

RESERVE AT HOCKETT GULCH

PUD SKETCH PLAN

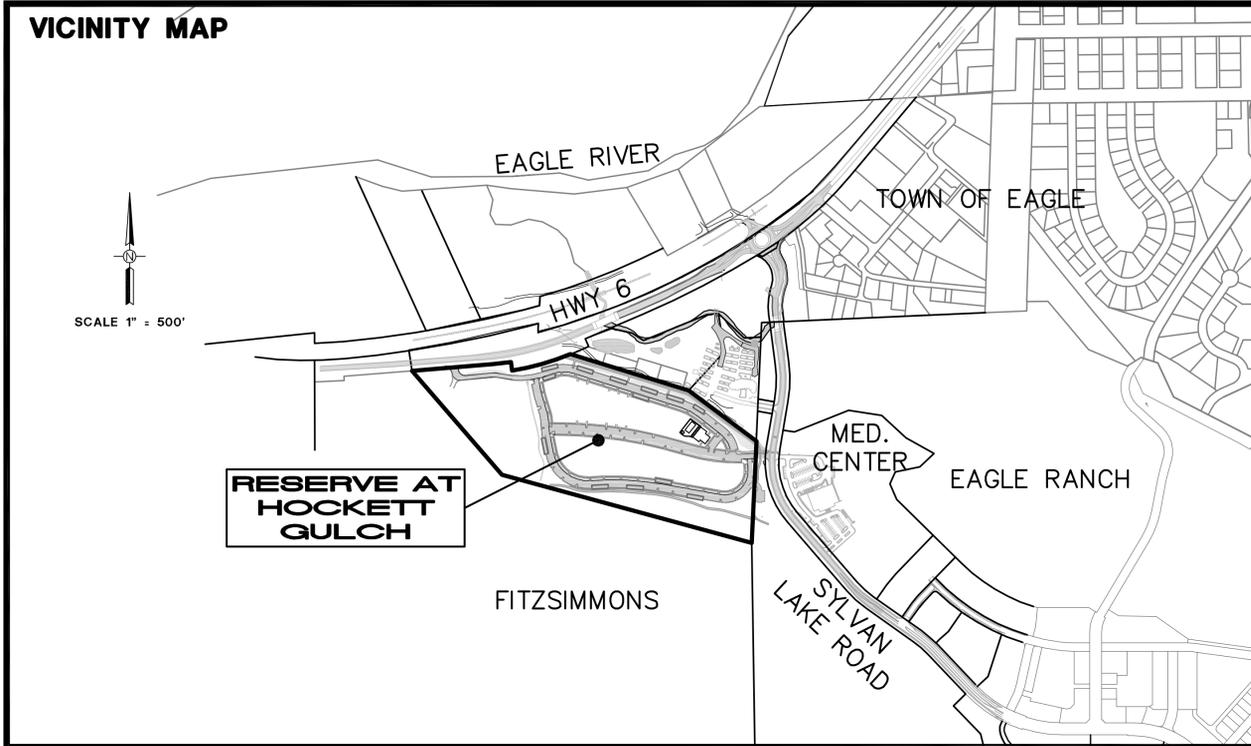
EAGLE, COLORADO
JANUARY 2018 (REVISED 01/16/2019)

GENERAL NOTES

- The Contractor shall notify Alpine Engineering, Inc., Owner and Town of Eagle Engineering Dept. at least 48 hours prior to any construction. The Contractor shall coordinate all work with Alpine Engineering, Inc. and Owner.
- Alpine Engineering, Inc., assumes no responsibility for utility locations. It is the Contractor's responsibility to field verify the location of all utilities prior to commencement of any construction.
- The Contractor shall conform to all Town of Eagle rules, regulations and stipulations while accessing through or working in the Town.
- The Contractor shall take all appropriate precautions to significantly reduce any potential pollution caused by his activities, including vehicle fueling, storage of fertilizers or chemicals, etc. The Contractor shall have identified procedures for handling potential pollutants and have identified spill prevention and response procedures prior to any activities at the project site.
- The Contractor shall keep 2 sets of contract drawings marked up to fully indicate asbuilt conditions. The drawings shall be provided to the Owner and Alpine Engineering, Inc. upon completion of this work. Contractor is to provide at least three ties from physical monuments to all fittings, valves, hydrants, curb stops, air vac valves, pvs, manholes, and services. The Town regulations require a description of all materials and appurtenances to be included in the asbuilts.
- The Contractor shall maintain traffic at all times to the satisfaction of the Owner and the Town of Eagle. The Contractor shall minimize traffic disruptions and provide adequate safety precautions to ensure public safety.
- Safety is the responsibility of the Contractor. The Engineer is not responsible for safety in, on, or about the project site, nor for compliance by the appropriate party with any regulations relating hereto.
- It is the Contractor's responsibility to obtain (and conform to) all proper construction permits including a road cut permit for work within the public right of way.
- The Owner will designate staging areas.
- The Contractor shall minimize all off site tracking. All soil tracked off site shall be immediately cleaned up to the satisfaction of The Town of Eagle and The Owner.
- If any groundwater is encountered the Contractor shall contact Owner, Alpine Engineering, Inc., and the Project Geotechnical Engineer immediately.
- The Contractor shall protect and preserve all trees, bushes, shrubs, and ground cover in a manner acceptable to The Owner.
- Observations of the work in progress and on-site visits are not to be construed as a guarantee or warranty by the Engineer of the Contractor's contractual responsibilities.
- All materials and workmanship shall be subject to inspection by the Town and/or their representatives, and Alpine Engineering, Inc. The Town reserves the right to accept or reject any such materials and workmanship that do not conform to the approved drawings and/or district standards or specifications.
- All construction shall conform to town standards and specifications and be subject to construction observation by their representatives. Copies of town standards must be obtained by the Contractor. Contractor shall have one (1) copy of the plans and one (1) copy of the appropriate specifications on the job site at all times.
- Street closures shall be kept to a minimum length of time. There shall be no material storage on Town Streets or property.
- It is the Contractor's responsibility to prepare and submit a Traffic Control Plan, as a requirement of the Town of Eagle's Road Cut Permit, and submit to the Town's Engineer prior to construction. The plan shall show existing and proposed traffic signs, existing and proposed crosswalk striping, construction limits, fencing and access, and vehicle tracking control measures.
- Contractor shall conform to all recommendations in the subsoll study prepared by HP Geotech (Report # 115-296A dated September 30, 2015)
- Topographic information was provided by Archibeque Land Consultants dated September 18, 2015, Job 15213.

UTILITY NOTES

- The Contractor is warned that conflicts with existing utility services may exist. Prior to beginning any construction, the Contractor shall contact all appropriate utility companies for line locations. The Contractor shall then locate all utilities (including depth). Any conflicts with the proposed construction shall be brought to the attention of the Engineer so that line or grade changes can be made to eliminate any conflicts with these existing utilities. All existing utilities shall be protected from damage by the Contractor. Damaged utilities shall be repaired by the Contractor at no expense to the Owner.
- All construction activities and excavating for utility trenches shall meet OSHA requirements.
- All Water System and Sanitary Sewer System construction shall conform to Town of Eagle Public Works Manual Construction Specifications and Design Criteria.
- The Contractor shall attend a mandatory preconstruction meeting with the Town of Eagle Engineering Dept. and Alpine Engineering, Inc., prior to the start of construction.
- PHONE/CATV: All phone and cable TV conduits, pedestals and appurtenances shall be installed in accordance with Century Link's design specifications and shall be reviewed and accepted by CenturyLink.
- If Water Mains cross within 18" (vertical) of sewer services, or if water mains are beneath sewer services, the contractor shall use C900 pipe for the sewer services, and the water and pipe sticks shall be centered on each other.



GRADING AND DRAINAGE NOTES

- All work performed for this project including storm drains and culverts shall be constructed in accordance with the Town of Eagle standards and the project Technical Specifications.
- All drain pipes shall be installed with the required bedding.
- Elevations shown are at pipe invert unless otherwise shown.
- All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
- Where any part of the storm drain system is located in a fill section, provide fill material compacted to 95% AASHTO 199 density from the original undisturbed ground up to structure bottom slabs and pipe bedding.
- Inlet boxes to be oversized to accommodate pipe size where necessary. Provide traffic load rated inlet box and top slab to accommodate grate and frame for oversized boxes.
- All Reinforced Concrete Pipe Joints (RCP) shall utilize Type R-4 Rubber Gasket Joints which shall be in accordance with AASHTO M198 and ASTM C443 (standard specifications for joints for circular concrete pipe using rubber gaskets).
- Pipe lengths indicated are slope lengths measured along the centerline of pipe from inside face of box to inside face of box.
- Curb and Gutters shall be installed in such a manner as to insure positive drainage in all areas, as shown.
- Direct downspout drainage away from building foundation or to storm per Geotechnical Engineer.
- Ditch revegetation and ditch protective linings will require field adjustment during construction to account for varying soil conditions. Revegetation and linings will be evaluated after ditches are constructed.
- Grading adjacent to buildings shall be at a slope away from the building of 6" in 10' per the geotechnical report.
- The Contractor shall maintain existing drainage channels, culverts, and appurtenances during construction as necessary to protect roads and property.
- The Contractor shall remove all topsoil and man placed fill prior to commencement of construction.
- The ground surface surrounding the exterior of buildings shall be graded to slope away from the foundations in all directions.
- Proof roll all hardscape areas prior to installing basecourse and pavement, per Geotechnical Report.

PRELIMINARY PLAN
January 16, 2019
NOT FOR CONSTRUCTION

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PROJECT CONTACTS

DEVELOPER: BRUE CAPITAL PARTNERS, LLC	DAN METZGER	(720) 907-1948
LAND PLANNER	DOMINIC MAURIELLO	(970) 376-3318
TOWN OF EAGLE, ENGINEERING	FRED TOBIAS	(970) 328-6544
TOWN OF EAGLE, PUBLIC WORKS	BRYON MCGINNIS	(970) 328-6678
BLACK HILLS ENERGY (GAS)	MATT RAPER	(970) 319-7994
HOLY CROSS ENERGY (ELECTRIC)	KEITH HERNANDEZ	(970) 947-5439
CENTURY LINK (PHONE/CATV)	JASON SHARPE	(970) 328-8288
CIVIL ENGINEER, ALPINE ENGINEERING INC.	GARY BROOKS	(970) 926-3373
GEOTECHNICAL ENGINEER, HP/KUMAR	DAVE YOUNG	(970) 945-7988
LAND SURVEYOR, ARCHIBEQUE LAND CONSULTING	TED ARCHIBEQUE	(970) 328-6020

HOLY CROSS ENERGY CONSTRUCTION SPECIFICATIONS

I. TRENCH AND CONDUIT

- 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.
- 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.
- 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.
- All roads will be built to subgrade and all drainages will be constructed to grade before any vaults or conduits are installed.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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 joined, 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 verify the joint seating and conduit condition. The camera verification will be witnessed by the Holy Cross Energy inspector.
- Individual conduits shall enter each vault at a consistent location. There is to be no crossing of conduits in the trench.
- 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.
- Red trench marking tape will be supplied by Holy Cross Energy and shall be installed 18" to 24" above the conduit during backfill.
- 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

- Vaults shall be installed as follows:
 - 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.
 - 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.
 - Transformer vaults and switchgear vaults will be installed with the bottom of the lid at final grade. The lid will be level.
 - 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 lid back for a retaining wall, a retaining wall shall be constructed behind the vault at the direction of the inspector.
 - 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.
 - 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.
- 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.
- 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.
- Conduit will extend 4" into the vault (measured from the inside wall of the vault) after backfilling is complete.
- 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 bend 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.
- After the vault has been set, pipes extended in and grouted and the ground rod is in place, vaults shall be swept out removing all dirt or rocks. Cleanup shall be completed to the satisfaction of the inspector prior to cable installation being scheduled.
- 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.



RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
COVER SHEET

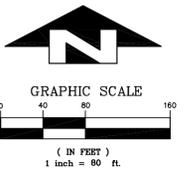
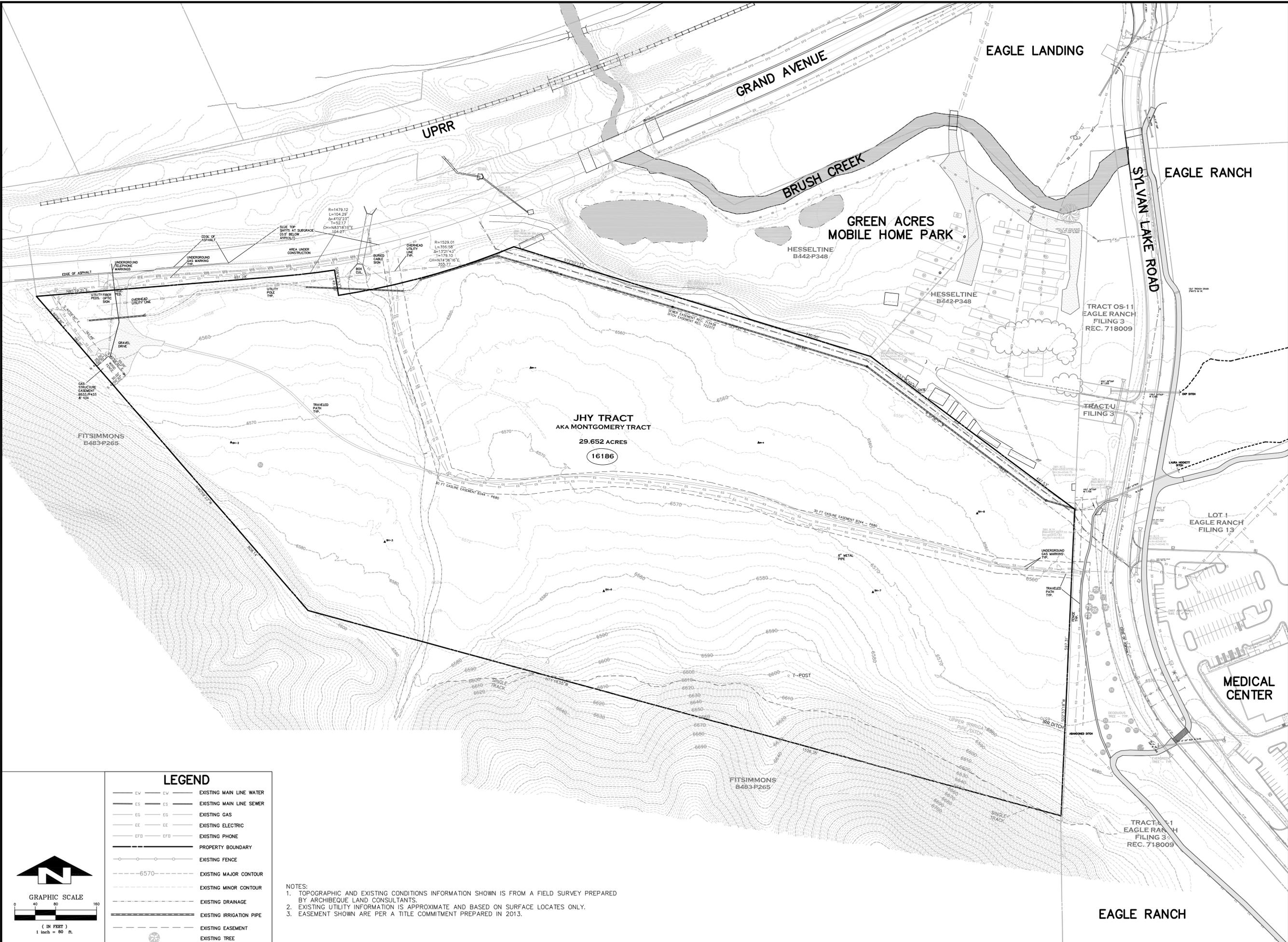
NO.	DATE	REVISIONS	BY
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL	
2	01-16-2019	RESPONSE TO TOWN COMMENTS	

DESIGNED	GB, MW	DATE	01-31-2018
DRAWN	MW		
CHECKED	MW, GB		
JOB NO.			

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**RESERVE AT HOCKETT GULCH
 PUD/SKETCH PLAN
 EXISTING CONDITIONS MAP**



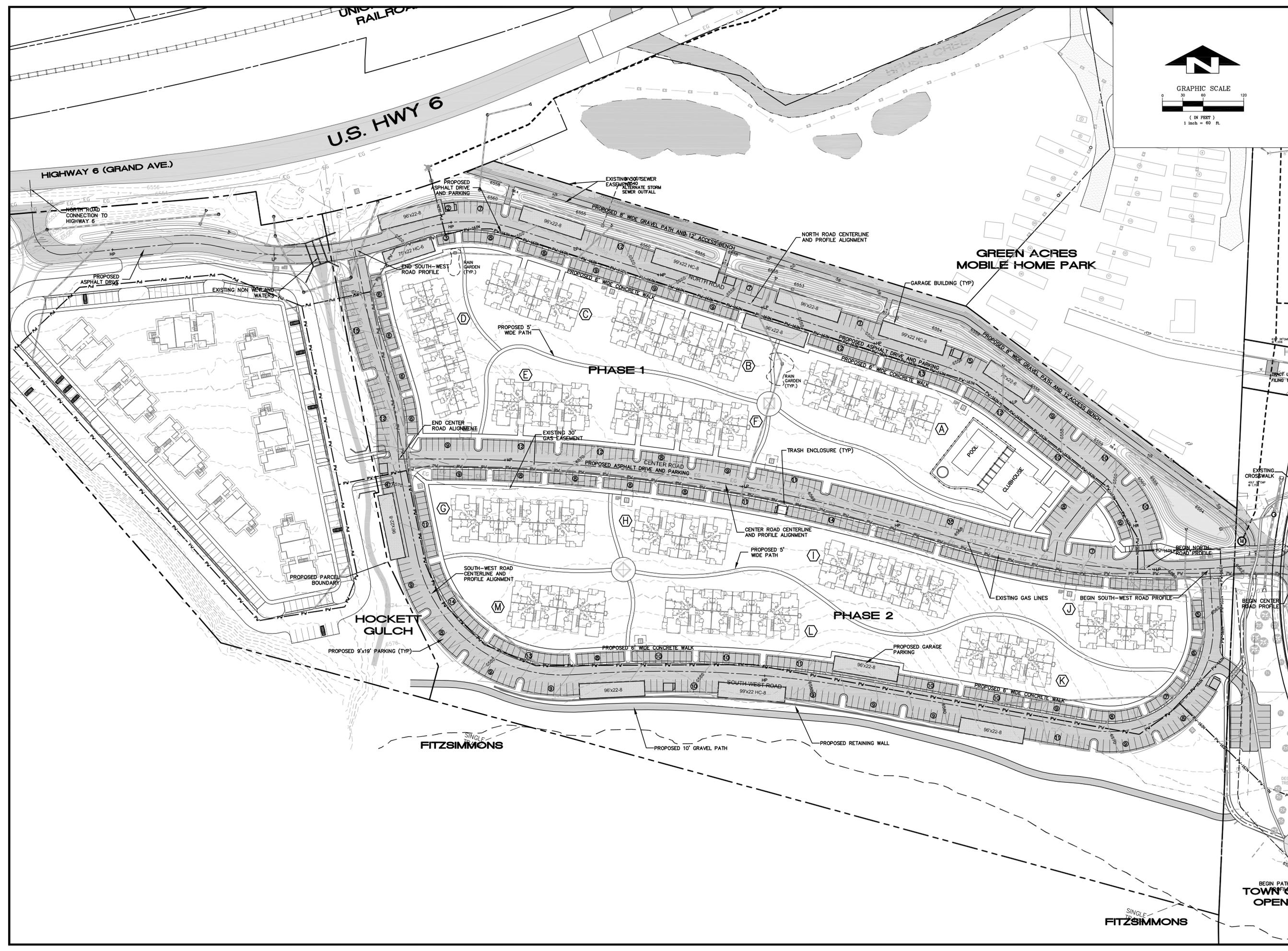
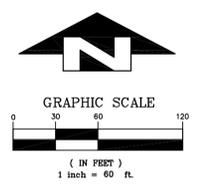
LEGEND

— EW —	EXISTING MAIN LINE WATER
— ES —	EXISTING MAIN LINE SEWER
— EG —	EXISTING GAS
— EE —	EXISTING ELECTRIC
— EFD —	EXISTING PHONE
—	PROPERTY BOUNDARY
—	EXISTING FENCE
— 6570 —	EXISTING MAJOR CONTOUR
—	EXISTING MINOR CONTOUR
—	EXISTING DRAINAGE
—	EXISTING IRRIGATION PIPE
—	EXISTING EASEMENT
—	EXISTING TREE

NOTES:
 1. TOPOGRAPHIC AND EXISTING CONDITIONS INFORMATION SHOWN IS FROM A FIELD SURVEY PREPARED BY ARCHIBEQUE LAND CONSULTANTS.
 2. EXISTING UTILITY INFORMATION IS APPROXIMATE AND BASED ON SURFACE LOCATES ONLY.
 3. EASEMENT SHOWN ARE PER A TITLE COMMITMENT PREPARED IN 2013.

NO.	DATE	REVISIONS	BY
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL	
2	01-16-2019	RESPONSE TO TOWN COMMENTS	

DESIGNED	
DRAWN	
CHECKED	
JOB NO.	
DATE	01-31-2018



RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
 SITE PLAN

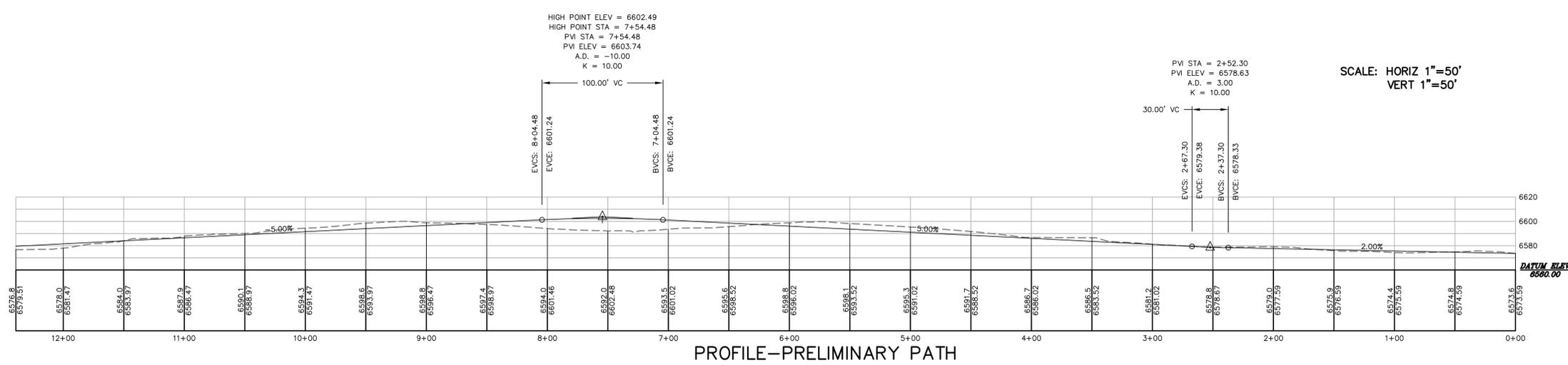
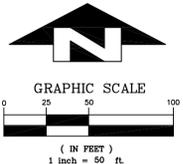
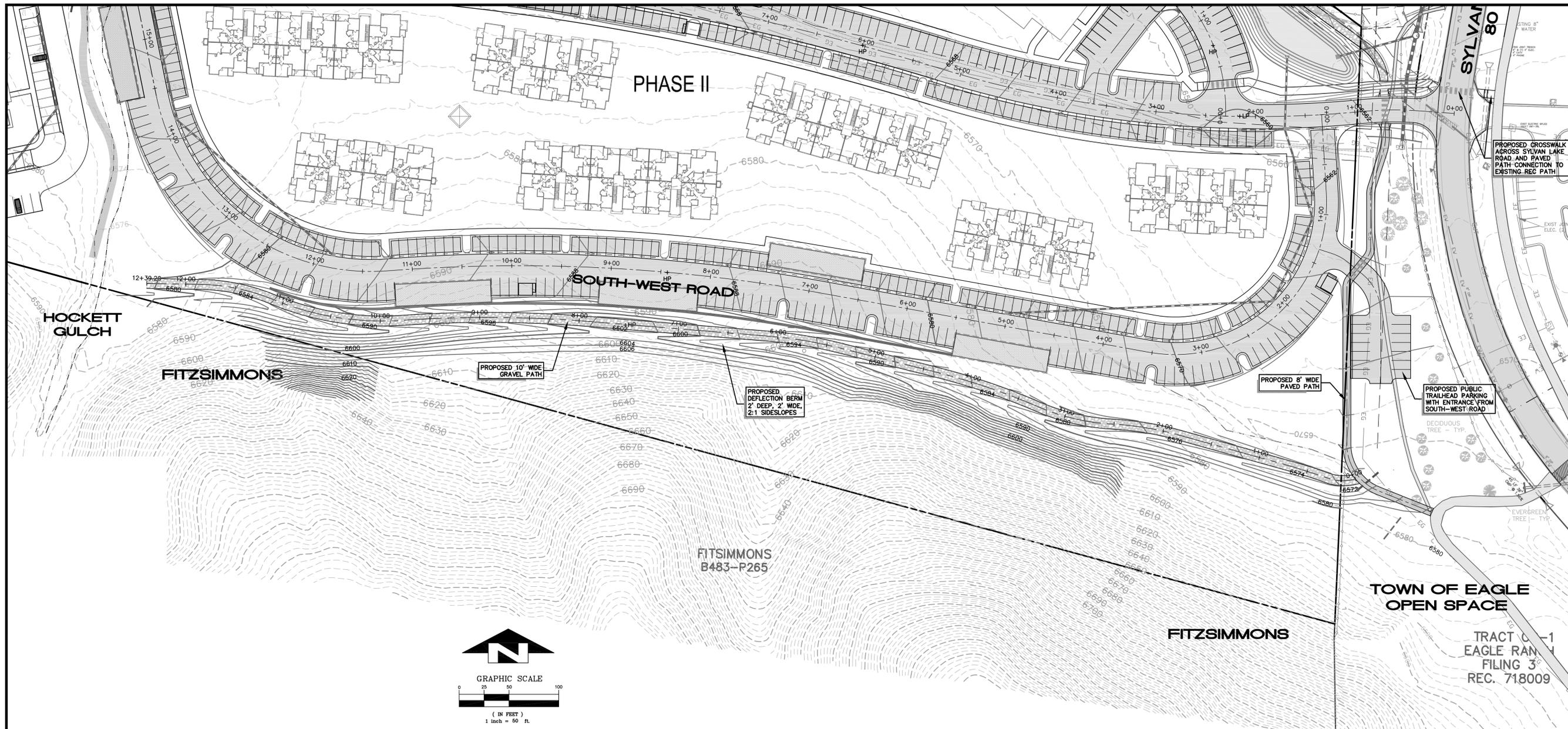
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2	01-16-2019	RESPONSE TO TOWN COMMENTS	

