

PROJECT  
RED MOUNTAIN  
RANCH

PARCEL 1  
17500 US-6  
EAGLE, CO 81631

ARCHITECT/  
GENERAL CONTRACTOR

tres birds

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CONSTRUCTION

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ISSUANCE

MAJOR  
DEVELOPMENT  
PERMIT (MDP)

ISSUE DATE

09.17.2025








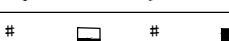
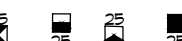
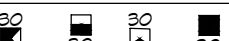
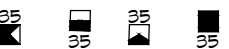











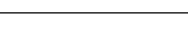













CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE

IRRIGATION  
SCHEDULE

IR-401

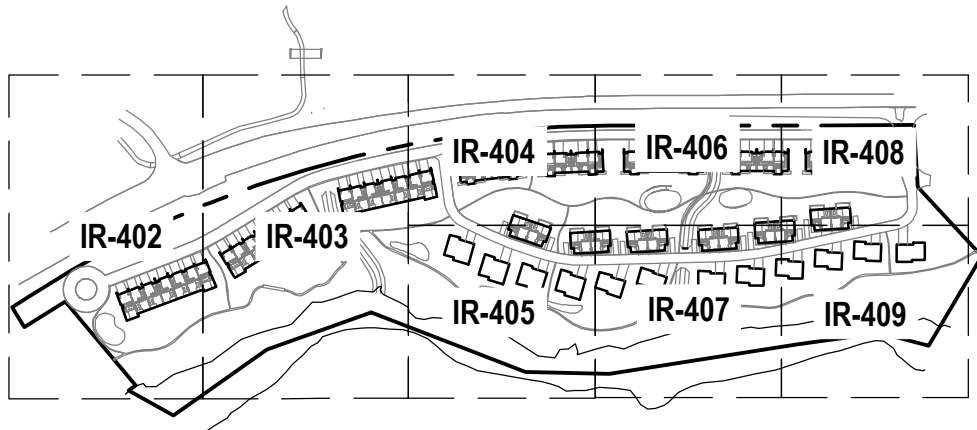
IRRIGATION SCHEDULE					
SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.	
	HUNTER	PRO5-06-CV-PR530-R WITH PRO-SPRAY NOZZLE	POPOP SPRAY HEAD	1	
	HUNTER	PRO5-06-CV-PR530-R WITH PRO-SPRAY SST, CORNER NOZZLE	POPOP SPRAY HEAD	1	
	HUNTER	PRO5-12-PR530-CV-R WITH MP-ROTATOR SERIES NOZZLE (M1=MP-1000, M2=MP-2000, M3=MP3000 & M3B=MP3500)	POPOP ROTATOR HEAD	1	
	HUNTER	PRO5-12-PR530-CV-R WITH MPR SERIES NOZZLE	HI-POP SPRAY HEAD	2	
	HUNTER	PRO5-12-PR540-CV-R WITH MP-ROTATOR SERIES NOZZLE (M1=MP-1000, M2=MP-2000, M3=MP3000 & M3B=MP3500)	HI-POP ROTATOR HEAD	2	
	HUNTER	I-20-06-SB-R WITH # STANDARD NOZZLE (BLUE)	GEAR DRIVEN ROTOR	3	
	HUNTER	I-25-06-SB WITH #20 & #25 NOZZLES	GEAR DRIVEN ROTOR	3	
	HUNTER	I-20-12-R WITH # STANDARD NOZZLE (BLUE)	HI-POP GEAR DRIVEN ROTOR	3	
	HUNTER	I-20-12-R WITH #MPR25 MATCHED PRECIPITATION NOZZLE (RED)	HI-POP ROTOR HEAD	4	
	HUNTER	I-20-12-R WITH #MPR25 MATCHED PRECIPITATION NOZZLE (RED)	HI-POP ROTOR HEAD	4	
	HUNTER	I-20-12-R WITH #MPR25 MATCHED PRECIPITATION NOZZLE (RED)	HI-POP ROTOR HEAD	4	
	HUNTER	IGV -PRS-D V/DECODER	ELECTRIC CONTROL VALVE	7 & 10	
	RAIN BIRD	44- NP	QUICK COUPLING VALVE	5	
	BASELINE	3200 WEB ACCESSIBLE	2-WIRE ELECTRIC CONTROLLER	19 & 20	
	FEBCO	880	RP BACKFLOW PREVENTER	23 & 24	
	STRONG BOX	SBBC-40-ALHP	BACKFLOW PREVENTER ENCLOSURE	25	
	OLDCASTLE / CARSON	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	N5	
	MACDONALD	AY 1/4 TURN - 1"	MANUAL DRAIN VALVE	6	
		LINE SIZE - 2½" AND SMALLER	GATE VALVE	21	
		LINE SIZE - 3" AND LARGER	GATE VALVE	22	
	AFCO	BERMAD	AIR RELEASE VALVE	26	
	N/S	LEEMCO	MECHANICAL JOINT RESTRAINTS	18	
		CLASS 200 BE - 2½" & SMALLER	PVC MAINLINE	16	
		CLASS 200 RT - 3" & LARGER	PVC MAINLINE	16 & 18	
		CLASS 160	PVC SLEEVING	17	
	RAIN BIRD	XCG-100-PRB-COM	DRIP VALVE ASSEMBLY	13 & 10	
	N/S	XERI-BUG	DRIP BLOW-OUT	15	
	N/S	XERI-BUG	DRIP EMITTERS	14	
	N/S	BASELINE	ICD-100	VALVE DECODER	10
	N/S	BASELINE	ICD-SEN	SENSOR DECODER	9
	PAIGE	PT354D #12 ANG	2-WIRE DECODER CABLE	N5	
	HUNTER	AT LOCATIONS SHOWN	SURGE PROTECTION	11	
	PPS	CB#V1C015X000R5-085V32B241ONS-4	PRIMARY PUMP	P1, P2, P3	
	BY OTHERS		WATER METER	BY OTHERS	
	RAIN BIRD	XERI-BUG WITH CHECK VALVE	TREE DRIP RINGS	27	
	OCTAVE	3600COT36ALO1	METER	9 & 10	
	HUNTER	IGV-391-R	MASTER VALVE	8 & 10	
					

IRRIGATION CONSTRUCTION NOTES

- DRAWINGS AND BASE INFORMATION - ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY MENK ASSOCIATES. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS\*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS\*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS. CONTACT IRRIGATION CONSULTANT FOR CURRENT SPECIFICATIONS IF NOT PROVIDED.
- SYSTEM PRESSURE - HYDROSYSTEMS\*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE TBD PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS\*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS\*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS\*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF 85 PSI MINIMUM.
- NON-POTABLE WATER SOURCE - THIS SITE HAS BEEN DESIGNED TO BE IRRIGATED WITH NON-POTABLE WATER. ALL CAPS ON HEADS, VALVE HANDLES, VALVE BOX LIDS SHALL BE CONSTRUCTED OF PURPLE MATERIALS AND LABELED TO INDICATE NON-POTABLE WATER SUPPLY. ALL MAINLINE AND LATERAL PIPING SHALL BE PURPLE. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING SIGNS NOTIFYING THE PUBLIC OF THE USE OF NON-POTABLE WATER ON THIS SITE. SEE STATE REGULATIONS FOR CONTENT AND SIZE OF NOTIFICATION SIGNS. INSTALLATION CREWS ARE TO BE INFORMED OF THE USE OF NON-POTABLE WATER.
- IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.  
BLUEGRASS TURF 1.39" PER WEEK PEAK SEASON  
ORNAMENTAL PLANTINGS 0.77" PER WEEK PEAK SEASON  
NATIVE SEED MIXES 01.00" PER WEEK PEAK SEASON
- EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.
- PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 5 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS.
- MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO ENSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.
- POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 17 SERIES NOZZLES ON ALL HEADS SPACED AT 16' TO 15'. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 8 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.
- DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES / DRIP TUBING FLOW AND PLACEMENT.
- UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.
- SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.  
SLEEVED PIPE SIZE/WIRE QUANTITY      REQUIRED SLEEVE SIZE & (QUANTITY)  
¾" - 1½" PIPING      2" PVC (1)  
1½" - 2" PIPING      4" PVC (1)  
3" HDPE PIPING      6" PVC (1)  
2-WIRE DECODER CABLE      2" PVC (1)  
COMMUNICATION CABLE      2" PVC (1)
- WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURES RECOMMENDATIONS AND STANDARDS.  
1.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).  
1.2. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).  
1.3. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.  
1.4. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.  
1.5. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10' ROUND VALVE BOX FOR WIRE SPLICES.  
1.6. INSTALL SURGE PROTECTOR RODS OR PLATES 8 LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.  
1.7. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' OF WIRE OR EVERY 8TH DECODER AND AT ALL ENDS OF 2-WIRE DECODER CABLE RUN. LOOP EXTRA 10' OF 2-WIRE DECODER CABLE INTO A VALVE BOX AT PHASING LINES FOR FUTURE CONNECTION (IF INDICATED ON PLANS).
- ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.
- PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY OR TOWN, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY OR TOWN STAMPED PLANS. REVISIONS TO CITY OR TOWN STAMPED PLANS SHALL CONFORM TO CITY OR TOWN FIELD CHANGE PROCEDURES AND DOCUMENTATION.
- EXISTING IRRIGATION DAMAGE - CONTRACTOR SHALL REPAIR OR REPLACE ANY EXISTING IRRIGATION SYSTEMS DAMAGED DURING NEW INSTALLATION. REPAIR OR REPLACEMENT SHALL BE DETERMINED BY OWNER OR OWNER'S REPRESENTATIVE AND PAID FOR BY THE LANDSCAPE CONTRACTOR.
- EXISTING IRRIGATION COORDINATION - EXISTING IRRIGATION SYSTEM SHALL NOT BE TURNED OFF FOR MORE THAN 24 HOURS MAXIMUM. CONTRACTOR SHALL COORDINATE TURN OFF OF SYSTEM WITH OWNER OR MAINTENANCE STAFF 12 HOURS PRIOR TO ANY NEW CONSTRUCTION.
- SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.
- ALL TEMPORARY IRRIGATION ZONES SHALL BE ABANDONED AT THE TIME OF FINAL ACCEPTANCE PER SECTION 1000 OF THE TOWN OF ERIE STANDARDS AND SPECIFICATIONS UNLESS APPLICABLE RAW WATER FEES HAVE BEEN PAID. ABANDONMENT OF IRRIGATION ZONES SHALL BE VERIFIED BY TOWN OF ERIE.

RED MOUNTAIN RANCH-RAW		
TAP #	85	PRESSURE REQUIRED
1		
TAP/METER SIZE	85	PRESSURE AVAILABLE
PUMP	93	GPM MAXIMUM FLOW

RED MOUNTAIN RANCH-POTABLE		
TAP #	70	PRESSURE REQUIRED
2		
TAP/METER SIZE	TBD	PRESSURE AVAILABLE
3"	93	GPM MAXIMUM FLOW

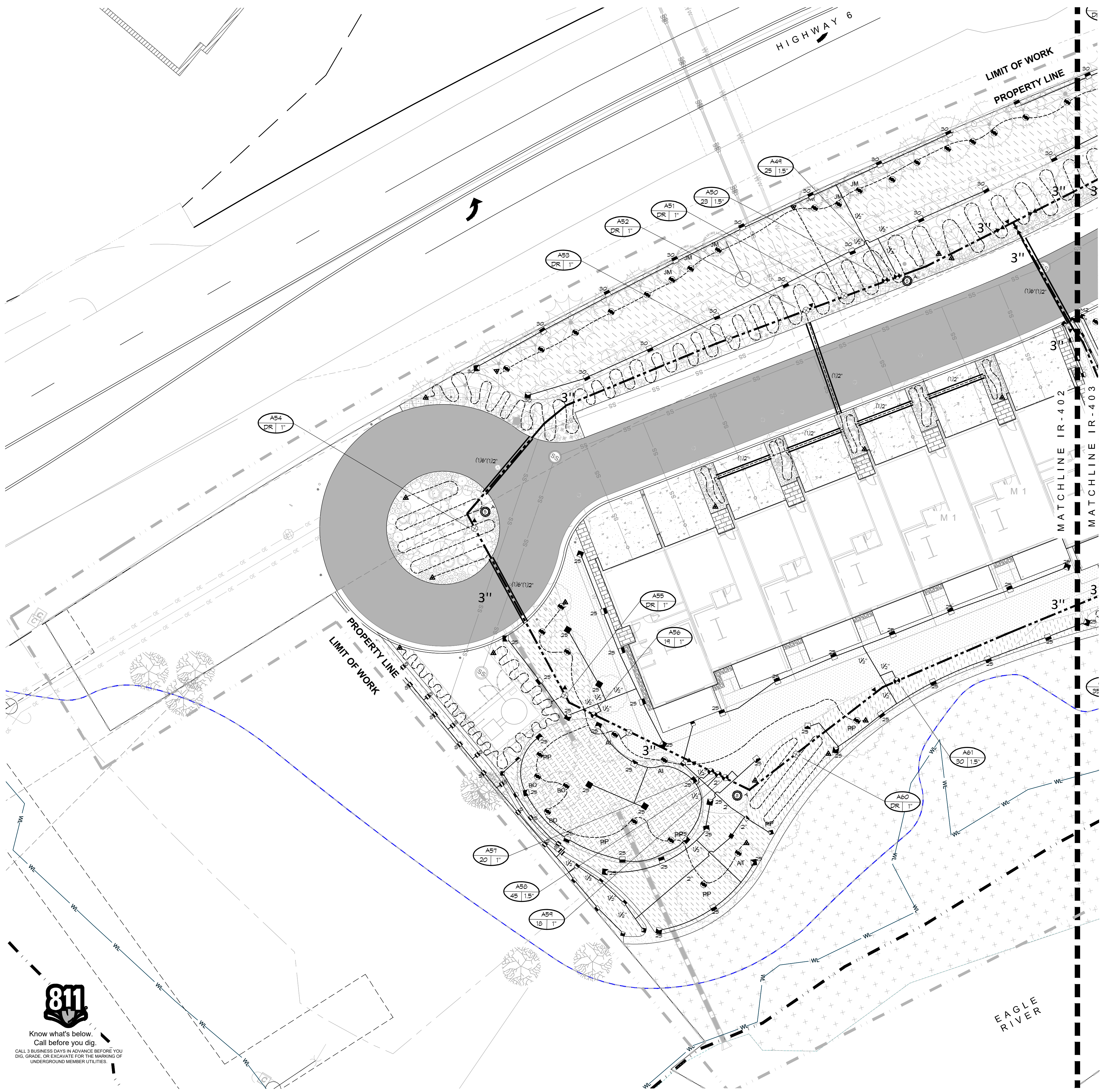


DIRECTORY

IRRIGATION SCHEDULE  
IRRIGATION NOTES  
IRRIGATION PLANS  
IRRIGATION DETAILS

IR-401  
IR-401  
IR-402 - IR-409  
IR-410 - IR-413





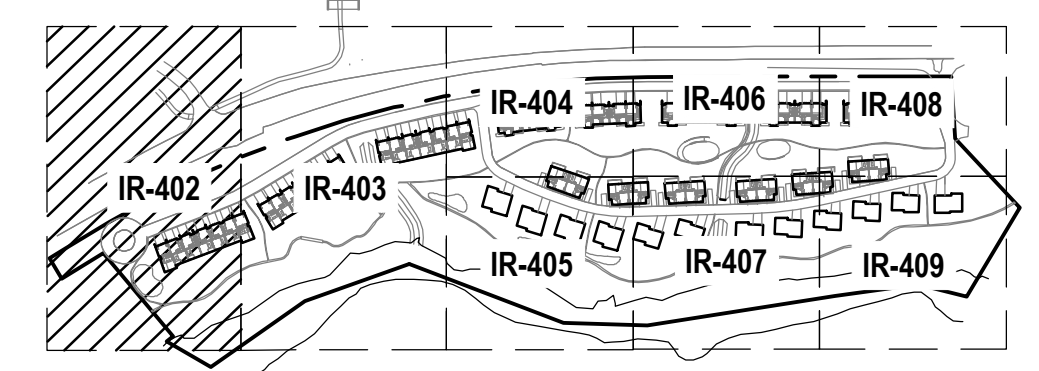
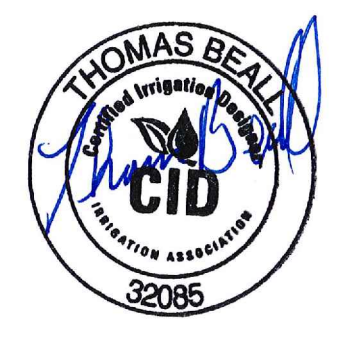
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Know what's below.  
Call before you dig.  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES

**01 IRRIGATION**  
1"=20'

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IRRIGATION DETAILS	IR-410 - IR-413



