

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.



118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Project Engineer

Deron Dirksen, P.E. 39741

Mountain Tots Preschool

Becky Wydra

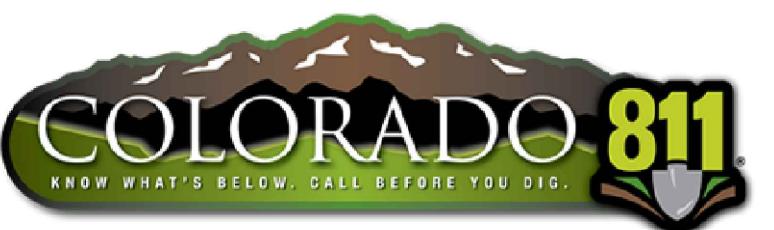
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100% Plans

December 2025



UNCC 1-800-922-1987

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Haymeadow Location

Revision: 1
Address: 118 West Sixth Street, Suite 200
Town: Glenwood Springs
City: CO
State: 81601
Zip: 970.945.1004
Phone: www.sgm-inc.com
Email: Deron Dirksen, P.E. 39741
Print Date: 12/22/2025
Job No.: 2023-234.002
Drawn by: EJM
Print Date: 12/22/2025
QC: DJC | PE: DD
File: MtnTotsHay - Admin
Title: Cover