DESIGNED	MW	CHECKED	MW, GB
DRAWN	MW	JOB NO.	
DATE	01-31-2018		

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RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
PRELIMINARY PATH PLAN



NO.	DATE	REVISIONS
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL
2	01-16-2019	RESPONSE TO TOWN COMMENTS

DESIGNED	CB, MW
DRAWN	MW
CHECKED	MW, GB
JOB NO.	
DATE	01-31-2018

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RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
HIGHWAY 6 TURN LANES

NO.	DATE	REVISIONS
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL
2	01-16-2019	RESPONSE TO TOWN COMMENTS

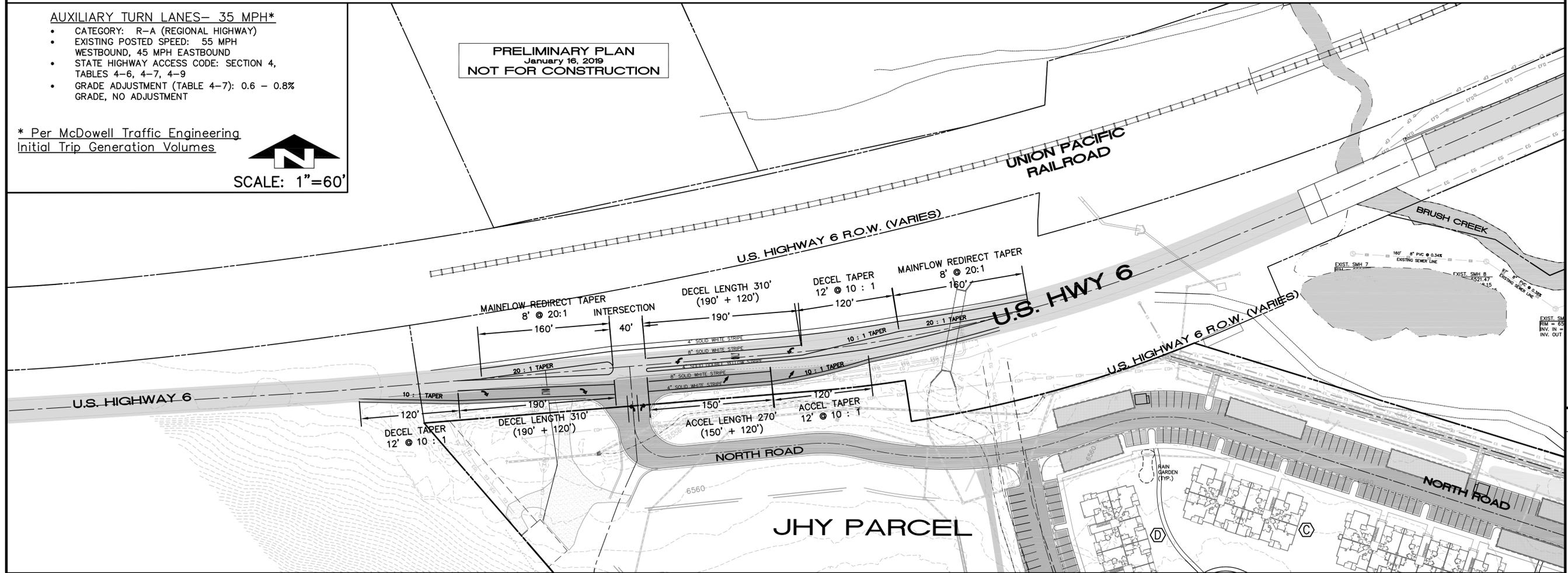
DESIGNED	CB, MW	DATE	01-31-2018
DRAWN	MW		
CHECKED	MW, GB		
JOB NO.			

- AUXILIARY TURN LANES— 35 MPH***
- CATEGORY: R-A (REGIONAL HIGHWAY)
 - EXISTING POSTED SPEED: 55 MPH WESTBOUND, 45 MPH EASTBOUND
 - STATE HIGHWAY ACCESS CODE: SECTION 4, TABLES 4-6, 4-7, 4-9
 - GRADE ADJUSTMENT (TABLE 4-7): 0.6 - 0.8% GRADE, NO ADJUSTMENT

* Per McDowell Traffic Engineering
Initial Trip Generation Volumes



PRELIMINARY PLAN
January 16, 2019
NOT FOR CONSTRUCTION

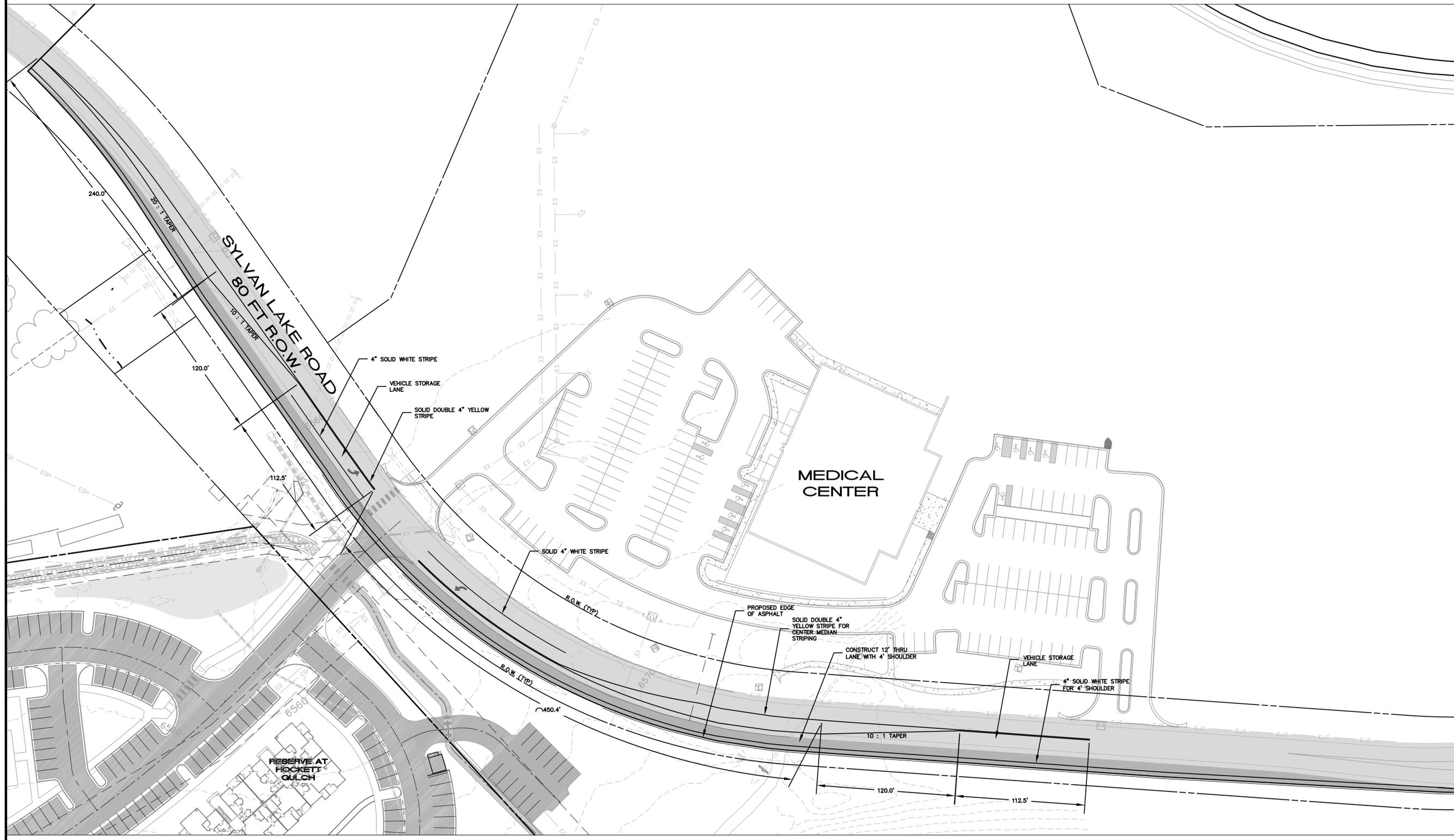




SCALE: 1"=40'

(SEAL)

RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
SYLVAN LAKE RD TURN LANES



NO.	DATE	REVISIONS
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DESIGNED	BY
CB, MW	
DRAWN	
CHECKED	
JOB NO.	
DATE	01-31-2018

PROPOSED MEDICAL CENTER TURN LANES
PER HIGH COUNTRY ENGINEERING, INC.
PLANS DATED 05/23/05

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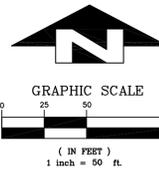
RE 16" DIP TO
JECT TO WASTEWATER
TMENT PLANT

HESSeltINE
B442-P348

**GREEN ACRES
MOBILE HOME PARK**

HESSeltINE
B442-P348

RAJ OS-1
EAGLE RANCH
FILING 3
REC. 1718009



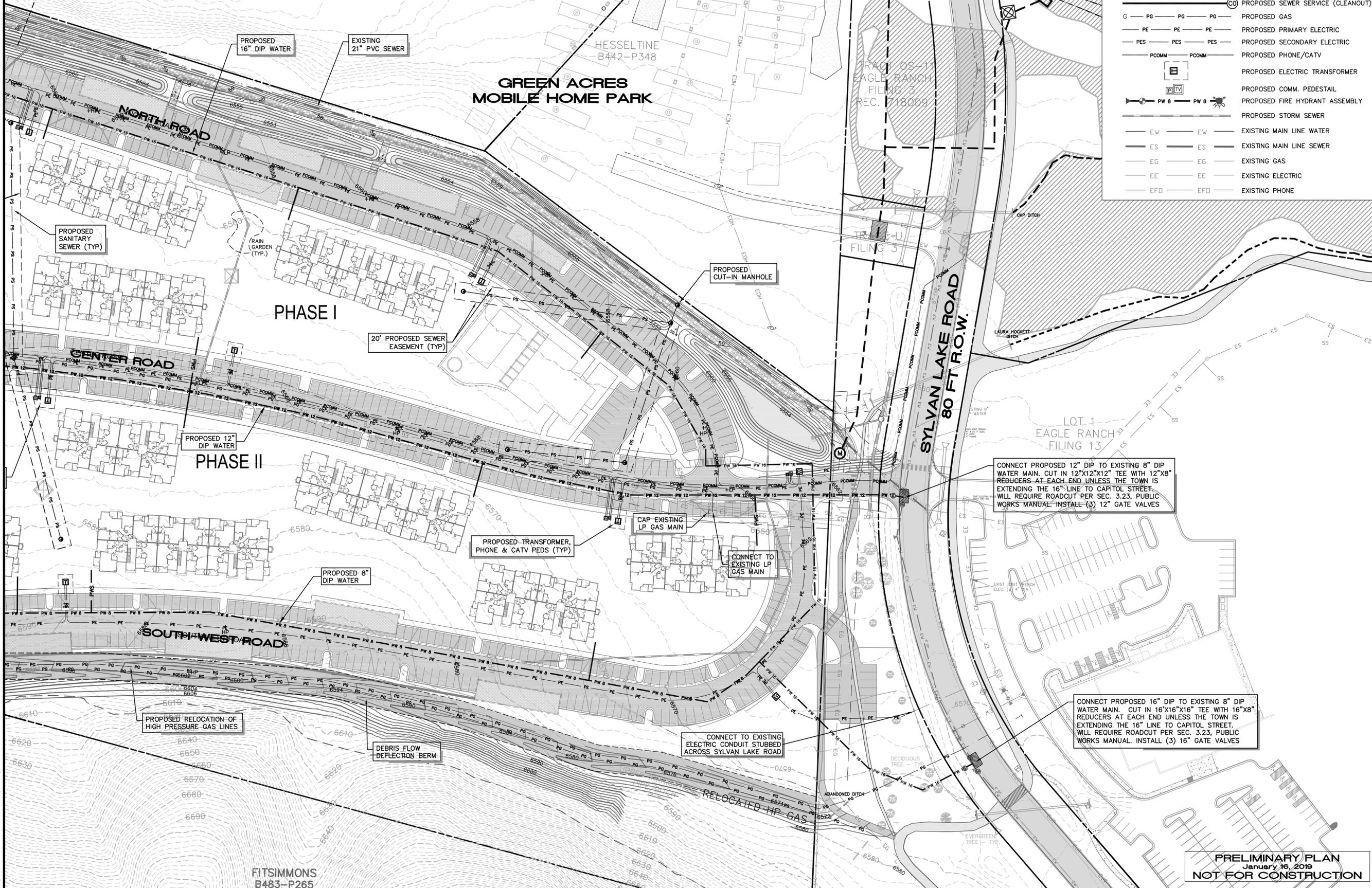
LEGEND

- PW 16 — PW 16 — PROPOSED 16" WATER MAIN
- PW 12 — PW 12 — PROPOSED 12" WATER MAIN
- PW 8 — PW 8 — PROPOSED WATER SERVICE
- PWS — PWS — PROPOSED WATER SERVICE
- PWS — PWS — PROPOSED RAW WATER LINE
- PS — PS — PS — PROPOSED SEWER MANHOLE
- PS — PS — PS — PROPOSED PVC SEWER MAIN
- PS — PS — PS — PROPOSED SEWER SERVICE (CLEANOUT)
- G — PG — PG — PG — PROPOSED GAS
- PE — PE — PE — PROPOSED PRIMARY ELECTRIC
- PES — PES — PES — PROPOSED SECONDARY ELECTRIC
- PCOMM — PCOMM — PCOMM — PROPOSED PHONE/CATV
- [Transformer Symbol] — PROPOSED ELECTRIC TRANSFORMER
- [Pedestal Symbol] — PROPOSED COMM. PEDESTAL
- [Hydrant Symbol] — PROPOSED FIRE HYDRANT ASSEMBLY
- [Storm Sewer Symbol] — PROPOSED STORM SEWER
- EW — EW — EW — EXISTING MAIN LINE WATER
- ES — ES — ES — EXISTING MAIN LINE SEWER
- EG — EG — EG — EXISTING GAS
- EE — EE — EE — EXISTING ELECTRIC
- EFD — EFD — EFD — EXISTING PHONE



