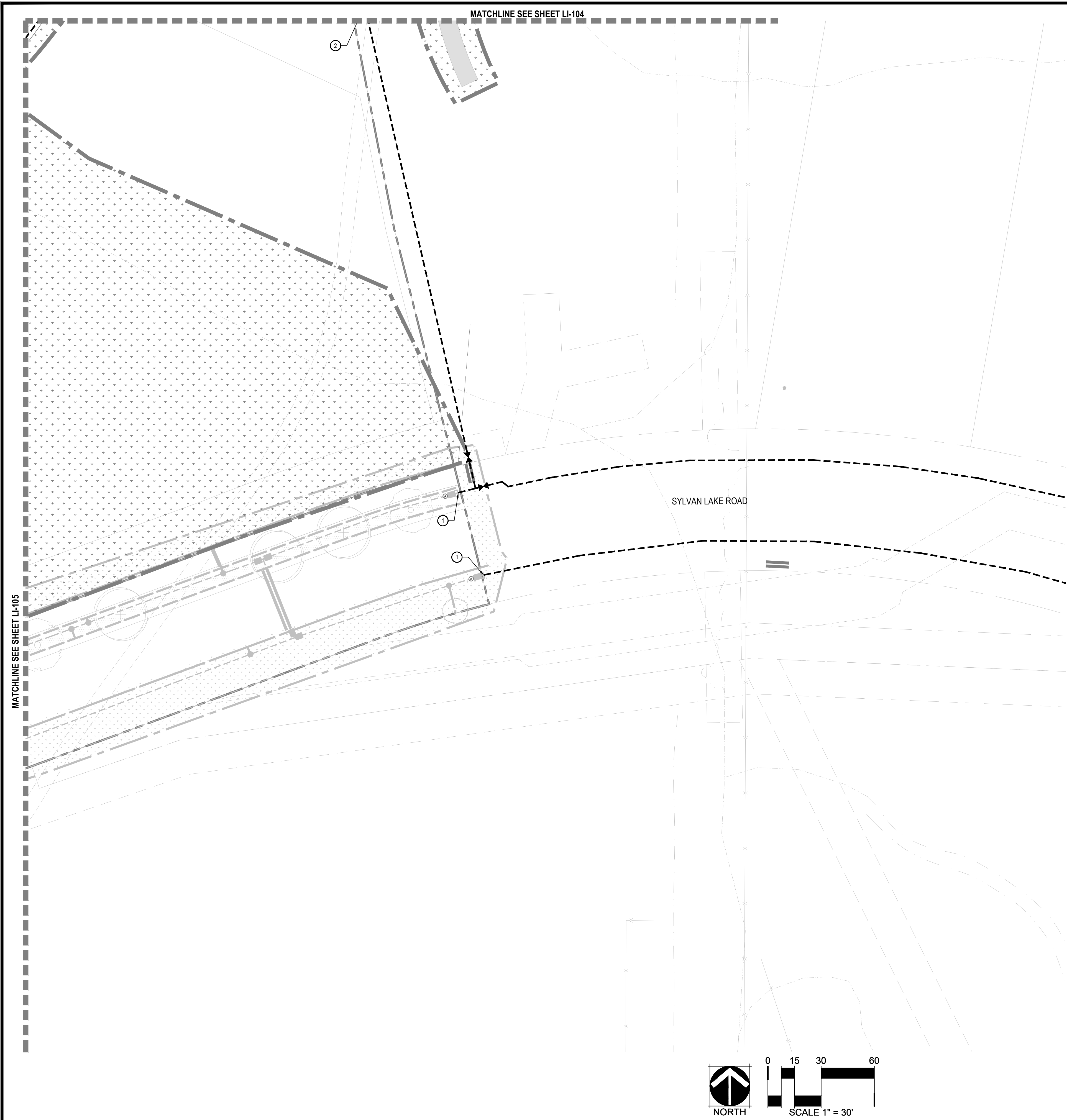
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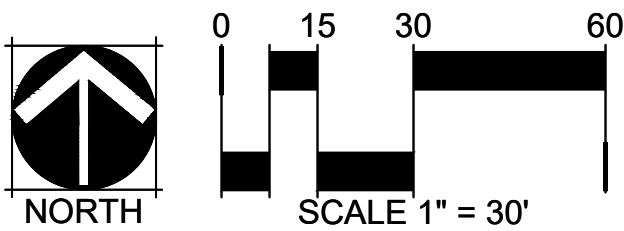
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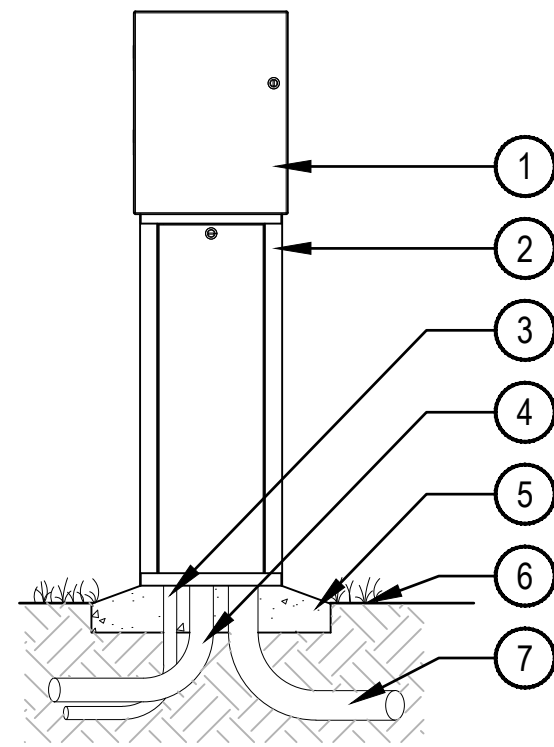




