

# WILDFLOWER COTTAGES AT HAYMEADOW

## SECTIONS 3, 4, 9 & 10, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE P.M.

### CITY OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

#### LEGAL DESCRIPTION:

TRACTS RMF-4-A AND RMF-5  
 HAYMEADOW FILING NO. 2  
 REC. NO.: \_\_\_\_\_  
 TOWN OF EAGLE, EAGLE COUNTY, STATE OF COLORADO.

#### BASIS OF BEARINGS:

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

#### BENCHMARK:

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

#### TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX:

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

#### TYPICAL SEWER DETAILS

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

#### TYPICAL WATER DETAILS

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

#### TYPICAL ROAD DETAILS

- C1: 6" VERTICAL CURB AND GUTTER
- C2: MOUNTABLE CURB AND GUTTER
- C4: ADA RAMPS
- C5: ADA CORNER RAMP
- C7: STREET INTERSECTION CURB FILLETS
- C12: CROSSWALK DETAIL
- C14: STREET CUT DETAIL

#### TYPICAL STORM SEWER DETAILS

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

#### BUILDING TYPICAL DETAILS

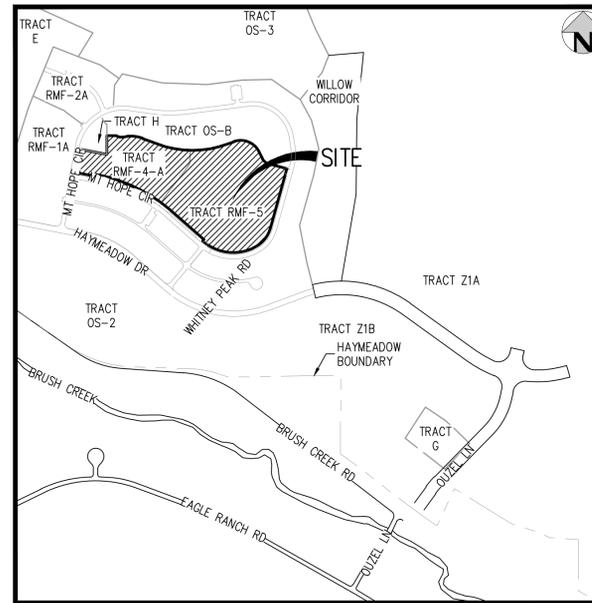
- E8: ALLEY SEWER SERVICE
- E10: DRIVEWAY CULVERT
- E11: CONSTRUCTION TRACKING PAD

#### 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	---	---
NON-POTABLE WATER LINE	BIR	BIR
STORM SEWER W/ MANHOLE & INLETS	ST	ST
GAS	G	G
UNDERGROUND ELECTRIC	UE	UE
TELECOM	T	T
ASPHALT TRAIL	---	---
FIRE HYDRANT	●	●
STREET LIGHT	●	●
SIGN	---	---

BUILDING KEY	
BUILDING TYPE	DESIGNATION
BLUEBELL	A
GLACIER LILY	B
DAISY	C
COLUMBINE	D*
LUPINE	E*
LARKSPUR	F
ASPEN GLOW	G*
PAINTBRUSH	H*
MARIPOSA	J
BELLFLOWER	K
LAUREL	L
HEATHER	M

\*BUILDING TYPES WITH NUMBER DESIGNATIONS INDICATE UNIT WITH EITHER NO STORAGE UNIT OR ADJUSTED PATIO LOCATION



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
TYT	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

IMPERVIOUS CALCULATIONS								
LOT	LOT SIZE (AC)	DRIVEWAYS (AC)	BUILDINGS*** (AC)	SIDEWALKS (AC)	PARKING (AC)	STREETS (AC)	PAVED AREAS (AC)	TOTAL IMPERVIOUS AREA (AC)
LOT 54	1.17	0.02	0.24	0.04	0.06	0.07	0.01	0.44
LOT 55	1.63	0.04	0.46	0.08	0.07	0.17	0.02	0.83
LOT 56	1.99	0.05	0.53	0.08	0.12	0.08	0.01	0.87
LOT 57	1.05	0.01	0.31	0.07	0.10	0.04	0.01	0.54
LOT 58	1.95	0.01	0.47	0.13	0.08	0.16	0.01	0.86
TRACT A	1.26	0.00	0.00	0.03	0.04	0.97	0.00	1.04
LOT 59	0.13							TO BE DETERMINED WITH BUILDING PERMIT
LOT 60	0.16							TO BE DETERMINED WITH BUILDING PERMIT
LOT 61	0.15							TO BE DETERMINED WITH BUILDING PERMIT
LOT 62	0.16							TO BE DETERMINED WITH BUILDING PERMIT
LOT 63	0.13							TO BE DETERMINED WITH BUILDING PERMIT
LOT 64	0.17							TO BE DETERMINED WITH BUILDING PERMIT
LOT 65	0.16							TO BE DETERMINED WITH BUILDING PERMIT
LOT 66	0.16							TO BE DETERMINED WITH BUILDING PERMIT
LOT 67	0.19							TO BE DETERMINED WITH BUILDING PERMIT
LOT 68	0.32							TO BE DETERMINED WITH BUILDING PERMIT

\*\*\*BUILDING IMPERVIOUS AREA INCLUDES PATIOS

EARTHWORK QUANTITIES**		
CUT (CY)	FILL (CY)	NET (CY) (CUT)
15,460	12,469	2,991

\*\*EARTHWORK NUMBERS ARE UNADJUSTED AND DO NOT ACCOUNT FOR PAVEMENT SECTIONS, FOUNDATIONS, CRAWL SPACES, SHRINK/SWELL, STRUCTURAL FILL, UTILITY SPOILS, ETC.

#### LANDSCAPE ARCHITECT

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ISSUE DATE:	08-01-2025	PROJECT #:	2504026
DATE	REVISION COMMENTS		
01-13-2026	PER TOWN OF EAGLE COMMENTS/BD SET		

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**HOLY CROSS ENERGY NOTES:**

TRENCH AND CONDUIT

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

II. VAULTS.

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

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Know what's below.  
Call before you dig.

DESIGNED BY:  
CHECKED BY:  
DRAWN BY:

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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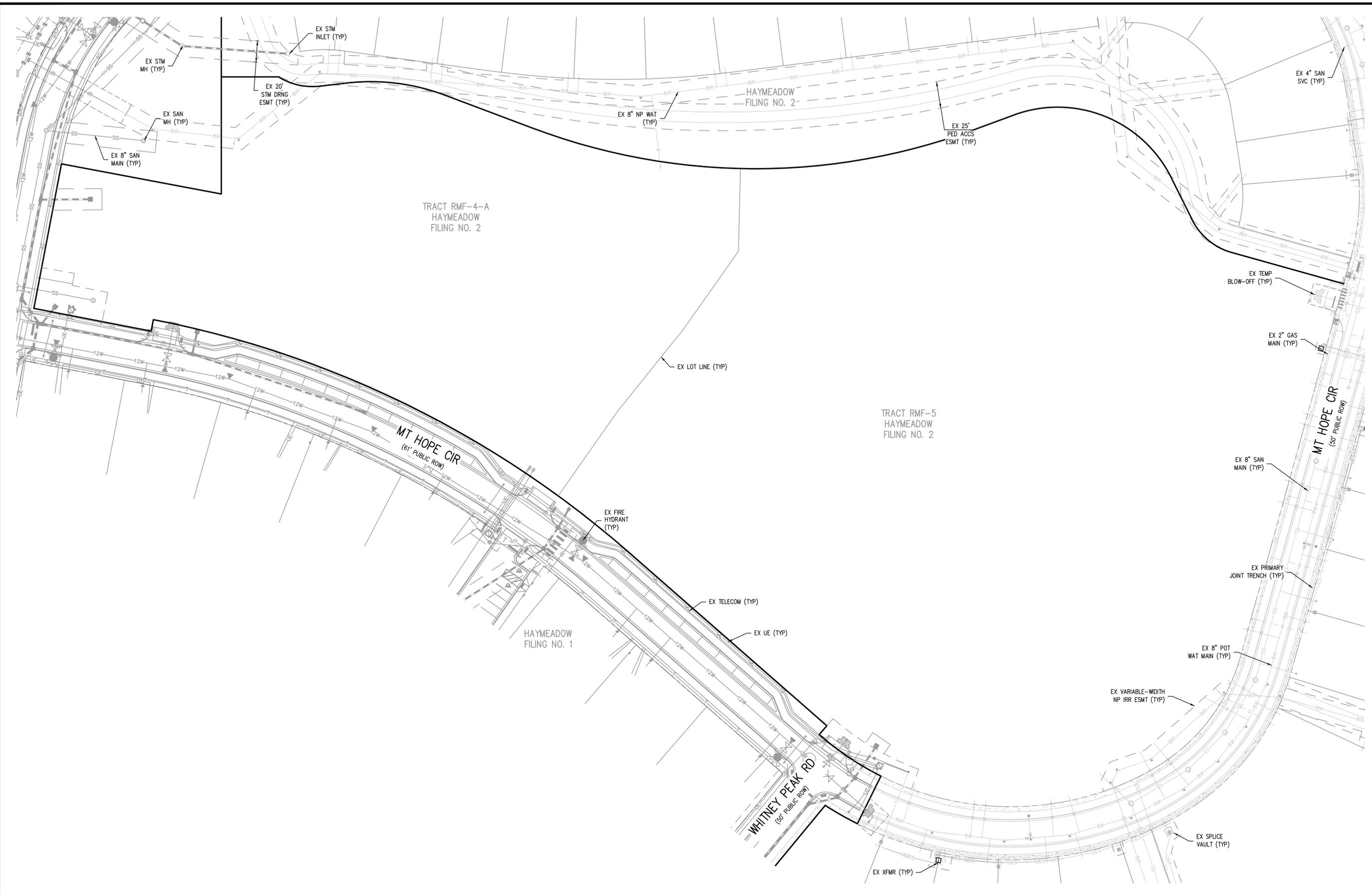
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
NOTES

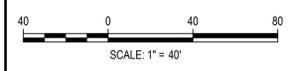
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SHEET NUMBER

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

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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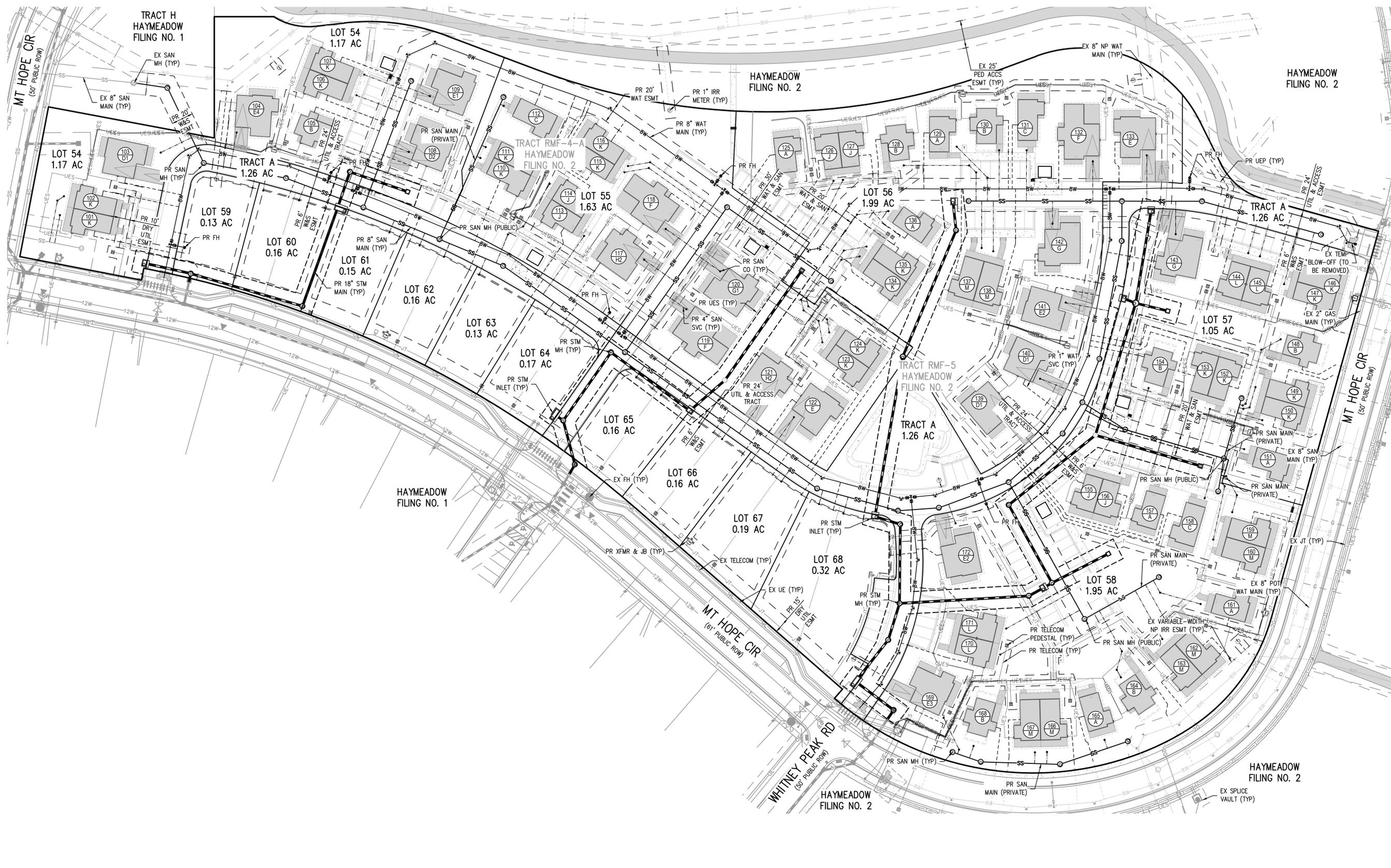
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 EXISTING CONDITIONS PLAN

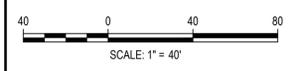
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 SHEET NUMBER  
C3  
 3 OF 81





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DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/BID SET

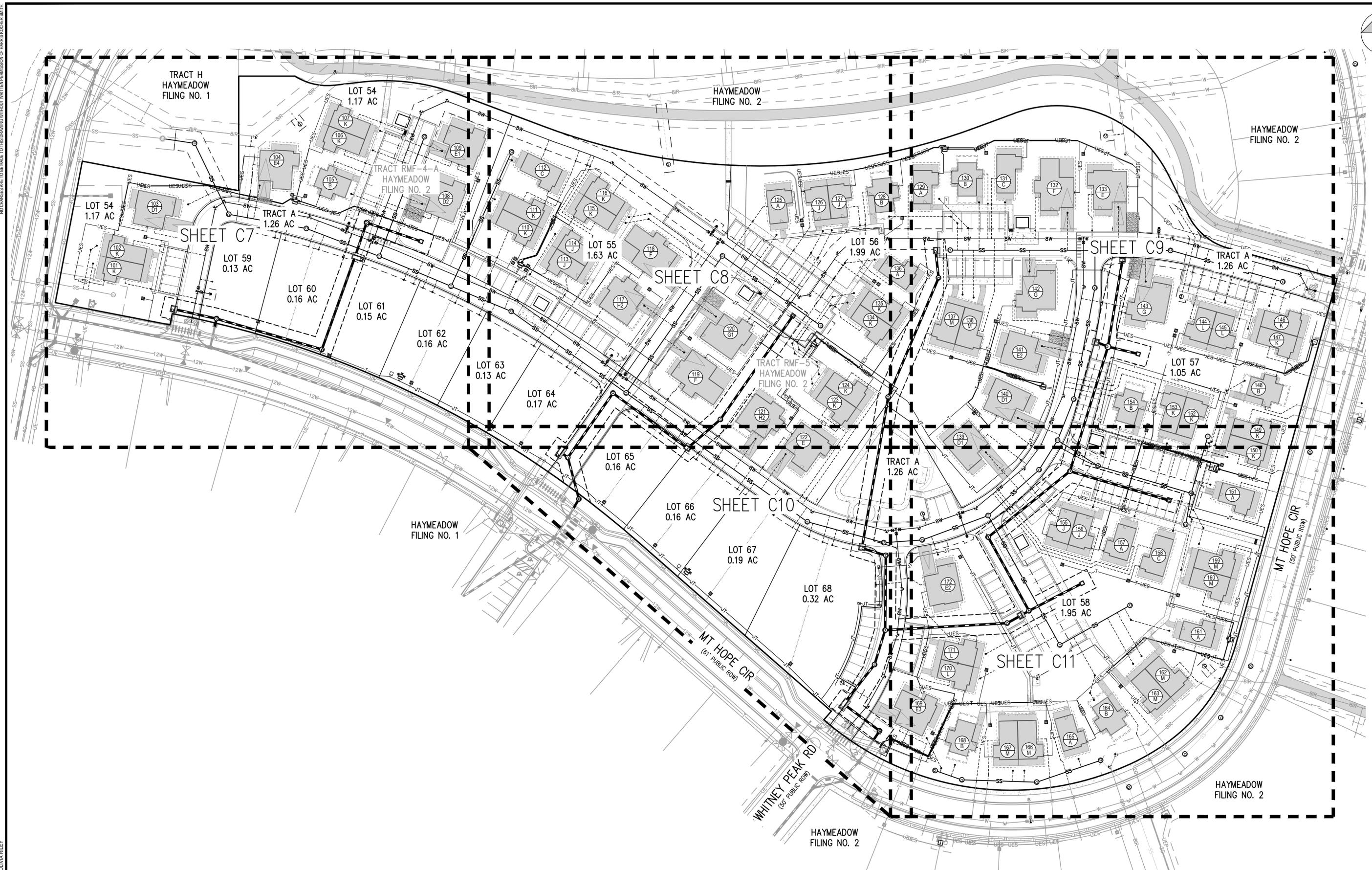
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1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

HAYMEADOW HOMES, LLC

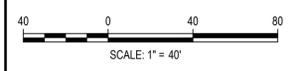
WILDFLOWER COTTAGES AT HAYMEADOW  
OVERALL UTILITY PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**C5**  
5 OF 81



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
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PLOTTED: TUE 01/13/26 2:40:28P BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

HAYMEADOW HOMES, LLC

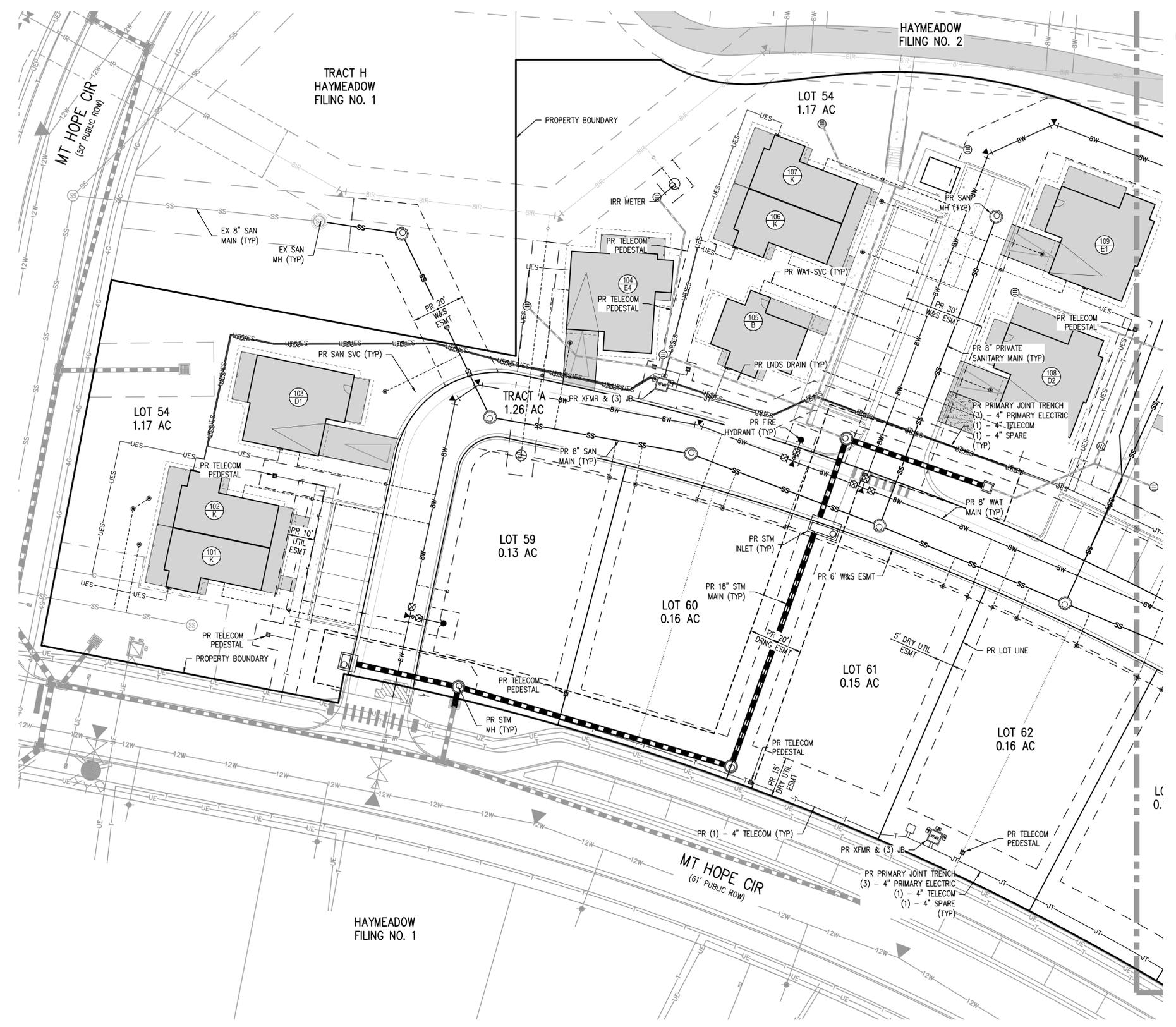
WILDFLOWER COTTAGES AT HAYMEADOW  
UTILITY PLAN KEYMAP

PRELIMINARY  
NOT FOR  
CONSTRUCTION

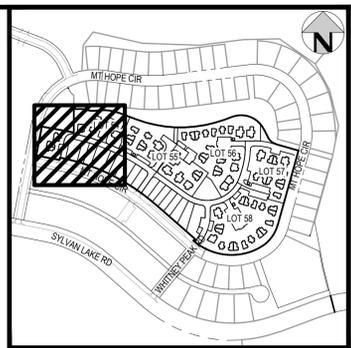
PROJECT # 2504026  
SHEET NUMBER  
**C6**  
6 OF 81

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

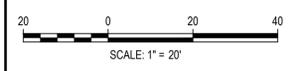
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 PLOTTED: TUE 01/13/26 2:40:33P BY: OLIVIA RILEY



MATCHLINE - SEE SHEET C8



KEY MAP  
SCALE: 1" = 400'



DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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 Denver, Colorado 80203  
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 HarrisKocherSmith.com

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 DETAILED UTILITY PLAN

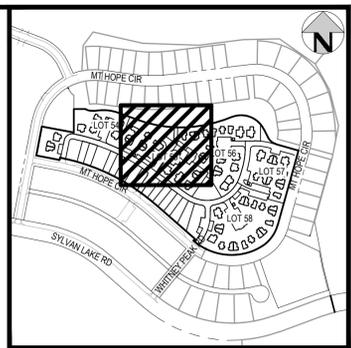
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 NOT FOR  
 CONSTRUCTION

PROJECT # 2504026  
 SHEET NUMBER

**C7**

7 OF 81

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



KEY MAP  
SCALE: 1" = 400'



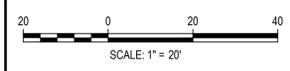
MATCHLINE - SEE SHEET C7

MATCHLINE - SEE SHEET C9

MATCHLINE - SEE SHEET C10



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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 DETAILED UTILITY PLAN

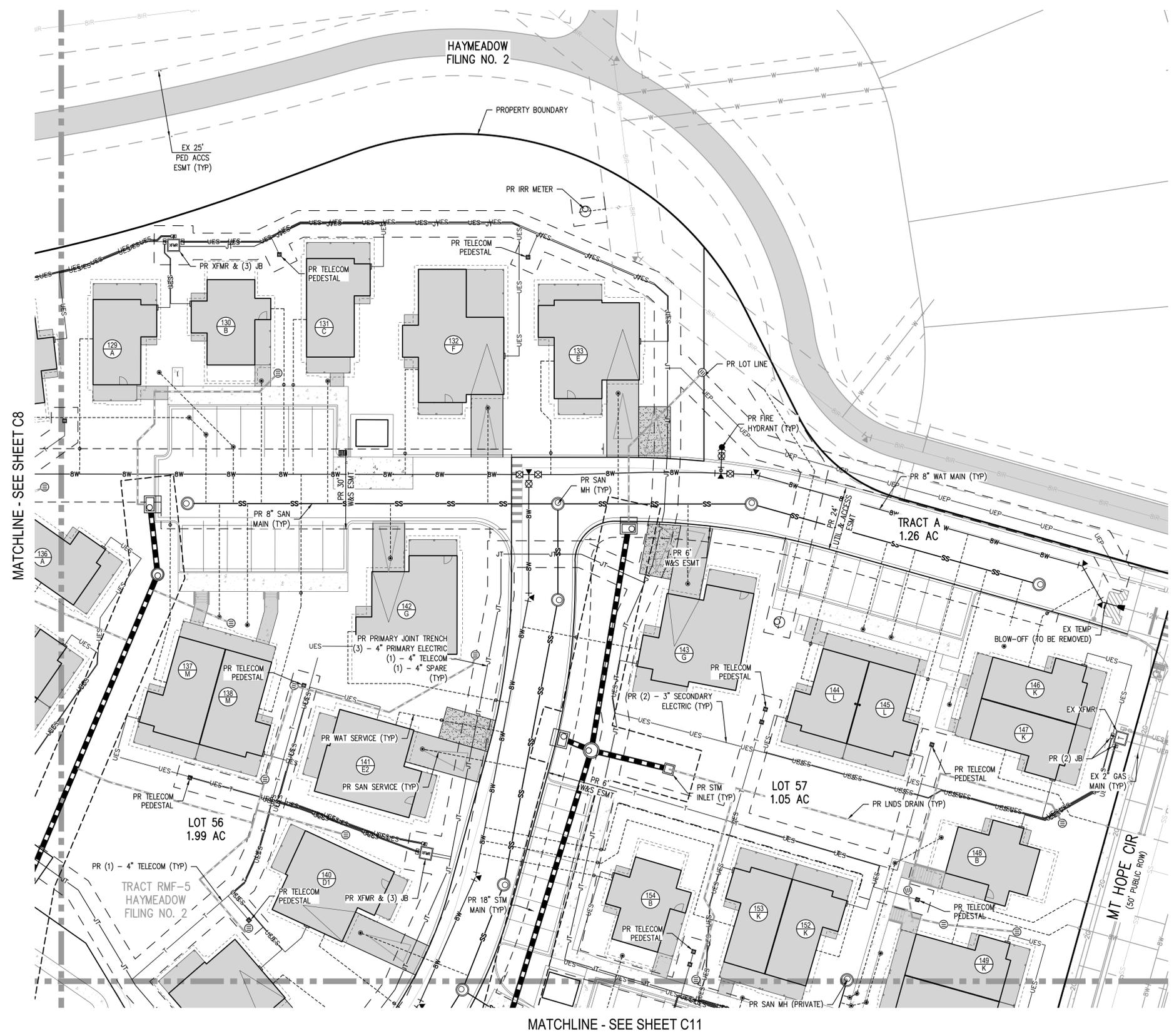
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 NOT FOR  
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PROJECT #: 2504026  
 SHEET NUMBER

**C8**

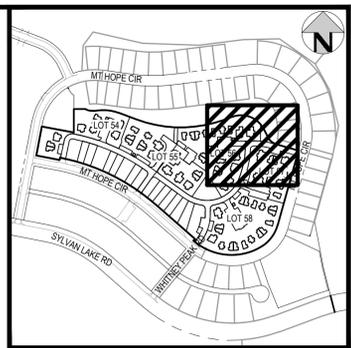
8 OF 81

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



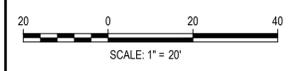
MATCHLINE - SEE SHEET C8

MATCHLINE - SEE SHEET C11



KEY MAP  
SCALE: 1" = 400'

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 PLOTTED: TUE 01/13/26 2:41:03P BY: OLIVIA RILEY



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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
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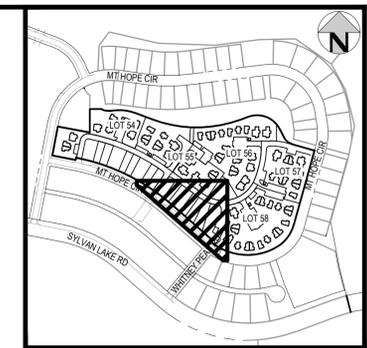
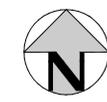
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 DETAILED UTILITY PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**C9**  
 9 OF 81

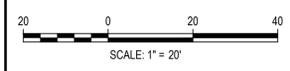
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET C11

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 PLOTTED: TUE 01/13/2026 2:41:07P BY: OLIVIA RILEY



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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

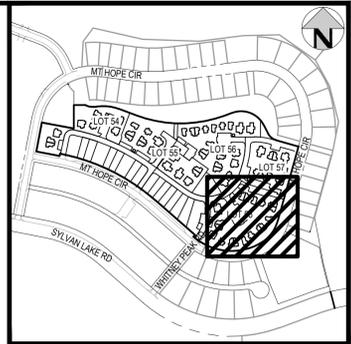
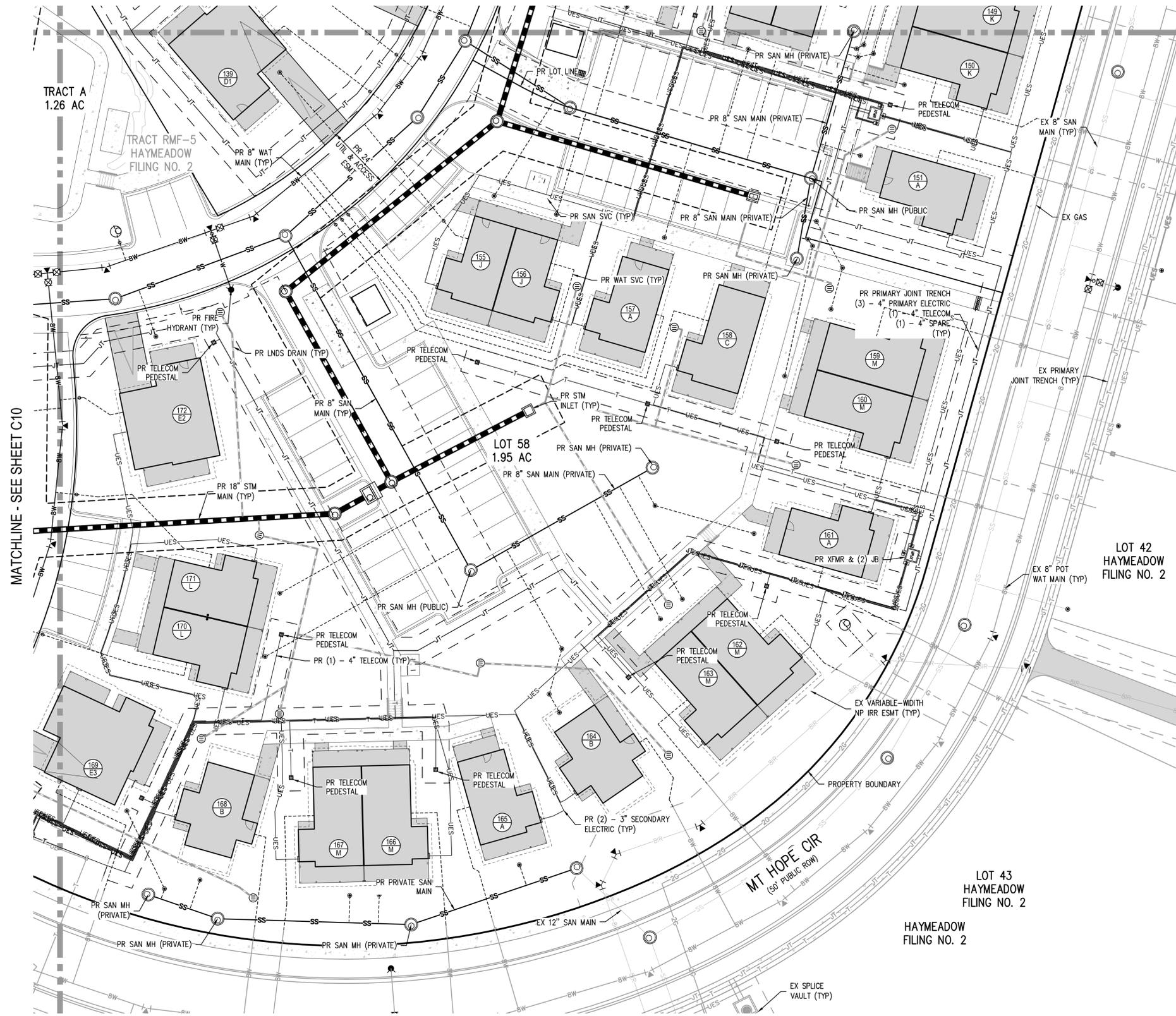
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 DETAILED UTILITY PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**C10**  
 10 OF 81

MATCHLINE - SEE SHEET C9



KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET C10

TRACT A  
1.26 AC

TRACT RMF-5  
HAYMEADOW  
FILING NO. 2

LOT 58  
1.95 AC

LOT 42  
HAYMEADOW  
FILING NO. 2

LOT 43  
HAYMEADOW  
FILING NO. 2

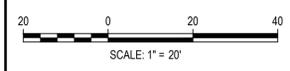
HAYMEADOW  
FILING NO. 2

MT HOPE CIR  
(50' PUBLIC ROW)

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
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Know what's below.  
Call before you dig.



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

DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
DETAILED UTILITY PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

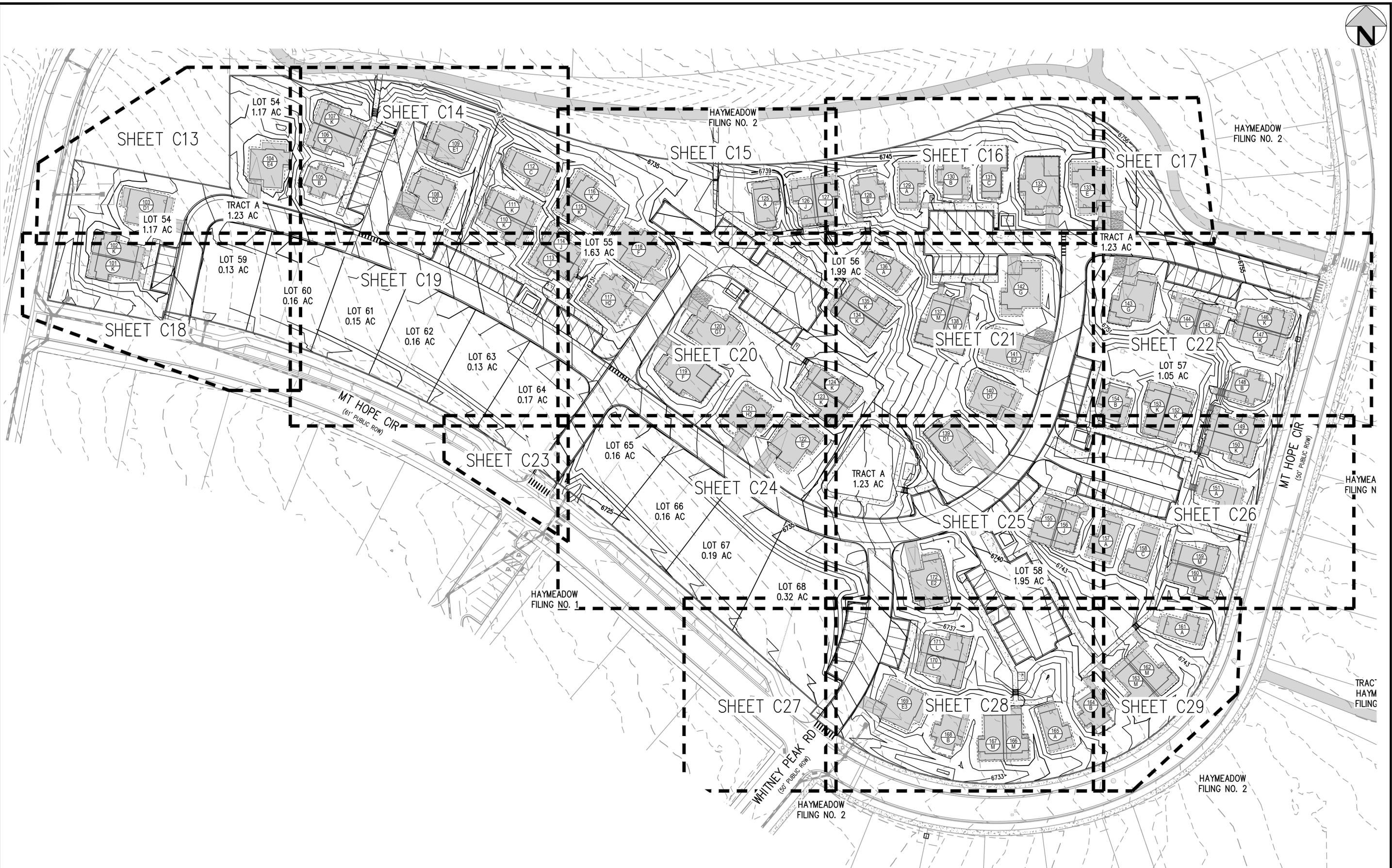
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SHEET NUMBER

C11

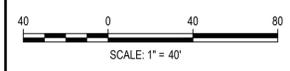
11 OF 81



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



FILES: P:\2025\2504026\ENGINEERING\GRADING\CD - OVERALL GRADING PLAN\DWG\_LAYOUT\LAYOUT1.dwg  
DESIGNED BY: ORR  
CHECKED BY: RCP  
DRAWN BY: DPC  
PLOTTED: TUE 01/13/2026 2:41:37P BY: OLIVIA RILEY



ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

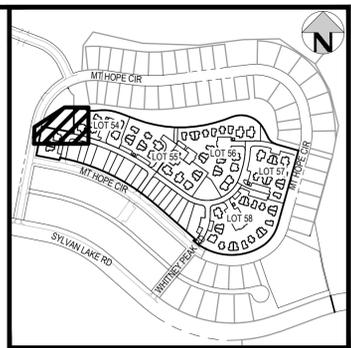
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
OVERALL GRADING PLAN

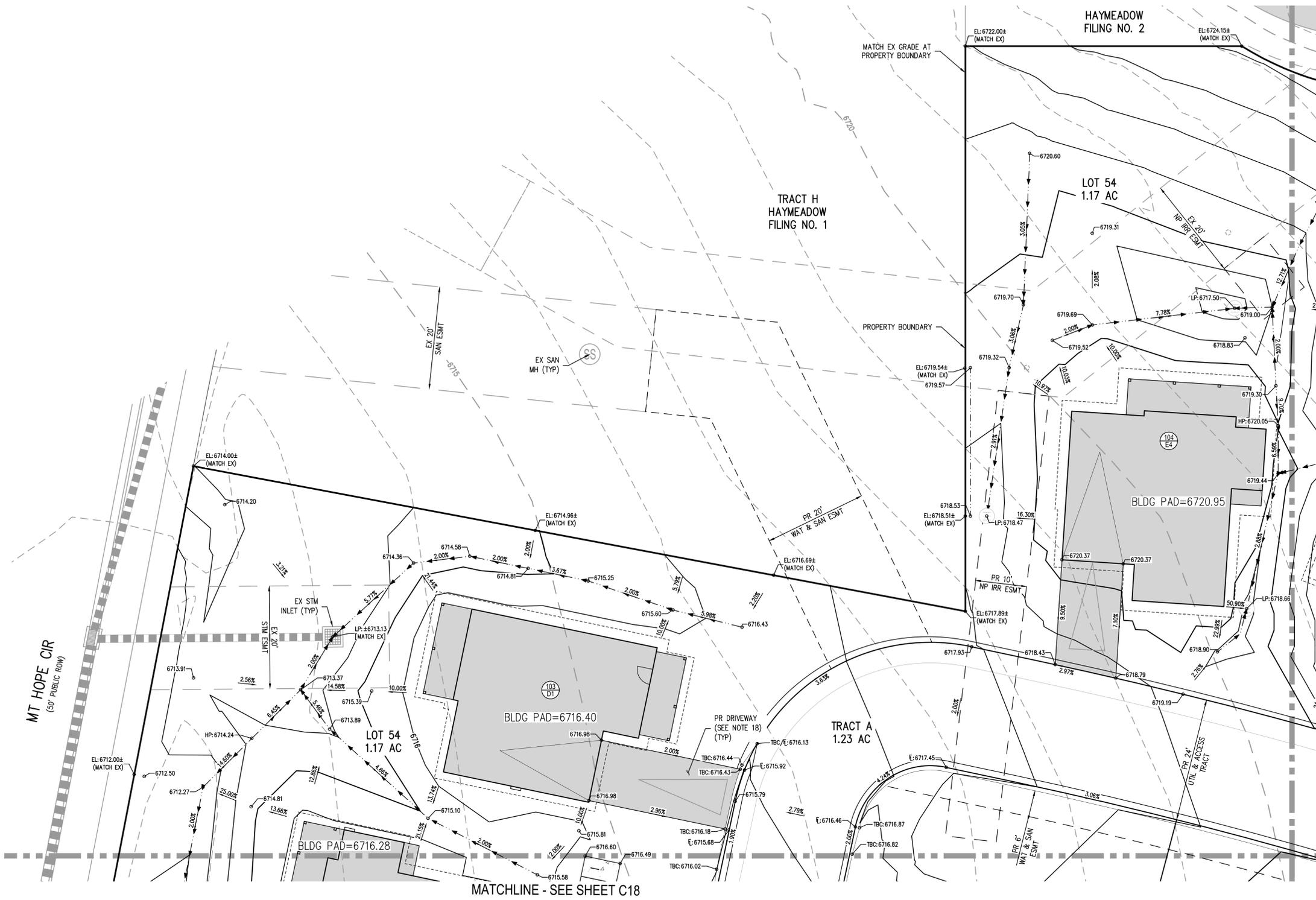
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**C12**  
12 OF 81

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



KEY MAP  
SCALE: 1" = 400'



MATCHLINE - SEE SHEET C14

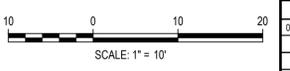
LEGEND:

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS

GENERAL GRADING NOTES:

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
9. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
10. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
11. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES: PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
12. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
13. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
14. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
15. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
16. BUILDING PAD ELEVATION SHOWN ON PLANS IS MINIMUM 18-INCHES BELOW FINISHED FLOOR ELEVATION. FINAL FINISHED FLOOR ELEVATION TO BE DETERMINED AT BUILDING PERMIT. CONTRACTOR SHALL VERIFY THAT NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10%, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
17. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT A MINIMUM OF 18-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
18. DRIVEWAY GRADES ARE SHOWN FOR REFERENCE ONLY AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.

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DESIGNED BY: ORR  
CHECKED BY: RCP  
DRAWN BY: DPC  
PLOTTED: TUE 01/13/2025 2:42:38P BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

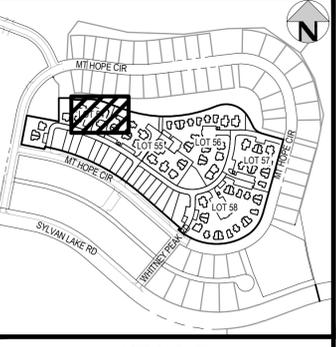
**HKS HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

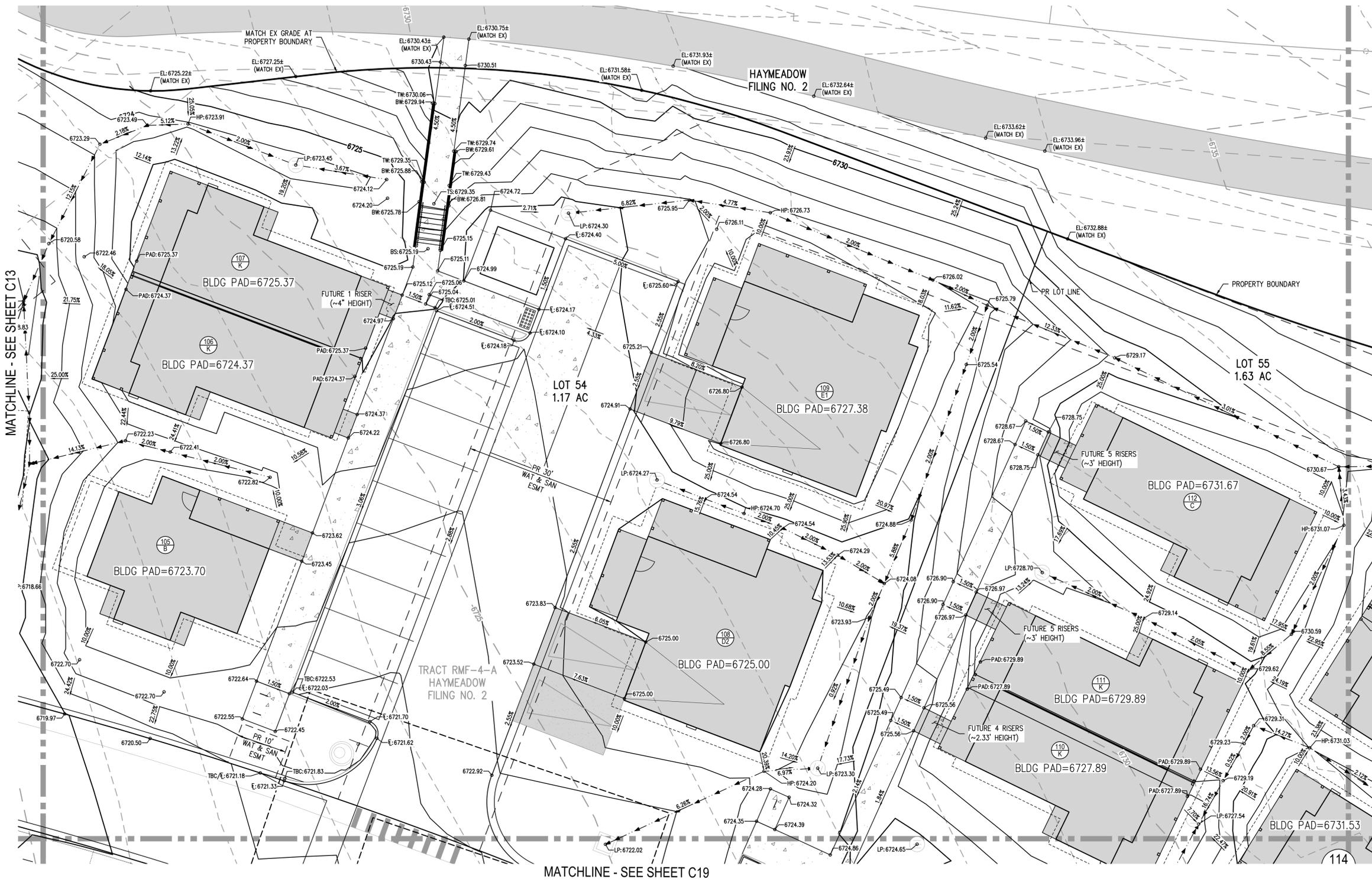
PROJECT #: 2504026  
SHEET NUMBER  
**C13**  
13 OF 81



KEY MAP  
SCALE: 1" = 400'



MATCHLINE - SEE SHEET C15



**LEGEND:**

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS  5173
- PROPOSED CONTOURS  5170

**GENERAL GRADING NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%.
4. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
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9. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
10. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
11. PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
12. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES: PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS.
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15. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
16. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
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18. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT A MINIMUM OF 18-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
19. DRIVEWAY GRADES ARE SHOWN FOR REFERENCE ONLY AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.