(SEAL)

**RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
UTILITY PLAN**



CONNECT PROPOSED 12" DIP TO EXISTING 8" DIP
WATER MAIN. CUT IN 12"x12"x12" TEE WITH 12"x8"
REDUCERS AT EACH END UNLESS THE TOWN IS
EXTENDING THE 16" LINE TO CAPITOL STREET.
WILL REQUIRE ROADCUT PER SEC. 3.23, PUBLIC
WORKS MANUAL. INSTALL (3) 12" GATE VALVES

CONNECT PROPOSED 16" DIP TO EXISTING 8" DIP
WATER MAIN. CUT IN 16"x16"x16" TEE WITH 16"x8"
REDUCERS AT EACH END UNLESS THE TOWN IS
EXTENDING THE 16" LINE TO CAPITOL STREET.
WILL REQUIRE ROADCUT PER SEC. 3.23, PUBLIC
WORKS MANUAL. INSTALL (3) 16" GATE VALVES

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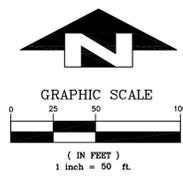
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DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
				01-31-2018

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U.S. HWY 6



LEGEND

— PW 16 —	— PW 16 —	PROPOSED 16" WATER MAIN
— PW 12 —	— PW 12 —	PROPOSED 12" WATER MAIN
— PW 8 —	— PW 8 —	PROPOSED WATER SERVICE
— PWS —	— PWS —	PROPOSED WATER SERVICE
— — —	— — —	PROPOSED RAW WATER LINE
⊙	⊙	PROPOSED SEWER MANHOLE
— PS —	— PS —	PROPOSED PVC SEWER MAIN
— (C) —	— (C) —	PROPOSED SEWER SERVICE (CLEANOUT)
— G —	— PG —	PROPOSED GAS
— PE —	— PE —	PROPOSED PRIMARY ELECTRIC
— PES —	— PES —	PROPOSED SECONDARY ELECTRIC
— PCOMM —	— PCOMM —	PROPOSED PHONE/CATV
⊠	⊠	PROPOSED ELECTRIC TRANSFORMER
⊠	⊠	PROPOSED COMM. PEDESTAL
⊠	⊠	PROPOSED FIRE HYDRANT ASSEMBLY
— — —	— — —	PROPOSED STORM SEWER
— EW —	— EW —	EXISTING MAIN LINE WATER
— ES —	— ES —	EXISTING MAIN LINE SEWER
— EG —	— EG —	EXISTING GAS
— EE —	— EE —	EXISTING ELECTRIC
— EFD —	— EFD —	EXISTING PHONE

POTENTIAL SHALLOW UTILITY CONNECTIONS: GAS, FIBER OPTIC, PHONE

PROPOSED 16" DIP LOOPED WATER MAIN, INSTALL 8" REDUCER, GATE VALVE AND FIRE HYDRANT ASSEMBLY IN PHASE I

CONNECT INTO EX. SEWER MH

CAP EXISTING LP GAS MAIN

PROPOSED 8" PVC SEWER

CONNECT TO EXISTING LP GAS MAIN

20' PROPOSED SEWER EASEMENT (TYP)

PROPOSED SANITARY SEWER (TYP)

PHASE I

20' PROPOSED SEWER EASEMENT (TYP)

PHASE III

PROPOSED 8" DIP WATER

PROPOSED 12" DIP WATER

PROPOSED TRANSFORMER, PHONE & CATV PEDS (TYP)

PROPOSED 12" DIP WATER

PHASE II

PROPOSED 8" DIP WATER

HOCKETT GULCH

FITZSIMMONS

SOUTH WEST ROAD

CENTER ROAD

NORTH ROAD

FITZSIMMONS B483-P265

PRELIMINARY PLAN
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**RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
UTILITY PLAN**

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1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL
2	01-16-2019	RESPONSE TO TOWN COMMENTS

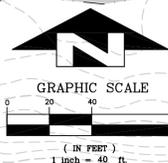
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				01-31-2018

SHEET C3.02

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U.S. HWY 6
Public Right-of-Way

PRELIMINARY PLAN
January 16, 2019
NOT FOR CONSTRUCTION



PROPOSED STORM PIPING (TYP.)

INV OUT = 6540
ALTERNATE STORM SEWER OUTFALL
POND 3
TOP RISER = 6556
INV OUT = 6549

POND 4
TOP RISER = 6556
INV OUT = 6552.5

RAIN GARDEN (TYP.)

PROPOSED (2) 10"x4" BOX CULVERTS
PROPOSED IRRIGATION PIPES (TYP.)

PROPOSED STORM SEWER PIPES AND INLETS (TYP.)

PROPOSED STORM SEWER PIPES AND INLETS (TYP.)

FITSIMMONS
B483-P265

CENTER ROAD

SOUTH



RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
STORM PLAN

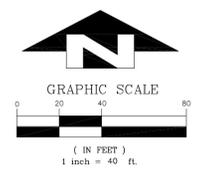
NO.	DATE	REVISIONS
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2	01-16-2019	RESPONSE TO TOWN COMMENTS

DESIGNED	GB, MW
DRAWN	MW
CHECKED	MW, GB
JOB NO.	
DATE	01-31-2018

SHEET
C4.01

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PRELIMINARY PLAN
January 16, 2019
NOT FOR CONSTRUCTION

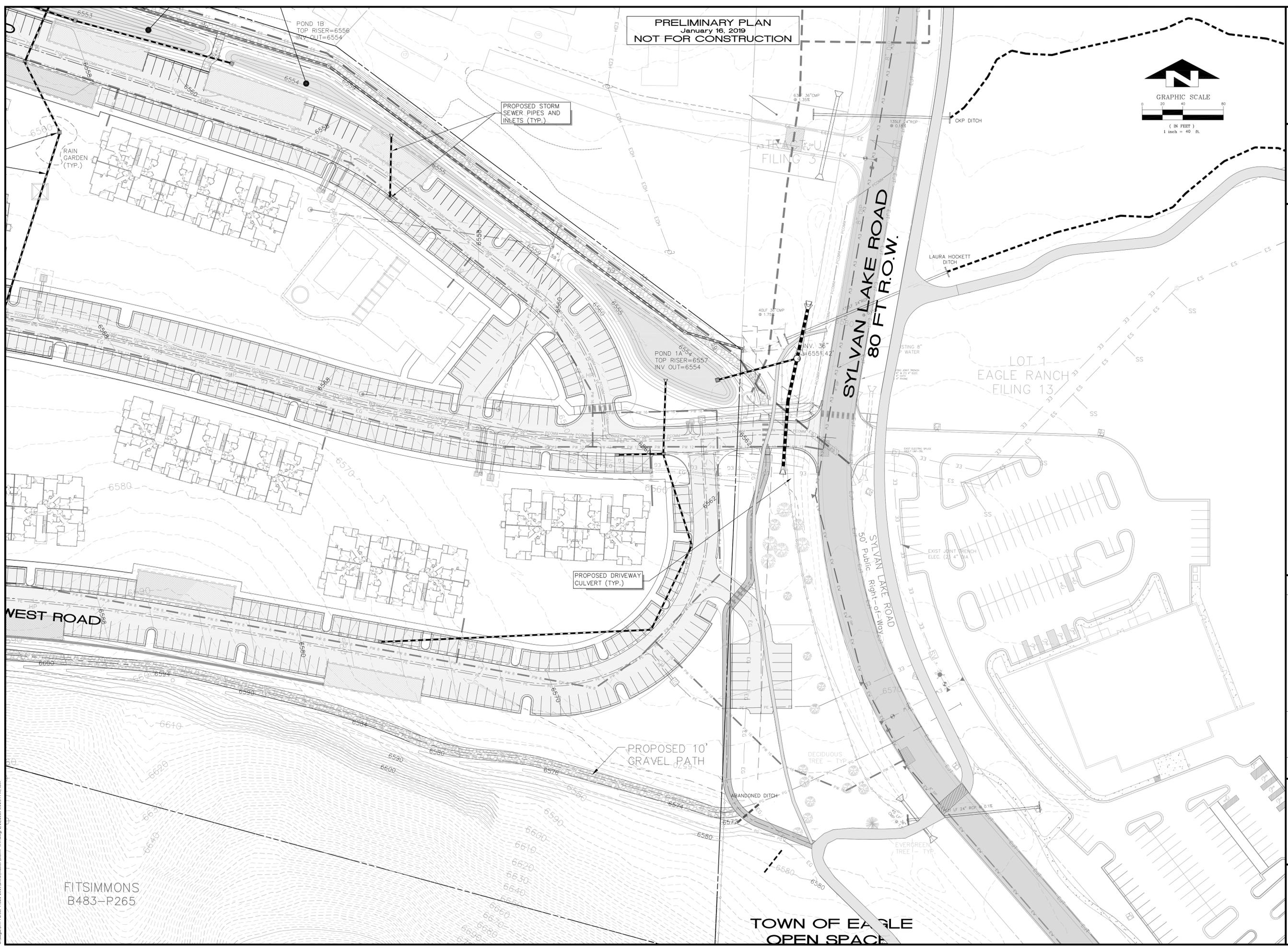


RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
STORM PLAN

NO.	DATE	REVISIONS	BY
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL	
2	01-16-2019	RESPONSE TO TOWN COMMENTS	

DESIGNED	CB, MW	DATE	01-31-2018
DRAWN	MW		
CHECKED	MW, GB		
JOB NO.			

SHEET
C4.02

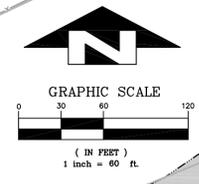
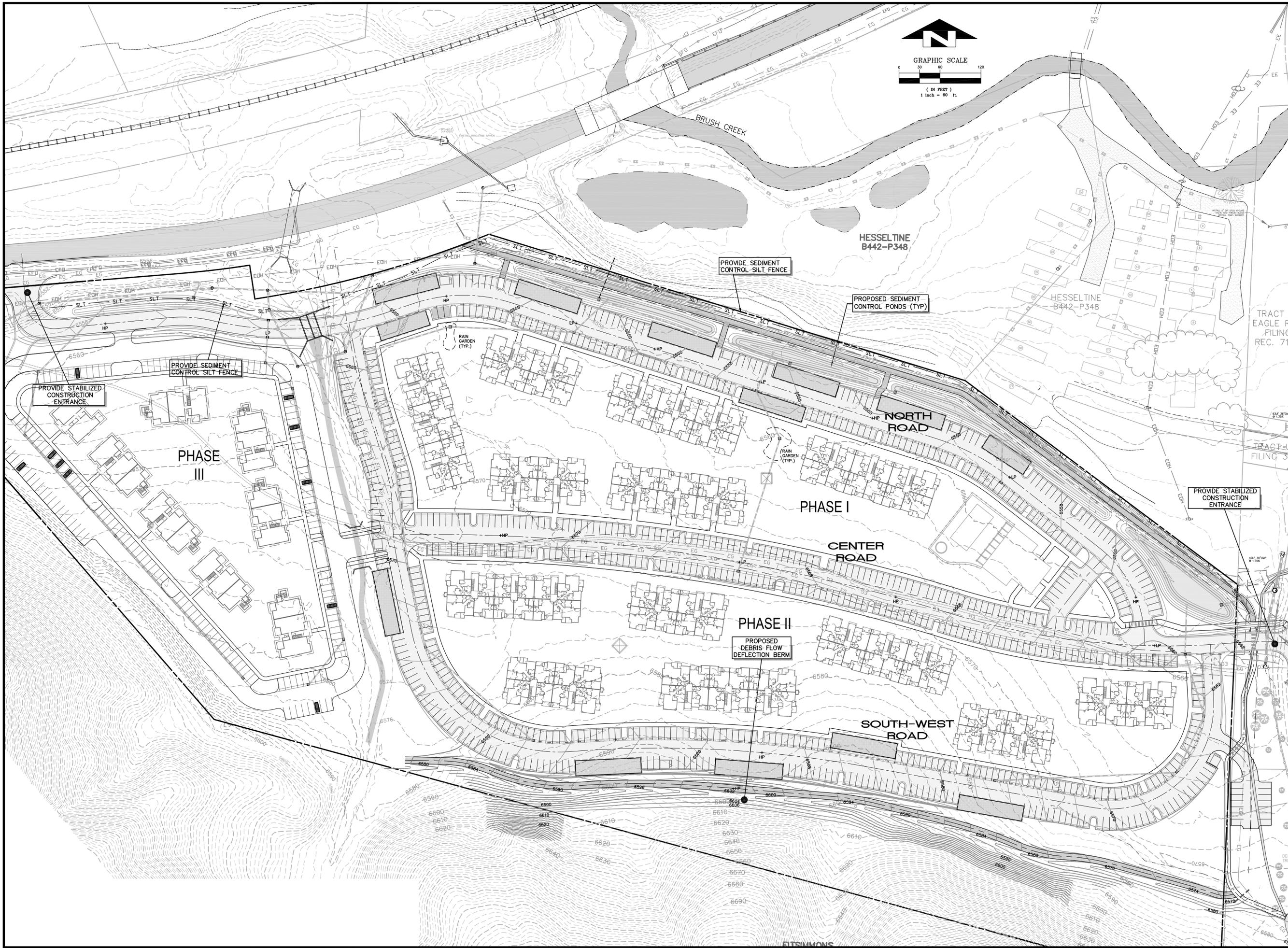