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**KEYMAP**  
NTS

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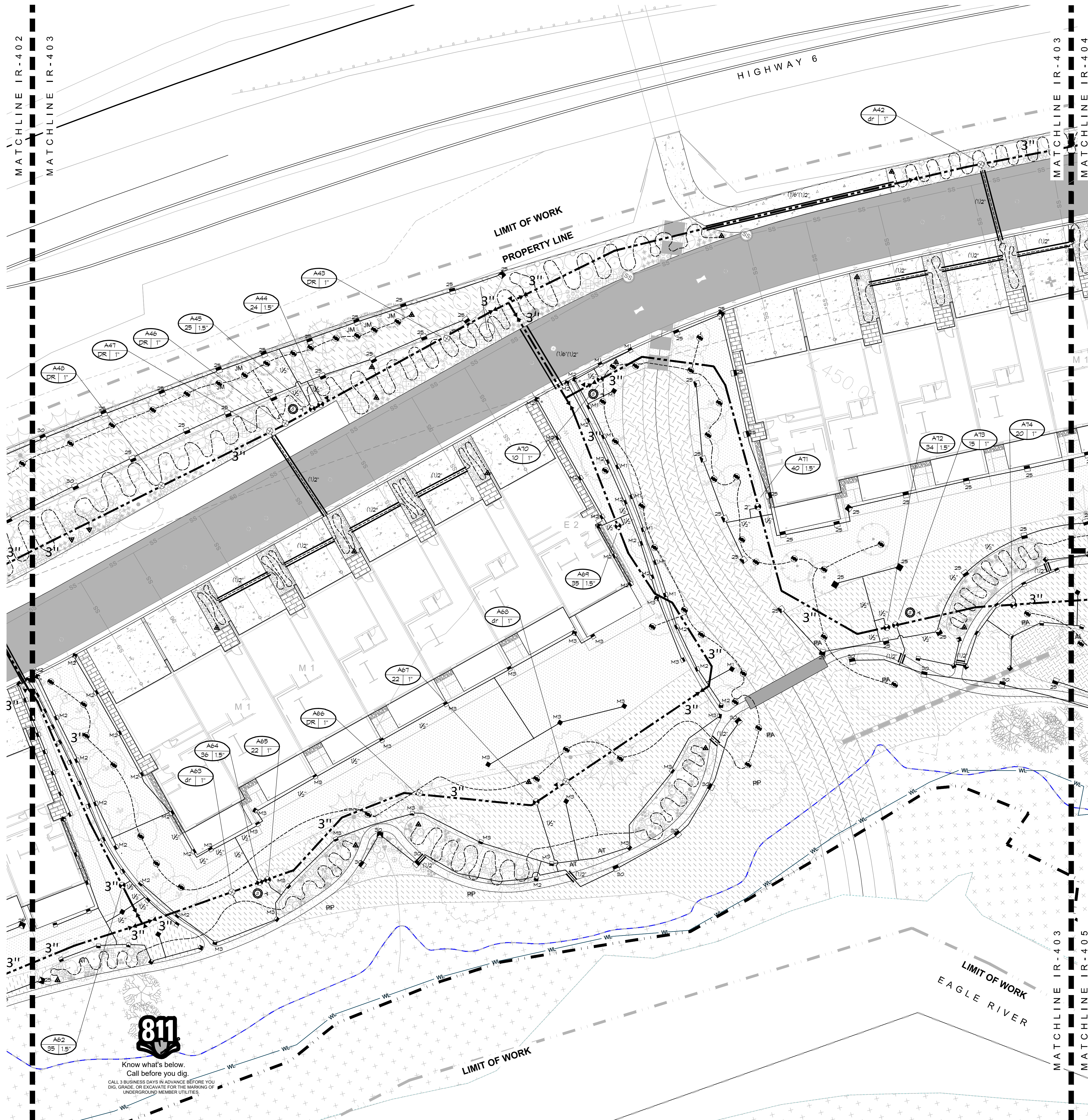
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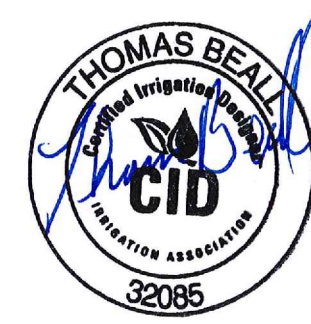
CURRENT REVISION  
REVISION HISTORY

DRAWING SHEET TITLE  
**IRRIGATION PLAN**  
**IR-402**

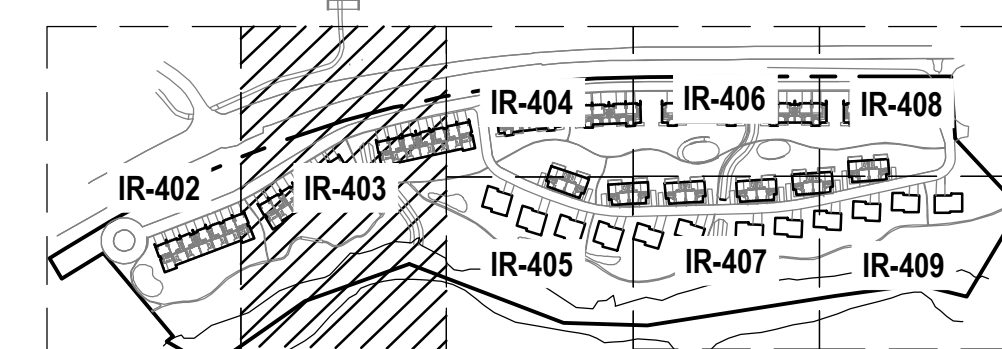




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IRRIGATION DETAILS	IR-410 - IR-413

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**MAJOR DEVELOPMENT PERMIT (MDP)**  
ISSUE DATE  
**09.17.2025**

CURRENT REVISION  
REVISION HISTORY

DRAWING SHEET TITLE  
**IRRIGATION PLAN**

**IR-403**



PROJECT  
**RED MOUNTAIN  
RANCH**

PARCEL 1  
17500 US-6  
EAGLE, CO 81631

ARCHITECT/  
GENERAL CONTRACTOR

**tres birds**

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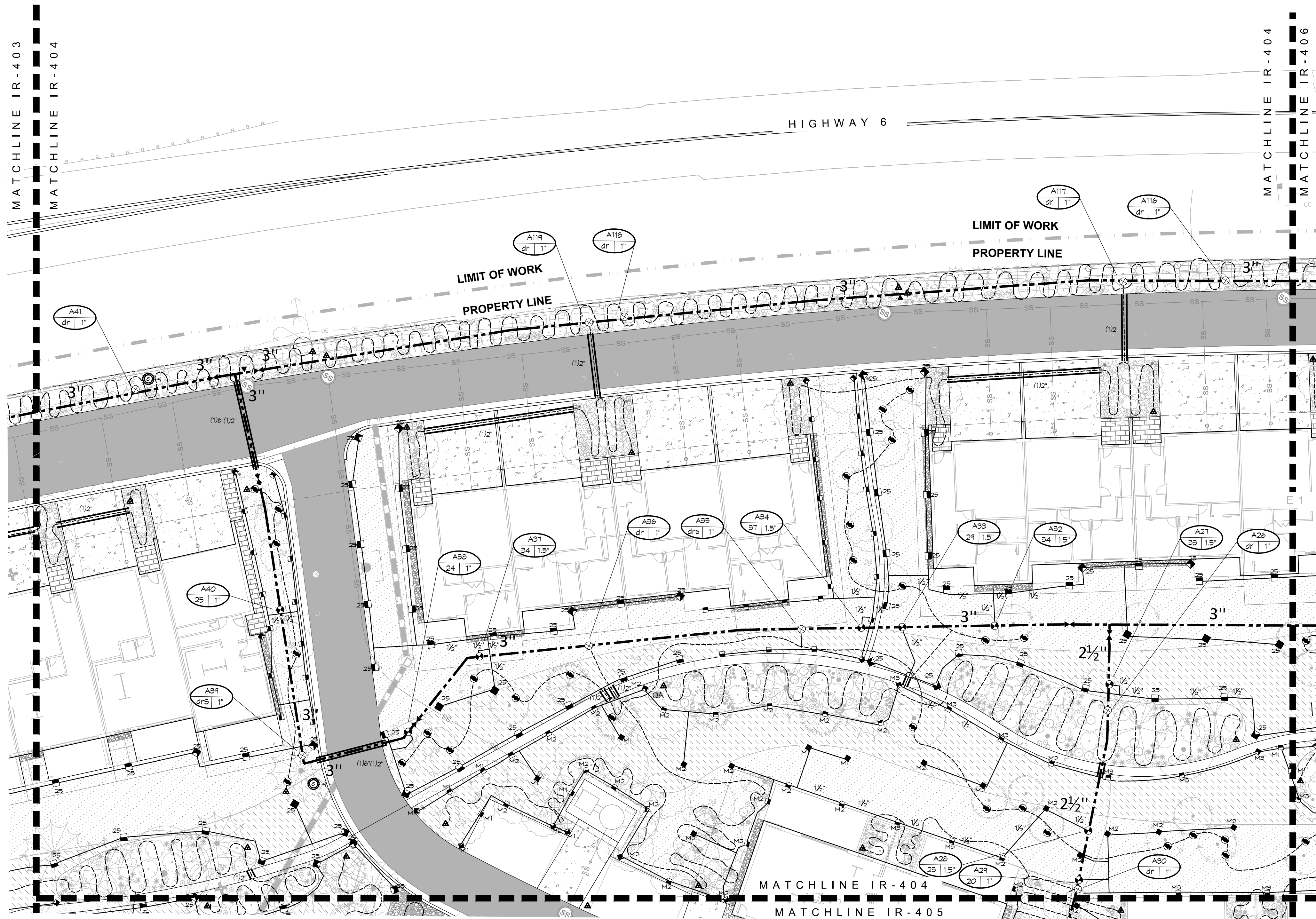
CURRENT REVISION

REVISION HISTORY

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**IRRIGATION  
PLAN**

**IR-404**



**01 IRRIGATION PLAN**  
1"=20'



DIRECTORY

IRRIGATION SCHEDULE

IRRIGATION NOTES

IRRIGATION PLANS

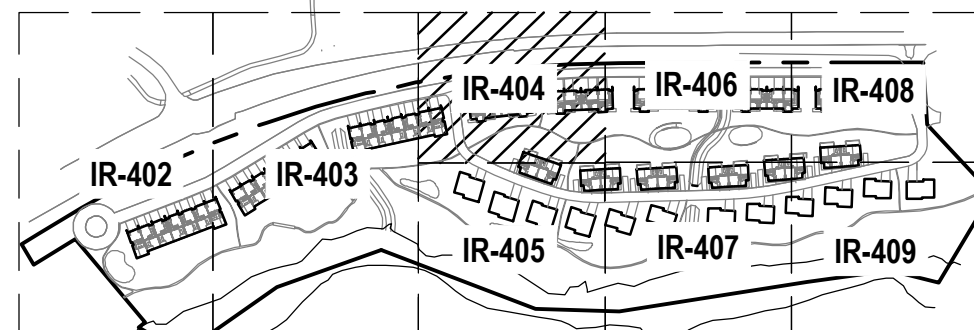
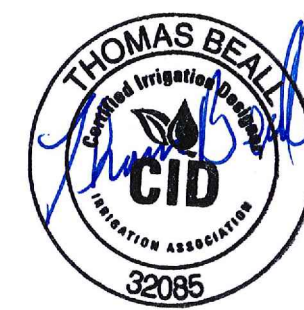
IRRIGATION DETAILS

IR-401

IR-401

IR-402 - IR-409

IR-410 - IR-413



**KEYMAP**  
1"=400'



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**RED MOUNTAIN  
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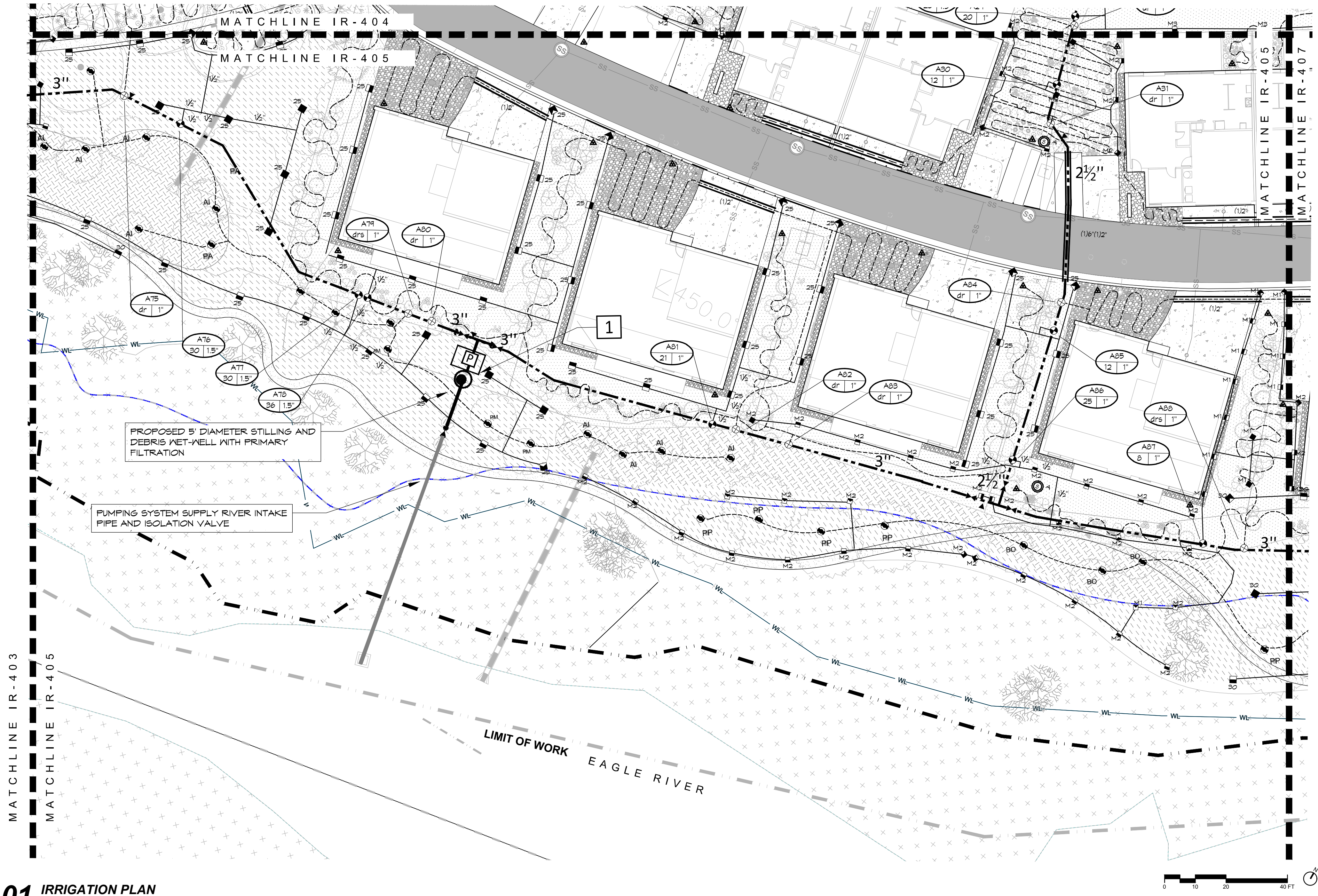
CURRENT REVISION

REVISION HISTORY

DRAWING SHEET TITLE

**IRRIGATION  
PLAN**

**IR-405**



**01 IRRIGATION PLAN**  
1"=20'

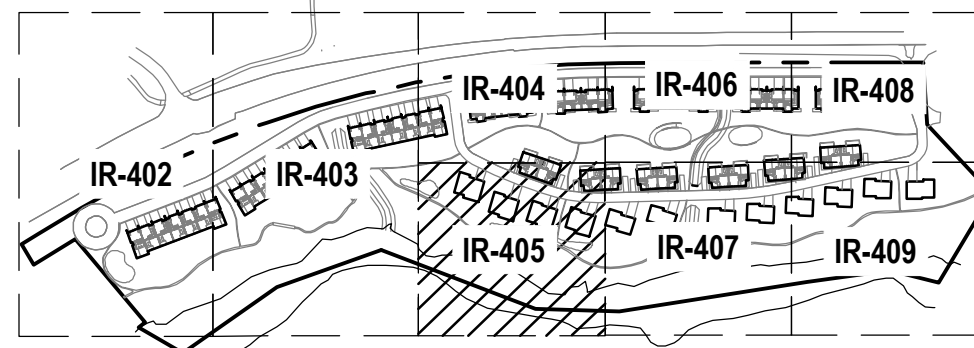
**1 POINT OF CONNECTION #1 - 3" PUMP SUPPLY**

PEAK FLOW REQUIREMENT: 93 GPM. REQUIRED STATIC PRESSURE: 85 PSI  
INSTALL ONE PRE-MANUFACTURED SKID MOUNTED AND TESTED NON-POTABLE PUMPING  
SYSTEM WITH VFD DRIVE, FILTRATION, CELL COMMUNICATION AND COORDINATED FIELD  
FABRICATED ENCLOSURE.

DIRECTORY

IRRIGATION SCHEDULE  
IRRIGATION NOTES  
IRRIGATION PLANS  
IRRIGATION DETAILS

IR-401  
IR-401  
IR-402 - IR-409  
IR-410 - IR-413



KEYMAP  
1"=400'



Know what's below.  
Call before you dig.  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.



