MINOR DEVELOPMENT PERMIT
OF
ANB BANK - EAGLE - EBY CREEK ROAD
295 EBY CREEK ROAD EAGLE, CO
FOR
ALDER REAL ESTATE
2025.01.24

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ALDER REAL ESTATE

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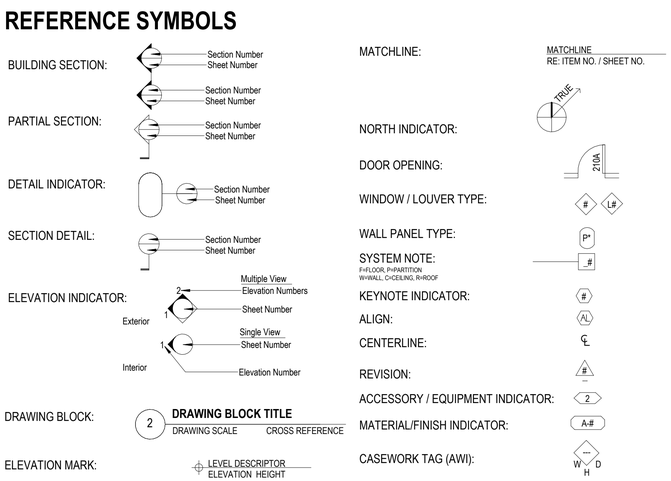
TERMS AND ABBREVIATIONS

A	
AA#(#)	ADD ALTERNATE #(#)
ACI	AMERICAN CONCRETE INSTITUTE
ACR	ACRYLIC
ACT	ACOUSTICAL CEILING TILE
AD	AREA DRAIN
ADA	AMERICANS WITH DISABILITIES ACT
ADD	ADD or ADDENDUM
ADJ	ADJACENT, ADJUSTABLE or ADJOINING
AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL
AFF	ABOVE FINISHED FLOOR
AFS	ACCESS FLOOR SYSTEM
AGC	ASSOCIATED GENERAL CONTRACTORS
AHJ	AUTHORITY HAVING JURISDICTION
AHU	AIR HANDLING UNIT
AIA	AMERICAN INSTITUTE of ARCHITECTS
AISC	AMERICAN INSTITUTE of STEEL CONSTRUCTION
AL	ALIGN
ALT	ALTERNATE
ALUM	ALUMINUM
ANN	ANNUNCIATOR
ANOD	ANODIZED
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
AP	ACOUSTICAL PANEL
APA	AMERICAN PLYWOOD ASSOCIATION
APPROX	APPROXIMATE(LY)
APT	APARTMENT
ARCH	ARCHITECT or ARCHITECTURAL
ASCE	AMERICAN SOCIETY of CIVIL ENGINEERS
ASHRAE	AMERICAN SOCIETY of HEATING, REFRIGERATION and AIR CONDITIONING ENGINEERS
ASI	ARCHITECT'S SUPPLEMENTAL INSTRUCTIONS
ASID	AMERICAN SOCIETY of INTERIOR DESIGNERS
ASME	AMERICAN SOCIETY of MECHANICAL ENGINEERS
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY for TESTING and MATERIALS
ATM	AUTOMATIC TELLER MACHINE
ATTN	ATTENTION
AUTO	AUTOMATIC
AUX	AUXILIARY
AV	AUDIO / VISUAL
AWI	ARCHITECTURAL WOODWORKING INSTITUTE
AWPA	AMERICAN WOOD PRESERVERS ASSOCATION
B	
BD	BOARD
BIA	BRICK INSTITUTE of AMERICA
BITUM	BITUMINOUS
BKT	BRACKET
BLDG	BUILDING
BLKG	BLOCKING
BLVD	BOULEVARD
BO	BOTTOM OF
BOD	BASIS OF DESIGN
BPG	BACK PAINTED GLASS
BR	BEDROOM
BSMT	BASEMENT
BUR	BUILT-UP ROOFING
C	
C	CHANNEL
CA	ARCHITECTURAL CONCRETE
CAB	CABINET
CATV	COMMUNITY ANTENNA (cable) TELEVISION
CB	CORNER BEAD
CBB	CEMENTITIOUS BACKER BOARD
CCD	CONTRACT CHANGE DIRECTIVE
CCTV	CLOSED CIRCUIT TELEVISION
CCW	COUNTER-CLOCKWISE
CD	CONSTRUCTION DOCUMENTS or CONTRACT DOCUMENTS
CEM	CEMENT or CEMENTITIOUS
CER	CERAMIC
CERT	CERTIFY or CERTIFICATE
CFCI	CONTRACTOR FURNISHED CONTRACTOR INSTALLED
CG	CORNER GUARD
CIP	CAST-IN-PLACE (CONCRETE)
CJ	CONTROL JOINT - CONCRETE (CMU)
CL	CENTERLINE
CLG	CEILING
CLO	CLOSET
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CNTR	COUNTERTOP
CO	CLEANOUT
COAX	COAXIAL CABLE
COB	CHANGE ORDER BULLETIN
COL	COLUMN
COMM	COMMUNICATION
CONC	CONCRETE
CONF	CONFERENCE
CONN	CONNECT(ION)
CONST	CONSTRUCTION
CONST	
CONT	CONTINUE, CONTINUOUS
COORD	COORDINATE
CORR	CORRIDOR
CPPS	CONCRETE PEDESTAL PAVER SYSTEM
CPT	CARPET
CR	CARD READER
CRSI	CONCRETE REINFORCING STEEL INSTITUTE
CS	STRUCTURAL CONCRETE
CSI	CONSTRUCTION SPECIFICATIONS INSTITUTE
CSK	COUNTERSINK or COUNTERSUNK
CSMT	CASEMENT
CSS	CLINICAL SERVICE SINK
CSWK	CASEWORK
CT	COUNT
CTR	CENTER
CTRL	CONTROL
CU	CUBIC
CW	CLOCKWISE
D	
D	DEPTH
dB	DECIBEL
DBL	DOUBLE
DEG	DEGREE(S)
DEMO	DEMOLISH or DEMOLITION
DEPT	DEPARTMENT
DF	DRINKING FOUNTAIN
DH	DOUBLE-HUNG
DIA	DIAMETER
DIAG	DIAGONAL
DIFF	DIFFERENCE
DIM	DIMENSION or DIMENSIONAL
DISP	DISPENSER
DIST	DISTANCE
DIV	DIVIDE or DIVISION
DN	DOWN
DOC	DOCUMENT
DPS	DOOR POSITION SWITCH
DR	DRIVE
DS	DOWNSPOUT
DT	DRAIN TILE
DTL	DETAIL
DW	DISHWASHER
DWG	DRAWING
DWR	DRAWER
E	
(E)	EXISTING
E	EAST
EA	EACH
EC	EPOXY COUNTERTOP
ED	EDUCATION(AL)
EF	EXHAUST FAN or EPOXY FLOORING
EIFS	EXTERIOR INSULATION and FINISHING SYSTEM
EJ	EXPANSION JOINT
EL	ELEVATION
ELEC	ELECTRIC(AL)
ELEV	ELEVATOR
EMER	EMERGENCY
ENCL	ENCLOSURE
ENGR	ENGINEER
EO	EDGE OF
EOS	EDGE OF SLAB
EPA	ENVIRONMENTAL PROTECTION AGENCY
EPDM	ETHYLENE PROPYLENE DIENE MONOMER (roofing)
EPS	EXPANDED POLYSTYRENE (insulation board)
EQ	EQUAL
EQUIP	EQUIPMENT
ESMT	EASEMENT
ETC	ET CETERA (and so forth)
EWC	ELECTRIC WATER COOLER
EXH	EXHAUST
EXP	EXPAND, EXPANDED or EXPANSION
EXPS	EXPOSED STRUCTURE
EXT	EXTERIOR
F	
FA	FIRE ALARM
FAAP	FIRE ALARM ANNUNCIATOR PANEL
FACP	FIRE ALARM CONTROL PANEL
FAF	FLUID APPLIED FLOORING
FAR	FLOOR AREA RATIO
FD	FLOOR DRAIN
FDC	FIRE DEPARTMENT CONNECTION
FDN	FOUNDATION
FE	FIRE EXTINGUISHER
FEC	FIRE EXTINGUISHER CABINET
FFE	FURNITURE, FIXTURES AND EQUIPMENT
FFL	FINISHED FLOOR LINE
FHC	FIRE HOSE CABINET
FHS	FIRE HOSE STATION
FL	FLOOR LINE
FLR	FLOOR
FO	FACE OF
FOF	FACE OF FINISH
FOS	FACE OF STUD
FR	FIRE RATING, FIRE RESISTIVE, FIRE RESISTANT or FRAME
FRP	FIBERGLASS-REINFORCED PANEL
FRT	FIRE RETARDENT TREATED
FS	FLOOR SINK
FT	FEET or FOOT
FURR	FURRING
G	
GA	GAUGE or GYPSUM ASSOCIATION
GALV	GLAVANIZED
GB	GRAB BAR
GC	GENERAL CONTRACTOR
GCMU	GLAZED CONCRETE MASONRY UNIT(S)
GL	GLASS or GLAZING
GLU-LAM	GLUED-LAMINATED WOOD
GMP	GUARANTEED MAXIMUM PRICE
GYM	GYMNASIUM
GYP	GYPSUM
H	
HB	HOSE BIBB
HC	HANDICAP
HDW	HARDWARE
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
HSS	HOLLOW STRUCTURAL SECTION(S)
HT	HEIGHT
HVAC	HEATING, VENTILATION and AIR CONDITIONING
HW	HOT WATER
I	
IBC	INTERNATIONAL BUILDING CODE
ID	IDENTIFICATION
IGU	INSULATING GLASS UNIT
IN	INCH
INFO	INFORMATION
INSUL	INSULATED or INSULATION
INT	INTERIOR
INV	INVERT
J	
JAN	JANITOR
JT	JOINT
K	
KD	KNOCKED DOWN
KITCH	KITCHEN
KPL	KICK PLATE
L	
L	ANGLE
LAB	LABORATORY
LAV	LAVATORY
LF	LINEAR FEET / LINOLEUM FLOORING
LH	LEFT HAND
LHR	LEFT HAND REVERSE
LIB	LIBRARY
LT	LIGHT
LVT	LUXURY VINYL TILE
M	
M	MASONRY
MATL	MATERIAL
MAX	MAXIMUM
MCM	METAL COMPOSITE MATERIAL PANEL
MECH	MECHANICAL
MEMB	MEMBRANE
MEP	MECHANICAL, ELECTRICAL and PLUMBING
MEZZ	MEZZANINE
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MO	MASONRY OPENING
MP	METAL PANEL
MTD	MOUNTED
MTL	METAL
N	
N	NORTH
NA	NOT APPLICABLE
NC	NOISE CRITERIA
NEC	NATIONAL ELECTRICAL CODE
NEMA	NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NIC	NOT IN CONTRACT
NLB	NON-LOAD BEARING
NO	NUMBER
NOM	NOMINAL
NR	NON-RATED
NRC	NOISE REDUCTION COEFFICIENT
NTS	NOT TO SCALE
O	
O2	OXYGEN
OC	ON-CENTER
OD	OVERFLOW DRAIN
OFCI	OWNER FURNISHED CONTRACTOR INSTALLED
OFF	OFFICE
OFOI	OWNER FURNISHED OWNER INSTALLED
OH	OVERHEAD DOOR
OPH	OPPOSITE HAND
OPNG	OPENING
OPP	OPPOSITE
OSHA	OCCUPATIONAL SAFETY and HEALTH ADMINISTRATION
P	
PA	PUBLIC ADDRESS
PC	POLISHED CONCRETE
PED	PEDESTRIAN
PERF	PERFORATED
PERIM	PERIMETER
PF	PREFINISHED
PL	PLATE or PROPERTY LINE or PLASTIC LAMINATE
PLAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PR	PAIR or PROPOSAL REQUEST
PREFAB	PREFABRICATED
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	PAINT(ED)
PV	PHOTOVOLTAIC
PVT	PAVER TILE
PWR	POWER
Q	
QA	QUALITY ASSURANCE
QTY	QUANTITY
R	
R	RADIUS
RB	RESILIENT BASE
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN or ROAD
RE	REFER TO or REFERENCE
REBAR	STEEL REINFORCING BARS
REF	REFRIGERATOR or REFRIGERATED
REINF	REINFORCED
REQD	REQUIRED
REV	REVISE, REVISED or REVISION
RF	RUBBER FLOORING
RFI	REQUEST FOR INFORMATION
RFP	REQUEST FOR PROPOSAL
RH	RIGHT HAND
RHR	RIGHT HAND REVERSE
RM	ROOM
RO	ROUGH OPENING
ROW	RIGHT-OF-WAY
RSF	RESILIENT SPORTS FLOORING
RTU	ROOFTOP UNIT
S	
S	SOUTH
SAN	SANITARY
SC	SEALED CONCRETE
SCF	STATIC CONTROL FLOORING
SCHED	SCHEDULE
SDT	STATIC DISSIPATIVE TILE
SF	SQUARE FOOT (FEET) or SPORTS FLOORING
SIM	SIMILAR
SMACNA	SHEET METAL and AIR CONDITIONING CONTRACTOR'S NATIONAL ASSOCIATION
SPEC	SPECIFICATION(S)
SQ	SQUARE
SS	SOLID SURFACING
SST	STAINLESS STEEL
SSTB	STAINLESS STEEL BASE
ST	STONE (REAL / ENGINEERED)
STC	SOUND TRANSMISSION CLASS
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUC	STRUCTURE or STRUCTURAL
SYS	SYSTEM
T	
T	TILE
T&G	TONGUE AND GROOVE
TB	TILE BASE
TEL	TELEPHONE
TEMP	TEMPORARY
THK	THICKNESS
TO	TOP OF
TOW	TOP OF WALL
TP	TOILET PARTITION
TS	TACK SURFACE
TV	TELEVISION
TYP	TYPICAL
U	
UL	UNDERWRITER'S LABORATORY
UNO	UNLESS NOTED OTHERWISE
UOS	UNLESS OTHERWISE SPECIFIED
UP	UPHOLSTERY
UTIL	UTILITY
V	
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VEST	VESTIBULE
VF	VINYL FLOORING
VIF	VERIFY IN FIELD
VOC	VOLATILE ORGANIC COMPOUND
VOL	VOLUME
W	
W	WEST or WIDE FLANGE or WIDTH
W/	WITH
W/O	WITHOUT
WB	WOOD BASE
WC	WALL COVERING
WD	WOOD
WDW	WINDOW
WOM	WALK OFF MAT
WP	WALL PROTECTION
WSCT	WAINSCOT
WT	WEIGHT or WINDOW TREATMENT
WV	WOOD VENEER
X	
X	EXTRUDED POLYSTYRENE

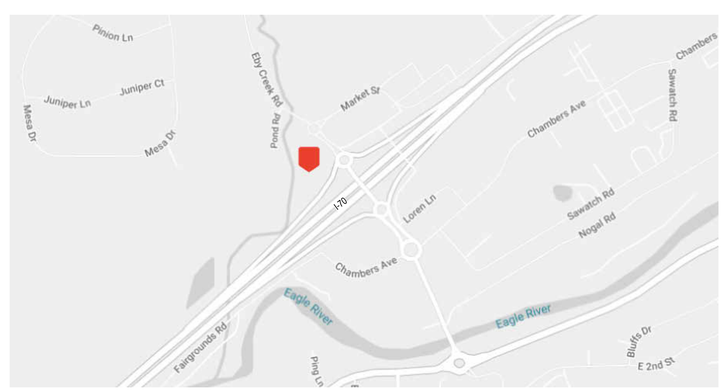
REFERENCE SYMBOLS



GENERAL PROJECT NOTES

1. ABBREVIATIONS REFERENCED FROM THE CONSTRUCTION SPECIFICATIONS INSTITUTE'S UNIFORM DRAWING SYSTEM TERMS AND ABBREVIATIONS MODULE.
2. DIMENSIONS TO FACE OF OBJECTS ARE MARKED BY DIAGONAL TICK MARKS, DIMENSIONS TO GRIDS ARE MARKED BY SOLID DOTS.
3. ALL CORRIDOR GYPSUM BOARD FACED WALLS SHALL BE 5/8 " FIBER REINFORCED IMPACT RESISTANT GYPSUM BOARD TO 8 ' – 0" AFF.
4. PROVIDE AN INTERNAL CORNER EXPANSION JOINT AT ALL LOCATIONS IN MASONRY VENEERS.
5. FEATURES THAT APPEAR TO BE CENTERED ON BUILDING COLUMNS OR OTHER STRUCTURE ARE, AND HENCE ARE NOT SPECIFICALLY DIMENSIONED ON ARCHITECTURAL PLANS.
6. FACES OF WALLS THAT APPEAR TO BE ALIGNED ARE IN FACT ALIGNED, UNO
7. IF SPECIFICATIONS AND DRAWINGS CONTRADICT THEMSELVES, ASSUME MORE EXPENSIVE SOLUTION IS REQUIRED.

VICINITY MAP



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moaarch.com

ANB BANK - EAGLE - EBY CREEK ROAD
295 EBY CREEK ROAD EAGLE, CO

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PLAN NORTH

REVISION	DATE

MINOR DEVELOPMENT PERMIT

Project Number	Project Number
Date	2025.01.24
Drawn By	Author
Checked By:	Checker

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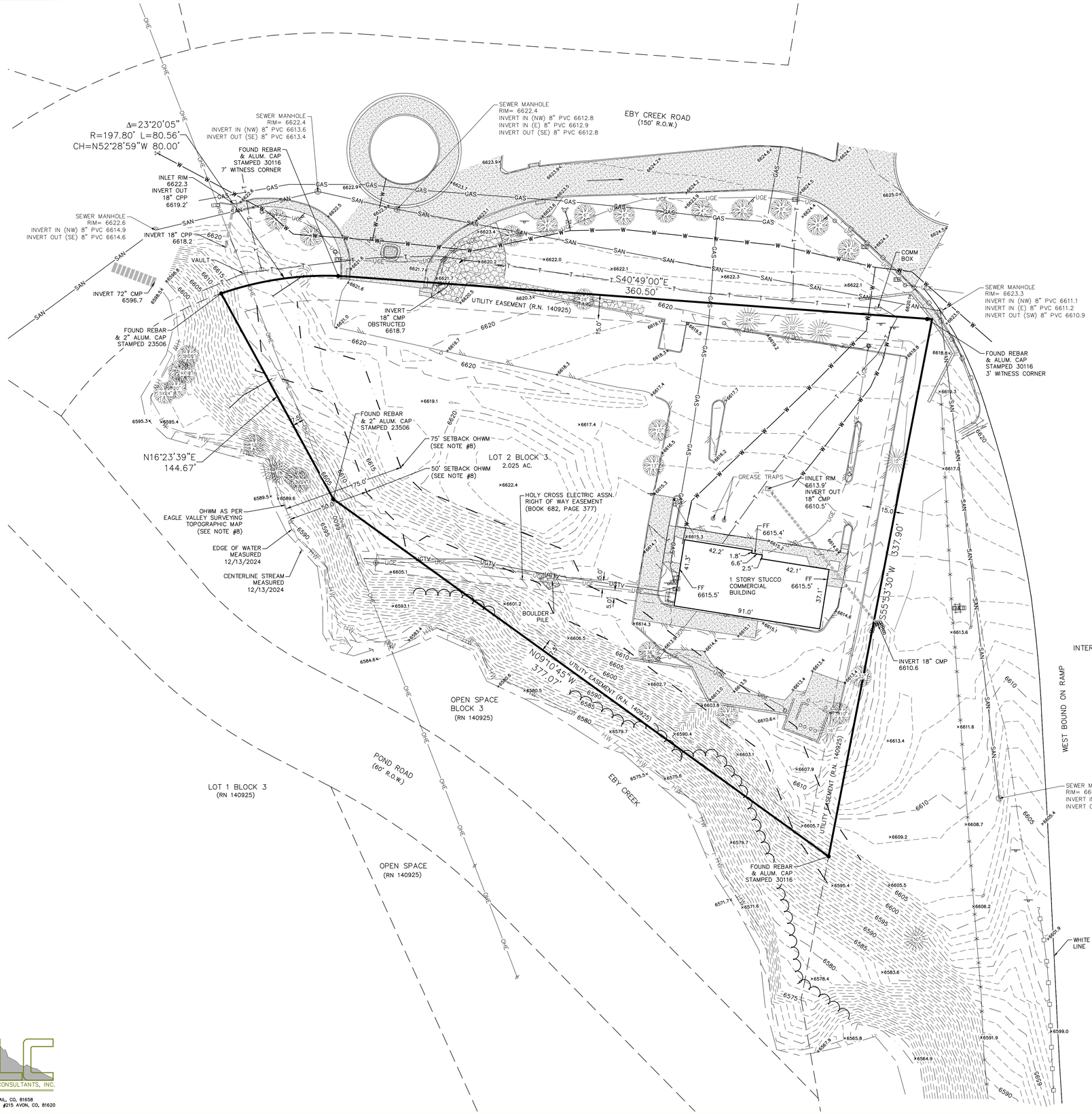
Sheet Name
COVER SHEET

CS



GENERAL NOTES

1. DATE OF TOPOGRAPHY: DECEMBER 13, 2024
2. APPROXIMATELY 6–12" OF SNOW ON LOT AT TIME OF TOPOGRAPHY. OTHER FEATURES MAY EXIST WHICH WERE NOT VISIBLE NOR SHOWN HEREON.
3. PROJECT BENCHMARK: SEWER MANHOLE A3 INVERT ELEV. 6616.2', RIM ELEV. 6625.0' LOCATED NORTH OF LOT 2 ON EBY CREEK ROAD (DATUM UNKNOWN). USED TO MATCH EAGLE VALLEY SURVEYING TOPO JOB No. 3773 PROVIDED BY CLIENT.
4. LINEAL UNITS OF MEASUREMENT SHOWN ARE GIVEN IN US SURVEY FOOT.
5. THIS TOPOGRAPHIC MAP IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT. IT IS NOT INTENDED TO RESOLVE ANY BOUNDARY ISSUES THAT MAY EXIST ON THIS LOT OR TO REESTABLISH ANY MISSING LOT MONUMENTS.
6. THE EXISTING UTILITIES SHOWN HEREON ARE FROM MARKINGS FOUND ON THE GROUND. PEAK LAND CONSULTANTS, INC. AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN ON THIS MAP. LOCATES BY BASELINE UTILITY LOCATES.
7. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS–OF–WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS TOPOGRAPHIC MAP WERE PROVIDED BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABC50073341 DATED NOVEMBER 27, 2024 AT 5:00 P.M.
8. THE ORDINARY HIGH WATER MARK (OHWM) WAS NOT OBSERVED OR LOCATED BY OUR OFFICE (PLC INC.) DUE TO SNOW COVERAGE. THE VERSION SHOWN HEREON WAS TAKEN FROM THE TOPOGRAPHIC MAP PERFORMED BY EAGLE VALLEY SURVEYING'S JOB No. 3773 PROVIDED BY THE CLIENT. ***PLC INC. DOES NOT CERTIFY THIS VERSION BEING SHOWN HEREON. IT IS RECOMMENDED THAT PLC INC. LOCATES THE OHWM IN THE SPRING OF 2025.
9. NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