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FITSIMMONS
B483-P265

TOWN OF EAGLE
OPEN SPACE

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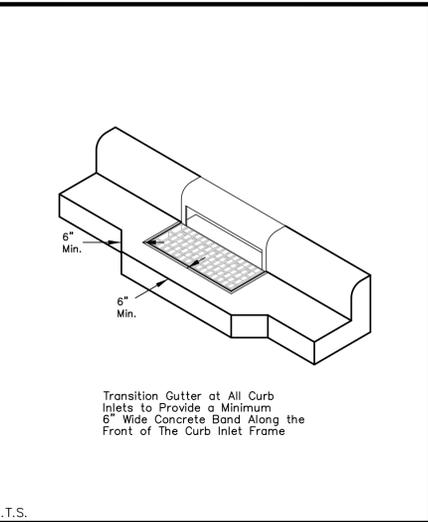
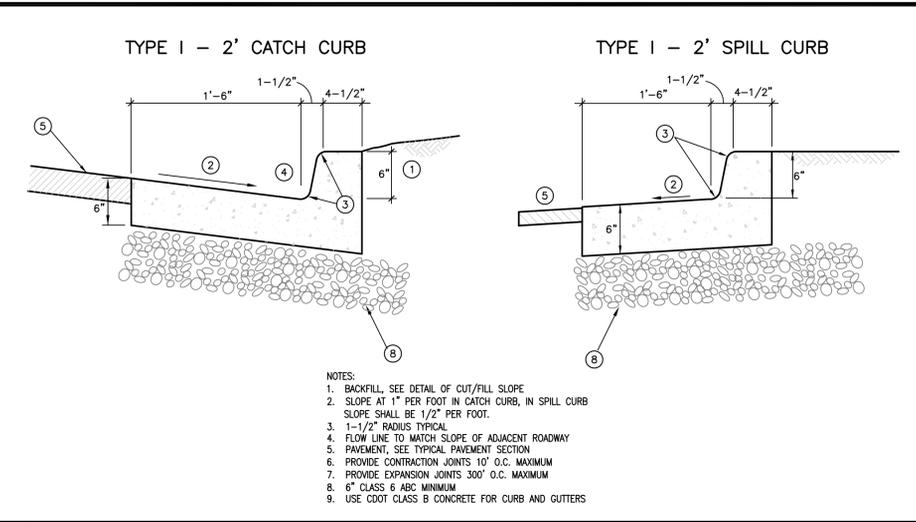
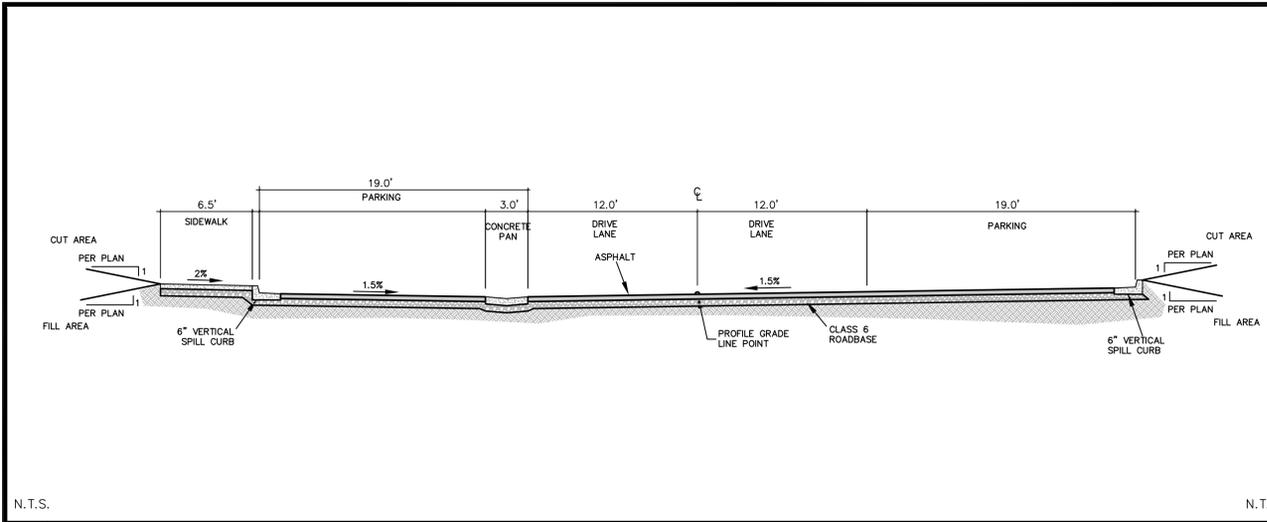


RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
SEDIMENT CONTROL PLAN

NO.	DATE	REVISIONS	BY
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL	
2	01-16-2019	RESPONSE TO TOWN COMMENTS	

DESIGNED	CB, MW
DRAWN	MW
CHECKED	MW, GB
JOB NO.	
DATE	01-31-2018

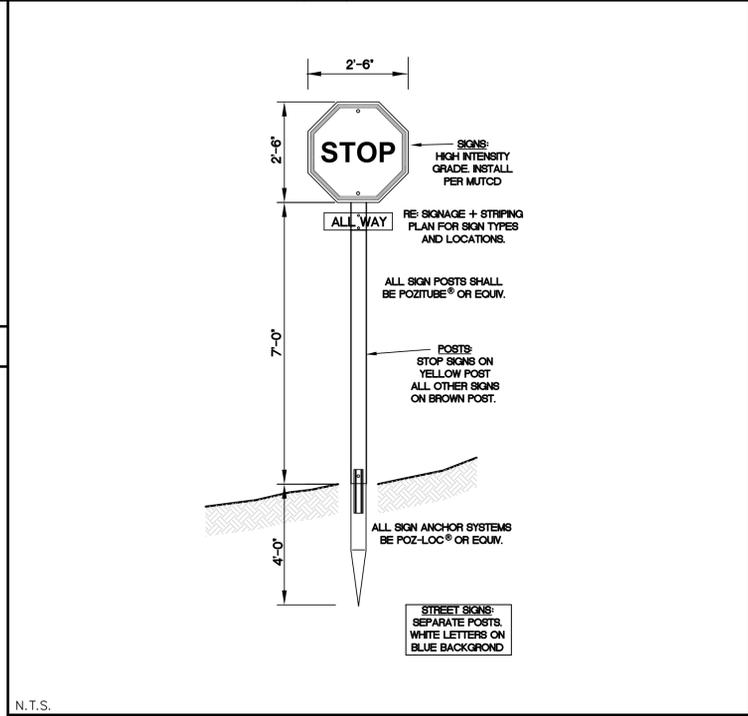
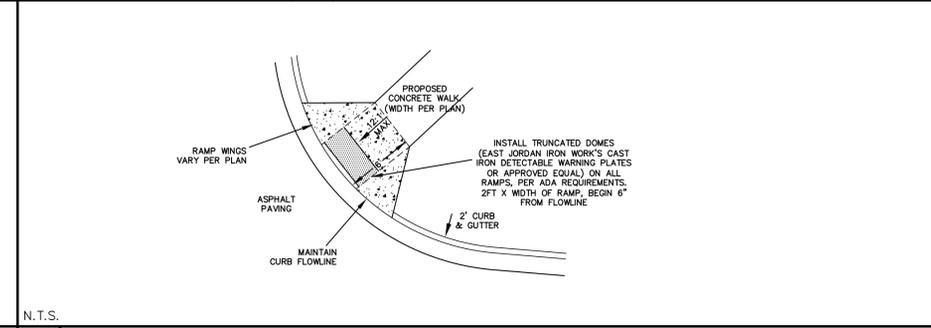
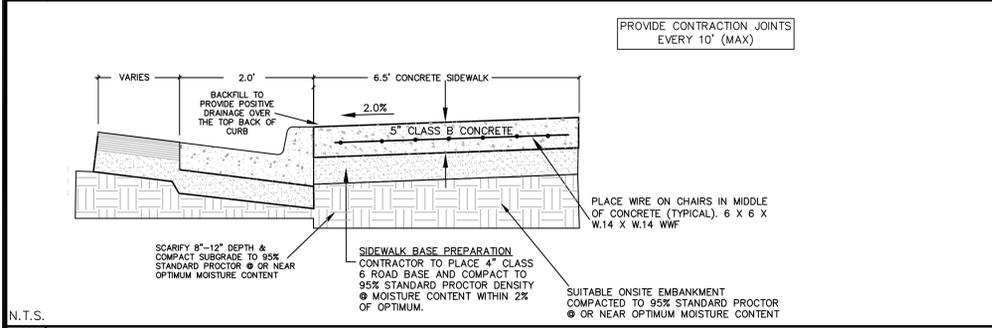
RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
ROAD & GRADING DETAILS



A LOCAL ROAD W/ CURB/GUTTER, PAN & SIDEWALK

B CURB AND GUTTER

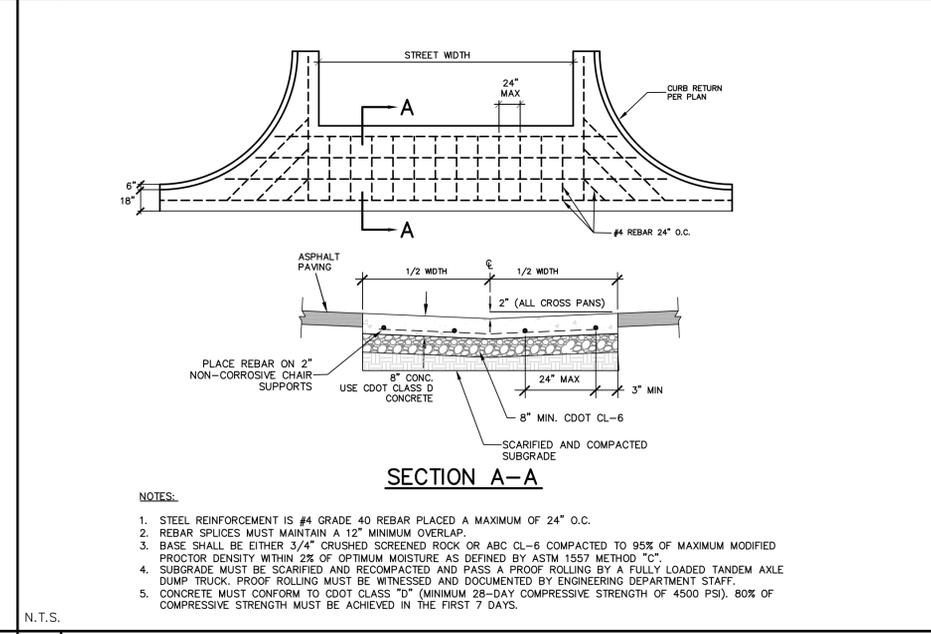
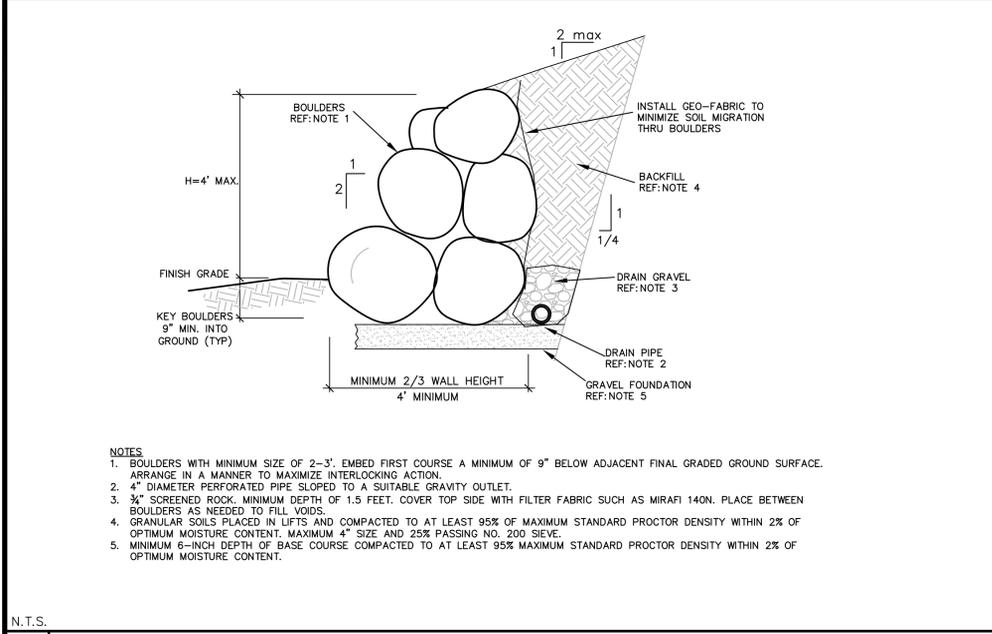
C CURB INLET TRANSITION