**KEYMAP**  
1"=400'



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GENERAL CONTRACTOR

**tres birds**

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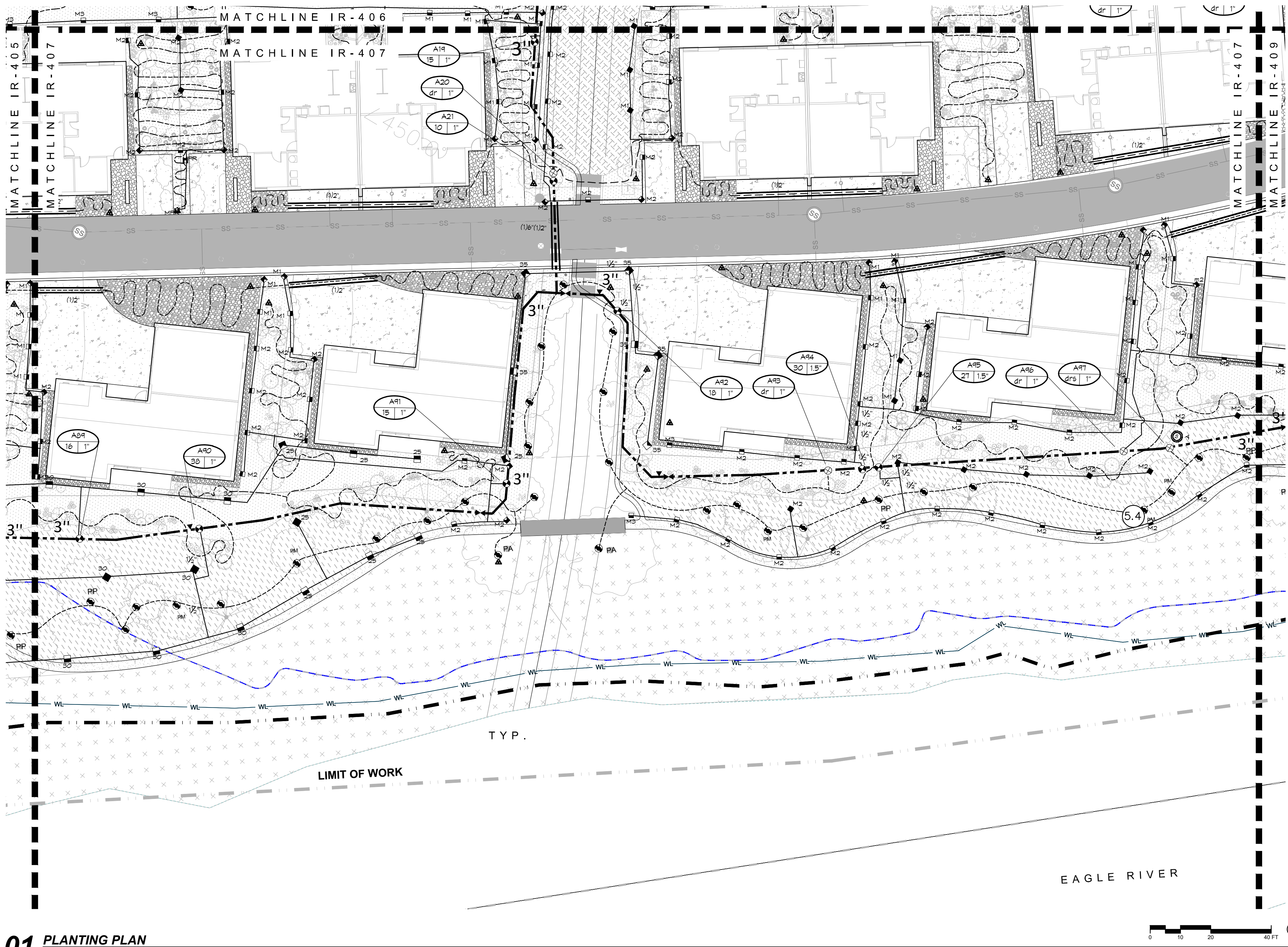
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REVISION HISTORY

DRAWING SHEET TITLE

**IRRIGATION  
PLAN**

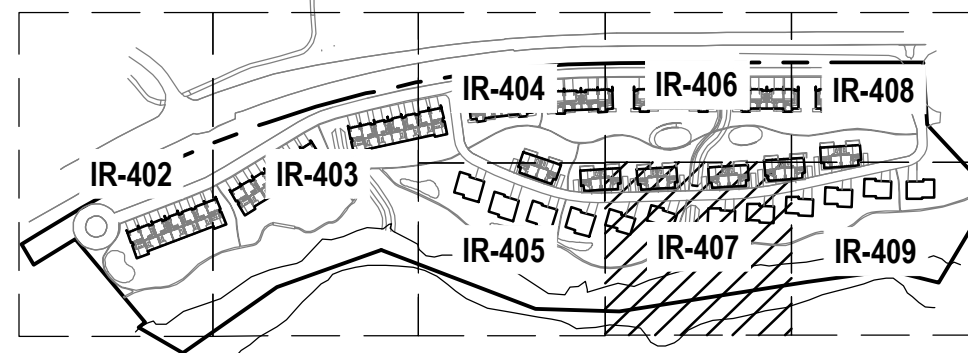
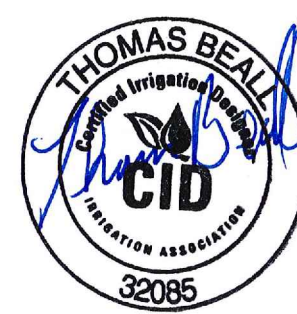
**IR-407**



**01 PLANTING PLAN**  
1"=20'

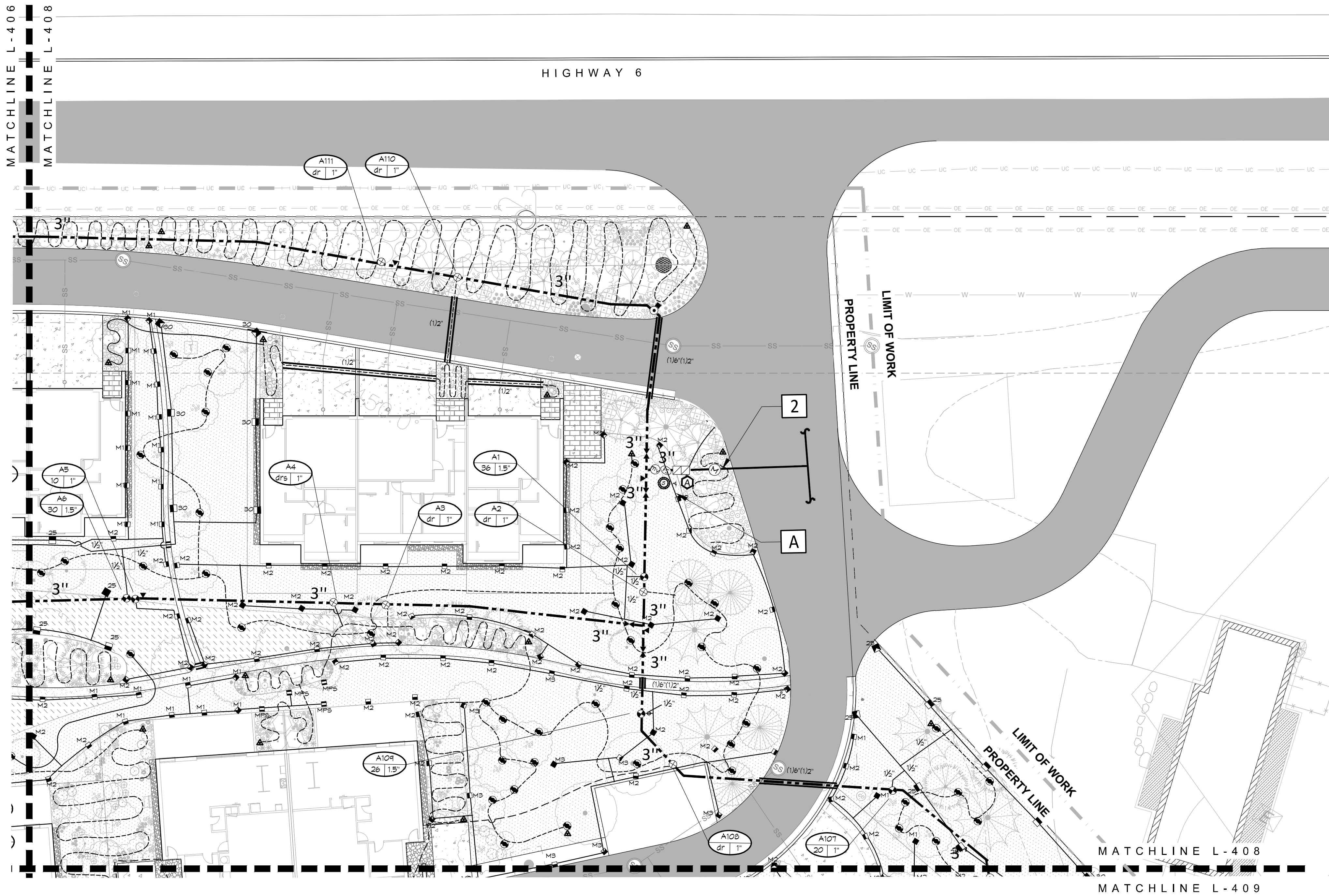


DIRECTORY	IR-401
IRRIGATION SCHEDULE	IR-401
IRRIGATION NOTES	IR-402 - IR-409
IRRIGATION PLANS	IR-410 - IR-413
IRRIGATION DETAILS	



**KEYMAP**  
1"=400'





**01 IRRIGATION PLAN**  
1"=20'

**A CONTROLLER LOCATION "A"**

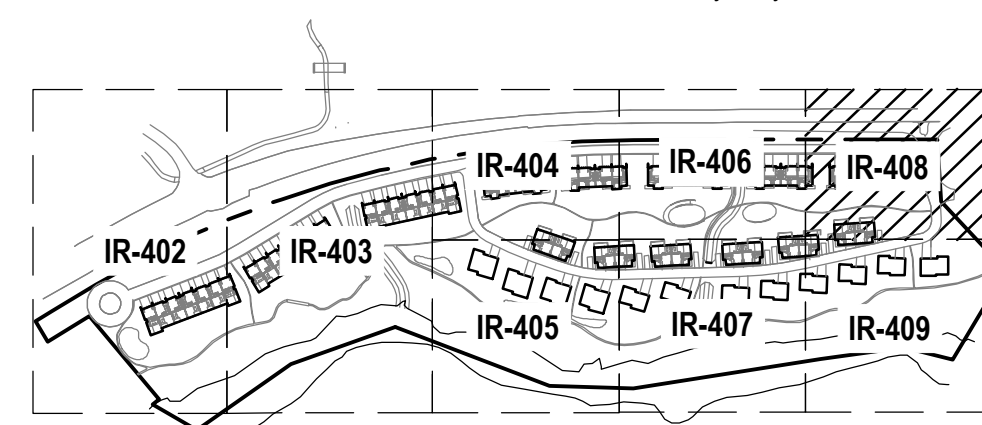
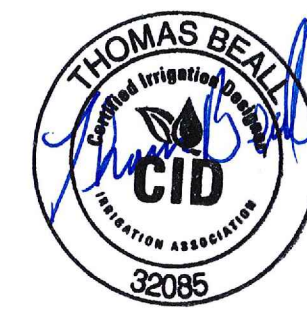
PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL & STATION COUNT), WEB ACCESS READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 50' LF. OF CONTROLLER LOCATION FROM RESIDENTIAL PEDESTAL, BY OTHERS. ELECTRICAL METER, WIRE/CONDUIT AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON BUILDING CONTROLLER ENCLOSURE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. CONNECT MASTER VALVE WITH 2-WIRE DECODER AND FLOW SENSOR WITH 2-WIRE SENSOR DECODER. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

**2 POINT OF CONNECTION #2 - 3" (SUPPLEMENTAL)**

PEAK FLOW REQUIREMENT: 93 GPM. REQUIRED STATIC PRESSURE: 85 PSI  
INSTALL ONE 3" TAP INTO EXISTING DOMESTIC WATER LINE AT INDICATED LOCATION AND EXTEND 3" C.I. 50 D.I. PIPE AT 54" DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE 3" WATER METER PER DISTRICT STANDARDS, ONE 3" GATE VALVE WITH DRAIN, ONE 3" REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE MASTER VALVE, AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL LOCATION OF BACKFLOW PREVENTER SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO START OF WORK.

DIRECTORY  
IRRIGATION SCHEDULE  
IRRIGATION NOTES  
IRRIGATION PLANS  
IRRIGATION DETAILS

IR-401  
IR-401  
IR-402 - IR-409  
IR-410 - IR-413



KEYMAP  
1"=400'

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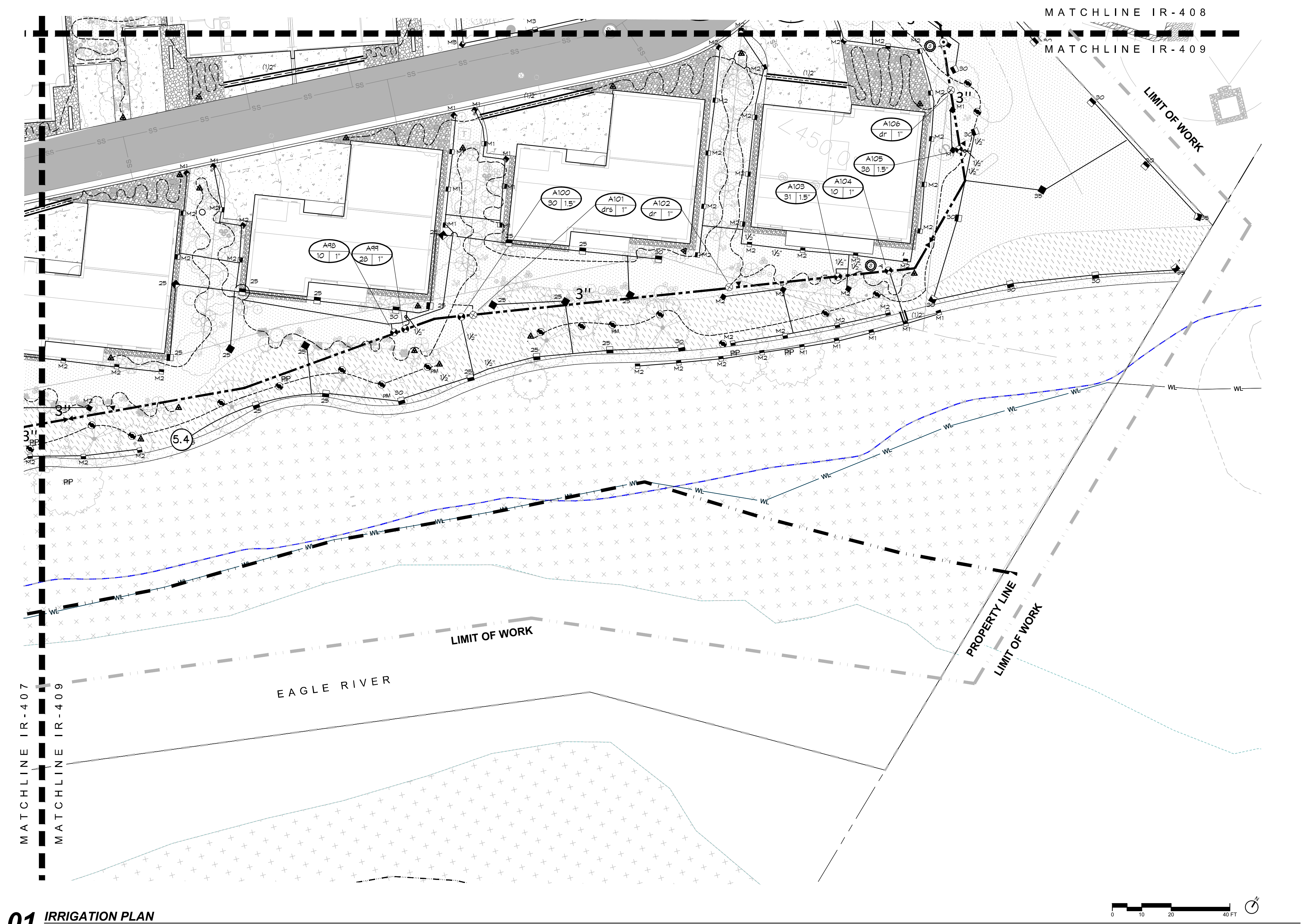
DRAWING SHEET TITLE

**IRRIGATION PLAN**

**IR-408**

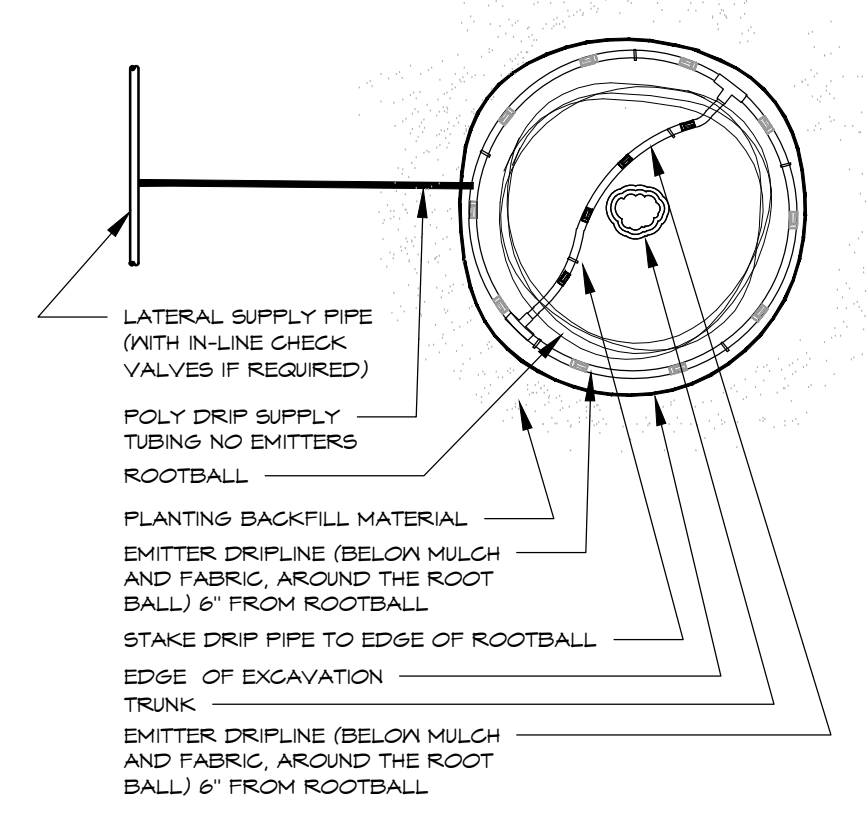






01 IRRIGATION PLAN  
1"=20'

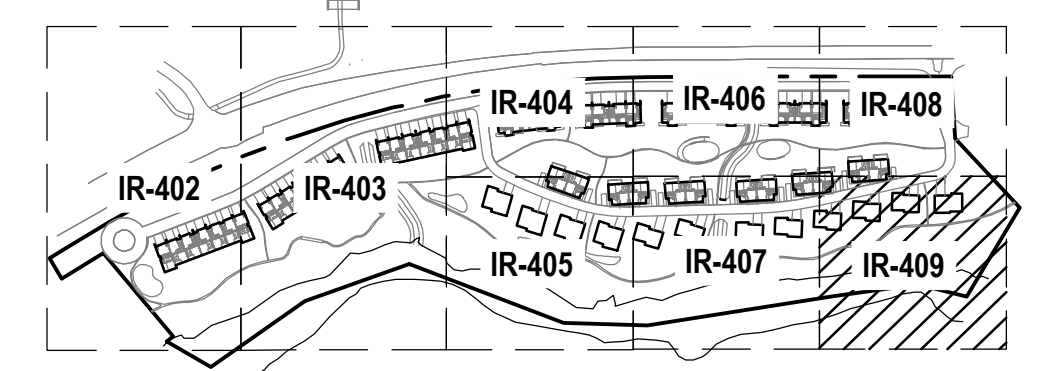
DIRECTORY	
IRRIGATION SCHEDULE	IR-401
IRRIGATION NOTES	IR-401
IRRIGATION PLANS	IR-402 - IR-409
IRRIGATION DETAILS	IR-410 - IR-413



PLANT SIZE	MINIMUM EMITTER QTY. PER TREE
5 GALLON SHRUBS	THREE EACH
1 1/2" CALIFER TREE	EIGHT EACH
2" CALIFER TREE	TWELVE EACH
2 1/2" CALIFER TREE	SIXTEEN EACH
3" CALIFER TREE	TWENTY EACH
3 1/2" CALIFER TREE	TWENTY-TWO EACH
4" CALIFER TREE	TWENTY-FOUR EACH
6 FT. CONIFEROUS TREE	TWELVE EACH
8 FT. CONIFEROUS TREE	EIGHTEEN EACH
10 FT. CONIFEROUS TREE	TWENTY-FOUR EACH
12 FT. CONIFEROUS TREE	TWENTY-EIGHT EACH

- NOTES:
- EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
  - EMITTER FLOW RATE PER SCHEDULE.
  - DRIPLINE EMITTER SPACING PER SCHEDULE.