MATCHLINE - SEE SHEET C13

MATCHLINE - SEE SHEET C19

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN.DWG LAYOUT: LAYOUT1 (2) PLOTTED: TUE 01/13/26 2:42:14P BY: OLIVIA RILEY



10	0	10	20
SCALE: 1" = 10'			
DESIGNED BY: ORR	CHECKED BY: RCP		
DRAWN BY: DPC			

ISSUE DATE: 08-01-2025	REVISION COMMENTS
DATE: 01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET



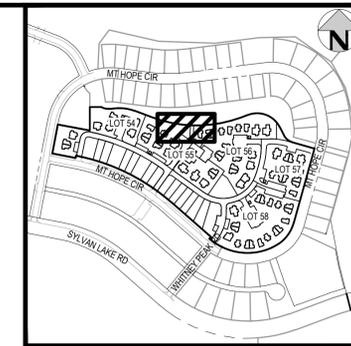
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

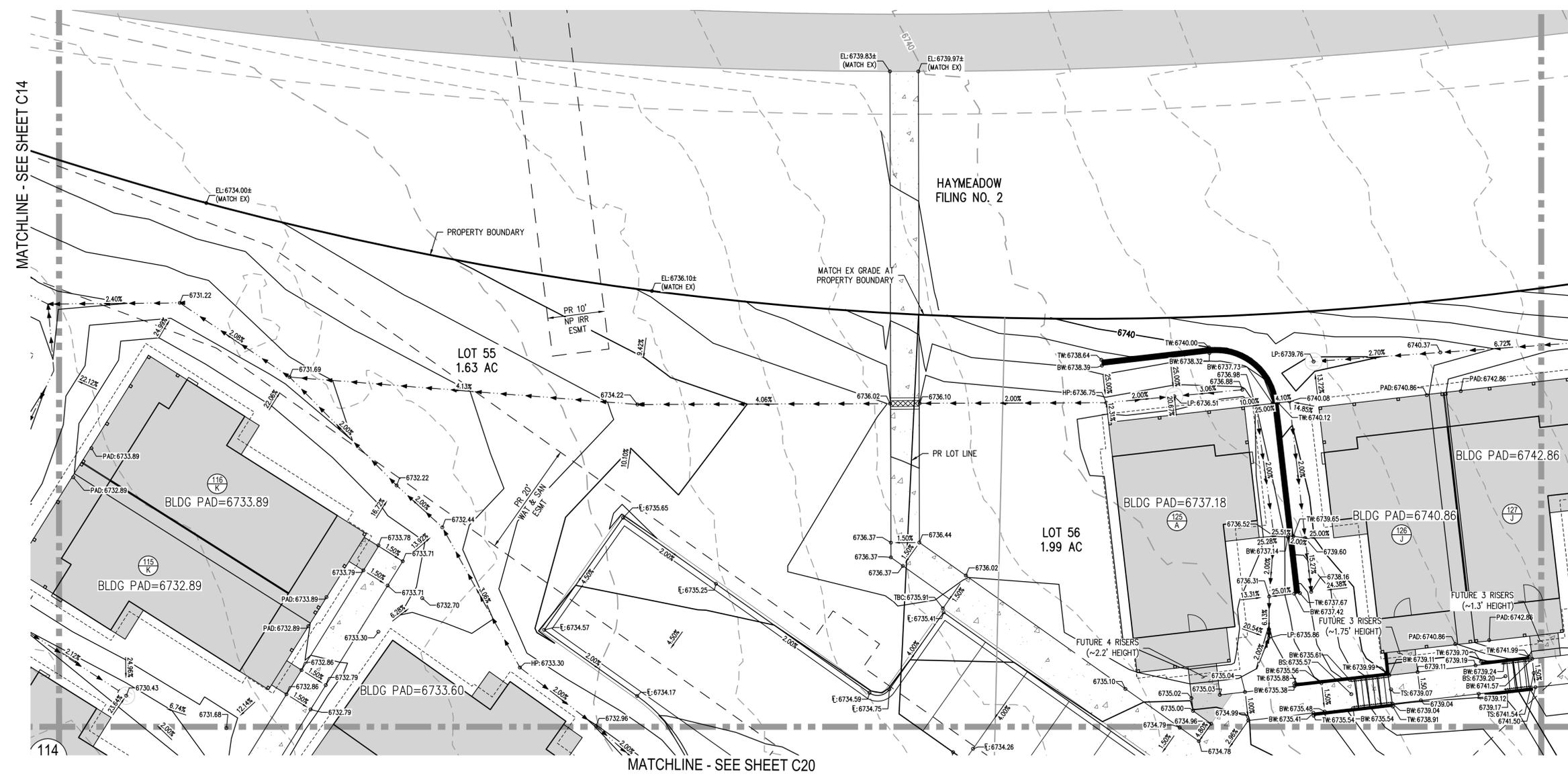
PROJECT #: 2504026  
SHEET NUMBER  
**C14**  
14 OF 81

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



KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET C16



**LEGEND:**

FUTURE PHASE AT TIME OF BLDG PERMIT	---
EXISTING CONTOURS	- - - 5173 - - - 5170
PROPOSED CONTOURS	— 5173 — 5170

**GENERAL GRADING NOTES:**

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2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
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4. GUTTER SLOPES AT THE CURB RAMPS SHALL NOT EXCEED 5%.
5. GUTTER PANS SURROUNDING HANDICAP SPACES SHALL MATCH THE SLOPE OF THE ADJACENT PAVEMENT WITH A MAXIMUM 2% SLOPE IN ALL DIRECTIONS.
6. ALL GRADES ARE FINISHED GRADE, UNLESS OTHERWISE NOTED.
7. ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
8. ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
9. REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
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11. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES: PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
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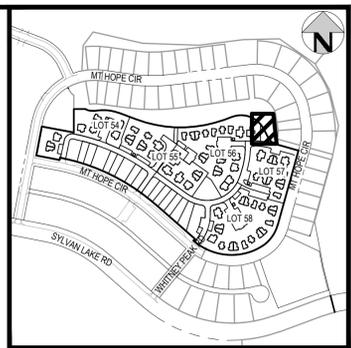
FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN.DWG LAYOUT: LAYOUT1 (3)  
 USER: jharris@hks.com DATE: 08-01-2025 10:54:02 AM PLOT: 08/01/2025 10:54:02 AM  
 PLOTTED: TUE 08/01/2025 2:42:24 PM BY: OLIVIA RILEY

<p>Know what's below. Call before you dig.</p>	<p>SCALE: 1" = 10'</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td colspan="2">ISSUE DATE: 08-01-2025</td> </tr> <tr> <td>DATE</td> <td>REVISION COMMENTS</td> </tr> <tr> <td>01-13-2026</td> <td>PER TOWN OF EAGLE COMMENTS/IBID SET</td> </tr> </table>	ISSUE DATE: 08-01-2025		DATE	REVISION COMMENTS	01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET	<p>1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com</p>	<p>HAYMEADOW HOMES, LLC</p>	<p>WILDFLOWER COTTAGES AT HAYMEADOW AREA GRADING PLAN</p>	<p>PROJECT #: 2504026 SHEET NUMBER <b>C15</b> 15 OF 81</p>
ISSUE DATE: 08-01-2025												
DATE	REVISION COMMENTS											
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET											

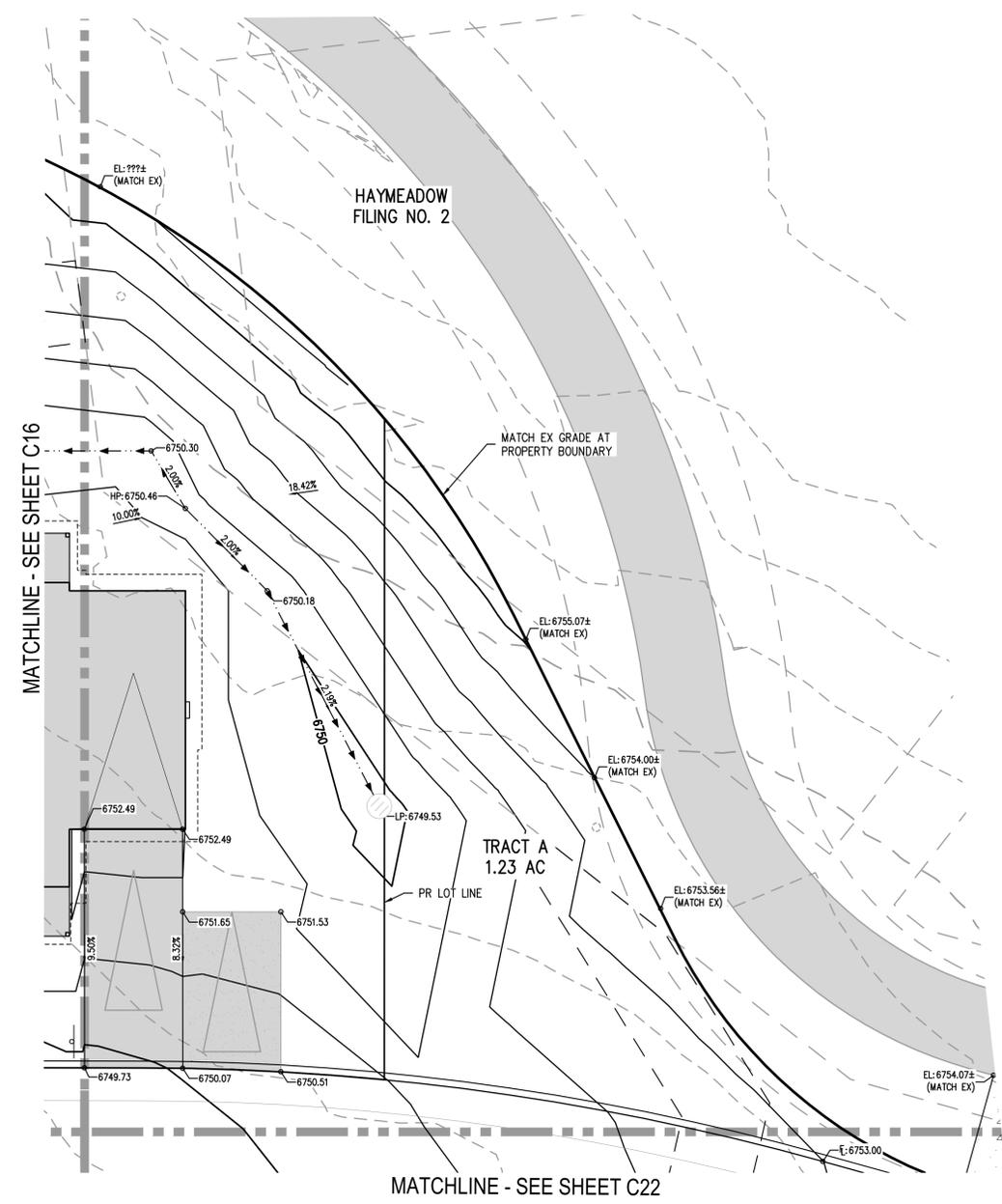
PRELIMINARY  
NOT FOR  
CONSTRUCTION



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



KEY MAP  
SCALE: 1" = 400'



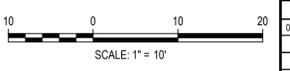
**LEGEND:**

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS  5173  
5170
- PROPOSED CONTOURS  5173  
5170

**GENERAL GRADING NOTES:**

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 USER: jkocher@hks.com DATE: 08-01-2025 10:54:02 AM  
 PLOTTED: TUE 08/13/2025 2:42:44 PM BY: OLIVIA RILEY



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

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

HAYMEADOW HOMES, LLC

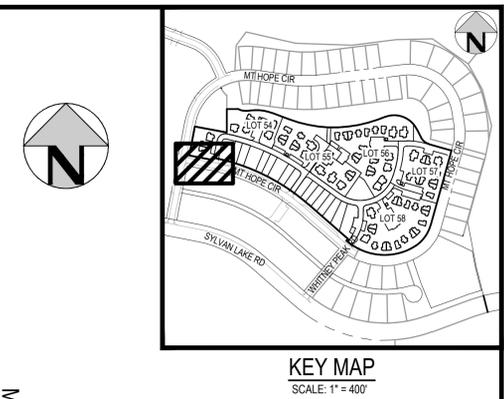
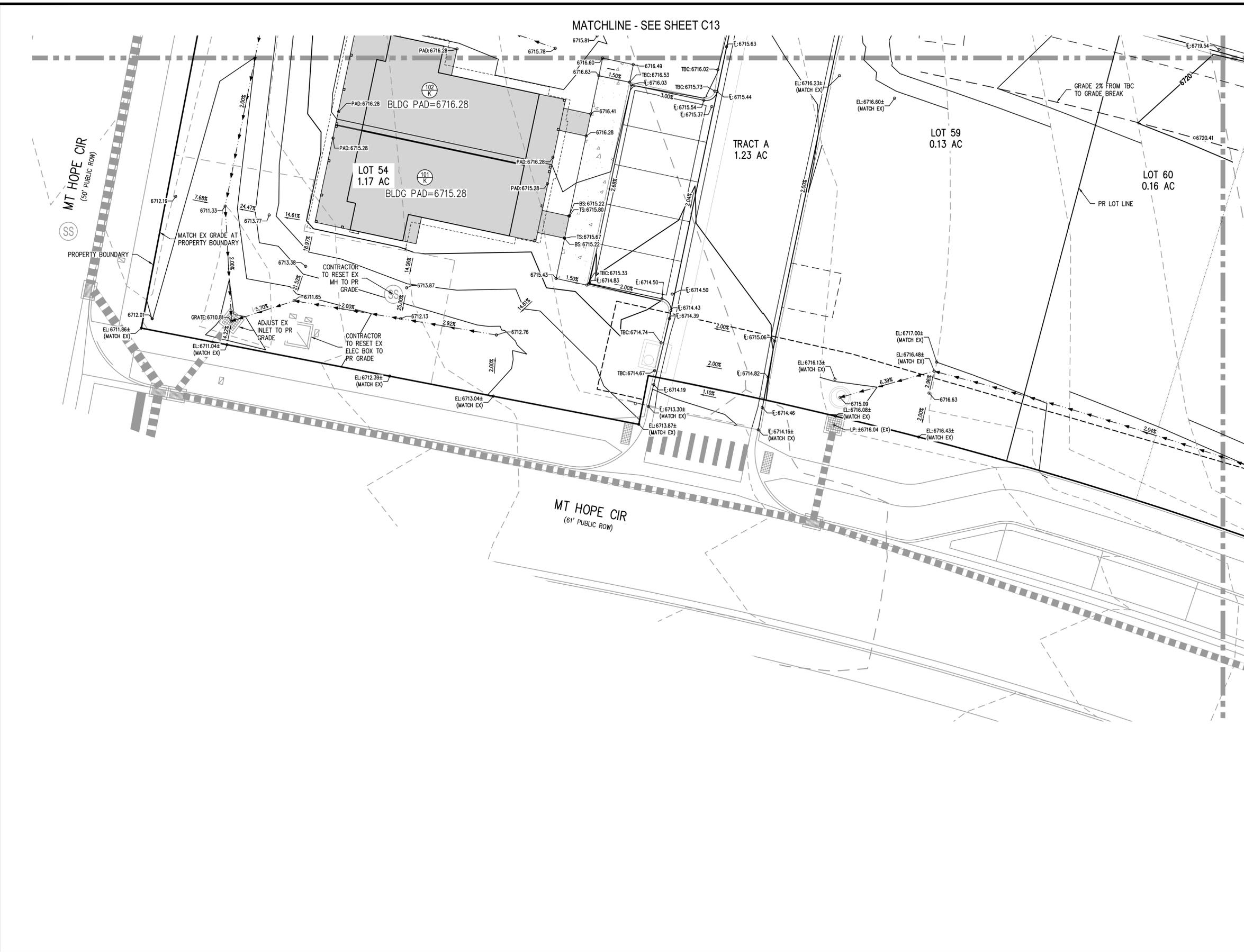
WILDFLOWER COTTAGES AT HAYMEADOW  
 AREA GRADING PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**C17**  
 17 OF 81

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

FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN\DWG LAYOUT: LAYOUT1  
 PLOTTED: TUE 01/13/26 2:43:13P BY: OLIVIA RILEY



**LEGEND:**

FUTURE PHASE AT TIME OF BLDG PERMIT

EXISTING CONTOURS

PROPOSED CONTOURS

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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

**HARRIS KOCHER SMITH**  
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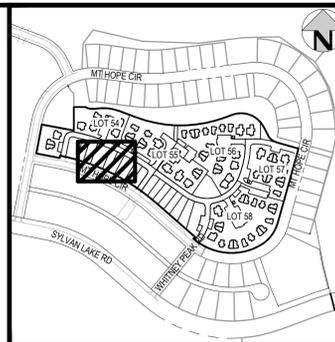
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 AREA GRADING PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**C18**  
 18 OF 81

MATCHLINE - SEE SHEET C14



KEY MAP  
SCALE: 1" = 400'



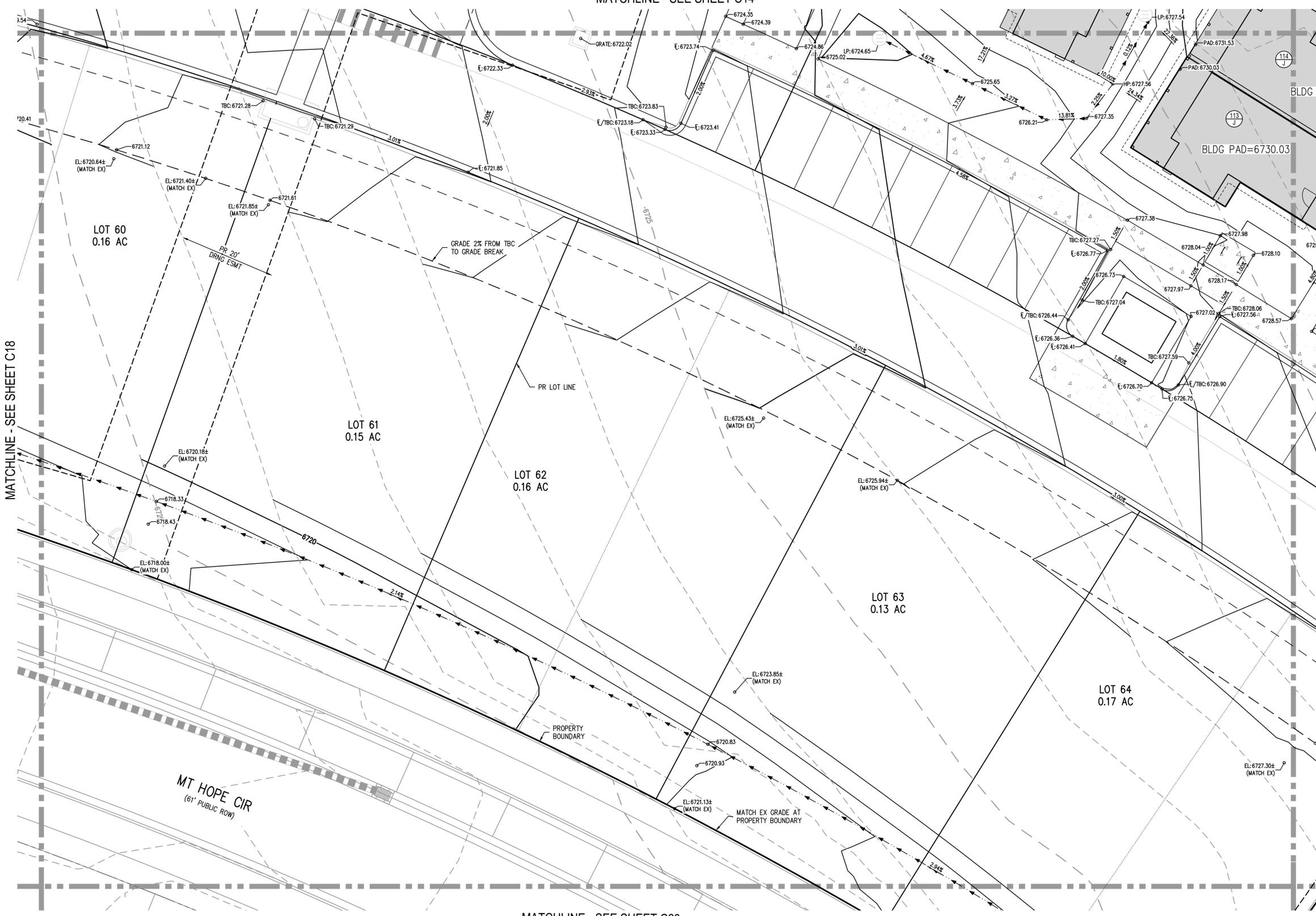
MATCHLINE - SEE SHEET C20

LEGEND:

- FUTURE PHASE AT TIME OF BLDG PERMIT (dashed line)
- EXISTING CONTOURS (solid line with elevation)
- PROPOSED CONTOURS (dashed line with elevation)

GENERAL GRADING NOTES:

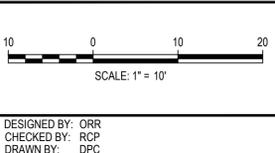
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MATCHLINE - SEE SHEET C23

MATCHLINE - SEE SHEET C18

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
FILES: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN\DWG LAYOUT: LAYOUT1 (2).dwg  
DESIGNED BY: ORR  
CHECKED BY: RCP  
DRAWN BY: DPC  
PLOTTED: TUE 01/13/2026 2:43:23P BY: OLIVIA RILEY



DATE	REVISION COMMENTS
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**HARRIS KOCHER SMITH**  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
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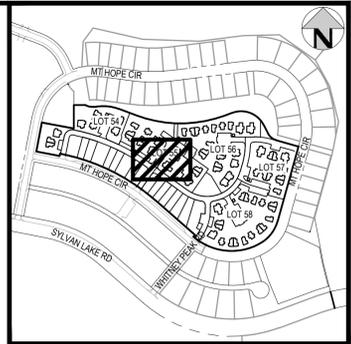
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PROJECT #: 2504026  
SHEET NUMBER  
**C19**  
19 OF 81

PRELIMINARY  
NOT FOR  
CONSTRUCTION

MATCHLINE - SEE SHEET C15



KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET C21

LEGEND:

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS

GENERAL GRADING NOTES:

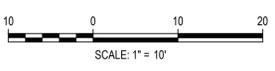
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- ROCK MULCH, IF PLACED UPSTREAM OF CONCRETE FLATWORK OR GRASSED AREA, SHALL BE PLACED ON TOP OF FINISHED GRADE SHOWN ON THESE PLANS. ROCK MULCH AREAS SHALL BE DESIGNED AND CONSTRUCTED TO ADEQUATELY DRAIN AND NOT RETAIN WATER. ALL LANDSCAPE EDGE MATERIALS SHALL NOT PREVENT DRAINAGE TO PASS THROUGH.
- ALL GRADES FOR WALLS ARE FINISHED GRADE ELEVATIONS AT BOTTOM OF FRONT FACE (BW) AND TOP-BACK OF WALL (TW). THE WALL ELEVATIONS DO NOT INDICATE FOUNDATION DEPTHS OR ELEVATIONS. RETAINING WALL DETAILS SHALL BE PROVIDED BY OTHERS.
- REFER TO STRUCTURAL PLANS FOR BUILDING FOUNDATION STEP LOCATIONS WHEN APPLICABLE.
- PORTIONS OF STAIRS THAT DO NOT MEET THE MINIMUM 4-INCH RISER HEIGHT (DUE TO AN ADJACENT SLOPING PUBLIC WAY) SHALL HAVE A DISTINCTIVE MARKING STRIPE, 1-INCH TO 2-INCHES IN WIDTH, WITH A SLIP-RESISTANT SURFACE, IN ACCORDANCE WITH CURRENT INTERNATIONAL BUILDING CODE REGULATIONS.
- SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES: PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS).
- TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
- ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
- CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
- BUILDING PAD ELEVATION SHOWN ON PLANS IS MINIMUM 18-INCHES BELOW FINISHED FLOOR ELEVATION. FINAL FINISHED FLOOR ELEVATION TO BE DETERMINED AT BUILDING PERMIT. CONTRACTOR SHALL VERIFY THAT NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10%, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
- ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT A MINIMUM OF 18-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
- DRIVEWAY GRADES ARE SHOWN FOR REFERENCE ONLY AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.



MATCHLINE - SEE SHEET C24

MATCHLINE - SEE SHEET C19

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN\2-DWG LAYOUT\ LAYOUT1 (3).dwg  
DESIGNED BY: ORR  
CHECKED BY: RCP  
DRAWN BY: DPC  
PLOTTED: TUE 01/13/26 2:43:33P BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

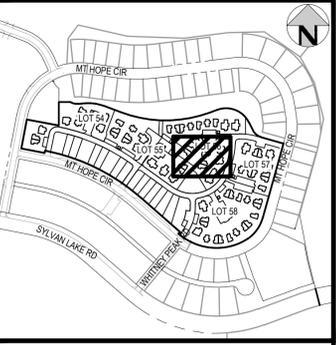
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**C20**  
20 OF 81

MATCHLINE - SEE SHEET C16



KEY MAP  
SCALE: 1" = 400'

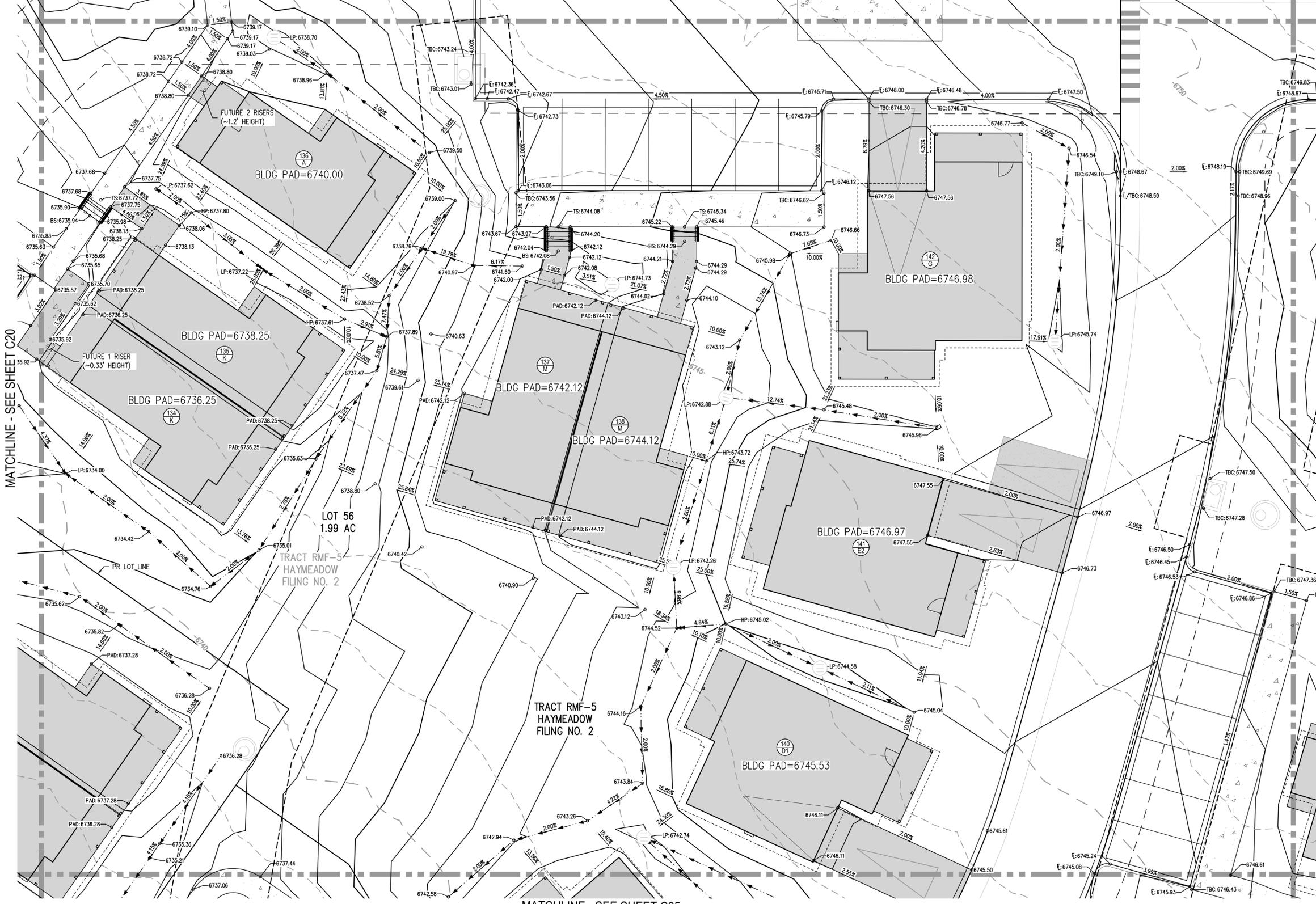
MATCHLINE - SEE SHEET C22

**LEGEND:**

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS

**GENERAL GRADING NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
2. CROSS SLOPES ALONG THE ACCESSIBLE ROUTE OR AT LANDINGS SHALL NOT EXCEED 2% IN ANY DIRECTION.
3. LONGITUDINAL SLOPES ALONG THE ACCESSIBLE ROUTE SHALL NOT EXCEED 5%.
4. LONGITUDINAL SLOPES ON RAMPS SHALL NOT EXCEED 8.33%. RAMPS, EXCEPT CURB RAMPS, SHALL HAVE HANDRAILS ON BOTH SIDES.
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MATCHLINE - SEE SHEET C25

MATCHLINE - SEE SHEET C20



10	0	10	20
SCALE: 1" = 10'			
DESIGNED BY: ORR			
CHECKED BY: RCP			
DRAWN BY: DPC			

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

**KS HARRIS KOCHER SMITH**  
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 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

HAYMEADOW HOMES, LLC

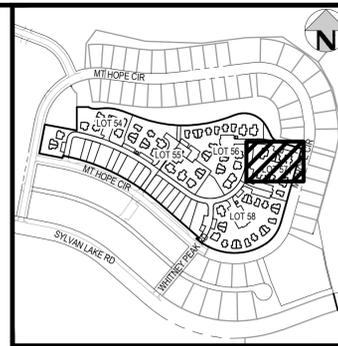
WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**C21**  
 21 OF 81

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
 FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAIL GRADING PLAN\2-DWG LAYOUT\ LAYOUT1 (4)  
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 PLOTTED: TUE 01/13/25 2:43:33P BY: OLIVIA RILEY

MATCHLINE - SEE SHEET C17



KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET C21



MATCHLINE - SEE SHEET C26

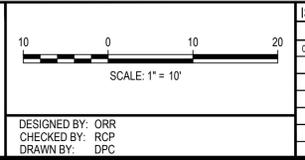
**LEGEND:**

- FUTURE PHASE AT TIME OF BLDG PERMIT (shaded area)
- EXISTING CONTOURS (dashed line with elevation)
- PROPOSED CONTOURS (solid line with elevation)

**GENERAL GRADING NOTES:**

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN\DWG LAYOUT\ LAYOUT1 (5).dwg  
DESIGNED BY: ORR  
CHECKED BY: RCP  
DRAWN BY: DPC  
PLOTTED: TUE 01/13/2026 2:43:54P BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET



HAYMEADOW HOMES, LLC

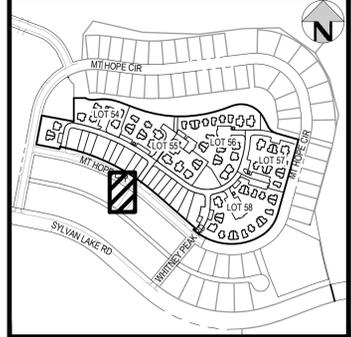
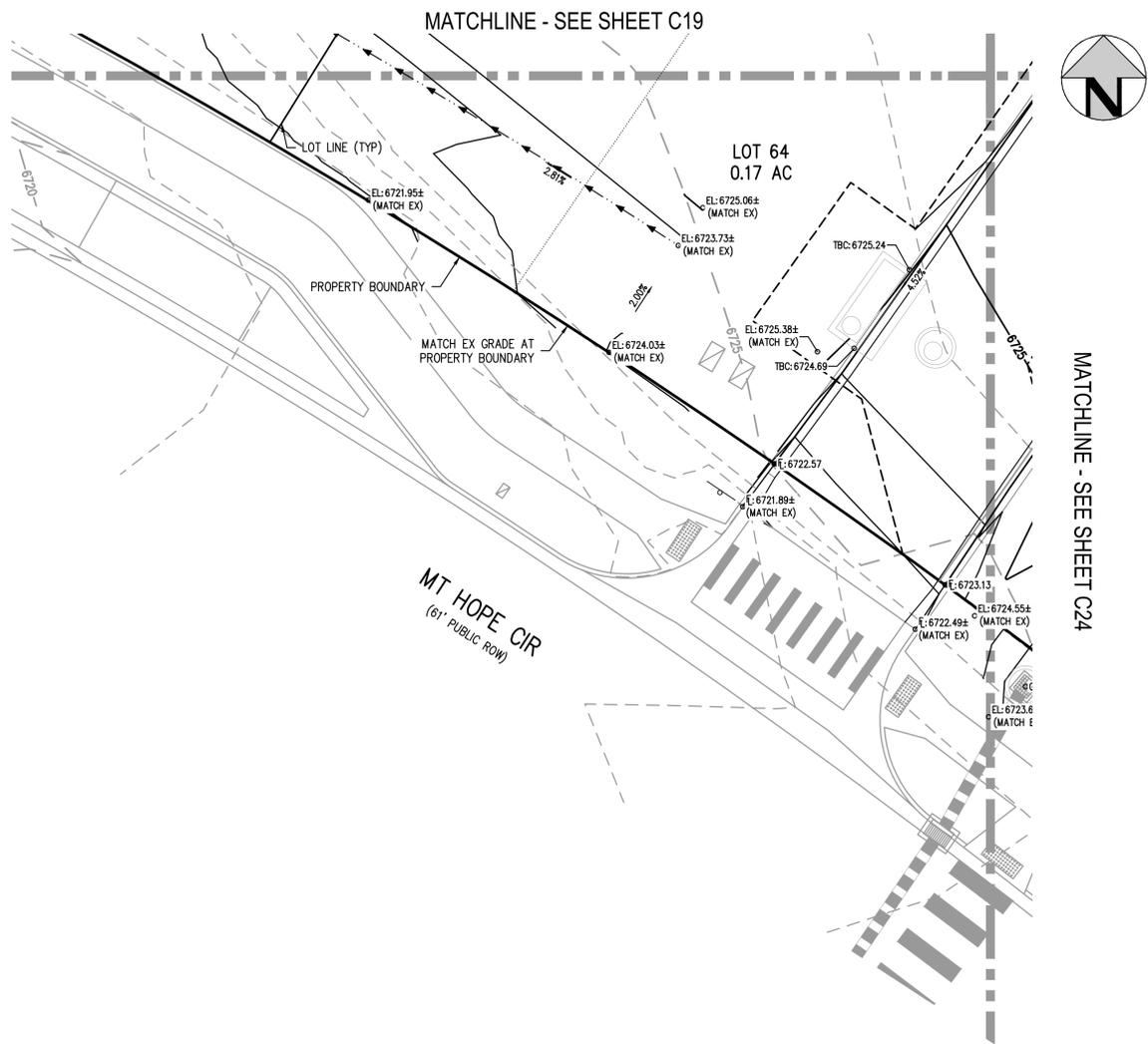
WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PROJECT #: 2504026  
SHEET NUMBER

C22

22 OF 81

PRELIMINARY  
NOT FOR  
CONSTRUCTION



KEY MAP  
SCALE: 1" = 400'

**LEGEND:**

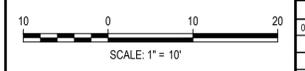
FUTURE PHASE AT TIME OF BLDG PERMIT	
EXISTING CONTOURS	
PROPOSED CONTOURS	

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FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\SCD - DETAILED GRADING PLAN\3-DWG LAYOUT - LAYOUT1  
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DESIGNED BY: ORR  
 CHECKED BY: RCP  
 DRAWN BY: DPC

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

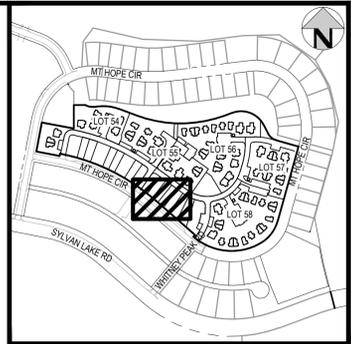
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 AREA GRADING PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**C23**  
 23 OF 81

MATCHLINE - SEE SHEET C20



KEY MAP  
SCALE: 1" = 400'

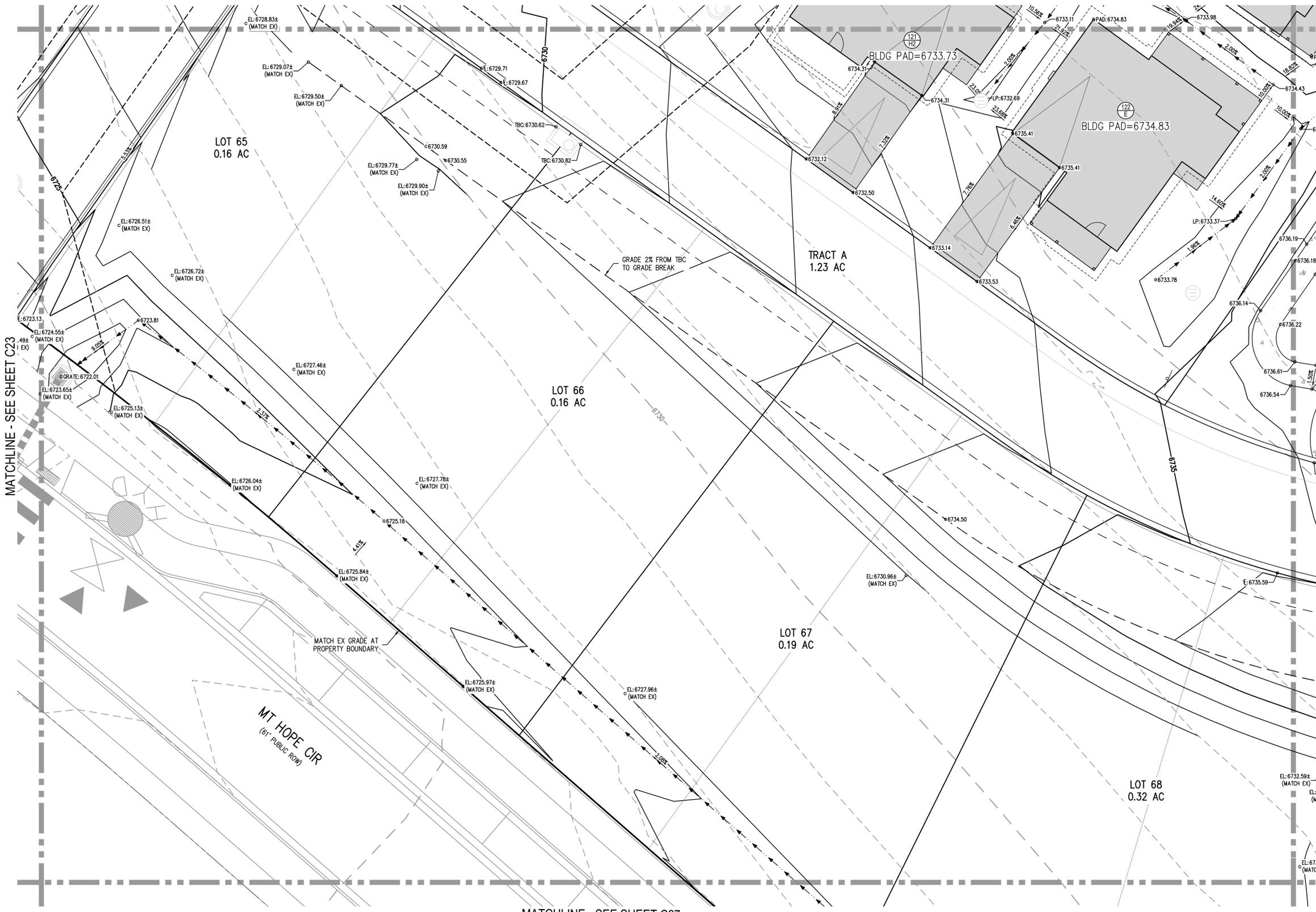
MATCHLINE - SEE SHEET C25

**LEGEND:**

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS

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- CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
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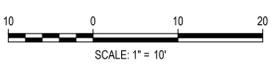


MATCHLINE - SEE SHEET C27

MATCHLINE - SEE SHEET C23

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

FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN\3.DWG LAYOUT: LAYOUT1 (2)  
DRAWN BY: RCP  
CHECKED BY: RCP  
PLOTTED: TUE 01/13/26 2:44:34P BY: OLIVIA RILEY



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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

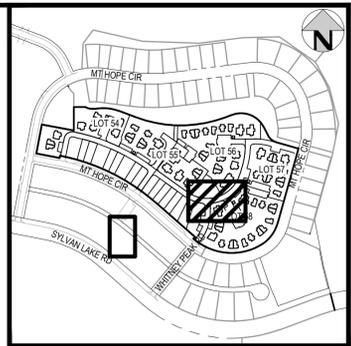
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**C24**  
24 OF 81

MATCHLINE - SEE SHEET C21



KEY MAP  
SCALE: 1" = 400'



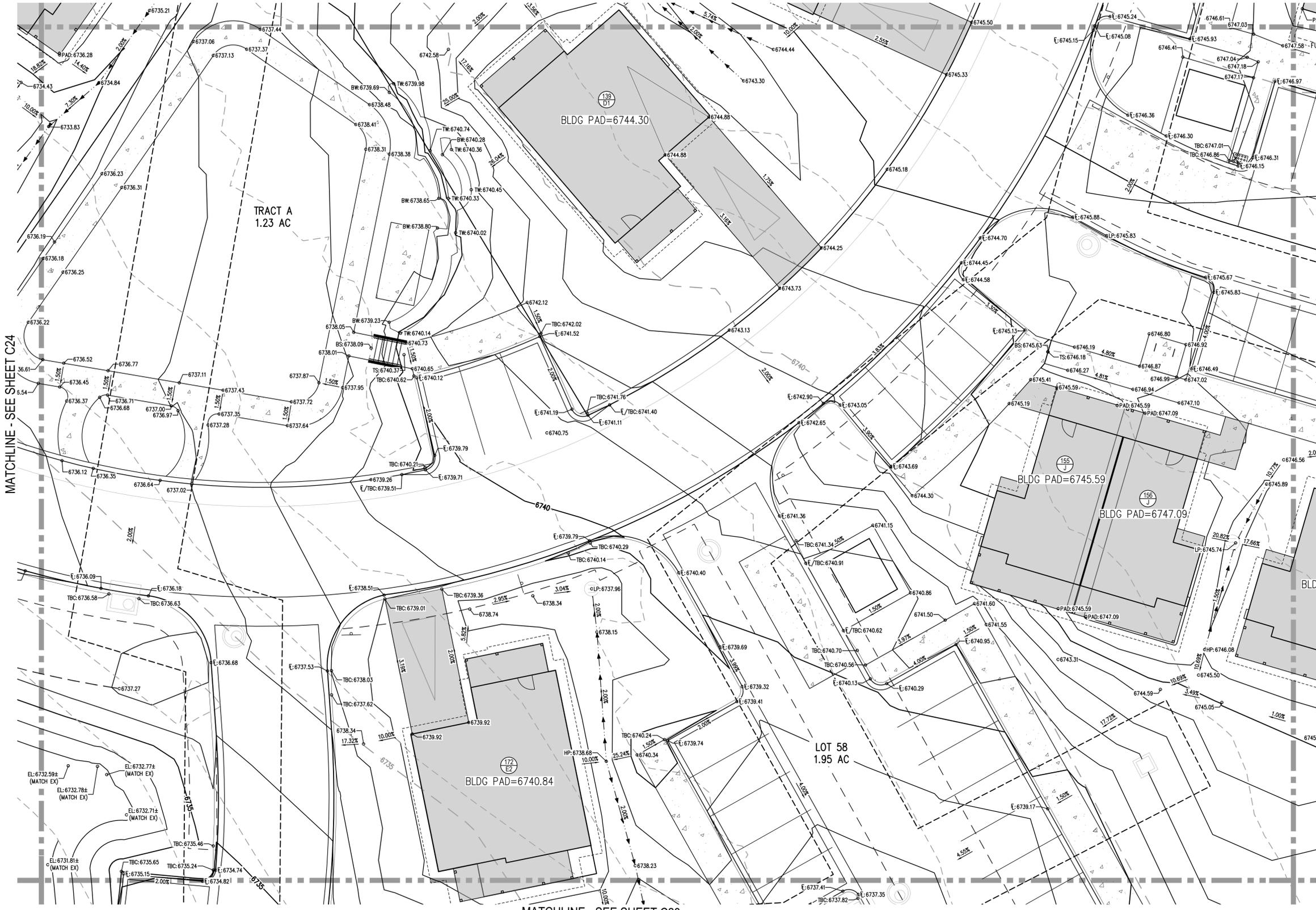
MATCHLINE - SEE SHEET C26

LEGEND:

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS

GENERAL GRADING NOTES:

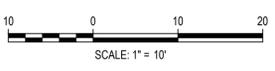
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MATCHLINE - SEE SHEET C28

MATCHLINE - SEE SHEET C24

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
FILES: P:\2025\2504026\ENGINEERING\GRADING\DC - DETAILED GRADING PLAN-3.DWG LAYOUT: LAYOUT1 (3)  
PLOTTED: TUE 01/13/2026 2:44:44P BY: OLIVIA RILEY



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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

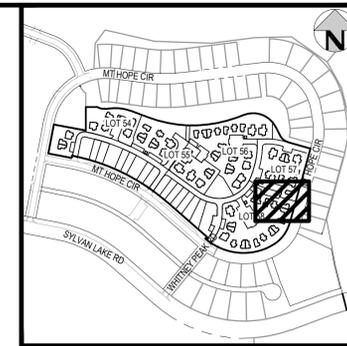
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER

C25

25 OF 81

MATCHLINE - SEE SHEET C22



KEY MAP  
SCALE: 1" = 400'



MATCHLINE - SEE SHEET C25

MATCHLINE - SEE SHEET C29

**LEGEND:**

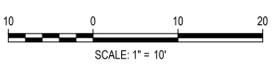
- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS 5173, 5170
- PROPOSED CONTOURS 5173, 5170

**GENERAL GRADING NOTES:**

1. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT HANDRAILS, STAIRS, CURB RAMPS, AND RAMPS ARE INSTALLED IN CONFORMANCE WITH ALL APPLICABLE LOCAL STATE AND/OR FEDERAL REGULATIONS AND STANDARDS, INCLUDING BUT NOT LIMITED TO, THE AMERICANS WITH DISABILITIES ACT (ADA), THE FAIR HOUSING ACT (FHA) AND THE AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI).
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

FILE PATH: P:\2025\250426\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN\3.DWG LAYOUT: LAYOUT1 (4)  
PLOTTED: TUE 01/13/26 2:44:54P BY: OLIVIA RILEY



ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

HAYMEADOW HOMES, LLC

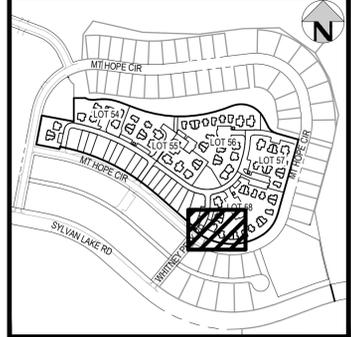
WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**C26**  
26 OF 81

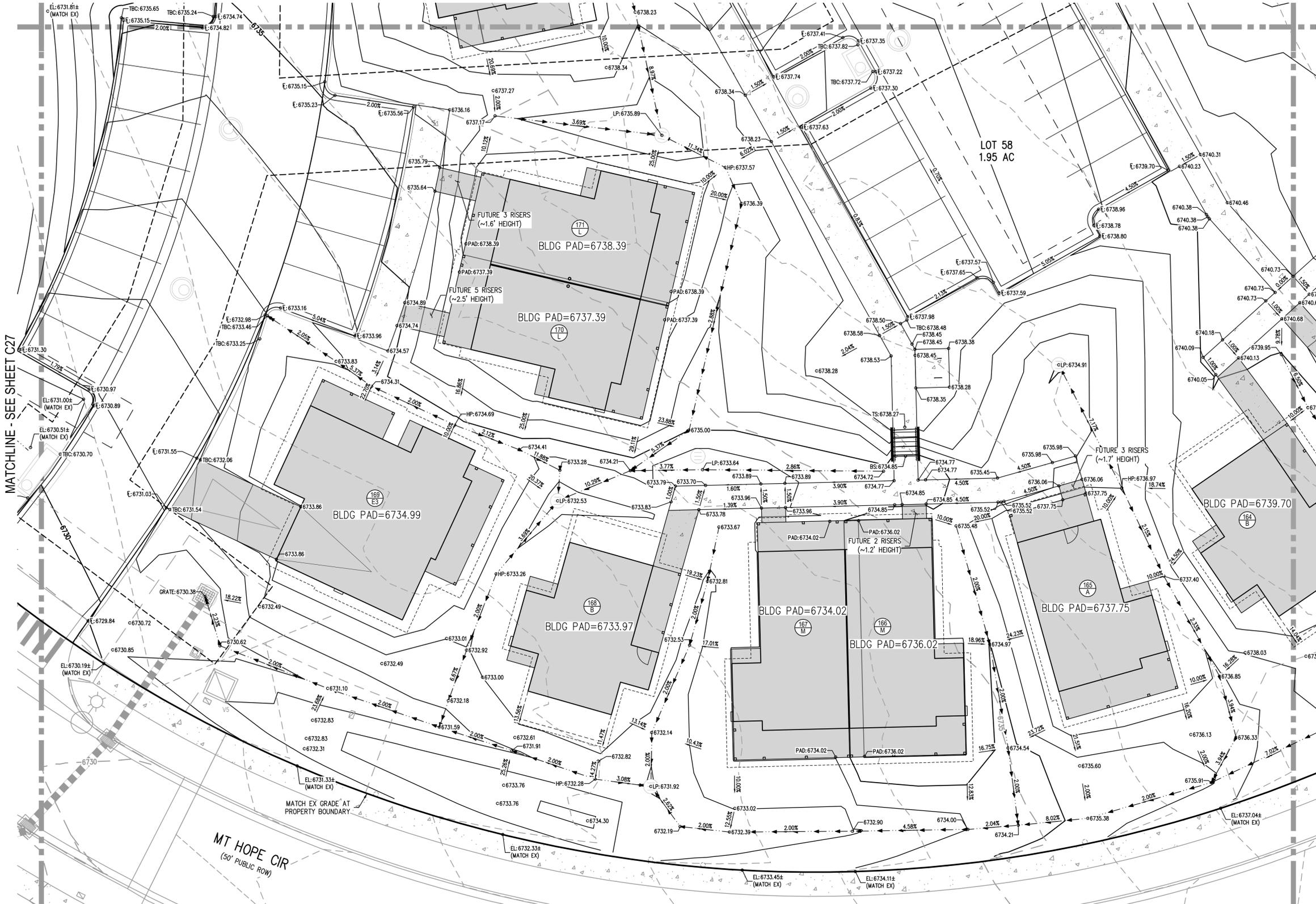


MATCHLINE - SEE SHEET C25



KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET C29



**LEGEND:**

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS
- PROPOSED CONTOURS

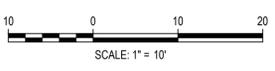
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MATCHLINE - SEE SHEET C27

MT HOPE CIR  
(50' PUBLIC ROW)

MATCH EX GRADE AT PROPERTY BOUNDARY



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

DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PROJECT #: 2504026  
SHEET NUMBER  
**C28**  
28 OF 81

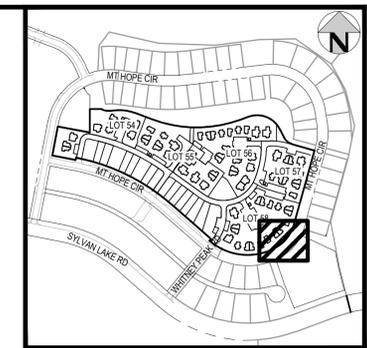
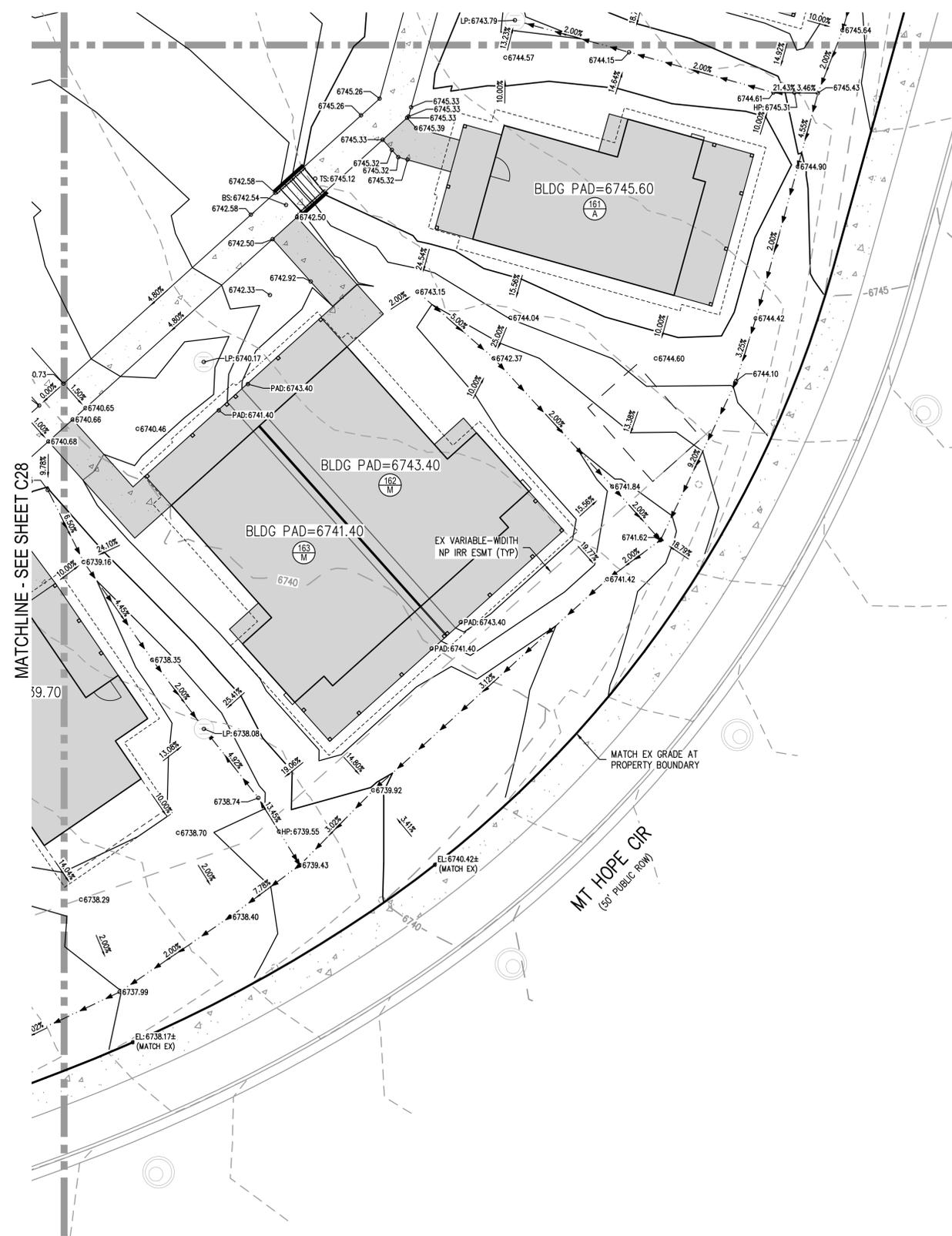
PRELIMINARY  
NOT FOR  
CONSTRUCTION

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN-3.DWG LAYOUT: LAYOUT1 (6)  
PLOT DATE: 01/13/2025 2:45:09P BY: OLIVIA RILEY

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

FILE PATH: P:\2025\2504026\ENGINEERING\GRADING\CD - DETAILED GRADING PLAN\3-DWG LAYOUT - LAYOUT1 (7)  
PLOTTED: TUE 01/13/26 2:45:18P BY: OLIVIA RILEY

MATCHLINE - SEE SHEET C26



KEY MAP  
SCALE: 1" = 400'

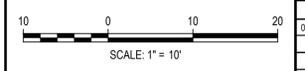
MATCHLINE - SEE SHEET C28

**LEGEND:**

- FUTURE PHASE AT TIME OF BLDG PERMIT
- EXISTING CONTOURS  5173  
 5170
- PROPOSED CONTOURS  5173  
 5170

**GENERAL GRADING NOTES:**

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11. SEE LANDSCAPE ARCHITECT PLANS FOR HEIGHT AND TOP OF COURTYARD AMENITIES: PLANTER CURBS, SEAT WALLS, BENCHES, FIRE WALL, MEDIA WALL, BARS, AND GRILLS.
12. TOP STEP ELEVATIONS FOR STOOPS AND PATIOS ARE SHOWN FOR REFERENCE ONLY. TOP OF STEPS AND PATIO ELEVATIONS SHALL BE COORDINATED WITH ARCHITECTURAL PLANS/DETAILS AND AS-BUILT STOOP/PATIO ELEVATIONS.
13. ELECTRICAL TRANSFORMER PADS AND AC-UNIT PADS ARE TO BE SET A MINIMUM OF 2-INCHES ABOVE THE ADJACENT FINISHED GRADE AROUND THE PERIMETER OF THE PAD. CONTRACTOR SHALL PROVIDE A CONCRETE TURNDOWN AS NECESSARY. CONTRACTOR IS TO VERIFY POSITIVE DRAINAGE AWAY FROM, AND AROUND, ALL ELECTRICAL PADS AND AC-UNIT PADS.
14. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS, AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL ENGINEERING REPORT.
15. CONTRACTOR SHALL ENSURE ACCESSIBLE EXTERIOR DOORS AND GATES ARE CONSTRUCTED WITH ADEQUATE LANDING WIDTH AND DEPTH TO COMPLY WITH APPLICABLE AMERICANS WITH DISABILITIES ACT (ADA) AND AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) MANEUVERING CLEARANCES AT DOOR REQUIREMENTS (BASED ON THE DIRECTION OF APPROACH OF THE SIDEWALK).
16. BUILDING PAD ELEVATION SHOWN ON PLANS IS MINIMUM 18-INCHES BELOW FINISHED FLOOR ELEVATION. FINAL FINISHED FLOOR ELEVATION TO BE DETERMINED AT BUILDING PERMIT. CONTRACTOR SHALL VERIFY THAT NON-PAVED GRADES ADJACENT TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10% FOR 10-FT. ALL PAVED GRADES ATTACHED TO BUILDINGS SHALL SLOPE AWAY FROM ALL BUILDINGS AT A MINIMUM OF 10%, UNLESS OTHERWISE NOTED. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES.
17. ALL GRADES ADJACENT TO THE BUILDINGS SHALL BE AT A MINIMUM OF 18-INCHES BELOW FINISHED FLOOR ELEVATION, UNLESS OTHERWISE NOTED.
18. DRIVEWAY GRADES ARE SHOWN FOR REFERENCE ONLY AND WILL BE FINALIZED AT TIME OF BUILDING PERMIT.



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

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
AREA GRADING PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

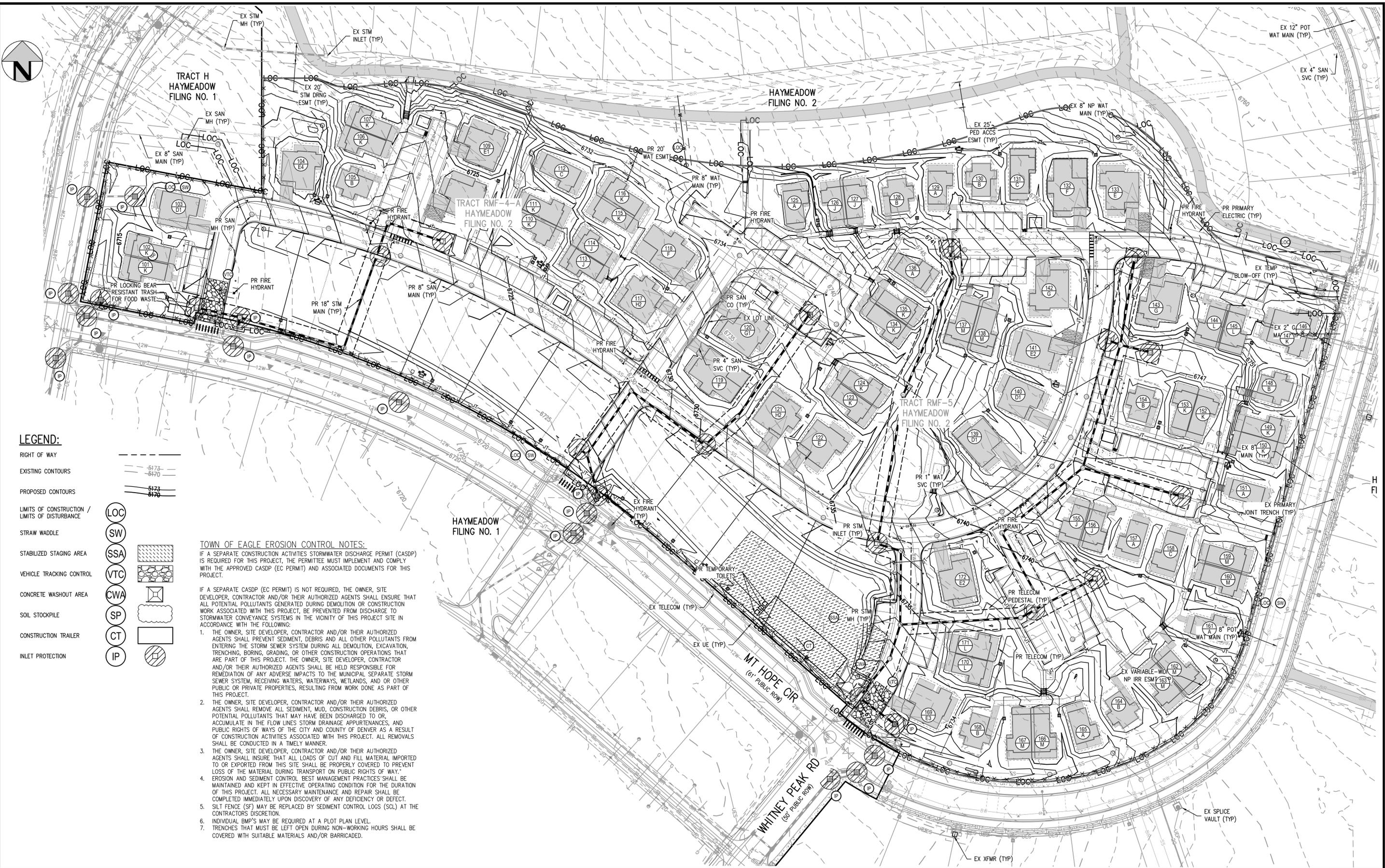
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SHEET NUMBER

**C29**

29 OF 81



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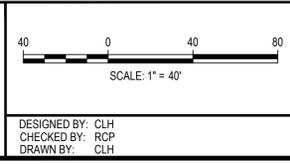
**LEGEND:**

- RIGHT OF WAY
- EXISTING CONTOURS  5173  
 5470
- PROPOSED CONTOURS  5173  
 5176
- LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE  LOC
- STRAW WATTLE  SW
- STABILIZED STAGING AREA  SSA
- VEHICLE TRACKING CONTROL  VTC
- CONCRETE WASHOUT AREA  CWA
- SOIL STOCKPILE  SP
- CONSTRUCTION TRAILER  CT
- INLET PROTECTION  IP

**TOWN OF EAGLE EROSION CONTROL NOTES:**  
 IF A SEPARATE CONSTRUCTION ACTIVITIES STORMWATER DISCHARGE PERMIT (CASDP) IS REQUIRED FOR THIS PROJECT, THE PERMITEE MUST IMPLEMENT AND COMPLY WITH THE APPROVED CASDP (EC PERMIT) AND ASSOCIATED DOCUMENTS FOR THIS PROJECT.