Project Milestone: 100% PLANS

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Dwg No. 1

Of: 14

LEGENDLINETYPES

EXISTING/DESIGN	PROPOSED	DESCRIPTION
— T — OH —	— T — OH —	OVERHEAD TELEPHONE LINE
— T — — T —	— T —	UNDERGROUND TELEPHONE LINE
— C — — C —	— G —	LOW PRESSURE GAS LINE
— HPG —	— G — HPG —	HIGH PRESSURE GAS LINE
— C — — C —	— C —	UNDERGROUND CABLE TELEVISION LINE
— C — — OH —	— C — OH —	OVERHEAD CABLE TELEVISION LINE
— E — — E —	— E —	UNDERGROUND ELECTRICAL LINE
— E — — OH —	— E — OH —	OVERHEAD ELECTRICAL LINE
██████████	██████	STORM DRAIN LINE
— W — — W —	— W —	WATER LINE
— WS — — WS —	— WS —	WATER SERVICE LINE
— S — — S —	— S —	SANITARY SEWER LINE
— SS — — SS —	— SS —	SANITARY SEWER SERVICE LINE
— FO — — FO —	— FO —	FIBER OPTIC LINE
— IRR — — IRR —	— IRR —	IRRIGATION LINE
— — — — —	— — — — —	DRAINAGE SWALE FLOWLINE
— x — — x — — x —	— x — — x —	BARBED-WIRE FENCE LINE
— o — — o — — o —	— o — — o —	CHAIN LINK FENCE
— SF — — SF —	— SF —	SILT FENCE
██████████	████	CULVERT & FES
— — — — —	— — — — —	EDGE OF ASPHALT
— — — — —	— — — — —	EDGE OF CONCRETE
— — — — —	— — — — —	EDGE OF WATER
— — — — —	— — — — —	CENTERLINE
~~~~~	~~~~~	ROCK WALL
~~~~~	~~~~~	CONTOURS
— — — — —	— — — — —	RIGHT-OF-WAY
~~~~~	~~~~~	VEGETATION
— LDA — — LDA —	— LDA —	LIMITS OF DISTURBED AREA
		RAILROAD TRACKS
— — — — —	— — — — —	TOP OF CUT
— — — — —	— — — — —	TOP OF FILL
— — — — —	— — — — —	EASEMENT
— AE —	— AE —	ACTIVITY ENVELOPE

SUE UTILITY LINE TYPES WITH "QUALITY LEVELS"

UTILITY ABBR. (C=CABLE TV)	DESIGNATED QUALITY LEVEL (B, C, OR D)
— C-QLB —	CABLE (EXAMPLE)
— C-QLB —	DASHED LINES INDICATE "EXISTING"
— 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
— HPC-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
○ E F O G S T U W	○ E F O I R S T U W	MARKERS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
○ E F O I R S T U W	○ E F O I R S T U W	PEDESTALS (CATV, ELEC, FIBER) (TELE, TRAFFIC, UNKNOWN)
○	○	MANHOLES (DRAINAGE, ELEC, FIBER, IRRIGATION, SANITARY, TELEPHONE, UNKNOWN, WATER)
○ E F O I R S T U W	○ E F O I R S T U W	VAULTS/HANDHOLES (CATV, ELEC, FIBER, TELE, TRAFFIC, UNKNOWN)
ET	ET	ELECTRIC TRANSFORMER
GV	GV	GAS VALVE
SV	SV	SANITARY VALVE
ICV	ICV	IRRIGATION CONTROL VALVE
WV	WV	WATER VALVE
WSV	WSV	WATER SHUTOFF VALVE
FH	FH	FIRE HYDRANT
VENTS(GAS,WATER,SEWER,MISC.)	VENTS(GAS,WATER,SEWER,MISC.)	VENTS(GAS, WATER, SEWER, MISC.)
GM EM WM	GM EM WM	METERS (GAS, ELECTRIC, WATER)

ABBREVIATIONS

GPM	GALLONS PER MINUTE	QA/QC	QUALITY ASSURANCE/QUALITY CONTROL
GPS	GLOBAL POSITIONING SYSTEM	QTY	QUANTITY
GR	GRAVEL	R	RIGHT
GRAV	GRAVEL	R-R	REMOVE AND REPLACE
AAC	ALUMINUM ARCH CULVERT	RAD	RADIUS
GS	GAS SERVICE	RCP	REINFORCED CONCRETE PIPE
GSP	GALVANIZED STEEL PIPE	REF	REFERENCE
GV	GATE VALVE	REQ	REQUIRED
HAZMAT	HAZARDOUS MATERIALS	REVEG	REVEGETATE
HC	HANDICAP RAMP	RTA	ROARING FORK TRANSIT AUTHORITY
HCL	HORIZONTAL CONTROL LINE	ROW	RIGHT OF WAY
HDPE	HIGH DENSITY POLYETHYLENE	RP	RADIUS POINT
HMA	HOT MIXED ASPHALT	RSS	REINFORCED SOIL SLOPE
HORIZ	HORIZONTAL	RW	RETAINING WALL
HP	HIGH POINT	SAC	STEEL ARCH CULVERT
HPC	HIGH PRESSURE GAS	SAN	SANITARY
HWY	HIGHWAY	SB	SOUTH BOUND
HYD	HYDRANT	SCF	SEDIMENT CONTROL FENCE
ID	INSIDE DIAMETER	SD	STORM DRAIN
INT	INTERSECTION	SDR	STANDARD DIMENSION RATIO
INV	INVERT	SE	SOUTHEAST
IP	INLET PROTECTION	SECT	SECTION
JB	JUNCTION BOX	SF	SQUARE FEET
KIP	THOUSAND POUNDS	SHLDR	SHOULDER
KW	KILOWATT	SL	SANITARY SEWER LINE
L	LEFT	SMH	SANITARY SEWER MANHOLE
LGTH	LENGTH	SOD	GRASS AREA
LB	POUNDS	SS	SANITARY SEWER SERVICE
LB/FT	POUNDS PER FOOT	SSD	STOPPING SIGHT DISTANCE
LEED	LEADERSHIP IN ENERGY AND ENVIRONMENTAL DESIGN	STA	STATION
LF	LINEAR FOOT	STBK	SETBACK
LOMR	LETTER OF MAP REVISION	SW	SIDEWALK
LPFM	LOW PRESSURE FORCE MAIN	SY	SQUARE YARDS
C	CURB	SYM	SYMMETRICAL
LP	CURB CUT	T	TREAD STAIRS
LS	LUMP SUM	TAN	TANGENT
LSA	LANDSCAPED AREA	TBC	TOP BACK OF CURB
LT	LIGHT POLE	THRBL	THRUST BLOCK
LTB	LIME TREATED BASE	TOP OF CURB	TOP OF CURB
LUM	LUMINARY	TRANS	TRANSITION
M	METERS	TRFLG	TRAFFIC FLANGE OF FIRE HYDRANT
MAT'L	MATERIAL	TOP OF WALL	TOP OF WALL
MAX	MAXIMUM	TYP	TYPICAL
MH	MANHOLE	UCTV	UNDERGROUND CABLE TELEVISION LINE
MHT	METHOD OF HANDLING TRAFFIC	UE	UNDERGROUND ELECTRIC LINE
MIN	MINIMUM	UG	UNDERGROUND GAS LINE
MISC	MISCELLANEOUS	USACE	US ARMY CORPS OF ENGINEERS
ML	MEGALUG	USGS	US GEOLOGICAL SURVEY
MLW	MASONRY LANDSCAPE WALL	UT	UNDERGROUND TELEPHONE LINE
MP	MILE POST	VC	VERTICAL CURVE
MPH	MILES PER HOUR	VCP	VITRIFIED CLAY PIPE
MSE	MECHANICALLY STABILIZE EARTH	VP	VALLEY PAN
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES	VTC	VEHICLE TRACKING CONTROL
MW	MONITORING WELL	W	WIDE
N	NORTHING	W/	WITH
N/A	NOT APPLICABLE	WB	WEST BOUND
NAT	NATIVE GRASS AREA	WL	WATER LINE
NAVD	NORTH AMERICAN VERTICAL DATUM	WS	WATER SERVICE
NE	NORTH EAST	WQCD	WATER QUALITY CONTROL DIVISION
NEPA	NATIONAL ENVIRONMENTAL POLICY ACT	WS	WATER SERVICE
NFPA	NATIONAL FIRE PROTECTION ASSOCIATION	WWM	WELDED WIRE MESH
NGVD	NATIONAL GEODETIC VERTICAL DATUM 1929	X-S	CROSS SLOPE
NHS	NATIONAL HIGHWAY SYSTEM	YD	YARD
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		