EXCEPTIONS:

PER SAID TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, THE FOLLOWING AFFECT THE SUBJECT PROPERTY:

9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 20, 1895, IN BOOK 48 AT PAGE 451 AND IN UNITED STATES PATENT RECORDED FEBRUARY 20, 1895, IN BOOK 48 AT PAGE 452. (NOT ABLE TO PLOT)
10. RIGHT OF WAY EASEMENT AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, INC. IN INSTRUMENT RECORDED FEBRUARY 17, 1972 IN BOOK 223 AT PAGE 189. (NOT ABLE TO PLOT)
11. EASEMENT AS GRANTED TO EAGLE SANITATION DISTRICT IN INSTRUMENT RECORDED OCTOBER 22, 1981 IN BOOK 330 AT PAGE 977. (NOT ABLE TO PLOT)
12. EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS, RESERVATIONS AND NOTES AS SHOWN OR RESERVED ON THE PLAT OF EBY CREEK SUBDIVISION RECORDED FEBRUARY 11, 1976 IN BOOK 244 AT PAGE 760 AND AMENDMENT RECORDED FEBRUARY 18, 1976 IN BOOK 244 AT PAGE 796, RECEPTION NO. 140925. (AS SHOWN HEREON)
13. NOTIFICATION OF LAND USE DECISION RECORDED JUNE 7, 1995 IN BOOK 668 AT PAGE 842. (NOT ABLE TO PLOT)
14. UNDERGROUND RIGHT–OF–WAY EASEMENT, AS GRANTED TO HOLY CROSS ELECTRIC ASSOCIATION, RECORDED DECEMBER 01, 1995, IN BOOK 682 AT PAGE 377. (AS SHOWN HEREON)
15. CONTRACT FOR ELECTRIC SERVICE RECORDED AUGUST 25, 1998 UNDER RECEPTION NO. 667165 (NOT ABLE TO PLOT)

LEGEND

- DECIDUOUS TREE WITH APPROX TRUNK DIAMETER
- CONIFEROUS TREE WITH APPROX TRUNK DIAMETER
- SANITARY SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER VALVE
- FIRE HYDRANT
- LIGHT POLE
- CATV PEDESTAL
- TELEPHONE PEDESTAL
- TRANSFORMER
- SIGN
- ELECTRIC METER
- ELECTRIC BOX
- GAS METER
- OUTLET
- BOLLARD POST
- BOULDER WALL
- CONCRETE
- RIP RAP
- EDGE ASPHALT
- EDGE GRAVEL
- WOOD FENCE
- TREE LINE
- SEWER LINE
- GUARD RAIL
- EDGE LANDSCAPE
- OVERHEAD ELECTRIC LINE
- MARKED CATV LINE
- MARKED ELECTRIC LINE
- MARKED GAS LINE
- MARKED TELEPHONE LINE
- MARKED WATER LINE
- EDGE WATER
- FLOWLINE SWALE

SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

COLORADO REGISTERED BRENT BIGGS 27598 01/08/2025 PROFESSIONAL LAND SURVEYOR

DATE: _____

BRENT BIGGS
COLORADO P.L.S. No. 27598
FOR & ON BEHALF OF PEAK
LAND CONSULTANTS, INC.

GRAPHIC SCALE

20 0 10 20 40

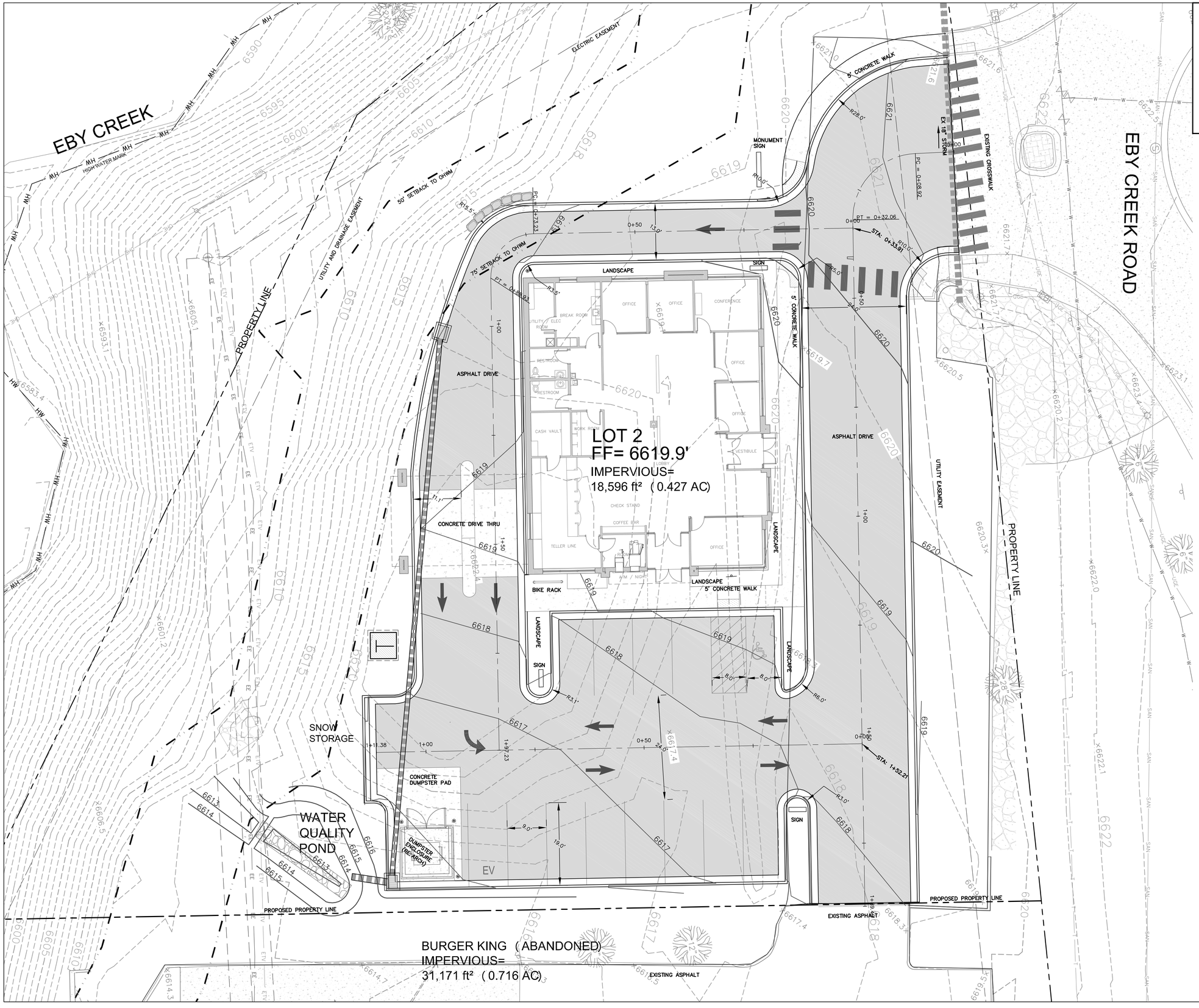
(IN FEET)
1 inch = 20 ft.

PEAK LAND CONSULTANTS, INC.
970-476-8644
PO BOX 3790, VAIL, CO, 81658
101 FAWCETT RD. #215 AVON, CO, 81620

TOPOGRAPHIC MAP
LOT 2, BLOCK 3
EBY CREEK SUBDIVISION
TOWN OF EAGLE, EAGLE COUNTY, COLORADO

DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 01/08/2025	PLC JOB#: 2549	

PLOTTED BY: Jason Upchurch OR: Wednesday, January 08, 2025 AT 3:24 PM FILENAME: D:\Peak Land Consulting\Projects - Documents\2500-2599\2549 Lot 2 Blk 3 Eby Creek Burger King\Drawings\2549 TOPO.dwg



LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% PROPOSED GRADING, SLOPE/SPOT
- 1.5% EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT
- EROSION LOG WATTLES
- DITCH EROSION LOG

TOPOGRAPHIC INFORMATION WAS PROVIDED BY EAGLE VALLEY SURVEYING 2024

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

ANB BANK
EBY CREEK ROAD, EAGLE CO
SITE PLAN

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
C1.1

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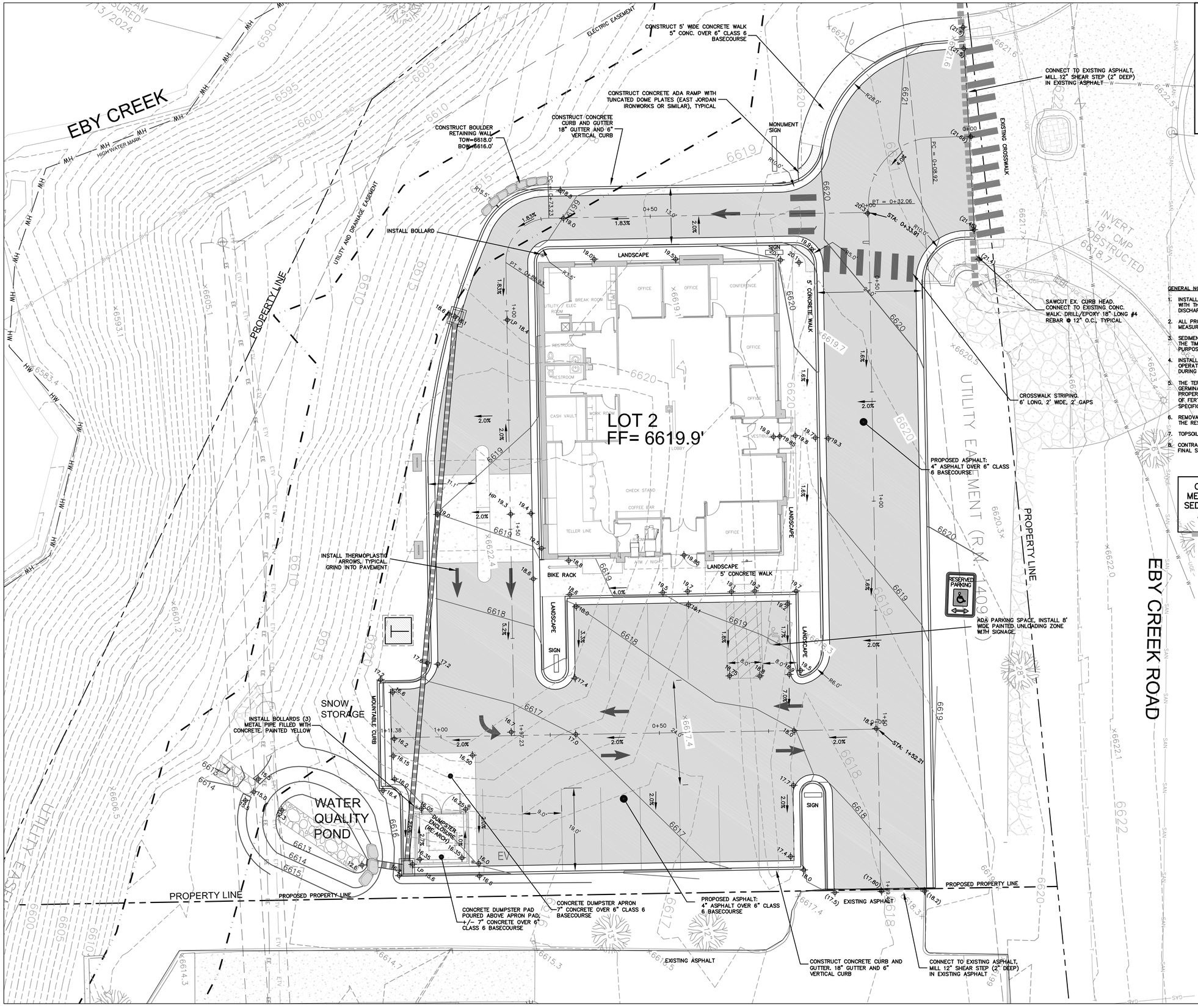

LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% PROPOSED GRADING, SLOPE/SPOT
- 1.5% EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT
- EROSION LOG WATTLES
- DITCH EROSION LOG

TOPOGRAPHIC INFORMATION WAS PROVIDED BY EAGLE VALLEY SURVEYING 2024

GRAPHIC SCALE

0 5 10 20

(IN FEET)
1 inch = 10 ft.

GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
4. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
5. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
6. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR
7. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS
8. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.

CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

GRADE TO DRAIN AWAY FROM BUILDING IN ALL AREAS

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

ANB BANK
EBY CREEK ROAD, EAGLE CO
GRADING PLAN

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
C2.0

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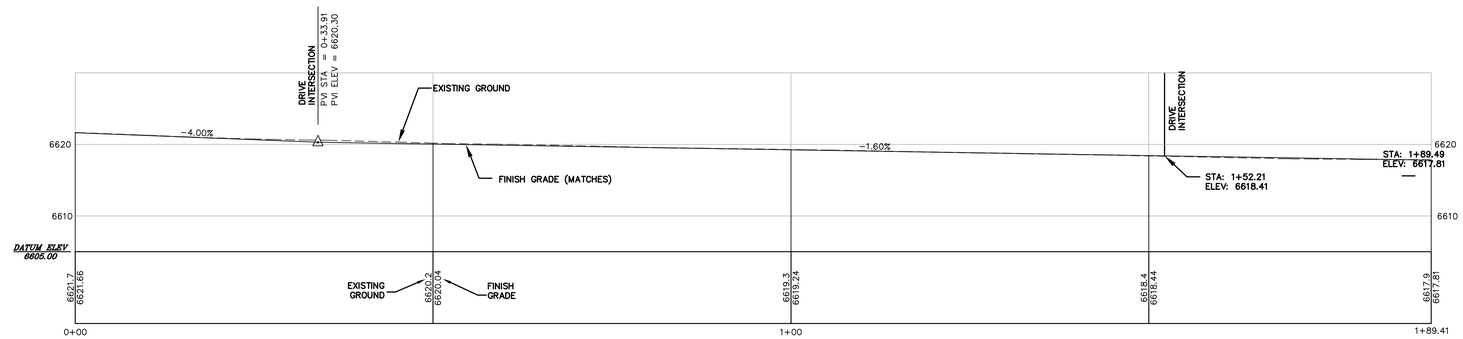
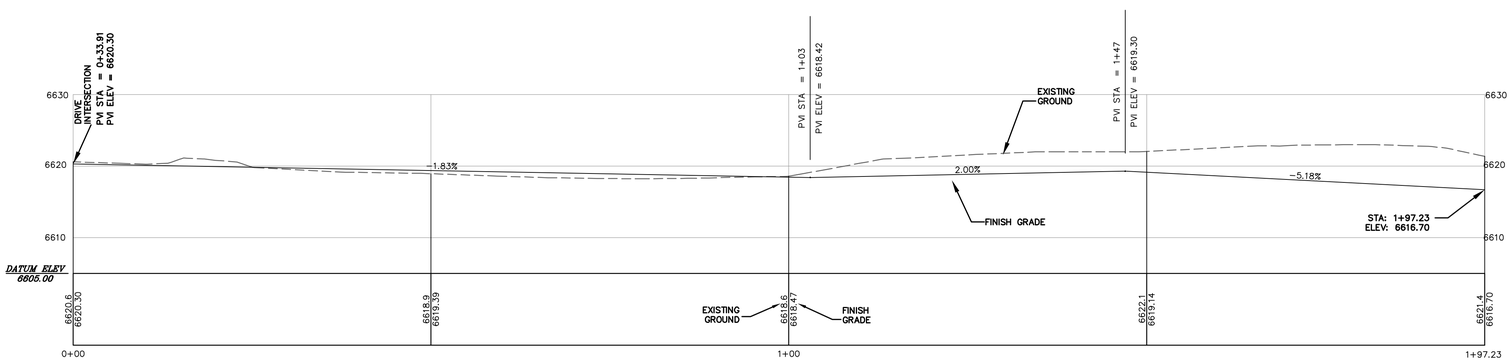
PROFILE SCALE:
HORIZ- 1" = 10'
VERT- 1" = 10'

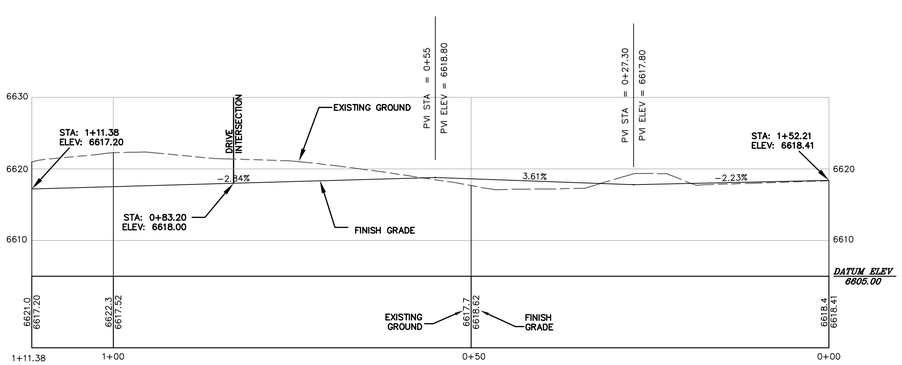
DRIVE PROFILE: ACCESS DRIVE



DRIVE PROFILE: DRIVE THRU



DRIVE PROFILE: PARKING



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ANB BANK
EBY CREEK ROAD, EAGLE CO
DRIVE PROFILES

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
C2.1

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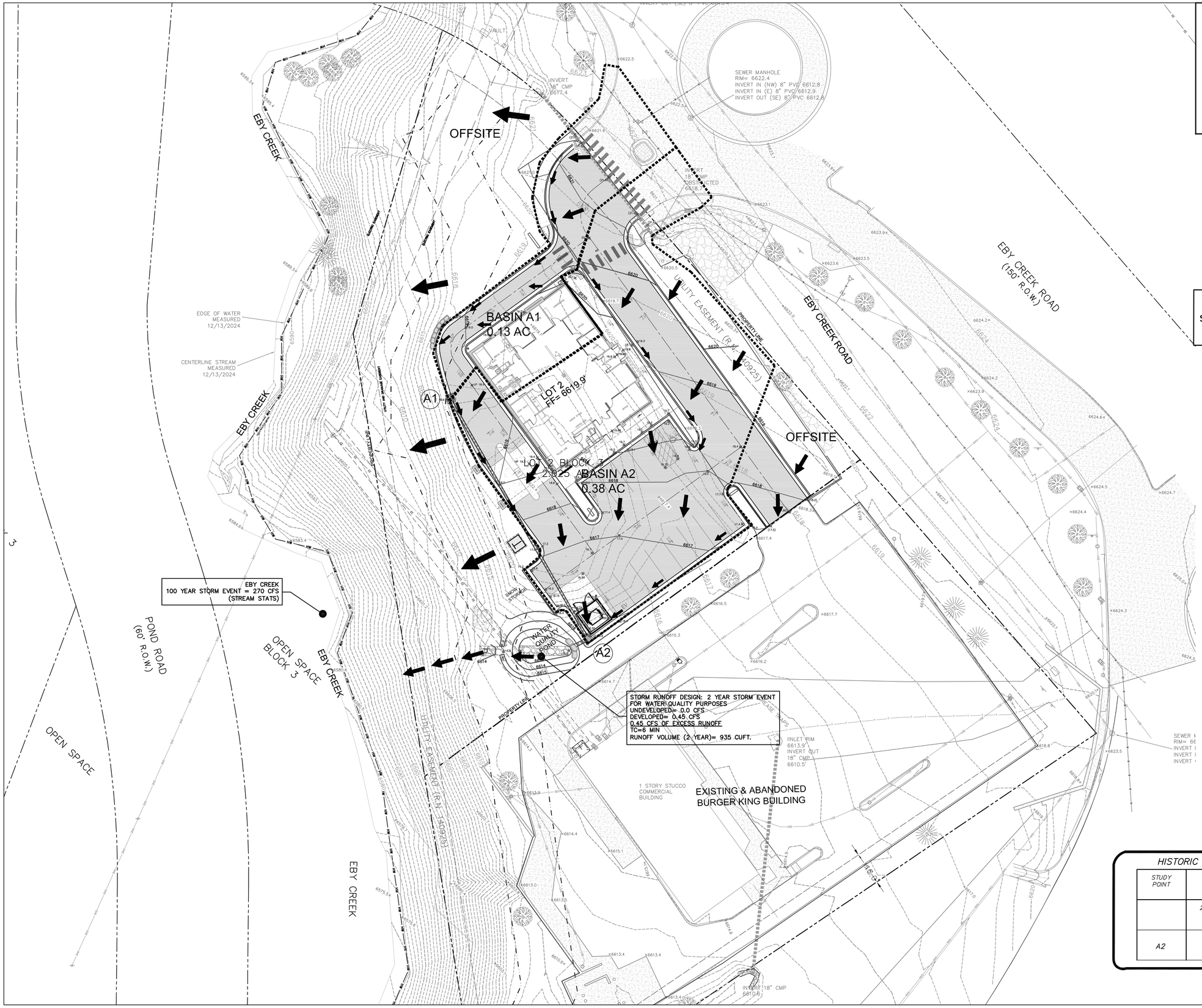

LEGEND

- PROPERTY LINE
- 8110 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 96.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 96.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT
- EROSION LOG WATTLES
- DITCH EROSION LOG

TOPOGRAPHIC INFORMATION WAS PROVIDED BY EAGLE VALLEY SURVEYING 2024

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

GRADE TO DRAIN AWAY FROM BUILDING IN ALL AREAS

HISTORIC vs. DEVELOPED INTO POND

STUDY POINT	HISTORIC		DEVELOPED INTO WATER QUALITY POND	
	2 YEAR (cfs)	100 YEAR (cfs)	2 YEAR (cfs)	100 YEAR (cfs)
A2	0.0	0.36	0.45	1.26

