



**Planning & Zoning Commission
Tuesday, June 7, 2022, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

1. This will be an in-person meeting with access via Microsoft Teams. First time users will need to download the app.

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Please note: All virtual participants are automatically muted. In order to be called upon and unmuted, you will need to use the "Raise Hand". When it is your turn to speak, the moderator will unmute your line and you will have three (3) minutes for public comment.

PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to the Planning Department at Planning@townofeagle.org and will be included as part of the record.

For technical difficulties, please email Nikki.Davis@townofeagle.org and we will do our best to assist you.

6:00 PM - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & Zoning Commission.*

1. Minutes dated May 17, 2022

PUBLIC COMMENT

Citizens are invited to comment on any item not on the agenda subject to a public hearing. Please limit your comments to three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.

PUBLIC HEARINGS

1. Project: Sawatch View Rezone

- File # RZ22-02
Applicant: Tom Boni on behalf of Mike Dantas
Location 295 Rule Road, Lot 1, Eagle Interchange East
Staff Contact: Peyton Heitzman, Planner II
Request: To rezone a 7.576-acre property from Commercial General (CG) to Residential Multi-Family (RMF)
2. Project: Reserve at Hockett Gulch - Minor PUD Amendment
File # PUDA22-01
Applicant: Epoch GCH Hockett Gulch Holdings, LLC
Location 16186 Hwy 6
Staff Contact: Carrie McCool
Request: A minor PUD amendment to change the location of a portion of the 5-foot-wide soft perimeter path.
3. Project: Reserve at Hockett Gulch - Major Development Permit
File # DR21-02
Applicant: Epoch GCH Hockett Gulch Holdings, LLC
Location 16186 Highway 6
Staff Contact: Carrie McCool
Request: Major Development Permit approval to construct 216 rental units and a clubhouse on 17.2 acres. Forty-five percent (45%) of the units proposed include a deed restriction requiring local residency.
4. Project: Reserve at Hockett Gulch - Preliminary Plan and Final Plat
File # PPFP21-01
Applicant: Epoch GCH Hockett Gulch Holdings, LLC
Location 16186 Highway 6
Staff Contact: Carrie McCool
Request: Preliminary Plan and Final Plat approval to subdivide 29.65 acres into three lots and two open space tracts.

OPEN DISCUSSION

ADJOURN

I hereby certify that the above Notice of Meeting was posted by me in the designated location at least 24 hours prior to said meeting.



Nikki Davis
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
Tuesday, May 17, 2022, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

This agenda and the meetings can be viewed at www.Townofeagle.org.

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

This was an in-person meeting with access for the public to attend via Microsoft Teams.

6:00 PM – REGULAR MEETING CALLED TO ORDER

Chair Hood called the meeting to order at 6:02 PM.

1. New Member Oath, Keith Klesner
2. New Member Oath, Jennifer Filipowski

COMMISSIONERS PRESENT

Matt Hood, Keegan Winkeller,
Charlie Perkins, Jesse Gregg,
Bill Nutkins, Keith Klesner,
Jennifer Filipowski, Kyle Hoiland

STAFF

Chad Phillips – Community Development Director
Dennis Wike – Town Engineer
Peyton Heitzman – Planner II
Nikki Davis - Administrative Tech II

COMMISSIONERS ABSENT

None

APPROVAL OF MINUTES

1. Minutes dated April 5, 2022

The April 5, 2022 minutes were approved without change.

PUBLIC COMMENT

Public comment opened at 6:06 PM.

Jessica Von Stralendorff, 440 Washington St. – Von Stralendorff had a question on code enforcement. Her neighbor located at 446 Washington St. has been under construction for several years and there have been many code violations that have not been enforced. Most recently, they built a 6 ft. tall fence without a permit and Von Stralendorff was advised by the Town to hire an attorney to help resolve the disputes. Von Stralendorff was questioning why her attorney is responsible for enforcing the Town's code. Phillips responded that he would follow up with her separately.

Public comment closed at 6:08 PM.

PUBLIC HEARINGS

1. Project: Drever Lot Line Adjustment
File #: LLA22-04
Applicant: Brent Drever represented by Brennen Fitzgerald
Location: 462 & 438 Abrams Creek Drive
Staff Contact: Peyton Heitzman, Planner II
Request: To vacate the lot line between lots 36 & 37, consolidating two lots into one lot.

Staff Presentation

There is a single-family home located on 462 Abrams Creek Drive (lot 37), while lot 36 to the north is vacant. With the consolidation, the lot line and easements running between the two properties will be vacated with the final plat. Staff reviewed the proposed final plat against the Town's subdivision standards determining it complies with those standards. Staff included that after consolidation, the land use will remain the same and that use is consistent with the Future Land Use Map and Comprehensive Plan. To conclude, staff recommended approval with three conditions.

The applicant has spoken with the Eagle Ranch Design Review Board (DRB). The recently amended Eagle Ranch Planned Unit Development (PUD) Guide does allow for lot consolidations.

Q & A

Hoiland asked if the property owner wants to build another structure, can they push it away from the house? Nutkins explained that Eagle Ranch's design guidelines prohibit the expansion of an established building envelope after combining two lots. Wike added the property owner intends to build a garage on the second lot.

Heitzman added the Town does not have standards that would prevent the property owner from constructing an accessory structure on that second lot, however, staff is unsure of Eagle Ranch's requirements.

Wike explained that utilities for the accessory structure must be linked to the primary structure on the property. There can only be one connection for water and sewer. Any other service lines will need to be abandoned and closed but can stay in the ground.

Public Comment

There was no public comment.

Discussion

Winkeller asked to clarify the condition of addressing technical comments within 30 days. Heitzman replied it is 30 days from resolution approval, which is signed by Town Council.

MOTION: PERKINS MOTIONED TO APPROVED FILE # LLA22-04, DREVER LOT LINE ADJUSTMENT, WITH THE FOLLOWING CONDITIONS:

1. **WITHIN 30 DAYS OF THE DATE OF THIS RESOLUTION AND PRIOR TO THE RECORDATION OF THE PLAT DEPICTING THE LOT LINE ADJUSTMENT, OWNERS SHALL MAKE TECHNICAL CORRECTIONS TO THE APPLICATION DOCUMENTS AS DIRECTED BY TOWN STAFF. THE TOWN PLANNER MAY GRANT ONE ADMINISTRATIVE EXTENSION OF THIS DEADLINE OF UP TO 30 DAYS, UPON GOOD CAUSE SHOWN. ANY FURTHER EXTENSION MUST BE AUTHORIZED BY THE TOWN COUNCIL.**
2. **WITHIN 30 DAYS OF THE DATE OF THIS RESOLUTION, OWNERS SHALL VERIFY THAT NO UTILITIES EXIST IN THE TWO SIDE YARD EASEMENTS TO BE VACATED. IF UTILITIES EXIST IN EITHER OR BOTH OF THE SIDE YARD EASEMENTS, OWNERS SHALL EITHER REMOVE THE UTILITIES WITH PERMISSION FROM THE APPROPRIATE UTILITY COMPANIES OR RETAIN THE REQUIRED UTILITY EASEMENT ON THE PLAT.**
3. **WITHIN 180 DAYS OF THE DATE OF THIS RESOLUTION AND PRIOR TO RECORDATION OF THE PLAT DEPICTING THE LOT LINE ADJUSTMENT, OWNERS SHALL DEMONSTRATE TO THE TOWN THAT THE WATER AND SEWER SERVICE TO LOT 36 HAS BEEN PERMANENTLY ABANDONED. THE TOWN PLANNER MAY GRANT ONE ADMINISTRATIVE EXTENSION OF THIS DEADLINE OF UP TO 60 DAYS, UPON GOOD CAUSE SHOWN. ANY FURTHER EXTENSION MUST BE AUTHORIZED BY THE TOWN COUNCIL.**

MOTION WAS SECONDED BY HOILAND AND PASSED UNANIMOUSLY.

Hood closed file # LLA22-04.

2.

Project:	Mountain Tots Preschool Special Use Permit (WITHDRAWN)
File #:	SU22-02
Applicant:	Meghan Wilson, Mountain Tots Preschool
Location:	224 Wall Street
Staff Contact:	Tez Hawkins, Senior Planner
Request:	To obtain a Special Use Permit (SUP) in order to operate a childcare facility in the Central Business District.

Staff received an email from the applicant late last week with little explanation on their request to withdraw. This is the second SUP application from Mountain Tots Preschool that has been withdrawn from public hearing.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

1. Department and Council Update: May 17, 2022

Reminder that there are two Commissioner seats due to expire in July 2022. Staff is requesting that Commissioners re-apply if they wish to serve another term.

The Town's Active Land Use Applications page is a great resource to view upcoming files and project materials, especially for large projects.

A Planning Commission site visit for the upcoming Reserve at Hockett Gulch public hearing is being organized by staff. This will be noticed for the public.

OPEN DISCUSSION

Hood asked if there are any upcoming projects related to the River Corridor Plan, specifically Red Mountain Ranch (RMR). Phillips replied that Merv Lapin has purchased the land back from RED Development. Wike added RMR has a nearly expired Colorado Department of Transportation (CDOT) access permit which is why they are acting on this now. There are planned construction access points off Highway 6. This is an Eagle County project.

The Case Property is under contract. Staff has had preliminary meetings with the purchaser.

The construction fencing at 410 Broadway encroaches onto on-street parking. Wike confirmed the developer cannot use Broadway as a loading/unloading area which is why they expanded the fence perimeter. There is also an escrow deposit in case there is damage to the public right-of-way (ROW).

ADJOURN

MOTION: NUTKINS MOTIONED TO ADJOURN. MOTION WAS SECONDED BY GREGG AND PASSED UNANIMOUSLY.

MEETING ADJOURNED AT 6:35 PM.



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: June 7, 2022

PROJECT: Sawatch View

REQUEST: To rezone a 7.576-acre property from Commercial General (CG) to Residential Multi Family (RMF)

FILE NUMBER: RZ22-02

APPLICANT: Tom Boni on behalf of Mike Dantas

LOCATION: 295 Rule Road (Eagle Interchange East, Lot 1)

CODE: Chapter 4.04 Zoning
Chapter 4.05 Zoning Review

ZONING: Commercial General Zone District

EXHIBITS:

- A: Application, Project Narrative, and Letter from Applicant
- B: Rezone Petition
- C: Conceptual Plan
- D: Colorado Parks and Wildlife Comments
- E: Final Plat - Eagle Interchange East
- F: Easement – Eagle Interchange East

PUBLIC COMMENT: Staff has received 0 letters of public comment as of June 2, 2022. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Peyton Heitzman, Planner – peyton.heiztman@townofeagle.org

INTRODUCTION

Mike Dantas (Applicant) is requesting to rezone a 7.576-acre property from Commercial General (CG) to Residential Multi-Family (RMF). The property is located at 295 Rule Road (Property), north of I-70 and east of Eby Creek Road.



The Property is north of City Market and the Quality Inn & Suites. BLM land abuts the Property to the north. To the west is a large parcel in unincorporated Eagle County with a single-family home. To the east is The Hoop House, a plant nursery. Other uses in the area are primarily commercial including a bank, gas station, restaurants, medical offices, liquor store, childcare and more.

This request to rezone follows the Town's 2021 Amendment to the Elevate Eagle Comprehensive Plan (Comprehensive Plan) which included a modification of the Future Land Use Map (FLUM). The Property's future land use designation was changed from Commercial/Light Industrial to Mixed Use in the FLUM. This change in future land use allows for greater residential density than would have been allowed under the Commercial/Light Industrial designation. The Comprehensive Plan provides a list of allowed zone districts that correlate with future land uses in the FLUM. This list can be found on page 32 of the Comprehensive Plan ([LINK](#)). Residential Multi-Family zoning is listed as an allowed zone district for Mixed Use. The Conceptual Plan included with the submittal package shows that the Applicant intends to construct nine multi-family residential structures containing 82 dwelling units. A development permit is required for any multi-family structure with eight or more dwelling units.

The Conceptual Plan shows parking spaces and a private drive with a turnaround to the west of the proposed structures and outside the property lines of the Property. These features are utilizing an easement on the property to the east in unincorporated Eagle County. The recorded easement was included with the application submittal. The use of this easement will be vetted at time of development permit.

ISSUES FOR DISCUSSION

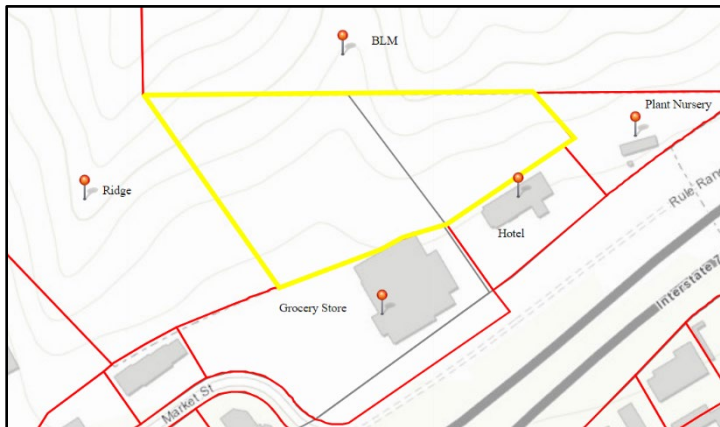
1. Does the proposed zoning align with the Elevate Eagle Comprehensive Plan?
2. Is the existing zoning inconsistent with the Town's goals, policies and plans?
3. Has the property changed substantially such that the proposed rezoning better meets the needs of the community?

REZONING STANDARDS FOR APPROVAL (SECTION 4.05.030.A.)

STANDARD #1: *That the rezoning is compatible with surrounding land uses, and is consistent with the Town's goals, policies and plans.*

Compatibility with surrounding land uses:

Staff Comment: The surrounding land uses adjacent to the Property are primarily commercial with a residential property in unincorporated Eagle County to the east. There is a ridge that separates the single-family residence from the proposed RMF zoning on the Property. The Property is also separated from the commercial uses to the south and southeast by a steep hillside, creating a physical barrier between existing and future uses. Staff does not anticipate any incompatibilities with the surrounding residential and commercial land uses.



When considering compatibility with surround land, staff reviewed existing uses as well as future uses allowed in the CG zone district as a use by right. Section 4.04.070 ([LINK](#)) of the Municipal Code provides a list of uses permitted, not permitted, or permitted with a special use permit in the CG zone district. Since the Town is updating the zone districts through ReCode Eagle it may be difficult to determine what uses could surround the proposed residential uses in the future.

While the Applicant has submitted a conceptual plan that proposes multi-family structures on the property, the approval of the rezone would allow for the land to develop with any of the permitted uses listed in Section 4.04.060. ([LINK](#)) – Schedule of uses permitted in a residential zone district. Single-family, two-family and multi-family dwellings are all listed as use by right in the RMF zone district.

When reviewing the proposed zoning for compatibility, staff has also considered the impacts generated from the proposed use including traffic based on allowed density and operational impacts from permitted residential uses such as noise, odors, and lights.

Traffic: The rezoning will allow for density of up to 82 dwelling units in the RMF zone district (see calculation below). The development of 82 residential dwelling units will significantly increase the traffic along Rule Ranch Road considering that the Property is currently undeveloped and generates little to no traffic on a daily basis. Through the development permit, the Applicant will be required to install a private drive from Rule Ranch Road to the Property that will be accessed from an easement located on the adjacent property to the east where the plant nursery is located. A traffic analysis will be required at time of development permit to fully understand the implications of increased density to the area.

Density

7.576 acres or 330,010 sf (lot size) ÷ 4,000 MLA/DU (maximum lot area per dwelling unit) = 82.5 units

Operational impacts: Staff anticipates the noise and odor generated from future residential uses to be minimal. Since the Property located on the hillside above surrounding neighbors, special consideration will need to be given to the lighting types and locations with future development.

Consistency with Town goals, policies and plans:

Staff Comment: Staff reviewed the Elevate Eagle Comprehensive Plan (Comprehensive Plan) to understand the goals and policies for this area. An analysis of the rezone against relevant policies from the Comprehensive Plan is provided below.

- *Policy 1-1.1 Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.*

Staff comment: This new zoning will promote a healthy mix of housing types and densities by allowing for a variety of residential uses permitted in the RMF zone district. Roughly 80% of Town of Eagle's housing stock is single-family homes. By rezoning this property there will be the opportunity for additional multi-family housing options aside from the ~844 units approved (not constructed) through the Reserve at Hockett Gulch and Haymeadow developments.

- *Policy 3-3.1. Ensure residents have access to recreation amenities.*

Staff Comment: While there are limited Town of Eagle parks and opens space systems north of I-70, the Eagle River Park is within a mile of the Property. Approval of RMF zoning would result in residential uses on the property that would have limited access to recreation amenities when compared to other residential zoning throughout Town. On-site amenities may help future residential uses better access recreational amenities.

- *Policy 4-1.2. Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.*
- *Policy 4-1.7. Utilize the most current analysis tools and mapping to identify critical wildlife habitats and movement corridors.*

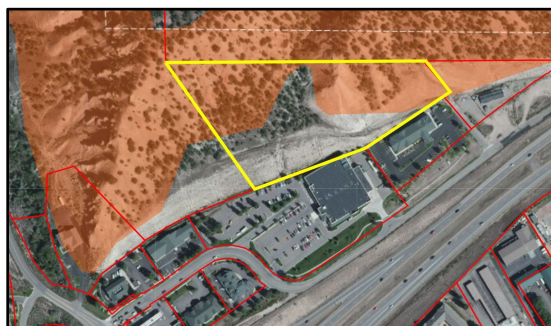
Staff Comment: Staff looked at the Eagle County Community Wildlife Roundtable Interactive Map Viewer to understand potential impacts to wildlife habitat, migration corridors, winter/summer ranges, etc. The property is located within Mule Deer migration corridors, severe winter range, concentration area and winter range according to the Map Viewer ([LINK](#)).

Colorado Park and Wildlife (CPW) reviewed the rezone request and has provided suggestions on development design to mitigate negative impacts on the wildlife in the area. CPWs comment letter has been included as an attachment in the packet.

- *Policy 4-4.1. Development should avoid natural hazards and impacts on environmentally sensitive and hazard-prone areas.*

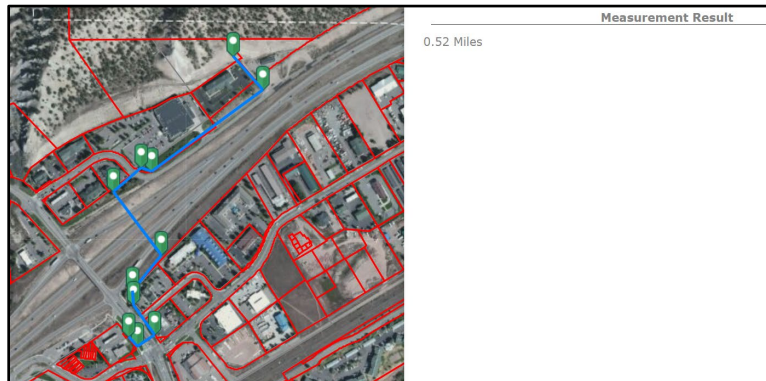
a. Discourage buildings or land disturbances on steep slopes, ridgelines and other hazard areas.

Staff Comment: A portion of the property is located on a steep slope or ridgeline. The image below, taken from Eagle County GIS, generally indicates slopes greater than or equal to 30% in orange. The set of conceptual plans provide topographic detail. There are sections on the property that can avoid hazard areas and develop in alignment with this policy.



- *Policy 5-1.4. Promote the development of compact neighborhoods in close proximity to public transit options, and allowing increased residential, retail, and mixed-use densities in areas close to transit stops.*

Staff Comment: The proposal is less than a mile from the Chambers Park n Ride transit stop (see following image). The zone change will allow for increased residential uses that are located close to public transit.



STANDARD #2: *That the land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the Town’s goals, policies and plans.*

Staff Comment: The land was not previously zoned in error. The existing zoning is inconsistent with the Town’s goals, policies, and plans. The property is designated as Mixed Use on the FLUM. The current Commercial General zoning is not an allowed zone district in the FLUM (see page 32 [LINK](#)).

STANDARD #3: *That the area for which rezoning is requested has changed substantially such that the proposed rezoning better meets the needs of the community; OR*

Staff Comment: The property has changed substantially with the new land use designation in the FLUM that allows for greater residential density to better meet the housing needs of the community.

STANDARD #4: *That the rezoning is incidental to a comprehensive revision of the Town’s zoning map which recognizes a change in conditions and is consistent with the Town’s goals, policies and plans.*

Staff Comment: There has not been a comprehensive revision of the Town’s zoning map. This standard does not apply.

STAFF RECOMMENDATION

Staff recommends APPROVAL of rezoning File #RZ22-02 based on Standards (1), (2) and (3) of Section 4.04.030. of the Municipal Code. Specifically, that the application:

1. That the rezoning is compatible with surrounding land uses, and is consistent with the Town’s goals, policies and plans; and
2. The existing zoning is inconsistent with the Town’s goals, policies and plans; and
3. That the area for which rezoning is requested has changed substantially such that the proposed rezoning better meets the needs of the community.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to File #RZ22-02 rezoning 295 Rule Road, Eagle Interchange East, Lot 1:

1. Approve the application with no conditions.
2. Approve the application with conditions.
3. Continue (table) the application. (Provide staff and the application detail regarding information needed for a decision).
4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial)

SUGGESTED MOTION

I move to RECOMMEND APPROVAL of File #RZ22-02 rezoning 295 Rule Road, Eagle Interchange East, Lot 1, with no conditions, based on the following findings:

FINDINGS OF FACT

The application meets the requirements of Title 4 of the Land Use and Development Code and is in conformance with the 2021 Elevate Eagle Comprehensive Plan.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
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LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit	☐ Minor Development Permit	☐ Concept Plan
☐ Zoning Variance	☐ Major Development Permit	☐ Preliminary Plan
☒ Rezoning	PLANNED UNIT DEVELOPMENT (PUD) REVIEW	☐ Final Plat
☐ Temporary Use Permit	☐ PUD Zoning Plan	☐ Lot Line Adjustment
☐ Amendment to Zone District Regulations	☐ PUD Development Plan	☐ Condominium / Townhouse
☐ Encroachment Permit		☐ Minor Subdivision

PROJECT NAME Lot 1, Eagle Interchange East Zone Change

PRESENT ZONE DISTRICT Commercial General **PROPOSED ZONE DISTRICT** Residential Multi Family
(if applicable)

LOCATION

STREET ADDRESS 295 Rule Road

PROPERTY DESCRIPTION

SUBDIVISION Eagle Interchange East **LOT(S)** 1 **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Change Zone District to Residential Multi Family to allow construction of residential multi family buildings on this 7.576 acre property

APPLICANT NAME Tom Boni **PHONE** 970-366-1435
ADDRESS P.O. Box 3625, Eagle, CO 81631 **EMAIL** tomboni3030@gmail.com
OWNER OF RECORD Mike Dantas **PHONE** 970-376-5444
ADDRESS 2121 North Frontage Rd. W, PMB 206, Vail, CO 81657 **EMAIL** mike.dantas67@gmail.com
REPRESENTATIVE* Tom Boni (see above info) **PHONE** _____
ADDRESS _____ **EMAIL** _____

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☐ x Applicable fees and deposits.
- ☐ x Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☐ x Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☐ x Proof of Ownership (ownership & encumbrance report) for subject property.
- ☐ x Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☐ x Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

Tom Boni
Signature

February 16, 2022
Date

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	

Narrative

Zone Change Application

Lot 1, Eagle Interchange East

a. Project Description

This 7.576-acre property is located on the north side of City Market (Lot 1, Eagle Interchange Filing 2) with access to Rule Road from an easement on located on the western side of Lot 3, Eagle Interstate East (see attached Final Plat). Lot 2, the site of the Quality Inn, is directly west of the easement.

The proposed development of this seven plus acre property includes approximately 80 condominium units within multifamily buildings that have been recessed into the hillside. Grading of the site will facilitate the location of most of the parking underneath the units which will be convenient for the residents and minimize the visual and environmental impacts of parking lots. A private drive from Rule Road will access these units and the homeowners' association will maintain the roadway and related drainage improvements. Water and sewer mains currently at the lot line will be extended to provide services. The proposed development is planned to contain a mix of one- and two-bedroom units.

b. Compliance with applicable review criteria

This application for Residential Multifamily Zone District is compatible with the retail, lodging and services located to the south along Market Street. It is also compatible with the agricultural residential property to the west, the public land to the north and the commercial general property to the south and east.

The proposed zone change is consistent with the Town's goals, policies and plans. The recently approved Elevate Eagle Comprehensive Plan (Plan) locates this property on its Future Land Use Map in its Multi Use Future Land Use Category. The Residential Multi Family Zone District is an allowed use within this Future Land Use Category. Goal 1-1 of the Plan encourages the Town to promote a wide range of attainable housing opportunities for young adults, families, aging residents and workforce. The use of this property for multi family

development complies with this goal. The percentage of multi family housing as a portion of total housing in the Town of Eagle is lower than the State average. Multifamily housing is attractive to young adults prior to having children and aging residents who frequently want to downsize. Residential development of this parcel located on the north side of I-70 will minimize the traffic impacts on Grand Avenue. Given its location less than .5 miles from the ECO Bus Stop on Eby Creek Road, residents will have option of utilizing public transit to employment and recreational destinations in the eastern side of the County.

c. Impacts to surrounding Property

This zone change will have minimal impacts to surrounding property. Traffic impacts will be equal to or less than that created by commercial development of this property. Given that the developable portion of this Lot is approximately 100 feet north of the southern property line and 400 feet west of its easterly lot, indirect impacts of these proposed buildings on adjacent lots will be minimal. The 31-acre lot to the west has a homesite located along Eby Creek and is separated by a ridge from this lot. Commercial development of this property has the potential to create more visual and environmental impact than residential development. Residential development of this lot will facilitate walking and biking to retail and restaurants in the commercial development along Market Street and Chambers Avenue.to

The property's location on the north side of I-70 reduces traffic impacts on the congested portion of Eby Creek Road and Grand Avenue during morning and afternoon peak hours. The property is also located less than one half a mile from the Eco Bus Stop on Eby Creek Road which provides residents an option to use public transit. The pedestrian bridge over I-70 and the light activated pedestrian crossing of Eby Creek Road provides convenient access to the Bus Stop, Visitor Center Park and the Eagle Whitewater Park.

Thomas M. Boni
PO Box 3625
Eagle Colorado, 81631
tomboni3030@gmail.com
970-366-1435

Peyton Heitzman
Planner
Town of Eagle
PO Box 609
Eagle, CO 81631

April 18, 2022

Re: Lot 1, Eagle Interchange East Zone Change Narrative

Dear Peyton,

This 7.576-acre property (Lot 1, Eagle Interchange Filing 2) is located on the north side of City Market with access to Rule Road from an easement located on the western side of Lot 3 (see attached Final Plat). Lot 2, the site of the Quality Inn is west of the easement. The Town of Eagle Comprehensive Plan's Future Land Use Map identifies this property in the Mixed-Use Designation. Zone Districts identified as appropriate in the Mixed-Use Designation includes Residential Multi Family. All utilities were stubbed out for this property as part of the East Eagle Interchange Subdivision.

The topography of the property and its location are significant constraints to its commercial development potential.

The property is currently located within the larger Commercial General Zone District which encompasses the properties on Market Street on the north side of the Eagle

Interchange. Given the location of the property offset approximately 300 feet to the north of Market Street/Rule Road, the large inventory of undeveloped commercial property within the Town of Eagle and the strong demand for residential development within the Town of Eagle, the applicant is requesting a zone change to the Residential Multi- Family District. Lot 1 of the East Eagle Interchange Subdivision is a south facing sloping lot with a modestly sloping bench located approximately 110 feet north of the City Market Lot and approximately 50 feet higher in elevation.

The property's location on the north side of I-70 reduces its traffic impacts on the more congested portions of Eby Creek Road south of I-70 and Grand Avenue during morning and afternoon peak hours. The property is also located less than one half mile from the Eco Bus Stop on Eby Creek Road which provides future residents an option to use public transit. The pedestrian bridge over I-70 and the light activated pedestrian crossing of Eby Creek Road provides convenient access to the Bus Stop, Visitor Center Park, and the Eagle Whitewater Park.

Please let me know if you have any questions. I have included a copy of a parking and access easement on the east side of the adjacent lot to the west Lot 220 c, Eby Creek Subdivision that is used to provide a turn around and some parking.

Sincerely,

Tom Boni

Land Planner

Cc: Mike Dantas, Tim Hennum

REZONING PETITION

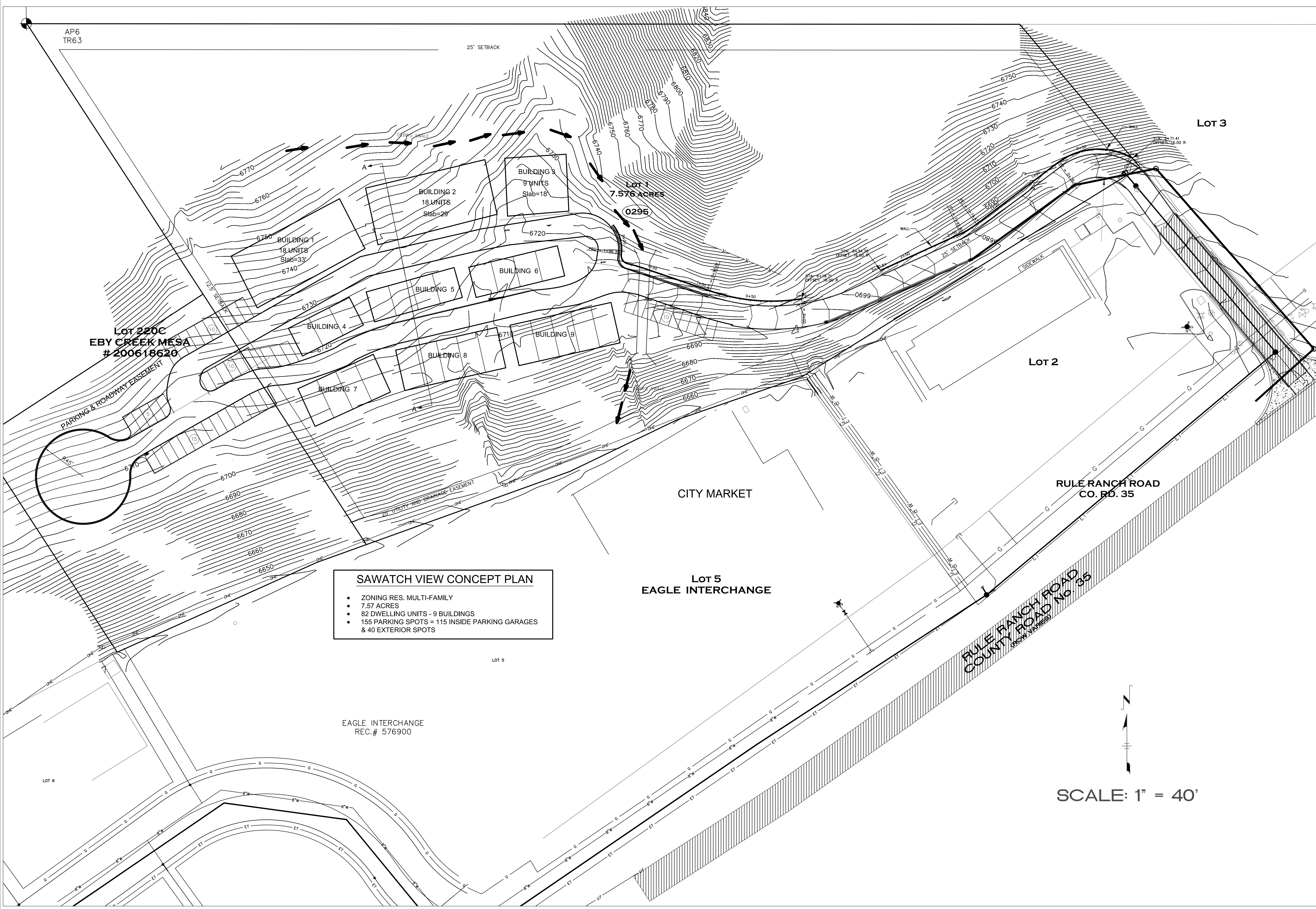
I, Michael Dantas as the sole owner of Lot 1, Eagle Interchange East Subdivision containing approximately 7.6 acres, petition the Town of Eagle to rezone this property from Commercial General to the Residential Multi Family Zone District. With this Zoning Petition I have also filed the application form for rezoning and the related information required by the Town of Eagle Land Use and Development Code.

Signature

Michael R. Dantas

Date:

April 27/2022



297 Rule Road, LLC
M Properties, LLC

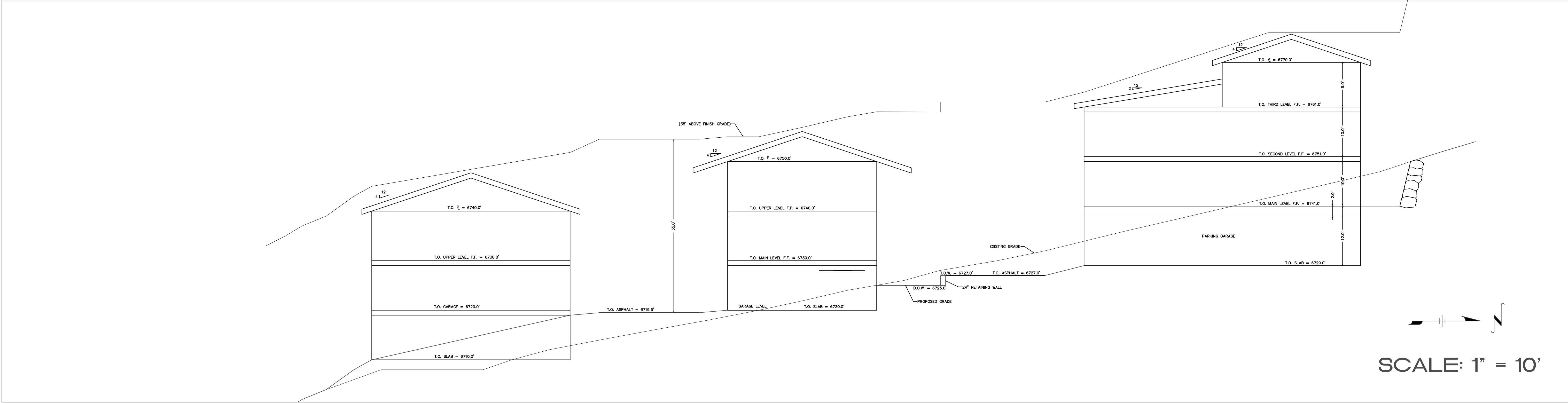
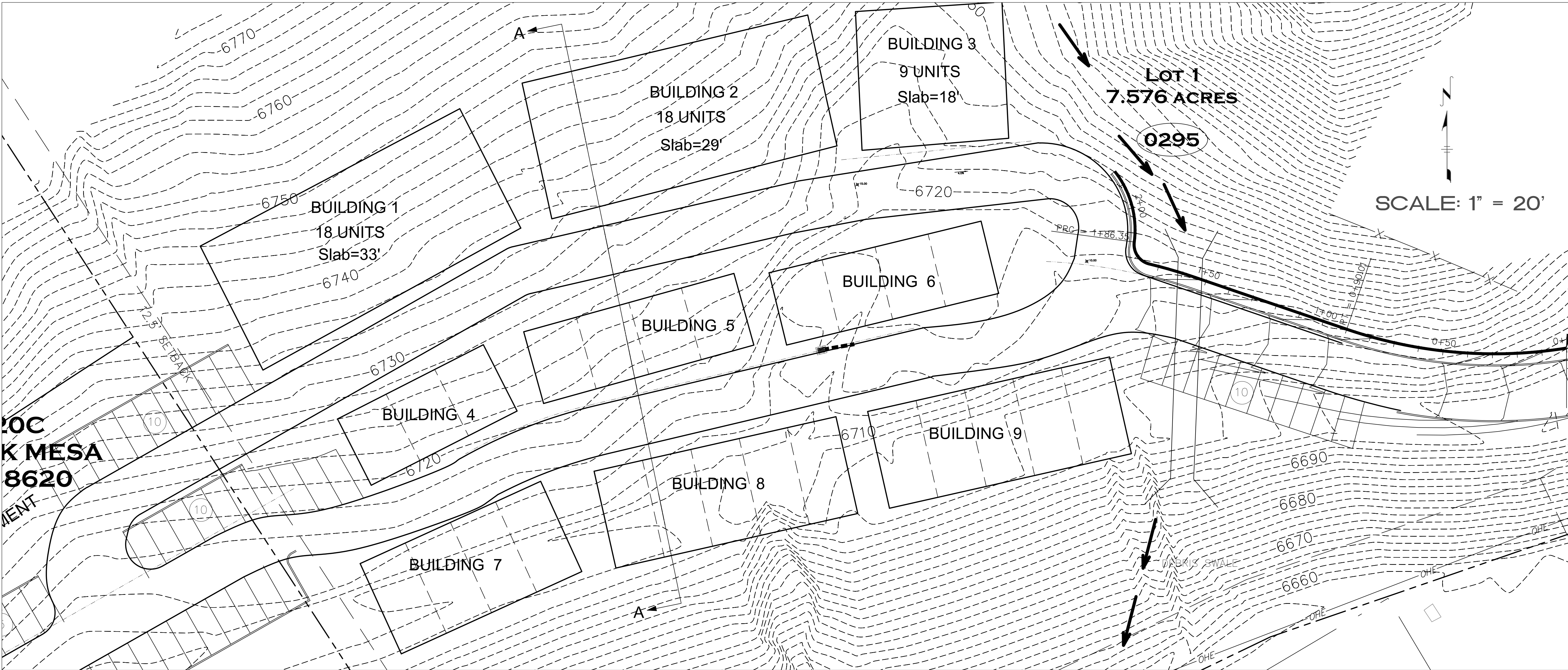
P.O. Box 3434, Eagle
853 CR 151, Gypsum
info@harcourtlands.com
Ph: (970) 949-9391

SAWATCHVIEW

TOWN OF EAGLE, COLORADO
ZONING CONCEPT PLAN
CONCEPT ROAD PLAN AND PROFILE

No.	Revision	By: TDH	Date

SHEET
1



295 Rule Road, LLC
811 Properties, LLC

P.O. Box 3434, Eagle
883 CR 151, Gypsum
info@harcourt-hunts.com
Ph: (970) 949-9391

SAWATCHVIEW

TOWN OF EAGLE, COLORADO
ZONING CONCEPT PLAN
CONCEPT ROAD PLAN AND PROFILE

Date: 4-2-2022	By: TDH	No.	Revision	Date

SHEET
1



COLORADO

Parks and Wildlife

Department of Natural Resources

Glenwood Springs Service Center
0088 Wildlife Way
Glenwood Springs, CO 81601
P 970.947.2920 | F 970-947-2936

May 24, 2022

Town of Eagle

Peyton Heitzman, Staff Planner

200 Broadway, PO Box 609

Eagle, CO 81631

RE: Sawatch View

File Number: RZ22-02

Ms. Heitzman,

Colorado Parks and Wildlife (CPW) has had an opportunity to review the Land Use Request for Sawatch View. The applicant is proposing to rezone the 7.576 acre property from the Commercial General (CG) Zone district to Residential Multi-Family (RMF) Zone District. This 7.576-acre property is located on the north side of City Market (Lot 1, Eagle Interchange Filing 2) with access to Rule Road from an easement located on the western side of Lot 3. The proposed development of this seven plus acre property includes approximately 80 condominium units within multifamily buildings that have been recessed into the hillside. CPW appreciates the opportunity to provide the following comments and recommendations.

This proposed development does fall within a variety of CPW mapped species habitats:

- Mule Deer: Severe Winter Range, Summer Range and a Migration Corridor
- Elk: Summer and Winter Range
- Bald Eagle: Winter Range and Forage Area



- Turkey: Overall Range, Winter Range and Production Area
- Black Bear: Human Conflict Area, Overall Range and Summer Concentration Area
- Mountain Lion: Human Conflict Area and Overall Range

One of CPW's concerns with this proposed development will be the increased dispersed recreation upon the BLM lands directly to the north of the property by residents and the impact that will have on the local Elk and Deer herds. This proposed development falls within mapped Severe Winter Range for Mule Deer and Winter Range for Elk. Both species rely upon this area to survive our harsh winters and the increase of human disturbance within these winter ranges can have a negative effect upon the wildlife population. Through direct access of this proposed development, residents will now have the ability to go onto BLM lands from the property and enter into the winter range habitat, which will have a negative effect upon the elk and deer wintering populations. CPW would recommend using landscaping along the proposed north retaining walls to discourage human encroachment from the proposed development to the public lands to the north. CPW will be available to meet on site to discuss particular designs to help reduce human-wildlife interactions.

Additionally, CPW recommends a wildlife corridor of at least 250 feet of undeveloped land along the northern edge of the development. This corridor would prove extremely valuable to allow deer and elk to cross or occupy this section of property undisturbed. The recommendation for this corridor is supported by the Governor's Executive Order D-2019-011 which promotes the conservation of wildlife corridors. Creating a vegetative buffer between the wildlife corridor and the proposed developed area will additionally assist in allowing wildlife to occupy the area undisturbed, especially in the winter months.

Mountain Lions and Black Bears are commonly found in this proposed development's area with more human conflict calls being reported to CPW recently. CPW would like to recommend that the Town of Eagle provides all new residents updated information regarding the impact of humans on the local wildlife populations. Additionally, CPW recommends signage regarding living in lion and bear habitat throughout the proposed development as well as literature being available for new residents to further education them on the most effective way to live amongst these two predator species.

In addition to CPW's recommendations for bears, mountain lions, elk and deer, CPW would like to recommend the following guidelines:

- Ensure that bear-proof containers are utilized for all garbage and food-related waste on the property and only put trash out on the day of scheduled pickup during and after construction. Animals (especially black bears) do become habituated to anthropogenic food sources, which often leads to the euthanasia of these animals due to repeated conflicts with people.
- Adhere to the already established wildlife seasonal closures on all public lands in and around the Town of Eagle to minimize wildlife disturbance
- Keep dogs on leash in areas where wildlife occurs and prevent all dogs from coming into contact with wildlife
- Discourage fruit, berry, or nut producing trees and shrubs from the landscaping plans to further reduce attractants for bears and other wildlife.
- Refer to CPW's Fencing with Wildlife in Mind document and ensure that any new perimeter fencing, if deemed necessary, is in compliance with the standards outlined in that document.
- Strictly adhere to the Town's lighting requirements so that this proposed development does not create more light pollution or create negative changes in nocturnal wildlife patterns.

As a referral agency we hope to provide recommendations and provide concerns that may help make this proposal more successful. CPW will attend any meetings that we are requested and provide explanations or further information regarding our comments. The contact for CPW will be District Wildlife Manager, Brian Wodrich at 970-948-9166 or by email at Brian.Wodrich@State.CO.US.

Sincerely,



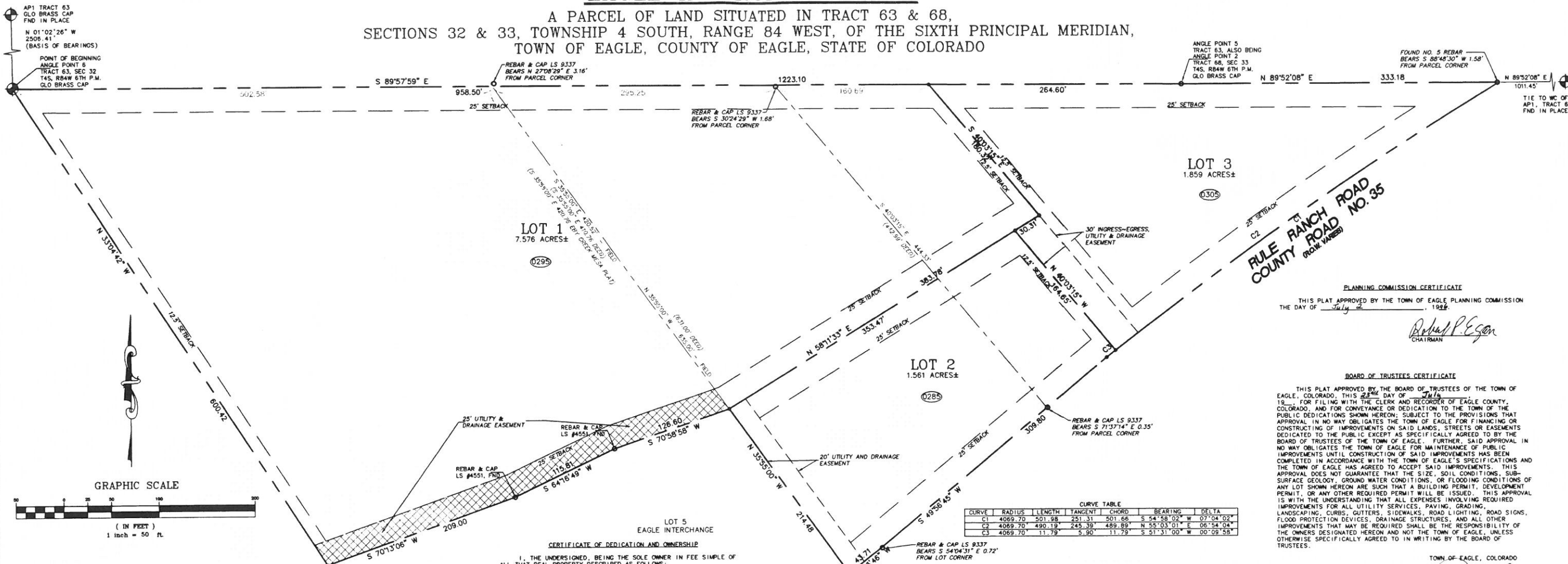
Darren Chacon

Assistant Area Wildlife Manager

Colorado Parks and Wildlife

EAGLE INTERCHANGE EAST

A PARCEL OF LAND SITUATED IN TRACT 63 & 68,
SECTIONS 32 & 33, TOWNSHIP 4 SOUTH, RANGE 84 WEST, OF THE SIXTH PRINCIPAL MERIDIAN,
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	4069.70	501.98	251.31	501.66	S 54°58'02" W	07°04'02"
C2	4069.70	490.19	245.39	489.89	N 55°03'01" E	08°54'04"
C3	4069.70	11.79	5.90	11.79	S 21°31'00" W	00°08'58"

CERTIFICATE OF DEDICATION AND OWNERSHIP

I, THE UNDERSIGNED, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

COMMENCING AT ANGLE POINT 6 OF SAID TRACT 63, THE TRUE POINT OF BEGINNING, THENCE S 89°57'59" E ALONG THE NORTHERLY LINE OF SAID TRACT 63 A DISTANCE OF 1223.10 FEET TO ANGLE POINT 5 OF SAID TRACT 63, SAID POINT ALSO BEING ANGLE POINT 2 OF TRACT 68; THENCE ALONG THE NORTHERLY LINE OF TRACT 68 N 89°52'08" E 333.18 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 35; THENCE LEAVING SAID NORTHERLY TRACT LINE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE ALONG AN ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 4069.70 FEET, A DISTANCE OF 501.98 FEET AND A CENTRAL ANGLE OF 07°04'02" (CHORD BEARS S 54°58'02" W 501.66 FEET) CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 49°58'45" W 309.80 FEET; THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE S 51°23'46" W 43.71 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE N 35°55'00" W 214.48 FEET; THENCE S 70°58'58" W 126.60 FEET, THENCE S 64°16'49" W 115.81 FEET TO THE TRUE POINT OF BEGINNING; SAID PARCEL OF LAND CONTAINING 10.996 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT AND DESIGNATE THE SAME AS EAGLE INTERCHANGE EAST IN THE TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO; AND DO HEREBY GRANT, CONVEY, DEDICATE AND SET APART TO THE TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO, THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY. WE HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS FOR THE EAGLE INTERCHANGE EAST, AND FURTHER, HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN ALL NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED. WE FURTHER STATE THAT THIS SUBDIVISION SHALL BE SUBJECT TO THE PROTECTIVE COVENANTS FILED AND RECORDED FOR THIS SUBDIVISION AT THE OFFICES OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO.

- LEGEND**
- MONUMENT FOUND
 - REBAR & CAP LS 1959B, TO BE SET
 - PROPERTY LINE TO BE ABANDONED
- NOTES**
- THIS PROPERTY IS SUBJECT TO RESERVATIONS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD, OR IN PLACE.
 - BASIS OF BEARING IS N 01°02'26" W BETWEEN AP 6 OF TRACT 63, SECTION 32, T4S, R84W, & API OF TRACT 63, SECTION 29, T4S, R84W.
 - DATE OF SURVEY WAS APRIL 1995.
 - BUILDING SETBACK REQUIREMENTS ARE GRAPHICALLY DEPICTED WHERE APPLICABLE:
FRONT: 25.0'
SIDE: 12.5' OF 1/2 THE BUILDING HEIGHT, WHICHEVER IS GREATER
REAR: 25.0'
 - THE OWNERS OF LOTS 1, 2 AND 3 SHALL BE THE BENEFICIARIES OF THE INGRESS-EGRESS EASEMENT.

LOT NO.	AREA (ACS)	ADDRESS
1	7.576	0295 RULE RANCH ROAD
2	1.561	0285 RULE RANCH ROAD
3	1.859	0305 RULE RANCH ROAD
TOTAL	10.996 ACS	

LOT NO.	AREA (ACS)	ADDRESS
1	7.576	0295 RULE RANCH ROAD
2	1.561	0285 RULE RANCH ROAD
3	1.859	0305 RULE RANCH ROAD
TOTAL	10.996 ACS	

TITLE CERTIFICATE

FIRST AMERICAN HERITAGE TITLE COMPANY, DOES HEREBY CERTIFY THAT IT HAS EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN EAGLE INTERCHANGE, INC., A COLORADO CORPORATION FREE AND CLEAR OF ALL LIENS, EASEMENTS, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

EXECUTED THIS 29th DAY OF July, 1996

John F. Markag
Vice President

APPROVAL OF THIS PLAN CREATES ONLY LIMITED VESTED PROPERTY RIGHTS PURSUANT TO SECTION 24-68-103, C.R.S., SUBJECT TO CONDITIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, IN BOOK 702 AT PAGE 628, AS DOCUMENT NO. 578812, AND AMENDMENTS THERETO.

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE TOWN OF EAGLE PLANNING COMMISSION THE DAY OF July, 1996

Robert P. Egan
CHAIRMAN

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, THIS 23rd DAY OF July, 1996, FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AND FOR CONVEYANCE OR DEDICATION TO THE TOWN OF EAGLE, COLORADO, AND FOR CONVEYANCE OR DEDICATION TO THE TOWN OF EAGLE, COLORADO, APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON SAID LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE. FURTHER, SAID APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR MAINTENANCE OF PUBLIC IMPROVEMENTS UNTIL CONSTRUCTION OF SAID IMPROVEMENTS HAS BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF EAGLE'S SPECIFICATIONS AND THE TOWN OF EAGLE HAS AGREED TO ACCEPT SAID IMPROVEMENTS. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUB-SURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, DEVELOPMENT PERMIT, OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNERS DESIGNATED HEREON AND NOT THE TOWN OF EAGLE, UNLESS OTHERWISE SPECIFICALLY AGREED TO IN WRITING BY THE BOARD OF TRUSTEES.

TOWN OF EAGLE, COLORADO
Barbara Hearn
MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF EAGLE, COLORADO.
ATTEST:
Markus M. Johnson
TOWN CLERK DEPUTY

SURVEYOR'S CERTIFICATE

I, FRANK W. HARRINGTON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO; THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF EAGLE INTERCHANGE EAST, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, STAKED UPON THE GROUND IN COMPLIANCE WITH TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND ALL OTHER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

EXECUTED THIS 6th DAY OF August, 1996

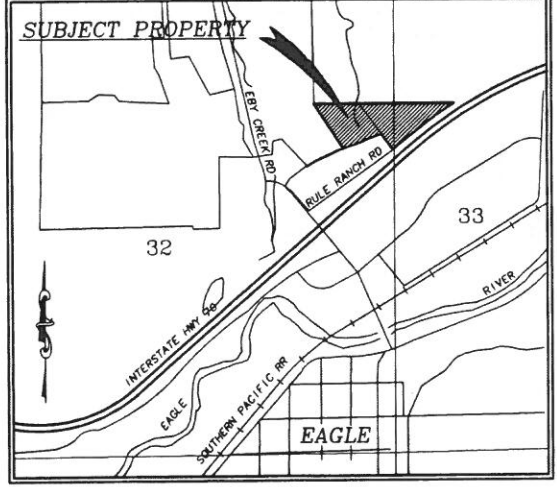
Frank W. Harrington
FRANK W. HARRINGTON
P.L.S. 19598

CLERK AND RECORDER'S CERTIFICATE 8/1/00

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT 1:52 P.M. ON THE 14th DAY OF August, 1996 AND IS DULY RECORDED IN BOOK 702 AT PAGE 631, AS DOCUMENT NO. 578812.

EAGLE COUNTY CLERK & RECORDER
Linda Pastor
DEPUTY

DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN BOOK 702 AT PAGE 632, AS DOCUMENT NO. 578812.



VICINITY MAP
SCALE: 1" = 1000'

CERTIFICATE OF TAXES PAID

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE ENTIRE AMOUNT OF TAXES AND ASSESSMENTS DUE AND PAYABLE AS OF 12-31-94 UPON ALL PARCELS OF REAL ESTATE DESCRIBED ON THIS PLAT ARE PAID IN FULL.

DATED THIS 6th DAY OF August, A.D., 1996.

EXECUTED THIS 6 DAY OF August, 1996

Mervyn Lapin
EAGLE INTERCHANGE, INC.
A COLORADO CORPORATION
MERVYN LAPIN, PRESIDENT

STATE OF COLORADO
COUNTY OF

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 6th DAY OF August, 1996, BY MERVYN LAPIN, AS PRESIDENT OF EAGLE INTERCHANGE, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 5-8-99

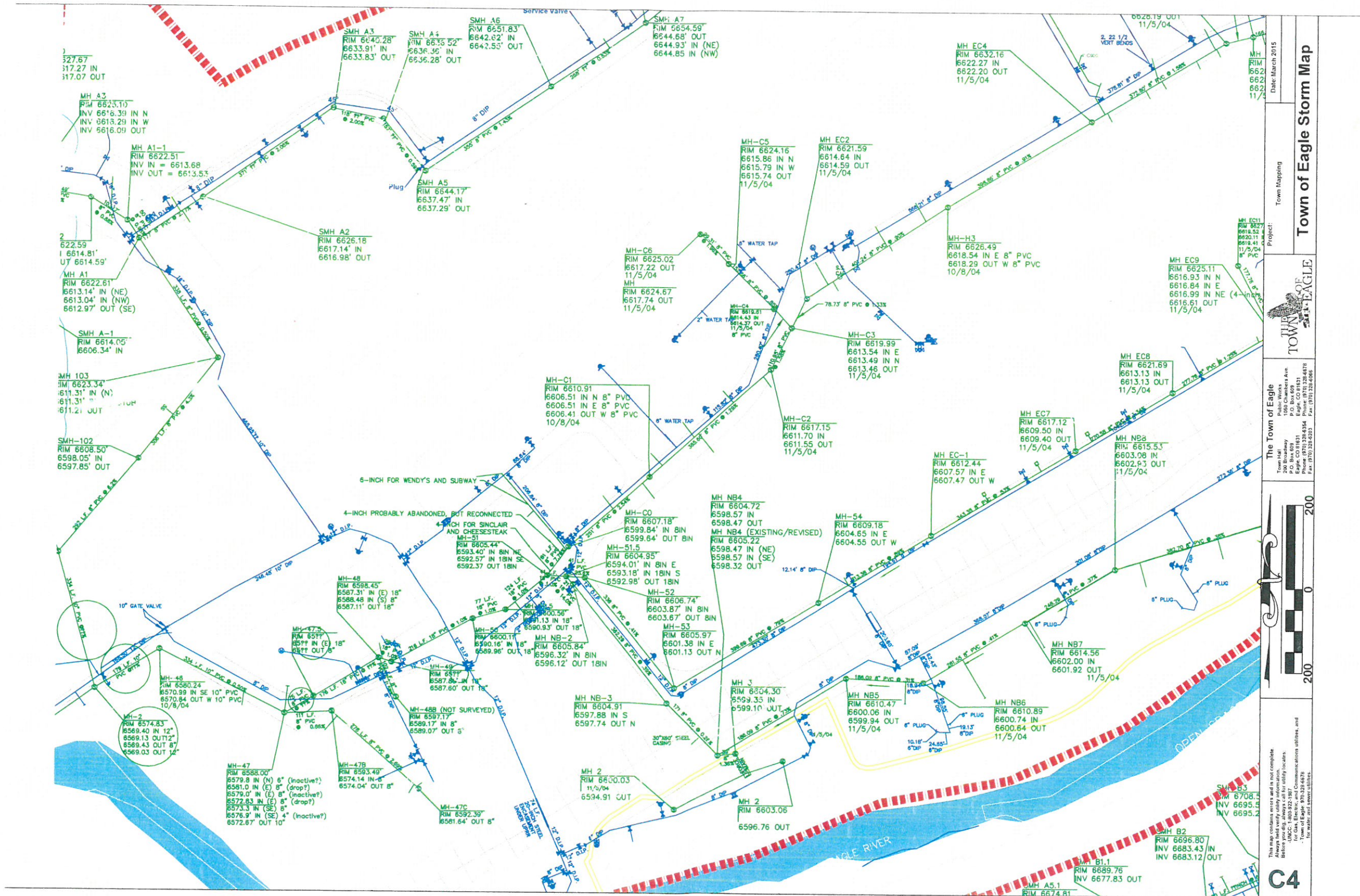
Janet S. Jackson
NOTARY PUBLIC

HIGH COUNTRY ENGINEERING, INC.

