

SITE DEVELOPMENT PLAN FOR THE
EATON SCHOOL DISTRICT NO. 2
BENJAMIN EATON ELEMENTARY SCHOOL ADDITION

100 S MOUNTAIN VIEW DRIVE
TOWN OF EATON
COUNTY OF WELD
STATE OF COLORADO



VICINITY MAP
APPROX. SCALE: 1"=1,000'

SHEET INDEX

CIVIL SITE DEVELOPMENT PLANS:

COVER SHEET	C100
LANDSCAPE AND IRRIGATION PLANS:	
SITE PLAN	L102
SITE DETAILS	L200 - L201
LANDSCAPE GROUNDCOVER PLAN	L300
IRRIGATION COVER SHEET	IR-100
IRRIGATION PLAN	IR-200

ARCHITECTURAL:

ARCHITECTURAL ELEVATIONS	SDP-AE
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PARKING REQUIREMENTS

EXISTING SCHOOL + PROPOSED ADDITION - 30 TOTAL CLASSROOMS
96 STANDARD PARKING SPACES
3 STANDARD ACCESSIBLE SPACES
1 VAN ACCESSIBLE SPACE
100 TOTAL PARKING SPACES
60 TOTAL REQUIRED PARKING SPACES (2 SPACES PER CLASSROOM)

LAND USE TABLE

BENJAMIN EATON ELEMENTARY SCHOOL
ZONING: PUD

	EXISTING SITE FEATURES REMOVED (SF)	PROPOSED SITE FEATURES REPLACED (SF)
BUILDING	0 SF	11,000 SF
CONCRETE	4,980 SF	3,650 SF
SOD/LANDSCAPING	10,530 SF	855 SF

PROJECT DATUM

HORIZONTAL

COLORADO STATE PLANE COORDINATES NAD 83(2011) DATUM.
HORIZONTAL CONTROL BASED UPON TRIMBLE VRS NETWORK.

VERTICAL

BENCHMARK: TOWN OF EATON BENCHMARK "5" ELEV=4834.66 (NAVD88)
SURVEY COMPLETED BY KING SURVEYORS ON DECEMBER 23, 2020

PROPERTY OWNER CERTIFICATION:

BY SIGNING THIS SITE PLAN, Weld RE-2 AS OWNER OR ASSIGNEE OF THE LAND FOR WHICH THIS PLAN HAS BEEN CREATED, ACCEPTS ALL OF THE REQUIREMENTS AND CONDITIONS SET FORTH HEREIN.

OWNER: Weld RE-2 - Eaton School District
NAME OF CORPORATION

BY: Jay Tapia
NAME OF SIGNATORY

TITLE: Superintendent

SIGNATURE: [Signature]

DATE: 9/21/2022

TOWN OF EATON ENGINEERING:

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS AND REGULATIONS. CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE TOWN STANDARDS. THE TOWN'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE TOWN IS HELD HARMLESS.

THIS 22 DAY OF SEPTEMBER, 20 22.

[Signature]
TOWN OF EATON ENGINEER

SIGNATURE

EATON PLANNING DEPARTMENT:

THIS SITE PLAN WAS REVIEWED AND APPROVED BY THE TOWN ADMINISTRATOR.

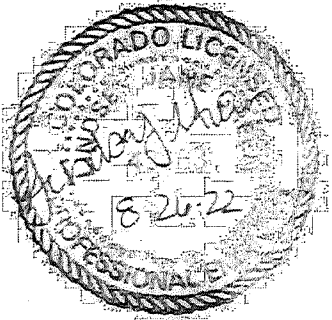
THIS 22 DAY OF September, 2022.

Wesley LeVanchy
TOWN OF EATON ADMINISTRATOR

SIGNATURE

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CCG PROJECT #: 0071.0005.00

SITE DEVELOPMENT
PLAN SUBMITTAL

BENJAMIN EATON
ELEMENTARY SCHOOL
EATON SCHOOL DISTRICT
100 S Mountain View Dr
Eaton, CO 80615

PROJECT #: 2112
ISSUE DATE: 07/11/2022
REVISIONS:
DESCRIPTION DATE

COVER SHEET
C100

7/11/2022 2:47:14 PM - PLOT DATE



Know what's below.
Call before you dig.

PIONEER ROAD

CARRIAGE DRIVE

PROVIDE NEW TOP RAIL (+ MOW BAND AS REQ'D) FROM NEW GATE POST SOUTH TO NEXT EXSTG. LINE POST.

CUT OFF / SHORTEN EXSTG. FABRIC AND RE-HANG UTILIZING NEW / SEPARATE TENSION BARS / BANDS

TYPE 2 GATE 2 L200

RE: CIVIL FOR STORM DRAIN IMPROVEMENTS

8" W. CONC. HEADER 6 L200
SEAT BOULDERS, TYP. 7 L200

TYPE 2 (ADA) PICNIC TABLE; SURF. MNT.

EXSTG. TREE PROTECTION 10 L201

8" W. CONC. HEADER 6 L200

4" d. STABILIZED CRUSHER FINES, TYP., SEE SHT. L103

REUSE / RESET PREVIOUSLY STOCKPILED BOULDERS IN THESE "RIVER CROSSING" LOCATIONS AND SUPPLEMENT WITH NEW, SIMILARLY SIZED BOULDERS AS NEEDED TO COMPLETE CROSSING

8 L201 RIVER BOULDER "STEP" CROSSING.

STEEL EDGER, TYP., RE: SHT. L300

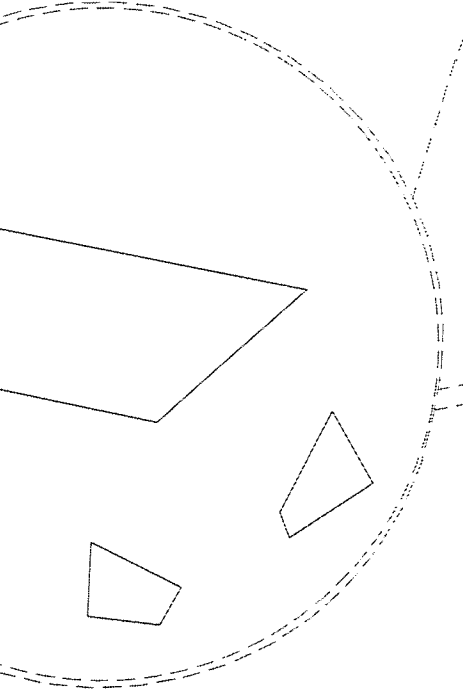
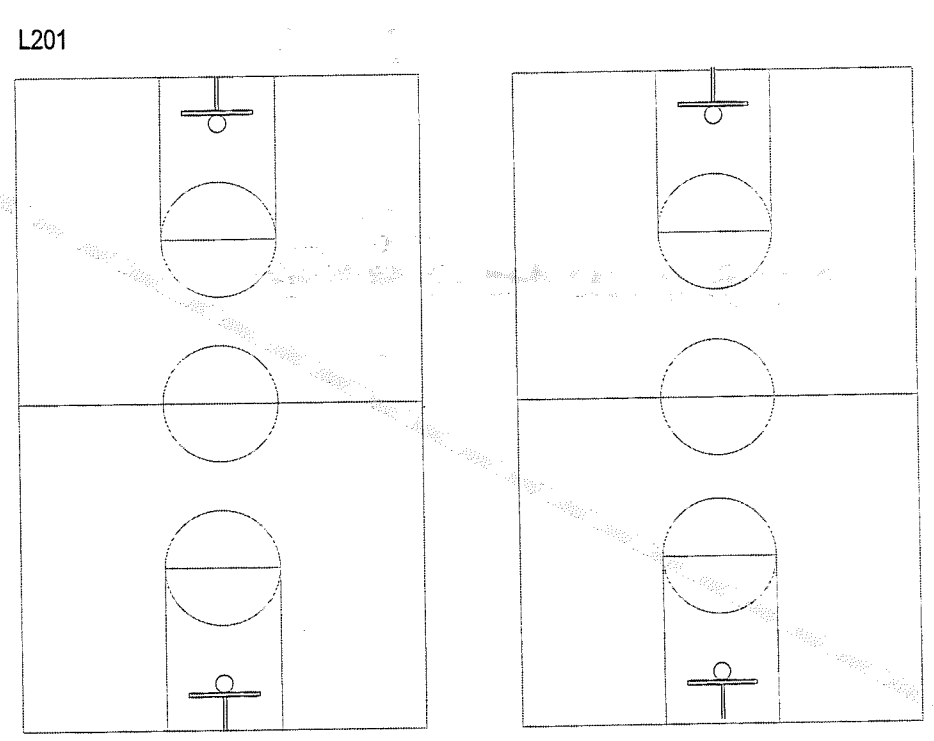
PROVIDE DOWELING ALONG NEW INTERFACE BTWN. EXSTG. AND NEW CONC. PAVEMENT, TYPICAL, RE: C301

6 L200 8" W. CONC. HEADER, TYP.

REUSE / RESET PREVIOUSLY STOCKPILED BOULDERS IN THESE "RIVER CROSSING" LOCATIONS AND SUPPLEMENT WITH NEW, SIMILARLY SIZED BOULDERS AS NEEDED TO COMPLETE CROSSING

3 L200 SAW CUT JNTS. TYP.

NEW CONC. PAVEMENT, RE: CIVIL

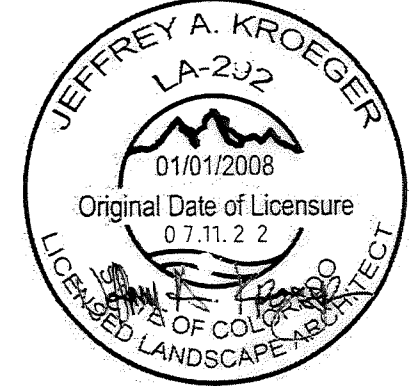


SCALE: 1" = 20'

0 10' 20' 40'

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Landscape Architecture
Urban Design
Graphic Design