IF A SEPARATE CASDP (EC PERMIT) IS NOT REQUIRED, THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL ENSURE THAT ALL POTENTIAL POLLUTANTS GENERATED DURING DEMOLITION OR CONSTRUCTION WORK ASSOCIATED WITH THIS PROJECT, BE PREVENTED FROM DISCHARGE TO STORMWATER CONVEYANCE SYSTEMS IN THE VICINITY OF THIS PROJECT SITE IN ACCORDANCE WITH THE FOLLOWING:

1. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, BORING, GRADING, OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO THE MUNICIPAL SEPARATE STORM SEWER SYSTEM, RECEIVING WATERS, WATERWAYS, WETLANDS, AND OR OTHER PUBLIC OR PRIVATE PROPERTIES, RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
2. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN DISCHARGED TO OR ACCUMULATE IN THE FLOW LINES STORM DRAINAGE APPURTENANCES, AND PUBLIC RIGHTS OF WAYS OF THE CITY AND COUNTY OF DENVER AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS PROJECT. ALL REMOVALS SHALL BE CONDUCTED IN A TIMELY MANNER.
3. THE OWNER, SITE DEVELOPER, CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC RIGHTS OF WAY.
4. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES SHALL BE MAINTAINED AND KEPT IN EFFECTIVE OPERATING CONDITION FOR THE DURATION OF THIS PROJECT. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IMMEDIATELY UPON DISCOVERY OF ANY DEFICIENCY OR DEFECT.
5. SILT FENCE (SF) MAY BE REPLACED BY SEDIMENT CONTROL LOGS (SCL) AT THE CONTRACTORS DISCRETION.
6. INDIVIDUAL BMP'S MAY BE REQUIRED AT A PLOT PLAN LEVEL.
7. TRENCHES THAT MUST BE LEFT OPEN DURING NON-WORKING HOURS SHALL BE COVERED WITH SUITABLE MATERIALS AND/OR BARRICADED.



ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET



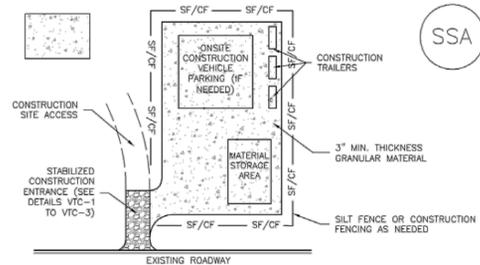
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 GRADING, EROSION & SEDIMENT CONTROL PLAN - FINAL

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT # 2504026  
 SHEET NUMBER  
**EC2**  
 31 OF 81

**Stabilized Staging Area (SSA) SM-6**



SSA-1. STABILIZED STAGING AREA

**STABILIZED STAGING AREA INSTALLATION NOTES**

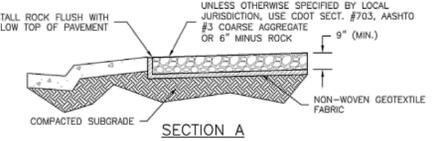
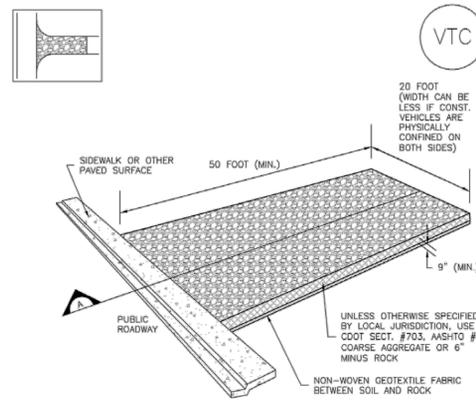
- SEE PLAN VIEW FOR:
  - LOCATION OF STAGING AREA(S).
  - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
- STABILIZED STAGING AREA SHOULD BE APPROPRIATE FOR THE NEEDS OF THE SITE. OVERSIZING RESULTS IN A LARGER AREA TO STABILIZE FOLLOWING CONSTRUCTION.
- STAGING AREA SHALL BE STABILIZED PRIOR TO OTHER OPERATIONS ON THE SITE.
- THE STABILIZED STAGING AREA SHALL CONSIST OF A MINIMUM 3" THICK GRANULAR MATERIAL.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.
- ADDITIONAL PERIMETER BMPs MAY BE REQUIRED INCLUDING BUT NOT LIMITED TO SILT FENCE AND CONSTRUCTION FENCING.

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY IF RUTTING OCCURS OR UNDERLYING SUBGRADE BECOMES EXPOSED.

November 2010 Urban Drainage and Flood Control District SSA-3  
Urban Storm Drainage Criteria Manual Volume 3

**Vehicle Tracking Control (VTC) SM-4**



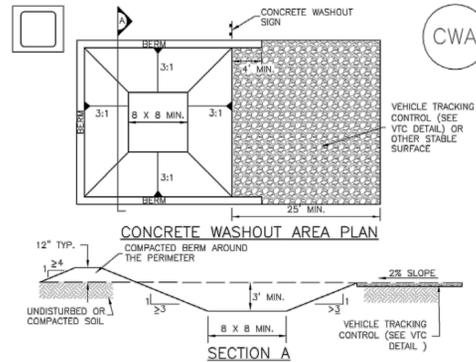
VTC-1. AGGREGATE VEHICLE TRACKING CONTROL

UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, USE CDOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

November 2010 Urban Drainage and Flood Control District VTC-3  
Urban Storm Drainage Criteria Manual Volume 3

**Concrete Washout Area (CWA) MM-1**



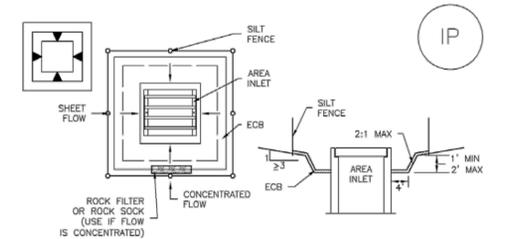
CWA-1. CONCRETE WASHOUT AREA

**CWA INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - CWA INSTALLATION LOCATION.
- DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (1/8 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE AREA SHOULD BE USED.
- THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.
- CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.
- BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 12".
- VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.
- SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.
- USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

November 2010 Urban Drainage and Flood Control District CWA-3  
Urban Storm Drainage Criteria Manual Volume 3

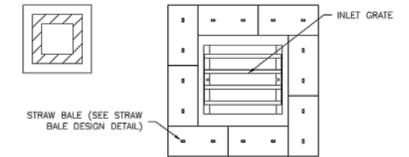
**SC-6 Inlet Protection (IP)**



IP-5. OVEREXCAVATION INLET PROTECTION

**OVEREXCAVATION INLET PROTECTION INSTALLATION NOTES**

- THIS FORM OF INLET PROTECTION IS PRIMARILY APPLICABLE FOR SITES THAT HAVE NOT YET REACHED FINAL GRADE AND SHOULD BE USED ONLY FOR INLETS WITH A RELATIVELY SMALL CONTRIBUTING DRAINAGE AREA.
- WHEN USING FOR CONCENTRATED FLOWS, SHAPE BASIN IN 2:1 RATIO WITH LENGTH ORIENTED TOWARDS DIRECTION OF FLOW.
- SEDIMENT MUST BE PERIODICALLY REMOVED FROM THE OVEREXCAVATED AREA.



IP-6. STRAW BALE FOR SUMP INLET PROTECTION

**STRAW BALE BARRIER INLET PROTECTION INSTALLATION NOTES**

- SEE STRAW BALE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
- BALES SHALL BE PLACED IN A SINGLE ROW AROUND THE INLET WITH ENDS OF BALES TIGHTLY ADJUTING ONE ANOTHER.

IP-6 Urban Drainage and Flood Control District August 2013  
Urban Storm Drainage Criteria Manual Volume 3

**SM-6 Stabilized Staging Area (SSA)**

**STABILIZED STAGING AREA MAINTENANCE NOTES**

- STABILIZED STAGING AREA SHALL BE ENLARGED IF NECESSARY TO CONTAIN PARKING, STORAGE, AND UNLOADING/LOADING OPERATIONS.
- THE STABILIZED STAGING AREA SHALL BE REMOVED AT THE END OF CONSTRUCTION. THE GRANULAR MATERIAL SHALL BE REMOVED OR, IF APPROVED BY THE LOCAL JURISDICTION, USED ON SITE, AND THE AREA COVERED WITH TOPSOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY LOCAL JURISDICTION.

NOTE: MANY MUNICIPALITIES PROHIBIT THE USE OF RECYCLED CONCRETE AS GRANULAR MATERIAL FOR STABILIZED STAGING AREAS DUE TO DIFFICULTIES WITH RE-ESTABLISHMENT OF VEGETATION IN AREAS WHERE RECYCLED CONCRETE WAS PLACED.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM DOUGLAS COUNTY, COLORADO, NOT AVAILABLE IN AUTOCAD)

SSA-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

**SM-4 Vehicle Tracking Control (VTC)**

**STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
  - TYPE OF CONSTRUCTION ENTRANCE(S)/EXIT(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).
- CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.
- A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT-OF-WAYS.
- STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.
- A NON-WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.
- UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

**STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.
- SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

(DETAILS ADAPTED FROM CITY OF BROOMFIELD, COLORADO, NOT AVAILABLE IN AUTOCAD)

VTC-6 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

**MM-1 Concrete Washout Area (CWA)**

**CWA MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.
- CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.
- THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.
- WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

CWA-4 Urban Drainage and Flood Control District November 2010  
Urban Storm Drainage Criteria Manual Volume 3

**SC-6 Inlet Protection (IP)**

**GENERAL INLET PROTECTION INSTALLATION NOTES**

- SEE PLAN VIEW FOR:
  - LOCATION OF INLET PROTECTION.
  - TYPE OF INLET PROTECTION (IP-1, IP-2, IP-3, IP-4, IP-5, IP-6)
- INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.
- MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

**INLET PROTECTION MAINTENANCE NOTES**

- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
- FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
- WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS. TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR 1/4 OF THE HEIGHT FOR STRAW BALES.
- INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.
- WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDPCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDPCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.

IP-8 Urban Drainage and Flood Control District August 2013  
Urban Storm Drainage Criteria Manual Volume 3

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Know what's below.  
Call before you dig.

ISSUE DATE: 08-01-2025	DATE	REVISION COMMENTS
	01-13-2026	PER TOWN OF EAGLE COMMENTS/81D SET



HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
GRADING, EROSION & SEDIMENT CONTROL DETAILS

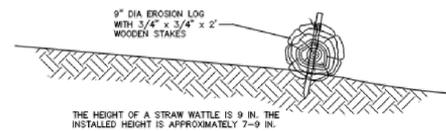
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32 OF 81

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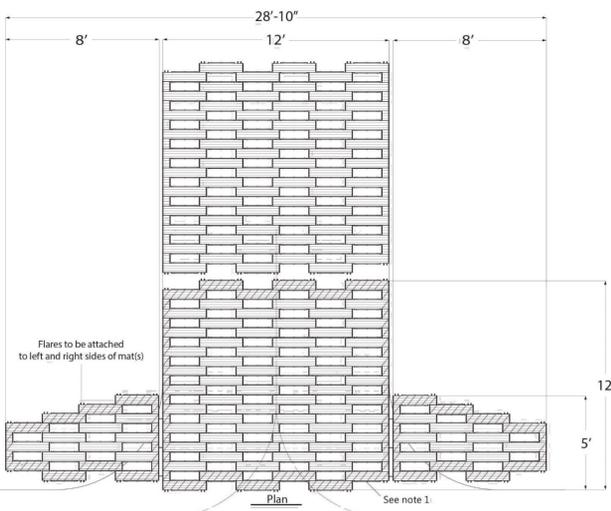


**EROSION LOG WATTLE DETAIL**  
N.T.S.

- This sediment barrier is designed for low surface flows not to exceed 1 cfs for small areas, slope flatter than 3:1 or short slopes, and where silt fences are not practicable. Straw Wattles can also be installed on contour on steeper slopes to reduce surface, spread water flow and capture sediment. The following is a brief description of the Straw Wattles, their uses and installation.
- The height of a Straw Wattle is 9 in. The installed height is approximately 5 - 7 in. The standard length of Straw Wattles is 25 ft., however other lengths will be made upon request.
  - Straw Wattles can be installed on contour of slope, with a slight downslope angle at the end of each row to allow for slow drainage during heavy precipitation. They can also be used at the top of slopes to prevent sheeting over the edge, and they can be used at the toe of slopes. Straw Wattles can also be used along sidewalk and curbs and around storm drains and inlets to prevent sediment pollution.
  - Straw Wattles can be used to replace silt fences, straw bale dikes and sand bag barriers. They can also be placed in drainage swales to slow flows and capture sediment; they can be used as level spreaders to prevent concentrated flow, and in place of earthen berms or dikes.
  - Straw Wattles should be installed on surface.
  - Lay the Wattle in the trench and stake with 3/4" x 3/4" x 18" or 24" wood stakes at each end and 4-foot on center. When installing running lengths, Straw Wattle ends should be buttoned firmly together to prevent leakage, and securely staked together but overlapping is acceptable.
  - When used on slopes, Straw Wattles do not require removal and can be abandoned in place. However, when used for temporary purposes such as along sidewalk, on curbs, or around storm drains, they can be removed and reused.
  - Wattles installed on slopes that are steeper than 2:1 shall be spaced at 10' intervals rather than 20' intervals.

**Title:** Erosion Log  
**Project:** Public Works Manual  
**Drawn:** JB  
**Checked:** [Signature]  
**Sheet:** Erosion Log.dwg  
**Date:** 1/18/2018

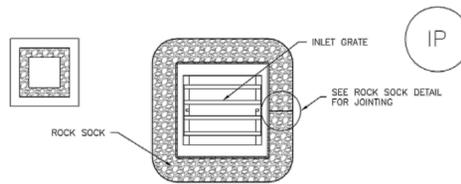
**D5**



- NOTES**
- NO PICK (ROWS)
  - INSTALL MAT RAISED TAB SIDE UP
  - EXPANDABLE AS NECESSARY

**Tracking Pad Details**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com  
 Date: 10/28/2016 Sheet: 1 of 1

**Inlet Protection (IP) SC-6**



**IP-3. ROCK SOCK SUMP/AREA INLET PROTECTION**

- ROCK SOCK SUMP/AREA INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF ROCK SOCKS FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

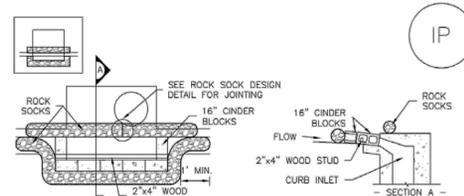


**IP-4. SILT FENCE FOR SUMP INLET PROTECTION**

- SILT FENCE INLET PROTECTION INSTALLATION NOTES**
- SEE SILT FENCE DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - POSTS SHALL BE PLACED AT EACH CORNER OF THE INLET AND AROUND THE EDGES AT A MAXIMUM SPACING OF 3 FEET.
  - STRAW WATTLES/SEDIMENT CONTROL LOGS MAY BE USED IN PLACE OF SILT FENCE FOR INLETS IN PERVIOUS AREAS. INSTALL PER SEDIMENT CONTROL LOG DETAIL.

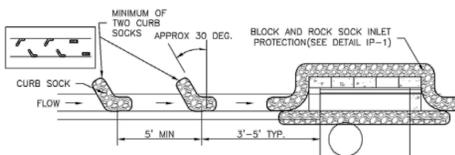
August 2013 Urban Drainage and Flood Control District  
 Urban Storm Drainage Criteria Manual Volume 3 IP-5

**SC-6 Inlet Protection (IP)**



**IP-1. BLOCK AND ROCK SOCK SUMP OR ON GRADE INLET PROTECTION**

- BLOCK AND CURB SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL FOR INSTALLATION REQUIREMENTS.
  - CONCRETE "CINDER" BLOCKS SHALL BE LAID ON THEIR SIDES AROUND THE INLET IN A SINGLE ROW, ABUTTING ONE ANOTHER WITH THE OPEN END FACING AWAY FROM THE CURB.
  - GRAVEL BAGS SHALL BE PLACED AROUND CONCRETE BLOCKS, CLOSELY ABUTTING ONE ANOTHER AND JOINTED TOGETHER IN ACCORDANCE WITH ROCK SOCK DESIGN DETAIL.

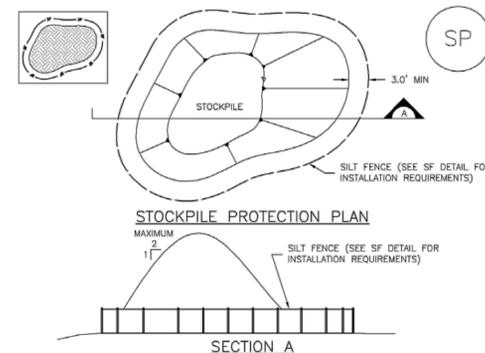


**IP-2. CURB ROCK SOCKS UPSTREAM OF INLET PROTECTION**

- CURB ROCK SOCK INLET PROTECTION INSTALLATION NOTES**
- SEE ROCK SOCK DESIGN DETAIL INSTALLATION REQUIREMENTS.
  - PLACEMENT OF THE SOCK SHALL BE APPROXIMATELY 30 DEGREES FROM PERPENDICULAR IN THE OPPOSITE DIRECTION OF FLOW.
  - SOCKS ARE TO BE FLUSH WITH THE CURB AND SPACED A MINIMUM OF 5 FEET APART.
  - AT LEAST TWO CURB SOCKS IN SERIES ARE REQUIRED UPSTREAM OF ON-GRADE INLETS.

IP-4 Urban Drainage and Flood Control District  
 Urban Storm Drainage Criteria Manual Volume 3 August 2013

**Stockpile Management (SP) MM-2**



**SP-1. STOCKPILE PROTECTION**

- STOCKPILE PROTECTION INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF STOCKPILES.
    - TYPE OF STOCKPILE PROTECTION.
  - INSTALL PERIMETER CONTROLS IN ACCORDANCE WITH THEIR RESPECTIVE DESIGN DETAILS. SILT FENCE IS SHOWN IN THE STOCKPILE PROTECTION DETAILS; HOWEVER, OTHER TYPES OF PERIMETER CONTROLS INCLUDING SEDIMENT CONTROL LOGS OR ROCK SOCKS MAY BE SUITABLE IN SOME CIRCUMSTANCES. CONSIDERATIONS FOR DETERMINING THE APPROPRIATE TYPE OF PERIMETER CONTROL FOR A STOCKPILE INCLUDE WHETHER THE STOCKPILE IS LOCATED ON A PERVIOUS OR IMPERVIOUS SURFACE, THE RELATIVE HEIGHTS OF THE PERIMETER CONTROL AND STOCKPILE, THE ABILITY OF THE PERIMETER CONTROL TO CONTAIN THE STOCKPILE WITHOUT FAILING IN THE EVENT THAT MATERIAL FROM THE STOCKPILE SHIFTS OR SLUMPS AGAINST THE PERIMETER, AND OTHER FACTORS.
  - STABILIZE THE STOCKPILE SURFACE WITH SURFACE ROUGHENING, TEMPORARY SEEDING AND MULCHING, EROSION CONTROL BLANKETS, OR SOIL BINDERS. SOILS STOCKPILES FOR AN EXTENDED PERIOD (TYPICALLY FOR MORE THAN 60 DAYS) SHOULD BE SEEDING AND MULCHED WITH A TEMPORARY GRASS COVER ONCE THE STOCKPILE IS PLACED (TYPICALLY WITHIN 14 DAYS). USE OF MULCH ONLY OR A SOIL BINDER IS ACCEPTABLE IF THE STOCKPILE WILL BE IN PLACE FOR A MORE LIMITED TIME PERIOD (TYPICALLY 30-60 DAYS).
  - FOR TEMPORARY STOCKPILES ON THE INTERIOR PORTION OF A CONSTRUCTION SITE, WHERE OTHER DOWNGRADIENT CONTROLS, INCLUDING PERIMETER CONTROL, ARE IN PLACE, STOCKPILE PERIMETER CONTROLS MAY NOT BE REQUIRED.

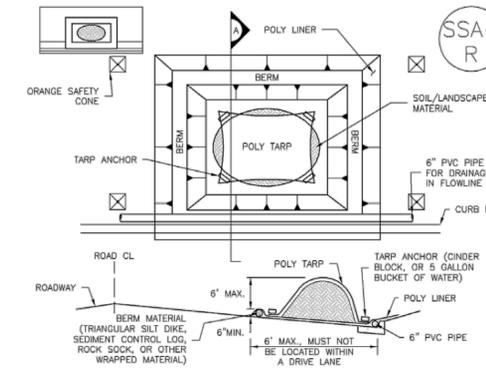
November 2010 Urban Drainage and Flood Control District  
 Urban Storm Drainage Criteria Manual Volume 3 SP-3

**MM-2 Stockpile Management (SM)**

- STOCKPILE PROTECTION MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
- STOCKPILE PROTECTION MAINTENANCE NOTES**
- IF PERIMETER PROTECTION MUST BE MOVED TO ACCESS SOIL STOCKPILE, REPLACE PERIMETER CONTROLS BY THE END OF THE WORKDAY.
  - STOCKPILE PERIMETER CONTROLS CAN BE REMOVED ONCE ALL THE MATERIAL FROM THE STOCKPILE HAS BEEN USED.
- (DETAILS ADAPTED FROM PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD)
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**

SP-4 Urban Drainage and Flood Control District  
 Urban Storm Drainage Criteria Manual Volume 3 November 2010

**Stockpile Management (SP) MM-2**



**SP-2. MATERIALS STAGING IN ROADWAY**

- MATERIALS STAGING IN ROADWAYS INSTALLATION NOTES**
- SEE PLAN VIEW FOR:
    - LOCATION OF MATERIAL STAGING AREA(S).
    - CONTRACTOR MAY ADJUST LOCATION AND SIZE OF STAGING AREA WITH APPROVAL FROM THE LOCAL JURISDICTION.
  - FEATURE MUST BE INSTALLED PRIOR TO EXCAVATION, EARTHWORK OR DELIVERY OF MATERIALS.
  - MATERIALS MUST BE STATIONED ON THE POLY LINER. ANY INCIDENTAL MATERIALS DEPOSITED ON PAVED SECTION OR ALONG CURB LINE MUST BE CLEANED UP PROMPTLY.
  - POLY LINER AND TARP COVER SHOULD BE OF SIGNIFICANT THICKNESS TO PREVENT DAMAGE OR LOSS OF INTEGRITY.
  - SAND BAGS MAY BE SUBSTITUTED TO ANCHOR THE COVER TARP OR PROVIDE BERMING UNDER THE BASE LINER.
  - FEATURE IS NOT INTENDED FOR USE WITH WET MATERIAL THAT WILL BE DRAINING AND/OR SPREADING OUT ON THE POLY LINER OR FOR DEMOLITION MATERIALS.
  - THIS FEATURE CAN BE USED FOR:
    - UTILITY REPAIRS.
    - WHEN OTHER STAGING LOCATIONS AND OPTIONS ARE LIMITED.
    - OTHER LIMITED APPLICATION AND SHORT DURATION STAGING.

November 2010 Urban Drainage and Flood Control District  
 Urban Storm Drainage Criteria Manual Volume 3 SP-5

**MM-2 Stockpile Management (SM)**

- MATERIALS STAGING IN ROADWAY MAINTENANCE NOTES**
- INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.
  - FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.
  - WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.
  - INSPECT PVC PIPE ALONG CURB LINE FOR CLOGGING AND DEBRIS. REMOVE OBSTRUCTIONS PROMPTLY.
  - CLEAN MATERIAL FROM PAVED SURFACES BY SWEEPING OR VACUUMING.
- NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.**
- (DETAILS ADAPTED FROM AURORA, COLORADO)

SP-6 Urban Drainage and Flood Control District  
 Urban Storm Drainage Criteria Manual Volume 3 November 2010



Know what's below. Call before you dig.

DESIGNED BY:  
CHECKED BY:  
DRAWN BY:

ISSUE DATE:	08-01-2025
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET



HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
GRADING, EROSION & SEDIMENT CONTROL DETAILS

PROJECT #: 2504026  
SHEET NUMBER

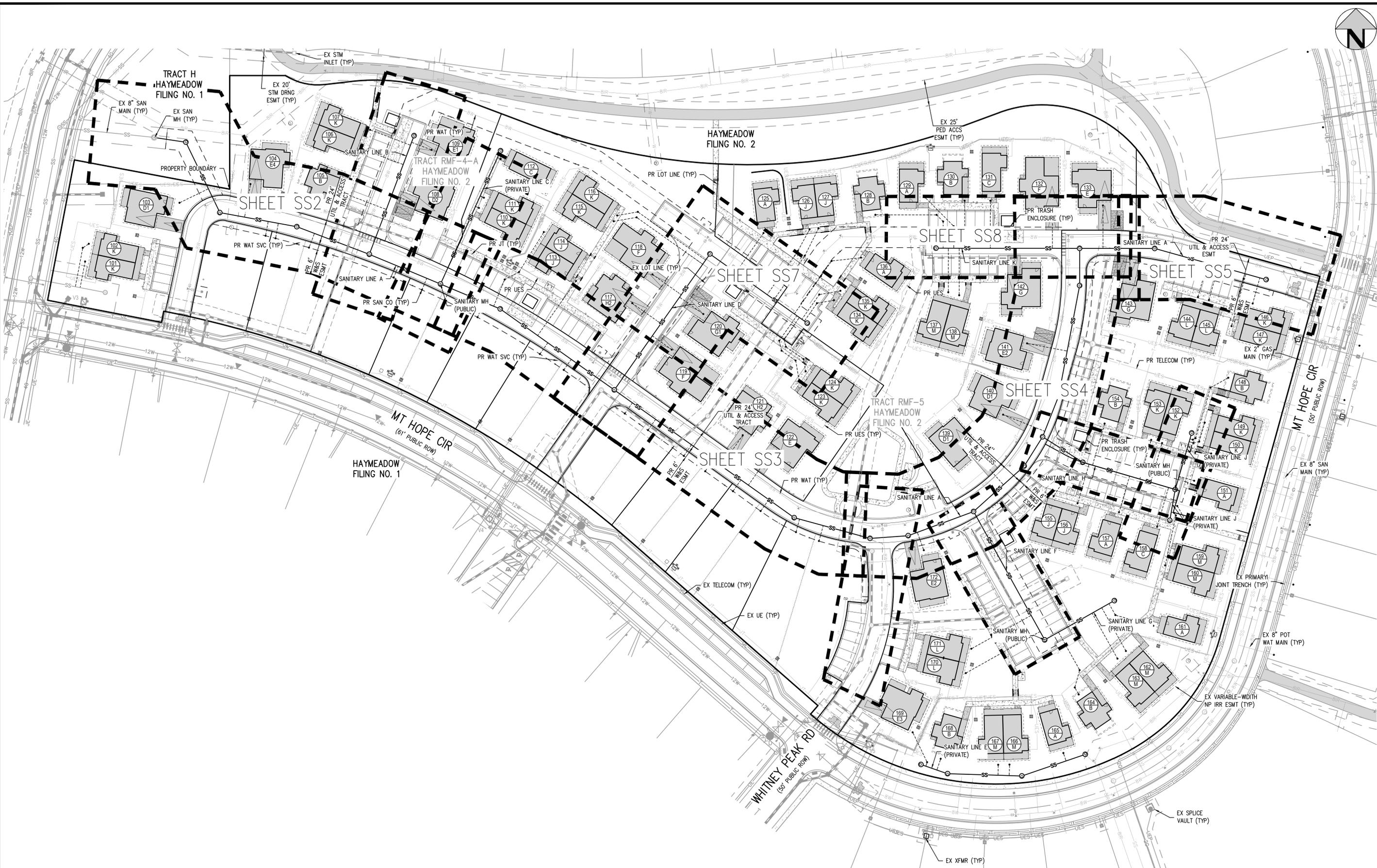
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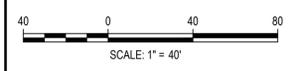
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ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

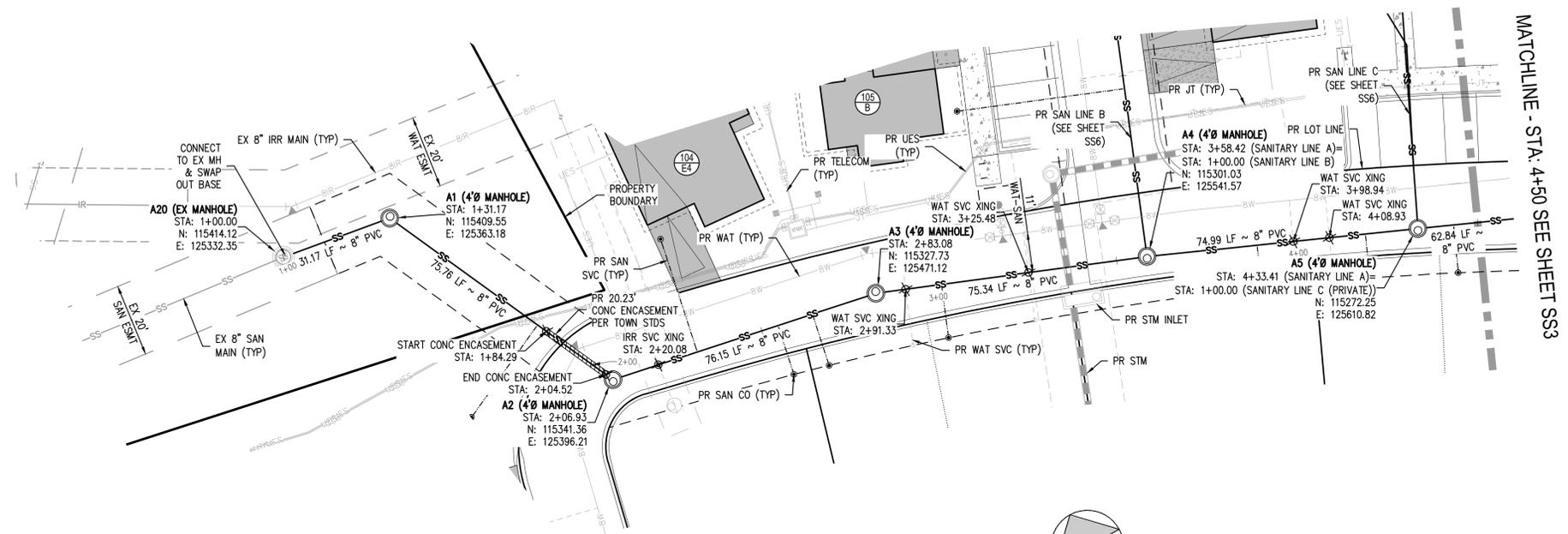
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
OVERALL SANITARY PLAN

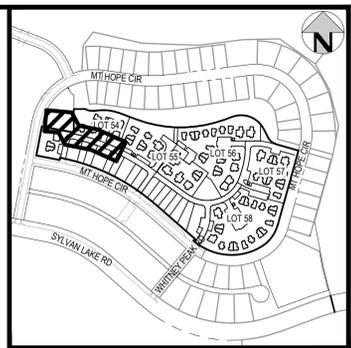
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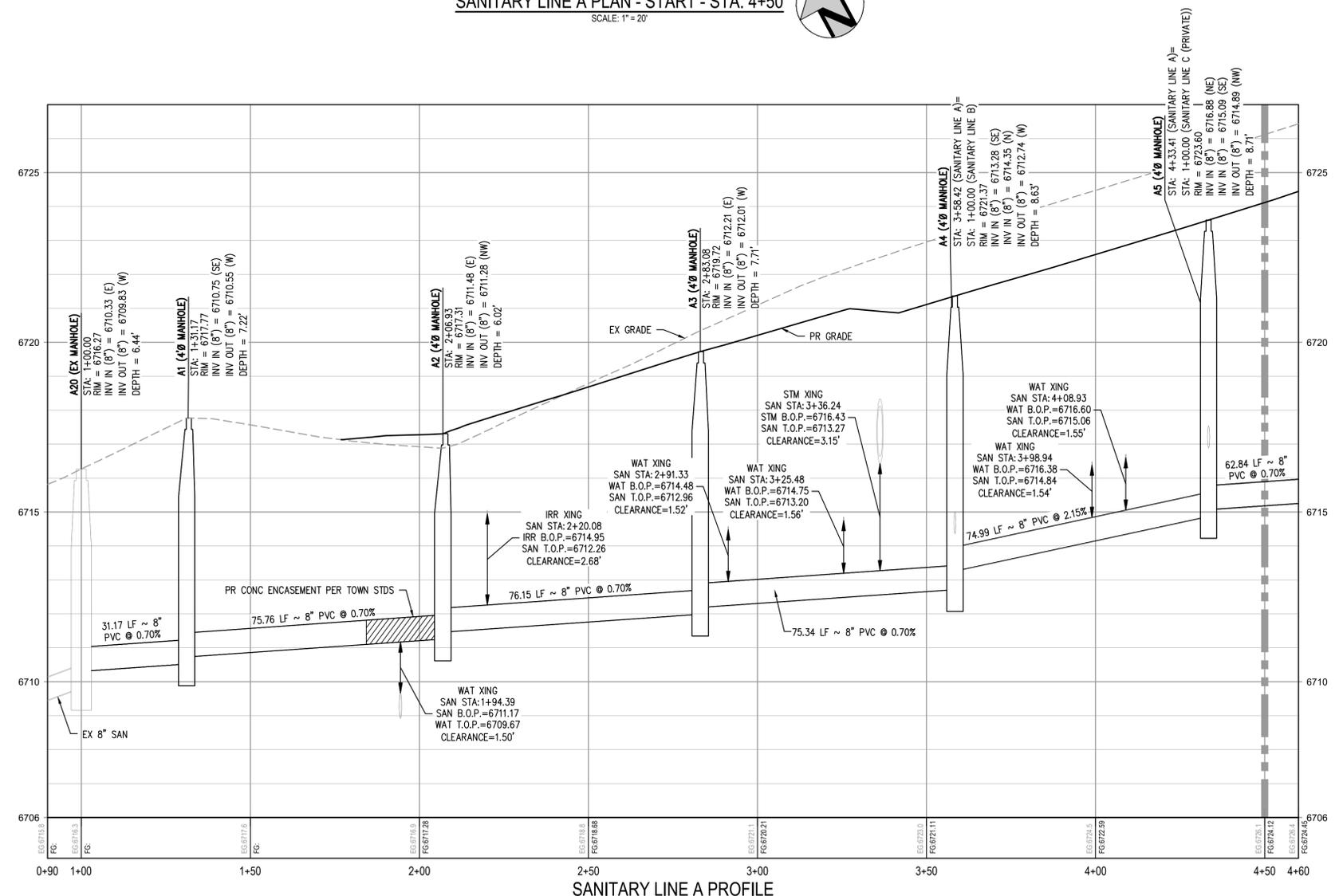
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**SANITARY LINE A PLAN - START - STA. 4+50**  
SCALE: 1" = 20'



**KEY MAP**  
SCALE: 1" = 400'



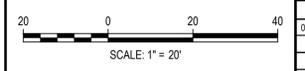
**SANITARY LINE A PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

MATCHLINE - STA: 4+50 SEE SHEET SS3

**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-CENTRIC 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. ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
10. 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.

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

DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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

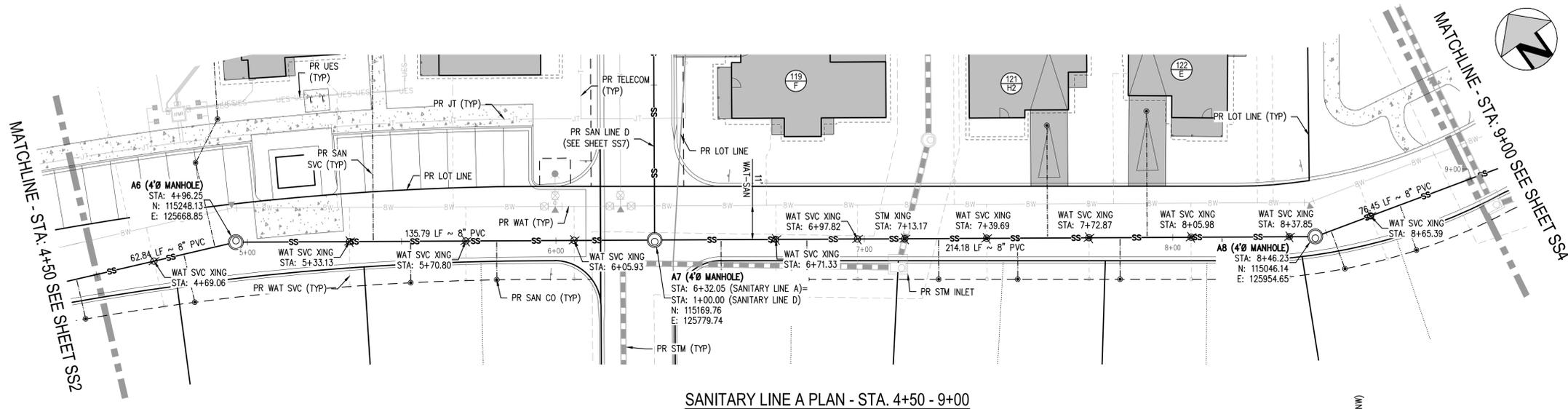
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY PLAN & PROFILE - LINE A

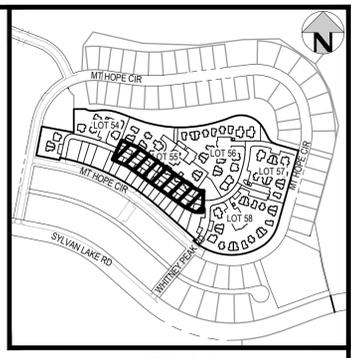
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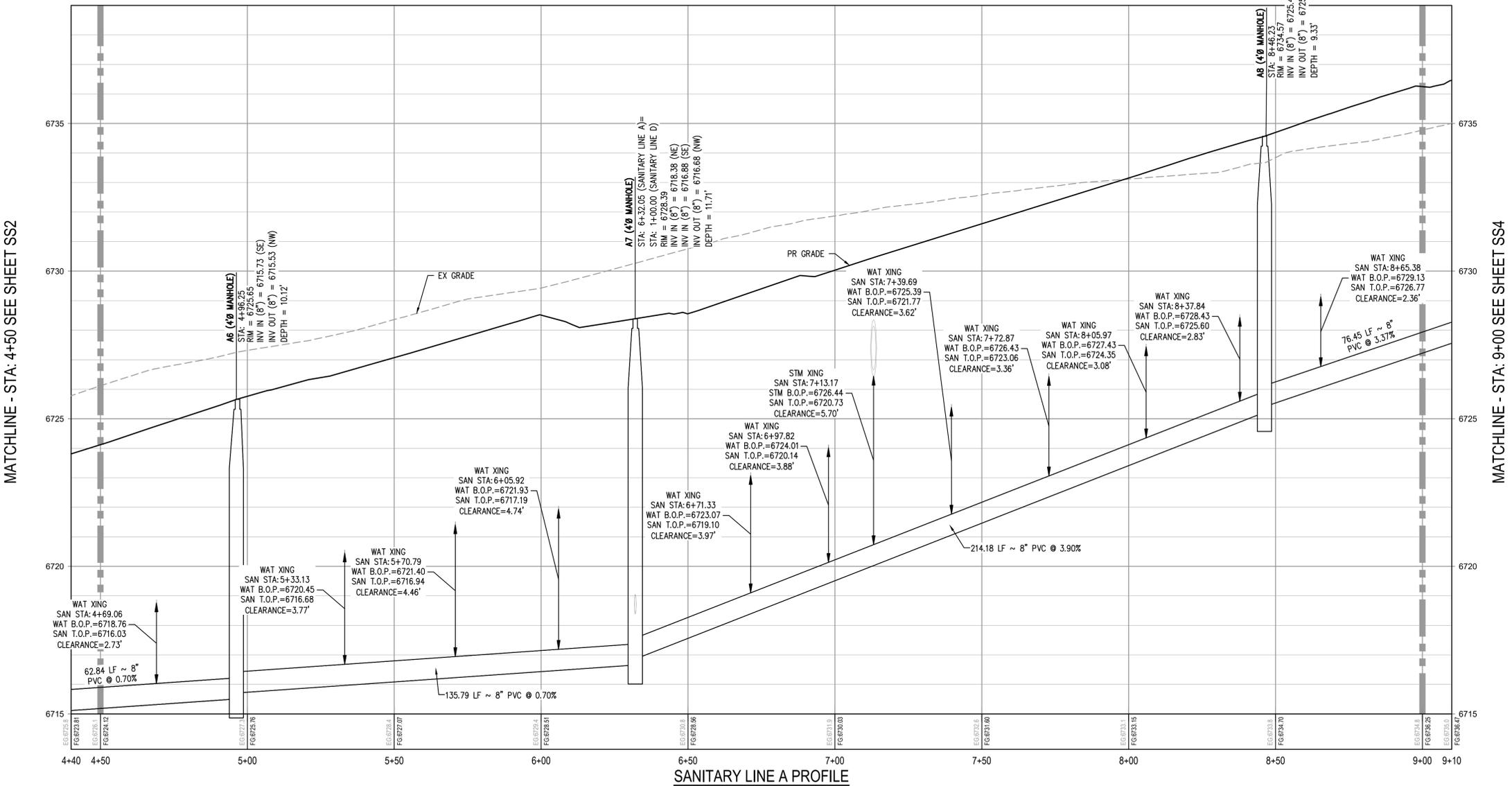
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SANITARY LINE A PLAN - STA. 4+50 - 9+00  
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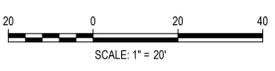
KEY MAP  
SCALE: 1" = 400'



SANITARY LINE A PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

- 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-CENTRIC 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. ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
  10. 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.

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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

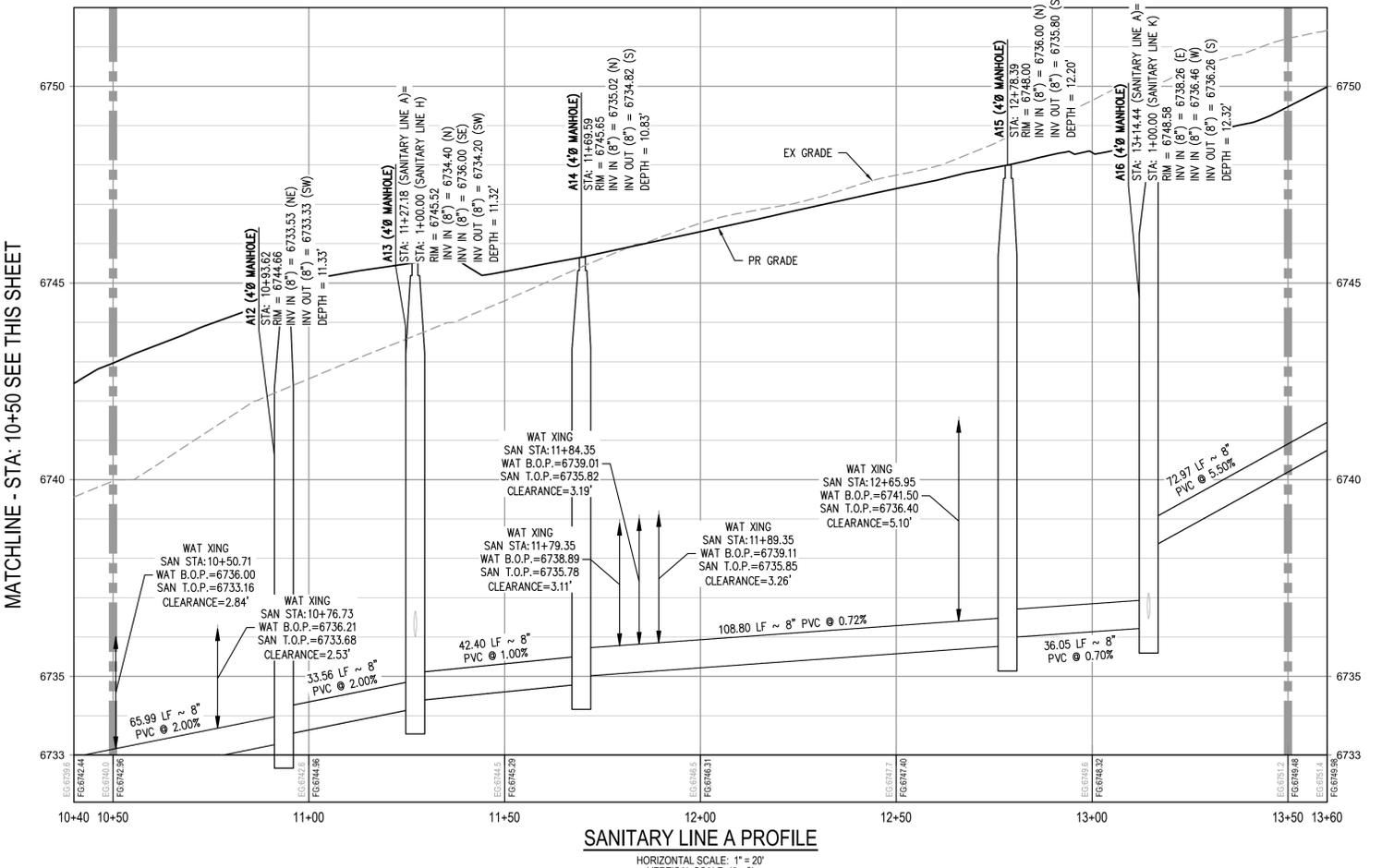
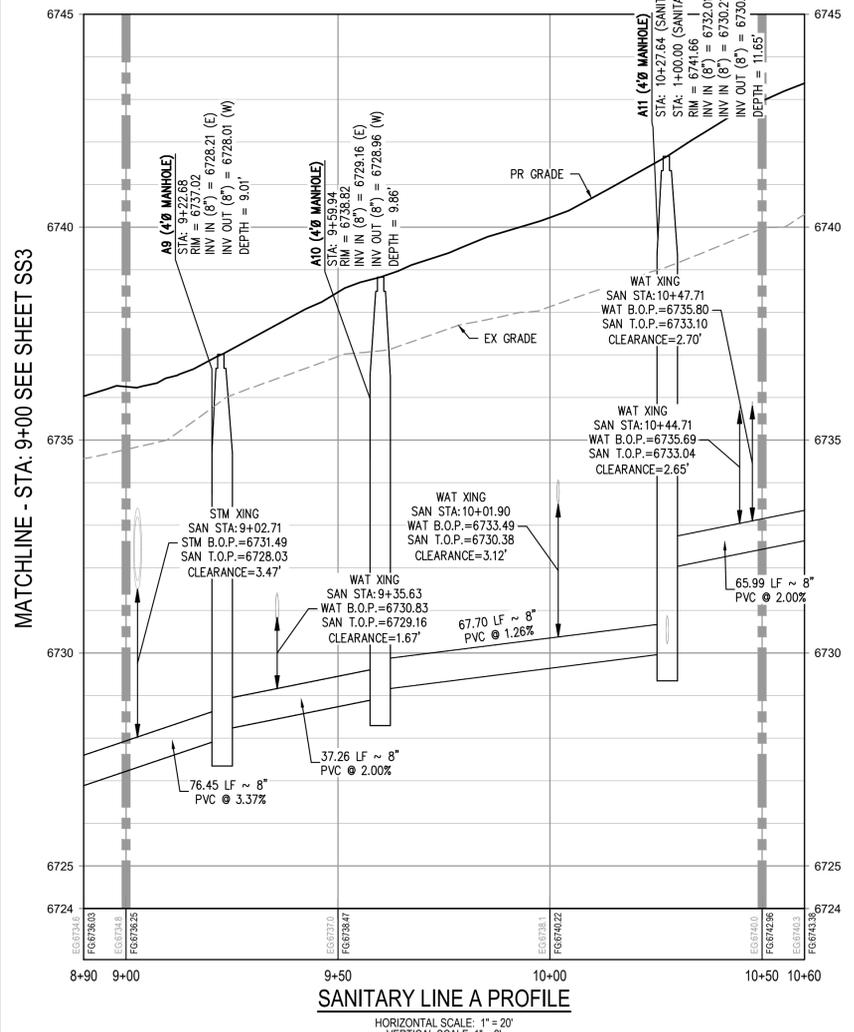
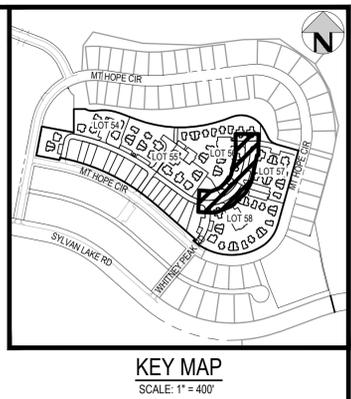
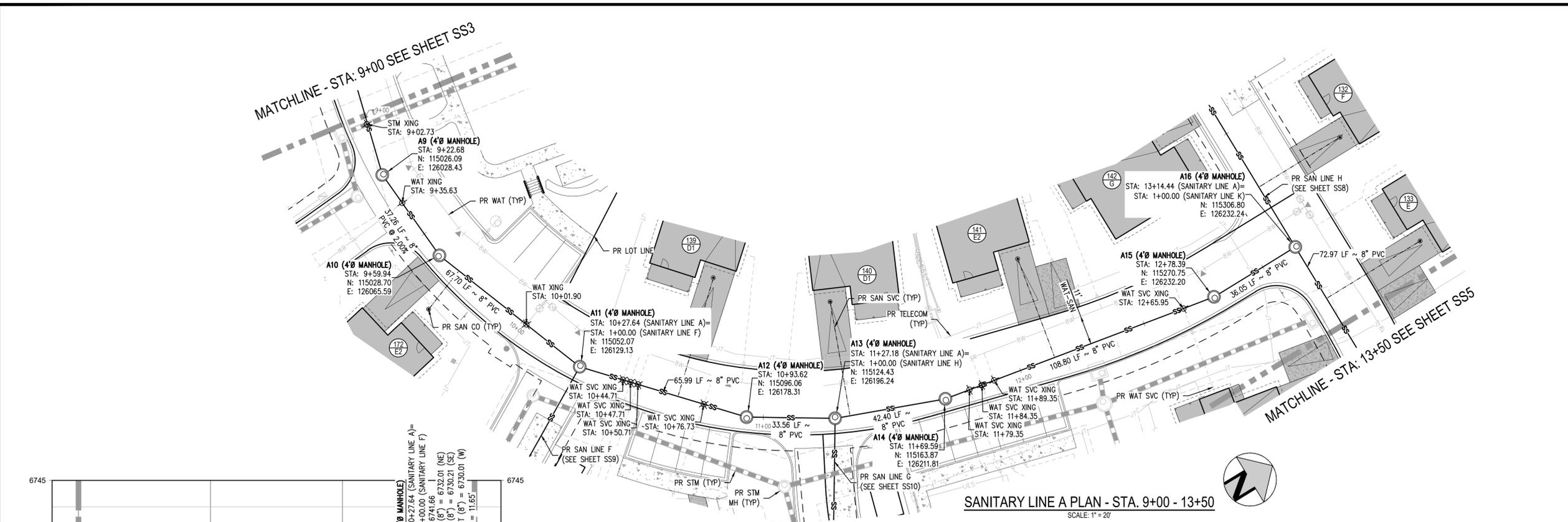
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY PLAN & PROFILE - LINE A

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

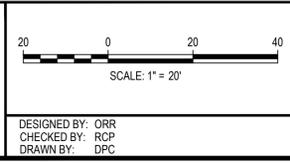
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 36 OF 81

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
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 USER: JESSICA K. HARRIS  
 PLOTTED: TUE 01/13/2025 2:08:10P BY: OLIVIA RILEY



MATCHLINE - STA: 13+50 SEE SHEET SS5

- GENERAL SANITARY NOTES:**
- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE. AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
  - LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
  - PIPE LENGTHS ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
  - 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.
  - 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.
  - FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
  - CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
  - ALL SANITARY SERVICE CLEANOUTS LOCATED ADJACENT TO A BUILDING SHALL BE TWO-WAY CLEANOUTS.
  - THE CONTRACTOR IS RESPONSIBLE FOR:
    - OBTAINING ALL APPLICABLE LICENSES, BONDS, PERMITS, STANDARDS AND SPECIFICATIONS FOR SEWER MAIN INSTALLATION.
    - VERIFYING THE LOCATION AND DEPTH OF EXISTING UTILITIES AND NOTIFYING THE ENGINEER OF ANY DISCREPANCIES.
    - RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.



DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET



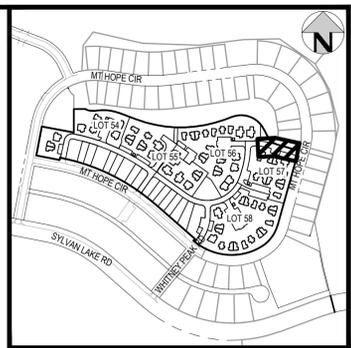
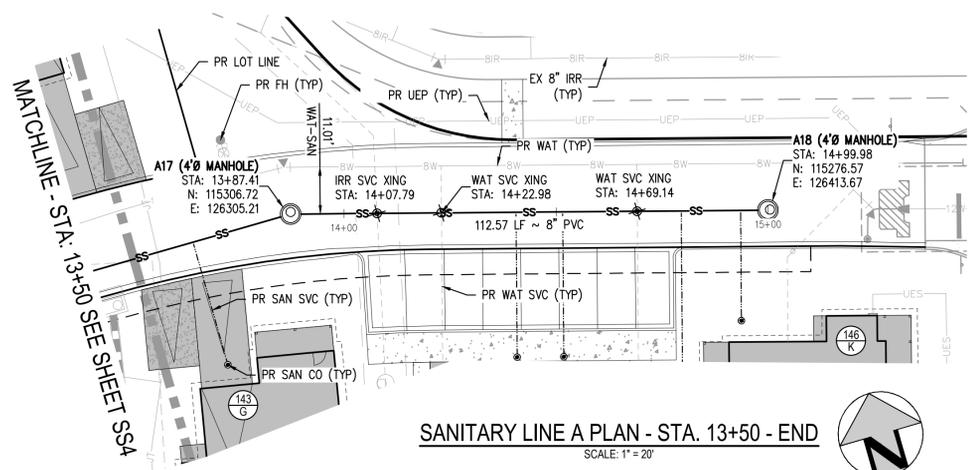
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
SANITARY PLAN & PROFILE - LINE A

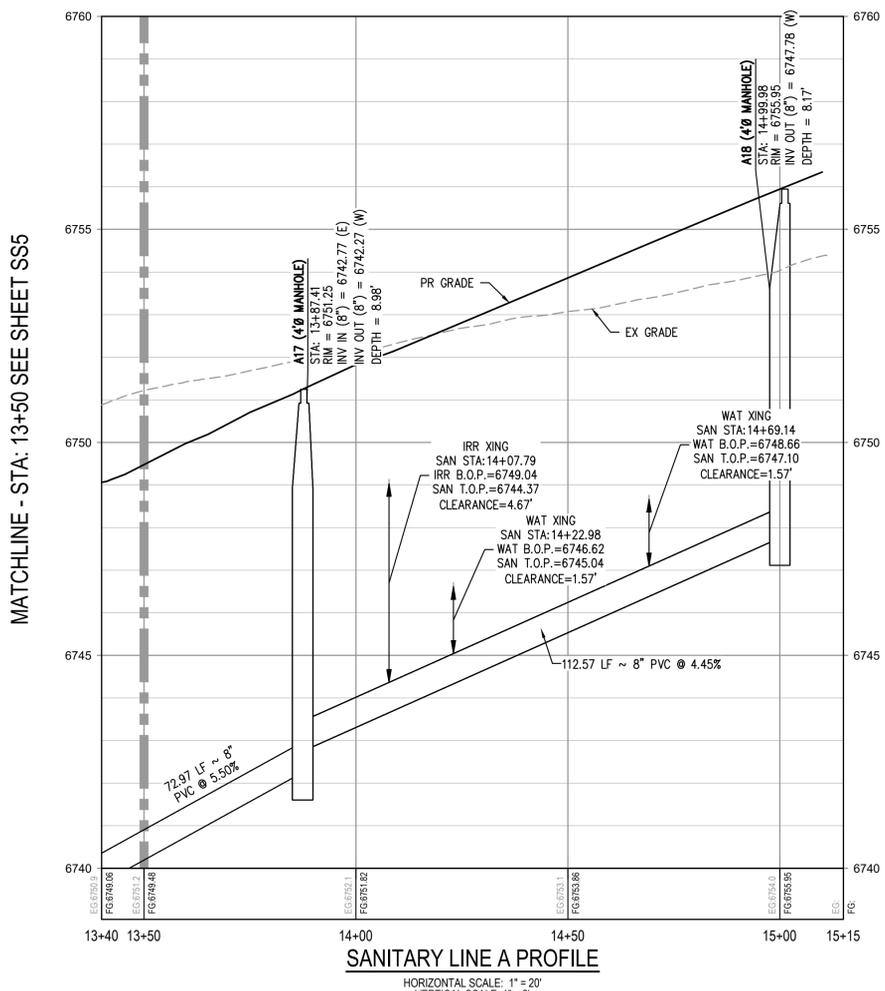
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**SS4**  
37 OF 81

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

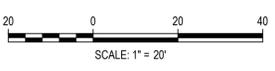


KEY MAP  
SCALE: 1" = 400'



- GENERAL SANITARY NOTES:**
1. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
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 USER: jk  
 PLOTTED: TUE 01/13/26 2:08:21P BY: OLIVIA RILEY



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

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

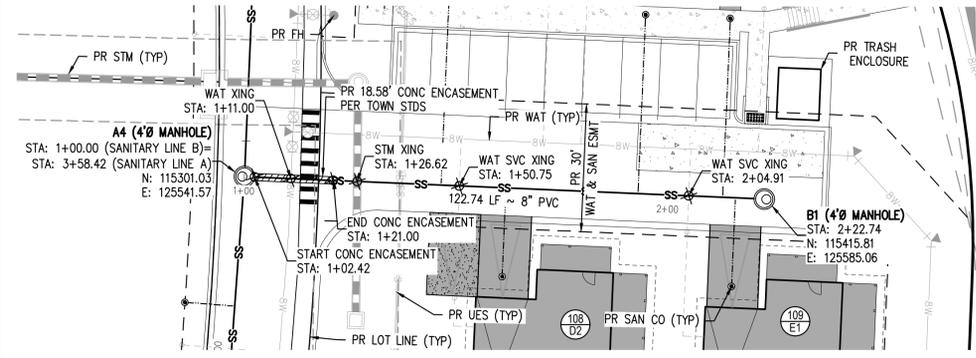
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY PLAN & PROFILE - LINE A

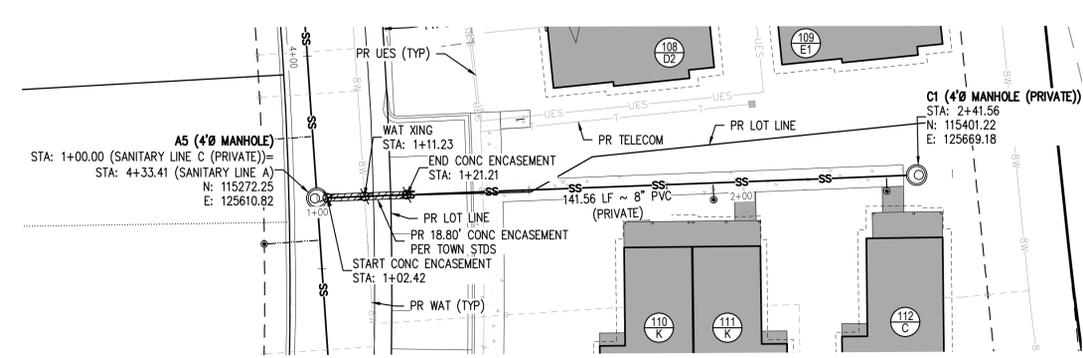
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026
SHEET NUMBER
<b>SS5</b>
38 OF 81

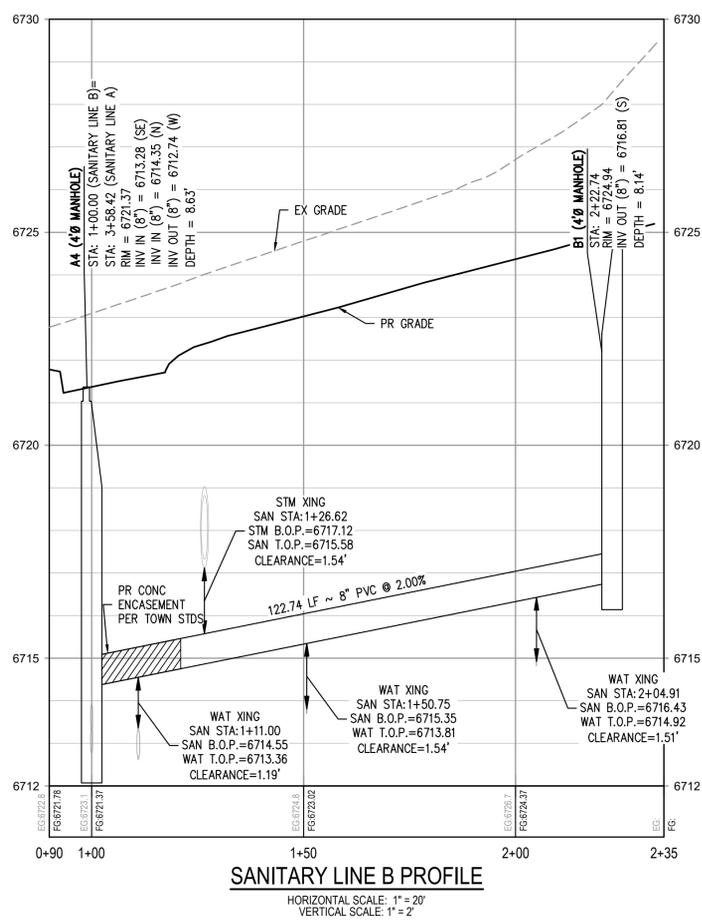
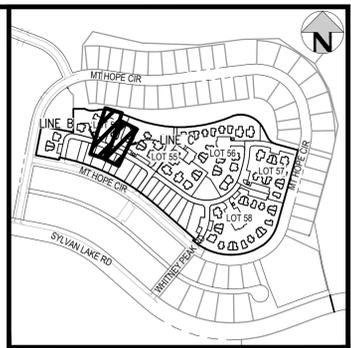
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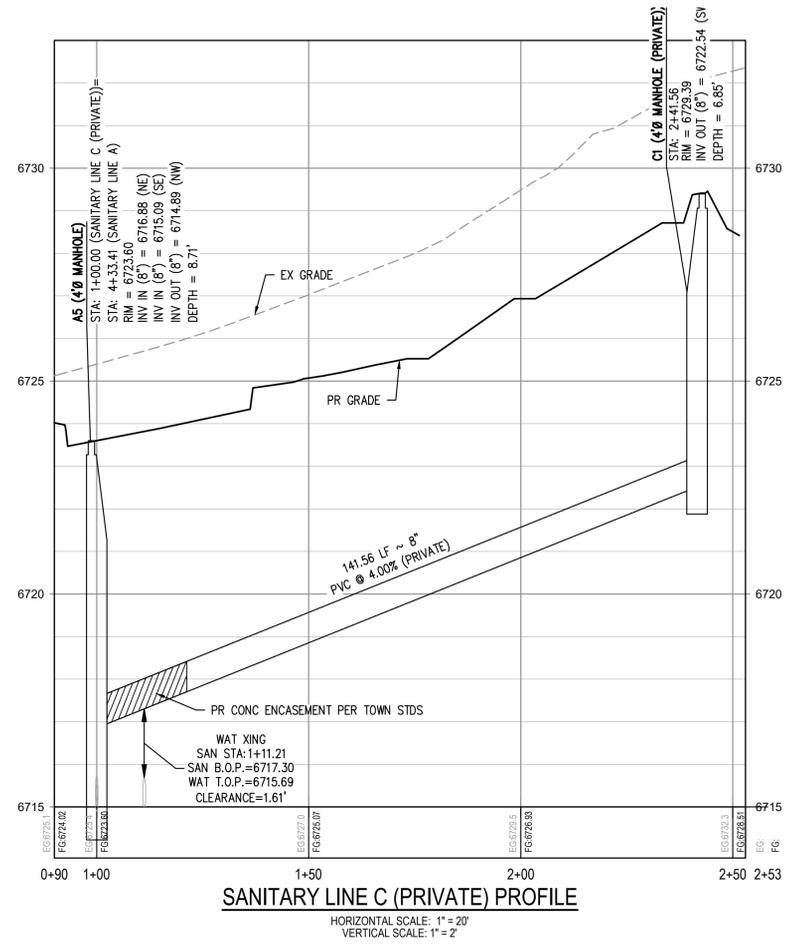
**SANITARY LINE B PLAN**  
SCALE: 1" = 20'



**SANITARY LINE C (PRIVATE) PLAN**  
SCALE: 1" = 20'



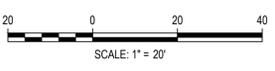
**SANITARY LINE B PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



**SANITARY LINE C (PRIVATE) PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENT/SUBSET

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

HAYMEADOW HOMES, LLC

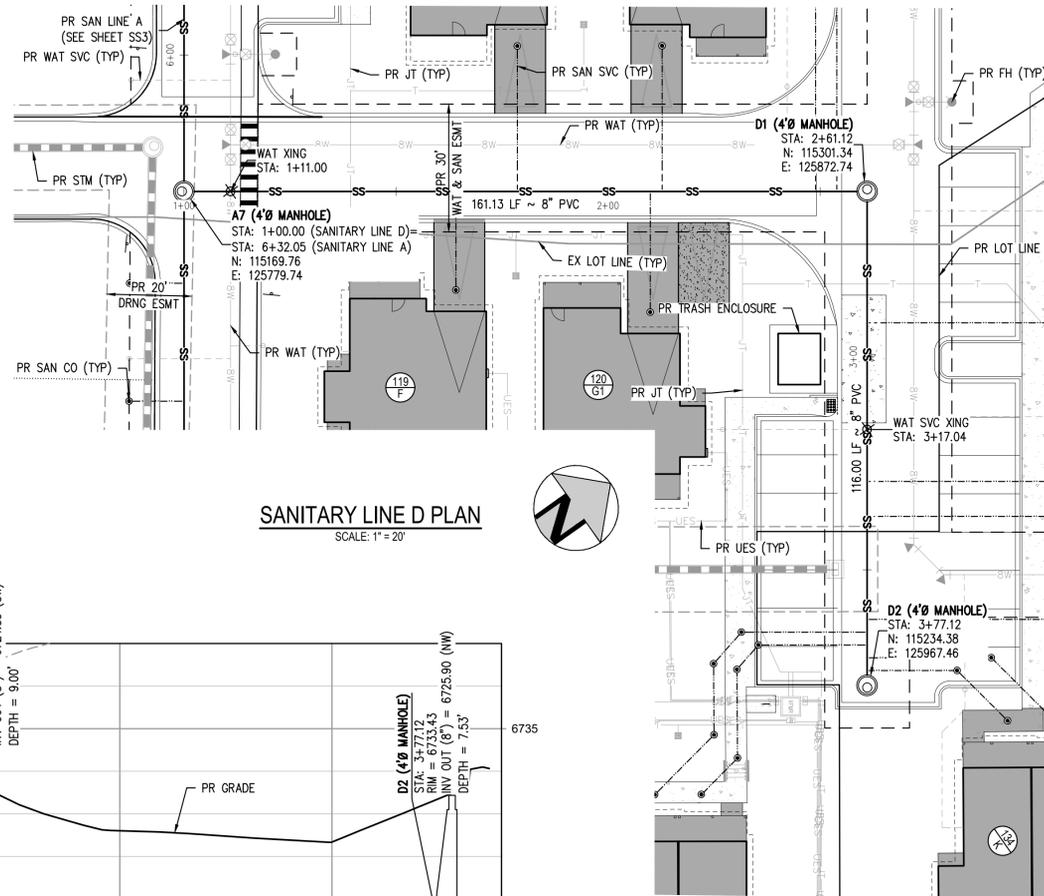
WILDFLOWER COTTAGES AT HAYMEADOW  
SANITARY PLAN & PROFILE - LINES B & C

PRELIMINARY  
NOT FOR  
CONSTRUCTION

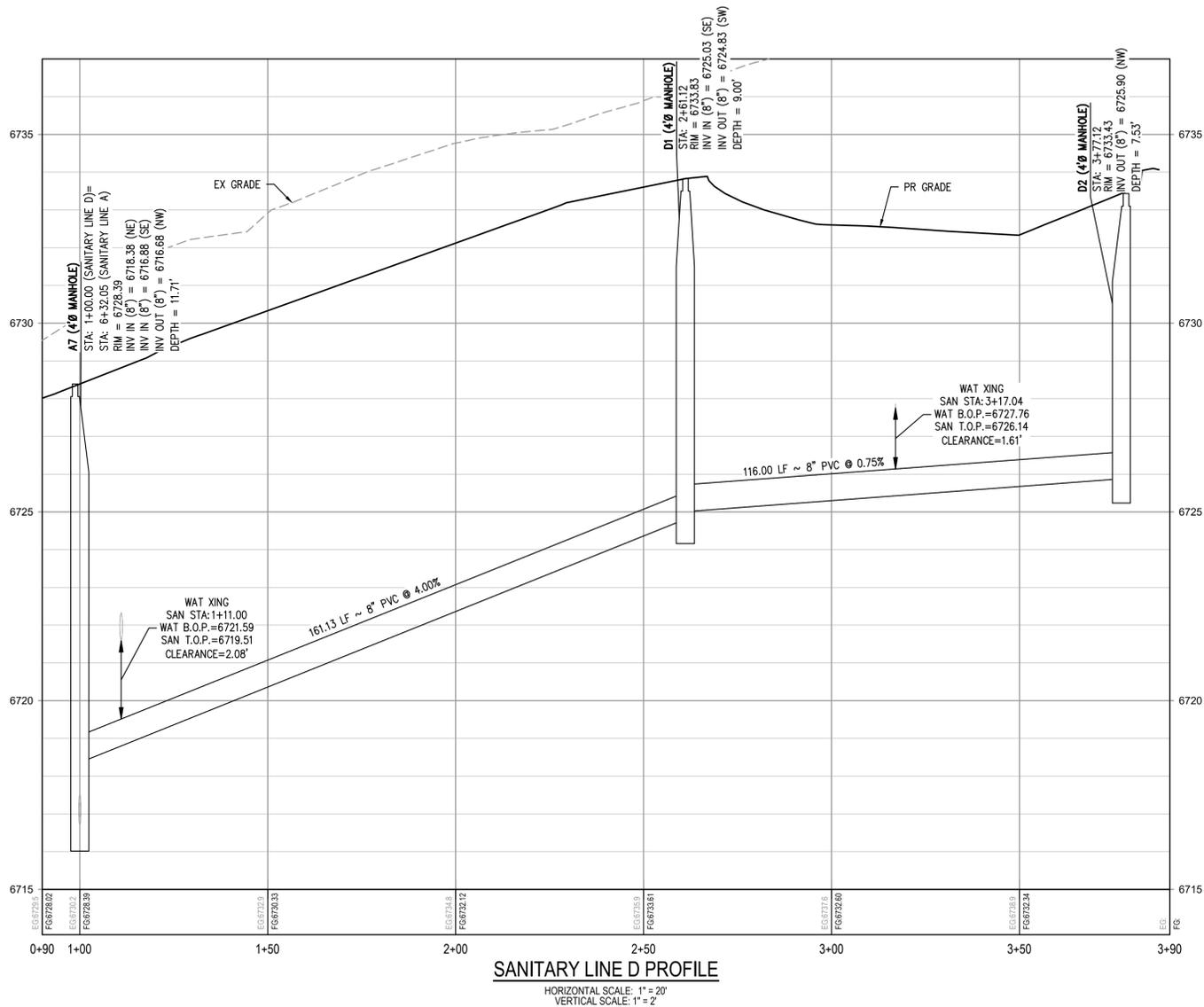
PROJECT #: 2504026  
SHEET NUMBER  
**SS6**  
39 OF 81

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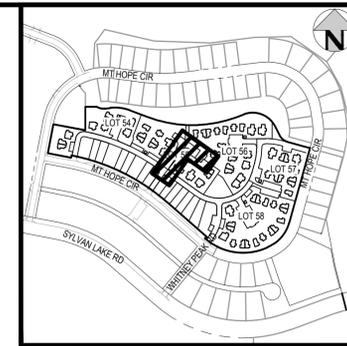
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 PLOTTED: TUE 01/13/26 2:09:10P BY: OLIVIA RILEY



**SANITARY LINE D PLAN**  
SCALE: 1" = 20'



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



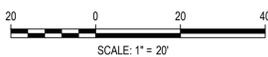
**KEY MAP**  
SCALE: 1" = 400'

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 CHECKED BY: RCP  
 DRAWN BY: DPC

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENT/BIID SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY PLAN & PROFILE - LINE D

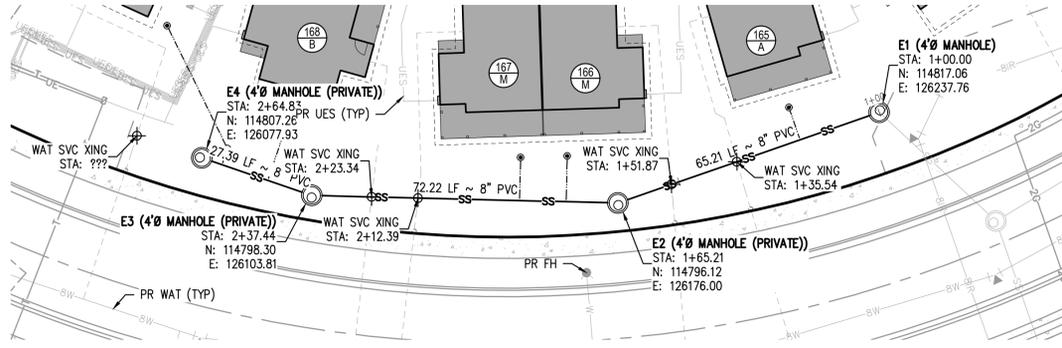
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 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER

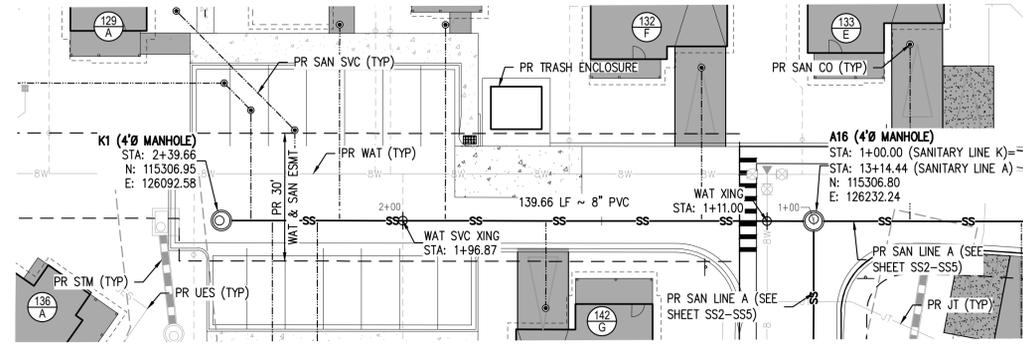
**SS7**

40 OF 81

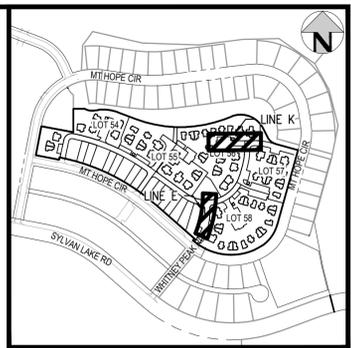
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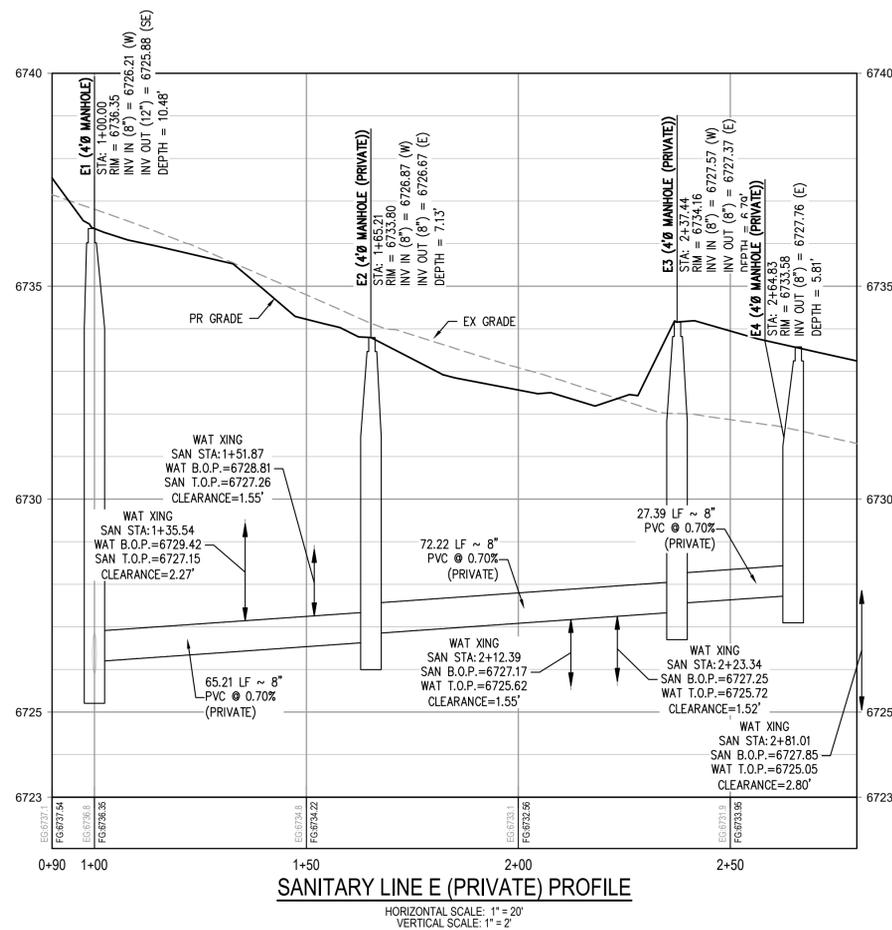
**SANITARY LINE E (PRIVATE) PLAN**  
SCALE: 1" = 20'



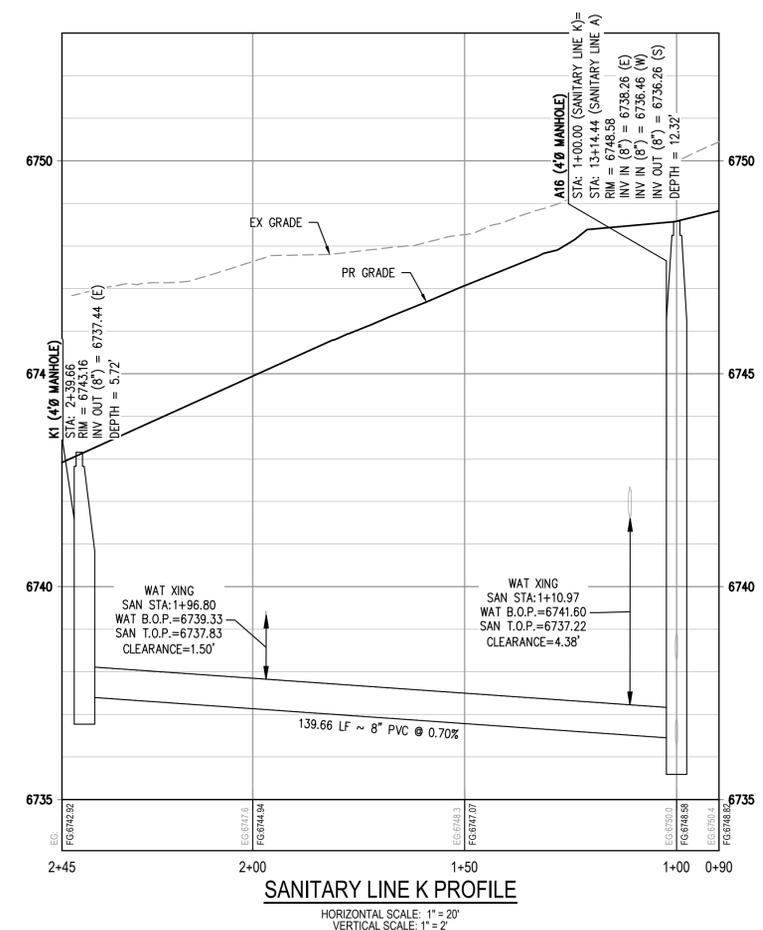
**SANITARY LINE K PLAN**  
SCALE: 1" = 20'



**KEY MAP**  
SCALE: 1" = 400'



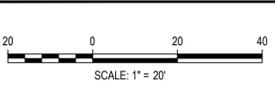
**SANITARY LINE E (PRIVATE) PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



**SANITARY LINE K PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

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 PLOTTED: TUE 01/13/26 2:09:23P BY: OLIVIA RILEY



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

ISSUE DATE: 08-01-2025	
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**HKS HARRIS KOCHER SMITH**  
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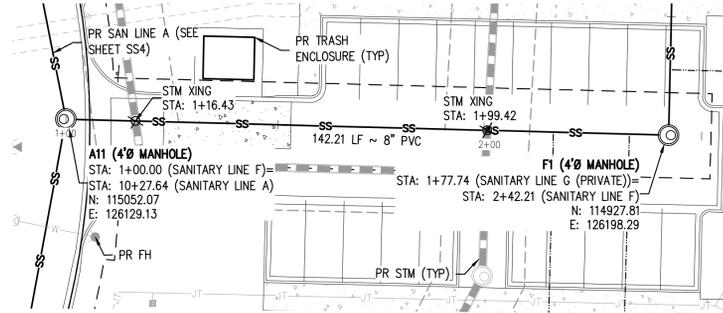
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY PLAN & PROFILE - LINES E & K

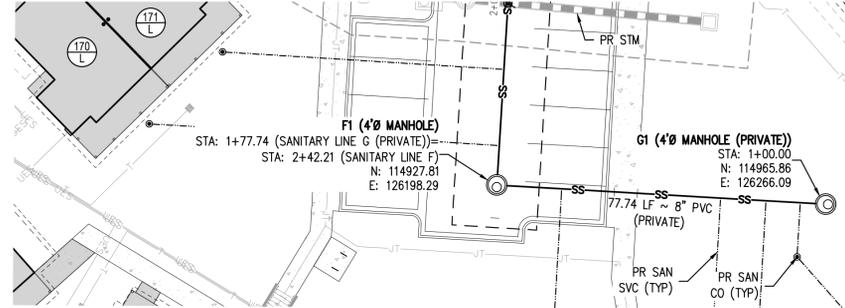
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 CONSTRUCTION

PROJECT #: 2504026  
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**SS8**  
 41 OF 81

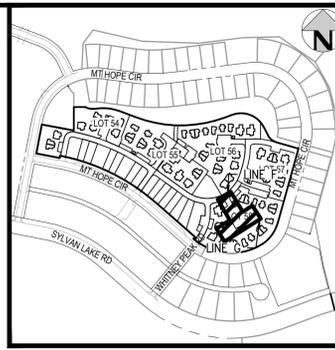
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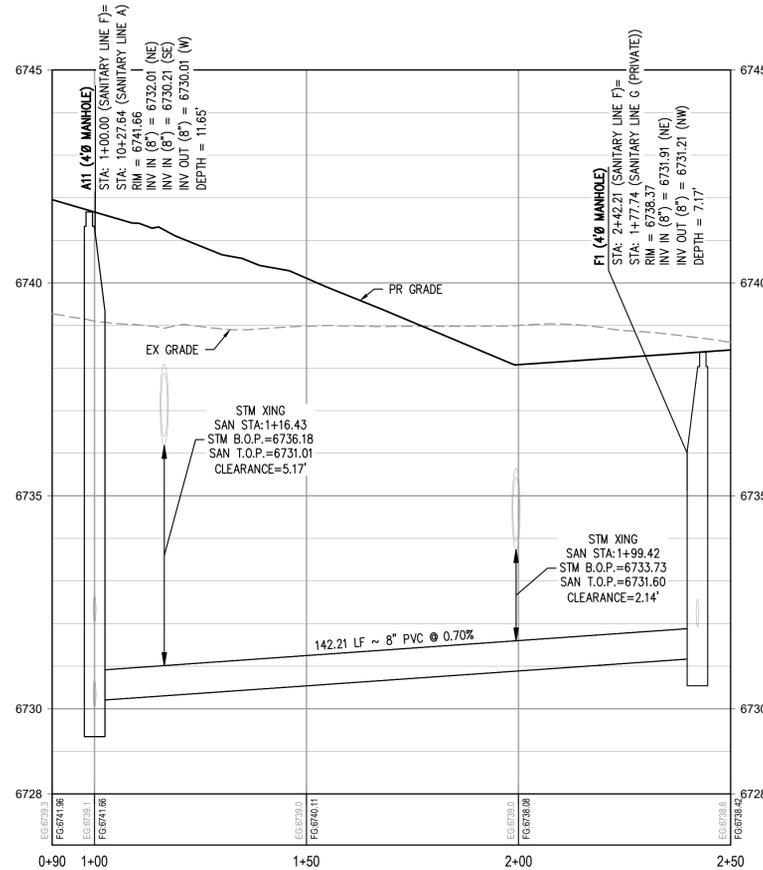
**SANITARY LINE F PLAN**  
SCALE: 1" = 20'



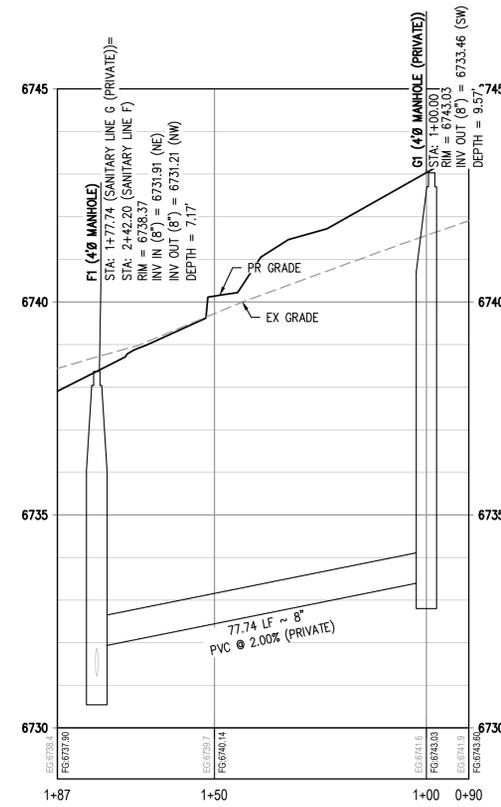
**SANITARY LINE G (PRIVATE) PLAN**  
SCALE: 1" = 20'



**KEY MAP**  
SCALE: 1" = 400'



**SANITARY LINE F PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



**SANITARY LINE G (PRIVATE) PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

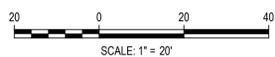
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 PLOTTED: TUE 01/13/2026 2:09:38P BY: OLIVIA RILEY



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 DRAWN BY: DPC

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY PLAN & PROFILE - LINE F & G (PRIVATE)

PRELIMINARY  
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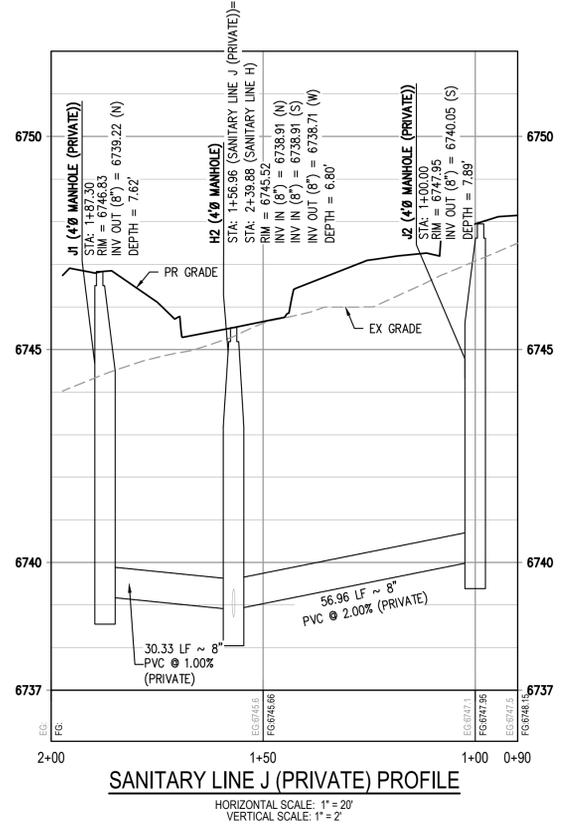
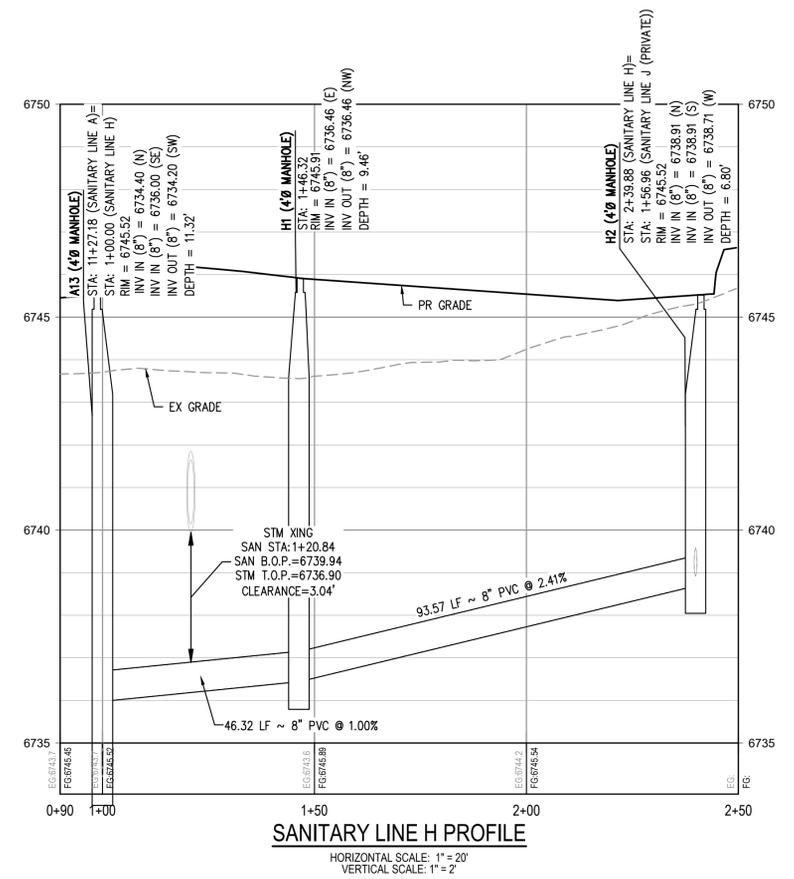
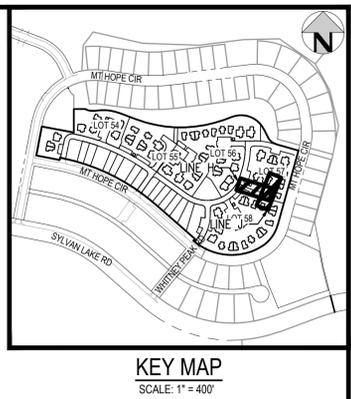
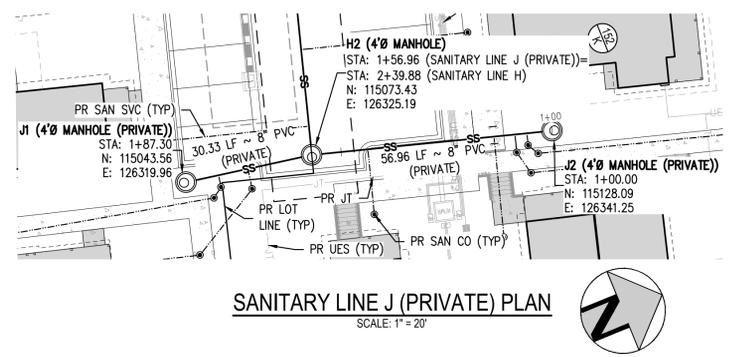
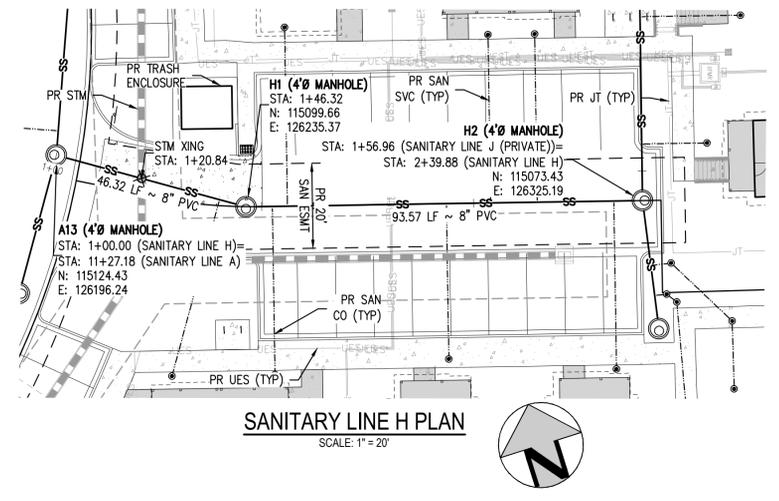
PROJECT #: 2504026

SHEET NUMBER

**SS9**

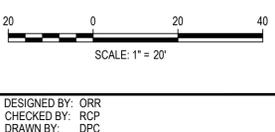
42 OF 81

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.
  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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  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-CENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
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    - c. RESTORING ALL DISTURBED AREAS TO ORIGINAL CONDITION, OR AS INDICATED ON THE PLANS.

FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\SANITARY\CD - SANITARY P&P-2.DWG LAYOUT (1) 11/11/25 11:52 AM  
 DESIGNED BY: ORR  
 CHECKED BY: RCP  
 PLOTTED: TUE 11/11/25 2:09:39P BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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

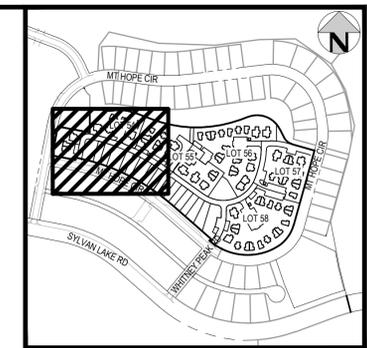
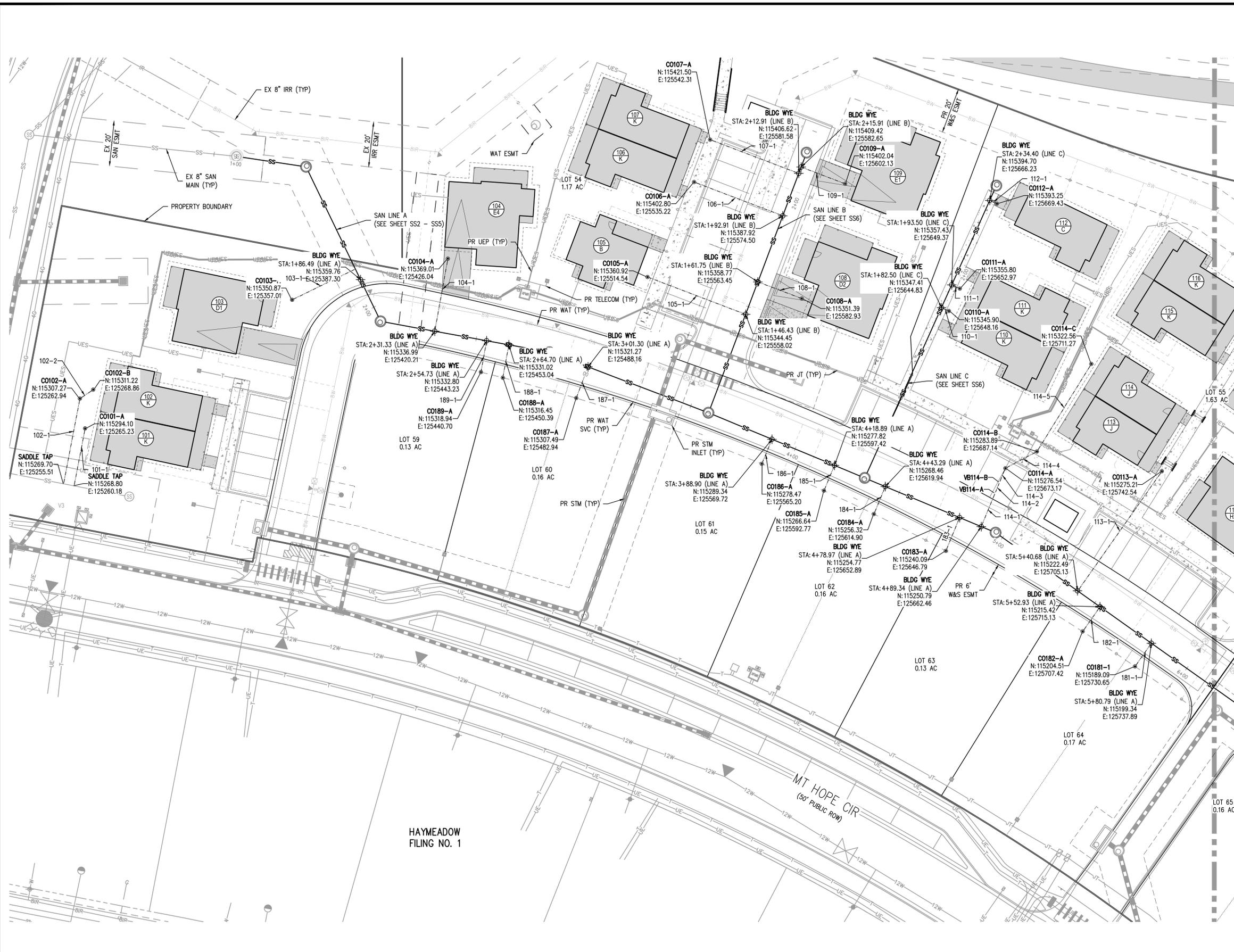
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY PLAN & PROFILE - LINE H & J (PRIVATE)

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #:	2504026
SHEET NUMBER	SS10
	43 OF 81

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

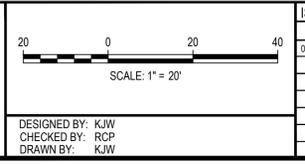


KEY MAP  
SCALE: 1" = 400'

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MATCHLINE - SEE SHEET SS12

FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\SANITARY\CD - SANITARY SERVICE PLAN DWG LAYOUT SANITARY SEWER SERVICE PLAN  
 PLOTTED: 01/13/2025 2:10:14 PM BY: OLIVIA RILEY  
 PLOTTED: 01/13/2025 2:10:14 PM BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/BID SET



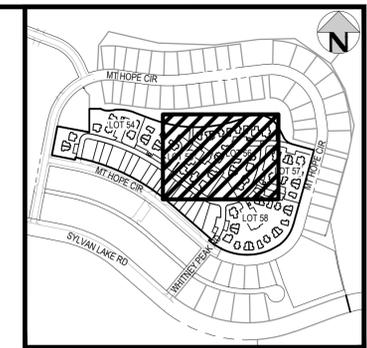
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
SANITARY SEWER SERVICE PLAN

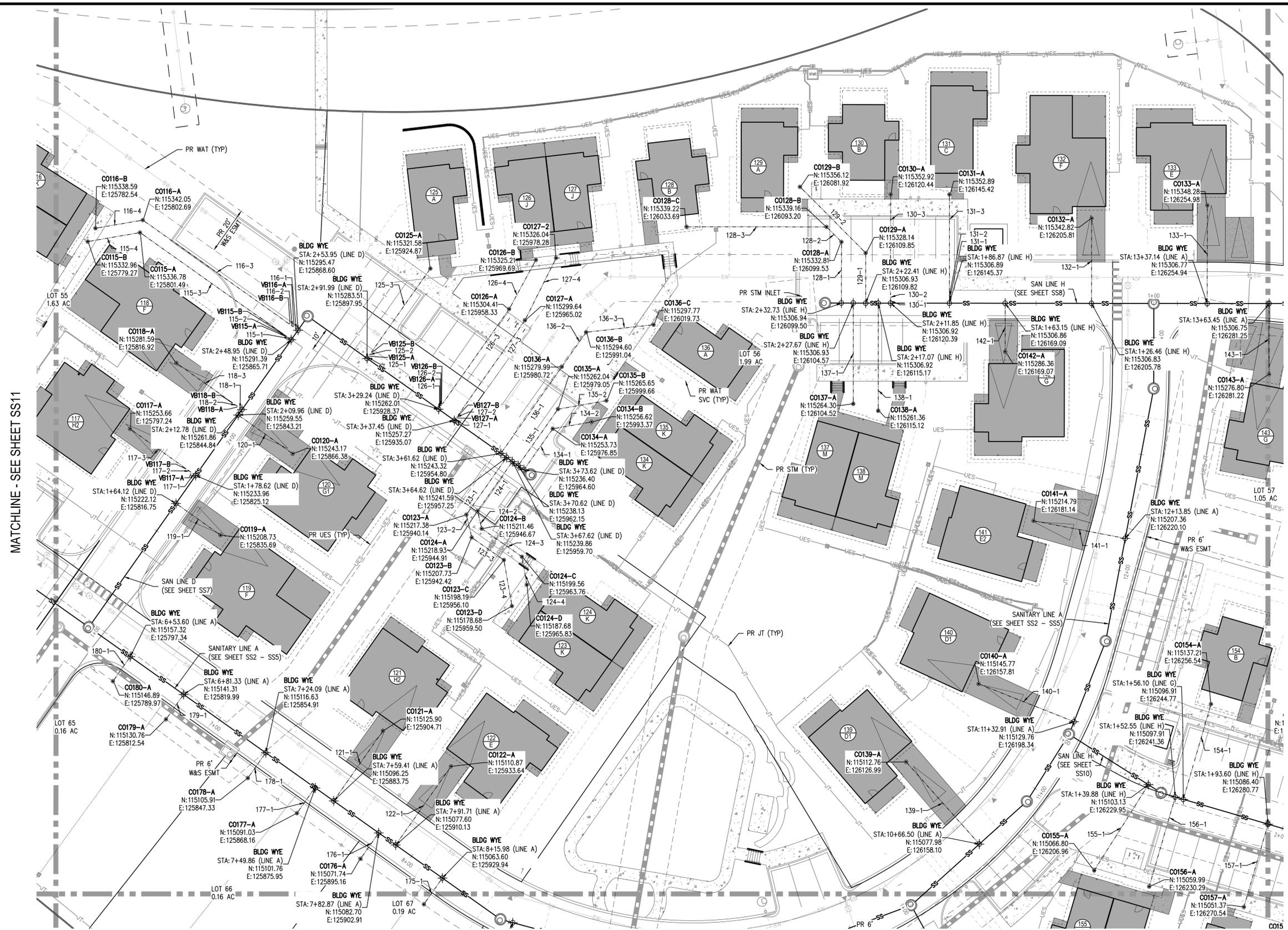
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**SS11**  
44 OF 81

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



KEY MAP  
SCALE: 1" = 400'



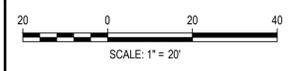
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MATCHLINE - SEE SHEET SS11

MATCHLINE - SEE SHEET SS13

MATCHLINE - SEE SHEET SS14

FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\SANITARY CD - SANITARY SERVICE PLAN DWG LAYOUT (2).dwg  
DRAWN BY: KJW, CHECKED BY: RCP, PLOTTED: TUE 01/13/2025 2:10:25P BY: OLIVIA RILEY



ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENT/SUB SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
SANITARY SEWER SERVICE PLAN

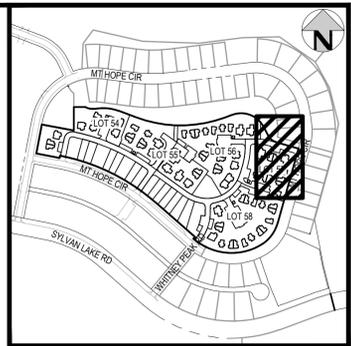
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER

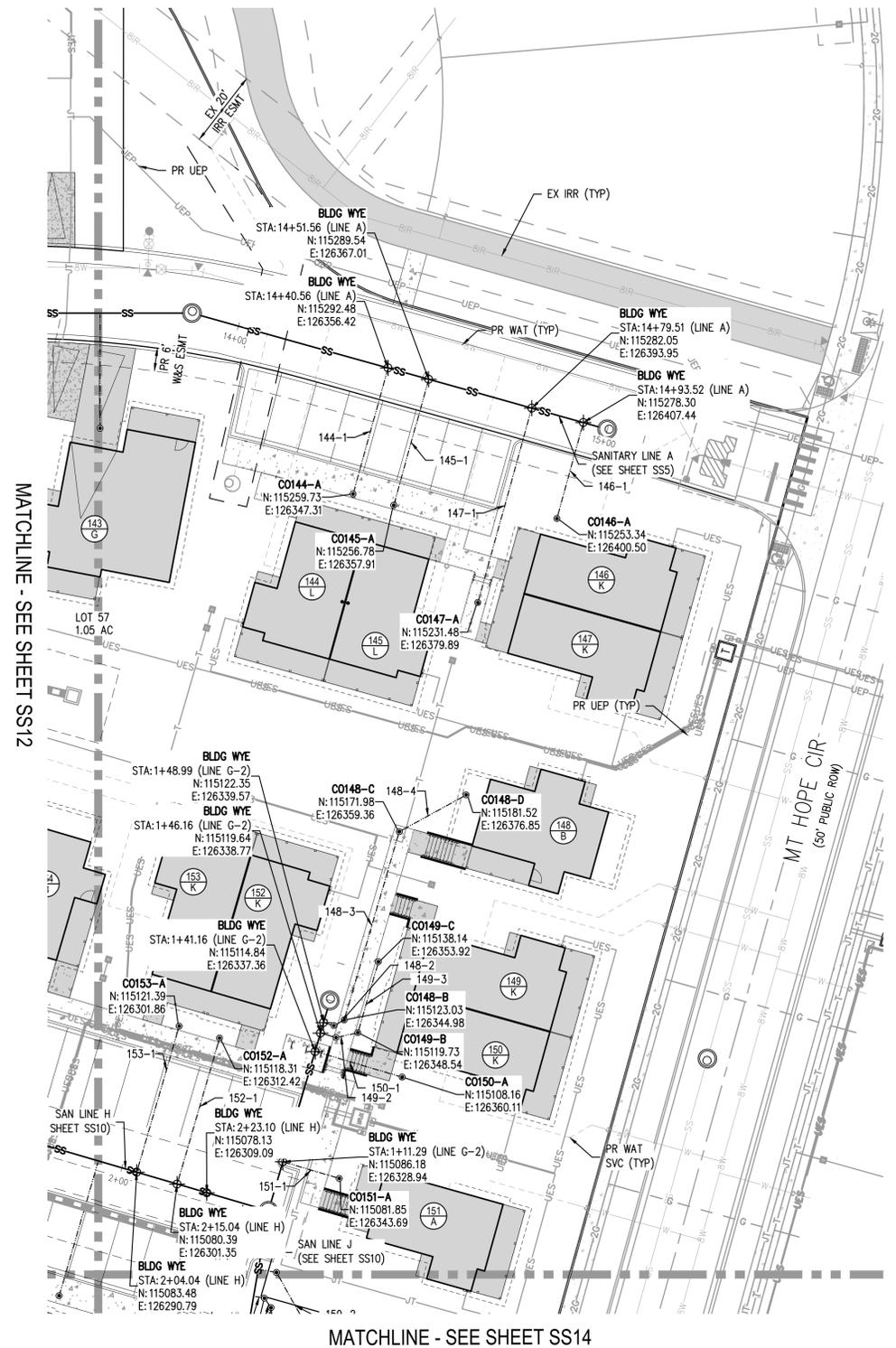
SS12

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

FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\SANITARY\CD - SANITARY SERVICE PLAN DWG\_LAYOUT (3)  
 PLOTTED: TUE 01/13/26 2:10:34P BY: OLIVIA RILEY



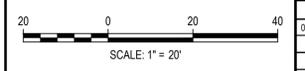
**KEY MAP**  
SCALE: 1" = 400'



MATCHLINE - SEE SHEET SS12

MATCHLINE - SEE SHEET SS14

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DESIGNED BY: KJW  
 CHECKED BY: RCP  
 DRAWN BY: KJW

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

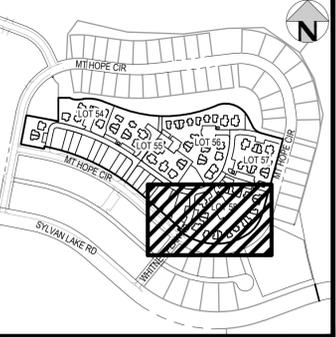
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY SEWER SERVICE PLAN

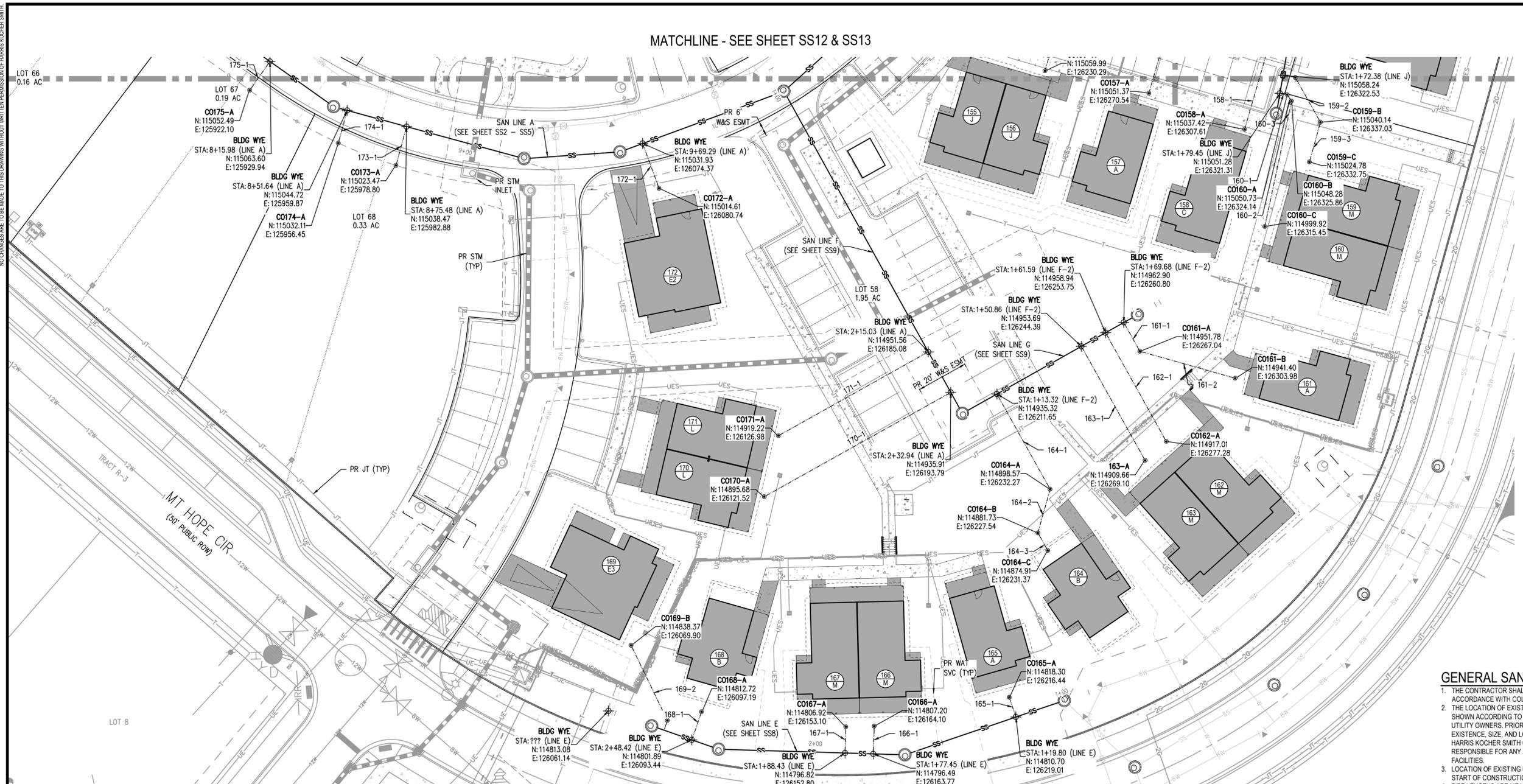
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT # 2504026  
 SHEET NUMBER  
**SS13**  
 46 OF 81