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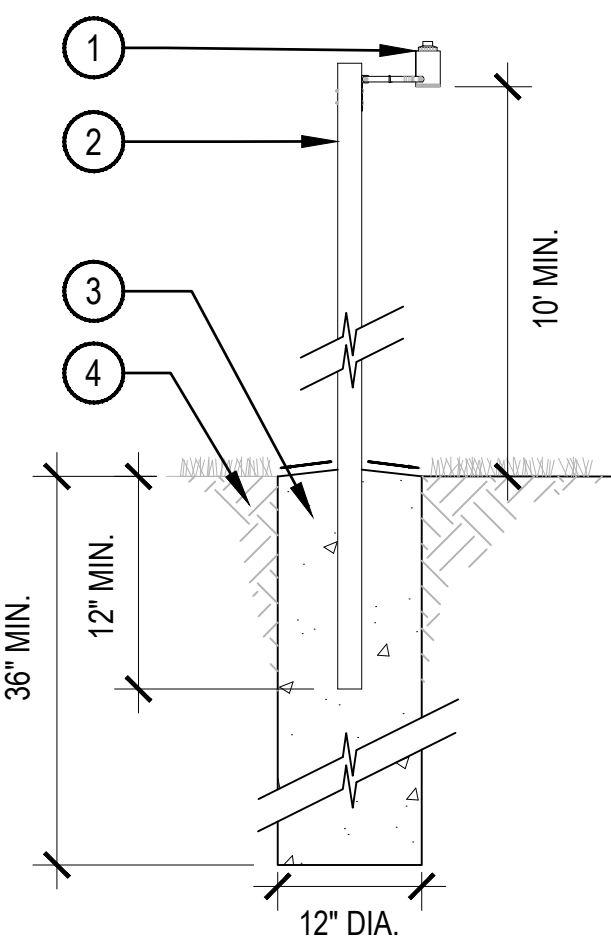




- NOTE:
1. ALL ELECTRICAL AND CONTROLLER WIRE TO BE INSTALLED PER LOCAL CODE AND MANUFACTURER'S SPECIFICATIONS.
  2. PROVIDE LOCK AND KEY FOR ENCLOSURE.
  3. GROUND CONTROLLER PER LOCAL CODE, MANUFACTURER AND ASIC SPECIFICATIONS.
  4. PROVIDE WATERPROOF SEALANT FOR ALL CONDUIT AND WIRE ACCESS POINTS.

## 1 CONTROLLER PEDESTAL

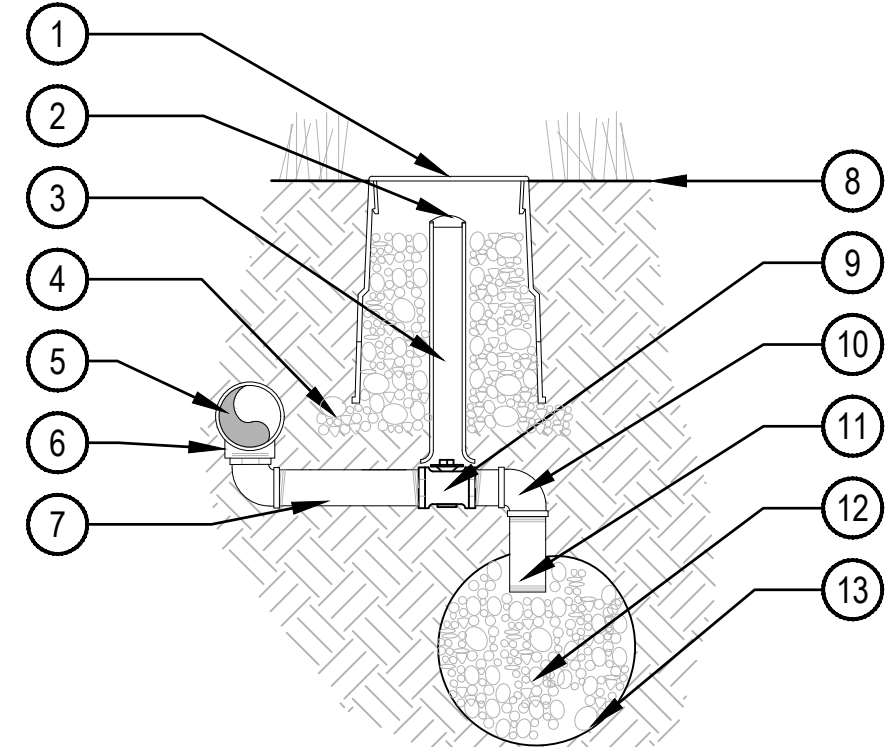
SCALE: NTS



- 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.