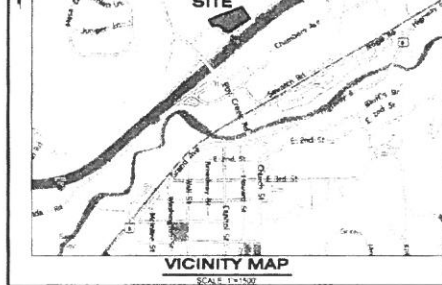
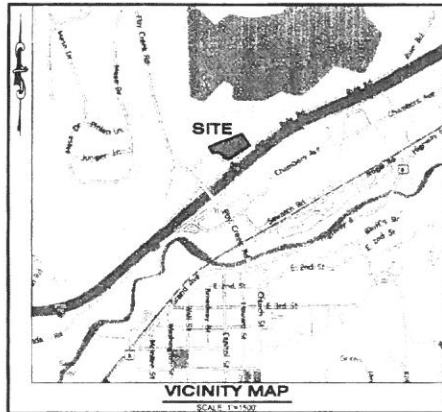
CONSULTING ENGINEERS AND SURVEYORS
923 COOPER AVENUE
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-8676

APPROVAL OF THIS PLAN CREATES ONLY LIMITED VESTED PROPERTY RIGHTS PURSUANT TO SECTION 24-68-103, C.R.S., SUBJECT TO CONDITIONS CONTAINED IN THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT THE OFFICE OF THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, IN BOOK 702 AT PAGE 628, AS DOCUMENT NO. 578812, AND AMENDMENTS THERETO.

DECLARATIONS OR PROTECTIVE COVENANTS ARE FILED IN BOOK 702 AT PAGE 632, AS DOCUMENT NO. 578812.



FINAL PLAT
EAGLE INTERCHANGE FILING NO. 2
A REPLAT OF LOT 5, EAGLE INTERCHANGE, AND A PORTION OF VACATED RULE RANCH ROAD,
SITUATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 1 OF 1



LEGEND
• SET 5/8\"x24\" PIN & 1/4\"x1\" YELLOW
PLASTIC CAP L.S. NO. 33202
UNLESS NOTED OTHERWISE

ENGINEERING SERVICE COMPANY
ENGINEERS - SURVEYORS - PLANNERS
1100 E. Main Street, Suite 120, Aurora, Colorado 80012
Phone: (303) 337-7800 Fax: (303) 337-7481
www.esvc.com

CERTIFICATE OF DEDICATION AND OWNERSHIP

WE, DILLON REAL ESTATE COMPANY, INC., THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:
LOT 5, EAGLE INTERCHANGE AS RECORDED IN THE OFFICES OF THE EAGLE COUNTY CLERK & RECORDER IN BOOK 880 AT PAGE 891 AS RECEPTION NO. 578900 AND THAT PORTION OF VACATED RULE RANCH ROAD AS DESCRIBED AT RECEPTION NO. 201521547, EAGLE COUNTY, COLORADO RECORDS

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT AND DESIGNATE THE SAME AS THE "EAGLE INTERCHANGE FILING NO. 2" SUBDIVISION IN THE TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO, AND DO HEREBY GRANT, CONVEY, DEDICATE AND SET APART TO THE TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON, INCLUDING AVENUE, DRIVES, COURTS, PLACES AND ALLEYS. THE PUBLIC LANDS SHOWN HEREON FOR THE PUBLIC INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR UTILITY AND DRAINAGE PURPOSES ONLY.

WE HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS FOR THE SUBDIVISION, AND FURTHER, HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN ALL NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS 24TH DAY OF JANUARY, 2016.

DILLON REAL ESTATE CO., INC. A KANSAS CORPORATION

BY: OWNER KYLE J. LAMPERT, VICE PRESIDENT

STATE OF CHICAGO
COUNTY OF HAMILTON

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 24TH DAY OF JANUARY, 2016 BY KYLE J. LAMPERT, VICE PRESIDENT OF DILLON REAL ESTATE CO., INC., A KANSAS CORPORATION.

WITNESS MY HAND AND SEAL

NOTARY PUBLIC: Cynthia Gothard

MY COMMISSION EXPIRES:

TITLE CERTIFICATE

HERITAGE TITLE COMPANY AS AGENT FOR COMMONWEALTH LAND TITLE INSURANCE COMPANY DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN DILLON REAL ESTATE CO., INC., A KANSAS CORPORATION FREE AND CLEAR OF ALL LIENS, EASEMENTS AND ENCUMBRANCES EXCEPT AS FOLLOWS:

None

EXECUTED THIS 18TH DAY OF JANUARY, 2016

BY: EMILY SEARNS

NAME: EMILY SEARNS

TITLE: TITLE OFFICER

SURVEYOR'S CERTIFICATE

I, CHARLES N. BECKSTROM, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF EAGLE INTERCHANGE FILING NO. 2, AS Laid OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID LOCATION AND DIMENSIONS OF THE LOTS STATED UPON THE GROUND IN COMPLIANCE WITH TITLE 38, ARTICLES 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, AND ALL OTHER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

EXECUTED THIS 25TH DAY OF JANUARY, 2016

CHARLES N. BECKSTROM
PROFESSIONAL L.S. NO. 33202

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE TOWN OF EAGLE PLANNING COMMISSION THE 30TH DAY OF FEBRUARY, 2016

CHAIRMAN: [Signature]

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, THIS 25TH DAY OF AUGUST, 2015 FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUBSURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, DEVELOPMENT PERMIT, OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNERS DESIGNATED HEREON AND NOT THE TOWN OF EAGLE, UNLESS OTHERWISE SPECIFICALLY AGREED TO IN WRITING BY THE BOARD OF TRUSTEES.

TOWN OF EAGLE, COLORADO

BY: MAYOR

WITNESS: [Signature]

APPROVED: [Signature]

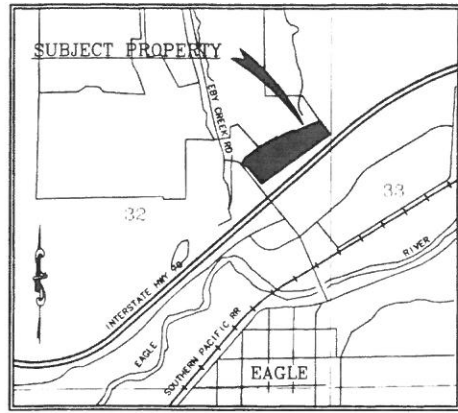
TOWN CLERK

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER OF EAGLE COUNTY AT 10:33 CLOCK AM ON THE 24TH DAY OF FEBRUARY, 2016 AND IS DULY RECORDED AT RECEPTION NO. 201601325

DEPUTY: [Signature]

FINAL PLAT
EAGLE INTERCHANGE FILING NO. 2
A REPLAT OF LOT 5, EAGLE INTERCHANGE
SITUATED IN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 84 WEST
OF THE 6TH PRINCIPAL MERIDIAN
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO
SHEET 1 OF 1



EAGLE INTERCHANGE **A RESUBDIVISION OF LOT 2, BLOCK 4 EBY CREEK SUBDIVISION** LOCATED WITHIN SECTION 32, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF THE 6TH. PRINCIPAL MERIDIAN TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	185.00'	24.72'	2.38'	24.70'	N 52°48'53" E	07°15'48"
C2	185.00'	8.04'	4.04'	8.04'	N 52°15'53" E	09°21'48"
C3	150.00'	242.04'	158.58'	216.82'	S 79°41'26" E	92°27'07"
C4	150.00'	85.01'	33.05'	84.58'	S 45°13'29" E	21°51'12"
C5	225.00'	28.82'	14.28'	28.50'	N 52°48'53" E	07°15'48"
C6	185.00'	20.91'	10.47'	20.90'	N 52°48'53" E	07°15'48"
C7	150.00'	7.01'	3.51'	7.01'	N 52°15'53" E	09°21'48"
C8	220.00'	9.07'	4.54'	9.07'	N 55°15'53" E	09°21'48"
C9	175.00'	282.38'	182.85'	252.73'	S 79°41'26" E	92°27'07"
C10	125.00'	101.20'	50.47'	100.52'	S 79°41'26" E	92°27'07"
C11	175.00'	33.49'	16.80'	33.44'	N 52°33'55" E	10°59'51"
C12	175.00'	448.89'	330.78'	728.44'	S 74°17'51" E	81°29'12"
C13	125.00'	84.72'	42.36'	84.00'	S 48°17'51" E	24°39'59"
C14	175.00'	85.72'	33.25'	85.34'	S 44°13'25" E	21°31'05"

LINE CHART

LINE	DIRECTION	DISTANCE
L1	N 49°11'00" E	18.97'
L2	N 49°11'00" E	18.97'
L3	N 49°11'00" E	18.97'
L4	N 40°49'00" W	30.00'
L5	N 40°49'00" W	30.00'
L6	N 40°49'00" W	4.56'
L7	S 33°33'14" E	3.00'
L8	N 33°33'14" E	3.00'
L9	N 62°31'58" E	8.98'
L10	S 54°05'00" W	27.72'
L11	S 54°05'00" W	26.75'

CERTIFICATE OF DEDICATION AND OWNERSHIP

1. THE UNDERSIGNED, BEING THE SOLE OWNER IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 4, EBY CREEK SUBDIVISION AS RECORDED IN THE OFFICES OF THE EAGLE COUNTY CLERK & RECORDER IN BOOK 244 AT PAGE 762 AS RECEPTION NUMBER 140925

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT AND DESIGNATE THE SAME AS THE EAGLE INTERCHANGE IN THE TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO, AND DO HEREBY GRANT, CONVEY, DEDICATE AND SET APART TO THE TOWN OF EAGLE, COUNTY OF EAGLE, COLORADO, FOR PUBLIC USE THE STREETS SHOWN HEREON AND THE PUBLIC LANDS SHOWN HEREON FOR THEIR INDICATED PUBLIC USE AND THE UTILITY AND DRAINAGE EASEMENTS SHOWN HEREON FOR ACCESS, UTILITY AND DRAINAGE PURPOSES ONLY. WE HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS FOR THE EAGLE INTERCHANGE, AND FURTHER, HEREBY GRANT THE RIGHT TO INSTALL AND MAINTAIN ALL NECESSARY STRUCTURES TO THE ENTITY RESPONSIBLE FOR PROVIDING THE SERVICES FOR WHICH THE EASEMENTS ARE ESTABLISHED.

EXECUTED THIS 7 DAY OF November, 1997.

Mervyn Lapin
 EAGLE INTERCHANGE, INC.
 A COLORADO CORPORATION
 MERVYN LAPIN, PRESIDENT

STATE OF COLORADO ss
 COUNTY OF Eagle

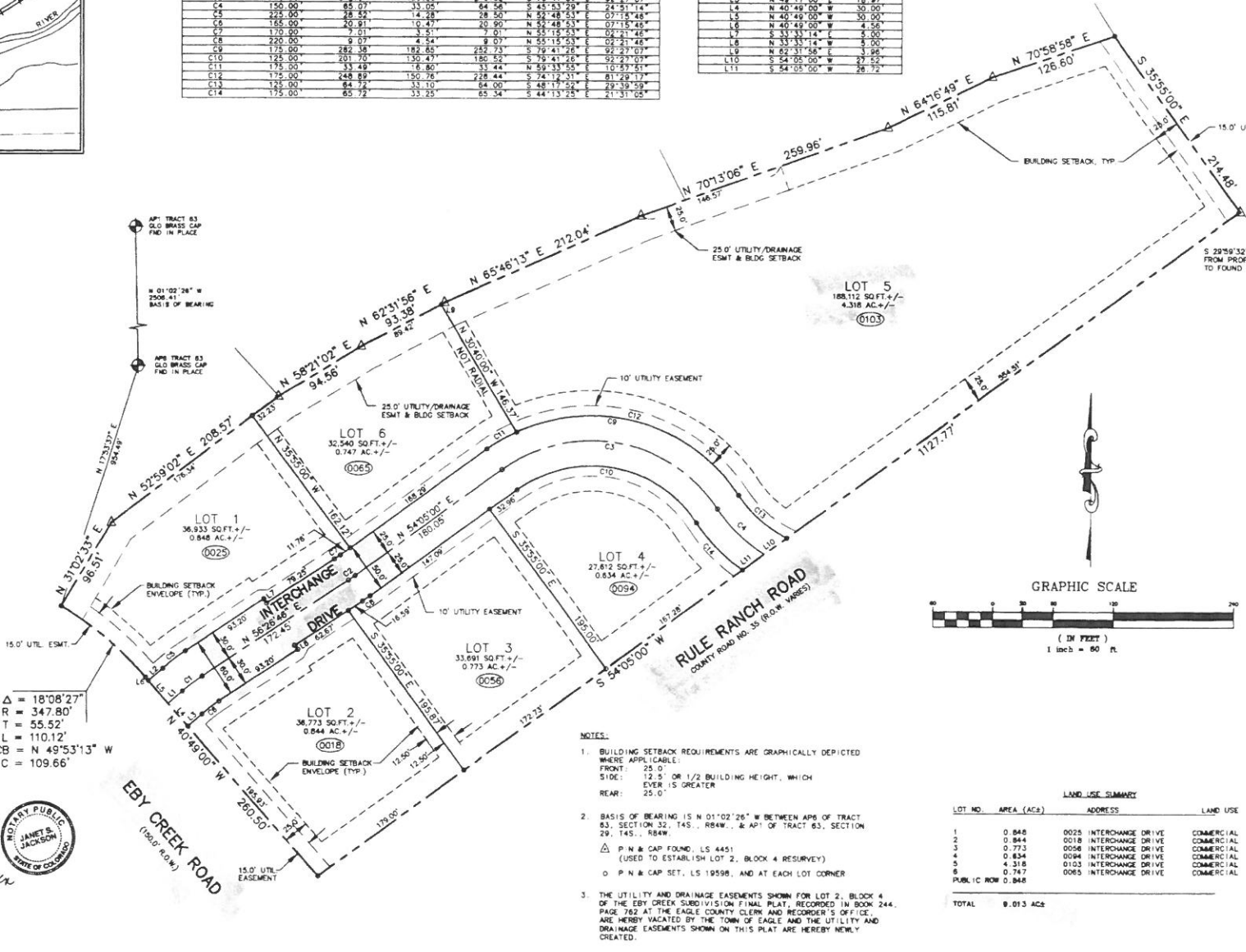
THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS 7th DAY OF November, 1997, BY MERVYN LAPIN AS PRESIDENT OF EAGLE INTERCHANGE, INC., A COLORADO CORPORATION.

WITNESS MY HAND AND OFFICIAL SEAL
 MY COMMISSION EXPIRES 5-8-99 *James S. Jackson*
 NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

THIS PLAT APPROVED BY THE TOWN OF EAGLE PLANNING COMMISSION THE DAY OF September, 1995.

Robert P. Egan
 CHAIRMAN



HIGH COUNTRY ENGINEERING, INC.
 CONSULTING ENGINEERS AND SURVEYORS
 923 COOPER AVENUE
 GLENWOOD SPRINGS, COLORADO 81601
 (970) 945-8878

BOARD OF TRUSTEES CERTIFICATE

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, THIS 22nd DAY OF October, 1995.

18. FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY, COLORADO, AND FOR CONVEYANCE OR DEDICATION TO THE TOWN OF THE PUBLIC DEDICATIONS SHOWN HEREON: SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON SAID LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE. FURTHER, SAID APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR MAINTENANCE OF PUBLIC IMPROVEMENTS UNTIL CONSTRUCTION OF SAID IMPROVEMENTS HAS BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF EAGLE'S SPECIFICATIONS AND THE TOWN OF EAGLE HAS AGREED TO ACCEPT SAID IMPROVEMENTS. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUB-SURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, DEVELOPMENT PERMIT, OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNERS DESIGNATED HEREON AND NOT THE TOWN OF EAGLE, UNLESS OTHERWISE SPECIFICALLY AGREED TO IN WRITING BY THE BOARD OF TRUSTEES.

TOWN OF EAGLE, COLORADO
 BY *William M. Miller*
 MAYOR

WITNESS MY HAND AND SEAL OF THE TOWN OF EAGLE, COLORADO.
 ATTEST:
William M. Miller
 TOWN CLERK

SURVEYOR'S CERTIFICATE

I, FRANK W. HARRINGTON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR LICENSED UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS PLAT IS A TRUE, CORRECT, AND COMPLETE PLAT OF THE EAGLE INTERCHANGE, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND UNDER MY SUPERVISION AND CORRECTLY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, STAKED UPON THE GROUND IN COMPLIANCE WITH TITLE 38, ARTICLE 51, C.R.S., AS AMENDED, AND ALL OTHER REGULATIONS GOVERNING THE SUBDIVISION OF LAND.

EXECUTED THIS 22nd DAY OF October, 1995.

BY *Frank W. Harrington*
 REGISTERED LAND SURVEYOR
 19598

TITLE CERTIFICATE

First American Heritage HEREBY CERTIFIES THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN *Eagle Interchange, Inc.* AND IS CLEAR OF ALL LIENS, EASEMENTS, AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

EXECUTED THIS 27th DAY OF October, 1995.

William M. Miller
 Vice President
 Eagle Interchange, Inc.

CLERK AND RECORDER'S CERTIFICATE \$11.00

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT 2:55 O'CLOCK, P.M. ON THE 17th DAY OF November, 1995 AND IS DULY RECORDED IN BOOK 244 AT PAGE 877, AS DOCUMENT NO. 576970.

EAGLE COUNTY CLERK & RECORDER
 BY *Linda J. Nestor*
 CLERK

65029 01 E10PLAT4 11/7/95



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Page: 1 of 7

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Sara J Fisher Eagle, CO

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EASEMENT

THIS EASEMENT ("Easement") is made as of the 5 day of June, 2002, by and between JJP COMPANIES, INC. ("Grantor") and EAGLE INTERCHANGE, LLC ("Grantee").

Recitals

A. Grantor is the owner of that certain parcel of land in Eagle County, Colorado more particularly described in Exhibit A attached hereto and incorporated herein by this reference (the "Burdened Property").

B. Grantee is the owner of that certain parcel of land in Eagle County, Colorado more particularly described in Exhibit B attached hereto and incorporated herein by this reference (the "Benefitted Property").

C. Grantor desires to grant a perpetual and exclusive easement with respect to a 1.5 acre portion of the Burdened Property, such portion more particularly described in Exhibit C attached hereto and incorporated herein by this reference (the "Easement Area") to Grantee. Grantee shall be entitled to the use of the easement, to the exclusion of Grantor, for parking, for temporary storage of materials during construction (excluding toxic or environmentally hazardous materials), for other construction-related activity, for drainage purposes and for ingress and egress in association with the foregoing uses, all to be incidental to the full use and enjoyment of the Benefitted Property. Grantee desires to accept such grant of easement upon the terms and conditions set forth herein.

NOW THEREFORE, in consideration of the foregoing and the covenants and agreements hereinafter set forth, Grantor and Grantee each hereby agree and declare, for themselves and their successors and assigns, as follows:

1. **Grant of Easement**. Grantor hereby grants and conveys to and for the benefit of the Grantee and Grantee's successors and assigns a perpetual and exclusive easement for parking, for temporary storage of materials during construction (excluding toxic or environmentally hazardous materials), for other construction-related activity, for drainage purposes and for ingress and egress in association with the foregoing uses, all to be incidental to the full use and enjoyment of the Benefitted Property and to the exclusion of Grantor.

2. **No Obstruction or Interference**. Grantor shall not erect or construct, or cause to be erected or constructed, any fence, wall or other barrier or improvement on or over the Easement Area which would interfere with or constrict the full and complete use and enjoyment of the Easement Area by Grantee.

3. **Mechanic's Liens**. Grantee, for himself and his heirs, personal representatives, successors and assigns, agrees to indemnify and hold harmless the owner of the Burdened Property from and against any and all loss) liability, claims, damages and costs (including reasonable attorney's fees) arising from or relating to any mechanic's or materialmen's liens which may be asserted or recorded against the Burdened Property for services performed by or at the Grantee's request, and shall, at its sole cost and expense, cause to be removed of record any such mechanic's or materialmen's liens.

RENEW TO JJP COMPANIES INC
PO Box 2697
Aval CO 81620

ES34651802

4. **Indemnification.** Grantor and Grantee each agree to indemnify, save and keep each other and their respective employees, contractors, agents and invitees ("Indemnitees") harmless from any and all claims, damages, liabilities, losses, actions, suits, costs, expenses, and judgments of any kind whatsoever, including attorney's fees, which may be brought or claimed against an Indemnitee, which arise out of, directly or indirectly, the use of the Easement Area by Grantee, its employees, contractors, agents and invitees, but excepting from such indemnification any such claims, damages, costs, expenses or liabilities arising out of negligence or intentional misconduct of the Grantor, Grantee or their respective Indemnitees.

5. **Enforcement and Remedies.** All claims, demands, disputes, controversies and differences that may arise from or are related to this Easement shall be settled by binding arbitration before a single arbitrator in Eagle County, Colorado pursuant to the Uniform Arbitration Act of 1975, Part 2, Article 22, Title 13, Colorado Revised Statutes. The award of the arbitrator shall be final and binding on the parties, and judgment may be entered on such award in any court having jurisdiction. The arbitrator shall include, in any award, interest at the Colorado statutory rate from the time any sums become due from one party to another through the date of the award. After the date of the award, interest shall accrue on the amount of the award at the statutory rate until paid. The parties specifically agree that the arbitrator may, in addition to entering an award for monetary damages, also issue prohibitive or mandatory injunctions or order specific performance. The prevailing party in any arbitration shall be entitled to its reasonable costs and attorney's fees as part of the arbitration award.

6. **Notices.** Any notice to a party hereto shall be in writing and shall either be (a) personally delivered to the recipient of such notice; (b) deposited in the U.S. Post Office, postage prepaid, certified mail, return receipt requested, addressed to the recipient at the party's address as it appears beneath his signature below; (c) given by overnight courier addressed to the recipient at the party's address as it appears beneath his signature below; or (d) given by facsimile transmission to the number set forth beneath each party's signature below. All notices so given shall be considered effective, (i) if personally delivered, when received; (ii) if by certified mail five (5) business days after deposit with the U.S. Post Office; (iii) if by overnight courier, one (1) business day after deposit with the overnight courier company; or (iv) if by facsimile transmission, upon receipt of a machine-generated confirmation of a complete transmission of all pages. Any party to this agreement may change the address or facsimile number to which further notices shall be sent by notice to the other party in accordance with this section. Any new owner taking title to any portion of either the Burdened or the Benefitted Properties shall promptly register such information with the other party.

7. **Severability.** If any portion of the Easement is invalid or unenforceable in whole or in part, the validity or enforceability of the other provisions of this Easement shall not be affected.

8. **Running of the Benefits and Burdens.** The benefits and servitudes created by this Easement shall be a burden upon the Burdened Property, and a benefit to the Benefitted Property, shall be perpetual and shall run with the Properties until terminated or revoked by written instruments signed by Grantor and Grantee and shall be binding upon and inure to the benefit of the Grantor and Grantee, and their respective heirs, personal representatives, successors, assigns, and the tenants, customers, employees and invitees of the parties. This Easement shall be recorded in the real property records of the Eagle County, Colorado Clerk and Recorder's Office.

9. **Governing Law.** This Easement shall be governed by and enforced in accordance with the laws of the State of Colorado.



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Sara J Fisher Eagle, CO

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10. **Counterparts.** This Easement may be executed in counterparts, each of which will be deemed an original, and all of which when taken together, shall constitute a single instrument.

11. **No Dedication to Public or Any Third Party.** Nothing herein contained shall be deemed a gift or dedication of any portion of the Burdened Property to the general public or to any third party or for public or ,third party use or purpose whatsoever.

12. **Modification; Termination.** This Easement and the easement, rights and obligations hereby imposed may not be modified, amended, changed, cancelled or terminated in any manner without the express written consent of the record owners of the Properties affected by such modification, amendment or termination, as set forth in the recorded instrument.

IN WITNESS WHEREOF, this Easement has been executed as of the day and year first above written.

GRANTOR:
JJP COMPANIES, INC.

By: _____

JOHN J. POUKISH
Post Office Box 2697
Avon, Colorado 81620
(970) 926-5057 (voice)
(970) 926-5087 (fax)

GRANTEE:
EAGLE INTERCHANGE, LLC

By: _____

MERVYN LAPIN
232 West Meadow Drive
Vail, Colorado 81657
(970) 476-3351 (voice/fax)



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Page: 3 of 7

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Avon, Colorado 81620
(970) 926-5057 (voice)
(970) 926-5087 (fax)

GRANTEE:
EAGLE INTERCHANGE, LLC

By: _____

MERVYN L. LAPIN
232 West Meadow Drive
Vail, Colorado 81657
(970) 476-3351 (voice/fax)



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Page: 4 of 7
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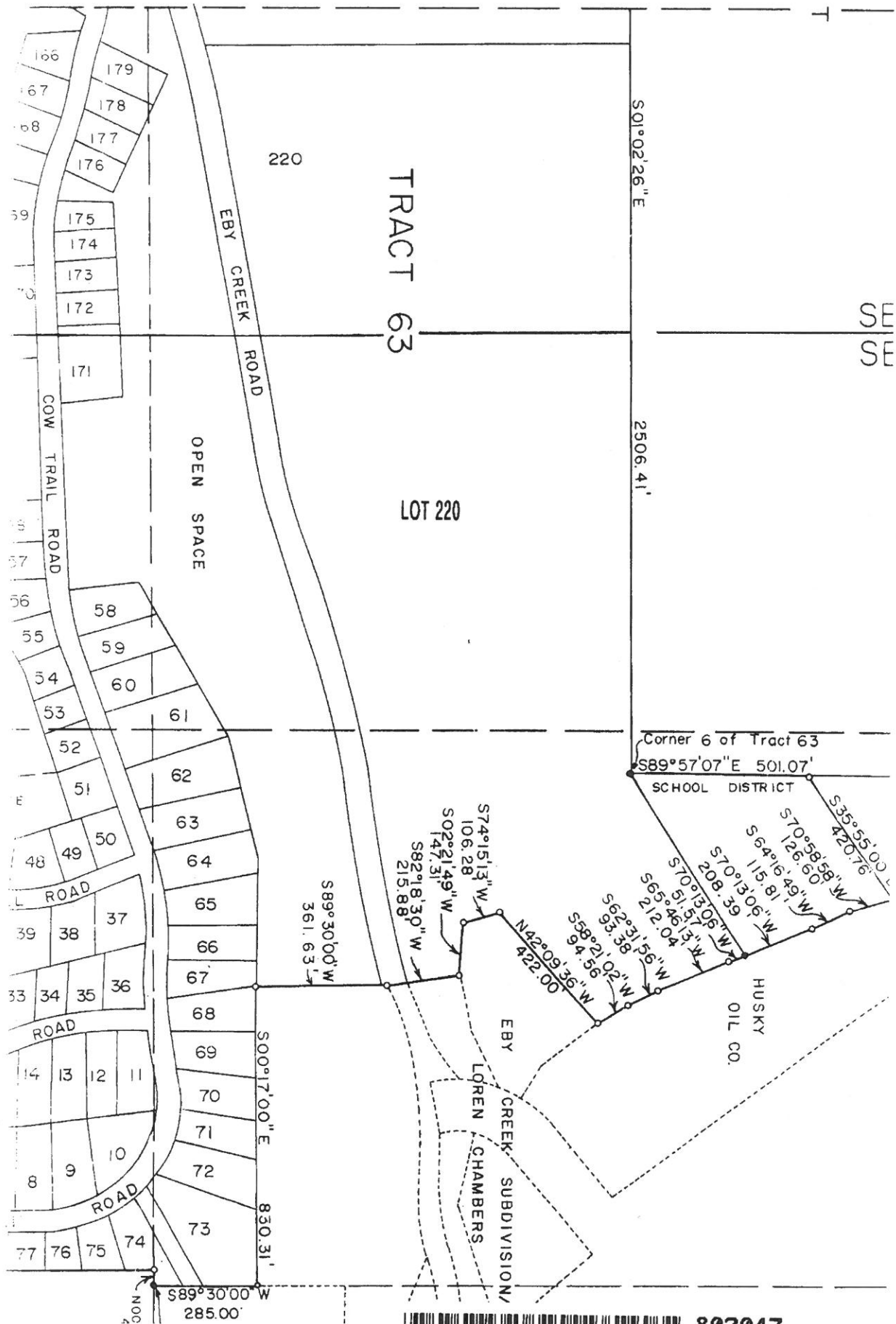
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EXHIBIT A

ONLY A 1.5 AC PORTION AS SHOWN ON EXHIBIT C IS BURDENED



Sara J Fisher Eagle, CO

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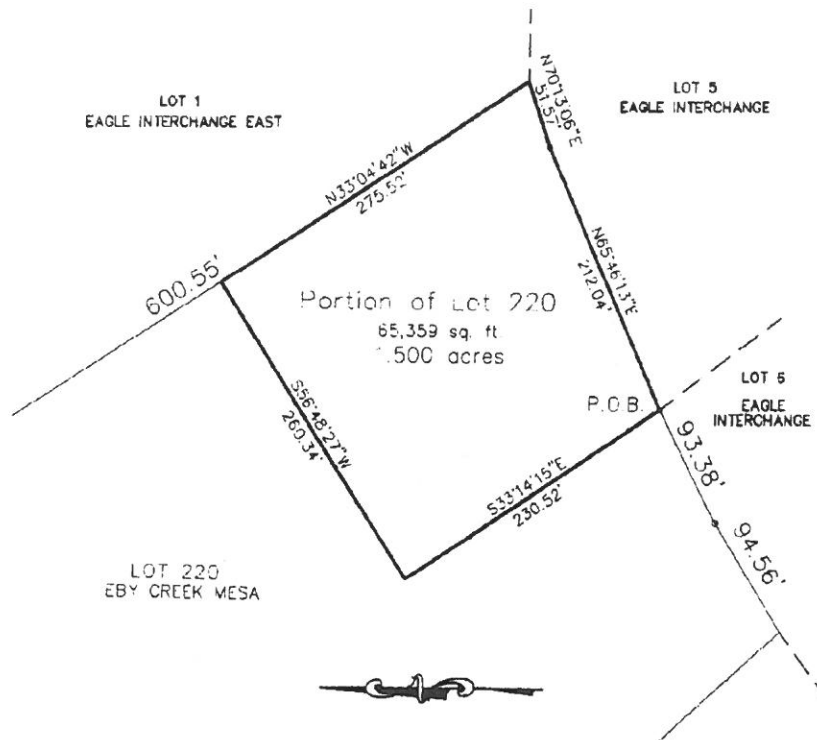
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EXHIBIT C



SCALE 1" = 100'

LEGAL DESCRIPTION

A portion of Lot 220, Eby Creek Mesa, according to the Final Plat thereof filed for record on November 1, 1981, at Book 331, Page 642, Reception No. 228000 in the Office of the Clerk and Recorder, Eagle County, State of Colorado. Said parcel being more particularly described as follows, to wit:

Beginning at a Point being a southerly angle point of said Lot 220; thence along said south and east line of Lot 220 the following three (3) courses:

- 1) N65°46'13"E, 212.04 feet
- 2) N70°13'06"E, 51.57 feet
- 3) N33°04'42"W, 275.52 feet

thence departing said line S56°48'27"W 260.34 feet; thence S33°14'15"E 230.52 feet to the Point of Beginning, containing 1.500 acres more or less.

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MEYER LAND SYSTEMS
A Division of

MARCIN ENGINEERING LLC

P.O. Box 1082
AVON, CO 81620
(970) 748-0274
(970) 748-9021 FAX

P.O. Box 5018
EAGLE, CO 81631
(970) 328-1900
(970) 328-1901 FAX

DRAWN BY: TJA DATE: 4-8-02

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Sara J Fisher Eagle, CO

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D 0.00



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: June 7, 2022

PROJECT: Reserve at Hockett Gulch

REQUEST: Minor PUD Amendment to change the location of a portion of the 5-foot-wide soft perimeter path.

FILE NUMBER: PUDA22-01

APPLICANT: Epoch GCH Hockett Gulch Holdings, LLC
2579 W. Main Street, Unit 201
Littleton, CO 80120-4640

LOCATION: 16186 Highway 6
Eagle, Colorado 81631

CODE: Chapter 4.11. - Planned Unit Development
Section 4.11.050. - Amendments to planned unit development zoning and development plans

ZONING: Reserve at Hockett Gulch Planned Unit Development (PUD)

EXHIBITS:

- A: Land Use and Development Application
- B: Project Narrative
- C: Draft First Amended Reserve at Hockett Gulch PUD Guide
- D: Development Plan Map dated May 12, 2022
- E: Colorado Parks and Wildlife Comments dated March 16, 2022
- F: Colorado Parks and Wildlife Comments dated May 13, 2022

PUBLIC COMMENT: Staff has not received any letters of public comment as of June 3, 2022. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF:

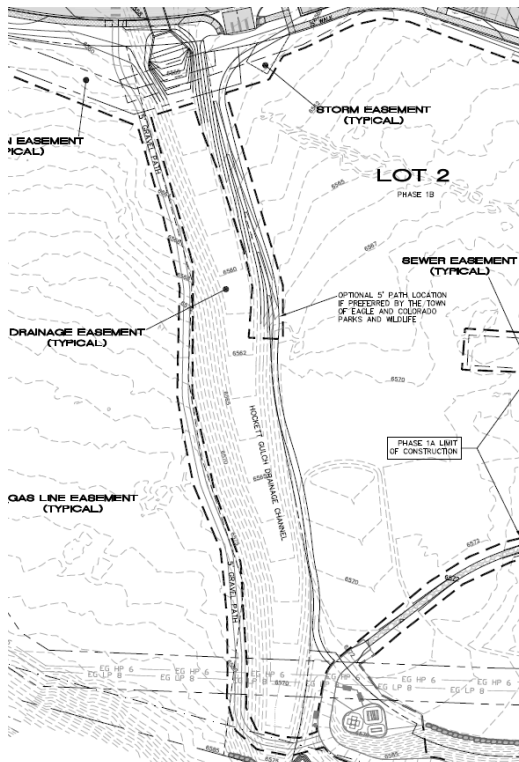
Carrie McCool, Eagle Contract Planner - carrie@mccooldevelopment.com

INTRODUCTION

The property owner, Epoch GCH Hockett Gulch Holdings, LLC has submitted an application to amend the Reserve at Hockett Gulch PUD Guide to change the location of a portion of the 5-foot-wide soft perimeter path to the interior of the property along either the east or west side of the Hockett Gulch drainage channel.

The PUD Guide requires the construction of a 5-foot wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system and is accessible by the general public. Additionally, the perimeter trail improvement is required to be included in the plans for the first development permit for the PUD.

The first Major Development Permit submittal included the perimeter trail in conformance with the PUD requirements. Colorado Parks and Wildlife (CPW) reviewed the proposal during the referral process and raised concerns regarding the proposed developments' effect on the current wildlife populations utilizing the property. Specifically, the significant use of the property by elk and deer, especially to the west of the Hockett Gulch drainage, generally located between HD/PUD-2 and HD/PUD-3 of the PUD Zoning Plan. As such, Town Staff facilitated a site visit with the applicant representative and Brian Wodrich, CPW District Wildlife Manager. The constant use of the Hockett Gulch drainage by elk and deer throughout the winter months upon the property was observed by all present at the on-site visit in regard to winter range use and movement corridors.



Elk Tracks – 2/7/2022



Elk Bed – 2/7/2022

One of the main topics and concerns of CPW is the significant amount of vehicle collisions with wildlife occurring on Grand Avenue with deer and elk moving on and off the property directly to the north of the proposed development. All concurred these collisions pose a significant public safety issue for the town, area residents and visitors as well as being detrimental to the wildlife population that CPW had observed crossing Grand Avenue several times per day during the winter months. Additionally, the on-site visit revealed how the elk and deer heavily use the west side of the property as winter range and for a movement corridor to the connecting public lands to the south. As such, CPW recommended not having the 5-foot soft path run through this area as it is mule deer winter range and activity used by wintering elk. CPW also noted that recreation trails like the proposed soft path through HD/PUD-3 would most likely be used by residents walking their dogs and would create continued disturbance upon the local wildlife populations in the area.

In the applicant's efforts to address CPW's concerns regarding the perimeter trail impacts on wildlife and public safety concerns, the revised Development Plan Map depicts two trail relocation options on either the west or east side of the Hockett Gulch drainage channel. CPW reviewed the revised proposal on the second referral review and continues to recommend not having a soft trail on the proposed property, rather have all residents utilize the existing hard path trail system along Sylvan Lake Road to gain access and connectivity to all other Town of Eagle trails. Further, CPW believes using the designed system of sidewalk within the interior of the development to gain access to the proposed Town of Eagle Trailhead and existing Town trail system would have the least amount of impact upon the existing wildlife populations. Connecting the proposed development to the already existing hard trail system within the Town of Eagle along Sylvan Lake Road would be CPW's most recommended alternative to the proposed soft trail. Further, CPW recommended having the soft path abut directly against Mt. Eve Road within OS-1 in order to allow for as much undisturbed wildlife passage throughout the OS-1 tract.

As noted above, the construction of a 5-foot soft perimeter path located in HD/PUD-3 is an open space and park requirement set forth in the PUD. The Applicant is seeking a minor PUD Amendment to relocate the 5-foot soft path to accommodate certain comments from CPW. The proposed change requires approval of a Minor PUD amendment as it constitutes a change in the required location of a perimeter trail stemming from circumstances not foreseen at the time the PUD was approved.

ISSUES FOR DISCUSSION

The proposed PUD amendment includes two options to relocate the required perimeter soft path through HD/PUD-3 to internal to the site for the Commission's consideration:

1. Relocate the required perimeter soft path to the west side of Hockett Gulch within HD/PUD-3.
2. Relocate the required perimeter soft path to the east side of Hockett Gulch within HD/PUD-2.

Staff has identified two other options that the Commission could consider:

3. Eliminate the required perimeter soft path through HD/PUD-3.
4. Maintain the required perimeter soft path alignment through HD/PUD-3 as required by the PUD (no PUD Amendment would be required).

CONDITIONS FOR MINOR PUD AMENDMENTS

An approved PUD may be amended if the applicant demonstrated that the proposed modification:

CONDITION #1: *Is consistent with the efficient development and preservation of the entire planned unit development.*

Staff Comment: The Reserve at Hockett Gulch PUD is vested wherein the only regulations related to wildlife are found in Section 10 of the PUD. Those impact restrictions are limited to bears and mountain lions, pet control and wildlife-friendly fencing requirements. The original Major Development Permit submittal accurately depicted the perimeter trail to loop around the exterior of the property.

Recent site grading that occurred upon issuance of an early grading permit to relocate existing gas lines appeared to impact migration patterns of the deer and elk populations. Both CPW and the Town witnessed a significant increase in the number of elk strikes had occurred along Grand Avenue since that time. Although the PUD is vested, the applicant is willing to move the path to allow the perimeter trail not to go on the western side of HD/PUD-3 and instead move it north along the either side of the Hockett Gulch drainage, whichever is preferred by the Town.

Staff finds the relocation of the soft path internal to the site through HD/PUD-3 would be consistent with the efficient development and preservation of the entire planned unit development. However, due to the recommendations set forth by CPW and public safety concerns with wildlife and human conflicts, Staff recommends the elimination of the soft path through HD/PUD-3 as it would be more consistent with the efficient development and preservation of the entire PUD while having the least amount of impact upon the existing wildlife populations.

CONDITION #2: *Does not affect in a substantially adverse manner either the enjoyment of land abutting upon, adjoining, or across a street from the planned unit development or the public interest.*

Staff Comment: The relocation of the perimeter trail through HD/PUD-3 or elimination of the perimeter trail would not limit the ability of future residents from utilizing sidewalks and the internal project sidewalks and pathways to access the Town's trail network and open space amenities on OS-1 to be enjoyed by both future residents and the general public.

Staff finds this amendment would not have an adverse effect on the land abutting, adjoining, or across the street from Reserve at Hockett Gulch as the public 10-foot gravel paths through the project open space tracts (OS-1 and OS-2) would still provide adequate connectivity to the Town's trail system while increasing public safety and reducing wildlife impacts.

CONDITION #3: *Is not granted solely to confer a special benefit upon any person.*

Staff Comment: The proposed PUD amendment stems from referral comments received from Colorado Parks and Wildlife, along with staff's awareness of the public safety issues related to

the numerous elk strikes along Grand Avenue. Staff finds the amendment would not confer a special benefit upon any person.

CONDITION #4: *Does not contain proposed uses that detract from other uses approved in the PUD.*

Staff Comment: The proposed PUD amendment does not include any changes to uses within the planned unit development. Staff finds that any soft path trail alignment or elimination of such trail through HD/PUD-3 would not detract from other uses approved in the PUD.

CONDITION #5: *Does not contain an open space plan that differs substantially in quantity or quality from that originally approved.*

Staff Comment: The proposed amendment includes a change in the location of a trail and does not impact the amount or location of open space set forth in the PUD. As such, Staff finds the amendment does not contain an open space plan that differs substantially in quantity or quality from that originally approved.

CONDITION #6: *Contains street and utility plans that are coordinated with planned and/or existing streets and utilities for the remainder of the PUD.*

Staff Comment: The proposed amendment does not contain any changes to street and utility plans.

ANALYSIS OF THE 2020 ELEVATE EAGLE COMPREHENSIVE PLAN

Minor PUD Amendments are reviewed in the manner provided for minor development permit reviews, as contained in [Section 4.06.060](#) wherein the Planning and Zoning Commission takes final action.

[Section 4.06.060.C.1:](#) *Planning Commission review.* Approve the development proposal and authorize the issuance of a development permit subject to such conditions as it finds necessary to ensure that the proposed development complies with the Town's regulations, goals, and policies.

Policy 4-1.2 Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.

Staff Comment: Colorado Parks and Wildlife found significant use of the Reserve at Hockett Gulch property by elk and deer, especially to the west of the Hockett Gulch Drainage. It is constantly used throughout the winter months and is a movement corridor. Staff finds that amending the PUD to eliminate the soft path trail through HD/PUD-3 would not only protect and preserve wildlife habitat and movement corridors in compliance with this policy, but it would also mitigate, to the best extent possible, public safety issues related to vehicle collisions with wildlife occurring on Grand Avenue.

Policy 4-1.3. Mitigate impacts to the natural environment and native species.

Staff Comment: The proposed amendment includes two options to relocate the required perimeter soft path through HD/PUD-3 to internal to the site. CPW has continually recommended not having the soft path run through that area as it is mule deer winter range and actively used by wintering elk. Staff finds the elimination of the perimeter path through

HD/PUD-3 would be the best option to mitigate impacts to native species in conformance with this policy and would further the Plan's goal of preserving wildlife habitats.

STAFF RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Reserve at Hockett Gulch Minor PUD Amendment File # PUDA22-01 based on Conditions 1-6 of Section 4.11.050 of the Land Use and Development Code.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to Reserve at Hockett Gulch Minor PUD Amendment File # PUDA22-01:

1. Approve the application with no conditions.
 2. Approve the application with conditions.
 3. Continue (table) the application. (Provide staff and the application detail regarding information needed for a decision).
 4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial)
-

RECOMMENDED MOTION:

I move to approve the Reserve at Hockett Gulch Minor PUD Amendment File # PUDA22-01 based on compliance with Conditions 1-6 of Section 4.11.050 of the Land Use and Development Code with the following finding of fact and condition:

FINDINGS OF FACT

Whether the required perimeter trail is relocated interior to the site or eliminated through HD/PUD-3, the application is in conformance with Section 4.11 of the Land Use and Development Code and with the Elevate Eagle Comprehensive Plan.

IF APPROVED, THE P&Z MAY CONSIDER THE FOLLOWING SUGGESTED CONDITION OF APPROVAL:

1. The applicant shall revise the PUD Minor Amendment to reflect Planning and Zoning Commission findings prior to recordation.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
200 BROADWAY • PO BOX 609 • EAGLE, CO 81631
PHONE: 970-328-9655 • FAX: 970-328-9656
EMAIL: PLANNING@TOWNOFEAGLE.ORG
www.townofeagle.org

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit	☐ Minor Development Permit	☐ Concept Plan
☐ Zoning Variance	☐ Major Development Permit	☐ Preliminary Plan
☐ Rezoning	PLANNED UNIT DEVELOPMENT (PUD) REVIEW	☐ Final Plat
☐ Temporary Use Permit	☐ PUD Zoning Plan	☐ Lot Line Adjustment
☐ Amendment to Zone District Regulations	☐ PUD Development Plan	☐ Condominium / Townhouse
☐ Encroachment Permit	☒ <u>Minor PUD Amendment</u>	☐ Minor Subdivision
☐ Wireless Communications Facility		

PROJECT NAME Reserve at Hockett Gulch

PRESENT ZONE DISTRICT PUD PROPOSED ZONE DISTRICT PUD
(if applicable)

LOCATION

STREET ADDRESS 16186 HWY 6, Eagle CO 81631

PROPERTY DESCRIPTION

SUBDIVISION Attached LOT(S) _____ BLOCK _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Applicant is seeking a minor PUD amendment to relocate a gravel walking path to accommodate certain comments from Colorado Parks + Wildlife. The path will be modified from a perimeter path to a partial perimeter path.

APPLICANT NAME Rob Mackenzie PHONE 720.320.5046

ADDRESS 1 Brookhaven Trl. Littleton CO 80123 EMAIL robmackenzieco@gmail.com

OWNER OF RECORD Epoch GCH Hockett Gulch Holdings LLC PHONE _____

ADDRESS 2579 W. Main St. #201 Littleton CO 80120 EMAIL _____

REPRESENTATIVE* Rob Mackenzie ⁴⁶⁴⁶ PHONE " "

ADDRESS " " EMAIL " "

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☒ Applicable fees and deposits.
- ☒ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☒ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☒ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☒ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☒ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

 _____
Signature

_____ 5/9/22
Date

FOR OFFICE USE ONLY			
DATE RECEIVED _____	BY _____	FILE NUMBER _____	
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____	
DATE CERTIFIED COMPLETE _____	BY _____		
P&Z HEARING DATE _____	DECISION _____		
TC HEARING DATE _____	DECISION _____		

First Amendment Request

PUD Guide For Reserve at Hockett Gulch

PUD Amendment Request Narrative

Amendment Request May 11, 2022

Amended and Approved June __, 2022

Epoch GCH Hockett Gulch Holdings LLC (the “Applicant”) is requesting a Minor PUD amendment to the Reserve at Hockett Gulch Planned Unit Development Guide (“PUD Guide”) approved by the Town of Eagle.

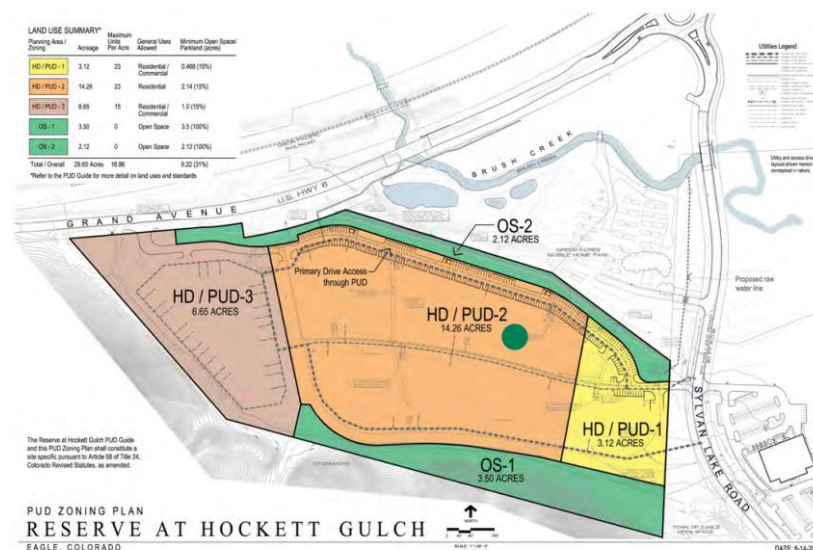
In the PUD Guide a perimeter trail is required to be constructed by the Developer that shall be included in plans for the first Development Permit. The PUD Guide uses the following language for the perimeter trail:

Developer shall construct a 5' wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system and is accessible by the general public. This improvement shall be included in plans for the first Development Permit for the PUD.

During the Major Development Plan (“MDP”) submittal and approval process, various departments were asked to provide comments on the MDP. In their comment letter dated March 16, 2022, Colorado Parks and Wildlife recommended eliminating the perimeter trail in the area labeled Lot 3 or in all areas located in PUD 3 from the PUD Guide. The below image shows the PUD Zoning Plan for the PUD.

PUD Zoning Plan:

The following graphic is the PUD Zoning Plan for the PUD.



The Applicant does benefit from the vested rights of the previously approved PUD and Annexation Agreement. Therefore, no change is necessary to accommodate CPW's comments. However, the Applicant is willing to move the path and is requesting a minor PUD Amendment to allow the perimeter trail to not go on the western side of Lot 3/PUD2 and instead move north along the Hockett channel, either on the East or West side of the channel, whichever is preferred by the Town. The proposed path will still connect residents from Hockett Gulch to the town trail system just to the east of Tract A. This will provide residents with access to significantly move recreation trails and help to minimize disruption to wildlife on Lot 3.

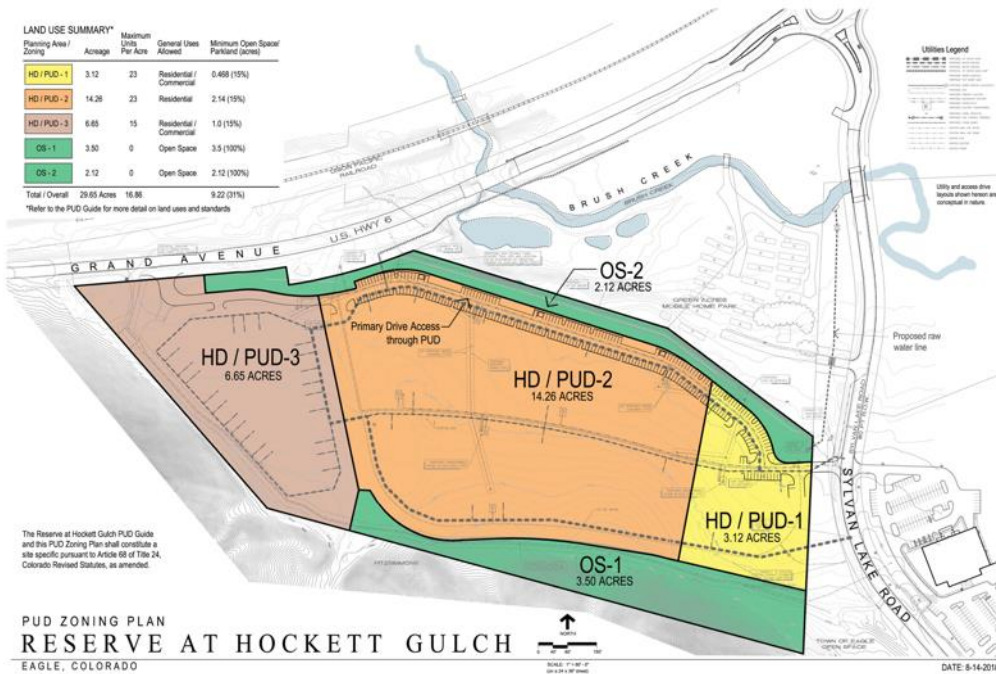
The Applicant is requesting that PUD Guide, initially Revised August 13, 2019 be Amended. Section 4, Open Space and Parks, paragraph 5 will be amended as follows:

Developer shall construct a 5' wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system and is accessible by the general public. As opposed to being constructed on the perimeter of HD/PUD3, the soft path will instead be constructed on the interior of the HD/PUD3 site, along the Hockett Gulch Drainage Channel. The change was put into place to limit disruption to potential wildlife in the area. This improvement shall be included in plans for the first Development Permit for the PUD.

Sincerely,

Epoch GCH Hockett Gulch Holdings LLC

First Amended
Reserve at Hockett Gulch
Planned Unit Development Guide
 Town of Eagle, CO



Initially Revised August 13, 2019
Amended and Approved May , 2022

APPROVAL OF THIS PLAN CREATES VESTED PROPERTY RIGHTS PURSUANT TO SECTION 24-69-103, C.R.S., AS AMENDED

1. Statement of Purpose & Intent

The purpose of this PUD Guide is to serve as the land use regulations that will govern and control the orderly development of the Reserve at Hockett Gulch Planned Unit Development (the "PUD"). The PUD Guide will serve as the zone district regulations for the PUD. This PUD Guide is a site-specific development plan and creates vested rights pursuant to Article 68 of Title 24, Colorado Revised Statutes, as amended. Pursuant to the Annexation Agreement, the period of vested rights is 7 years from the date of approval of this PUD Guide.

2. Definitions

For purposes of the PUD, the following terms shall have the following meanings, and any terms not defined herein shall have the meaning set forth in the Eagle Municipal Code (the "Code").

"Active Recreation" means common areas within the PUD, including without limitation: useable open space; improved common recreational amenity areas such as pools and fitness facilities; picnic sites; playgrounds; open turf and lawn areas that are sufficient in size to support recreational sports activities; trails and adjacent open spaces not required for direct access to dwelling units or commercial facilities, if connected to a regional system or established trail network; and similar areas as determined by the Town Planner.

"Building Coverage" means that portion of a lot or site covered by a building footprint, as measured to exterior materials at grade level.

"Building Code" means Title 13 of the Code, as amended.

"Building Height Measurement" means the maximum distance possible measured vertically from any point on existing or proposed grade, whichever is more restrictive, to the highest portion of the roof directly above. Chimneys, vents, and elevator or stair penthouses that are required to be above the surface of the roof may exceed building height by 15% or that required by Building Code, whichever is greater.

"Clubhouse" means a facility provided as an amenity space within a residential development which is ancillary to the residential use for use primarily by the residents of the residential development and which may contain the following types of uses: meeting rooms, kitchen, restrooms, leasing and management offices for the development, fitness areas, lounges, mailrooms, and similar uses.

"Commercial Use(s)" means any use listed in the following zone districts as set forth in the Code: the Central Business District ("CBD"); the Commercial Limited ("CL") District; and the Commercial General ("CG") District.

"Density" means Dwelling Units per acre of total land area.

“Impervious Coverage” means that portion of a lot or site covered by materials forming any unbroken surface impervious to water including Building Coverage.

“Lodging” means overnight sleeping accommodations where rooms or units are intended to be rented or leased on a short-term daily or weekly basis. Examples of lodging include, without limitation, hotels, extended stay hotels, and motels.

“Maintenance Facility” means an accessory building used for the general maintenance and operation of permitted, special, or accessory uses, which may include an office, storage areas, and housing of equipment typically used to maintain buildings, parking areas, and landscape areas, which does not exceed 1,000 square feet.

“Planning Area(s)” means parcels HD/PUD-1, HD/PUD-2, and HD/PUD-3 as indicated on the PUD Zoning Plan.

3. PUD Zone Districts

a. High Density PUD (HD/PUD-1)

- i. **Purpose.** To promote the development of a more densely populated residential neighborhood in connection with HD/PUD-2 while also allowing for a small commercial shopping area given proper market conditions, that is conveniently located within the Town, has direct access to Sylvan Lake Road and provides opportunities for neighborhood shopping and residential housing opportunities. Flexibility is provided such that this zone district can develop as exclusively residential, exclusively commercial, or as a mixed-use zone.
- ii. **Uses by Right**
Multifamily dwellings.
Townhouses.
Two-Family dwellings.
Home occupations in compliance with the Code.
- iii. **Special Uses**
Commercial Uses.
Group homes.
- iv. **Accessory Uses**
Garages, detached or attached.
Clubhouses.
Leasing offices for rental apartments.
Maintenance facilities.
Carports.
Pools, playgrounds and picnic shelters.
Parks, open space and trails, and community gardens.
Pedestrian and bicycle trails.

v. Minimum Building Setbacks

Perimeter: 25' from the perimeter of the entire PUD

Parking areas: 10' from the perimeter of the PUD.

Multifamily dwellings: 5' from parking areas or streets, and 10' separation between buildings or pursuant to the Building Code, whichever is greater.

Townhouses and Two-Family dwellings: 10' front, 5' sides, 10' rear, 10' from parking areas and streets and 10' separation between buildings.

Commercial: 10' from parking areas and streets, and 20' from any adjacent residential area or common area.

Accessory Buildings: Non-habitable accessory buildings, including without limitation Clubhouses and leasing offices, shall adhere to the setbacks for multifamily uses. Garages, carports, trash enclosures, and other accessory structures developed as common facilities within a residential community must only comply with setbacks from the perimeter of the PUD.

vi. Maximum Building Heights

Commercial/Mixed Use: 35'.

Townhouses and Two-Family dwellings: 35'.

Multifamily dwellings: 45' and not more than three stories.

vii. Minimum Lot Area

Commercial/Mixed Use: 20,000 sq. ft.

Townhouses and Two-Family dwellings: 2,500 sq. ft.

Multifamily dwellings: 15,000 sq. ft.

viii. Maximum Building and Impervious Coverage

Building Coverage: 55%.

Impervious Coverage: 75%.

ix. Commercial Floor Area

The maximum commercial floor area shall not exceed an FAR of 0.11:1 which limits the total commercial floor area in HD/PUD-1 to 15,000 sq. ft. There is no minimum required commercial floor area. There is an overall maximum commercial floor area within the PUD of 30,000 sq. ft.

x. Maximum Residential Floor Area

The maximum residential floor area shall not exceed an FAR of 0.53:1.

xi. Density

The maximum residential density shall not exceed 16.86 units per acre for the entire PUD and the minimum density shall be at least

6.5 units per acre upon buildout of the entire PUD. The maximum density allowance in HD/PUD-1 is 23 units per acre or 72 units.

xii. Useable Open Space

Townhouses, Multifamily dwellings and Two-Family dwellings: There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

In no case shall there be less than 15% useable open space in the aggregate for the PUD.

xiii. Mixed Use Designation

HD/PUD-1 is intended to allow for horizontal mixed use with residential uses and commercial uses. This Planning Area could also develop as a residential only neighborhood or a commercial only neighborhood. If commercial uses are developed, they will be focused on the Sylvan Lake Road frontage. The residential areas would be developed with reasonably separated access from the commercial areas to provide a more residential feel to the residentially developed areas. Commercial development shall be well coordinated with the adjacent residential uses such that there is adequate setback, screening, and buffering of the commercial uses while at the same time allowing for appropriate pedestrian and vehicular connections so that the result is a well-planned and accessible development. Great attention will be given to the landscape design to ensure exceptional cohesion of commercial and residential areas.

b. Residential PUD (HD/PUD-2)

i. Purpose

To provide residential housing opportunities, including multifamily dwellings, two-family dwellings, and townhouses at a moderate to high level of density.

ii. Uses by Right

Multifamily dwellings.