MATCHLINE - SEE SHEET SS12 & SS13



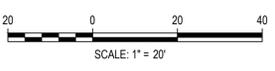
KEY MAP  
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
 FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\SANITARY\CD - SANITARY SERVICE PLAN.DWG LAYOUT (4)  
 TO DESK: P:\2025\2504026\ENGINEERING\UTILITIES\SANITARY\CD - SANITARY SERVICE PLAN.DWG LAYOUT (4)  
 PLOTTED: TUE 01/13/2025 2:10:44P BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENT/BIID SET

**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
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HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY SEWER SERVICE PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**SS14**  
 47 OF 81

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

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INV	END INV
101-1	4"	25.80'	2.00%	PVC	6706.07	6705.55
102-1	4"	38.30'	2.00%	PVC	6706.03	6705.27
102-2	4"	7.12'	2.00%	PVC	6706.17	6706.03
103-1	4"	31.13'	2.00%	PVC	6712.89	6712.27
104-1	4"	32.55'	3.13%	PVC	6713.84	6712.82
105-1	4"	46.50'	2.00%	PVC	6717.54	6716.61
106-1	4"	42.00'	2.00%	PVC	6718.15	6717.31
107-1	4"	42.00'	2.00%	PVC	6718.45	6717.61
108-1	4"	20.83'	2.00%	PVC	6717.26	6716.84
109-1	4"	20.84'	2.00%	PVC	6718.07	6717.65
110-1	4"	3.65'	2.00%	PVC	6721.43	6721.36
111-1	4"	3.95'	2.00%	PVC	6721.88	6721.80
112-1	4"	3.52'	2.00%	PVC	6723.51	6723.44
113-1	4"	64.64'	2.22%	PVC	6718.63	6717.20
114-2	4"	5.14'	100.00%	PVC	6722.06	6716.92
114-1	4"	16.02'	2.00%	PVC	6716.92	6716.60
114-3	4"	6.73'	5.19%	PVC	6722.41	6722.06
114-4	4"	15.79'	6.00%	PVC	6723.34	6722.40
114-5	4"	45.58'	6.00%	PVC	6726.06	6723.33
115-2	4"	2.10'	100.00%	PVC	6727.71	6725.61
115-1	4"	2.00'	2.00%	PVC	6725.61	6725.57
115-3	4"	74.53'	2.00%	PVC	6729.20	6727.71
115-4	4"	22.55'	2.00%	PVC	6729.65	6729.20
116-2	4"	2.00'	100.00%	PVC	6727.81	6725.81

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INV	END INV
116-1	4"	2.00'	2.00%	PVC	6725.81	6725.77
116-3	4"	76.71'	2.00%	PVC	6729.34	6727.81
116-4	4"	20.44'	2.00%	PVC	6729.75	6729.34
117-2	4"	2.55'	100.00%	PVC	6725.34	6722.79
117-1	4"	2.00'	2.00%	PVC	6722.79	6722.75
117-3	4"	29.59'	2.00%	PVC	6725.93	6725.34
118-2	4"	2.50'	100.00%	PVC	6726.66	6724.16
118-1	4"	2.00'	2.00%	PVC	6724.16	6724.12
118-3	4"	29.69'	2.00%	PVC	6727.25	6726.66
119-1	4"	23.19'	2.00%	PVC	6722.64	6722.17
120-1	4"	28.38'	2.00%	PVC	6724.57	6724.01
121-1	4"	36.32'	2.00%	PVC	6723.78	6723.05
122-1	4"	40.73'	2.00%	PVC	6725.13	6724.31
123-1	4"	29.65'	2.88%	PVC	6727.83	6726.97
123-2	4"	9.92'	9.53%	PVC	6728.01	6727.06
123-3	4"	16.68'	3.47%	PVC	6728.59	6728.01
123-4	4"	19.80'	2.00%	PVC	6728.99	6728.59
124-1	4"	25.63'	3.05%	PVC	6727.78	6727.00
124-2	4"	7.67'	10.28%	PVC	6727.91	6727.12
124-3	4"	20.82'	3.05%	PVC	6728.55	6727.91
124-4	4"	12.06'	2.00%	PVC	6728.79	6728.55
125-2	4"	1.50'	100.00%	PVC	6727.95	6726.45
125-1	4"	1.25'	2.00%	PVC	6726.45	6726.43
125-3	4"	43.88'	2.00%	PVC	6728.83	6727.95

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INV	END INV
126-1	4"	1.25'	2.00%	PVC	6726.73	6726.71
126-2	4"	1.01'	100.00%	PVC	6727.75	6726.74
126-3	4"	49.66'	2.00%	PVC	6728.74	6727.74
126-4	4"	23.71'	2.00%	PVC	6729.21	6728.74
127-2	4"	0.90'	100.00%	PVC	6727.70	6726.80
127-1	4"	1.25'	2.00%	PVC	6726.80	6726.77
127-3	4"	49.74'	2.00%	PVC	6728.69	6727.70
127-4	4"	29.55'	2.00%	PVC	6729.28	6728.69
128-1	4"	25.88'	2.00%	PVC	6739.07	6738.55
128-2	4"	8.97'	2.00%	PVC	6739.25	6739.07
128-3	4"	59.51'	2.00%	PVC	6740.44	6739.25
129-1	4"	21.21'	2.00%	PVC	6738.91	6738.48
129-2	4"	39.53'	2.00%	PVC	6739.70	6738.91
130-2	4"	1.00'	100.00%	PVC	6739.45	6738.45
130-1	4"	2.00'	2.00%	PVC	6738.45	6738.41
130-3	4"	43.00'	2.00%	PVC	6740.31	6739.45
131-2	4"	2.00'	100.00%	PVC	6740.27	6738.27
131-1	4"	2.00'	2.00%	PVC	6738.27	6738.23
131-3	4"	42.00'	2.00%	PVC	6741.11	6740.27
132-1	4"	35.99'	2.00%	PVC	6738.53	6737.81
133-1	4"	41.51'	2.00%	PVC	6741.57	6740.74
134-1	4"	21.22'	3.32%	PVC	6727.75	6727.04
134-2	4"	16.77'	2.30%	PVC	6728.09	6727.71
135-1	4"	29.28'	2.92%	PVC	6727.87	6727.02

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INV	END INV
135-2	4"	20.92'	2.48%	PVC	6728.32	6727.80
136-1	4"	44.90'	2.00%	PVC	6727.85	6726.95
136-2	4"	17.89'	2.00%	PVC	6728.21	6727.85
136-3	4"	28.86'	2.00%	PVC	6728.79	6728.21
137-1	4"	42.63'	2.00%	PVC	6739.37	6738.52
138-1	4"	45.57'	2.00%	PVC	6739.36	6738.44
139-1	4"	46.66'	2.00%	PVC	6734.90	6733.97
140-1	4"	43.58'	2.00%	PVC	6736.50	6735.63
141-1	4"	39.67'	2.00%	PVC	6737.51	6736.72
142-1	4"	20.50'	2.00%	PVC	6738.48	6738.07
143-1	4"	29.94'	2.00%	PVC	6742.78	6742.18
144-1	4"	34.00'	2.00%	PVC	6746.98	6746.30
145-1	4"	34.00'	2.00%	PVC	6747.47	6746.79
146-1	4"	25.91'	2.00%	PVC	6749.18	6748.66
147-1	4"	52.49'	2.00%	PVC	6749.09	6748.04
148-1	4"	2.83'	2.00%	PVC	6741.16	6741.10
148-2	4"	3.06'	2.00%	PVC	6741.22	6741.16
148-3	4"	51.02'	2.00%	PVC	6742.24	6741.22
148-4	4"	19.93'	2.00%	PVC	6742.64	6742.24
149-1	4"	4.25'	2.00%	PVC	6741.13	6741.04
149-2	4"	5.84'	2.00%	PVC	6741.25	6741.13
149-3	4"	19.18'	2.00%	PVC	6741.63	6741.25
150-1	4"	23.71'	1.31%	PVC	6741.26	6740.94
151-1	4"	15.37'	2.00%	PVC	6740.65	6740.35

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INV	END INV
152-1	4"	39.50'	2.00%	PVC	6740.07	6739.28
153-1	4"	39.50'	2.00%	PVC	6739.81	6739.02
154-1	4"	41.98'	2.00%	PVC	6738.70	6737.86
155-1	4"	42.99'	2.00%	PVC	6738.43	6737.57
156-1	4"	39.50'	2.00%	PVC	6738.57	6737.78
157-1	4"	36.50'	2.00%	PVC	6739.50	6738.77
158-1	4"	39.50'	1.85%	PVC	6740.49	6739.76
159-1	4"	4.82'	2.00%	PVC	6740.33	6740.24
159-2	4"	19.83'	2.00%	PVC	6740.73	6740.33
159-3	4"	15.95'	2.00%	PVC	6741.05	6740.73
160-1	4"	2.88'	2.00%	PVC	6740.36	6740.31
160-2	4"	3.00'	2.00%	PVC	6740.42	6740.36
160-3	4"	49.46'	2.00%	PVC	6741.41	6740.42
161-1	4"	12.74'	2.00%	PVC	6734.77	6734.51
161-2	4"	38.38'	2.00%	PVC	6735.54	6734.77
162-1	4"	48.08'	2.00%	PVC	6735.31	6734.35
163-1	4"	50.49'	2.00%	PVC	6735.14	6734.13
164-1	4"	42.14'	2.00%	PVC	6734.23	6733.38
164-2	4"	17.49'	2.00%	PVC	6734.58	6734.23
164-3	4"	7.82'	2.00%	PVC	6734.74	6734.58
165-1	4"	8.02'	2.00%	PVC	6727.67	6727.51
166-1	4"	10.71'	2.00%	PVC	6728.33	6728.12
167-1	4"	10.11'	2.00%	PVC	6728.40	6728.19
168-1	4"	11.46'	2.00%	PVC	6729.04	6728.81

PIPE TABLE						
NAME	SIZE	LENGTH	SLOPE	MATERIAL	START INV	END INV
169-1	4"	3.99'	2.00%	PVC	6728.97	6728.89
169-2	4"	32.20'	2.00%	PVC	6729.61	6728.97
170-1	4"	82.71'	2.00%	PVC	6733.96	6732.31
171-1	4"	66.48'	2.00%	PVC	6733.51	6732.18
172-1	4"	18.45'	2.00%	PVC	6730.90	6730.53
173-1	4"	15.54'	2.00%	PVC	6727.94	6727.63
174-1	4"	13.06'	2.00%	PVC	6727.08	6726.82
175-1	4"	13.60'	2.00%	PVC	6725.53	6725.25
176-1	4"	13.43'	2.00%	PVC	6724.24	6723.97
177-1	4"	13.26'	2.00%	PVC	6722.94	6722.68
178-1	4"	13.13'	2.00%	PVC	6721.94	6721.68
179-1	4"	12.91'	2.00%	PVC	6720.28	6720.02
180-1	4"	12.77'	2.18%	PVC	6719.22	6718.94
181-1	4"	12.55'	35.23%	PVC	6722.33	6717.91
182-1	4"	13.36'	33.10%	PVC	6721.70	6717.28
183-1	4"	15.89'	23.28%	PVC	6720.22	6716.53
184-1	4"	13.15'	20.44%	PVC	6718.96	6716.28
185-1	4"	12.11'	18.99%	PVC	6718.04	6715.74
186-1	4"	11.76'	18.44%	PVC	6717.26	6715.09
187-1	4"	14.74'	11.61%	PVC	6715.20	6713.49
188-1	4"	14.80'	8.04%	PVC	6714.23	6713.04
189-1	4"	14.09'	7.23%	PVC	6713.99	6712.97

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 PLOTTED: TUE 01/13/2026 2:10:59P BY: OLIVIA RILEY



DESIGNED BY: KJW  
 CHECKED BY: [REVIEWER]  
 DRAWN BY: KJW

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

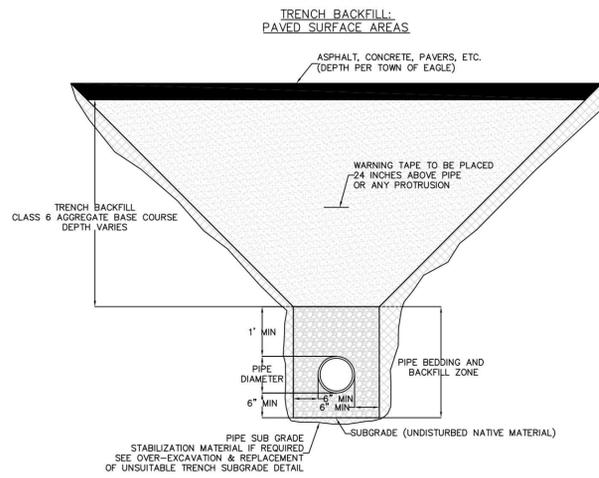


HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY SEWER SERVICE - PIPE TABLES

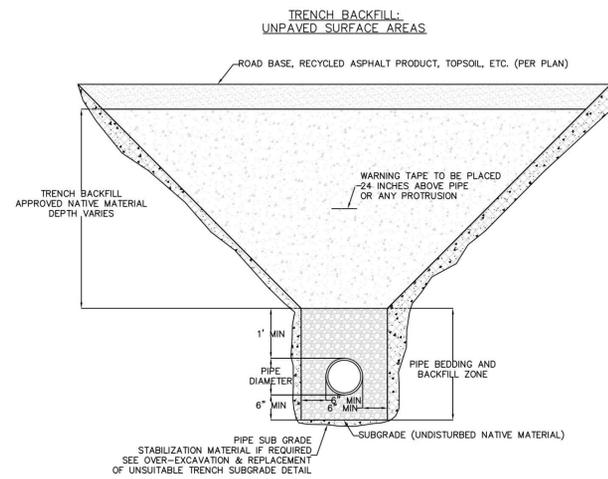
PROJECT #: 2504026  
 SHEET NUMBER  
**SS15**  
 48 OF 81

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



Title: DETAIL - PAVED SURFACE TRENCH BACKFILL  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: DETAIL-BACKFILL.DWG Date: 1/8/2018

**A1**

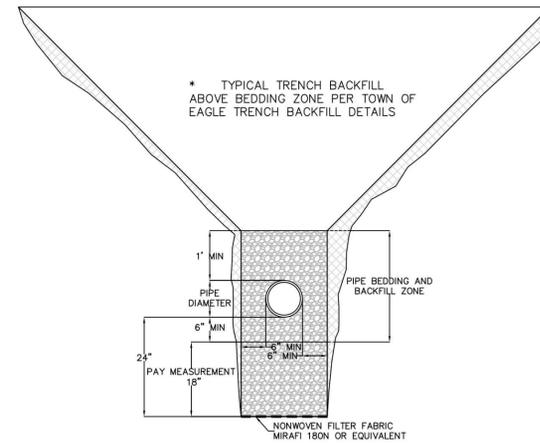


Title: DETAIL - TRENCH BACKFILL  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: DETAIL-BACKFILL.DWG Date: 1/8/2018

**A2**



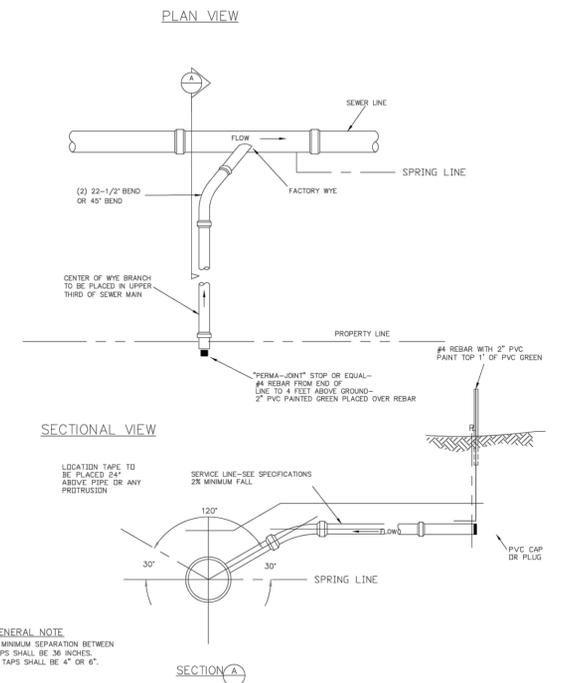
OVER-EXCAVATION & REPLACEMENT OF UNSUITABLE TRENCH SUBGRADE



\* NOTE: MAXIMUM PAY WIDTH SHALL BE 4-FEET. MAXIMUM PAY DEPTH WILL BE 1.5-FEET.

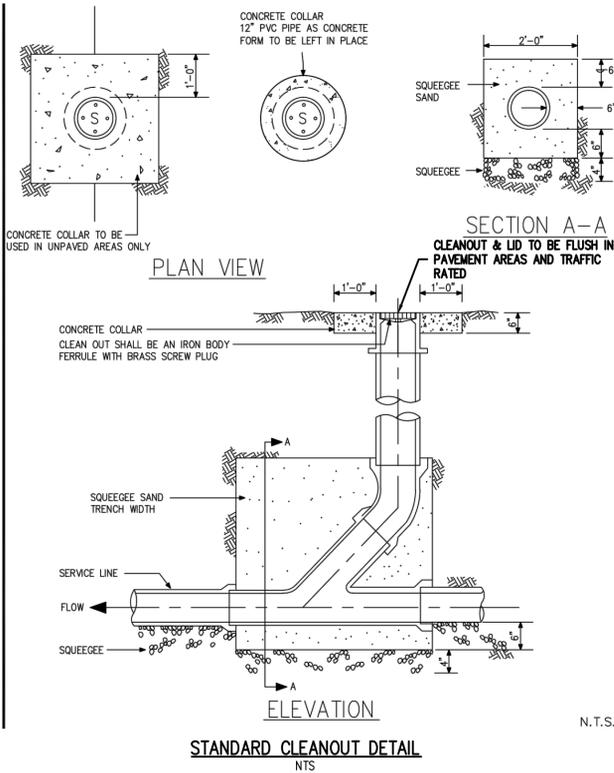
Title: DETAIL - TRENCH BACKFILL  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: DETAIL-BACKFILL.DWG Date: 1/8/2018

**A3**



Title: DETAIL - SEWER SERVICE FROM MAIN  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: SEWER SERVICE AT MAIN.DWG Date: 1/8/2018

**A4**



N.T.S.



Know what's below.  
Call before you dig.

DESIGNED BY: MJS  
 CHECKED BY: RCP  
 DRAWN BY: MJS

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET



HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY DETAILS

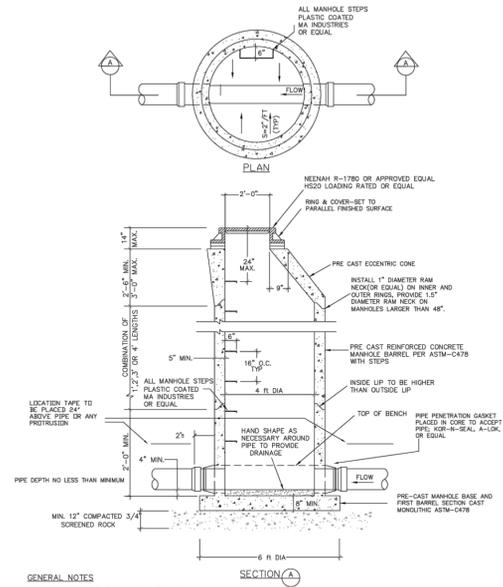
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 SHEET NUMBER

**SS16**

49 OF 81

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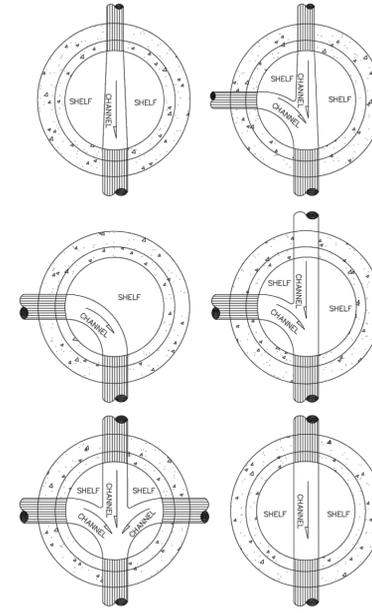
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



**GENERAL NOTES**  
 1. ALL CONCRETE WORK SHALL COMPLY WITH LATEST ACI-308 SPECIFICATIONS.  
 2. MANHOLE THROUGH SHALL HAVE A MINIMUM OF 2" DROP FROM ENTRANCE THROUGH EXIST.  
 3. FLOW CHANNEL TO BE SHAPED AS TO NOT ALLOW STANDING WATER.

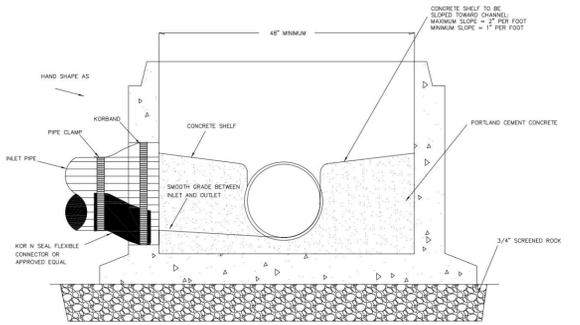
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 Project: Public Works Manual  
 Drawn: JB  
 Checked: Date: 1/8/2018  
 Sheet: TOE Standard Manhole.dwg

**A5**



Title: DETAIL - Channels  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: Date: 1/8/2018  
 Sheet: TOE Standard Channels.dwg

**A11**



Title: DETAIL - Standard Channels Section  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: Date: 1/8/2018  
 Sheet: Standard Channel Section.dwg

**A12**



FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\SANITARY\CD - SANITARY DETAILS.DWG LAYOUT: LAYOUT1(2)  
 DRAWN: MJS  
 PLOTTED: TUE 01/13/2026 2:11:09PM BY: OLIVIA RILEY



Know what's below.  
 Call before you dig.

DESIGNED BY: MJS  
 CHECKED BY: RCP  
 DRAWN BY: MJS

ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PERTOWN OF EAGLE COMMENTS/BID SET



HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 SANITARY DETAILS

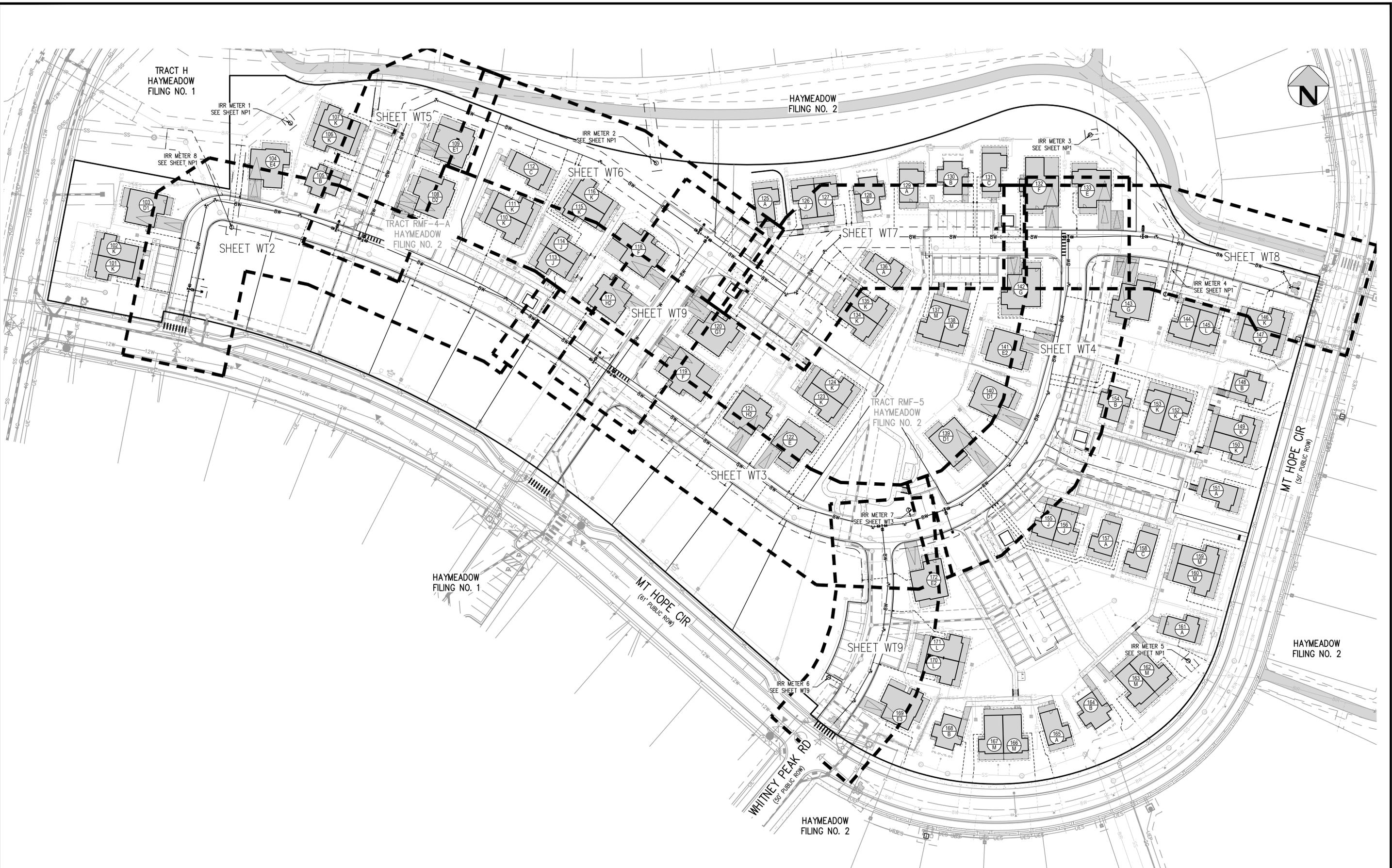
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SHEET NUMBER

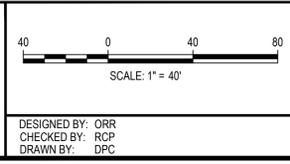
**SS17**

50 OF 81

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



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 PLOTTED: TUE 01/13/2026 2:18:40P BY: COLTON KOCHER  
 PLOTTED: TUE 01/13/2026 2:18:40P BY: COLTON KOCHER



ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

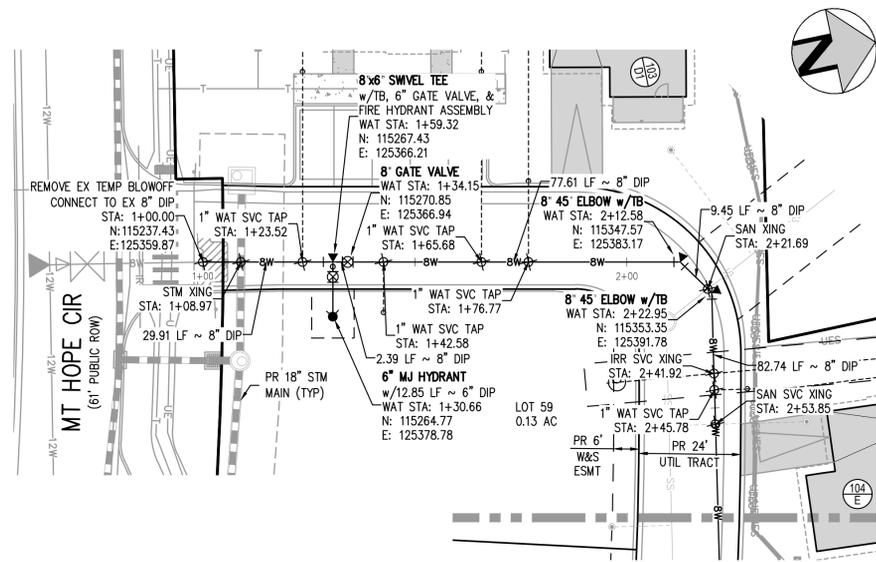
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 OVERALL WATER PLAN

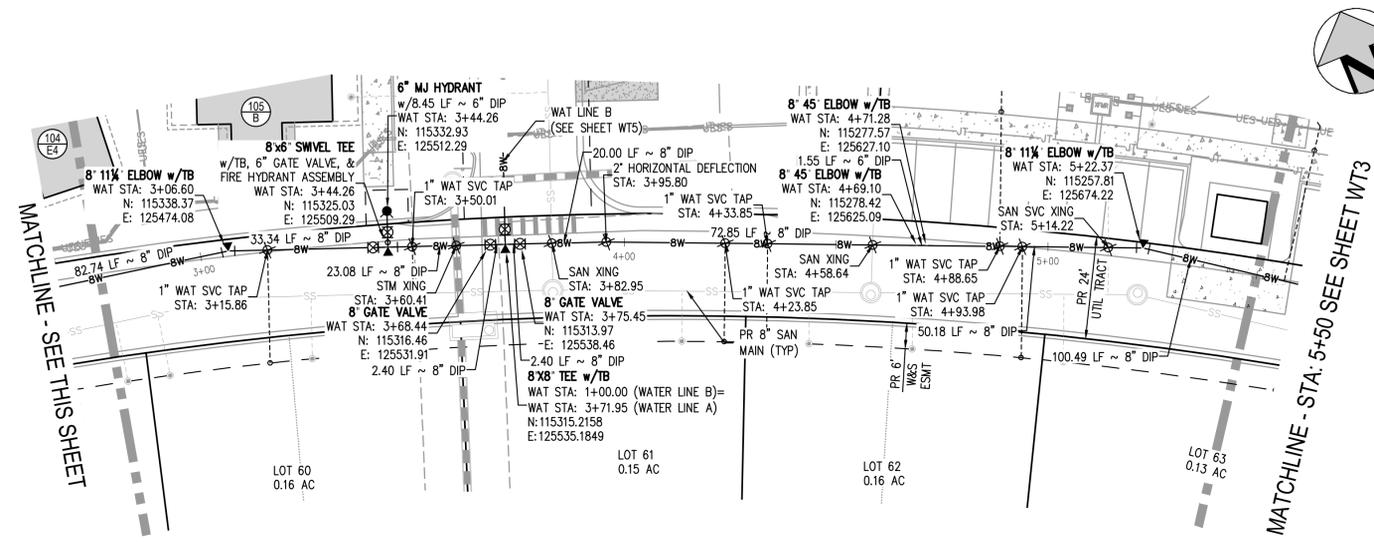
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT # 2504026  
 SHEET NUMBER  
**WT1**  
 51 OF 81

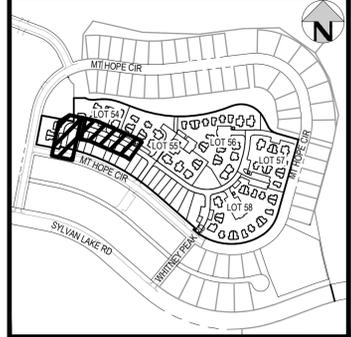
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



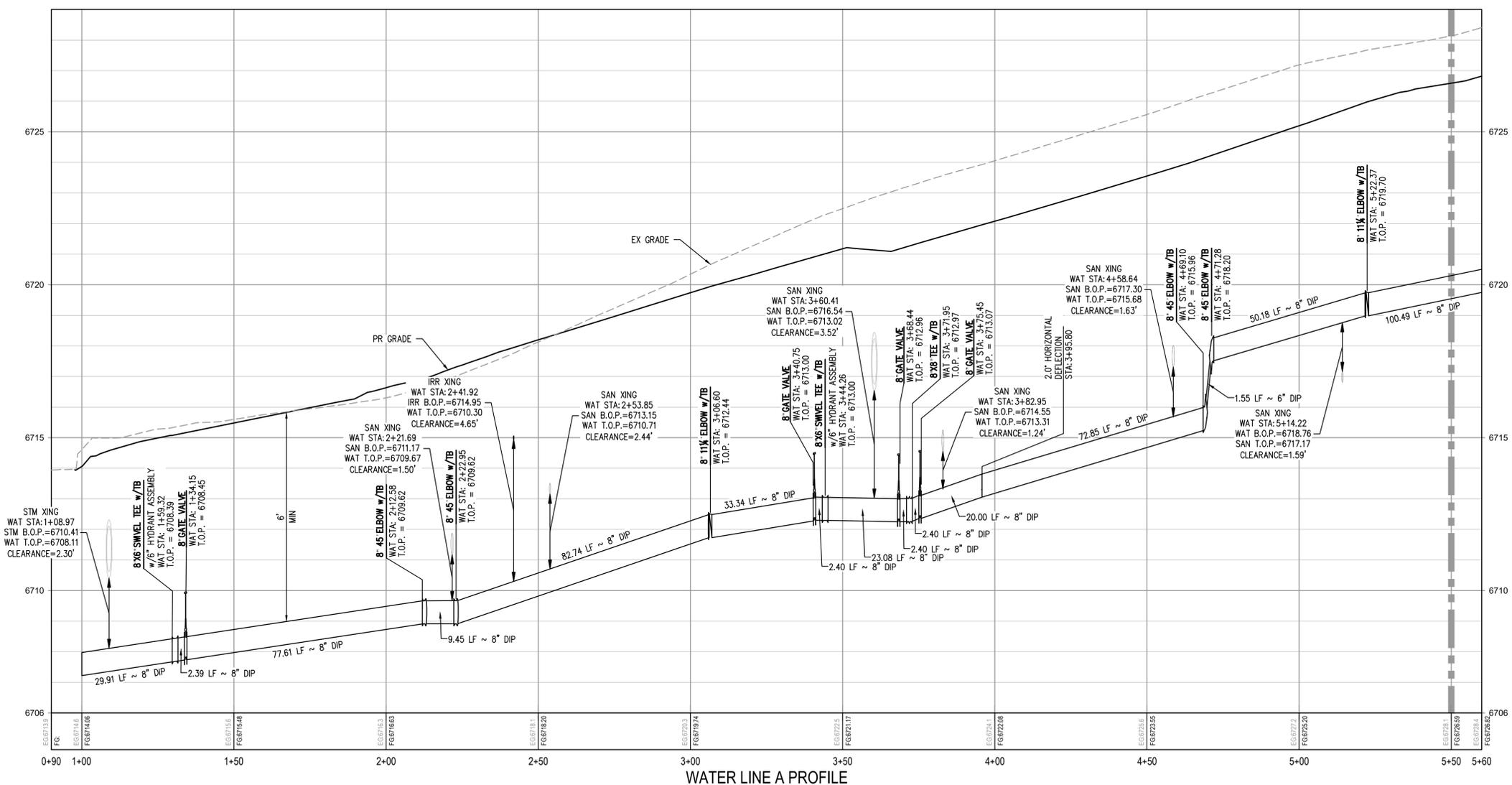
MATCHLINE - SEE THIS SHEET



WATER LINE A PLAN  
SCALE: 1" = 20'



KEY MAP  
SCALE: 1" = 400'

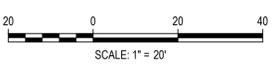


WATER LINE A PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

- GENERAL WATER NOTES:**
- REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
  - THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
  - LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER, SANITARY SEWER, POTABLE WATER AND NON-POTABLE WATER PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
  - ALL WATER SERVICE LINES SHALL BE CTS HDPE PURE CORE OR APPROVED EQUAL.

MATCHLINE - STA: 5+50 SEE SHEET WT3

FILE PATH: P:\2025\250426\ENGINEERING\UTILITIES\WATER\CD - WATER P&P.DWG LAYOUT.LAYOUT1  
PLOT DATE: TUE 01/13/26 2:17:29P BY: COLTON HOEVAR



ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

HAYMEADOW HOMES, LLC

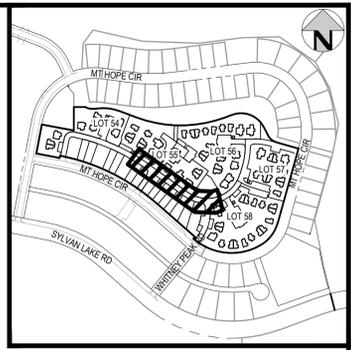
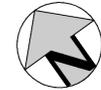
WILDFLOWER COTTAGES AT HAYMEADOW  
WATER PLAN & PROFILE - LINE A

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER

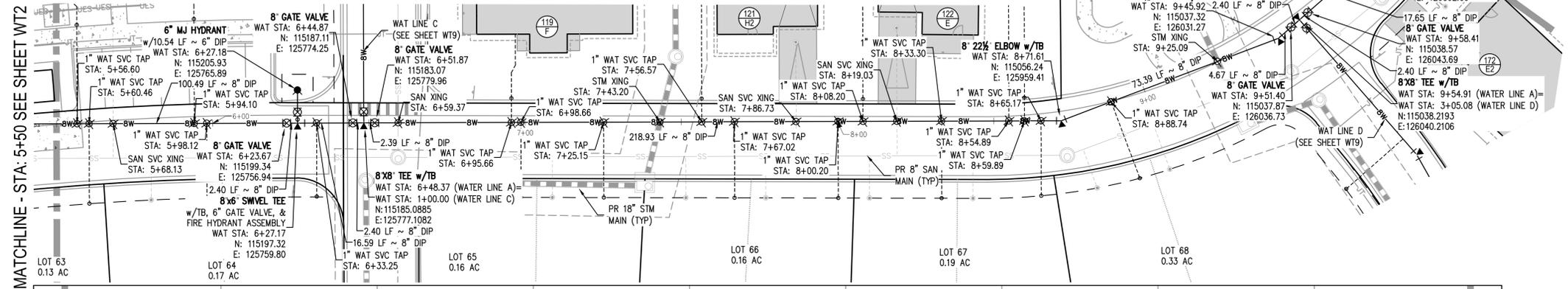
**WT2**

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



KEY MAP  
SCALE: 1" = 400'

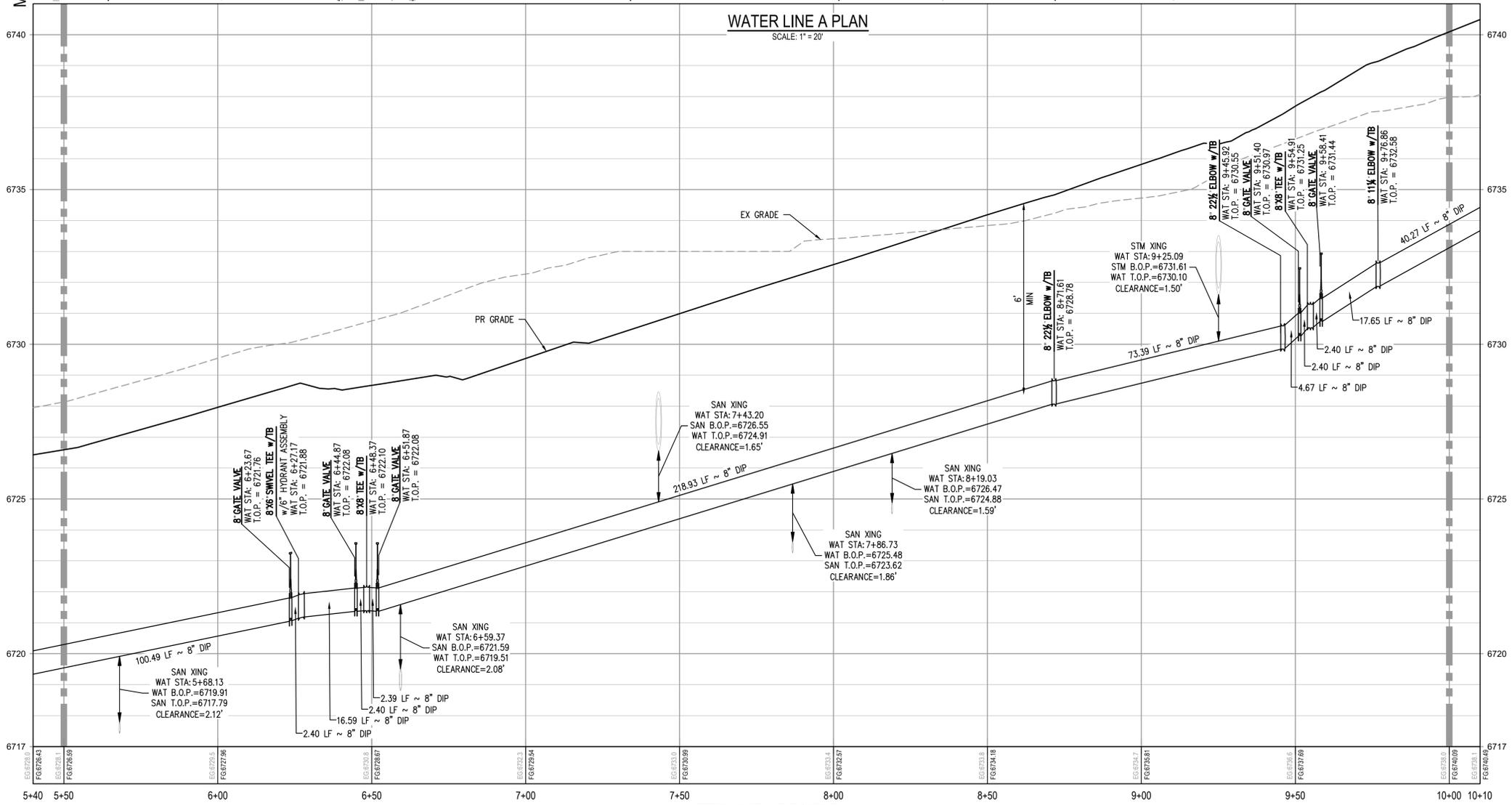
MATCHLINE - STA: 5+50 SEE SHEET WT2



MATCHLINE - STA: 10+00 SEE SHEET WT3

WATER LINE A PLAN  
SCALE: 1" = 20'

MATCHLINE - STA: 5+50 SEE SHEET WT2



MATCHLINE - STA: 10+00 SEE SHEET WT3

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

- GENERAL WATER NOTES:**
- REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
  - THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
  - LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER, SANITARY SEWER, POTABLE WATER AND NON-POTABLE WATER PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
  - ALL WATER SERVICE LINES SHALL BE CTS HDPE PURE CORE OR APPROVED EQUAL.

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CHECKED: TUE 01/13/25 2:17:44P  
PLOTTED: TUE 01/13/25 2:17:44P



ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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

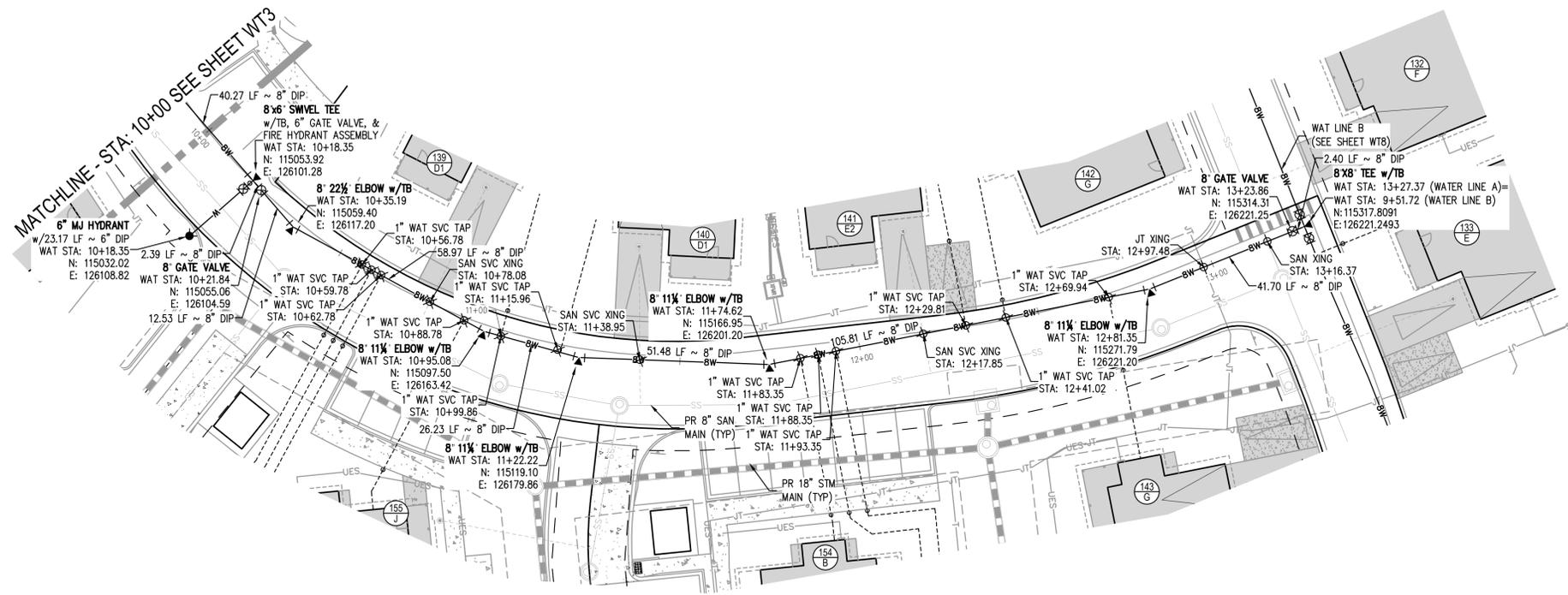
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
WATER PLAN & PROFILE - LINE A

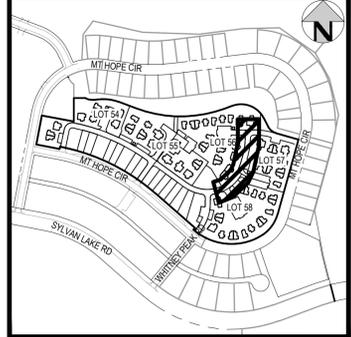
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**WT3**  
53 OF 81

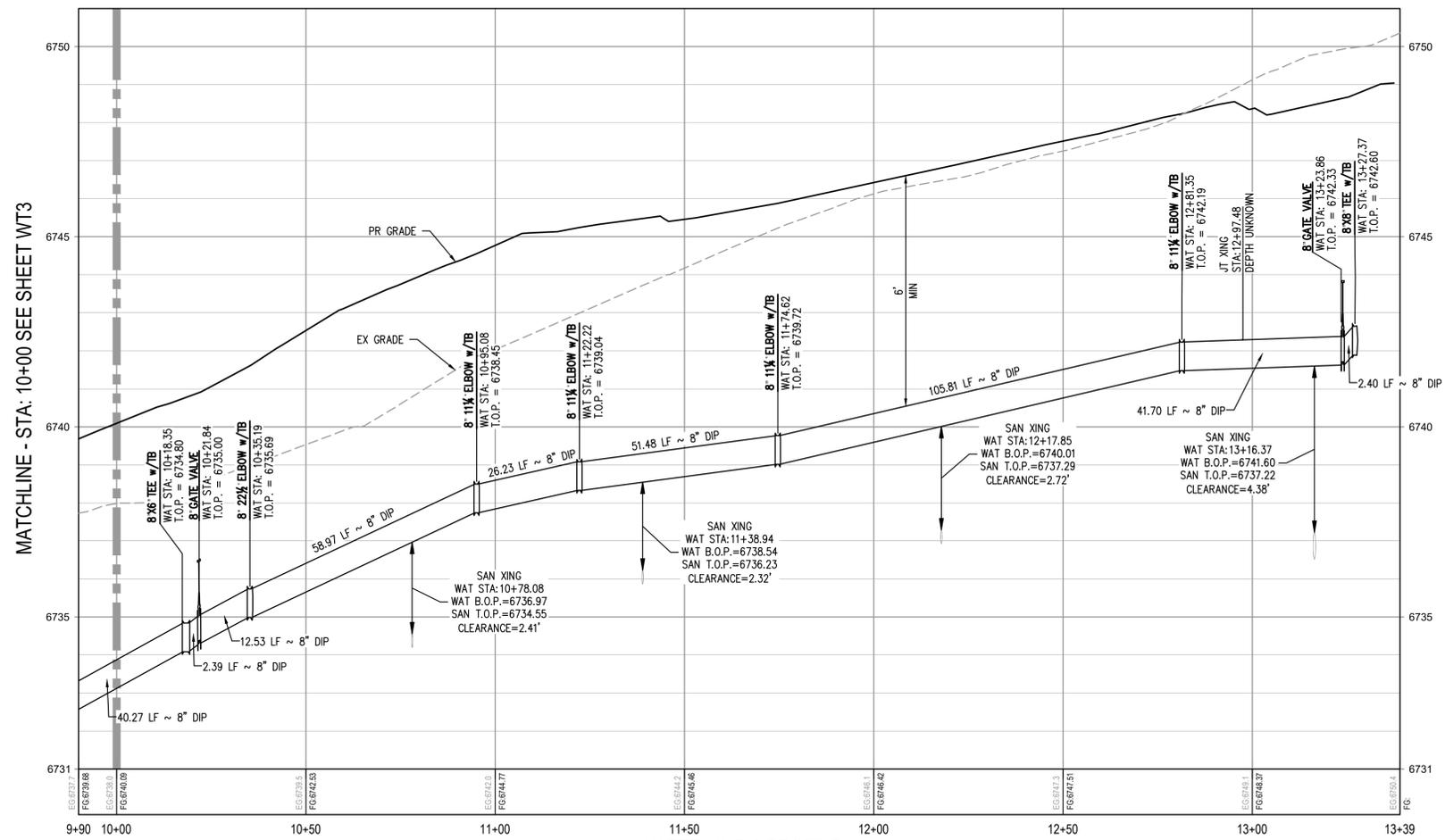
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



**WATER LINE A PLAN**  
SCALE: 1" = 20'



**KEY MAP**  
SCALE: 1" = 400'

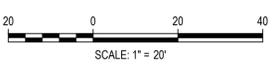


**WATER LINE A PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

**GENERAL WATER NOTES:**

- REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
- THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
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- CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER, SANITARY SEWER, POTABLE WATER AND NON-POTABLE WATER PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
- ALL WATER SERVICE LINES SHALL BE CTS HDPE PURE CORE OR APPROVED EQUAL.