PROJECT PHASE
SITE DEVELOPMENT
PLAN SUBMITTAL

PROJECT INFORMATION
**BENJAMIN EATON
ELEMENTARY SCHOOL**

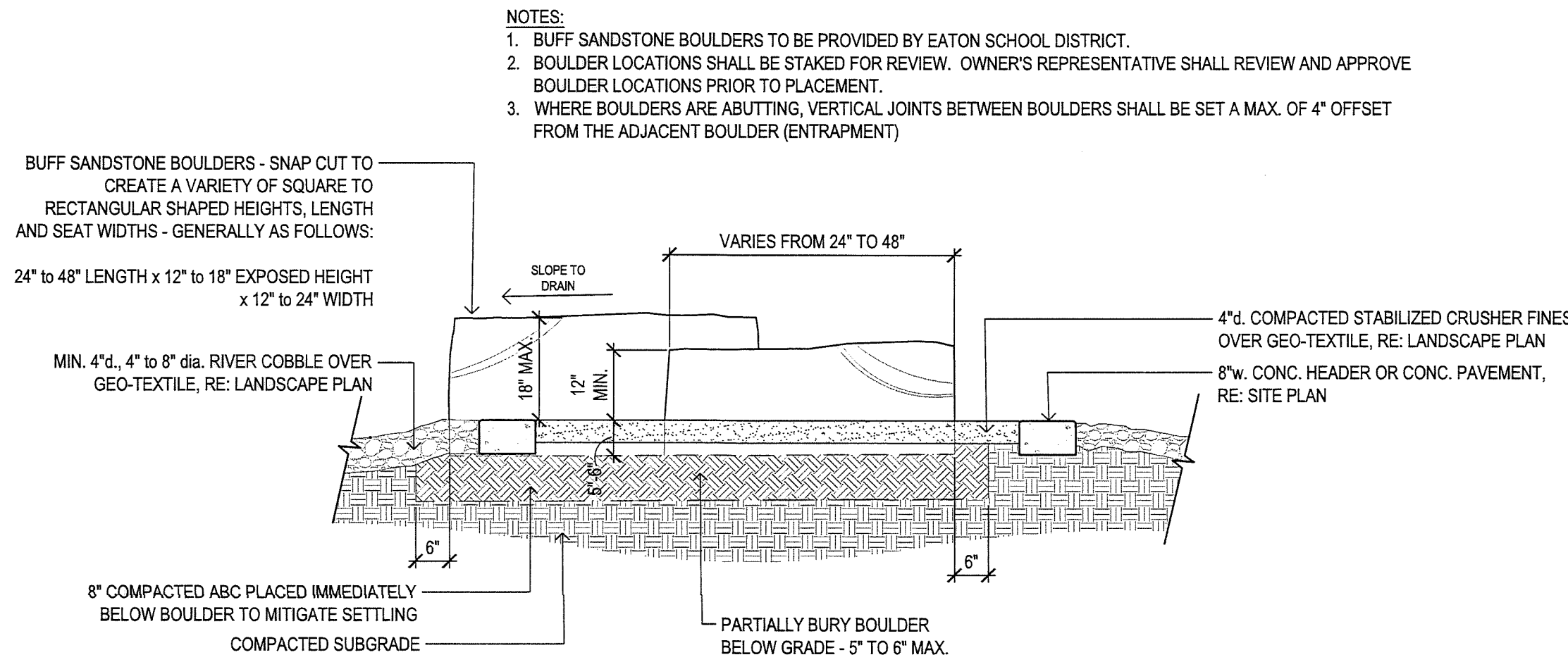
EATON SCHOOL DISTRICT
100 SOUTH MOUNTAIN VIEW DRIVE
EATON, CO 80615

PROJECT #: R+BB #2112
BHA #2144
ISSUE DATE: 07/11/2022

REVISIONS:
DESCRIPTION DATE

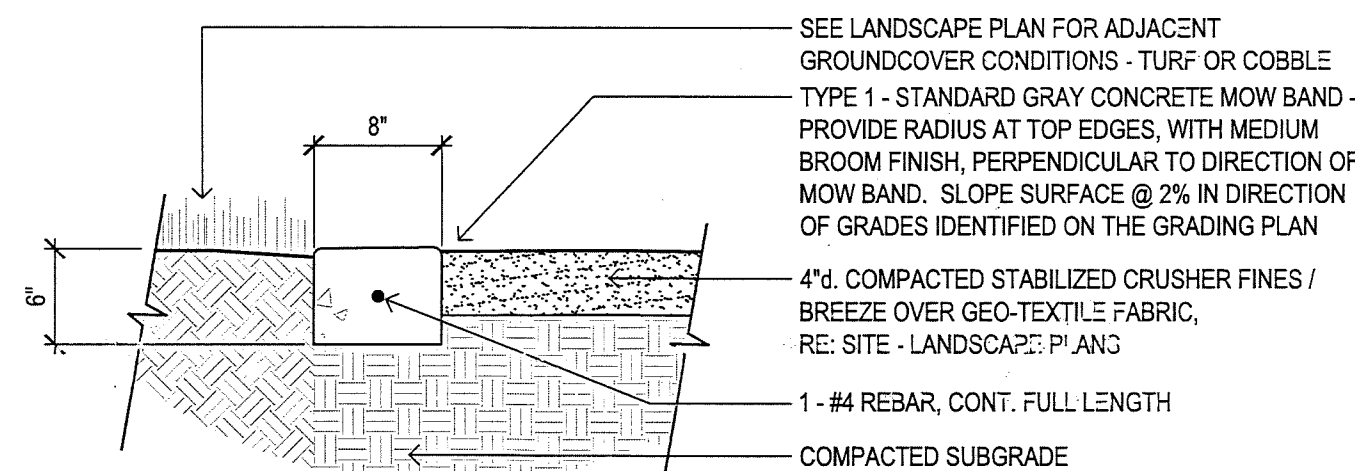
SITE PLAN

L102



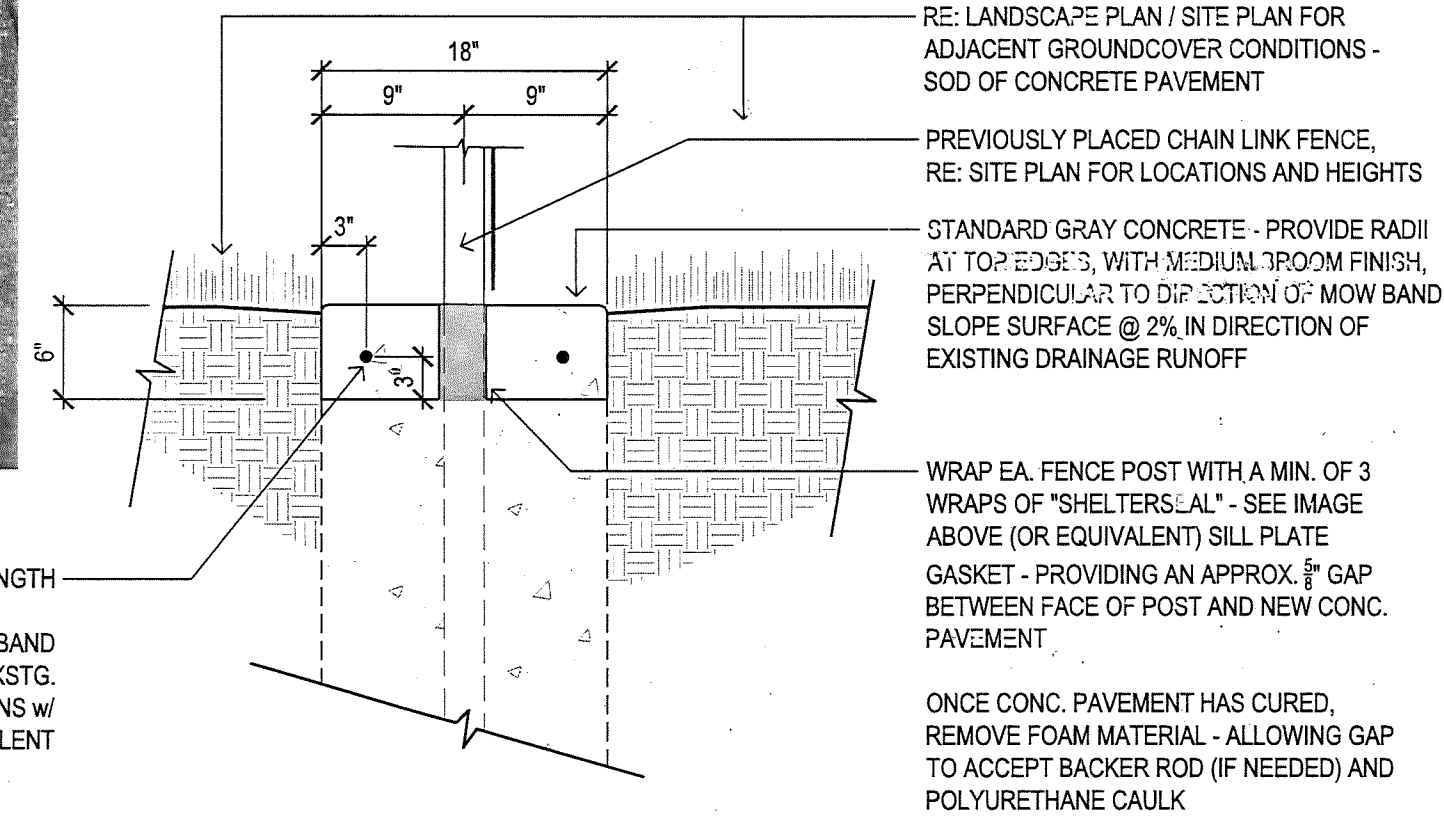
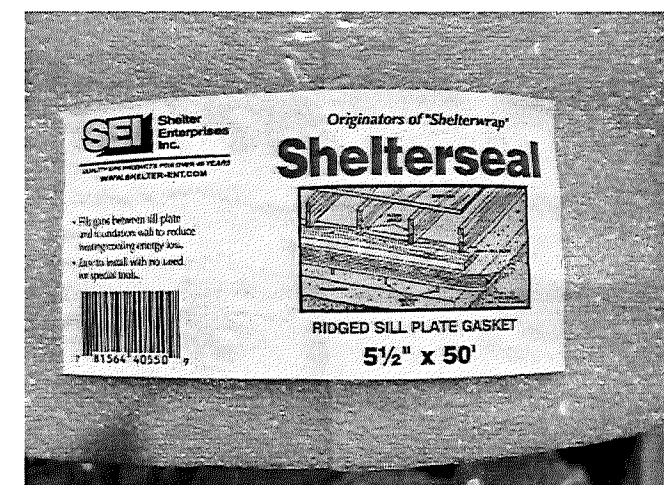
7 SANDSTONE SEAT BOULDER
SCALE: 1/2" = 1'-0"

- NOTES:
1. EXPANSION JOINT SHALL BE PROVIDED WHEN CONCRETE HEADER INTERSECTS / PARALLELS SIDEWALK / PLAZA.
 2. PROVIDE 3" CLEAR CONCRETE AROUND REBAR.
 3. SAW CUT OR TOOLED JOINTS TO BE LOCATED @ APPROX. 6' CENTERS AND AT CORNERS. SEE PLAN.
 4. EXTEND 12" DOWEL INTO ADJ. CONCRETE PAVING - 6" EA. SIDE