Townhouses.

Two-Family dwellings.

Home occupations in compliance with the Code.

iii. Special Uses

Group homes.

Child care facilities.

iv. Accessory Uses

Garages, detached or attached.

Clubhouses.

Leasing offices for rental apartments.

Maintenance facilities.
Carports.
Pools, playground or picnic shelters.
Parks, open space and trails, and community gardens.
Pedestrian and bicycle trails.

v. Minimum Building Setbacks

Perimeter: Building setbacks shall be a minimum of 25' from the perimeter of the entire PUD including OS-1 and OS-2. Parking areas shall be a minimum of 10' from the perimeter of the PUD.

Multifamily dwellings: 5' from parking areas and streets, and 10' separation between buildings or pursuant to the Building Code, whichever is greater.

Townhouses and Two-Family dwellings: 10' front, 5' side, 10' rear, 10' from parking areas and streets and 10' separation between buildings.

Accessory Buildings: Non-habitable accessory buildings, including without limitation Clubhouses and leasing offices, shall adhere to the setbacks for multifamily uses. Garages, carports, trash enclosures, and other accessory structures developed as common facilities within a residential community shall comply with setbacks from the perimeter of the PUD.

vi. Maximum Building Heights

Townhouses and Two-Family dwellings: 35'.

Multifamily dwellings: 45' and not more than three stories.

vii. Minimum Lot Area

Townhouses and Two-Family dwellings: 2,500 sq. ft.

Multifamily dwellings: 15,000 sq. ft.

viii. Maximum Building and Impervious Coverage

Maximum Building Coverage: 55%.

Maximum Impervious Coverage: 75%.

ix. Maximum Residential Floor Area

The maximum residential floor area shall not exceed an FAR of 0.53:1.

x. Maximum Density

The maximum residential density shall not exceed 16.86 units per acre for the entire 29.65-acre PUD and the minimum density shall be at least 6.5 units per acre upon buildout of the entire PUD. The maximum density accounts for the potential of the more densely developed multifamily uses. The maximum density allowance in HD/PUD-2 is 23 units per acre or 328 units.

xi. Useable Open Space

Townhouses, Multifamily dwellings, and Two-Family dwellings:

There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

In no case shall there be less than 15% Useable Open Space in the aggregate for the PUD.

c. Mixed Use PUD (HD/PUD-3)

i. Purpose

The purpose of HD/PUD-3 is to promote the development of a more densely populated residential neighborhood in connection with HD/PUD-2 while also allowing for a small commercial shopping area given proper market conditions, that is conveniently located within the Town, has direct access to Grand Avenue and provides opportunities for neighborhood shopping and residential housing opportunities. Flexibility is provided such that this zone district can develop as exclusively residential, exclusively commercial, or as a mixed use zone.

ii. Uses by Right

Commercial Uses.

Multifamily dwellings, Townhouses, Two-Family dwellings, and Single-Family dwellings.

Lodging.

iii. Special Uses

Group homes.

iv. Accessory Uses

Garages, detached or attached.

Clubhouses.

Leasing offices for rental apartments.

Maintenance facilities.

Carports.

Pools, playground or picnic shelters.

Parks, open space and trails, and community gardens.

Pedestrian and bicycle trails.

v. Minimum Building Setbacks

Perimeter: 25' from the perimeter of the entire PUD. Parking areas shall be a minimum of 10' from the perimeter of the PUD.

Multifamily dwellings: 5' from parking areas and streets, 10' separation between buildings or pursuant to the Building Code, whichever is greater.

Single-Family, Townhouses, and Two-Family dwellings: 10' front, 5' sides, 10' rear, 10' from parking areas and streets, and 10' separation between buildings.

Commercial Uses: 10' from parking areas and streets, and 20' from any adjacent residential area or common area.

Accessory Buildings: Non-habitable accessory buildings, including without limitation Clubhouses and leasing offices, shall adhere to the setbacks for multifamily uses. Garages, carports, trash enclosures, and other accessory structures developed as common facilities within a residential community must only comply with setbacks from the perimeter of the PUD.

vi. Maximum Building Heights

Commercial/Mixed Use: 35'.

Single-Family dwellings, Two-Family dwellings and Townhouses: 35'.

Multifamily dwellings: 45' and not more than three stories.

vii. Minimum Lot Area

Commercial/Mixed Use: 20,000 sq. ft.

Single-Family dwellings, Townhouses, and Two-Family dwellings: 2,500 sq. ft.

Multifamily dwellings: 15,000 sq. ft.

viii. Maximum Building and Impervious Coverage

Building Coverage: 55%.

Impervious Coverage: 75%.

ix. Commercial Floor Area

The maximum commercial floor area shall not exceed an FAR of 0.11:1. There is no minimum required commercial floor area. There is an overall maximum commercial floor area within the PUD of 30,000 sq. ft.

x. Maximum Residential Floor Area

The maximum residential floor area shall not exceed an FAR of 0.86:1.

xi. Maximum Density

The maximum residential density shall not exceed 16.86 units per acre for the entire 29.65-acre PUD and the minimum density shall be at least 6.5 units per acre upon buildout of the entire PUD. The maximum density accounts for the potential of the more densely developed multifamily uses. The maximum density in HD/PUD-3 is 15 units per acre or 100 units.

xii. Useable Open Space

Townhouses, Multifamily dwellings, Single-Family dwellings and Two-Family dwellings: There shall be a minimum of 300 sq. ft. of useable open space for each dwelling unit.

In no case shall there be less than 15% useable open space in the aggregate for the PUD.

xiii. Mixed Use Designation

HD/PUD-3 is intended to allow for horizontal mixed use with residential use and commercial uses. This Planning Area may also develop as a residential neighborhood. If commercial uses are developed, they will be focused on the northern half of the property where there is frontage on and access to Grand Avenue. The residential areas would be developed with reasonably separated access to provide a more residential feel to the residentially developed areas. Commercial development shall be well coordinated with the adjacent residential uses such that there is adequate setback, screening, and buffering of the commercial uses while at the same time allowing for appropriate pedestrian and vehicular connections so that the result is a well-planned and accessible development. Great attention will be given to the landscape design to ensure exceptional cohesion of commercial and residential areas.

d. Open Space PUD (OS-1, OS-2)

i. Purpose:

To provide sites for natural open space, recreation access, paved trails, unpaved trails and facilities, single-track trails, water storage and drainage improvements, debris flow mitigation, and roadways and landscaping. These parcels are zoned open space pursuant to this PUD Guide.

ii. Uses by Right:

Pedestrian and bicycle trails.
Shade shelters and picnic facilities.
Public and private parks.
Trailhead access and parking (OS-1 only), public restrooms, utilities including tanks, lines, mains, pumphouses, facilities and other public services and utility buildings.
Community gardens and associated facilities.

4. Open Space and Parks

Parcel OS-1 will be conveyed to the Town and allow for public access, debris flow mitigation, storm-water facilities, public and private utilities, and other uses as specified herein. Parcel OS-2 shall remain privately owned, but access to Parcel OS-2 shall be provided to the Town through dedication of an open space easement allowing public access, debris flow mitigation, stormwater facilities, public and private utilities, and other uses as specified herein.

In addition to the proposed recreation trail use, Parcel OS-1 will be developed with a minimum of an 8,000 sq. ft. park/useable open space area.

Additionally, private useable open space areas within each Planning Area will contain improved park-like areas designed to accommodate recreation needs of children (*i.e.*, playgrounds, play areas, play fields) and adults (*i.e.*, sport courts, and picnic areas) with at least 75% of these areas being at a slope of less than 10%.

The Code would typically require this 29.65-acre PUD to provide 15 acres (approximately 50% of the property) of park land dedicated to the Town. The Code provision is inconsistent with the overall intent of this PUD to provide workforce housing opportunities. The Code allows the 15-acre requirement to be reduced to 7.5 acres in exchange for provision of private recreation facilities that provide for the recreational needs of the residents of the proposed development. The PUD provides for the recreational needs of the residents. Unlike a typical PUD, the Reserve at Hockett Gulch is focused on the delivery of workforce housing which requires more density than a typical residential PUD within the Town. The PUD has demonstrated sufficient useable and active recreation areas within the PUD that satisfy the intent of the remaining 7.5 acres of park land dedication

On Parcel OS-1, Developer shall construct a public soft path that connects the Town's recreation path system with a potential future access to the PUD. This improvement shall be included in plans for the first Development Permit for the PUD.

Developer shall construct a 5' wide soft path loop generally around the perimeter of the PUD (located in HD/PUD-3 and OS-2) that connects to the Town's established recreation path system and is accessible by the general public. As opposed to being constructed on the perimeter of HD/PUD3, the soft path will instead be constructed on the interior of the HD/PUD3 site, along the Hockett Gulch Drainage Channel. The change was put into place to limit disruption to potential wildlife in the area. This improvement shall be included in plans for the first Development Permit for the PUD.

Developer shall construct a paved trailhead parking area for up to 14 parking spaces within the Town's open space located along Sylvan Lake Road. This is solely a public benefit to the community as the residents within the PUD already have onsite parking provided. This improvement shall be included in plans for the first Development Permit for the PUD.

Developer shall construct a waterless vault toilet within the Town's open space located along Sylvan Lake Road. The Town may instead require Developer to install a water and sewer-serviced restroom on the Town's property, subject to a temporary construction easement granted by the Town, provided that the cost of designing and constructing the restroom shall be allocated between Developer and the Town as follows: Developer, prior to construction, shall obtain: a bid from its preferred engineer and contractor for the design and construction of the waterless vault toilet system; and a bid from its preferred engineer and contractor for the design and construction of a water and sewer-serviced restroom. The

fractional increase between the two bids shall be used to determine the Town's pro rata share of the actual costs to install the restroom. The restroom shall be subject to the Town's standard acceptance and warranty procedures. The bidding process as described herein shall not be required to occur prior to the application for a building permit. This improvement shall be included in plans for the first Development Permit for the PUD.

Developer shall install a solar powered pedestrian crosswalk warning light system located to the north of the vehicular access to the PUD from Sylvan Lake Road. This improvement shall be included in plans for the first Development Permit for the PUD.

Developer shall construct recreation areas in all Planning Areas consisting of playgrounds with playground equipment, play fields, basketball courts, sand volleyball courts, or similar types of improvements to accommodate the needs of residents. No such improvements shall be required for the development of commercial uses.

5. Maintenance of Open Space

Parcel OS-1 will be owned and maintained by the Town. Parcel OS-2 will be owned and maintained by a property owner's association. Common open space areas provided within the other Planning Areas will be maintained by either the owner of the property (*i.e.*, in the case of an apartment community under one ownership) or a property owner's association established to maintain open and common areas. Details regarding maintenance will be documented at the time of Subdivision or Development Permit.

6. PUD Zone District Acreage and Density Transfer

Flexibility is inherent within the PUD. PUD zone districts or Planning Areas may change in acreage to accommodate flexibility in final platting and other considerations such as stormwater needs. Parcel OS-1 and Parcel OS-2 may only be reduced in acreage to a maximum of 10% each, provided that the gross acreage of the combined OS-1 and OS-2 is not reduced.

HD/PUD-1 and HD/PUD-2 may be developed as a single development, in which case the density shall be allowed to transfer between the two Planning Areas as long as the total unit count of the combined area of the two Planning Areas does not exceed 400 dwelling units. No residential Density may transfer to or from HD/PUD-3.

7. Trail Use on Parcel OS-1

Parcel OS-1 will be owned by the Town. The Town will restrict the trail use on Parcel OS-1 consistent with this section. The public access will be limited to daylight hours for pedestrians and bicyclists (including electric assist bicycles) and restricted to the extent of the improved path provided within the parcel.

Access for motorcycles (all-terrain vehicles and four-wheeled vehicles prohibited) may be allowed subject to the following restrictions:

- Hours of operation (7:30 a.m. – 7:30 p.m.);
- Seasonal closure (December 15 – May 15);
- Fencing and "no trespassing" signage;
- Access only, no parking, no idling;
- Speed limits of 10 MPH;
- Restriction to use of improved single-track trail only;

Any travel through Parcel OS-1 to access the non-adjacent public lands of Hockett Gulch and beyond shall be prohibited.

8. Parking, Streets, and Other Standards

Parking Spaces: The required number of parking spaces shall be as follows:

Townhouses, Single-Family dwellings and Two-Family dwellings: 2 spaces per dwelling unit for units with fewer than three bedrooms, and 3 spaces per dwelling unit for units with 3 or more bedrooms. Tandem parking is permitted. Multifamily dwellings: 1.5 spaces per dwelling unit for units with one bedroom, 2 spaces per dwelling unit with 2 bedrooms, and 2.5 spaces per dwelling unit with 3 or more bedrooms.

Leasing management offices and clubhouses: A minimum of 3 spaces.

Commercial uses: per Code.

Special uses: As determined at the time of approval of the special use.

Accessory buildings: none.

Parking Standards:

Parking space size will be 9' x 19'. Spaces may be reduced to 9' x 18' where a curb or wheel stop is provided to allow for overhang of the vehicle. 25% of the total number of required parking spaces may be reduced to 8' x 16' for compact parking spaces. Excluding garage parking spaces, parking spaces will not be assigned for specific residents.

Driveways and Private Access Drives:

There are no public dedicated streets proposed in the PUD. The design standards accommodate access for service vehicles, trash trucks and all Fire Trucks owned by Greater Eagle Fire Protection District. The Town will not be responsible for traffic or parking enforcement on private streets or private driveways or in private parking lots. Each private street shall include an emergency access easement. There shall always be two points of access into the development.

Minimum Drive Lane width: 12',

Minimum Drive Aisle or Private Street width (two-way traffic): 24' wide.

Minimum Drive Aisle or Private Street width (two-way traffic) adjacent to multifamily structures over 30' in building height: 26' wide.

Gutter pan shoulder: 1.5' when necessary.

Curb and Gutter: 2' when necessary.
Valley Pan: 3' wide.
Maximum Drive Aisle/Street centerline grade: 10%.
Minimum Drive Aisle/Street centerline radius: 150'.
Minimum Drive curb return radius at intersections: 15'.
Minimum Drive Aisle/Street cross slope: 2%.
Minimum Crest curve K value: 5.
Minimum Sag curve K value: 10.
Minimum pavement section: Per Geotechnical Report for the PUD.
Design Speed: 25 MPH.

Sidewalks and Trails:

Sidewalks internal to the PUD will have a width of 5'. The width of a sidewalk may need to be increased to accommodate the overhang of parked vehicles to maintain minimums required by the Americans with Disabilities Act (the "ADA"). All sidewalks shall be constructed with concrete.

Internal pedestrian pathways and trails in common areas will have a minimum width of 4'. The Town may allow soft, unimproved, dirt paths and bike trails where appropriate.

The recreation trail on Parcel OS-1 will be 8' in width and constructed as soft, unimproved, dirt or gravel path. The trail platform shall be of sufficient width to allow the Town's maintenance vehicles to access Town facilities.

The perimeter trail on HD/PUD-3 and on Parcel OS-2 will be a soft, unimproved, dirt or gravel path with minimum average width of 5'. The trail platform shall be of sufficient width to allow the Town's maintenance vehicles to access Town facilities.

The trail on the Town's open space parcel located along Sylvan Lake Road will be a paved trail with a minimum width of 10' and constructed consistent with the Town's adjacent paved trails.

No trails will have slopes in excess of 10%. Cross slope will be a maximum of 3%.

9. Project Design, Signage, Landscaping, Irrigation and Exterior Lighting

In order to enhance the visual quality of any form of development in the PUD, all development permits shall include an Architectural Design Plan consistent with the standards of Code Section 4.07.020 and more specific design standards identified herein.

Architecture:

The architecture of residential and nonresidential buildings shall be consistent with the policies of the Eagle Area Community Plan with specific emphasis on visual quality and consideration of policies to create a western gateway (HD/PUD-3 only). The architecture of all buildings should be sympathetic to

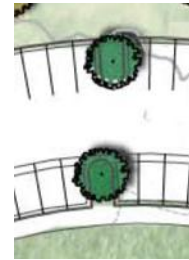
residential uses in the area and include the use of sloping roof forms. The use of flat roofs shall be limited to commercial buildings designed with a historic Eagle vernacular as one may find on Broadway or within the commercial core of Eagle Ranch Village (i.e., brick façade, wood siding, or stone facade with an articulated and ornamented terminus to the parapet). Building materials may include brick, stone, faux stone, wood board and baton, wood lap siding, cementitious versions of wood siding, wood timbers, exposed wood or metal beams, natural and painted metal structural members, high quality asphalt shingles, architectural metal siding and roofing materials. Imitation stucco is not allowed however a three-coat stucco system is allowed. Low quality building materials such as vinyl siding shall not be allowed. The overall development of the property shall be integrated well with the topography.

Landscaping:

Landscaping shall comply with the Code except as expressly noted herein. Care will be taken to ensure that landscape materials are placed in a manner that does not inhibit commercial performance but results in an attractive presentation of the site for adjoining public spaces. Noting the importance of the location of this PUD as prominent as a portion of the western gateway to the Town on Grand Avenue and the part of the gateway to Eagle Ranch on Sylvan Lake Road, great care shall be taken to ensure that the landscape buffer along these roadways is substantial in terms of width and proposed landscape materials. Generous setbacks from the perimeter of the PUD have been provided to ensure adequate areas for landscape materials.

Manicured water-efficient landscaping to include deciduous trees and native shrubs shall be provided to create an appropriate feel along the frontages of Grand Avenue and Sylvan Lake Road. Landscape treatment on Sylvan Lake Road shall be similar in quality to that already provided along this segment of the roadway adjacent to the Eagle Medical Center and the Founders neighborhood located on the opposite side of Sylvan Lake Road. Landscaping within the development areas will include substantial numbers of trees and shrubs to help ground buildings within the landscape, create screening and buffering between buildings and parking areas or driveways, and enhance the enjoyment of open and recreational areas between buildings. Proposed vegetation shall be consistent with the Reserve at Hockett Gulch Approved Vegetation List attached to this PUD Guide. Native areas requiring less irrigation upon maturity will be provided in areas where recreational and pedestrian use is not proposed but will still be considered Useable Open Space. Extensively used recreational areas may be developed with grass turf in order to withstand heavy use. Mulched, gravel, and other xeric practices may also be used to reduce irrigation needs.

Landscape islands or fingers (example shown here with tree) shall be provided within parking areas. These areas should contain trees to help breakup the parking area and provide the opportunity for shade. Islands or fingers of landscaping should occur every ten to twenty parking spaces as a rule of thumb but it is recognized that the number of parking spaces provided is also a critical consideration. Strict compliance to the Town's standards for landscape island spacing is not required.



A minimum number of trees or other plant materials is not prescribed by this PUD Guide. However, the intent is to provide a substantial level of vegetation that produces a high quality, livable environment consistent with the adjacent developments within Eagle Ranch. Detailed landscape plans will be provided during the Development Permit review process.

Irrigation:

All irrigation facilities and operation shall adhere to water efficient practices as adopted by the Town.

Signage:

All signs will comply with the Code, unless the developer chooses to submit a master sign program application for consideration by the Town

Exterior Lighting:

All exterior lighting shall be provided in conformance with the lighting standards of the Code, provided that LED light sources shall be specifically permitted when meeting equivalent light standards of the Town.

10. Wildlife Impact Restrictions

The following wildlife related measures shall be enforced within the PUD:

Bears and Mountain Lions:

- Utilize bear-proof dumpsters for all garbage, use bear-proof containers for trash during the construction period and prohibit workers from leaving food or other bear attractants onsite;
- Prohibit construction workers and contractors from bringing pets on the work site;
- Prohibit outdoor feeding of pets;
- Prohibit the feeding, baiting, salting, of other means of attracting wildlife;
- Educate homeowners and renters about bears, mountain lions, and other wildlife utilizing educational brochures provided by Colorado Parks and Wildlife;
- Shield and direct all lighting fixtures downward to minimize light pollution on adjacent wildlife habitats; and
- Prohibit fruit, nut, and berry producing trees and shrubs in landscape designs.

Pet Control:

Pet regulations shall be included in leases and to limit the number of pets allowed in each unit and prevent nuisance issues to the extent allowed by law. Pets shall always be on leash when outdoors on the property and under direct owner supervision and control. Pets shall not be left unattended in common areas or on outdoor porches or balconies. Pet waste shall be removed by dog owners immediately and disposed of in proper containers.

Fencing:

Fences within the PUD will be constructed in a wildlife-friendly manner that eliminates the chance of entanglement and impalement of wildlife attempting to jump fences. Pointed pickets and strands of wire at the top of perimeter fencing will be prohibited. All fencing shall be developed to allow wildlife to pass through the property.

11. Site Access & Development Phasing

Access: The PUD shall have two separate points of access, one each from Sylvan Lake Road and Grand Avenue. The approval of the Development Permit for HD/PUD-1 shall only require one access to Sylvan Lake Road. The approval of the Development Permit for HD/PUD-3 shall only require one access to Grand Avenue. Approval of any Development Permit that includes HD/PUD-2 shall require both access points to be developed.

Phasing: The PUD is expected to develop in two master phases. It is anticipated that Phase 1 will include the development of both HD/PUD-1 and HD/PUD-2. The development sequencing in Phase 1 is anticipated to occur in two sub-phases; the northern half of HD/PUD-1 and HD/PUD-2 along with the northern most access driveway and parking area will be in the first sub-phase, followed by the remainder or south portion of the two planning areas as the second sub-phase. Phase 2 will include the development of HD/PUD-3, likely at a future date. Each phase and subphase shall comply with the standards set forth in this PUD Guide.

12. Development Permit

All development in the PUD shall be subject to review and approval of a Development Permit pursuant to Section 4.06 of the Code.

13. Debris Flow Hazard

A preliminary hazard analysis has been performed by Wiss, Janney, Eistner Associates, Inc. and documented in a letter report dated August 17, 2018. The report generally finds that there is no significant hazard to the PUD, but that further detailed analysis should occur prior to issuing a subdivision or Development Permit approval for development within the PUD.

14. Subdivision

Subdivision Sketch Plan, Preliminary Subdivision Plan, and Final Subdivision Plat may be combined and processed as one submittal at the time of application for a Minor or Major Development Permit, or may be submitted prior to application for a Minor or Major Development Permit. Each subdivision proposing public improvements shall require a subdivision improvement agreement or development agreement, which will include provisions for a performance guarantee for such public improvements.

15. Utilities

In all Planning Areas, utilities, facilities, and similar improvements, as well as uses and activities necessary for the development of the PUD shall be allowed subject to Town standards and applicable law. Examples of these uses, activities, and improvements include without limitation ditches, drainage improvements, utility lines and related equipment, stormwater facilities, swales, and hazard mitigation improvements.

16. Conflicts

Any specific provisions of this PUD Guide shall supersede the Code. However, where the PUD Guide is silent to any provision, the Code shall apply. In case of dispute or ambiguity, the Town Planner shall interpret the PUD Guide and render a decision.

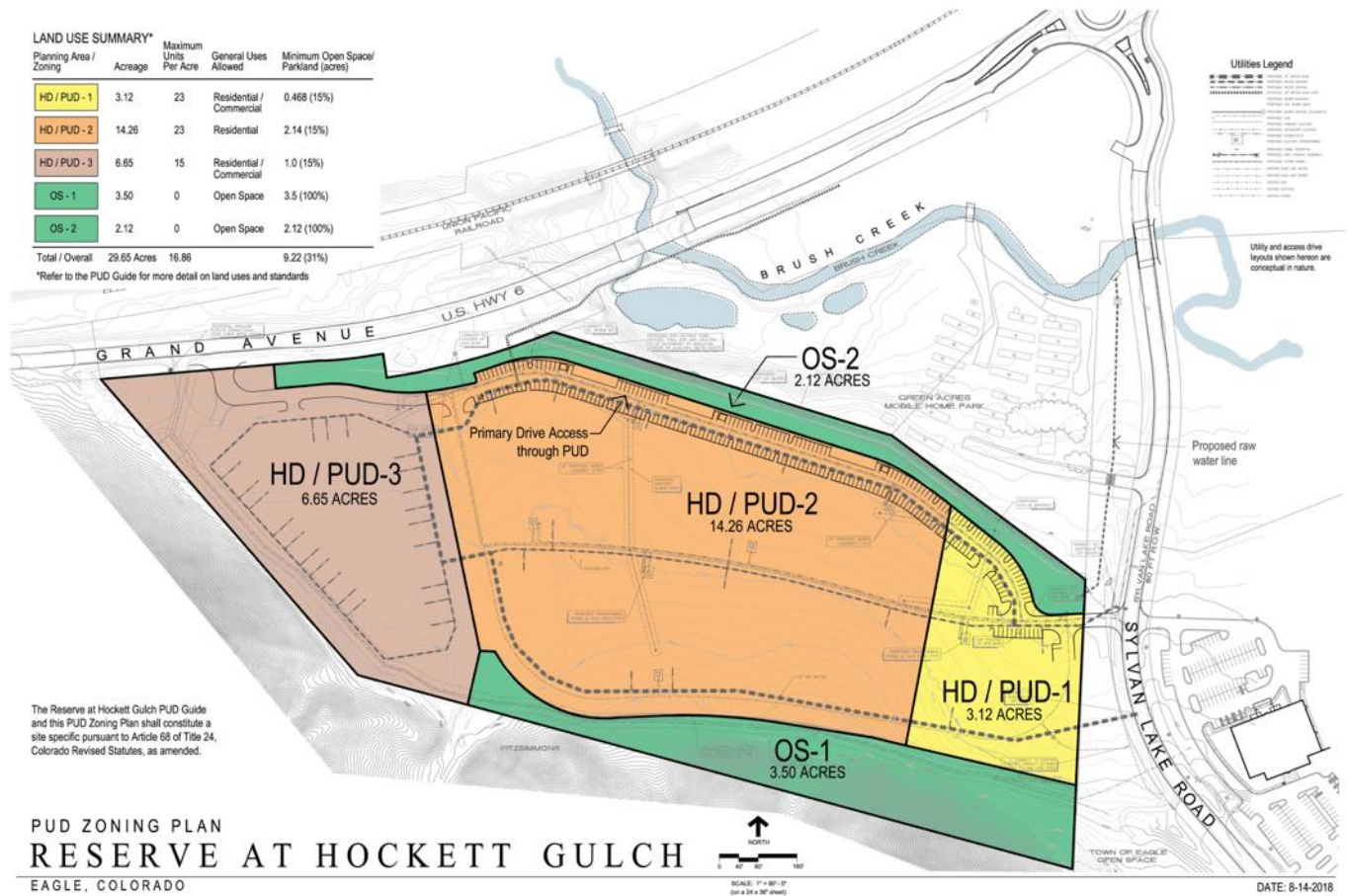
17. Amendment to PUD

Any changes to this PUD Guide or any other element of the PUD shall follow the procedures established in the Code.

Exhibits

PUD Zoning Plan:

The following graphic is the PUD Zoning Plan for the PUD.



Reserve at Hockett Gulch Approved Vegetation List:

DECIDUOUS TREES

BOTANICAL NAME	COMMON NAME
<i>Acer ginnala</i> 'Flame'	Amur Maple
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Crataegus ambigua</i>	Russian Hawthorn
<i>Malus species</i>	Flowering Crabapple: Dolgo, Radiant, Spring Snow
<i>Populus acuminata</i>	Lanceleaf Cottonwood
<i>Populus angustifolia</i>	Narrowleaf Cottonwood\
<i>Populus tremuloides</i>	Quaking Aspen

EVERGREEN TREES

BOTANICAL NAME	COMMON NAME
<i>Juniperus scopulorum</i>	Rocky Mountain Juniper
<i>Picea pungens</i>	Colorado Spruce
<i>Pinus edulis</i>	Pinion Pine
<i>Pseudotsuga menziesii</i>	Douglas Fir

SHRUBS

BOTANICAL NAME	COMMON NAME
<i>Acer glabrum</i>	Rocky Mountain Maple
<i>Amelanchier alnifolia</i>	Serviceberry
<i>Artemisia tridentata</i> vaseyana.....	Mountain Big Sagebrush
<i>Cercocarpus montanus</i>	Mountain Mahogany
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush
<i>Chrysothamnus viscidiflorus</i>	Low Rabbitbrush
<i>Cornus stolonifera</i>	Redtwig Dogwood
<i>Juniperus communis</i>	Juniper
<i>Pentaphylloides floribunda</i> (Potentilla) ...	Shrubby Cinquefoil
<i>Prunus virginianus</i>	Chokecherry
<i>Purshia tridentata</i>	Antelope Bitterbrush
<i>Rhus glabra</i>	Smooth Sumac
<i>Rhus aromatica</i> ssp. <i>trilobata</i>	Skunkbrush
<i>Ribes cereum</i>	Wax Currant
<i>Rosa</i> 'woodsii'	Wood's Rose
<i>Rubus parviflorus</i>	Thimbleberry
<i>Sambucus racemosa</i>	Red Elderberry
<i>Shepherdia canadensis</i>	Buffaloberry
<i>Symphoricarpos orocephalus</i>	Mountain Snowberry
<i>Amelanchier alnifolia</i>	Serviceberry
<i>Amelanchier canadensis</i>	Canadian Serviceberry
<i>Amorpha caescens</i>	Blue Mist Spirea

<i>Artemisia tridentata vaseyana</i>	Mountain Sagebrush
<i>Berberis</i> spp.....	Barberry
<i>Cercocarpus montanus</i>	Mountain Mahogany
<i>Cercocarpus ledifolius</i>	Curlyleaf Mountain Mahogany
<i>Chrysothamnus nauseosus</i>	Rubber Rabbitbrush
<i>Chrysothamnus viscidiflorus</i>	Low Rabbitbrush
<i>Cornus stolonifera</i>	Red Twig Dogwood
<i>Cornus stolonifera</i> 'Isanti'	<i>Cornus stolonifera</i> 'Isanti'
<i>Cornus alba</i> 'Argenteomarginata'	Variegated Dogwood
<i>Cotoneaster divaricatus</i>	Spreading Cotoneaster
<i>Cotoneaster lucidus</i>	Peking Cotoneaster
<i>Euonymus alatus</i> 'Compacta'	Dwarf Burning Bush
<i>Juniperus sabina</i> 'Buffalo'	Buffalo Juniper
<i>Juniperus horizontalis</i> 'Blue Chip'	Blue Chip Juniper
<i>Lonicera involucrata</i>	Twinberry Honeysuckle
<i>Lonicera korolkowi</i> 'Zabel's'	Zabel's Honeysuckle
<i>Spiraea</i> species	Spirea
<i>Physocarpus opalifolius</i>	Golden Ninebark
<i>Physocarpus opulifolius</i> 'Diablo'	Purple Leaf Ninebark
<i>Potentilla</i> species.....	Potentilla
<i>Prunus x cistena</i>	Purple Leaf Plum
<i>Perovskia atriplicifolia</i>	Russian Sage
<i>Pentaphylloides floribunda</i> (<i>Potentilla</i>) ...	Shrubby Cinquefoil
<i>Prunus virginianus</i>	Chokecherry
<i>Purshia tridentata</i>	Antelope Bitterbrush
<i>Ribes alpinum</i>	Alpine Currant
<i>Ribes aureum</i>	Yellow Currant
<i>Rhus glabra</i>	Smooth Sumac
<i>Rosa</i> "woodsii"	Wood's Rose
<i>Rosa foetida</i> 'Bicolor'	Austrian Copper Rose
<i>Rubus parviflorus</i>	Thimbleberry
<i>Sambucus racemosa</i>	Red Elderberry
<i>Shepherdia Canadensis</i>	Buffaloberry
<i>Symphoricarpos orocephalus</i>	Mountain Snowberry
<i>Salix purpurea</i> 'Nana'	Snowmound Spirea
<i>Spirea nipponica</i> 'Snowmound'	Dwarf Blue Arctic Willow
<i>Syringa vulgaris</i>	Common Purple Lilac
<i>Salix monticola</i>	Mountain Willow
<i>Sorbaria sorbifolia</i>	Ural False Spirea

DWARF CONIFERS

BOTANICAL NAME	COMMON NAME
<i>Picea pungens</i> 'Fat Albert'	Fat Albert Spruce
<i>Picea pungens</i> species.....	Dwarf Blue, Green, Globe Spruce

PERENNIAL FLOWERS:

BOTANICAL NAME	COMMON NAME
Achillea	Red Yarrow
Alcea species	Hollyhock
Aquilegia species	Columbine
Aster species	Fall Aster
Centaurea montana	Mountain Bluet / Bachelor Button
Chrysanthemum maximum	Shasta Daisy
Delphinium elatum	Delphinium
Dianthus deltoids	Maiden Pinks
Dicentra spectabilis	Bleeding Heart
Gaillardia grandiflora	Blanket Flower
Hosta sp.	Plaintain Lily
Hemerocallis hybrids	Daylily
Iris siberica	Siberian Iris
Linum perenne	Flax
Lupinus species	Lupine
Papaver orientalis	Oriental Poppy
Penstemon strictus	Rocky Mnt. Penstemon
Salvia x surperba	Salvia

GROUND COVERS:

BOTANICAL NAME	COMMON NAME
Aedopodium podagraria 'Variegatum'	Variegated Bishop's Weed / Snow on the Mnt.
Ajuga species	Ajuga
Arctostaphylos uva-ursi	Kinnikinnick
Artemisia frigida	Fringed Sage
Cerastium tomentosum	Snow-In-Summer
Delosperma nubigenum	Hardy Yellow Iceplant
Galium odoratum	Sweet Woodruff
Mahonia repens	Oregon Grape
Pachystima myrsinites	Mountain Lover
Potentilla verna 'nana'	Creeping Potentilla
Phlox spp.	Phlox
Antennaria rosea	Pussytoes
Fragaria vesca	Wild Strawberry
Sedum spp.	Stonecrop (sedum)
Thymus spp.	Thyme
Vinca minor	Periwinkle

CONTAINER GRASSES

BOTANICAL NAME	COMMON NAME
Festuca glauca 'Elijah Blue'	Elijah Blue Fescue
Helictotrichon sempervirens	Blue Avena Grass
Miscanthus sinensis 'Gracillimus'	Maiden Grass

Schizachyrium scoparium 'Blaze' Blaze Little Bluestem
 Calamagrostis acutiflora 'K.F.' Feather Reed Grass

VINES

BOTANICAL NAME	COMMON NAME
Lonicera heckrottii	Heckrottii Honeysuckle
Clematis species.....	Clematis
Parthenocissus quinquefolia.....	Virginia Creeper / Engleman Ivy

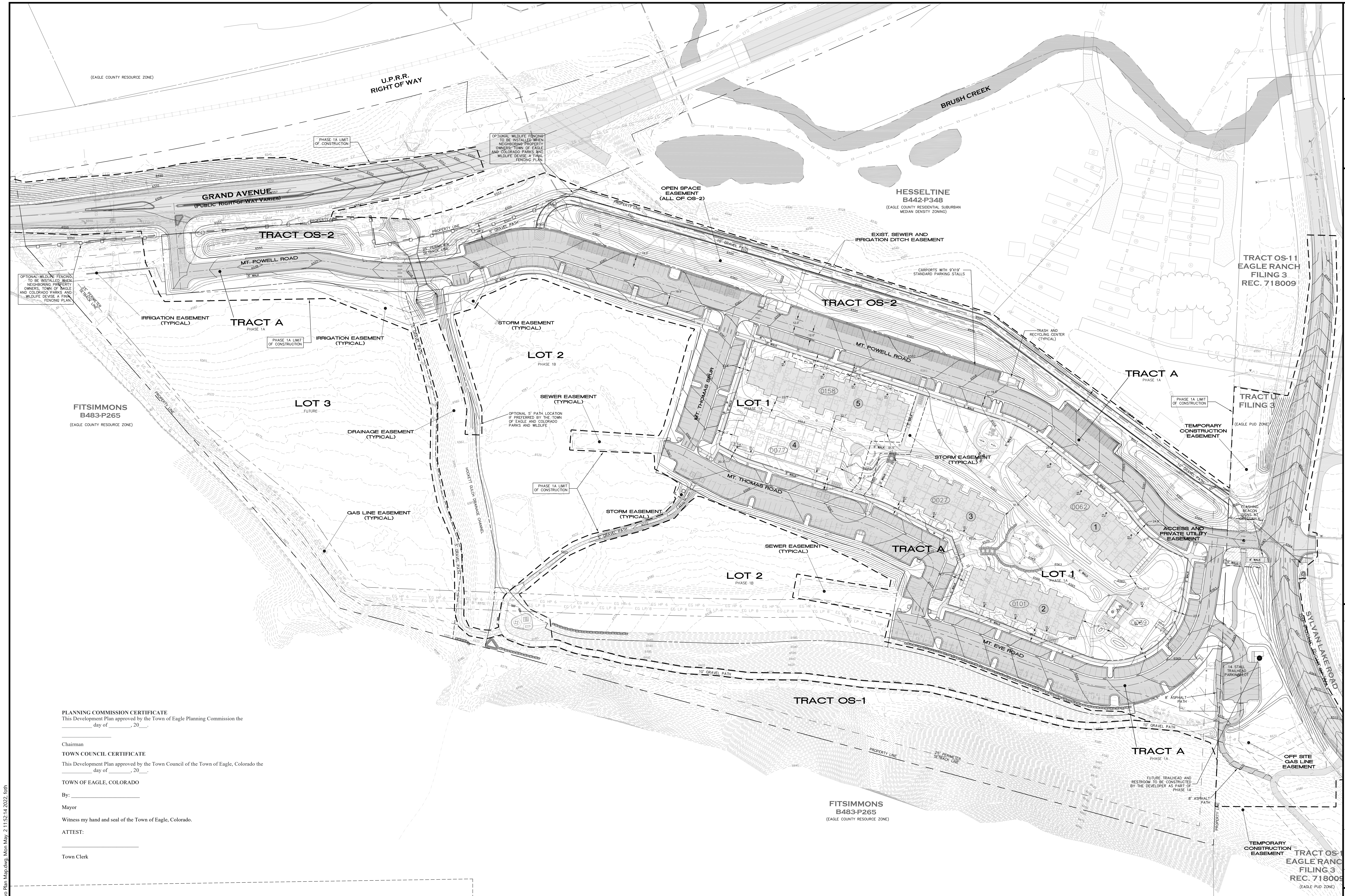
TURF GRASSES - FORMAL TURF AREAS/RECREATION AREAS

BOTANICAL NAME	COMMON NAME
Poa pratensis.....	Kentucky Blue Grass

WILDFLOWER MIX (RECOMMENDED)

Indian Ricegrass
 Sideoats Grama
 Blue Grama
 Slender Wheatgrass
 Arizona Fescue
 Western Wheatgrass
 Canby Bluegrass
 Bluebunch Wheatgrass
 Little Bluestem

C:\Eagle\Reserve at Hockett Gulch\2023\UtilityMasterDraws\Plan Map.dwg, Mon May 2 11:52:14 2022, kch



PLANNING COMMISSION CERTIFICATE
This Development Plan approved by the Town of Eagle Planning Commission the _____ day of _____, 20____.

Chairman _____

TOWN COUNCIL CERTIFICATE
This Development Plan approved by the Town Council of the Town of Eagle, Colorado the _____ day of _____, 20____.

TOWN OF EAGLE, COLORADO

By: _____

Mayor _____

Witness my hand and seal of the Town of Eagle, Colorado.

ATTEST: _____

Town Clerk _____

LEGEND	
	PHASE 1A CONSTRUCTION LIMIT
	PROPERTY LINE
	EDGE OF ORDER
	EDGE OF ASPHALT
	DRY ROAD/PATH
	BOULDER WALL
	FENCELINE
	WATER LINE
	SEWER LINE & MANHOLE
	OVERHEAD ELECTRIC
	UNDERGROUND ELECTRIC
	UNDERGROUND PHONE
	UNDERGROUND FIBER OPTIC
	GAS LINE
	ELECTRIC POLE & GUY WIRE
	ELECTRIC SPICE VALVE
	ELECTRIC 1-PHASE TRANSFORMER
	ELECTRIC SWITCHGEAR
	PHONE SPICE VALVE & REESTER
	STORM, SEWER, KILEY, & FLARED DSD SECTION
	IRRIGATION PIPING & MANHOLE
	PROPOSED ASPHALT
	PROP. CONCRETE SIDEWALK
	PROPOSED GRAVEL PATH
	PROPOSED SOFT PATH
	PROPOSED CARPORTS

LAND USE SUMMARY							
LOT/TRACT	LAND USE	ACRES (SF)	PERCENT	OWNERSHIP	MAINTENANCE		
LOT 1 (PHASE 1A)	RESIDENTIAL APARTMENTS	4.25 (185,190)	14.33	OWNER	OWNER/P.O.A.		
LOT 2 (PHASE 1B)	RESIDENTIAL APARTMENTS	6.15 (267,721)	20.74	OWNER	OWNER/P.O.A.		
LOT 3 (FUTURE)	RESIDENTIAL/COMMERCIAL	6.30 (274,561)	21.26	OWNER	OWNER/P.O.A.		
TRACT OS-1*	TOWN OPEN SPACE	4.27 (186,199)	14.40	TOWN OF EAGLE	TOWN OF EAGLE		
TRACT OS-2*	COMMUNITY OPEN SPACE	2.71 (118,066)	9.14	OWNER	OWNER/P.O.A.		
TRACT A	ROADWAY, ACCESS, DRAINAGE, IRRIGATION & GENERAL UTILITIES	5.97 (259,926)	20.13	OWNER	OWNER/P.O.A.		
TOTAL		29.65	100.00				

* USES PER PUD GUIDE: PEDESTRIAN OR BICYCLE TRAILS, SHADE SHELTERS AND PICNIC FACILITIES, PUBLIC AND PRIVATE PARKS, TRAILHEAD ACCESS AND PARKING (OS-1 ONLY), PUBLIC RESTROOMS, UTILITIES INCLUDING TANKS, LINES, MAINS, PUMPHOUSES, FACILITIES AND OTHER PUBLIC SERVICES AND UTILITY BUILDINGS, COMMUNITY GARDENS AND ASSOCIATED FACILITIES.

* OWNER AND MAINTENANCE RESPONSIBILITIES ARE SHOWN IN EXHIBIT 1 AND FURTHER OUTLINED IN DEVELOPMENT AGREEMENT.

PHASE 1A UNIT BREAKDOWN TABLE	
STUDIOS	30
1 BEDROOM	78
2 BEDROOM	92
3 BEDROOM	16
TOTAL	216

LOT 1 DENSITY = 216 DU'S @ 4.25 ACRES = 50.82 DU/ACRE.

PHASE 1A DENSITY = 216 DU'S @ 17.2 ACRES = 12.6 DU/ACRE.

BUILDING SQUARE FOOTAGES AND USES (REFER TO SHEET A0.07 FOR THE ACTUAL INFORMATION)			
BUILDING #	USE	SQUARE FOOTAGE	BLDG DIMENSIONS
1	RESIDENTIAL APARTMENTS	42,634	273' x 70' x 45'
2	RESIDENTIAL APARTMENTS	31,911	204' x 70' x 45'
3	RESIDENTIAL APARTMENTS	31,911	204' x 70' x 45'
4	RESIDENTIAL APARTMENTS	31,078	188' x 70' x 45'
5	RESIDENTIAL APARTMENTS	42,634	273' x 70' x 45'
CLUBHOUSE	CLUBHOUSE	4,867	
CARPORTS	CARPORT	13,024	
PUBLIC REST ROOM	TOILET	120	

PHASE 1A (LOT 1, TRACT A AND TRACTS OS-1 & 2)

5 RESIDENTIAL MULTI-FAMILY APARTMENT BUILDINGS

1 CLUBHOUSE FACILITY

PUBLIC RESTROOM BUILDING

14 SPACE PUBLIC TRAILHEAD PARKING LOT

TURN LANES ON SYLVAN LAKE ROAD AND GRAND AVENUE

• WORKFORCE HOUSING = 98 DEED RESTRICTED UNITS

• PHASE 1A AREA = 17.2 ACRES

• PHASE 1A IMPERVIOUS AREA = 188,181 SF = 4.32 ACRES

• PHASE 1A BUILDING COVERAGE = 75,139 SF = 1.725 ACRES

• PHASE 1A PARKING AREA = 77,810 SF (INCLUDES 13,024 SF FOR CARPORTS)

• PHASE 1A USABLE OPEN SPACE = 74,923 SF

• PARCEL OS-1 IS TO HAVE A MINIMUM 8000 SF PARK

PRELIMINARY
May 02, 2022
NOT FOR CONSTRUCTION

ALPINE ENGINEERING INC.
EDWARDS CO 81632 1970/926.3373
WWW.ALPINECVL.COM

RESERVE AT HOCKETT GULCH

EAGLE, CO

DEVELOPMENT PLAN MAP

BY	AEI	
DATE	02/07/2022	
REVISIONS		
1	02/07/2022	MDP RESPONSE TO COMMENTS
2	04/22/2022	MDP RESPONSE TO COMMENTS-ROUND 2
3		
4		
5		
6		
7		
8		
9		
10		

DESIGNED BY	AEI
DRAWN BY	AEI
CHECKED BY	GB
JOBS NO.	1
DATE	02/09/2022

SHEET
1 OF 1

96



COLORADO

Parks and Wildlife

Department of Natural Resources

Glenwood Springs Service Center
0088 Wildlife Way
Glenwood Springs, CO 81601
P 970.947.2920 | F 970-947-2936

March 16, 20212

Town of Eagle

Carrie McCool; Town of Eagle Contract Planner

200 Broadway, PO Box 609

Eagle, CO 81631

RE: Reserve at Hockett Gulch Second Referral

File Number: DR21-02 Major Development Permit and PPFP21-01 Preliminary Plan/Final Plat

Ms. McCool,

Colorado Parks and Wildlife (CPW) has had an opportunity to review the second, updated Land Use Request for the Reserve at Hockett Gulch. The applicant is still proposing a major development permit for approval to construct 400 rental units and a clubhouse on 17.38 acres. Forty-five percent of the units proposed include a deed restriction requiring local residency. Preliminary Plan and Final Plat approval to subdivide 29.65 acres into 4 lots and two open space tracts. Current plans continue to show a soft recreation path drawn into the plans running to the west of the Hockett Gulch drainage and to the south of the proposed developed units. CPW appreciates the opportunity to provide the following comments and recommendations.

After the first round of referral comments regarding this proposed development, CPW District Wildlife Manager Brian Wodrich met on-site with Town of Eagle Staff and Planner and the Applicant's Representative on February 7, 2022. The purpose of this meeting was to discuss several of the issues addressed in the first referral review and how the proposed development would have an effect on the current wildlife populations utilizing the property. During this on-site visit, CPW showed in real time the significant use of the property by elk and deer,



especially to the west of the Hockett Gulch Drainage. This constant use by elk and deer throughout the winter months upon the property was observed by all present at the on-site visit in regards to winter range use and movement corridors. One of the main topics and concerns of CPW is the significant amount of vehicle collisions with wildlife occurring on Highway 6 (Grand Avenue) with deer and elk moving on and off of the property directly to the north of the proposed development. These collisions pose a significant public safety issue as well as being detrimental to the wildlife population, which CPW has observed crossing this section of road several times per day during the winter months. Additionally, at the on-site visit, it was observed by all as to how the elk and deer are heavily using the west side of the property as winter range and for a movement corridor to the connecting public lands to the south.

CPW continues to recommend a wildlife corridor of at least 250 feet of undeveloped land along the far western edge of the development. This corridor would prove extremely valuable as deer and elk attempt to occupy or cross the property in an undistributed way. The recommendation for this corridor is supported by the Governor's Executive Order D-2019-011 which promotes the conservation of wildlife corridors. Creating a vegetative buffer between the wildlife corridor and the proposed developed area will additionally assist in allowing wildlife to occupy the area undisturbed, especially in the winter months.

In the updated proposed plan, the mapped soft trail remains to the west of Hockett Gulch in the area that is labeled "Lot 3". CPW continues to recommend not having this soft trail run through this area, as it is mule deer winter range and actively used by wintering elk. CPW would like to recommend having all residents utilize the existing hard path along Sylvan Lake Road to gain access and connectivity to all other Town of Eagle trails. While reviewing the updated plan map, access to these already developed trails could be easily accessed by future residents by using sidewalks and hard paths designed into the interior of the proposed development. CPW believes using the designed system of sidewalks within the interior of the development in order to gain access to the proposed Town of Eagle Trailhead and the existing Town trail system across Sylvan Lake Road would have the least amount of impact upon the existing wildlife populations. Recreation trails like the previously mentioned proposed soft path through Lot 3 would most likely be used by residents walking their dogs and would create continued disturbance upon the local wildlife populations in this area. Connecting this proposed development to the already existing hard trail system within the Town of Eagle

along Sylvan Lake Road would be the most recommended alternative to the proposed soft trail.

During the site visit, the topic of fencing was discussed as a tool to decrease the amount of wildlife-vehicle collisions on the section of Highway 6 (Grand Avenue) directly to the north of the proposed development. High-fencing along the north and south sides of this section of roadway would reduce the ever-growing wildlife and vehicle collisions within this location. Utilizing this fencing to guide wildlife to the existing underpass to the north of the proposed development would allow connectivity within the wildlife movement corridor while reducing the amount of vehicle collisions with wildlife. The amount of fencing would not have to be extensive as it could be designed to end into the hillside just west of the property on the south side of the road and connect into the already existing fencing along the bike path on the north side of Highway 6 (Grand Avenue). CPW can provide additional recommendations regarding wildlife fencing designs along roadways to prevent collisions if requested.

The mapped Bald Eagle roost site that falls within “Lot 1” in the North East corner of this proposed development previously mentioned in CPW’s first referral letter appears to be currently unused. CPW has monitored this roost site throughout the winter with no sightings reported. Due to the current inactivity at this Bald Eagle roost site, CPW recommends bypassing our standard seasonal restrictions and buffer zones, however, if Bald Eagles do begin to occupy the roost site, CPW will contact The Town of Eagle and discuss appropriate restrictions and buffer zones.

In addition to CPW’s recommendations for mule deer and bald eagles, CPW would like to continue to recommend the following guidelines:

- Ensure that bear-proof containers are utilized for all garbage and food-related waste on the property and only put trash out on the day of scheduled pickup during and after construction. Animals (especially black bears) do become habituated to anthropogenic food sources, which often leads to the euthanasia of these animals due to repeated conflicts with people.
- Adhere to the already established wildlife seasonal closures on all public lands in and around the Town of Eagle to minimize wildlife disturbance
- Keep dogs on leash in areas where wildlife occurs and prevent all dogs from coming into contact with wildlife

- Discourage fruit, berry, or nut producing trees and shrubs from the landscaping plans to further reduce attractants for bears and other wildlife.
- Refer to CPW's Fencing with Wildlife in Mind document and ensure that any new perimeter fencing, if deemed necessary, is in compliance with the standards outlined in that document.

As a referral agency we hope to provide recommendations and provide concerns that may help make this proposal more successful. CPW will attend any meetings that we are requested and provide explanations or further information regarding our comments. The contact for CPW will be District Wildlife Manager, Brian Wodrich at 970-948-9166 or by email at Brian.Wodrich@State.CO.US.

Sincerely,



Matt Yamashita
Area Wildlife Manager
Colorado Parks and Wildlife



COLORADO

Parks and Wildlife

Department of Natural Resources

Glenwood Springs Service Center
0088 Wildlife Way
Glenwood Springs, CO 81601
P 970.947.2920 | F 970-947-2936

May 13, 2022

Town of Eagle

Carrie McCool; Town of Eagle Contract Planner

200 Broadway, PO Box 609

Eagle, CO 81631

RE: Reserve at Hockett Gulch Third Referral

File Number: PUD A22-01 Minor PUD Amendment; DR21-02 Major Development Permit and
PPFP21-01 Preliminary Plan/Final Plat

Ms. McCool,

Colorado Parks and Wildlife (CPW) has had an opportunity to review the third, updated Land Use Request for the Reserve at Hockett Gulch. The new Minor PUD Amendment application is to change the location of a portion of the 5-foot soft perimeter path in HD_PUD-3 (Lot 3 of the Preliminary Plan and Final Plat).

The applicant is still proposing a major development permit for approval to construct 400 rental units and a clubhouse on 17.38 acres. Forty-five percent of the units proposed include a deed restriction requiring local residency. Preliminary Plan and Final Plat approval to subdivide 29.65 acres into 4 lots and two open space tracts. Current plans continue to show a soft recreation path drawn into the plans running to the west of the Hockett Gulch drainage and to the south of the proposed developed units. CPW appreciates the opportunity to provide the following comments and recommendations.

Follow up conversations between CPW Staff, Town of Eagle Staff and the applicant since the February 7, 2022 on-site meeting, discussions regarding the soft path have continued.



In the most updated proposed plan, the mapped soft trail is now plotted to run along Hockett Gulch, between lots 2 and 3, then going through the middle of the Open Space parcel (OS-1) to the south of the proposed development. CPW continues to recommend not having a soft trail on the proposed property, rather have all residents utilize the existing hard path trail system along Sylvan Lake Road to gain access and connectivity to all other Town of Eagle trails. While reviewing the most updated plan map, access to the town trail system could be easily accessed by future residents by utilizing sidewalks and hard paths designed into the interior of the proposed development. CPW believes using the designed system of sidewalks within the interior of the development in order to gain access to the proposed Town of Eagle Trailhead and the existing Town trail system across Sylvan Lake Road would have the least amount of impact upon the existing wildlife populations. Recreation trails like the previously mentioned proposed soft path would most likely be used by residents walking their dogs and would create an unnecessary disturbance upon the local wildlife populations in this area. Connecting this proposed development to the already existing hard trail system within the Town of Eagle along Sylvan Lake Road would be CPW's most recommended alternative to the proposed soft trail.

If it is determined that the soft path must be put into the design of the proposed plan, CPW recommends having the soft path abut directly against Mt. Eve Road within OS-1 in order to allow for as much undisturbed wildlife passage throughout the OS-1 tract. Current plans show the soft path going through the middle of OS-1, which would make this small tract of open space undesirable for wildlife in terms of movement corridors. Additionally, CPW recommends that all trails throughout the Hockett Gulch Development implement the Town of Eagle's dog leash policy and that the HD/PUD-3 section of the development prohibits dogs to further reduce dog and wildlife conflicts. Dogs harassing wildlife within the Town of Eagle are having an ever-increasing, negative impact upon the local wildlife populations and preventative planning to address this issue will benefit wildlife and will help to protect the dogs and their owners from potential dog-wildlife conflicts.

CPW continues to recommend a wildlife corridor of at least 250 feet of undeveloped land along the far western edge of the development. This corridor would prove extremely valuable as deer and elk attempt to occupy or cross the property in an undistributed way. The recommendation for this corridor is supported by the Governor's Executive Order D-2019-011 which promotes the conservation of wildlife corridors. Creating a vegetative buffer

between the wildlife corridor and the proposed developed area will additionally assist in allowing wildlife to occupy the area undisturbed, especially in the winter months.

During the February 7, 2022 site visit, the topic of fencing was discussed as a tool to decrease the amount of wildlife-vehicle collisions on the section of Highway 6 (Grand Avenue) directly to the north of the proposed development. High-fencing along the north and south sides of this section of roadway would reduce the ever-growing wildlife and vehicle collisions within this location. Utilizing this fencing to guide wildlife to the existing underpass to the north of the proposed development would allow connectivity within the wildlife movement corridor while reducing the amount of vehicle collisions with wildlife. The amount of fencing would not have to be extensive as it could be designed to end into the hillside just west of the property on the south side of the road and connect into the already existing fencing along the bike path on the north side of Highway 6 (Grand Avenue). CPW can provide additional recommendations regarding wildlife fencing designs along roadways to prevent collisions if requested.

In addition to these recommendations, CPW continues to recommend the following guidelines:

- Ensure that bear-proof containers are utilized for all garbage and food-related waste on the property and only put trash out on the day of scheduled pickup during and after construction. Animals (especially black bears) do become habituated to anthropogenic food sources, which often leads to the euthanasia of these animals due to repeated conflicts with people.
- Adhere to the already established wildlife seasonal closures on all public lands in and around the Town of Eagle to minimize wildlife disturbance
- Keep dogs on leash and prevent all dogs from coming into contact with wildlife
- Discourage fruit, berry, or nut producing trees and shrubs from the landscaping plans to further reduce attractants for bears and other wildlife.
- Refer to CPW's Fencing with Wildlife in Mind document and ensure that any new perimeter fencing, if deemed necessary, is in compliance with the standards outlined in that document.

Mountain Lions and Black Bears are commonly found in this proposed development's area with more human conflict calls being reported to CPW recently. Since this planned development's

occupants will be renters that may not originally reside from the local area, CPW would like to recommend that the Town of Eagle provides all new residents updated information regarding the impact of humans on the local wildlife populations. Additionally, CPW recommends signage regarding living in lion and bear habitat throughout the proposed development as well as literature being available for new residents to further education them on the most effective way to live amongst these two predator species.

As a referral agency we hope to provide recommendations and provide concerns that may help make this proposal more successful. CPW will attend any meetings that we are requested and provide explanations or further information regarding our comments. The contact for CPW will be District Wildlife Manager, Brian Wodrich at 970-948-9166 or by email at Brian.Wodrich@State.CO.US.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Yamashita', with a stylized, cursive script.