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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

HAYMEADOW HOMES, LLC

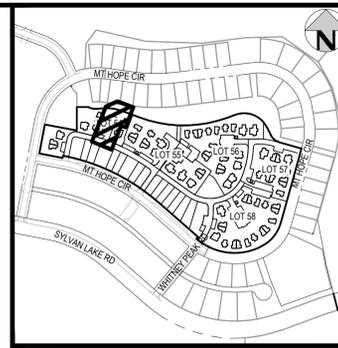
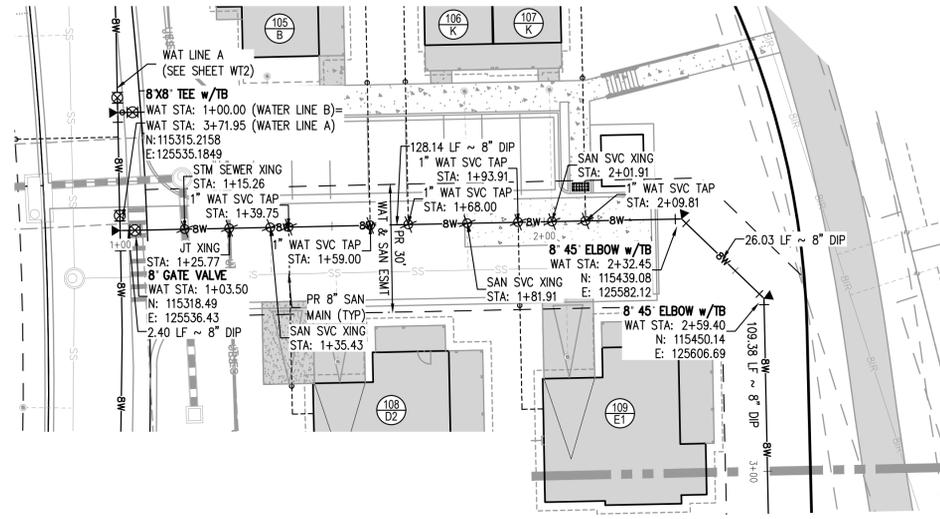
WILDFLOWER COTTAGES AT HAYMEADOW  
WATER PLAN & PROFILE - LINE A

PRELIMINARY  
NOT FOR  
CONSTRUCTION

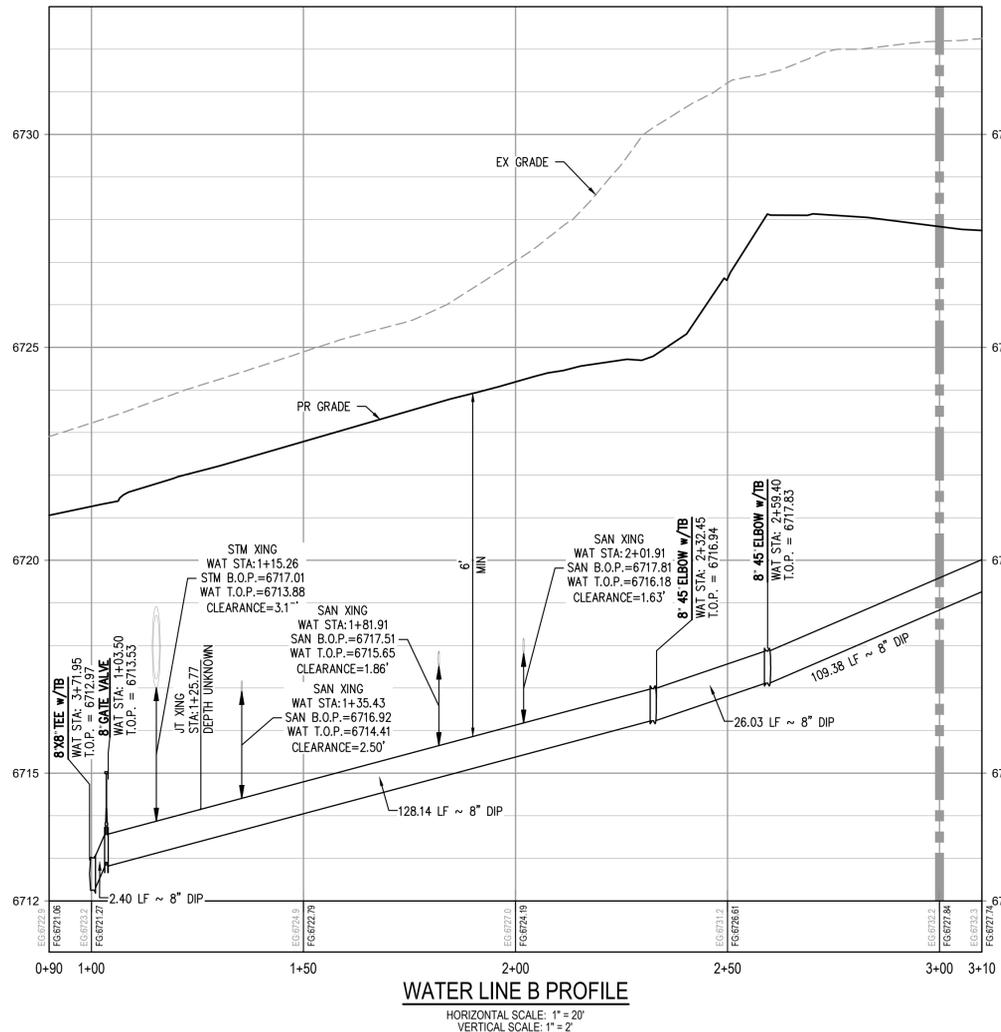
PROJECT #: 2504026  
SHEET NUMBER  
**WT4**  
54 OF 81

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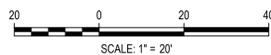


MATCHLINE - STA: 3+00 SEE SHEET WT6  
**WATER LINE B PLAN**  
 SCALE: 1" = 20'



MATCHLINE - STA: 3+00 SEE SHEET WT6

- GENERAL WATER NOTES:**
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ISSUE DATE: 08-01-2025	
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**HKS HARRIS KOCHER SMITH**  
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 Denver, Colorado 80203  
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 HarrisKocherSmith.com

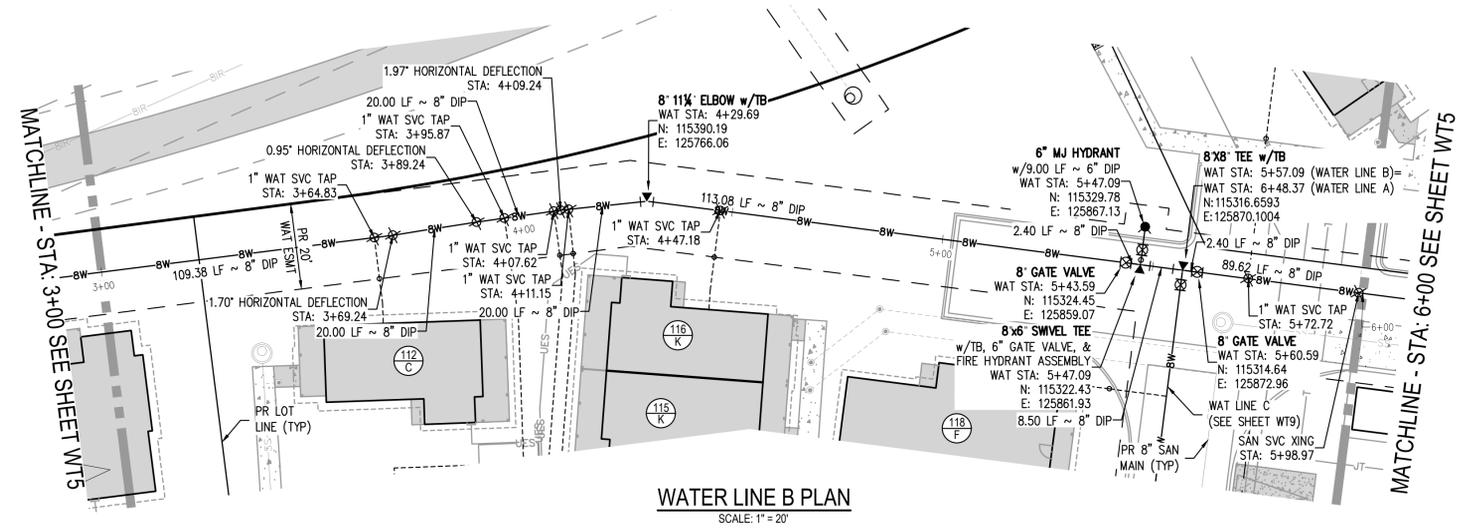
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 WATER PLAN & PROFILE - LINE B

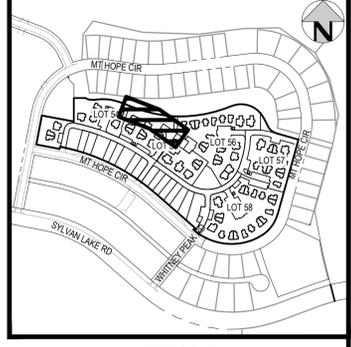
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 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026
SHEET NUMBER
<b>WT5</b>
55 OF 81

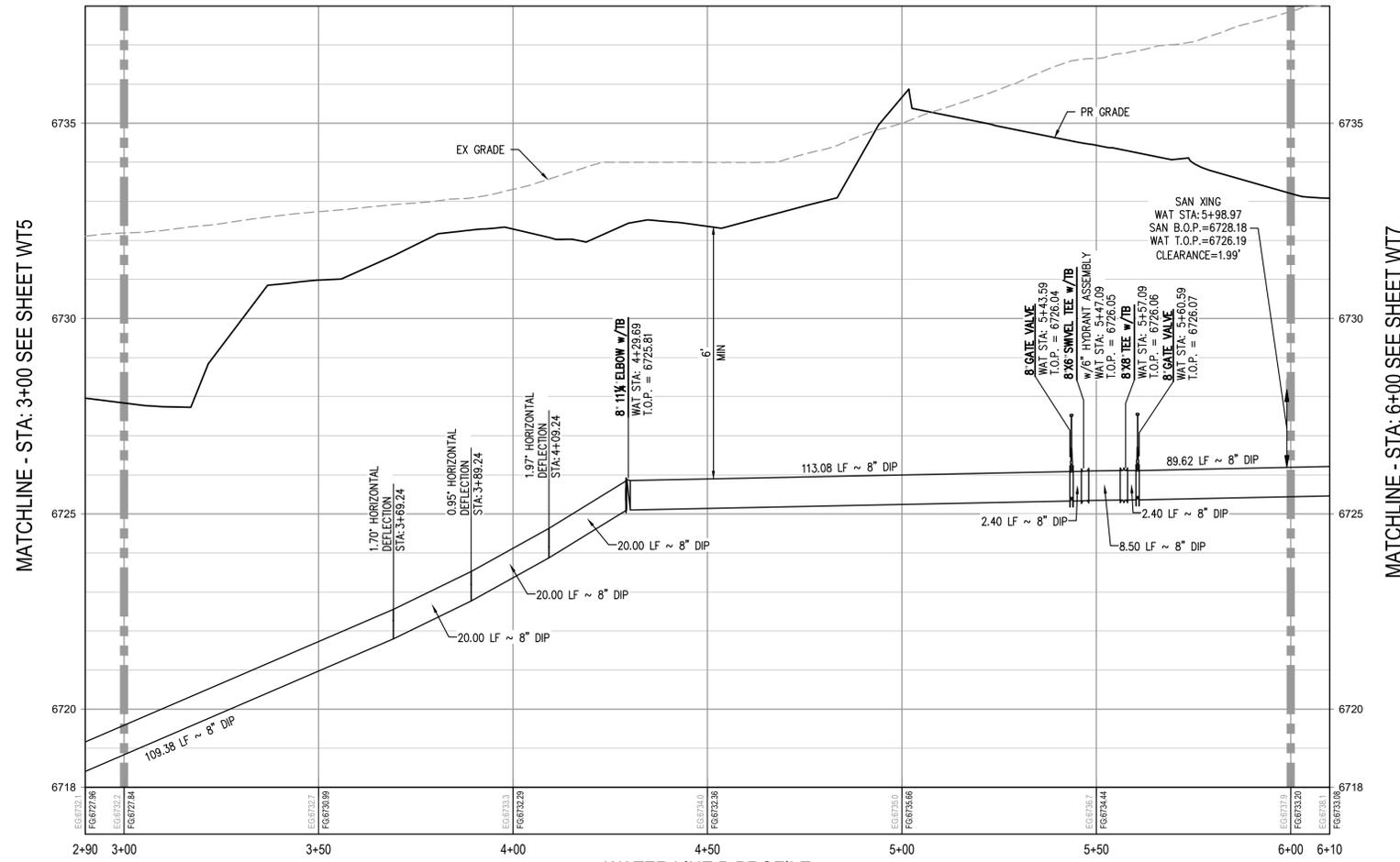
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



**WATER LINE B PLAN**  
SCALE: 1" = 20'



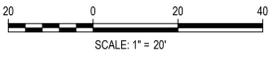
**KEY MAP**  
SCALE: 1" = 400'



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

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  - ALL WATER SERVICE LINES SHALL BE CT85 HDPE PURE CORE OR APPROVED EQUAL.

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DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
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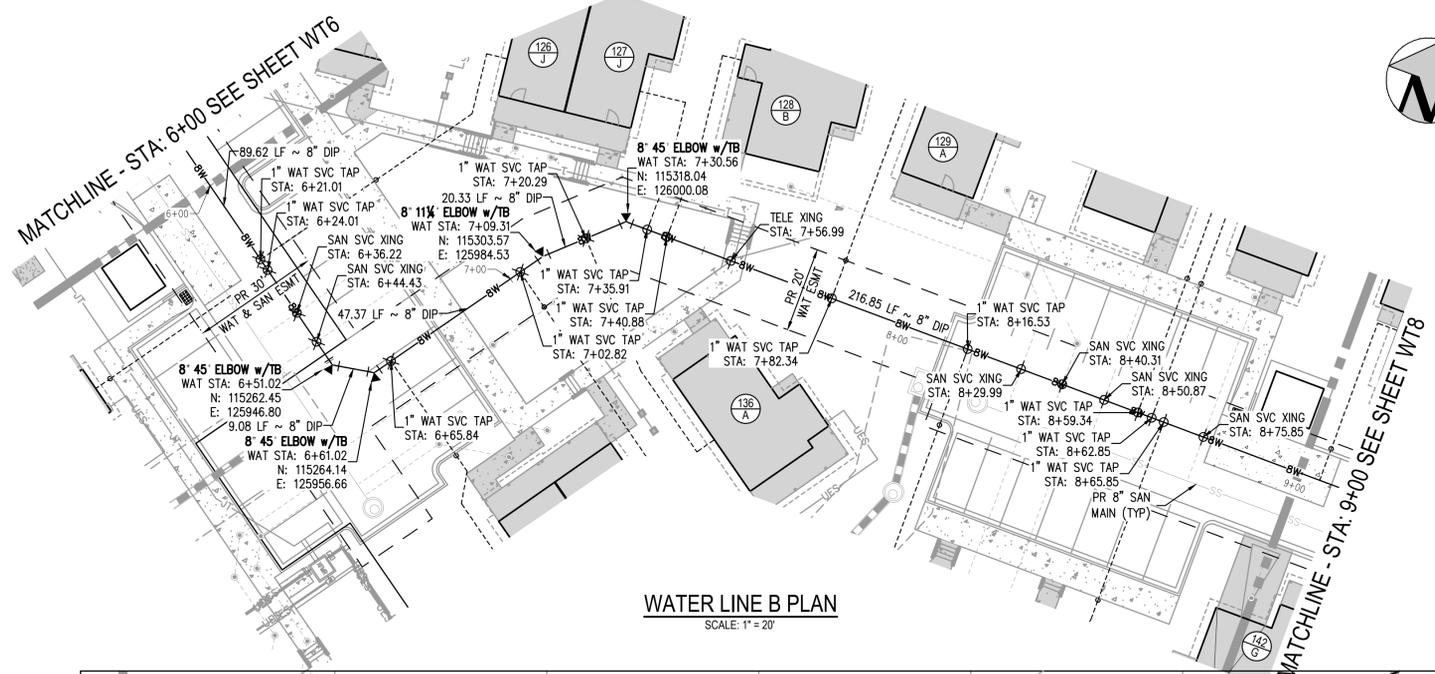
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 WATER PLAN & PROFILE - LINE B

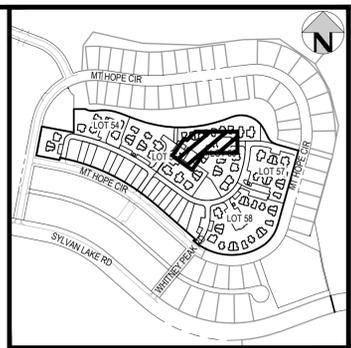
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 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**WT6**  
 56 OF 81

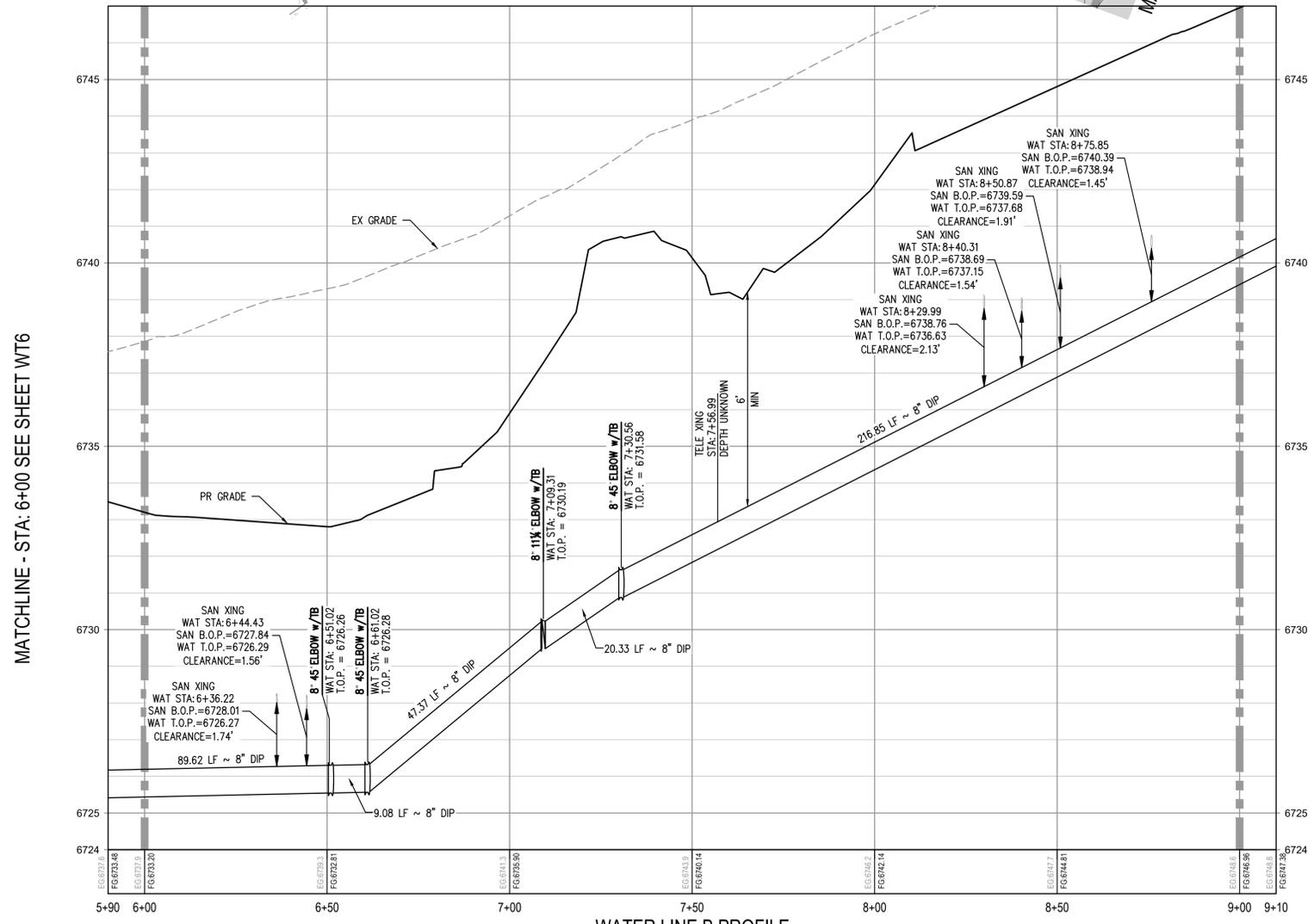
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 PLOTTED: TUE 01/13/26 2:18:15P BY: COLTON KOEHLER  
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**WATER LINE B PLAN**  
SCALE: 1" = 20'



**KEY MAP**  
SCALE: 1" = 400'

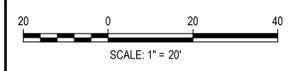


**WATER LINE B PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

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ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
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 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

HAYMEADOW HOMES, LLC

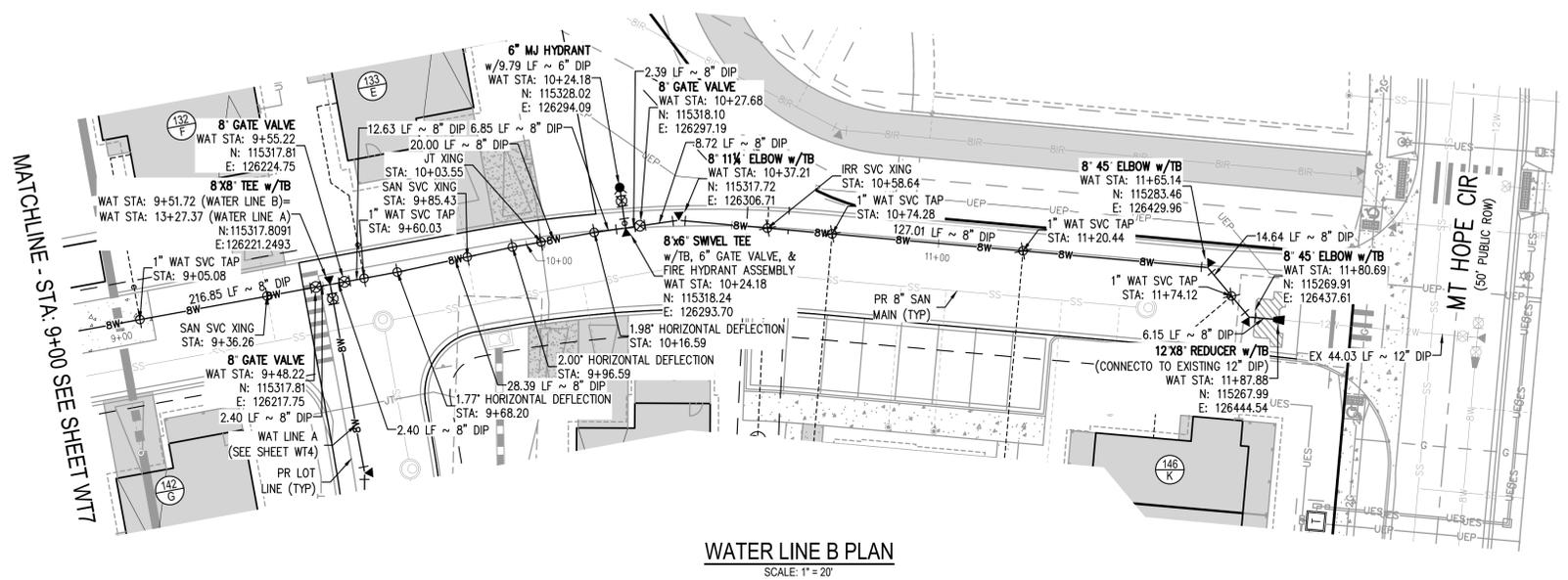
WILDFLOWER COTTAGES AT HAYMEADOW  
 WATER PLAN & PROFILE - LINE B

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

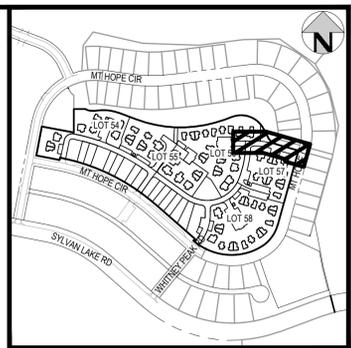
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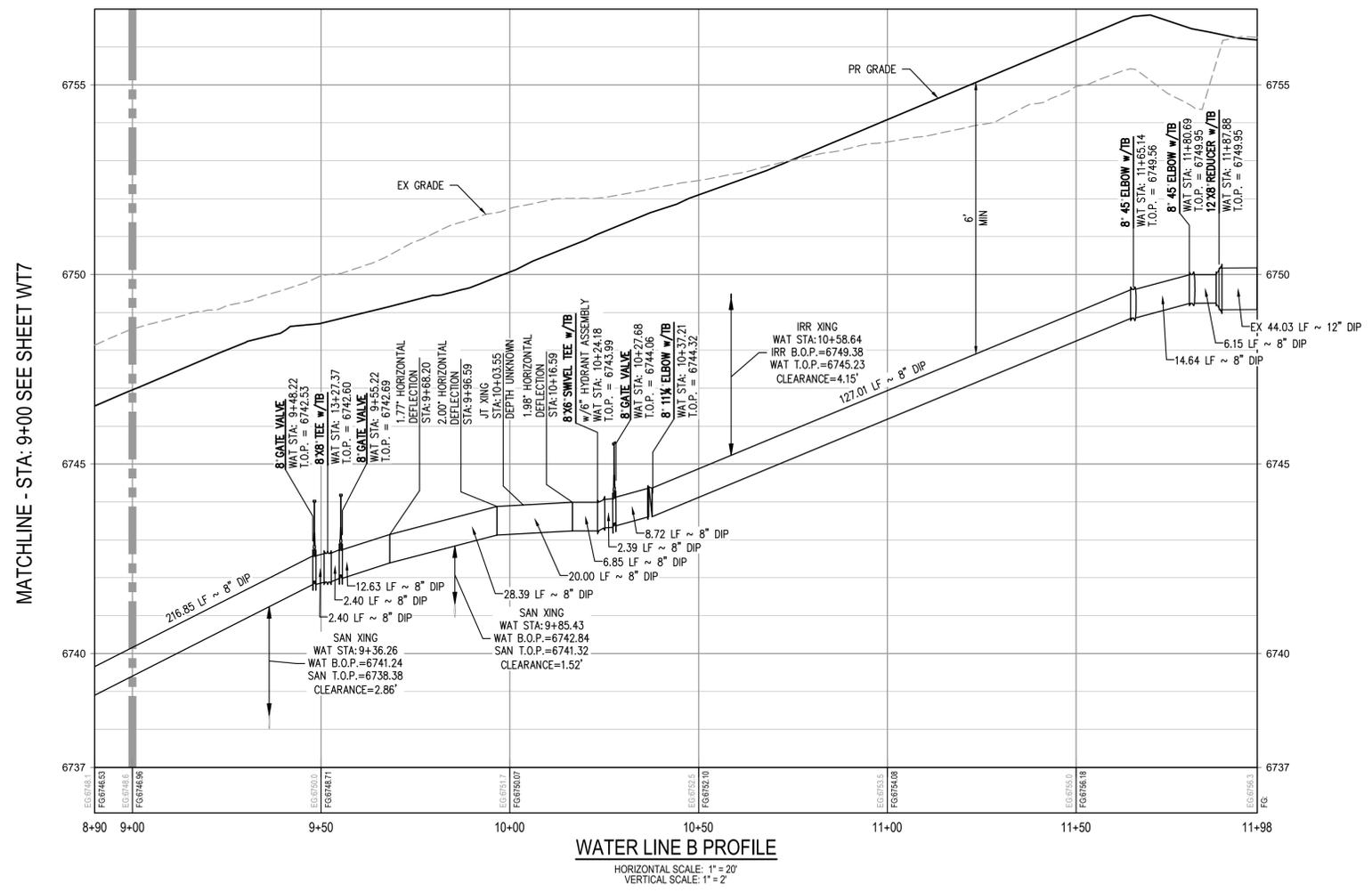
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



**WATER LINE B PLAN**  
SCALE: 1" = 20'



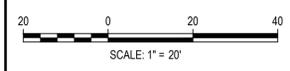
**KEY MAP**  
SCALE: 1" = 400'



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

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  - ALL WATER SERVICE LINES SHALL BE CTS HDPE PURE CORE OR APPROVED EQUAL.

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 CHECKED BY: RCP  
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DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

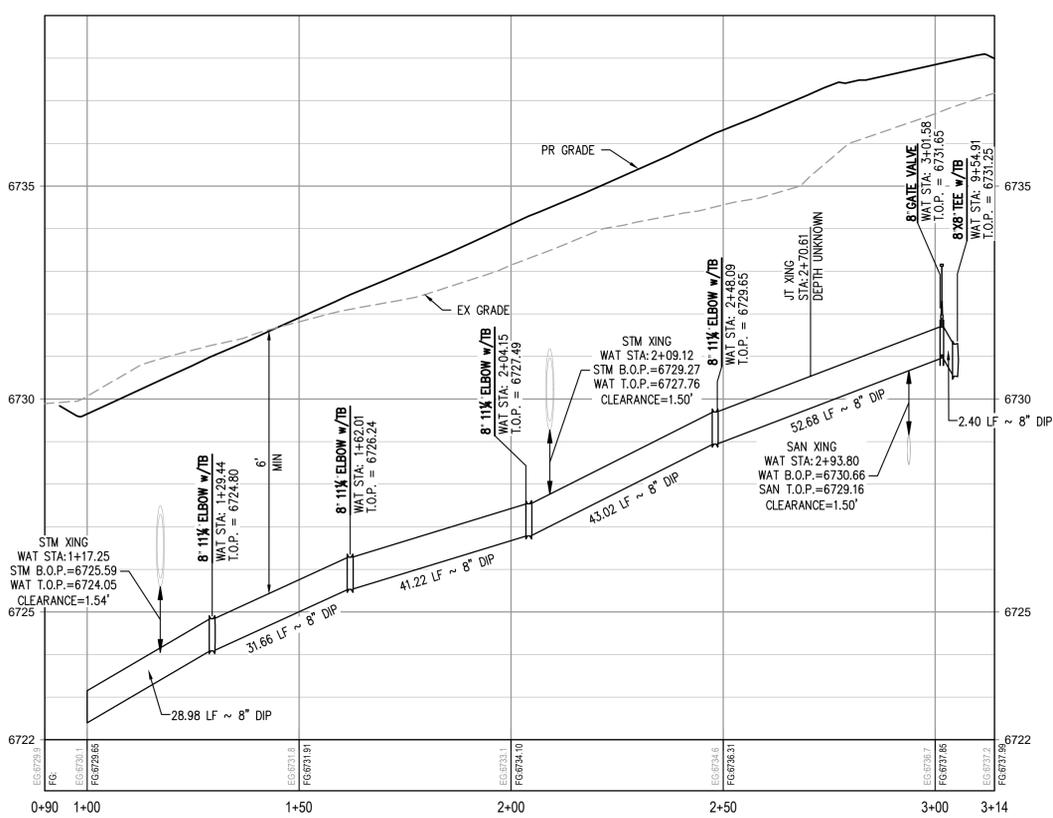
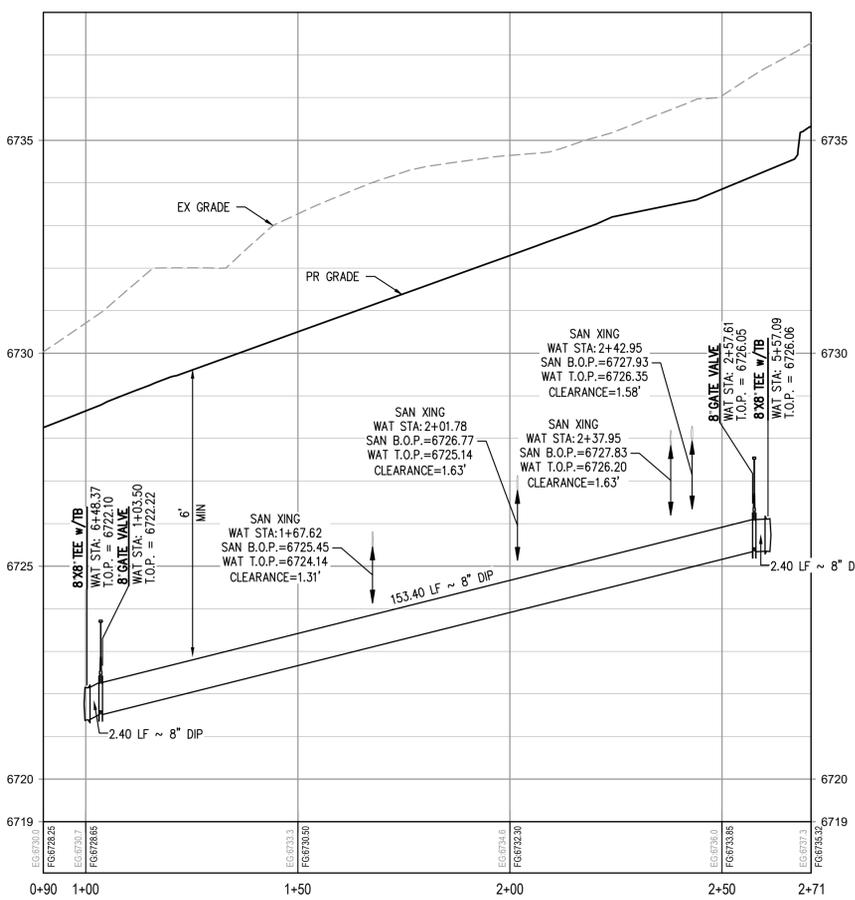
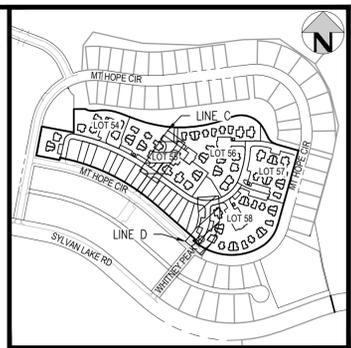
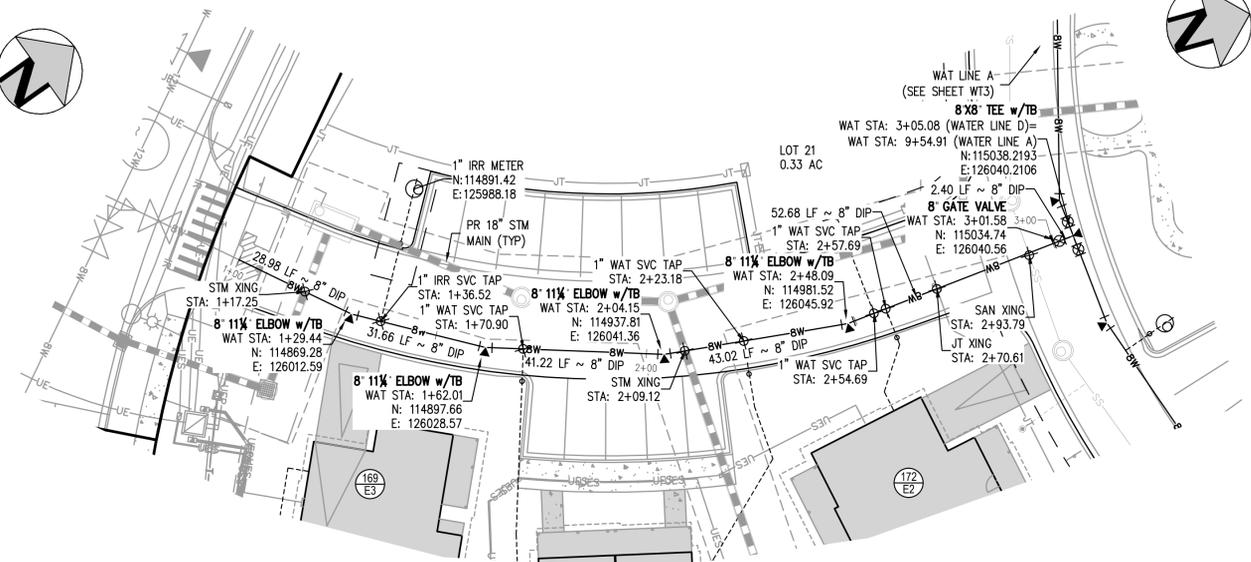
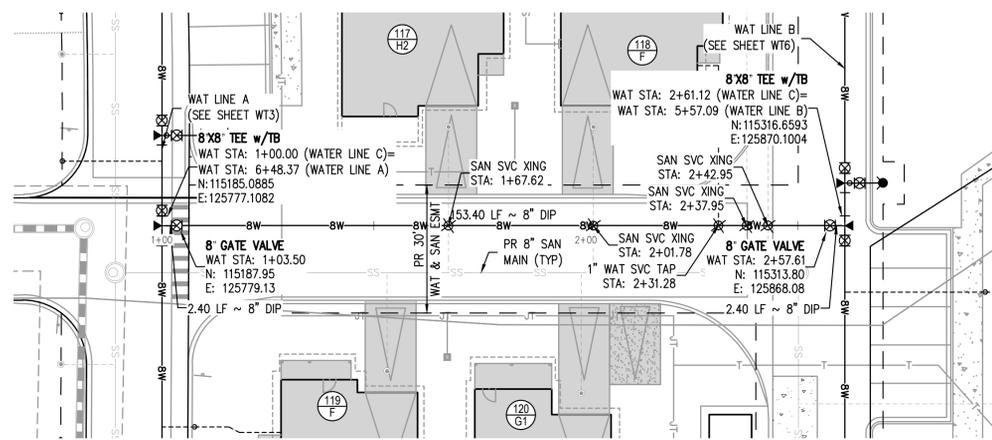
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 WATER PLAN & PROFILE - LINE B

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**WT8**  
 58 OF 81

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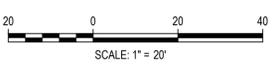


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 PLOTTED: TUE 01/13/2025 2:20:24P BY: COLTON KOEHLER



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HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 WATER PLAN & PROFILE - LINES C & D

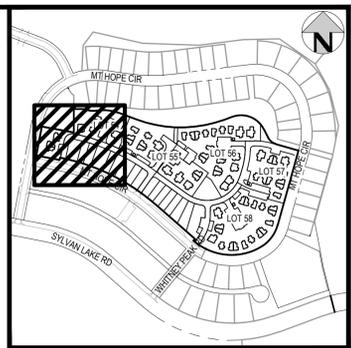
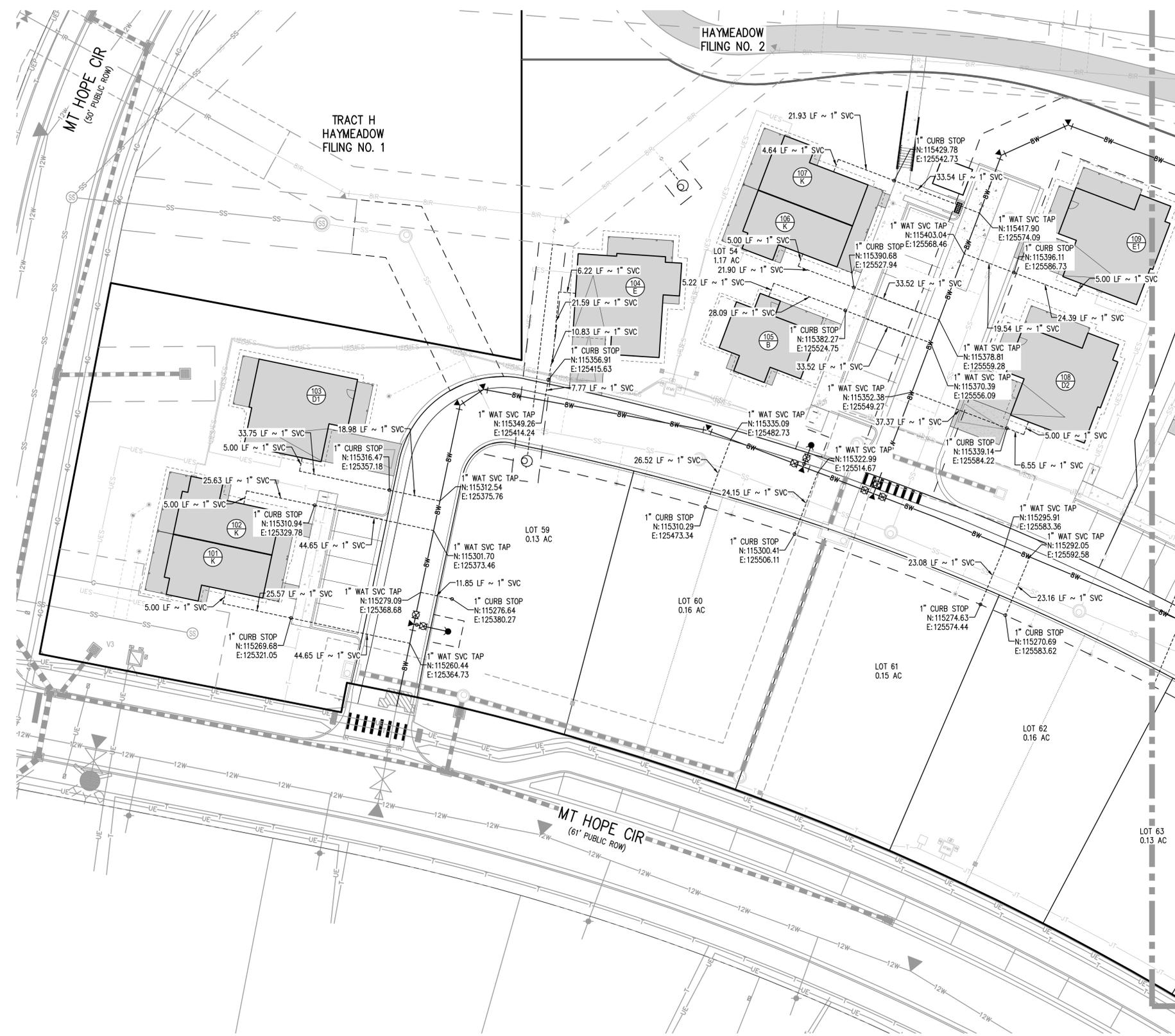
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PROJECT #: 2504026  
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WT9

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

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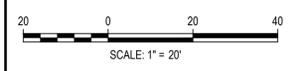


KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET WT11

**GENERAL WATER NOTES:**

1. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
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 CHECKED BY: RCP  
 DRAWN BY: DPC

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**HKS HARRIS KOCHER SMITH**  
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 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
 HarrisKocherSmith.com

HAYMEADOW HOMES, LLC

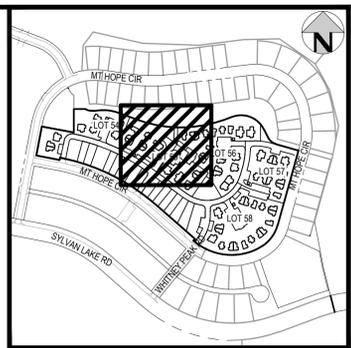
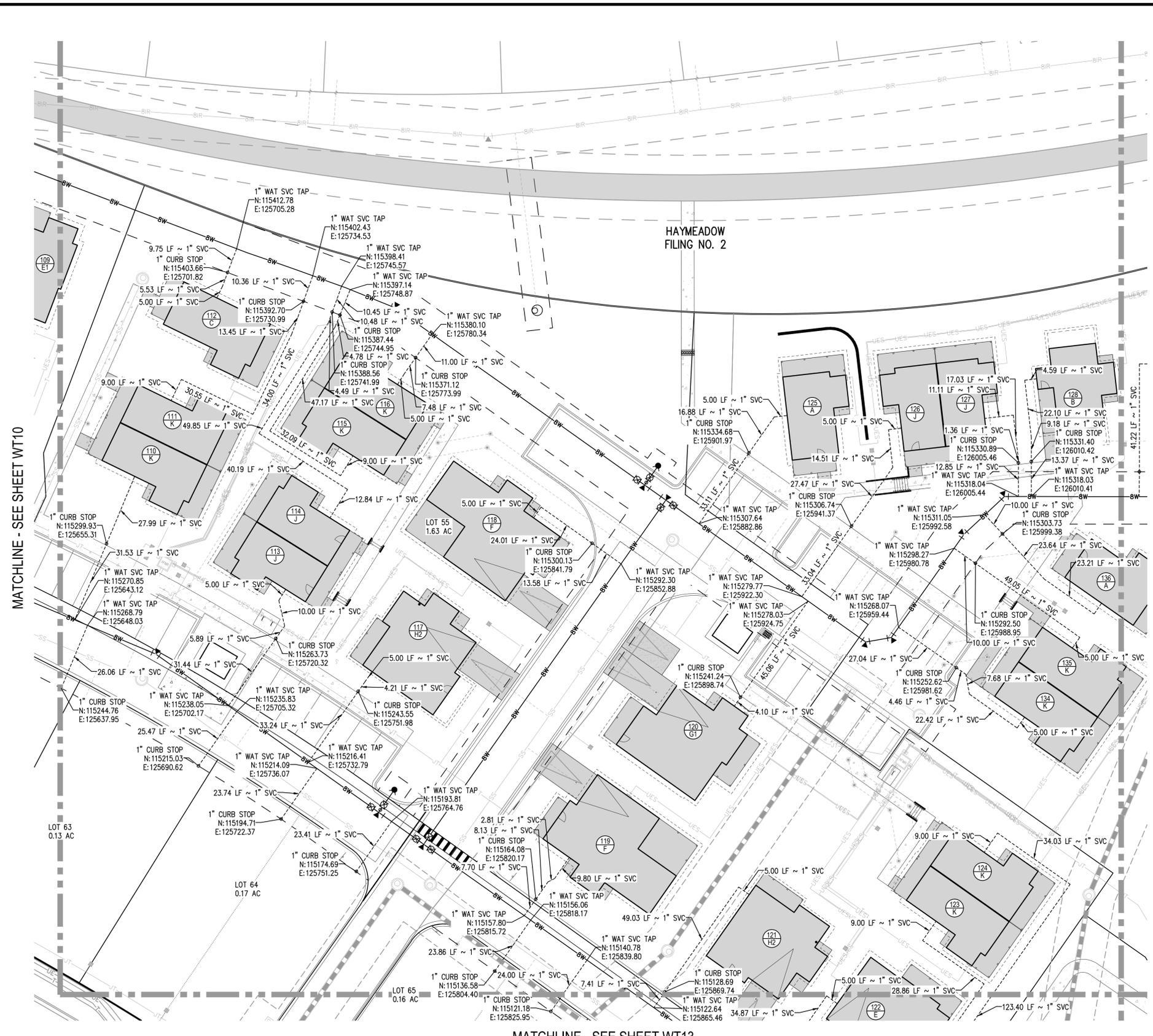
WILDFLOWER COTTAGES AT HAYMEADOW  
 WATER SERVICE PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**WT10**  
 60 OF 81

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

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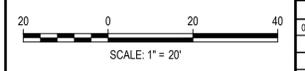
KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET WT10

MATCHLINE - SEE SHEET WT12

MATCHLINE - SEE SHEET WT13

- GENERAL WATER NOTES:**
1. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
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HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
WATER SERVICE PLAN

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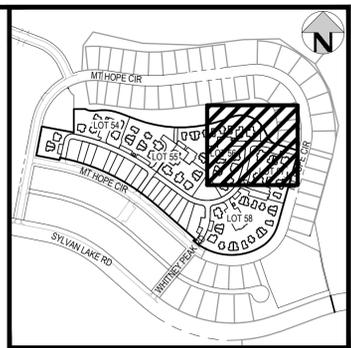
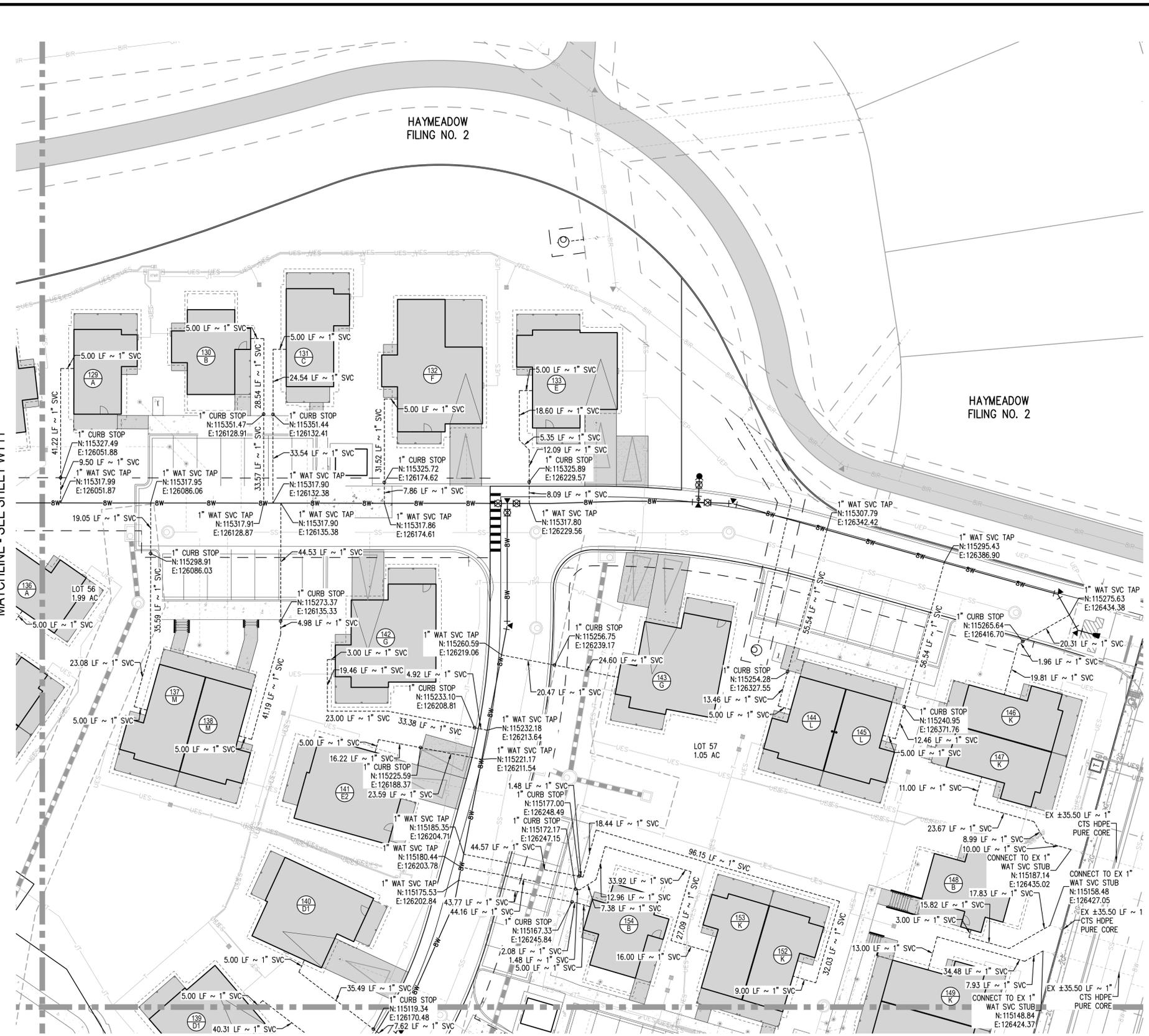
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**WT11**  
61 OF 81

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

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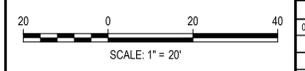
MATCHLINE - SEE SHEET WT11

MATCHLINE - SEE SHEET WT14



KEY MAP  
SCALE: 1" = 400'

- GENERAL WATER NOTES:**
- REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
  - THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
  - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND SHOWN ACCORDING TO THE BEST INFORMATION AVAILABLE, AS SUPPLIED BY THE UTILITY OWNERS. PRIOR TO EXCAVATION, THE CONTRACTOR SHALL VERIFY EXISTENCE, SIZE, AND LOCATION OF EXISTING UTILITIES AND IMMEDIATELY NOTIFY HARRIS KOCHER SMITH OF ANY DISCREPANCIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL DAMAGES TO EXISTING UNDERGROUND FACILITIES.
  - LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER, SANITARY SEWER, POTABLE WATER AND NON-POTABLE WATER PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
  - ALL WATER SERVICE LINES SHALL BE CTS HDPE PURE CORE OR APPROVED EQUAL.



DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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

HAYMEADOW HOMES, LLC

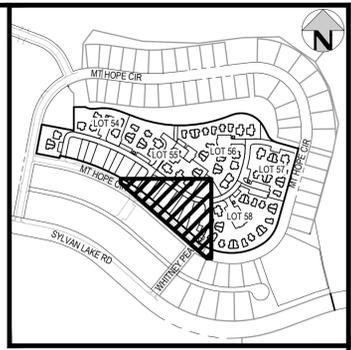
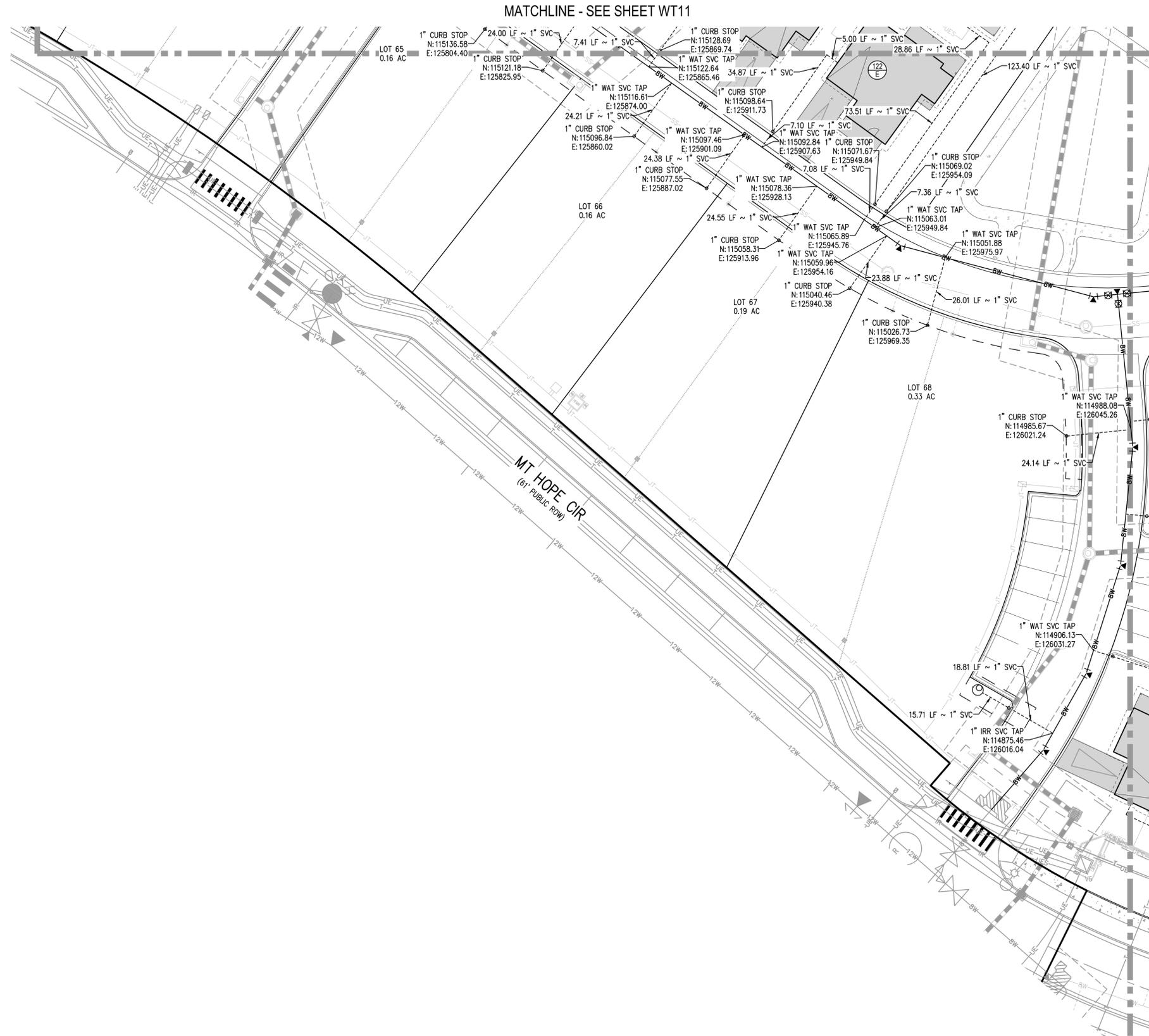
WILDFLOWER COTTAGES AT HAYMEADOW  
WATER SERVICE PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT # 2504026  
SHEET NUMBER  
**WT12**  
62 OF 81

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

FILES: P:\2025\2504026\ENGINEERING\UTILITIES\WATER\CD - WATER SERVICE PLANDWG LAYOUT (4)  
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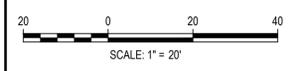


KEY MAP  
SCALE: 1" = 400'

MATCHLINE - SEE SHEET WT14

**GENERAL WATER NOTES:**

1. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
2. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
3. 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.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER, SANITARY SEWER, POTABLE WATER AND NON-POTABLE WATER PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
6. ALL WATER SERVICE LINES SHALL BE CTS HDPE PURE CORE OR APPROVED EQUAL.



ISSUE DATE: 08-01-2025	
DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

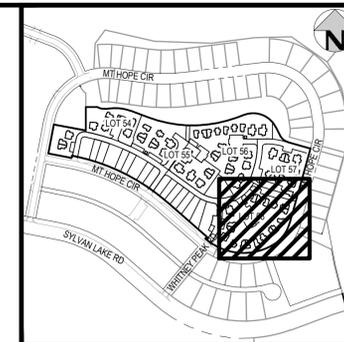
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 WATER SERVICE PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

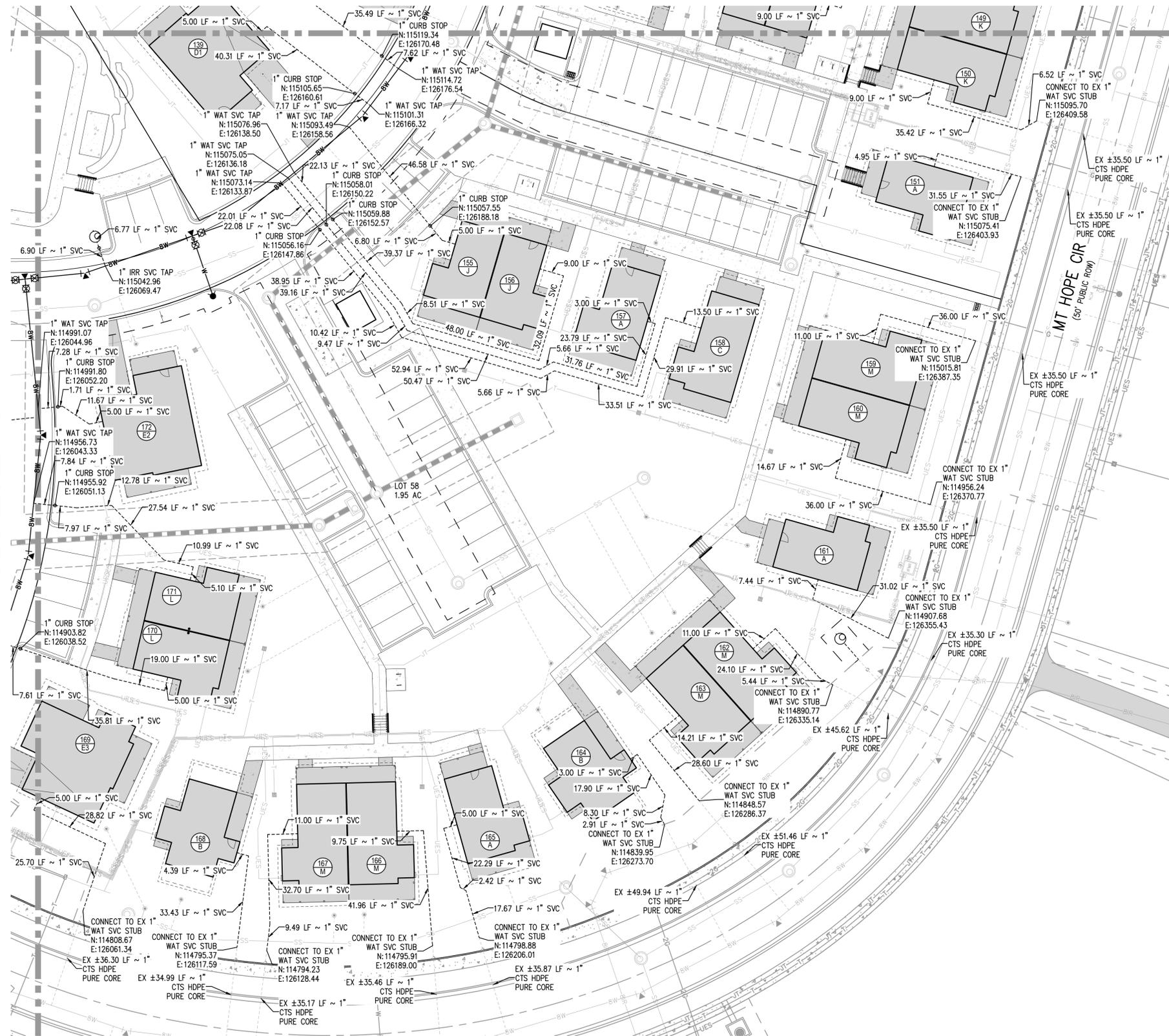
PROJECT #: 2504026  
 SHEET NUMBER  
**WT13**  
 63 OF 81

MATCHLINE - SEE SHEET WT12



KEY MAP  
SCALE: 1" = 400'

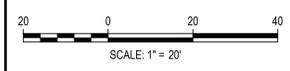
MATCHLINE - SEE SHEET WT13



GENERAL WATER NOTES:

1. REFER TO SHEET C1 FOR TOWN OF EAGLE STANDARD DETAIL DRAWING INDEX.
2. THE CONTRACTOR SHALL NOTIFY COLORADO 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH COLORADO STATE STATUTES.
3. 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.
4. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY CONTRACTOR PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL INSTALL DRY UTILITIES (ELECTRIC, GAS AND TELECOMS) BELOW STORM SEWER, SANITARY SEWER, POTABLE WATER AND NON-POTABLE WATER PIPE WHERE REQUIRED TO MAINTAIN MINIMUM COVERAGE AND A MINIMUM VERTICAL CLEARANCE OF 1.5'.
6. ALL WATER SERVICE LINES SHALL BE CTS HDPE PURE CORE OR APPROVED EQUAL.