PER	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 UNIT DEVELOPMENT		
PVC	POLYVINYLL CHLORIDE		
PVI	POINT OF VERTICAL INTERSECTION		
PVMT	PAVEMENT		
PVT	POINT OF VERTICAL TANGENCY		
Q	PEAK DISCHARGE		

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



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Dwg No. 2  
Of: 14

**GENERAL REQUIREMENTS**

- SGM'S DESIGN IS BASED OFF OF HARRIS KOCHER SMITH (HKS) DESIGN PROVIDED 5/6/2025. CONTRACTOR SHALL CONFIRM ALL TIE-IN LOCATIONS PRIOR TO CONSTRUCTION. IF ANY DISCREPANCIES, PLEASE CONTACT SGM IMMEDIATELY.
- PROPOSED WATER SERVICE SIZING PROVIDED BY ATCO DATED 5/20/2025
- EXISTING SANITARY SEWER SERVICE SIZING PROVIDED BY HKS DATED 5/13/2025.
- HKS PROVIDED DESIGN ELECTRIC SERVICE TIE-IN LOCATION, DESIGN COMMUNICATIONS SERVICE TIE-IN LOCATION, AND DESIGN NON-POTABLE IRRIGATION TIE-IN LOCATION.
- WORK SHALL MEET STANDARDS SET BY THE PROJECT'S JURISDICTIONS OF AUTHORITY. THIS INCLUDES BUT IS NOT LIMITED TO HOA STANDARDS, SPECIAL DISTRICT STANDARDS, CITY/TOWN STANDARDS, COUNTY STANDARDS, AND STATE STANDARDS.
- THE CONTRACTOR AND SUBCONTRACTORS SHALL HAVE A COPY OF ALL APPLICABLE STANDARDS, CURRENT APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS ON SITE AT ALL TIMES.
- ALL WORK SHALL BE DONE TO THE HORIZONTAL AND VERTICAL INFORMATION SHOWN ON THE PLANS. NO FIELD CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- THE DESIGN IS BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THIS INCLUDES BUT IS NOT LIMITED TO SITE CONDITIONS, FEATURES AND STRUCTURES, AND TOPOGRAPHICAL INFORMATION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE FEATURES SHOWN. THE CONTRACTOR SHALL REVIEW AND VERIFY EXISTING PHYSICAL FEATURES AND ELEVATIONS OF THE CONDITIONS TO BE ENCOUNTERED DURING CONSTRUCTION.
- ANY DISCREPANCY WITHIN THESE PLANS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ENGINEER.
- LIMITS OF CONSTRUCTION SHALL BE PROPERTY LINE.
- THE CONTRACTOR SHALL LIMIT CONSTRUCTION ACTIVITIES TO THOSE AREAS WITHIN THE LIMITS OF DISTURBANCE AS SHOWN ON THE PLANS. ANY DISTURBANCE BEYOND THESE LIMITS SHALL BE RESTORED TO ORIGINAL CONDITION BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. CONSTRUCTION ACTIVITIES INCLUDE THE PARKING OF VEHICLES OR EQUIPMENT, DISPOSAL OF LITTER, AND ANY OTHER ACTION WHICH WOULD ALTER EXISTING CONDITIONS.
- WORK INSIDE PUBLIC RIGHT-OF-WAY WILL REQUIRE APPROVAL FROM THE JURISDICTION OF AUTHORITY PRIOR TO CONSTRUCTION. USE OF PRIVATE PROPERTY FOR THE PROJECT OUTSIDE OF THE CONSTRUCTION LIMITS SHALL BE APPROVED IN WRITING BY THE PROPERTY OWNER WITH A COPY OF THIS APPROVAL PROVIDED TO THE ENGINEER PRIOR TO USAGE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR SAFELY PERFORMING ALL WORK IN ACCORDANCE WITH APPLICABLE OSHA STANDARDS AND REGULATIONS.
- THE ENGINEER AND OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.
- ALL PUBLIC AND PRIVATE UTILITY OWNERS SHALL BE NOTIFIED AT LEAST 48 HOURS (OR AS REQUIRED BY UTILITY COMPANIES) PRIOR TO COMMENCEMENT OF WORK ADJACENT TO THE UTILITY.
- ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE OWNER AND THEIR ASSIGNED REPRESENTATIVE. THE OWNER AND THEIR ASSIGNED REPRESENTATIVE RESERVE THE RIGHT TO ACCEPT OR REJECT ANY MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO THE PLANS OR SPECIFICATIONS.
- PROJECT ACCEPTANCE TESTING WILL BE PERFORMED BY THE OWNER. CONTRACTOR SHALL PROVIDE 48 HOUR MINIMUM NOTICE FOR REQUIRED TESTS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO TAKE A SUFFICIENT NUMBER OF PRE-CONSTRUCTION PHOTOGRAPHS/VIDEOS TO RESOLVE ANY DISPUTES, WHICH MAY ARISE REGARDING THE CONDITIONS PRIOR TO AND SUBSEQUENT TO CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE COPIES OF THE PRE-CONSTRUCTION PHOTOGRAPHS/VIDEOS TO THE ENGINEER PRIOR TO THE START OF WORK. THE CONTRACTOR SHALL IDENTIFY ANY APPARENT POTENTIAL PROBLEMS AT THAT TIME.
- PROGRESS AND RECORD PHOTOGRAPHS/VIDEOS SHALL BE PROVIDED BY THE CONTRACTOR TO RESOLVE DISPUTES AND TO DOCUMENT THE WORK PERFORMED AS A SUPPLEMENT TO THE RECORD DRAWINGS. IN GENERAL, ANY PHOTOGRAPHS/VIDEOS SHOULD BE SUFFICIENT TO SHOW THAT ALL WORK WAS PROPERLY COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
- GEOTECHNICAL SUBSOIL STUDIES PROVIDED BY CTL THOMPSON ON APRIL 18, 2025, UNDER CTL THOMPSON PROJECT NUMBER CS06765.001-125-R1.
- THE CONTRACTOR SHALL PERFORM EXCAVATION, BACKFILL AND OTHER EARTHWORK ACTIVITIES IN ACCORDANCE WITH APPLICABLE SECTIONS OF THE GEOTECHNICAL SUBSOIL STUDY.
- SUBMITTALS SHALL BE PROVIDED FOR ALL MATERIALS TO BE INCORPORATED INTO THE PROJECT. SHOP DRAWINGS SHALL BE PROVIDED FOR ALL ITEMS HAVING DIMENSIONAL REQUIREMENTS. MATERIALS SUBMITTALS AND SHOP DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW. THE ENGINEER'S REVIEW SHALL NOT RELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR ACCURACY, PROPER FIT OR PROPER FUNCTIONING AND PERFORMANCE OF THE WORK.