SUBSURFACE EMITTER TREE RING



KEYMAP  
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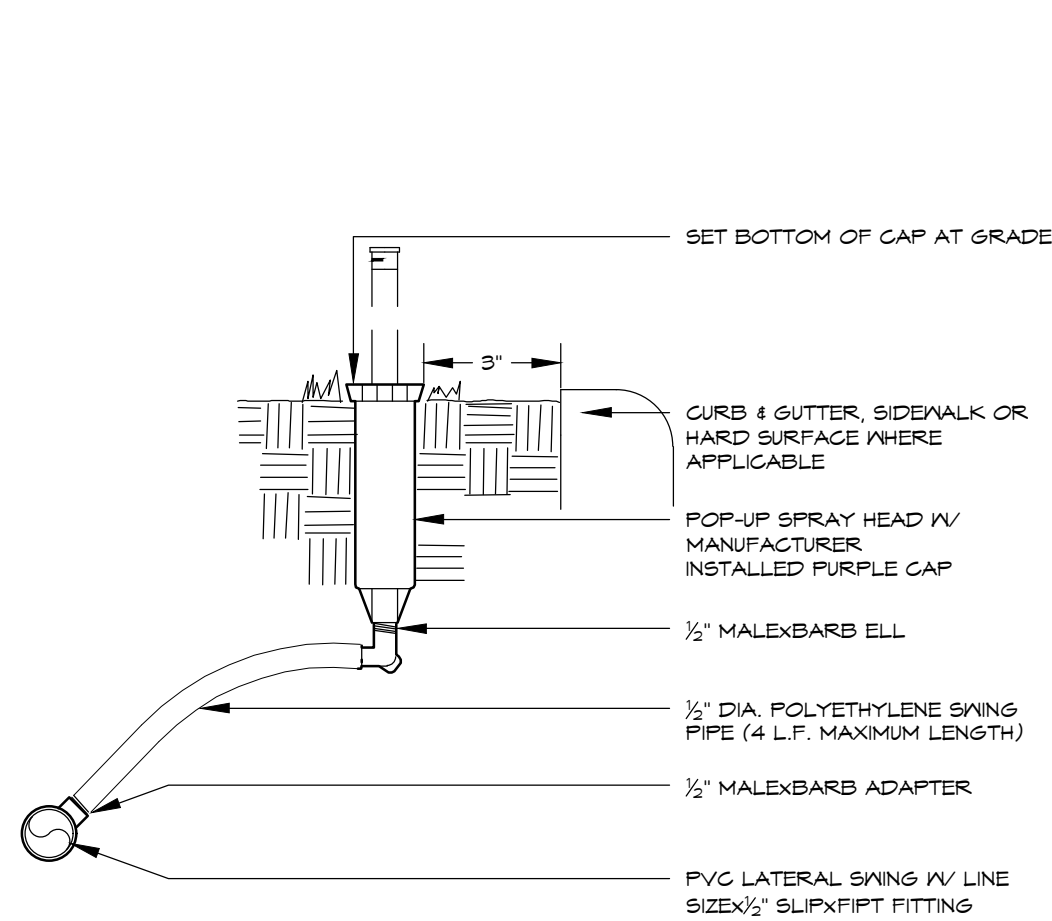
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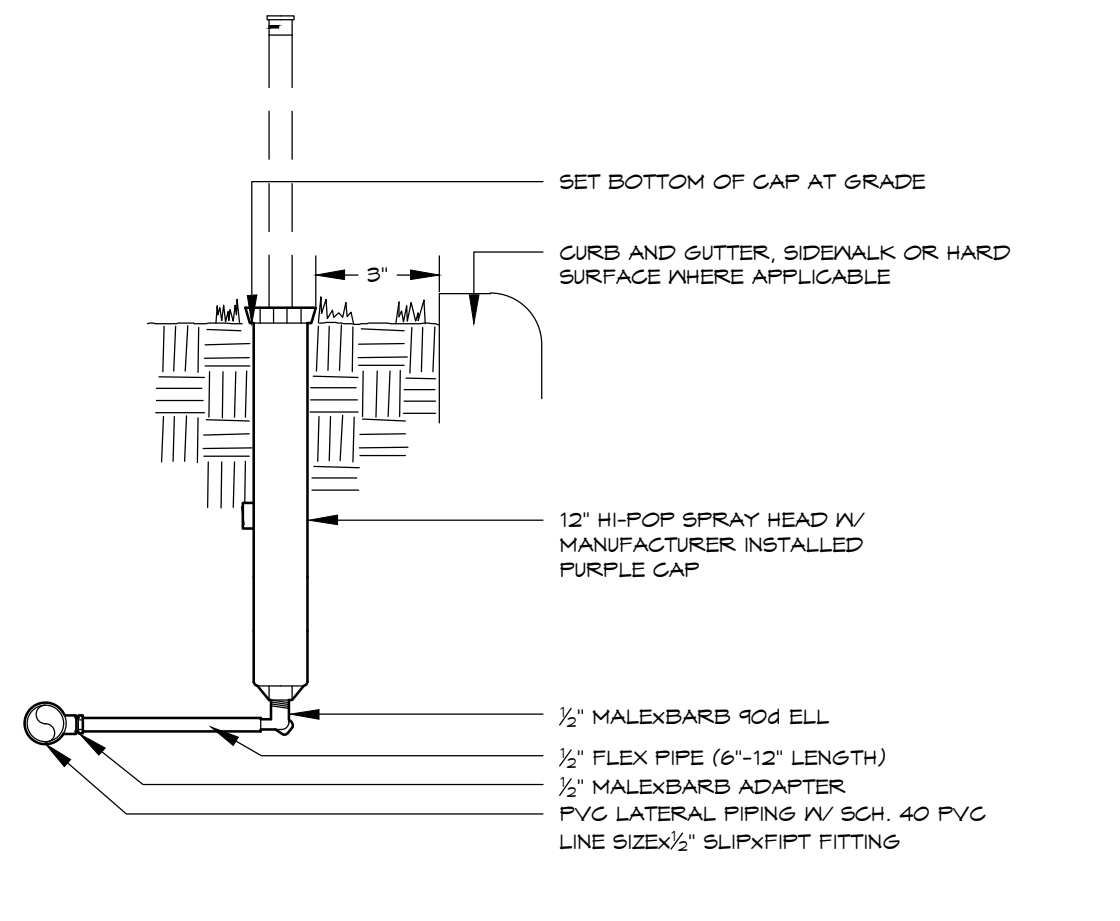
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**IRRIGATION PLAN**

**IR-409**

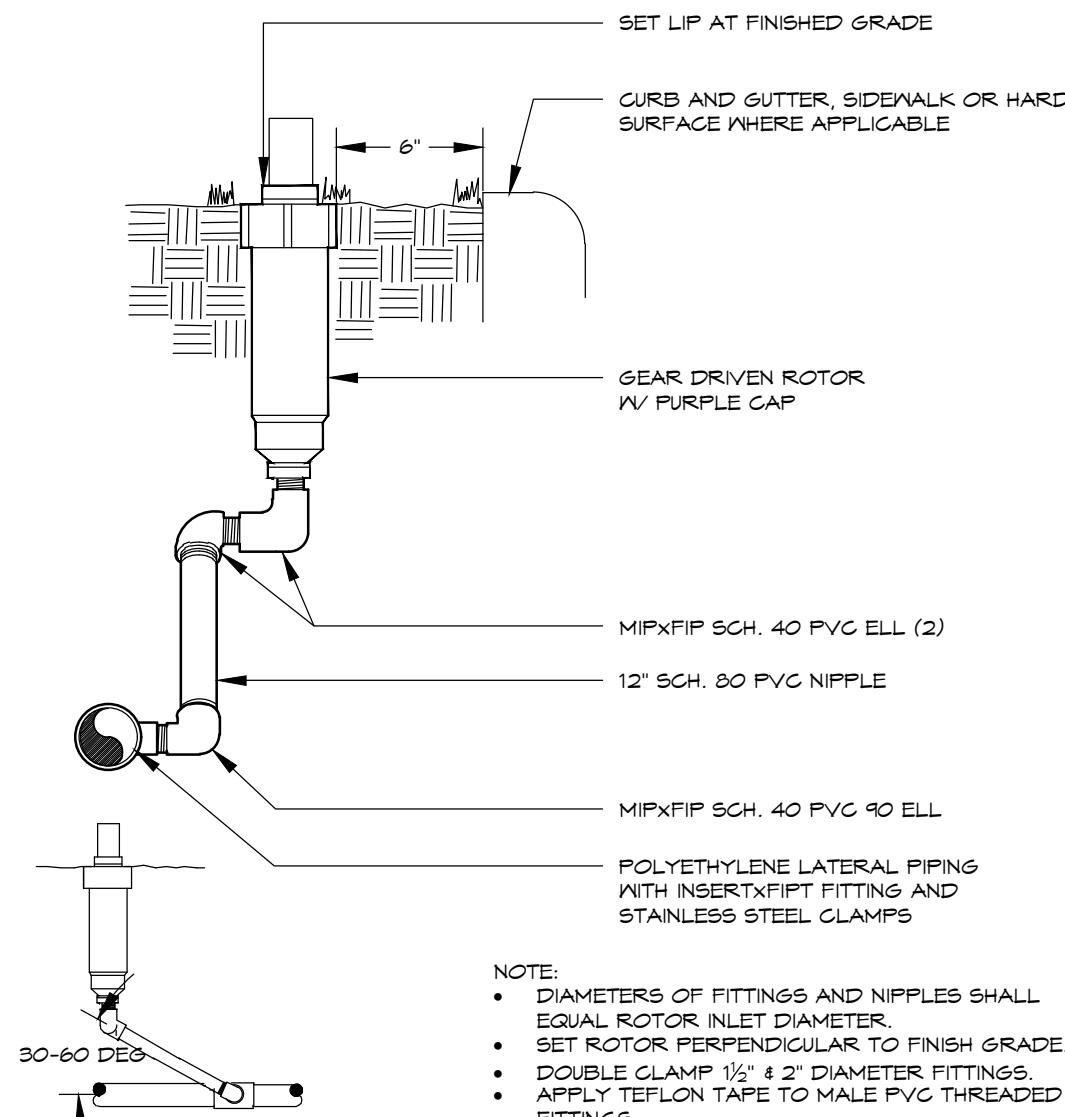




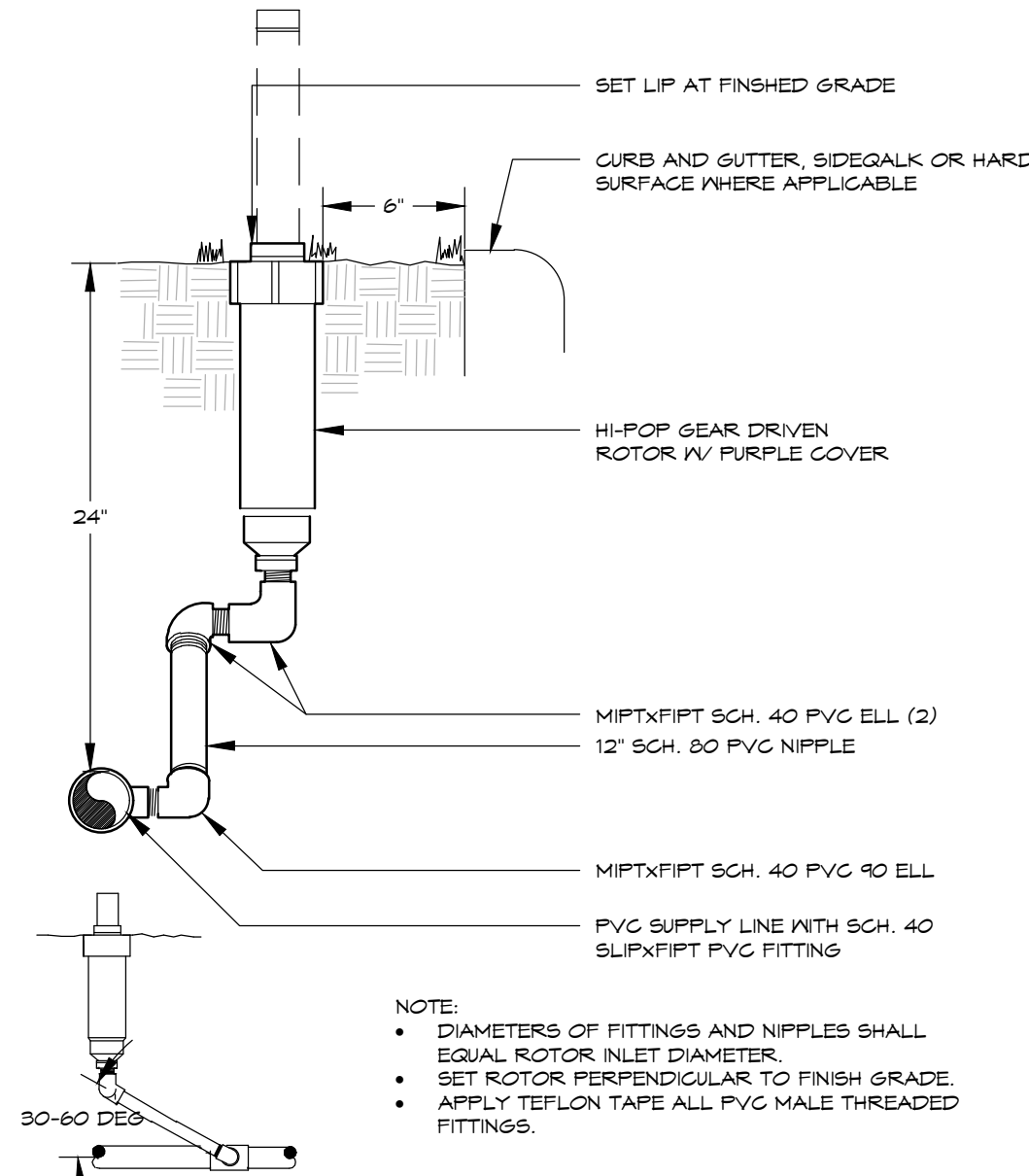
**POP-UP SPRAY HEAD**  
SWING PIPE - PVC - NON-POTABLE