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ANB BANK
EBY CREEK ROAD, EAGLE CO
DRAINGE AREA MAP

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. ---
DATE 12/02/2024

SHEET
C3.0

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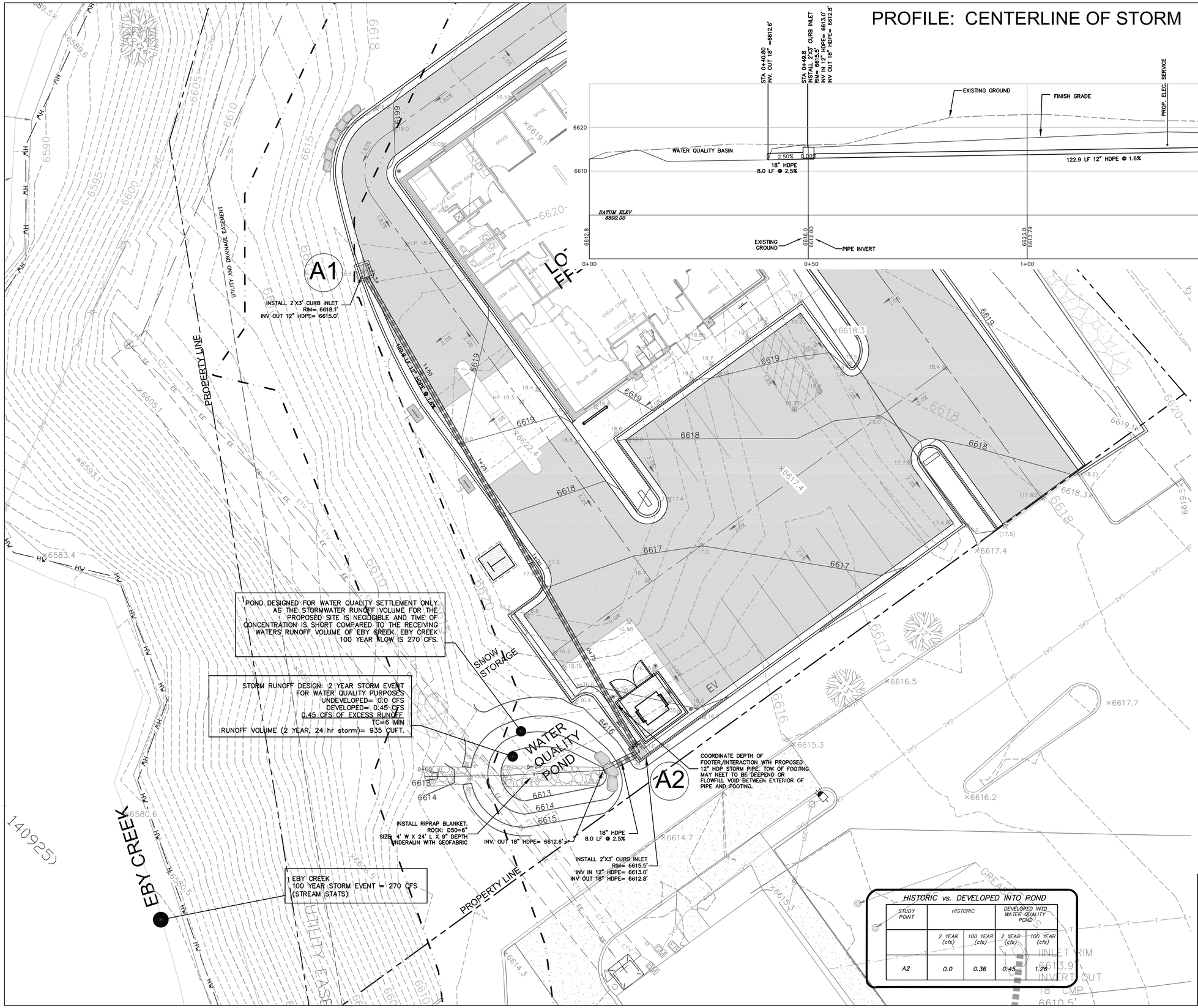

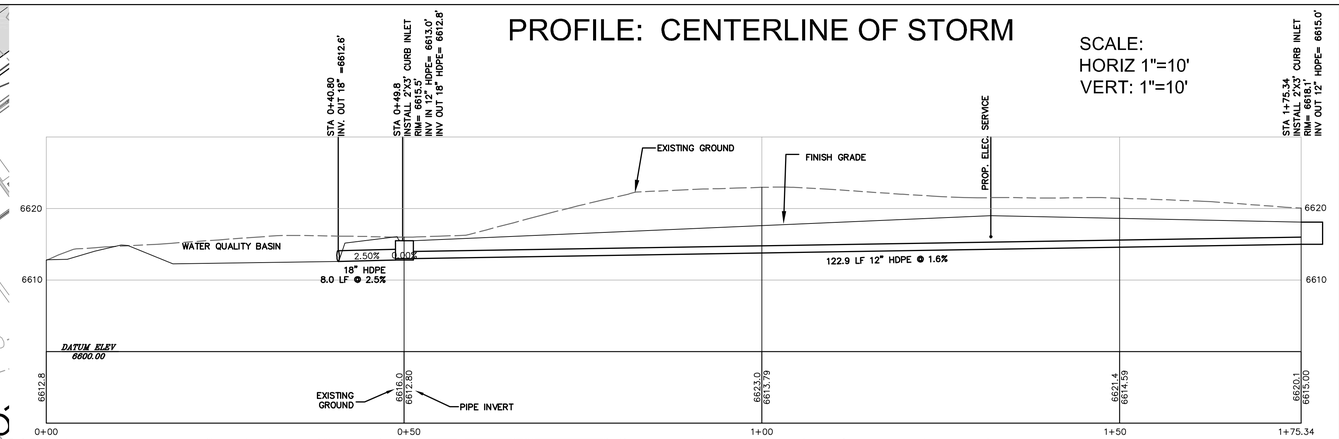

TOPOGRAPHIC INFORMATION WAS PROVIDED BY EAGLE VALLEY SURVEYING 2024

GRAPHIC SCALE
0 5 10 20
(IN FEET)
1 inch = 10 ft.

CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

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EDWARDS CO 81632 / 970.926.3373
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ANB BANK
EBY CREEK ROAD, EAGLE CO
STORM SEWER PLAN

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
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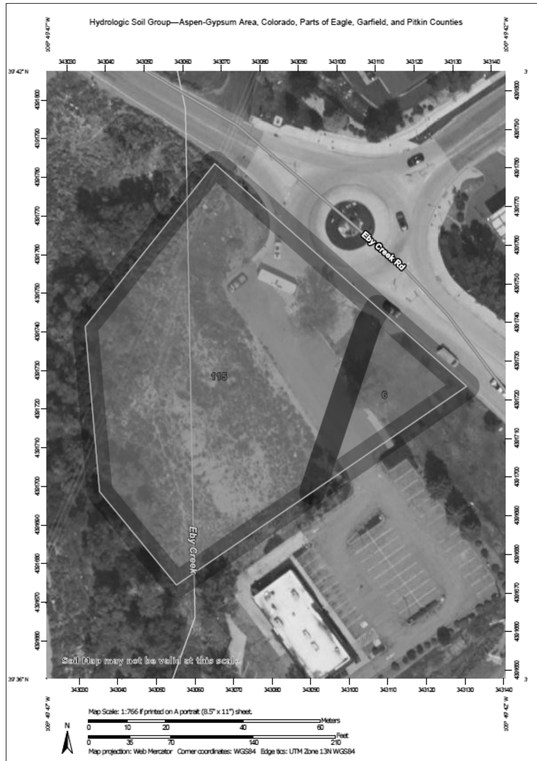
Hydrologic Soil Group—Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties



Natural Resources Conservation Service | Web Soil Survey National Cooperative Soil Survey | 12/5/2024 Page 1 of 4

Hydrologic Soil Group—Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
6	Almy loam, 1 to 12 percent slopes	B	0.2	12.7%
115	Yamo loam, 6 to 12 percent slopes	B	1.3	87.3%
Totals for Area of Interest			**1.5**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

NOAA Atlas 14, Volume 8, Version 2
Location name: Eagle, Colorado, USA*
Latitude: 39.6567°, Longitude: -106.8251°
Elevation: 6589 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.103 (0.085-0.129)	0.155 (0.127-0.193)	0.238 (0.194-0.298)	0.306 (0.248-0.385)	0.397 (0.305-0.522)	0.466 (0.349-0.626)	0.533 (0.383-0.742)	0.601 (0.410-0.868)	0.688 (0.447-1.03)	0.752 (0.476-1.16)
10-min	0.152 (0.124-0.188)	0.227 (0.186-0.283)	0.349 (0.284-0.436)	0.448 (0.363-0.563)	0.581 (0.447-0.764)	0.682 (0.511-0.916)	0.781 (0.561-1.09)	0.879 (0.600-1.27)	1.01 (0.655-1.52)	1.10 (0.697-1.70)
15-min	0.185 (0.152-0.230)	0.277 (0.227-0.345)	0.425 (0.347-0.532)	0.546 (0.442-0.687)	0.709 (0.545-0.932)	0.832 (0.623-1.12)	0.952 (0.684-1.32)	1.07 (0.731-1.55)	1.23 (0.799-1.85)	1.34 (0.850-2.07)
30-min	0.255 (0.209-0.318)	0.350 (0.287-0.436)	0.505 (0.412-0.631)	0.634 (0.514-0.798)	0.813 (0.628-1.07)	0.951 (0.715-1.28)	1.09 (0.785-1.52)	1.23 (0.842-1.79)	1.42 (0.925-2.14)	1.56 (0.988-2.41)
60-min	0.332 (0.273-0.413)	0.423 (0.346-0.527)	0.574 (0.469-0.718)	0.703 (0.570-0.885)	0.886 (0.687-1.17)	1.03 (0.776-1.39)	1.18 (0.850-1.65)	1.33 (0.912-1.94)	1.54 (1.00-2.32)	1.70 (1.08-2.62)
2-hr	0.409 (0.338-0.505)	0.496 (0.409-0.613)	0.644 (0.529-0.799)	0.773 (0.630-0.965)	0.959 (0.752-1.26)	1.11 (0.844-1.49)	1.26 (0.923-1.75)	1.43 (0.990-2.06)	1.66 (1.10-2.48)	1.84 (1.17-2.79)
3-hr	0.472 (0.391-0.580)	0.551 (0.456-0.677)	0.688 (0.567-0.849)	0.809 (0.663-1.00)	0.988 (0.781-1.30)	1.14 (0.870-1.52)	1.29 (0.948-1.78)	1.46 (1.02-2.08)	1.69 (1.12-2.50)	1.87 (1.20-2.82)
6-hr	0.604 (0.504-0.736)	0.679 (0.566-0.829)	0.813 (0.675-0.996)	0.935 (0.770-1.15)	1.12 (0.891-1.45)	1.27 (0.982-1.68)	1.43 (1.06-1.95)	1.61 (1.13-2.27)	1.86 (1.25-2.72)	2.06 (1.34-3.06)
12-hr	0.752 (0.631-0.909)	0.859 (0.721-1.04)	1.04 (0.871-1.27)	1.20 (0.998-1.47)	1.44 (1.15-1.84)	1.62 (1.26-2.11)	1.82 (1.36-2.44)	2.03 (1.44-2.82)	2.31 (1.57-3.33)	2.54 (1.67-3.72)
24-hr	0.918 (0.776-1.10)	1.06 (0.894-1.27)	1.30 (1.09-1.56)	1.50 (1.26-1.82)	1.80 (1.45-2.27)	2.03 (1.59-2.61)	2.27 (1.71-3.01)	2.53 (1.81-3.46)	2.87 (1.97-4.07)	3.14 (2.09-4.53)
2-day	1.10 (0.937-1.31)	1.26 (1.07-1.50)	1.52 (1.29-1.82)	1.76 (1.48-2.11)	2.09 (1.70-2.62)	2.37 (1.87-3.01)	2.65 (2.01-3.48)	2.96 (2.14-4.00)	3.37 (2.34-4.72)	3.71 (2.49-5.26)
3-day	1.21 (1.04-1.44)	1.39 (1.18-1.64)	1.68 (1.43-2.00)	1.94 (1.63-2.31)	2.30 (1.88-2.87)	2.60 (2.07-3.29)	2.91 (2.22-3.79)	3.24 (2.36-4.35)	3.70 (2.57-5.12)	4.05 (2.74-5.70)
4-day	1.31 (1.12-1.54)	1.49 (1.28-1.76)	1.80 (1.54-2.13)	2.07 (1.75-2.46)	2.46 (2.01-3.05)	2.77 (2.21-3.49)	3.09 (2.37-4.00)	3.43 (2.51-4.58)	3.90 (2.73-5.37)	4.27 (2.90-5.96)
7-day	1.56 (1.34-1.82)	1.75 (1.50-2.05)	2.07 (1.77-2.44)	2.35 (2.00-2.78)	2.75 (2.26-3.37)	3.07 (2.46-3.82)	3.40 (2.62-4.35)	3.75 (2.76-4.94)	4.22 (2.98-5.74)	4.60 (3.15-6.34)
10-day	1.77 (1.53-2.07)	1.97 (1.70-2.30)	2.30 (1.98-2.70)	2.59 (2.21-3.05)	3.00 (2.48-3.66)	3.34 (2.68-4.13)	3.68 (2.85-4.67)	4.03 (2.98-5.27)	4.52 (3.21-6.09)	4.90 (3.38-6.71)
20-day	2.36 (2.06-2.73)	2.61 (2.27-3.03)	3.03 (2.62-3.52)	3.39 (2.91-3.95)	3.88 (3.23-4.67)	4.27 (3.46-5.22)	4.67 (3.65-5.85)	5.08 (3.80-6.54)	5.64 (4.04-7.46)	6.07 (4.22-8.16)
30-day	2.86 (2.50-3.29)	3.17 (2.76-3.65)	3.68 (3.19-4.24)	4.10 (3.54-4.75)	4.68 (3.90-5.57)	5.12 (4.17-6.20)	5.57 (4.37-6.90)	6.02 (4.52-7.57)	6.62 (4.77-8.67)	7.07 (4.96-9.43)
45-day	3.50 (3.07-4.01)	3.89 (3.41-4.46)	4.52 (3.94-5.19)	5.02 (4.36-5.80)	5.70 (4.76-6.74)	6.21 (5.07-7.45)	6.71 (5.28-8.23)	7.20 (5.42-9.07)	7.82 (5.66-10.1)	8.28 (5.84-10.9)
60-day	4.06 (3.57-4.63)	4.52 (3.97-5.16)	5.25 (4.59-6.01)	5.83 (5.07-6.70)	6.59 (5.51-7.73)	7.14 (5.84-8.50)	7.67 (6.05-9.34)	8.18 (6.18-10.2)	8.80 (6.39-11.3)	9.24 (6.55-12.1)

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

Please refer to NOAA Atlas 14 document for more information.

Back to Top

HISTORIC vs. DEVELOPED INTO POND

STUDY POINT	HISTORIC		DEVELOPED INTO WATER QUALITY POND	
	2 YEAR (cfs)	100 YEAR (cfs)	2 YEAR (cfs)	100 YEAR (cfs)
A2	0.0	0.36	0.45	1.26

STORM VOLUME (2 YEAR)

Hydrograph Report

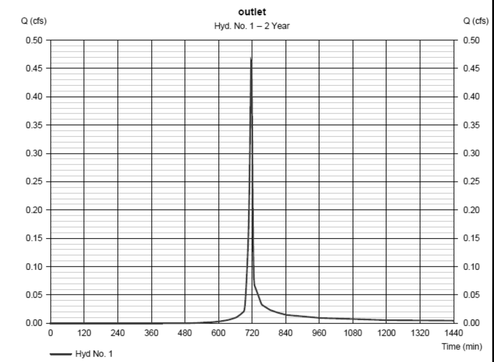
Hydraflow Hydrographs Extension for Autodesk® Civil 3D® by Autodesk, Inc. v2021 — Friday, 01 / 3 / 2025

Hyd. No. 1

outlet

Hydrograph type	= SCS Runoff	Peak discharge	= 0.463 cfs
Storm frequency	= 2 yrs	Time to peak	= 716 min
Time interval	= 2 min	Hyd. volume	= 935 cuft
Drainage area	= 0.510 ac	Curve number	= 94*
Basin Slope	= 2.0 %	Hydraulic length	= 220 ft
Tc method	= User	Time of conc. (Tc)	= 6.00 min
Total precip.	= 1.04 in	Distribution	= Type II
Storm duration	= 24 hrs	Shape factor	= 486

* Composite (Area/CN) = [(1.000 x 96) + (0.380 x 98) + (0.060 x 61)] / 0.510



RUNOFF CALCULATIONS- TR55

HISTORIC RUNOFF

```
                    WinTR-55 Current Data Description

                       --- Identification Data ---

User:     MW                                  Date:        12/20/2024
Project:  ANB Bank Eagle                      Units:       English
SubTitle: Historic                            Areal Units: Acres
State:    Colorado
County:   Eagle
Filename: <new file>

                       --- Sub-Area Data ---

Name            Description                 Reach        Area(ac)     RCN     Tc
-------------------------------------------------------------------------------------
Historic                                    Outlet          0.93      69    .116

Total area: .93 (ac)

                         --- Storm Data  --

                  Rainfall Depth by Rainfall Return Period

   2-Yr        5-Yr        10-Yr       25-Yr       50-Yr       100-Yr      -Yr
   (in)        (in)        (in)        (in)        (in)        (in)       (in)
-------------------------------------------------------------------------------------
   1.06        1.3         1.5         1.8         2.03        2.27        .0

Storm Data Source:            User-provided custom storm data
Rainfall Distribution Type:   Type II
Dimensionless Unit Hydrograph:  <standard>

=====================================================================================

MW                                  ANB Bank Eagle
                                     Historic
                                Eagle County, Colorado

                                   Storm Data

                  Rainfall Depth by Rainfall Return Period

   2-Yr        5-Yr        10-Yr       25-Yr       50-Yr       100-Yr      -Yr
   (in)        (in)        (in)        (in)        (in)        (in)       (in)
-------------------------------------------------------------------------------------
   1.06        1.3         1.5         1.8         2.03        2.27        .0

Storm Data Source:            User-provided custom storm data
Rainfall Distribution Type:   Type II
Dimensionless Unit Hydrograph:  <standard>

=====================================================================================

MW                                  ANB Bank Eagle
                                     Historic
                                Eagle County, Colorado

                              Watershed Peak Table

 Sub-Area            Peak Flow by Rainfall Return Period
```



```
 or Reach      2-Yr       10-Yr      25-Yr      100-Yr
 Identifier    (cfs)      (cfs)      (cfs)      (cfs)
-------------------------------------------------------------------------------------
SUBAREAS
Historic        .00        .00        0.12       0.36

REACHES

OUTLET          .00        .00        0.12       0.36

=====================================================================================

MW                                  ANB Bank Eagle
                                     Historic
                                Eagle County, Colorado

                              Sub-Area Summary Table

 Sub-Area    Drainage     Time of     Curve    Receiving    Sub-Area
 Identifier    Area     Concentration Number    Reach      Description
                (ac)        (hr)
-------------------------------------------------------------------------------------
Historic        .93       0.116        69      Outlet

Total Area:    .93 (ac)

=====================================================================================

MW                                  ANB Bank Eagle
                                     Historic
                                Eagle County, Colorado

                   Sub-Area Time of Concentration Details

 Sub-Area     Flow          Mannings's    End      Wetted                  Travel
 Identifier/  Length  Slope     n        Area    Perimeter   Velocity       Time
              (ft)   (ft/ft)             (sq ft)    (ft)     (ft/sec)       (hr)
-------------------------------------------------------------------------------------
Historic
  SHEET        100   0.2000    0.150                                        0.113
  SHALLOW      110   0.5000    0.050                                        0.003

                                                   Time of Concentration     .116
                                                                            =======

=====================================================================================

MW                                  ANB Bank Eagle
                                     Historic
                                Eagle County, Colorado

                   Sub-Area Land Use and Curve Number Details

 Sub-Area                                          Hydrologic   Sub-Area    Curve
 Identifier          Land Use                        Soil        Area      Number
                                                     Group       (ac)
-------------------------------------------------------------------------------------
Historic  Open space; grass cover 50% to 75%  (fair)   B          .93        69

          Total Area / Weighted Curve Number                      .93        69
                                                                  ===        ==
```


DEVELOPED RUNOFF

```
                    WinTR-55 Current Data Description

                       --- Identification Data ---

User:     MW                                  Date:        1/3/2025
Project:  ANB Bank- Eagle                     Units:       English
SubTitle: Developed                           Areal Units: Acres
State:    Colorado
County:   Eagle
Filename: O:\Eagle\ANB Bank- Eby Creek- 2024\dwg\Drainage\tr55\developed.w55

                       --- Sub-Area Data ---

Name            Description                 Reach        Area(ac)     RCN     Tc
-------------------------------------------------------------------------------------
basin A1                                    Outlet          0.19      98    0.100
basin A2                                    Outlet          0.28      93    0.100

Total area: .51 (ac)

                         --- Storm Data  --

                  Rainfall Depth by Rainfall Return Period

   2-Yr        5-Yr        10-Yr       25-Yr       50-Yr       100-Yr      -Yr
   (in)        (in)        (in)        (in)        (in)        (in)       (in)
-------------------------------------------------------------------------------------
   1.06        1.3         1.5         1.8         2.03        2.27        .0

Storm Data Source:            User-provided custom storm data
Rainfall Distribution Type:   Type II
Dimensionless Unit Hydrograph:  <standard>

=====================================================================================

MW                                  ANB Bank- Eagle
                                     Developed
                                Eagle County, Colorado

                              Watershed Peak Table

 Sub-Area          Peak Flow by Rainfall Return Period
 or Reach      2-Yr       10-Yr      25-Yr      100-Yr
 Identifier    (cfs)      (cfs)      (cfs)      (cfs)
-------------------------------------------------------------------------------------
SUBAREAS
basin A1        0.16       0.29       0.28       0.36

basin A2        0.29       0.50       0.65       0.89

REACHES

OUTLET          0.45       0.74       0.94       1.26

=====================================================================================

MW                                  ANB Bank- Eagle
                                     Developed
                                Eagle County, Colorado

                              Sub-Area Summary Table

 Sub-Area    Drainage     Time of     Curve    Receiving    Sub-Area
 Identifier    Area     Concentration Number    Reach      Description
                (ac)        (hr)
-------------------------------------------------------------------------------------
basin A1        .19       0.100        98      Outlet
basin A2        .28       0.100        93      Outlet

Total Area:    .51 (ac)

=====================================================================================

MW                                  ANB Bank- Eagle
                                     Developed
                                Eagle County, Colorado

                   Sub-Area Time of Concentration Details

 Sub-Area     Flow          Mannings's    End      Wetted                  Travel
 Identifier/  Length  Slope     n        Area    Perimeter   Velocity       Time
              (ft)   (ft/ft)             (sq ft)    (ft)     (ft/sec)       (hr)
-------------------------------------------------------------------------------------
basin A1
  User-provided                                                             0.100

                                                   Time of Concentration     0.100
                                                                            =======

basin A2
  User-provided                                                             0.100

                                                   Time of Concentration     0.100
                                                                            =======

=====================================================================================

MW                                  ANB Bank- Eagle
                                     Developed
                                Eagle County, Colorado

                   Sub-Area Land Use and Curve Number Details

 Sub-Area                                          Hydrologic   Sub-Area    Curve
 Identifier          Land Use                        Soil        Area      Number
                                                     Group       (ac)
-------------------------------------------------------------------------------------
basin A1  Paved parking lots, roofs, driveways          B          .19        98

          Total Area / Weighted Curve Number                      .19        98
                                                                  ===        ==

basin A2  Open space; grass cover > 75%       (good)    B          .05        61
          Paved parking lots, roofs, driveways          B          .23        98

          Total Area / Weighted Curve Number                      .28        93
                                                                  ===        ==

=====================================================================================
```