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.  
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DESIGNED BY: ORR  
CHECKED BY: RCP  
DRAWN BY: DPC  
PLOTTED: TUE 01/13/2025 2:21:40P BY: COLTON KOEHLER



DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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

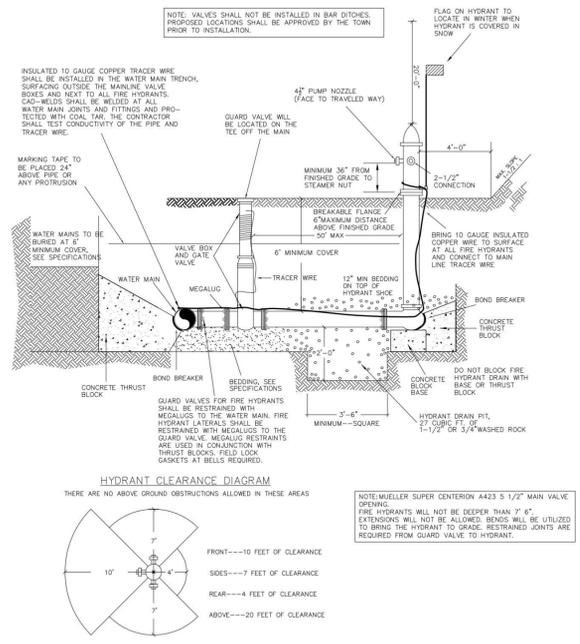
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
WATER SERVICE PLAN

PRELIMINARY  
NOT FOR  
CONSTRUCTION

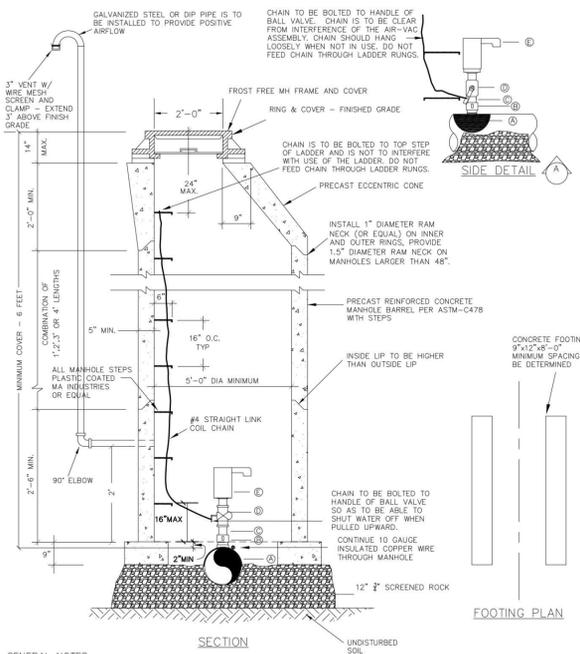
PROJECT #: 2504026  
SHEET NUMBER  
**WT14**  
64 OF 81

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



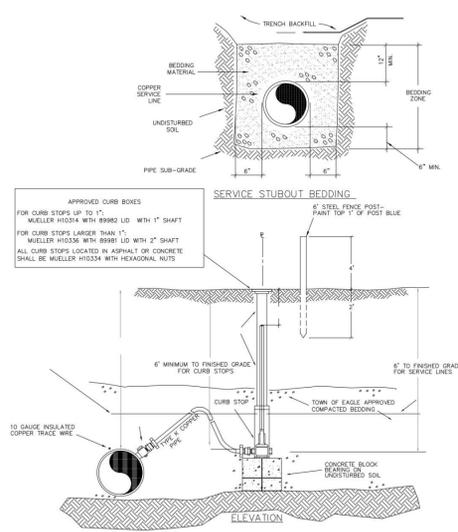
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 Date: 1/11/2018

**B2**



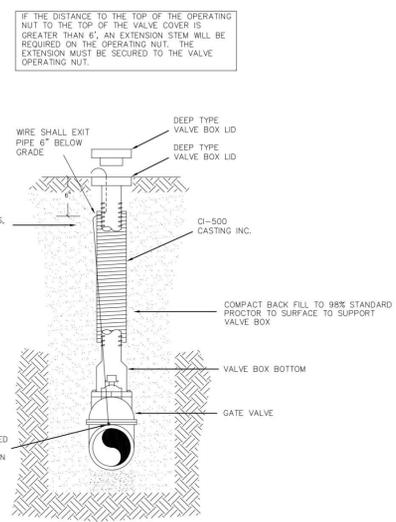
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 Date: 1/2/18

**B3**



Title: DETAIL - Water Service Tap  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: TOE  
 Sheet: Water Service Tap.dwg  
 Date: 1/11/2018

**B6**



Title: DETAIL - Valve Box  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: TOE  
 Sheet: TOE Valve Box.dwg  
 Date: 1/11/2018

**B14**



FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\WATER\CD - WATER DETAILS.DWG LAYOUT: LAYOUT1  
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DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

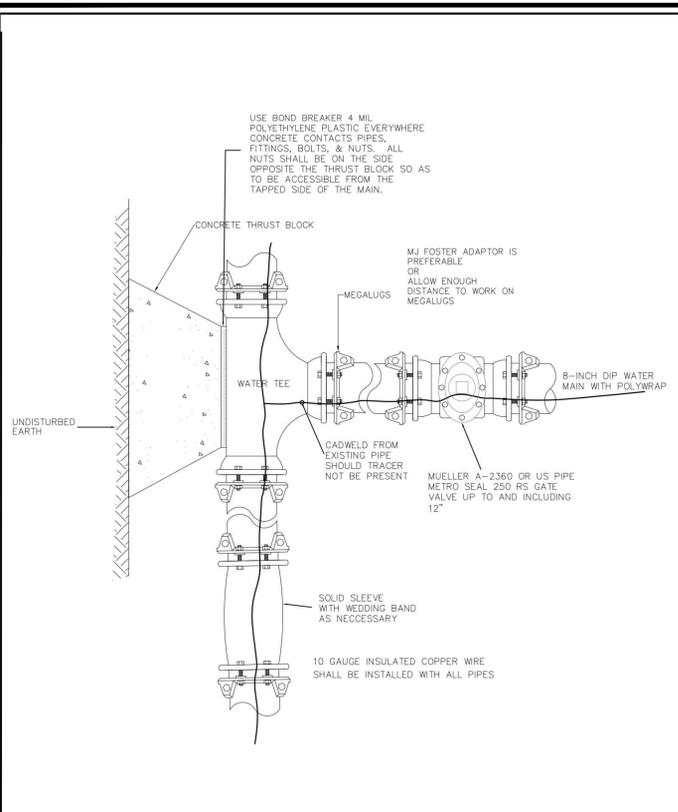


HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 WATER DETAILS

PROJECT #: 2504026
SHEET NUMBER
<b>WT15</b>
65 OF 81

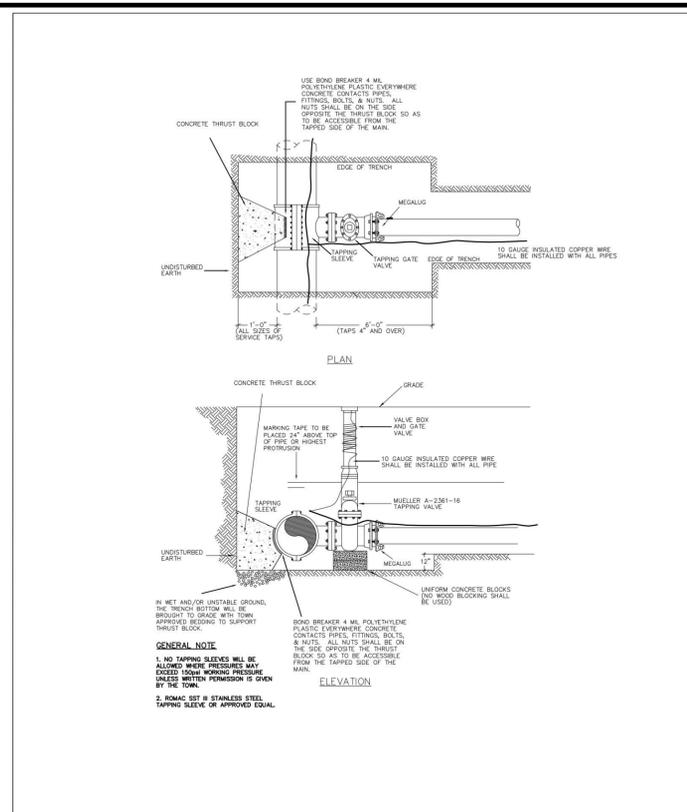
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



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Sheet: TOE Cut in Tee.dwg

Date: 1/8/2018

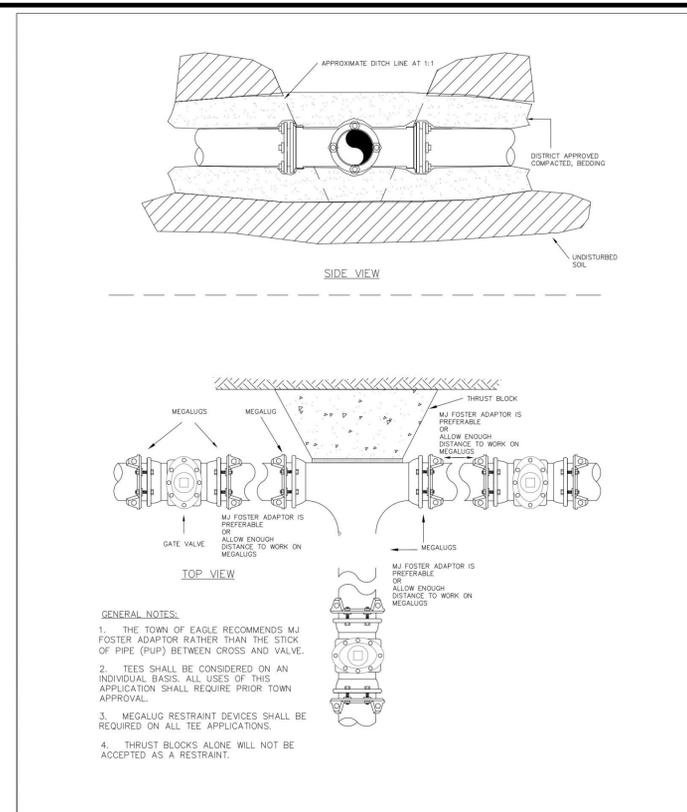
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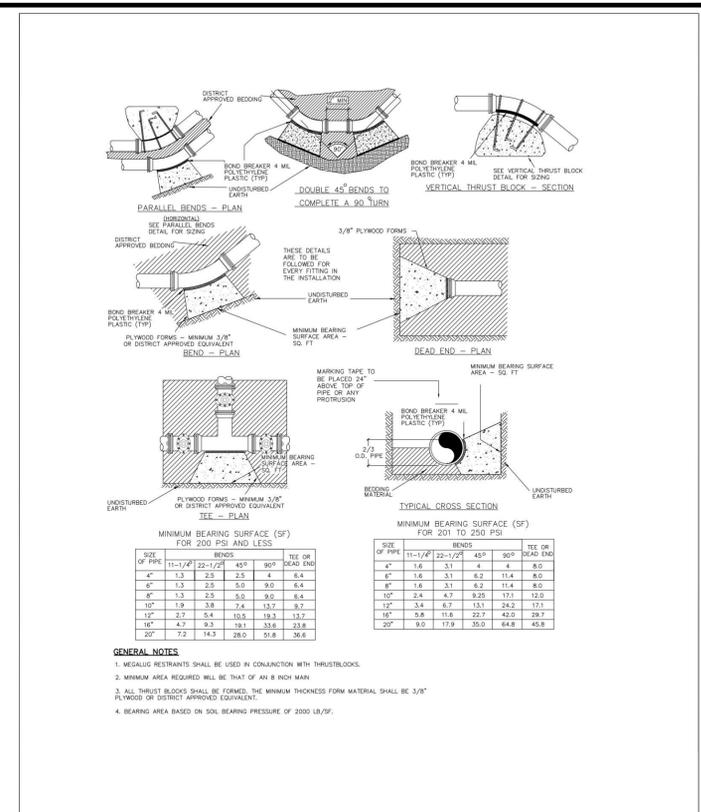
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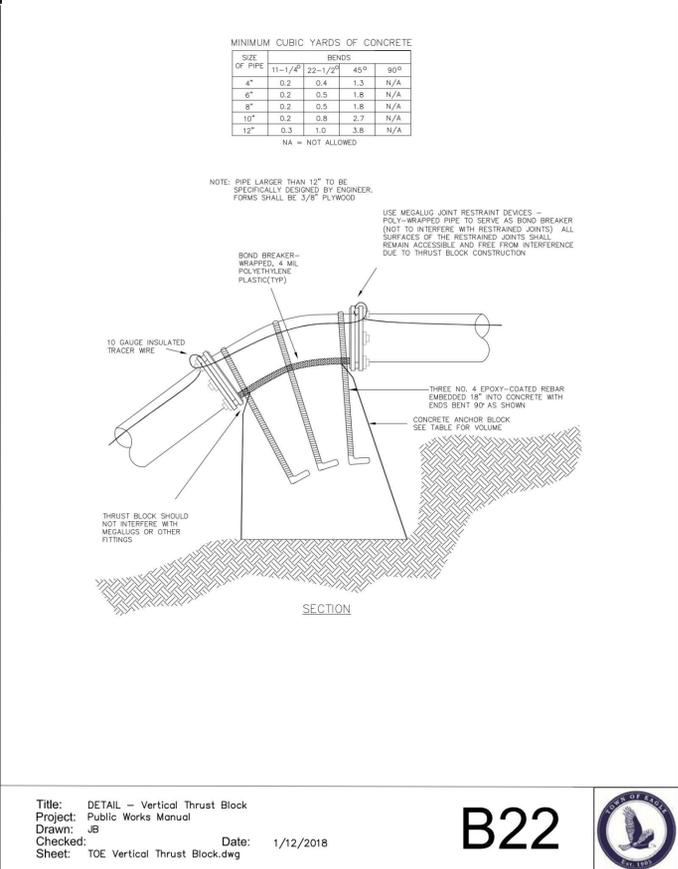
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Sheet: TOE General Thrust Blocks.dwg

Date: 1/12/2018

**B21**



Title: DETAIL - Vertical Thrust Block  
Project: Public Works Manual  
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Checked: TOE  
Sheet: TOE Vertical Thrust Block.dwg

Date: 1/12/2018

**B22**



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DESIGNED BY: <DESIGNER>  
CHECKED BY: <REVIEWER>  
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ISSUE DATE: 08-01-2025	REVISION COMMENTS
DATE: 01-13-2025	PER TOWN OF EAGLE COMMENTS/BID SET



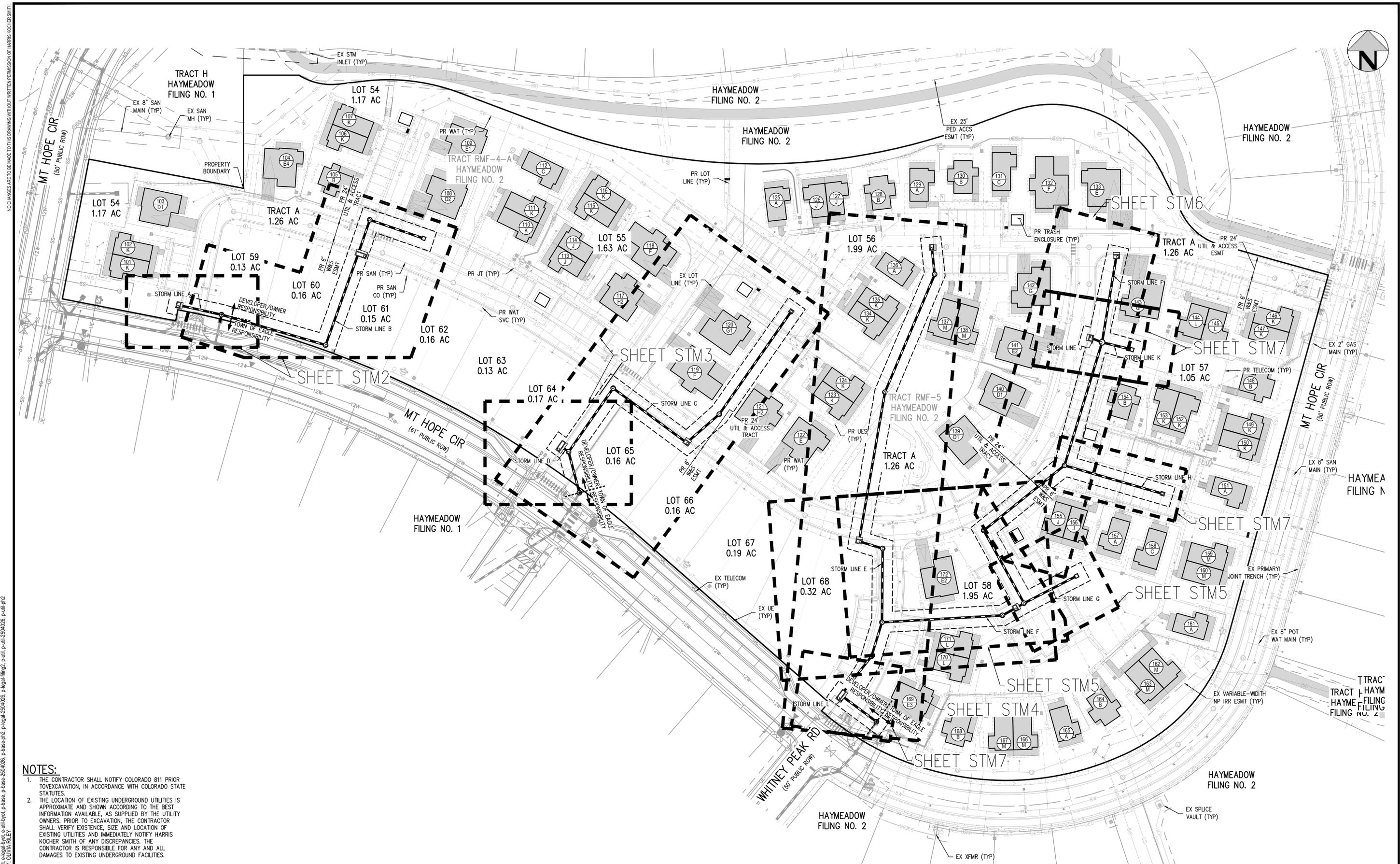
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
WATER DETAILS

PROJECT #: 2504026  
SHEET NUMBER

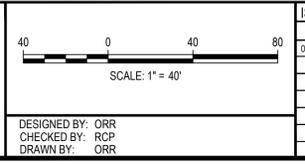
**WT16**





- 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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 PLOTTER: HP DesignJet 5000 PLOTTER  
 PLOTTED: TUE 01/13/26 4:10:38P BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET



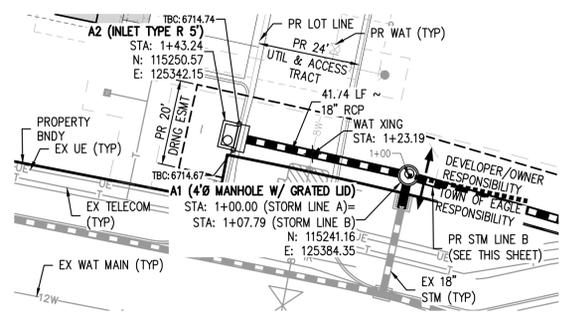
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
OVERALL STORM PLAN

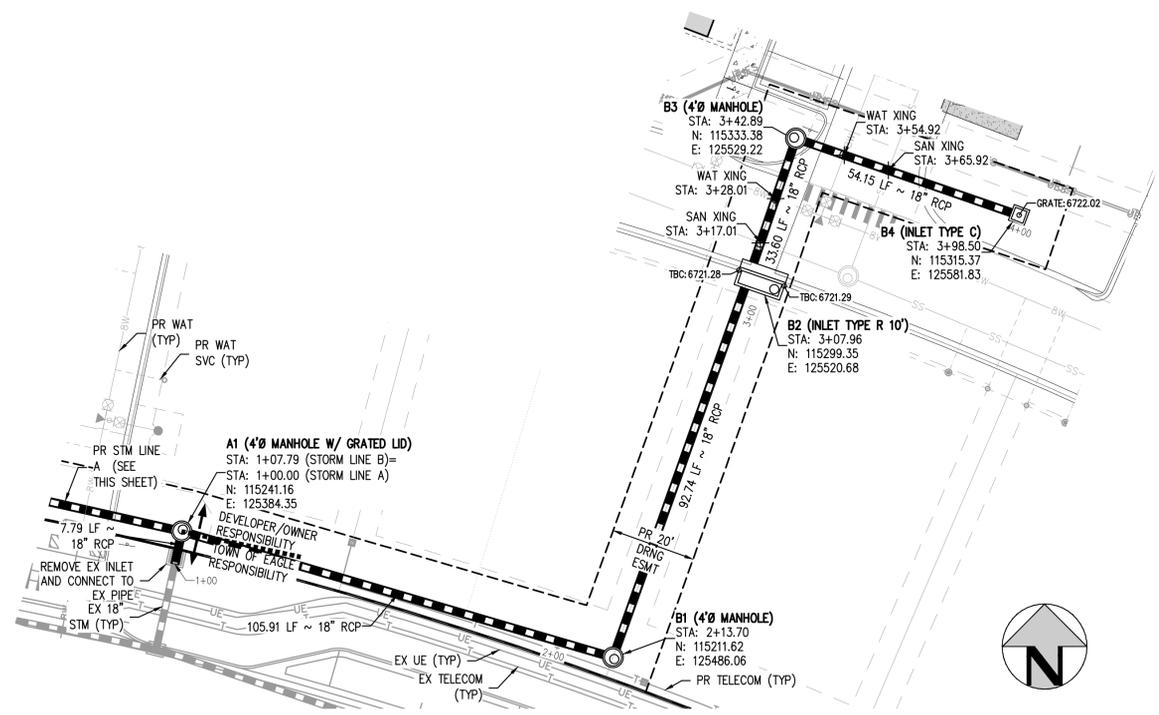
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**STM1**  
68 OF 81

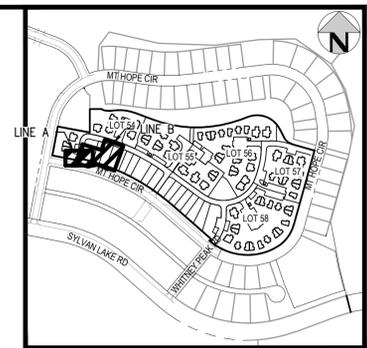
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



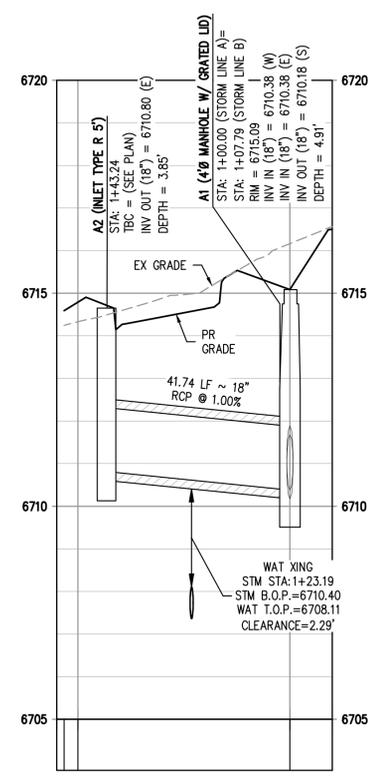
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SCALE: 1" = 20'



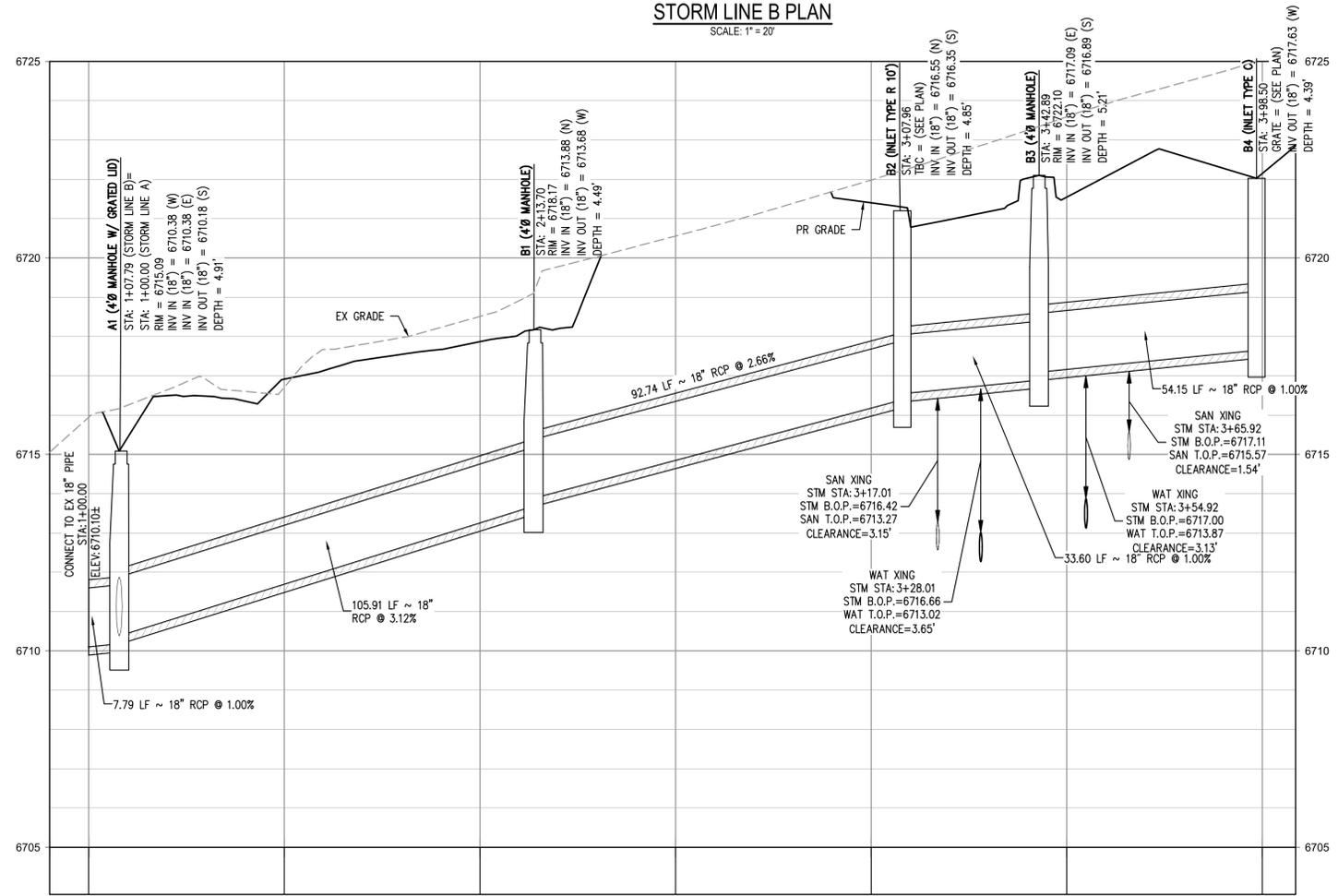
**STORM LINE B PLAN**  
SCALE: 1" = 20'



**KEY MAP**  
SCALE: 1" = 400'



**STORM LINE A PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



**STORM LINE B PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

- GENERAL STORM NOTES:**
1. THE CONTRACTOR SHALL NOTIFY ARIZONA 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH ARIZONA 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. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
  4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
  5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
  6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL, REGARDLESS OF PIPE MATERIAL. ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
  7. FOR ALL NON-COAXIAL MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
  8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
  9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
  10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
  11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
  12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
  13. CONTRACTOR TO PROVIDE MATERIAL SUBMITTAL FOR GRATED MANHOLES TO ENGINEERS FOR APPROVAL PRIOR TO CONSTRUCTION.

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 PLOTTED: TUE 01/13/2025 4:11:12 PM BY: OLIVIA RILEY



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

DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/BID SET

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

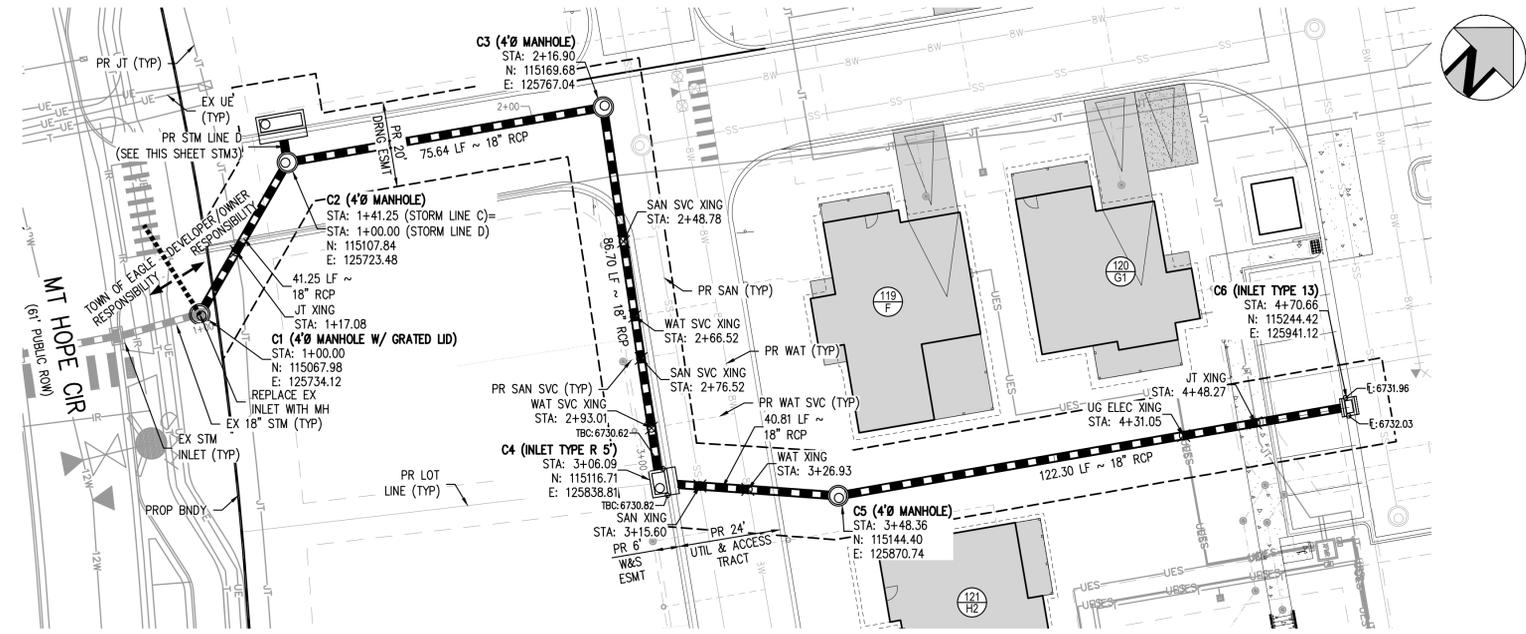
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 STORM PLAN & PROFILE - LINES A & B

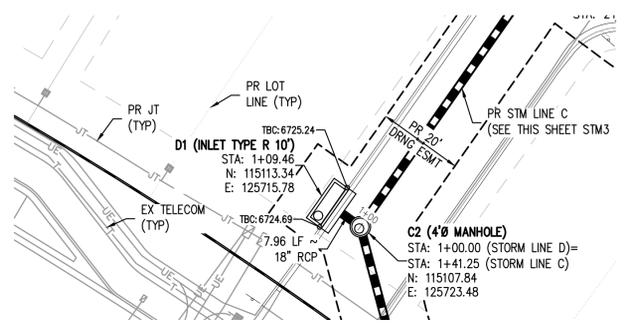
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 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**STM2**  
 69 OF 81

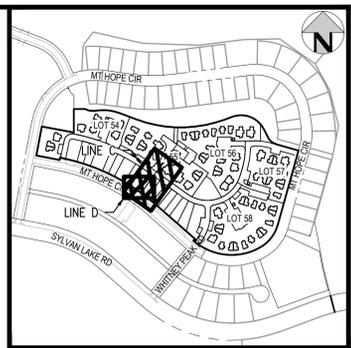
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



**STORM LINE C PLAN**  
SCALE: 1" = 20'



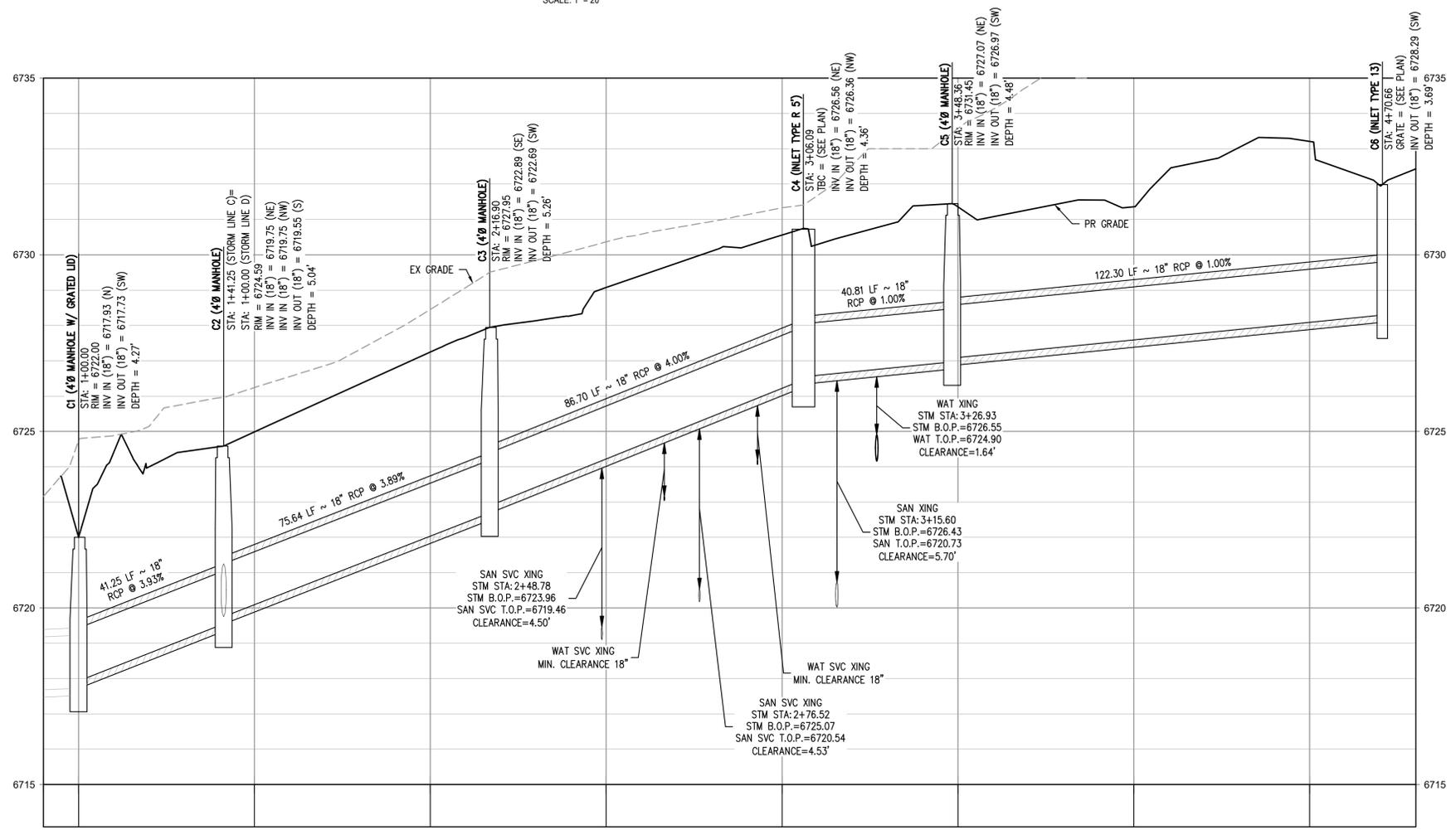
**STORM LINE D PLAN**  
SCALE: 1" = 20'



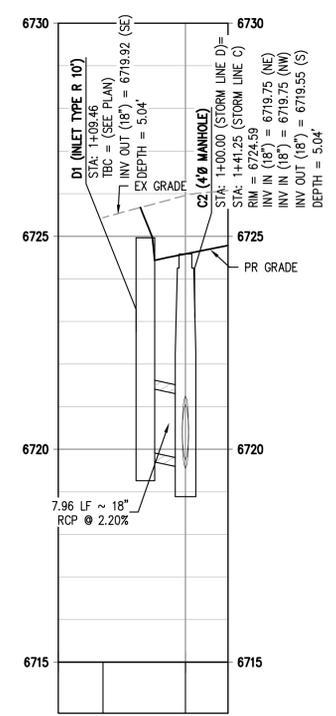
**KEY MAP**  
SCALE: 1" = 400'

**GENERAL STORM NOTES:**

1. THE CONTRACTOR SHALL NOTIFY ARIZONA 811 PRIOR TO EXCAVATION, IN ACCORDANCE WITH ARIZONA 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. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL, REGARDLESS OF PIPE MATERIAL. ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
9. ALL LATERAL PIPE-TO-PIPE CONNECTIONS SHALL BE MADE USING KOR-N-TEE CONNECTORS OR ENGINEER APPROVED EQUIVALENT.
10. CONTRACTOR SHALL ADJUST ALL EXISTING RIM ELEVATIONS TO MATCH THE PROPOSED GRADE.
11. CONTRACTOR SHALL MODIFY INLET BASES AS NEEDED IN ORDER TO ENSURE ALL STORM PIPES CONNECT PROPERLY TO THE INLET. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
12. CONTRACTOR SHALL PROVIDE ENGINEERED SHOP DRAWINGS, DESIGNED BY A LICENSED ENGINEER, DETAILING THE STRUCTURAL DESIGN OF ALL POND IMPROVEMENTS (FOREBAY, ENERGY DISSIPATING BAFFLES, OUTLET STRUCTURE, ETC.) FOR REVIEW AND APPROVAL BY ENGINEER, OWNER, AND CITY/COUNTY PRIOR TO INSTALLATION.
13. CONTRACTOR TO PROVIDE MATERIAL SUBMITTAL FOR GRATED MANHOLES TO ENGINEERS FOR APPROVAL PRIOR TO CONSTRUCTION.



**STORM LINE C PROFILE**

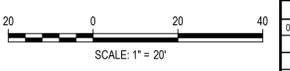


**STORM LINE D PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

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PLOTTED: TUE 01/13/2026 4:11:27P BY: OLIVIA RILEY



Know what's below.  
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DESIGNED BY: ORR  
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DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

HAYMEADOW HOMES, LLC

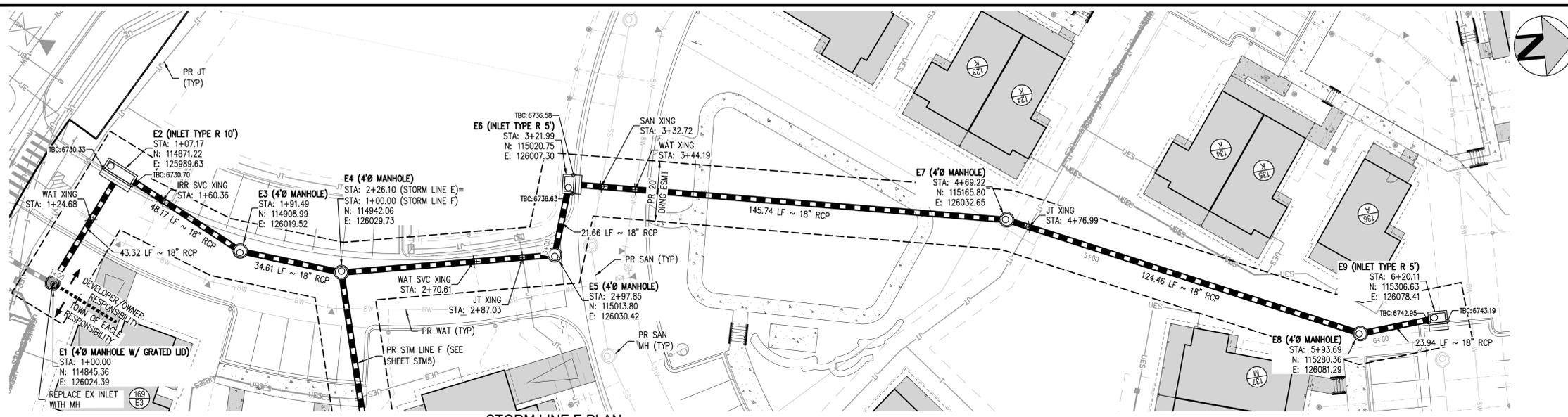
WILDFLOWER COTTAGES AT HAYMEADOW  
STORM PLAN & PROFILE - LINES C & D

PRELIMINARY  
NOT FOR  
CONSTRUCTION

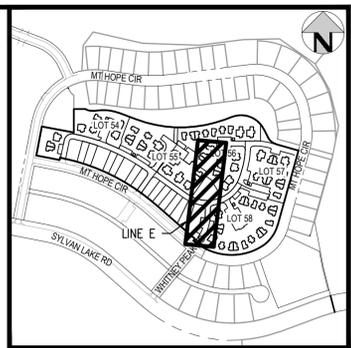
PROJECT #: 2504026  
SHEET NUMBER

**STM3**

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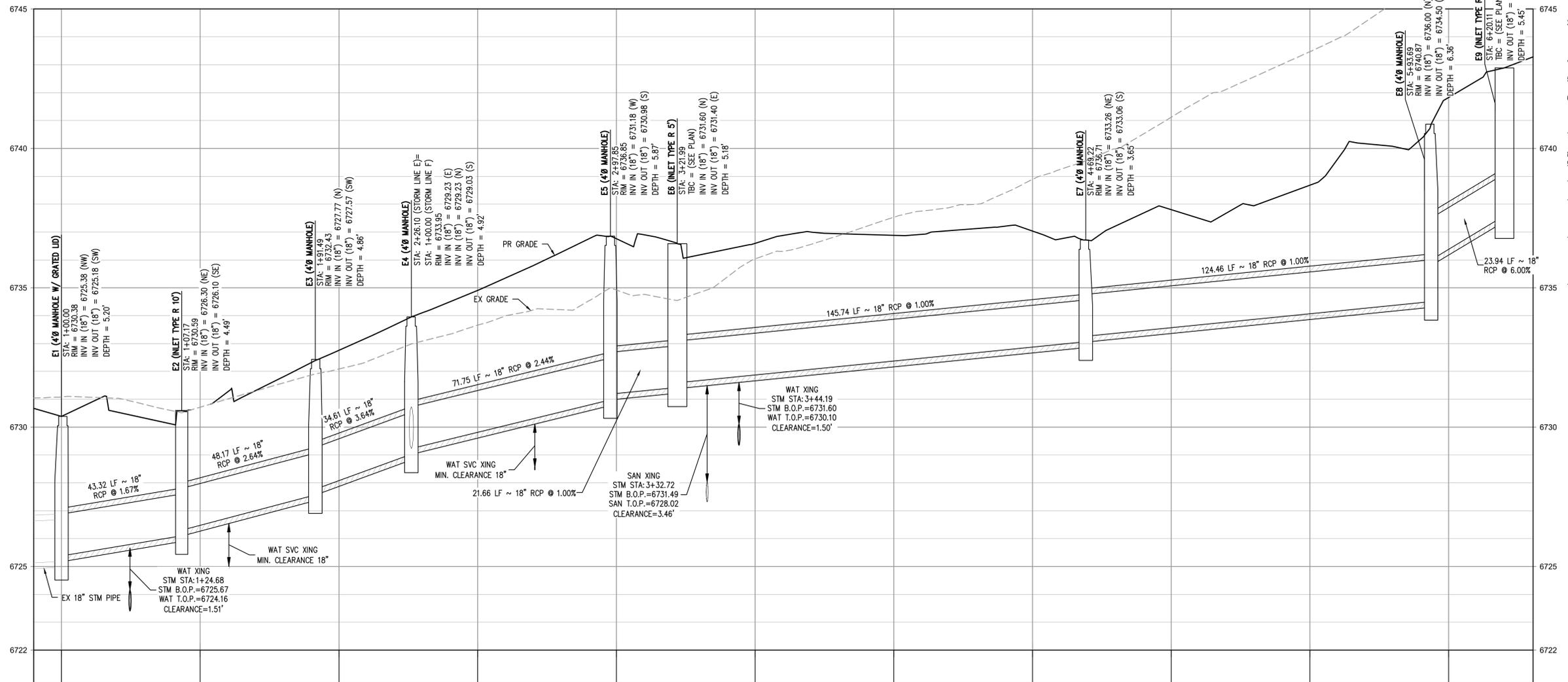


**STORM LINE E PLAN**  
SCALE: 1" = 20'



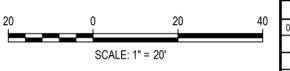
**KEY MAP**  
SCALE: 1" = 400'

- GENERAL STORM 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. PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE FOR CYLINDRICAL MANHOLES AND TO THE INSIDE FACE OF INLETS AND OTHER BOX STRUCTURES. PIPE LENGTHS ARE MEASURED TO THE END OF THE STRUCTURE FOR ALL FLARED END SECTIONS.
  4. STATIONING OF INLETS SHOWN IN STORM SEWER PROFILES IS AT CENTER OF STRUCTURE.
  5. ALL COORDINATES ARE AT THE CENTER OF THE STRUCTURE UNLESS OTHERWISE INDICATED.
  6. CONTRACTOR SHALL USE RCP, PVC, PP, OR HDPE PIPES FOR THE MAIN LINES, BUT SHALL NOTIFY THE JURISDICTIONAL UTILITY PROVIDER AND THE ENGINEER, PRIOR TO INSTALLATION, FOR APPROVAL, REGARDLESS OF PIPE MATERIAL. ALL STORM SEWER SHALL UTILIZE WATER-TIGHT JOINTS.
  7. FOR ALL NON-CONCENTRIC MANHOLES, MANHOLE RINGS/COVERS AND STEPS LIDS SHALL BE ROTATED AS SHOWN IN PLAN VIEW.
  8. ALL TYPE C & D INLETS SHALL HAVE CLOSE MESH GRATES.
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  13. CONTRACTOR TO PROVIDE MATERIAL SUBMITTAL FOR GRATED MANHOLES TO ENGINEERS FOR APPROVAL PRIOR TO CONSTRUCTION.