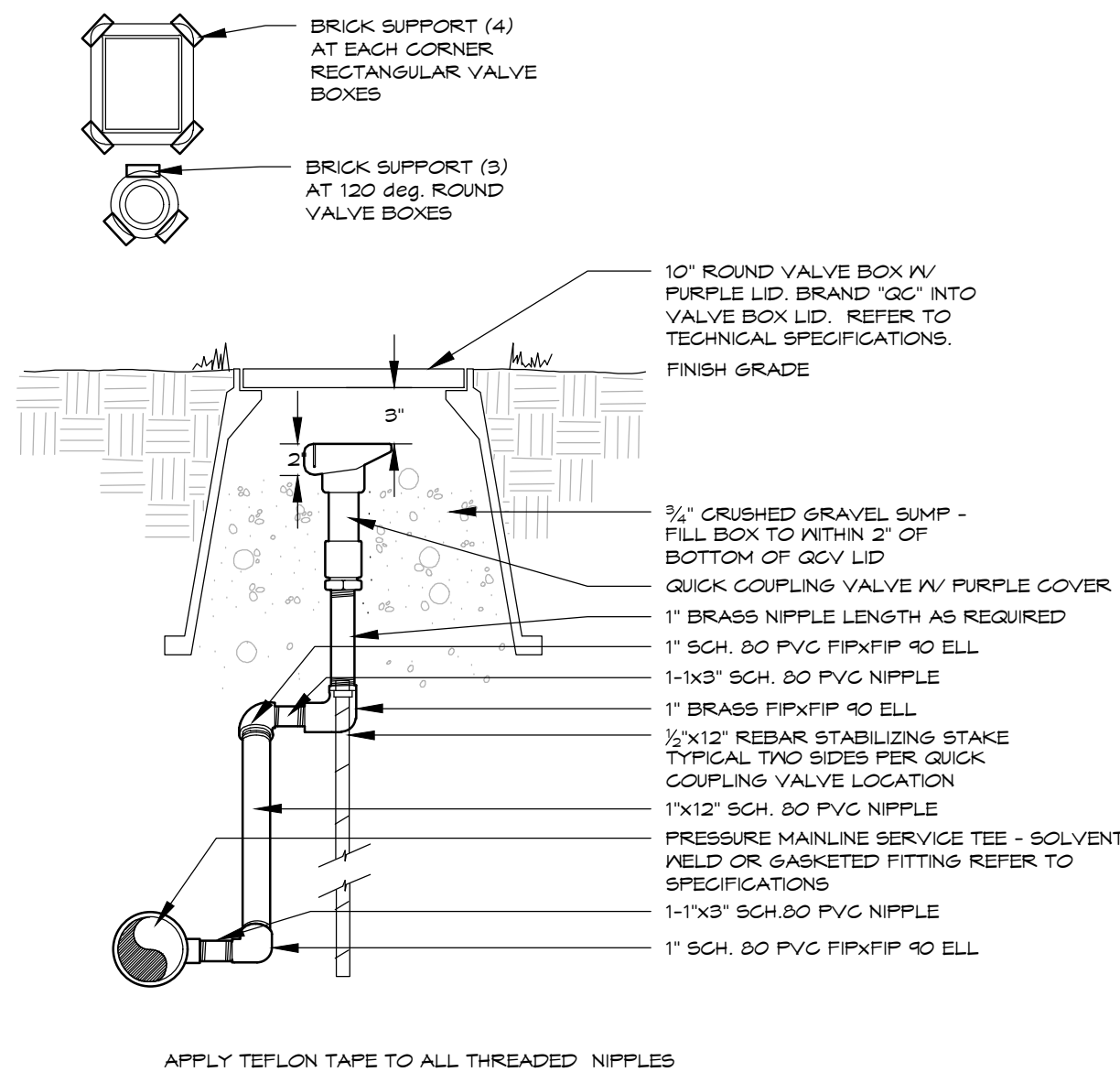
**HI-POP SPRAY HEAD**  
SWING PIPE - PVC - NON-POTABLE



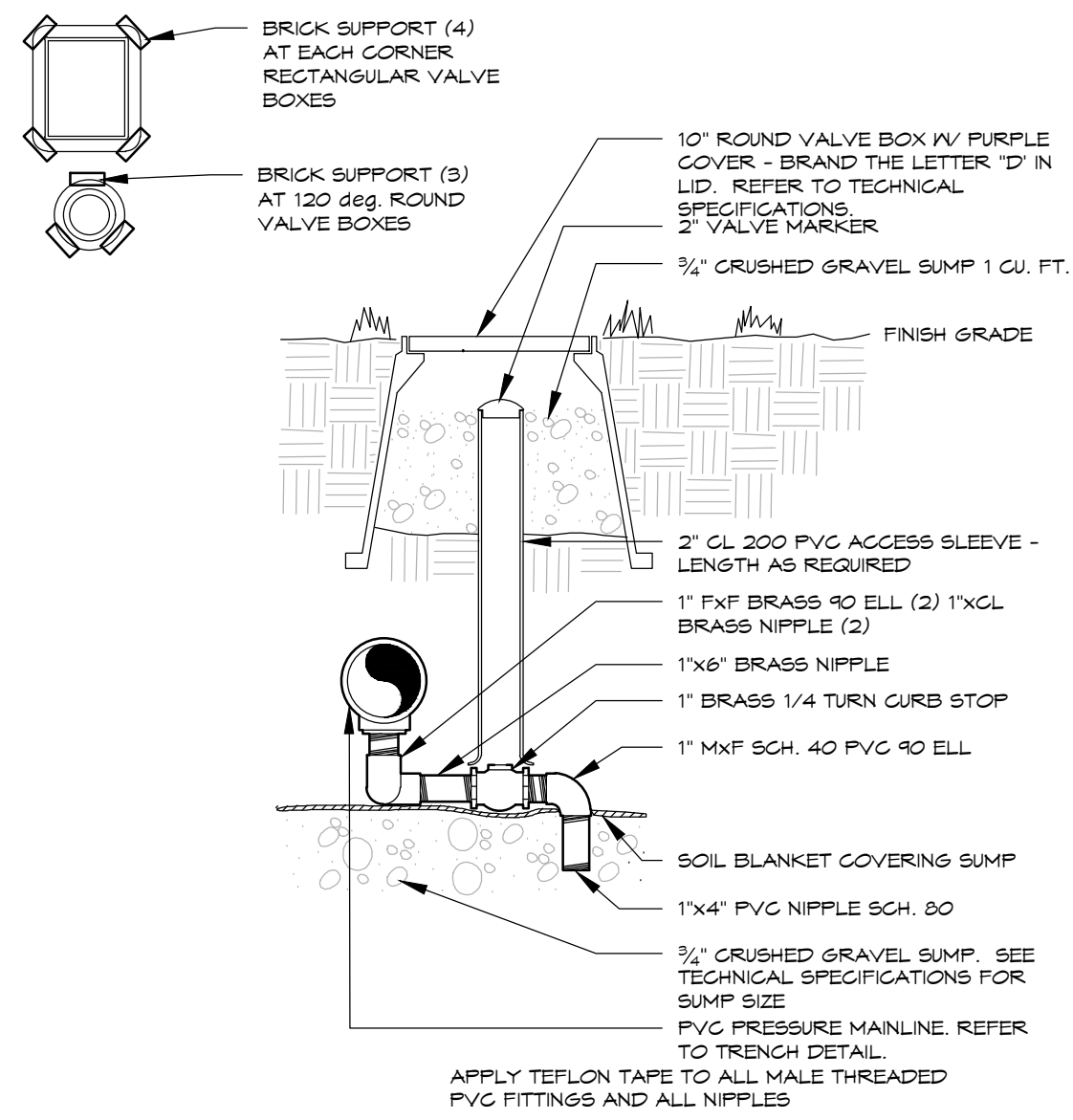
**GEAR DRIVEN ROTOR**  
SWING JOINT - POLY - NON-POTABLE



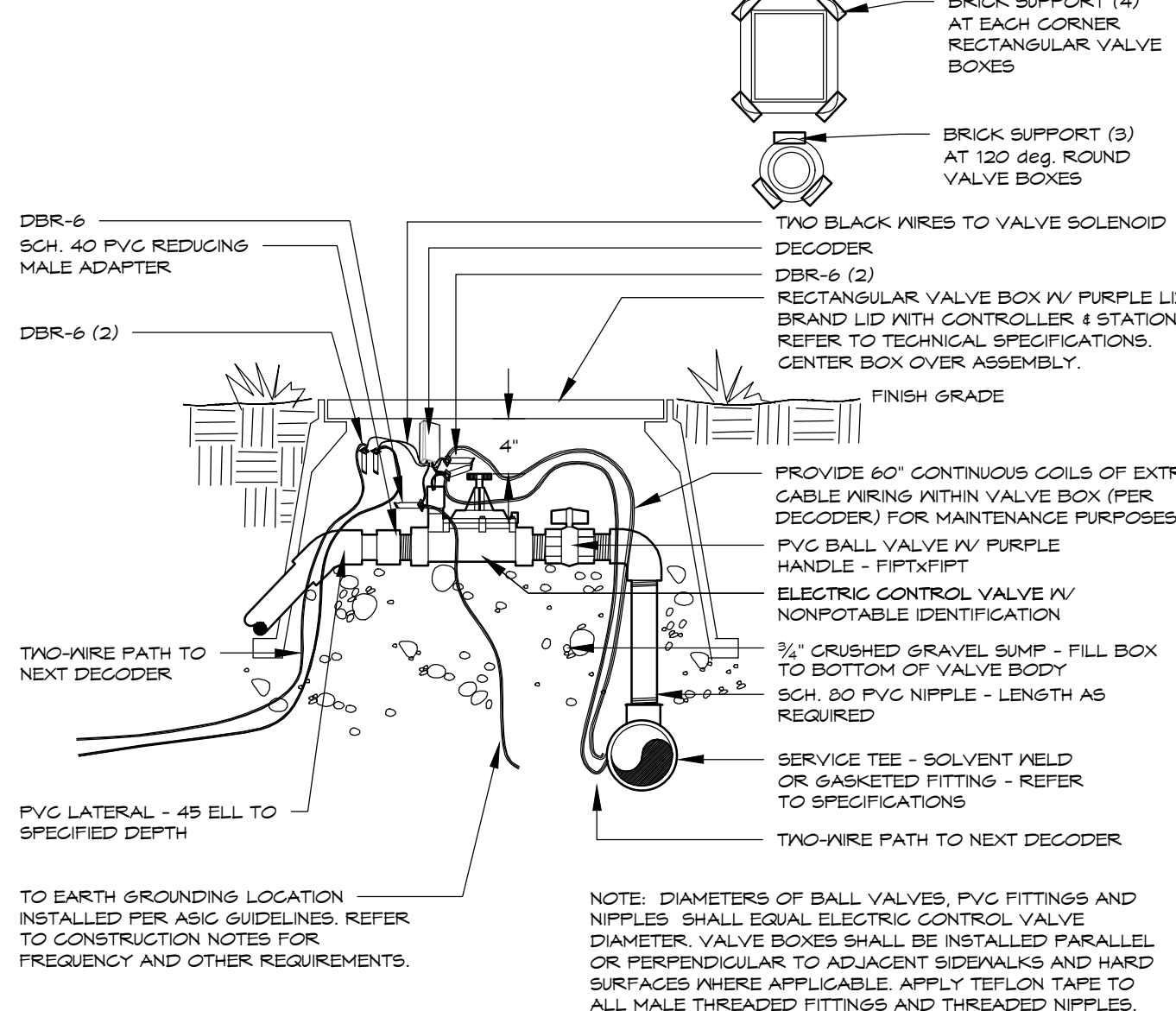
**HI-POP GEAR DRIVEN ROTOR**  
PVC - NON-POTABLE