D CONCRETE SIDEWALK SECTION

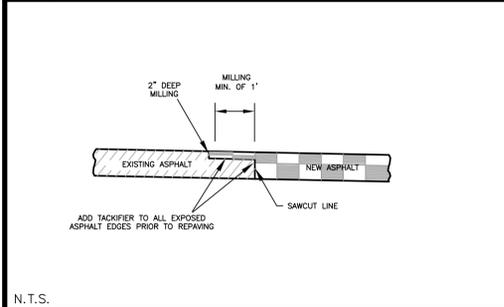
E CONCRETE CURB RAMP

H SIGNAGE



F BOULDER RETAINING WALL

G CONCRETE CROSS PAN DETAIL



I SHEAR STEP DETAIL

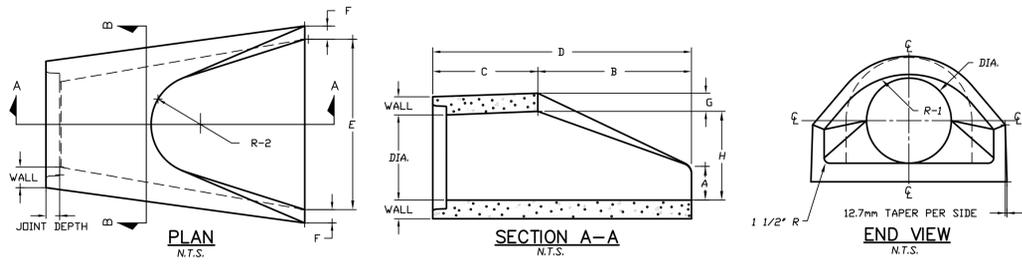
PRELIMINARY PLAN
 January 15, 2019
 NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS	BY
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL	
2	01-16-2019	RESPONSE TO TOWN COMMENTS	

DESIGNED	GB, MW	DATE	01-31-2018
DRAWN	MW		
CHECKED	MW, GB		
JOB NO.			

SHEET
 C5.01

NO.	DATE	REVISIONS	BY
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2	01-16-2019	RESPONSE TO TOWN COMMENTS	



All Reinforced Concrete Pipe shall be Class 3 unless noted otherwise.
 All Reinforced Concrete Pipe Joints (RCP) shall utilize Type R-4 Rubber Gasket Joints which shall be in accordance with AASHTO M198 and ASTM C443 (standard specifications for joints for circular concrete pipe using rubber gaskets).

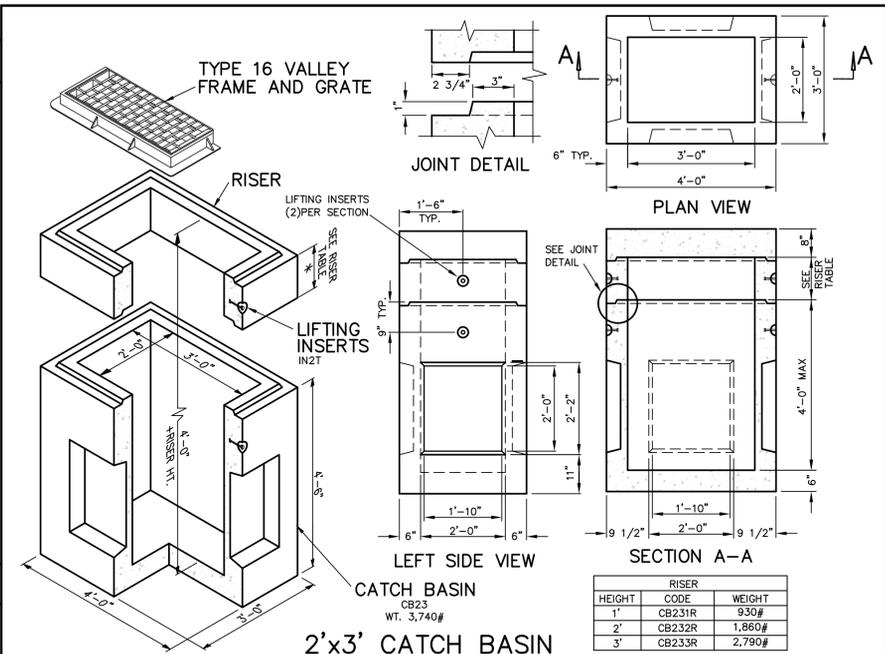
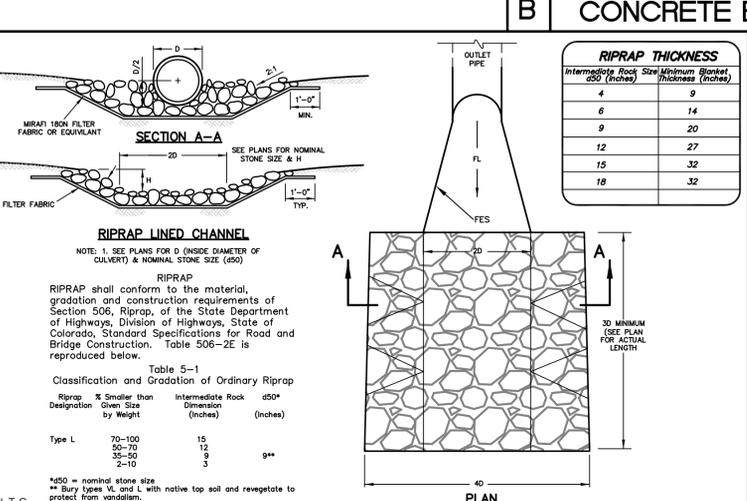
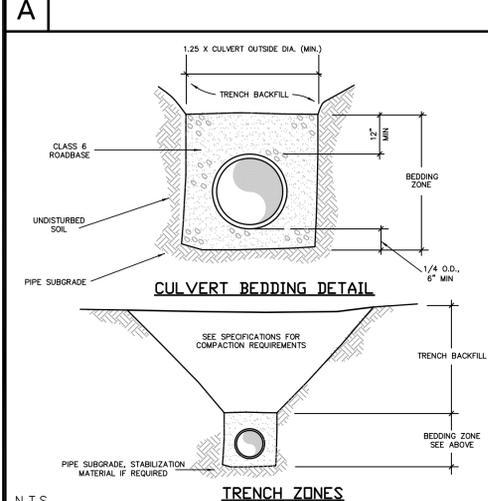
PRELIMINARY PLAN
 January 15, 2019
NOT FOR CONSTRUCTION

THIS PROJECT	DIA.	WALL THICKNESS	JOINT DEPTH	WEIGHT	A	FLAIR LENGTH B	BARREL LENGTH C	LAY LENGTH D	FLAIR WIDTH E	F	G	H	R-1	R-2	SKIRT
	12"	4"	3 3/4"	530#	4"	24"	45 3/8"	73 1/8"	24"	2 3/4"	3 1/8"	13"	10 1/16"	9"	NA
	15"	4"	3 3/4"	740#	6"	27"	42 1/2"	69 1/2"	30"	3"	4"	16"	12 1/12"	11"	NA
	18"	4 1/2"	4"	2440#	9"	27"	46"	73"	36"	3 1/4"	3 3/4"	19"	15 1/2"	12"	NA
X	24"	5 1/4"	4 1/4"	3260#	9 1/2"	43 1/2"	29 3/4"	73 1/4"	48"	3 3/4"	4 3/4"	25"	16 11/16"	14"	NA
	30"	5 3/4"	4 1/4"	4200#	12"	54"	19"	73"	60"	4 1/4"	5 3/4"	31"	18 5/16"	15"	NA
	36"	6 5/8"	4 1/2"	7880#	15"	63"	33 3/4"	96 3/4"	72"	4 3/4"	6 1/16"	37"	24 1/16"	20"	NA
	48"	5"	4 1/4"	6550#	24"	72"	26"	98"	84"	NA	NA	49"	28 1/8"	22"	5 3/4"

GENERAL NOTES:
 1. INSTALL CONCRETE F.E.S. TRASH GUARDS ON RCP STORM PIPE 18" IN DIAMETER AND GREATER PER DETAIL C5.05 G.

N.T.S. EXAMPLE OVERSIZE CURB INLET-PLAN VIEW

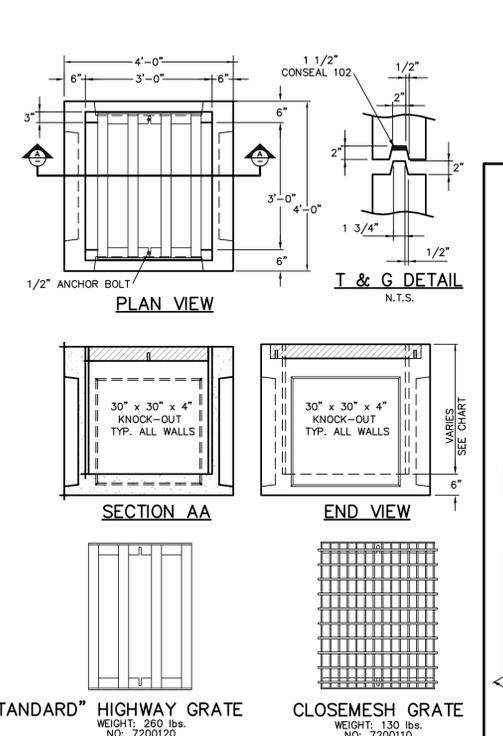
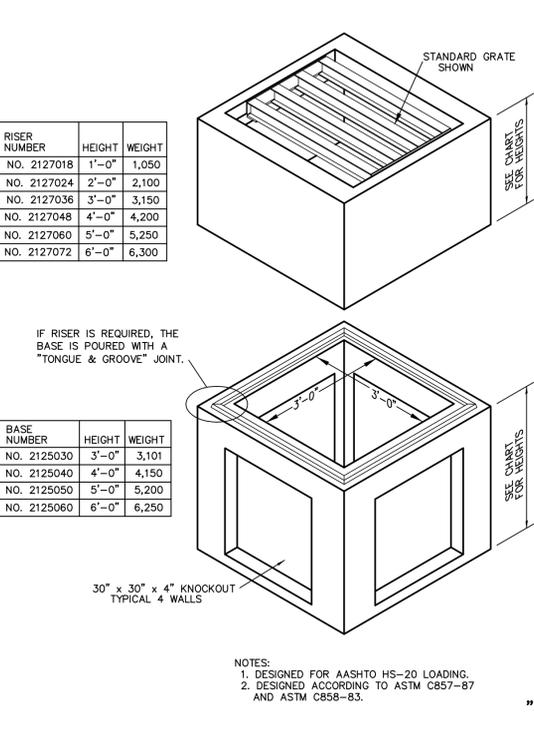
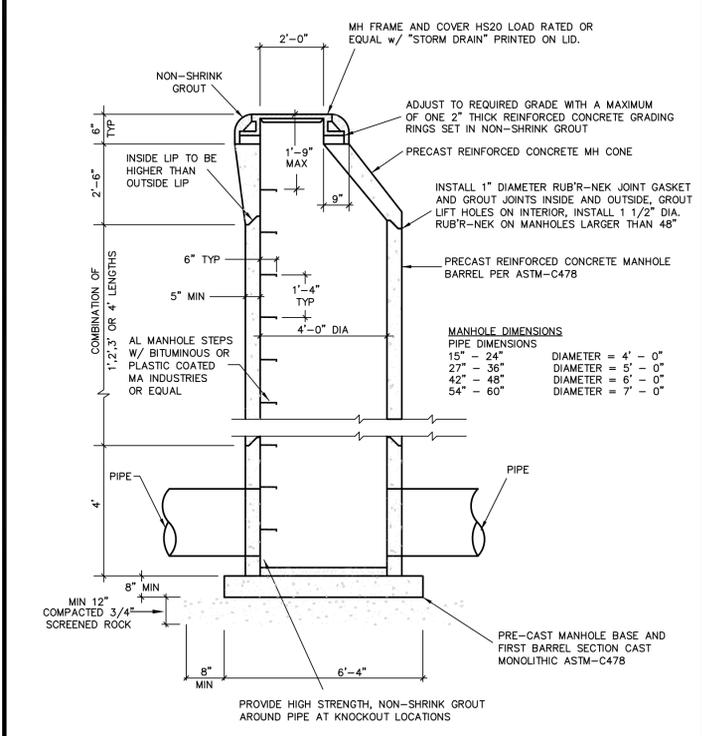
N.T.S. CONCRETE END SECTION (CIRCULAR CONCRETE)



N.T.S. CULVERT BEDDING DETAIL

N.T.S. CULVERT RIPRAP OUTLET PROTECTION

NOTES:
 1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS-20 LOADING.
 2. OPENINGS MAY BE LOCATED AS REQUIRED.
 3. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.