**STORM LINE E PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\STORM\CD - STORM RCP LINE E.dwg, LAYOUT: (3) PLOT: 01/13/25 10:54:23, PLOTTED: 01/13/25 11:39:00, PLOTTED BY: OLIVIA RILEY



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CHECKED BY: RCP  
DRAWN BY: ORR

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01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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HarrisKocherSmith.com

HAYMEADOW HOMES, LLC

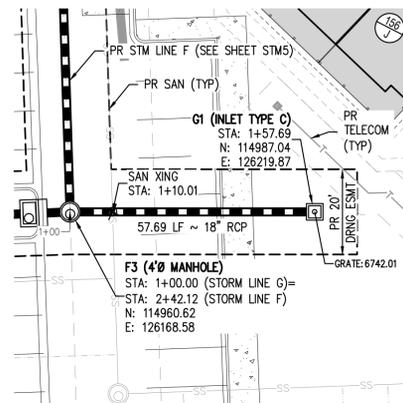
WILDFLOWER COTTAGES AT HAYMEADOW  
STORM PLAN & PROFILE - LINE E

PRELIMINARY  
NOT FOR  
CONSTRUCTION

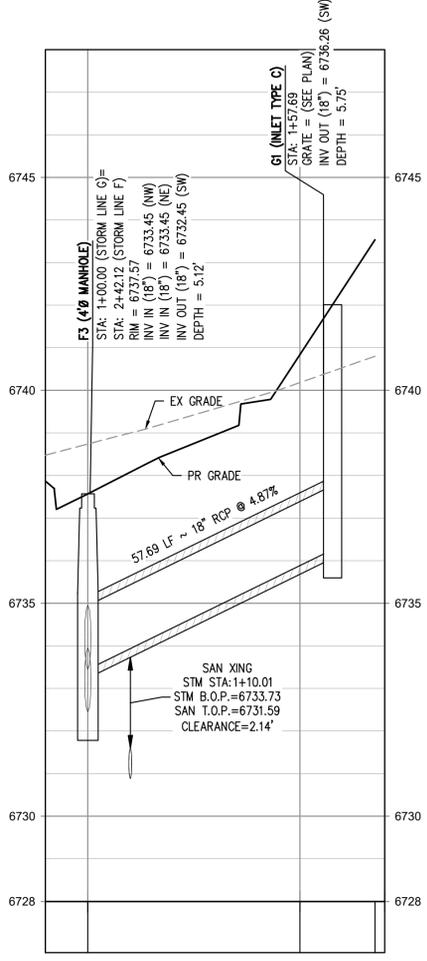
PROJECT #: 2504026  
SHEET NUMBER

**STM4**

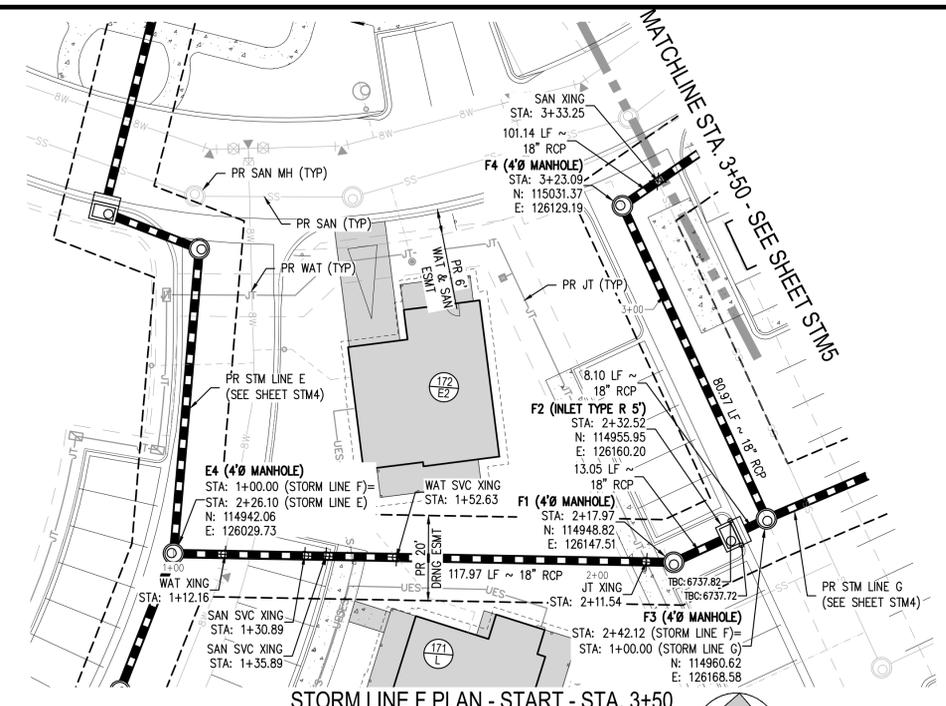
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



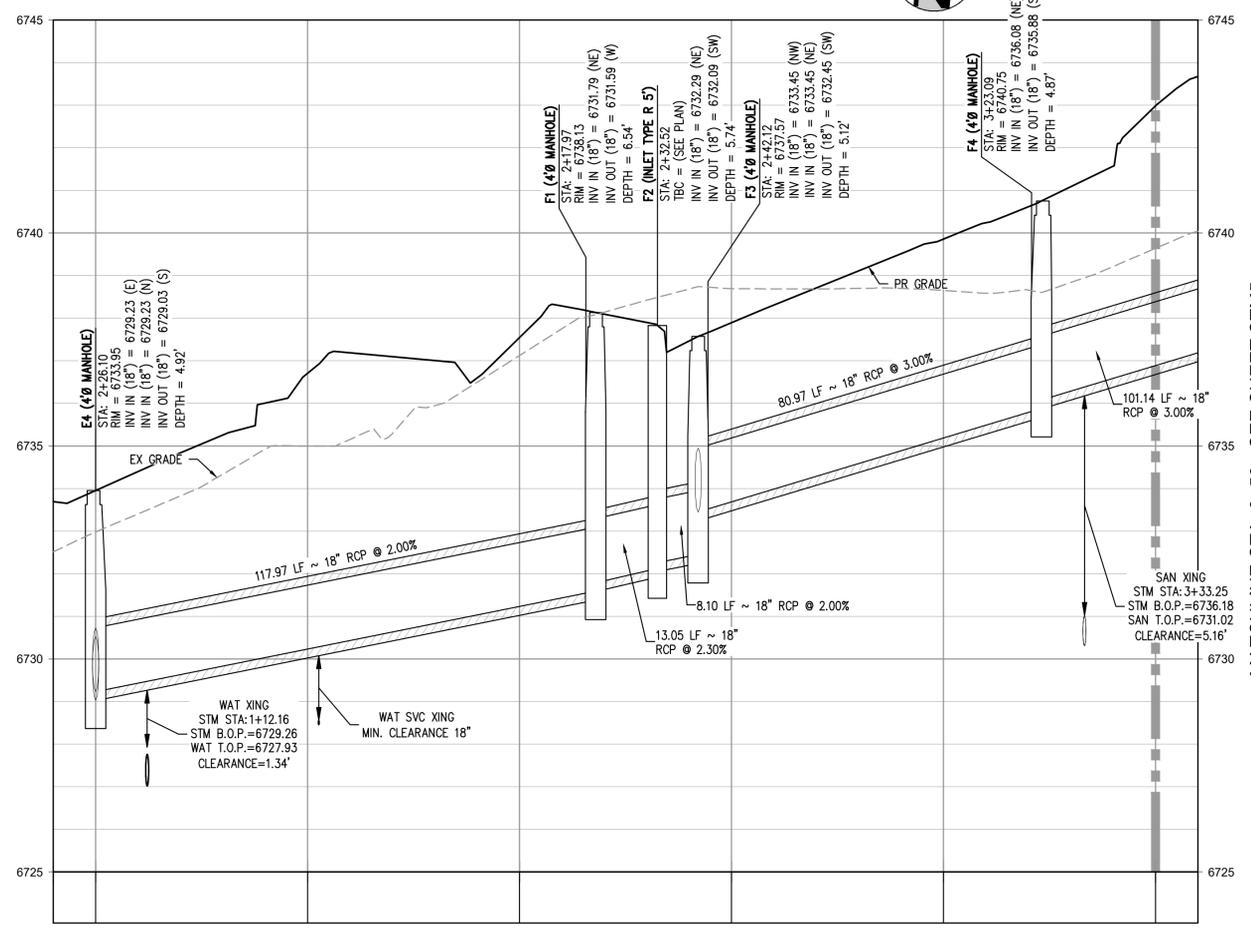
**STORM LINE G PLAN**  
SCALE: 1" = 20'



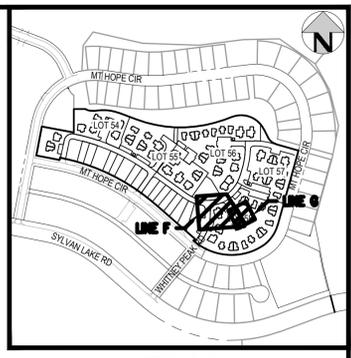
**STORM LINE G PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'



**STORM LINE F PLAN - START - STA. 3+50**  
SCALE: 1" = 20'



**STORM LINE F PROFILE**  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

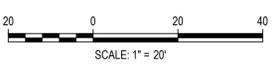


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FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\STORM\CD - STORM F&P LINE A.F.DWG\_LAYOUT.rvt  
 PLOTTED: TUE 01/13/26 4:11:32P BY: OLIVIA RILEY



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 CHECKED BY: RCP  
 DRAWN BY: ORR

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/IBID SET

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

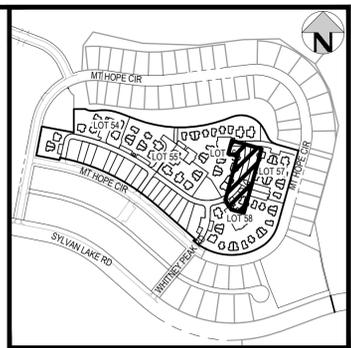
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 STORM PLAN & PROFILE - LINES G & F

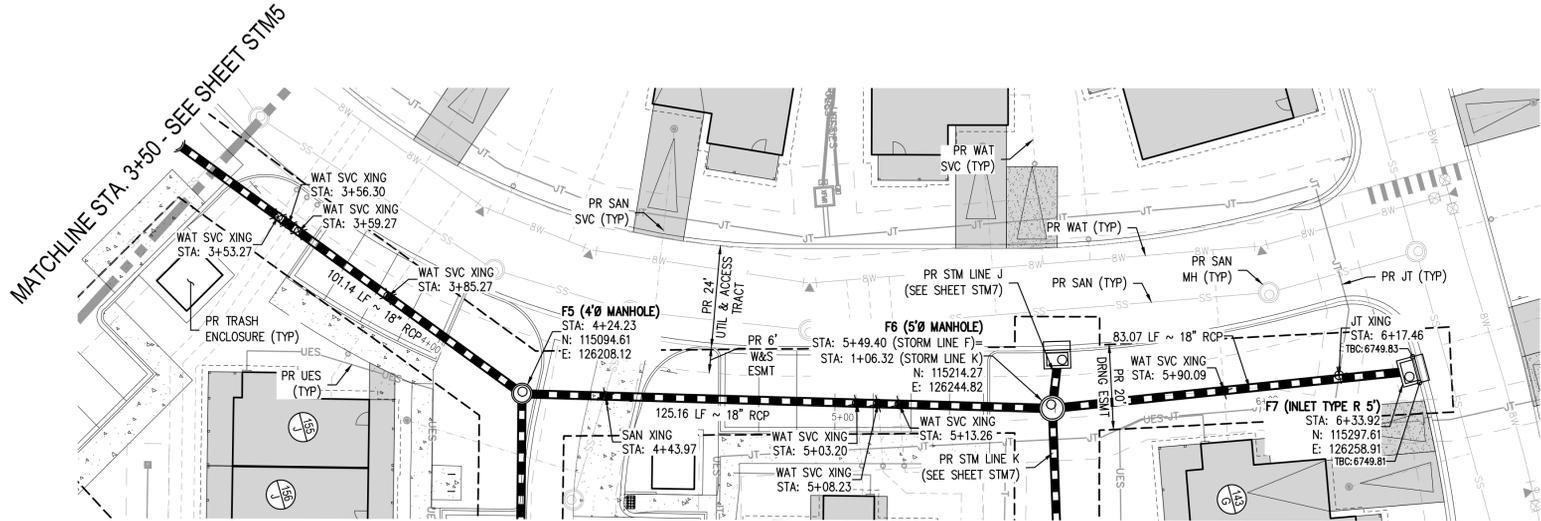
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 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**STM5**  
 72 OF 81

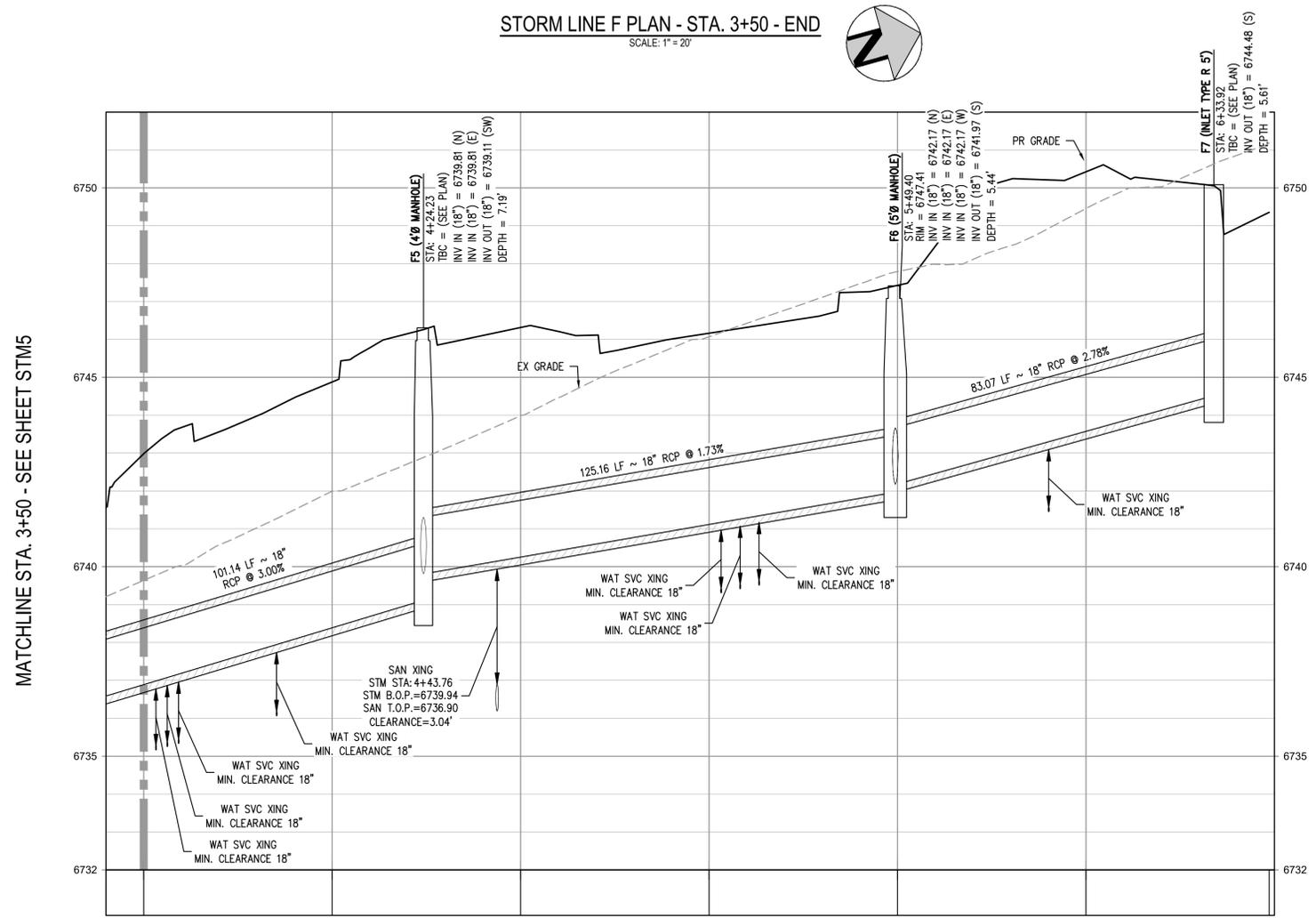
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



KEY MAP  
SCALE: 1" = 400'



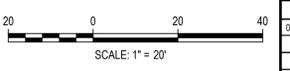
STORM LINE F PLAN - STA. 3+50 - END  
SCALE: 1" = 20'



STORM LINE F PROFILE  
HORIZONTAL SCALE: 1" = 20'  
VERTICAL SCALE: 1" = 2'

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FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\STORM\CD - STORM R&P LINE A, F.DWG, LAYOUT: (5)  
 PLOTTED: TUE 01/13/2025 4:12:20P BY: OLIVIA RILEY  
 PLOTTED: TUE 01/13/2025 4:12:20P BY: OLIVIA RILEY



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01-13-2025	PER TOWN OF EAGLE COMMENTS/IBID SET

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

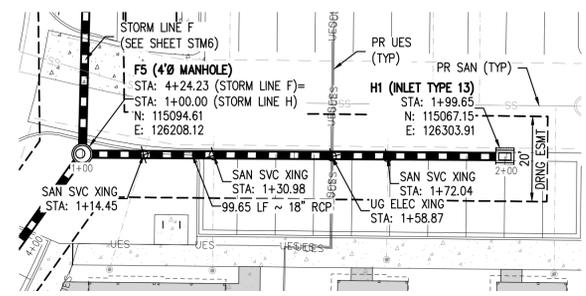
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 STORM PLAN & PROFILE - LINE F

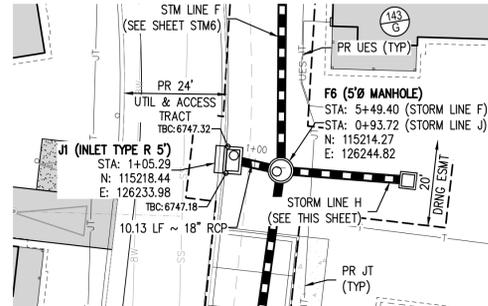
PRELIMINARY  
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PROJECT #: 2504026  
 SHEET NUMBER  
**STM6**  
 73 OF 81

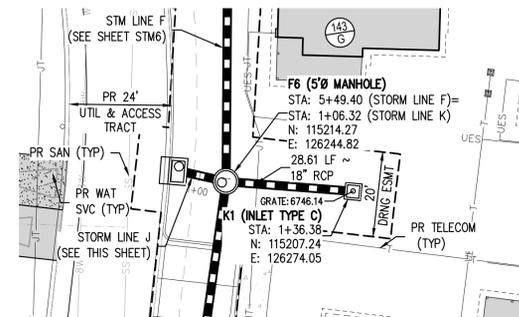
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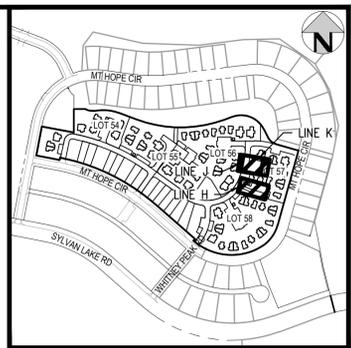
**STORM LINE H PLAN**  
SCALE: 1" = 20'



**STORM LINE J PLAN**  
SCALE: 1" = 20'

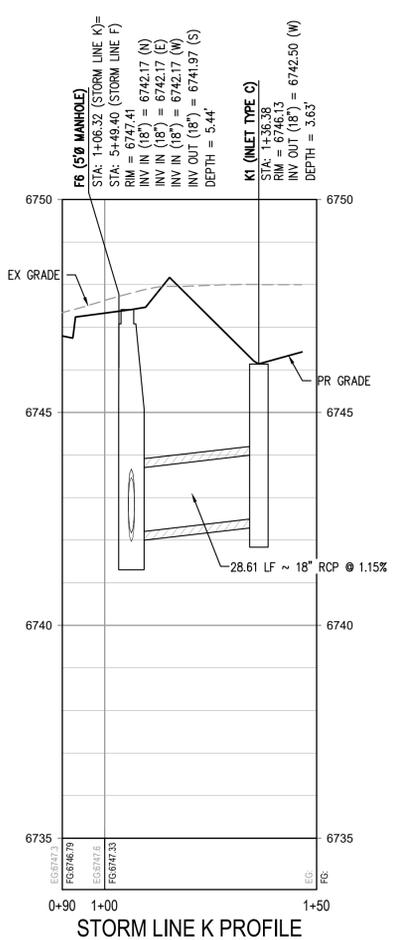
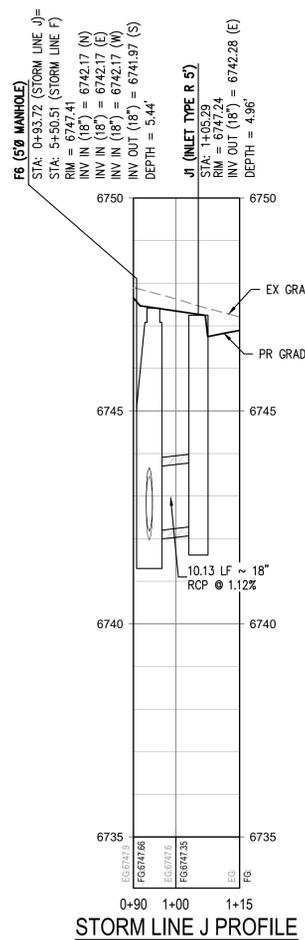
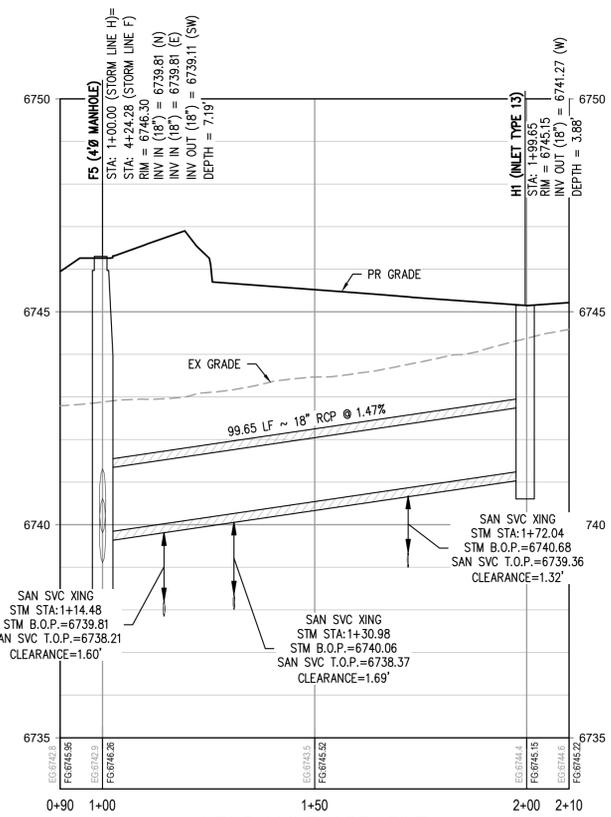


**STORM LINE K PLAN**  
SCALE: 1" = 20'



**KEY MAP**  
SCALE: 1" = 400'

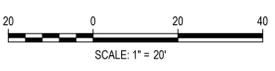
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FILES: P:\2025\2504026\ENGINEERING\UTILITIES\STORM\CD - STORM PLAN & PROFILE - LINES J, K, & H.dwg  
 DESIGNED BY: ORR  
 CHECKED BY: RCP  
 PLOTTED: TUE 01/13/2025 4:12:41 PM BY: OLIVIA RILEY



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 DRAWN BY: ORR

DATE	REVISION COMMENTS
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**HKS HARRIS KOCHER SMITH**  
 1120 Lincoln Street, Suite 1000  
 Denver, Colorado 80203  
 P: 303.623.6300 F: 303.623.6311  
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HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 STORM PLAN & PROFILE - LINES J, K, & H

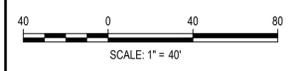
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**STM7**  
 74 OF 81



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FILES: P:\2025\2504026\ENGINEERING\UTILITIES\CD - LANDSCAPE DRAIN PLAN.DWG; LAYOUT LAYOUT; PLOTTED: TUE 01/13/2026 4:13:31 PM BY: OLIVIA RILEY



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

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 LANDSCAPE DRAIN PLAN

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**STM8**  
 75 OF 81

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

FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\CD - LANDSCAPE DRAIN PLAN TABLES.DWG LAYOUT: LAYOUT1  
 PLOTTED: TUE 01/13/26 4:13:22P BY: OLIVIA RILEY

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A-2	6"	26.19'	0.50%	HDPE
A-3	6"	31.89'	0.50%	HDPE
A-4	6"	46.52'	0.50%	HDPE
A-5	6"	14.42'	9.76%	HDPE
A-6	6"	59.05'	0.50%	HDPE
A-7	6"	5.28'	6.43%	HDPE
A-8	6"	5.06'	0.50%	HDPE
A-9	6"	16.40'	0.50%	HDPE
A-10	6"	16.97'	0.50%	HDPE
A-11	6"	22.00'	2.69%	HDPE
A-12	6"	88.80'	0.50%	HDPE
A-13	6"	18.18'	0.00%	HDPE
A-14	6"	22.32'	0.00%	HDPE
A-15	6"	2.50'	0.00%	HDPE
A-16	6"	50.78'	0.50%	HDPE
A-17	6"	41.53'	1.50%	HDPE
A-18	6"	6.79'	0.50%	HDPE
A-19	6"	32.17'	6.00%	HDPE
A-20	6"	9.13'	6.00%	HDPE
A-21	6"	25.21'	3.00%	HDPE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A-23	6"	110.57'	4.00%	HDPE
A-24	6"	26.85'	5.00%	HDPE
A-26	6"	58.74'	1.50%	HDPE
A-27	6"	23.96'	2.50%	HDPE
A-28	6"	2.00'	1.00%	HDPE
A-29	6"	25.92'	2.00%	HDPE
A-30	6"	24.65'	2.50%	HDPE
A-31	6"	5.32'	4.00%	HDPE
A-32	6"	56.58'	6.00%	HDPE
A-33	6"	12.66'	6.50%	HDPE
A-34	6"	34.91'	2.00%	HDPE
A-35	6"	5.05'	3.00%	HDPE
A-36	6"	11.94'	3.00%	HDPE
A-37	6"	3.93'	2.00%	HDPE
A-38	6"	36.05'	3.50%	HDPE
A-39	6"	37.28'	5.00%	HDPE
A-40	6"	36.83'	4.00%	HDPE
A-41	6"	31.72'	0.50%	HDPE
A-42	6"	9.82'	8.00%	HDPE
A-43	6"	12.15'	8.00%	HDPE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A-44	6"	8.96'	9.00%	HDPE
A-45	6"	23.84'	8.00%	HDPE
A-46	6"	20.57'	1.00%	HDPE
A-47	6"	14.14'	1.00%	HDPE
A-48	6"	17.22'	1.00%	HDPE
A-49	6"	2.50'	8.00%	HDPE
A-50	6"	7.96'	4.00%	HDPE
A-51	6"	43.76'	6.00%	HDPE
A-52	6"	25.94'	6.00%	HDPE
A-53	6"	72.89'	2.50%	HDPE
A-54	6"	26.14'	1.00%	HDPE
A-55	6"	24.68'	1.00%	HDPE
A-56	6"	7.85'	1.00%	HDPE
A-57	6"	42.98'	1.50%	HDPE
A-58	6"	12.19'	7.00%	HDPE
A-59	6"	10.24'	6.50%	HDPE
A-60	6"	19.60'	7.00%	HDPE
A-61	6"	27.79'	4.00%	HDPE
A-62	6"	54.48'	3.00%	HDPE
A-63	6"	42.01'	5.00%	HDPE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A-64	6"	2.29'	4.00%	HDPE
A-66	6"	5.50'	4.00%	HDPE
A-67	6"	88.27'	0.50%	HDPE
A-68	6"	42.33'	0.50%	HDPE
A-69	6"	3.00'	2.00%	HDPE
A-70	6"	37.39'	7.00%	HDPE
A-71	6"	13.18'	0.50%	HDPE
A-72	6"	37.25'	0.00%	HDPE
A-73	6"	19.61'	0.00%	HDPE
A-74	6"	32.61'	0.50%	HDPE
A-75	6"	22.30'	0.50%	HDPE
A-76	6"	5.46'	0.50%	HDPE
A-77	6"	20.06'	0.50%	HDPE
A-78	6"	10.83'	0.50%	HDPE
A-79	6"	48.60'	1.00%	HDPE
A-80	6"	7.05'	8.00%	HDPE
A-81	6"	16.89'	9.00%	HDPE
A-82	6"	7.91'	9.00%	HDPE
A-83	6"	8.09'	1.00%	HDPE
A-84A	6"	42.30'	4.00%	HDPE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A-84B	6"	6.59'	0.50%	HDPE
A-85	6"	46.82'	0.50%	HDPE
A-86	6"	1.61'	3.00%	HDPE
A-87	6"	2.29'	2.50%	HDPE
A-88	6"	23.76'	0.50%	HDPE
A-89	6"	37.66'	4.00%	HDPE
A-90	6"	43.09'	0.50%	HDPE
A-91	6"	41.49'	0.50%	HDPE
A-92	6"	5.00'	0.50%	HDPE
A-93	6"	68.82'	0.50%	HDPE
A-94	6"	10.76'	0.00%	HDPE
A-95	6"	6.65'	0.50%	HDPE
A-96	6"	87.39'	0.50%	HDPE
A-97	6"	8.33'	0.50%	HDPE
A-98	6"	20.04'	5.00%	HDPE
A-99	6"	47.18'	1.00%	HDPE
A-100	6"	28.50'	3.00%	HDPE
A-101	6"	23.00'	3.00%	HDPE
A-102	6"	2.08'	2.00%	HDPE
A-103	6"	8.29'	2.00%	HDPE

PIPE TABLE				
NAME	SIZE	LENGTH	SLOPE	MATERIAL
A-104	6"	9.04'	3.00%	HDPE
A-105	6"	68.00'	5.00%	HDPE
A-106	6"	28.06'	1.50%	HDPE
A-107	6"	39.24'	1.50%	HDPE
A-108	6"	6.78'	1.00%	HDPE
A-109	6"	19.94'	0.50%	HDPE
A-110	6"	32.97'	3.00%	HDPE
A-111	6"	20.15'	5.00%	HDPE
A-112	6"	59.52'	1.50%	HDPE
A-113	6"	4.57'	1.00%	HDPE
A-114	6"	4.22'	1.00%	HDPE
A-116	6"	39.60'	2.00%	HDPE
A-117	6"	53.39'	1.00%	HDPE



Know what's below.  
Call before you dig.

DESIGNED BY: <DESIGNER>  
 CHECKED BY: <REVIEWER>  
 DRAWN BY: <DRAWN>

ISSUE DATE: 08-01-2025

DATE	REVISION COMMENTS
01-13-2026	PERTOWN OF EAGLE COMMENTS/BID SET



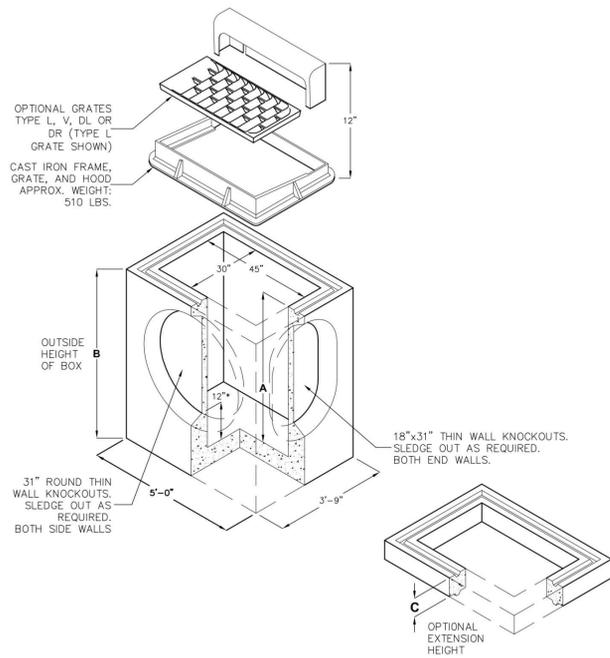
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 LANDSCAPE DRAIN - PIPE TABLES

PROJECT #: 2504026  
 SHEET NUMBER

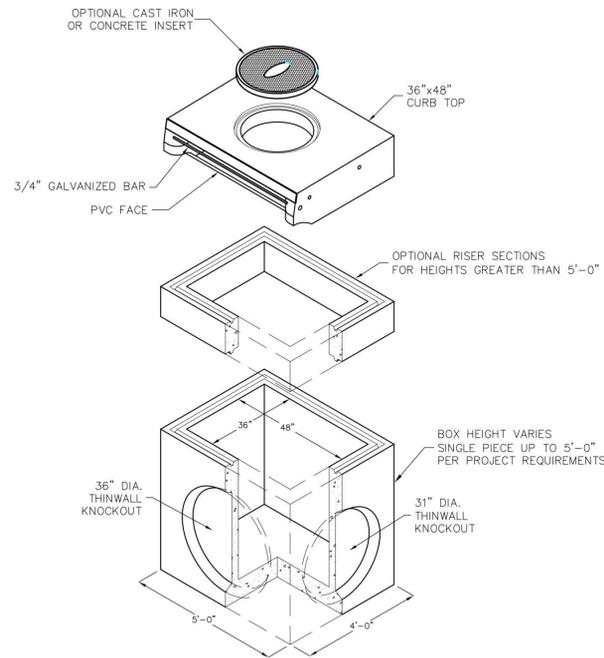
STM9

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



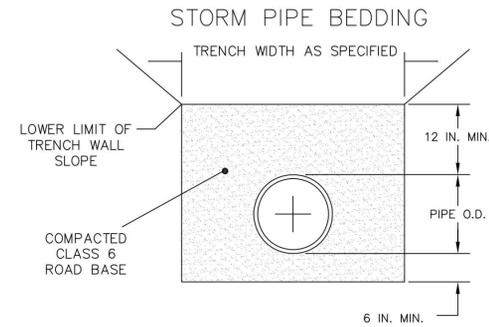
Title: Detail Curb Inlet  
Project: Public Works Manual  
Drawn: JB  
Checked: JB  
Sheet: Drainage.dwg  
Date: 1/18/2018

**D1**



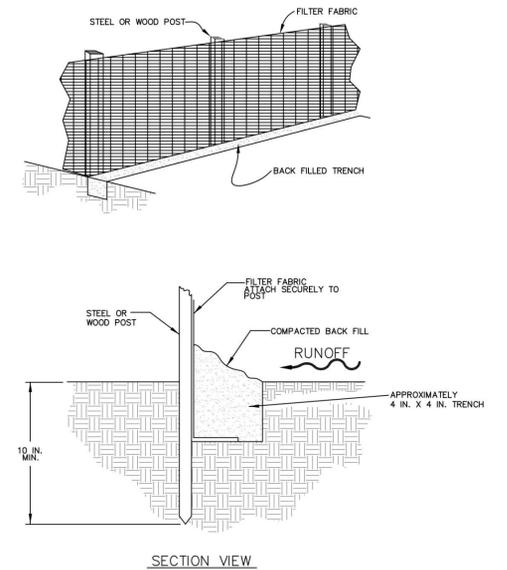
Title: Detail Curb Inlet 2  
Project: Public Works Manual  
Drawn: JB  
Checked: JB  
Sheet: Drainage.dwg  
Date: 1/18/2018

**D2**



Title: Detail Bedding  
Project: Public Works Manual  
Drawn: JB  
Checked: JB  
Sheet: Drainage.dwg  
Date: 1/18/2018

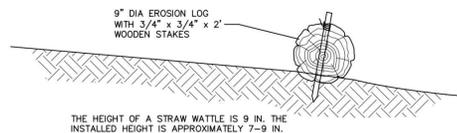
**D3**



GENERAL NOTES:  
1. THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF FENCE.  
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF THE HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.

Title: Detail Silt Fence  
Project: Public Works Manual  
Drawn: JB  
Checked: JB  
Sheet: Drainage.dwg  
Date: 1/18/2018

**D4**



EROSION LOG WATTLE DETAIL  
N.T.S.

This sediment barrier is designed for low surface flows not to exceed 1 cfs for small areas, slope flatter than 3:1 or short slopes, and where silt fences are not practicable. Straw Wattles can also be installed on contour on steeper slopes to reduce surface, spread water flow and capture sediment. The following is a brief description of the Straw Wattles, their uses and installation.

- The height of a Straw Wattle is 9 in. The installed height is approximately 5 - 7 in. The standard length of Straw Wattles is 25 ft., however other lengths will be made upon request.
- Straw Wattles can be installed on contour of slope, with a slight downslope angle at the end of each row to allow for slow drainage during heavy precipitation. They can also be used at the top of slopes to prevent sheeting over the edge, and they can be used at the toe of slopes. Straw Wattles can also be used along sidewalks and curbs and ground storm drains and inlets to prevent sediment pollution.
- Straw Wattles can be used to replace silt fences, straw bale dikes and sand bag barriers. They can also be placed in drainage swales to slow flows and capture sediment; they can be used as level spreaders to prevent concentrated flow, and in place of earthen berms or dikes.
- Straw Wattles should be installed on surface.
- Lay the Wattle in the trench and stake with 3/4" X 3/4" X 18" or 24" wood stakes at each end and 4-foot on center. When installing running lengths, Straw Wattle ends should be buttoned firmly together to prevent leakage, and securely staked together but overlapping is acceptable.
- When used on slopes, Straw Wattles do not require removal and can be abandoned in place. However, when used for temporary purposes such as along sidewalks, on curbs, or around storm drains, they can be removed and reused.
- Wattles installed on slopes that are steeper than 2:1 shall be spaced at 10' intervals rather than 20' intervals.

Title: Erosion Log  
Project: Public Works Manual  
Drawn: JB  
Checked: JB  
Sheet: Erosion Log.dwg  
Date: 1/18/2018

**D5**



Know what's below.  
Call before you dig.

DESIGNED BY: <DESIGNER>  
CHECKED BY: <REVIEWER>  
DRAWN BY: <DRAWN>

DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/BID SET



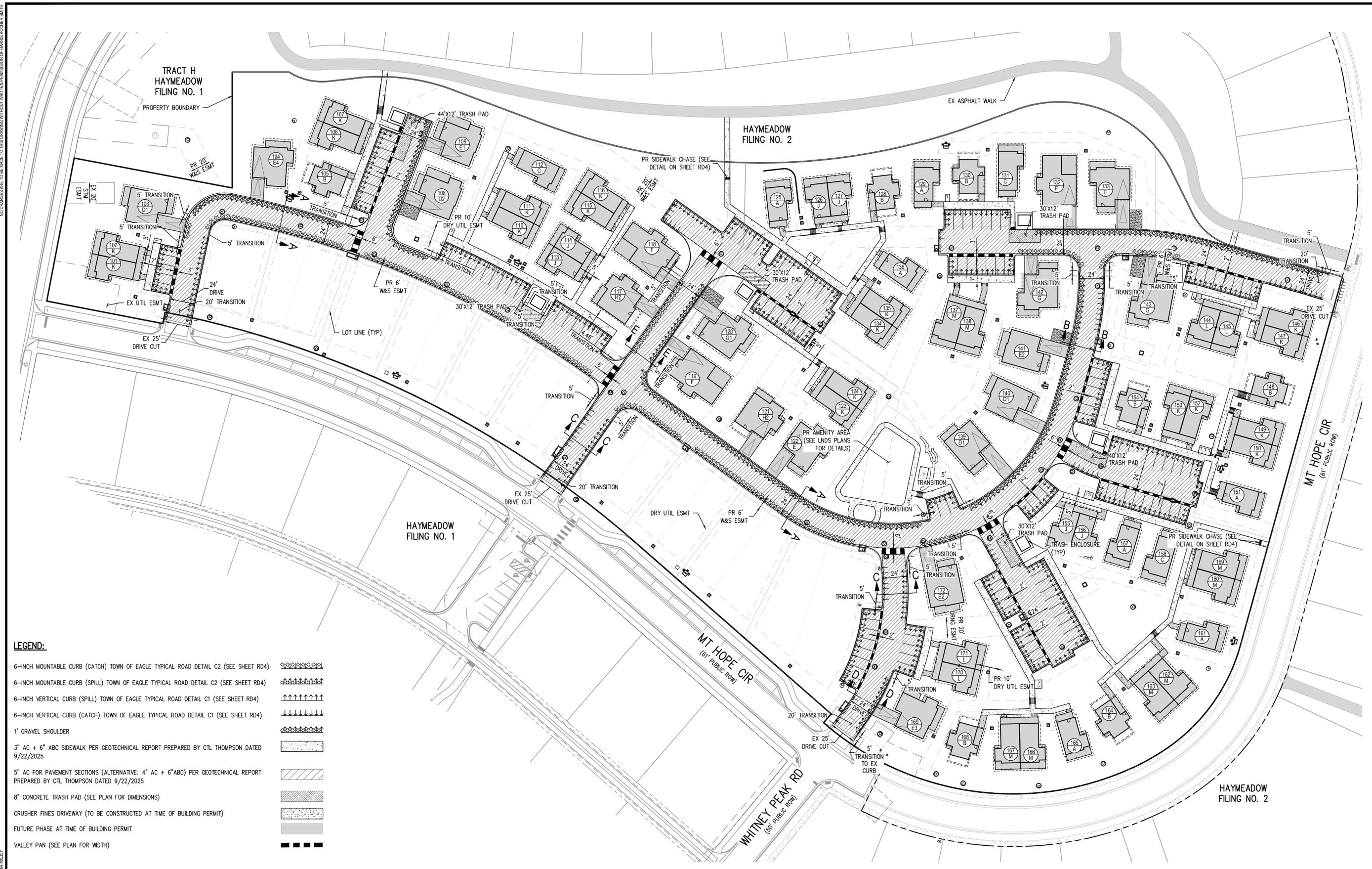
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
STORM DETAILS

PROJECT #: 2504026  
SHEET NUMBER

**STM10**

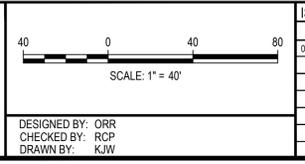
FILE PATH: P:\2025\2504026\ENGINEERING\UTILITIES\STORM\CD - STORM DETAILS.DWG LAYOUT: LAYOUT1  
DRAWN: J.B. CHECKED: J.B. PLOTTED: TUE 01/13/25 4:13:30P BY: OLIVIA RILEY



**LEGEND:**

6-INCH MOUNTABLE CURB (CATCH) TOWN OF EAGLE TYPICAL ROAD DETAIL C2 (SEE SHEET RD4)	
6-INCH MOUNTABLE CURB (SPILL) TOWN OF EAGLE TYPICAL ROAD DETAIL C2 (SEE SHEET RD4)	
6-INCH VERTICAL CURB (SPILL) TOWN OF EAGLE TYPICAL ROAD DETAIL C1 (SEE SHEET RD4)	
6-INCH VERTICAL CURB (CATCH) TOWN OF EAGLE TYPICAL ROAD DETAIL C1 (SEE SHEET RD4)	
1' GRAVEL SHOULDER	
5' AC + 6" ABC SIDEWALK PER GEOTECHNICAL REPORT PREPARED BY CTL THOMPSON DATED 9/22/2025	
5' AC FOR PAVEMENT SECTIONS (ALTERNATIVE: 4' AC + 6" ABC) PER GEOTECHNICAL REPORT PREPARED BY CTL THOMPSON DATED 9/22/2025	
8" CONCRETE TRASH PAD (SEE PLAN FOR DIMENSIONS)	
CRUSHER FINES DRIVEWAY (TO BE CONSTRUCTED AT TIME OF BUILDING PERMIT)	
FUTURE PHASE AT TIME OF BUILDING PERMIT	
VALLEY PAN (SEE PLAN FOR WIDTH)	

FILE PATH: P:\2025\2504026\ENGINEERING\RD1\DWG\RD1\_PAVING\_PLAN.DWG LAYOUT: LAYOUT1  
 5 LEGS: 11/13/2025 10:58:25 AM  
 PLOTTED: TUE 11/13/2025 4:13:42 PM BY: OLIVIA RILEY



DATE	REVISION COMMENTS
01-13-2025	PER TOWN OF EAGLE COMMENTS/BID SET

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

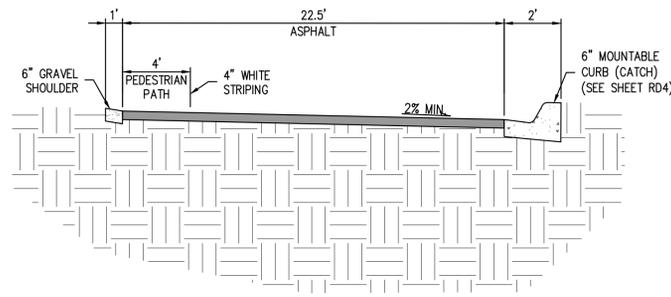
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 PAVING PLAN

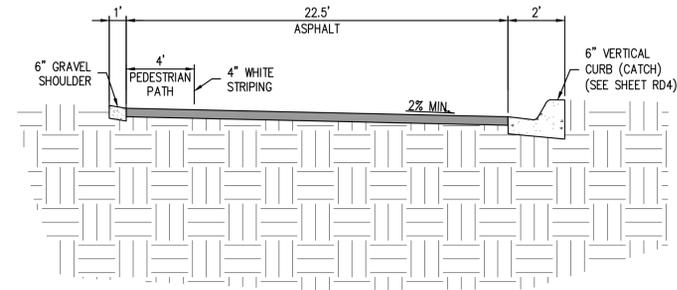
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

PROJECT #: 2504026  
 SHEET NUMBER  
**RD1**  
 78 OF 81

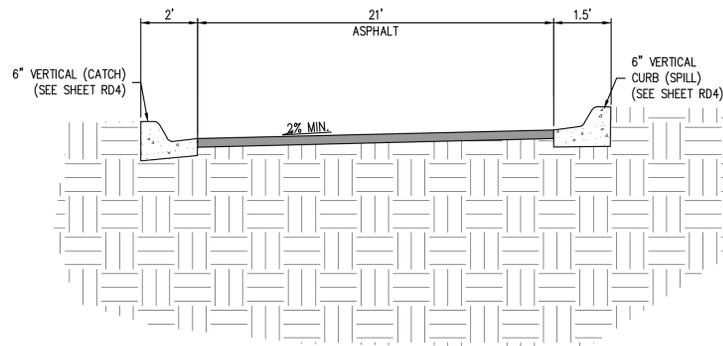
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



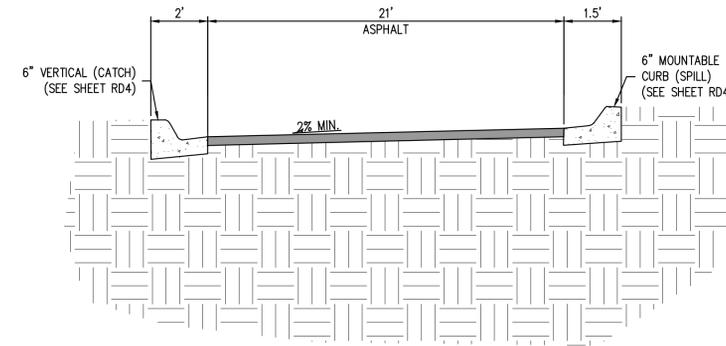
**A-A TYPICAL SECTION**  
NTS



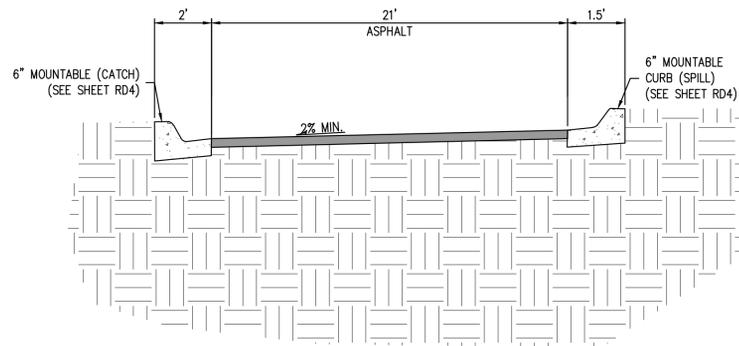
**B-B TYPICAL SECTION**  
NTS



**C-C TYPICAL SECTION**  
NTS



**D-D TYPICAL SECTION**  
NTS



**E-E TYPICAL SECTION**  
NTS

FILE PATH: P:\2025\2504026\ENGINEERING\RD4\WAY\CD - PAVING CROSS SECTIONS.DWG LAYOUT: PAVING PLAN - CROSS SECTIONS  
DRAWN BY: MJS  
CHECKED BY: RCP  
PLOTTED: TUE 01/13/2026 4:13:50P BY: OLIVIA RILEY



Know what's below.  
Call before you dig.

DESIGNED BY: MJS  
CHECKED BY: RCP  
DRAWN BY: MJS

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
PAVING PLAN - CROSS SECTIONS

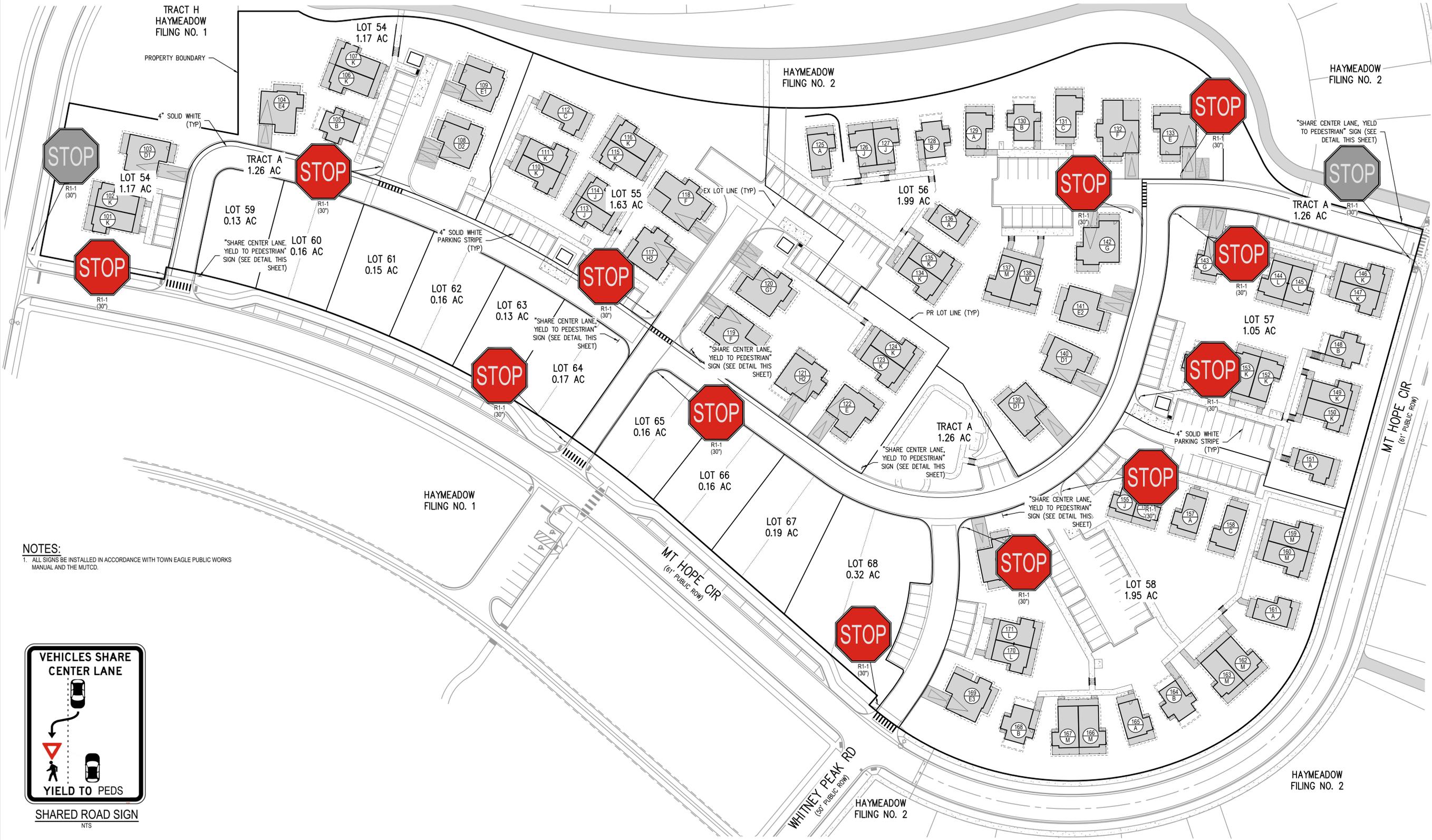
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER

**RD2**

79 OF 81

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



**NOTES:**  
1. ALL SIGNS BE INSTALLED IN ACCORDANCE WITH TOWN EAGLE PUBLIC WORKS MANUAL AND THE MUTCD.



FILE: H:\P\2025\2504026\ENGINEERING\RD3\WAY\CD - SIGNAGE & STRIPING PLAN.DWG LAYOUT, SIGNAGE & STRIPING PLAN  
DATE: 08-01-2025 10:50:00 AM  
DESIGNED BY: KJM  
CHECKED BY: RCP  
DRAWN BY: KJM  
PLOTTED: TUE 01/13/26 4:13:57P BY: OLIVIA RILEY

DESIGNED BY: KJM  
CHECKED BY: RCP  
DRAWN BY: KJM

DATE	REVISION COMMENTS
01-13-2026	PER TOWN OF EAGLE COMMENTS/BID SET

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

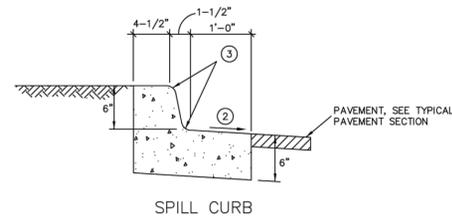
HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
SIGNAGE & STRIPING PLAN

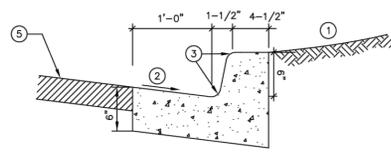
PRELIMINARY  
NOT FOR  
CONSTRUCTION

PROJECT #: 2504026  
SHEET NUMBER  
**RD3**  
80 OF 81

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



SPILL CURB



CATCH CURB

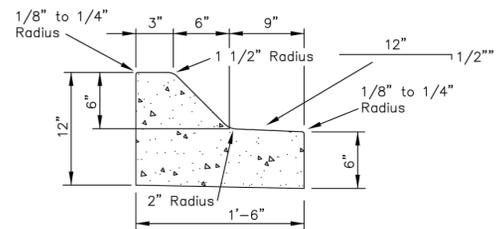
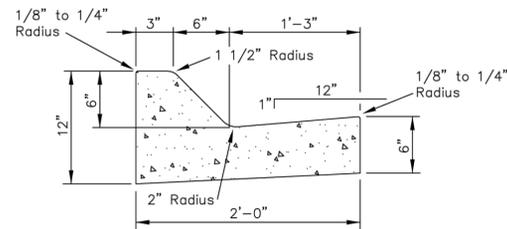
NOTES:

1. BACKFILL, SEE DETAIL OF CUT/FILL SLOPE
2. SLOPE AT 1" PER FOOT
3. 1-1/2" RADIUS TYPICAL
4. SLOPE TO MATCH ADJACENT PAVEMENT
5. PAVEMENT, SEE TYPICAL PAVEMENT SECTION
6. PROVIDE CONTRACTION JOINTS 12' O.C. MAXIMUM
7. PROVIDE EXPANSION JOINTS 100' O.C. MAXIMUM

6" VERTICAL CURB AND GUTTER

Title: DETAIL - Vertical Curb Cut  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: Vertical Curb Cut.dwg  
 Date: 1/16/2018

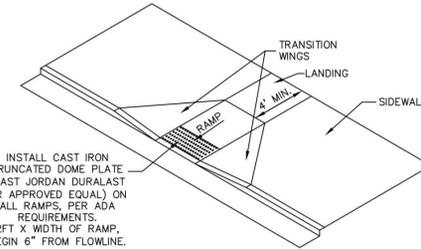
C1



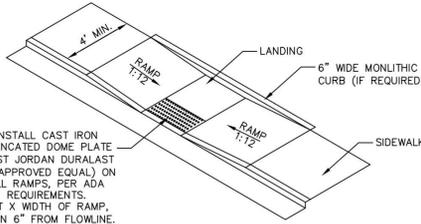
MOUNTABLE CURB AND GUTTER

Title: DETAIL - Mountable Curb and Gutter  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: C2 Mountable Curb and Gutter.dwg  
 Date: 1/16/2018

C2



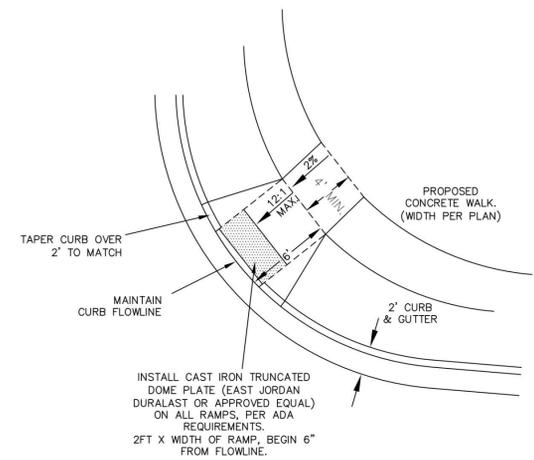
PERPENDICULAR PEDESTRIAN RAMP WITHIN SIDEWALK



PARALLEL SIDEWALK RAMP

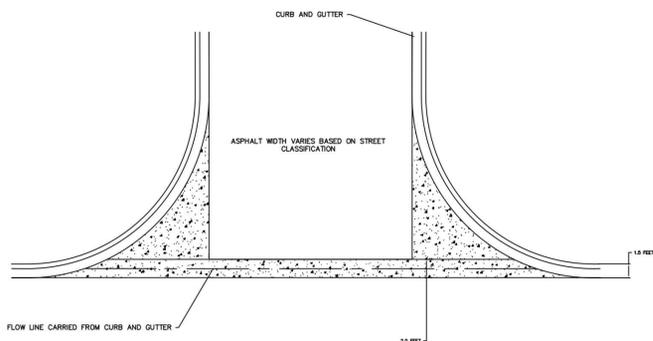
Title: DETAIL - ADA Ramps  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: ADA Ramps.dwg  
 Date: 1/16/2018

C4



Title: DETAIL - ADA Corner Ramp  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: C4 ADA Corner Ramp.dwg  
 Date: 1/16/2018

C5



Notes:

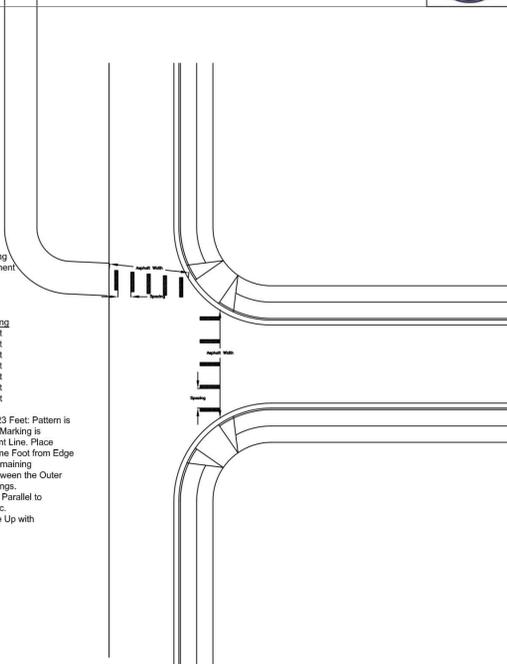
1. Measure Asphalt Width
2. The Center Crosswalk Marking is Centered on the Measurement Line - not the Center Line of Road.
3. Spacing is as follows:
 

Asphalt Width	Spacing
59 to 67 Feet	6 Feet
53 to 59 Feet	5 Feet
45 to 53 Feet	6 Feet
39 to 45 Feet	5 Feet
31 to 39 Feet	6 Feet
27 to 31 Feet	5 Feet
23 to 27 Feet	4 Feet
4. For Asphalt Width less than 23 Feet: Pattern is the same. Center Crosswalk Marking is Centered on the Measurement Line. Place Outer Crosswalk Markings One Foot from Edge of Asphalt and Center the Remaining Two Crosswalk Markings Between the Outer and Center Crosswalk Markings.
5. Crosswalk Markings Shall be Parallel to the Direction of Vehicle Traffic.
6. Crosswalk Marking Shall Line Up with the Sidewalk Ramps.

FLOW LINE CARRIED FROM CURB AND GUTTER

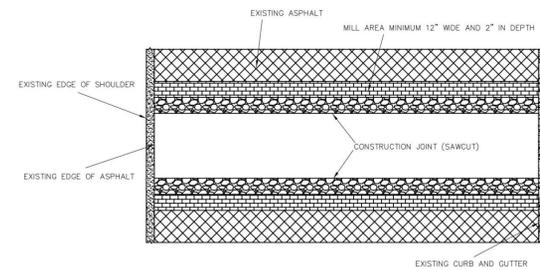
Title: DETAIL - Street Intersection Curb Fillets  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: C7 Street Intersection Curb Fillets.dwg  
 Date: 1/16/2018

C7

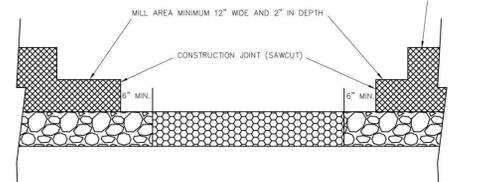


Title: DETAIL - Crosswalk Detail  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: TOE Crosswalk Detail.dwg  
 Date: 1/4/18

C12



PLAN



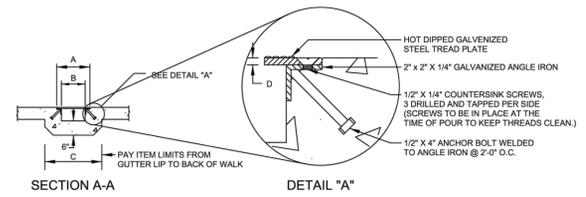
PROFILE

Title: DETAIL - Street Cut Detail  
 Project: Public Works Manual  
 Drawn: JB  
 Checked: JB  
 Sheet: TOE Street Cut Detail.dwg  
 Date: 1/4/18

C14



TYPE	A	B	C	D
SC	14"	10"	24"	3/8"



SIDEWALK CHASE  
 NTS



Know what's below.  
 Call before you dig.

DESIGNED BY: MJS  
 CHECKED BY: RCP  
 DRAWN BY: MJS

ISSUE DATE: 08-01-2025	REVISION COMMENTS
01-13-2026	PERTOWN OF EAGLE COMMENTS/BID SET



HAYMEADOW HOMES, LLC

WILDFLOWER COTTAGES AT HAYMEADOW  
 ROADWAY DETAILS

PROJECT #: 2504026  
 SHEET NUMBER

RD4

FILE PATH: P:\2025\2504026\ENGINEERING\ROADWAY\ROADWAY DETAILS.DWG LAYOUT.LAYOUT1  
 PLOT DATE: TUE 01/13/26 4:14:07P BY: OLIVIA RILEY