POND VOLUME

TABLE 1

ANB Bank, Eby Creek Rd, Eagle

DETENTION POND - DETENTION STORAGE VOLUME

POND A

Elevation	Area (ft^2)	Avg. Area (ft^2)	Depth (ft)	Volume (ft^3)	Cumulative Volume (ft^3)	Cumulative Volume (Ac-ft)	Cumulative Volume (Gallons)
6612.5	30	30	0	0	0	0.000	0
6613	203	117	0.5	58	58	0.001	436
6614	399	301	1	301	359	0.008	2,687
6615	695	449	2	898	956	0.022	7,153

TOTAL PROVIDED	956
TOTAL REQUIRED	935

18" OUTFALL PIPE = 3" DEPTH @ 100 YEAR EVENT

```
                        Manning Pipe Calculator

Given Input Data:
     Shape ............................  Circular
     Solving for ......................  Depth of Flow
     Diameter .........................  12.0000 in
     Flowrate .........................  1.2600 cfs
     Slope ............................  0.0250 ft/ft
     Manning's n ......................  0.0090

Computed Results:
     Depth ............................  3.1921 in
     Area .............................  0.7854 ft2
     Wetted Area ......................  0.1676 ft2
     Wetted Perimeter .................  13.0054 in
     Perimeter ........................  37.6991 in
     Velocity .........................  7.5200 fps
     Hydraulic Radius .................  1.8552 in
     Percent Full .....................  26.6008 %
     Full flow Flowrate ...............  8.1370 cfs
     Full flow velocity ...............  10.3603 fps
```

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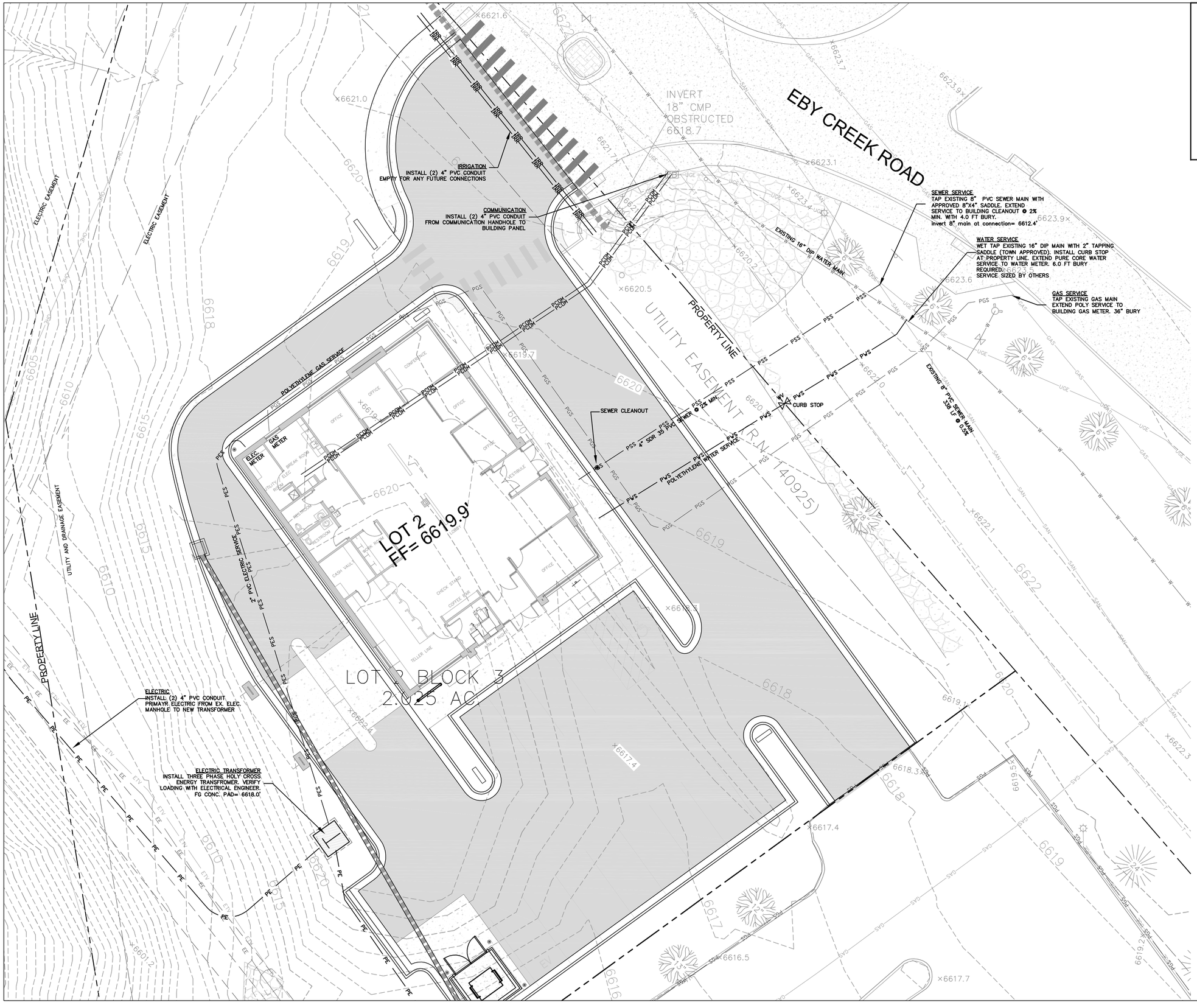
ANB BANK
EBY CREEK ROAD, EAGLE CO
STORMWATER CALCULATIONS

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
C3.2

O:\Eagle\ANB Bank- Eby Creek- 2024\dwg\MasterStorm-- ANB Bank.dwg, 1/22/2025 1:31:02 PM, wadey



LEGEND

PE PE PE	PROPOSED ELECTRIC
PES PES PES	PROPOSED ELECTRIC SERVICE
PCOM PCOM PCOM	PROPOSED COMM. SERVICE TV/PHONE
PG PG PG	PROPOSED GAS
PGS PGS PGS	PROPOSED GAS SERVICE
PW PW PW	PROPOSED WATER
PS PS PS	PROPOSED SEWER
PWS PWS PWS	PROPOSED WATER SERVICE
PSS PSS PSS	PROPOSED SEWER SERVICE
PW	PROPOSED FIRE HYDRANT W/GV
	PROPOSED STORM SEWER
	PROPOSED TRANSFORMER & SECONDARY PEDESTALS
P TV	PROPOSED COMM. PEDS
	PROPERTY LINE

TOPOGRAPHIC INFORMATION WAS PROVIDED BY EAGLE VALLEY SURVEYING 2024

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

ADHERE TO TOWN OF EAGLE PUBLIC WORKS MANUAL FOR WATER/SEWER STANDARDS AND DETAILS

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ANB BANK
EBY CREEK ROAD, EAGLE CO
UTILITY PLAN

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
C4.0

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LEGEND

- PROPERTY LINE
- PROPOSED STORM SEWER
- DITCH EROSION LOG
- INLET PROTECTION
- EROSION LOG AT INLET
- PV — EROSION LOG WATTLES
- DISTURBANCE/FENCING

TOPOGRAPHIC INFORMATION WAS PROVIDED BY EAGLE VALLEY SURVEYING 2024

GRAPHIC SCALE

0 10 20 40

(IN FEET)
1 inch = 20 ft.

GENERAL NOTES FOR SEDIMENT CONTROL

1. INSTALL AND MAINTAIN SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THESE PLANS AND AS NEEDED TO PREVENT SEDIMENT FROM DISCHARGING OFF-SITE OR ENTERING THE RIVER.
2. ALL PROPOSED SEDIMENT CONTROL MEASURES ARE TEMPORARY MEASURES UNLESS SPECIFIED OTHERWISE ON PLANS.
3. STABILIZE ALL POINTS OF INGRESS AND EGRESS WITH TRACKING PAD DURING CONSTRUCTION TO PREVENT TRACKING OF MUD ONTO PUBLIC WAYS.
4. SEDIMENT CONTROL MEASURES MAY REQUIRE FIELD ADJUSTMENTS AT THE TIME OF CONSTRUCTION TO INSURE THAT THEIR INTENDED PURPOSE IS ACCOMPLISHED.
5. INSTALL SEDIMENT CONTROL MEASURES AT THE ONSET OF GRADING OPERATIONS SO THAT EFFECTIVE SEDIMENT CONTROL CAN BE ACHIEVED DURING THE ENTIRE CONSTRUCTION PERIOD.
6. THE TERM 'REVEGETATION' ON THIS PLAN MEANS THE SUCCESSFUL GERMINATION AND ESTABLISHMENT OF STABLE GRASS COVER FROM A PROPERLY PREPARED SEEDBED CONTAINING THE SPECIFIED AMOUNTS OF FERTILIZER IN ACCORDANCE WITH APPLICABLE 'STANDARDS AND SPECIFICATIONS'.
7. REMOVAL AND CLEANUP OF ANY SEDIMENT THAT LEAVES THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR
8. TOPSOIL AND REVEGETATE ALL DISTURBED AREAS
9. CONTRACTOR SHALL REMOVE SEDIMENT CONTROL FACILITIES AFTER FINAL STABILIZATION.

CONTRACTOR SHALL DEVELOP A MEANS AND METHODS TO CONTROL SEDIMENT DURING CONSTRUCTION TO ASSURE THAT NO SEDIMENT IS DISCHARGED OFF-SITE.

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ANB BANK
EBY CREEK ROAD, EAGLE CO
EROSION CONTROL

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED	MCW
DRAWN	TSL, MCW
CHECKED	MCW
JOB NO.	--
DATE	12/02/2024

SHEET
C5.0

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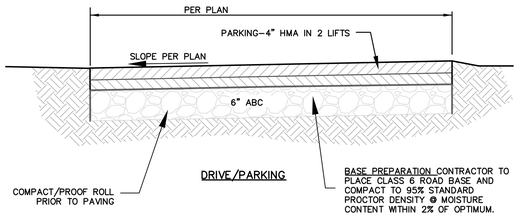
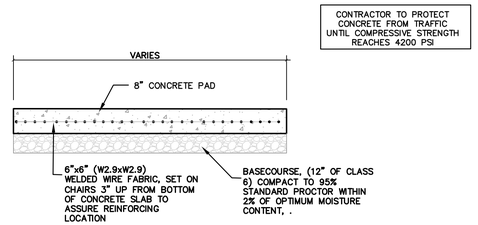
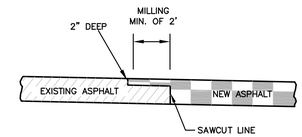


A ASPHALT ROAD AND PARKING SECTION

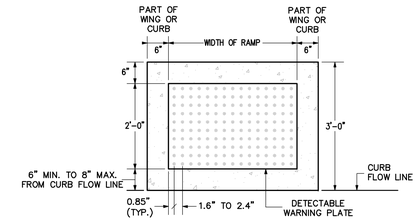


CONCRETE SHALL BE CDOT CLASS P OR D

B CONCRETE DUMPSTER PAD



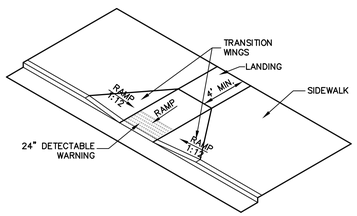
C MILLED SHEAR STEP



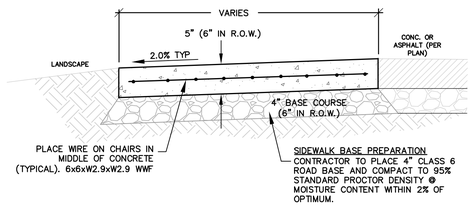
NOTES

1. THE TRUNCATED DOME PLATE SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE CONCRETE IS PLASTIC.
2. THE TRUNCATED DOME PLATE SHALL BE EAST JORDAN IRON WORKS OR NEENAH OR ALTERNATE AS APPROVED BY THE TOWN OF GYPSUM ENGINEERING.
3. WHEN DETECTABLE WARNING SURFACE IS CUT, GRIND OFF REMAINING PORTION OF ANY CUT DOMES. SEAL ALL CUT PANEL EDGES TO PREVENT WATER DAMAGE.

D ADA RAMP



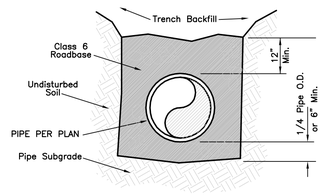
E ADA RAMP WITH WALK



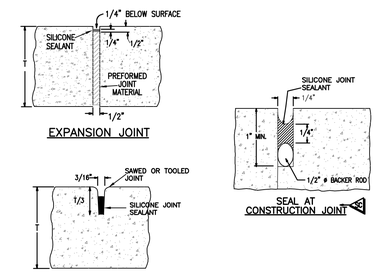
CONCRETE SHALL BE CDOT CLASS P OR D

SIDEWALK CONTRACTION JOINT SPACING TO MATCH CURB OR 5' MAX.

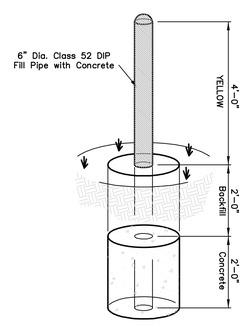
F CONCRETE SIDEWALK SECTION



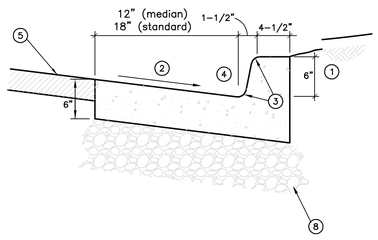
G CULVERT BEDDING



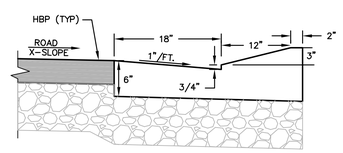
H CONCRETE JOINTING



I CONCRETE / STEEL BOLLARD



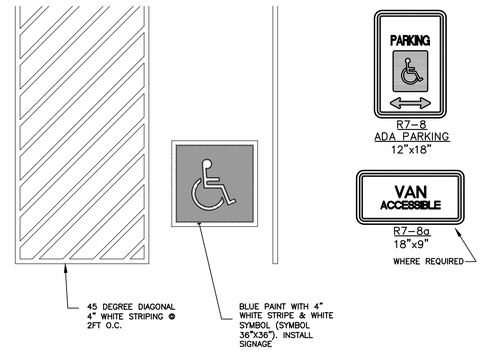
NOTES:
1. BACKFILL, SEE DETAIL OF CUT/FILL SLOPE
2. SLOPE AT 1" PER FOOT IN CATCH CURB, AND ½" PER FOOT IN SPILL CURB.
3. 1–1/2" RADIUS TYPICAL
4. FLOW LINE TO MATCH SLOPE OF ADJACENT ROADWAY
5. PAVEMENT, SEE TYPICAL PAVEMENT SECTION
6. PROVIDE CONTRACTION JOINTS 10' O.C. MAXIMUM
7. PROVIDE EXPANSION JOINTS 300' O.C. MAXIMUM
8. 6" CLASS 6 ABC MINIMUM
9. USE CDOT CLASS B OR D CONCRETE FOR CURB AND GUTTERS



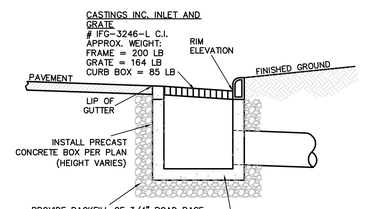
CONCRETE SHALL BE CDOT CLASS B OR D.

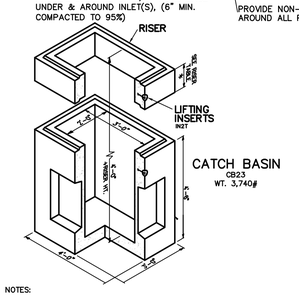
MOUNTABLE CURB

J CONCRETE CURB AND GUTTER



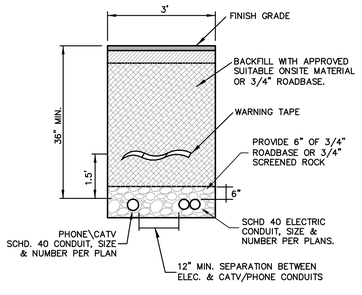
K HANDICAP PARKING





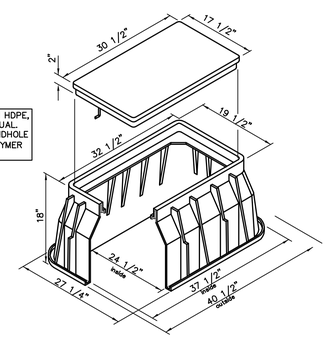
NOTES:
1. CATCH BASINS ARE DESIGNED TO MEET ASTM C858 WITH AASHTO HS–20 LOADING.
2. OPENINGS MAY BE LOCATED AS REQUIRED.
3. CHECK HARDWARE SECTION FOR OPTIONAL ACCESSORIES.

CONTRACTOR MAY BE REQUIRED TO INSTALL SHALLOW UTILITIES BELOW STORM SEWER OR OTHER UTILITIES TO MAINTAIN MINIMUM COVER AND AVOID CONFLICTS

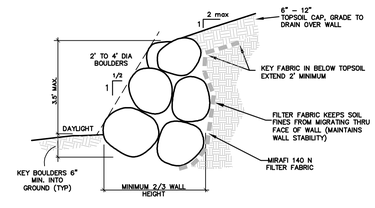


M ELEC./ PHONE TRENCH

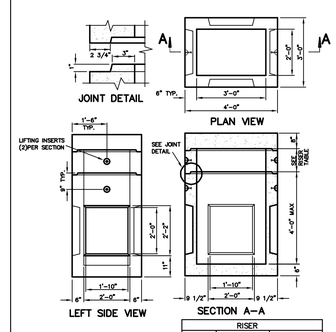
USE OLDCASTLE CARSON HDPE, #1730 OR APPROVED EQUAL. FOR TRAFFIC RATED HANDHOLE (1) USE H–SERIES , POLYMER CONCRETE BOX #1730



N HANDHOLE- COMMUNICATION



O BOULDER WALL (4 FT AND UNDER)



RISER		
HEIGHT	CODE	WEIGHT
1'	CB231R	930#
2'	CB232R	1,860#
3'	CB233R	2,790#

L 2' x 3' CURB INLET

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EDWARDS CO 81632 / 970.926.3373
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ANB BANK
EBY CREEK ROAD, EAGLE CO
DETAILS

NO.	DATE	REVISIONS	BY
	01/30/25	DEVELOPMENT PERMIT	MCW

DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
C6.0

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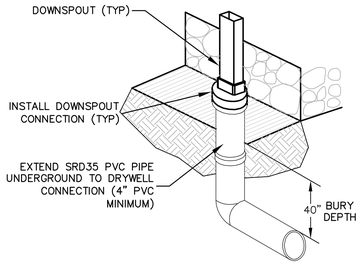
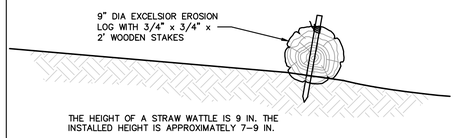
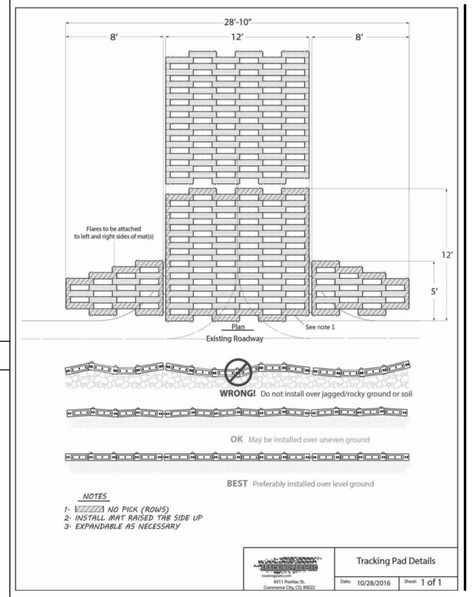


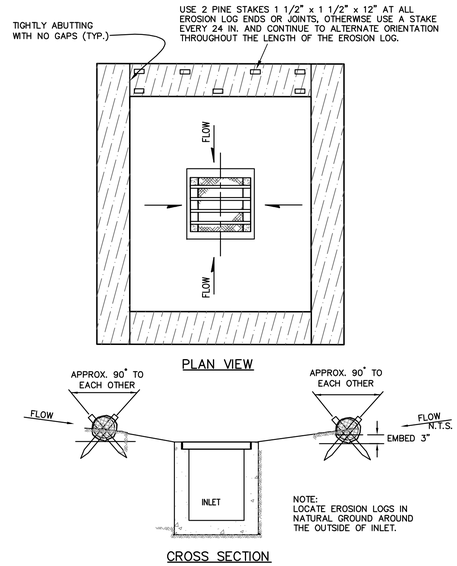
A DOWNSPOUT CONNECTION



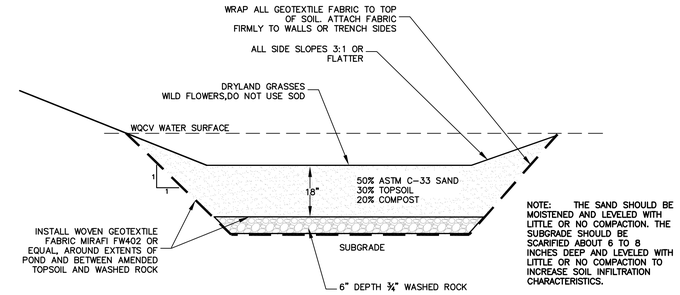
B EROSION LOG WATTLES



C TRACKING PAD



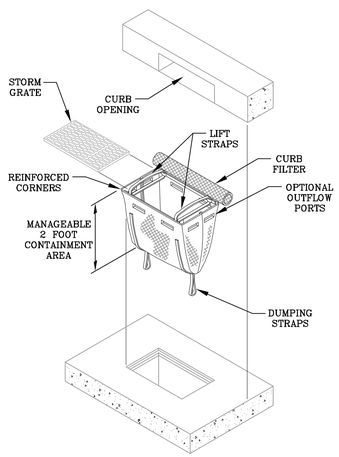
D EROSION LOG INLET PROTECTION



GENERAL NOTES:

1. GRADING OF THE RAIN GARDEN SHALL BE ACCOMPLISHED USING LOW-IMPACT EARTH-MOVING EQUIPMENT TO PREVENT COMPACTION OF THE UNDERLYING SOILS. WIDE TRACKED VEHICLES SUCH AS BACK HOES, SMALL DOZERS AND BOBCATS ARE RECOMMENDED.
2. EXCAVATE THE RAIN GARDEN TO THE SPECIFIED DEPTH (ELEVATION). ALL SUB MATERIAL BELOW THE SPECIFIED ELEVATION SHALL BE LEFT UNDISTURBED, UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
3. IN THE EVENT THAT SEDIMENT IS INTRODUCED INTO THE BMP DURING OR IMMEDIATELY FOLLOWING EXCAVATION. THE SEDIMENT WILL NEED TO BE REMOVED FROM THE RAIN GARDEN PRIOR TO INITIATING THE NEXT STEP IN THE CONSTRUCTION PROCESS.
4. MATERIAL EXCAVATED FROM THE RAIN GARDEN SHALL BE DISPOSED OF ON-SITE AT LOCATIONS.
5. ¾" WASHED ROCK SHALL BE PLACED WITH NO COMPACTION NECESSARY

F WATER QUALITY POND



DANDY CURB SACK™
SPECIFICATIONS

NOTE: THE DANDY CURB SACK™ WILL BE **MANUFACTURED IN THE U.S.A.** FROM A WOVEN MONOFILAMENT FABRIC THAT MEETS OR EXCEEDS THE FOLLOWING SPECIFICATIONS:

REGULAR FLOW DANDY CURB SACK™ (BLACK)

Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.78 (400) x 1.40 (315)
Grab Tensile Elongation	ASTM D 4632	%	15 x 15
Puncture Strength	ASTM D 4833	kN (lbs)	0.67 (150)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	5506 (800)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.67 (150) x 0.73 (165)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	2852 (70)
Permittivity	ASTM D 4491	Sec^{-1}	0.90

HI-FLOW DANDY CURB SACK™ (SAFETY ORANGE)

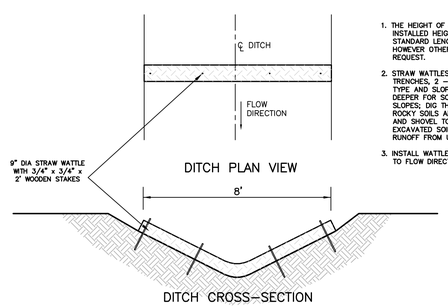
Mechanical Properties	Test Method	Units	MARV
Grab Tensile Strength	ASTM D 4632	kN (lbs)	1.62 (365) X 0.89 (200)
Grab Tensile Elongation	ASTM D 4632	%	24 X 10
Puncture Strength	ASTM D 4833	kN (lbs)	0.40 (90)
Mullen Burst Strength	ASTM D 3786	kPa (psi)	3097 (450)
Trapezoid Tear Strength	ASTM D 4533	kN (lbs)	0.51 (115) X 0.33 (75)
UV Resistance	ASTM D 4355	%	90
Apparent Opening Size	ASTM D 4751	Mm (US Std Sieve)	0.425 (40)
Flow Rate	ASTM D 4491	$l/min/m^2$ ($gal/min/ft^2$)	5907 (145)
Permittivity	ASTM D 4491	Sec^{-1}	2.1

*Note: All Dandy Sacks™ can be ordered with our optional oil absorbent pillows

INSTALL INLET PROTECTION AS SHOWN ON PLANS AND WHERE DESIRED FOR ADDITIONAL SEDIMENT CONTROL PROTECTION.

N.T.S.

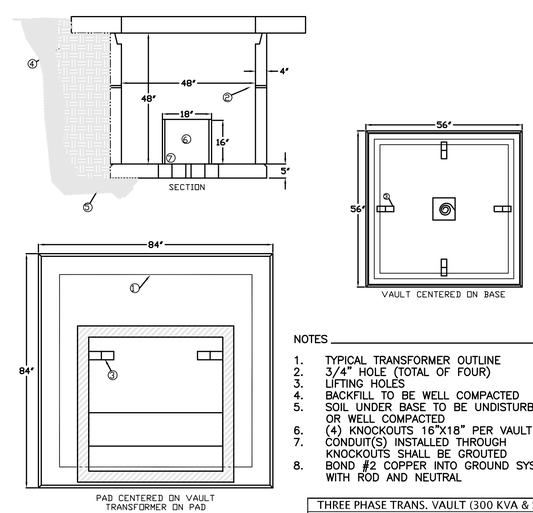
E CURB SACK INLET PROTECTION



1. 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.
2. STRAW WATTLES SHOULD BE INSTALLED IN SHALLOW TRENCHES, 2 – 4 IN. DEEP, DEPENDING ON SOIL TYPE AND SLOPE STEEPNESS. DIG THE TRENCH DEEPER FOR SOFT, LOAMY SOILS AND STEEPEST SLOPES; DIG THE TRENCH SHALLOWER FOR HARD, ROCKY SOILS AND GENTLER SLOPES. USE MATTOCKS AND SHOVEL TO DIG THE TRENCH, THROWING EXCAVATED SOIL TO THE UPHILL SIDE TO PREVENT RUNOFF FROM UNDERCUTTING THE WATTLE.
3. INSTALL WATTLE IN DRAINAGE DITCH PERPENDICULAR TO FLOW DIRECTION.

N.T.S.

G DITCH EROSION LOGS



NOTES

1. TYPICAL TRANSFORMER OUTLINE
2. 3/4" HOLE (TOTAL OF FOUR)
3. LIFTING HOLES
4. BACKFILL TO BE WELL COMPACTED
5. SOIL UNDER BASE TO BE UNDISTURBED OR WELL COMPACTED
6. (4) KNOCKOUTS 16"X18" PER VAULT SECTION
7. CONDUIT(S) INSTALLED THROUGH KNOCKOUTS SHALL BE GROUTED
8. BOND #2 COPPER INTO GROUND SYSTEM WITH ROD AND NEUTRAL

THREE PHASE TRANS. VAULT (300 KVA & Smaller)	
1 - 40150 Small Base	-1,100 lbs.
1 - 40700 Vault, 4'x4'H or 40710 Vault, 4'x3'H	-3,500 lbs.
1 - 40500 Pad, 3Phase	-3,400 lbs.

HOLY CROSS ENERGY | 3 PHASE (300 KVA OR SMALLER) TRANSFORMER VAULT SPECIFICATION | APPENDIX UM1-13S

H ELECTRIC - THREE PHASE TRANSFORMER

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EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

ANB BANK
EBY CREEK ROAD, EAGLE CO
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DESIGNED MCW
DRAWN TSL, MCW
CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
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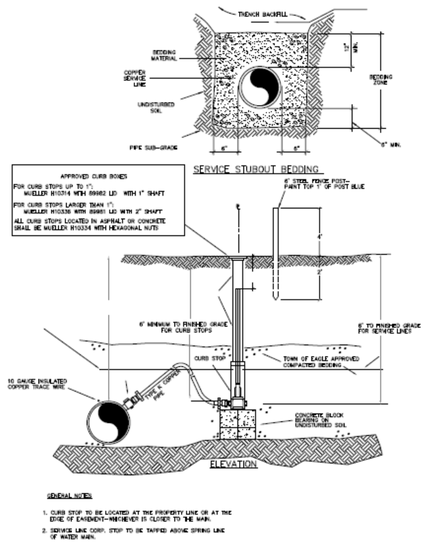

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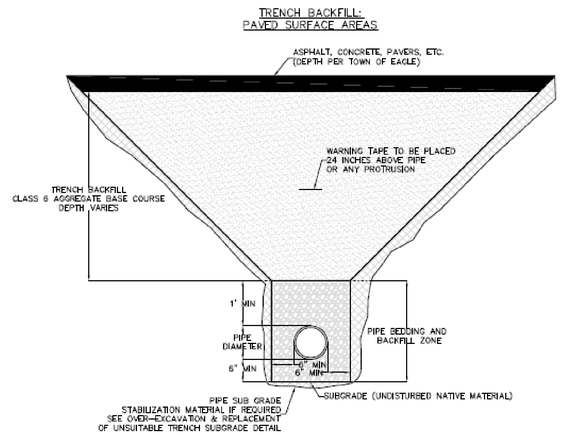
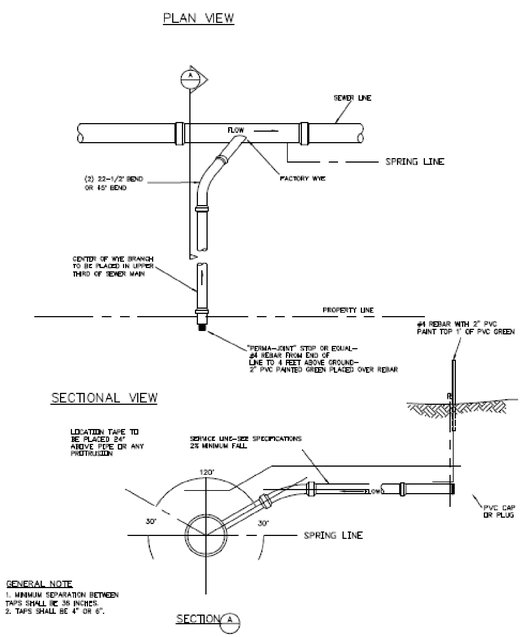
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/11/2018
Sheet: Water Service Tap.dwg

B6



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

A1



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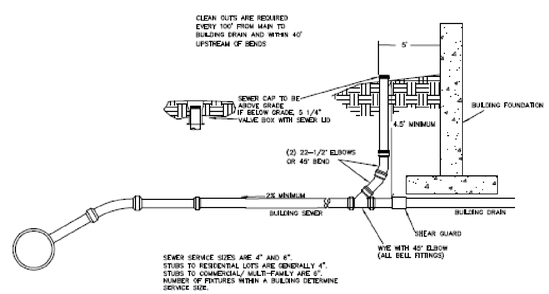
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/8/2018
Sheet: SEWER SERVICE AT MAIN.DWG

A4



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Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/4/18
Sheet: TOE Building Sewer Service.dwg

E7

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CHECKED MCW
JOB NO. --
DATE 12/02/2024

SHEET
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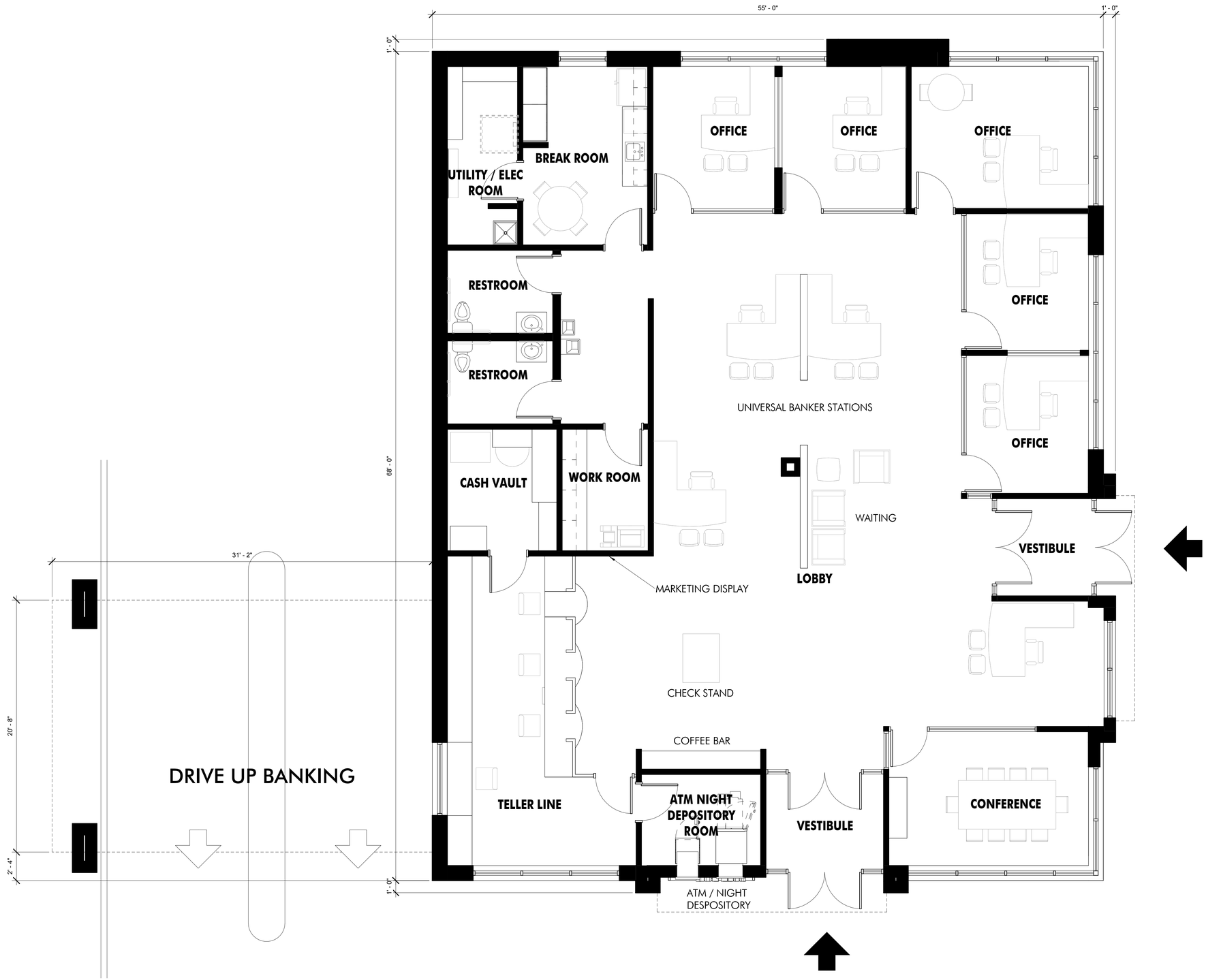

1 LEVEL 1 - OVERALL - PRESENTATION

1/4" = 1'-0"

MOA ARCHITECTURE
COLORADO | WYOMING

414 14TH STREET, SUITE 300
DENVER, COLORADO 80202
303.308.1190
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295 EBY CREEK ROAD EAGLE, CO

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Sheet Name
LEVEL 1 - OVERALL FLOOR PLAN

AP-101

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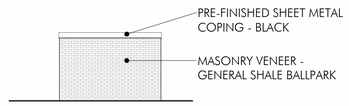
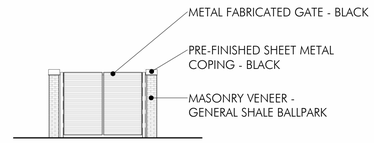
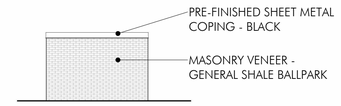


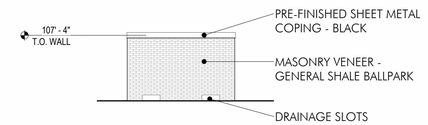
11 EAST ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"



10 NORTH ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"

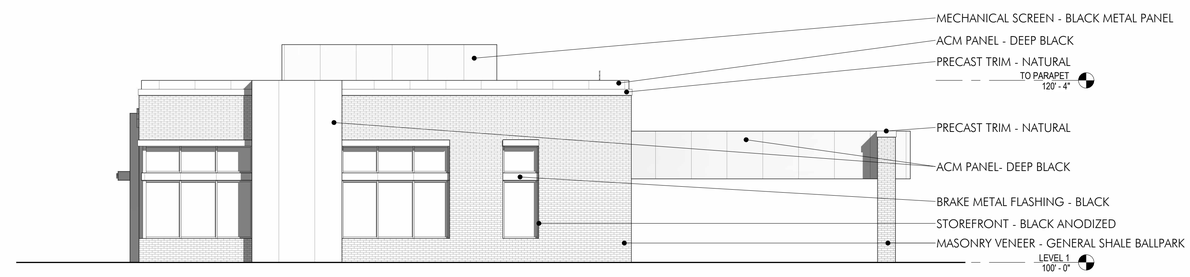


9 WEST ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"

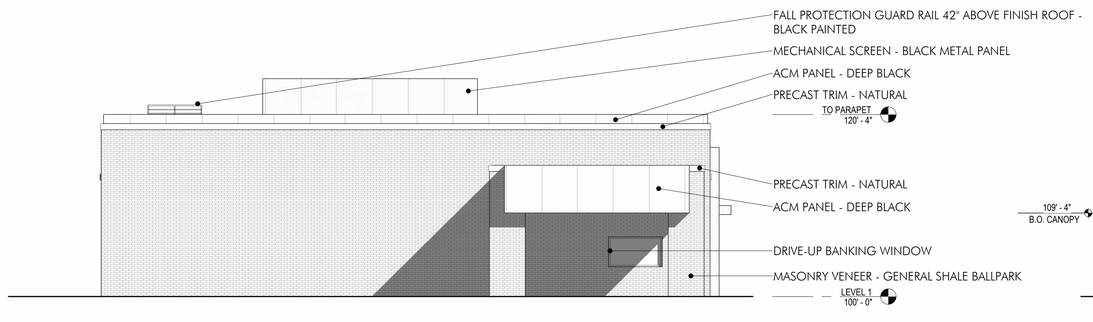


8 SOUTH ELEVATION - TRASH ENCLOSURE
1/8" = 1'-0"

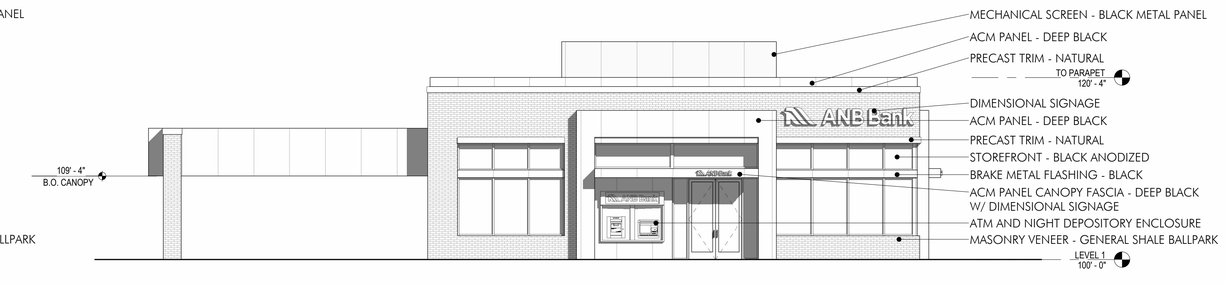
4 EAST ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

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303.308.1190
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Sheet Name
EXTERIOR ELEVATIONS

AP-102

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SOUTH ENTRY PERSPECTIVE

EAST ENTRY PERSPECTIVE

NORTHEAST ENTRY DRIVE PERSPECTIVE

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Sheet Name
RENDERINGS

AP-103

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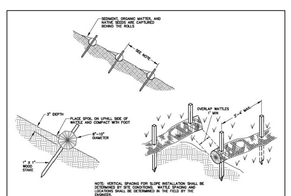
GENERAL NOTES:

1. CONTRACTOR TO VERIFY EXISTING SITE INFORMATION, INCLUDING STRUCTURES, UTILITIES, PROPERTY LINES, LIMITS OF ROADWAYS, AND CURBS AND GUTTERS, THAT MAY EFFECT THE SCOPE OF WORK PRIOR TO BEGINNING SITE CONSTRUCTION.
2. EXISTING UTILITIES ARE INDICATED FOR INFORMATION ONLY AND NOT INTENDED TO SHOW EXACT LOCATION. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES NOT SHOWN OR DETAILED AND INSTALLED BY ANY OTHER CONTRACTOR. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND MAINTAIN THE LOCATION DURING ALL PHASES OF THE WORK. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES OR STRUCTURES AND ANY INJURIES THEREFROM. RESTORATION OF ANY UTILITIES DAMAGED BY THE CONTRACTOR SHALL BE AT THE CONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER. ANY ADJUSTMENTS OF PROPOSED WORK WILL BE APPROVED BY LANDSCAPE ARCHITECT. ADJUSTMENTS OF PLANT MATERIAL DUE TO CONFLICTS WITH UTILITIES SHALL BE APPROVED BY OWNER OR LANDSCAPE ARCHITECT. CALL UNDERGROUND LOCATES @ 800.922.1987, 1 WEEK PRIOR TO PLANTING.
3. PROVIDE OWNER OR LANDSCAPE ARCHITECT WITH NOTIFICATION OF ALL DISCREPANCIES BETWEEN EXISTING AND PROPOSED SITE IMPROVEMENTS BEFORE STARTING WORK.
4. LANDSCAPE CONTRACTOR SHALL TAKE ALL NECESSARY STEPS AS REQUIRED TO PROPERLY PROTECT AND MAINTAIN HIS WORK FOR THE DURATION OF THE CONTRACT.
5. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
6. NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
7. NO SUBSTITUTIONS FOR ANY MATERIALS SPECIFIED SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S OR OWNER'S APPROVAL.
8. IT SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO CONFIRM ALL DESIGN CRITERIA AS NOTED BY THE DRAWING OR TECHNICAL SPECIFICATIONS. ANY DISCREPANCIES, DELETIONS, ADDITIONS, OR ALTERATIONS TO THE DRAWINGS OR SPECIFICATIONS SHALL BE PRESENTED IN WRITING TO THE PROJECT LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
9. CIVIL ENGINEERING IS THE RESPONSIBILITY OF THE OWNER OR GENERAL CONTRACTOR.
10. CONTRACTOR IS RESONSIBLE FOR ROUGH GRADING TO +/- 0.25' OF FINISHED GRADE & LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINISH GRADING.
11. ALL WORK AND PARTS SHALL BE WARRANTIED FOR A MINIMUM OF ONE YEAR FROM DATE OF COMPLETION.
12. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED FOR ALL MODIFICATIONS, REVIEW & APPROVAL REQUESTS TO LANDSCAPE ARCHITECT.
13. AT COMPLETION OF ALL WORK OUTLINED IN THESE PLANS THE LANDSCAPE CONTRACTOR SHALL CONTACT THE OWNER AND ARRANGE A WALK THROUGH TO DETERMINE THAT ALL ASPECTS OF WORK ARE COMPLETED. WORK MUST BE FULLY COMPLETED ACCORDING TO ALL PLANS AND SPECIFICATIONS AND MUST BE COMPLETE IN GOOD WORKMANSHIP MANNER AND MUST BE ACCEPTED BY THE OWNER IN WRITING PRIOR TO THE BEGINNING OF THE MAINTENANCE PERIOD.
14. OWNER OR AUTHORIZED REPRESENTATIVE MAY COMPLETE PORTIONS OR ALL OF APPROVALS AND WORK OUTLINED IN NOTES IN LIEU OF LANDSCAPE ARCHITECT.
15. STONE DRIP EDGE TO BE 2" TO 4" NATIVE RIVER COBBLE OVER FILTER FABRIC UNLESS SPECIFIED OTHERWISE PER PLAN. PROVIDE SAMPLE FOR OWNER APPROVAL.
16. ALL DOWN SPOUTS, DRAIN INLETS, DRAIN LINES AND FRENCH DRAINS TO BE INSTALLED BY THE GENERAL CONTRACTOR UNLESS OTHERWISE NOTED.