Matt Yamashita
Area Wildlife Manager
Colorado Parks and Wildlife

file: Brian Wodrich - District Wildlife Manager



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: June 7, 2022

PROJECT: Reserve at Hockett Gulch

REQUEST: Major Development Permit approval to construct 216 rental units and a clubhouse on 17.2 acres. Forty-five percent (45%) of the units proposed include a deed restriction requiring local residency.

FILE NUMBER: DR21-02

APPLICANT: Epoch GCH Hockett Gulch Holdings, LLC
2579 W. Main Street, Unit 201
Littleton, CO 80120-4640

LOCATION: 16186 Highway 6
Eagle, Colorado 81631

CODE: Section 4.04.070 Major Development Review

ZONING: Reserve at Hockett Gulch Planned Unit Development (PUD)

EXHIBITS:

- A: Land Use and Development Application
- B: Project Narrative (Revised May 26, 2022)
- C: Major Development Permit Plan Set
- D: Lighting Plan (Revised May 23, 2022)
- E: Landscape Plan (Revised May 24, 2022)
- F: Building Height Measurement Interpretation
- G: Town Engineer Redlined Comments
- H: Eagle Medical Center Approved Landscape Plan

PUBLIC COMMENT:

Staff has not received any letters of public comment as of June 3, 2022. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF:

Carrie McCool, Eagle Contract Planner - carrie@mccooldevelopment.com

INTRODUCTION

The proposed development permit for the first phase (Phase 1a) of Reserve at Hockett Gulch includes all of HD/PUD-1 and a portion of HD/PUD-2 and all improvements within OS-1 and OS-2, along with the trailhead improvements located on Town property adjacent to Sylvan Lake Road. A total of 216 rental units within five buildings and a clubhouse facility are proposed on 17.2 acres. Forty-five percent (45%) of the units proposed include a deed restriction requiring local residency. Additionally, the proposal includes the construction of the access on Grand Avenue and improvements to Sylvan Lake Road that provide access to the entire PUD.



The Major Development Permit Plan Set is comprised of the following plans:

- Development Plan Map
- Lighting Plan
- Landscape Plan
- Parking Plan
- Architectural Design Plan

ISSUES FOR DISCUSSION

1. Does the Planning and Zoning Commission support the alternative open space programming and open space/land areas (e.g., sidewalks, walks, and landscape improvements) proposed to fulfill the private usable open space PUD requirements?
2. Would the Planning and Zoning Commission agree that the landscape buffer along Grand Avenue is substantial in terms of width and proposed landscape materials?
3. Is the landscape treatment on Sylvan Lake Road similar in quality to that already provided along this segment of the roadway adjacent to the Eagle Medical center and the Founders neighborhood located on the opposite side of Sylvan Lake Road?
4. Is the proposed architectural style representative of the Western Slope Colorado Mountain Town style architecture?

STANDARDS FOR MAJOR DEVELOPMENT REVIEW

An application for a Major Development Permit shall follow the review procedures outlined in [Section 4.06.070](#) of the Land Use and Development Code.

STANDARD #1: *The proposed use is consistent with the provisions of this Chapter and with the Town's ordinances, regulations, goals, policies, and plans.*

Regulations

The Reserve at Hockett Gulch PUD Guide serves as the governing land use regulations which will control the orderly development of the Reserve of Hockett Gulch PUD. Additionally, the PUD Guide is a site-specific development plan that creates vested rights pursuant to Article 68 of title 24, Colorado revised Statutes, as amended. Pursuant to the Annexation Agreement, the period of vested rights is seven (7) years from the date of the approval of the PUD Guide.

The PUD Guide defers to conformance with Section 4.07 Development Standards in some cases. As such, the following analysis includes conformance with the PUD Guide, Zoning Plan, and the development standards of [Section 4.07](#) of the Land Use and Development Code.

Use by Right and Density Control

Staff Comment: The PUD Guide sets forth allowed uses in the three planning areas and open space tracts with minimum and maximum density limitations. The first phase of the development includes multifamily residential uses (apartments), which are a use by right in planning areas HD/PUD-1 and HD/PUD-2. The proposed density is 12.6 dwelling units per acre which falls below the maximum density allowance of 23 dwelling units per acre set forth in the PUD.

Minimum Building Setbacks

Staff Comment: All proposed buildings are outside the required 25-foot perimeter setback and maintain a 5-foot setback from the streets with a minimum 10-foot separation between building in conformance with the minimum building setbacks of the PUD. Parking is provided within Tract A wherein the parking is setback over 10-feet from the perimeter of the site in accordance with the minimum building setback requirements set forth in the PUD.

Maximum Building Heights

Staff Comment: Building height is regulated by the PUD Guide and all buildings comply with the maximum height limitation of 45-feet based on staff's interpretation of building height measurement ([LINK](#)).

Minimum Lot Area

Staff Comment: The proposed development includes the construction of the apartments on Lot 1 of which the preliminary plan and final plat are being processed concurrently with the Major

Development Permit. Lot 1 will be 4.25 acres, exceeding the minimum lot area of 15,000 square feet outlined in the PUD Guide.

Maximum Building and Impervious coverage

Staff Comment: During the development review process, staff has experienced difficulty determining conformance with the PUD Guide, design requirements, and development standards set forth in the Code as the Development Permit Plan drawings include errors in square footages and area calculations. Most of these challenges stem from base mapping errors that impact all other coordinated drawings (e.g., landscape plan, lighting plan, architectural design plan, etc.).

The first example is the building square footage calculations provided in the building square footages and uses table on the Development Plan Map where it states there is 198,024 square feet of building coverage, but the notes below the table state there is 75,139 square feet of building coverage. The Landscape Plan also utilizes the 75,139 square feet of building coverage number as a basis for area calculations. As such, staff is unable to confirm that the maximum building coverage and impervious coverage are in conformance with the standards set forth in the PUD Guide.

In order for staff to determine compliance with all zoning, design requirements, and development standards set forth in the Code, all development plan drawings must have correct square footages and areas calculations that are clearly depicted graphically on the plan drawings. Staff has provided a recommended condition of approval to this effect for the Commission's consideration.

Maximum Residential Floor Area

Staff Comment: The residential floor area is not included on the Development Plan Map and as referenced above, the building square footages in the building square footages and uses table are incorrect. It's staff's understanding the project architect is calculating the floor area ratio and it will be included on the Development Plan Map. A condition of approval is provided for the Commission's consideration.

Open Space and Parks

Staff Comment: The PUD Guide identifies two parcels that are zoned open space; OS-1 and OS-2. Both parcels provide sites for natural open space, recreation access, paved trails, unpaved trails and facilities, single-track trails, water storage and drainage improvements, debris flow mitigation, and roadways and landscaping.

Tract OS-1 is 4.27 acres according to the Development Plan Map, which exceeds the minimum 3.5 acres required per the PUD Zoning Plan. This tract will be conveyed to the Town and allows for public access, debris flow mitigation, stormwater facilities, public and private utilities. It will include a portion of the required perimeter trail that will be a 10-foot gravel path that connects to the Town's recreation path system. The Developer will construct this path within

the first phase of the development in conformance with the PUD requirements. In addition to the recreational trail use, OS-1 will include the construction of a scenic overlook park area with exercise equipment and a dog park for a total of 15,001 square feet of usable open space that exceeds the minimum requirement of 8,000 square feet as required by the PUD. Target users of said amenities are both adults and children with the exception of the exercise equipment within the park that would be utilized by adults.

Tract OS-2 is 2.71 acres according to the Development Plan Map, which exceeds the minimum 2.12 acres required by the PUD Zoning Plan. This tract will remain privately owned, but access will be provided to the Town through the dedication of an open space easement allowing public access, debris flow mitigation, stormwater facilities, public and private utilities. Improvements within OS-2 include build out of a portion of the perimeter path that connects to the Town's established recreation path system and is accessible to the general public. Additionally, a single track path is proposed to provide active recreation for both adults and children.

An additional open space and parks requirement set forth in the PUD is the construction of a paved trailhead parking area for up to 14 parking spaces and waterless vault toilet to be located within the Town's open space abutting Sylvan Lake Road. These amenities are solely a public benefit to the Eagle community. The Development Plan Map depicts a 14 stall trailhead parking lot and restroom in conformance with the requirements set forth in the PUD. The Reserve at Hockett Gulch Development Agreement allows the Town to require the developer to install a water and sewer-serviced restroom, provided that the cost of designing and constructing the restroom will be allocated between the developer and the town. The town is requiring the restroom to be water and sewer-serviced and would also like to have two restrooms provided. As such, staff is requesting the restroom upgrades to include sewer service and the option of a two-room bathroom facility. A condition of approval is provided for the Commission's consideration.

The PUD Guide sets forth a requirement that the Developer install a solar powered pedestrian crosswalk warning light system located to the north of the vehicular access to the project from Sylvan Lake Road. The Development Plan Map depicts a flashing beacon sign at the crosswalk to the north of the Sylvan Lake Road access in conformance with the PUD requirement; however, the flashing beacon must be solar powered. Staff recommends the Development Plan and construction drawings be revised to state the flashing beacon is solar powered. A condition of approval is provided for the Commission's consideration.

Usable Open Space

Staff Comment: The PUD Guide requires that there shall be a minimum of 300 square feet of usable open space for each dwelling unit. With 216 apartment units proposed, a total of 64,800 square feet of usable open space is required. Additionally, private usable open space areas within each planning area are required to contain park-like areas designed to accommodate recreational needs of children (i.e., playgrounds, play areas, play fields) and adults (i.e., sport courts and picnic areas) with at least 75% of these areas being at a slope of less than ten percent (10%). Further, the developer is required to construct recreation areas in all planning areas consisting of playgrounds with playground equipment, play fields, basketball

courts, sand volleyball courts or similar types of improvements to accommodate the needs of residents.

The applicant is proposing alternative open space programming for the project that includes the following passive and active recreational amenities to meet the private usable open space requirements:

The Lawn: A total of 12,630 square feet is provided in the lawn including a multiuse field, (sports court), playground and trike track to accommodate the active recreation needs of children while the multiuse field and picnic plaza (shade structure as depicted on the Landscape Plan) can also fulfill the recreational needs of adults. The multiuse field is open lawn with turfgrass wherein court lines are shown on the Landscape Plan (see sheet L-2.4) for reference as possible use equipment for various sports available to residents on the premises. The proposed picnic plaza is identified as passive recreation for both adults and children. The useable open space table on sheet L-2.0 of the Landscape Plan indicates that 89 percent of the lawn is usable open space which exceeds the minimum 75 percent of the area being at a slope of less than ten percent.

The Slope: This amenity targets both children and adults by providing a stage/plaza, seat boulders, sloped lawn, and gardens. The stage/plaza, seat boulders and sloped lawn is designated as active recreation, but staff interprets the sloped lawn, seat boulders, and gardens as passive. A total of 80 percent of the slope is designated as usable, which exceeds the minimum 75 percent useable.

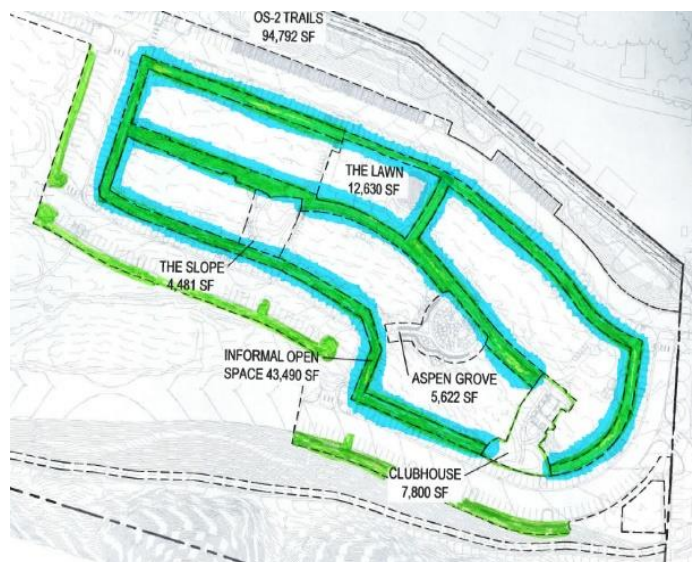
Aspen Grove: A total of 5,622 square feet of passive recreation is proposed with installation of hammocks, buffer plantings, and gardens. Target users are both children and adults. The usable open space table indicates that 69 percent of the aspen grove is useable, which exceeds the minimum 75 percent of the area being at a slope of less than ten percent.

Clubhouse: The clubhouse amenity includes a 4,867 square foot building and includes an outdoor fire pit, pergola, outdoor kitchen, outdoor spa, bike station, dog wash and gardens. The target users of the clubhouse include both children and adults with passive recreation provided by the outdoor fire pit, pergola, outdoor kitchen, outdoor spa, and gardens. Proposed active recreation amenities include the outdoor kitchen, bike station, and dog wash.

Informal Open Space/Land Areas: These areas include sidewalks, internal pathways and landscape improvements. The landscape plan identifies a total of 81,909 square feet of open space to include the lawn, the slope, aspen grove, and informal open space/land areas within phase 1a. The usable open space table found on sheet L-2.0 states 30,533 square feet meets the definition of usable within the lawn (89% usable), the slope (80%), aspen grove (69% usable) and the clubhouse (90% usable). The majority of the usable open space is derived from the informal open space/land areas within phase 1a that has 43,490 square feet of useable

open space. The areas are highlighted in blue/green (see graphic to the right) and include sidewalks, internal pathways and landscaped areas between the buildings.

The Land Use and Development Code defines useable open space as open area of a lot designed and developed for uses, including, but not limited to, recreation, courts, gardens, parks, and landscaping, which open space may include a maximum of 20 percent of non-living materials such as walks, decks, terraces, water features and decorative rock. The informal open space area/land area includes sidewalks, decorative walks, and other landscape improvements.



Staff finds these areas meet the definition of usable space per the Code. However, they are passive amenities that would not be consistent with the active recreational amenities like playgrounds, play areas, play field required for children or sports courts, and picnic areas for adults, or similar type of improvements required for recreation areas like playground equipment, basketball courts, sand volleyball courts that are required to be constructed in all planning areas.

Maintenance of Open Space

Staff Comment: Tract OS-1 is to be maintained and owned by the Town of Eagle. The tract will be conveyed to the Town at time of final plat recordation and will be addressed in the development agreement.

Common open space areas within Phase 1a and tract OS-2 will be owned and maintained by a property owner's association. The applicant is currently forming the property owner's association of which ownership and maintenance of Tract OS-2 will included.

Parking, Streets, and Other Standards

Parking

Staff Comment: The development proposes a mix of 1 bedroom/studio, 2 and 3 bedroom units with a total of 390 spaces provided within 75 carport and surface parking spaces. Three (3) parking spaces are provided for the clubhouse, with a total of 465 spaces for Phase 1a that exceeds the minimum parking requirements set forth in the PUD Guide. The applicant has noted that the 76 surplus spaces included in Phase 1a will be utilized to meet parking requirements of Phase 1b in the future.

Phase 1a Unit Types	Spaces Required by Unit Type	Number of Units	Spaces Required
1 Bedroom or Studio	1.5 spaces per unit	108	162
2 Bedrooms	2 spaces per unit	92	184
3 or More Bedrooms	2.5 spaces per unit	16	40
Clubhouse	3 spaces	1	3
Total required			389
Total provided			465

It's important to note that the PUD Guide does not require guest parking. At the time of annexation and zoning, guest parking was discussed, wherein it was found the proposed multifamily uses were parked at an average rate of 1.75 spaces per unit versus 1.37 spaces per unit predicted by ITE. As such, guest parking for multifamily uses were allowed to be eliminated as general parking spaces would not be assigned specifically for residents, excluding the individual garages that would be separately rented. As such, a note is included on the parking plan stating that excluding carport parking spaces, parking spaces will not be assigned for specific residents to ensure guests will have adequate parking within the development.

As part of the open space and parks requirements set forth in the PUD Guide, the developer is required to construct a paved trailhead parking area for up to 14 spaces within the Town's open space along Sylvan Lake Road. The parking plan and development plan map depict the required 14 off-site public parking spaces that will be constructed in Phase 1a and addressed in the Development Agreement.

Streets, Driveways and Private Access Drives

Staff Comment: The streets that serve the development are provided within Tract A that will be privately owned and maintained by either the owner or a property owner's association.

Sidewalks and Trails

Staff Comment: Staff finds all sidewalks and trails are in conformance with the width and surfacing requirements set forth in the PUD Guide.

Project Design, Signage, Landscaping, Irrigation, and Exterior Lighting

Architecture

Staff Comment: The PUD Guide requires compliance with the general architectural standards set forth in Section 4.07.040 of the Land Use and Development Code with additional requirements including: demonstrated consistency with the Eagle Area Community Plan (EACP), the use of sloping roof forms, integration with topography and allowable building materials.

- *EACP Consistency.* The architecture of residential buildings shall be consistent with the policies of the Eagle Area Community Plan (EACP) with specific emphasis on visual quality. The Western Gateway policies provide direction on how to improve the appearance of developed areas at the Town's western edge. The Western Gateway policies from EACP were incorporated into the Elevate Eagle Comprehensive Plan. During Town's staff work on a plan for the Eastern Gateway area, it was learned that the Planning and Zoning Commission, Town Council, and the Community was drawn design aesthetics that encompass a mix of historic mountain and mountain modern. Overall, the community summed up the Town of Eagle style of architecture as *Western Slope Colorado Mountain Towns*. Through the development review process, the applicant has significantly refined the project's architectural style by developing a design intent that follows the Western Slope Colorado Mountain Towns examples found throughout the town.
- *Sloping Roof Forms.* All buildings have sloping roofs in the form of gable, hip, or shed roof designs. The buildings also include asymmetric sloped roofs at entries emphasizing material and color variation on the elevations. Wood roof accents are added on canopies at the entries and windows, and at balcony roof coverage. Roof materials include architectural asphalt shingles and metal roofing accents. The material and colors found on Sheet A-20 include high quality asphalt shingles but does not include the metal roofing. Staff recommends the metal roof material be added to Sheet A-20 and call-outs added for metal roofs on the elevations. A condition of approval is provided for the Commission's consideration.
- *Integration with topography.* The topography of the site is such that buildings are laid out generally in an east/west orientation to provide good sun exposure to maximize natural light and views for residents. Shadows will be cast to the north sides of the buildings where adequate setbacks to parking are provided. The applicant provided a Prevailing Winds and Views plan which show prevailing winds are from the east most months and west summer months, however, the Plan shows the finished floor elevation of Building #2 and Building #3 transposed. Nonetheless, the plan demonstrates the buildings are generally oriented to east/west in repose to winds and topography. Landscape areas are proposed around the perimeter of the buildings to handle snow shedding from roof areas. Adequate open spaces are proposed throughout the property and the buildings are well ventilated.
- *Allowable Building Materials.* Facades will have stone and fiber cement siding with fiber cement accent trim. The clubhouse is a mix of stone, stucco), fiber cement lap siding, and fiber cement trim. Railings will be painted metal or pre-finished aluminum. A variety of colors and finishes are provided in order to have a variety on each building. All colors are subtle and in earth tone colors. No high intensity colors or plastics are proposed. Trash enclosures are concrete block that will be painted the same white color as the buildings with stucco/concrete finish. Staff finds the proposed building materials are in compliance with the list of acceptable materials set forth in the PUD.

General Architectural Standards Compliance

- *Building Mass and Orientation.* The building mass is broken up to add interest to the facade with depth and color differences. The roof line shifts to create interest in form and break up long single slopes. All buildings have sloping roof forms of gable, hip, or shed with different pitches for variation.
- *Architectural Detail.* All building entrances are visible from the parking areas within the PUD. Unit entry points are identified by a sloped canopy element at ground level consisting of a solid stone base with stone cap at a seat height, exposed cedar columns and roof structure. Portions of the building that contain the entries are sided with white and wood look lap siding and a stone base on the ground floor. Window canopy elements cover windows above the entry point for each specific pod of units. Between the entries where balconies and apartment unit living spaces are located normally have green lap siding. Balcony elements contain similar exposed wood columns and roof structure as the entry canopy. Railings on the balconies are metal with a grided metal infill pattern to maximize views. Most of the mechanical equipment are located at the back elevations on the ground out of view from the main roadway. Wood fencing is proposed to screen the mechanical equipment and will be painted to match adjacent building colors.
- *Utility Connections.* All utilities are provided below grade and connections are made in accordance with the utility company requirements.
- *Trash Receptacles.* Trash and recycling facilities have been provided throughout the property. All of the facilities are bear proof and enclosed. The materials on the buildings match the materials and colors on the apartment buildings.

Staff finds the Architectural Design Plan demonstrates conformance with the PUD requirements and architectural standards of the Code and is consistent with the Eagle Area Community Plan policies.

Landscaping

Staff Comment: The PUD Guide requires compliance with the landscape standards set forth in Section 4.07.020 of the Land Use and Development Code with some exceptions related to landscape buffering and treatment along Grand Avenue and Sylvan Lake Road frontages and parking landscape islands.

Grand Avenue. The PUD Guide notes the importance of Reserve at Hockett Gulch as prominent as a portion of the western gateway to Town on Grand Avenue. As such, it requires that great care shall be taken to ensure that the landscape buffer along Grand Avenue is substantial in terms of width and proposed landscape materials. Manicured water-efficient landscaping to include deciduous trees and native shrubs shall be provided to create an appropriate feel along the Grand Avenue frontage.

A significant portion of the Grand Avenue frontage provides on-site detention and is encumbered by utility extensions between Grand Avenue and Mt. Powell Road. This frontage is landscaped with twelve (12) three-inch caliper Lanceleaf Cottonwood trees and various

deciduous shrubs with temporarily irrigated native seed. Staff finds the deciduous tree size of 3-inch caliper is in conformance with the front street buffer requirements set forth in the landscape standards. The proposed native shrubs and landscaping is water-efficient consistent with the PUD Guide exceptions along the Grand Avenue frontage. The project landscape architect has confirmed that the proposed native seed will be planted at a rate to achieve full coverage and moved to a maximum height of six inches. Additionally, all plants will be mulched to an appropriate depth to retain moisture and reduce dust. All mulch is organic, and no rock and gravel mulch is not present in any front street buffer areas.

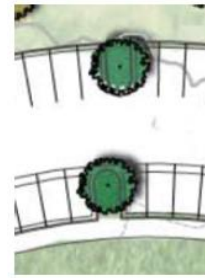
Staff finds the landscaping proposed along Grand Avenue meets the minimum requirements of the landscape standards and substantially conforms with the PUD Guide.

Sylvan Lake Road. The landscape buffering along the Sylvan Lake Road frontage is located on Town-owned property. This frontage is landscaped with twenty-three (23) deciduous and evergreen trees and temporary irrigated native seed. All of the deciduous trees do not meet the Code's minimum caliper size of three-inch with the exception of the one Lanceleaf Cottonwood. While staff finds the landscape buffer is substantial in terms of width, most trees do not meet the minimum tree caliper size set forth in the landscape standards. As such, staff recommends the caliper size of all deciduous trees should be increased to 3 inches. A suggested condition of approval is provided for the Commission's consideration. All proposed evergreen trees are eight feet tall, thereby exceeding the minimum height required by the Town's landscape standards.

The PUD Guide states that landscape treatment on Sylvan Lake Road shall be similar in quality to that already provided along this segment of the roadway adjacent to the Eagle Medical Center and the Founders neighborhood located on the opposite side of Sylvan Lake Road. Although the landscape plans for the Founders neighborhood could not be located in town files but staff was able to locate the approved landscape plan for the Eagle Medical Center ([LINK](#)). Staff finds the proposed street front landscaping is similar to the medical centers design in that it has an asphalt path, and virtually the same number of trees and native grasses. The differences are that the asphalt path on the medical center is 10-feet wide (versus the 8' wide path on the Reserve at Hockett Gulch property) and has shrubs and berming between the asphalt bike path and the parking lot and drive aisle.

Staff finds the proposed Sylvan Lake Road landscaping is similar in quality to that of the Eagle Medical Center and the proposed evergreen trees in front of the 14-space parking lot provide adequate screening of the parking and public restroom. Installation of the landscaping and construction of the off-site improvements will be included in the Development Agreement with maintenance responsibilities by the property owner.

Landscape islands or fingers. The PUD Guide requires landscape islands to be provided in parking areas and notes these areas should contain trees to help break up the parking area and provide opportunity for shade (see example to the right). The islands shall occur every 10 to 20 parking spaces as a rule of thumb but is recognized that the number of parking spaces provided is also a critical consideration. Lastly, the PUD Guide specifically states that strict compliance to the Town's standards for landscape island spacing is not required.



During the development review process, staff noted concerns about the substantial number of islands with no landscaping and included only non-irrigated native seed. These areas are on southern edges of Mt. Thomas Road, Mt. Eve Road and to the west side of Mt. Thomas Spur. Mt. Thomas Spur has 38 parking spaces with two islands; however, these islands include non-irrigated native seed. Out of the 12 landscape islands along the south side of Mt. Powell Road, only four have trees. The applicant stated that landscaping cannot be installed in the remaining eight landscape islands due to the number of utilities required under the islands.

The applicant revised Landscape Plan dated May 24, 2022, has added landscaping in most of the islands that include ornamental grasses, and deciduous shrubs with landscape bed mulch. The only islands that were not updated were the landscape islands located on the intersection of Mt. Thomas Road and Mt. Thomas Spur. Since these islands are included in Phase 1a, staff recommends they should be landscaped in order to provide break up of the parking in this area. Staff has provided a recommended condition of approval for the Commission's consideration.

The south side of Mt. Powell Road from Mt. Thomas Spur west has 37 parking spaces with no islands and non-irrigated native seed in front and behind the 5-foot concrete walk. The applicant maintained that there are too many utilities for trees. As an alternative, the applicant provided landscaping (ornamental grasses and deciduous shrubs) between the concrete walk and the parking stalls to meet the guidance provided in the PUD.

On the north side of Mt. Powell Road between Mt. Thomas Spur and the intersection of Mt. Eve Road (abuts OS-2), there are 101 parking spaces (combo of carports and surface spaces) with one landscaped island. To break up these spaces and carports, the landscape plan depicts clusters of deciduous trees within OS-2. Staff finds this section of parking is provides adequate breakup of the parking area in recognizing the number of parking spaces provided and the number of landscaped islands provided on the south side of the street, which includes 79 parking spaces with six landscaped with deciduous canopy trees and two islands have ornamental grasses. This area is proposed to fulfill the usable open space requirements and as such, includes a substantial level of vegetation.

Staff finds that since a minimum number of trees or other plant materials is not prescribed by the PUD Guide, the revised landscape plan depicts a substantial level of vegetation that produces a high quality, livable environment consistent with the adjacent developments within Eagle Ranch. Additionally, the substantial numbers of trees and shrubs proposed between buildings and parking areas help ground buildings with the landscape, thereby creating enhanced enjoyment of open and recreational areas between buildings.

Section 4.07.020. - Landscape Standards

Staff Comment: The PUD Guide requires compliance with the landscape standards of the Code with exceptions as outlined above. Through the development review process, staff continued to have difficulty in reviewing the landscape plan for conformance with the Section 4.07.020 as several calculations and square footages were incorrect. On May 31, 2022, it was discovered that there was a base mapping issue that skewed the numbers across the entire site. As such, staff is unable to complete a review of the landscape plan. Staff recommends the applicant submit a revised Landscape Plan that demonstrates conformance with the Town's landscape standards by June 9, 2022, by the close of business. A condition of approval is provided for the Commission's consideration.

Plan for maintenance. The landscape plan includes standard maintenance notes that address pruning, watering requirements, weed, insect and disease control, dead plant material replacement, etc. On sheet L-1.0, there is a section in the notes labeled "Maintenance Agreement." The narrative includes a number of provisions like "native landscape areas shall be kept in a manner consistent with other native open space areas with the Town of Eagle," "roads and snow removal will be maintained in a commercially reasonable manner consistent with other developments," etc. It also addressed Lot 2 (Phase 1b) and future lot 3. Staff finds this maintenance agreement to be substantially unenforceable and should be deleted from the landscape plan and replaced with the identification of the parties responsible for landscaping and irrigation system maintenance.

Drainage easements. All drainage easements shall be seeded or sodded with grass or other ground cover and shall be maintained in a manner that promotes proper drainage in conformance with the drainage plan for the subdivision in which the subject lot lies. The minimum width for a drainage easement shall be ten feet. An additional 15 feet shall be required where needed, as determined by the Town Engineer, for vehicular access to maintain the system. No permanent structure shall be allocated within the easement.

Irrigation. Per the Development Agreement recorded at the time of annexation and zoning, the Developer shall install, maintain, operate, repair, and replace a raw water irrigation system to provide nonpotable water for irrigation of permanently irrigated landscaped area in the Development. The applicant has not designed the required raw water irrigation system. As such, staff recommends the applicant design and submit plans for the raw water system within six months. A condition of approval is provided for the Commission's consideration.

During the development review process, staff provided comments related to site irrigation. The Irrigation Plan from the February 2022 resubmittal was not included the May resubmittal.

April 15th Staff comments stated "*Revise note 33 to state irrigation to be installed and maintained by owner. In other submittal documents, it says landscaping and private open space to be maintained by the HOA. Please note, the Developer is required to install, maintain, operate, repair, and replace a raw water irrigation system to provide nonpotable water for irrigation of permanently irrigated landscaped area in the development.*"

Concerns include a specific note needs to be added on the irrigation plan stating all irrigation installed in Town of Eagle right-of-way and easements must be locatable and meet Colorado 811 law requirements.

Signage.

Staff Comment: The applicant has indicated that no project signage is proposed. Any future signage shall comply with the Town's Sign Code.

Exterior Lighting

Staff Comment: The PUD Guide requires all exterior lighting to be in conformance with the lighting standards of the Code, except the LED light sources are specifically permitted when meeting equivalent light standards of the Town. The proposed lighting plan demonstrates there will be no light trespass beyond the project boundaries and includes site and building lighting that is dark sky compliant (downcast) with energy efficient LED fixtures.

All exterior lighting fixtures are controlled via a lighting contactor (see typical Photocell specifications on sheet E1.04) for automatic control to ensure parking area and drive areas lighting is dusk to dawn operation, and yard/pedestrian lighting is dusk to 11:00 p.m. operation. The revised lighting plan proposes a reduced color temperature from 4000k to 3000k for all light fixtures to provide warm lighting with improved uniformity that promotes safety while reducing power demand.

Parking Area Lighting. All parking for residents is located along the internal streets and there is a 14-stall trailhead parking lot wherein two types of pole lights proposed throughout. The proposed light fixtures will be mounted on a 15-foot tall poles with maximum lumens of 55.7 watts that is below the 100 watt maximum set forth in the Town's lighting standards. The lighting contactor (photocell) will be programmed for lights on dusk to dawn.

General Parking and Pedestrian Areas. To ensure site safety, the town's lighting standards provide recommended minimum average illuminance values and maximum acceptable uniformity ratios for general parking and pedestrian areas. The lighting plan proposes an average 1.65 footcandles for parking and drive areas that exceeds the minimum maintained average illuminance values of 0.6 footcandles. Consistent light levels are proposed with a uniformity ratio is 3.30:1 that is below the maximum acceptable ratio of 4:1.

LED surface mounted area lights are proposed to be installed under the carport canopies with luminaire wattage of 14 watts which is below the maximum allowable wattage of 100 watts. The revised lighting plan depicts an alternative fixture that provides a warmer color temperature of 3,000k, consistent with all other light fixtures.

Yard Lighting. The proposed yard lighting includes two dark sky compliant fixtures types: Light Building Elements (Fixture Type "LB") and Garden and Pathway Bollards (Fixture Type "LA").

Both fixtures will be provided in a bronze finish to express local character and architectural style of the buildings.

The Light Building Element fixtures are proposed along the internal walkway between buildings to the clubhouse. These fixtures will be mounted on a 7' 8" tall tapered round poles which is far below the maximum 15 foot height allowed. The luminaire wattage is 43.5 watts that is below the 75 watt maximum set forth in the Town's lighting standards. Product number K3 was selected to provide a color temperature of 3,000k.

The Garden and Pathway Bollards are limited to the front entrance of the clubhouse and around the Slope and Aspen Grove park amenities. These fixtures are 4 3/8 feet tall with a low wattage of 6 watts and a warm color temperature of 3,000k. The photocell controls will ensure all yard lighting will be on dusk to 11:00 p.m.

Façade Lighting. The revised lighting plan eliminated façade lighting and replaced it with two types of wall mounted sconces as the use of porch lighting and egress lighting is encouraged by the lighting standards. Fixture BW is utilized on the apartment buildings and CW is proposed on the clubhouse. The fixtures are 43.5 watts which do not require lamp shielding because the lamp wattage is under 75 watts. However, the light source for both fixtures are tightly controlled for down light only (dark sky compliant). The bronze finish is selected to provide a warm color temperature of 2,700k. All forty-five fixtures will be tied into one lighting contactor for automatic dusk to dawn control.

Staff finds the proposed lighting plan demonstrates compliance with town lighting standards and achieves code objectives of sustaining a pristine nighttime sky by controlling glare and eliminating light trespass with context-sensitive lighting for the Town mountain environment.

Site Access and Development Phasing

Staff Comment: The subject property has two separate points of access, one each from Sylvan Lake Road and Grand Avenue. Since the Major Development Permit approval request includes a portion of HD/PUD-2, both access points will be developed in conformance with the PUD Guide. Said site access improvements will be addressed within the development agreement for Town Council final approval.

The applicant has indicted their intention to develop HD/PUD-1 and HD/PUD-2 in two master phases as contemplated in the PUD Guide. Lot 1 along with portions of Tract A as depicted on the Development Plan Map, is proposed as the first phase (Phase 1a), which consists of 216 units. Lot 2 along with portions of Tract A are proposed as the second phase (Phase 1b) and would consist of 184 units. Lot 3 would contain the remainder of the 100 units allowed within the PUD.

The applicant is currently working on the phasing plan that identifies all on and off-site improvements as the application includes concurrent processing the preliminary plan and final plat for the entire 29.65-acre property. The applicant shall submit the final phasing plan for

staff review by June 9, 2022, in order to be heard before Town Council at the June 28, 2022 public hearing.

Erosion and Sediment Control, Stabilization, and Revegetation Standards

Staff Comment: The Town Engineer reviewed the Erosion Control and Sediment Control Plan, Drainage Plan, Grading Plan and Phase III Debris Flow and Mitigation Plan and found them to be conformance with the standards set forth in Section 4.07.030 of the Land Use and Development Code.

Section 4.07.100. - Development Impact Report

Staff Comment: At time of annexation and zoning of the subject property to PUD, the project was thoroughly analyzed to identify any potential environmental, socioeconomic, and utility impacts of the proposed development through the submittal of a Development Impact Report. The proposed major development permit application is in substantial conformance with the project parameters approved at the time of annexation and zoning. As such, staff finds all potential environmental, socioeconomic, and utility impacts of been properly addressed in conformance with Section 4.07.100 of the Land Use and Development Code.

Local Employee Residency Program (LERP)

Staff Comment: The purpose of the local employee residency program (LERP) is to mitigate the impact of market rate housing construction on the limited supply of available land suitable for housing and to increase the supply of housing that is affordable to a broad range of persons who live and/or work in the Town. Conformance with LERP was addressed at the time the subject property was annexed and zoned Planned Unit Development in 2019.

To satisfy inclusionary residential requirements for local employee residency and because the developer includes a significant number of housing opportunities targeted at the local workforce proposal, the development was permitted to vary from the Town's local employee housing requirements. Specifically, the Annexation Agreement outlined For-Sale and For-Rent Restrictions as well as timing of deed restriction recordation. Fifteen percent (15%) of any for-sale residential units in the development are subject to the for-sale deed restriction while forty-five percent (45%) of the for-rent residential units are subject to the for-rent deed restriction. The deed restriction includes a provision giving priority for the employees of local businesses.

The Major Development Permit Phase 1a proposes 216 for-rent units. The Development Plan Map includes a note that 98 units will be deed restricted units, thereby demonstrating conformance with the workforce housing requirements set forth in the Annexation Agreement. Additionally, a note is provided on the Reserve at Hockett Gulch Final Plat that states the property is subject to the rental restriction of which will be recorded prior to the issuance of any building permits for the property subject to the rental restriction.

Staff finds the 98 units deed restricted for-rent units within Phase 1a of the Reserve at Hockett Gulch demonstrates conformance with the workforce housing requirements set forth in the

Annexation Agreement and will implement workforce housing solutions that assist local businesses by providing housing opportunities for employees in close proximity to businesses.

Goals, Policies and Plans

The Reserve at Hockett Gulch PUD Guide is a site-specific development plan that created vested rights under the Eagle Area Community Plan (EACP) in 2019. The requested Major Development Permit is in conformance with the goals and policies of EACP; however, the applicant has submitted a Minor PUD Amendment application to address wildlife protection and public safety concerns. Please refer to the Minor PUD Amendment staff report for analysis of the 2020 Elevate Eagle Comprehensive Plan.

STANDARD #2: *That any adverse impacts resulting from the proposed development will be reasonably and adequately mitigated by the applicant to minimize such impacts.*

Staff Comment: Any adverse impacts resulting from the Reserve at Hockett Gulch project was analyzed at the time of annexation and zoning of the property to Planned Unit Development. Mitigation measures are embodied in the recorded Annexation Agreement, the Reserve at Hockett Gulch PUD Guide and the technical reports included the submitted with the Major Development Permit and Preliminary Plan and Final Plat applications.

The only remaining adverse impact to be mitigated at this stage in the development review process pertains to the wildlife preservation and public safety issues stemming from the perimeter trail location through HD/PUD-3. The applicant has submitted a Minor PUD Amendment application to change the location of a portion of the perimeter path that is included the Planning and Zoning Commission's packet materials for final action ([LINK](#)).

STANDARD #3: Recommend municipal or park land dedication or fee pursuant to [Section 4.07.110](#)

Staff Comment: Pursuant to the Annexation Agreement, based on the alternatives approved by the Eagle Board of Trustees, no municipal or park land fees are required of the Reserve at Hockett Gulch PUD.

STAFF RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Reserve at Hockett Gulch Major Development Permit File # DR21-02 based on the Development Standards of Section 4.07 and Section 4.07.110 of the Land Use and Development Code and conformance with the approved PUD Guide.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to Reserve at Hockett Gulch Major Development Permit File # DR21-02:

1. Approve the application with no conditions.

2. Approve the application with conditions.
3. Continue (table) the application. (Provide staff and the application detail regarding information needed for a decision).
4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial)

RECOMMENDED MOTION

I move to approve the Reserve at Hockett Gulch Major Development Permit File # DR21-02 with the following finding and facts and conditions:

FINDINGS OF FACT

1. The proposed Development Permit is in compliance with Section 4.07 of the Land Use and Development Code.
2. The proposed Development Plan is in conformance with the approved PUD Guide and Annexation Agreement.

IF APPROVED, THE P&Z AND COUNCIL MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL:

1. Revise all development plan drawings within the major development permit plan set to accurately reflect all square footages and areas calculations within all tables and graphically depict said data throughout the corresponding plans that demonstrates PUD Guide and Code conformance documents by June 9, 2022, close of business.
2. Revise the Development Plan Map to include the correct building square footages and residential floor area ratio by June 9, 2022, close of business.
3. Revise Sheet A-20 of the Architectural Design Plan to include the metal roof material.
4. Revise building elevations to include call outs for metal roofs.
5. Revise the development permit plans to include a two-room bathroom facility option connected to potable water and sanitary sewer for the trailhead flush restroom by June 9, 2022, by close of business.
6. A revised Landscape Plan shall be submitted by June 9, 2022, close of business. A decision on the revised Landscape Plan will be made administratively without notice. The revised plan shall include:
 - a. Changes that reflect conformance with the usable open space requirements set forth in the PUD Guide,
 - b. Deciduous trees, ornamental grasses or deciduous shrubs with landscape bed mulch in the landscape islands located at the intersection of Mt. Thomas Road and Mt. Thomas Spur.
 - c. Changes that demonstrate compliance with the applicable town landscape standards,
 - d. Deletion of "maintenance agreement" language and replace it with identification of the parties responsible for maintenance of landscaping and irrigation system

- including irrigation and maintenance of landscaping and improvements on town-owned property.
- e. Minimum 3-inch caliper deciduous trees along the Sylvan Lake Road street frontage.
7. The Developer shall submit a phasing plan in conformance with the Code by June 9, 2022, close of business.
 8. Revise the construction drawings (civil plans) to state the flashing beacon sign at the crosswalk to the north of the Sylvan Lake Road access is solar powered by June 9, 2022, close of business.
 9. Design and submit plans for the raw water irrigation system within six month of Major Development Plan approval.
 10. Developer shall address and correct all written and redlined technical revisions for final approval by the Public Works Department prior to permit issuance.
 11. Tract A shall be designated as a utility easement and such easement shall be dedicated to the Town of Eagle. All other drainage, water line, sewer line, pedestrian access, and general utility easements shall be dedicated to Town of Eagle. These easements shall be shown on the final plat.
 12. All timeframes included in these conditions of approval may be extended administratively by the Community Development Director without notice if progress or due diligence is proven.
 13. Any future signs will not require an PUD amendment, but shall comply with the Town Sign Code.
 14. Accessory structures may be approved administratively without notice.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
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LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

ZONING REVIEW	DEVELOPMENT REVIEW	SUBDIVISION REVIEW
☐ Special Use Permit	☐ Minor Development Permit	☐ Concept Plan
☐ Zoning Variance	☒ Major Development Permit	☒ Preliminary Plan
☐ Rezoning		☒ Final Plat
☐ Temporary Use Permit	PLANNED UNIT DEVELOPMENT (PUD) REVIEW	☐ Lot Line Adjustment
☐ Amendment to Zone District Regulations	☐ PUD Zoning Plan	☐ Condominium / Townhouse
☐ Encroachment Permit	☐ PUD Development Plan	☐ Minor Subdivision

PROJECT NAME The Reserve at Hockett Gulch

PRESENT ZONE DISTRICT PUD **PROPOSED ZONE DISTRICT** _____
(if applicable)

LOCATION

STREET ADDRESS 16186 Highway 6 (Grand Avenue)

PROPERTY DESCRIPTION

SUBDIVISION To Be Platted as Hocket Gulch Sub **LOT(S)** _____ **BLOCK** _____
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Major Development Permit and Subdivision

APPLICANT NAME Epoch GCH Hockett Gulch Holdings LLC **PHONE** 321.316.6004

ADDRESS 2579 W MAIN ST UNIT 201
LITTLETON, CO 80120-4640 **EMAIL** justin@epochresidential.com

OWNER OF RECORD Epoch GCH Hockett Gulch Holdings LLC **PHONE** 321.316.6004

ADDRESS 2579 W MAIN ST UNIT 201
LITTLETON, CO 80120-4640 **EMAIL** justin@epochresidential.com

REPRESENTATIVE* Dominic Mauriello, MPG **PHONE** 970-376-3318

ADDRESS 2205 Eagle Ranch Road **EMAIL** dominic@mpgvail.com

*A representative must submit an affidavit or power of attorney signed by the property owner of record authorizing the representation.

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete (please check all items that are being submitted):

- ☐ Applicable fees and deposits.
- ☐ Project Narrative, describing the project, its compliance with any applicable review criteria, any impacts to the surrounding area, and any other relevant information.
- ☐ Surrounding and interested Property Ownership Report (see project specific checklist for more information).
- ☐ Proof of Ownership (ownership & encumbrance report) for subject property.
- ☐ Site Plan, drawn to scale and depicting the locations and boundaries of existing and proposed lots and structures.
- ☐ Project specific checklist.

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

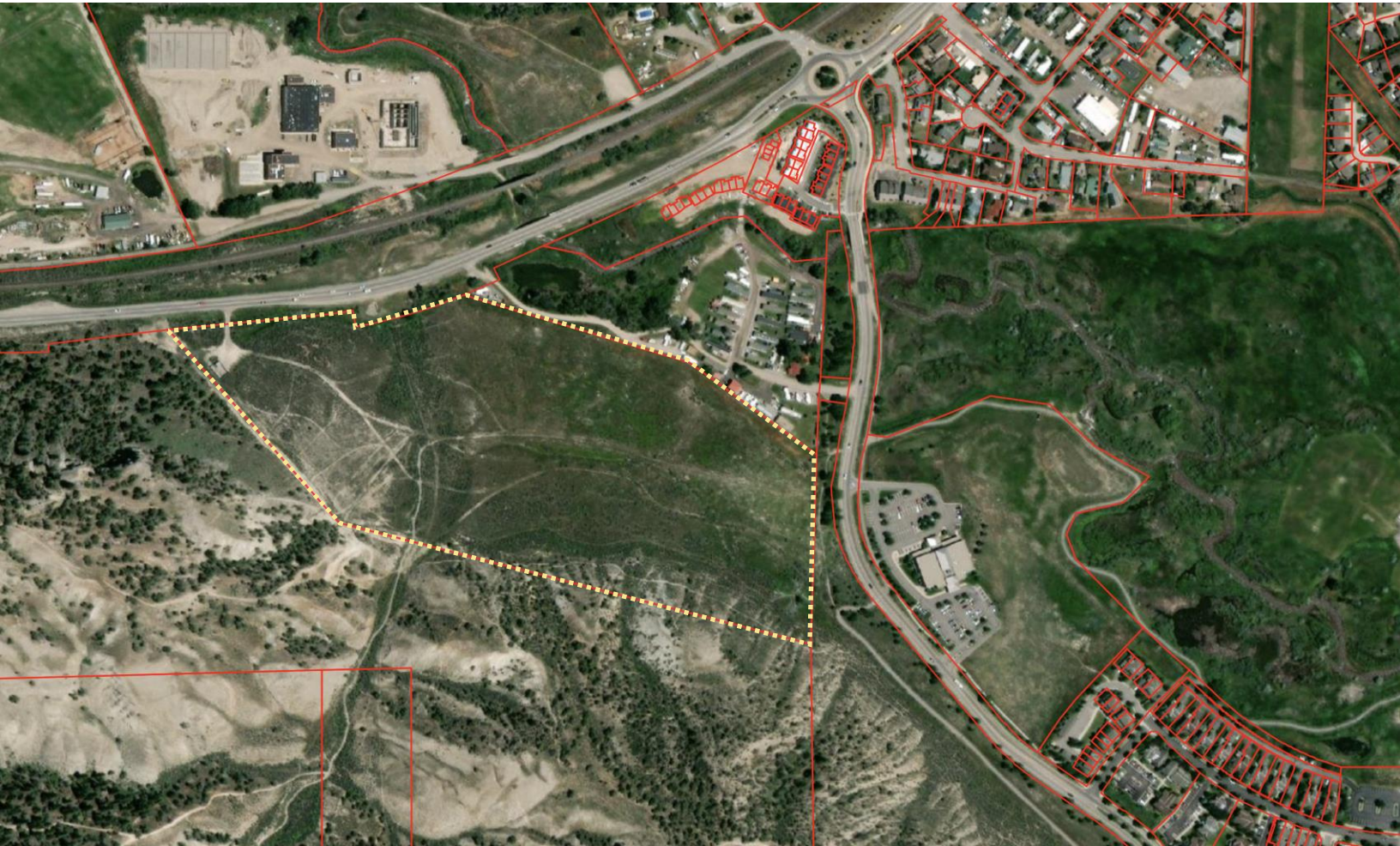
1. Application fees shall be paid in full at the time of the filing of the application and unless paid, the application shall not be deemed complete. All fees are nonrefundable.
2. As described in Eagle Municipal Code § 4.03.080, third-party consultants may be necessary for the review and processing of applications. These costs ("pass-through costs") must be paid by the applicant. If pass-through costs are expected, the applicant must pay a deposit at the time the application is filed. If at any time the deposit does not fully cover the pass-through costs, the applicant must pay another subsequent deposit before the Town will continue processing the application.
3. The Town may withhold the recording of any Subdivision Final Plat or Development Plan or the signing of any Resolution or Ordinance until all pass-through fees are paid in full.
4. Within 30 days of approval or denial of an application, any remaining deposit shall be returned to the applicant. If an application is withdrawn, any remaining deposit shall be returned to the applicant within 60 days.

I have read the application form and certify that the information contained herein is correct and accurate to the best of my knowledge. I understand that it is my responsibility to provide the Town with accurate information related to this application. I UNDERSTAND THAT FILING AN APPLICATION IS NOT A GUARANTEE THAT THE APPLICATION WILL BE APPROVED.

Dominic Mauriello  July 8, 2021
Signature Date

FOR OFFICE USE ONLY

DATE RECEIVED _____	BY _____	FILE NUMBER _____
REVIEW FEE _____	DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____	BY _____	
P&Z HEARING DATE _____	DECISION _____	
BOT HEARING DATE _____	DECISION _____	



Reserve at Hockett Gulch

Major Development Permit and Subdivision

July 20, 2021, revised August 10, 2021, February 14, 2022, May 2, 2022, May 25, 2022

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INTRODUCTION

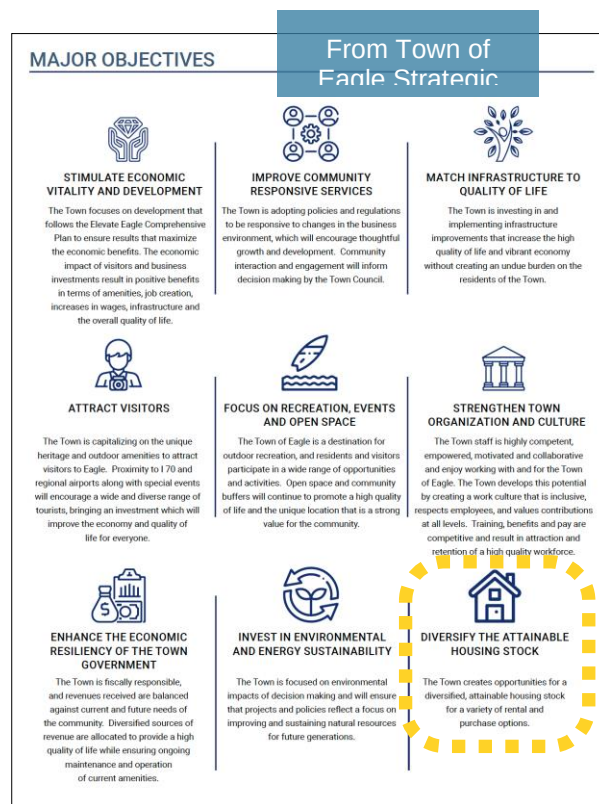
Overview

Communities across the mountain region have always struggled to provide housing that is attainable by the local workforce. However, housing availability and affordability have become significantly worse following the pandemic. In fact, The Mountain Migration Report from the NWCCOG found that since the pandemic:

- *Home prices reached record highs.*
- *Rents increased 20% to 40% in one year.*
- *Availability of homes for rent and purchase plummeted to critical levels in many communities.*
- *Newcomers with significantly higher incomes than year-round residents more often won the competition for scarce housing units.*

At a time when the need for housing has reached a crisis level, the Reserve at Hockett Gulch is one of few housing developments poised to begin construction within the next year and increase the supply for the local workforce. The current owners, Epoch GCH Hockett Gulch Holdings LLC, are excited to be part of the housing solution in Eagle. The construction of 216 rental units in Phase 1A of the Reserve at Hockett Gulch furthers Eagle's housing goals outlined in both the Elevate Eagle and Town of Eagle Strategic Plan.

Epoch Residential is a full-service development, construction, and management company, which has developed thousands of rental units across the United States dating back to 1970. They focus on the construction of units with award-winning architectural design and amenity packages by paying careful attention to the balance between the development and the surrounding natural environment. Because they also manage rental properties, their focus on amenities and unit finishes means their units outperform others for resident retention, with the goal of creating a sense of community within their properties.



The architecture for the Reserve at Hockett Gulch reflects the character found around the neighborhood and greater Eagle community. The indoor spaces are intended to create spaces where the residents feel the connection to the outdoors, fostering an appreciation for the recreational spaces offered within and around the Reserve at Hockett Gulch. The colors are earth-tones, while the materials are intended to be durable and wildfire-resistant, recognizing the property’s interaction with the wildland/urban interface. The proposed materials include fiber



The architecture at the Reserve at Hockett Gulch uses materials and colors reflected in the natural and built environment of the greater Eagle community.



Example of high-end finishes common to Epoch’s properties.

cement lap siding and panels, stone, metal balcony railings, and asphalt roof shingles. The units at the Reserve at Hockett Gulch are designed to provide high-end finishes and functional living space with a mix of unit types, ranging from studio and one-bedroom units up to three-bedroom units. All units include laundry facilities in the unit. The two- and three-bedroom units have two bathrooms. Phase 1a includes the construction of 216 units, with an additional 184 units in Phase 1b (not included in this Major Development Permit but indicated for informational purposes). The remaining allowable units (up to 500 units total) will be constructed in subsequent phases, under a separate development permit application. The unit mix for Phase 1a is as follows:

Unit Type	Rentable SF	Units in Phase 1a
Studio	551 sq. ft.	30
1-Bedroom	672 - 732 sq. ft.	78

Unit Type	Rentable SF	Units in Phase 1a
2-Bedroom	956 - 1,009 sq. ft.	92
3-Bedroom Unit	1,194 sq. ft.	16
total		216

This mix of units reflects market trends for rental needs of the local workforce in Eagle. Many units have exterior balconies, providing outdoor living space for residents. Additionally, the Reserve at Hockett Gulch includes outdoor amenities such as parks, play areas, walking and hiking paths, outdoor grilling stations, and dog parks (see Landscape Amenities Plans attached). The Clubhouse provides indoor amenities, including a workout area and lounge space, work areas, along with a pet spa and bike workshop.

The original annexation for the Reserve at Hockett Gulch was submitted to the Town of Eagle in 2016. Now, in 2022, the timing to construct 216 rental units could not be more perfect. The applicant is excited to help the Town achieve its goal of creating opportunities for a diversified, attainable housing stock. At the Reserve at Hockett Gulch, 45% of the 216 rental units proposed



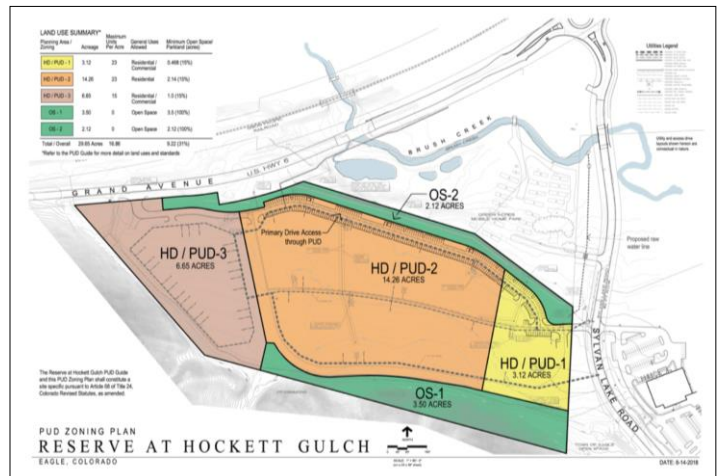
workout area, pet wash, bike workshop, lounge and meeting areas, along with the Reserve at Hockett Gulch leasing office.

in Phases 1a include a deed restriction requiring local residency. The deed restriction includes a provision giving priority for the employees of local businesses.

Description of the Project

In August of 2019, the Town of Eagle approved the annexation and PUD for the Reserve at Hockett Gulch, a 29.65 acre parcel located west of Sylvan Lake Road and south of Grand Avenue. The Reserve at Hockett Gulch PUD allows for a maximum of 500 dwelling units and proposing 400 units in the first two phases (Phases 1a and 1b). As reflected in the plans for Phase 1a, there are 216 total units. Forty-five percent of the units are required to be deed restricted to the local workforce with priority given to businesses located within the Town of Eagle. The owner, Epoch GCH Hockett Gulch Holdings LLC, is requesting the Town of Eagle review the following applications:

- **Development Permit:** The applicant is submitting a Development Permit in accordance with Chapter 4.06 of the Land Use and Development Code, which is required for the construction of residential project containing 8 or more dwelling units. The proposed Development Permit for the Reserve at Hockett Gulch all of HD/PUD-1 and portions of HD/PUD-2, and all improvements within OS-1 and OS-2, along with the trailhead improvements located on Town property adjacent to Sylvan Lake Road (the plans show the full extent of phase 1a improvements). This initial phase also includes site amenities including the full clubhouse/recreational facility and significant portions of the recreational and open space areas as reflected on the plans. The improvements also include constructing the access on Grand Avenue with access through HD/PUD-3. HD/PUD-3 will be developed in a subsequent phase.
- **Subdivision:** The applicant is also submitting a combined Sketch/Preliminary/Final Subdivision in accordance with the requirements of Chapter 4.12 and the PUD Guide for the Reserve at Hockett Gulch. The subdivision will plat the entirety of the property into 3 development lots and



Approved PUD Zoning Plan for the Reserve at Hockett Gulch PUD (August 2019)

2 open space tracts. Lots 1 and 2 along with Tract A will encompass the areas of HD/PUD-1 and HD/PUD-2, while Lot 3 along with portions of Tract A is the area of HD/PUD-3. No development is currently proposed for Lots 2 or 3 except for improvements within Tract A which provides access to Grand Avenue and parking. A separate Development Permit will be submitted at a later date for Lots 2 and 3. An access and parking tract, Tract A, is also proposed to manage use, maintenance, and easements for access and utilities thereon as reflected in the proposed Development Agreement.

Lot 1 is proposed as the first phase (Phase 1a) of the Reserve at Hockett Gulch which consists of 216 dwelling units. Lot 2 is proposed as Phase 1b and consists of 184 dwelling units. Phase 1b may be included with Phase 2 for a separate 284 unit development. Portions of Tract A are also developed with the adjacent lots. The following table provides the unit mix of Phase 1a and future Phase 1b:

Phase	Studio	One Bedroom	Two Bedroom	Three Bedroom	Total Units
Phase 1a	30	78	92	16	216
Phase 1b	34	80	62	8	184
Total By Unit Type	64	158	154	24	400

The construction of Phase 1a also includes all improvements within the open space tracts, the perimeter trail, trailhead improvements along Sylvan Lake Road, debris flow mitigation and channel, and the roadway connections to both Sylvan Lake Road and Grand Avenue. It also includes all infrastructure and utility improvements for the majority of the property, excluding development areas on Lot 3. While the PUD allowed for commercial development in HD/PUD-1 and 3, no commercial development is planned which simplifies the review process.