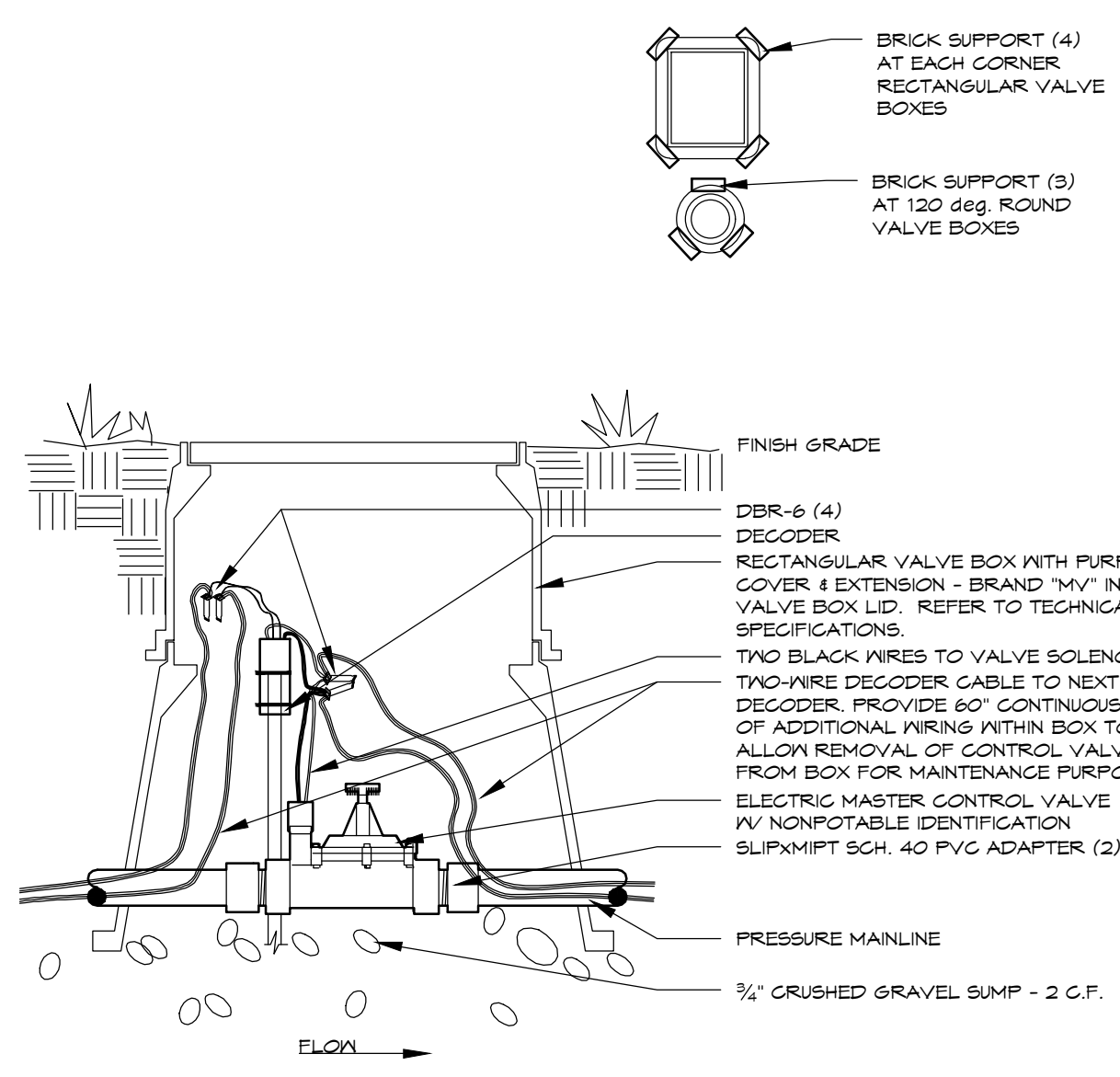
**QUICK COUPLING VALVE**  
GENERIC SWING - NON-POTABLE



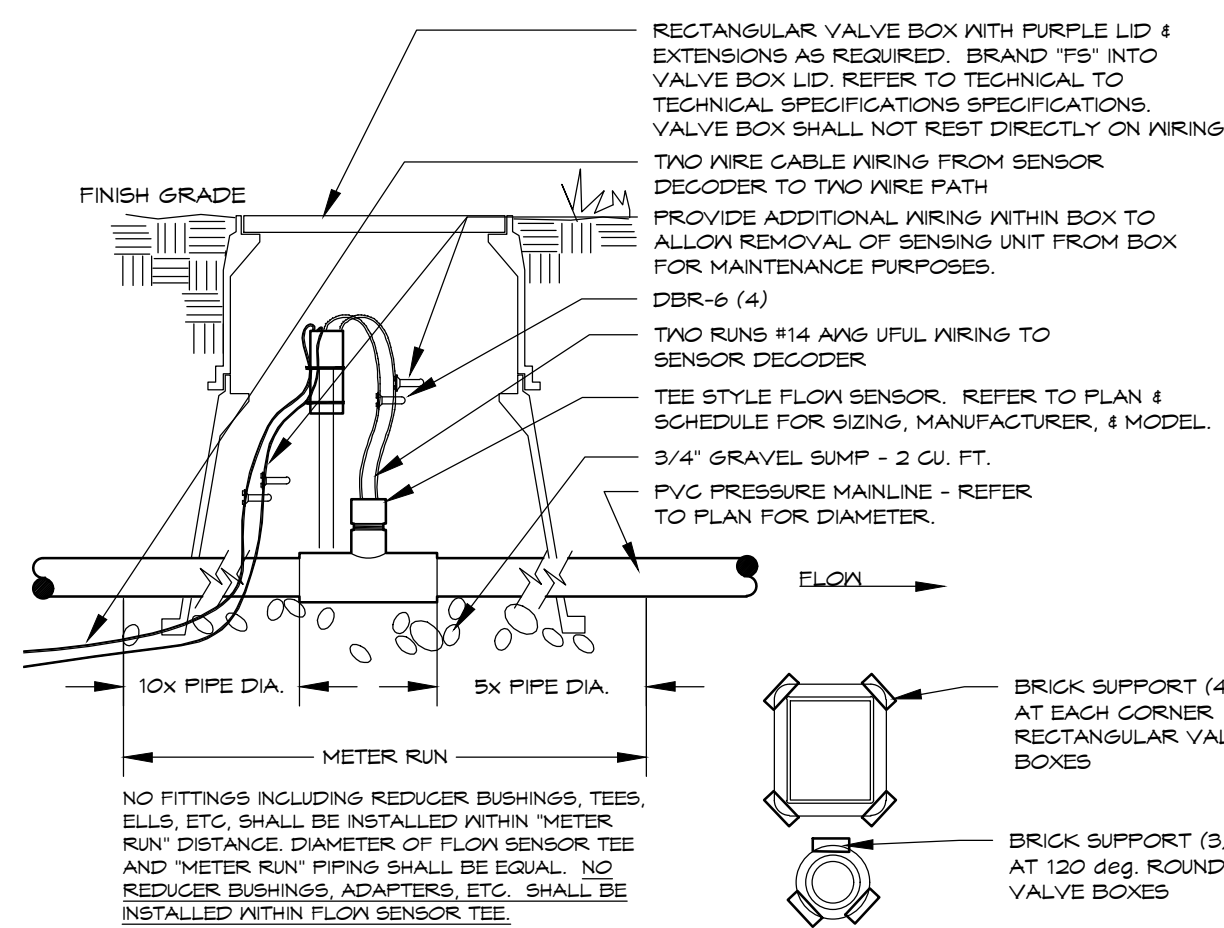
**MANUAL DRAIN VALVE**  
NON-POTABLE



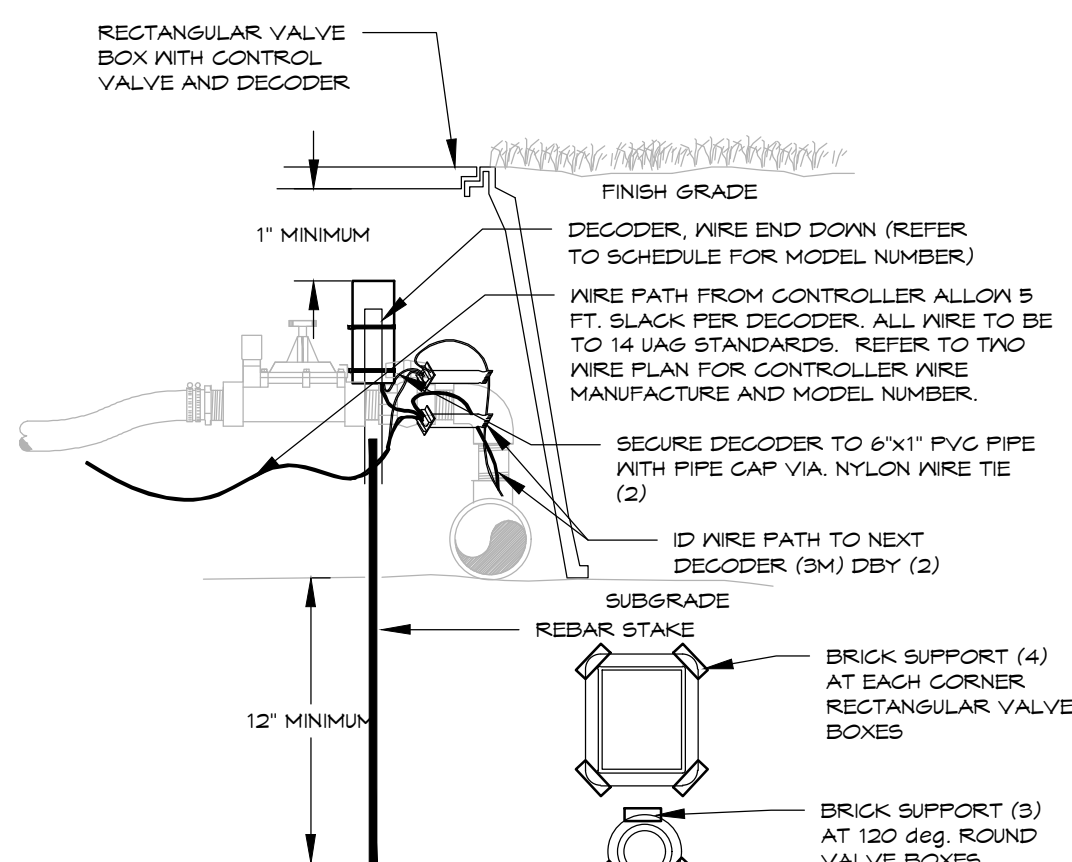
**ELECTRIC CONTROL VALVE**  
TWO-WIRE SYSTEM - PVC PIPE - NON-POTABLE



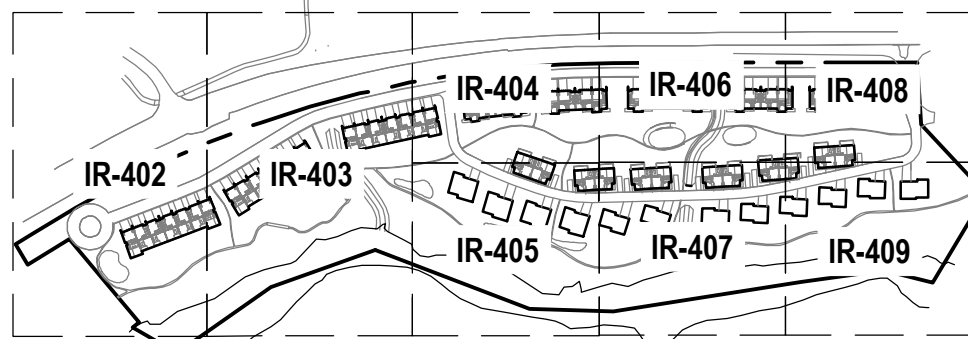
**MASTER VALVE**  
VIA DECODER - TAPS 2" & SMALLER -  
NON-POTABLE



**FLOW SENSOR**  
VIA DECODER - TEE STYLE - NON-POTABLE



**DECODER INSTALLATION**  
TWO-WIRE SYSTEM

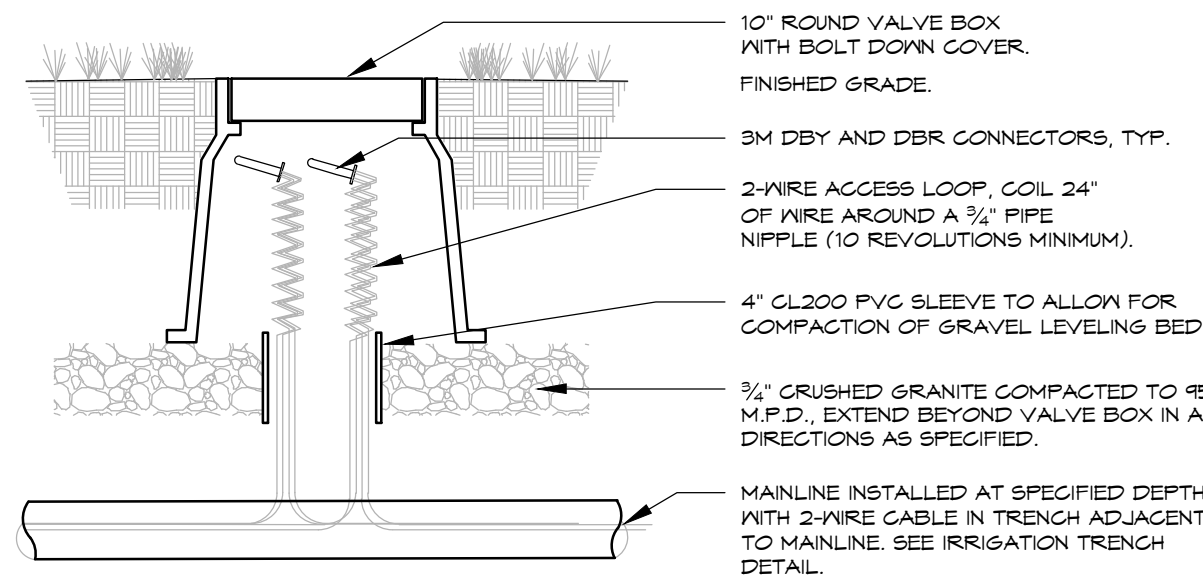


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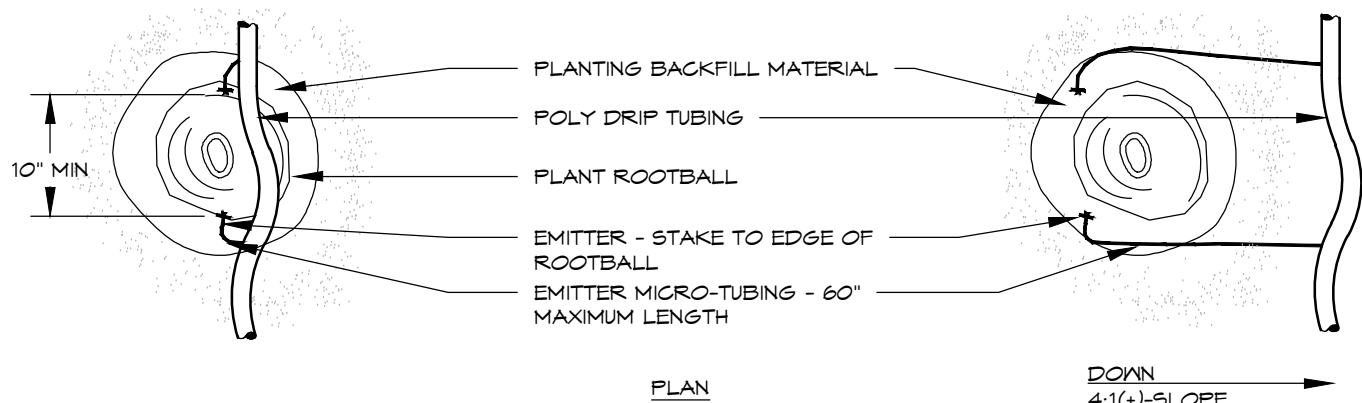




NOTE:  
1. SET TOP OF BOX LEVEL WITH FINISHED GRADE IN TURF AREAS AND LEVEL WITH TOP OF MULCH IN SHRUB BEDS.  
2. USE STANDARD RECTANGULAR VALVE BOX WITH BOLT DOWN LID FOR SPLICES OF MORE THAN TWENTY (20) WIRES.

## WIRE SPLICE BOX TWO-WIRE SYSTEM

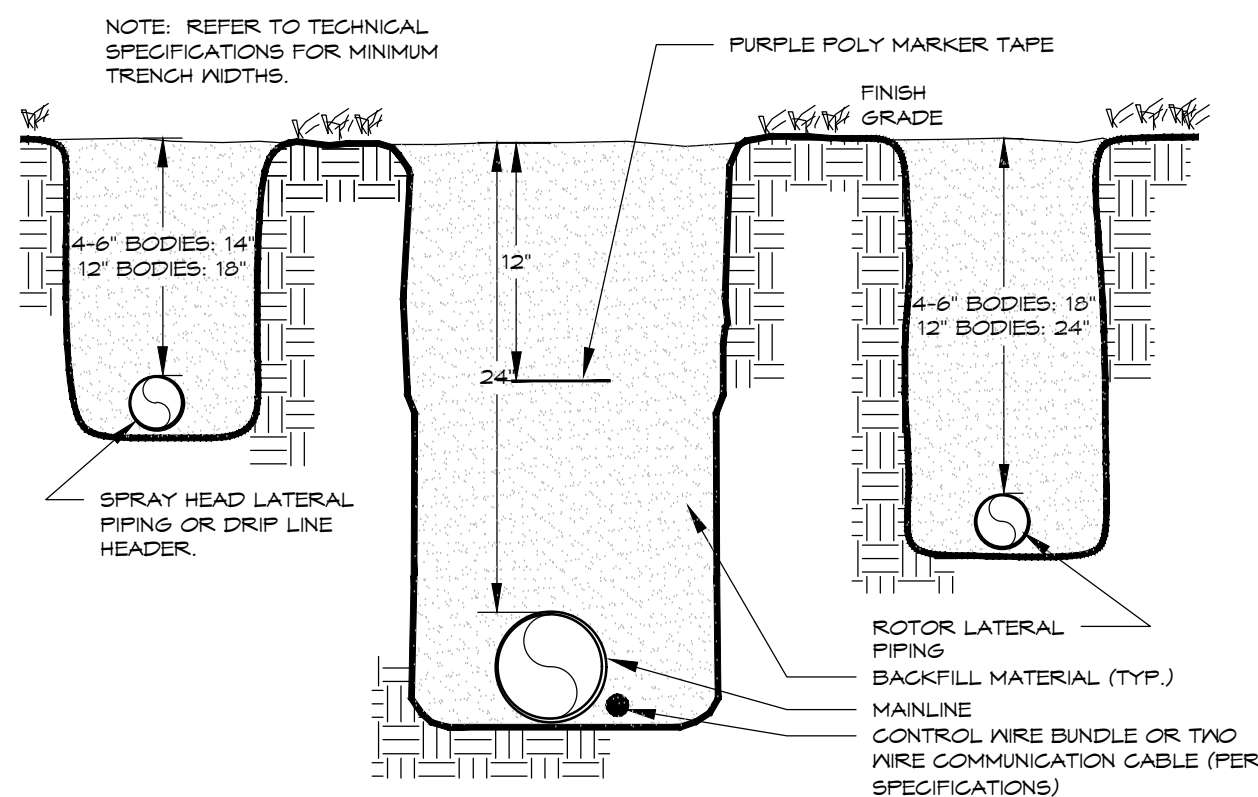
11



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½\" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2\" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½\" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3\" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½\" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4\" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