- THE CONTRACTOR SHALL REVIEW AND APPROVE ALL SHOP AND LAYOUT DRAWINGS, PRODUCT DATA, SAMPLES, MATERIALS, MANUALS AND PLANS PRIOR TO SUBMITTING TO THE ENGINEER. APPROVAL BY THE CONTRACTOR INDICATES THAT THEY HAVE VERIFIED ALL MATERIALS AND FIELD MEASUREMENTS WITH THOSE SHOWN ON THE DRAWINGS. APPROVAL ALSO INDICATES THAT THE CONTRACTOR HAS COORDINATED INFORMATION CONTAINED IN THE SUBMITTAL WITH WORK REQUIREMENTS OF ALL TRADES AND WITH THE CONTRACT DOCUMENTS.
- AT NO TIME SHALL MATERIALS BE SUBSTITUTED FOR THOSE SHOWN ON THE DRAWINGS OR CALLED FOR IN THE SPECIFICATIONS, UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE ENGINEER PRIOR TO RELATED CONSTRUCTION AT THE SITE. ANY DEVIATION FROM THE DRAWINGS AND SPECIFICATIONS SHALL BE ACCCOMPANIED BY WRITTEN APPROVAL OF THE ENGINEER.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY TEMPORARY FACILITIES FOR THEIR OWN CONVENIENCE OR TO MEET LOCAL, STATE OR FEDERAL REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO, POTABLE WATER, SANITARY WASTE FACILITIES, POWER, TELEPHONE, INTERNET, ETC. SANITARY FACILITIES SHALL BE LOCATED ON SITE AND SHALL BE FULLY OPERATIONAL BEFORE CONSTRUCTION CAN BEGIN. SANITARY FACILITIES SHALL BE FIRMLY SECURED AGAINST OVERTURNING AND SHALL BE PLACED AWAY FROM FLOW LINES OF STREETS, SWALES, RAIN GARDENS AND AWAY FROM INLETS. THE COST OF THESE FACILITIES WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY CLEANING OF THE JOB SITE DURING AND AFTER CONSTRUCTION. A CONTINUING EFFORT SHALL BE MADE THROUGH THE DURATION OF THE CONTRACT TO KEEP ALL AREAS CLEAN AND FREE OF ALL RUBBISH, REMOVED VEGETATION, CONSTRUCTION WASTE, EMPLOYEE WASTE, AND OTHER OBJECTIONABLE MATERIALS GENERATED FROM THE PROJECT. WEEDS SHALL BE REMOVED IN DISTURBED AREAS PRIOR TO THEIR PRODUCING SEED AND PRIOR TO FINISHED GRADING AND LANDSCAPING INSTALLATION.
- FINAL CLEAN-UP MUST BE APPROVED AND ACCEPTED BY THE OWNER BEFORE THE CONTRACT MAY BE CONSIDERED COMPLETE.
- THE CONTRACTOR SHALL MAINTAIN TWO FULL SETS OF CONTRACT DRAWINGS MARKED UP TO INDICATE THE AS-BUILT CONDITIONS. THE DRAWINGS SHALL BE PROVIDED TO THE OWNER AND THE ENGINEER UPON COMPLETION OF THE WORK. WHERE PRACTICAL, THE CONTRACTOR IS TO PROVIDE AT LEAST TWO TIES FROM PHYSICAL MONUMENTS TO ALL FITTINGS, VALVES, MANHOLES, AND THE END OF ALL SERVICE LINES.

**SURVEY NOTES**

- BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'47"E THE LINE BETWEEN CORNER 2 OF TRACT 38 A 2-1/2" USGLO BRASS CAP ON A 1" DIAMETER IRON PIPE AND CORNER 1 OF SAID TRACT 38 A 2-1/2" ALUMINUM CAP ON A 3/4" REBAR SITUATED ALONG THE NORTH LINE OF THE SUBJECT PARCEL. ELEVATION INFORMATION SHOWN HERON IS BASED UPON GPS OBSERVATIONS UTILIZING OPUS, GEOD 12B TO DERIVE THE NGVD29 ELEVATION OF 6734.7' AT THE TOP OF A 2-1/2" ALUMINUM CAP ON #6 REBAR STAMPED CORNER 1 TRACT 58 MEYER LAND SYSTEMS, 2000.
- SOURCE OF MAPPING: EXISTING FIELD CONDITIONS AND HKS OVERLOT GRADING DESIGN WERE PROVIDED BY HKS ENGINEERING ON 05/06/2025.
- THE DESIGN ELECTRONIC CAD FILE MAY BE PROVIDED TO THE CONTRACTOR FOR CONSTRUCTION STAKING. CONTRACTOR SHALL ACCEPT THE LIMITATIONS PROVIDED BY THE ENGINEER PRIOR TO USE OF THE ELECTRONIC CAD DATA. CONSTRUCTION SHOULD NOT COMMENCE UNTIL STAKING HAS BEEN APPROVED BY THE OWNER OR ENGINEER AND ANY DISCREPANCIES, INCONSISTENCIES, OR ERRORS ARE BROUGHT TO THE ATTENTION OF THE ENGINEER.
- PROPERTY LINES, MONUMENTS, BENCHMARKS, SURVEY CONTROL, AND ADDITIONAL HISTORIC SURVEY INFORMATION CANNOT BE REMOVED FOR CONSTRUCTION. DISTURBED SURVEY ITEMS ARE THE RESPONSIBILITY OF THE CONTRACTOR AND MUST BE RESTORED BY A STATE OF COLORADO LICENSED LAND SURVEYOR.

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.

**PERMITS**

- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS TO COMPLETE WORK AND SHALL COMPLY WITH THE PERMIT CONDITIONS. REQUIRED PERMITS INCLUDE, BUT NOT LIMITED TO, GRADING PERMIT, RIGHT-OF-WAY PERMIT, AND CONSTRUCTION STORMWATER PERMIT.
- ANY PUMPING OF WATER MAY REQUIRE A DISCHARGE PERMIT FROM CDPHE WATER QUALITY CONTROL DIVISION AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. ONLY CLEAN WATER THAT HAS NOT PICKED UP SEDIMENT FROM THE WORK AREA SHALL BE DISCHARGED FROM THE SITE WITHOUT PRIOR TREATMENT. WATER CONTAINING ELEVATED LEVELS OF SEDIMENT SHALL BE TREATED PRIOR TO DISCHARGE USING BEST MANAGEMENT PRACTICES AS APPROVED BY THE ENGINEER. CONDITIONS OF THE PERMIT INCLUDING MONITORING AND REPORTING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- REFER TO COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT (CDPHE) LOW RISK DISCHARGE GUIDANCE DOCUMENT – DISCHARGE OF UNCONTAMINATED GROUNDWATER TO LAND <https://www.colorado.gov/pacific/sites/default/files/WQ%20LOW%20RISK%20GW.pdf>

**ACCESS AND PROTECTION REQUIREMENTS**

- PROPERTY OWNER ACCESS SHALL BE MAINTAINED AT ALL TIMES BY THE CONTRACTOR.
- IF TRAFFIC CONTROL IS NECESSARY, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE JURISDICTION OF AUTHORITY OR ENGINEER. TRAFFIC CONTROL PLAN SHALL INCLUDE METHODS OF HANDLING TRAFFIC (MHT'S) APPLICABLE TO THE WORK.
- ALL CONSTRUCTION TRAFFIC CONTROL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION.
- THE CONTRACTOR SHALL PROVIDE AND MAINTAIN PEDESTRIAN AND ADA COMPLIANT ACCESS DURING CONSTRUCTION.