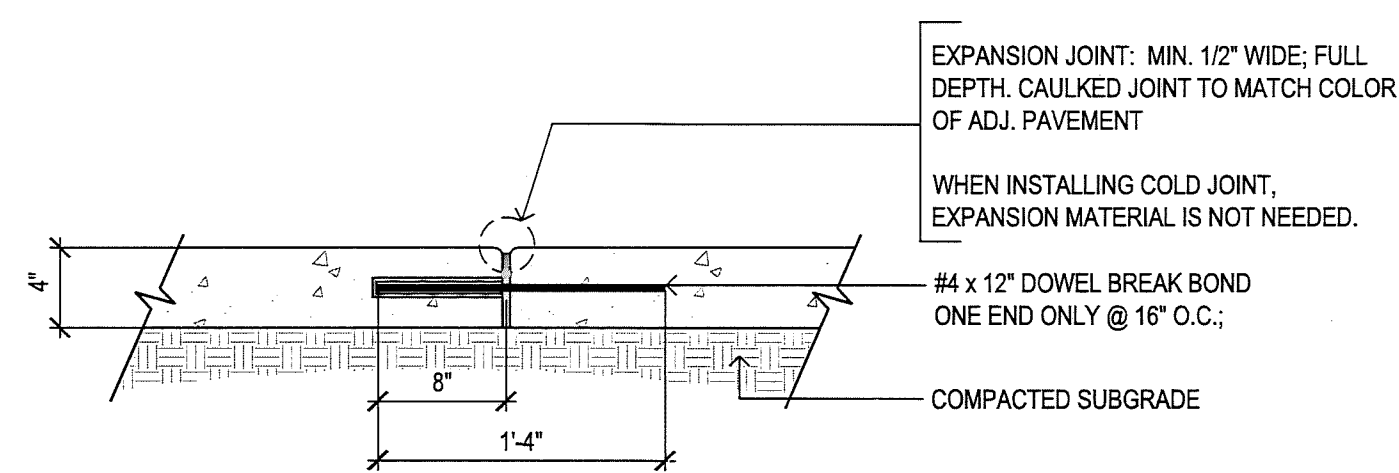


6 8" w. CONCRETE HEADER
SCALE: 1" = 1'-0"

- NOTES:
1. EXPANSION JOINT SHALL BE PROVIDED WHEN CONCRETE MOW BAND INTERSECTS SIDEWALK / PLAZA.
 2. SAW CUT OR TOOLED JOINTS TO BE LOCATED @ CENTER OF EA. NEW POST LOCATION. SEE PLAN.

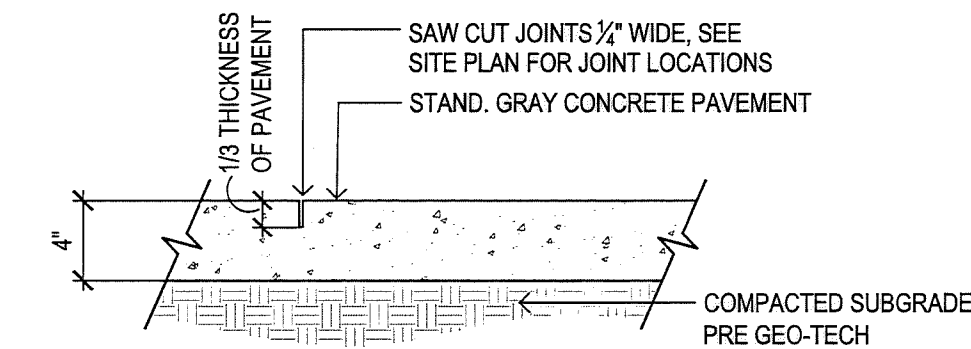


5 18" w. CONC. MOW BAND
SCALE: 1" = 1'-0"



- NOTES:
1. PROVIDE 1/2" RADIUS EDGE AT EDGES AND JOINTS.
 2. CONCRETE PAVEMENT SHALL SLOPE TO DRAIN, UNLESS OTHERWISE NOTED. PROVIDE 1.9% MAX. CROSS SLOPE IN DIRECTION OF DRAINAGE - REFER TO GRADING PLAN
 3. SURFACE OF CONCRETE SHALL HAVE MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED
 4. PROVIDE EXPANSION JOINTS AT 120' MAX.

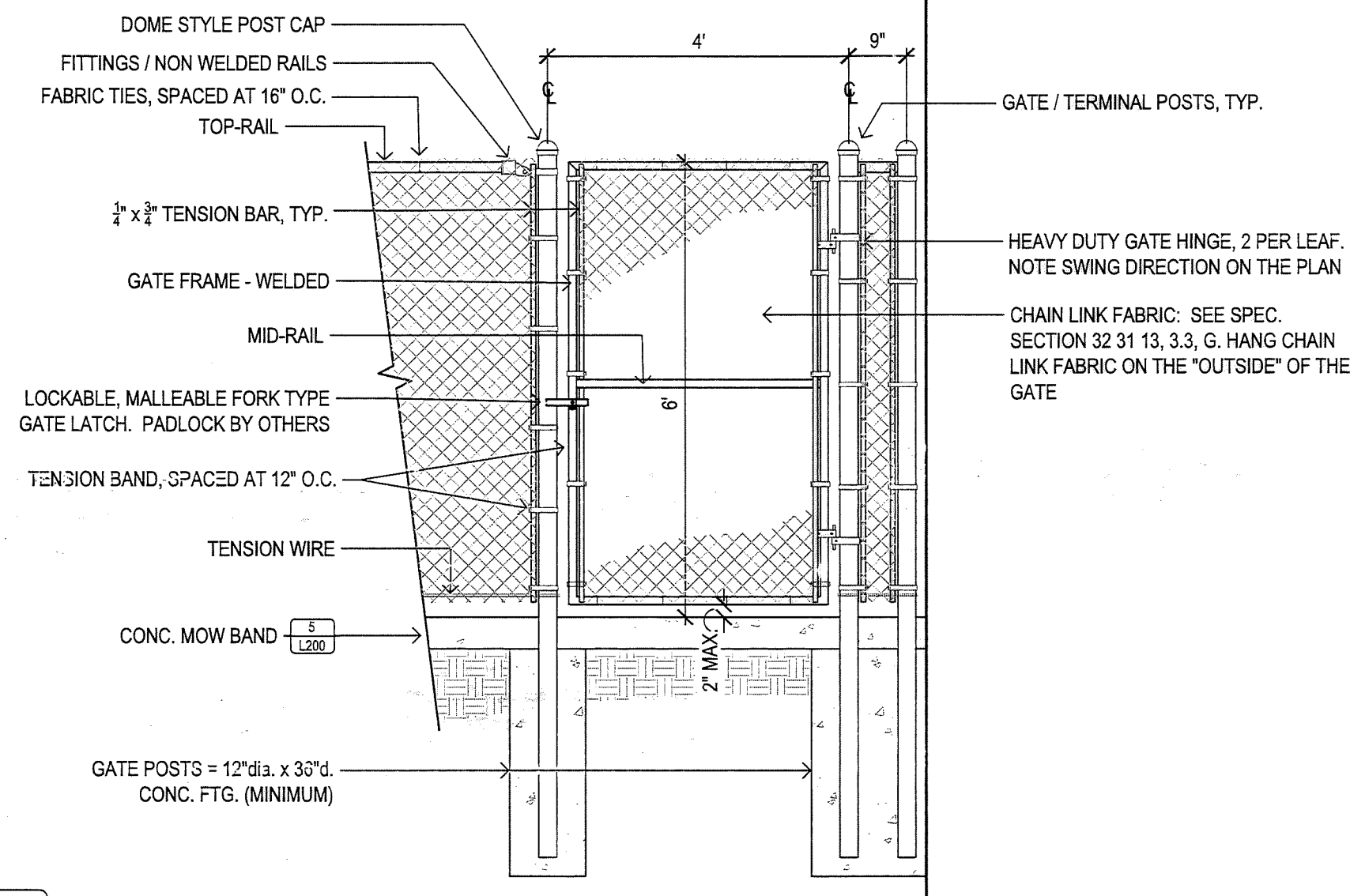
4 COLD - EXPANSION JOINT
SCALE: 1" = 1'-0"



- NOTES:
1. CONCRETE PAVEMENT SHALL SLOPE TO DRAIN, UNLESS OTHERWISE NOTED. PROVIDE 1.9% CROSS SLOPE IN DIRECTION OF DRAINAGE - REFER TO GRADING PLAN
 2. SURFACE OF CONCRETE SHALL HAVE MEDIUM BROOM FINISH UNLESS OTHERWISE NOTED

3 SAW CUT JOINT
SCALE: 1" = 1'-0"

NOTE: SEE SECTION 32 31 13 - CHAIN LINK FENCING SPECIFICATIONS AND CHAIN LINK FENCING MATERIALS SCHEDULE BELOW FOR FENCE MATERIAL & SIZING REQUIREMENTS.



2 TYPE 2 GATE - 4' w. x 6' h. PED GATE
SCALE: 1/2" = 1'-0"

CHAIN LINK FENCE MATERIALS SUMMARY

6" FENCE

CORNER/TERMINAL POSTS: 2-7/8" O.D.

LINE POSTS: 2-3/8" O.D.

TOP RAIL: 1-5/8" O.D.

MID-RAIL: NONE

BOTTOM RAIL: NONE - TENSION WIRE ONLY.

FABRIC: 2" MESH, GALVANIZED, 9 GA., KNUCKLED TOP & BOTTOM - HANG FABRIC ON THE NORTHWEST SIDE

PED & DOUBLE LEAF GATES:

GATE FRAME: 1-7/8" O.D.

MID-RAIL: 1-7/8" O.D.

