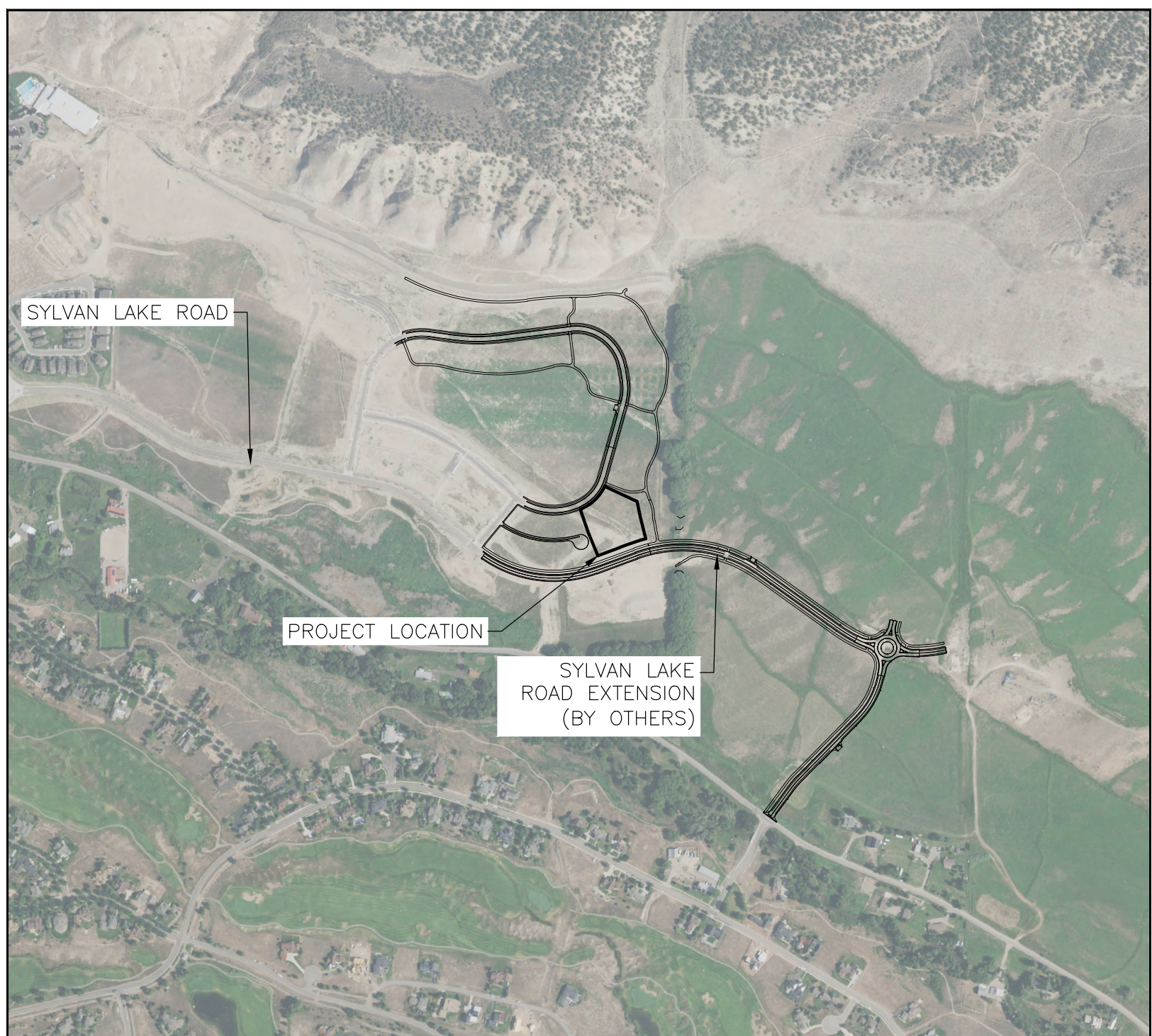


Mountain Tots Preschool

Haymeadow Location



Vicinity Map

Not to Scale

Scope of Work

Scope of work includes a proposed preschool building on a 1.57 acre lot located on the Future Haymeadow Drive in Eagle, Colorado. The work will also include parking, utility services, grading, drainage, and erosion control.



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Project Engineer

Deron Dircksen, P.E. 39741

Mountain Tots Preschool

Becky Wydra
PO Box 333
Eagle, Colorado 81631

Project Contacts

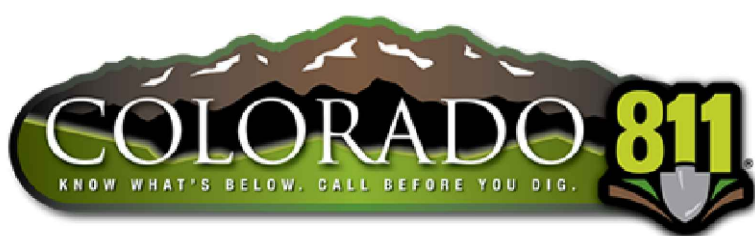
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Jason Cox (Black Hills Energy)	jason.cox@blackhillscorp.com	(970) 456-3117

100% Plans

December 2025

Sheet Index

1	Cover Sheet
2	Legend/Abbreviations
3	General Notes
4	Site Plan
5	Geometry Plan
6	Grading Plan
7-8	Plan and Profiles
9	Curb Ramp Details
10	Utility Plan
11	Erosion Control Plan
12-14	Details



UNCC 1-800-922-1987



Mountain Tots Preschool
Haymeadow Location

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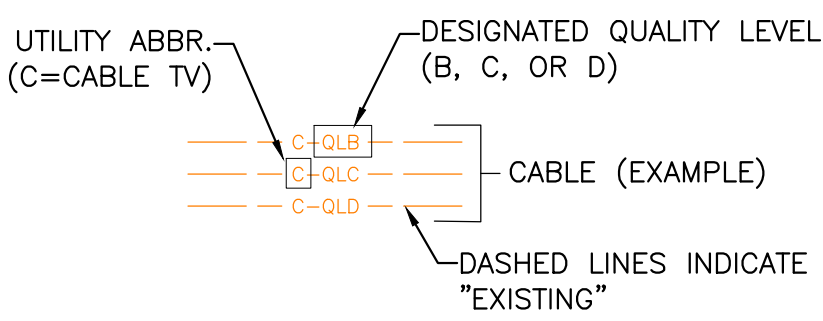
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LEGEND

LINETYPES

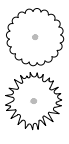
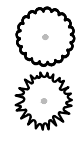
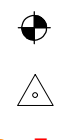






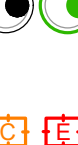


























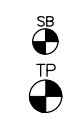

















EXISTING/DESIGN	DESCRIPTION
	OVERHEAD TELEPHONE LINE
	UNDERGROUND TELEPHONE LINE
	LOW PRESSURE GAS LINE
	HIGH PRESSURE GAS LINE
	UNDERGROUND CABLE TELEVISION LINE
	OVERHEAD CABLE TELEVISION LINE
	UNDERGROUND ELECTRICAL LINE
	OVERHEAD ELECTRICAL LINE
	STORM DRAIN LINE
	WATER LINE
	WATER SERVICE LINE
	SANITARY SEWER LINE
	SANITARY SEWER SERVICE LINE
	FIBER OPTIC LINE
	IRRIGATION LINE
	DRAINAGE SWALE FLOWLINE
	BARBED-WIRE FENCE LINE
	CHAIN LINK FENCE
	SILT FENCE
	CULVERT & FES
	EDGE OF ASPHALT
	EDGE OF CONCRETE
	EDGE OF WATER
	CENTERLINE
	ROCK WALL
	CONTOURS
	RIGHT-OF-WAY
	VEGETATION
	LIMITS OF DISTURBED AREA
	RAILROAD TRACKS
	TOP OF CUT
	TOP OF FILL
	EASEMENT
	ACTIVITY ENVELOPE

SUE UTILITY LINE TYPES WITH "QUALITY LEVELS"



— C —QLB —	CABLE COMMUNICATION
— T —QLB —	TELEPHONE
— F —QLB —	FIBER OPTIC
— TR —QLB —	TRAFFIC COMMUNICATION
— E —QLB —	ELECTRIC
— ET —QLB —	ELECTRIC TRANSMISSION
— G —QLB —	GAS
— HPG —QLB —	HIGH PRESSURE GAS
— CA —QLB —	COMPRESSED AIR
— S —QLB —	SANITARY SEWER
— DR —QLB —	DRAIN LINE (STORM SEWER)
— W —QLB —	WATER
— IRR —QLB —	IRRIGATION
— NP —QLB —	NON-POTABLE WATER
— UNK —	UNKNOWN UTILITY

SYMBOLS

EXISTING	PROPOSED	DESCRIPTION
		DECIDUOUS TREE
		CONIFEROUS TREE
		MONUMENT MARKER
		CONTROL POINT
		MARKERS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
		PEDESTALS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
		MANHOLES (DRAINAGE, ELEC, FIBER, IRRIGATION, SANITARY, TELEPHONE, UNKNOWN, WATER)
		VAULTS/HANDHOLES (CATV, ELEC, FIBER, TELE, TRAFFIC, UNKNOWN)
		ELECTRIC TRANSFORMER
		GAS VALVE
		SANITARY VALVE
		IRRIGATION CONTROL VALVE
		WATER VALVE
		WATER SHUTOFF VALVE
		FIRE HYDRANT
		VENTS(GAS,WATER,SEWER,MISC.)
		METERS (GAS, ELECTRIC, WATER)
		GAS WELL
		MONITORING WELL
		WATER WELL
		CLEAN-OUT
		PROPANE TANK (ABOVE GROUND)
		PROPANE TANK (UNDERGROUND)
		HEATING/AIR CONDITIONING UNIT
		WATER SPIGOT
		IRRIGATION CONTROL BOX
		IRRIGATION HEADGATE
		IRRIGATION SPRINKLER HEAD
		PVC PIPE
		FLAG POLE
		UTILITY POLE
		GUY WIRE
		STREET LIGHT POLE
		TRAFFIC LIGHT POLE
		FLOOD LIGHT
		SIGN
		MAILBOX
		BOLLARD
		SOIL BORING LOCATION
		TEST PIT LOCATION
		LARGE ROCK/BOULDER
		"T" POST
		SATELLITE DISH
		TRANSITION FROM SPILL TO CATCH GUTTER
		MINIMUM 4" TOP SO