EROSION CONTROL & SITE PROTECTION NOTES & SPECIFICATIONS:

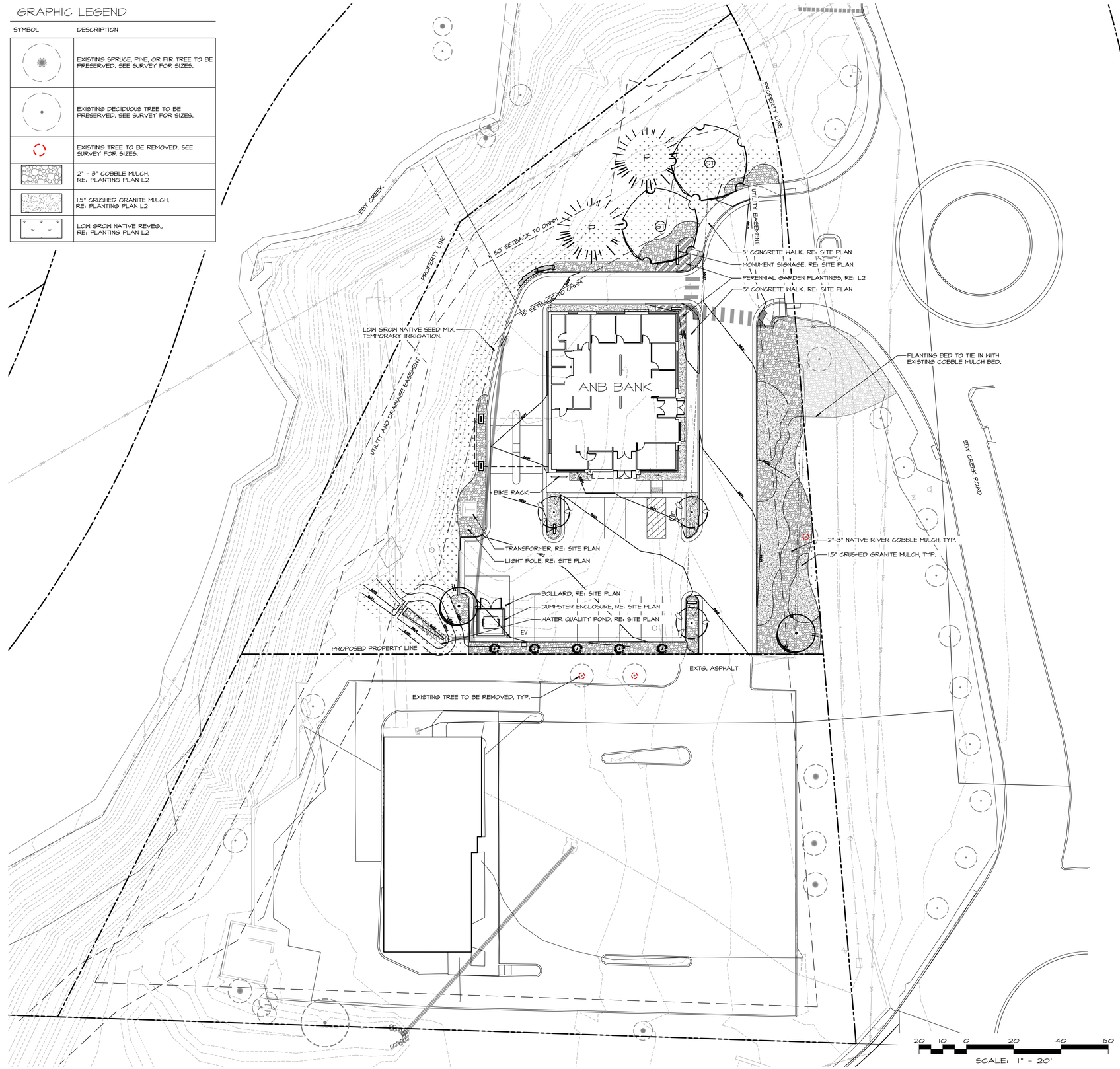
1. STRAW WATTLES ARE TO BE PLACED AT THE LIMIT OF CONSTRUCTION AS NEEDED TO PREVENT EROSION AND SEDIMENTATION. A CONSTRUCTION FENCE WILL BE PLACED AT THE LIMIT OF DISTURBANCE WHERE STRAW WATTLES ARE NOT USED, AS PER CIVIL DRAWINGS.
2. ALL TREES WITHIN THE LIMITS OF DISTURBANCE THAT ARE TO BE PRESERVED TO BE PROTECTED. AT EVERGREEN TREES WITH SNOW FENCING AT DRIP-LINE; AT DECIDUOUS TREES USE SNOW FENCING AT DRIP-LINE. IF YOU CANNOT PROVIDE SNOW FENCE @ DRIP-LINE DUE TO CONSTRUCTION PROXIMITY, WRAP TRUNK WITH PLASTIC CORRUGATED CULVERT SECTIONS TO A HEIGHT OF 6' OR TO FIRST MAJOR BRANCH. IF IT IS NECESSARY TO DRIVE WITHIN THE DRIP-LINE OF THE TREE, CONTRACTOR SHALL INSTALL 4" OF BARK MULCH OR WOOD CHIPS IN A RING EXTENDING FROM THE TRUNK TO THE TREE'S DRIP LINE.
3. SPECIAL CARE NEEDS TO BE TAKEN FOR TREES WITHIN CONSTRUCTION ACCESS ROUTE AND WORK AREAS. PLASTIC CORRUGATED CULVERT SECTIONS WITH INTERIOR INSULATION OF 1.5" MIN. TO SURROUND TREE TRUNK TO A HEIGHT OF 6' OR TO FIRST MAJOR BRANCH.
4. ERECT AND MAINTAIN TEMPORARY FENCING AROUND TREE PROTECTION ZONES BEFORE STARTING SITE CLEARING. REMOVE FENCE WHEN CONSTRUCTION IS COMPLETE. DO NOT STORE CONSTRUCTION MATERIALS, DEBRIS, OR EXCAVATED MATERIAL WITHIN FENCED AREA. DO NOT PERMIT VEHICLES, EQUIPMENT OR FOOT TRAFFIC WITHIN FENCED AREA. MAINTAIN FENCED AREA FREE OF WEEDS AND TRASH.
5. DO NOT EXCAVATE WITHIN TREE PROTECTION ZONES, UNLESS OTHERWISE INDICATED. WHERE EXCAVATION FOR NEW CONSTRUCTION IS REQUIRED WITHIN TREE PROTECTION ZONES, HAND CLEAR AND EXCAVATE TO MINIMIZE DAMAGE TO ROOT SYSTEMS. USE NARROW-TINE SPADING FORKS COMB SOIL TO EXPOSE ROOTS AND CLEANLY CUT ROOTS AS CLOSE TO EXCAVATION AS POSSIBLE.
   - 5.1. COVER EXPOSED ROOTS WITH BURLAP AND WATER REGULARLY.
   - 5.2. TEMPORARILY SUPPORT AND PROTECT ROOTS FROM DAMAGE UNTIL THEY ARE PERMANENTLY REDIRECTED AND COVERED WITH SOIL.
   - 5.3. COAT CUT FACES OF ROOTS MORE THAT 1.5" IN DIAMETER WITH AN EMULSIFIED ASPHALT OR OTHER APPROVED COATING FORMULATED FOR USE ON DAMAGED PLANT TISSUES.
   - 5.4. BACKFILL WITH SOIL AS SOON AS POSSIBLE
6. ALL DISTURBED AREAS NOT DESIGNATED AS SHRUB BEDS, PERENNIAL BEDS, OR LAWN SHALL BE REVEGETATED WITH THE SPECIFIED SEED MIXTURE. SEE ALSO PLANTING NOTES.



STRAW WATTLE INSTALLATION
N.T.S.

GRAPHIC LEGEND

SYMBOL	DESCRIPTION
	EXISTING SPRUCE, PINE, OR FIR TREE TO BE PRESERVED. SEE SURVEY FOR SIZES.
	EXISTING DECIDUOUS TREE TO BE PRESERVED. SEE SURVEY FOR SIZES.
	EXISTING TREE TO BE REMOVED. SEE SURVEY FOR SIZES.
	2" - 3" COBBLE MULCH, RE: PLANTING PLAN L2
	1.5" CRUSHED GRANITE MULCH, RE: PLANTING PLAN L2
	LOW GROW NATIVE REVEG., RE: PLANTING PLAN L2



Ceres+
LANDSCAPE ARCHITECTURE
Post Office Box 2134 Eagle, Colorado 81631 p: 970.949.3286 f: 970.328.6084

ANB BANK
EBY CREEK ROAD
EAGLE, CO

21 January 2025

Title:
LANDSCAPE LAYOUT PLAN

Scale:
1" = 20'-0"

Sheet:
L1

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PLANT LEGEND

TREES

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT	MATURE SPREAD
P	PINUS PODEROSA	PONDEROSA PINE	8'	2	60' - 80'	30' - 40'
GT	GLEDITSIA INERMIS SKYLINE	SKYLINE HONEYLOCUST	3"	2	40' - 50'	30' - 40'
A	ACER TATARICUM HOT WINGS	HOT WINGS MAPLE	3"	2	15' - 20'	15' - 20'
C	CRATAEGUS CRUS-GALLI INERMIS CRUSADER	THORNLESS COCKSPUR HAWTHORN	3"	3	12' - 15'	12' - 15'
J	JUNIPERUS SCOPULORUM 'MEDORA'	MEDORA JUNIPER	6'	5	15' - 20'	3' - 5'

SHRUBS

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT	MATURE SPREAD
PW	PRUNUS BESSEYI 'PAWNEE BUTTES'	PAWNEE BUTTES SAND CHERRY	#5	9	15" - 18"	4' - 6'
PA	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	#5	24	3' - 4'	3' - 4'
PO	PHYSOCARPOS OP. DARTS GOLD	DARTS GOLD NINEBARK	#5	15	3' - 5'	3' - 5'
RI	RIBES ALPINUM 'GREEN MOUND'	GREENMOUND CURRANT	#5	73	3' - 4'	2' - 3'
RHA	RHUS AROMATICA 'GRO-LON'	GRO-LOW SUMAC	#5	27	2' - 3'	6' - 8'
SN	SPIRAEA JAPONICA 'NEON FLASH'	NEON FLASH SPIREA	#5	18	2' - 3'	3' - 4'
VO	VIBURNUM OPULUS 'NANUM'	DWARF EUROPEAN VIBURNUM	#5	21	1' - 2'	1' - 2'

ORNAMENTAL GRASSES

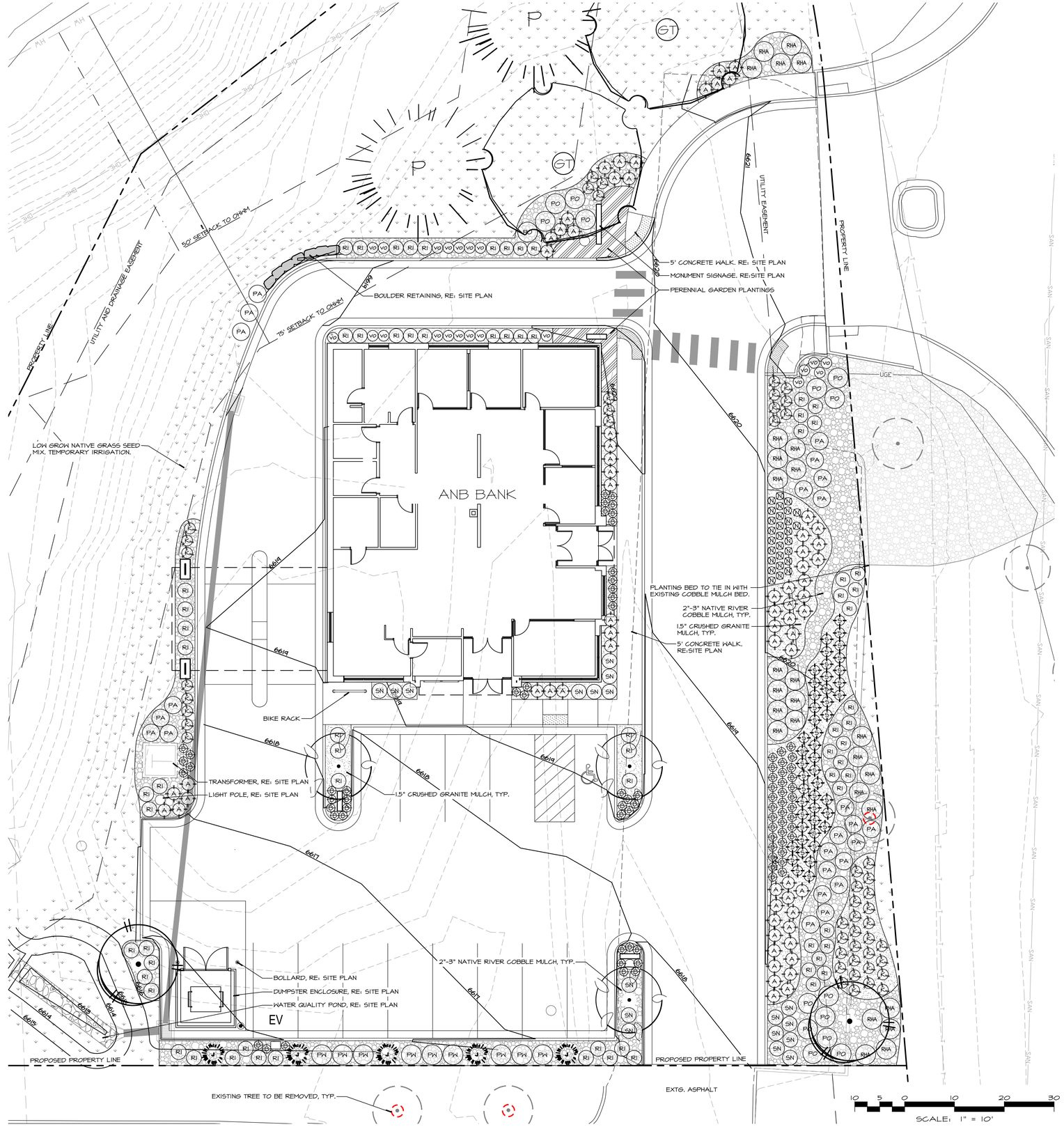
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	MATURE HEIGHT	MATURE SPREAD
A	HELICTOTRICHON SEMPERVIRENS	BLUE AVENA GRASS	#1	67	2' - 3'	18" - 24"
B	BOUTELOUA GRAC. 'BLONDE AMBITION'	BLONDE AMBITION GRASS	#1	81	2' - 3'	1' - 2'
K	CALAMGROSTIS 'KARL FORSTER'	KARL FORSTER GRASS	#1	49	4' - 5'	18" - 24"
N	DESCHAMPSIA 'NORTHERN LIGHTS'	NORTHERN LIGHTS HAIR GRASS	#1	28	8" - 15"	10" - 16"
S	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCH GRASS	#1	48	3' - 4'	12" - 18"

GROUNDCOVERS

SYMBOL	COMMON NAME	
	ASSORTED GROUND COVERS AND PERENNIAL FLOWERS	170 Sq Ft.
	PAWNEE BUTTES LOW GROW NATIVE SEED MIX, WITH TEMPORARY IRRIGATION	5,120 Sq Ft.
	2" - 3" NATIVE RIVER COBBLE MULCH. LOCALLY SOURCED. 3" MIN. DEPTH, INSTALLED OVER WEED BARRIER FABRIC.	3,140 Sq Ft.
	1.5" CRUSHED GRANITE. LOCALLY SOURCED. 3" MIN. DEPTH, INSTALLED OVER WEED FABRIC BARRIER.	1,830 Sq Ft.

GRAPHIC LEGEND

SYMBOL	DESCRIPTION
	EXISTING SPRUCE, PINE, OR FIR TREE TO BE PRESERVED. SEE SURVEY FOR SIZES.
	EXISTING DECIDUOUS TREE TO BE PRESERVED. SEE SURVEY FOR SIZES.
	EXISTING TREE TO BE REMOVED. SEE SURVEY FOR SIZES.



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21 January 2025

Title:
PLANTING PLAN

Scale:
1" = 10'-0"

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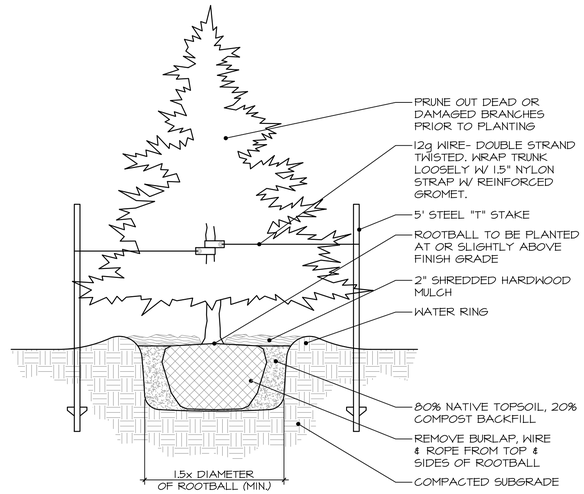

A TREE PLANTING SECTION

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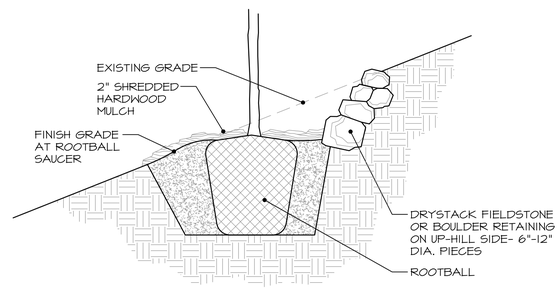
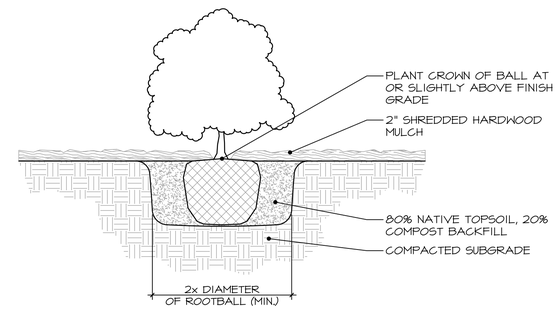


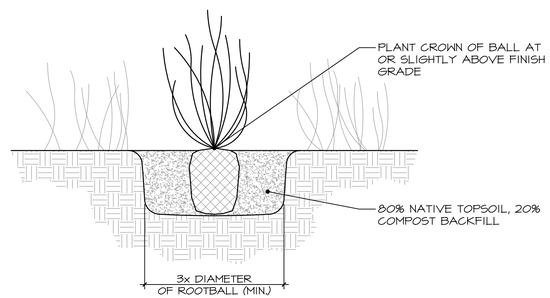
B PLANTING ON A SLOPE GREATER THAN 3:1

NOT TO SCALE



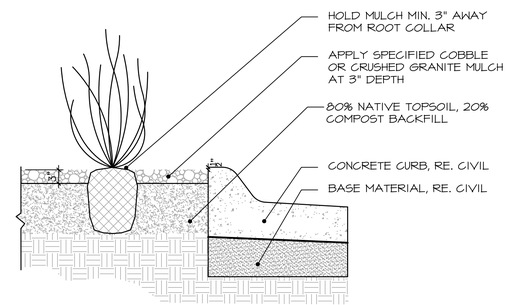
C SHRUB, ORNAMENTAL GRASS, GROUNDCOVER & PERENNIAL PLANTINGS

NOT TO SCALE



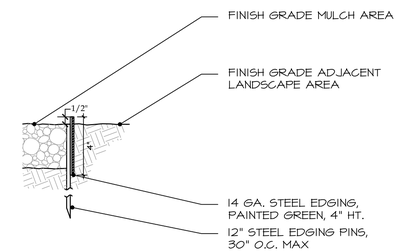
D 1 GALLON PLANTS WITHIN NATIVE GRASS AREAS

NOT TO SCALE



E COBBLE / GRAVEL MULCH AT BACK CURB PLANTING BED

NOT TO SCALE



F STEEL EDGING W/ MULCH

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IRRIGATION LEGEND

SYMBOL	DESCRIPTION
	SLEEVES: SCH 40 PVC 4"
	MAINLINE PIPE: SCH 40 PVC 1"
	LATERAL PIPE TO SPRINKLERS: 80 PSI RATED POLYETHYLENE PIPE 1-INCH SIZE UNLESS OTHERWISE INDICATED
	LATERAL PIPE TO EMITTERS: UV RADIATION RESISTANT POLYETHYLENE (3/4-INCH SIZE, ROUTING IS DIAGRAMMATIC)
	RAINBIRD XFS-09-12 SUB-SURFACE IN-LINE EMITTER TUBING WRAP AT EVERGREEN AND DECIDUOUS TREES, RE. IRRIGATION NOTES AND SPECIFICATIONS FOR ROUTING AND CONFIGURATION
	RAINBIRD XFS-09-12 SUB-SURFACE IN-LINE EMITTER TUBING: USE BLANK XFS TUBING OUTSIDE PLANTED AREAS (ROUTING IS DIAGRAMMATIC)
	UNCONNECTED PIPE CROSSING
	MASTER VALVE ASSEMBLY: RAINBIRD PEB-100 - 1"
	QUICK COUPLING VALVE ASSEMBLY: RAINBIRD 33 DRC - 3/4"
	REMOTE CONTROL VALVE ASSEMBLY: RAINBIRD PEB-100 - 1"
	REMOTE CONTROL VALVE ASSEMBLY FOR DRIP: RAINBIRD XCZ-100-PRB-COM - 1"
	BACKFLOW PREVENTION ASSEMBLY: MODEL: FEBCO 825YA SIZE: 1"
	IRRIGATION CONTROLLER: RAIN BIRD ESP-LXME MODULAR CONTROLLER W/ 6 STATION MODULE
XX	INDICATES CONTROLLER AND STATION NUMBER
XX#	INDICATES STATION DISCHARGE (GPM)
TYPE	INDICATES VALVE SIZE (INCHES)
	INDICATES LANDSCAPE ELEMENT COVERED
MP - 3	POP-UP ROTARY SPRINKLER: RAINBIRD 1812-P45-SAM W/ HUNTER MP ROTATOR NOZZLES: MP 3000 - 90-210 PRESSURE: 40 PSI RADIUS: 21' - 30' ADJUSTABLE ARC: 90° - 360°

IRRIGATION CONSTRUCTION NOTES

1. IRRIGATION SYSTEM POINT-OF-CONNECTION (P.O.C.) SHALL BE LOCATED INSIDE THE BUILDING MECHANICAL ROOM SIZE 1 INCH COPPER (OR EQUIVALENT) WITH 1 INCH BACKFLOW PREVENTER AND 1 INCH COPPER PIPING EXTENDED FROM THE MECHANICAL ROOM TO THE OUTSIDE OF BUILDING THROUGH PENETRATION IN THE FOUNDATION WALLS BY MEP CONTRACTORS. IRRIGATION CONTRACTOR TO CONNECT TO COPPER PIPE IN THE LOCATION SHOWN AND INSTALL ISOLATION VALVE, MASTER VALVE, QUICK COUPLER AND EXTEND PVC IRRIGATION MAIN LINE FROM EXTERIOR STUB OUT AS SHOWN.