## 2 RAIN SENSOR POLE MOUNT

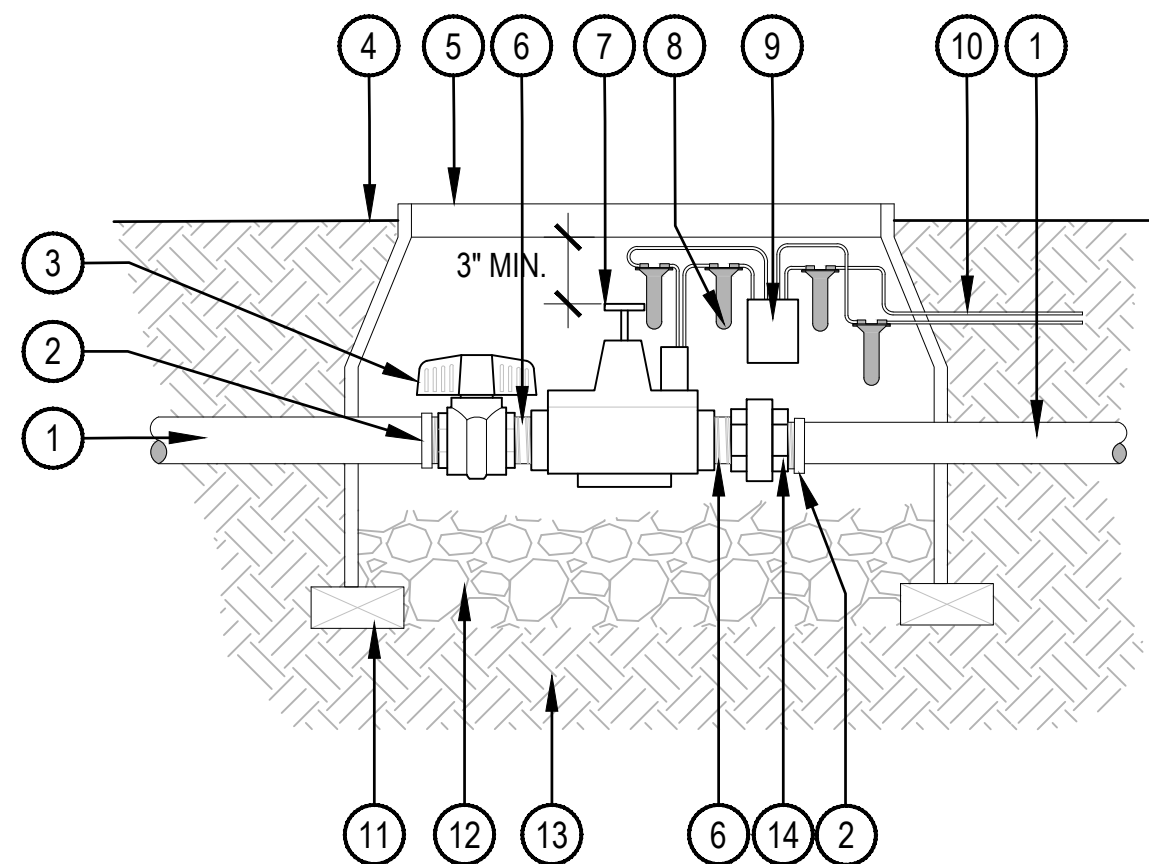
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- NOTE:
1. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.
  2. LOCATE DRAIN VALVE AT POINT OF CONNECTION AND AT ALL LOW POINT(S) ALONG THE IRRIGATION MAINLINE AS NEEDED.

## 3 MANUAL DRAIN VALVE

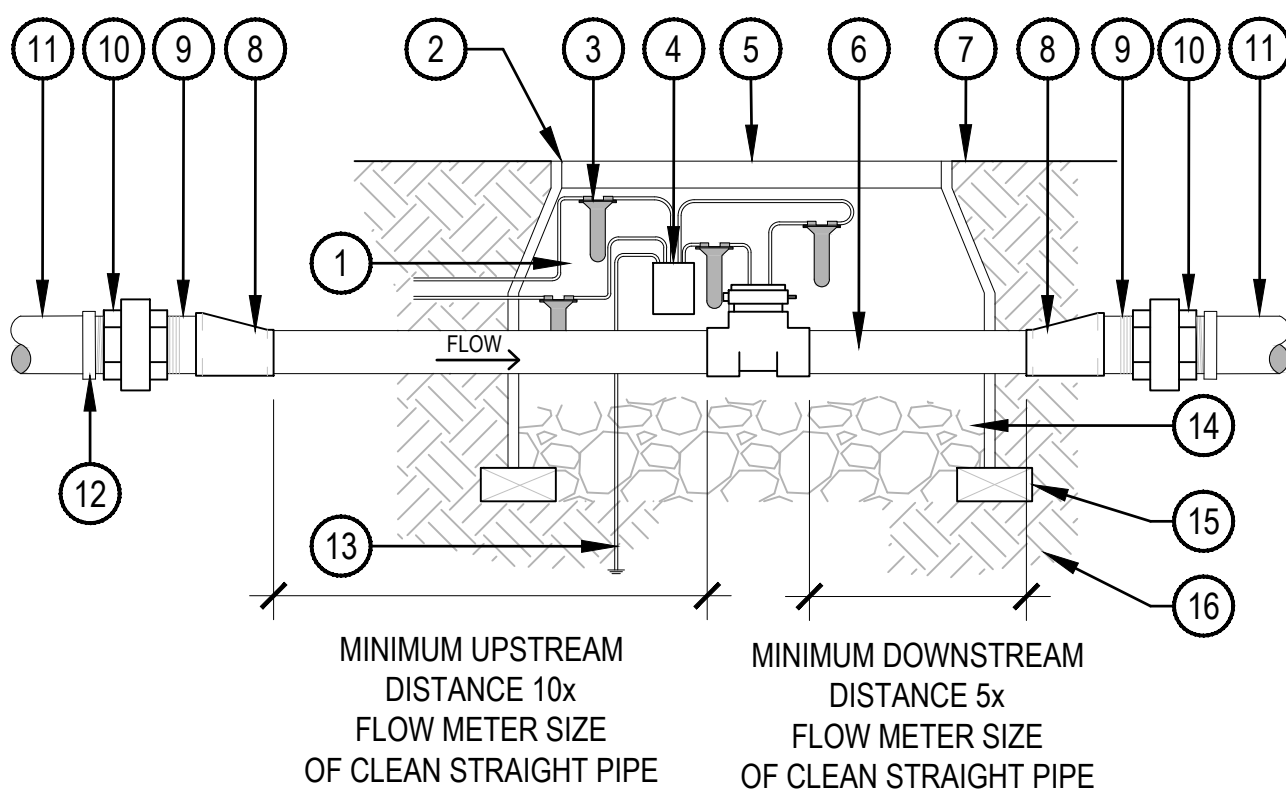
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- NOTE:
1. INSTALL MASTER VALVE AND DECODER PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