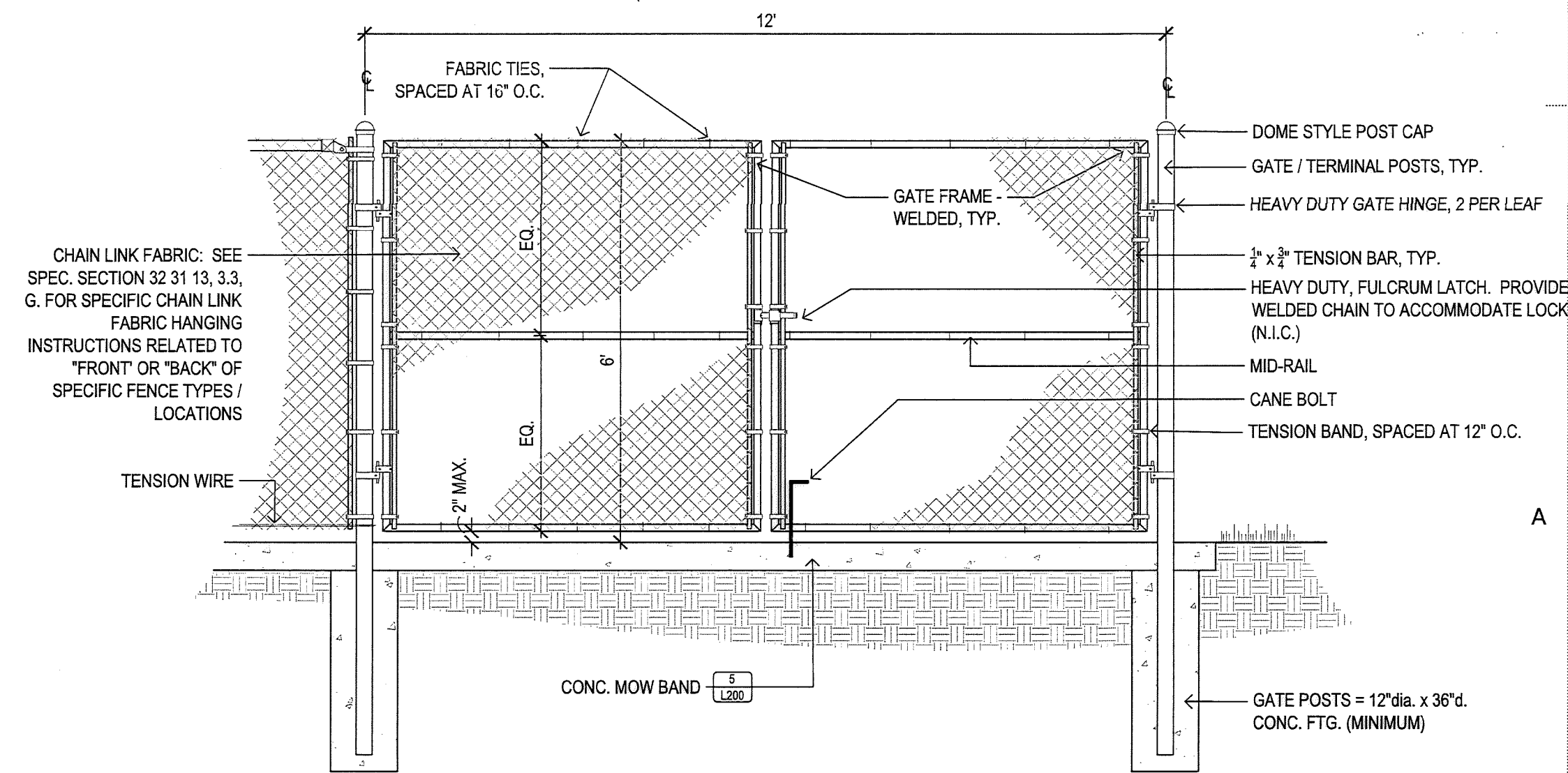
FABRIC: 2" MESH, GALVANIZED, 9 GA., KNUCKLED TOP & BOTTOM

GATE HARDWARE: RE: DETAILS / SPEC. SECTION 32 31 13

POSTS, RAILS SHALL MEET THE REQUIREMENTS OF ASTM-1043

TENSION BARS, BANDS, POST CAPS, HOG RINGS AND FABRIC TIES PER SPECIFICATION SECTION 32 31 13

NOTE: SEE SECTION 32 31 13 - CHAIN LINK FENCING SPECIFICATIONS AND CHAIN LINK FENCING MATERIALS SCHEDULE, ABOVE FOR FENCE MATERIAL & SIZING REQUIREMENTS.



1 TYPE 1 GATE - 12' w. x 6' h. DOUBLE-LEAF GATE
SCALE: 1/2" = 1'-0"



SITE DEVELOPMENT PLAN SUBMITTAL

BENJAMIN EATON ELEMENTARY SCHOOL

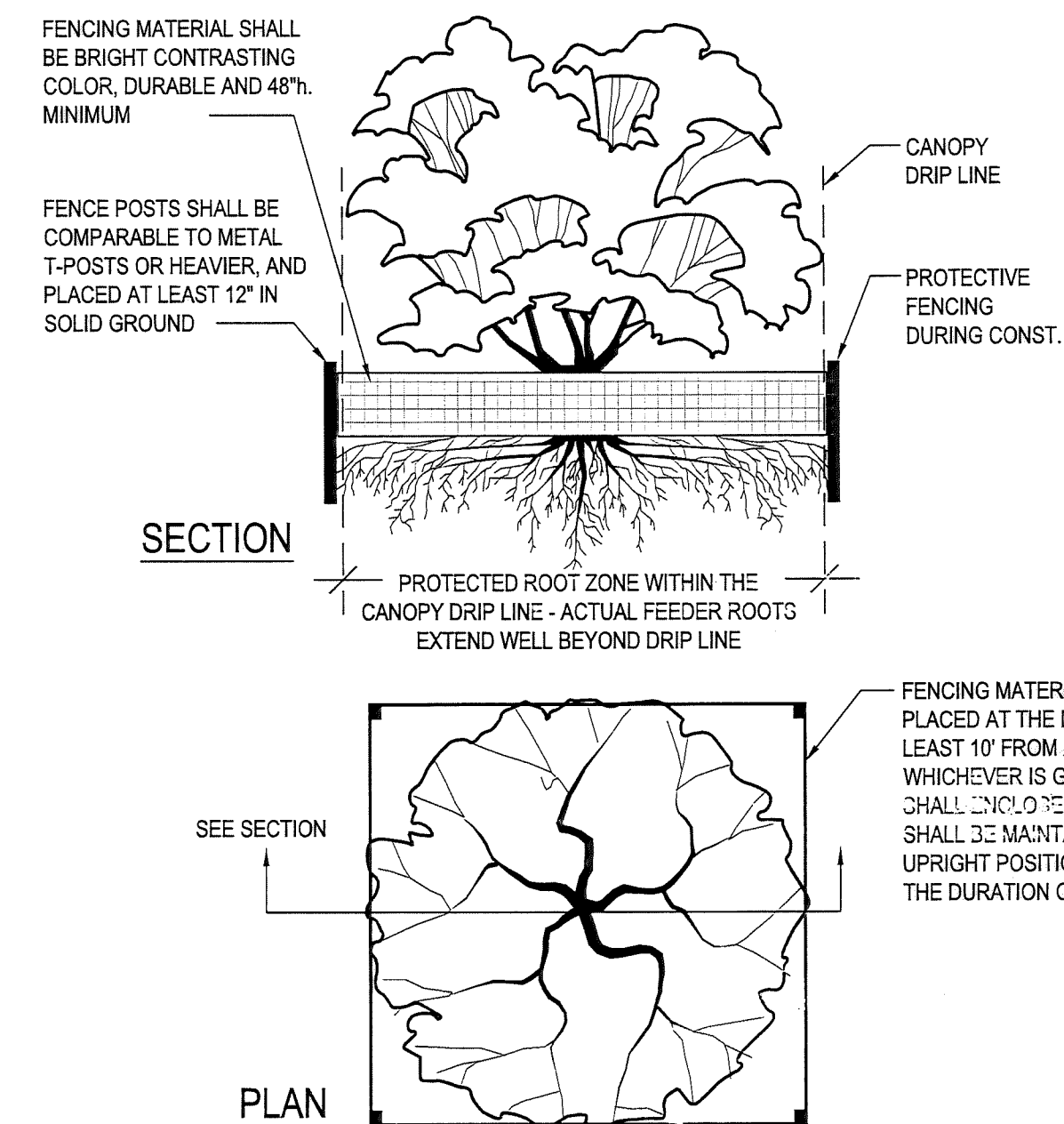
EATON SCHOOL DISTRICT
100 SOUTH MOUNTAIN VIEW DRIVE
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PROJECT #: R+BB #2112
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ISSUE DATE: 07/11/2022

REVISIONS:

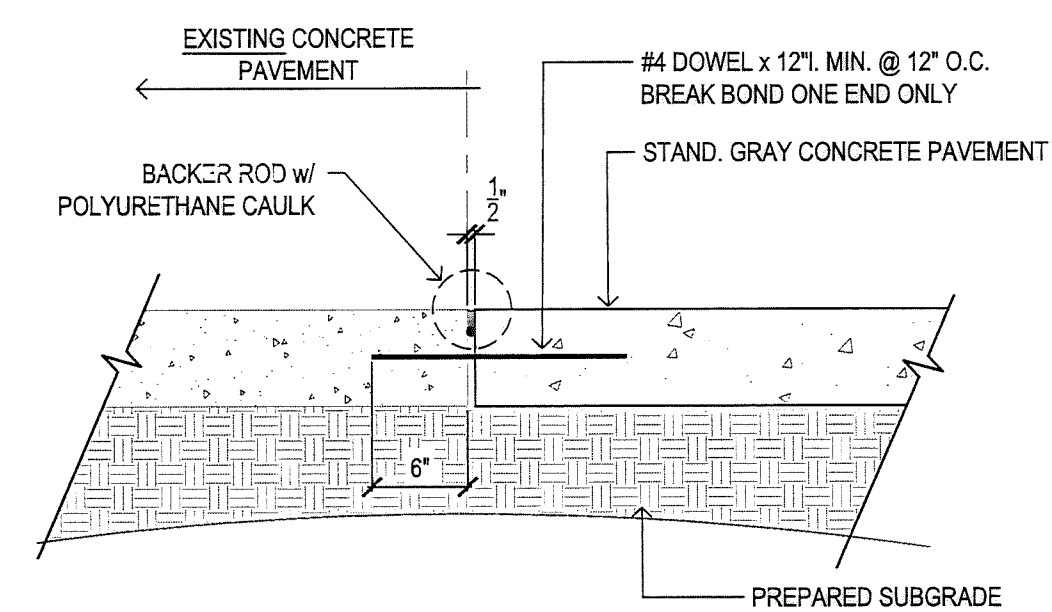
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SITE DETAILS
L200