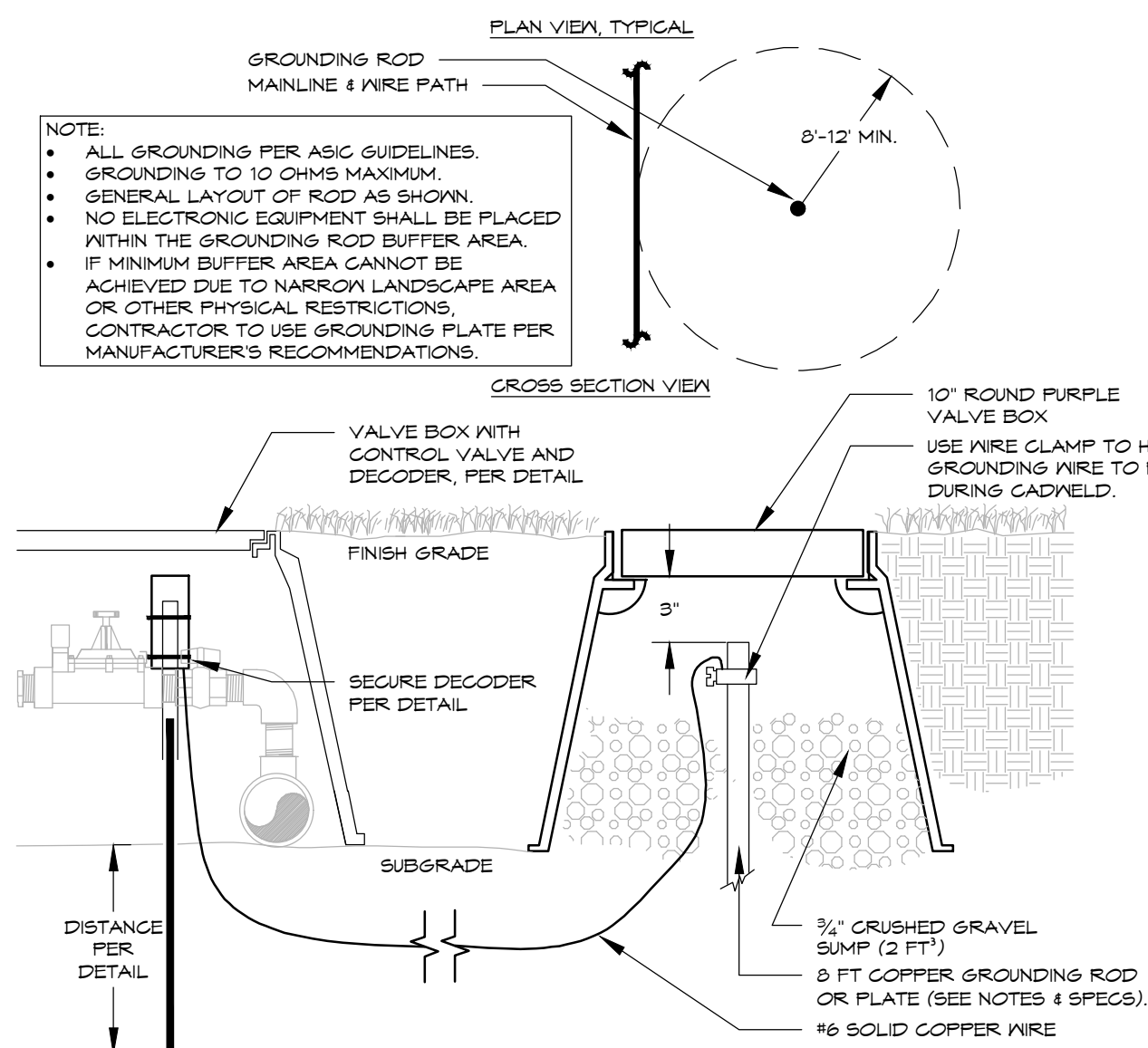
## DRIP EMITTER BELOW GRADE

14



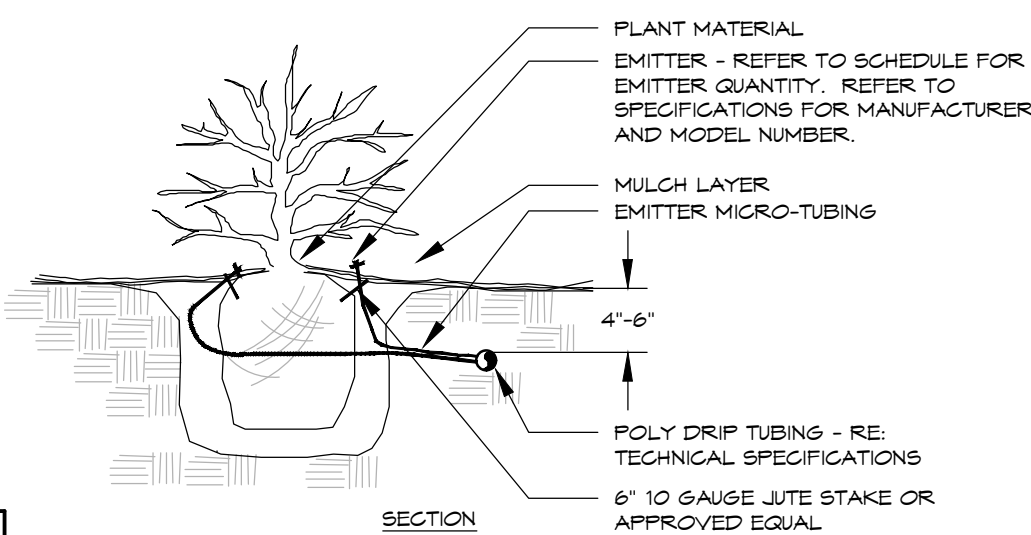
## TRENCH 24\" MAINLINE - PURPLE TAPE

16

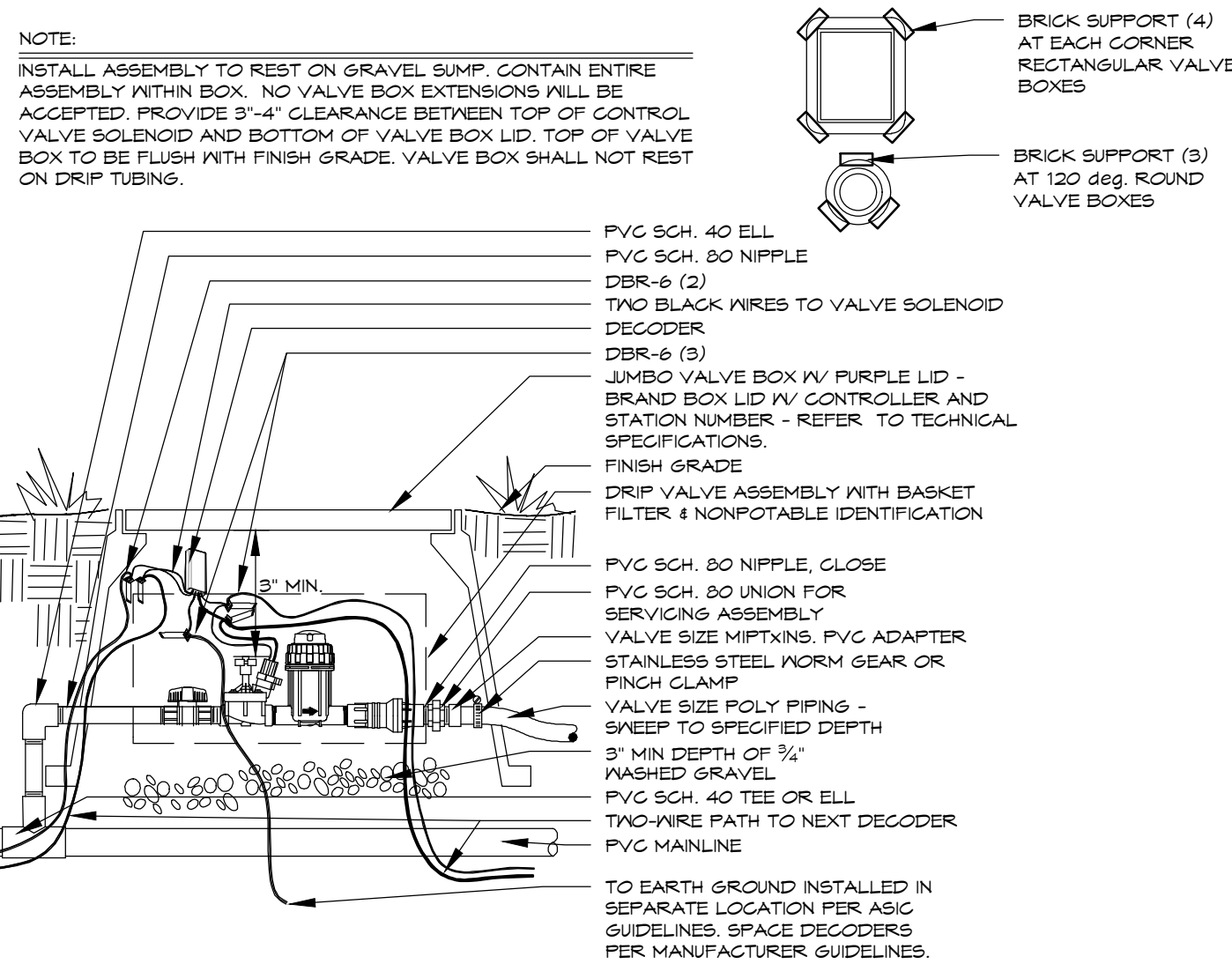


## ACC GROUNDING TWO-WIRE SYSTEM - NON-POTABLE

12

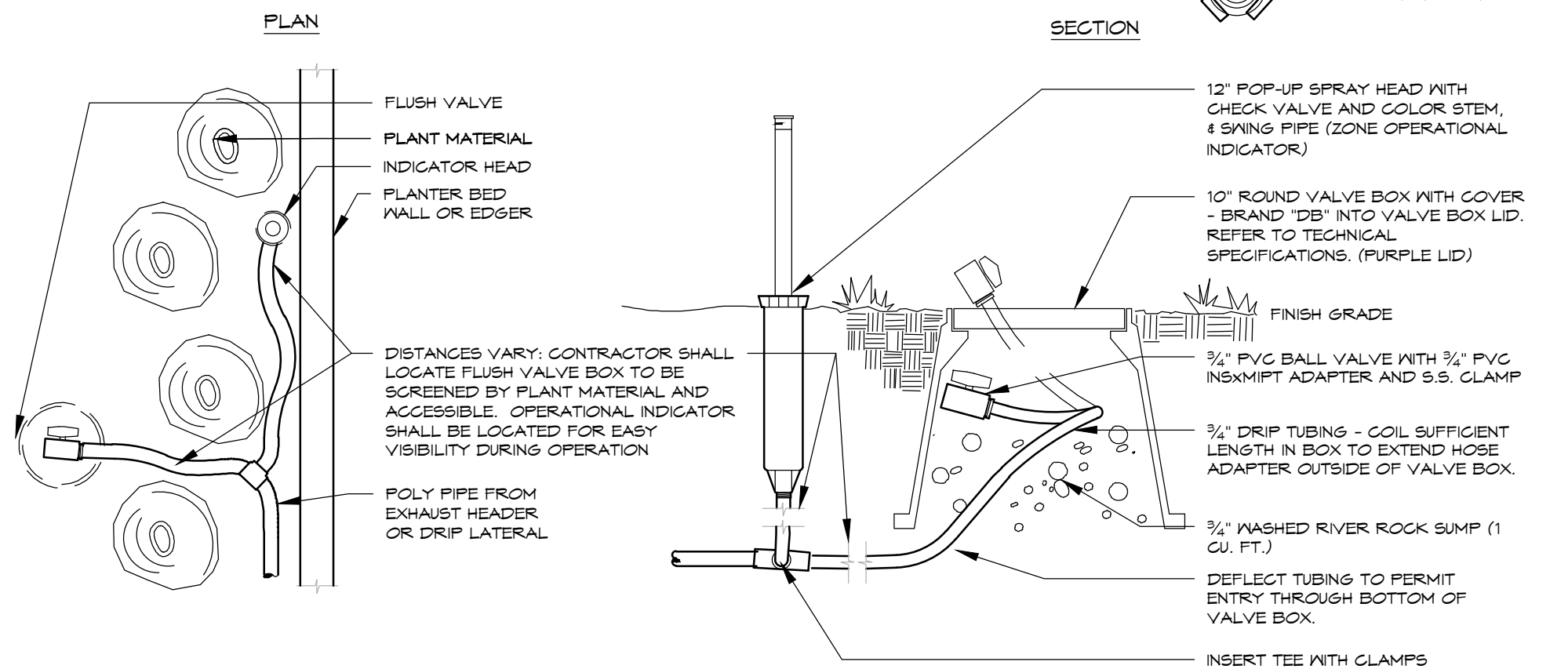


NOTES:  
• INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.  
• EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1\" AND A MAXIMUM OF 2\".  
• FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.  
• IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.  
• EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.  
• DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.  
• CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.  
• SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:  
• EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.  
• EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.  
• PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.



## DRIP VALVE TWO-WIRE SYSTEM - BASKET - POLY PIPE - NON-POTABLE

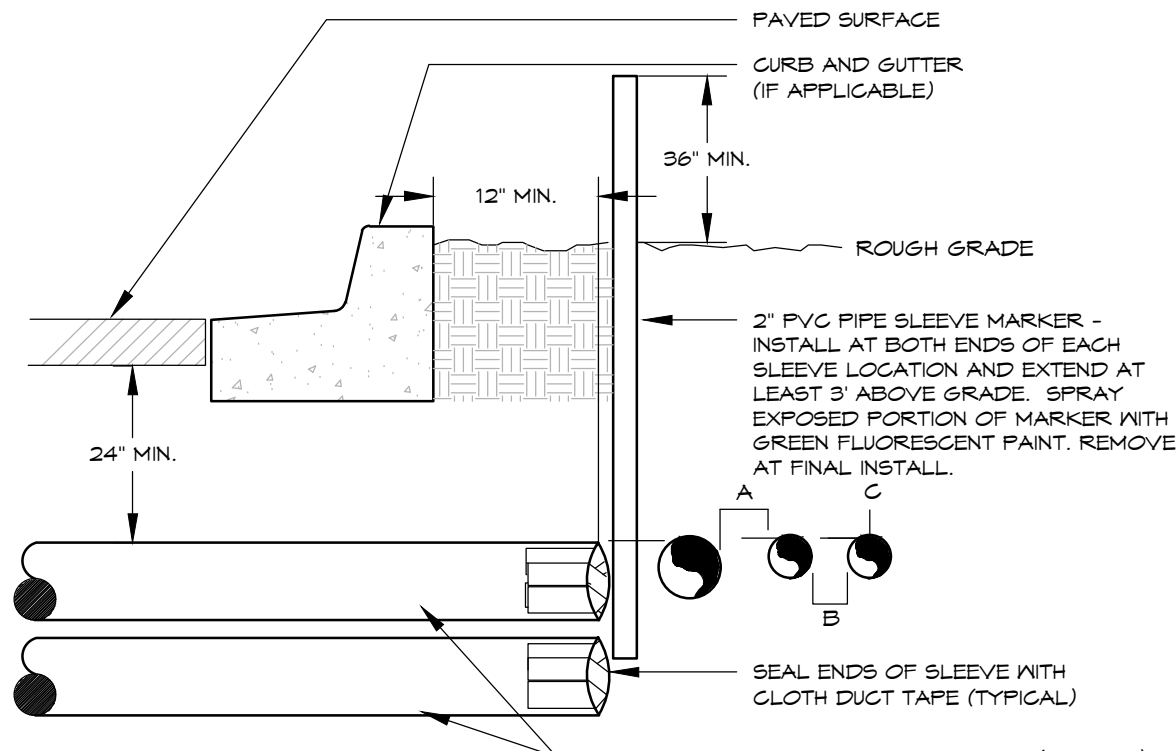
13



## DRIP FLUSH VALVE

#####

15

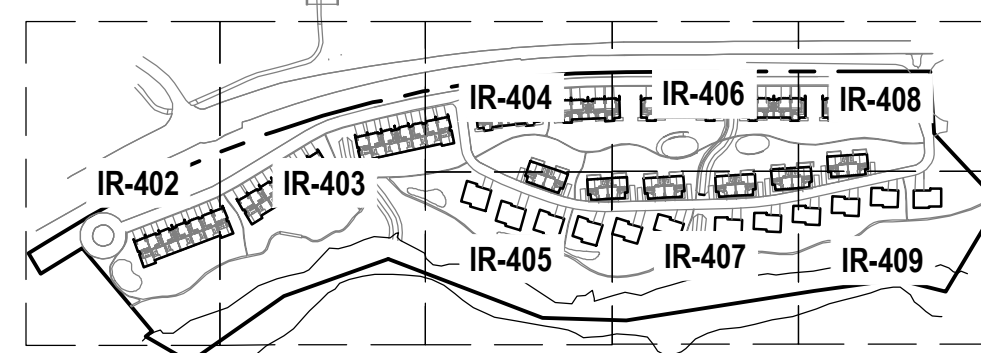


NOTE:  
• ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE, SIZE AS NOTED ON PLAN.  
• INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4\" TO 6\" APART. DO NOT STACK SLEEVES VERTICALLY.  
• CONTRACTOR TO COORDINATE WITH PLATWORK INSTALLER TO BRAND A 1/2\" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.  
• SLEEVING THROUGH OR UNDER RETAINING WALLS, PLANTER WALLS, POND LINING, OR WATER QUALITY AREAS SHALL BE COORDINATED WITH CIVIL WORK AT APPROXIMATE LOCATIONS SHOWN.  
• AN INDIVIDUAL SLEEVE SHALL CONTAIN NO MORE THAN ONE PIPE OR WIRE BUNDLE.

## IRRIGATION SLEEVING

TYPICAL

17



KEYMAP  
1\"=400

## PROJECT RED MOUNTAIN RANCH

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EAGLE, CO 81631

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GENERAL CONTRACTOR

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## ISSUANCE MAJOR DEVELOPMENT PERMIT (MDP)

ISSUE DATE  
09.17.2025

CURRENT REVISION

REVISION HISTORY

## DRAWING SHEET TITLE IRRIGATION DETAILS

IR-411



Know what's below.  
Call before you dig.  
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU  
DIG, GRADE, OR EXCAVATE FOR THE MARKING OF  
UNDERGROUND MEMBER UTILITIES.





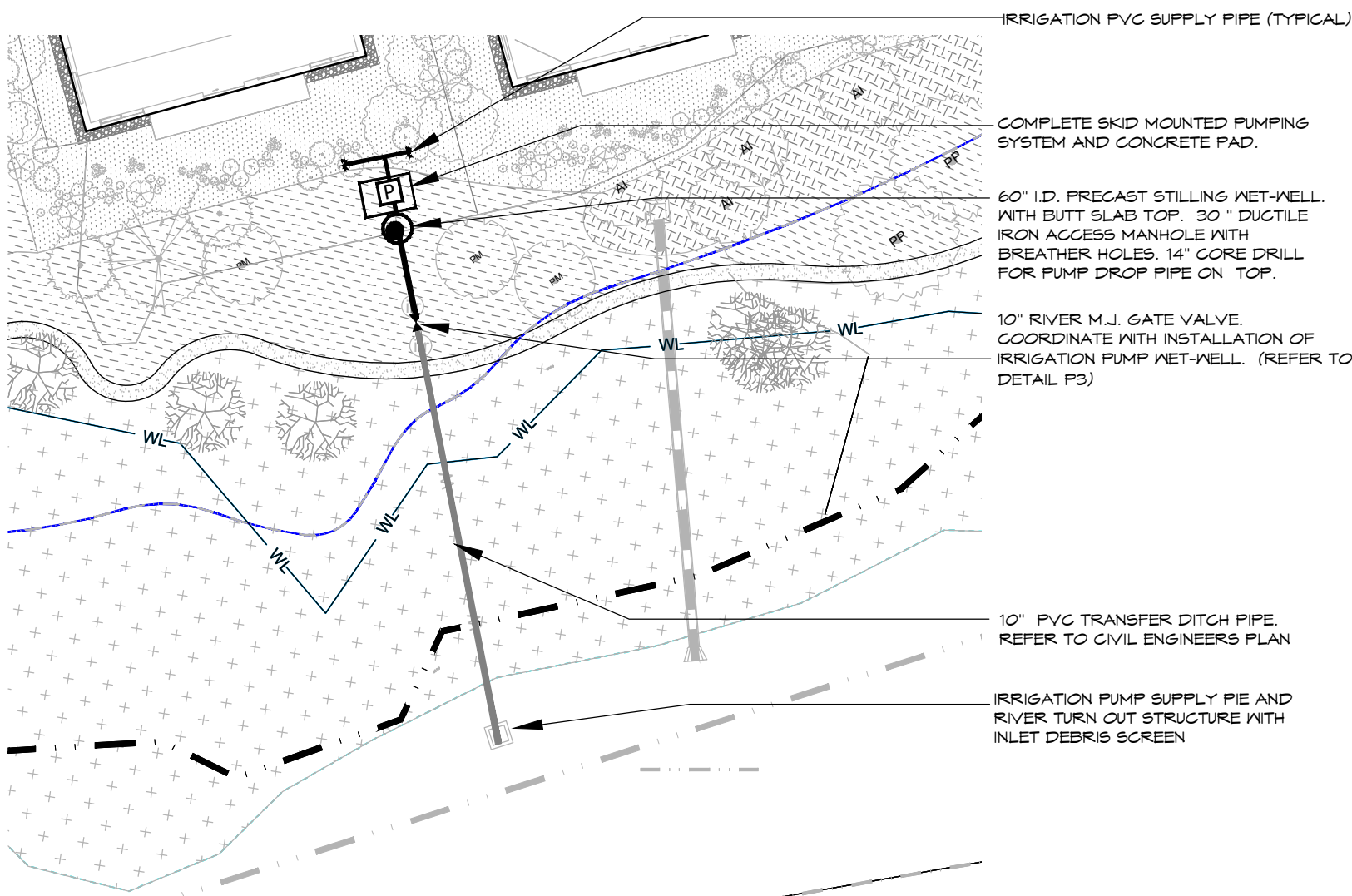


POINT OF CONNECTION - SUPPLY

SITE PUMP SYSTEM TO BE USED FOR IRRIGATION AT A SUPPLY RATE OF 100 GALLONS MAX. PER MINUTE AT 85 PSI DISCHARGE.

IRRIGATION PUMP SYSTEM DESIGNED USING RAW WATER. TURNOUT AND STILLING WET-WELL. THE DITCH WILL MAINTAIN A WATER LEVEL IN STILLING WET-WELL TO SUPPLY WATER FOR THE IRRIGATION PUMP STATION. SITE REQUIREMENT IS 100 GPM @ 85 PSI DISCHARGE FROM PUMP LOCATION. SYSTEM IS DESIGNED TO IRRIGATE SITE WITH A 6 DAY/ 6 HOUR WATER WINDOW.

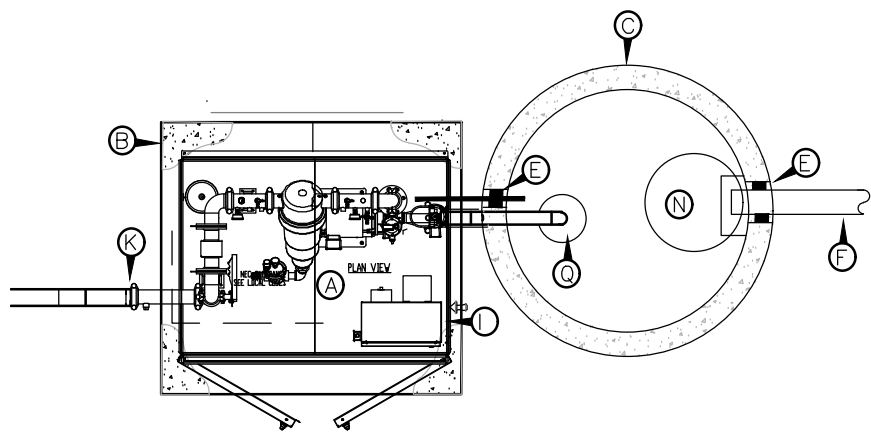
ELECTRICAL SERVICE REQUIRED: 240 VOLT, SINGLE PHASE FOR THE IRRIGATION PUMP STATION.