## 4 MASTER VALVE WITH DECODER

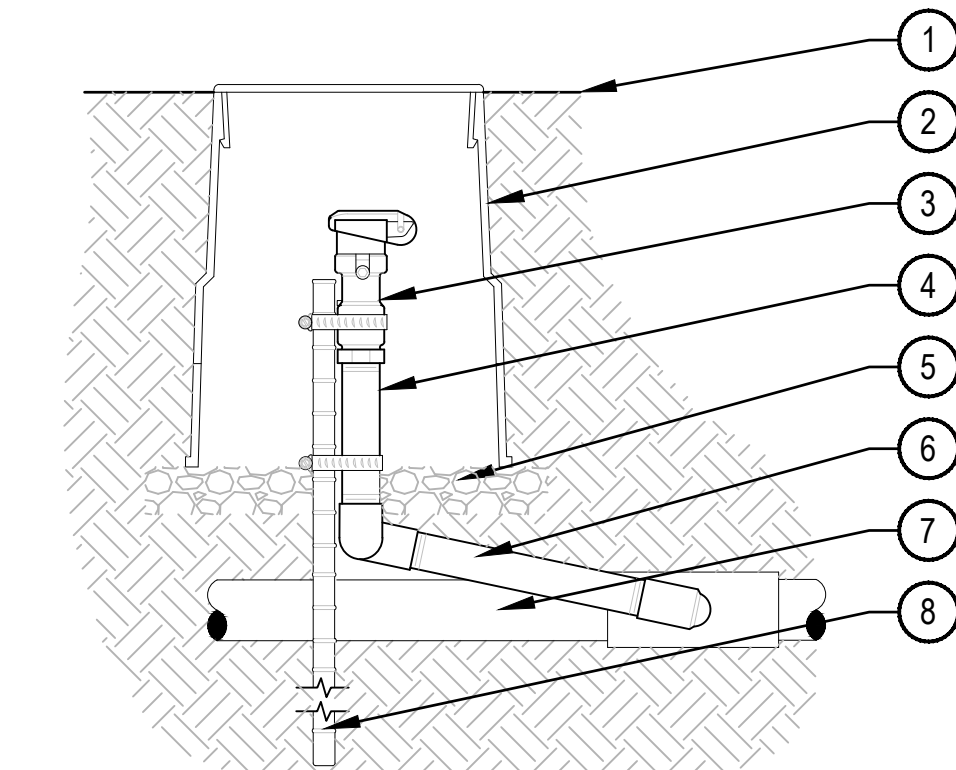
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- NOTE:
1. INSTALL FLOW SENSOR AND SENSOR DECODER PER MANUFACTURER'S SPECIFICATIONS FOR WIRING AND GROUNDING.

## 5 FLOW SENSOR WITH DECODER

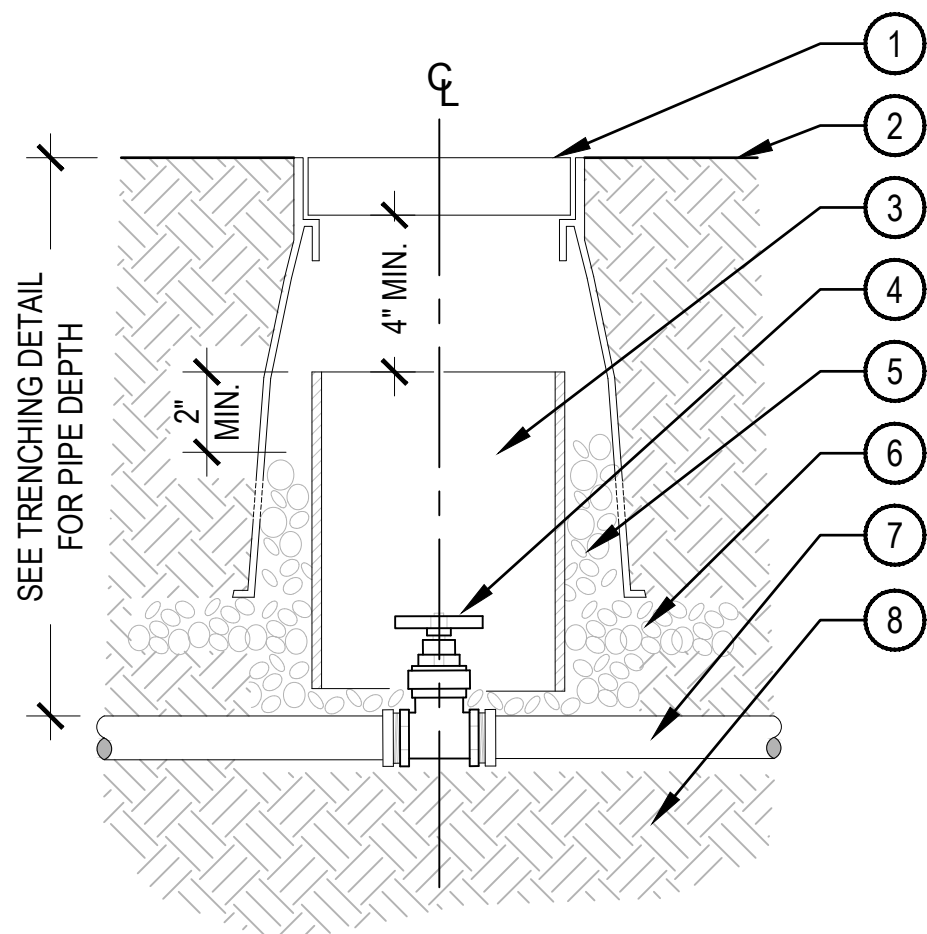
SCALE: NTS



- NOTES:
1. EACH QUICK COUPLER SHALL BE IN A SEPARATE VALVE BOX.
  2. PROVIDE (1) QUICK COUPLER KEY FOR EACH QUICK COUPLER VALVE.
  3. QUICK COUPLER SHALL HAVE LOCKING RUBBER COVER. COLOR PER LEGEND.
  4. COMPACT SOIL AROUND GATE VALVE ASSEMBLY TO THE SAME DENSITY AS ADJACENT UNDISTURBED SUB-GRADE.
  5. ALL THREADED CONNECTIONS SHALL BE COATED WITH TEFLON TAPE.