°	AT
°	DEGREE
ø	DIAMETER
#	NUMBER
AAC	ALUMINUM ARCH CULVERT
AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABC	AGGREGATE BASE COURSE
ABUT	ABUTMENT
ACM	ASBESTOS CONTAINING MATERIAL
ACP	ASBESTOS CEMENT PIPE
ADA	AMERICANS W/ DISABILITIES ACT
ADT	AVERAGE DAILY TRIPS
ALT	ALTERNATE
AP	ANGLE POINT
APWA	AMERICAN PUBLIC WORKS ASSOCIATION
AS	ASPHALT
ASD	ALLOWABLE STRESS DESIGN
ASPH	ASPHALT
ATB	ASPHALT TREATED BASE
BBL	BARRELS
BCKF	BACK FACING
BLKF	BLOCK FACING
BLM	BUREAU OF LAND MANAGEMENT
BM	BENCHMARK
BMP	BEST MANAGEMENT PRACTICES
BOW	BACK OF SIDEWALK
BP	BEGIN PROJECT, BEGINNING POINT
BT	BEGIN TRANSITION
BVCE	BEGINNING VERTICAL CURVE
	ELEVATION
BVCS	BEGINNING VERTICAL CURVE STATION
BW	BOTTOM OF WALL
C	CURB
CBC	CONCRETE BOX CULVERT
CD	CURB CUT
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CDPHE	COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT
CF	CUBIC FEET
CFS	CUBIC FEET PER SECOND
CG	CURB AND GUTTER
CIP	CAST IN PLACE
CL	CENTLINE
CLOMR	CONDITIONAL LETTER OF MAP REVISION
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CONCRETE
COM	COMMUNICATIONS
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS
COR	CORNER
CPE	CORRUGATED POLYETHYLENE PIPE
CSP	CORRUGATED STEEL PIPE
CTB	CEMENT TREATED BASE
CU	CUBIC
CY	CUBIC YARD
D	DEEP
DB	DECIBELS
DEG	DEGREES
DHV	DESIGNED HOUR VOLUME
DIA	DIAMETER
DIP	DUCTILE IRON PIPE
DOW	DIVISION OF WILDLIFE
DR	DRAIN
DTM	DIGITAL TERRAIN MODEL
DW	DRIVEWAY
DWG	DRAWING
E	EASTING
EA	EACH
EB	EAST BOUND
EG	EXISTING GRADE
EL	ELEVATION
ELEV	ELEVATION
EOA	EDGE OF ASPHALT
EOD	EDGE OF DRIVEWAY
EOC	EDGE OF CONCRETE
EOG	EDGE OF GRAVEL
EOM	EDGE OF MILLINGS
EOP	EDGE OF PAVEMENT
EP	END PROJECT, END POINT
EPA	ENVIRONMENTAL PROTECTION AGENCY
ES	ELECTRIC SERVICE
ESMT	EASEMENT
EST	ESTIMATE
EVCS	END VERTICAL CURVE ELEVATION
EVCE	END VERTICAL CURVE STATION
EX	EXISTING
EXIST	EXISTING
EXT	EXTERIOR
FAA	FEDERAL AVIATION ADMINISTRATION
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY
FES	FLARED END SECTION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FWHA	FEDERAL HIGHWAY ADMINISTRATION
FL	FLOWLINE
FOW	FACE OF WALL
FPS	FEET PER SECOND
FRFT	FRONT FACE
FT	FEET
G	GAS
GAL	GALLONS
GALV	GALVANIZED
GB	GRADE BREAK
GIS	GEOGRAPHICAL INFORMATION SYSTEM

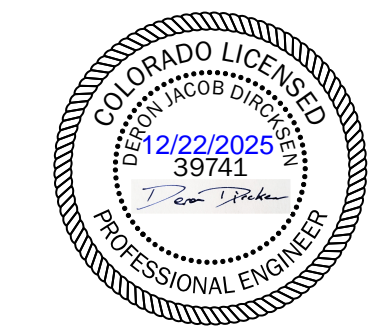
ABBREVIATIONS

GPM	GALLONS PER MINUTE
GPS	GLOBAL POSITIONING SYSTEM
GR	GRAVEL
GRAV	GRAVEL
GS	GAS SERVICE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
HAZMAT	HAZARDOUS MATERIALS
HC	HANDICAP RAMP
HCL	HORIZONTAL CONTROL LINE
HDPE	HIGH DENSITY POLYETHYLENE
HMA	HOT MIXED ASPHALT
HORIZ	HORIZONTAL
HOV	HIGH OCCUPANCY VEHICLE
HP	HIGH POINT
HPG	HIGH PRESSURE GAS
HWY	HIGHWAY
HYD	HYDRANT
ID	INSIDE DIAMETER
INT	INTERSECTION
INV	INVERT
IP	INLET PROTECTION
JB	JUNCTION BOX
KIP	THOUSAND POUNDS
KW	KILOWATT
L	LEFT
LGTH	LENGTH
LB	POUNDS
LB/FT	POUNDS PER FOOT
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN
LF	LINEAR FOOT
LOMR	LETTER OF MAP REVISION
LPFM	LOW PRESSURE FORCE MAIN
LP	LOW POINT
LS	LUMP SUM
LSA	LANDSCAPED AREA
LT	LIGHT POLE
LTB	LIME TREATED BASE
LUM	LUMINARY
M	METERS
MAT'L	MATERIAL
MAX	MAXIMUM
MH	MANHOLE
MHT	METHOD OF HANDLING TRAFFIC
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MEGALUG
MLW	MASONRY LANDSCAPE WALL
MP	MILE POST
MPH	MILES PER HOUR
MSE	MECHANICALLY STABILIZE EARTH
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
MW	MONITORING WELL
N	NORTHING
N/A	NOT APPLICABLE
NAT	NATIVE GRASS AREA
NAVD	NORTH AMERICAN VERTICAL DATUM
NB	NORTH BOUND
NE	NORTHEAST
NEPA	NATIONAL ENVIRONMENTAL POLICY ACT
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION
NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929
NHS	NATIONAL HIGHWAY SYSTEM
NIP	NAIL IN PLACE
NO	NUMBER
NPDES	NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM
NTP	NOTICE TO PROCEED
NTS	NOT TO SCALE
NW	NORTHWEST
O/S	OFFSET
OC	ON CENTER
OD	OUTSIDE DIAMETER
OH	OVERHEAD
OP	OUTLET PROTECTION
OT	OVERHEAD TELEPHONE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PED	PEDESTRIAN
PERM	PERMANENT
PG	PAGE
PGL	PROFILE GRADE LINE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
PM	PROJECT MANAGER
PNT	POINT
POC	POINT ON CURVE
POT	POINT ON TANGENT
PRC	POINT OF REVERSE CURVE
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PSF	POUNDS PER SQUARE FEET
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PUD	PLANNED URBAN DEVELOPMENT
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
Q	PEAK DISCHARGE

QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
QTY	QUANTITY
R	RIGHT
R-R	REMOVE AND REPLACE
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
REF	REFERENCE
REQ	REQUIRED
REVEG	REVEGETATE
RFTA	ROARING FORK TRANSIT AUTHORITY
ROW	RIGHT OF WAY
RP	RADIUS POINT
RSS	REINFORCED SOIL SLOPE
RW	RETAINING WALL
SAC	STEEL ARCH CULVERT
SAN	SANITARY
SB	SOUTH BOUND
SCF	SEDIMENT CONTROL FENCE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SE	SOUTHEAST
SECT	SECTION
SF	SQUARE FEET
SHLDR	SHOULDER
SL	SANITARY SEWER LINE
SMH	SANITARY SEWER MANHOLE
SOD	GRASS AREA
SS	SANITARY SEWER SERVICE
SSD	STOPPING SIGHT DISTANCE
STA	STATION
STBK	SETBACK
SW	SIDEWALK
SY	SQUARE YARDS
SYM	SYMMETRICAL
T	TREAD STAIRS
TAN	TANGENT
TBC	TOP BACK OF CURB
TBLK	THRUST BLOCK
TC	TOP OF CURB
TCE	TEMPORARY CONSTRUCTION EASEMENT
TCP	TRAFFIC CONTROL PLAN
TELE	TELEPHONE
TEMP	TEMPORARY
TP	TOP OF PIPE
TRANS	TRANSITION
TRFLG	TRAFFIC FLANGE OF FIRE HYDRANT
TW	TOP OF WALL
TYP	TYPICAL
UCTV	UNDERGROUND CABLE TELEVISION LINE
UE	UNDERGROUND ELECTRIC LINE
UG	UNDERGROUND GAS LINE
USACE	US ARMY CORPS OF ENGINEERS
USGS	US GEOLOGICAL SURVEY
UT	UNDERGROUND TELEPHONE LINE
VC	VERTICAL CURVE
VCP	VERTIFIED CLAY PIPE
VP	VALLEY PAN
VTC	VEHICLE TRACKING CONTROL
W	WIDE
W/	WITH
WB	WEST BOUND
WL	WATER LINE
WS	WATER SERVICE
WQCD	WATER QUALITY CONTROL DIVISION
WS	WATER SERVICE
WWM	WELDED WIRE MESH
X-S	CROSS SLOPE
YD	YARD

HATCHING

EXISTING	PROPOSED	DESCRIPTION
		ASPHALT MILLING
		ASPHALT
		CONCRETE SURFACING (PLAN VIEW)
		GRAVEL SURFACING
		RIPRAP/RIVER ROCK
		RE-ESTABLISH NATIVE VEGETATION
		WOOD DECK
		FLAGSTONE
		UNDISTURBED SOIL
		RECOMPACTED SOIL



Mountain Tots Preschool

Haymeadow Location

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Print Date:	12/22/2025		
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Legend & Abbreviations

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- SURVEY NOTES

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING OF BOTH HORIZONTAL AND VERTICAL LAYOUT ON THIS PROJECT. THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR INTERPRETATION AND INFORMATION IN STAKING OF THE PROJECT FOR CONSTRUCTION.
6. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.