This submittal is intended to address compliance with the approved Reserve at Hockett Gulch PUD and the applicable sections of the Land Use and Development Code of the Town of Eagle.

● **Project Sustainability Measures:**

The project will incorporate the following green practices:

- All electric heating and appliances within the units (no gas currently programmed other than hot tub heaters at the club house facility);
- Electric vehicle charging stations for residents (currently designed for two stations or four chargers per building with electrical capacity to increase as demand for charging stations increases);
- Raw water irrigation system, resulting in less treated water use;
- The applicant is currently in discussions with Holy Cross Energy and other consultants about installing solar panels at the property to cover the common area electric (clubhouse electric, exterior lighting, etc.). The applicant is also interested in acquiring power strictly sourced from renewable sources from Holy Cross for usage at the property (a slight premium in costs vs. power plant energy). These are goals of the project rather than proposed commitments.

The proposed construction of the project has been designed to meet or exceed the 2018 International Energy Efficiency Code (Chapter 4 - Residential Scope).

In addition, the proposed design has incorporated the following energy efficiency and conservation design elements over and above the requirements for Zone 6B per the 2018 International Energy Efficiency Code:

- Windows - Insulated, Low-e U- Factor of 0.30 or less
- Toilets - Low-flow, 1.6 gal/flush or less
- Shower Heads / Faucets - 2.5 gal/min. or less (low-flow)
- Refrigerator - EnergyStar rated
- LED Lighting in public areas and unit kitchens/baths/closets
- High efficiency air conditioning with programmable thermostats
- Water Heater – 0.92 or greater Uniform Efficiency Factor
- R-49 Attic insulation
- R-20 minimum exterior wall insulation

PROJECT ANALYSIS

Location: 016186 Grand Avenue (former Highway 6)
 Parcel Number: 2109-053-00-002
 Zoning: PUD - Reserve at Hockett Gulch
 Lot Size: 29.65 acres (total site)
 HD PUD 1 = 3.12 acres / 165,907 sq. ft.
 HD PUD 2 = 14.26 acres / 621,166 sq. ft.
 Total HD PUD 1 and 2 = 17.38 acres / 757,073 sq. ft.
 Phase 1a = 17.2 acres / 749,384 sq. ft.

OVERALL DEVELOPMENT PLAN PHASE 1A

Use	Number of Units	Gross Square Footage
Rental Units (45% deed restricted)	216	180,168 sq. ft.
Clubhouse	1	4,860 sq. ft.

The PUD Guide for the Reserve at Hockett Gulch provides development standards that apply to the entirety of the site. The following tables are intended to outline compliance with the development standards of the PUD, first for the entirety of the PUD, then for each individual zone.

REVIEW OF STANDARDS APPLICABLE TO THE ENTIRETY OF THE PUD

Development Standards of the PUD	Allowed	Proposed
Setbacks - Buildings	25 ft. from perimeter of PUD	25 ft. +
Setbacks - Parking Areas	10 ft. from the perimeter of the PUD	10 ft. +
Setbacks - Multifamily dwellings	5 ft. from parking areas/streets 10 ft. between buildings or pursuant to Building Code	Meets or exceeds minimum
Height - Multifamily	45 ft. and 3 stories	Complies – All buildings are 45' or lower from the worse of proposed or existing grade

REVIEW OF STANDARDS APPLICABLE TO THE ENTIRETY OF THE PUD

Development Standards of the PUD	Allowed	Proposed
Density - Maximum	16.86 units per acres (max of 400 units in HD/PUD-1 and 2)	11.22 units per acre Phase 1a
Density - Minimum	6.5 units per acre	Complies
Open Space	15% useable	Complies. See Open Space Spreadsheet Attached

The development standards of HD/PUD-1 and HD/PUD-2 are identical, except the HD/PUD-1 allows for commercial uses. There are no commercial uses proposed, and both planning areas will be developed as residential as contemplated by the PUD. As a result, these areas are combined for the purpose of the review standards.

REVIEW OF STANDARDS APPLICABLE TO HD/PUD-1 AND HD/PUD-2

Development Standards of the HD/PUD-1 and -2	Allowed/Required	Proposed in Phase 1a	Notes
Allowed Uses	Multifamily dwellings Clubhouse Carports	Multifamily dwellings Clubhouse Carports	
Local resident housing	45% of rental units subject to local workforce restriction per annexation agreement	Phase 1a = 98 deed restricted units	
Minimum Lot Area	15,000 sq. ft. for multifamily	Lot 1: 4.25 acres Lot 2: 6.15 acres Lot 3: 6.30 acres	As shown on Plat
Building Coverage	55% = 9.559 acres / 416,390 sq. ft. (for the entire HD/PUD 1 and 2)	75,139 sq. ft. Phase 1a	341,251 sq. ft. available for Phase 1b
Impervious Coverage	75% = 13.035 acres / 567,805 sq. ft. (for the entire HD/PUD 1 and 2)	188,181 sq. ft. Phase 1a	379,624 sq. ft. available for Phase 1b
Residential Floor Area	0.53:1 = 401,249 sq. ft. (for the entire HD/PUD 1 and 2)	180,168 sq. ft. Phase 1a	221,081 sq. ft. available for Phase 1b

REVIEW OF STANDARDS APPLICABLE TO HD/PUD-1 AND HD/PUD-2

Development Standards of the HD/PUD-1 and -2	Allowed/Required	Proposed in Phase 1a	Notes
Density (HD/PUD-1)	HD/PUD-1: 23 units per acre or 72 units HD/PUD-2: 23 units per acre or 328 units 400 units total	216 units	Density is allowed to shift between the HD/PUD areas. 184 units available for Phase 1b
Open Space	300 sq. ft. for each unit or 120,000 sq. ft. for 400 units (for the entire HD/PUD 1 and 2) Phase 1a requires 64,800 sq. ft. PUD Overall requires 9.22 acres of open space (per PUD Zoning Plan)	790,177 sq. ft. (18.1 acres) Phase 1a 485,912 sq. ft. (11.2 acres) Phase 1a, excluding OS-1 and OS-2	See Open Space spreadsheet attached for details on slope, usability, etc.

The two Open Space Tracts also have standards. These are addressed in the table below:

Development Standards of OS-1 and OS-2	Allowed	Proposed
Allowed Uses	Pedestrian and bicycle trails. Shade shelters and picnic facilities. Public and private parks. Trailhead access and parking (OS-1 only), public restrooms, utilities including tanks, lines, mains, pumphouses, facilities and other public services and utility buildings. Community gardens and associated facilities.	Pedestrian and bicycle trails. Public and private parks. Trailhead improvements, public and private utilities, debris flow mitigation, stormwater facilities, utility and access easements, etc.
Park Area (OS-1)	8,000 sq. ft. park/useable open space area in OS-1	12,992 sq. ft. at 78% with slopes less than 10%
Minimum Area	must total at least 5.62 acres per PUD OS-1=minimum 3.15 acres OS-2= minimum 1.908 acres	Total = 6.98 acres OS-1 = 4.27 acres OS-2 = 2.71 acres

The following tables provide the parking analysis of Phase 1a of the Reserve at Hockett Gulch. This is intended to demonstrate compliance with the parking requirements as provided by the PUD Guide. Surplus spaces included in Phase 1a will be utilized to meet parking requirements of Phase 1b in the future.

PHASE 1A PARKING CALCULATIONS

Phase 1a Unit Types	Spaces Required by Unit Type	Number of Units	Spaces Required
1 Bedroom or Studio	1.5 spaces per unit	108	162
2 Bedrooms	2 spaces per unit	92	184
3 or More Bedrooms	2.5 spaces per unit	16	40
Clubhouse	3 spaces	1	3
Total required			389
Total provided			465

DEVELOPMENT PERMIT CRITERIA FOR REVIEW

Section 4.06.020 B. of the Land Use and Development Code provides the following criteria for review for a Development Permit:

A development permit shall be issued only after the proposed development has been approved in accordance with the procedures for development review, as set forth in Sections 4.06.050 through 4.06.070 and after the appropriate reviewing body has determined that such proposed development is in conformance with the provisions of this Chapter or Chapter 4.07 as well as the Town's goals and policies...

1. The proposed development is in conformance with the provisions of Chapter 4.06 and 4.07

Applicant Response: Chapter 4.05 Development Review outlines the process for the review of a development permit. In the case of the Reserve at Hockett Gulch, this process is required as it is a residential construction of 8 or more dwelling units and a PUD. The process duplicates many aspects of the PUD approval process. The Reserve at Hockett Gulch, through this development permit application, is therefore conforming with the provisions of Chapter 4.06. The plans have been drafted in accordance with all requirements of Chapter 4.06, including all of the requirements outlined in 4.06.040 Development Plan as outlined below.

- A. *A copy of the recorded subdivision plat(s) covering the subject lot(s), where the proposal is for development on previously subdivided lot(s);*
- B. *A brief written description of the proposed development signed by the applicant;*
- C. *A development plan map, at a scale of one inch equals 50 feet or larger, with title, date, north arrow and scale, on a minimum sheet size of 8½ inches by 14 inches, which depicts the area within the boundaries of the subject lots and including:*
 - 1. *The location of existing and proposed land uses, and the square footage of building space devoted to each use;*
 - 2. *The location and dimensions, including building heights, of all existing and proposed:*
 - a. *Buildings or structures and setbacks from lot lines, or building envelopes where exact dimensions are not available;*
 - b. *Parking spaces and vehicular use area;*
 - c. *Utility distribution systems and utility easements;*
 - d. *Drainage improvements and drainage easements;*

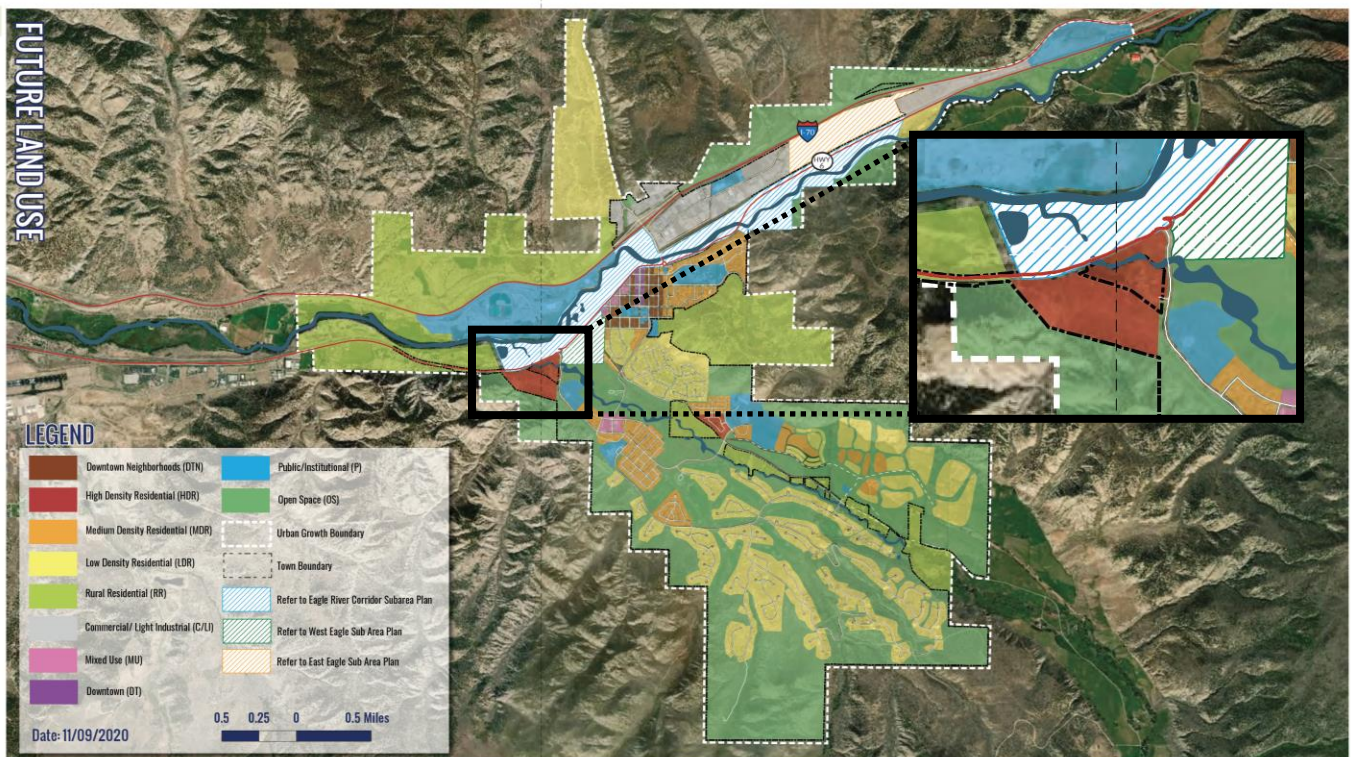
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- e. *Roads, alleys, curbs, curb cuts, and other access improvements;*
 - f. *Any other improvements;*
 - g. *Any proposed reservations or dedications of public right-of-way, easements, or other public lands;*
 - 3. *Existing topography and any proposed changes in topography, using five-foot contour intervals, or smaller intervals as deemed appropriate by the Town Planner;*
 - 4. *Circulation and transportation conditions, such as volumes and traffic flow patterns, transit service needs, and potential changes or impacts, both on- and off-site;*
 - 5. *Evidence of adequate water supply and other services and facilities needed to serve the development;*
 - 6. *Evidence of adequate water rights needed to serve the development;*
 - 7. *A statement of compatibility with the Town's goals and policies, with specific reference to those affected;*
 - 8. *Any plans or reports required pursuant to Chapter 4.07, including, but not limited to, landscape plan, parking plan, architectural design plan, and development impact report;*
 - 9. *A proposal for municipal or park land dedication or fee, pursuant to Section 4.13.190 or documentation that such dedication or fee has been previously been made;*
 - 10. *Any request for design variance or zoning action, including special use permit, zoning variance, or rezoning, with supporting evidence that the variance will be in conformance with the Town's goals and policies;*
 - 11. *For any PUD, a list of any zone district regulations and/or design requirements, as set forth in Chapters 4.04, 4.07 and 4.13, which the applicant proposes to vary, with the proposed variations and supporting evidence that the variations will produce a public benefit and are in conformance with Section 4.11.030;*
 - 12. *A schedule for phasing of development;*
 - 13. *All of the applicable certifications set forth in the appendices to this Title;*
 - 14. *Any other information which the Town Planner determines is necessary to determine whether the proposed development will comply with the Town's regulations, goals and policies, including, but not limited to, any information set forth in Section 4.12.020 for preliminary subdivision plan;*
 - D. *A lighting plan that demonstrates compliance with Section 4.07.010;*
 - E. *For all proposed developments containing ten or more residential units, a local employee residency plan that demonstrates compliance with Section 4.04.110 and the Town's local employee residency requirements and guidelines.*

The Reserve at Hockett Gulch also complies with Chapter 4.07 Development Standards, except for those standards as specifically reviewed and approved by the Town of Eagle in the review of the PUD Reserve at Hockett Gulch. The Zoning Analysis section of this outlines the compliance with Chapter 4.07 and the standards of the Reserve at Hockett Gulch PUD Guide.

The proposed development permit for the Reserve at Hockett Gulch is therefore in conformance with this criterion as the review of it is consistent with Chapter 4.06 and 4.07 of the Eagle Land Use and Development Code.

2. The proposed development is in conformance with the Town's goals and policies

Applicant Response: The Reserve at Hockett Gulch PUD was adopted under the Eagle Area Community Plan which was adopted in 2010. The Town found conformance of the PUD with the Town's goals and policies under the Eagle Area Community Plan. The analysis of conformance with this plan is available in the materials associated with the Reserve at Hockett Gulch PUD. The Town of Eagle recently adopted a new comprehensive plan, Elevate Eagle, in December of 2020. This analysis for conformance with the Town's goals and policies will focus on Elevate Eagle even though



this PUD is vested under the previous plan.

Elevate Eagle provides a Future Land Use Map, which identifies the property as “High Density Residential.” This land use designation is described as:

Higher density neighborhoods near commercial centers and major corridors. These areas consist only of residential, with occasional parks. To meet the needs of people in

all stages of life, these neighborhoods are supported by a multimodal network, pocket parks, and public gathering spaces.

The proposed development of Phase 1a of The Reserve at Hockett Gulch are consistent with this land use designation. Phase 1a of The Reserve at Hockett Gulch includes the development of 216 rental dwelling units within an apartment complex. Outdoor space has been programmed for children, adults and dogs, with areas for outdoor play, including park areas, trails, and dog runs. In addition to the opportunities for outdoor gathering, there is a community clubhouse which provides for indoor and outdoor gathering spaces and fitness center.

The “High Density Residential” land use designation recommends a density of 10-18 dwelling units per acre. The Reserve at Hockett Gulch PUD provides for an overall density of 16.86 dwelling units per acre, which is consistent with this recommendation.

In addition to the guidance provided by the Future Land Use Map, Elevate Eagle provides overall goals for the Eagle community. Many of these goals are applicable to the Reserve at Hockett Gulch

GOAL 1-1. PROMOTE A WIDE RANGE OF ATTAINABLE HOUSING OPPORTUNITIES FOR YOUNG ADULTS, FAMILIES, AGING RESIDENTS, WORKFORCE, AND OTHERS.

- 1-1.1. Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.
- 1-1.2. Promote and encourage additional senior housing. Utilize the findings from the Eagle County Housing Needs Assessment to determine what regulations are needed, what the demand is, and appropriate areas for senior housing.
- 1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle’s workforce housing efforts.

development permit, including the following:

As indicated in Goal 1-1, the Town recognizes the need for attainable housing opportunities. The first phase of Reserve at Hockett Gulch provides for 216 rental units, with 98 units (45% of the units) subject to a rental-restriction requiring local employee residency. The deed restriction provides priority to the employees of local Town of Eagle businesses. The need for workforce and attainable housing has been exacerbated by the pandemic and the Reserve at Hockett Gulch will provide housing for locals who have been struggling to find rental housing opportunities.

Furthermore, the Town recognizes the need to not only provide attainable housing opportunities, but to provide it in such a way that it capitalizes on the outdoor amenities that make Eagle a desirable community. Goals 2-4 and 3-3, focus on maximizing trail and park opportunities, and providing

GOAL 2-4. CONNECT EAGLE'S UNIQUE NEIGHBORHOODS PHYSICALLY AND VISUALLY THROUGH A WALKABLE AND TRAIL-ORIENTED ENVIRONMENT WITH HIGH-QUALITY WAYFINDING. 2-4.1. Enhance pedestrian access and amenities, and public gathering areas to promote social interaction. a. New development should provide amenities such as sidewalks, parks, open space systems, and bicycle paths. b. Mixed-use developments should provide adequate pedestrian amenities/facilities including off-street parking, sidewalks, landscaped areas/planters,
GOAL 3-3. CONTINUE TO MAINTAIN THE INCREDIBLE TRAIL AND PARK SYSTEM AND FIND NEW OPPORTUNITIES FOR EXPANSION AND CONNECTIONS TO KEEP UP WITH THE ADVENTUROUS RESIDENTS' LIFESTYLE. 3-3.1. Ensure residents have access to recreation amenities. a. Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities. b. Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities. 3-3.2. Improve the safety and efficiency of bicycle and pedestrian crossings throughout Town; with additional improvements along Grand Avenue/Highway 6. 3-3.3. Encourage development applications or annexation proposals for property adjacent to public lands to include public access where appropriate.

these amenities in new development, such as the Reserve at Hockett Gulch.

As indicated previously, these amenities are engrained in the development plan for the project, with trails that connect to the vast existing network in Eagle, and trails, sidewalks, community gathering areas within the Reserve at Hockett Gulch. This allows residents of the Reserve at Hockett Gulch to create their own community within the greater community at-large in Eagle.

The Town of Eagle also provides goals in the Town of Eagle Strategic Plan, which was adopted in August of 2020. The Strategic Plan, while not a Land Use Plan, provides the following

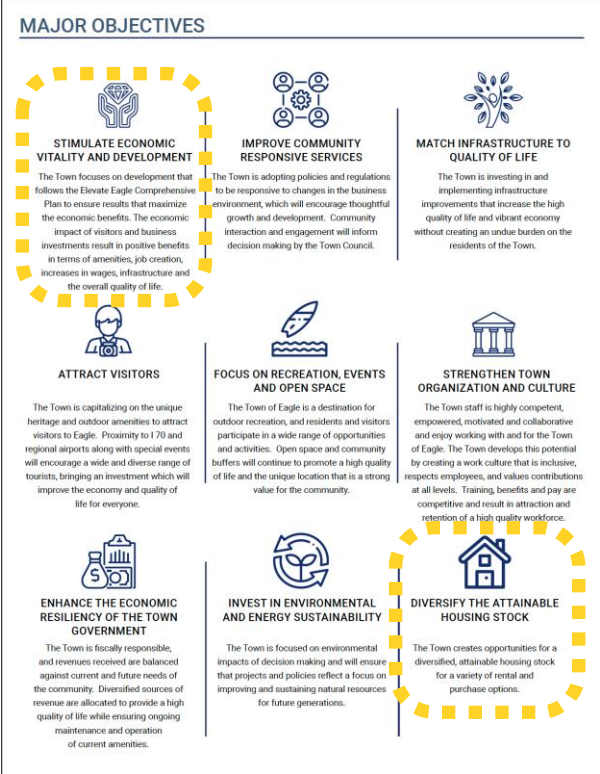


Vision Statement:

The Town of Eagle is a vibrant mountain community that is diverse, inclusive, and unique.

To achieve this vision, there are 9 major objectives outlined in the Strategic Plan. While not all of the 9 objectives are applicable, there are some that do apply to the development of the Reserve at Hockett Gulch. Specifically, by following the Elevate Eagle Comprehensive Plan, the Reserve at Hockett Gulch is aligned with the first objective outlined in the Strategic Plan. Additionally, the Strategic Plan looks to diversify the attainable housing stock. The Reserve at Hockett Gulch is providing 216 rental units in the first phase (Phase 1a), providing vastly needed rental housing in this challenging housing market.

The Reserve at Hockett Gulch conforms with the Town's goals and policies and is therefore consistent with this criterion for review of the development permit application.



SUBDIVISION CRITERIA FOR REVIEW

The Reserve at Hockey Gulch PUD Guide provides the following:

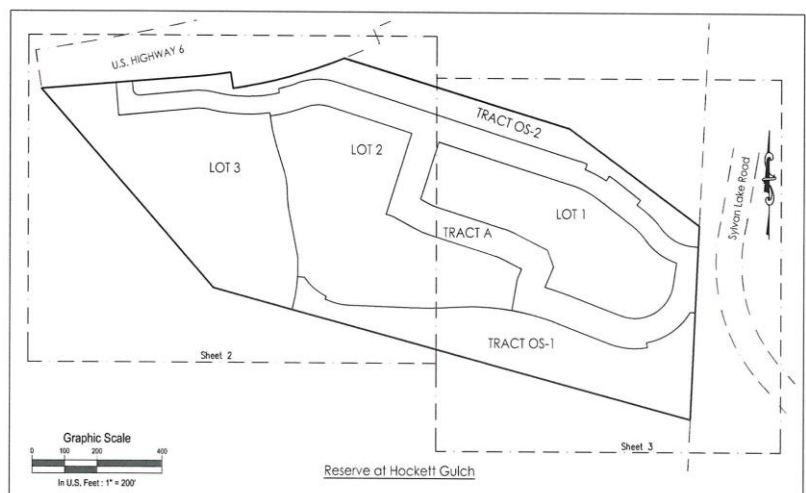
Section 14 Subdivision

Subdivision Sketch Plan, Preliminary Subdivision Plan, and Final Subdivision Plat may be combined and processed as one submittal at the time of application for a Minor or Major Development Permit, or may be submitted prior to application for a Minor or Major Development Permit. Each subdivision proposing public improvements shall require a subdivision improvement agreement or development agreement, which will include provisions for a performance guarantee for such public improvements.

As part of this submittal, the applicant is submitting for a combined Sketch, Preliminary, and Final Subdivision Plan consistent with the PUD and the Chapter 4.12 of the Land Use and Development Core. The Planning Commission and Town Board shall make the following findings in approval of a subdivision:

1. THE PROPOSED SUBDIVISION PROTECTS THE PUBLIC HEALTH, SAFETY AND WELFARE OR COMPLIES WITH THE TOWN'S REGULATIONS, GOALS AND POLICIES.

Applicant Response: The Final Plat for the Hockett Gulch Subdivision creates Lots 1-3 as residential development lots, Tracts OS-1 and OS-2 as open space lots, and Tract A as a roadway, access, and utility parcel. The plat has been completed in accordance with Chapter 4.12 of the Land Use and Development Code. Unlike the a more common single-family residential subdivision, the internal roadways are not public roads and therefore are not dedicated to the Town of Eagle with this plat. Tract OS-1 will be dedicated to the Town of Eagle by a separate instrument. Due to the unique nature of this subdivision plat which produces lots that are more restrictive than in land area from the planning areas shown in the PUD Zoning Plan, one must evaluate development standards considering the



total land area within Lots 1, 2, 3, and Tract A. Lots 2 and 3 are future development parcels to be replatted at a future date.

The Town of Eagle completed an extensive review of the Reserve at Hockett Gulch PUD, culminating in the annexation and zoning of PUD in 2019. This Subdivision and Development Permit are the final implementing steps to allow for the construction of the Reserve at Hockett Gulch. With the annexation and zoning, the Town found that the proposed development protects the public health safety and welfare of the Town, and that it complied with the Town's regulations, goals, and policies. Additionally, a previous section of this submittal includes an analysis of conformance of the Town's more recently adopted plans, Elevate Eagle, and the Town of Eagle Strategic Plan. As indicated in the analysis, the proposal is consistent with the Town's regulations, goals and policies and therefore the subdivision complies with this criterion.

2. ANY ADVERSE IMPACTS RESULTING FROM THE PROPOSED SUBDIVISION WILL BE REASONABLY AND ADEQUATELY MITIGATED TO MINIMIZE SUCH IMPACTS.

Applicant Response: As part of the Town's review of the Reserve at Hockett Gulch annexation and PUD, the applicant submitted a Development Impact Report (also included herein) and a Utility Impact Report (included with this application). During the review process, any adverse impacts resulting from the Reserve at Hockett Gulch were analyzed and appropriately mitigated. Mitigating measures are embodied in the recorded Annexation Agreement, the Reserve at Hockett Gulch PUD Guide, and the technical reports included with the PUD application. The PUD adhered to all of the recommendations from Colorado Parks and Wildlife (CPW) provided during the review of the PUD. The current proposal is consistent with those recommendations. More recently, CPW provided additional comments or recommendations. The applicant has been working with CPW and the current proposal takes into consideration these comments arriving later in the process. At the request of CPW, the applicant has rerouted the perimeter path and is working on a minor PUD amendment for the adjustment to the path. CPW preferred no perimeter path in OS-1 or on PUD3. The applicant will leave the path as designed on OS-1 but the path will terminate prior to reaching PUD3. Additionally, the applicant will close the path during the winter months when deer migration is prevalent. Should the Town Council disagree with this modification, the applicant is happy to put the path back as originally envisioned. The proposed subdivision is therefore compliant with this criterion.

DEVELOPMENT IMPACT REPORT

In accordance with Section 4.07.030 of the Land Use and Development Code, the project has been analyzed to identify any potential environmental, socioeconomic and utility impacts of the proposed development through submittal of a Development Impact Report. This was submitted and reviewed at the review of the PUD, but has been included again for reference. Development Impact Report criteria are as follows:

1. BY ALTERING AN ECOLOGICAL UNIT OR LAND FORM, SUCH AS A RIDGELINE, SADDLE, DRAW, RAVINE, HILLSIDE, CLIFF, SLOPE, CREEK, MARSH, WATERCOURSE, OR OTHER NATURAL LAND FORM FEATURE;

Applicant Response: The proposed project will not alter an ecological unit as described.

2. BY DIRECTLY OR INDIRECTLY AFFECTING A WILDLIFE HABITAT, FEEDING OR NESTING GROUND;

Applicant Response: The proposed project will have limited affects to area wildlife as discussed in the baseline ecological report. Applicant is in discussions with CPW on the best methods to reduce deer crossings across highway 6 and is willing to fund fencing to limit crossing provided other neighboring land owners are also willing to fund their component. However, the applicant is not obligated to provide fencing since the Property has vested rigts based on the prior PUD approval.

3. BY SUBSTANTIALLY ALTERING OR REMOVING NATIVE GRASSES, TREES, SHRUBS OR OTHER VEGETATIVE COVER;

Applicant Response: The proposed project will not substantially alter or remove native grasses, trees, shrubs or other vegetative cover as described; the project is on land already zoned historically utilized for irrigated pasture land.

4. BY AFFECTING THE APPEARANCE OR CHARACTER OF A SIGNIFICANT SCENIC AREA OR RESOURCE, OR INVOLVING BUILDINGS OR OTHER STRUCTURES THAT ARE OF A SIZE, BULK OR SCALE THAT WOULD BE IN MARKED CONTRAST TO NATURAL OR EXISTING CULTURAL FEATURES;

Applicant Response: The proposed project will not affect the appearance or character of a significant scenic area or resource, nor will it be in marked contrast to natural or existing cultural features as described. Specific development standards will be applied to all development constructed.

5. BY POTENTIALLY RESULTING IN AVALANCHE, LANDSLIDE, SILTATION, SETTLEMENT, FLOOD OR OTHER LAND-FORM CHANGE OF HAZARD TO HEALTH AND SAFETY;

Applicant Response: The proposed project will not result in any increased land-form change or risk to health and safety; recommendation of the soils and structural engineers will be employed as a part of the design and permitting process. A report analyzing the potential for debris flow has been provided and concludes that any impact of debris flow is minor and can be adequately mitigated within the development.

6. BY DISCHARGING TOXIC OR THERMALLY ABNORMAL SUBSTANCE OR INVOLVING USE OF HERBICIDES OR PESTICIDES, OR EMITTING SMOKE, GAS, STEAM, DUST OR OTHER PARTICULATE MATTER;

Applicant Response: The proposed project will not result in any discharge of toxic or abnormal materials or substances, including smoke, gas, steam dust or other particulate matter.

7. BY INVOLVING ANY PROCESS WHICH RESULTS IN ODOR THAT MAY BE OBJECTIONABLE OR DAMAGING;

Applicant Response: The proposed project will not result in any process which results in odor that may be objectionable or damaging.

8. BY REQUIRING ANY WASTE TREATMENT, COOLING, OR SETTLEMENT POND, OR REQUIRING TRANSPORTATION OF SOLID OR LIQUID WASTES TO A TREATMENT OR DISPOSAL SITE;

Applicant Response: The proposed project will not require any new waste treatment, cooling or settlement ponds other than those techniques used to retain and treat generated stormwater runoff.

9. BY DISCHARGING SIGNIFICANT VOLUMES OF SOLID OR LIQUID WASTES;

Applicant Response: The proposed project will not discharge significant volumes of solid or liquid wastes.

10. BY INCREASING THE DEMAND ON EXISTING OR PLANNED SEWAGE DISPOSAL, STORM DRAINAGE, WATER DISTRIBUTION SYSTEM, STREETS, OR OTHER UTILITY SYSTEMS TO A LEVEL WHICH IS LIKELY TO CAUSE AN ADVERSE IMPACT ON THE ENVIRONMENT;

Applicant Response: The proposed project will not increase demand on existing or planned sewage systems, storm drainage, water distribution systems, street or other utility systems to a level that is likely to cause and adverse impact on the environment. Adequate services are available through

the Town of Eagle and, as necessary, will be constructed to provide additional capacity so as not to cause an adverse impact.

11. BY INVOLVING ANY PROCESS WHICH GENERATES NOISE THAT MAY BE OFFENSIVE OR DAMAGING;

Applicant Response: The proposed project will not generate noise that may be offensive and damaging, as it proposes uses that are typical to the Town of Eagle and already permitted under area zoning regulations.

12. BY EITHER DISPLACING SIGNIFICANT NUMBERS OF PEOPLE OR RESULTING IN A SIGNIFICANT INCREASE IN POPULATION;

Applicant Response: The proposed project will not displace significant numbers of people (the land is currently vacant) but will result in an increase in population through the development of up to 500 dwelling units (overall PUD, 216 in this application) with an estimated population of 900 persons (overall PUD, estimated 500 in current application).

13. BY PRE-EMPTING A SITE WHICH IS DESIRABLE FOR RECREATIONAL USES OR PLANNED OPEN SPACE;

Applicant Response: The proposed project will not pre-empt a site which is desirable for recreational uses or planned open space; the site is fully developable and uses proposed are consistent with guidance from the Town. Open space is being dedicated within the project and includes new trail access to desirable recreational opportunities that are not currently accessible to the public from such a convenient location. The Town and the County have created an abundance of open space areas within the region and the increase of such open spaces is not necessary to be repeated in this location.

14. BY ALTERING LOCAL TRAFFIC PATTERNS OR CAUSING AN INCREASE IN TRAFFIC VOLUME OR TRANSIT SERVICE NEED;

Applicant Response: According to a study of trip generation of the project, acceptable levels of service on impacted roadways are anticipated by build out and the project will not cause an unacceptable increase in local traffic patterns or transit service needs.

15. BY SUBSTANTIALLY AFFECTING THE REVENUES OR EXPENDITURES OF THE TOWN GOVERNMENT.

Applicant Response: As proposed, the project will positively impact the revenues of the Town of Eagle through the generation of a yearly recurring property tax revenues. The project will expand

the permanent residential population that supports existing business and commerce within the Town. The project decreases the need of the Town to generate local workforce housing solutions.

16. BY BEING A PART OF A LARGER PROJECT WHICH, AT ANY FUTURE STAGE, MAY INVOLVE ANY OF THE IMPACTS LISTED ABOVE.

Applicant Response: The Reserve at Hockett Gulch PUD is not part of a larger project, though the project will be constructed in phases. A phasing plan has been submitted with this application and is described in a subsequent section of this submittal.

PHASING PLAN

As contemplated by the Reserve at Hockett Gulch PUD, the property will be developed in phases. The PUD Guide states:

Phasing: The PUD is expected to develop in two master phases. It is anticipated that Phase 1 will include the development of both HD/PUD-1 and HD/PUD-2. The development sequencing in Phase 1 is anticipated to occur in two sub-phases; the northern half of HD/PUD-1 and HD/PUD-2 along with the northern most access driveway and parking area will be in the first sub-phase, followed by the remainder or south portion of the two planning areas as the second sub-phase. Phase 2 will include the development of HD/PUD-3, likely at a future date. Each phase and sub-phase shall comply with the standards set forth in this PUD Guide.

Lot 1 along with portions of Tract A (as shown in the Development Plan) is proposed as the first phase (Phase 1a) of the Reserve at Hockett Gulch which consists of 216 units. Lot 2 along with portions of Tract A are proposed as the second phase (Phase 1b) and consists of 184 units. Lot 3 will contain the remainder of the units at 100 units.

The construction of Phase 1a also includes all improvements within the open space tracts, the perimeter trail (as modified per CPW), trailhead improvements along Sylvan lake Road, and the roadway connections to both Sylvan Lake Road and Grand Avenue. It also includes most of the infrastructure and utility improvements for the entire property, excluding portions of Lot 2 and Lot 3. The completion of Phase 1a will leave a remainder of 284 units available for Lots 2 and 3.

With the understanding that exact time frames are difficult to predict based on the approval process and contractor availability, here is a general conceptual overall schedule for Phase 1a:

- July 2021: Major Development Permit and Subdivision Applications submitted to the Town
- September - January 2022: Review process with the Town on MPD and Subdivision
- June 2022: Approval of MDP for Phases 1a, Approval of Subdivision, Approval of Development Agreement
- July/August 2022: Approval of Building Permit for Phase 1a
- August 2022: Complete grading and begin Phase 1a construction

-
- June 2024: Phase 1a Construction Complete (buildings will be delivered in phases starting in Fall/Winter of 2023)

LOCAL EMPLOYEE RESIDENCY PLAN

As part of the review process for the Reserve at Hockett Gulch, the PUD requires local employee housing in excess of the Land Use Code requirements. The Reserve at Hockett Gulch Annexation Agreement requires the following workforce housing requirements:

- Rental Housing: 45% of for-rent residential units subject to the rental restriction.
- For-Sale Housing: 15% of for-sale residential units subject to the for-sale deed-restriction (*no for-sale housing is proposed with this development permit*)

The Annexation Agreement provides the specific restriction to be recorded, and also requires that each plat notes the applicable portion of the property within the plat that will subject to the rental restriction. See note #11 on the proposed final plat.

The following table outlines compliance with the rental-restricted housing for Phase 1a of the Reserve at Hockett Gulch:

Phase	Units	Subject to Rental Restriction	Percent of Units with Rental Restriction
Phase 1a	216	98	45%

The Reserve at Hockett Gulch helps to relieve the burden of the Town of Eagle to generate workforce housing solutions and helps local businesses by providing housing opportunities for employees in close proximity to businesses while also adding residents into the economy helping local businesses to grow and be successful. The deed restriction includes a provision giving priority for the employees of local businesses.

ANNEXATION AGREEMENT COMPLIANCE

The Town of Eagle annexed the Reserve at Hockett Gulch property with Ordinance No. 15, Series of 2019. The Annexation Agreement was attached to the adopting ordinance. The Annexation Agreement memorialized many aspects of the Reserve at Hockett Gulch that were not included in the PUD Guide. This section of the submittal has been included to demonstrate compliance with the Annexation Agreement on items that have not been analyzed in this submittal previously, but are related to the Development Permit and/or Subdivision application.

- **Sylvan Lake Road Improvements:** The Developer is required to construct the northbound left hand turn lane into the development and the southbound right deceleration lane into the development. Participation in the funding of these improvements is also required of the owner of the medical facilities on the east side of Sylvan Lake Road. A prior agreement with the Town allowed the medical center to defer the construction of roadway improvements until a future date. These improvements will be constructed in Phase 1a.
- **Grand Avenue Road Improvements:** The Developer is required to construct the eastbound right deceleration lane into the development, the eastbound right acceleration lane out of the development, and the westbound left hand turn lane into the development. These improvements will be constructed in Phase 1a.
- **Water Line:** The developer is required to install a 16 inch water line. The cost of the upsizing from the 12 inch water line will be paid by the Town of Eagle. The plans reflect the 16 inch water line, which is part of the infrastructure improvements constructed in Phase 1a.
- **Public Restroom:** The developer is required to construct a waterless vault toilet system on the parcel of Town-owned land adjacent to the Reserve at Hockett Gulch property, unless the Town chooses to upgrade to a water and sewer-served restroom at their cost. The Town has indicated they prefer the water and sewer-served restroom. This full utility design is reflected on the plans and will be constructed in Phase 1a.
- **Impact Fees:** All impact fees including but not limited to the street improvement fee, fire protection fee, water plant investment fee, and sewer plant investment fee, as described in the Annexation Agreement, will be paid prior to the issuance of the building permit for the development associated with Phase 1a. Fees are paid at building permit based on the level of

development included in the building permit. Reductions and credits of EQRs for workforce housing and other impacts are included in the annexation agreement.

- Maintenance: The developer is required to address the maintenance of open space and landscaping of the development. This is addressed in the **Development Agreement**, which is in process and will be finalized prior to building permit.
- Open Space: OS-1 is required to be conveyed to the Town by special warranty deed at the time of recording of the final plat. This will be completed simultaneously with the recording of the final plat.
- School Land Dedication Fee: Pursuant to the annexation agreement, based on the alternative approved by the Board of Trustees, no school land fee is required of the Reserve at Hockett Gulch PUD.
- Municipal and Parkland Fee: Pursuant to the annexation agreement, based on the alternative approved by the Board of Trustees, no municipal or park land fees are required of the Reserve at Hockett Gulch PUD.
- Grand Avenue Improvement Fee: Prior to the issuance of a building permit, the applicant is required to pay a Grand Avenue Improvement Fee of \$3,500 per net EQRs included in the building permit, as calculated pursuant to the Annexation Agreement.
- Real Estate Transfer Assessment: The annexation agreement requires the recording of covenant against the property requirement payment of a real estate transfer assessment in the amount of 2% for each non-exempt transfer of real estate (with a cap of \$250,000) on the property as provided for in the annexation agreement.
- Water Rights Dedication Cash In Lieu Payment: The owner of the property paid the the Town \$953,750 in 2020 to satisfy the Town's water rights requirements as provided for in the Annexation Agreement.

-
- Raw Water Irrigation: Reserve at Hockett Gulch is required to be served by a raw water irrigation system, which is included in Phase 1a. Applicant will work with the Town of Eagle to relocate the pump station as requested by the Town.
 - Highway 6 Recapture Agreement: The applicant is required to pay to for its pro rata share of the Highway 6 improvements completed by West Eagle Ranch, LLC in the amount of \$1,080.06 per EQR, based on the Town's schedule of EQRs prior to Development Permit approval assuming the build out of the PUD.
 - Wastewater Improvements Recapture Agreement: The applicant is required to pay to for its pro rata share of the wastewater improvements completed by West Eagle Ranch, LLC in the amount of \$1,080.06 per EQR, based on the Town's schedule of EQRs prior to Development Permit approval assuming the build out of the PUD.

code section is somewhat out of sync with the Town's own development process which for many projects includes the following steps in the following order: Annexation, Zoning (in this case a PUD), Subdivision, Major Development Plan, and Building Permit. The code suggests applying the provisions at each step, when in fact these requirements were all evaluated at Annexation and PUD approval as embodied in the Annexation Agreement and PUD Guide for the project. Additionally, the PUD was given vested rights for a period of seven years. There is a provision that allows a project that has vested rights to be exempted from providing a new, detailed impact report such is the case with this project where all of the impacts were previously evaluated and the applicant has a right to the proceed with the development pursuant to the Annexation Agreement.

Below the applicant has addressed each of the areas listed in this section of the code in summary fashion. Some of this information is redundant to the section above, Annexation Agreement Compliance.

Public Schools:

The Eagle County School District was a referral agency during the review of the Annexation and PUD applications. The current project is consistent with the PUD Guide approved as part of the PUD review process. The School District is best to determine how many school aged children may be produced by this project and how that might impact the school district capacities. Regardless,

the Annexation Agreement provides that no school land dedication is required of the PUD or development project.

Fire Protection Services:

Pursuant to Section 4.07.155 of the Town Code, the applicant is providing this fire protection plan. Additionally, the the PUD was found to have adequate facilities for fire protection and the Greater Eagle Fire Protection District was found to have adequate capacity to serve the project at PUD approval. The PUD is also subject to the Fire Protection Impact Fee and Public Safety Impact Fee which address impacts to these agencies. During the PUD and annexation process the fire protection planning was coordinated with the Greater Eagle Fire Protection District and the proposed plan is consistent with the expectations outlined during that process. The project is fully compliant with all fire and building code requirements of the Town. The project is consistent with the woodlands/inter-mix/interface areas requirements of the Fire Code. All of the buildings proposed, including the clubhouse, will be equipped with an automatic fire protection system and monitored alarm system. The parking areas, driveways, and building locations have been developed with the appropriate widths and separations required for a ladder truck including the standards contained in the PUD Guide for the Reserve at Hockett Gulch which requires driveways/aisles adjacent to structures over 30 'in height to be 26 'wide. The project includes a 16" water main trunk line that runs through the property. With this mainline and the proposed water system, adequate fire flows are provided (see Utility Impact Report). The project is located 1.4 miles from the Greater Eagle Protection District Fire Station which is under 6 minutes from the project location.

Emergency Medical Services:

During the annexation and PUD approval process, the Eagle County Health Service District (aka Eagle County Paramedics) was included in the referral process and had no comments related to the project. Adequate access to the property and the buildings are provided and consistent with building code. The Eagle County Health Service District station is located within 1.7 miles of the property within a response time of less than 8 mins.

Street Facilities:

Street facilities and traffic were extensively evaluated during the annexation and PUD approval process. The Traffic Impact Study, prepared by McDowell Engineering, is included with this submittal and this report finds that adequate level of service and capacities exist on the surrounding

Town street network to accommodate the project. The Town also engaged its own traffic engineer to evaluate the project. Additionally, as documented in the Annexation Agreement, the PUD is subject to the street improvement fee (an impact fee) as well as a separate and unique Grand Avenue Improvement Fee to mitigate the traffic impacts on Grand Avenue (see Annexation Agreement).

ARCHITECTURAL DESIGN PLAN

The applicant has provided architectural plans included with this submittal which helps address the architectural design of the project. Consistent with the design direction provided by the PUD Guide which specially references the need to provide an Architectural Design Plan. The plans submitted to the Town address all of the elements of the Architectural Design Plan and also offers the following summary addressing the relevant sections of Section 4.07.040 of the Town Code as modified by the approved PUD Guide for the project.

The PUD Guide provides the following direction on Architecture which the proposed buildings are consistent with:

The architecture of residential and nonresidential buildings shall be consistent with the policies of the Eagle Area Community Plan with specific emphasis on visual quality and consideration of policies to create a western gateway (HD/PUD-3 only). The architecture of all buildings should be sympathetic to residential uses in the area and include the use of sloping roof forms. The use of flat roofs shall be limited to commercial buildings designed with a historic Eagle vernacular as one may find on Broadway or within the commercial core of Eagle Ranch Village (i.e., brick façade, wood siding, or stone facade with an articulated and ornamented terminus to the parapet). Building materials may include brick, stone, faux stone, wood board and baton, wood lap siding, cementitious versions of wood siding, wood timbers, exposed wood or metal beams, natural and painted metal structural members, high quality asphalt shingles, architectural metal siding and roofing materials. Imitation stucco is not allowed however a three-coat stucco system is allowed. Low quality building materials

such as vinyl siding shall not be allowed. The overall development of the property shall be



integrated well with the topography.

The proposed buildings include the following elements:

- Visual quality of the buildings are consistent with the Eagle Area Community Plan and the Town in general;
- All buildings have sloping roofs;
- Building materials include stone/faux stone, wood or imitation wood siding, stucco (real stucco, three-coat system), asphalt shingles and metal roofing materials;
- Buildings well integrated into the site.

Elements of Section 4.07.040 (General Architectural Standards):

General:

The Reserve at Hockett Gulch was laid out and designed to full advantage of sun, natural light and views. The topography of the site is such that buildings are laid out generally in an east west orientation which will provide good sun exposure. Shadows will be cast to the north sides of the buildings where adequate setbacks to parking areas have been provided. Prevailing winds are from the west and the buildings are generally oriented to east west in repose to winds and topography.



The site generally drains to the north and this general pattern is maintained with detention facilities on the north end of the site. Landscape areas have been provided around the perimeter of the buildings to handle any snow shedding from roof areas. The existing landscaping on site is limited to native grasses and so impacts to existing vegetation are limited. Adequate open spaces are provided throughout the property and the buildings are well ventilated. The scale of the project is consistent with the PUD that was approved for the property.



Building Height:

The building height is regulated by the PUD Guide and all buildings comply with the Building height of 45' measured from any portion of the roof directly down to the existing or finished grade below the roof.

Building Mass and Orientation:

The building massing and orientation is consistent with the PUD Guide. The proposed building designs are consistent with the design guidelines provided in the PUD Guide. All buildings have sloping roof forms.

Architectural Detail:

All building entrances are visible from the parking areas within the PUD. All mechanical equipment is adequately screened from public view.

Building Materials:

The building materials comply with the list of acceptable materials are provided in the PUD Guide. Roof will have asphalt shingles. Facades will have fiber cement siding and panels. Some area may be articulated with stucco (only clubhouse and trash enclosures) or artificial stone accents. Railings will be painted steel or pre-finished aluminum. A variety of colors and finishes are provided in order

to have a variety on each building and throughout the PUD. All colors are subtle and in earth tone



Epoch Residential - Hockett Gulch Apartments

February 7, 2022

Building Elevations



A-9

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colors. No high intensity colors are proposed.

Plastics:

No plastic materials are proposed.

Utility Connections:

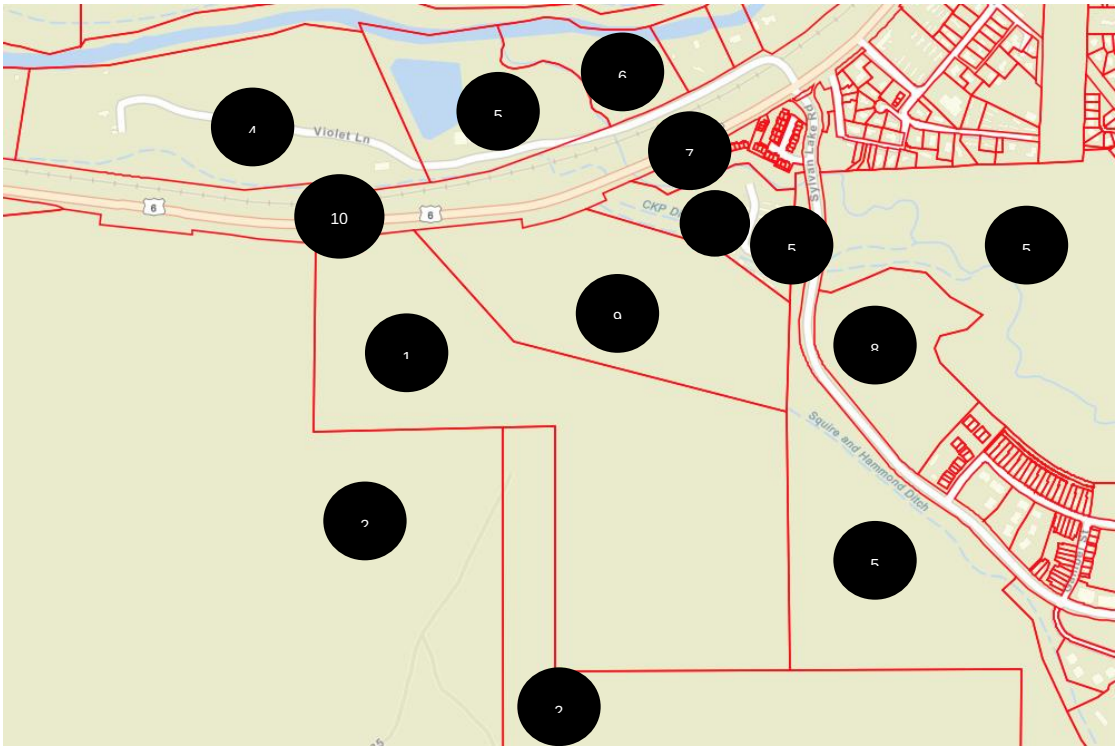
All utilities are provided below grade and connections are made in accordance with the utility company requirements.

Trash Receptacles:

Trash and recycling facilities have been provided throughout the property. All of the facilities are bear proof and enclosed.

Fencing:
Fencing is proposed per the proposed landscape plan.

Lighting:
A photometric plan is provided that shows there is no light which spills beyond the property. The fixtures proposed as site lighting and building lighting are dark sky compliant (downcast) and properly shielded. All fixtures are LED. The entrances to buildings will have wall scones and soffit lighting. Parking and pedestrian areas will have no greater than 0.6-foot candles. The maximum lumens for parking lot lighting will comply with the limitations shown in the code when converted from watts (maximum of 55.7 luminaire watts). The cut sheets for light fixtures are attached to this narrative.



ADJACENT AND WITHIN 300 FT. PROPERTY OWNERS

Map ID	Property Owner Name	Mailing Address	Parcel Number
1	CAROL V. FITZSIMMONS TRUST, CAROL V. & JAMES A. FITZSIMMONS TRUSTEES	10000 GYPSUM CREEK RD GYPSUM, CO 81637-9718	210905300003

2	UNITED STATES OF AMERICA	In Care Of BLM 2300 RIVER FRONTAGE RD SILT, CO 81652-8633	210908200001 210919100001
3	GREEN ACRES MOBILE HOME PARK LLC	PO BOX 283 GYPSUM, CO 81637-0283	210905300006 210905303002
4	SEAGO, RALPH E. & SHERRIE L.	PO BOX 1049 EAGLE, CO 81631-1049	210906100001
5	TOWN OF EAGLE	PO BOX 609 EAGLE, CO 81631-0609	210905200008 210905303001 210908105001 210905408001
6	COUNTY OF EAGLE	PO BOX 850 EAGLE, CO 81631-0850	210905200005
7	EAGLE LANDING AT BRUSH CREEK TOWNHOMES ASSOCIATION INC	PO BOX 2030 GLENWOOD SPRINGS, CO 81602-2030	210905223012
8	EAGLE HEALTH CARE CENTER INC	In Care Of VVMC PO BOX 40000 VAIL, CO 81658-7520	210905305001
9	EPOCH GCH HOCKETT GULCH HOLDINGS LLC	2579 W MAIN ST UNIT 201 LITTLETON, CO 80120-4640	210905300002
10	UNION PACIFIC RAILROAD CO	In Care Of PROPERTY TAX DEPARTMENT 1400 DOUGLAS ST STOP 1640 OMAHA, NE 68179-1640	NA

OWNERS OF MINERAL INTERESTS AND DITCHES ONSITE

Laura Hockett Ditch Owners: Doug Abbey, an individual, Betty Abbey, an individual, Eagle Baptist Church, a Colorado nonprofit corporation, Gary Feucht, an individual, Linda Feucht, an individual, James D. Fitzsimmons, an individual, Carol Virginia Fitzsimmons, an individual, Sheryl Koonce, an individual, Gerald Olesen, an individual, Diane Rivera, an individual, Marvel Pilas, an individual, and Cesar Hernandez, an individual

Lessee under Lease Agreement for the Town Border Station: Rocky Mountain Natural Gas Company

Mineral and Mineral Rights Owners: EPOCH GCH HOCKETT GULCH HOLDINGS LLC, a Colorado limited liability company

US Patent for water rights to: Andrew Christensen (. . . subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom . . .)

US Patent for water rights to : Sylvester T. Hoeketh (sp?) (. . . subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom . . .)

DESIGNED RF	NO.	DATE	REVISED	BY
DRAWN	2	02/07/2022	MDP RESPONSE TO COMMENTS	AEI
CHECKED	3	04/22/2022	MDP RESPONSE TO COMMENTS-ROUND 2	AEI
JOB NO. 1				
DATE				
JOB NO. 02/09/2022				

PRELIMINARY
May 02, 2022
NOT FOR CONSTRUCTION

This Development Plan approved by the Town of Eagle Planning Commission the _____ day of _____, 20__.

TOWN COUNCIL CERTIFICATE

This Development Plan approved by the Town Council of the Town of Eagle, Colorado the
day of _____, 20__.

TOWN OF EAGLE, COLORADO

By:

Mayor

Mayor

Witness my hand and seal of the Town of Eagle, Colorado.

ATTEST

Town Clerk

	PHASE 1A CONSTRUCTION LIMIT PROPERTY LINE EDGE OF OVERHEAD ELECTRIC EDGE OF ASPHALT DRIVE ROADWAY BOULDER WALL FENCE LINE WATER LINE SEWER LINE & MANHOLE OVERHEAD ELECTRIC UNDERGROUND ELECTRIC UNDERGROUND PHONE UNDERGROUND FIBER OPTIC GAS LINE ELECTRIC POLE & GUY WIRE ELECTRIC SPICE VAULT ELECTRIC IN-POLSE TRANSFORMER ELECTRIC SWITCHGEAR PHONE SPICE VAULT STORM SEWER, INLET & LATERAL END PRECAST CONCRETE PIPING & MANHOLE		PROPOSED ASPHALT PROPOSED CONCRETE SIDEWALK PROPOSED GRAVEL DRIVE PROPOSED SOD PATTERN PROPOSED CAMPOUT
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LAND USE SUMMARY					
LOT/TRACT	LAND USE	ACRES (SF)	PERCENT	OWNERSHIP	MAINTENANCE
LOT 1(PHASE 1A)	RESIDENTIAL APARTMENTS	6.25 (185,190)	14.33	OWNER	OWNER/P.O.A.
LOT 2(PHASE 1B)	RESIDENTIAL APARTMENTS	4.15 (267,721)	20.74	OWNER	OWNER/P.O.A.
LOT 3(FUTURE)	RESIDENTIAL/COMMERCIAL	6.30 (274,561)	21.26	OWNER	OWNER/P.O.A.
TRACT OS-1*	TOWN OPEN SPACE	4.22 (186,199)	14.40	TOWN OF EAGLE	TOWN OF EAGLE
TRACT OS-2*	COMMUNITY OPEN SPACE	2.71 (118,066)	9.14	OWNER	OWNER/P.O.A.
TRACT A	ROADWAY, ACCESS, DRAINAGE, IRRIGATION & GENERAL UTILITIES	2.71 (259,926)	20.13	OWNER	OWNER/P.O.A.
TOTAL		29.65	100.00		

- * USES PER PUD GUIDE: PEDESTRIAN OR BICYCLE TRAILS, SHADE SHELTERS AND PICNIC FACILITIES, PUBLIC AND PRIVATE PARKS, TRAILHEAD ACCESS AND PARKING (OS-1 ONLY), PUBLIC RESTROOMS, AND UTILITIES INCLUDES PLUMBING, ELECTRICITY, GAS, AND OTHER PUBLIC SERVICES AND UTILITIES, BUILDINGS, COMMUNITY GARDENS AND ASSOCIATED FACILITIES.
- * OWNER AND MAINTENANCE RESPONSIBILITIES ARE SHOWN IN EXHIBIT 1 AND FURTHER OUTLINED IN DEVELOPMENT AGREEMENT.

STUDIOS	30
1 BEDROOM	78
2 BEDROOM	92
3 BEDROOM	16
TOTAL	216

LOT 1 DENSITY = 216 DU'S @ 4.25
ACRES = 50.82 DU/ACRE.