## 6 QUICK COUPLER

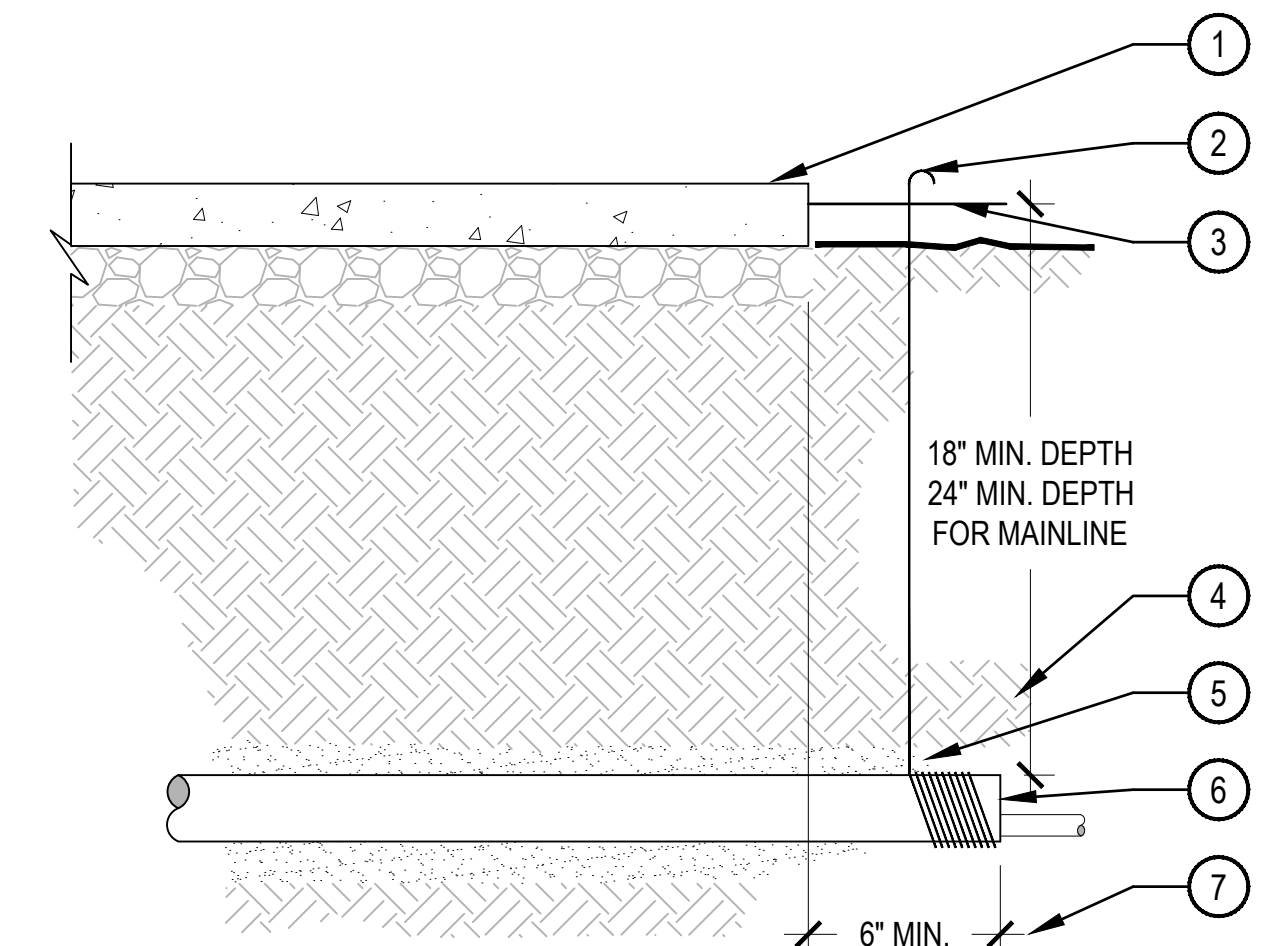
SCALE: NTS



- 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.

## 7 GATE VALVE 2" AND SMALLER

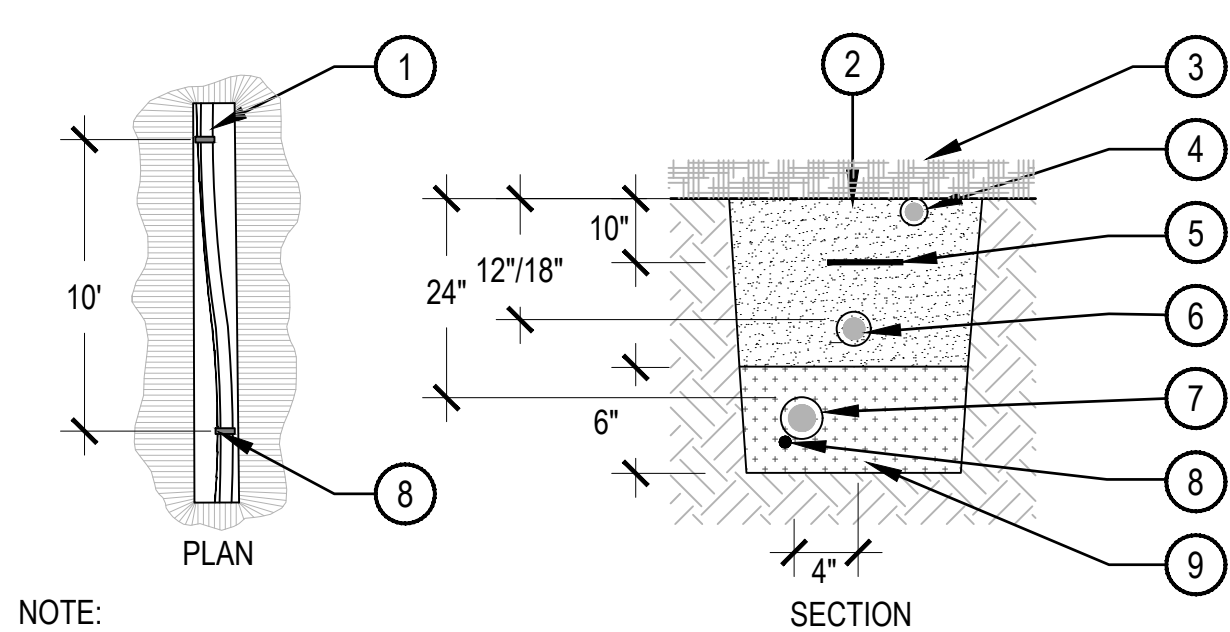
SCALE: NTS



- 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.