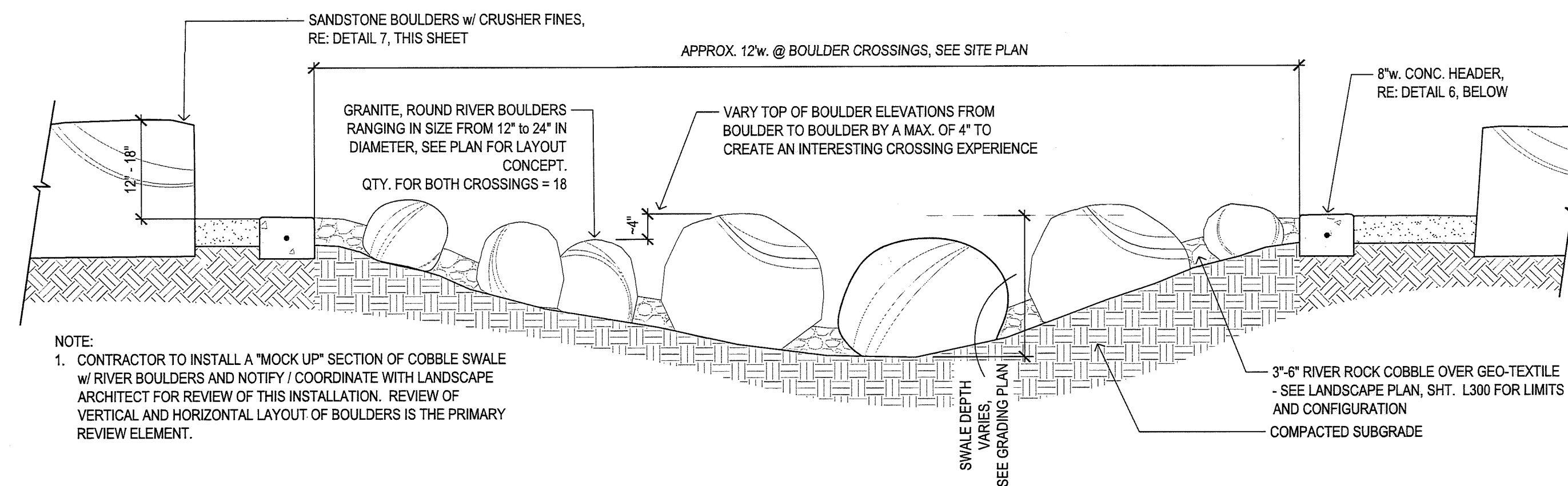


- TREE PROTECTION NOTES:
1. TO PREVENT SOIL COMPACTION WITHIN PROTECTED ROOT ZONES, DESIGNATED ROUTES FOR EQUIPMENT AND FOOT TRAFFIC BY WORK CREWS SHALL BE DETERMINED PRIOR TO COMMENCING ACTIVITIES AND INDICATED IN THESE CONST. DOCUMENTS.
 2. PLANNED ROUTES SHALL BE MARKED AT THE SITE BEFORE CONST. COMMENCES.
 3. THE CONTRACTOR SHALL INFORM CONSTRUCTION CREW MEMBERS AND SUBCONTRACTORS OF THE ROUTES AND ENSURE THAT ONLY THESE ROUTES ARE USED.
 4. TO PREVENT SOIL COMPACTION AND REDUCE TREE ROOT RESPIRATION, NO SOIL STOCKPILES, SUPPLIES, EQUIPMENT OR ANY OTHER MATERIAL SHALL BE PLACED OR STORED WITHIN A TREE DRIP ZONE OR WITHIN 10' OF THE TREE TRUNK, WHICHEVER DISTANCE IS GREATER. HEAVY OBJECTS SUCH AS WOOD PALLETS OR METAL RAILINGS SHALL NOT LEAN AGAINST OR COME IN CONTACT WITH THE TREE.
 5. WHEN FOOT TRAFFIC OR EQUIPMENT USE IS UNAVOIDABLE WITHIN THE DRIP LINE, THIS AREA SHALL BE MULCHED WITH WOOD CHIPS TO A PRE-DETERMINED DEPTH BEFORE CONSTRUCTION ACTIVITY BEGINS. MULCH DEPTH AND POSSIBLE PLANKING SHALL BE MAINTAINED FOR THE DURATION OF THE PROJECT AND REMOVED WHEN CONSTRUCTION ACTIVITIES ARE COMPLETED. SITUATIONS SUCH AS THIS NEED TO BE DISCUSSED AND APPROVED BY FORESTRY SERVICES.
 6. FENCING MATERIAL SHALL ENCIRCLE ANY TREE WHOSE DRIP LINE EDGE IS WITHIN 20' OF ANY CONSTRUCTION ACTIVITY.

10 TREE PROTECTION
SCALE: 1" = 1'-0"



9 TYP. DOWEL FROM EXSTG. CONC. PAVEMENT TO NEW CONC. PAVEMENT
SCALE: 1" = 1'-0"



8 RIVER BOULDER CROSSING
SCALE: 3/4" = 1'-0"

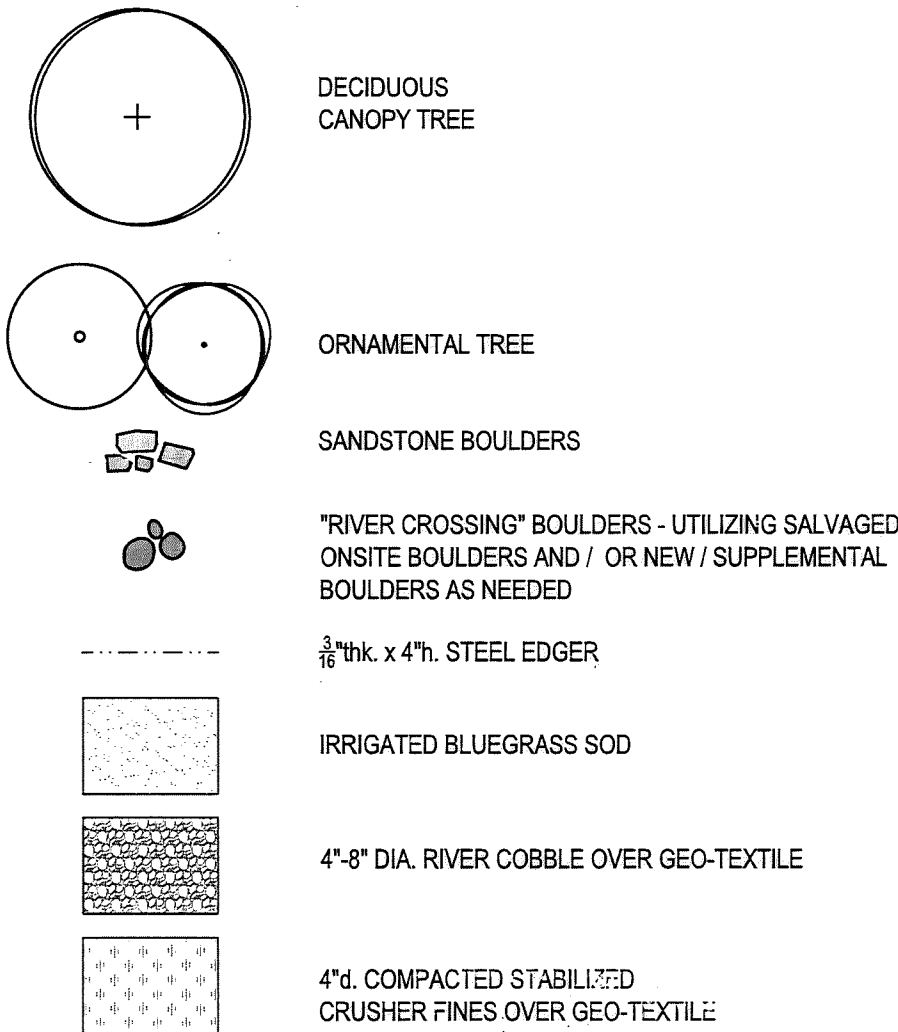


Know what's below.
Call before you dig.

PLANT LIST

ABBR	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOT	QTY.
AC GA	HOT WINGS MAPLE	Acer tataricum 'Garann'	1" cal.	B&B	1
AM GR	AUTUMN BRILLIANT SERVICEBERRY	Amelanchier x grandiflora	6" h. clump	B&B	3
GL NA	NORTHERN ACCLAIM HONEYLOCUST	Gleditsia triacanthos inermis 'Northern Acclaim'	2" cal.	B&B	1
QU RO	ENGLISH OAK	Quercus robur	2" cal.	B&B	1
QU SH	SHUMMARD OAK	Quercus shumardii	2" cal.	B&B	1
UL FR	FRONTIER ELM	Ulmus 'Frontier'	2" cal.	B&B	1
UL FR	PRINCETON AMERICAN ELM	Ulmus americana 'Princeton'	2" cal.	B&B	1
RH GL	GRO-LOW SUMAC	Rhus aromatica 'Gro-low'	#5	CONT	6

SYMBOL KEY

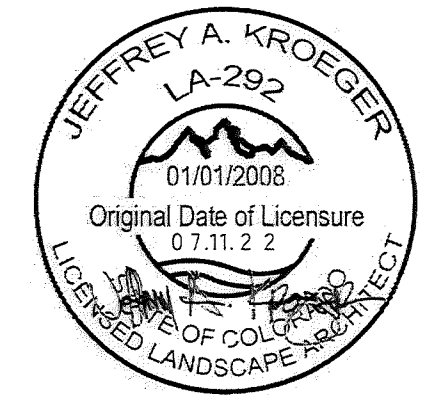


GENERAL LANDSCAPE NOTES

- PLANT QUALITY:** ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BALL AND BURLAP OR EQUIVALENT.
- IRRIGATION:** ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF, SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- TOPSOIL:** TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING RE-VEGETATION AND LANDSCAPING.
- SOIL AMENDMENTS:** SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS. THE SOIL IN ALL LANDSCAPE AREAS, SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF NOT LESS THAN SIX INCHES (6") AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DISCING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1,000) SQUARE FEET OF LANDSCAPE AREA.
- REPLACEMENT:** ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SPECIFICATIONS.
- THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
30-40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
15 FEET BETWEEN ORNAMENTAL TREES AND STREETLIGHTS
10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
6 FEET BETWEEN TREES AND PRIVATE WATER, SANITARY AND STORM SEWER SERVICE LINES.
4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
4 FEET BETWEEN TREES AND GAS LINES
- THE FINAL LANDSCAPE PLAN SHALL BE COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY, AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
- THE CONTRACTOR SHALL REPLACE DEAD OR DYING TREES AFTER PLANTING UNTIL FINAL MAINTENANCE INSPECTION AND ACCEPTANCE BY THE SCHOOL DISTRICT.