- NO MATERIAL OR EQUIPMENT SHALL BE STORED IN THE PUBLIC RIGHT-OF-WAY OUTSIDE OF APPROVED WORKING HOURS. THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND OTHER OBSTRUCTIONS FROM THE PUBLIC RIGHT-OF-WAY AT THE END OF EACH DAY'S WORK AND AT OTHER TIMES WHEN CONSTRUCTION OPERATIONS ARE SUSPENDED FOR ANY REASON.
- THE CONTRACTOR SHALL PROTECT FROM DAMAGE ALL TREES, BUSHES, AND EXISTING IMPROVEMENTS INSIDE AND OUTSIDE THE LIMITS OF WORK NOT CALLED OUT FOR REMOVAL OR REPLACEMENT.
- TREES AND VEGETATION SHALL BE PROTECTED WITH INSTALLATION OF CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES. TREES AND VEGETATION THAT ARE NOTED FOR PROTECTION AND DAMAGED SHALL BE REPLACED AT THE CONTRACTOR'S COST.
- THE CONTRACTOR SHALL REPAIR OR REPLACE ALL Affected OR DAMAGED LANDSCAPING, INCLUDING IRRIGATION, WITH SIMILAR MATERIALS AND PLANTS. SOD SHALL BE USED TO REPLACE LAWN.
- THE CONTRACTOR SHALL PROTECT THE EXISTING DRAINAGE STRUCTURES AND REROUTE ANY RUNOFF AS NECESSARY DURING CONSTRUCTION ACTIVITIES TO PREVENT EROSION AND DAMAGE.
- ALL EXISTING UTILITIES, EITHER UNDERGROUND OR OVERHEAD, SHALL BE MAINTAINED IN CONTINUOUS SERVICE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL BE RESPONSIBLE AND LIABLE FOR ANY DAMAGE TO, OR INTERRUPTION OF SERVICES CAUSED BY THE CONSTRUCTION.

**TEMPORARY EROSION CONTROLS MEASURES**

- THE CONTRACTOR SHALL IMPLEMENT EROSION CONTROL MEASURES (A.K.A. BEST MANAGEMENT PRACTICES OR BMPs), TO CONTROL EROSION AND SEDIMENTATION DURING CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL TEMPORARY EROSION CONTROL MEASURES.
- THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO ANY SITE GRADING OR EXCAVATION ACTIVITIES. CONTRACTOR SHALL ALSO IMPLEMENT APPROPRIATE CONTROL MEASURES FOR PROTECTION OF WETLANDS, SENSITIVE HABITAT, AND EXISTING VEGETATION FROM GROUND DISTURBANCE AND OTHER POLLUTANT SOURCES BEFORE CONSTRUCTION BEGINS.
- THE CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE, INCLUDING ALL BMP'S, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT, AT LEAST EVERY 7 CALENDAR DAYS AND WITHIN 24 HOURS AFTER A PRECIPITATION EVENT OR SNOW MELT THAT MAY CAUSE SURFACE EROSION.
- THE CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ONSITE AND AVAILABLE FOR REVIEW. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE CONSTRUCTION STORMWATER PERMIT.
- CONTROL MEASURES SHALL BE MAINTAINED, INCLUDING REMOVAL OF COLLECTED SEDIMENT WHEN SILT DEPTH IS 50 PERCENT OR MORE OF THE EFFECTIVE HEIGHT OF THE EROSION CONTROL DEVICE. DAMAGES RESULTING FROM FAILURE TO MAINTAIN CONTROL MEASURES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE STORMWATER MANAGEMENT PLAN SHALL BE UPDATED TO REFLECT NEW OR REVISED CONTROL MEASURES DUE TO CHANGES IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE OF THE CONSTRUCTION SITE. UPDATES MUST BE MADE WITHIN 72 HOURS FOLLOWING THE CHANGE IN CONTROL MEASURES.
- VEHICLE TRACKING PADS SHALL BE USED AT ALL VEHICLE AND EQUIPMENT EXIT POINTS FROM THE SITE TO PREVENT SEDIMENT EXITING THE LIMITS OF CONSTRUCTION OF THE PROJECT SITE. WHENEVER SEDIMENT COLLECTS ON THE PAVED SURFACE, THE SURFACE SHALL BE CLEANED. STORM DRAIN INLET PROTECTION SHALL BE IN PLACE BEFORE SHOVELING, SWEEPING OR VACUUMING. SWEEPING SHALL BE COMPLETED WITH A PICKUP BROOM OR EQUIPMENT CAPABLE OF COLLECTING SEDIMENT. STREET WASHING WILL NOT BE ALLOWED.

- ERODIBLE STOCKPILES (INCLUDING TOPSOIL) SHALL BE CONTAINED WITH ACCEPTABLE CONTROL MEASURES AT THE TOE OF THE STOCKPILE THROUGHOUT CONSTRUCTION. STOCKPILES THAT ARE INACTIVE FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH HAY OR STRAW MULCH WITH TACKIFIER, BONDED FIBER MATRIX, HYDRAULIC MULCH WITH TACKIFIER OR SPRAY-ON MULCH BLANKET.
- PERMANENT STABILIZATION REQUIREMENTS SHALL BE COMPLETED WITHIN 4 DAYS OF PLACEMENT OF THE TOPSOIL. PERMANENT STABILIZATION IS THE COVERING OF DISTURBED AREAS WITH TOPSOIL, SEEDING, MULCHING WITH TACKIFIER AND SOIL RETENTION COVERINGS.
- BULK STORAGE STRUCTURES FOR PETROLEUM PRODUCTS AND ANY OTHER CHEMICALS SHALL HAVE SECONDARY CONTAINMENT OR EQUIVALENT PROTECTION TO CONTAIN POTENTIAL SPILLS.

- A CONSTRUCTED CONCRETE WASHOUT OR PREFABRICATED CONCRETE WASHOUT STRUCTURE THAT WILL CONTAIN WASHOUT FROM CONCRETE PLACEMENT, CONSTRUCTION EQUIPMENT CLEANING OPERATIONS AND RESIDUE FROM CUTTING, CORING, GRINDING, AND HYDRODEMOLITION MUST BE PROVIDED AND MAINTAINED.

- ALL DRAINAGE STRUCTURES ARE TO BE PROTECTED BY EROSION AND SEDIMENT CONTROL MEASURES.

- DUST MITIGATION SHALL BE PROVIDED BY THE CONTRACTOR AS NECESSARY. WATER SHALL BE USED AS A DUST PALLIATIVE WHERE AND WHEN REQUIRED. SWEEPING AND CLEANING STREETS AND SIDEWALKS DURING THE CONSTRUCTION WILL BE DIRECTED BY THE AFFECTED JURISDICTIONS AND PERFORMED AS NECESSARY BY THE CONTRACTOR.

**ASPHALT PAVING**

- A TACK COAT OF EMULSIFIED ASPHALT (SLOW-SETTING) SHALL BE APPLIED AT THE FOLLOWING LOCATIONS:
  - BEFORE PLACING NEW PAVEMENT OVER EXISTING PAVEMENT
  - ALONG THE FACE OF ALL EXISTING PAVEMENT, AND ALL SURFACES AGAINST WHICH ASPHALT IS TO BE PLACED BETWEEN PAVEMENT COURSES