PHASE 1A DENSITY = 216 DU'S @ 17.2
ACRES = 12.6 DU/ACRE.

BUILDING SQUARE FOOTAGE AND USES (REFER TO SHEET A0.07 FOR THE ACTUAL INFORMATION)			
BUILDING #	USE	SQUARE FOOTAGE	BLDG DIMENSIONS
1	RESIDENTIAL APARTMENTS	42,634	273' x 70' x 45'
2	RESIDENTIAL APARTMENTS	31,911	204' x 70' x 45'
3	RESIDENTIAL APARTMENTS	31,911	204' x 70' x 45'
4	RESIDENTIAL APARTMENTS	31,078	188' x 70' x 45'
5	RESIDENTIAL APARTMENTS	42,634	273' x 70' x 45'
CLUBHOUSE	CLUBHOUSE	4,867	
CARPITS	CARPIT	13,024	
PUBLIC REST ROOM	TOILET	120	

PHASE 1A (LOT 1, TRACT A AND TRACTS OS-1 & 2)

- 5 RESIDENTIAL MULTI-FAMILY APARTMENT BUILDINGS
- 1 CLUBHOUSE FACILITY
- PUBLIC RESTROOM BUILDING
- 14 SPACE PUBLIC TRAILHEAD PARKING LOT
- TURN LANES ON SYLVAN LAKE ROAD AND GRAND AVENUE

- WORKFORCE HOUSING = 98 DEED RESTRICTED UNITS
- PHASE 1A AREA = 17.2 ACRES
- PHASE 1A IMPERVIOUS AREA = 188,181 SF = 4.32 ACRES
- PHASE 1A BUILDING COVERAGE = 75,139 SF = 1.725 ACRES
- PHASE 1A PARKING AREA = 77,810 SF (INCLUDES 13,024 SF FOR CARPORTS)
- PHASE 1A USABLE OPEN SPACE = 74,023 SF
- PARCEL OS-1 IS TO HAVE A MINIMUM 8000 SF PARK

GENERAL NOTES

1. THE CONTRACTOR AND OWNER'S REPRESENTATIVE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR A PRE-CONSTRUCTION MEETING PRIOR TO START OF ANY WORK SHOWN ON THESE PLANS.
2. THESE PLANS SHALL NOT BE UTILIZED FOR CONSTRUCTION OR PERMITTING UNLESS STATED FOR SUCH USE IN THE TITLE BLOCK.
3. DRAWINGS ARE INTENDED TO BE PRINTED ON 24" X 36" PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERENCING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
4. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
5. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
6. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
7. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
8. IF A GEOTECHNICAL SOILS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, NORRIS DESIGN RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUESTED.
9. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS, WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
10. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-CONFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES, AND REGULATORY AGENCIES.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. REFER TO ENGINEERING UTILITY PLANS FOR ALL PROPOSED UTILITY LOCATIONS AND DETAILS. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
13. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
14. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
16. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
17. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS.

MAINTENANCE NOTES

- TREES, SHRUBS AND GROUND COVERS
1. MAINTAIN TREES, SHRUBS, GROUND COVERS AND PLANTS BY PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, RESTORING PLANTING SAUCERS, TIGHTENING AND REPAIRING STAKES AND GUYS WORE SUPPORTS, AND RESETTING TO PROPER GRADES OR VERTICAL POSITION, AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE.
 2. WATERING: MAINTAIN LARGE ENOUGH WATER BASINS AROUND PLANTS SO THAT ENOUGH WATER CAN BE APPLIED TO ESTABLISH MOISTURE THROUGHOUT ENTIRE ROOT ZONE. UTILIZE MULCHES TO REDUCE EVAPORATION AND WATERING FREQUENCY. ALL TREES SHALL BE DRIP IRRIGATED.
 3. PRUNE AS REQUIRED AT TIME OF PLANTING AND AS NEEDED TO CORRECT DAMAGE.
 4. STAKES AND GUY WIRES: INSPECT REGULARLY TO PREVENT GIRDLING OF TRUNKS OR BRANCHES AND TO PREVENT RUBBING WHICH MIGHT CAUSE BARK WOUNDS. REMOVE AND REPLACE DAMAGED STAKES AND GUYS AS DIRECTED BY THE OWNER.
 5. WEED CONTROL: MAINTAIN TREE AND SHRUB BASINS FREE OF WEEDS AND GRASSES ON A WEEKLY BASIS. FREQUENT SOIL CULTIVATION THAT MIGHT DESTROY SHALLOW ROOTS IS NOT PERMITTED.
 6. INSECTS AND DISEASE CONTROL: CONTROL INSECTS AND DISEASE AS NECESSARY TO PREVENT DAMAGE TO THE HEALTH OR APPEARANCE OF PLANTS. USE ONLY APPROVED MATERIALS AND METHODS. DEAD, DISEASED, AND/OR BEETLE INFESTED TREES MUST BE REMOVED UPON IMMEDIATE RECEIPT OF WRITTEN OR VERBAL NOTICE TO THE PROPERTY OWNER.
 7. DEAD PLANT MATERIAL SHALL BE REMOVED WITHIN (1) MONTH WITH PLANTING MATERIALS THAT MEET THE ORIGINAL INTENT OF THE APPROVED LANDSCAPE DESIGN.
 8. NATURAL LANDSCAPE MATERIALS SUCH AS ROCK, STONE, BARK CHIPS AND SHAVINGS WHICH NO LONGER COVER THE AREA IN WHICH THEY WERE ORIGINALLY DEPOSITED SHALL BE REPLENISHED SO THAT THEY AGAIN ACHIEVE FULL COVERAGE TO A MINIMUM DEPTH AS SPECIFIED.

- WEED CONTROL
1. THROUGHOUT THE GROWING SEASON WEED CONTROL OF NATIVE AREAS SHALL BE PERFORMED USING A SPOT TREATMENT METHOD.
 2. HERBICIDE SHALL BE APPLIED BY A LICENSED APPLICATOR OR UNDER THE DIRECT SUPERVISION OF A LICENSED APPLICATOR.

18. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
19. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEANOUT AREAS WITH OWNER'S REPRESENTATIVE.
20. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCK PILES AND WORK FROM VANDALISM, EROSION OR UNINTENDED DISTURBANCE DURING THE CONSTRUCTION PERIOD AND UNTIL FINAL ACCEPTANCE IS ISSUED.
22. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
23. MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
24. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
25. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
26. THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
27. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.
28. THE CLEANING OF CONCRETE EQUIPMENT IS PROHIBITED AT THE JOB SITE EXCEPT IN DESIGNATED CONCRETE WASHOUT AREAS. THE DISCHARGE OF WATER CONTAINING WASTE CONCRETE IN THE STORM SEWER IS PROHIBITED.
29. THE USE OF REBAR, STEEL STAKES, OR STEEL FENCE POSTS TO STAKE DOWN STRAW OR HAY BALES OR TO SUPPORT SILT FENCING USED AS AN EROSION CONTROL MEASURE IS PROHIBITED.
30. LOCAL, STATE AND FEDERAL JURISDICTIONAL REQUIREMENTS, RESTRICTIONS OR PROCEDURES SHALL SUPERSEDE THESE PLANS, NOTES AND SPECIFICATIONS WHEN MORE STRINGENT. NOTIFY THE OWNER'S REPRESENTATIVE IF CONFLICTS OCCUR.
31. SOIL PREPARATION INCLUDES AMENDMENT, ADDITIONAL TOPSOIL, TILLING, AND ANY NECESSARY DE-COMPACTION OR EXCAVATION.
32. INSTALL SLOPE PROTECTION, RECLAMATION AND EROSION CONTROL AS NEEDED PROVIDED OVER AND ABOVE SWMP PERMIT FOR RE-VEGETATION AND ESTABLISHMENT OF NATIVE SEED (OR COMPARABLE) WITHIN THE LANDSCAPE PROCESS.
33. AN AUTOMATIC IRRIGATION SYSTEM HAS BEEN IDENTIFIED AT ALL AREAS SHOWING LANDSCAPE VEGETATION, REFER TO IRRIGATION PLANS FOR COORDINATION. IRRIGATION PLAN TO BE PRIVATELY MAINTAINED BY OWNER.
34. SITE LANDSCAPE IMPROVEMENTS AND MAINTENANCE SHALL BE THE RESPONSIBILITY OF OWNER, AND/OR THEIR ASSIGNS.

LAYOUT NOTES

1. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. SHOULD SITE CONDITIONS BE DIFFERENT THAN WHAT IS INDICATED ON THE DRAWINGS CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3. CURVED WALKS AND CURB EDGES ARE INTENDED TO BE CONSTRUCTED WITH SMOOTH FLOWING CURVES. ANYTHING OTHER THAN SMOOTH FLOWING CURVES WILL BE REJECTED.
4. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED AT NO ADDITIONAL COST TO THE OWNER.
5. THE CONTRACTOR SHALL INSTALL SLEEVEING FOR IRRIGATION IMPROVEMENTS PRIOR TO INSTALLING CONCRETE FLATWORK AND PAVERS. INSTALL 3" PVC SLEEVE UNDER ALL DRIVES.
6. LAY OUT WALKS, SCORE JOINTS AND PAVING PATTERNS AS CLOSELY AS POSSIBLE TO PLANS, DETAILS, AND SPECIFICATIONS. DO NOT DEVIATE FROM PLANS UNLESS SPECIFIC APPROVAL IS OBTAINED FROM THE OWNER'S REPRESENTATIVE.
7. ALL WORK SHALL BE CONFINED TO THE AREA WITHIN THE CONSTRUCTION LIMITS AS SHOWN ON THE PLANS. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE THESE LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE LANDSCAPE ARCHITECT PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK. SEE TECHNICAL SPECIFICATIONS.

LANDSCAPE NARRATIVE

THE LANDSCAPE DESIGN FOR THE HOCKETT GULCH NEIGHBORHOOD PROVIDES STREET TREES ALONG SYLVAN LAKE ROAD AND ALL INTERNAL ROADS TO COMPLEMENT THE TOWN OF EAGLE'S EXISTING STREETScape. THE LANDSCAPE PLAN INTEGRATES THE PROPOSED SIDEWALKS AND TRAIL SYSTEMS INTO EXISTING TOWN WIDE TRAIL AND SIDEWALK CONNECTIONS, ENHANCING THE PEDESTRIAN EXPERIENCE THROUGHOUT THE NEIGHBORHOOD. THE DESIGN INTENT IS TO MIMIC THE NATIVE SURROUNDING ECOSYSTEMS, INCORPORATE WATERWISE PLANTINGS, AND PROVIDE GATHERING SPACES THROUGHOUT THE NEIGHBORHOOD. ALL PROPOSED AMENITIES AREAS WILL BE RESPECTFUL OF NATURAL RESOURCES AND BLEND IN THE NATURAL ENVIRONMENT PROVIDING A CONNECTION FROM THE BUILT ENVIRONMENT TO NATURE.

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%; MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

MAINTENANCE AGREEMENT

THE DEVELOPER AND FUTURE OWNERS OF THE RESERVE AT HOCKETT GULCH ARE OBLIGATED TO MAINTAIN THE PROPERTY IN THE FOLLOWING MANNER BELOW. INITIALLY, ALL LOTS AND TRACTS WILL BE OWNED BY EPOCH GCH HOCKETT GULCH HOLDINGS LLC, OTHER THAN TRACT OS-1 WHICH WILL BE GRANTED TO THE TOWN OF EAGLE. HOWEVER, THESE MAINTENANCE PROVISIONS SHALL FOLLOW ALL FUTURE OWNERS, SUCCESSORS, AND ASSIGNEES.

LOT 1 (PHASE 1A): LAND USE RESIDENTIAL APARTMENTS, 4.25 ACRES: ALL BUILDINGS SHALL BE MAINTAINED IN A MANNER CONSISTENT WITH OTHER CLASS A, MULTIFAMILY PROPERTIES IN COLORADO. THIS INCLUDES MAINTENANCE AND REPLACEMENT (IF NECESSARY) OF BUILDING SIDING, ROOFS, AND BALCONIES. ALL AREAS SHALL BE KEPT IN A CLEAN MANNER WITH TRASH PLACED IN DESIGNATED DUMPSTERS. ALL IRRIGATED LANDSCAPE AREAS SHALL BE WATERED IN WARMER MONTHS WITH SOD AND PLANT MATERIAL WATERED AND MAINTAINED CONSISTENTLY WITH OTHER PROPERTIES WITHIN THE EAGLE COMMUNITY. THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATIONAL DURING MONTHS THAT REQUIRE IRRIGATION. DEBRIS REMOVAL FROM DEBRIS FLOW AREAS SHALL BE CLEARED FROM TIME TO TIME TO ALLOW FOR PROPER DEBRIS AND WATER FLOW ACROSS THE SITE. NATIVE LANDSCAPE AREAS SHALL BE KEPT IN A MANNER CONSISTENT WITH OTHER NATIVE OPEN SPACE AREAS WITHIN THE TOWN OF EAGLE. ROADS, PARKING, AND WALKWAYS SHALL BE MAINTAINED IN A COMMERCIALY REASONABLE MANNER CONSISTENT WITH OTHER DEVELOPMENTS WITHIN EAGLE, COLORADO. THIS INCLUDES SNOW REMOVAL IN A COMMERCIALY REASONABLE MANNER TO ENSURE RESIDENT SAFETY.

LOT 2 (PHASE 1B): LAND USE RESIDENTIAL APARTMENTS, 6.15 ACRES: INITIALLY, PORTIONS OF LOT 2 WILL NOT BE DEVELOPED AND WILL THUS BE MAINTAINED AS NATIVE OPEN SPACE. UPON DEVELOPMENT, ALL BUILDINGS SHALL BE MAINTAINED IN A MANNER CONSISTENT WITH OTHER CLASS A, MULTIFAMILY OR RESIDENTIAL PROPERTIES IN COLORADO. THIS INCLUDES MAINTENANCE AND REPLACEMENT (IF NECESSARY) OF BUILDING SIDING, ROOFS, AND BALCONIES. ALL AREAS SHALL BE KEPT IN A CLEAN MANNER WITH TRASH PLACED IN DESIGNATED DUMPSTERS. ALL IRRIGATED LANDSCAPE AREAS SHALL BE WATERED IN WARMER MONTHS WITH SOD AND PLANT MATERIAL WATERED AND MAINTAINED CONSISTENTLY WITH OTHER PROPERTIES WITHIN THE EAGLE COMMUNITY. THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATIONAL DURING MONTHS THAT REQUIRE IRRIGATION. DEBRIS REMOVAL FROM DEBRIS FLOW AREAS SHALL BE CLEARED FROM TIME TO TIME TO ALLOW FOR PROPER DEBRIS AND WATER FLOW ACROSS THE SITE. NATIVE LANDSCAPE AREAS SHALL BE KEPT IN A MANNER CONSISTENT WITH OTHER NATIVE OPEN SPACE AREAS WITHIN THE TOWN OF EAGLE. ROADS, PARKING, AND WALKWAYS SHALL BE MAINTAINED IN A COMMERCIALY REASONABLE MANNER CONSISTENT WITH OTHER DEVELOPMENTS WITHIN EAGLE, COLORADO. THIS INCLUDES SNOW REMOVAL IN A COMMERCIALY REASONABLE MANNER TO ENSURE RESIDENT SAFETY.

12. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 3 YEARS MAXIMUM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 3 YEARS FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
13. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
14. ALL LANDSCAPE BEDS SHALL BE MULCHED WITH SPECIFIED MULCH IN MATERIAL SCHEDULE. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
15. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
16. ROUTINE TREE MAINTENANCE AND PRUNING SHALL PREVENT BRANCHES FROM INTERFERING WITH ALL FIRE ACCESS LANE CLEARANCES.
17. WHEN PLANTER URNS/POTS ARE SHOWN ON PLANS, CONTRACTOR SHALL INCLUDE THE FOLLOWING: PLANTER MIX, ANNUAL FLOWER PLANTING PROGRAM AND WINTER HAND-WATERING AS NEEDED. UNLESS OTHERWISE SPECIFIED, CONTRACTOR TO PROVIDE ANNUAL PLANTING SELECTION BASED ON WHAT IS SHOWN ON PLANS, FOR REVIEW BY OWNER. IRRIGATION FOR PLANTERS TO BE ON SEPARATE ZONE(S). CONTRACTOR TO COORDINATE PLACEMENT OF NECESSARY SLEEVEING PRIOR TO PLACEMENT OF PAVEMENT.
18. PRIOR TO THE PLACEMENT OF MULCH AND WEED FABRIC, A GRANULAR, PRE-EMERGENT, WEED CONTROL AGENT SHALL BE ADDED TO ALL PLANTING BEDS IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTION, EXCEPT AROUND ORNAMENTAL GRASSES.
19. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE TOWN OF EAGLE SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE (SPECIFICATIONS AND DETAILS PROVIDED WITH THE PLANS VERSUS THE TOWN OF EAGLE SPECIFICATIONS AND DETAILS).
20. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
21. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
23. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, LANDSCAPING, OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
24. THE LANDSCAPE CONTRACTOR SHALL FURNISH A ONE YEAR MAINTENANCE AND WARRANTY PERIOD FROM THE DATE OF INITIAL ACCEPTANCE.
25. NO FABRIC IS TO BE LEFT OVER THE TREE ROOTBALLS AND KEEP MULCH 4-6" AWAY FROM TREE TRUNKS.
26. COORDINATE INSTALLATION OF IRRIGATION SLEEVEING PRIOR TO CURB AND PAVEMENT INSTALLATION.
27. ALL PROPOSED PLANT MATERIAL COMPLIES WITH PUD AND TOWN OF EAGLE APPROVED PLANTINGS.
28. SUBJECT TO COORDINATION WITH THE TOWN OF EAGLE, COLORADO PARKS AND WILDLIFE "CPW", AND NEIGHBORING PROPERTY OWNERS, HIGH WILDLIFE FENCING WILL POTENTIALLY BE UTILIZED ON CERTAIN LOCATIONS OF THE SITE TO HELP GUIDE DEER AND WILDFIRE UNDER HIGHWAY 6 NEAR THE BRUSH CREEK UNDERPASS. ALL WILDLIFE FENCING TYPES AND LOCATIONS TO BE APPROVED BY CPW PRIOR TO INSTALLATION. SEE DEVELOPMENT PLAN FOR REQUESTED LOCATION OF HIGH WILDLIFE FENCING.

LOT 3 (FUTURE): LAND USE RESIDENTIAL/COMMERCIAL, 6.30 ACRES: INITIALLY, PORTIONS OF LOT 3 WILL NOT BE DEVELOPED AND WILL THUS BE MAINTAINED AS NATIVE OPEN SPACE. UPON DEVELOPMENT, ALL BUILDINGS SHALL BE MAINTAINED IN A MANNER CONSISTENT WITH OTHER CLASS A, MULTIFAMILY OR COMMERCIAL PROPERTIES IN COLORADO. THIS INCLUDES MAINTENANCE AND REPLACEMENT (IF NECESSARY) OF BUILDING SIDING, ROOFS, AND BALCONIES. ALL AREAS SHALL BE KEPT IN A CLEAN MANNER WITH TRASH PLACED IN DESIGNATED DUMPSTERS. ALL IRRIGATED LANDSCAPE AREAS SHALL BE WATERED IN WARMER MONTHS WITH SOD AND PLANT MATERIAL WATERED AND MAINTAINED CONSISTENTLY WITH OTHER PROPERTIES WITHIN THE EAGLE COMMUNITY. THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATIONAL DURING MONTHS THAT REQUIRE IRRIGATION. DEBRIS REMOVAL FROM DEBRIS FLOW AREAS SHALL BE CLEARED FROM TIME TO TIME TO ALLOW FOR PROPER DEBRIS AND WATER FLOW ACROSS THE SITE. NATIVE LANDSCAPE AREAS SHALL BE KEPT IN A MANNER CONSISTENT WITH OTHER NATIVE OPEN SPACE AREAS WITHIN THE TOWN OF EAGLE. ROADS, PARKING, AND WALKWAYS SHALL BE MAINTAINED IN A COMMERCIALY REASONABLE MANNER CONSISTENT WITH OTHER DEVELOPMENTS WITHIN EAGLE, COLORADO. THIS INCLUDES SNOW REMOVAL IN A COMMERCIALY REASONABLE MANNER TO ENSURE RESIDENT SAFETY.

TRACT OS-1: TOWN OPEN SPACE, 4.27 ACRES: TRACT OS-1 SHALL BE OWNED BY THE TOWN OF EAGLE AND MAINTAINED IN A MANNER CONSISTENT WITH OTHER OPEN SPACE WITHIN THE TOWN OF EAGLE OF SIMILAR NATURE.

TRACT OS-2: COMMUNITY OPEN SPACE, 2.71 ACRES: TRACT OS-2 SHALL INITIALLY BE OWNED BY THE EPOCH GCH HOCKETT GULCH HOLDINGS LLC. NATIVE GRASS SHALL BE PLATED AND IRRIGATED UNTIL THE AREA HAS AN APPEARANCE IN KEEPING WITH OTHER OPEN SPACE AREAS WITHIN THE TOWN OF EAGLE, COLORADO. THE AREA SHALL BE MAINTAINED IN A MANNER CONSISTENT WITH OTHER OPEN SPACE AREAS IN EAGLE, COLORADO.

TRACT A: ROADWAY, ACCESS, DRAINAGE, IRRIGATION AND GENERAL UTILITIES, 5.97 ACRES: ALL AREAS SHALL BE KEPT IN A CLEAN MANNER WITH TRASH PLACED IN DESIGNATED DUMPSTERS. ALL IRRIGATED LANDSCAPE AREAS SHALL BE WATERED IN WARMER MONTHS WITH SOD AND PLANT MATERIAL WATERED AND MAINTAINED CONSISTENTLY WITH OTHER PROPERTIES WITHIN THE EAGLE COMMUNITY. THE IRRIGATION SYSTEM SHALL BE MAINTAINED AND OPERATIONAL DURING MONTHS THAT REQUIRE IRRIGATION. DEBRIS REMOVAL FROM DEBRIS FLOW AREAS SHALL BE CLEARED FROM TIME TO TIME TO ALLOW FOR PROPER DEBRIS AND WATER FLOW ACROSS THE SITE. NATIVE LANDSCAPE AREAS SHALL BE KEPT IN A MANNER CONSISTENT WITH OTHER NATIVE OPEN SPACE AREAS WITHIN THE TOWN OF EAGLE. ROADS, PARKING, AND WALKWAYS SHALL BE MAINTAINED IN A COMMERCIALY REASONABLE MANNER CONSISTENT WITH OTHER DEVELOPMENTS WITHIN EAGLE, COLORADO. THIS INCLUDES SNOW REMOVAL IN A COMMERCIALY REASONABLE MANNER TO ENSURE RESIDENT SAFETY.

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EAGLE, CO

OWNER:

Epoch - GCH
HOCKETT GULCH HOLDINGS, LLC

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CONSTRUCTION

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SUBMITTAL 2
05/02/22 MDP
SUBMITTAL 3

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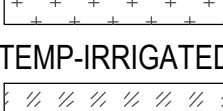
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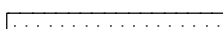
LANDSCAPE SCHEDULE

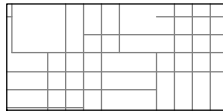
QTY.	SYM.	COMMON NAME	BOTANICAL NAME	SIZE & COND.	WATER USAGE
0	DECIDUOUS CANOPY TREES				
16	AMM	AMUR MAPLE	ACER GINNALA 'FLAME'	2" CALIPER - B&B	LOW
13	DOC	DOLGO CRABAPPLE	MALUS SPECIES	2" CALIPER - B&B	LOW
26	LAN	LANCELEAF COTTONWOOD	POPULUS ACUMINATE	2" CALIPER - B&B	LOW
5	LAC	LANCELEAF COTTONWOOD	POPULUS ACUMINATE	3" CALIPER - B&B	LOW
9	NAR	NARROWLEAF COTTONWOOD	POPULUS ANGUSTIFOLIA	2" CALIPER - B&B	LOW
182	QAS	QUAKING ASPEN	POPULUS TREMULOIDES	1" CALIPER - B&B	MED
4	RAD	RADIANT CRABAPPLE	MALUS SPECIES	2" CALIPER - B&B	LOW
4	RMM	ROCKY MOUNTAIN MAPLE	ACER GLABRUM	2" CALIPER - B&B	LOW
26	EVERGREEN TREES				
4	CBS	COLORADO BLUE SPRUCE	PICEA PUNGENS	8' HT MINIMUM	LOW
4	DOF	DOUGLAS FIR	PSEUDOSTUGA MENZIESII	8' HT MINIMUM	LOW
12	PIN	PINION PINE	PINUS EDULIS	8' HT MINIMUM	LOW
6	RMJ	ROCKY MOUNTAIN JUNIPER	JUNIPERUS SCOPULORUM	8' HT MINIMUM	LOW
6	DECIDUOUS ORNAMENTAL TREES				
6	SCH	SCHUBERT CHOKECHERRY	PRUNUS VIRGINIANA 'SCHUBERT'	1.5" CALIPER - B&B	LOW
172	EVERGREEN SHRUBS				
	BCH	BLUE CHIP JUNIPER	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	#5 CONT.	LOW
	BUF	BUFFALO JUNIPER	JUNIPERUS SABINA 'BUFFALO'	#5 CONT.	LOW
	COT	PEKING COTONEASTER	COTONEASTER LUCIDUS	#5 CONT.	LOW
	FAT	FAT ALBERT SPRUCE	PICEA PUNGENS 'FAT ALBERT'	#5 CONT.	LOW
	GSP	GLOBE SPRUCE	PICEA PUNGENS SPECIES	#5 CONT.	LOW
485	DECIDUOUS SHRUBS				
	ALC	ALPINE CURRANT	RIBES ALPINUM		
	BMS	BLUE MIST SPIREA	CARYOPTERIS X CLANDONENSIS	#5 CONT.	LOW
	CHO	CHOKECHERRY	PRUNUS VIRGINIANUS	#5 CONT.	LOW
	CMM	CURLYLEAF MOUNTAIN MAHOGANY	CERCOCARPUS LEDIFOLIUS	#5 CONT.	LOW
	CPL	COMMON PURPLE LILAC	SYRINGA VULGARIS	#5 CONT.	LOW
	DAG	DWARF ARCTIC BLUE DOGWOOD	SALIX PURPUREA 'NANA'	#5 CONT.	LOW
	FAS	URAL FALSE SPIREA	SORBARIA SORBIFOLIA	#5 CONT.	LOW
	MMO	MOUNTAIN MAHOGANY	CERCOCARPUS MONTANUS	#5 CONT.	LOW
	MOS	MOUNTAIN SAGEBRUSH	ARTEMISIA TRIDENTATE VASEYANA	#5 CONT.	LOW
	MOW	MOUNTAIN WILLOW	SALIX MONTICOLA	#5 CONT.	LOW
	PLP	PURPLE LEAF PLUM	PRUNUS X CISTENA	#5 CONT.	LOW
	POT	POTENTILLA	POTENTILLA SPECIES	#5 CONT.	LOW
	RAB	RUBBER RABBITBRUSH	CHRYSOETHAMNUS NAUSEOSUS	#5 CONT.	LOW
	REE	RED ELDERBERRY	SAMBUCUS RACEMOSA	#5 CONT.	LOW
	RTD	RED TWIG DOGWOOD	CORNUS STOLINIFERA	#5 CONT.	LOW
	ROW	WOOD'S ROSE	ROSA 'WOODSI'	#5 CONT.	LOW
	SKB	SKUNKBRUSH	RHUS AROMATICA SSP. TRILOBATA	#5 CONT.	LOW
	SMS	SMOOTH SUMAC	RHUS GLABRA	#5 CONT.	LOW
655	ORNAMENTAL GRASSES				
	AVG	BLUE AVENA GRASS	HELICOTRICHON SEMPERVIRENS	#5 CONT.	LOW
	EBF	ELIJAH BLUE FESCUE	FESTUCA GLAUCA 'ELIJAH BLUE'	#5 CONT	LOW
	LBG	BLAZE LITTLE BLUESTEM GRASS	SCHIZACHYRIUM SCOPARIUM 'BLAZE'	#5 CONT.	LOW
	FRG	FEATHER REED GRASS	CALAMOGROSTIS ACUTIFLORA 'K.F.'	#5 CONT.	LOW
314	PERENNIALS				
	BLH	BLEEDING HEART	DICENTRA SPECTABILIS	#1 CONT.	LOW
	CLM	CLEMATIS	CLEMATIS SPECIES	#1 CONT.	LOW
	COL	COLUMBINE	AQUILEGIA SPECIES	#1 CONT.	LOW
	FAS	FALL ASTER	ASTER SPECIES	#1 CONT.	LOW
	FLA	FLAX	LINUM PERENNE	#1 CONT.	LOW
	FRS	FRINGED SAGE	ARTEMISIA FRIGIDA	#1 CONT.	LOW
	GAL	BLANKET FLOWER	GAILLARDIA GRANDIFLORA	#1 CONT.	LOW
	KIN	KINNIKINNICK	ARCTOSTAPHYLOS UVA-URSI	#1 CONT.	LOW
	LUP	LUPINE	LUPINUS SPECIES	#1 CONT.	LOW
	PEN	ROCKY MOUNTAIN PENSTEMON	PENSTEMON STRICTUS	#1 CONT.	LOW
	PHL	PHLOX	PHLOX SPP.	#1 CONT.	LOW
	POP	ORIENTAL POPPY	PAPAVER ORIENTALIS	#1 CONT.	LOW
	REY	RED YARROW	ACHILLEA MILLEFOLEUM	#1 CONT.	LOW
	SAL	SALVIA	SALVIA X SURPERBA	#1 CONT.	LOW
	SHA	SHASTA DAISY	CHRYSANTHEMUM MAXIMUM	#1 CONT.	LOW
	SWW	SWEET WOODRUFF	GALIUM ODORATUM	#1 CONT.	LOW
	THY	THYME	THYMUS SPP.	#1 CONT.	LOW

ANNUAL NOTES

1. CONTRACTOR RESPONSIBLE FOR ANNUAL PLANTING FOR FIRST FULL YEAR.					
2. CONTRACTOR TO USE ANNUALS LISTED BELOW FOR THEIR CORRELATING SEASONS.					
3. THE PURPLE FOUNTAIN GRASS SHOULD BE INCLUDED IN ALL POTS AND KEPT IN THE POTS FOR AS LONG AS HEALTHY AND THRIVING. ONE PURPLE FOUNTAIN GRASS PER ROUND ANNUAL PLANTER POT.					
SEASON	SYM.	COMMON NAME	BOTANICAL NAME	SIZE	
ALL	PFG	PURPLE FOUNTAIN GRASS	PENNISETUM SETACEUM 'RUBRUM'	#1 CONT.	
SUMMER	AAN	CREEPING JENNY	LYSIMACHIA NUMMULARIA	4" POTS	
SUMMER	AOO	ORNAMENTAL ONION	ALLIUM AFLATUNENSE 'PURPLE SENSATION'	4" POTS	
SUMMER	PET	PETUNIA	PETUNIA ATKINSANA	4" POTS	
SUMMER	SDA	SNAPDRAGON	ANTIRRHINUM MAJUS	4" POTS	
SUMMER	CAL	MILLION BELLS	CALIBRACHOA SSP.	4" POTS	
FALL	FKA	FLOWERING KALE (PURPLE)	BRASSICA OLERACEA 'CHIDORI'	4" POTS	

50,929 SF		LOW GROW NATIVE SEED MIX			
EL PASO COUNTY ALL-PURPOSE LOW GROW MIX FOR UPLAND AND TRANSITION AREAS.					
INSTALLATION METHOD: HYDROSEED					
170,224 SF		COMMON NAME	BOTANICAL NAME	% OF TOTAL	POUNDS PLS 80 SEEDS / SF
292,076 SF		BUFFALOGRASS	BUCHLOE DACTYLOIDES	25%	9.6
		BLUE GRAMA	BOUTELOUA GRACILIS	20%	10.8
		SIDEOATS GRAMA	BOUTELOUA CURTIPENDULA	29%	5.6
		GREEN NEEDLEGRASS	NASSELLA VIRIDULA	5%	3.2
		WESTERN WHEATGRASS	PASCOOPYRUM SMITHII	20%	12
		SAND DROPSEED	SPOROBOLUS CRYPTANDRUS	1%	0.8
				100%	42 (LBS PLS/ACRE)

		TURFGRASS	
17,897 SF		IRRIGATED SOD - "PIKES PEAK BLUEGRASS"	
		GREEN BELT TURF FARM	
		719.598.8686	
		OR APPROVED EQUAL	

40,295 SF		LANDSCAPE BED MULCH			
SEE MATERIAL SCHEDULE FOR MULCH SPECIFICATION					

SNOW STORAGE					
TOTAL PARKING/PAVING AREA:			195,382 SQ. FT.		
SNOW STORAGE REQUIRED:			48,845 SQ. FT.		
SNOW STORAGE PROVIDED:			49,624 SQ. FT.		

TOTAL OPEN SPACE TABLE					
AREADESCRIPTION	TOTAL SITE AREA (SF)	BUILDING COVERAGE (SF)	PARKING LOT /PAVED AREAS (SF)	OPEN SPACE AREA(SF)	PERCENT OF OPEN SPACE
HOCKET GULCH SITE AREA- 1A	445,116	75,139	133,042	236,935	53%

OVERALL AREAS TABLE				
AREADESCRIPTION	TOTAL SITE AREA (SF)	BUILDING COVERAGE (SF)	PARKING LOT /PAVED AREAS (SF)	LANDSCAPE AREAS
HOCKET GULCH SITE AREA- 1A	445,116	75,139	133,042	236,935

IMPERVIOUS AREA PERCENTAGE TABLE					
AREA DESCRIPTION	TOTAL SITE AREA (SF)	BUILDING COVERAGE (SF)	PARKING LOT /PAVED AREAS (SF)	IMPERVIOUS AREA	PERCENT IMPERVIOUS
HOCKET GULCH SITE AREA- 1A CONSTRUCTION LIMIT	445,116	75,139	133,042	208,181	47%

TRAILHEAD AREAS TABLE				
AREA DESCRIPTION	TOTAL WORK AREA (SF)	BUILDING COVERAGE (SF)	PARKING LOT AND PAVED AREAS (SF)	LANDSCAPE AREAS
TRAILHEAD IMPROVEMENT AREA	42,100	120	9,122	32,858

LIVE PLANT MATERIAL COVERAGE PHASE 1A CONSTRUCTION LIMIT OF WORK	
	AREA (SF)
TOTAL PHASE 1A CONSTRUCTION LIMIT OF WORK	883,978
20% LANDSCAPE AREA REQUIREMENT	176,796
NATIVE SEED - IRRIGATED	50,929
NATIVE SEED - TEMP IRRIGATED	170,224
NATIVE SEED - NON IRRIGATED	292,076
TURF GRASS	17,897
PLANTINGS (50% OF TOTAL SHRUB BED AREA)	20,147
TOTAL COVERAGE:	551,273 (62%)

NOTES

1. A MINIMUM OF 20 PERCENT OF EACH DEVELOPMENT SHALL BE COVERED WITH LANDSCAPE MATERIALS TO INCLUDE GRASS, GROUND COVERS, TREES, SHRUBS, AND FLOWER BEDS
2. LANDSCAPE MATERIALS SUCH AS WALKS, DECKS, TERRACES, WATER FEATURES, AND DECORAVTIVE ROCK MAY COVER A MAXIMUM OF 30 PERCENT OF THE REQUIRED LANDSCAPE AREA

NON-LIVE PLANT MATERIAL COVERAGE PHASE 1A CONSTRUCTION LIMIT OF WORK	
	AREA (SF)
TOTAL PHASE 1A CONSTRUCTION LIMIT OF WORK	883,978
20% LANDSCAPE AREA REQUIREMENT	176,796
DECORATIVE ROCK MULCH	8,361
GRAVEL TRAILS	37,187
AGGREGATE PATHS	2,364
SINGLETRACK PATH	2,433
TOTAL COVERAGE:	50,345 (28%)

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HOCKETT GULCH HOLDINGS, LLC

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DATE:
07/20/21 SUBMITTAL
09/01/21 SUBMITTAL
02/14/22 MDP
SUBMITTAL 2
05/02/22 MDP
SUBMITTAL 3

SHEET TITLE:
LANDSCAPE
SCHEDULES & TABLES



AMENITY SCHEDULE

ITEM	DESCRIPTION	MANUFACTURER	PRODUCT NAME	COLOR / FINISH	SIZE / DIMENSIONS	NOTES
1	PLANTER POT	GREEN THEORY DESIGN (844) 747-9283 (OR APPROVED EQUAL)	PLANTERS PERFECT, ROUND SERIES	COLOR TO MATCH MIDNIGHT AND GEMSTONE POWDER COATS OF SITE PIECES AMENITIES	36"D X 18"H, 36"DX24"H, 36"D X 32"H, REFER TO PLANS FOR LOCATIONS	INSTALL PER MANUFACTURERS RECOMMENDATIONS, ALL PLANTERS TO HAVE IRRIGATION AND DRAINS
2	BENCH	SITE PIECES (800) 484-0797 (OR APPROVED EQUAL)	MONOLINE BENCH, ML-BENCH-72	MIX OF MIDNIGHT AND GEMSTONE POWDER COATS; THERMALLY MODIFIED ASH	72" x 24" x 18"H	FLUSH MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.
5	CAROUSEL TABLE	SITE PIECES (800) 484-0797 (OR APPROVED EQUAL)	MONOLINE CAROUSEL TABLE: ML-CT-4SEAT-SQ ML-CT-3SEAT-SQ - ADA	MIX OF MIDNIGHT AND GEMSTONE POWDER COATS; THERMALLY MODIFIED ASH	77" x 77" x 29.3"H 77" x 60" x 29.3"H	FLUSH MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDATIONS. PROVIDE ONE ADA TABLE PER PICNIC AREA
6	BIKE RACK	SITE PIECES (800) 484-0797 (OR APPROVED EQUAL)	MONOLINE STANDARD BIKE RACK, ML-STAND-19	MIX OF MIDNIGHT AND GEMSTONE POWDER COATS BUT GROUPED TOGETHER IN SINGULAR COLOR	19" x 3" x 36"H	FLUSH MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.
7	TRASH AND RECYCLING RECEPTACLE	SITE PIECES (800) 484-0797 (OR APPROVED EQUAL)	MONOLINE LITTER BIN ML-LGLITTER-DL (DUAL STREAM)	MIDNIGHT POWDER COAT FOR ALL TRASH/RECYCLING CANS	27" x 14" x 42"H (36gal), REFER TO PLANS FOR TYPE AND LOCATION	FLUSH MOUNT INSTALLATION PER MANUFACTURERS RECOMMENDATIONS.
9	PET STATION	DOG-ON-IT PARKS (877) 348-3647 (OR APPROVED EQUAL)	COMPLETE DOG WASTE STATION - SINGLE PULL: ITEM #: 7408S	BLACK POWDER COAT	73"H X 18"W X 10"D	INSTALL PER MANUFACTURERS RECOMMENDATIONS.
11	BUILT IN GRILL	FIRE MAGIC (877) 474-5578 (OR APPROVED EQUAL)	CHOICE 30" BUILT IN NATURAL GAS GRILL - C540I-RT1	STAINLESS STEEL	APPROXIMATE 30" WIDTH X 18" DEPTH	INSTALL PER MANUFACTURER'S SPECIFICATIONS, 60,000 BTU's EACH, ADD AUTOMATIC SHUT OFF AND TIMER ON EACH AND MOUNT TO INTERIOR OF CABINET BELOW GRILL, CABINET BELOW TO BE VENTED
13	ACCESS DOORS	FIRE MAGIC (877) 474-5578 (OR APPROVED EQUAL)	FLUSH MOUNTED DOUBLE ACCESS DOORS - 53934SC	STAINLESS STEEL	APPROXIMATE 30" WIDTH X 15" DEPTH	INSTALL PER MANUFACTURER'S SPECIFICATIONS, CABINET TO BE VENTED
14	FIRE PIT A	LUMACAST (760) 834-1567 (OR APPROVED EQUAL)	BOLA 52 WIDE WITH GLASS WIND GUARD, ELECTRONIC IGNITION AND UPGRADED BURNER	TAUPE, INFILL TO BE LUMACAST SMOOTH BASALT FIRE ROCKS	25.75" X 74.38" X 18"	INSTALL PER MANUFACTURER'S SPECIFICATIONS, REQUIRES 180,000 BTU's WITH ELECTRONIC IGNITION, CONTRACTOR TO PROVIDE TIMER AND AUTO SHUT OFFSEE PLANS FOR LOCATION
16	HAMMOCK	HATTERAS HAMMOCKS (OR APPROVED EQUAL)	LARGE QUILTED HAMMOCK, MODEL #SQ-NEU2	REGENCY SAND	REFER TO MANUFACTURER FOR DIMENSIONS	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
17	PLAY STACK	COLUMBIA CASCADE (OR APPROVED EQUAL)	CLASSIC TIMBERFORM PLAY STACK 4500-008	WOOD	SEE PLANS FOR AREA AND LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
18	TYRE SWING	COLUMBIA CASCADE (OR APPROVED EQUAL)	CLASSIC CANTILEVER TIMBERFORM TYRE SWING 1554-01-TS	WOOD	SEE PLANS FOR AREA AND LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
19	BODY PULL	COLUMBIA CASCADE (OR APPROVED EQUAL)	TIMBERFORM 5110, BODY-PULL	WOOD	SEE PLANS FOR AREA AND LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
20	SIT UP	COLUMBIA CASCADE (OR APPROVED EQUAL)	TIMBERFORM 5113, SIT-UP	WOOD	SEE PLANS FOR AREA AND LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE
21	ARM WALK	COLUMBIA CASCADE (OR APPROVED EQUAL)	TIMBERFORM 5116, ARM-WALK	WOOD	SEE PLANS FOR AREA AND LOCATION	INSTALL PER MANUFACTURER'S SPECIFICATIONS. COLOR AND PRODUCT TO BE APPROVED BY OWNERS REPRESENTATIVE

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SUBMITTAL 3

SHEET TITLE:
AMENITY
SCHEDULE



L-1.2

MATERIAL SCHEDULE (CONTRACTOR TO SUBMIT SAMPLES FOR ALL ITEMS IN MATERIAL SCHEDULE FOR OWNER / ARCHITECT REVIEW AND APPROVAL.)

ITEM	DESCRIPTION	MANUFACTURER	PRODUCT NAME	SIZE / DIMENSIONS	COLOR / FINISH	NOTES
A	STANDARD CONCRETE	N/A	STANDARD GRAY CONCRETE	REFER TO PLANS	STANDARD GRAY, LIGHT BROOM FINISH	REFER TO CIVIL AND GEOTECHNICAL SPECIFICATIONS FOR CONCRETE DEPTH AND REQUIREMENTS. REFER TO PLANS FOR LOCATION AND AREA
B	ENHANCED CONCRETE A	N/A	SANDSCAPE/ETCHED FINISH	REFER TO PLANS	STANDARD GRAY CONCRETE WITH SANDSCAPE/ETCHED FINISH	REFER TO CIVIL AND GEOTECHNICAL SPECIFICATIONS FOR CONCRETE DEPTH AND REQUIREMENTS. REFER TO PLANS FOR LOCATION AND AREA
C	SPA PLASTER/INSERT	NATIONAL POOL TILE (303) 629-7665 (OR APPROVED EQUAL)	JEWELSCAPES POOL PLASTER FINISH	PER POOL CONTRACTOR	ICE CAP JEWELSCAPES	INSTALL PER MANUFACTURER'S SPECIFICATIONS, ALL POOL FEATURES WILL REQUIRE SHOP DRAWINGS FROM POOL CONTRACTOR
D	WATERLINE TILE	NATIONAL POOL TILE (303) 629-7665 (OR APPROVED EQUAL)	PACIFIC COAST TILE	1" x 2" TILE, SEE PLANS AND DETAILS FOR AREAS	PACIFIC COAST - PALISADES, SILVER GROUT GRT-SILVER	INSTALL PER MANUFACTURER'S SPECIFICATIONS, ALL POOL FEATURES WILL REQUIRE SHOP DRAWINGS FROM POOL CONTRACTOR
E	SPA COPING	NATIONAL POOL TILE (303) 629-7665 (OR APPROVED EQUAL)	BULLNOSE POOL COPING	2 1/4" x 24" x 12"	TTW	INSTALL PER MANUFACTURER'S SPECIFICATIONS, ALL POOL FEATURES WILL REQUIRE SHOP DRAWINGS FROM POOL CONTRACTOR, POOL COPING TO ALSO BE USED AS PLANTER WALL ADJACENT TO POOL
F	METAL FENCE AND GATE	AMERISTAR FENCE (888) 333-3422 (OR APPROVED EQUAL)	MONTAGE PLUS STEEL FENCE AND GATE	REFER TO PLANS FOR LENGTH, 6' HEIGHT	MAJESTIC STYLE, BRONZE	INSTALL PER MANUFACTURER SPECIFICATIONS, REFER TO PLANS FOR LENGTHS AND HEIGHT LOCATIONS, ALSO SEE DETAILS 4-5, SHEET L-4.1, CONTACT OWNERSHIP REPRESENTATIVE FOR ACCESS CONTROL MECHANISM DESIRED FOR GATES AT POOL DECK
G	STONE VENEER	(TO MATCH ARCHITECTURE - OR APPROVED EQUAL)	LEDGE STONE VENEER TO MATCH ARCHITECTURE	REFER TO PLANS AND DETAILS FOR AREA	TO MATCH ARCHTIECTURE	INSTALL PER MANUFACTURERS RECOMMENDATION, MORTAR, SIZING, COLOR AND FINISH TO MATCH ARCHITECTURE
H	STONE CAP	ELDORADO STONE (800) 925-1491 (OR APPROVED EQUAL)	CHISELED EDGE WALL CAP	REFER TO PLANS AND DETAILS FOR LENGTHS	BUCKSKIN	INSTALL PER MANUFACTURERS RECOMMENDATION, MORTAR, SIZING, COLOR AND FINISH TO MATCH ARCHITECTURE
I	GRILL STATION COUNTER	GRANITE IMPORTS (303) 733-1444 (OR APPROVED EQUAL)	GRANITE COUNTER TOP	3 CM GRANITE COUNTER TOP, REFER TO PLANS AND DETAILS FOR OUTSIDE DIMENSIONS	DESERT BEACH OR SIMILAR	INSTALL PER MANUFACTURERS RECOMMENDATION
J	LANDSCAPE BED MULCH	WAUPACA NORTHWOODS OR APPROVED EQUAL	NORTHWOODS ORGANICS WNW03255	NA	NATURAL SHREDDED BARK	MINIMUM 3" DEPTH, INSTALL ABOVE WEED CONTROL FABRIC
K	PLANTER MIX	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	PREMIUM GARDENERS MIX	FOR STAND ALONE PLANTING POTS	NA	TO BE INSTALLED IN ALL PLANTING POTS
L	COBBLE	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	GREY ROSE COBBLESTONE	75% 2"-4" COBBLE, 25% 5"-12" COBBLE, MINIMUM 4" DEPTH, SEE PLANS FOR AREA	NATURAL	TO BE INSTALLED AROUND BUILDINGS FOR COBBLE DRIP LINE AS WELL AS OTHER LOCATIONS, REFER TO PLANS FOR LOCATION, ALSO SEE DETAIL 7 ON SHEET L-4.0
M	STEPPING STONES	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	NEW MEXICO BUFF FLAGSTONE	2" DEPTH, RANDOM FLAGSTONE, SEE PLANS	BUFF	SEE DETAIL 8 ON SHEET L-4.0
N	CRUSHER FINES	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	PREMIUM TRAIL MIX	¾" MINUS, 4" DEPTH	BUFF/NATURAL	INSTALL PER MANUFACTURER'S SPECIFICATIONS
O	BOULDERS	SILOAM STONE INC. (719) 275-4275 (OR APPROVED EQUAL)	MIX OF 1'-4" DIAMETER	CINNAMON SHADOW QUARRY BOULDERS	NATURAL	SEE DETAIL 6 ON SHEET L4.0
P	BENDA BOARD EDGER	EPIC PLASTICS (209) 333-6161 (OR APPROVED EQUAL)	SEE PLANS	BENDA BOARD EDGER	TEAK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
S	SYNTHETIC TURF - DOG	SYNLAWN COLORADO (303) 623-4800 (OR APPROVED EQUAL)	SYNZOYSIA X49; SZX49	REFER TO PLANS FOR AREA, 15' WIDE PER ROLL, 1 7/8" PILE HEIGHT OF TURF	FIELD GREEN AND OLIVE	INSTALL PER MANUFACTURER'S SPECIFICATIONS. TURF INSTALLATION SHALL MEET ASTM F1951 PER INDUSTRY STANDARDS TO MEET ADA COMPLIANCE.
T	RETAINING WALL	TBD	TBD	REFER TO PLANS FOR LENGTHS AND LOCATION	TBD	REFER TO CIVIL
U	PEDESTRIAN POLE LIGHT	BEGA-US (805) 684-0533 (OR APPROVED EQUAL)	84 126 LIGHT BUILDING ELEMENT	REFER TO PLANS FOR LOCATIONS	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
V	BOLLARD LIGHT	BEGA-US (805) 684-0533 (OR APPROVED EQUAL)	84 218 GARDEN AND PATHWAY BOLLARD	REFER TO PLANS FOR LOCATIONS	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
W	WALL SCONCE LIGHT	BEGA-US (805) 684-0533 (OR APPROVED EQUAL)	22 365 LED WALL LUMINAIRE	REFER TO PLANS FOR LOCATIONS	BLACK	INSTALL PER MANUFACTURER'S SPECIFICATIONS
X	PLAY SOFT SURFACE	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	PLAYGROUND CHIPS - ENGINEERED WOOD FIBER	SEE PLAND FOR AREA, 12" DEPTH MINIMUM	NATURAL	MINIMUM 12" DEPTH OVER WEED CONTROL FABRIC IN PLAY AND EXERCISE AREAS
Y	RIVER ROCK MULCH	PIONEER SAND (970) 323-6310 (OR APPROVED EQUAL)	RIVER ROCK MULCH	AREA VARIES, ROCK SIZE TO BE 1-1/2" SEE PLANS; MINIMUM 3" DEPTH	NATURAL	TO BE INSTALLED IN ALL LANDSCAPE BEDS, USE SHREDDED WOOD MULCH UNDER PERENNIALS AND IN PLANTING POTS

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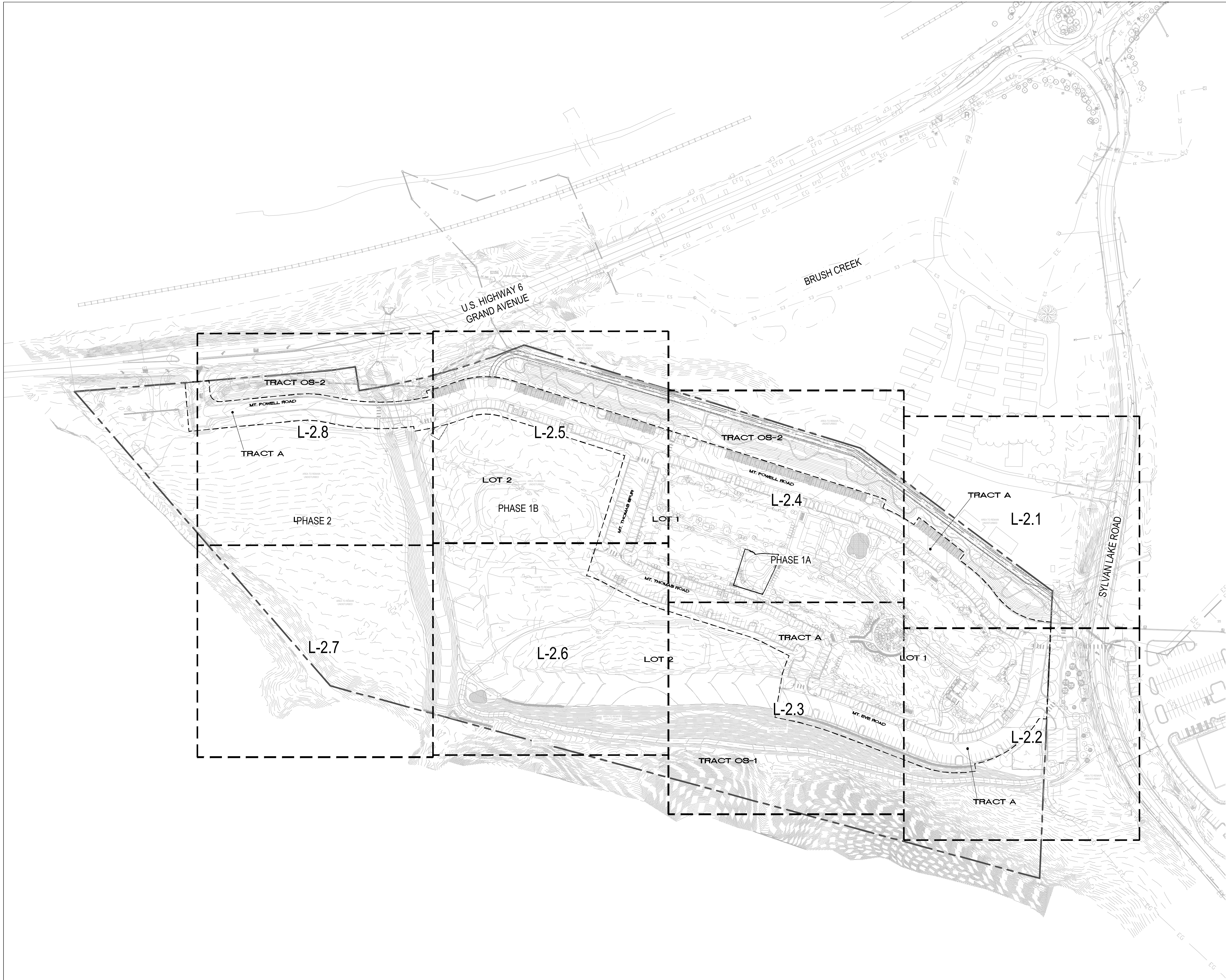
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SUBMITTAL 2
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SUBMITTAL 3

SHEET TITLE:
MATERIAL
SCHEDULE

L-1.3





LEGEND

--- MATCHLINE

--- PHASE 1 BOUNDARY

--- PROPERTY LINE

RESERVE @ HOCKETT GULCH

SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

OWNER:

Epoch - GCH
HOCKETT GULCH HOLDINGS, LLC

NOT FOR
CONSTRUCTION

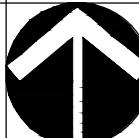
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07/20/21 SUBMITTAL
09/01/21 SUBMITTAL
02/14/22 MDP
SUBMITTAL 2
05/02/22 MDP
SUBMITTAL 3

SHEET TITLE:
LANDSCAPE
PLANS

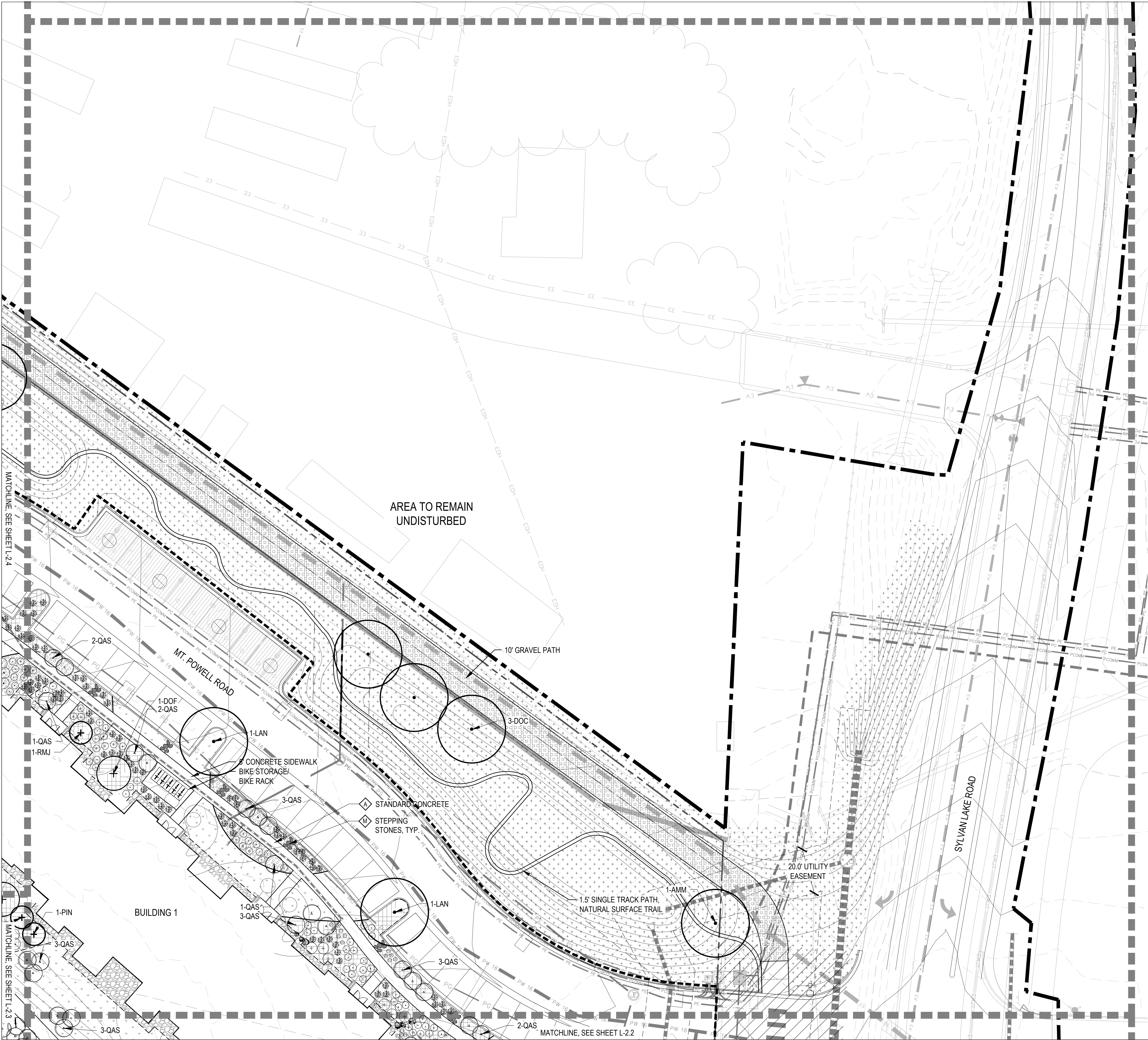
L-2.0

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DRAWN BY: CG

 NORTH

0 50 100 200
SCALE 1" = 100'