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Landscape Architecture
Urban Design
Graphic Design

PROJECT PHASE
**SITE DEVELOPMENT
PLAN SUBMITTAL**

PROJECT INFORMATION
**BENJAMIN EATON
ELEMENTARY SCHOOL**

EATON SCHOOL DISTRICT
100 SOUTH MOUNTAIN VIEW DRIVE
EATON, CO 80615

PROJECT #: R+BB #2112
BHA #2144
ISSUE DATE: 07/11/2022

REVISIONS:
DESCRIPTION DATE

LANDSCAPE -
GROUND COVER PLAN
L300

GENERAL DESCRIPTION

A FULLY AUTOMATED SPRINKLER AND DRIP IRRIGATION SYSTEM IRRIGATES TURF AREAS, SHRUB, AND GROUND COVER PLANTING AREAS. POP-UP SPRINKLERS IRRIGATE TURF AREAS. INLINE DRIP IRRIGATES SHRUBS, TREES AND GROUND COVER AREAS.

EXISTING GROUNDWATER (PROVIDED BY OTHERS) WILL BE USED FOR IRRIGATION. EXISTING MAINLINE PIPE AND VALVES ARE TO BE PROTECTED IN PLACE DURING CONSTRUCTION UNLESS OTHERWISE NOTED.

EXISTING IRRIGATION CONTROLLERS ARE USED.

GENERAL NOTES

1. THE SYSTEM DESIGN ASSUMES A MINIMUM STATIC PRESSURE AND MAXIMUM FLOW DEMAND AS SHOWN ON THE PLANS FOR THE POINT-OF-CONNECTION (P.O.C.). THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE OWNER'S REPRESENTATIVE.
2. READ THOROUGHLY AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION.
3. COORDINATE UTILITY LOCATES ("CALL BEFORE YOU DIG") OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS OR GRADE DIFFERENCES EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING, OR IF DISCREPANCIES IN CONSTRUCTION DETAILS, LEGEND, NOTES, OR SPECIFICATIONS ARE DISCOVERED. BRING ALL SUCH OBSTRUCTIONS OR DISCREPANCIES TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
5. THE DRAWINGS ARE DIAGRAMMATIC. THEREFORE, THE FOLLOWING SHOULD BE NOTED:

A. IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY. AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES. INSTALL IRRIGATION PIPE AND WIRING IN LANDSCAPED AREAS WHEREVER POSSIBLE.

B. USE ONLY STANDARD TEES AND ELBOW FITTINGS. USE OF CROSS TYPE FITTINGS IS NOT PERMITTED.
6. PROVIDE THE FOLLOWING COMPONENTS TO THE OWNER PRIOR TO THE COMPLETION OF THE PROJECT:

A. TWO OPERATING KEYS FOR EACH TYPE OF MANUALLY OPERATED VALVE.

B. TWO OF EACH SERVICING WRENCH OR TOOL NEEDED FOR COMPLETE ACCESS, ADJUSTMENT, AND REPAIR OF ALL ROTARY SPRINKLERS.
7. SELECT NOZZLES FOR SPRINKLERS WITH ARCS WHICH PROVIDE COMPLETE AND UNIFORM COVERAGE WITH MINIMUM OVERSPRAY FOR THE SITE CONDITIONS. CAREFULLY ADJUST THE RADIUS OF THROW AND ARC OF EACH SPRINKLER TO PROVIDE THE BEST PERFORMANCE.
8. THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF IRRIGATION SLEEVING. SLEEVES ARE TO BE INSTALLED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED REQUIRES HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
9. WITH REGARD TO PIPE SIZING, THE FOLLOWING SHOULD BE NOTED:

A. IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN TWO IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
10. INSTALL HE-VAN NOZZLES WHERE SPRAY ANGLES ARE LESS OR GREATER THAN WHAT A FIXED SPRAY NOZZLE CAN IRRIGATE WITHOUT EXCESSIVE OVERSPRAY.
11. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF EXISTING TURF AREAS DISTURBED DUE TO IRRIGATION INSTALLATION ACTIVITIES. DISTURBED AREAS INCLUDE THE FOLLOWING BUT ARE NOT LIMITED TO: TRENCHING, SPOILS LEFT ADJACENT TO THE TRENCH THAT DAMAGES EXISTING TURF, CONSTRUCTION EQUIPMENT WEAR ON EXISTING TURF, AND ANY OTHER DAMAGE INCURRED DURING IRRIGATION INSTALLATION ACTIVITIES. THE CONTRACTOR MUST PROVIDE AND INSTALL SOD TYPE PER THE LANDSCAPE DRAWINGS AND SPECS. FOR BIDDING PURPOSES ASSUME 2' WIDE SWATH OF SOD FOR TRENCH REPAIR. BACKFILLED AREAS MUST BE RETURNED TO ORIGINAL GRADE USING A CLEAN NATIVE LOAM TOPSOIL.

LEGEND

- SLEEVING

*TYPE: CLASS 200 PVC

*SIZE PER SPECIFICATIONS
- MAINLINE PIPE

*TYPE: CLASS 200 PVC

*SIZE: AS SHOWN
- LATERAL PIPE TO SPRINKLERS

*TYPE: CLASS 160 PVC

*1" UNLESS OTHERWISE NOTED
- MANIFOLD PIPE TO DRIP ZONE CONTROL VALVES

*TYPE: CLASS 160 PVC

*1" UNLESS OTHERWISE NOTED
- DRIP TUBING

*TYPE (WITH EMITTERS): RAIN BIRD XFS-CV-06-12

*TYPE (WITHOUT EMITTERS): RAIN BIRD XF

*REFER TO DETAILS
- UNCONNECTED PIPE CROSSING
- POINT-OF-CONNECTION (P.O.C.)
- ISOLATION GATE VALVE ASSEMBLY

*MODEL (2.5" AND SMALLER): NIBCO T113-K OR EQUAL

*MODEL (3" AND LARGER): MATCO 10RT

*NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL PIPE SIZE
- QUICK COUPLING VALVE ASSEMBLY:

*MODEL: RAIN BIRD 5-LRC
- REMOTE CONTROL VALVE ASSEMBLY:

*MODEL: RAIN BIRD PESB

*SIZE: AS SHOWN ON PLANS

*BALL VALVE: SPEARS PVC COMPACT OR APPROVED EQUAL
- DRIP REMOTE CONTROL VALVE ASSEMBLY:

*MODEL: RAIN BIRD XCZ-100-PRB-COM
- ZONE CONTROL VALVE ASSEMBLY

*BALL VALVE: SPEARS PVC COMPACT OR APPROVED EQUAL
- FLUSH CAP

RAIN BIRD TLF-CAP ON TLF-MPT

POP-UP SPRINKLER: RAIN BIRD MPR SERIES ON RD-04-S-P30-F-NP @ 30 PSI					
▲▲▲	RADIUS: 8'	FLOW (GPM):	Q-0.26	H-0.52	F-1.05
●●●	RADIUS: 10'	FLOW (GPM):	Q-0.39	H-0.79	F-1.58
◆◆◆	RADIUS: 12'	FLOW (GPM):	Q-0.65	H-1.30	F-2.60
●●●	RADIUS: 15'	FLOW (GPM):	Q-0.92	H-1.85	F-3.70

NOTES:
*USE HE-VAN NOZZLES WHERE MPR ARCS CREATE EXCESSIVE OVERSPRAY

- 8 8 POP-UP GEAR-DRIVEN ROTORS: RAIN BIRD 6504-SS @ 50 PSI
- *SYMBOL WITH HALO IS FULL CIRCLE
- *SYMBOL WITHOUT HALO IS PART CIRCLE
- *NUMBER WITHIN IS NOZZLE

NOZZLE	FLOW(GPM)	RADIUS(FEET)
4	3.7	41'
6	5.5	47'
8	7.4	51'
10	9.1	53'
12	11.0	55'
14	12.7	59'

POP-UP GEAR-DRIVEN ROTORS: RAIN BIRD 5004+-PC-SAM-R-MPR @ 45 PSI					
●●●	RADIUS: 25'	FLOW (GPM):	Q-1.00	H-1.98	F-3.82
●●●	RADIUS: 30'	FLOW (GPM):	Q-1.40	H-2.96	F-5.78
●●●	RADIUS: 35'	FLOW (GPM):	Q-1.92	H-3.81	F-7.58

- A B EXISTING IRRIGATION CONTROLLERS (TRADITIONAL WIRE)

S-1
15
1"INDICATES CONTROLLER AND STATION NUMBER
INDICATES LATERAL DISCHARGE IN GPM
INDICATES REMOTE CONTROL VALVE SIZE IN INCHES