2. WALL MOUNT IRRIGATION CONTROLLER INSIDE BUILDING MECHANICAL ROOM AT LOCATION SHOWN BY IRRIGATION CONTRACTOR. PROVIDE 120V OUTDOOR GFIC OUTLET FOR CONTROLLER POWER TO BE INSTALLED WITHIN 3 FEET OF CONTROLLER MOUNTING LOCATION INSIDE UTILITY ENCLOSURE BY MEP CONTRACTORS.

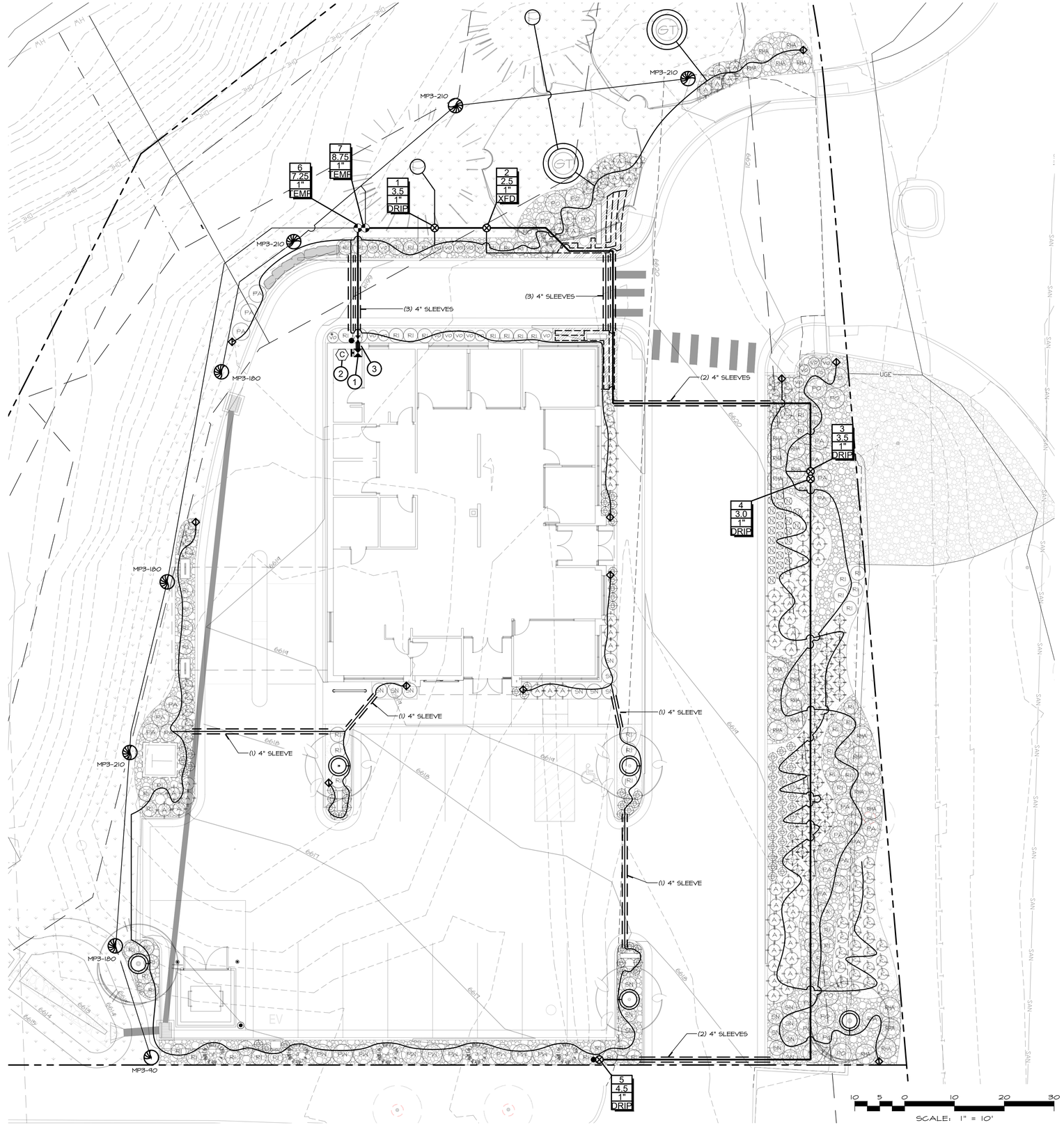
3. EXTEND LOW VOLTAGE IRRIGATION CONTROL WIRES THROUGH EXTERIOR WALL OF UTILITY ENCLOSURE TO LANDSCAPE AREA IN SLEEVE SHOWN.

IRRIGATION COVERAGE

Drip Irrigated Planting Beds - Trees/ Shrubs/ Ornamental Grasses	4,970 s.f.
Drip Irrigated Perennial Planting Beds	170 s.f.
Drip Irrigated Trees in Native Area	80 s.f.
TOTAL (Permanent) IRRIGATED AREA:	5,220 s.f.
Native Revegetation (Temp. Irr.)	5,120 s.f.
TOTAL (Temporary) IRRIGATED AREA:	5,120 s.f.

IRRIGATION NOTES & SPECIFICATIONS:

1. IRRIGATION TO BE UNDERGROUND SPRAY AND DRIP SYSTEM WITH AUTOMATIC CENTRAL CONTROLLER AND REMOTE CONTROLLED VALVES WITH RAIN / FREEZE SHUT OFF SENSOR. AUTOMATIC DRIP IRRIGATION TO BE PROVIDED AT ALL NEW TREES, SHRUBS, ORNAMENTAL GRASSES, AND VEGETATIVE PERENNIALS (POINT SOURCE OR SUBSURFACE IN-LINE EMITTER DRIP IRRIGATION AS SHOWN). AUTOMATIC 6" POP-UP SPRAY HEADS OR ROTORS SHALL BE PROVIDED FOR LAWN AREAS AS SHOWN. 12" POP-UP SPRAY HEADS WITH ROTARY NOZZLES SHALL BE PROVIDED FOR PERMANENT IRRIGATED NATIVE GRASS AREAS AS SHOWN.
2. SYSTEM DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE OF 65 PSI AND A FLOW RATE OF 15 GPM AT THE 1" COPPER POINT OF CONNECTION. IRRIGATION CONTRACTOR TO VERIFY PRESSURE AND FLOW ON SITE PRIOR TO INSTALLATION.
3. SYSTEM SHALL INCLUDE A PRESSURE REGULATOR AND BACKFLOW PREVENTOR DEVICE AT POINT OF CONNECTION TO BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES BY MEP CONTRACTORS
4. CONTRACTOR TO BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. CONTRACTOR IS NOT TO PROCEED WITH INSTALLATION OF IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED, BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION (811 'CALL BEFORE YOU DIG').
4. A LOW VOLTAGE SYSTEM MANUFACTURED EXPRESSLY FOR CONTROL OF AUTOMATIC CIRCUIT VALVES OF AN IRRIGATION SYSTEM SHALL BE INSTALLED. SYSTEM SHALL INCLUDE AN ADJUSTABLE 24 HOUR TIME CLOCK THAT ALLOWS FOR AUTOMATIC, SEMI-AUTOMATIC, OR MANUAL OPERATION AND PROGRAMMABLE CAPABILITIES THAT ALLOW FOR INDEPENDENT WATERING SCHEDULES PER ZONE.
5. ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL CODES BY MEP CONTRACTORS AT DESIGNATED CONTROLLER LOCATION.
6. PROVIDE 4" PVC SLEEVING AT ALL MAIN LINE, LATERAL, AND WIRING BELOW ALL HARDSCAPE TO ADJACENT PLANTING AREAS. PROVIDE SEPARATE SLEEVE FOR MAIN LINE AND CONTROL WIRE AT EACH MAIN LINE CROSSING.
7. MAINLINE IS TO BE BURIED 18"-24" BELOW FINISHED GRADE, LATERAL PIPES SHALL BE BURIED 8"-12" BELOW FINISHED GRADE IN LANDSCAPED AREAS AND A MINIMUM OF 6" BELOW FINISHED GRADE IN NATIVE/UNDISTURBED AREAS. ALL PIPE TRENCHES SHALL BE FREE OF ROCKS AND DEBRIS PRIOR TO PIPE INSTALLATION. BACKFILL TRENCHES WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS.
8. TEMPORARY ABOVE GROUND AUTOMATIC ROTOR OR SPRAY TYPE IRRIGATION SHALL BE PROVIDED AT ALL OTHER DISTURBED AREAS THAT ARE TO BE RE-VEGETATED AND SHALL BE REMOVED BY THE IRRIGATION CONTRACTOR 2 YEARS AFTER PROJECT COMPLETION OR UPON ESTABLISHMENT. EXTENT OF IRRIGATION AT RE-VEGETATED AREAS TO COVER LIMITS OF DISTURBANCE. VERIFY LIMITS OF DISTURBANCE ON SITE AND ADJUST ACCORDINGLY. NOTIFY LANDSCAPE ARCHITECT IF ADDITIONAL IRRIGATION IS REQUIRED.
9. LAYOUT OF IRRIGATION & CORRESPONDING SOD SHALL BE FIELD ADJUSTED TO AVOID INTERFERENCE W/ ROAD & PLOWING.
10. ALL OVERHEAD IRRIGATION HEADS SHALL BE SPACED ON CENTER PER THEIR COVERAGE RADIUS TO PROVIDE EVEN AND EFFICIENT WATERING. USE 4 AND 6 SERIES VARIABLE ARC (VAN) NOZZLES WHERE 1' VARIATIONS IN RADIUS ARE NEEDED TO PROVIDE COMPLETE COVERAGE. USE VARIABLE ARC (VAN) NOZZLES WHERE THE ARC OF COVERAGE VARIES FROM THE STANDARD MANUFACTURED ARCS. CAREFULLY ADJUST THE RADIUS OF THROW AND THE ARC OF COVERAGE OF EACH SPRAY AND ROTARY NOZZLE TO PROVIDE THE BEST PERFORMANCE.
11. INSTALL RAINBIRD XFS SUB-SURFACE INLINE EMITTER TUBING RINGS AT EACH INDIVIDUAL TREE AS SHOWN. DECIDUOUS TREES = 2 RINGS (1 RING AT CIRCUMFERENCE AT EDGE OF ROOT BALL, 1 RING AT 1' LARGER THAN DIA. OF CIRCUMFERENCE AT EDGE OF ROOT BALL. RE: DETAIL.
12. INSTALL RAINBIRD XERI-BUG DRIP EMITTERS AT EACH INDIVIDUAL TREE, SHRUB, ORNAMENTAL GRASS, AND PERENNIAL LOCATION AT POINT SOURCE DRIP IRRIGATION LOCATIONS PER PLANT TYPE AND SIZE IN THE FOLLOWING QUANTITIES: JUNIPERS = 2 EACH (XB-20-PC), CONTAINER SHRUBS = 2 EACH (XB-20-PC), ORNAMENTAL GRASSES = 2 EACH (XB-10PC).
11. INSTALL RAINBIRD XFS SUB-SURFACE INLINE EMITTER TUBING IN GRID PATTERN AT PERENNIAL BEDS AS SHOWN. USE RAINBIRD XFS FITTINGS AT ALL DIRECTIONAL CHANGES GREATER THAN 45 DEGREES. BURY PIPE TO A DEPTH OF 4" AND SECURE IN BOTTOM OF TRENCH WITH SOD STAPLES EVERY 10' MIN. USE SOLID XFS PIPE OR BOW POLYETHYLENE PIPE IN ALL SLEEVES OR CONNECTIONS BETWEEN VALVES AND BEDS OUTSIDE OF WATERING AREA.
12. VALVE BOX LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
13. INSTALL ALL DRIP IRRIGATION LINES PER MANUFACTURER SPECIFICATIONS.
14. USE ONLY STANDARD TEE AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS PROHIBITED.
15. FLUSH DIRT AND DEBRIS FROM PIPING BEFORE INSTALLING SPRINKLERS AND OTHER DEVICES.
16. THE FOLLOWING IRRIGATION TESTS AND INSPECTIONS SHALL BE COMPLETED BY THE CONTRACTOR:
    16.1. LEAK TEST: AFTER INSTALLATION, CHARGE SYSTEM AND TEST FOR LEAKS. REPAIR LEAKS AND RETEST UNTIL NO LEAKS EXIST.
    16.2. OPERATIONAL TEST: AFTER ELECTRICAL CIRCUITRY HAS BEEN ENERGIZED, OPERATE CONTROLLERS AND AUTOMATIC CONTROL VALVES TO CONFIRM PROPER SYSTEM OPERATION
    16.3. TEST AND ADJUST CONTROLS AND SAFETIES. REPLACE DAMAGED AND MALFUNCTIONING CONTROLS AND EQUIPMENT.
17. CONTRACTOR IS TO PROVIDE START UP AND BLOW-OUT SERVICES FOR IRRIGATION SYSTEM FOR THE FIRST SEASON IT IS INSTALLED.
18. CONTRACTOR TO PROVIDE OWNER WITH AS-BUILT IRRIGATION PLANS THAT INCLUDE APPROXIMATE MAINLINE ROUTING AND VALVE BOX LOCATIONS.
19. THE DESIGN IS DIAGRAMMATIC, THEREFORE THE FOLLOWING SHOULD BE NOTED:
    19.1. ALTHOUGH IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE OF PLANTING AREAS FOR CLARITY, INSTALL IRRIGATION COMPONENTS WITHIN LANDSCAPED AREAS WHENEVER POSSIBLE.
    19.2. TREE AND SHRUB LOCATIONS SHOWN ON THE LANDSCAPE PLANS TAKE PRECEDENCE OVER IRRIGATION EQUIPMENT LOCATIONS. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANT MATERIALS AND ARCHITECTURAL FEATURES
20. IRRIGATION DESIGN BASED ON SURVEY AND CIVIL DRAWINGS PROVIDED. VERIFY ALL CONDITIONS IN THE FIELD.



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IRRIGATION PLAN

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1" = 10'-0"

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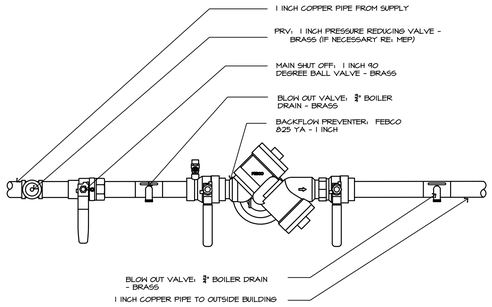
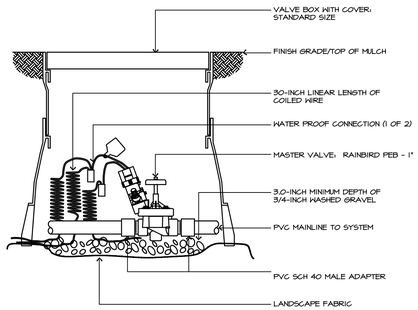
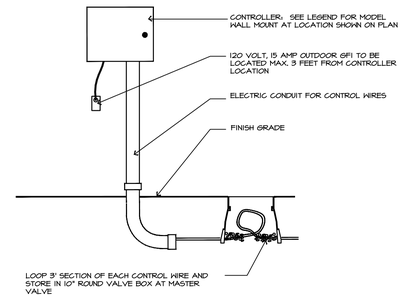


NOTES:
1. INSTALL BACKFLOW DEVICE IN MECHANICAL ROOM AND EXTEND COPPER PIPE TO OUTSIDE OF BUILDING THROUGH SLEEVE IN FOUNDATION WALL. PROVIDE 1 INCH COPPER FEMALE ADAPTER AT END OF STUB OUT FOR CONNECTION TO PVC.
2. INSTALL BACKFLOW DEVICE IN ACCORDANCE WITH ALL STATE AND LOCAL CODE REQUIREMENTS.

1 BACKFLOW PREVENTION ASSEMBLY

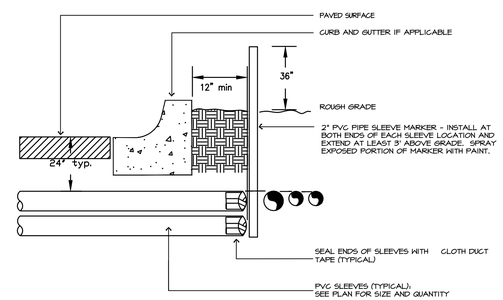


2 MASTER VALVE ASSEMBLY



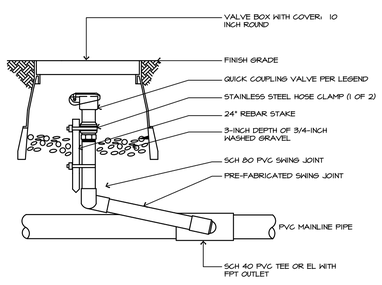
NOTE:
1. 120 VOLT, 15 AMP OUTDOOR GFI TO BE INSTALLED AT CONTROLLER LOCATION BY MEP CONTRACTORS.

3 CONTROLLER ASSEMBLY

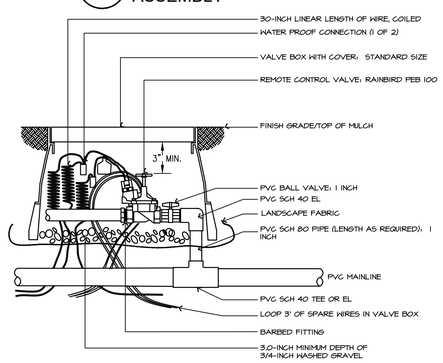


NOTE:
1) ALL SLEEVING TO BE CLASS 200 BE PVC, SIZED AS NOTED IN PLANS.
2) INSATLL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. DO NOT STACK SLEEVES VERTICALLY.

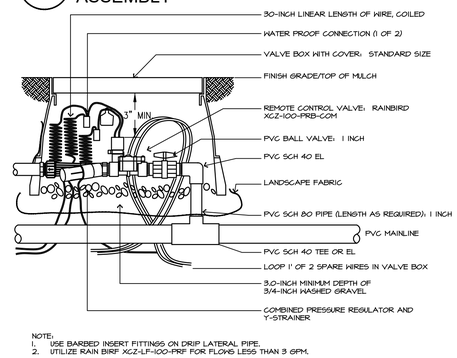
4 TYPICAL SLEEVING DETAIL



5 QUICK COUPLING VALVE ASSEMBLY

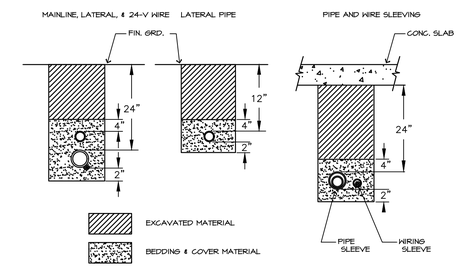


6 REMOTE CONTROL SPRAY VALVE ASSEMBLY



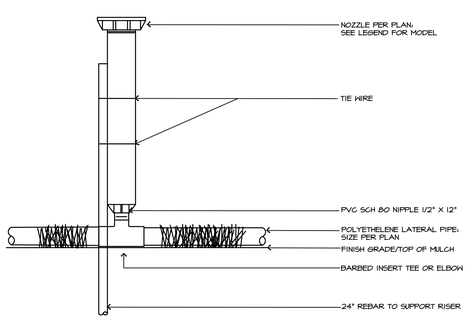
NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE.
2. UTILIZE RAIN BIRD XCZ-LF-100-PRF FOR FLOWS LESS THAN 3 GPM.

7 REMOTE CONTROL DRIP VALVE ASSEMBLY

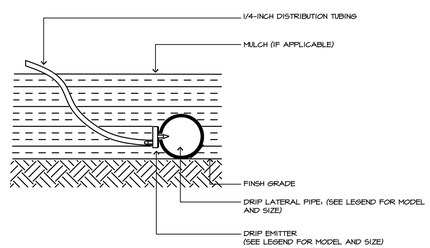


NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
3. BEDDING MATERIAL TO BE EXCAVATED MATERIAL WITH ROCKS LARGER THAN 1" DIAMETER REMOVED.