ACCESS AND PROTECTION REQUIREMENTS

- ## TEMPORARY EROSION CONTROLS MEASURES

- ## ASPHALT PAVING

- ## CONCRETE CONSTRUCTION

- ## EARTHWORK

- ## DEMOLITION AND REMOVALS

- ## REVEGETATION

- ## SIGNING AND STRIPING

- SGM**
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
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Mountain Tots Preschool

Haymeadow Location

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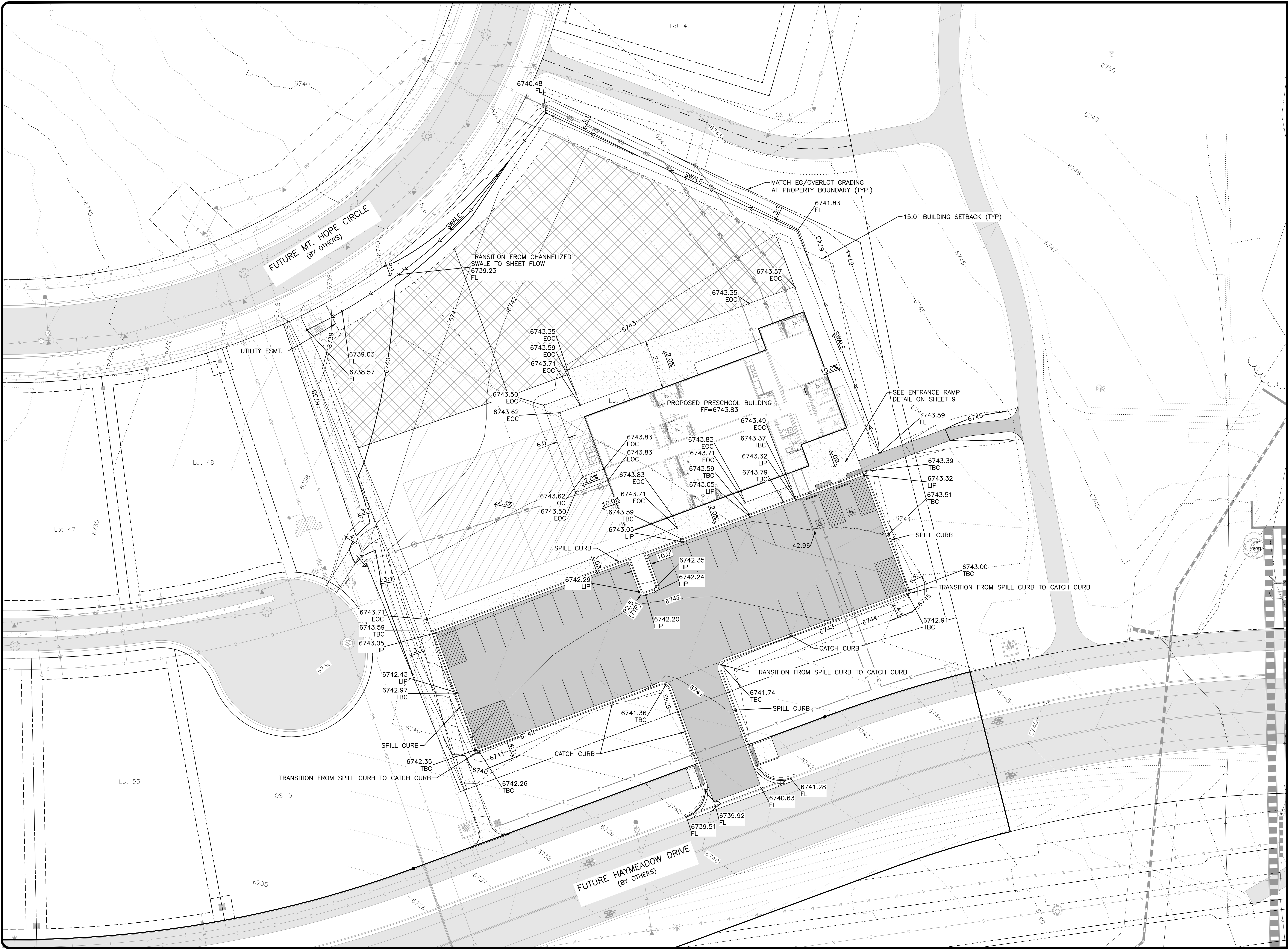
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General Notes

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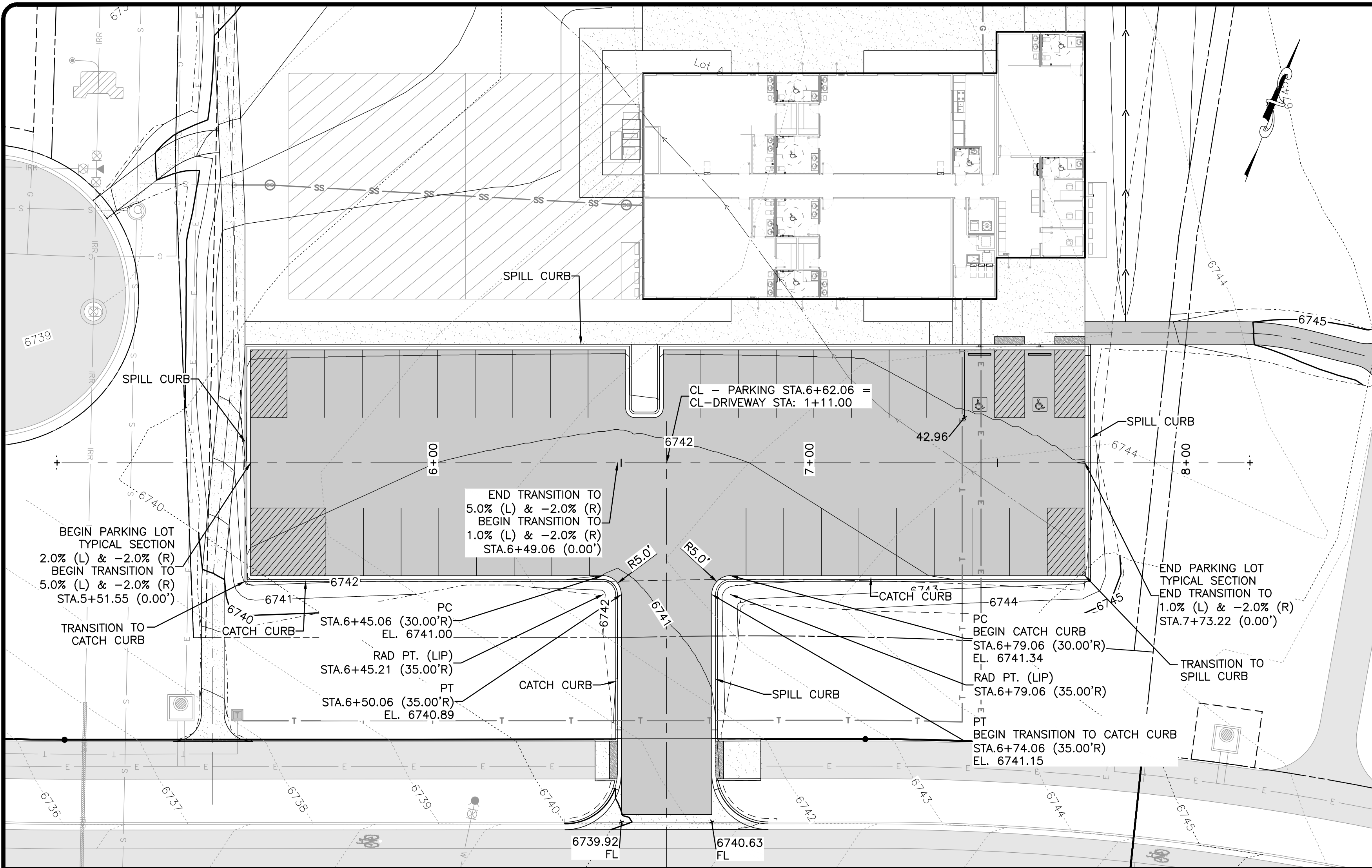
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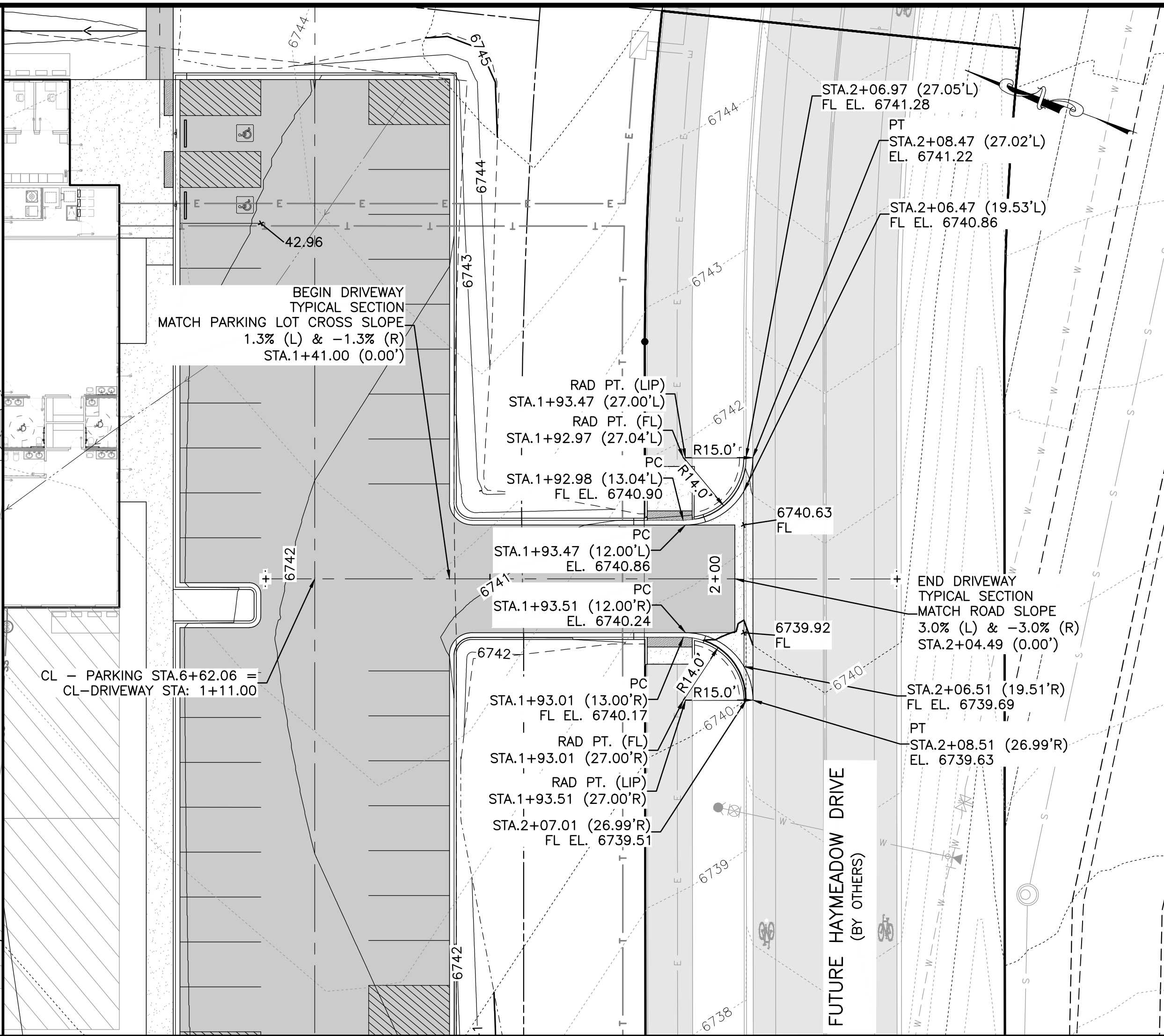
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Project Milestone: 100% PLANS