  - PREPARED BASE COURSES SHALL BE TACK COATED AT CONTRACTOR'S EXPENSE IF THE SURFACE HAS DETERIORATED DUE TO TRAFFIC, WEATHER OR TIME LAPSE BETWEEN SURFACE PREPARATION AND PLACEMENT OF

BITUMINOUS MATERIALS, AS DIRECTED BY THE ENGINEER.

- DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT (SLOW-SETTING) AND 1 PART WATER. APPLICATION RATE SHALL BE 0.1 GALS/SQ.YD.
- BEFORE PLACEMENT OF THE TACK COAT, THE CONTRACTOR SHALL CLEAN THE SURFACES TO BE TACK COATED. SURFACES SHALL BE APPROVED BY ENGINEER PRIOR TO TACK COATING. CLEANING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- THE FOLLOWING SHALL BE USED WITH EACH BITUMINOUS PAVER:
  - A SKI-TYPE DEVICE AT LEAST 30 FEET IN LENGTH.
  - 4.2.SHORT SKI OR SHOE.
- ANY LAYER OF BITUMINOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THEREON SHALL BE COMPLETED TO THE FULL AVAILABLE WIDTH WITHIN EACH PHASE OF CONSTRUCTION BEFORE THE SUCCEEDING LAYER IS PLACED.
- WHERE NEW PAVEMENT IS TO ABUT EXISTING PAVEMENT, THE EXISTING PAVEMENT SHALL BE REMOVED TO A NEAT VERTICAL LINE USING A PAVEMENT-CUTTING SAW AND MILLED TO A DEPTH OF 2" OVER 24" WIDE, OR OTHER METHOD AS APPROVED BY THE ENGINEER. VERTICAL EDGES SHALL NOT REMAIN OVERNIGHT. THE WORK WILL NOT BE MEASURED AND PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.

**CONCRETE CONSTRUCTION**

- CONCRETE FOR SIDEWALKS, DRIVEWAYS, CURBS AND GUTTERS SHALL BE CDOT CLASS B. APPROVED MACRO-FIBER REINFORCEMENT MAY BE REQUIRED AS DIRECTED BY THE ENGINEER.
- OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
- EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.
- CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT REQUIRED GRADES FROM BEING ACHIEVED.
- ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE REQUIREMENTS OF THE LOCAL AUTHORITY HAVING JURISDICTION.
- THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN IN THE PLANS MAY BE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA. EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPES NOT IN CONFORMANCE WITH THE JURISDICTIONAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTfalls, ACROSS DRIVES AND WALKS TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.

**EARTHWORK**

- TOPSOIL IS TO BE STRIPPED PRIOR TO COMMENCING ROUGH GRADING. STRIPPED TOPSOIL GENERATED ON SITE IS TO BE STOCKPILED AND USED FOR RE-VEGETATION.
- ANY OPEN EXCAVATION LEFT UNATTENDED SHALL BE BARRICADED OR FENCED OFF BY THE CONTRACTOR.
- IF BEDROCK IS ENCOUNTERED CONTACT ENGINEER BEFORE PROCEEDING WITH WORK IN AREA OF BEDROCK.
- IF GROUNDWATER IS ENCOUNTERED CONTACT ENGINEER BEFORE PROCEEDING WITH WORK IN AREA OF GROUNDWATER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS OR EROSION ON ABUTTING PROPERTIES. CONTRACTOR IS RESPONSIBLE FOR OBTAINING AND MEETING REQUIREMENTS OF CDPHE WATER QUALITY CONTROL DIVISION DEWATERING PERMIT FOR ANY DEWATERING DISCHARGES.
- ON SITE, NATIVE MATERIAL CAN BE USED FOR STRUCTURAL BACKFILL IF APPROVED BY THE GEOTECHNICAL, CIVIL, AND STRUCTURAL ENGINEERS, AS APPLICABLE. MATERIAL SHALL BE SCREENED, PLACED IN LIFTS AND COMPACTED PER GEOTECHNICAL ENGINEER'S RECOMMENDATION.
- THE CONTRACTOR SHALL CERTIFY THAT ALL AGGREGATES USED ON THIS PROJECT ARE FREE FROM HAZARDOUS COMPONENTS IN EXCESS OF THE THRESHOLD CONCENTRATIONS ESTABLISHED BY THE E.P.A.
- ANY MATERIAL NOT SUITABLE FOR EMBANKMENT OR BACKFILL SHALL BE REMOVED FROM THE SITE AND DISPOSED OF BY THE CONTRACTOR AS PART OF THE WORK.
- PLACEMENT OF AGGREGATE BASE COURSE OR PAVING SHALL NOT BEGIN UNTIL THE ENGINEER HAS APPROVED THE SUBGRADE. EXISTING SUBGRADE MATERIAL SHALL BE SCARIFIED TO A DEPTH OF 12 INCHES, MOISTURE CONDITIONED, AND RECOMPACTED. THE SUBGRADE SHALL BE PROOF ROLLED AND APPROVED BY THE ENGINEER PRIOR TO THE PLACEMENT OF ANY SUBSEQUENT STRUCTURAL LAYERS. AREAS THAT DEFORM UNDER HEAVY WHEEL LOADS AS DETERMINED BY THE ENGINEER ARE NOT STABLE AND SHALL BE REMOVED AND REPLACED TO ACHIEVE A STABLE SUBGRADE. THE ENGINEER SHALL APPROVE THE TYPE AND WEIGHT OF THE VEHICLE TO BE USED FOR THE PROOF ROLL. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT AND LABOR NECESSARY FOR THE PROOF ROLL. PROOF ROLLING WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- WATER FOR COMPACTION WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE INCLUDED IN THE WORK.
- MOISTURE DENSITY CONTROL WILL BE REQUIRED FOR FULL DEPTH OF EMBANKMENTS AND AGGREGATE BASE COURSE IN PAVED AREAS.
- PER THE GEOTECHNICAL REPORT, ENSURE THAT DRAINAGE IS AWAY FROM ALL STRUCTURES IN ALL DIRECTIONS A MINIMUM OF 6 INCHES IN THE FIRST 5' OR 2% IN HARDSCAPE AREAS.

**DEMOLITION AND REMOVALS**

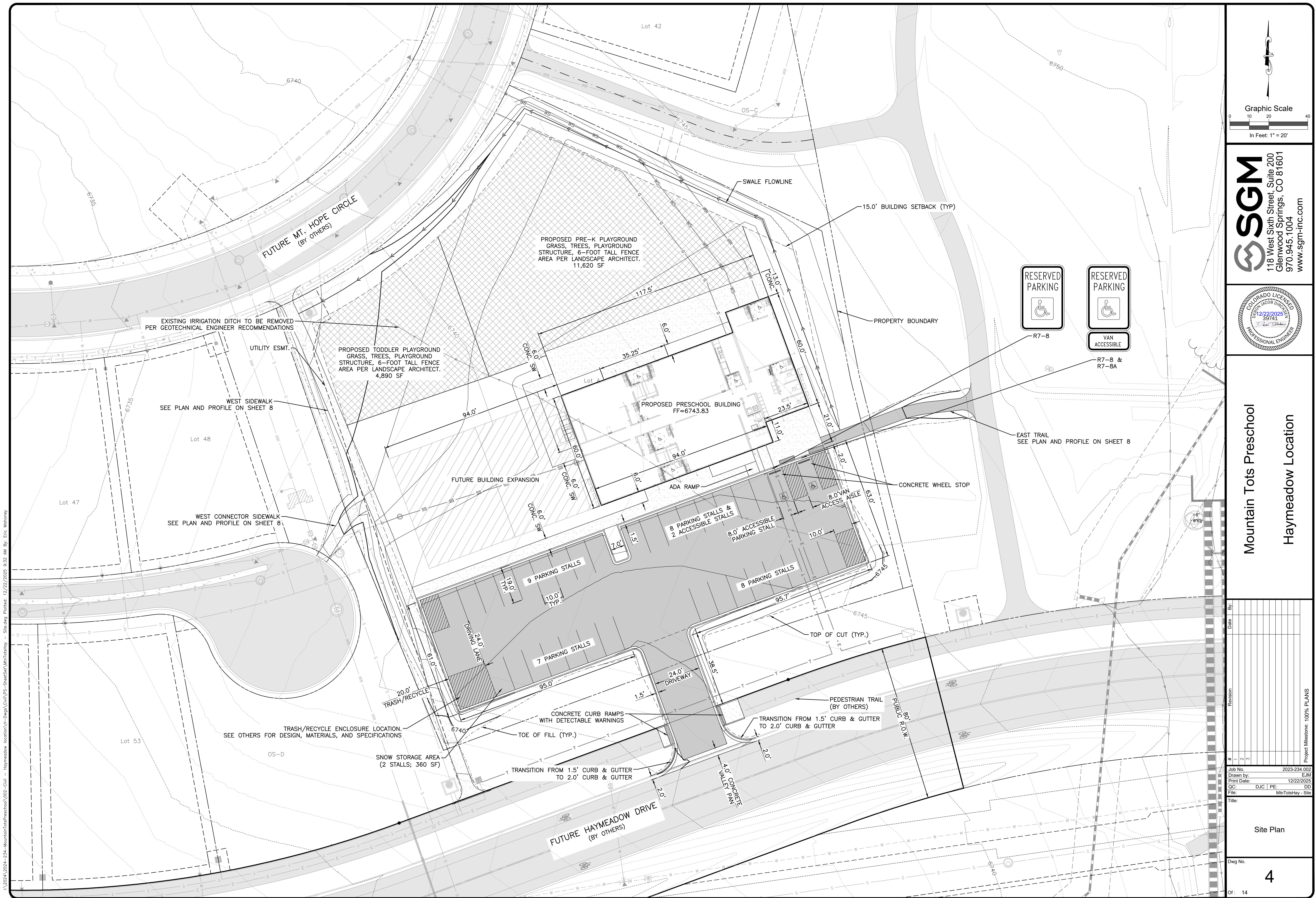
- ALL SIGNS REMOVED FROM THE RIGHT-OF-WAY DURING CONSTRUCTION WILL BE STORED ONSITE OR RETURNED TO THE JURISDICTION AS DIRECTED. CONTRACTOR TO RECORD PHOTOS OF THE AREA AND REINSTALL SIGNS TO THEIR ORIGINAL LOCATION.
- SAWCUT ALL ASPHALT AND CONCRETE PAVEMENT TO BE REMOVED. FINAL LIMITS OF REQUIRED SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES. ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
- ALL EXCESS MATERIALS GENERATED FROM THE SITE ARE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL BE DISPOSED OF PROPERLY.