## 8 PIPE SLEEVE

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.

## 9 PIPE TRENCH

SCALE: NTS



Know what's below.  
Call before you dig.

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



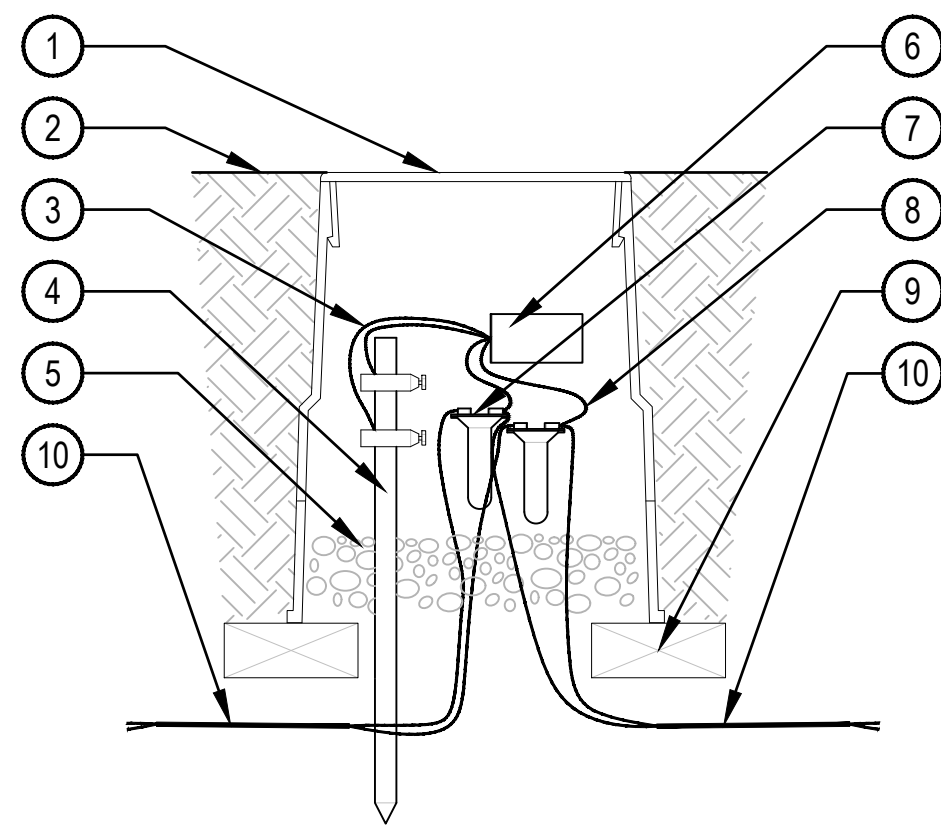
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Denver, Colorado 80203  
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HarrisKocherSmith.com

ABRIKA PROPERTIES

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

PROJECT #: 240804  
SHEET NUMBER  
LI-501

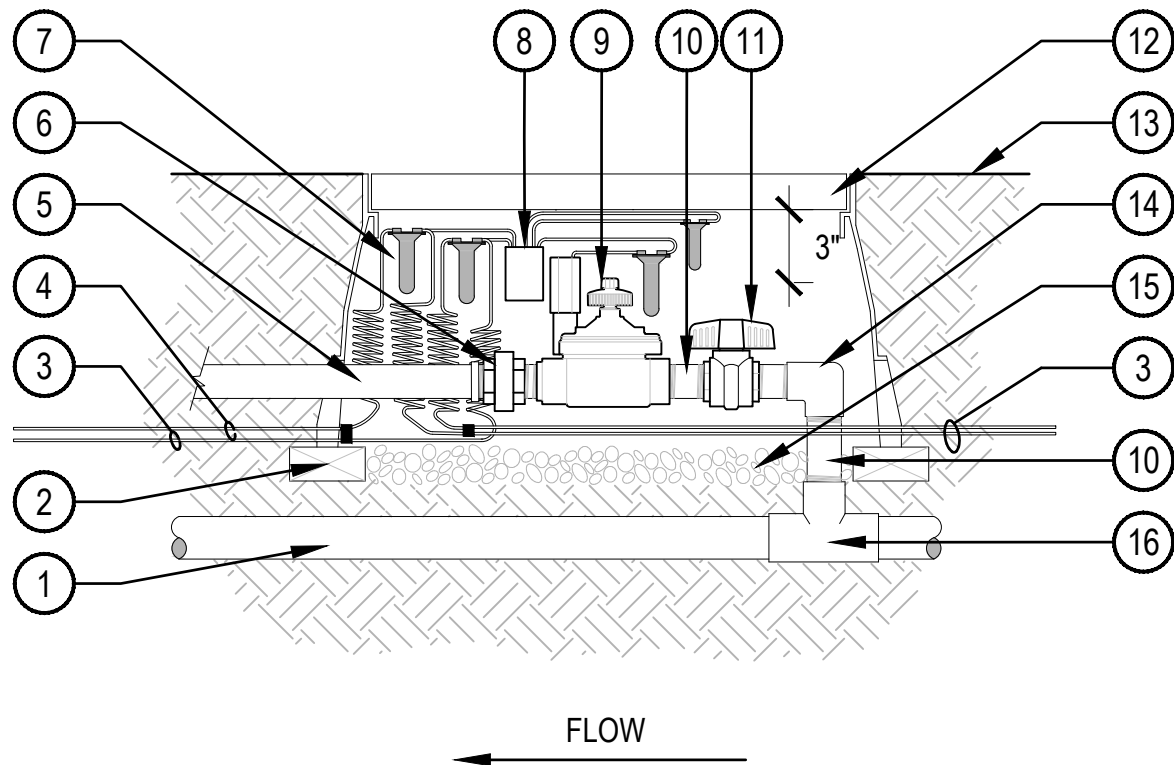




NOTES:

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.