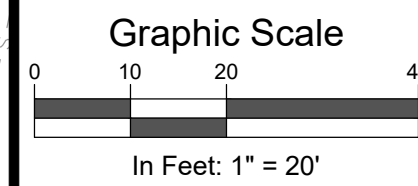
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PARKING LOT PLAN AND PROFILE
SCALE: 1" = 20'



DRIVEWAY PLAN AND PROFILE
SCALE: 1" = 20'



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Mountain Tots Preschool
Haymeadow Location

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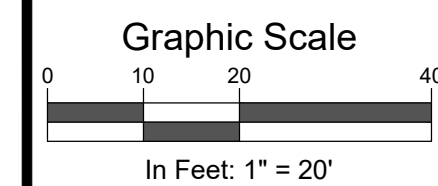
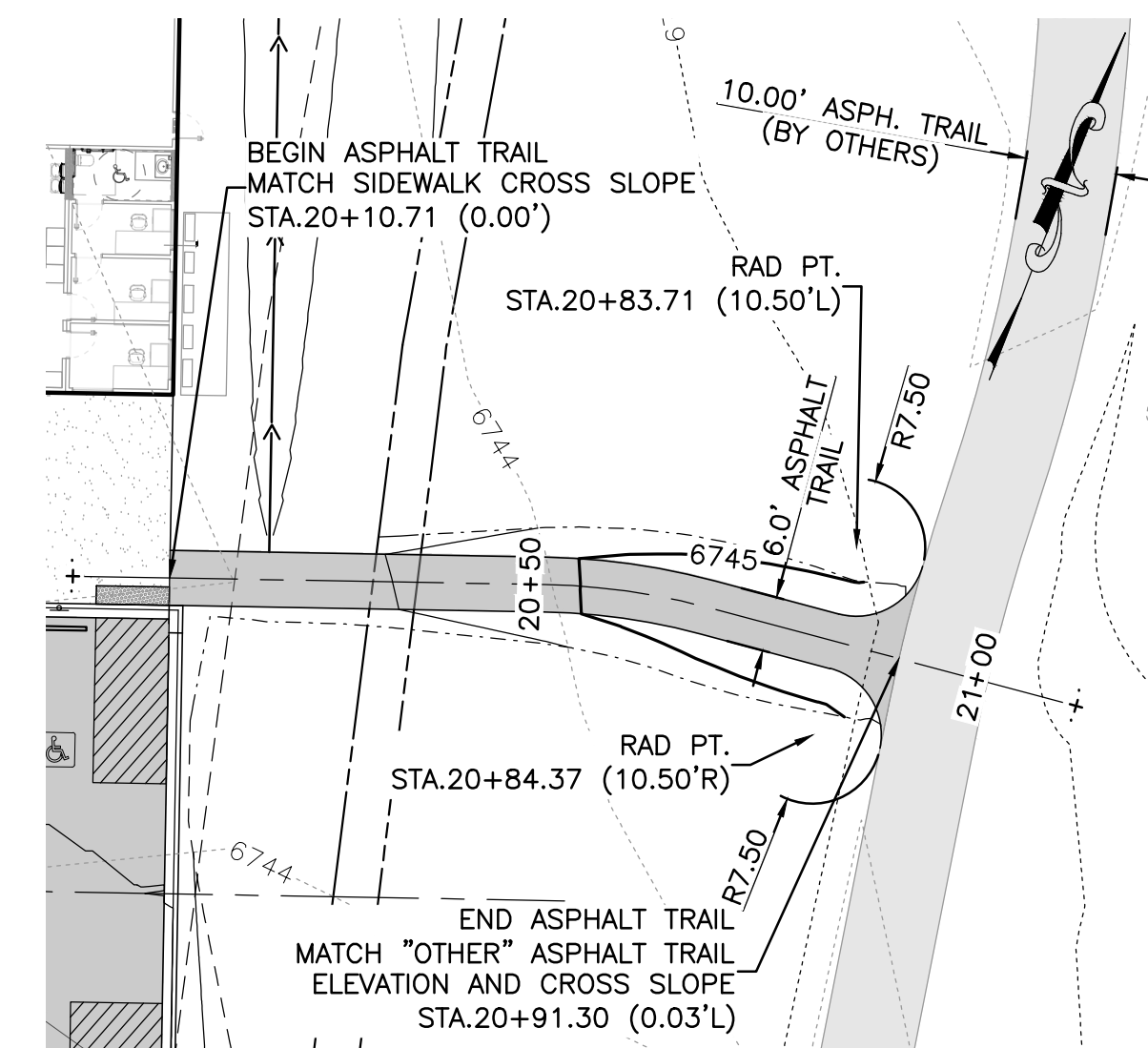
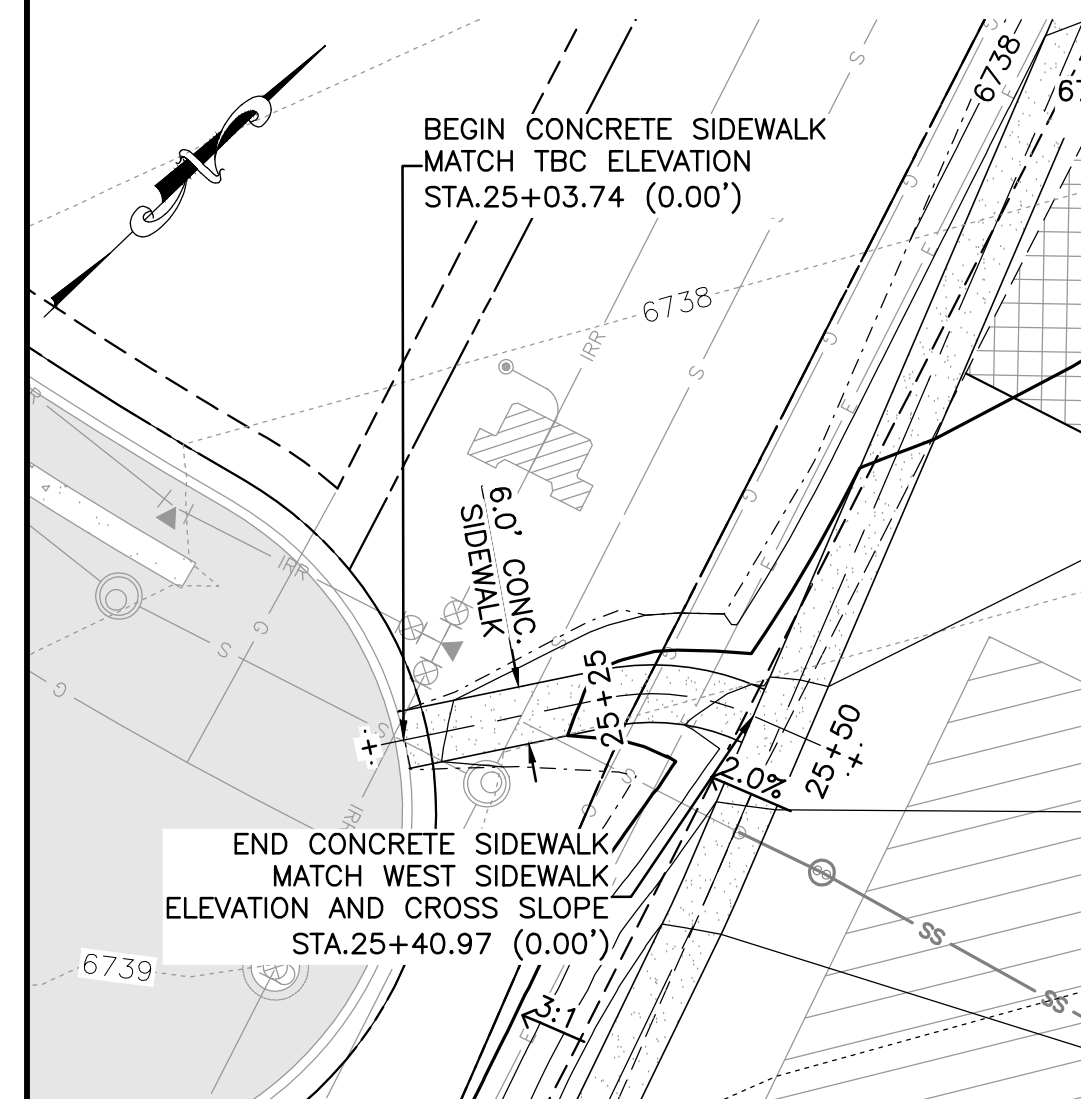
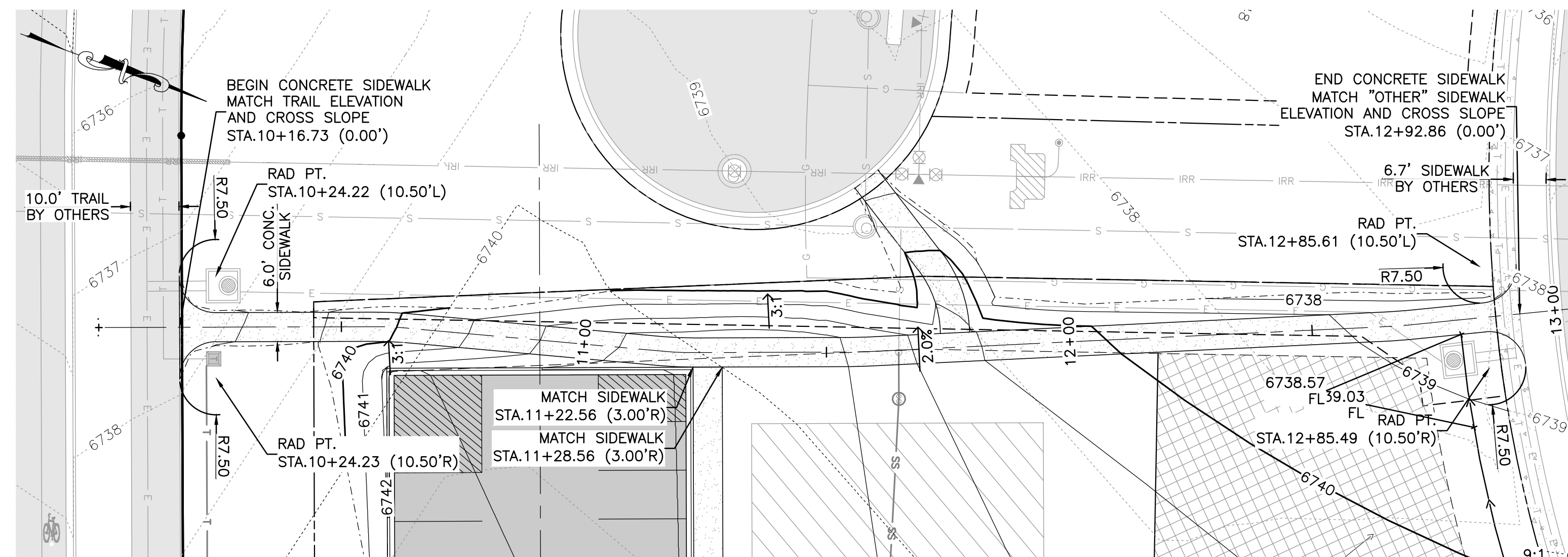
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Plan & Profiles