N.T.S. 2' x 3' INLET

N.T.S. STORM SEWER MANHOLE

N.T.S. 3'x3' TYPE C INLET

N.T.S. 2' x 3' CURB INLET DETAIL

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PRELIMINARY PLAN
January 15, 2019
NOT FOR CONSTRUCTION

REFER TO TOWN OF EAGLE PUBLIC WORKS MANUAL
CONSTRUCTION SPECIFICATIONS AND DESIGN CRITERIA DATED
JANUARY 2018 (OR MOST CURRENT VERSION) APPENDIX B
FOR WATER DETAILS AND NOTES

SHEET
C5.03

DESIGNED	GB, MW				
DRAWN	MW				
CHECKED	MW, GB				
JOB NO.					
DATE		01-31-2018			

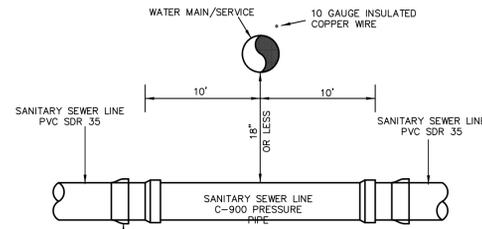
NO.	DATE	REVISIONS	BY
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL	
2	01-16-2019	RESPONSE TO TOWN COMMENTS	

RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
WATER DETAILS

(SEAL)



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JOINTS BETWEEN DIFFERENT PIPES SHALL HAVE A TRANSITION COUPLING HARCO MANUFACTURING 337-080, CLASS 150, ASTM 3139 (or EQUIV.)

IF WATER LINE IS 18 INCHES OR LESS ABOVE SEWER OR IF WATER LINE IS ANY DISTANCE BELOW THE SEWER LINE, INSTALL C-900 PVC PRESSURE PIPE OR YELLOWLINE PIPE. PRESSURE PIPE MUST EXTEND UNTIL THE LINES ACHIEVE THE REQUIRED SEPARATION AS MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL, OR THE JOINTS OF THE SEWER LINE ARE OFFSET BY 10' HORIZONTALLY FROM THE CENTER OF THE WATER LINE.

N.T.S.

A

SEWER ENCASEMENT (C900)

PRELIMINARY PLAN
January 15, 2019
NOT FOR CONSTRUCTION

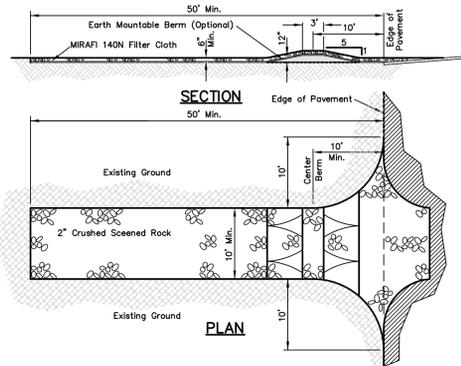
REFER TO TOWN OF EAGLE PUBLIC WORKS MANUAL
CONSTRUCTION SPECIFICATIONS AND DESIGN CRITERIA DATED
JANUARY 2018 (OR MOST CURRENT VERSION) APPENDIX A
FOR SEWER DETAILS

RESERVE AT HOCKETT GULCH
PUD/SKETCH PLAN
SEWER DETAILS

DESIGNED GB, MW	DATE	REVISIONS	BY
DRAWN MW	01-31-2018	PUD/SKETCH PLAN SUBMITTAL	
CHECKED MW, GB	01-16-2019	RESPONSE TO TOWN COMMENTS	
JOB NO.			
DATE	01-31-2018		

SHEET
C5.04

(SEAL)



STABILIZED CONSTRUCTION ENTRANCE

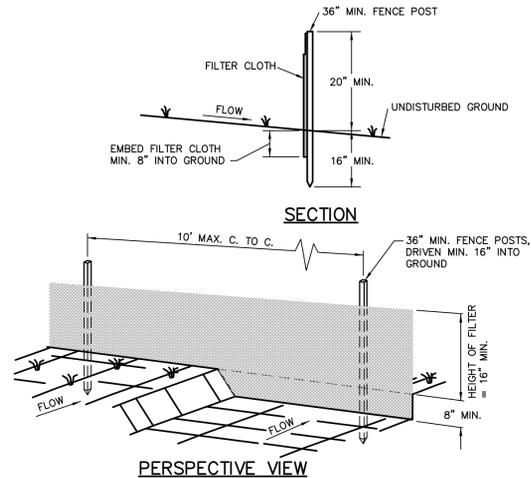
CONSTRUCTION NOTES

Scale: 1" = 10'-0"

- STONE SIZE - USE 2" CRUSHED SCREENED ROCK.
- LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FEET.
- THICKNESS - NOT LESS THAN SIX (6) INCHES.
- WIDTH - TEN (10) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
- FILTER CLOTH - WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
- SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY. SEE SHALL REMAIN IN PLACE UNTIL PAVING OF ENTRANCE COMMENCES.
- WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
- PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.



SYMBOL ON PLANS



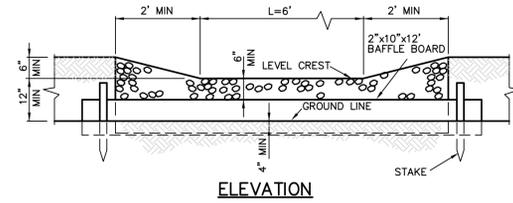
FABRICATED SILT FENCE

Approx. Scale: 1" = 2'-0"

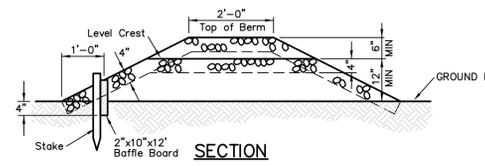
CONSTRUCTION NOTES FOR FABRICATED SILT FENCE

- NOTES:
- SILT FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
 - FILTER CLOTH TO BE FASTENED SECURELY TO FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 - WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX INCHES AND FOLDED.
 - MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD.
 FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N OR APPROVED EQUAL.
 PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUAL.

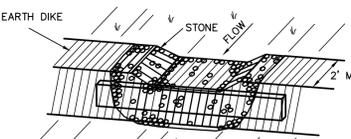
SYMBOL ON PLANS — SLT — SLT — SLT — SLT —



ELEVATION



SECTION

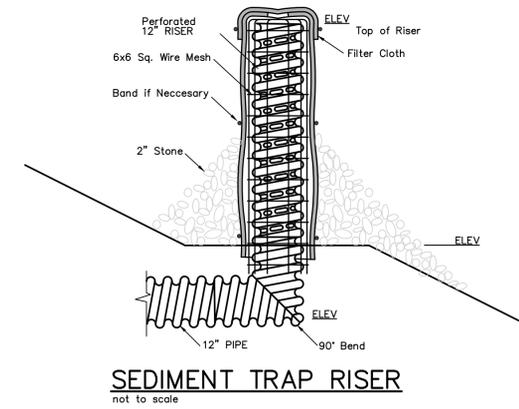


ISOMETRIC

CONSTRUCTION SPECIFICATIONS

- THE STONE SHALL BE CRUSHED STONE. GRAVEL MAY BE USED IF CRUSHED STONE IS NOT AVAILABLE. THE STONE SHALL MEET AASHTO DESIGNATION M43 SIZE NO. 2 OR 24.
- THE CREST OF THE STONE DIKE SHALL BE AT LEAST SIX INCHES LOWER THAN THE LOWEST ELEVATION OF THE TOP OF THE EARTH DIKE AND AND SHALL BE LEVEL.
- THE STONE OUTLET STRUCTURE SHALL BE EMBEDDED INTO THE SOIL A MINIMUM OF FOUR INCHES.
- THE MINIMUM LENGTH, IN FEET, OF THE CREST OF THE STONE OUTLET STRUCTURE SHALL BE SIX.
- THE STONE OUTLET STRUCTURE SHALL BE INSPECTED AFTER EACH RAIN, AND THE STONE SHALL BE REPLACED WHEN THE STRUCTURE CEASES TO FUNCTION AS INTENDED DUE TO SILT ACCUMULATION AMONG THE STONE, WASHOUT, CONSTRUCTION TRAFFIC DAMAGE, ETC.
- THE BAFFLE BOARD SHALL BE EXTENDED ONE FOOT INTO THE DIKE, STAKED AND EMBEDDED 4 INCHES INTO EXISTING GROUND.

PRELIMINARY PLAN
 January 15, 2019
NOT FOR CONSTRUCTION



SEDIMENT TRAP RISER

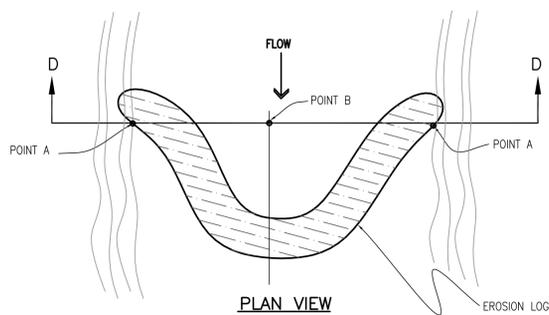
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A STABILIZED CONSTRUCTION ENTRANCE

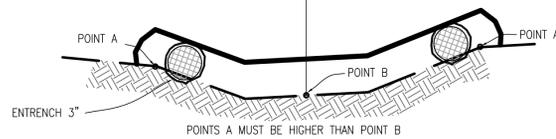
B SILT FENCE

C STONE OUTLET SEDIMENT TRAP

D SEDIMENT TRAP RISER



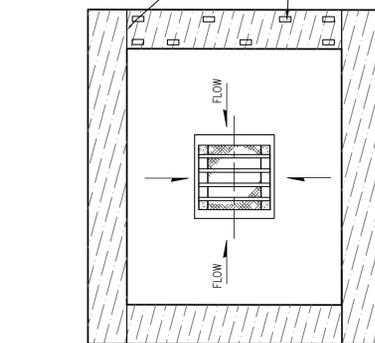
PLAN VIEW



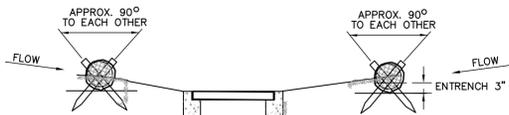
SECTION D-D

SYMBOL ON PLANS

USE 2 PINE STAKES 1 1/2" x 1 1/2" x 12" AT ALL EROSION LOG ENDS OR JOINTS, OTHERWISE USE A STAKE EVERY 24 IN. AND CONTINUE TO ALTERNATE ORIENTATION THROUGHOUT THE LENGTH OF THE EROSION LOG.

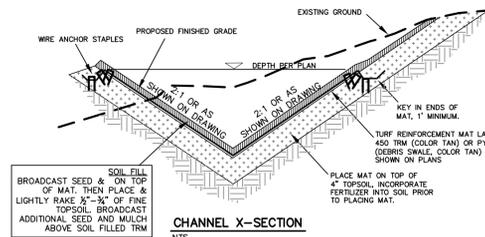


PLAN VIEW

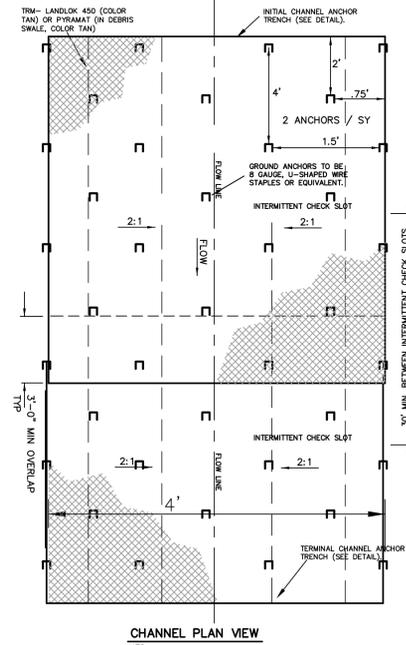


CROSS SECTION

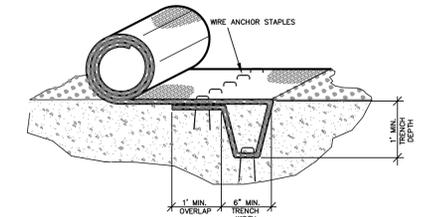
NOTE: LOCATE EROSION LOGS IN NATURAL GROUND AT THE OUTSIDE EDGE OF CONCRETE APRON



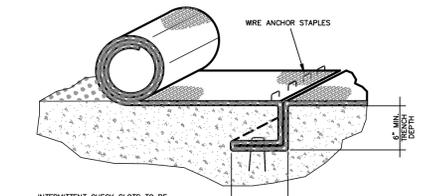
CHANNEL X-SECTION



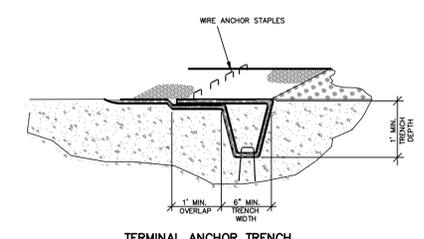
CHANNEL PLAN VIEW



INITIAL CHANNEL ANCHOR TRENCH



INTERMITTENT CHECK SLOT



TERMINAL ANCHOR TRENCH

E DITCH WATTLES

F WATTLE INLET PROTECTION

G TURF REINFORCEMENT MAT (DITCH)