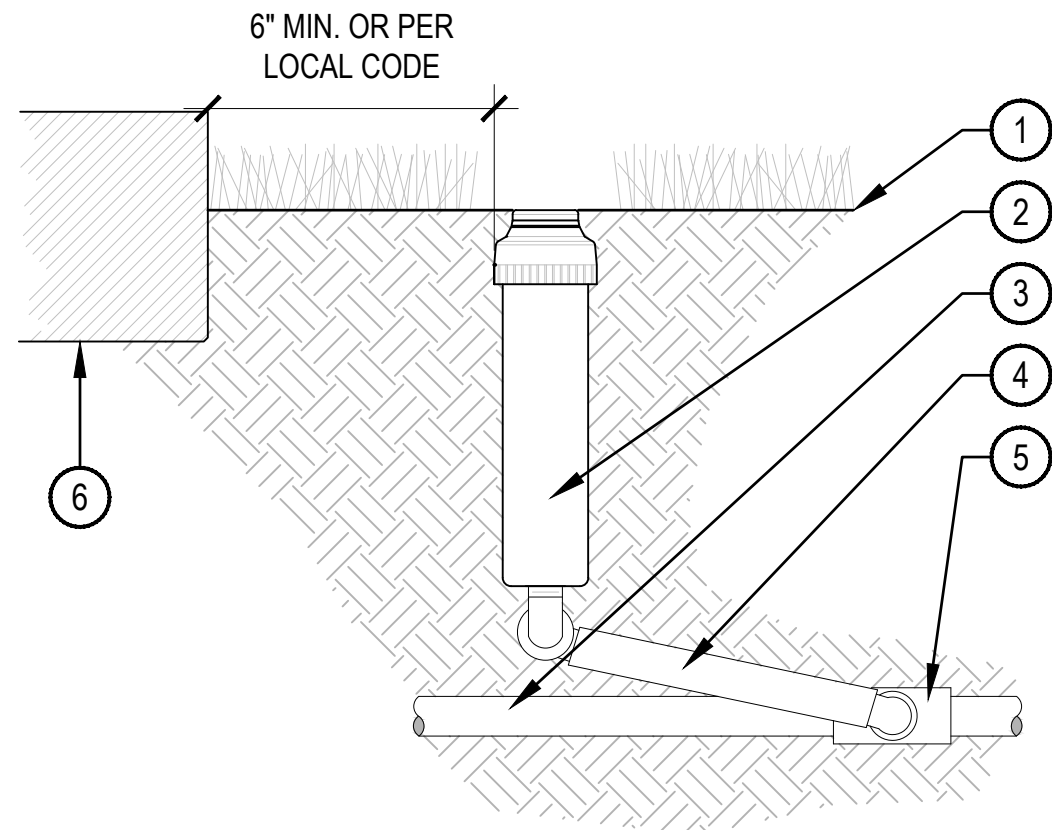
- 1 VALVE BOX WITH COVER PER LEGEND
- 2 FINISH GRADE
- 3 WIRE FROM LINE SURGE PROTECTOR TO GROUNDING ROD BRASS CLAMPS (1 OF 2)
- 4 GROUNDING ROD: 10 OHMS OR LESS
- 5 3 INCH MINIMUM DEPTH OF 3/4 INCH WASHED GRAVEL
- 6 LINE SURGE ARRESTOR
- 7 WATERPROOF CONNECTORS
- 8 WIRE FROM DECODER TO WIRE CONNECTOR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



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.

- 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)



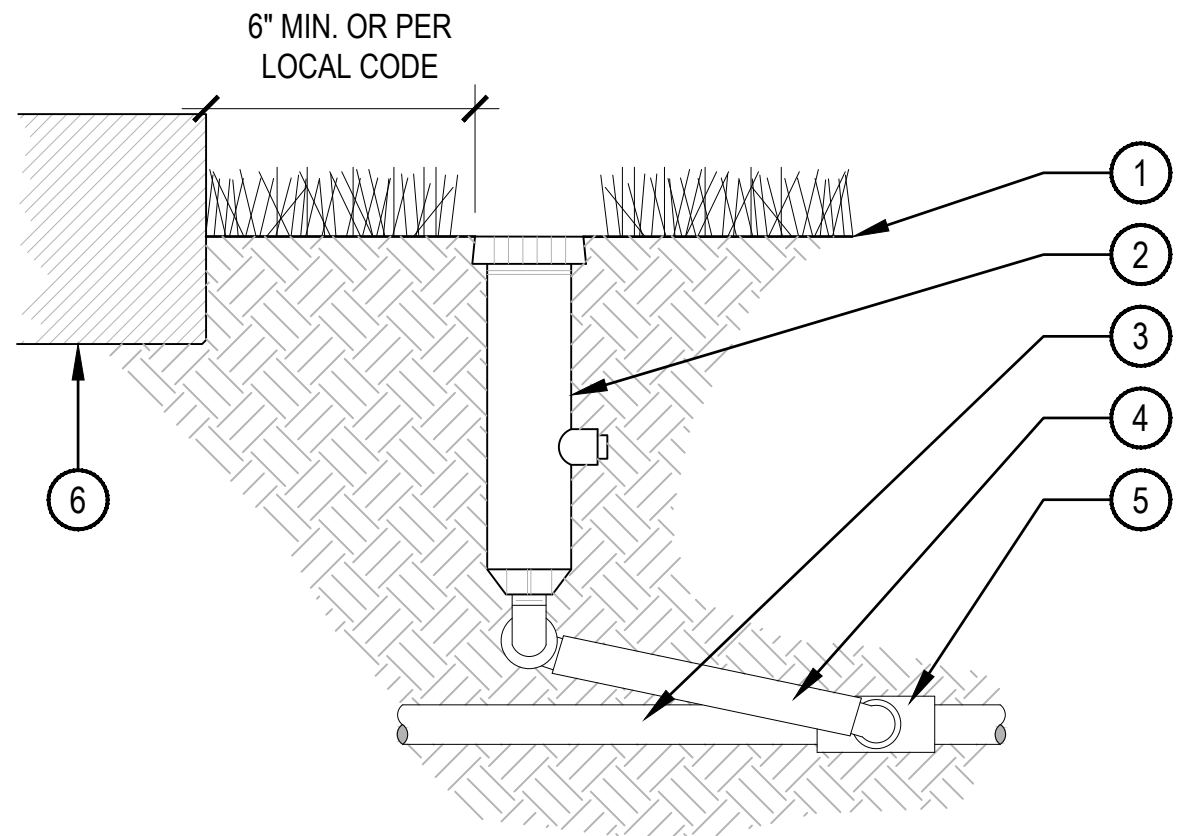
NOTE:

1. 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.

- 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.

1 LINE SURGE PROTECTION

SCALE: NTS



NOTE:

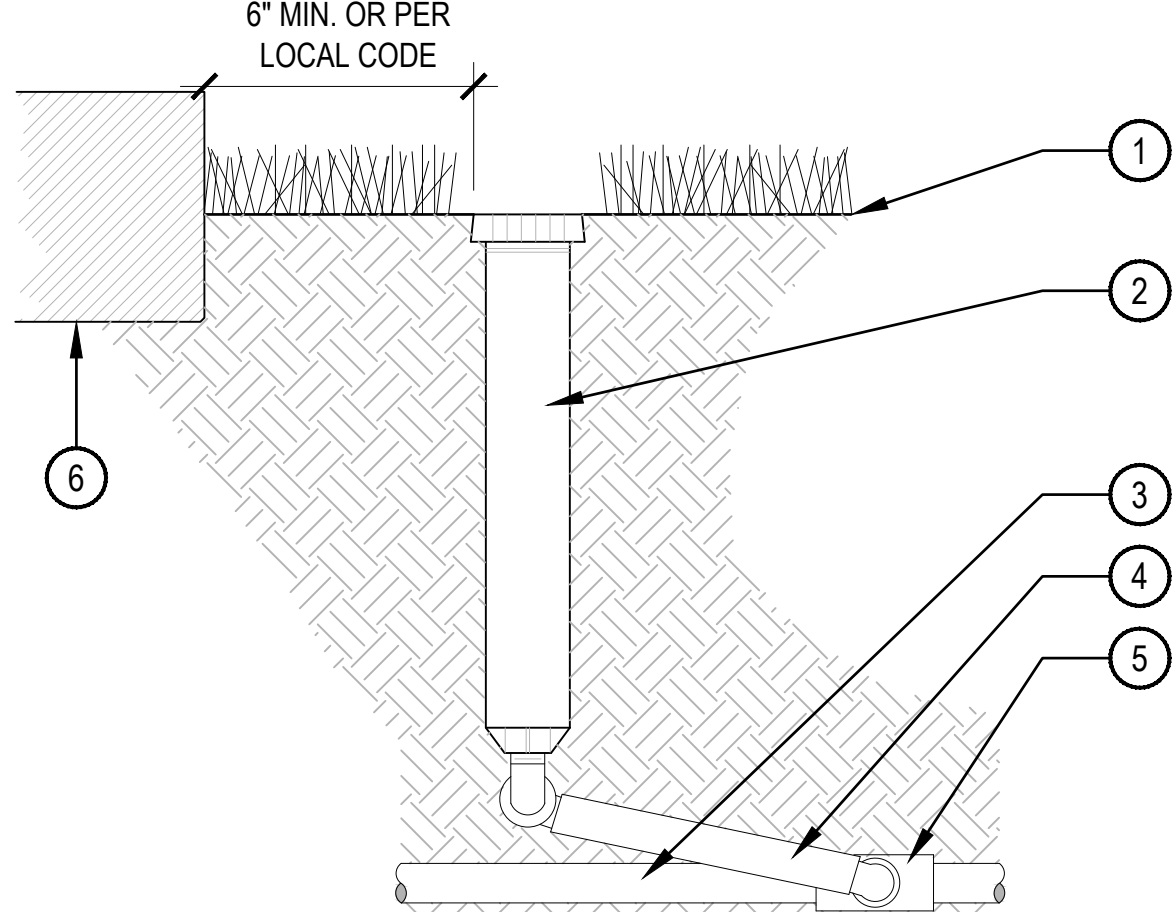
1. AFTER FLUSHING HEADS, REGRADE AND COMPACT AS NEEDED TO RETURN TO FINISH GRADE.
2. SPRINKLERS SHALL BE MIN. 6" FROM ANY WALLS, WALKS, COURTS, AND 12" FROM TURF EDGE.
3. ADJUST ALL SPRINKLERS HEADS SO THAT NO OVERSPRAY OCCURS ON ANY WALLS, WALKS, COURTS, ETC.
4. ALL THREADED CONNECTIONS SHALL BE COATED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

4 POP-UP SPRAY

SCALE: NTS

2 CONTROL VALVE WITH DECODER

SCALE: NTS



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

3 POP-UP ROTOR

SCALE: NTS



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DRAWN BY: CG, NCM, BC

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HAYMEADOW FILING 2 - NEIGHBORHOOD A1 (PHASE 2)

IRRIGATION  
DETAILS

PROJECT #: 240804

SHEET NUMBER

LI-502

76 OF 76