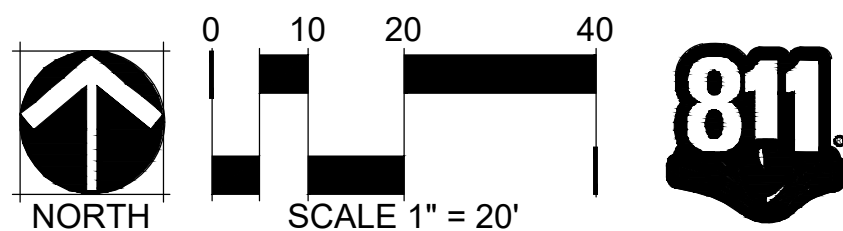
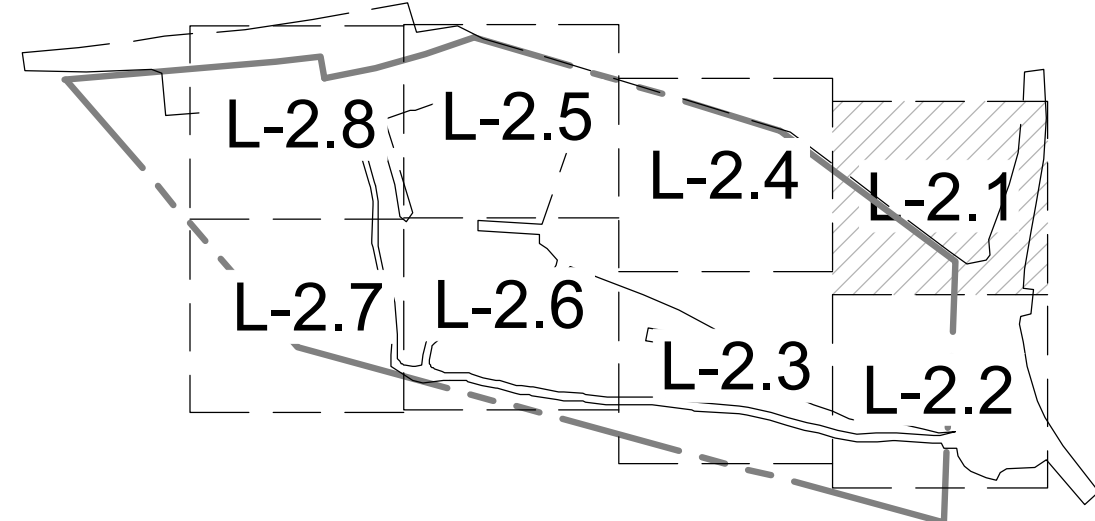




LEGEND

- EVERGREEN TREES
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- BOULDER WALL, REFER TO CIVIL
- CRUSHER FINES, RE: MATERIAL SCHEDULE ITEM N
- NATIVE SEED, RE: SHEET L-1.1
- NON-IRRIGATED NATIVE SEED, RE: SHEET L-1.1
- TEMPORARY-IRRIGATED NATIVE SEED, RE: SHEET L-1.1
- STANDARD CONCRETE A, RE: MATERIAL SCHEDULE ITEM A
- ENHANCED CONCRETE A, RE: MATERIAL SCHEDULE ITEM B
- ASPHALT
- COBBLE, RE: MATERIAL SCHEDULE ITEM L
- RIVER ROCK MULCH, RE: MATERIAL SCHEDULE ITEM Y
- GRAVEL
- TURFGRASS
- LANDSCAPE BED MULCH, RE: MATERIAL SCHEDULE ITEM J
- SYNTHETIC TURF, RE: MATERIAL SCHEDULE ITEM S
- PLAY SOFT SURFACE, RE: MATERIAL SCHEDULE ITEM X
- SPADE CUT EDGER
- BENDA BOARD EDGER, RE: MATERIAL SCHEDULE ITEM P
- METAL FENCE, RE: MATERIAL SCHEDULE ITEM F
- LIMIT OF WORK
- PROPERTY BOUNDARY
- PHASE LINE
- MATCHLINE
- PATHWAY BOLLARD, REFER TO PHOTOMETRIC
- OVERHEAD LIGHTING, REFER TO PHOTOMETRIC
- WALL SCONCE, REFER TO PHOTOMETRIC

KEY MAP NTS



RESERVE @ HOCKETT GULCH

SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

OWNER:

Epoch - GCH
HOCKETT GULCH HOLDINGS, LLC

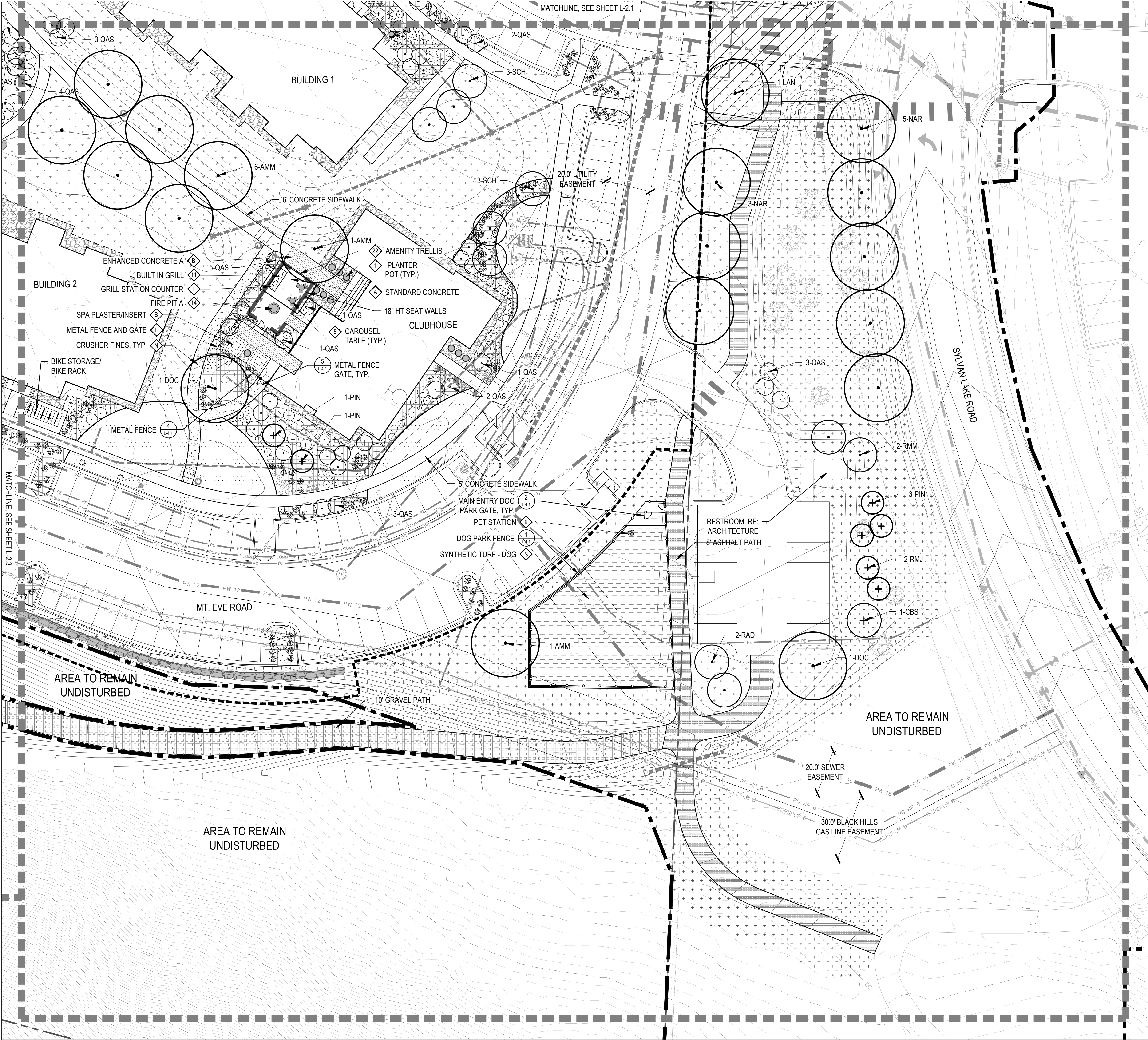
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SUBMITTAL 3

SHEET TITLE:
LANDSCAPE
PLANS

L-2.1

CHECKED BY: MT
DRAWN BY: CG

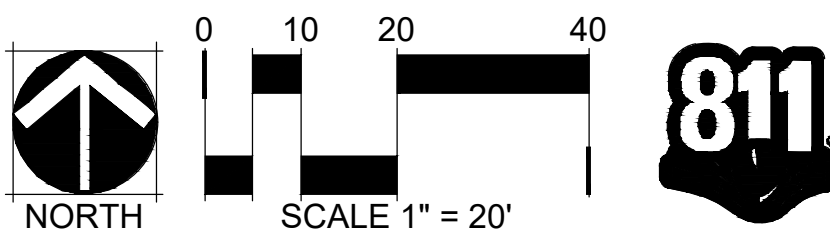
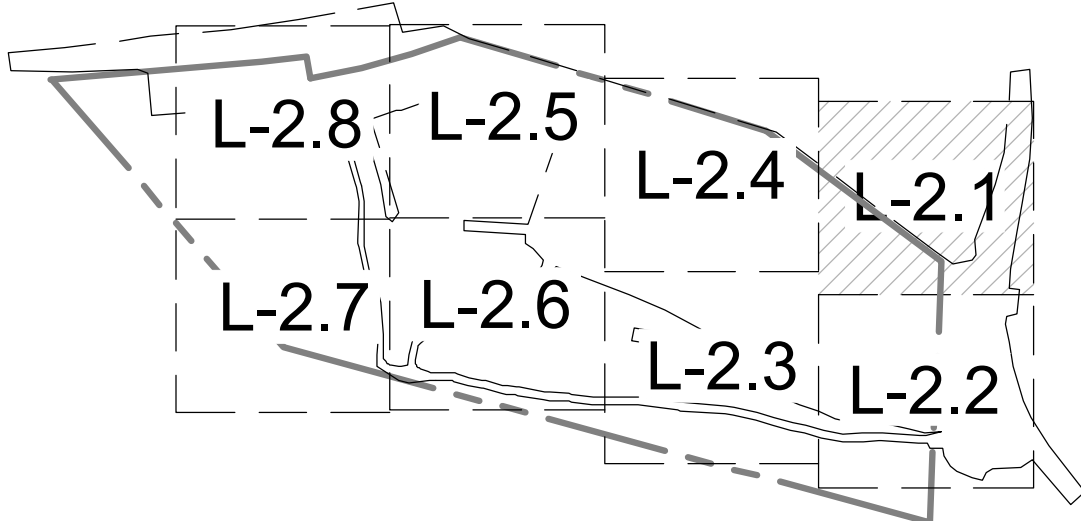


LEGEND

- EVERGREEN TREES
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- BOULDER WALL, REFER TO CIVIL
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- LANDSCAPE BED MULCH, RE: MATERIAL SCHEDULE ITEM J
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- OVERHEAD LIGHTING, REFER TO PHOTOMETRIC
- WALL SCENCE, REFER TO PHOTOMETRIC

KEY MAP

NTS



RESERVE@HOCKETT GULCH

SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

OWNER:

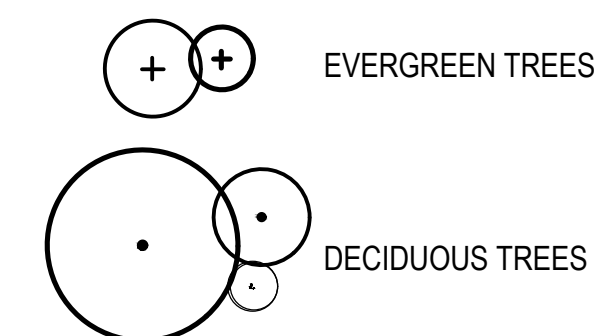
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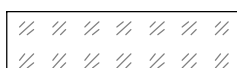
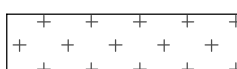
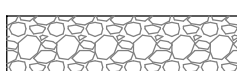
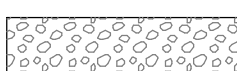
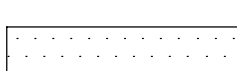
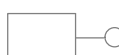
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SHEET TITLE:
LANDSCAPE
PLANS

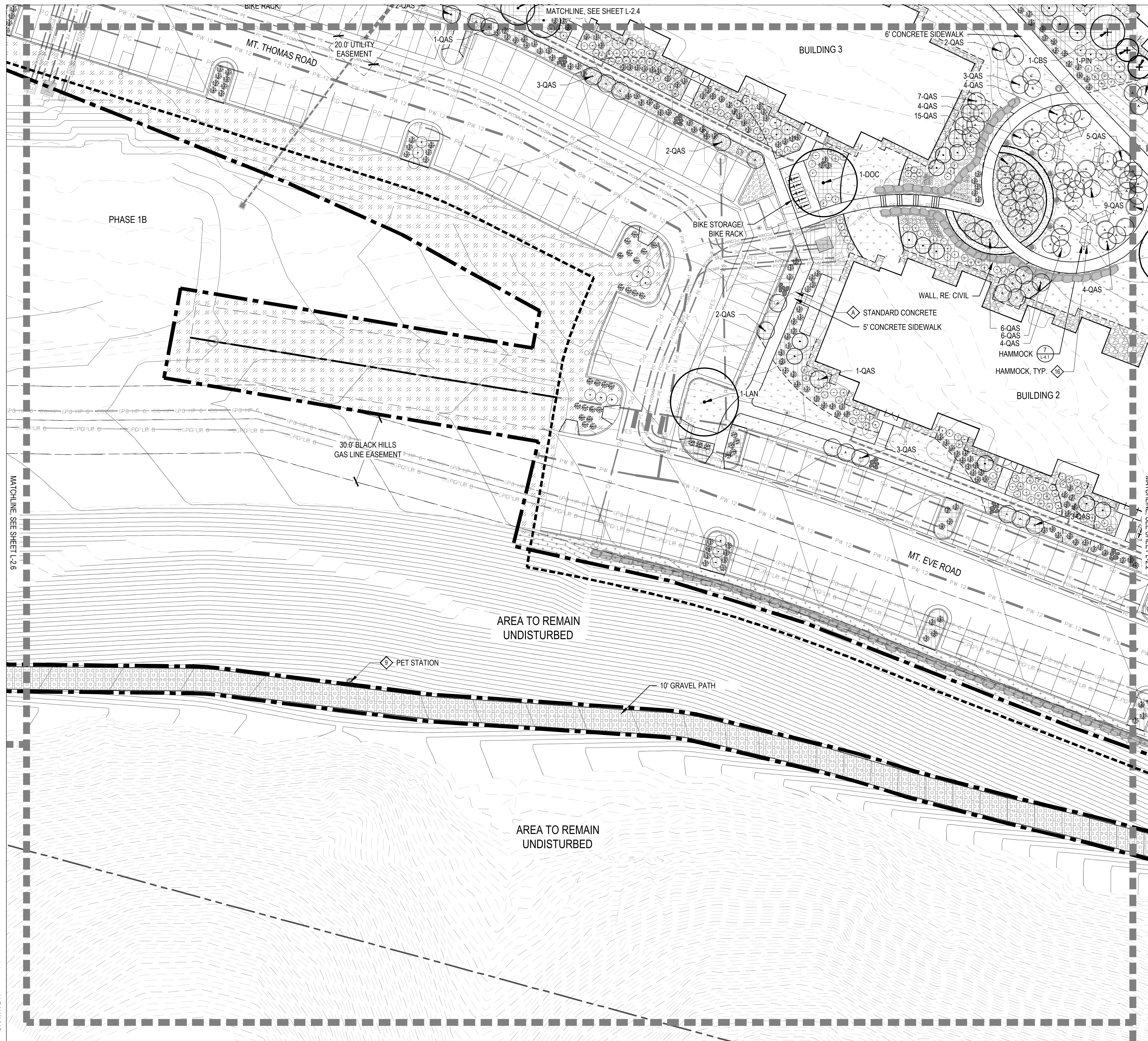
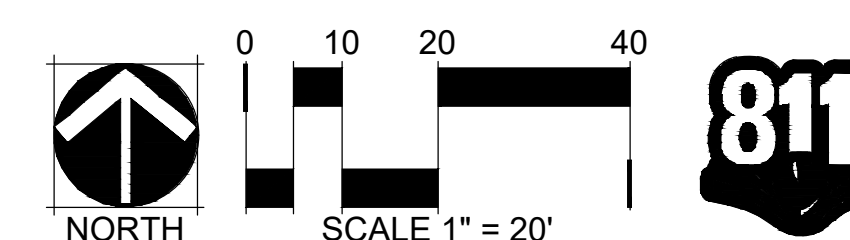
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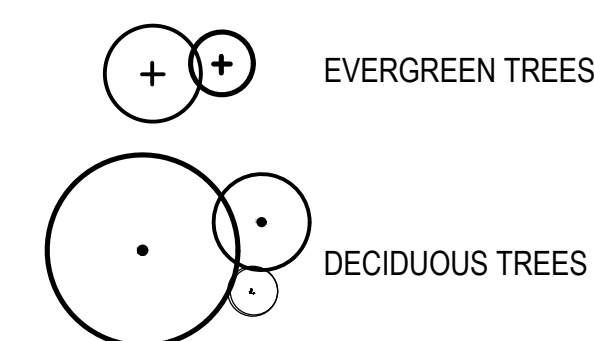
- | | |
|---|---|
|  | DECIDUOUS SHRUBS |
|  | EVERGREEN SHRUBS |
|  | ORNAMENTAL GRASS |
|  | BOULDER WALL, REFER TO CIVIL |
|  | CRUSHER FINES, RE: MATERIAL SCHEDULE ITEM N |
|  | NATIVE SEED, RE: SHEET L-1.1 |
|  | NON-IRRIGATED NATIVE SEED, RE: SHEET L-1.1 |
|  | TEMPORARY-IRRIGATED NATIVE SEED, RE: SHEET L-1.1 |
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|  | ENHANCED CONCRETE A, RE: MATERIAL SCHEDULE ITEM B |
|  | ASPHALT |
|  | COBBLE, RE: MATERIAL SCHEDULE ITEM L |
|  | RIVER ROCK MULCH, RE: MATERIAL SCHEDULE ITEM Y |
|  | GRAVEL |
|  | TURFGRASS |
|  | LANDSCAPE BED MULCH, RE: MATERIAL SCHEDULE ITEM J |
|  | SYNTHETIC TURF, RE: MATERIAL SCHEDULE ITEM S |
|  | PLAY SOFT SURFACE, RE: MATERIAL SCHEDULE ITEM X |
|  | SPADE CUT EDGER |
|  | BENDA BOARD EDGER, RE: MATERIAL SCHEDULE ITEM P |
|  | METAL FENCE, RE: MATERIAL SCHEDULE ITEM F |
|  | LIMIT OF WORK |
|  | PROPERTY BOUNDARY |
|  | PHASE LINE |
|  | MATCHLINE |
|  | PATHWAY BOLLARD, REFER TO PHOTOMETRIC |
|  | OVERHEAD LIGHTING, REFER TO PHOTOMETRIC |
|  | WALL SCONCE, REFER TO PHOTOMETRIC |

KEY MAP

NTS



CHECKED BY: MT
DRAWN BY: CG



-  EVERGREEN SHRUBS

- BOULDER WALL, REFER TO CIVIL

- CRUSHER FINES, RE: MATERIAL SCHEDULE ITEM N

- NATIVE SEED, RE: SHEET L-1.1

- NON-IRRIGATED NATIVE SEED, RE: SHEET L-1.1

-
- TEMPORARY-IRRIGATED NATIVE SEED, RE: SHEET L-1.1

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- ASPHALT

- 
- COBBLE, RE: MATERIAL SCHEDULE ITEM L

-
- RIVER ROCK MULCH, RE: MATERIAL SCHEDULE ITEM Y

-
- GRAVEL

- 
- TURFGRASS

- LANDSCAPE BED MULCH, RE: MATERIAL SCHEDULE ITEM J

-
- SYNTHETIC TURF, RE: MATERIAL SCHEDULE ITEM S

-
- PLAY SOFT SURFACE, RE: MATERIAL SCHEDULE ITEM X

- SPADE CUT EDGER

- _____ BENDA BOARD EDGER, RE: MATERIAL SCHEDULE ITEM P

- METAL FENCE, RE: MATERIAL SCHEDULE ITEM F

- — — — — LIMIT OF WORK

- — — — — PROPERTY BOUNDARY

- ■ ■ ■ ■ ■ ■ ■ PHASE LINE

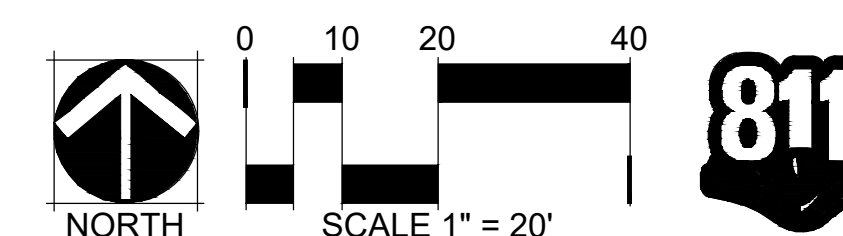
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- MATCHLINE

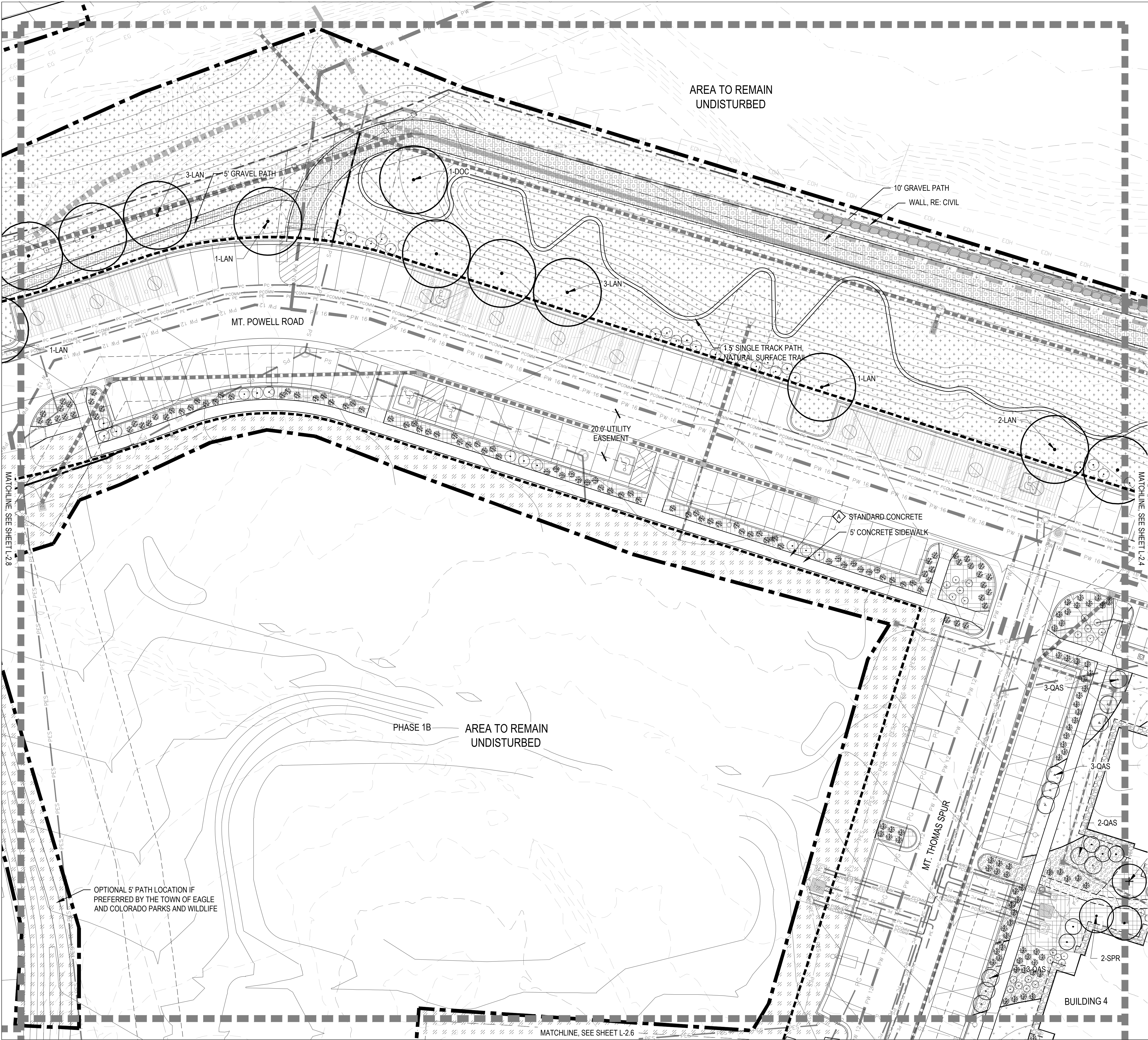
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- PATHWAY BOLLARD, REFER TO PHOTOMETRIC

- OVERHEAD LIGHTING, REFER TO PHOTOMETRIC

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NTS

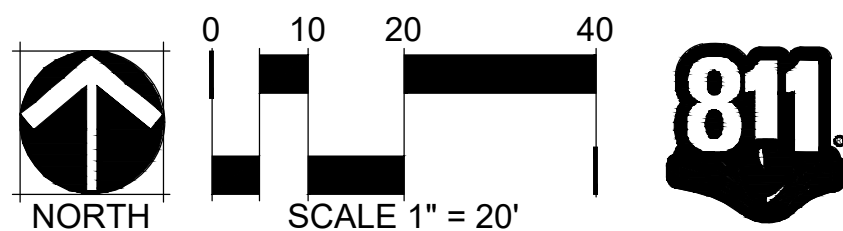
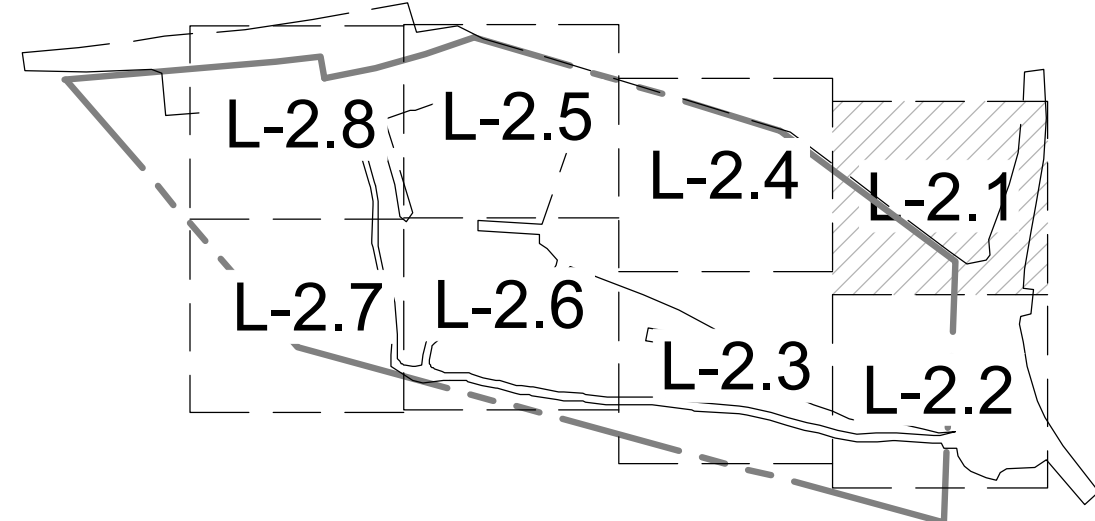




LEGEND

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KEY MAP NTS



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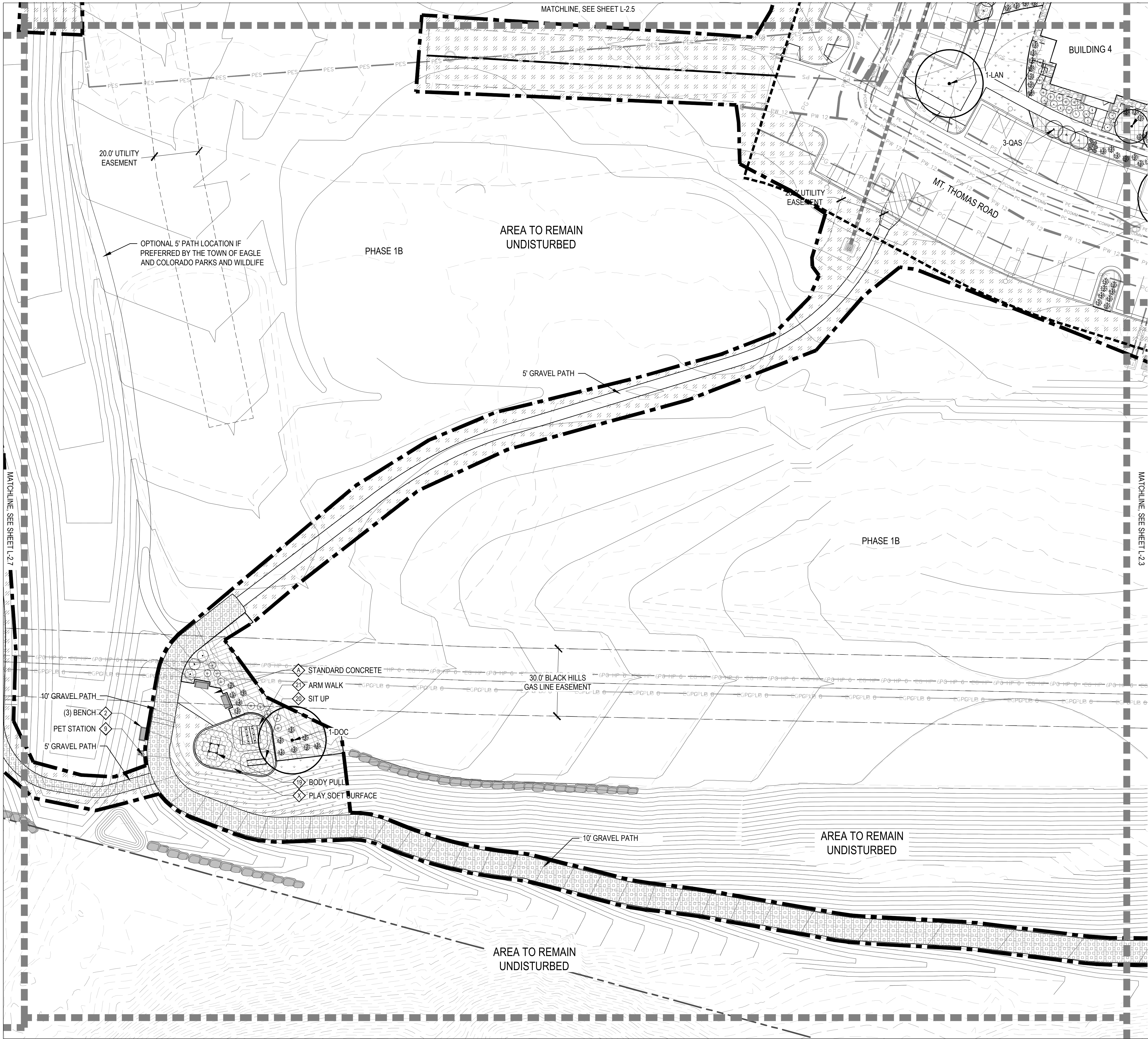
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SHEET TITLE:
LANDSCAPE
PLANS

L-2.5

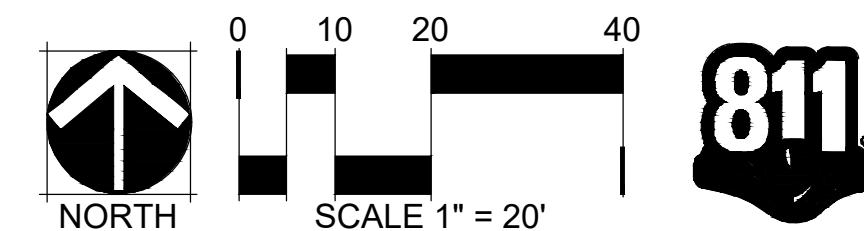
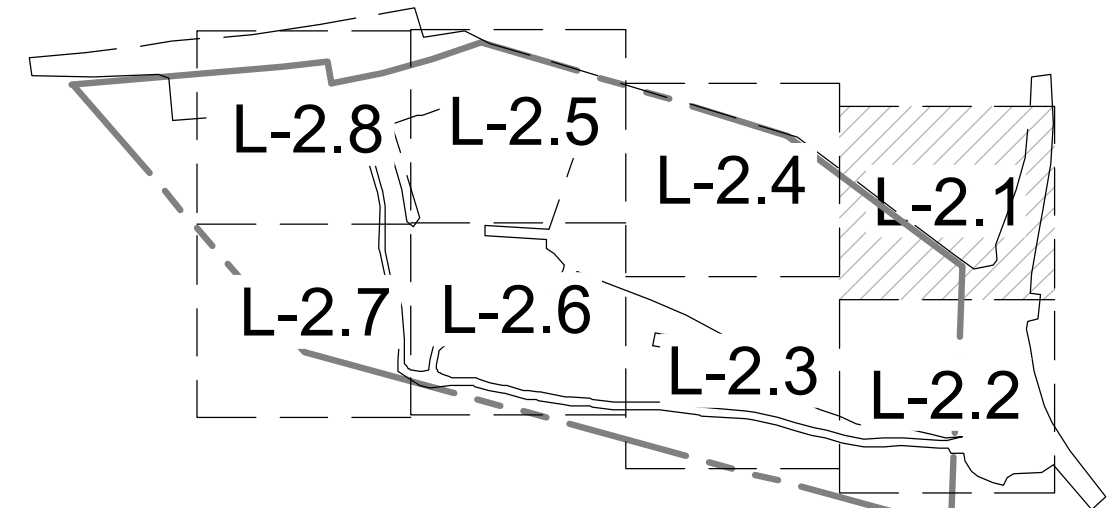
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LEGEND

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KEY MAP NTS



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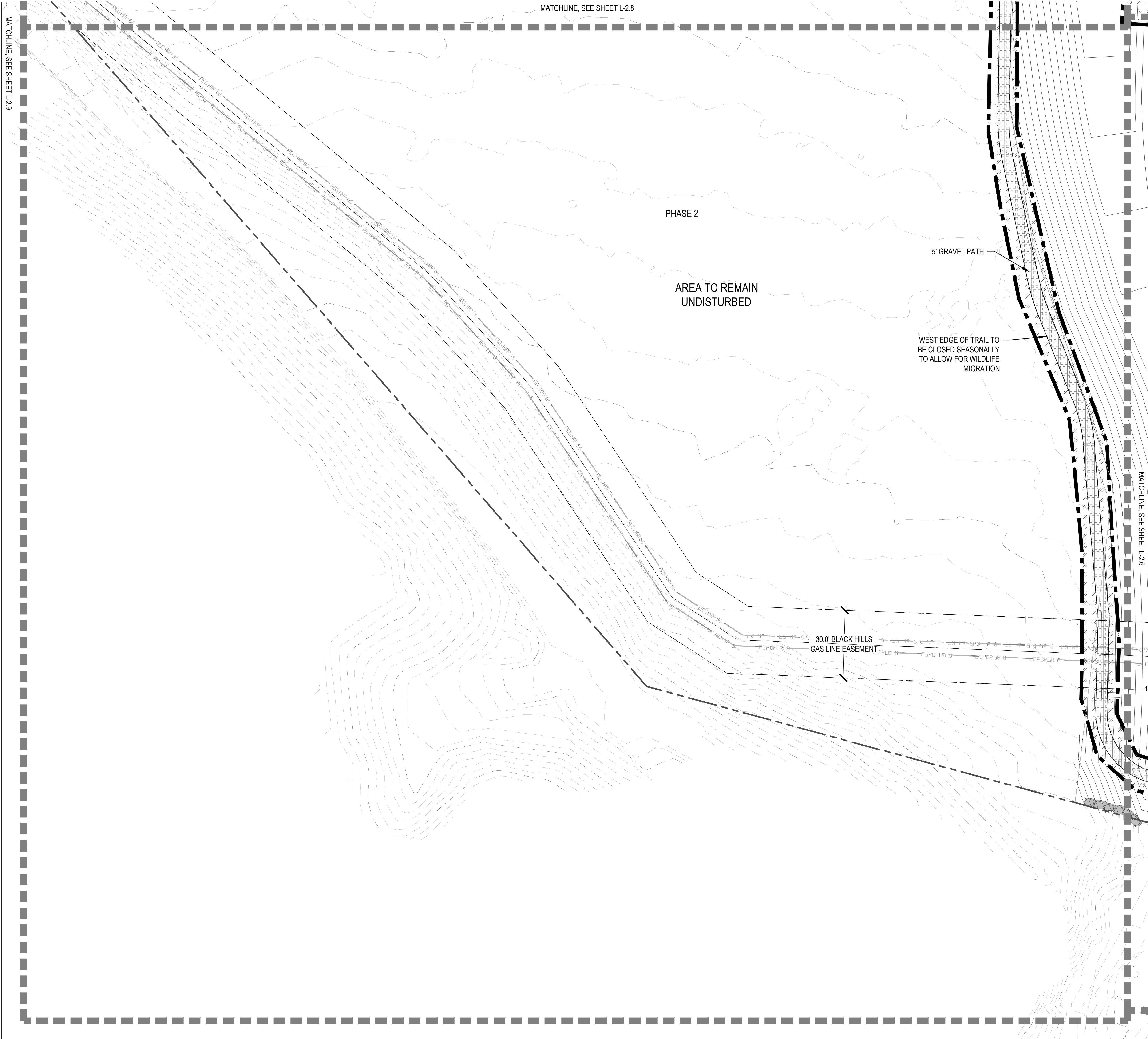
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SHEET TITLE:
LANDSCAPE PLANS

L-2.6

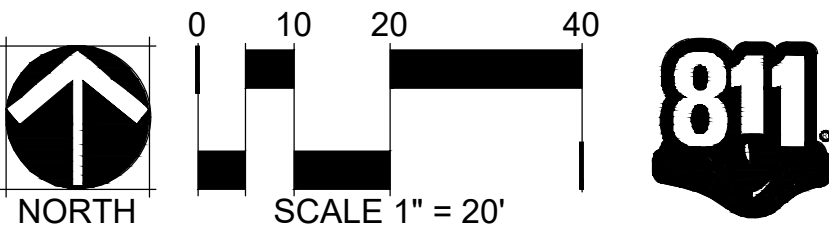
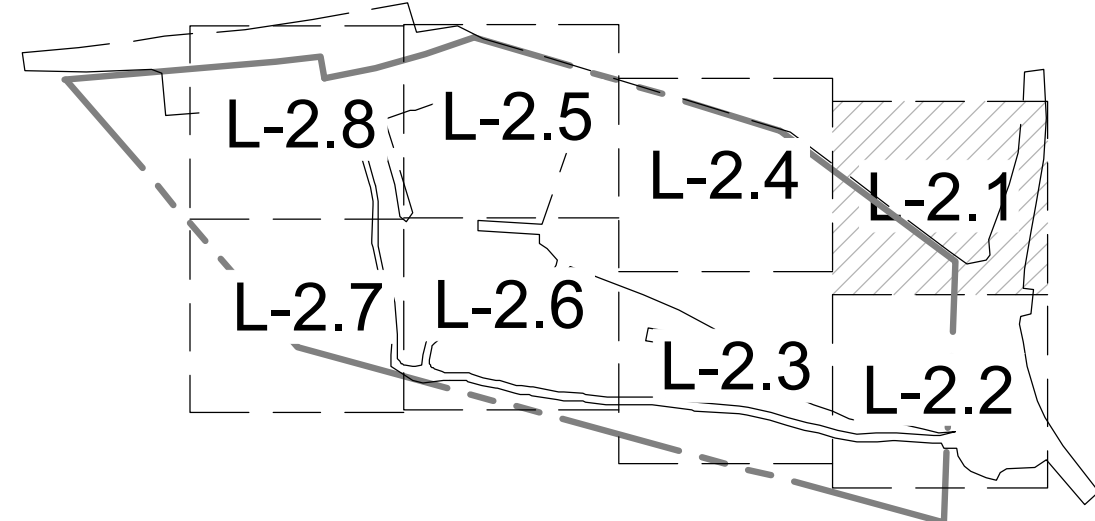
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- OVERHEAD LIGHTING, REFER TO PHOTOMETRIC
- WALL SCONCE, REFER TO PHOTOMETRIC

KEY MAP NTS



RESERVE @ HOCKETT GULCH

SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
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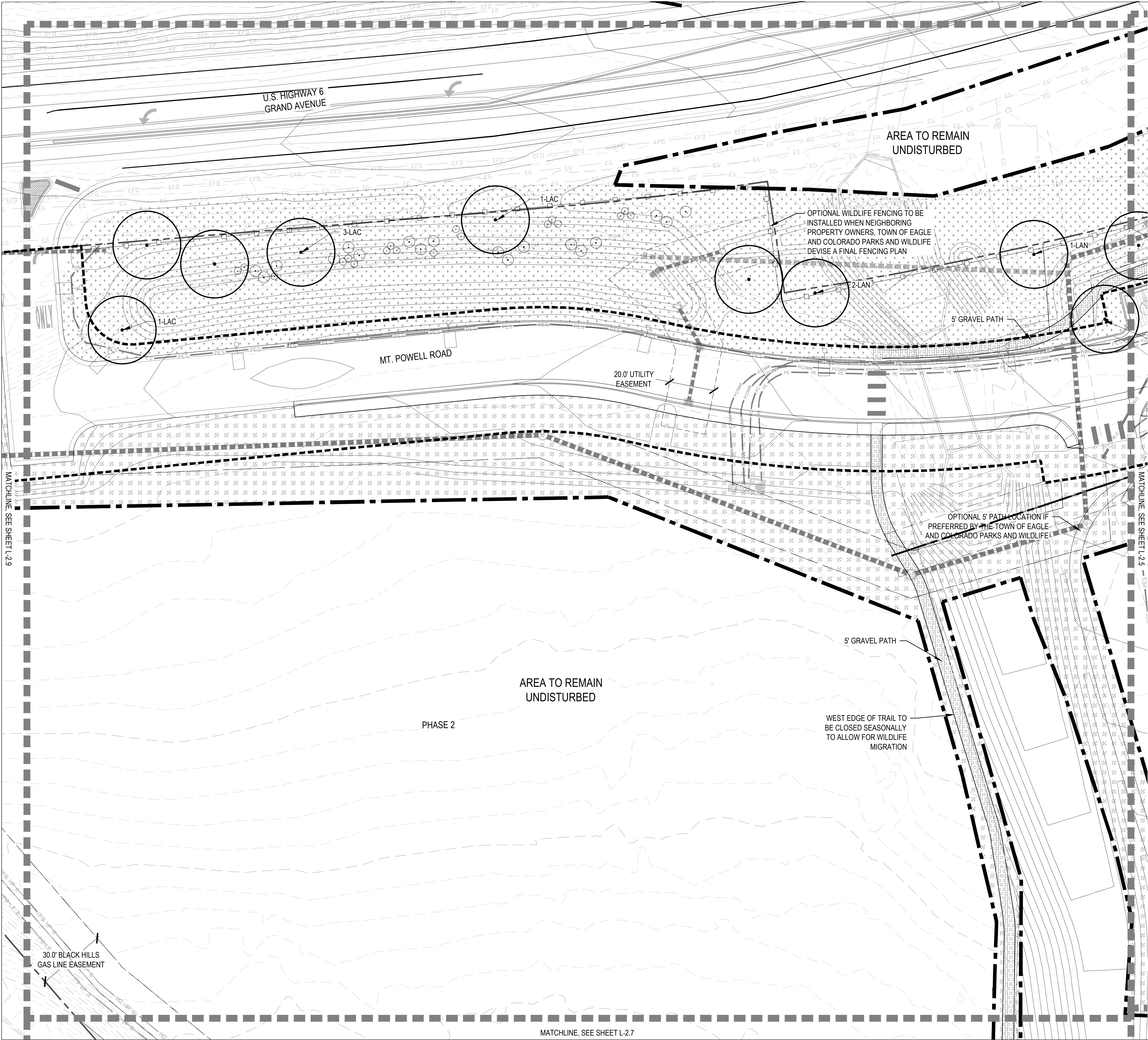
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SHEET TITLE:
LANDSCAPE
PLANS

L-2.7

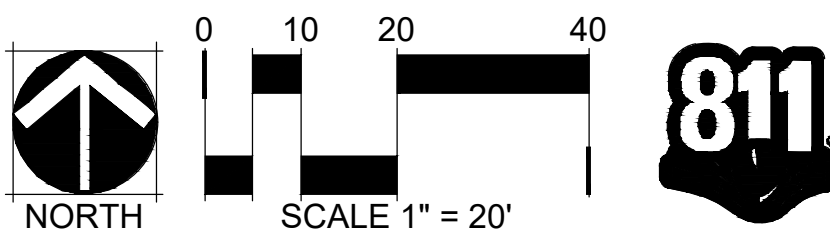
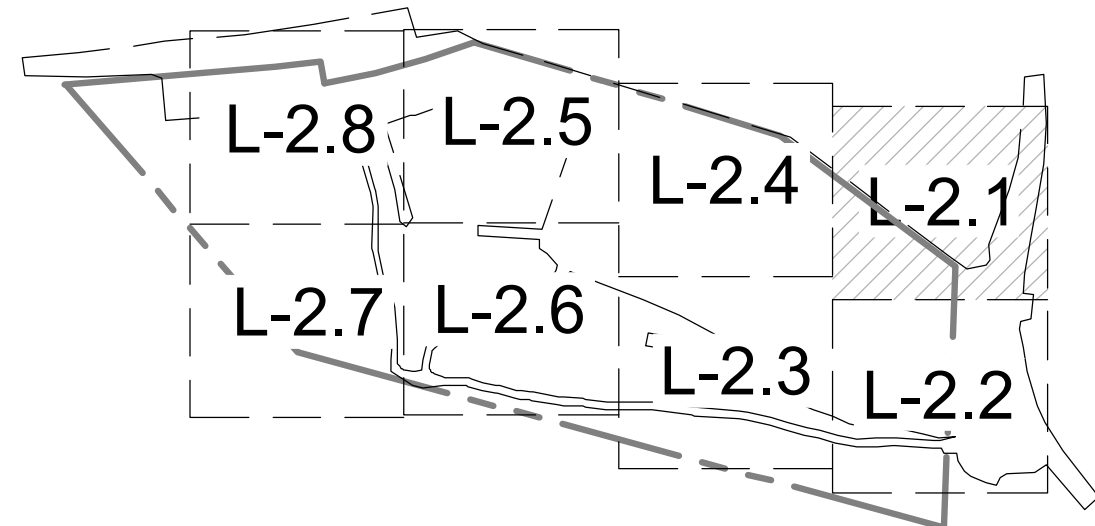


LEGEND

- EVERGREEN TREES
- DECIDUOUS TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- BOULDER WALL, REFER TO CIVIL
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- SYNTHETIC TURF, RE: MATERIAL SCHEDULE ITEM S
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- SPADE CUT EDGER
- BENDA BOARD EDGER, RE: MATERIAL SCHEDULE ITEM P
- METAL FENCE, RE: MATERIAL SCHEDULE ITEM F
- LIMIT OF WORK
- PROPERTY BOUNDARY
- PHASE LINE
- MATCHLINE
- PATHWAY BOLLARD, REFER TO PHOTOMETRIC
- OVERHEAD LIGHTING, REFER TO PHOTOMETRIC
- WALL SCONCE, REFER TO PHOTOMETRIC

KEY MAP

NTS



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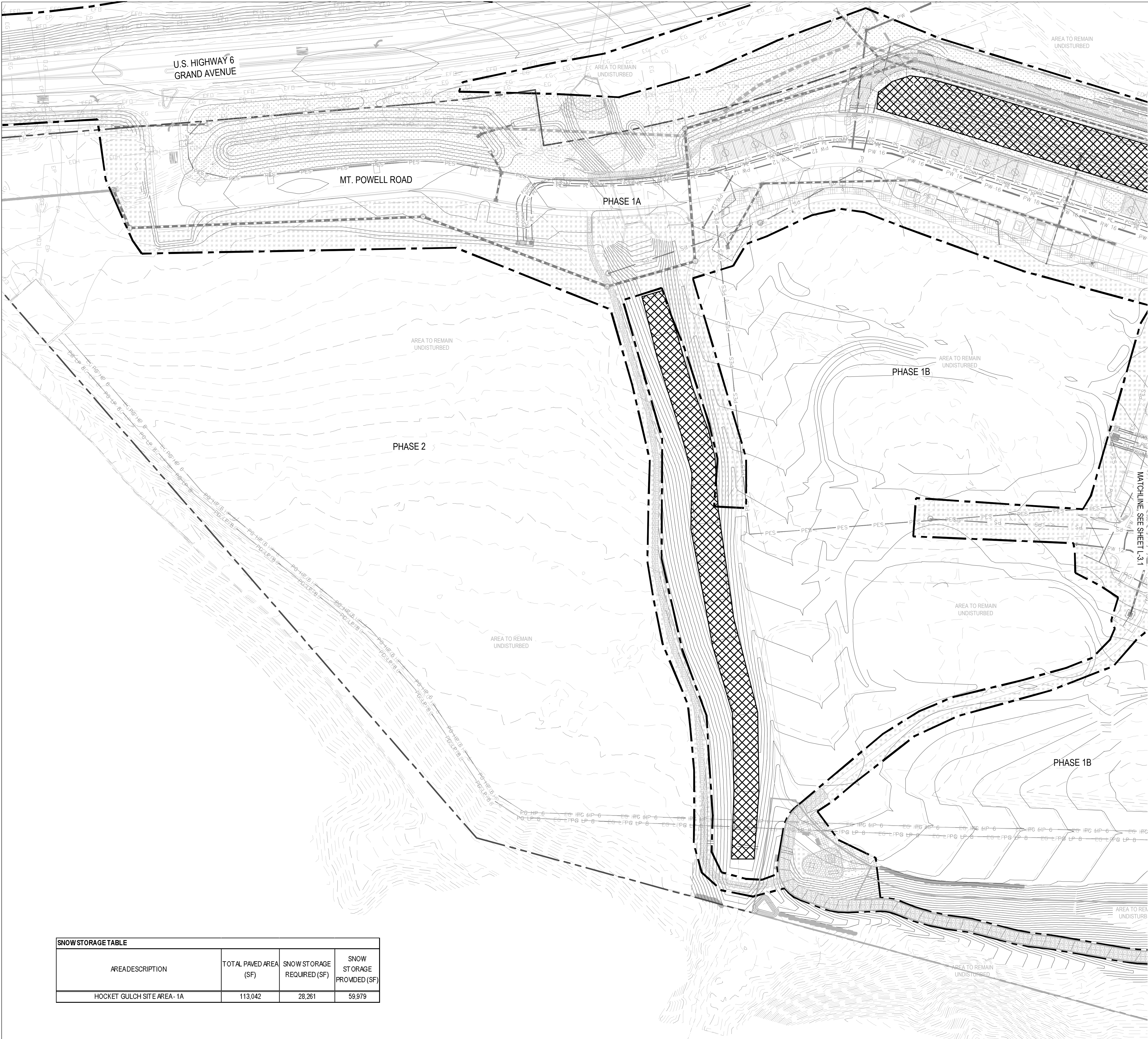
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SUBMITTAL 3

SHEET TITLE:
LANDSCAPE
PLANS

L-2.8

CHECKED BY:
DRAWN BY:



LEGEND

- EVERGREEN TREES
- DECIDUOUS TREES
- EXISTING TREES
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- ORNAMENTAL GRASS
- CRUSHER FINES
- NON-IRRIGATED NATIVE SEED
- TEMPORARY-IRRIGATED NATIVE SEED
- NATIVE SEED
- COBBLE
- MOWED NATIVE SEED
- LANDSCAPE BED
- SYNTHETIC TURF
- PLAYGROUND MULCH
- SNOW STORAGE, RE: TABLE ON SHEET L-1.1
- LIMIT OF WORK

RESERVE @ HOCKETT GULCH

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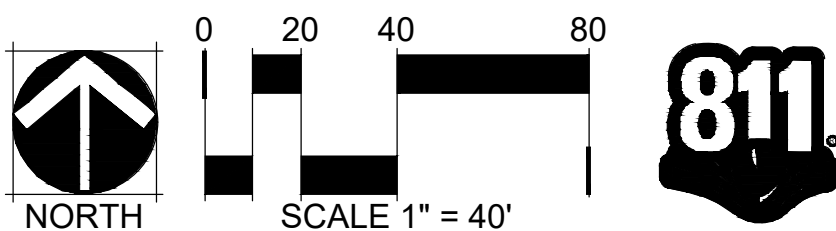
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SUBMITTAL 3

SHEET TITLE:
SNOW STORAGE
PLANS

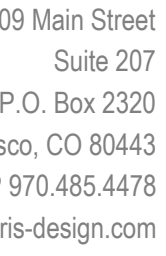
L-3.0

KEY MAP NTS
L-3.0



SNOW STORAGE TABLE			
AREADESCRIPTION	TOTAL PAVED AREA (SF)	SNOW STORAGE REQUIRED (SF)	SNOW STORAGE PROVIDED (SF)
HOCKET GULCH SITE AREA- 1A	113,042	28,261	59,979

CHECKED BY: MT
DRAWN BY: CG



SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

Epoch - GCH
HOCKETT GULCH HOLDINGS, LLC

DATE:

07/20/21 SUBMITTAL
09/01/21 SUBMITTAL
02/14/22 MDP
SUBMITTAL 2
05/02/22 MDP
SUBMITTAL 3

SHEET TITLE:
SNOW STORAGE
PLANS

L-3.1

SNOW STORAGE TABLE			
AREADESCRIPTION	TOTAL PAVED AREA (SF)	SNOW STORAGE REQUIRED (SF)	SNOW STORAGE PROVIDED (SF)
HOCKET GULCH SITE AREA- 1A	113,042	28,261	59,979

 EVERGREEN TREES

 DECIDUOUS TREES

 EXISTING TREES

 DECIDUOUS SHRUBS

 EVERGREEN SHRUBS

 ORNAMENTAL GRASS

 CRUSHER FINES

 NON-IRRIGATED NATIVE SEED

 TEMPORARY-IRRIGATED NATIVE SEED

 NATIVE SEED

 COBBLE

 MOWED NATIVE SEED

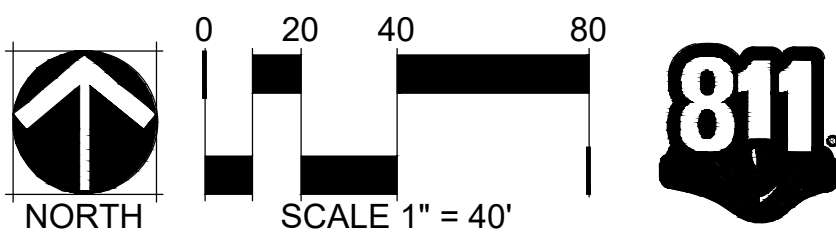
 LANDSCAPE BED

 SYNTHETIC TURF

 PLAYGROUND MULCH

 SNOW STORAGE, RE: TABLE ON SHEET L-1.1

 LIMIT OF WORK



CHECKED BY: MT
DRAWN BY: CG

RESERVE @ HOCKETT GULCH

SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

OWNER:

Epoch - GCH
HOCKETT GULCH HOLDINGS, LLC

NOT FOR
CONSTRUCTION

DATE:
07/20/21 SUBMITTAL
09/01/21 SUBMITTAL
02/14/22 MDP
SUBMITTAL 2
05/02/22 MDP
SUBMITTAL 3

SHEET TITLE:
LANDSCAPE
PLANS

L-2.0

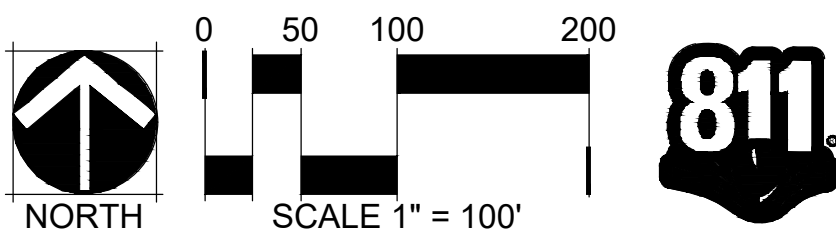
LEGEND

- PHASE 1 BOUNDARY
- - - - - PROPERTY LINE

USEABLE OPEN SPACE TABLE - PHASE 1A			
AREADESCRIPTION	TOTAL AREA(SF)	USEABLE AREA (SF)	PERCENT USEABLE OPEN SPACE
THE LAWN	14,191	12,630	89%
THE SLOPE	5,601	4,481	80%
ASPEN GROVE	8,148	5,622	69%
CLUBHOUSE	8,667	7,800	90%
INFORMAL OPEN SPACE / LAND AREAS WITHIN 1A	45,302	43,490	96%
Totals:	81,909	74,023	90%