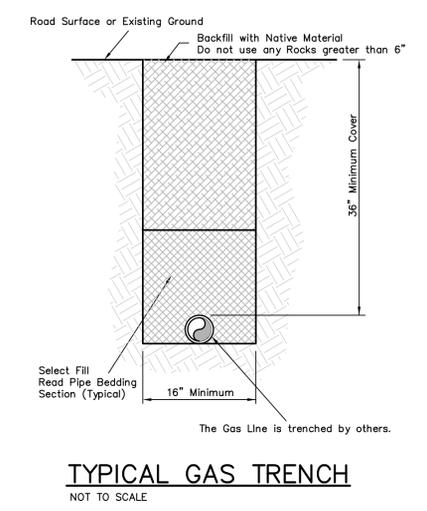
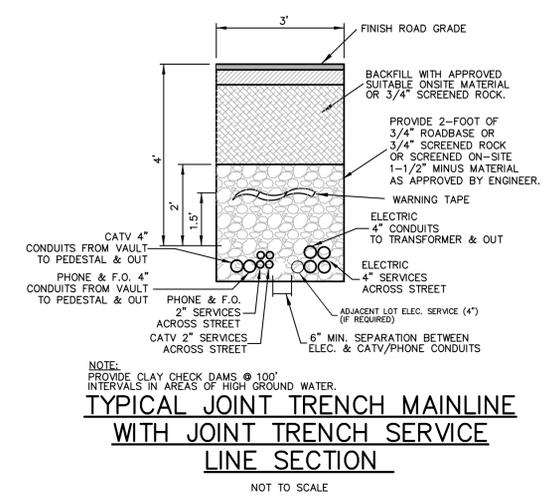
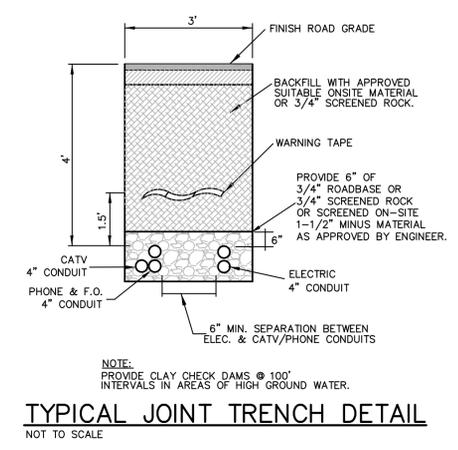
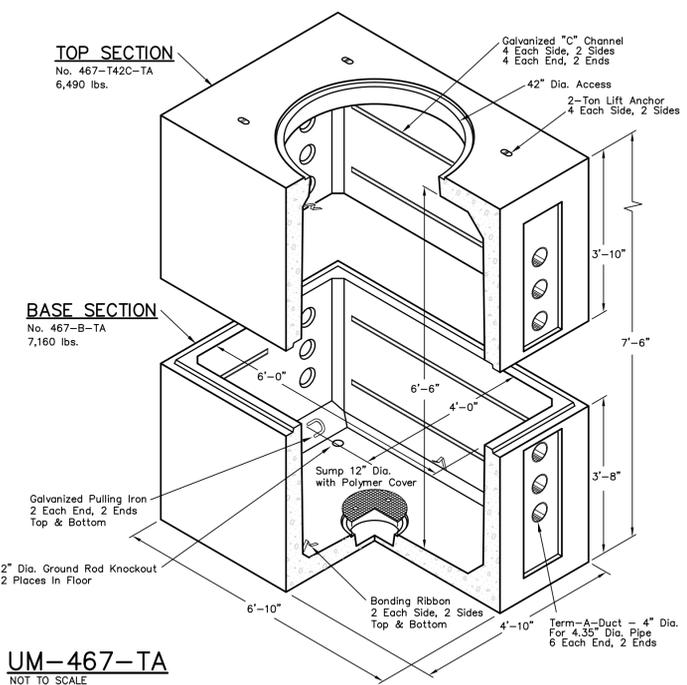
NO.	DATE	REVISIONS	BY
1	01-31-2018	PUD/SKETCH PLAN SUBMITTAL	
2	01-16-2019	RESPONSE TO TOWN COMMENTS	

DESIGNED	GB, MW
DRAWN	MW
CHECKED	MW, GB
JOB NO.	
DATE	01-31-2018

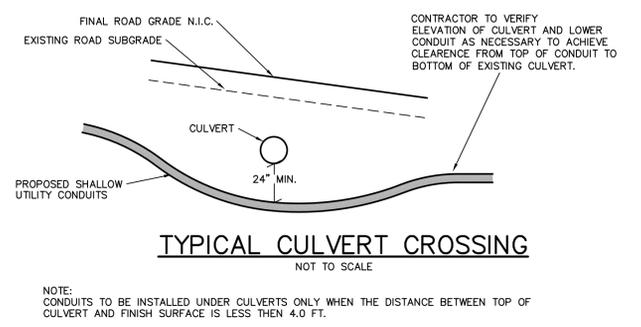
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NO.	DATE	REVISIONS	BY
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DESIGNED	GB, MW	DATE	01-31-2018
DRAWN	MW		
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JOB NO.			

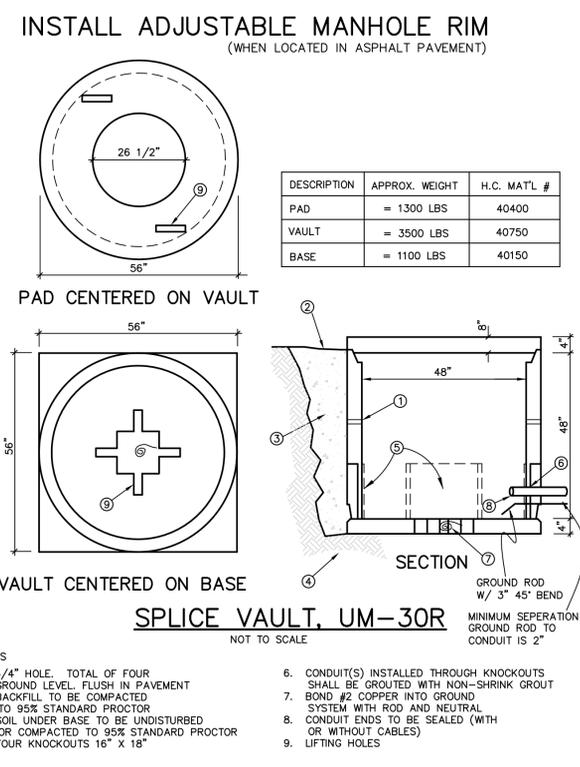


TRENCHING DETAILS

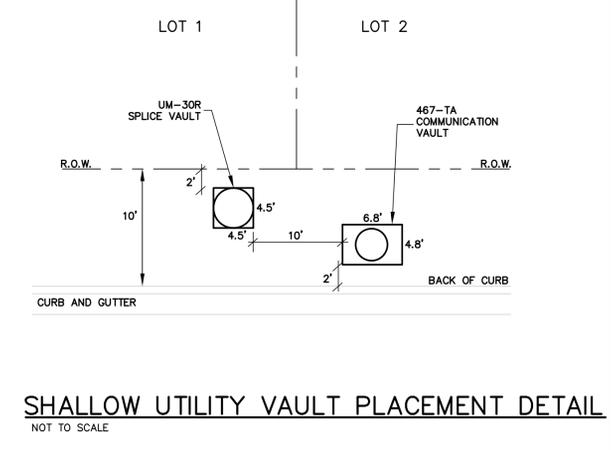
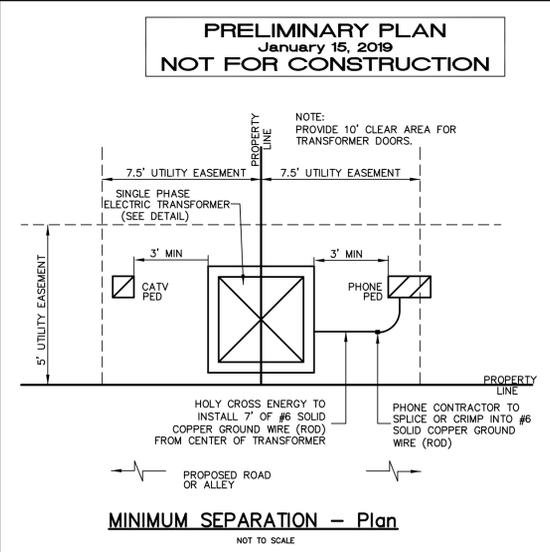
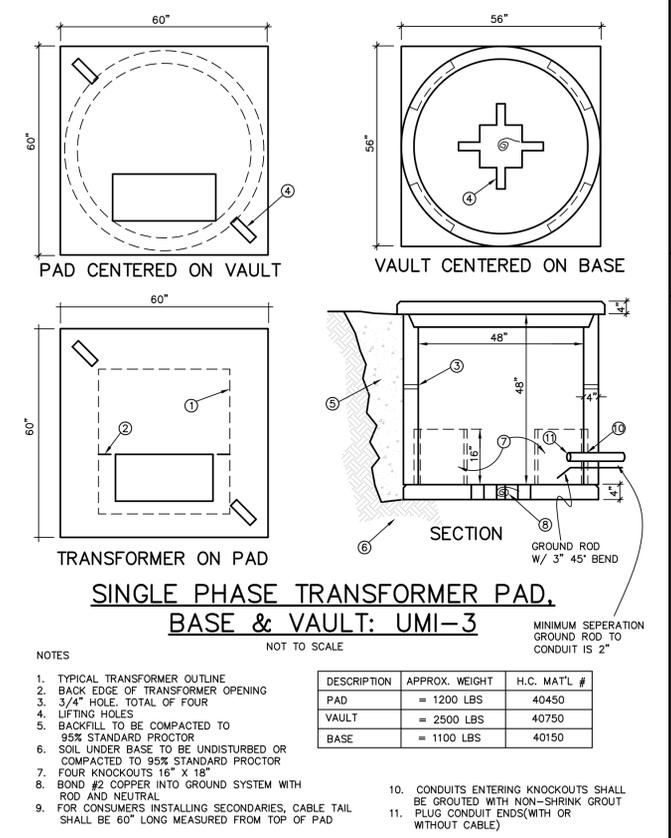


- SHALLOW UTILITY NOTES**
- ALL 90° BENDS IN CONDUIT SHALL HAVE A MINIMUM OF A 3' RADIUS. ALL 90° BENDS IN FIBER OPTIC CONDUIT SHALL HAVE A MINIMUM OF A 8' RADIUS.
 - TRENCHES WITHIN ROADWAY PRISMS SHALL BE BACKFILLED AND COMPACTED TO 95% STANDARD PROCTOR. TRENCHES OUTSIDE ROADWAY PRISMS SHALL BE COMPACTED TO 90% STANDARD PROCTOR.
 - WHEN FOUR OR MORE CONDUITS ARE REQUIRED IN THE SAME TRENCH, INCREASE THE TRENCH WIDTH TO PROVIDE 1' SEPARATION BETWEEN ELECTRIC AND TELEPHONE CONDUITS.
 - SELECT FILL DENOTES NATIVE MATERIAL WITH NO ROCKS LARGER THAN 2" IN DIAMETER AND APPROVED BY THE ENGINEER. IF NO SELECT FILL EXISTS ON SITE, CONTRACTOR TO USE ROAD BASE.
 - PROVIDE 2' OF SELECT BACK FILL ABOVE CONDUITS AND LAY WARNING TAPE AS REQUIRED BY THE UTILITY COMPANIES.
 - PROVIDE 10' CLEAR AREA FOR ELECTRIC TRANSFORMER DOORS.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE CONSTRUCTION WITH ALL SHALLOW UTILITY COMPANIES AND TO HAVE ALL WORK DONE BY THE CONTRACTOR APPROVED AND ACCEPTED BY EACH RESPECTIVE SHALLOW UTILITY COMPANY.
 - THE CONTRACTOR SHALL INSTALL ALL CONDUITS, VAULTS, PADS, PULL BOXES, PULL STRINGS, AND WATER CONTROL CABLES. THE GAS LINES, TRANSFORMERS, SWITCH GEARS, AND ALL OTHER CABLES TO BE INSTALLED BY THE RESPECTIVE UTILITY COMPANY.
 - THE CONTRACTOR SHALL INSTALL CONDUITS FOR THE ELECTRIC AND PHONE LINES AS SHOWN ON THE PLANS.
 - ALL WORK SHALL COMPLY TO THE INDIVIDUAL SHALLOW UTILITY COMPANY'S RULES AND REGULATIONS.
 - THE CONTRACTOR SHALL REPAIR AND/OR REPLACE EXISTING UNDERDRAINS DISTURBED BY CONSTRUCTION TO THE SATISFACTION OF THE ENGINEER.
 - THE CONTRACTOR SHALL INSTALL PULL STRINGS IN ALL CONDUITS WITH THE EXCEPTION OF JOINT TRENCH LOT SERVICE STUBS.

A COMMUNICATION SPLICE VAULT



C CULVERT CROSSING DETAIL



D ELECTRIC SPLICE VAULT

E ELECTRIC TRANSFORMER

F SHALLOW UTILITY PLACEMENT DETAILS

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