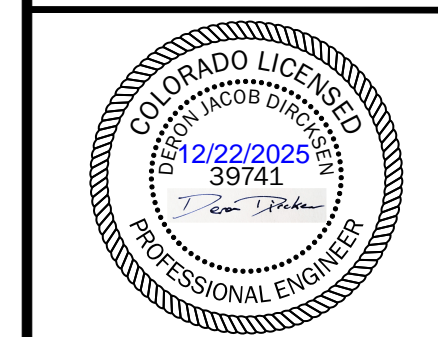
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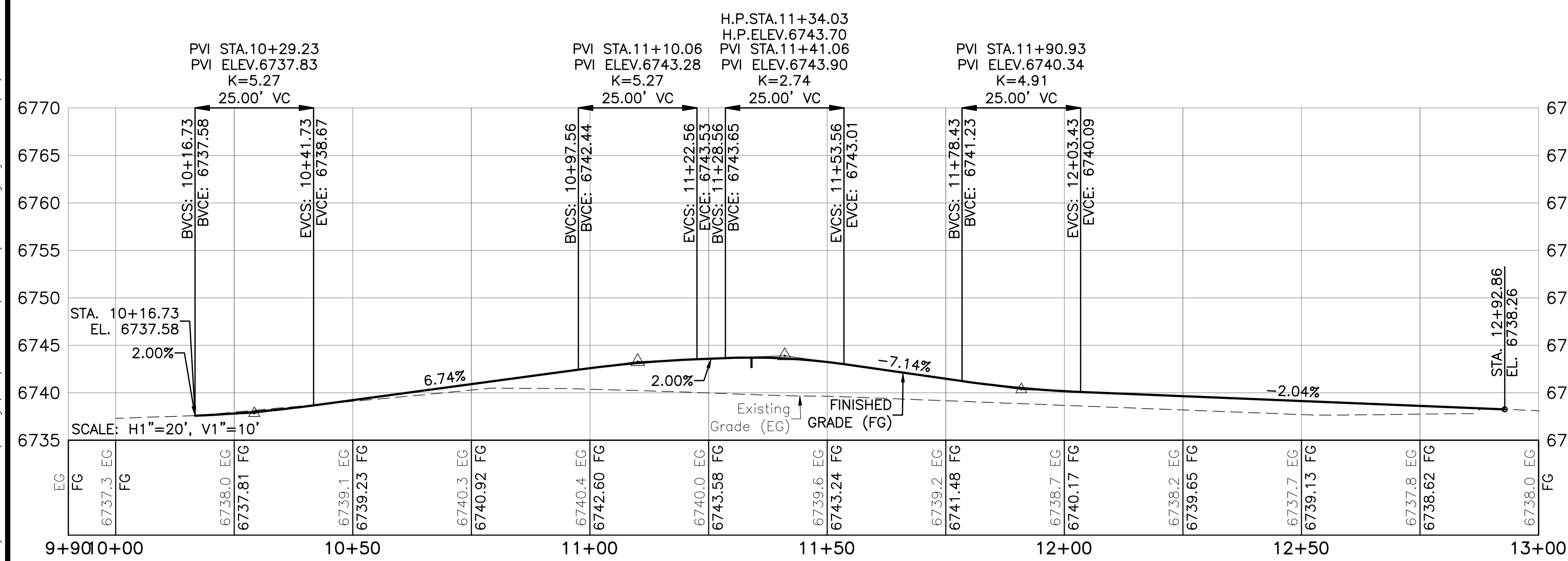
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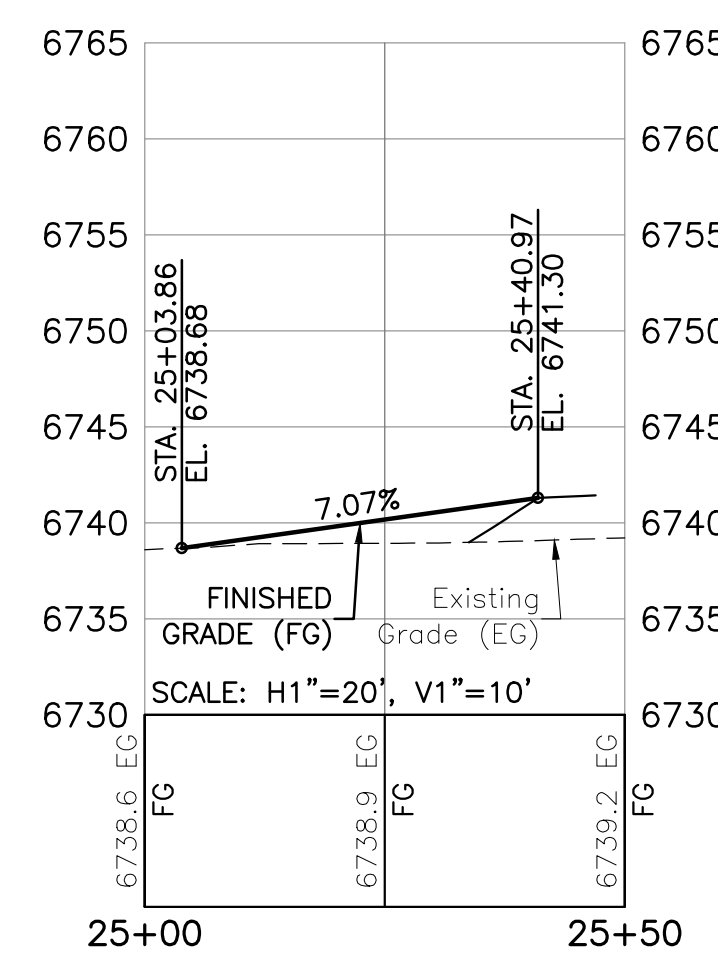
SGM
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www.sgm-inc.com



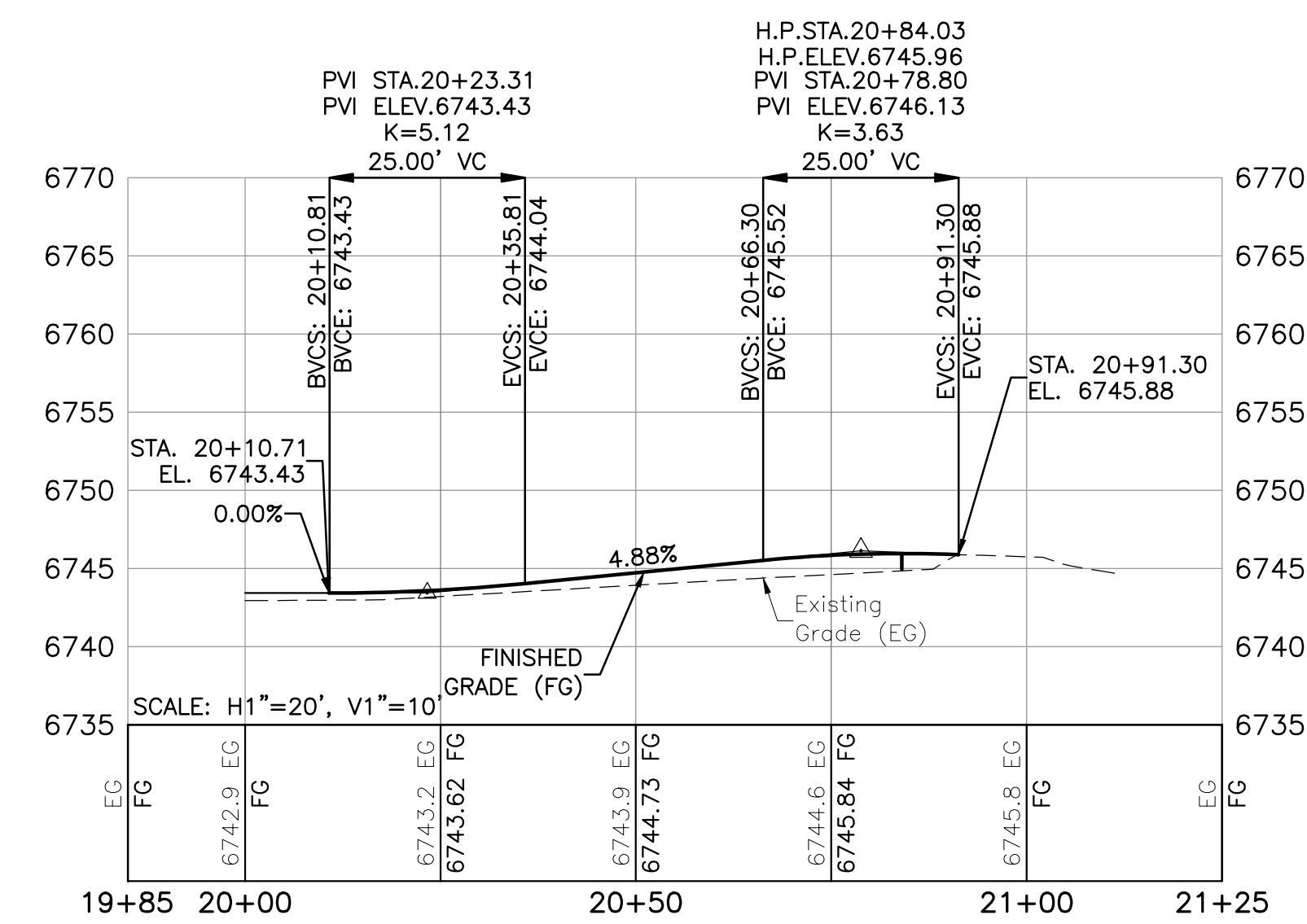
Mountain Tots Preschool	Haymeadow Location
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WEST SIDEWALK PLAN AND PROFILE
SCALE: 1" = 20'



WEST CONNECTOR SIDEWALK PLAN AND PROFILE
SCALE: 1" = 20'



EAST TRAIL PLAN AND PROFILE
SCALE: 1" = 20'