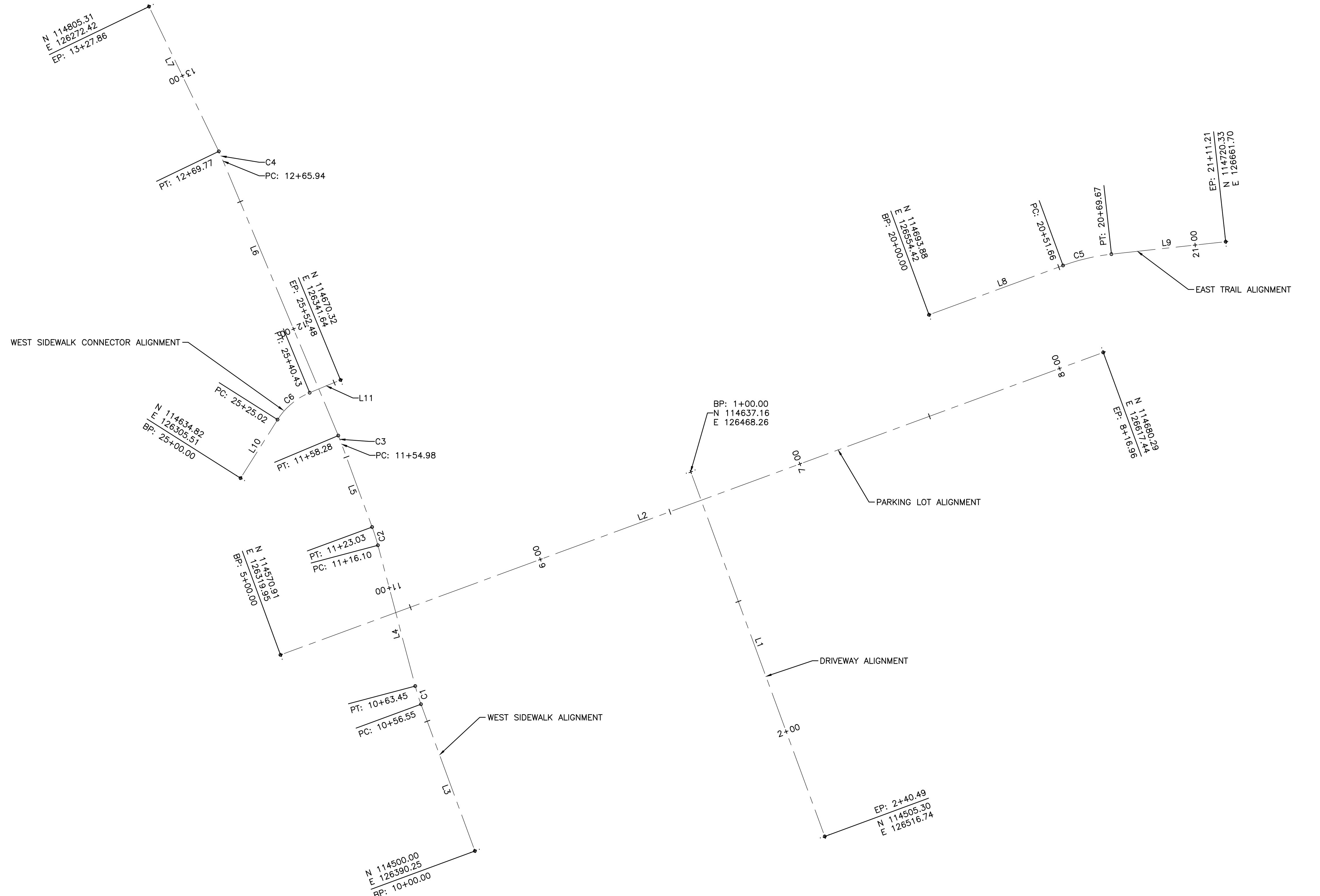
**REVEGETATION**

- DISTURBED AREAS SHALL BE REVEGETATED.
- DISTURBED AREAS SHALL BE FINE GRADED AND RAKED TO REMOVE ALL ROCKS OVER THREE INCHES IN DIAMETER. PLACE TOPSOIL TO A DEPTH OF FOUR INCHES ON ALL DISTURBED AREAS.
- SOIL RETENTION BLANKETS SHALL BE INSTALLED ON SLOPES STEEPER THAN 2H:1V.
- RESEED DISTURBED AREAS ACCORDING TO THE SEED MIX AND APPLICATION RATE SPECIFIED IN THE LANDSCAPING PLAN, PREPARED BY OTHERS.

**SIGNING AND STRIPING**

- SIGNS SHALL BE INSTALLED IN ACCORD





# Mountain Tots Preschool

Graphic Scale

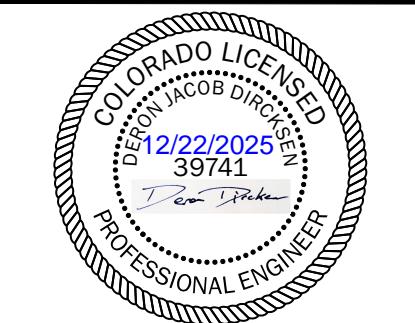
0 10 20 40

In Feet: 1" = 20'

**SGM**

118 West Sixth Street, Suite 200  
Glenwood Springs, CO 81601  
970.945.1004

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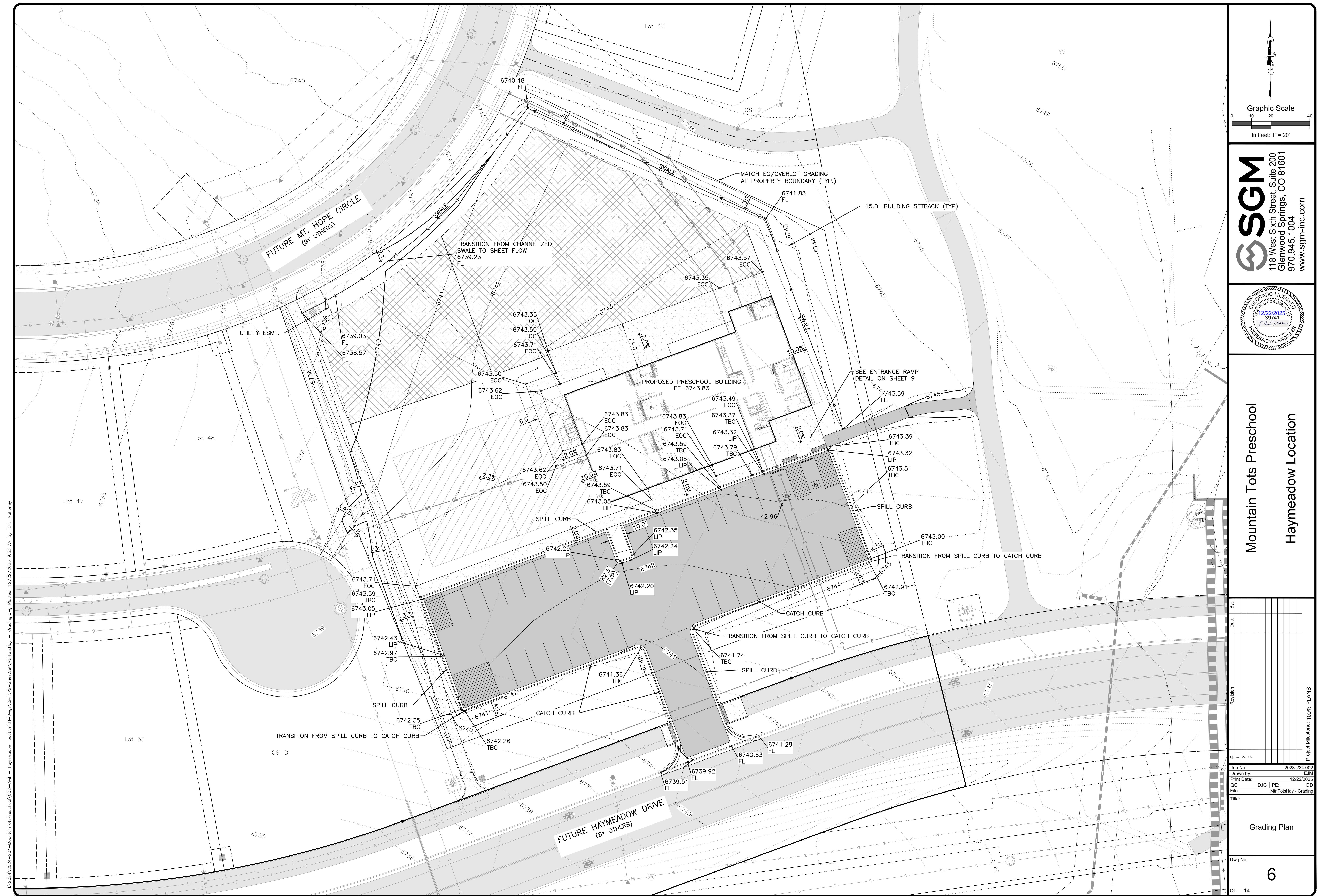
LINE TABLE		
LINE #	BEARING	LENGTH
L1	S20°11'13"E	140.49'
L2	N69°48'48"E	316.96'
L3	N20°11'12"W	56.55'
L4	N14°50'37"W	52.66'
L5	N20°12'12"W	31.96'
L6	N22°45'17"W	107.66'
L7	N25°43'33"W	58.08'
L8	N69°48'48"E	51.66'
L9	N83°45'28"E	41.55'
L10	N32°18'21"E	25.02'
L11	N67°37'23"E	12.05'

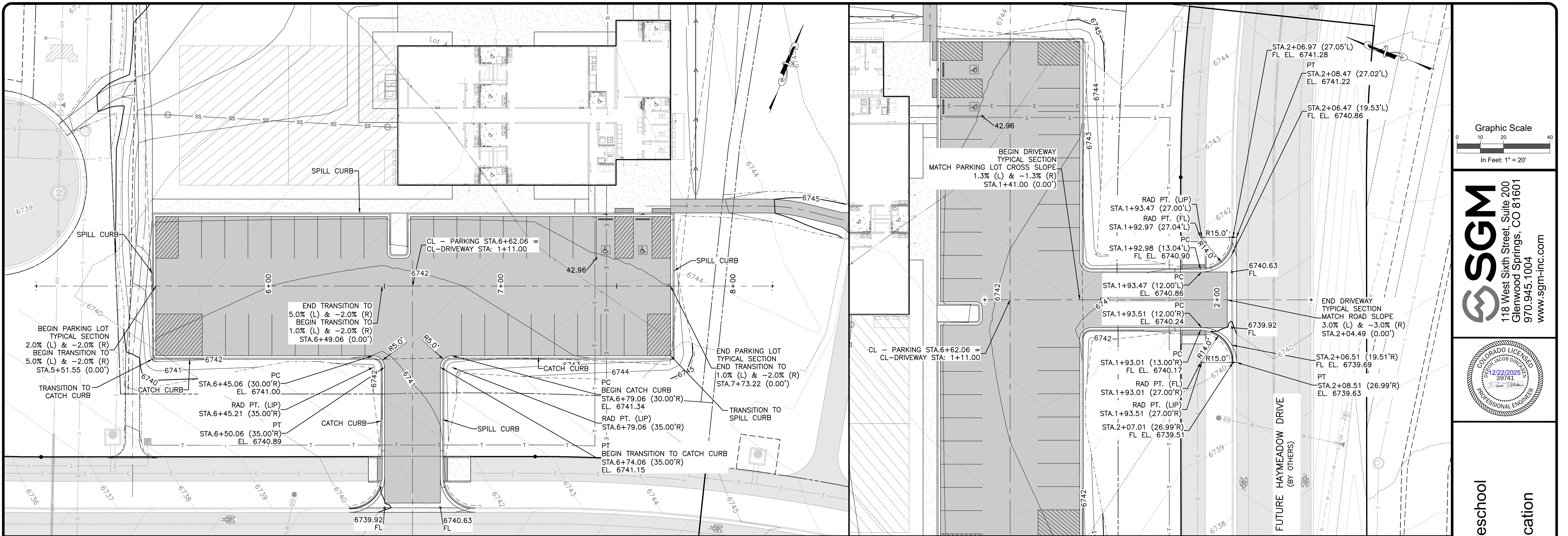
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
C1	6.90'	74.00'	N17°30'55"W	6.90'	005°20'35"
C2	6.92'	74.00'	N17°31'25"W	6.92'	005°21'35"
C3	3.29'	74.00'	N21°28'45"W	3.29'	002°33'04"
C4	3.84'	74.00'	N24°14'25"W	3.84'	002°58'16"
C5	18.01'	74.00'	N76°47'08"E	17.97'	013°56'40"
C6	15.41'	25.00'	N49°57'52"E	15.17'	035°19'02"

!:\2024\2024-234-MountainTotsPreschool\002-Civil - Haymeadow location\H-Dwgs\Civil\PS-SheetSet\{MtnTotsHay - Geom.dwg Plotted: 12/22/2025 9:33 AM By: Eric Mahoney

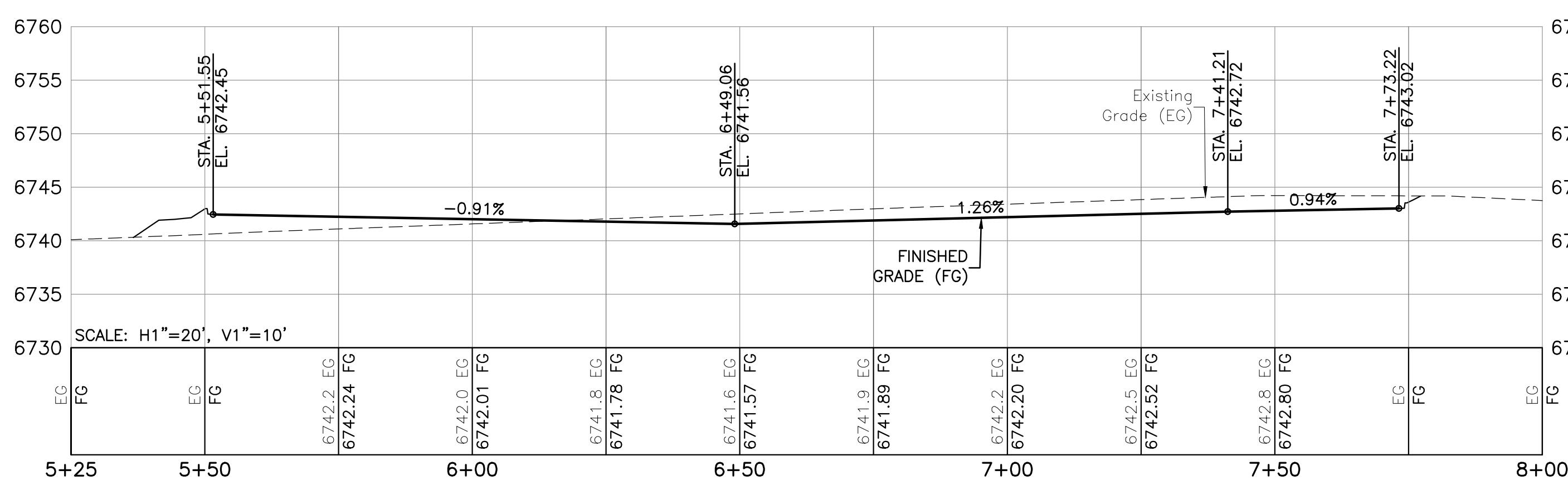
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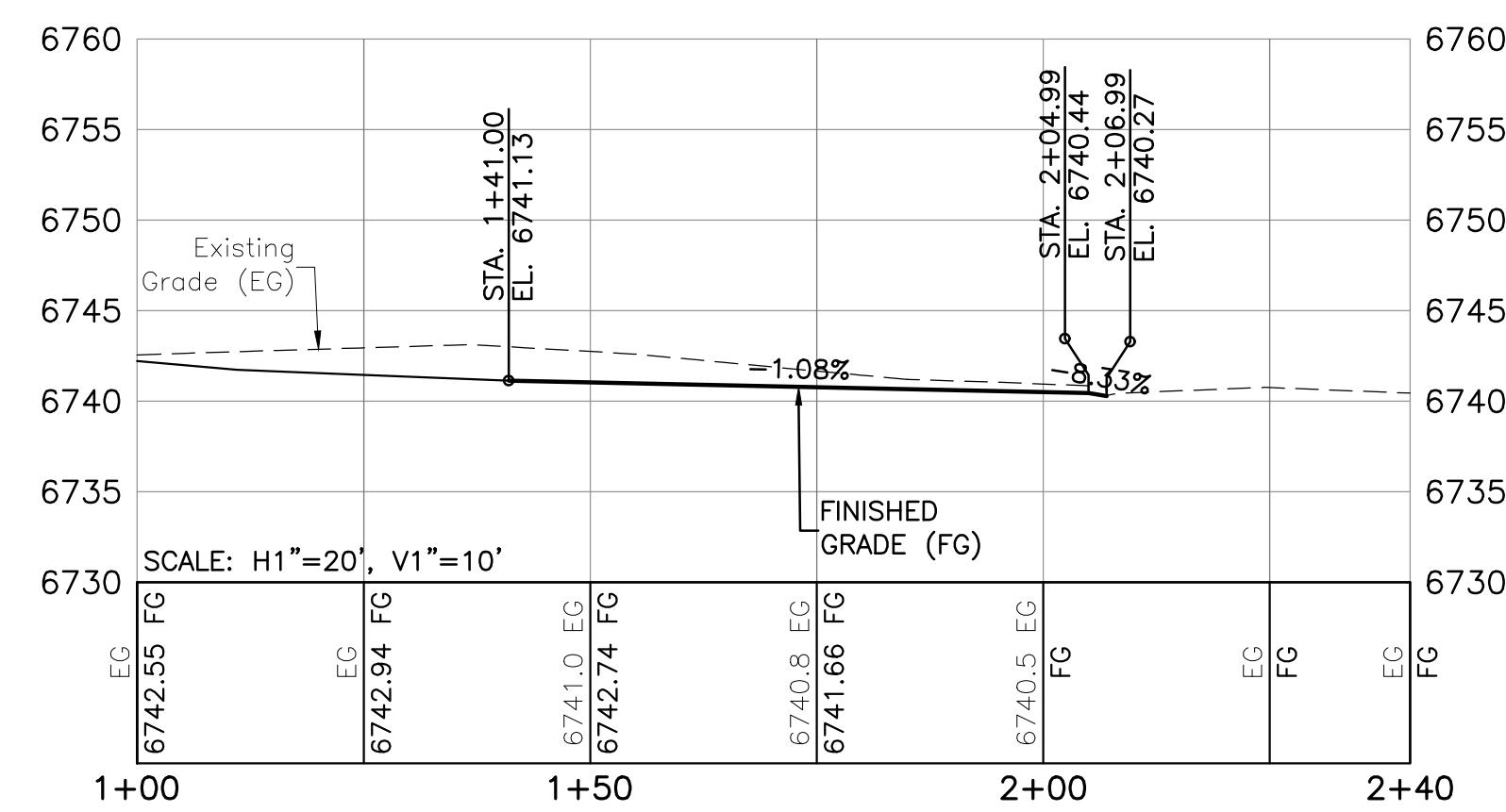




# Haymeadow Location

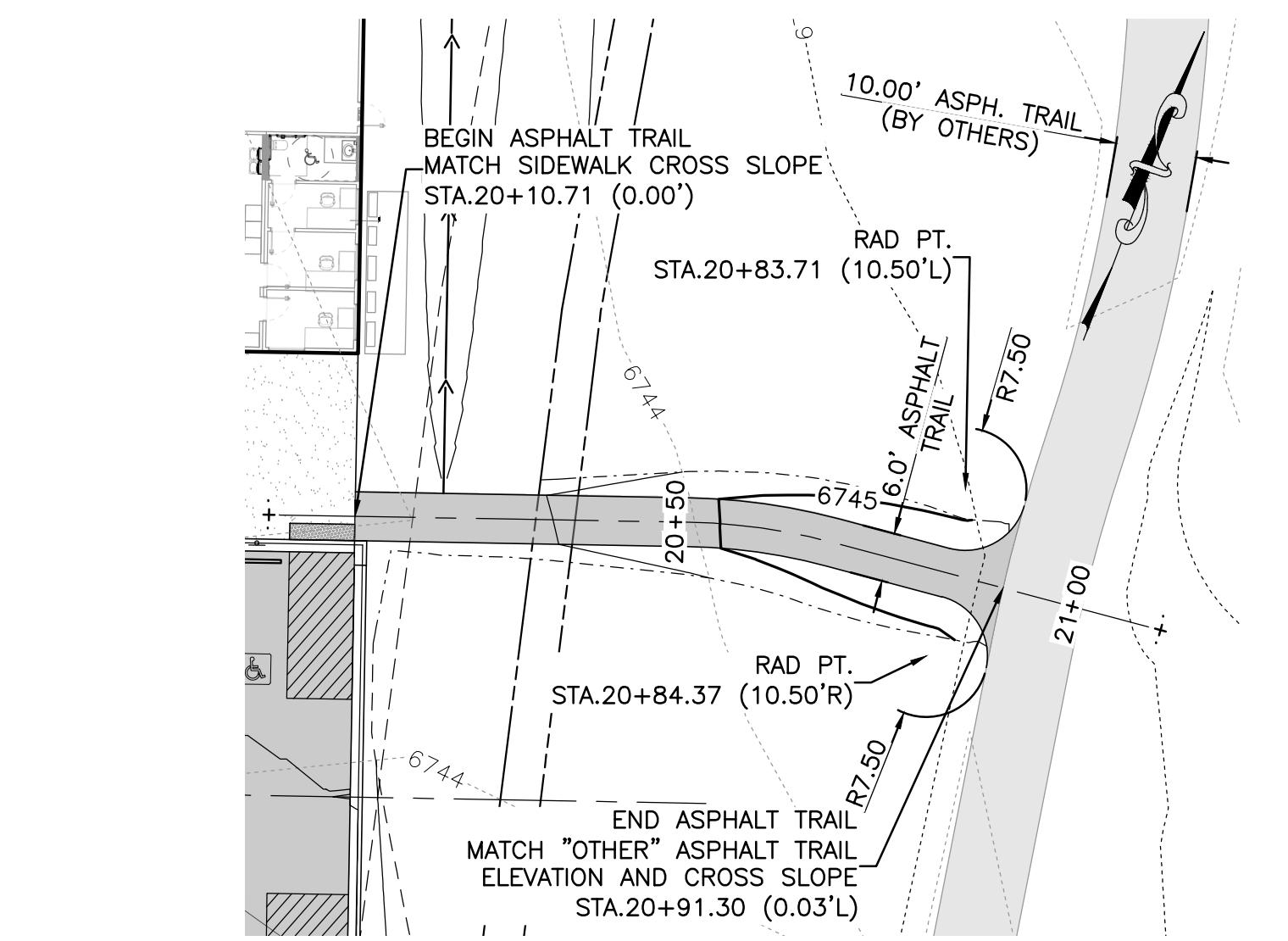
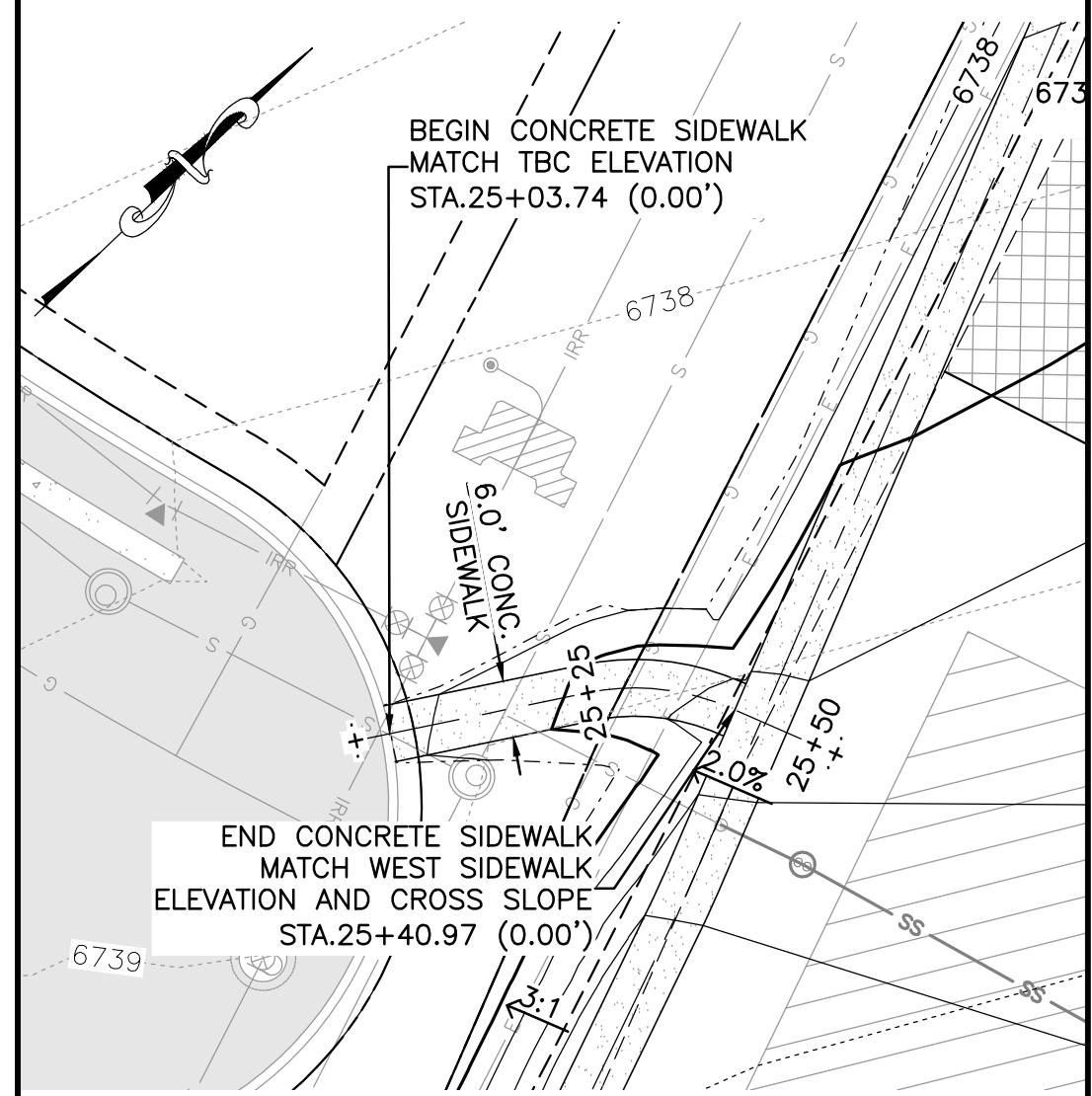
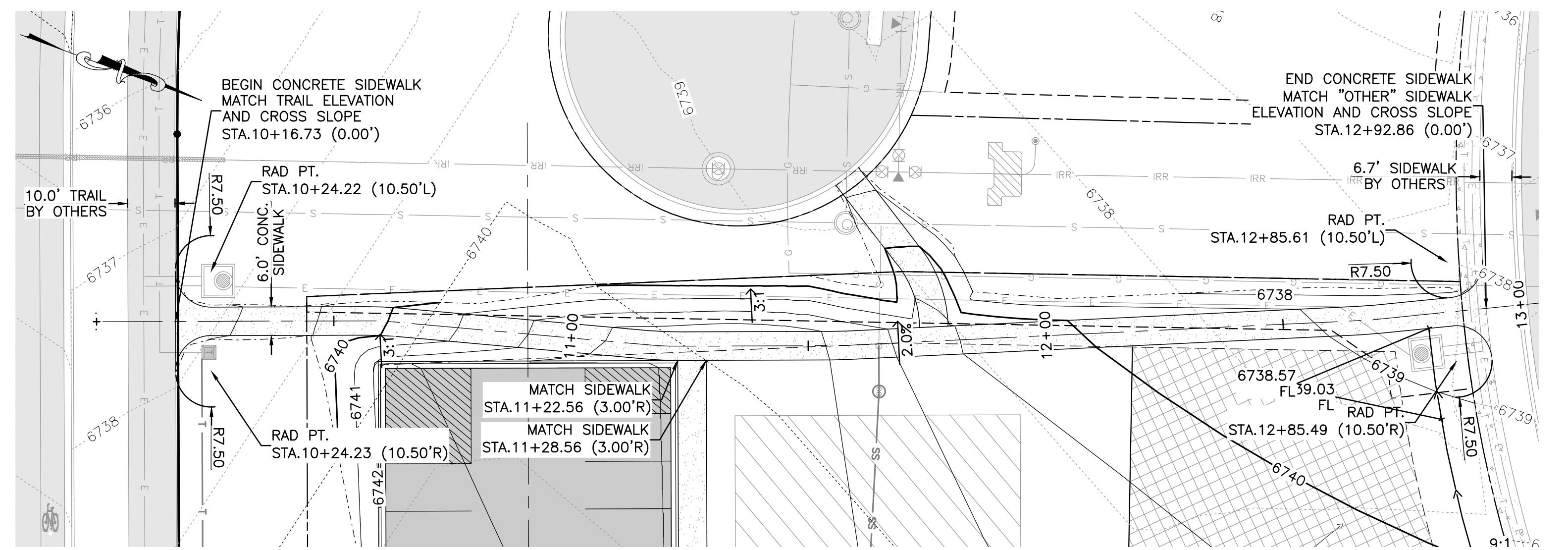


PARKING LOT PLAN AND PROFILE  
SCALE: 1" = 20'

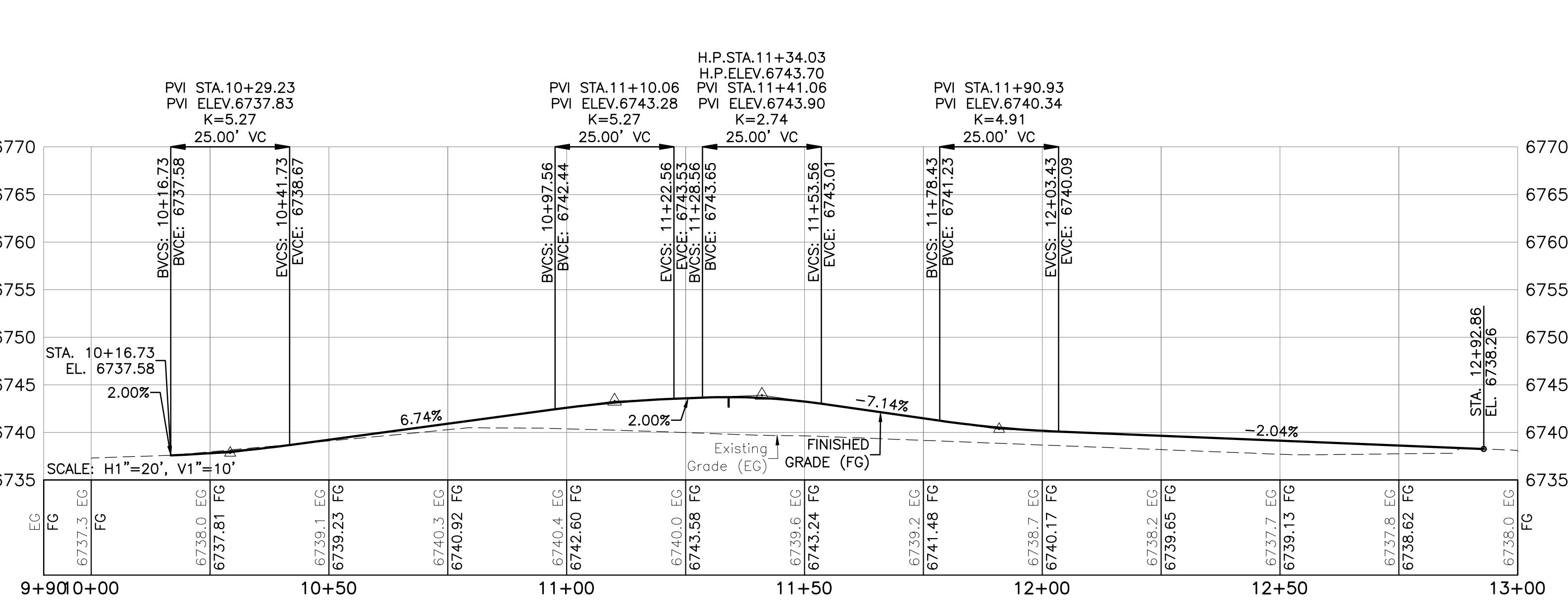


DRIVEWAY PLAN AND PROFILE  
SCALE: 1" = 20'

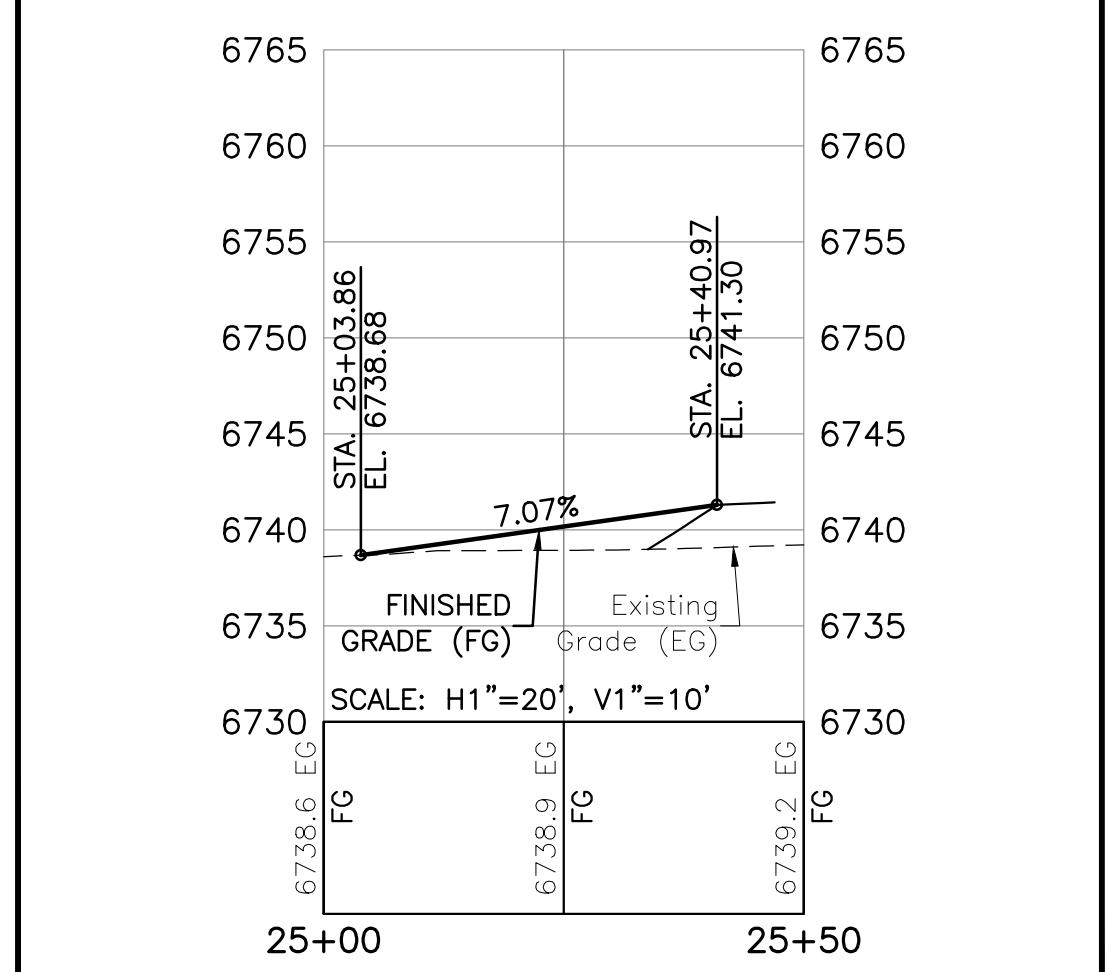
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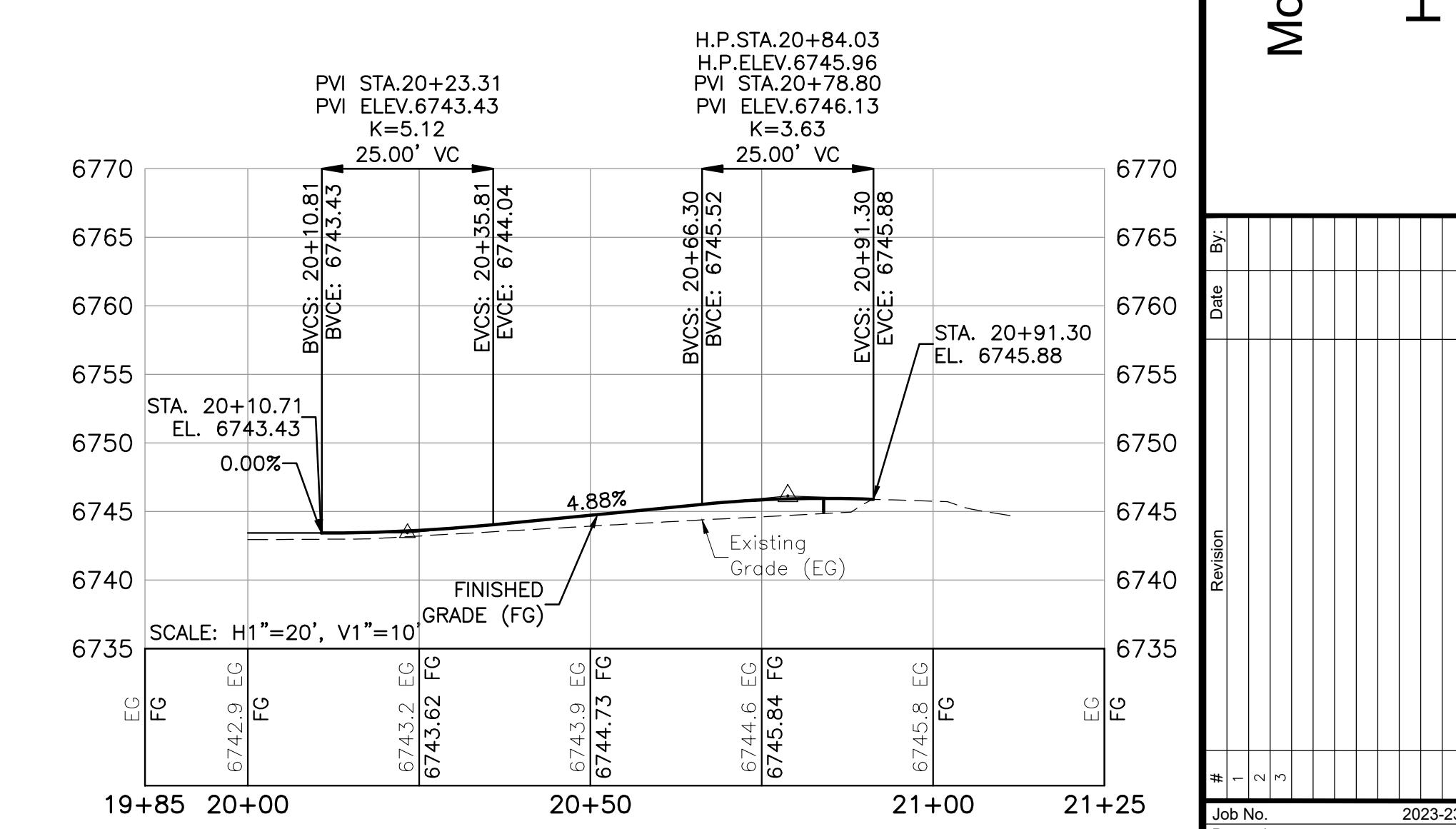
Mountain Tots Preschool  
Haymeadow Location



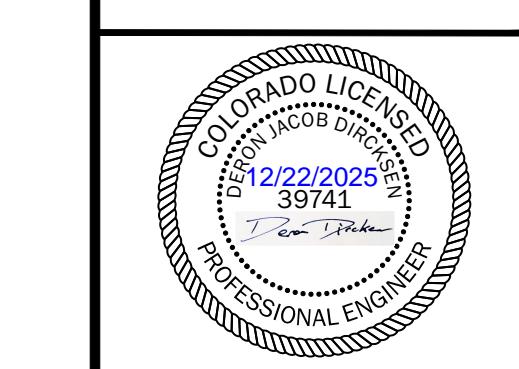
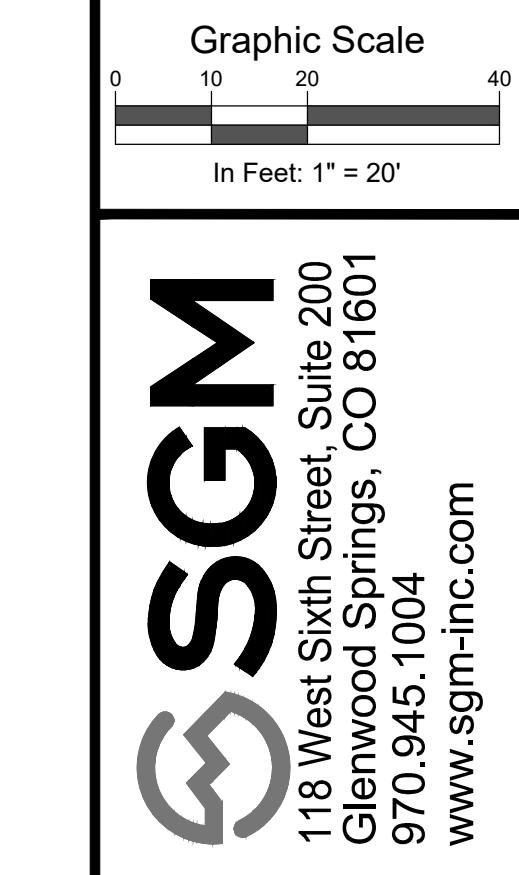
WEST SIDEWALK PLAN AND PROFILE  
SCALE: 1" = 20'



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



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



Mountain Tots Preschool  
Haymeadow Location

#	Job No.	Date	By:
1	2023-234-002		
2			
3			

Project Milestone: 100% PLANS

File: MtnTotsHay - Grading

Title:

Date:

Revision:

Drawn by:

Print Date:

QC DD PE DD

File: MtnTotsHay - Grading

Title:

Date:

Revision:

Drawn by:

Print Date:

QC DD PE DD

File: MtnTotsHay - Grading

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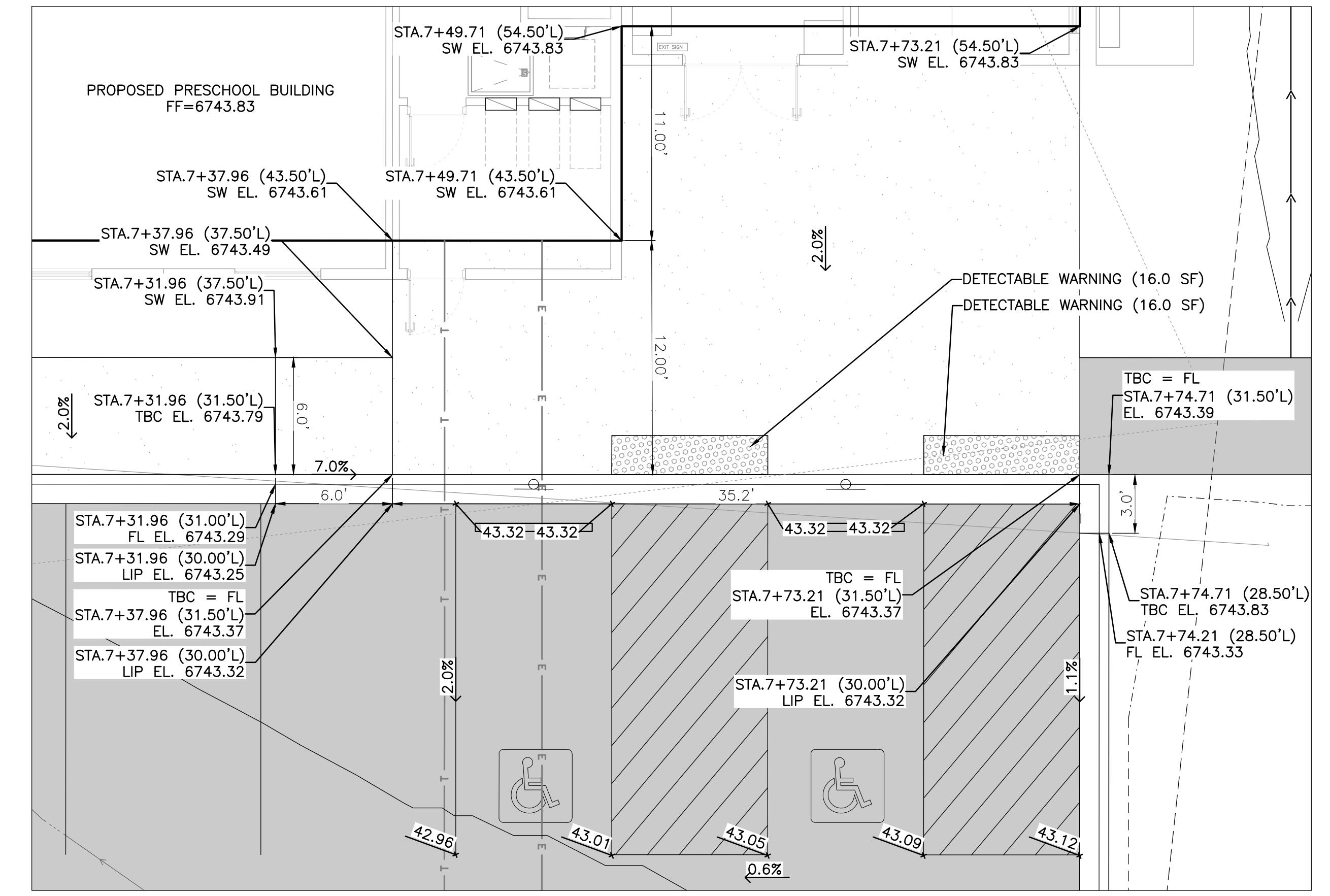
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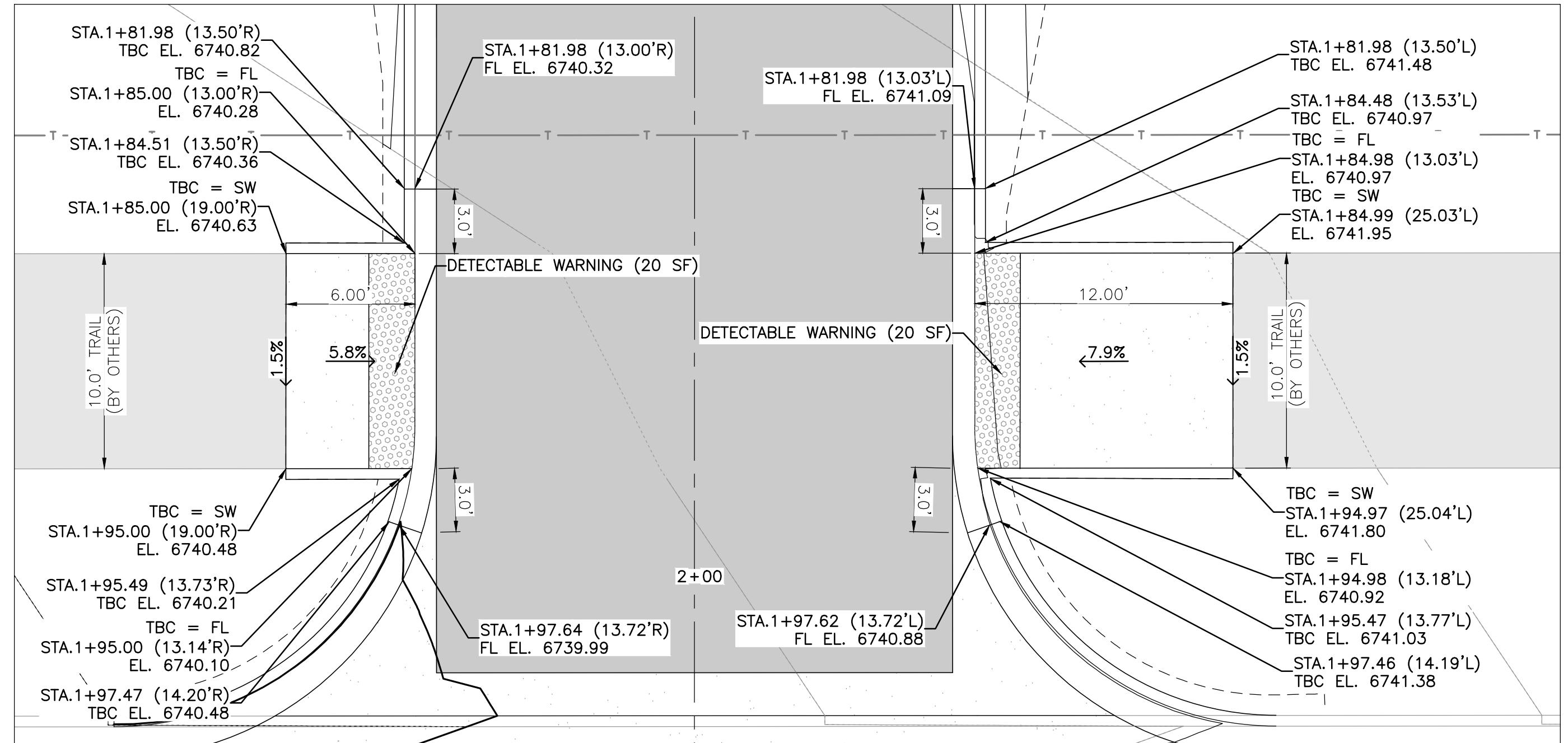
Title:

Date:

Revision:



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

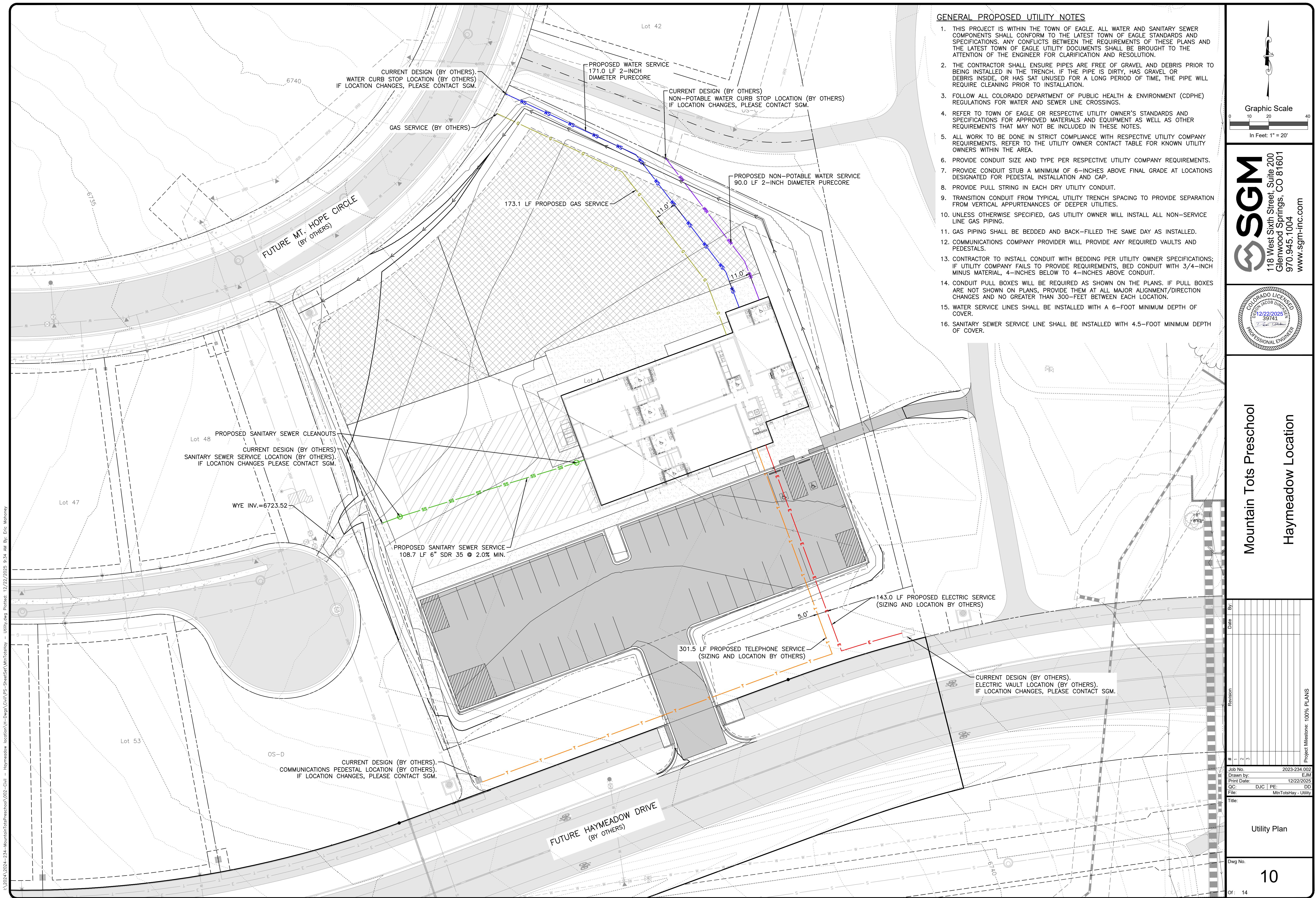
Mountain Tots Preschool  
Haymeadow Location

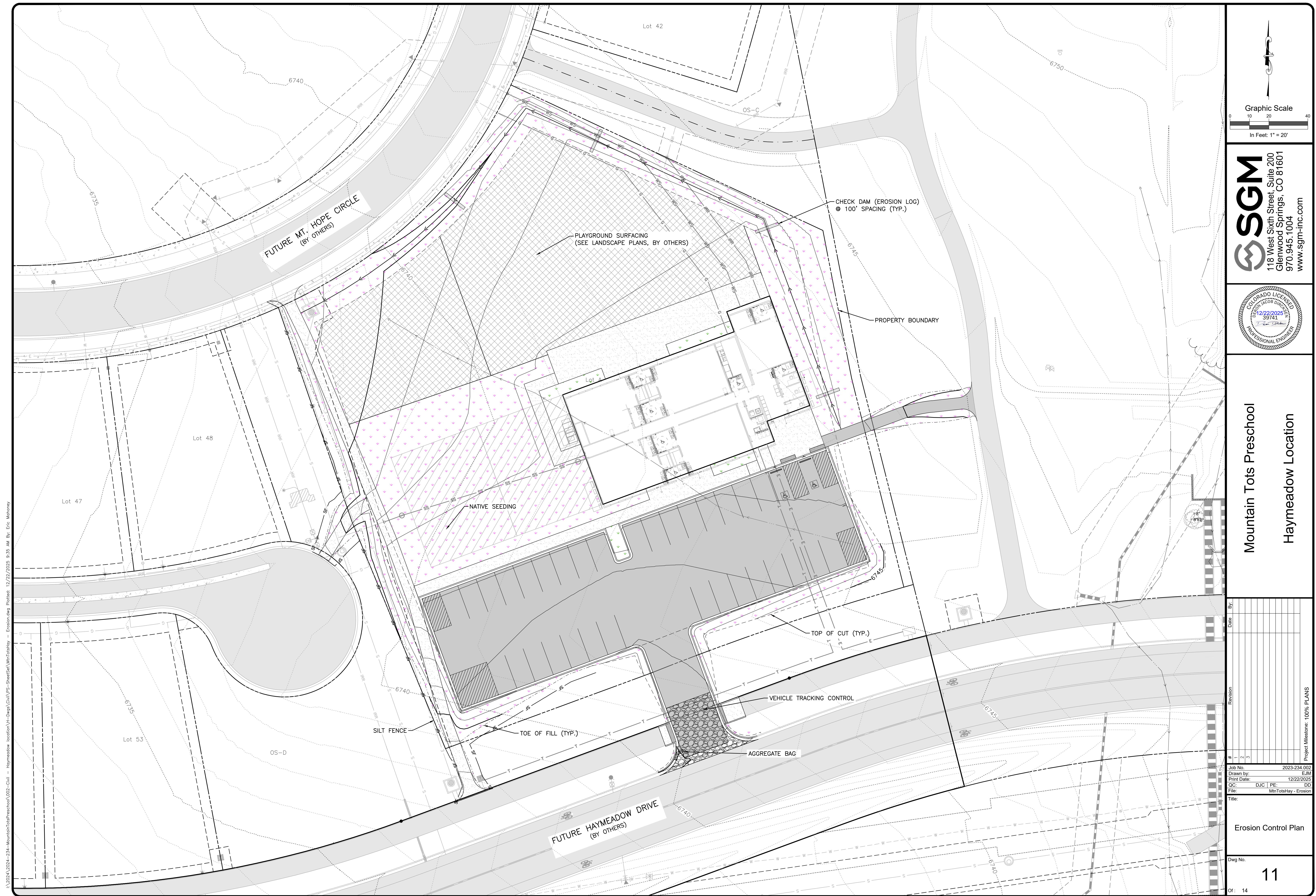
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Job No. 2023-234.002  
Drawn by: EJM  
Print Date: 12/22/2025  
QC: DJC | PE: DD  
File: MtnTotsHay - RoadwayDetails  
Title: Curb Ramp Details

Dwg No. 9  
Of: 14







## Mountain Tots Preschool

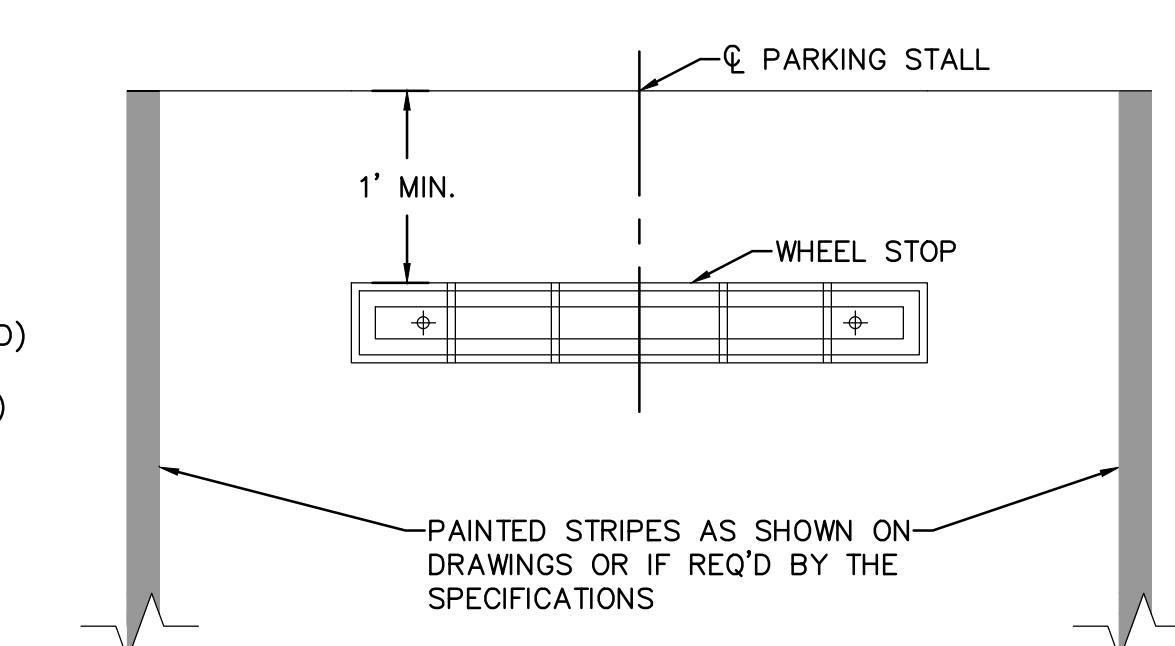
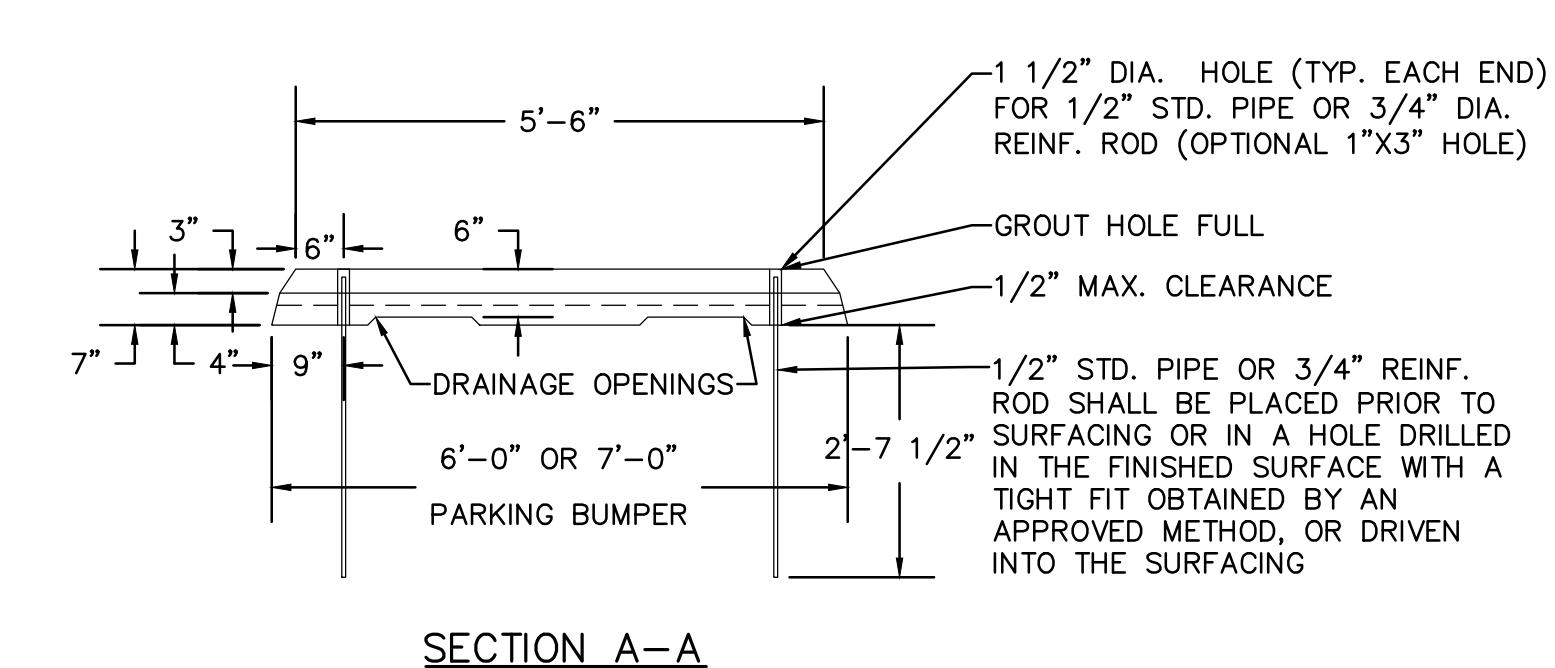
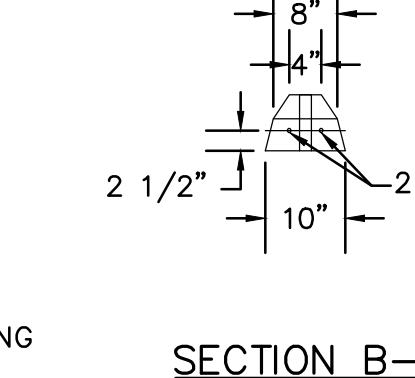
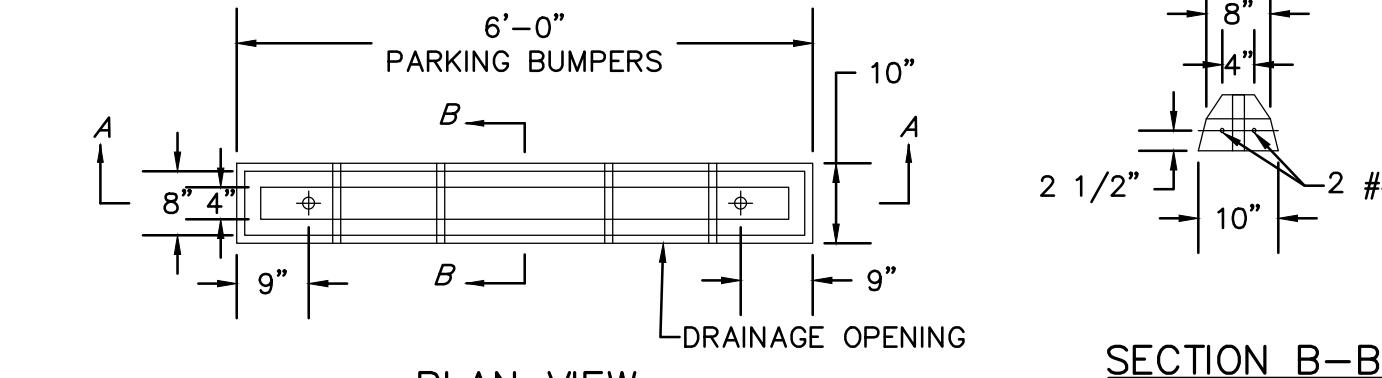
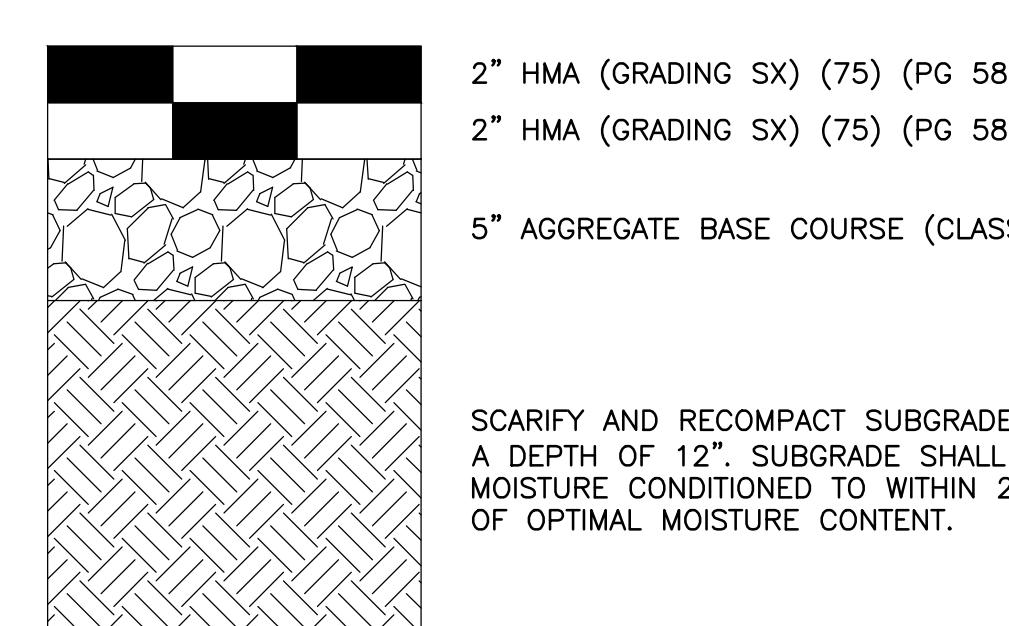
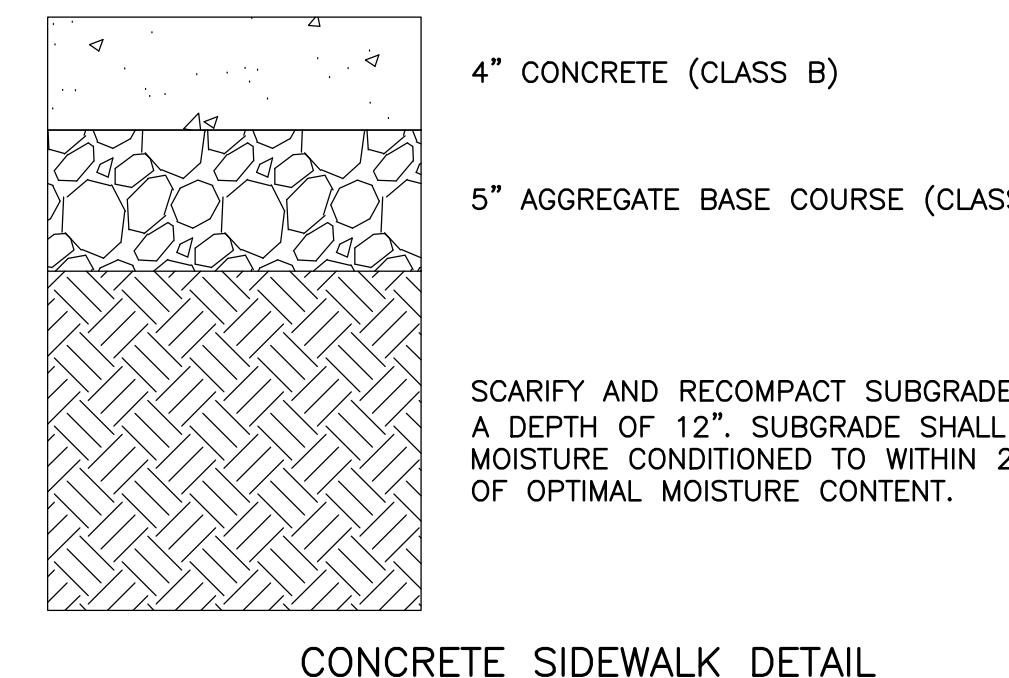
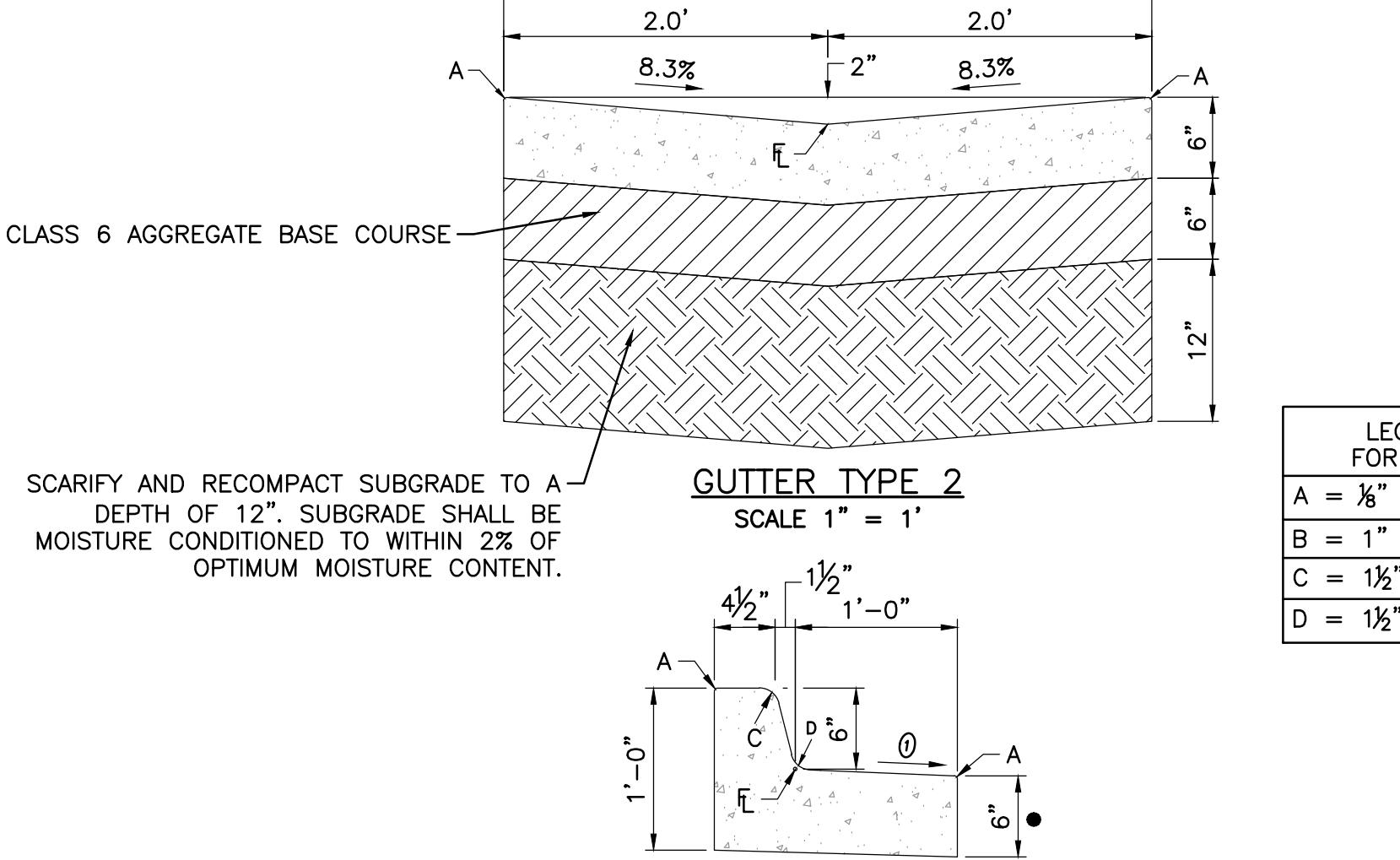
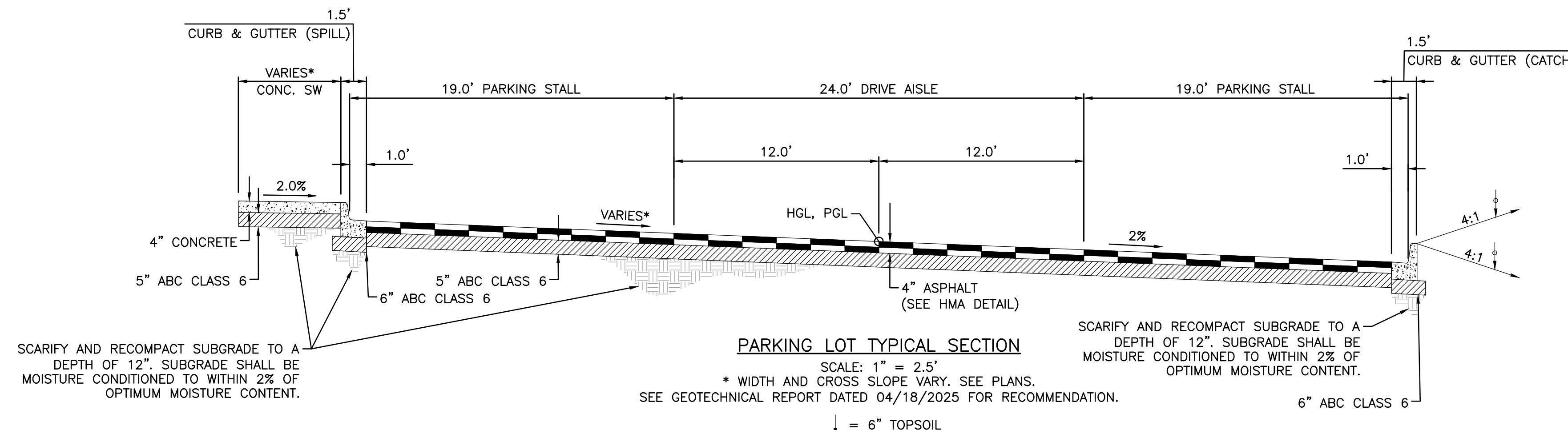
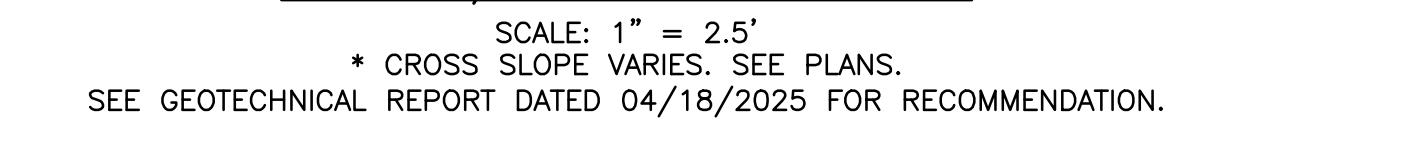
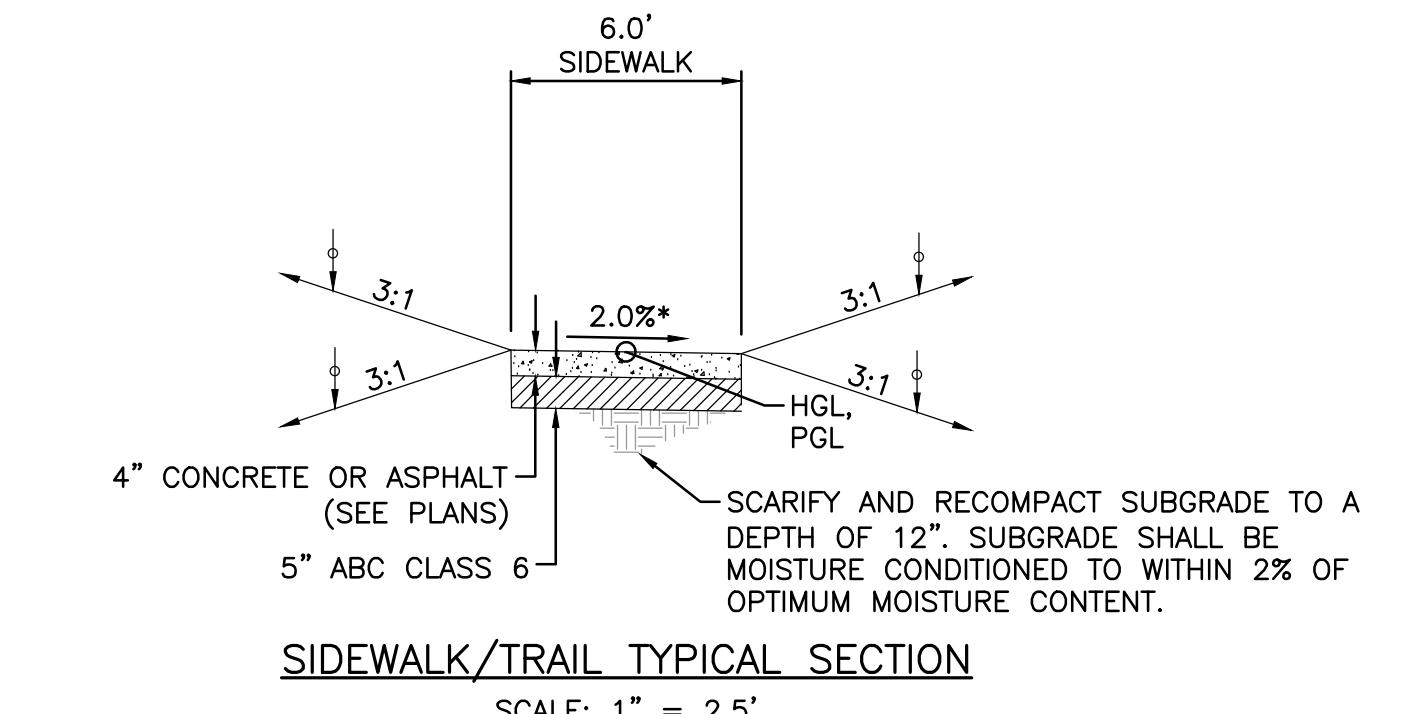
### Haymeadow Location

Date:	By:
Revision:	
Project Milestone: 100% PLANS	
#	1
2	3
Job No.:	2023-234.002
Drawn by:	IND
Print Date:	12/22/2025
QC:	DJC
PE:	DJD
File:	MtnTotsHay - Details
Title:	
Typical Sections and Paving Details	

Dwg No.

12

Of: 14



**GENERAL NOTES**  
(SECTION 1B)  
6 IN. BARRIER - 1 FT. GUTTER  
SCALE 1" = 1'  
1. CONCRETE SHALL BE CLASS B.  
2. EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.  
3. CONCRETE SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD APPROVED POLYPROPYLENE FIBERS AND HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.  
④ GUTTER CROSS SLOPES SHALL BE 1/8 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB. CATCH OR SPILL CURB IS INDICATED IN PLANS.  
● WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AASHTO M 284M AND SPACED AT 2'-6". THEY SHALL BE INSERTED T/2 AND 1/2 LENGTH INTO THE GUTTER.

February 5, 2010  
Revised August 2017

**Town of Eagle**  
Water Specs

1. Ductile Iron Pipe - CL 52 AWWA C151 350 psi with conductivity straps or use of brass wedges and 10 gauge tracer wire insulated.

2. Fittings - Ductile Iron AWWA C153 350psi MJ joints AWWA C111.