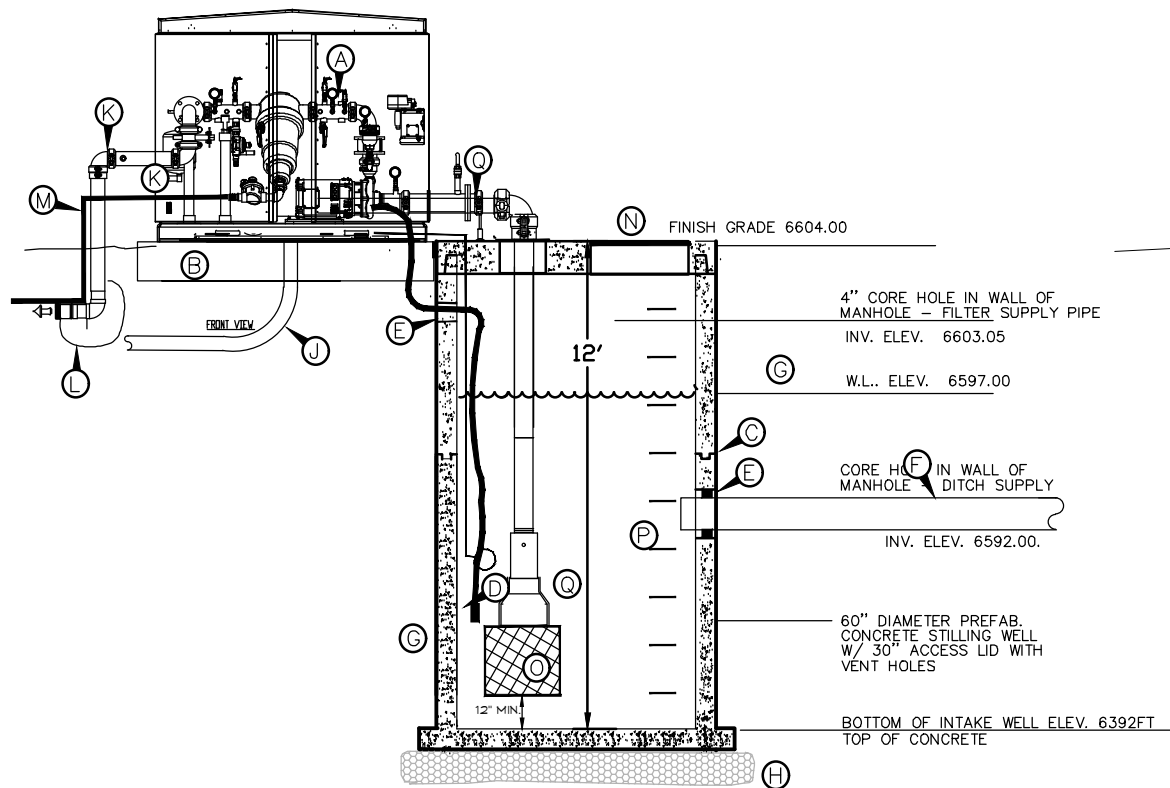
PUMP STATION PLAN

SCALE: 1/4"=1'

P1



PLAN



SECTION

- 1 SKID MOUNTED PUMPING ASSEMBLY WITH ENCLOSURE AND CONTROL PANEL. OFF-LOADED & INSTALLED BY CONTRACTOR. FASTEN TO CONCRETE PER MANUFACTURE RECOMMENDATIONS. 48"x36"x34"
- 2 6" THICK CONCRETE PAD WITH WIRE MESH REINFORCEMENT BY CONTRACTOR. FLUSH WITH TOP OF WET-WELL. COORDINATE THE ELECTRICAL CONDUITS WITH FLATWORK.
- 3 60" DIA. (I.D.) PREFABRICATED CONCRETE WET-WELL WITH GROOVE SLAB TOP. INCLUDE 6" DROP PIPE HOLE AND 24" MANHOLE ACCESS WITH CAST IRON LID AND BREATHER HOLES. WATERPROOF ALL JOINTS WITH RAM-NECKING COMPOUND OR EQUAL. INSTALL EXPANSION MATERIAL WITH PLIABLE SEALANT BETWEEN WET WELL AND CONCRETE PAD.
- 4 LOW WATER LEVEL SENSOR FLOAT / INSTALL IN WET WELL PER PUMP MANUFACTURERS RECOMMENDATIONS.
- 5 CORE DRILL AND LINK SEAL (OR APPROVED EQUAL) ALL WET-WELL PENETRATIONS. ONE INCH INTAKE SUPPLY (TYPICAL).
- 6 10" PVC WET WELL INTAKE PIPE FROM DITCH TURN OUT (INV. ELEV. 4566.5 FT.). INSTALL AT 1/4% SLOPE. WATERPROOF WET WELL PENETRATION WITH LINK-SEAL AND GROUT.
- 7 WET-WELL BACKFILL COMPACTED TO 95% STANDARD PROCTOR DENSITY IN 6" LIFTS.
- 8 FEA GRAVEL LEVELING COARSE - PER MANUFACTURERS RECOMMENDATIONS (12" MIN. LEVELING COURSE).
- 9 PUMPING SYSTEM POWER CONNECTION LOCATION. PHYSICAL DISCONNECT.
- 10 2" ELECTRICAL SUPPLY CONDUIT
- 11 3" STEEL DROP PIPE BY PUMP MANUFACTURER. TRANSITION TO PVC BELOW GRADE AND EXTEND AS SHOWN ON IRRIGATION PLANS.
- 12 THRUST BLOCK
- 13 1.5" TYPE PVC FILTER DISCHARGE PIPE BY CONTRACTOR. EXTEND BELOW GRADE AND DAYLIGHT. (NOT SHOWN)
- 14 30" DUCTILE IRON ACCESS MANHOLE
- 15 INTAKE SCREEN AND FOOT VALVE.
- 16 LADDER RUNGS 12" O.C. (TYPICAL)
- 17 3" GALVANIZED PIPE WITH VICTAULIC FITTINGS. INTAKE PIPE FROM PUMP TO INTAKE SCREEN.

NOTES:  
APPLY ONE COAT METAL PRIMER AND TWO COATS ENAMEL PAINT TO CLEAN, RUST-FREE (EXPOSED) STEEL PIPE SURFACES. COLOR TO MATCH PUMP STATION PIPING.  
APPLY TWO COATS ASPHALTIC EMULSION TO CLEAN, RUST-FREE BURIED PIPE SURFACES.

PUMP STATION INTAKE PIPING AND WET WELL

SCALE: 1/4"=1'

P2

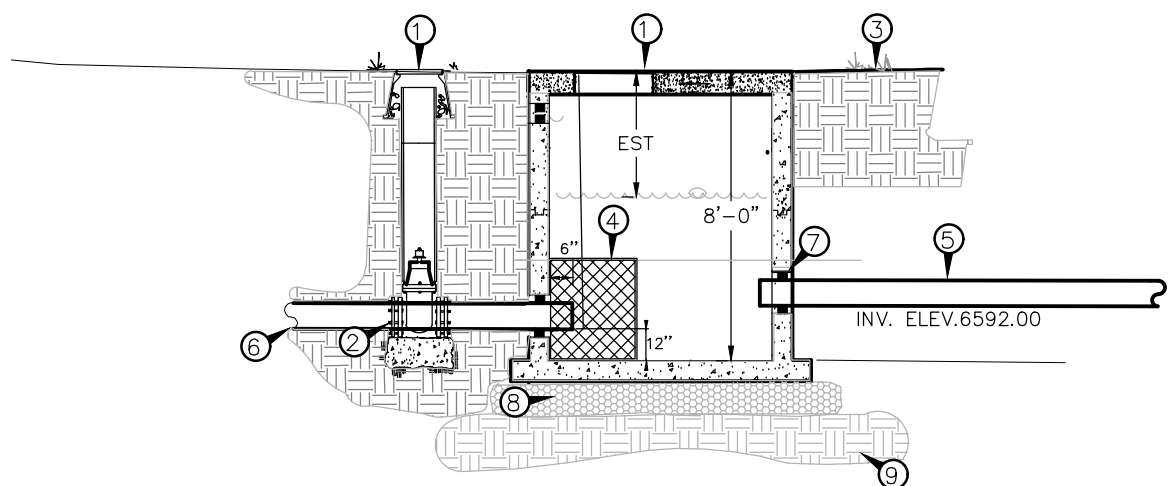
Pumping System Notes

- 1 CONTRACTOR TO INSTALL A PREGISION PUMPING SYSTEMS. MODEL C8H4V1C015X000R5-C05V32B2410N5-4 END SUCTION VARIABLE FREQUENCY DRIVE PUMP STATION WITH AUTOMATIC FLUSHING FILTER AS DETAILED. PUMP STATION SHALL PROVIDE 100 GPM AT DISCHARGE. PRESSURE OF 85 PSI. PUMP STATION SHALL MEET REQUIREMENTS OF THE CONSTRUCTION DOCUMENTS, DETAILS AND SPECIFICATIONS. REQUIREMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:
  - a) VARIABLE FREQUENCY END SUCTION - 15 HP, 3500 RPM, 240 VOLT, SINGLE PHASE PUMP. PUMP SHALL BE CAPABLE OF 100 GPM AT 85 PSI DISCHARGE PRESSURE
  - b) PUMP PANEL AND CONTROLS PER SPECIFICATIONS. UL LISTED, HAND/OFF/ AUTO SELECTOR SWITCH MICROPROCESSOR CONTROLLED SEQUENCING OF PUMP TWO LINE OPERATOR INTERFACE FLOW READOUT PRESSURE READOUT ALARM CONDITIONS WITH SAFETY SHUTDOWN LOW DISCHARGE PRESSURE SHUTDOWN HIGH DISCHARGE PRESSURE SHUTDOWN VFD FAULT SHUTDOWN LOW WATER LEVEL SHUTDOWN OVERLOAD, SINGLE PHASE IMBALANCE/LOW VOLTAGE PROTECTION
- 2 PREFABRICATED ENCLOSURE CONSTRUCTED OF 14 GA. STEEL. FORCE FAN AIR COOLED VENTILATION. STEEL BASE, PAINTED GREEN WITH LOCKABLE COVER.
- 3 (1) 2" X 2" FL6XFL6 STEEL DISCHARGE PIPE WITH SHVEL CONNECTION. REQUEST DROP DEPTH WHEN ORDERING.
- 4 PRESSURE TRANSDUCER WITH GAUGE
- 5 AIR RELEASE VALVE
- 6 RISER PIPE FROM PUMP AND MOTOR
- 7 CHECK VALVE
- 8 LOW WATER LEVEL SAFETY FLOAT
- 9 AUTOMATIC FLUSH FILTER SYSTEM
- 10 STATION DISCHARGE ISOLATION VALVE
- 11 EXTERNAL MOUNTED 60 AMP NEMA 4 SERVICE RATED DISCONNECT PANEL
- 12 SURGE PROTECTION FOR MAIN STATION AND SOLID STATE CONTROLS
- 13 INDIVIDUAL MOTOR FUSED PROTECTION
- 14 PRESSURE TRANSDUCER STAINLESS STEEL
- 15 FLOW SENSOR IN ENCLOSURE
- 16 VENTILATION
- 17 OPERATION AND MAINTENANCE MANUAL
- 18 THERMOSTATICALLY CONTROLLED HEATER
- 19 PUMP START RELAY START/STOP FROM CONTROLLER 24 VOLT AC

- 2 CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN CONCRETE PAD CONSTRUCTION ELECTRICAL CONDUIT AND PUMP STATION INSTALLATION
- 3 CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND INSTALLATION PIPING BETWEEN FINAL PUMP LOCATION AND WET-WELL CONNECTIONS
- 4 CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS BETWEEN ELECTRICAL SERVICE AND PUMP STATION. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES ELECTRICAL PERMITS SHALL BE OBTAINED AND PAID BY CONTRACTOR. ELECTRICAL DRAWINGS REQUIRED FOR PERMITTING SHALL BE PREPARED AND SUBMITTED BY CONTRACTOR
- 5 EXCESS SOIL GENERATED BY EXCAVATION SHALL BE REMOVED FROM SITE BY CONTRACTOR.
- 6 PUMPING SYSTEM END SUCTION PUMP, ELECTRICAL SUPPLY WIRE CONDUIT SHALL BE INSTALLED PER ALL ELECTRICAL CODES BY CONTRACTOR.
- 7 ANCHOR PUMP SYSTEM CONTROL ENCLOSURE TO CONCRETE PAD PER MANUFACTURERS RECOMMENDATIONS
- 8 CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL EQUIPMENT FOR THE INSTALLATION OF THE PUMPING SYSTEM THAT IS NOT SUPPLIED BY PUMP MANUFACTURER PUMPING SYSTEM END SUCTION PUMP ELECTRICAL SUPPLY WIRE CONDUIT SHALL BE INSTALLED PER ALL ELECTRICAL CODES BY CONTRACTOR.

GENERAL NOTES

- 1 RAM-NECK ALL CONCRETE WET-WELL SECTIONS PER MANUFACTURERS RECOMMENDATIONS
- 2 ALL PENETRATIONS TO ALL WET-WELL SHALL BE CORE DRILLED, LINK SEALED (OR APPROVED EQUAL) AND GROUTED WITH SHRINK FREE GROUT
- 3 CONTRACTOR SHALL INSTALL ALL ELECTRICAL CONDUITS REQUIRED FOR IRRIGATION PUMP ELECTRICAL POWER AND IRRIGATION CONTROLLER AND POWER WIRES CONCRETE FLAT WORK.
- 4 ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL AND ELECTRICAL CODES. CONTRACTOR RESPONSIBLE FOR ANY REQUIRED ELECTRICAL DIAGRAMS AND PERMITS. ASSURE PROPER PHYSICAL DISCONNECT IS INCLUDED.
- 5 REFER TO IRRIGATION SPECIFICATIONS FOR NUMBER OF PUMPING SYSTEM OPERATION MANUALS TO BE TURNED OVER TO OWNER. MANUALS SHALL INCLUDE ALL PRODUCT CUT SHEETS USED. INCLUDE ONE ADDITIONAL COPY OF EACH PUMP SYSTEM TO ASSURE ONE IS LOCATED ON SITE.
- 6 CONTRACTOR TO CONDUCT AND PASS IRRIGATION MAINLINE PRESSURE TEST PER SPECIFICATIONS PRIOR TO PLANTING ANY MATERIAL. ANY LEAKS WILL CAUSE THE PUMP TO CYCLE.

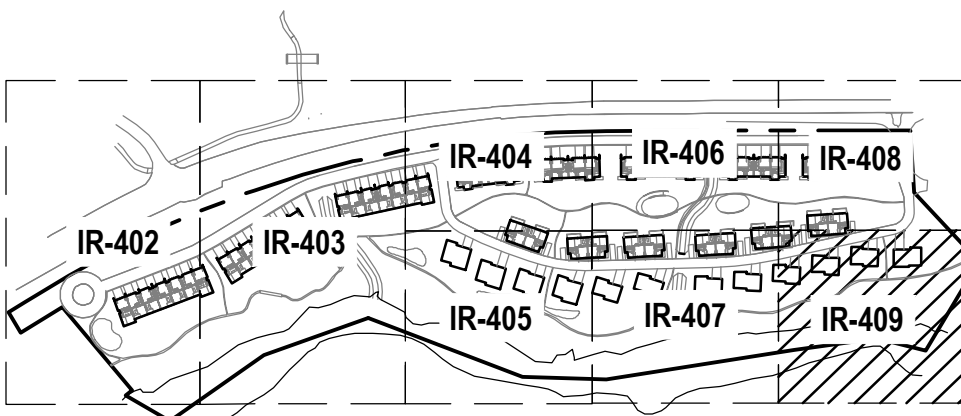


- 1 60" DIA. (I.D.) PREFABRICATED CONCRETE STILLING INTAKE WET WELL W/ BUTTSLAB TOP AND 30" LID (OR APPROVED EQUAL). WATERPROOF ALL JOINTS WITH RAM-NECKING COMPOUND OR EQUAL.
- 2 10" M.J. GATE ISOLATION VALVE. SUPPLY KEY TO OWNER OF SUFFICIENT LENGTH FOR OPERATION. REFER TO P1
- 3 10" ROUND GATE VALVE ACCESS BOX WITH 6" PVC ACCESS SLEEVE INSTALL GRAVEL AROUND SLEEVE IN BOX TO 2" BELOW TOP OF SLEEVE - REFER TO DETL P1
- 4 FIELD FABRICATED EXPANDED METAL GALVANIZED FRAMED AND REINFORCED DEBRIS SCREENING. 24X24X15'. SUBMIT SHOP DRAWING.
- 5 10" CLASS 200 PVC WET WELL INTAKE PIPE FROM DITCH TURN-OUT STRUCTURE. OPERATION BY HEAD GATE OR TURN-OUT STRUCTURE ISOLATION VALVE. (BY OTHERS)
- 6 10" CLASS 200 PVC PUMP WET WELL INTAKE PIPE FROM STILLING WELLS STRUCTURE.
- 7 LINK-SEAL PIPE PENETRATIONS. CORE DRILL HOLE AS SIZE AS REQUIRED BY MANUFACTURER.
- 8 FEA GRAVEL LEVELING COARSE - PER MANUFACTURERS RECOMMENDATIONS (12" MIN. LEVELING COURSE)
- 9 UNDISTURBED SOIL (TYP)

TURNOUT STILLING WELL

SCALE 1/4" = 1'

P3



KEYMAP  
1"=400'

PROJECT

RED MOUNTAIN RANCH

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17500 US-6  
EAGLE, CO 81631

ARCHITECT/

GENERAL CONTRACTOR

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IR-413



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