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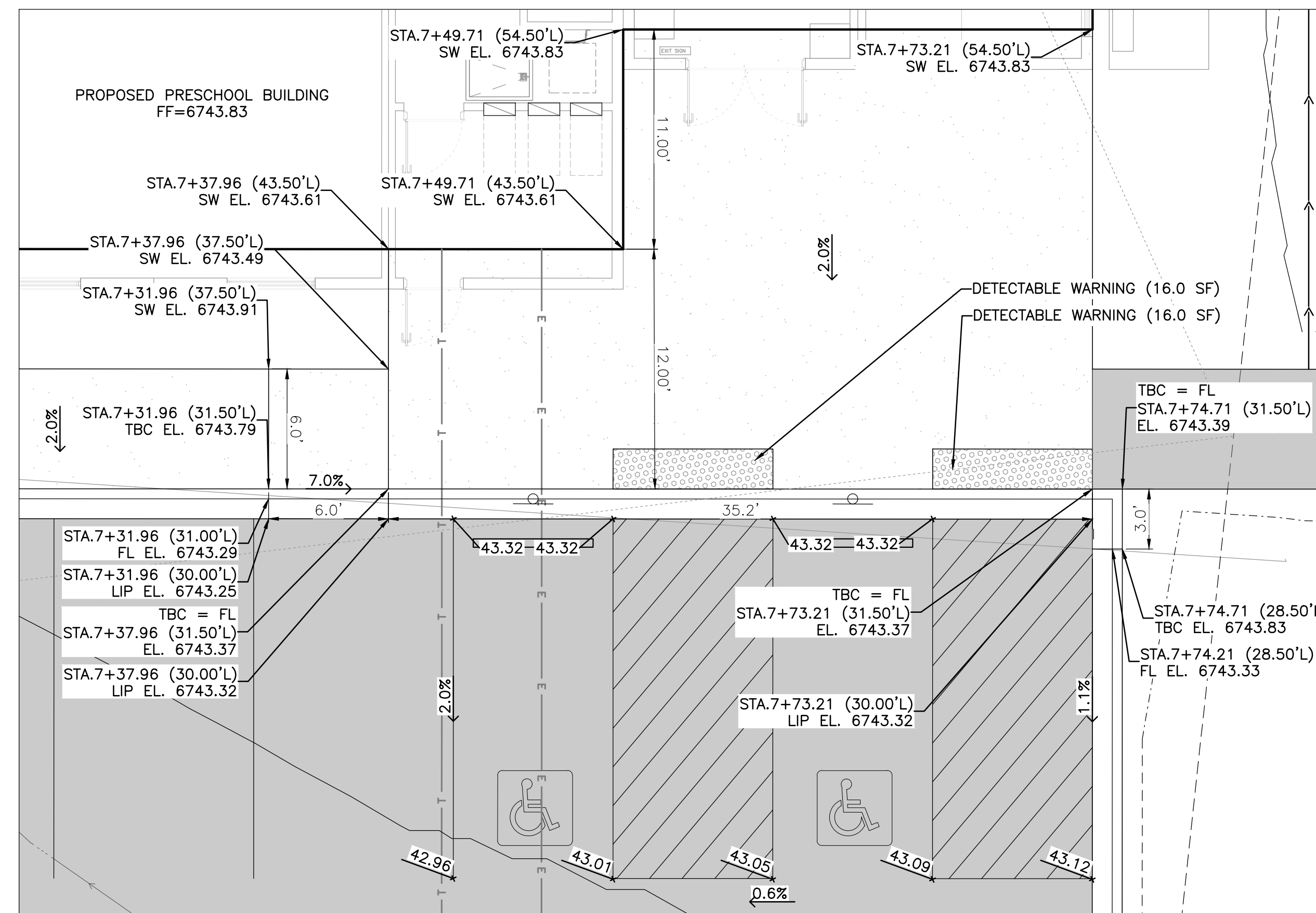
Job No.	2023-234.00		
Drawn by:	EJM		
Print Date:	12/22/2023		
QC:	DD	PE:	DD
File:	MtnTotsHay - Grading		

Trail & Sidewalk Plan & Profiles

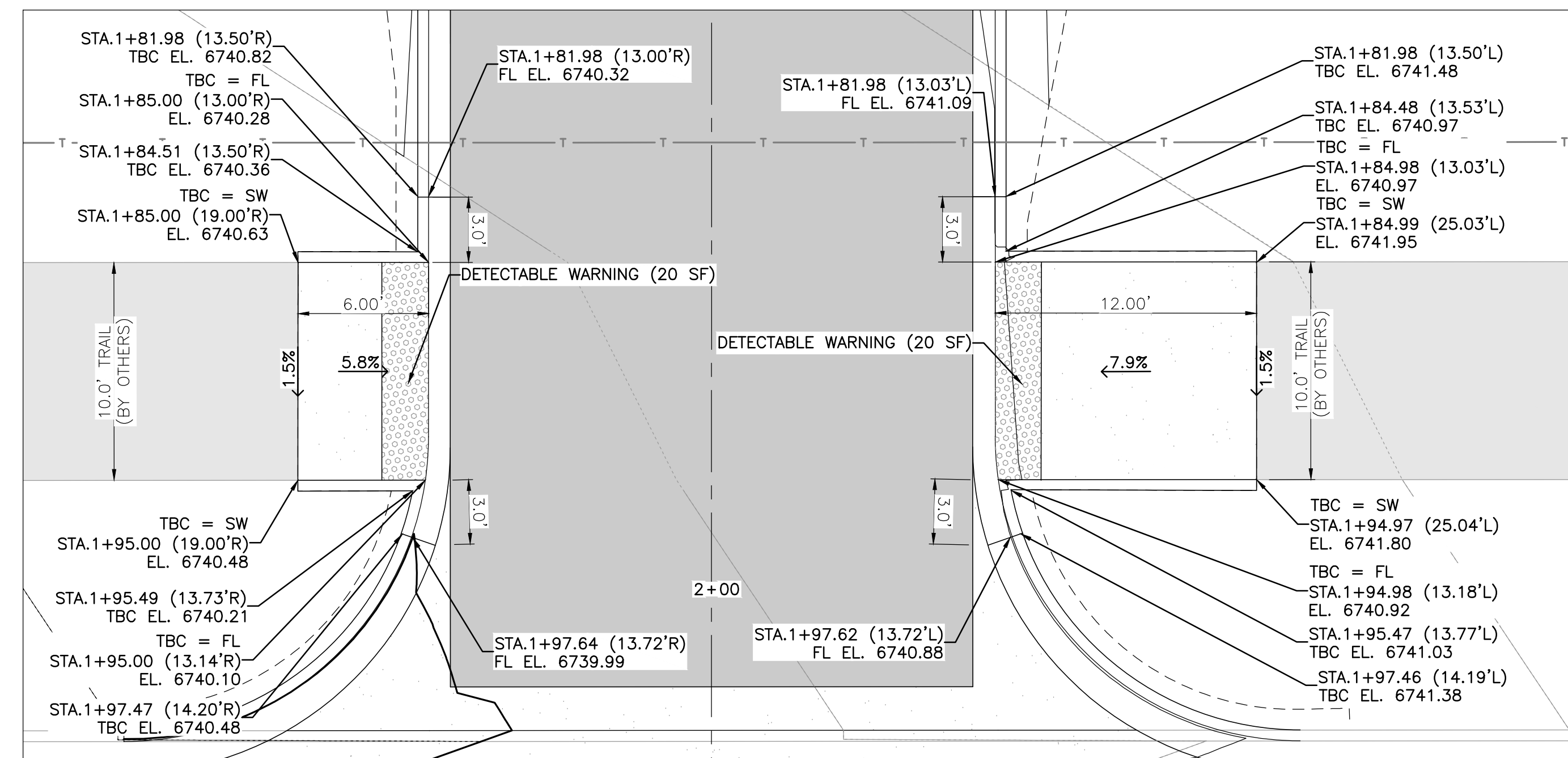
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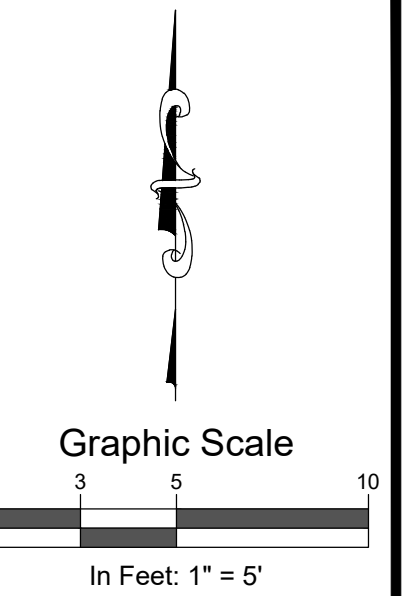
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BUILDING ENTRANCE DETAIL
SCALE: 1" = 5'
STATIONS AND OFFSETS ARE RELATIVE TO
PARKING LOT CENTERLINE ALIGNMENT