3. Joint Restraint - 6EA Iron Mega Lug Series 1100 or 1700 accepted equal.

4. Gate Valves - Mueller A - 2360 or U.S. Pipe Metro Seal 250 R.S. Resilient wedge gate valves up to and including 12" (AWWA C509).

5. Butter Fly Valves - Mueller Linesel III Epoxy coated or Pratt "Groundhog" buried service rubber seated, Epoxy coated. AWWA C504 Class 150 B 14" and larger. 3211-23 Mechanical Joint Ends (without mechanical joint accessories)

* High Pressure Zone Mueller Linesel XPII, Class 250 B 14" and larger. 5227-23 Mechanical Joint Ends (without mechanical joint accessories)

6. Valve Boxes - CI-500 or equal, 5 1/4" lid.

7. Fire Hydrants - Mueller Super Centurion A423 5 1/4" main valve opening. Extensions will not be allowed during the first year. After that, only one (1) extension is allowable (maximum 48-inches).

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 - 1/4" Line - Type K Copper  
1" Line - Type K Copper  
2" Line - Type K Copper

16. Polyethylene Service Line Tubing (Pure-Core or Approved Equal) - 2" not allowed due to the minimum requirement of 3/4" 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)

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.



**The Town of Eagle**  
Box 609 • Eagle, Colorado 81631  
(970) 328-6354 • Fax 328-5203

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

1.) 24-hour notice is required prior to sewer, water service inspections. 24-hour notice of culvert and driveway curb and gutter installations. Call (970) 328-6678 for an appointment.

2.) The water meter must be installed prior to issuance of a passing inspection for "Construction Water" plumbing.

3.) Owner/Builder is responsible for any damage due to neglect of the water meter.

4.) The water meter must be located in an accessible location within the structure, with a minimum of 18 inches of clearance provided to any other mechanical equipment. Prior to issuance of a passing inspection for "rough-in" plumbing, the builder must install 18 or 22-gauge solid core wire no less than six conductors for 1" meters and twelve conductors for 2" and larger compound meters. The wire must be installed in a 1/4" conduit from the water meter to the nearest exterior wall for the water meter remote readout. The water meter remote readout must be accessible to Public Works employees, at a height of 48 inches above finished exterior grade. Remote must be installed on a wood surface. A wooden blank 6" x 6" is required on rock surfaces. Water Meter Remote must not be located near the electric meter or dryer vent. It is necessary to ensure that this wire is installed at "rough-in", to eliminate conflicts with installation that occur once the building has been finished.

5.) In situations where 2" or 1" Pure Core is used, a tracer wire, being of # 10 gauge copper will be taped to the pure core for its entire length. Then daylighted to the outside of the building in a water proof outlet box. The purpose is to allow a connection point for locating the water service. The connection needs to be located near the water meter remote.

6.) Ball Valves are required to be installed on both the inlet and outlet sides of the water meter to allow the meter to be taken off line for service.

7.) The water meter must be located in an accessible location within the structure, with a minimum of 18 inches of clearance provided to any other mechanical equipment.

8.) A Temporary Certificate of Occupancy will not be issued until the water meter remote readout has been properly installed.

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

**A1**



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

**A1**



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

**A2**



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

**A3**



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

**E1**



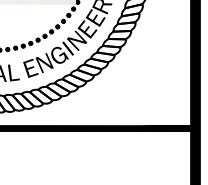
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Project: Public Works Manual  
Drawn: JB  
Checked:    
Sheet: TOE Water Service Entry.dwg Date: 1/9/2018

**E7**

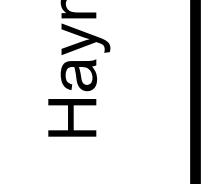


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Project: Public Works Manual  
Drawn: JB  
Checked:    
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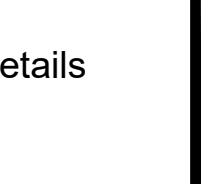
**Mountain Tots Preschool**



**Haymeadow Location**



**Utility Details**

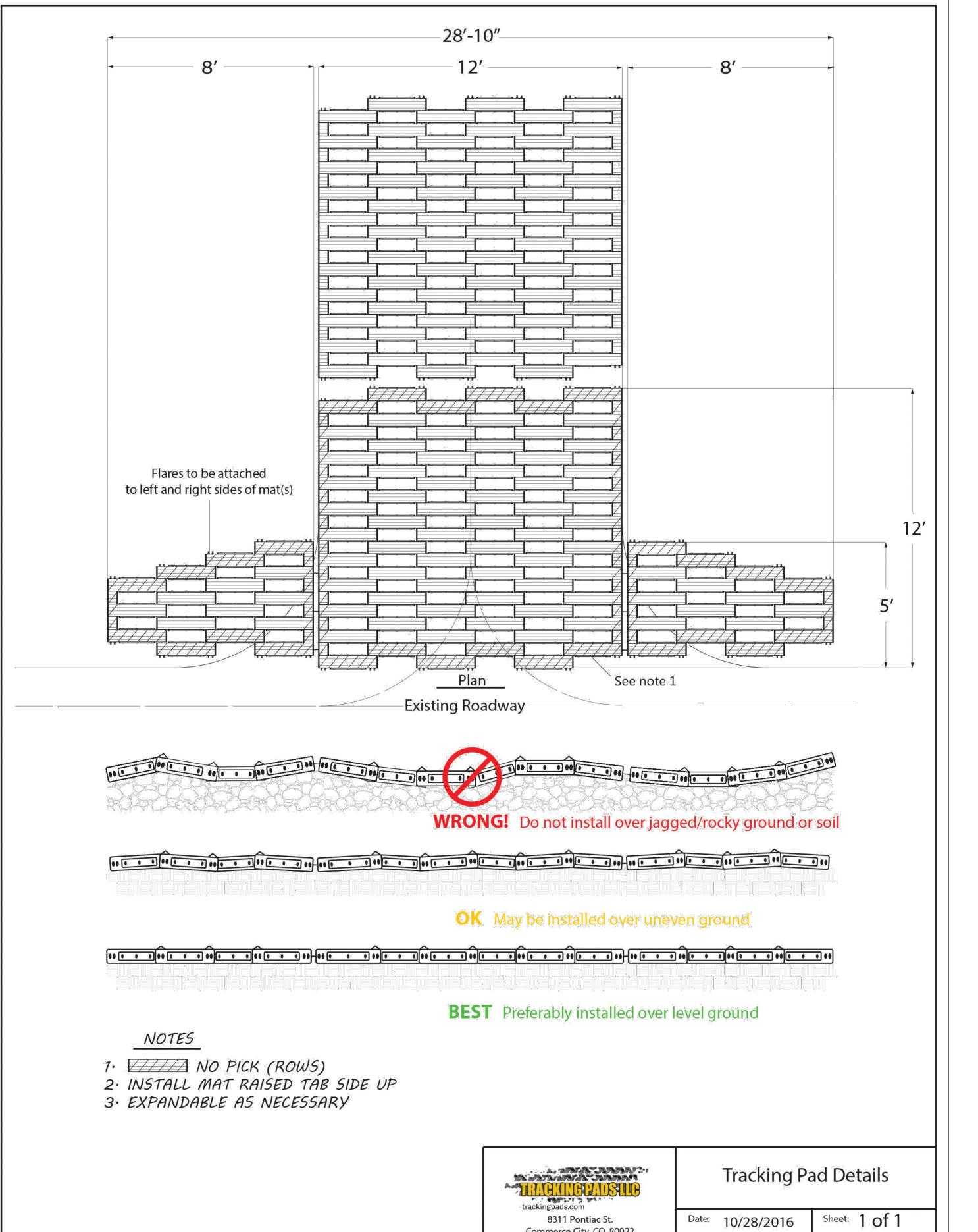
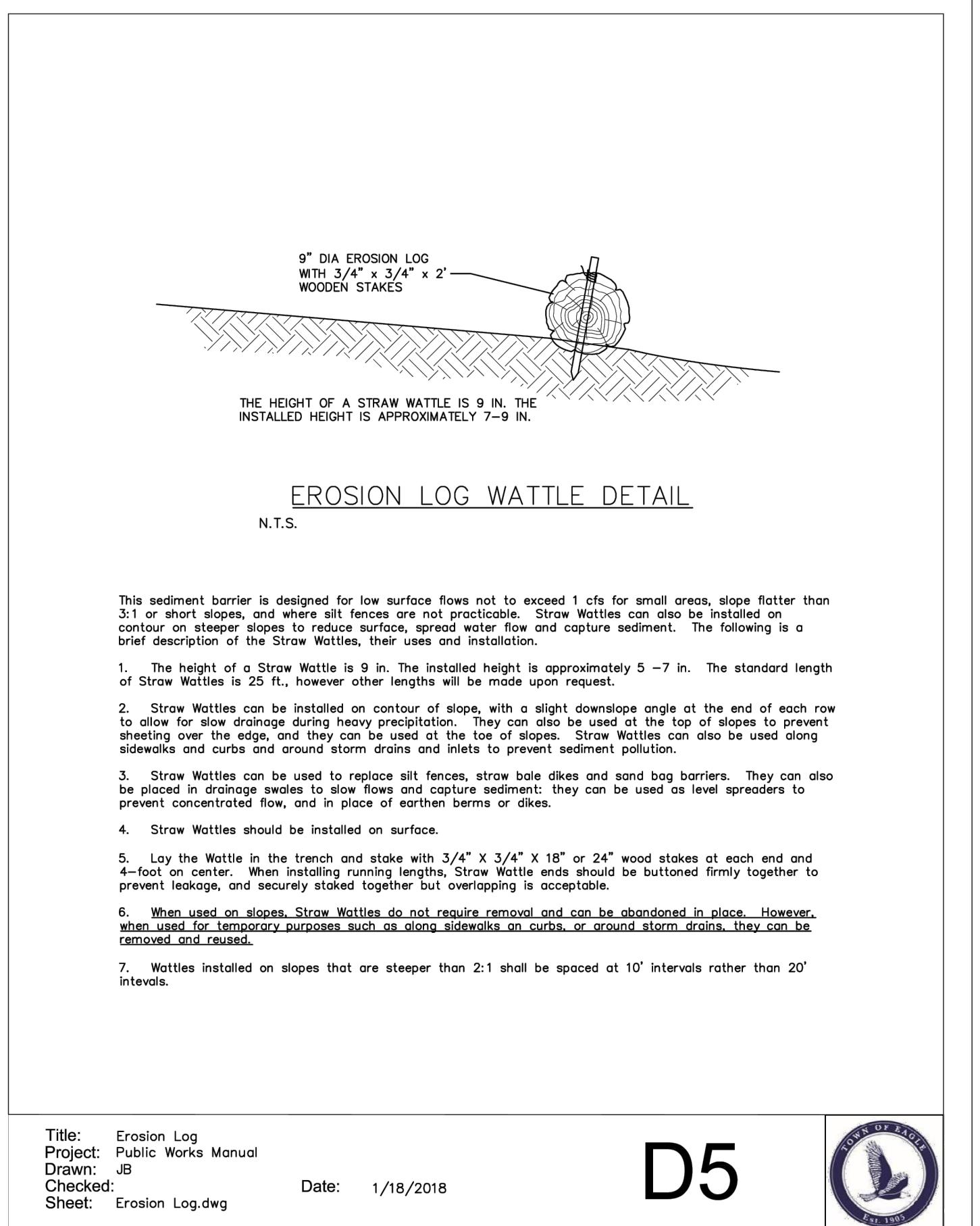
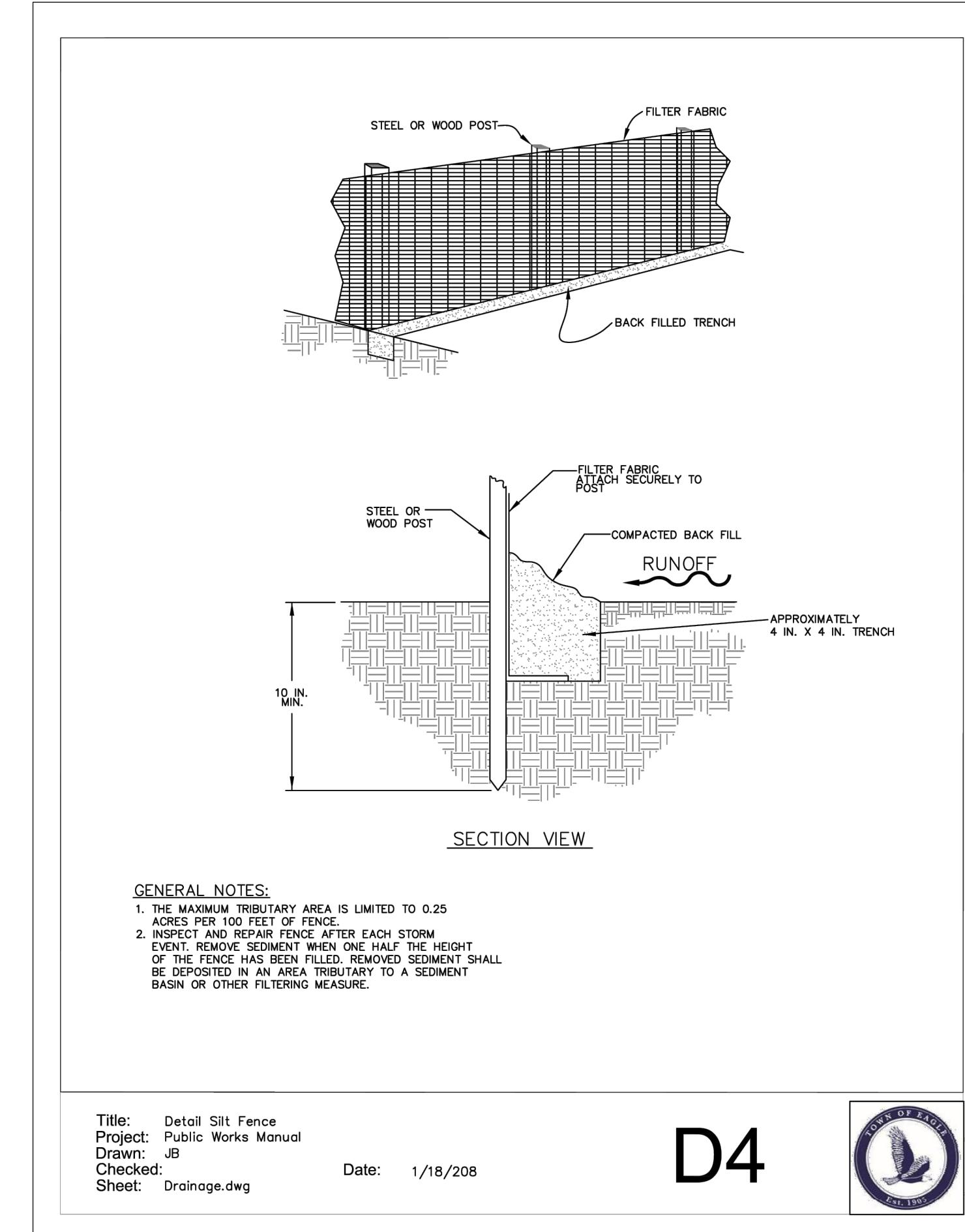


Dwg No.  

Project Milestone: 100% PLANS

#	1	2	3
Date:			
By:			
Revision:			

Job No. 2023-234.002  
Drawn by: IND  
Print Date: 12/22/2025  
QC: DJC PE: DJD  
File: MtnTotsHay - Details  
Title:



**SGM**  
118 West Sixth Street, Suite 200  
Glenwood Springs, CO 81601  
970.945.1004  
www.sgm-inc.com



**Mountain Tots Preschool**  
**Haymeadow Location**

Job No.	2023-234.002
Drawn by:	IND
Print Date:	12/22/2025
QC:	DJC
PE:	DJD
File:	MtnTotsHay - Details
Title:	
Erosion Control and Sign Details	
Dwg No.	
Of:	14