8 TYPICAL TRENCHING DETAIL

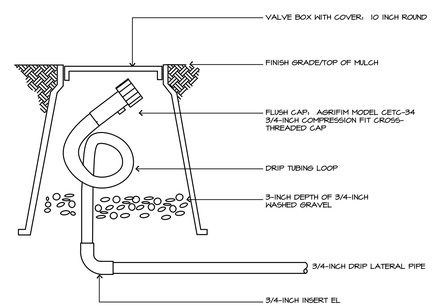


9 ABOVE GROUND TEMPORARY SPRAY SPRINKLER ASSEMBLY



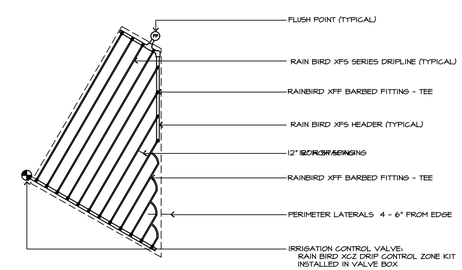
NOTE:
INSTALL DRIP EMITTERS AT EACH INDIVIDUAL PLANT IN THE FOLLOWING QUANTITIES AND SIZES:
- SHRUB = 2 EACH XB-20PC EMITTERS (2 GPH)
- ORNAMENTAL GRASS = 2 EACH XB-10PC EMITTERS (1 GPH)

10 SINGLE OUTLET EMITTER ASSEMBLY



NOTE:
1. LOOP IRRIGATION DRIP TUBING INSIDE VALVE BOX FOR EXTENSION OUTSIDE OF BOX DURING BLOWOUT.

11 DRIP FLUSH CAP ASSEMBLY



NOTES:
1. RECOMMENDED MINIMUM FILTRATION: 120 MESH MIN.
2. PRESSURE AT FLUSH VALVE SHALL BE MIN 15 PSI.
3. 2 PSI CHECK VALVE (MAX 9' OF WATER/ELEVATION CHANGE))
4. REFER TO MAXIMUM LENGTH OF A SINGLE LATERAL CHART

12 SUB-SURFACE IN-LINE EMITTER TUBING ASSEMBLY

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IRRIGATION DETAILS

Scale:
VARIES

Sheet:
L5

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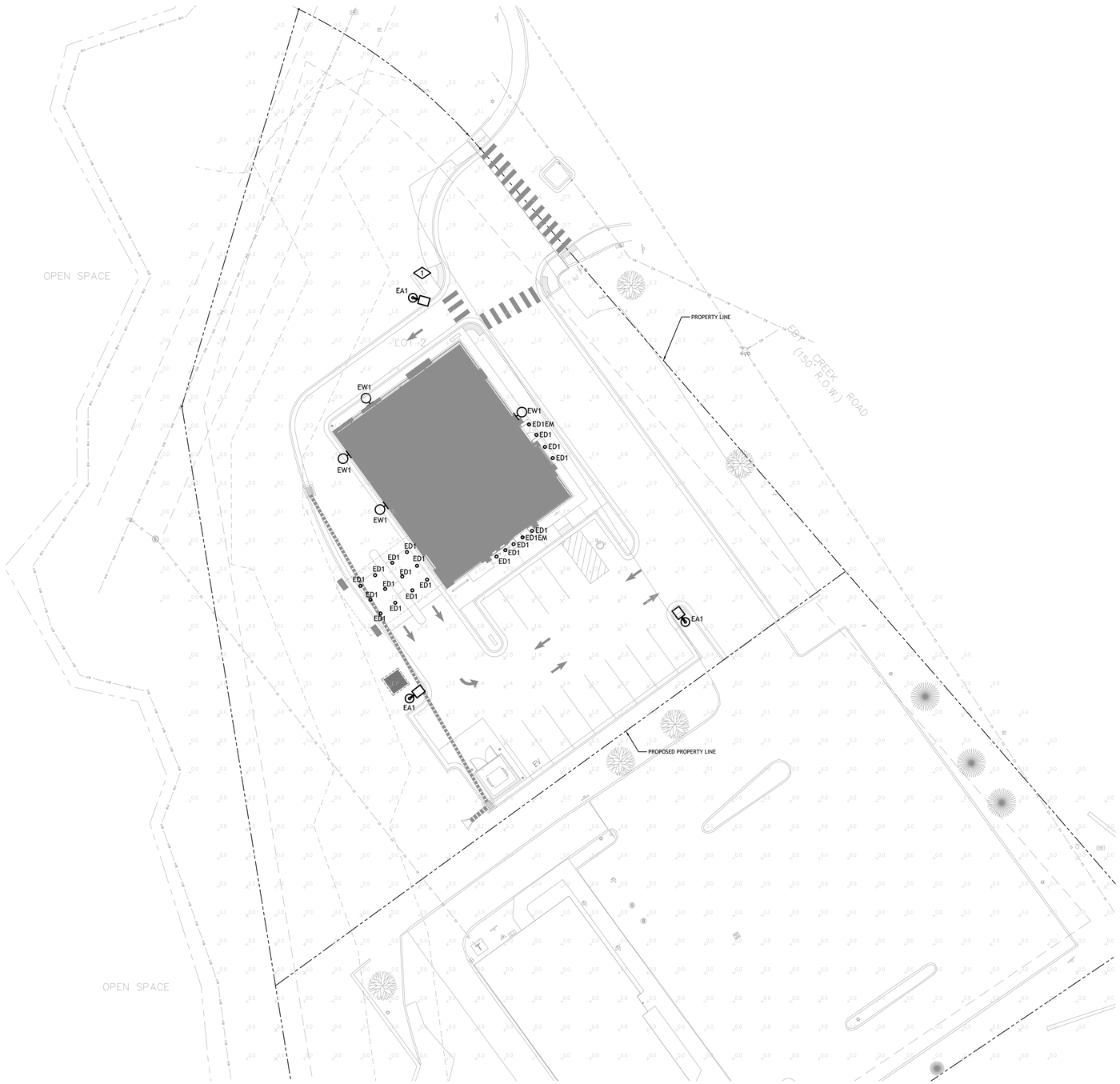


NORTH

1 | LIGHTING PHOTOMETRIC PLAN

P1.01 | SCALE: 1" = 30'

LIGHTING FIXTURES

A a	LUMINAIRE TYPE, REFERENCING LUMINAIRE SCHEDULE, TYPICAL ALL FIXTURES. SUBSCRIPT, IF SHOWN, REFERENCES WALL SWITCH OR RELAY/ZONE CONTROL.
	WALL MOUNTED LUMINAIRE
	DOWNLIGHT LUMINAIRE
	HATCH INDICATES EMERGENCY LUMINAIRE
	EXTERIOR AREA LIGHT
	MONOPOINT LUMINAIRE
	BOLLARD
	STEP LIGHT

KEYNOTE LEGEND

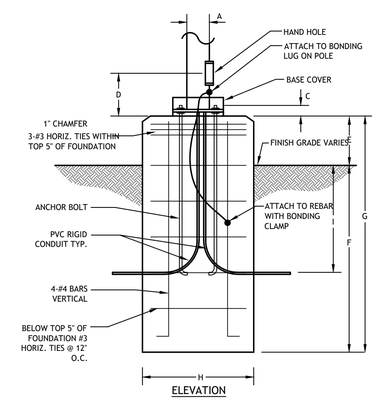
KEY VALUE	
1.	APPROXIMATE LOCATION OF IN-GRADE UPLIGHTS FOR MONUMENT SIGN. FIXTURES ARE NOT SHOWN ON PHOTOMETRIC PLAN SINCE THEY ARE NOT INTENDED TO ILLUMINATE THE HORIZONTAL PLANE. FIXTURES SHALL UTILIZE A NARROW BEAM OF LIGHT TO ILLUMINATE THE SIGN.

GENERAL NOTES

A.	ALL LIGHT SOURCES SHALL BE CONCEALED OR SHIELDED WITH AN IESNA FULL CUT-OFF STYLE FIXTURE TO MINIMIZE POTENTIOAL GOR GLARE AND UNNECESSARY DIFFUSION ON ADJACENT PROPERTY.
B.	ALL FIXTURES SHALL BE LED WITH A COLOR RENDERING INDEX ABOVE 70.
C.	THE MAXIMUM HEIGHT OF ANY LIGHTING POLE SHALL NOT EXCEED 25FT.
D.	IN NO CASE SHALL EXTERIOR LIGHTING ADD MORE THAN 1 FOOTCANDLE TO ILLUMINATION LEVELS AT THE PROPERTY LINE.
E.	ALL OUTDOOR LIGHT NOT NECESSARY FOR SECURITY PURPOSES SHALL BE REDUCED VIA TIMECLOCK OR TURNED OFF DURING NON-OPERATING HOURS.
F.	LIGHT FIXTURES USED TO ILLUMINATE FLAGS, STATUES, OR ANY OTHER OBJECTS MOUNTED ON A POLE, PEDESTAL, OR PLATFORM SHALL USE A NARROW BEAM WHICH SHALL NOT EXTEND BEYOND THE ILLUMINATED OBJECT.
G.	LIGHT FIXTURES INSTALLED UNDER CANOPIES, AWNINGS, OVERHANGS, AND THE LIKE SHALL BE FULLY RECESSED.
H.	AVERAGE ILLUMINATION OF THE PARKING LOT SURFACE SHALL NOT EXCEED 3.0 FOOT-CANDLES.

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FULL SITE	+	0.4 fc	14.5 fc	0.0 fc	N/A	N/A
PARKING	✳	1.5 fc	3.0 fc	0.5 fc	6.0:1	3.0:1
PROPERTY LINE	✳	0.1 fc	1.0 fc	0.0 fc	N/A	N/A
PROPOSED PROPERTY LINE	✳	0.2 fc	0.5 fc	0.0 fc	N/A	N/A



POLE KEY	OVERALL HEIGHT	A	ANCHOR BOLT DATA B	SIZE	C	D	E	F	G	H	I
EA1	25'0"	4"	PER MANUFACTURER			2'0"	6'0"	8'0"	24"	36"	

1 | POLE BASE DETAIL

P1.02 | SCALE: NONE

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REV. #	DESCRIPTION	DATE

PROJECT #: 6859.00
SCALE:
DRAWN BY: CWL
CHECKED BY: AMW
ISSUE DATE: 01-13-2025
ISSUE: SITE DEVELOPMENT PLAN

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SHEET TITLE
PHOTOMETRIC PLAN

SHEET NO.:
P1

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LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	MANUFACTURER	CATALOG NUMBER	VOLTAGE	SOURCE				MAX	LUMEN	FIXTURE	MOUNTING INFORMATION		NOTES
					LAMP QTY	WATT	TYPE	CCT/CRI	WATTS	OUTPUT	FINISH	LOCATION	BOF/RFD/OFH	
EA1	PMM MESA EXTERIOR LED AREA LIGHT, FULL CUTOFF, TYPE IV FORWARD THROW DISTRIBUTION, HOUSE-SIDE SHIELD, ROUND POLE	COOPER	PMM-SA2-D-740-U-T4FT-BK-HSS	120	1	144	LED	4000K 70CRI	144	13519	BLACK	POLE	25'-0" OFH	1
EW1	LUMARK EXTERIOR WALL PACK	COOPER	XTOR1B-W-BK	120	1	12	LED	4000K 70 CRI	12	1396	BLACK	SURFACE WALL	9'-4" BOF	1
ED1	EXTERIOR RECESSED 4" DOWNLIGHT	LITHONIA	WF4-LED-35K-90CRI-MW	120	1	11	LED	3000K 80 CRI	11	780	MATTE WHITE	RECESSED CEILING	1.3" RFD	
ED1EM	EXTERIOR RECESSED 4" DOWNLIGHT ON EMERGENCY INVERTER	LITHONIA	WF4-LED-35K-90CRI-MW	120	1	11	LED	3000K 80 CRI	11	780	MATTE WHITE	RECESSED CEILING	1.3" RFD	

ABBREVIATIONS: BOF - BOTTOM OF FIXTURE, RFD - RECESSED FIXTURE DEPTH, OFH - OVERALL FIXTURE HEIGHT, AFF(AFG) - ABOVE FINISHED FLOOR (GRADE), WFD - WALL FIXTURE DEPTH

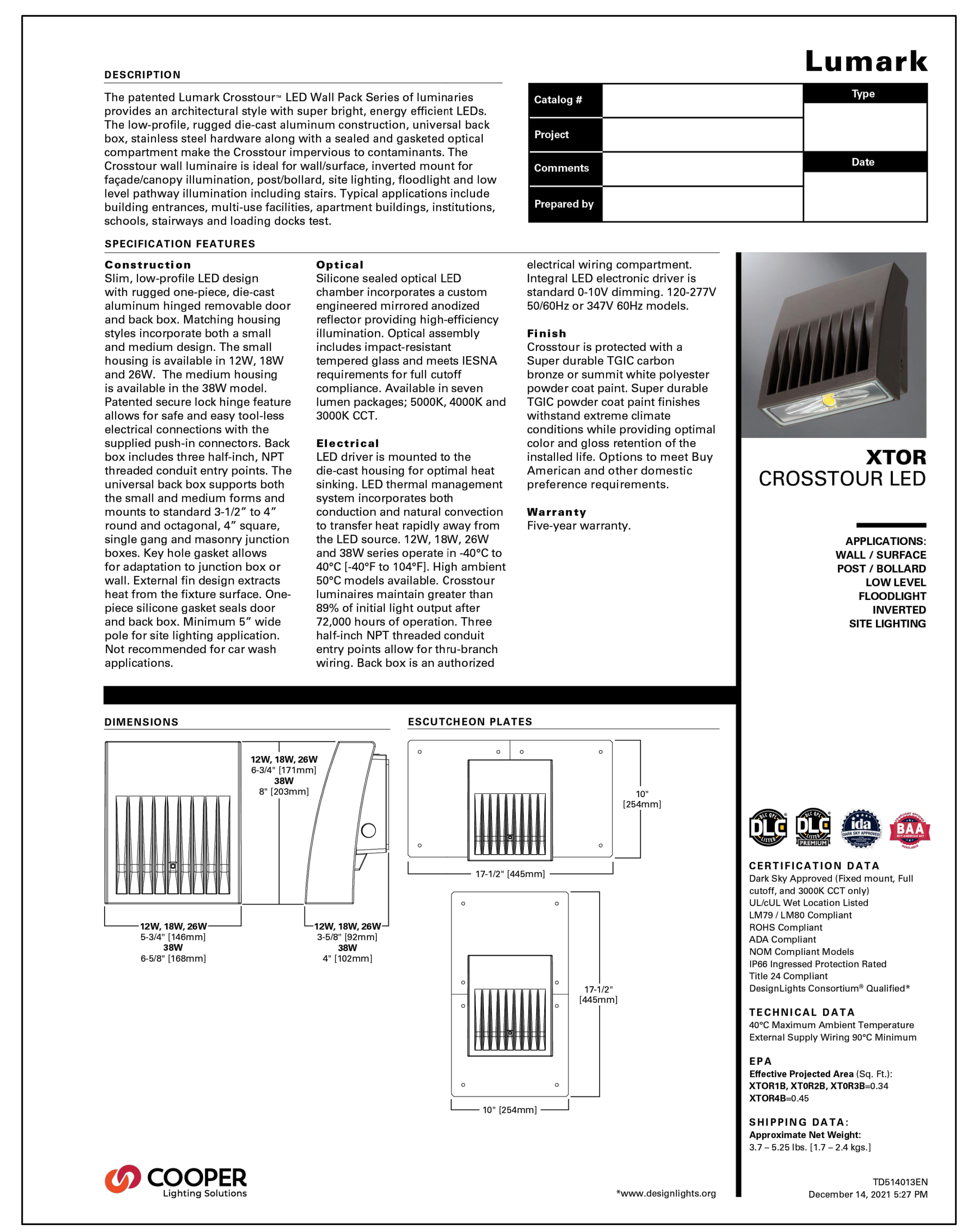
GENERAL NOTES:

A. ALL REFLECTOR LAMPS SHALL BE PROVIDED AS WIDE FLOOD DISTRIBUTION, UON.
B. LUMENS LISTED ARE DELIVERED LUMENS, NOT INITIAL.
C. FOR ALL SPECIFIED LUMINAIRES, THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL MOUNTING HARDWARE, ACCESSORIES, COMPONENTS, LEADER/JUMPER CABLES, WIRE FEED, CONNECTORS, END CAPS, REMOTE POWER SUPPLIES, AND ANY OTHER NECESSARY COMPONENT AS REQUIRED FOR INSTALLING A SECURE AND FULLY FUNCTIONAL SYSTEM.
D. THE CONTRACTOR SHALL VERIFY THE CEILING TYPE BEFORE ORDERING LIGHT FIXTURES TO ENSURE COMPATIBILITY WITH SPECIFIED FIXTURES. NOTIFY SPECIFIER OF ANY DISCREPANCIES.
E. ALL FINISH SELECTIONS SHALL BE VERIFIED BY ARCHITECT/INTERIOR DESIGNER/OWNER AS PART OF THE SUBMITTAL PROCESS. UNLESS OTHERWISE NOTED, EC SHALL ASSUME STANDARD LUMINAIRE FINISH OPTION FOR PRICING.
F. EC SHALL VERIFY ALL FIXTURE MOUNTING HEIGHTS WITH ARCHITECTURAL ELEVATIONS PRIOR TO ANY ROUGH-IN.
G. REMOTE DRIVER(S)/TRANSFORMER(S) SHALL BE LOCATED IN A CONCEALED, ACCESSIBLE, AND VENTILATED LOCATION AS PROPOSED BY THE EC AND APPROVED BY THE ARCHITECT. REFER TO THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR MINIMUM REQUIRED CLEARANCES FROM ADJACENT MATERIALS, AND WIRING REQUIREMENTS TO PREVENT VOLTAGE DROP. DO NOT EXCEED MANUFACTURER'S RECOMMENDATIONS REGARDING WIRE GAGE AND MAXIMUM WIRE RUN LENGTHS.
H. FOR LUMINAIRES SPECIFIED WITH 0-10V DIMMING, 0-10V DIMMING DRIVER(S) REQUIRE ADDITIONAL LOW VOLTAGE CONTROL WIRES IN ADDITION TO STANDARD WIRING FOR POWER.
I. EXTERIOR LUMINAIRES SHALL BE COLD WEATHER RATED FOR 0 DEG. F / -18 DEG. C., AND RATED FOR OUTDOOR USE.
J. SPECIFICATIONS DO NOT INCLUDE FIXTURE QUANTITIES, FINAL DIMENSIONS WITH ARCHITECTURAL FINISHES, WEIGHTS OR GAUGES, FABRICATION PROCESSES, CONSTRUCTION MEANS OR METHODS, SAFETY PRECAUTIONS, ALL OF WHICH ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

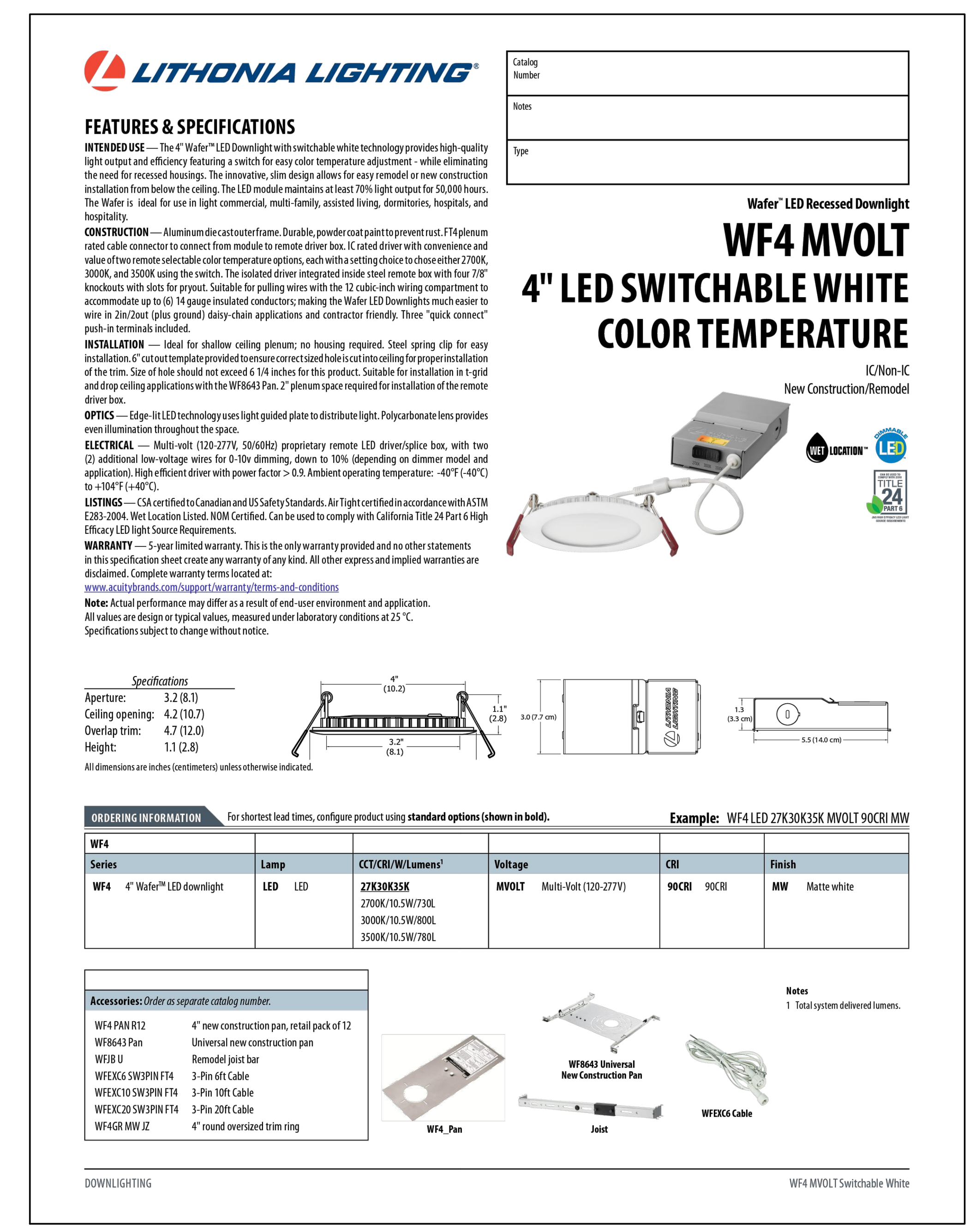
SPECIFIC NOTES:

1. VERIFY FIXTRUE FINISH WITH ARCHITECT/OWNER PRIOR TO ORDERING.

1 | EA1
P1.03 | SCALE: NONE



1 | EW1
P1.03 | SCALE: NONE



1 | ED1, ED1EM
P1.03 | SCALE: NONE

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SHEET TITLE:
PHOTOMETRIC SCHEDULES

SHEET NO.:
P2