DRIVEWAY CURB RAMP DETAILS
SCALE: 1" = 5'
STATIONS AND OFFSETS ARE RELATIVE TO
DRIVEWAY CENTERLINE ALIGNMENT



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Mountain Lots Preschool

Haymeadow Location

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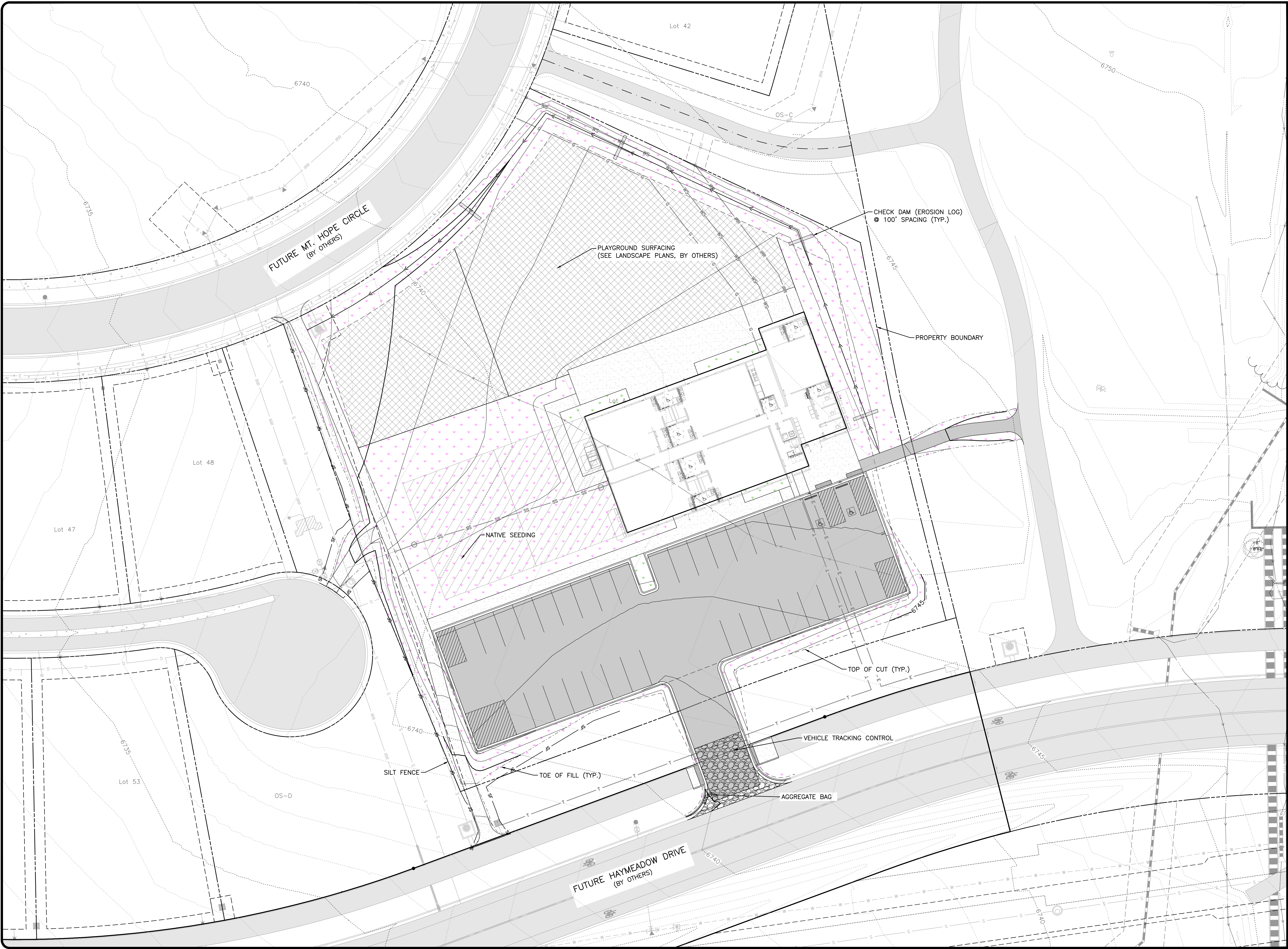
Curb Ramp Details

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Graphic Scale
0 10 20 40
In Feet: 1" = 20'

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PROFESSIONAL ENGINEER
12/22/2025
39741
Eric Mahoney

Mountain Tots Preschool
Haymeadow Location

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Drawn by: EJM
Print Date: 12/22/2025
QC: DJC | PE: DD
File: MtnTotsHay - Erosion
Title: Erosion Control Plan
Dwg No. 11
Of: 14

Project Milestone: 100% PLANS

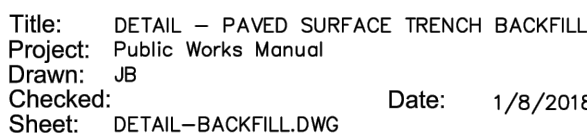
Town of Eagle Water Specs

- | | |
|----------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 8. Tapping Sleeves - | ROMAC SST III stainless steel tapping sleeve or approved equal. |
| 9. Service Saddles - | Mueller BR2 Series or approved equal (Bronze). (CC thread) |
| 10. Corporation Stops - | Mueller B25008 or approved equal. (CC thread for service saddle and IP thread for end caps) |
| 11. Curb Stops - | Mueller B25209 or approved equal. |
| 12. Curb Boxes- | For sizes up to and including 1-inch: Mueller H10314 with rod various heights or approved equal.
H10334 in concrete or asphalt.
1.5-in and larger: Mueller H-10336 |
| 13. Service Fitting - | Mueller 110 or approved equal. |
| 14. Pressure Reducing Valves- Main line – | Pressure Reducing Valve shall be: CLA - VAL 90-01 or 690-01.
Combination Pressure Reducing & Pressure Sustaining Valve shall be: CLA - VAL 92-01 or 692-01. |
| 15. Copper Tubing - | ¾" Line – Type K Copper
1" Line – Type K Copper
2" Line – Type K Copper |
| 16. Polyethylene Service Line Tubing (Pure-Core or Approved Equal) – ¾" not allowed | due to the minimum requirement of ¾" ID diameter
1" or 2" SDR9 meeting the requirements of ASTM D 2737 and AWWA C901 and ANSI/NSF standard 61. (Pure – Core) with tracer wire with 10 gauge tracer wire (insulated) |
| 16. Air Vac Valves - | 2-in APCO 144 or VALMATIC 202C.2. |
| 17. Polyethylene Encasement - ANSI / AWWA C105 / A21.5-93 or most current revision. Low density polyethylene Film .008" - 8 mil. | |
| 18. Water Main Size - | Water Main Pipe diameter size should be 8-inch, 12-inch, 16-inch, 20-inch, and 24-inch. |



**Town of Eagle
Public Works Department Procedures
December 2017**

- Please call the Public Works Department if you have any questions (970) 328-6678.

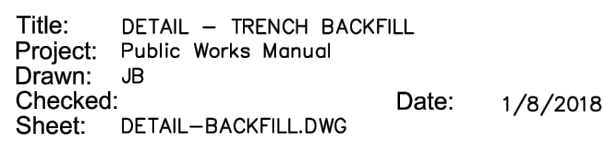


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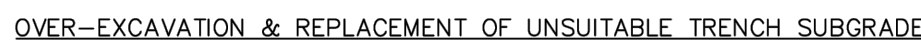


Mountain Tots Preschool

Haymeadow Location



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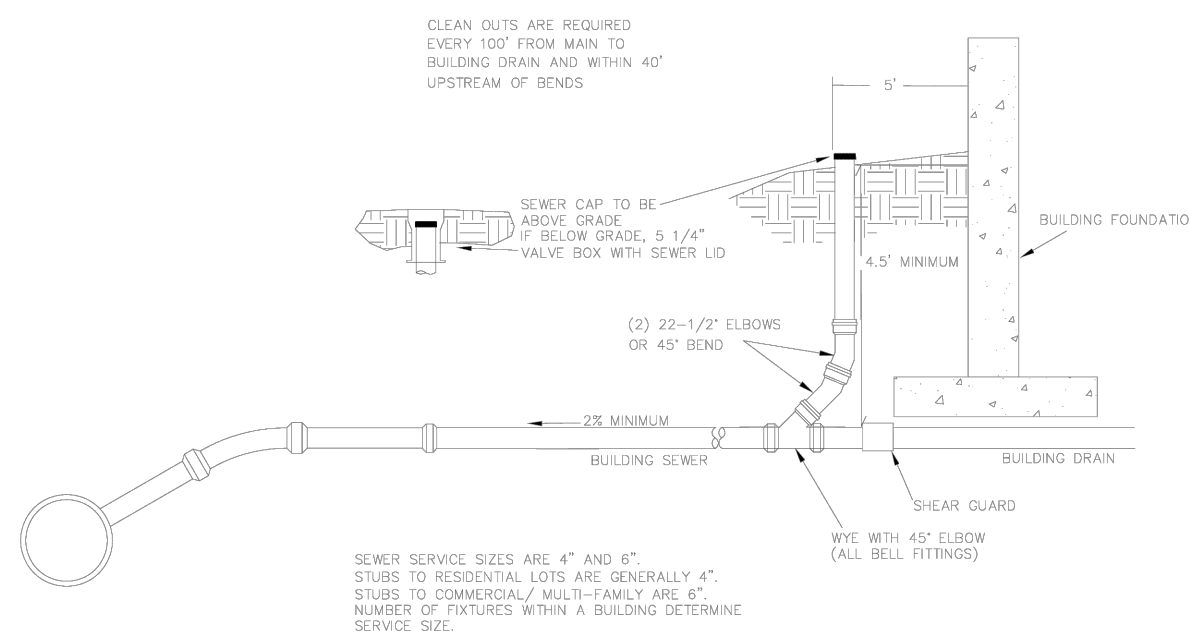
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* NOTE: MAXIMUM PAY WIDTH SHALL BE 4--FEET. MAXIMUM PAY DEPTH WILL BE 1.5--FEET.



- NOTE:
1. TOWN OF EAGLE RECOMMENDS USING "X" CURB INSTALLATION FOR WATERLINE.
 2. CURB/PURE CURB MUST RUN FROM CURB STOP TO BUILDING. CURB TAILS SHALL NOT BE USED. CLOSURES SHOULD BE AVOIDED IF POSSIBLE.
 3. CURB SHALL BE 18" MIN. WIDE. CURB SHALL BE 18" MIN. WIDE EXCEPT IN THE CASE OF CROSSING UNDER A SIDEWALK.
 4. CURB SHALL BE REPLACED IF DAMAGED.
 5. CURB SHALL BE REPLACED APPROPRIATELY FOR THE CURB STOP. REPLACE IF NOT WORKING OR DAMAGED.
 6. FOR CURB STOPS TO BE 12".
 7. MUELLER H10314 WITH 8999 LID WITH A 1" SHAFT.
 8. FOR CURB STOPS LARGER THAN 12".
 9. MUELLER H10336 WITH 8999 LID WITH A 2" SHAFT.
 10. TRACER WIRE TO RUN WITH REMOTE WIRING AND CONNECTION PROVIDED OUTSIDE OF BUILDING IN WATER PROOF.
 11. WATER METER MUST BE LOCATED NEAR TO THE POINT OF ENTRY INTO THE BUILDING.
 12. WATER METER HAVEN AN 18" CLEAR ZONE FROM OTHER MECHANICAL EQUIPMENT.
 13. CURB STOP BE 24" MIN. WIDE.
 14. ALL PIPE, METER, PVE AND BACKFLOW MUST BE ANCHORED TO A SOLID SURFACE.