VALVE BOXES: RAIN BIRD VB WITH GREEN LIDS OR EQUAL

FLAG NOTES

1

PRELIMINARY DESIGN
NOT FOR CONSTRUCTION

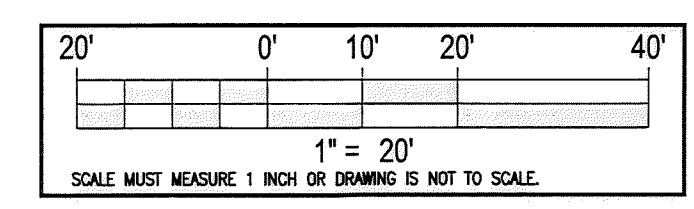
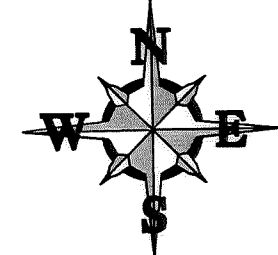
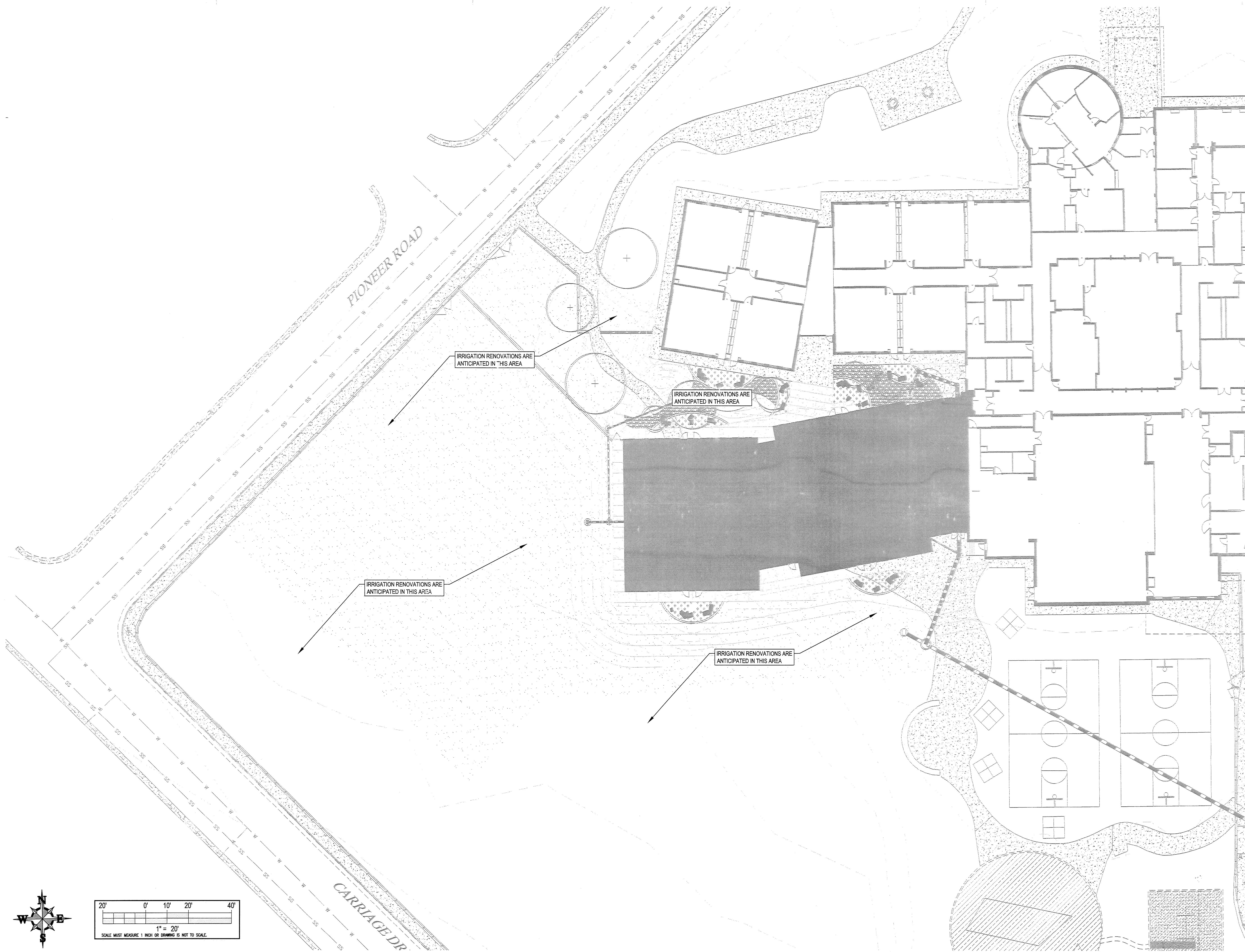