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Project Milestone: 100% DI ANS

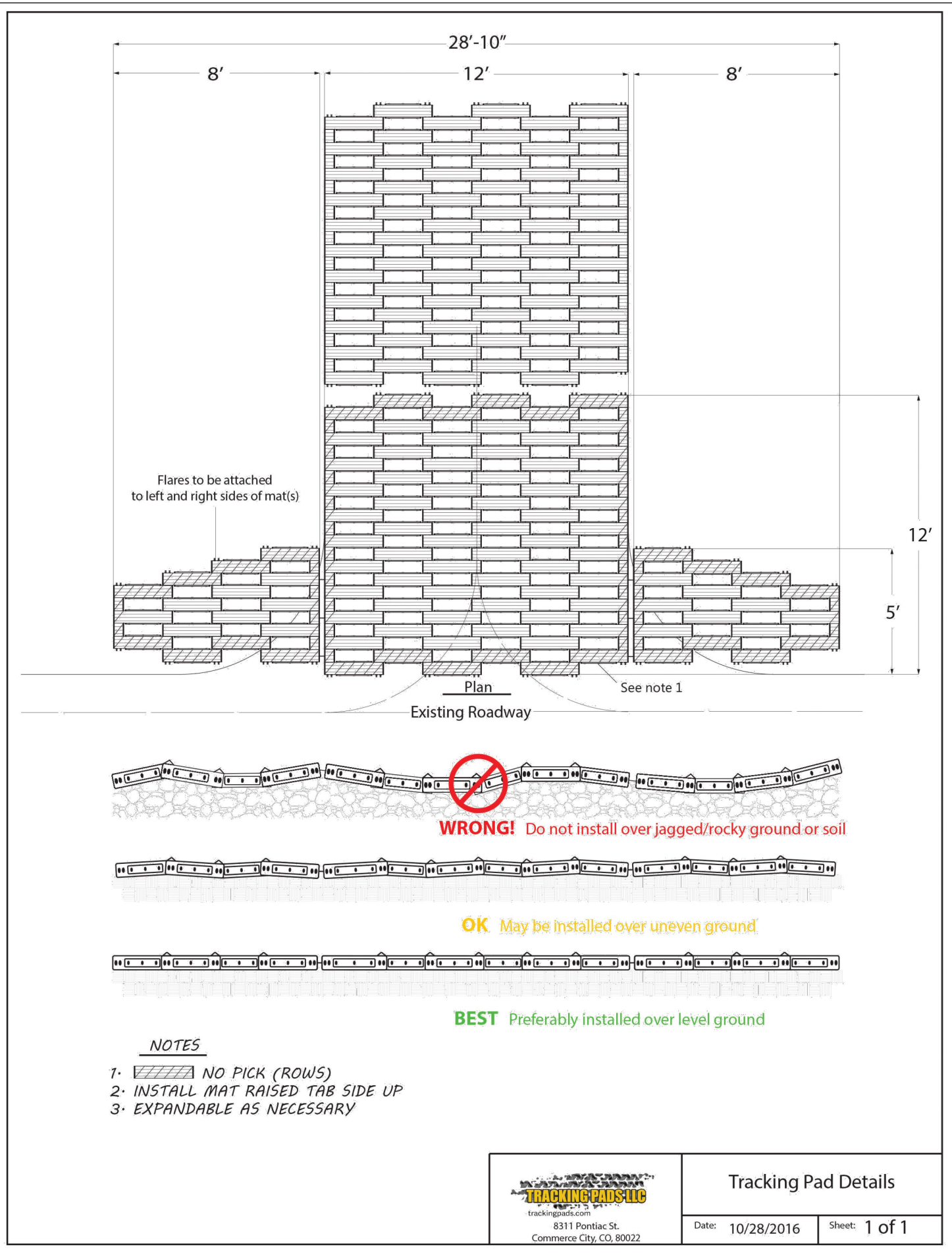
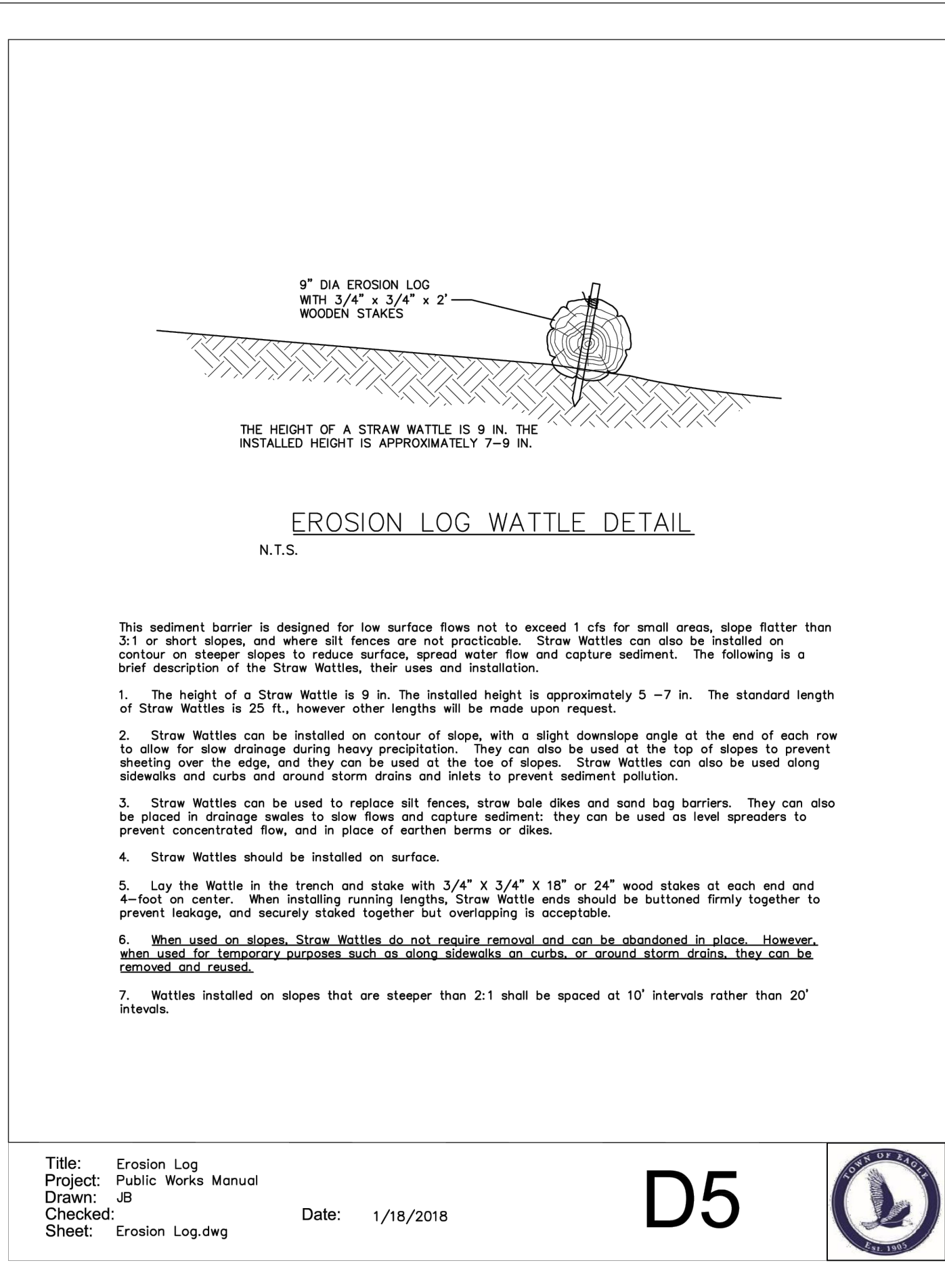
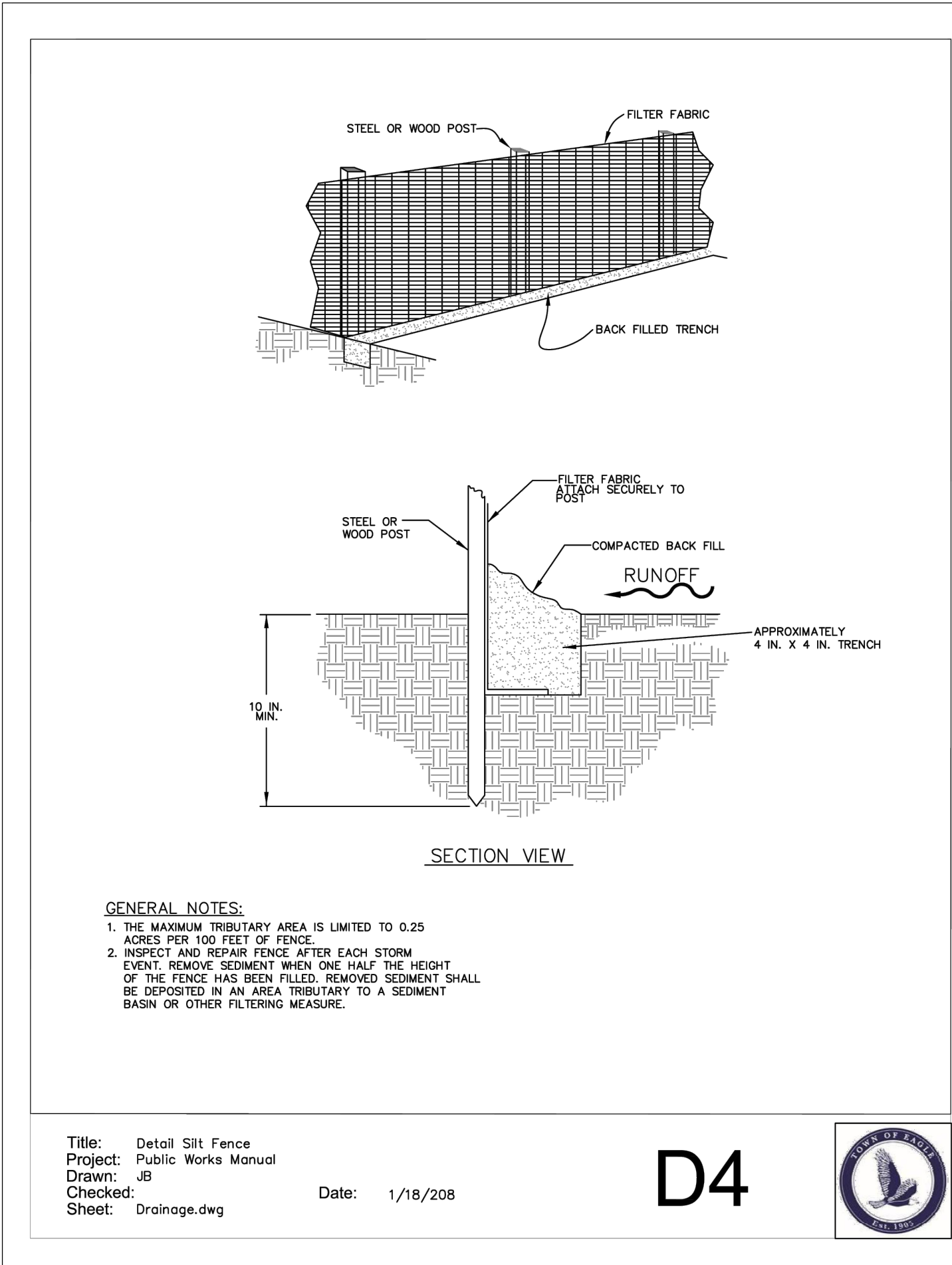
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