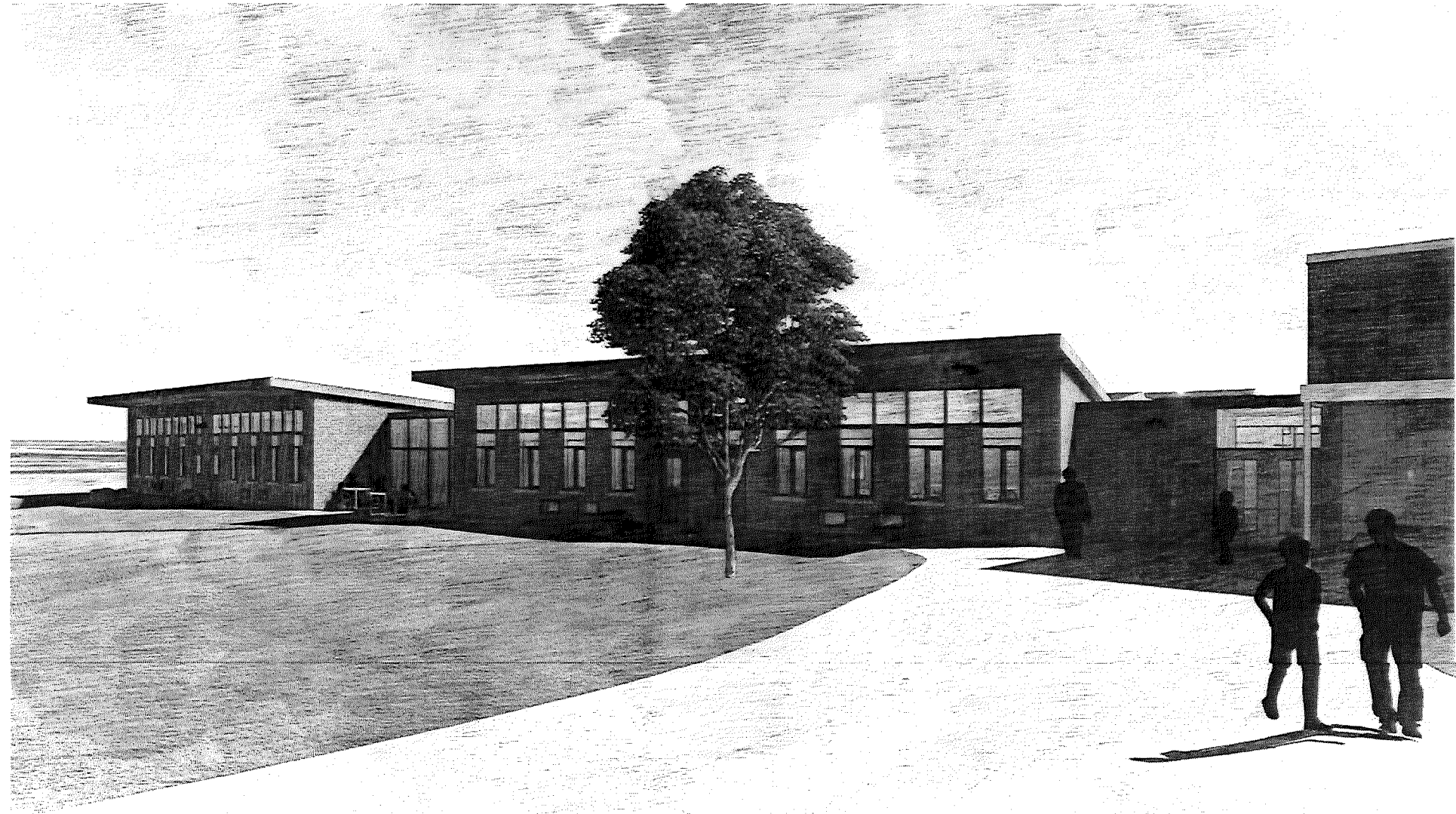
SITE DEVELOPMENT
PLAN SUBMITTAL

**BENJAMIN EATON
ELEMENTARY SCHOOL**
EATON SCHOOL DISTRICT
100 SOUTH MOUNTAIN VIEW DRIVE
EATON, CO 80615

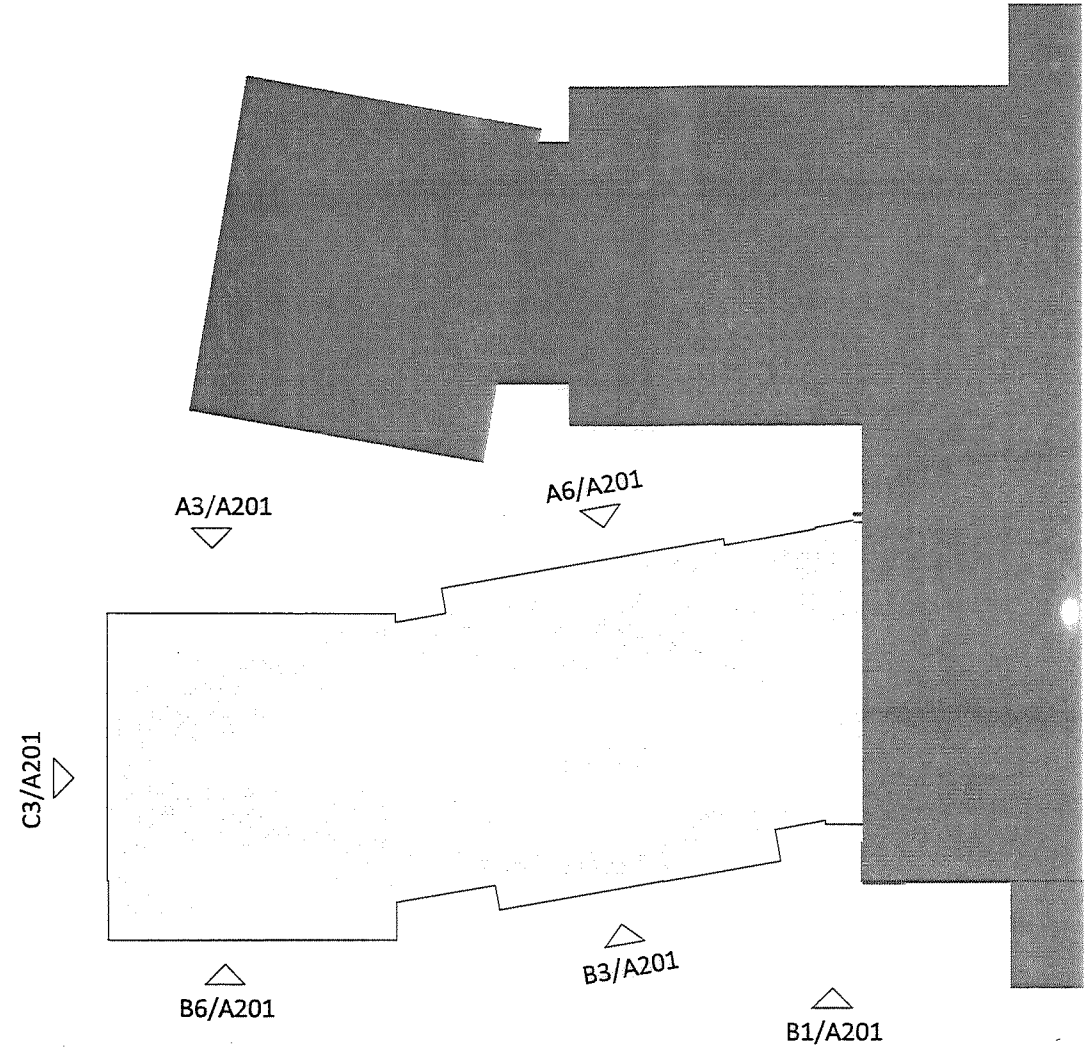
PROJECT #: RB+B #2112
ISSUE DATE: 07/11/2022
REVISIONS:
DESCRIPTION DATE

IRRIGATION PLAN
IR-200



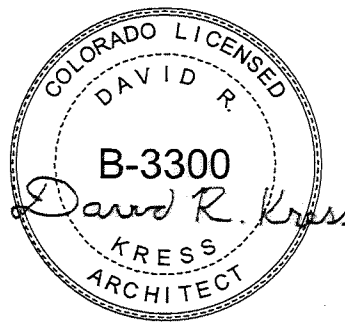


MATERIALS LIST CITY COPY				
MATERIAL TAG	SPECIFICATION	DESCRIPTION	BASIS OF DESIGN MODEL/TYPE/SIZE	COMMENTS
PCC-1	03 45 00	PRECAST ARCHITECTURAL CONCRETE	STANDARD GRAY CONCRETE	PRECAST SILL AT CLASSROOM WINDOWS
BRICK-1	04 20 00	MODULAR BRICK	COPPERSTONE	EXTERIOR FACING BRICK
CMU-1	04 20 00	CONCRETE MASORY UNIT	RE: SPECIFICATIONS	
MSP-1	07 42 13	FORMED METAL SOFFIT PANEL	A.12 CONCEALED FASTENER METAL SOFFIT PANEL	MATCH EXISTING
MTL-1	07 62 00	METAL FASCIA AND COPING		MATCH EXISTING
ISP-1	08 41 13	METAL COVERED INSULATED SPANDREL PANELS	TO MATCH MEDIUM BRONZE ANODIZED STOREFRONT	
SF-1	08 41 13	STOREFRONT MULLION	CLEAR ANNOIDIZED ALUMINUM	TO MATCH EXISITNG STOREFRONT OPENINGS
SF-2	08 41 13	STOREFRONT MULLION	MEDIUM BRONZE ANODIZED ALUMINUM	TO MATCH EXISTING CLASSROOM WINDOWS
PT-4	09 90 00	PAINT (HM DOORS/FRAMES EXTERIOR)	SW 6083 SABLE	DOOR FRAMES AND PANELS EXTERIOR



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**SITE DEVELOPMENT
PLAN SUBMITTAL**

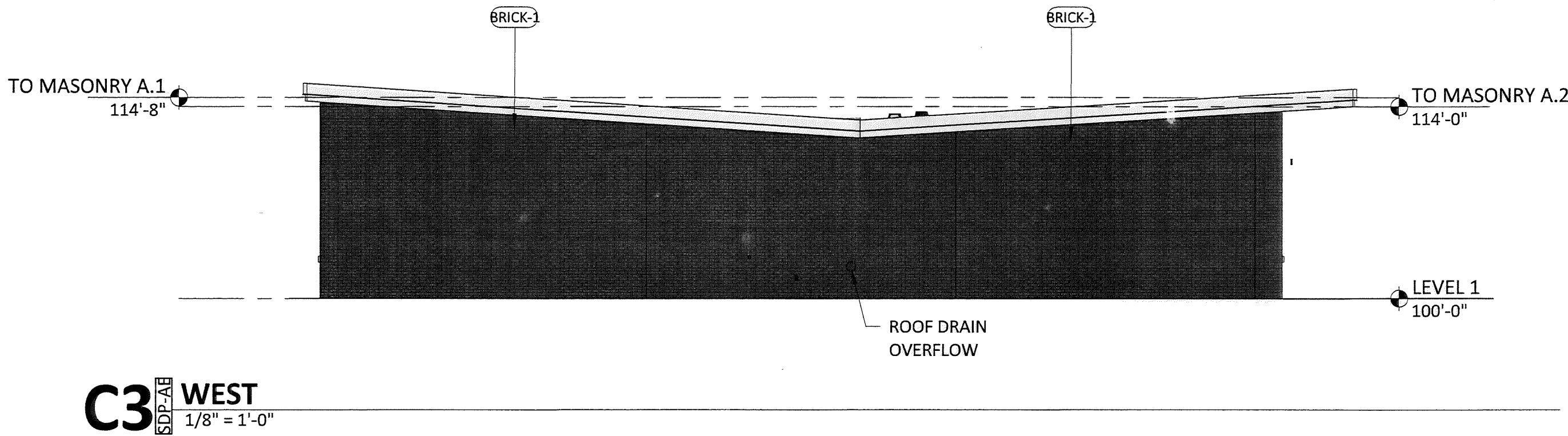
**BENJAMIN EATON ELEMENTARY
SCHOOL ADDITION**

EATON SCHOOL DISTRICT
100 S MOUNTAIN VIEW DR
EATON, CO 80615

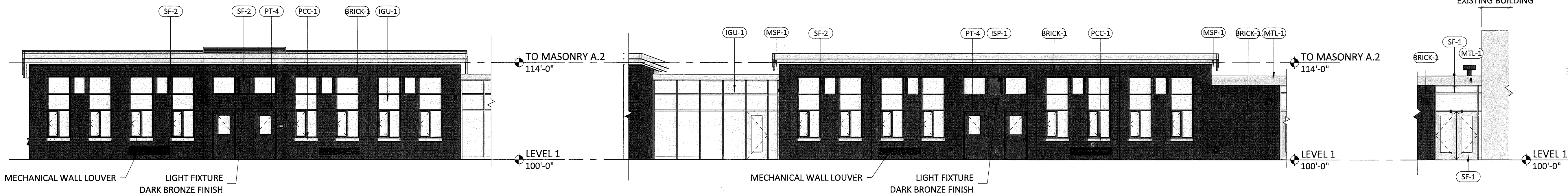
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ISSUE DATE: 08/08/2022
REVISIONS:
DESCRIPTION DATE

ARCHITECTURAL
ELEVATIONS

SDP-AE



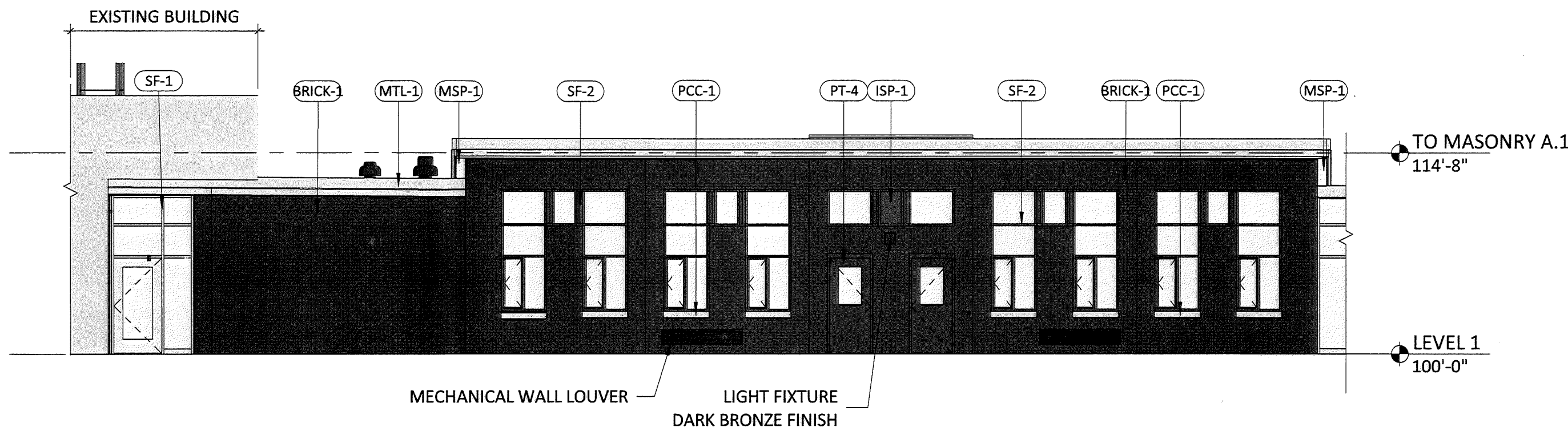
C3 WEST
SDP-AE
1/8" = 1'-0"



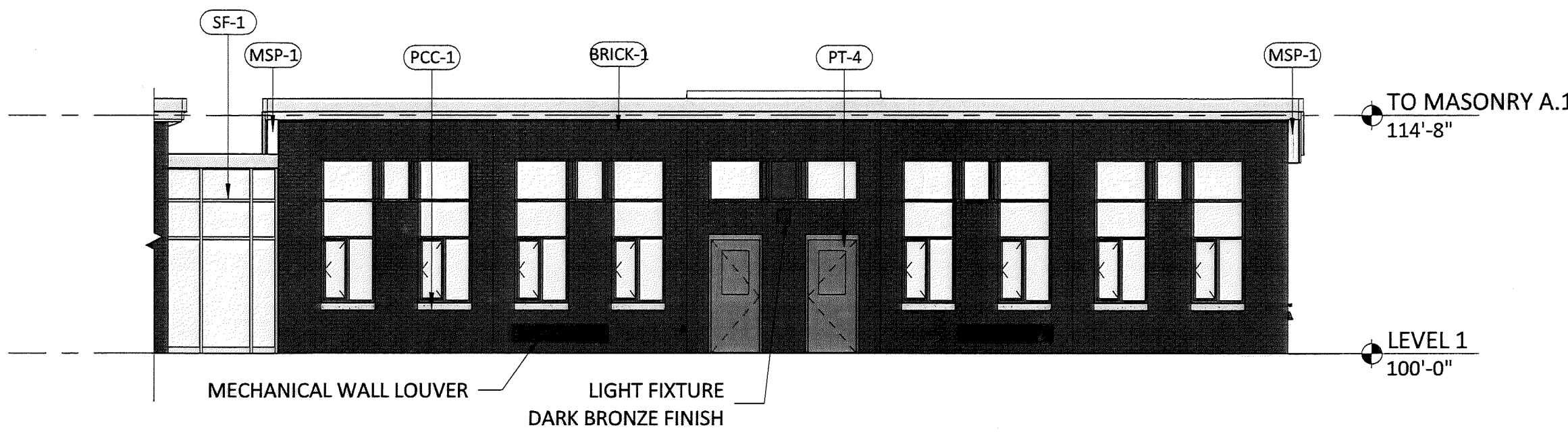
B6 SOUTH B
SDP-AE
1/8" = 1'-0"

B3 SOUTH A
SDP-AE
1/8" = 1'-0"

B1 SOUTH
SDP-AE
1/8" = 1'-0"



A6 NORTH A
SDP-AE
1/8" = 1'-0"



A3 NORTH B
SDP-AE
1/8" = 1'-0"

8/26/2022 1:24:41 PM - PLOT DATE