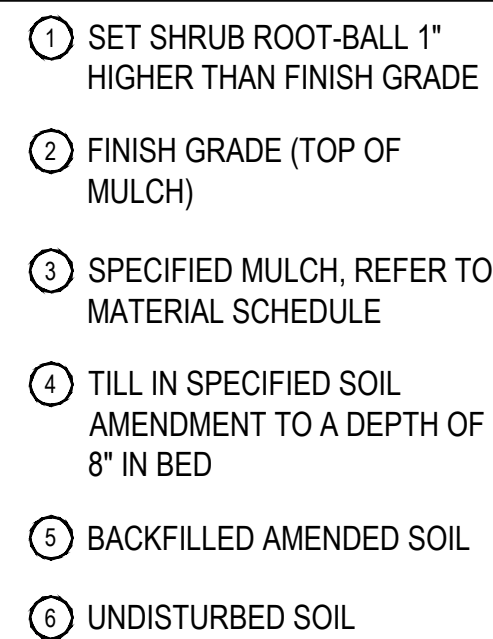
USEABLE OPEN SPACE TABLE - OVERALL			
AREADESCRIPTION	TOTAL AREA(SF)	USEABLE AREA (SF)	PERCENT USEABLE OPEN SPACE
PHASE 1A	81,909	74,023	90%
OS-1 (Park, Dogpark & Trails)	16,130	15,001	93%
OS-2	94,792	94,792	100%
Totals:	192,831	183,816	95%

OPEN SPACE PROGRAMMING TABLE					
AREADESCRIPTION	USEABLE OPEN SPACE RECREATION AMENITIES	USEABILITY		TARGET USERS	
		ACTIVE	PASSIVE	CHILDREN	ADULTS
THE LAWN	MULTIUSE FIELD	X		X	X
	PICNIC PLAZA		X	X	X
	SPORTS COURTS	X		X	X
	PLAYGROUND	X		X	
THE SLOPE	TRIKE TRACK	X		X	
	STAGE/PLAZA	X		X	X
	SEAT BOULDERS	X	X	X	X
	SLOPED LAWN	X	X	X	X
ASPEN GROVE	GARDENS		X	X	X
	HAMMOCKS		X	X	X
	BUFFER PLANTINGS		X	X	X
CLUBHOUSE	GARDENS		X	X	X
	OUTDOOR FIRE PIT		X	X	X
	PERGOLA		X	X	X
	OUTDOOR KIT CHEN	X	X	X	X
	OUTDOOR SPA		X	X	X
	BIKE STATION	X		X	X
INFORMAL OPEN SPACE / LAND AREAS WITHIN 1A	DOG WASH	X		X	X
	GARDENS		X	X	X
	WALKS	X		X	X
	LANDSCAPE IMPROVEMENTS		X	X	X
OS-1	PARK	X	X	X	X
	TRAILS	X		X	X
	DOG PARK	X		X	X
	EXERCISE EQUIPMENT	X			X
OS-2	PERIMETER PATH	X		X	X
	SINGLE TRACK PATH	X		X	X





- ① PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- ② 6"-UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- ③ PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- ④ MINIMUM 4" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER ON TOP OF WEED FABRIC. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- ⑤ 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ⑥ REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ROOTBALL AND TRUNK
- ⑦ GROMMETED NYLON STRAPS
- ⑧ 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- ⑨ BACKFILL WITH PLANT MIX. PLANT MIX SHALL CONSIST OF EQUAL PARTS TOPSOIL, COMPOST, AND EXCAVATED SOIL. WATER THOROUGHLY WHEN BACKFILLING
- ⑩ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- ⑪ PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- ⑫ GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- ⑬ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



2 SHRUB PLANTING

3 PERENNIAL PLANT LAYOUT

4 TYPICAL POT PLANTING DETAIL

5 SPADE CUT EDGER

- ① SET EDGE OF STONE FLUSH WITH TOP OF SOD, SET EDGE OF STONE 1/2" ABOVE GRADE IN BED AREAS
- ② STEPPING STONES, REFER TO MATERIAL SCHEDULE
- ③ 2" DEEP SETTING SAND
- ④ SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

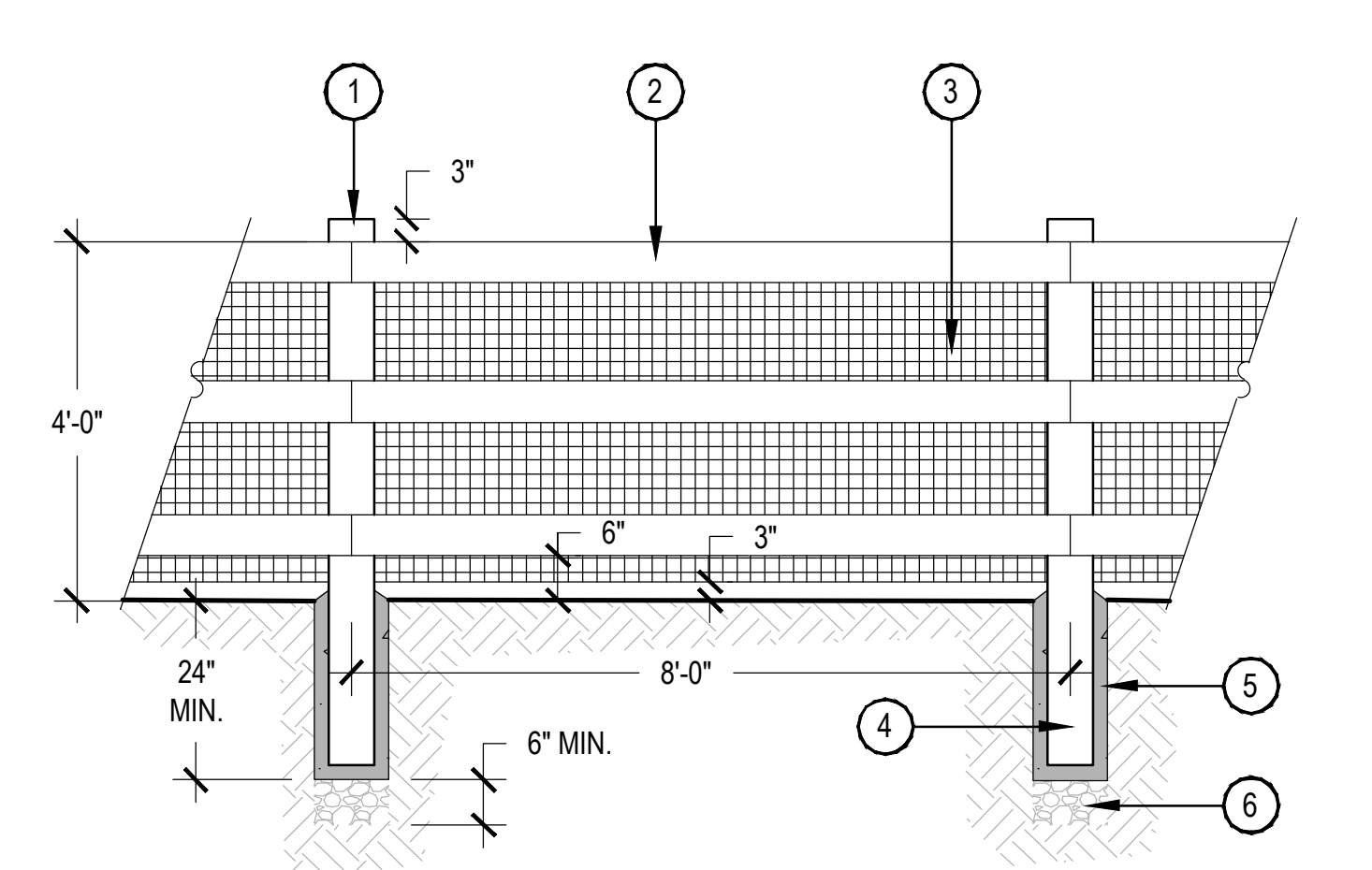
L-4.0



COBBLE DRIP LINE

8 SANDSTONE STEPPER

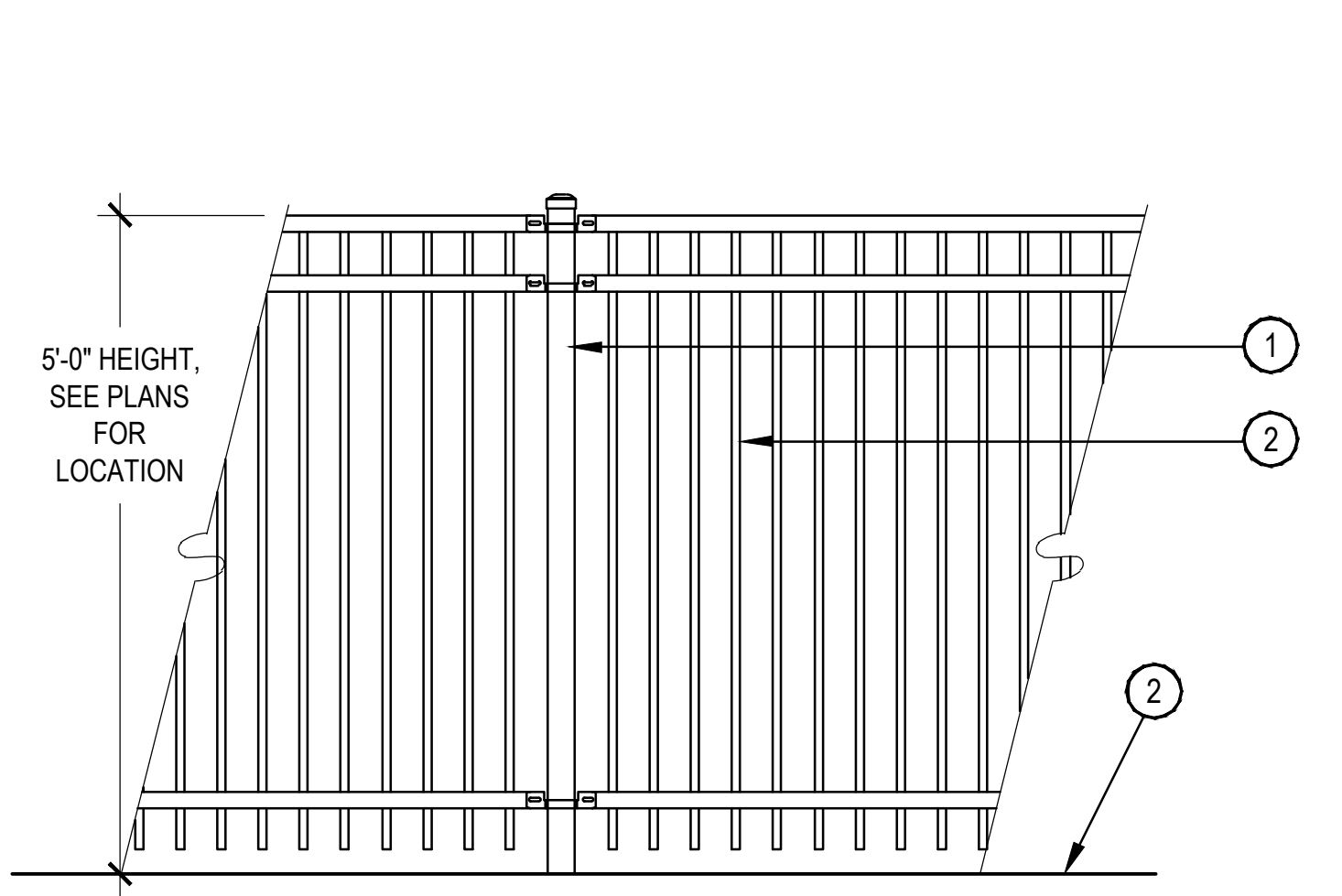
SCALE: 1" = 1'-0"



- NOTES:
1. DRAWING IS CONCEPTUAL. INTENTION OF DRAWING IS TO CONVEY MATERIALS, FINISHES, AND PROPORTIONS. SHOP DRAWINGS ARE REQUIRED BY CONTRACTOR TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
 2. SEE MATERIAL SCHEDULE FOR WOOD STAIN FINISH SPECIFICATION.

1 DOG PARK FENCE

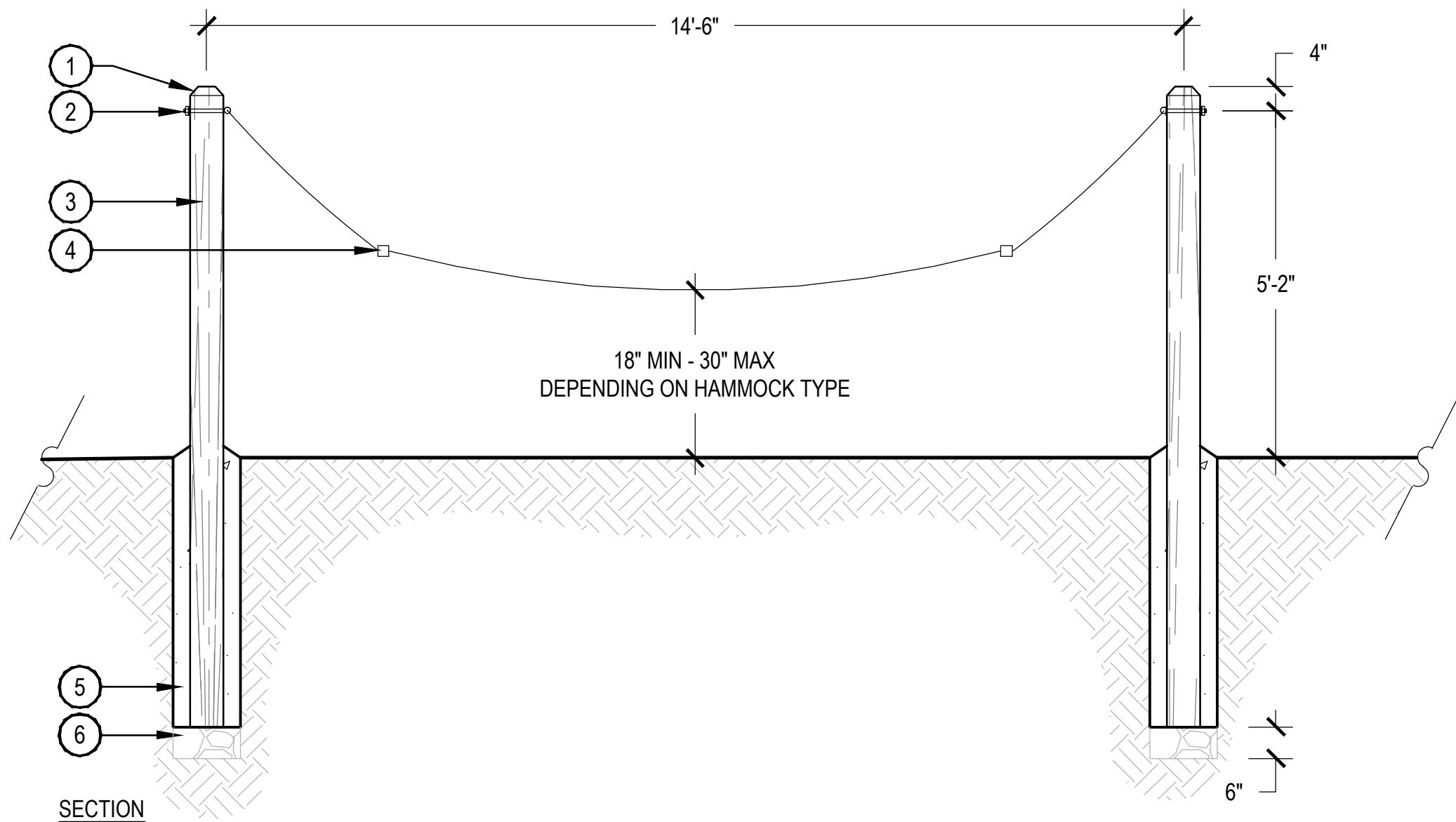
SCALE: 1/2" = 1'-0"



4 METAL FENCE

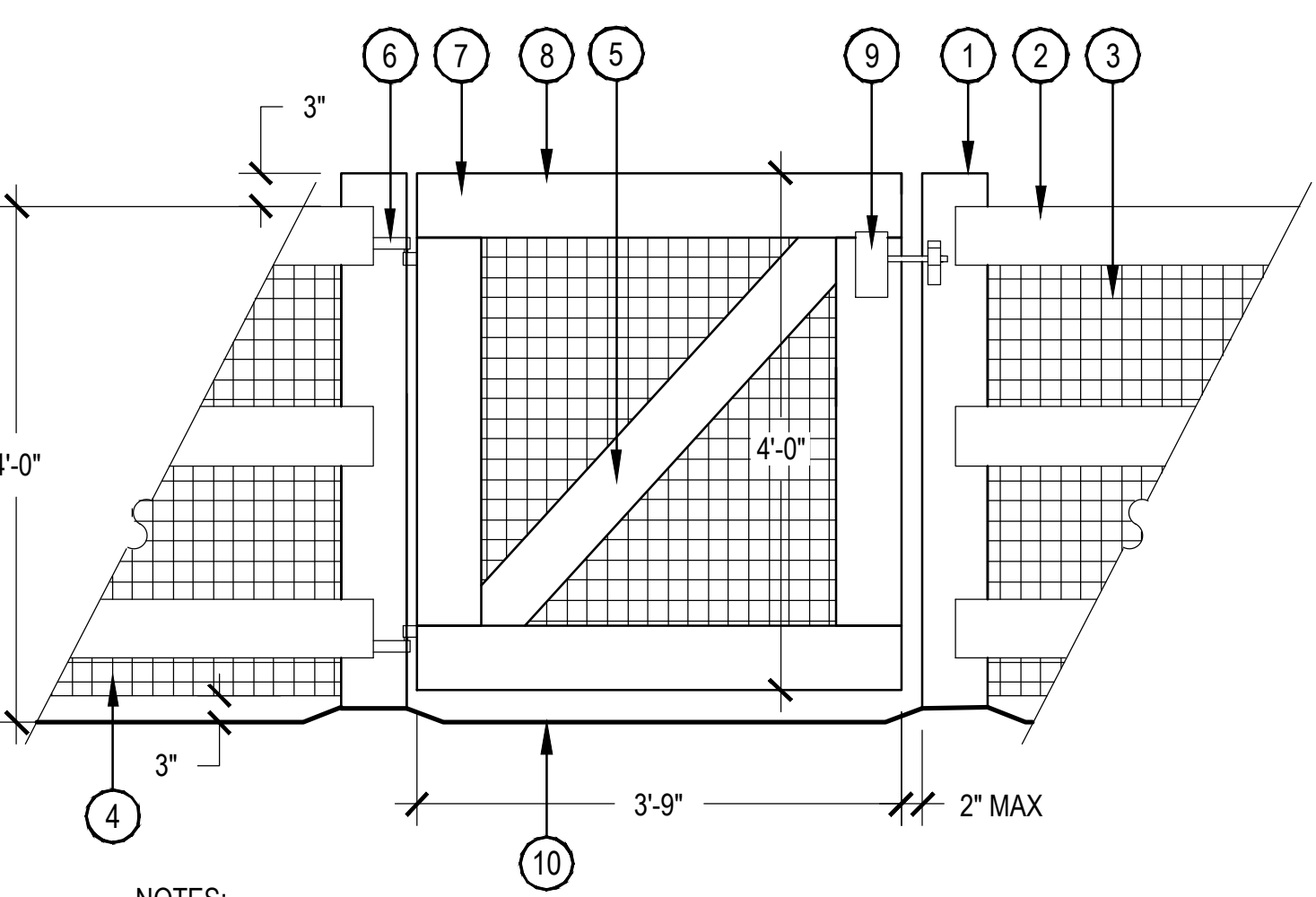
SCALE: 3/4" = 1'-0"

- NOTES:
1. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
 2. WOOD STAIN TO MATCH ARCHITECTURE.
 3. THIS DETAIL HAS NOT BEEN ENGINEERED. IT IS PROVIDED FOR REFERENCE PURPOSES ONLY. IF REQUIRED FOR PERMITTING, THE CONTRACTOR WILL BE RESPONSIBLE FOR OBTAINING OR PREPARING ENGINEERED DETAILS STAMPED BY A LOCALLY LICENSED ENGINEER.



7 HAMMOCK

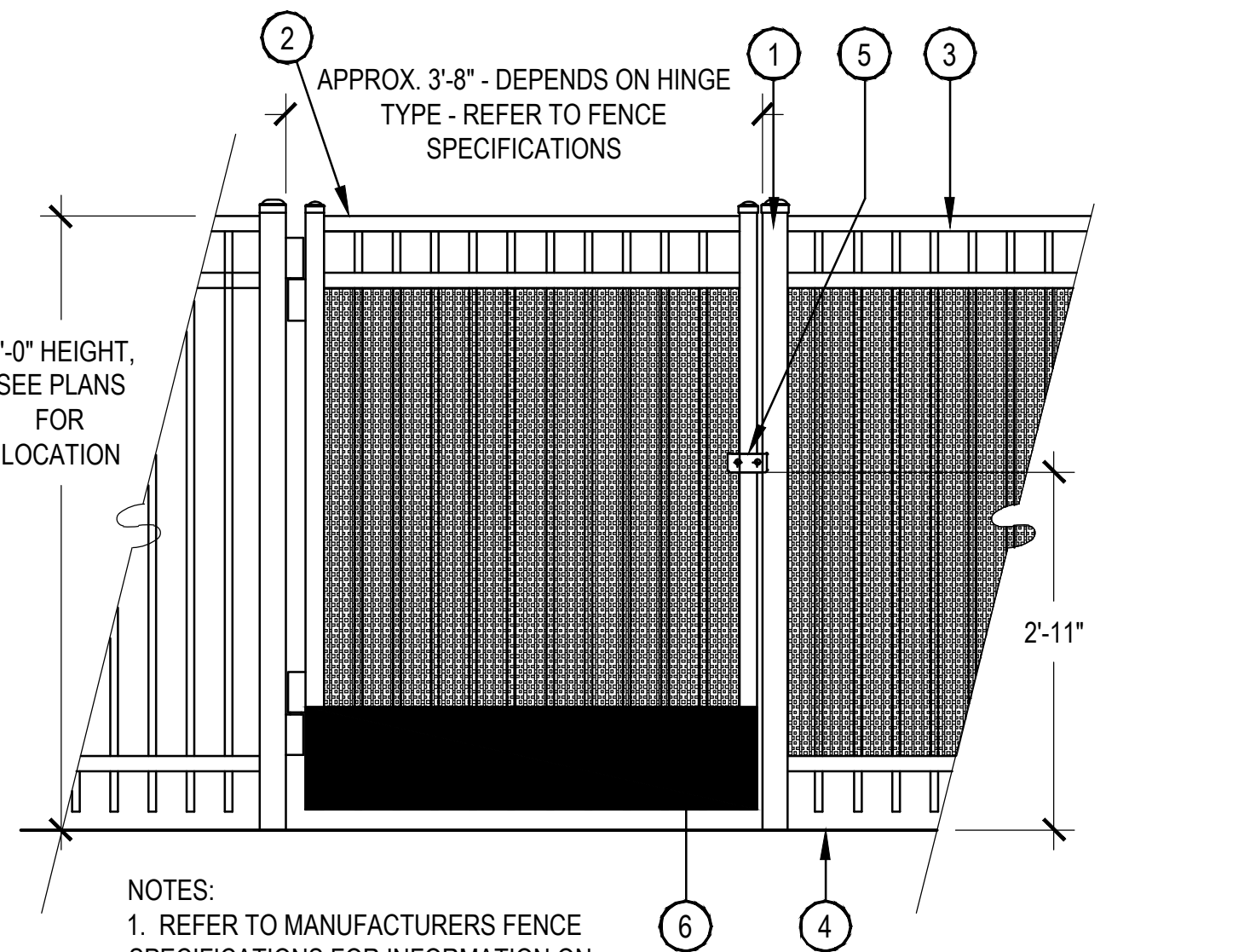
SCALE: 1/2" = 1'-0"



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 2. SEE MATERIAL SCHEDULE FOR WOOD STAIN FINISH SPECIFICATION.

2 MAIN ENTRY DOG PARK GATE

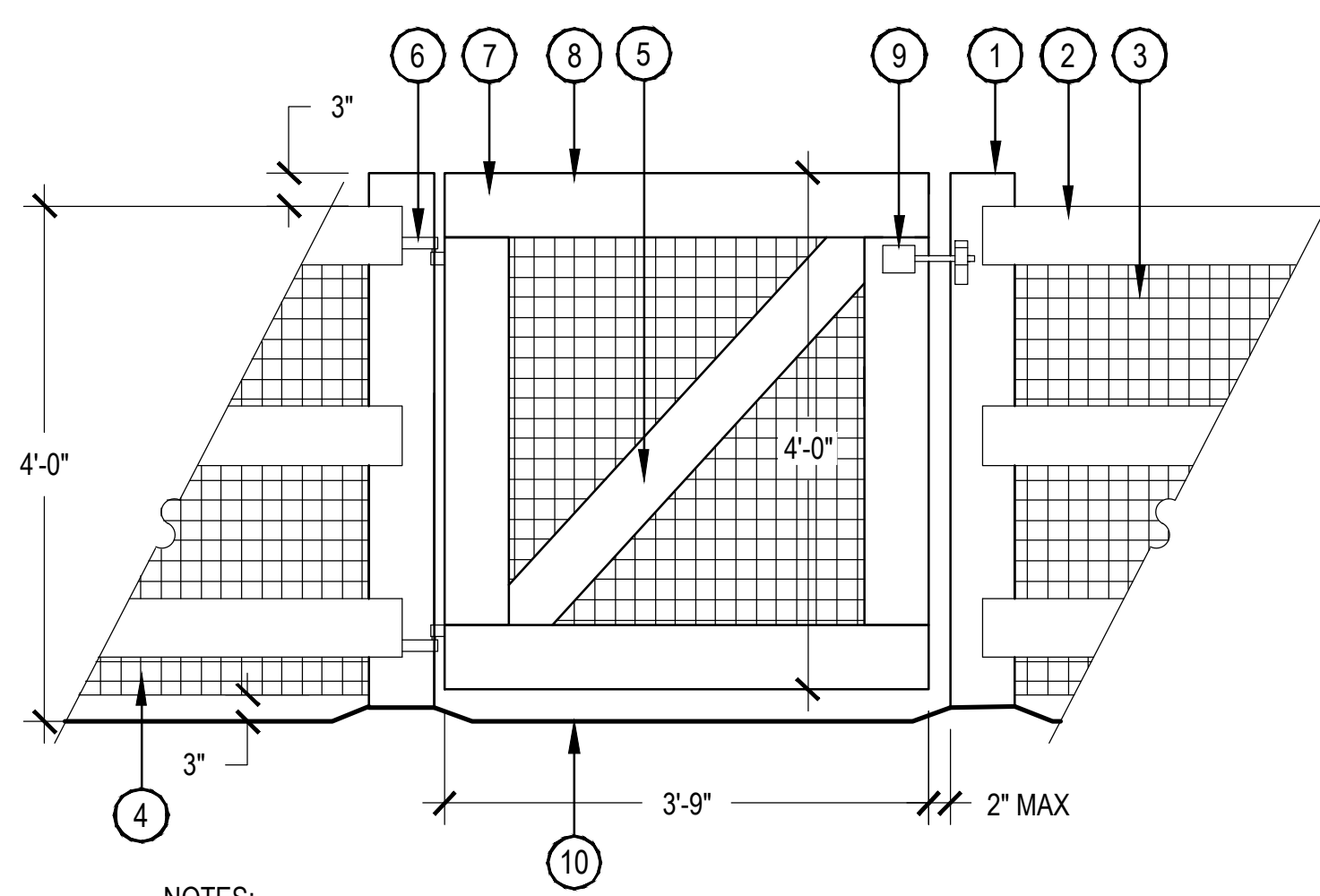
SCALE: 3/4" = 1'-0"



- NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
 2. SAW CUT SCORE JOINTS ON CONCRETE CURB AT 2'-0" ON CENTER.
 3. RETAIN SPRAY IRRIGATION SYSTEM FOR THIS SPACE FOR OCCASIONAL RINSING AND COOLING OF THE SURFACE. IRRIGATION ZONE SHOULD BE OPERATED MANUALLY AND NOT CONNECTED TO THE IRRIGATION CONTROL SYSTEM.

5 METAL FENCE GATE

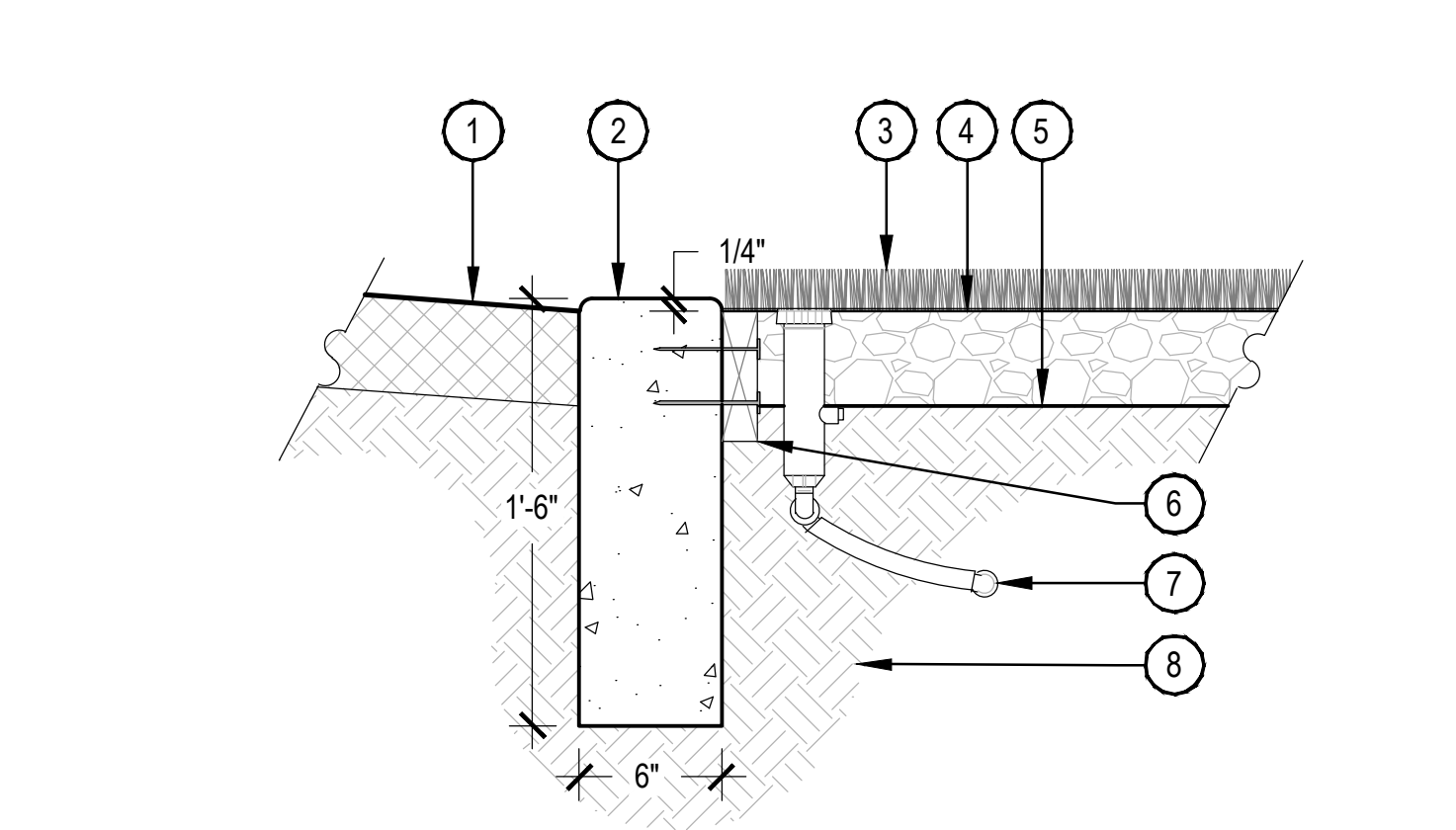
SCALE: 3/4" = 1'-0"



- NOTES:
1. DRAWING IS CONCEPTUAL. INTENTION OF DRAWING IS TO CONVEY MATERIALS, FINISHES, AND PROPORTIONS. SHOP DRAWINGS ARE REQUIRED BY CONTRACTOR TO BE PROVIDED TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL.
 2. SEE MATERIAL SCHEDULE FOR WOOD STAIN FINISH SPECIFICATION.

3 INTERIOR DOG PARK GATE

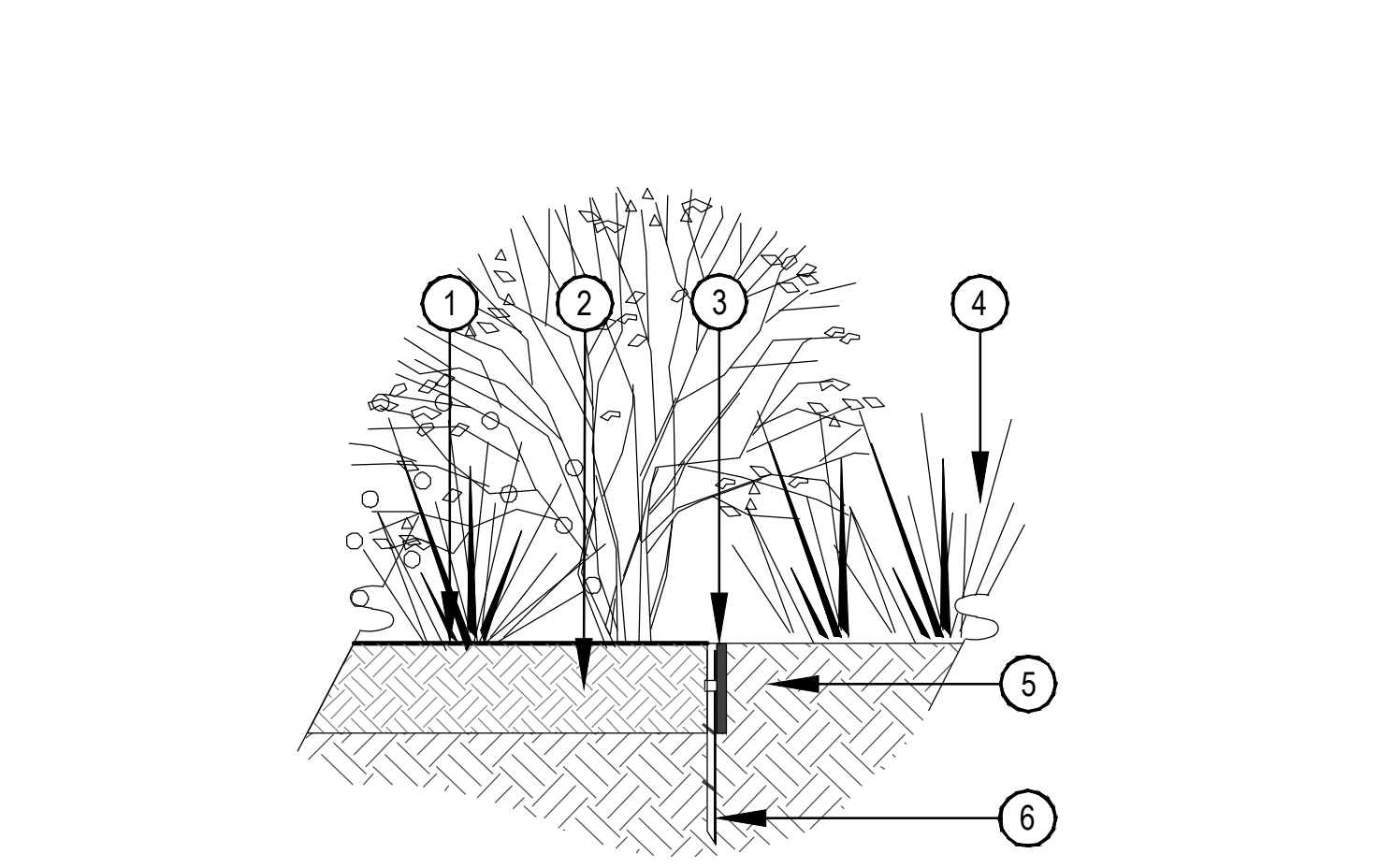
SCALE: 3/4" = 1'-0"



- NOTES:
1. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS.
 2. SAW CUT SCORE JOINTS ON CONCRETE CURB AT 2'-0" ON CENTER.
 3. RETAIN SPRAY IRRIGATION SYSTEM FOR THIS SPACE FOR OCCASIONAL RINSING AND COOLING OF THE SURFACE. IRRIGATION ZONE SHOULD BE OPERATED MANUALLY AND NOT CONNECTED TO THE IRRIGATION CONTROL SYSTEM.

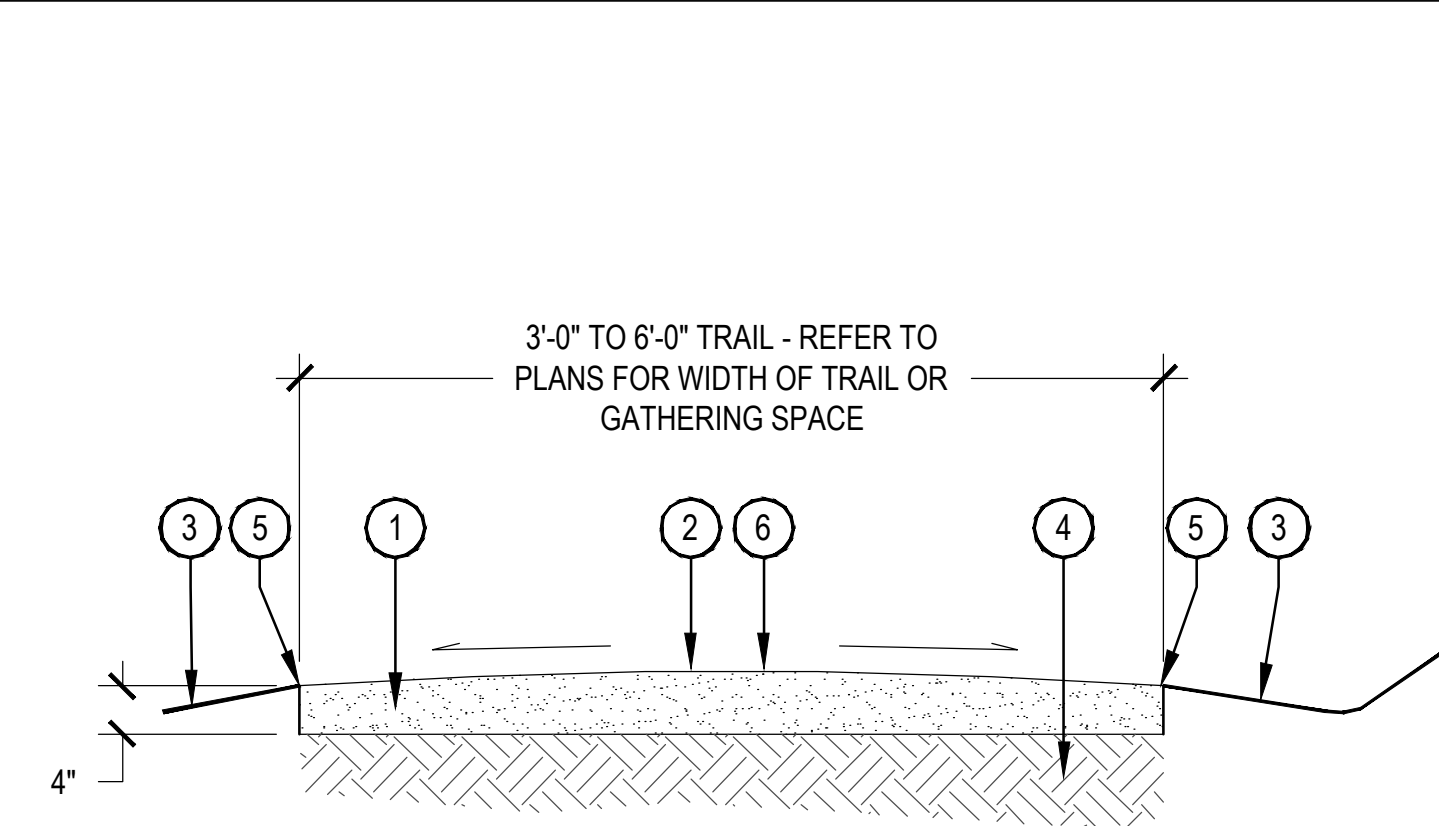
6 SYNTHETIC TURF WITH CONCRETE CURB

SCALE: 1 1/2" = 1'-0"

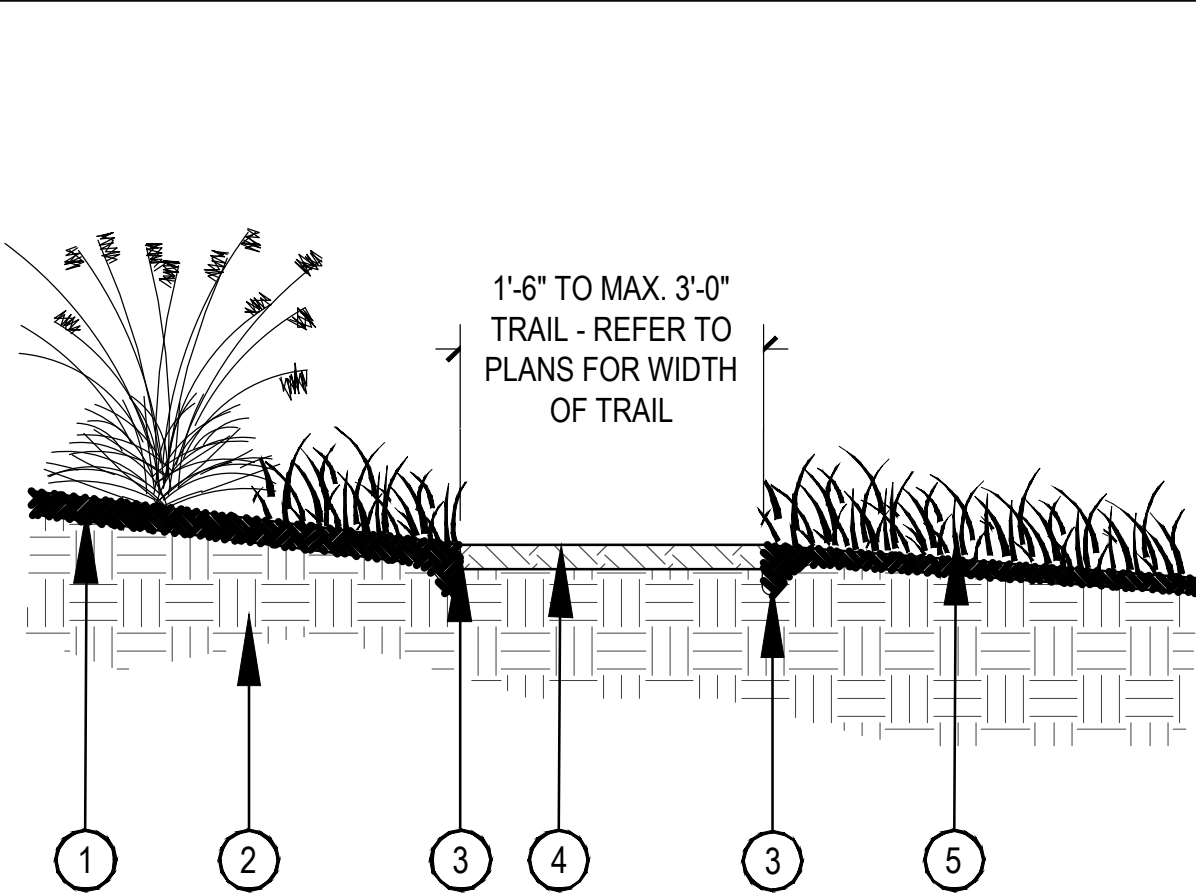


8 BENDA BOARD EDGER

N.T.S.



- 1 CRUSHER FINES, REFER TO MATERIALS SCHEDULE; PLACE IN TWO EQUAL COMPACTED LIFTS, COMPACT TO 95% STANDARD PROXY DENSITY; WET CRUSHER FINES TO AID IN COMPACTION; REFER TO PLANS FOR LAYOUT AND WIDTH, 4" MINIMUM DEPTH
- 2 CROWN OF 2% CROSS-SLOPE SURFACE FOR PROPER DRAINAGE AS DEFINED BY PLANS
- 3 PROVIDE POSITIVE DRAINAGE AWAY FROM CRUSHER FINES ALONG THE EDGES, 2' WIDTH OF MAX 2% SLOPE
- 4 SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY
- 5 BENDA BOARD EDGER, TO CONTAIN CRUSHER FINES WHEN ADJACENT TO LANDSCAPE, REFER TO MATERIAL SCHEDULE
- 6 TOP OF FINISHED GRADE



- NOTES:
1. NATURAL SURFACE TRAIL TO FOLLOW NATURAL EXISTING TOPOGRAPHY AND CAUSE MINIMAL DISTURBANCE TO PRESERVE NATIVE SEED AND NATURAL VEGETATION IN AND AROUND TRAIL AREA.

- 1 EXISTING TOP SOIL
- 2 UNDISTURBED SUBGRADE
- 3 EDGE OF NATURAL SURFACE PATH
- 4 TOP OF FINISHED GRADE OF MACHINE COMPACTED DIRT/ EARTH TRAIL, COMPACTED TO 95% STANDARD PROCTOR DENSITY, SLOPE AND CROSS SLOPE OF TRAIL TO FOLLOW NATURAL GRADE, CONTRACTOR TO DETERMINE FINAL TRAIL LAYOUT AND FLOW ON SITE, MAINTAIN A 2% CROSS SLOPE ON TRAILS AND CROSSING AREAS WHERE POSSIBLE
- 5 ADJACENT VEGETATION OR RE-SEEDING TO BE PROTECTED AS MUCH AS POSSIBLE

1 CRUSHER FINES TRAIL

SCALE: 3/4" = 1'-0"

2 NATURAL SURFACE TRAIL

SCALE: 1/2" = 1'-0"

RESERVE @ HOCKETT GULCH

SYLVAN LAKE RD AND SOUTH OF GRAND AVE.
EAGLE, CO

OWNER:

Epoch - GCH
HOCKETT GULCH HOLDINGS, LLC

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02/14/22 MDP
SUBMITTAL 2
05/02/22 MDP
SUBMITTAL 3

SHEET TITLE:
LANDSCAPE
DETAILS

L-4.2





Memorandum

Date: November 9, 2021
To: Chad Phillips, Community Development Director
From: Carrie McCool, Eagle Contract Planner
Re: Reserve at Hockett Gulch Building Height Measurement Interpretation

The Reserve at Hockett Gulch Planned Unit Development (PUD) Guide includes the following definition of Building Height Measurement.

Building Height Measurement (BHM) means the maximum distance possible measured vertically from any point on existing or proposed grade, whichever is more restrictive, to the highest point of the roof directly above.

The applicant has stated the Reserve at Hockett Gulch Building Height Measurement definition was modeled off of the Town of Vail measurement of building height below:

Height The distance measured vertically from any point on a proposed or existing roof or eaves to the existing or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof to the existing grade directly below said point on a proposed or existing roof.

Staff Interpretation: The Reserve at Hockett Gulch PUD Guide excludes a critical element in the definition of building height measurement. The eave is typically the lowest point of the roof and would then represent the most restrictive height. That said, since RHG did not include the eaves in their definition, Staff should interpret the BHM as follows given that the maximum building height is 45-feet tall:

Due to lack of clarity in the definition, the Building Height Measurement should be viewed on a building footprint basis. Each building's Finished Floor represents the most restrictive distance to the *highest* point of the roof directly above. Technically, the existing grade on the high side of each building, under the roof overhang is the most restrictive; but it is only a matter of inches in difference. Given that none of their buildings are designed taller than 43-feet, the Town can determine that they are compliant with definition of the building height measurement as defined in the PUD Guide. Therefore:

	Proposed FFE	Max Building Ht	Max Elevation
Building 1:	6562.80	45	6607.80
Building 2:	6572.80	45	6617.80
Building 3:	6572.00	45	6617.00
Building 4:	6569.00	45	6614.00
Building 5:	6561.00	45	6606.00
Building 6:	6560.50	45	6605.50
Building 7:	6569.50	45	6614.50
Building 8:	6570.80	45	6615.80
Building 9:	6580.00	45	6625.00

ALPINE ENGINEERING INC.
34610 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPIENGINEERINC.COM

1. The Contractor shall notify Alpha Engineering, Inc., Omer and Town of Eagle Engineering Dept. at least 48 hours prior to any construction. The Contractor shall coordinate all work with Alpha Engineering, Inc. and Omer.
2. Alpha Engineering, Inc. assumes no responsibility for utility locations. It is the Contractor's responsibility to field verify the location of all utilities prior to commencement of any construction.
3. The Contractor shall conform to all Town of Eagle rules, regulations and stipulations while accessing through or working in the Town.

1. The Contractor shall notify Alpha Engineering, Inc., Owner and Town of Eagle Engineering Dept. At least 48 hours prior to any construction. The Contractor shall coordinate all work with Alpha Engineering, Inc. and Owner.
2. Alpha Engineering, Inc. assumes no responsibility for utility locations. It is the Contractor's responsibility to field verify the location of all utilities prior to commencement of any construction.
3. The Contractor shall conform to all Town of Eagle rules, regulations and stipulations while accessing through or working in the town.
4. The Contractor shall take all appropriate precautions to significantly reduce any potential pollution caused by the activities, including but not limited to, dust, noise, vibration, odors, or hazardous materials. The Contractor shall also identify and eliminate potential pollutants and have them sealed off prevention and response procedures prior to any activities at the project site.
5. The Contractor shall prohibit traffic at all times to the satisfaction of the Owner and the Town of Eagle. The Contractor shall minimize traffic disruptions and provide adequate safety precautions to ensure public safety.
6. Safety is the responsibility of the Contractor. The Engineer is not responsible for safety in, on, or about the project site, nor for the compliance by the appropriate party with any regulations relating thereto.
7. It is the Contractor's responsibility to obtain (and conform to) all proper construction permits.
8. The Owner or Engineer will designate staging areas.
9. The Contractor shall minimize all off site trading. All soil tracked off site shall be immediately cleaned up to the satisfaction of the Town of Eagle and Owner.
10. If any groundwater is encountered, the Contractor shall contact Owner, Alpha Engineering, Inc., and the Project Geotechnical Engineer immediately.
11. The Contractor shall protect and preserve all trees, bushes, shrubs, and ground cover in a manner acceptable to the Owner.
12. Observations of the work in progress and on-site visits are not to be construed as a guarantee or warranty by the Engineer of the Contractor's contractual responsibilities.
13. All materials and workmanship shall be subject to inspection by the Town and/or their representatives, and Alpha Engineering, Inc. The Town reserves the right to request or reject any such materials and workmanship that do not conform to the approved drawings and/or district standards or specifications.
14. All construction shall conform to town standards and specifications and be subject to construction observation by their representatives. Copies of town standards must be obtained by the Contractor. Contractor shall have one (1) copy of the plans and one (1) copy of the appropriate specifications on the job site at all times.
15. Street closures shall be kept to a minimum length of time. There shall be no material storage on Town Streets or property.
16. It is the Contractor's responsibility to prepare and submit a Traffic Control Plan, as a requirement of the Town of Eagle's Road Closure Permit, and submit to the Town's Engineer prior to construction. The plan shall show existing and proposed traffic patterns during construction times, timing and access, and other related control measures.
17. Contractor shall conform to all recommendations in the subsoil study prepared by Kumar & Associates (Project #18-7-353 dated September 6, 2018)
18. Contractor shall conform to all recommendations in the Hockett Gulch Double Flow Analysis and Mitigation Report prepared by NCE (Report #000000 dated 000000)
19. Topographic information was provided by Single Survey Services dated August 2, 2018.

1. All work performed for this project including storm drains and culverts shall be constructed in accordance with the Town of Eagle standards and the project Technical Specifications.
2. All drain pipes shall be installed with the required bedding.
3. Erections shown are at pipe invert unless otherwise shown.
4. All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
5. AASHTO type of the storm drain system is located in a fill section, provide all material compacted to 95% WASTA T99 density from the original undisturbed ground up to structure bottom sides and pipe bedding.
6. Inlet boxes to be constructed to accommodate the pipe where necessary. Provide traffic load rated inlet box and top slab to accommodate grade and traffic load bearing.

1. All work specified for this project including storm drains and culverts shall be constructed in accordance with the work of Engine standards and the project Technical Specifications.
2. All drain pipes shall be installed with the required bedding.
3. Erections shown are at pipe invert unless otherwise shown.
4. All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
5. Where any part of the storm drain system is located in a fill section, provide fill material compacted to 95% AASHTO 19B density from the original undisturbed ground up to structure bottom side and pipe bedding.
6. Inlet boxes to be oversized to accommodate pipe size where necessary. Provide traffic load rated inlet box and top slab to be oversized to accommodate grate and frame for oversized boxes.
7. All Reinforced Concrete Pipe Joints (RCP) shall utilize Type R-4 Rubber Gasket Joints which shall be in accordance with AASHTO M198 and ASTM C443 (standard specifications for joints for circular concrete pipe using rubber gaskets).
8. Pipe lengths indicated are slope lengths measured along the centerline of pipe from inside face of box to inside face of box.
9. Curb and Gutters shall be installed in such a manner as to insure positive drainage in all areas, as shown.
10. Direct downspout drainages away from building foundation or to storm per Geotechnical Engineer.
11. Direct reavestigation and ditch protective linings will require field adjustment during construction to account for varying soil conditions. Reavestigation and linings will be evaluated after ditches are constructed.
12. Grading adjacent to buildings shall be at a slope away from the building of 6" in 10' per the geotechnical report.
13. The Contractor shall maintain existing drainage channels, culverts, and appurtenances during construction as necessary to protect roads and property.
14. The Contractor shall remove all topsoil and man placed fill prior to commencement of construction.
15. The ground surface surrounding the exterior of buildings shall be graded to slope away from the foundations in all directions.
16. Proof roll all hardscap areas prior to installing basecourse and pavement, per Geotechnical Report.

Water construction shall conform to the standards and specifications per the Town of Eagle Public Works Manual.
(WWW.TOWNOFEAGLE.ORG/140/PUBLIC-WORKS)

- Water construction shall conform to the standards and specifications per the Town of Eagle Public Works Manual.
(WWW.TOWNOFEAGLE.ORG/143/PUBLIC-WORKS)

Sanitary Sewer construction shall conform to the standards and specifications per the Town of Eagle Public Works Manual.
(WWW.TOWNOFEAGLE.ORG/140/PUBLIC-WORKS)

- TOE FD Knox Lock to be placed at each entrance for after hours FD access.
- Temporary entrances to have proper tracking pad, erosion control and signage accordingly.
- Temporary toilets and trash to be added and subtracted throughout. Placement must be adjacent to current activities within the area of disturbance in order to ensure best practices.
- Contractor to use water truck to reduce dust, and must pay special attention to dust around adjacent properties.

- TOE FD Knox Lock to be placed at each entrance for after hours FD access.
- Temporary entrances to have proper tracking pad, erosion control and signage accordingly.
- Temporary toilets and trash to be added and subcontracted throughout. Placement may be adjacent to current activities within the area of disturbance in order to ensure best practices.
- Contractor to use water truck to reduce dust, and must pay special attention to dust around adjacent properties.
- Contractor to use future roads and recreation paths to best of their ability to reduce the need for additional temporary haul roads.
- Contractor to operate within TOE disturbance roads and best practices. Additional working days, such as Sunday, contractor shall contact TOE for extended hours. Emergencies excluded such as broken utility pipe.
- Contractor to preserve existing survey monumentation where possible.

COVER SHEET/CIVIL NOTES	C1.00
EXISTING CONDITIONS	C1.01
DEMOLITION PLAN	C1.02
GEOMETRIC SITE LAYOUT & SIGNAGE	C1.03-C1.04
SYLVAN LAKE RD GEOMETRIC LAYOUT & SIGNAGE PLAN	C1.05
GRAND AVE GEOMETRIC LAYOUT & SIGNAGE PLAN	C1.06
ROAD PLAN & PROFILES	C2.01-C2.04
GRAND AVE ROAD PLAN & PROFILES	C2.05
SYLVAN LAKE RD PLAN & PROFILE	C2.06-C2.07
SEWER BENCH PLAN & PROFILE	C2.08
SITE GRADING	C2.09-C2.14
SYLVAN LAKE & NORTH RD INTERSECTION GRADING	C2.15
BOX CULVERT	C2.16
TYPICAL ROAD SECTIONS	C2.17
OVERALL STORM & UTILITY	C3.00
STORM PLAN & PROFILES	C3.01-C3.09
SEWER PLAN & PROFILES	C4.01-C4.06
WATER PLAN & PROFILES	C5.01-C5.07
HALLOW UTILITY PLAN	C6.01-C6.05
EROSION CONTROL PLAN	C7.01-C7.02
DETAILS	C8.01-C8.09

OWNER, EPOCH GCH HOCKETT GULCH LLC	TOMMY CIERANO	(321) 316-6024
ARCHITECT, FUGLEBERG KOCH	KEN LINEHAN	(407) 629-0595
PLANNER, MPG, LLC	DOMING MAURIELLO	(970) 376-3318
CIVIL ENGINEER, ALPINE ENGINEERING, INC	GARY BROOKS	(970) 926-3373
GEOTECHNICAL ENGINEER, HPKUMAR	STEVE PAWLAK	(970) 945-7988
GEOTECHNICAL ENGINEER, WJE	FRANK HARRISON	(303) 914-4300
LAND SURVEYOR, SLAGLE SURVEY SERVICES	MATT SLAGLE	(970) 471-1489
TRAFFIC ENGINEER, MCDOWELL	KARI MCDOWELL	(970) 653-0788
TOWN OF EAGLE, PUBLIC WORKS	TOM GOSIOROWSKI	(970) 328-6678
TOWN OF EAGLE, ENGINEERING	DENNIS WIKE	(970) 328-6544
BLACK HILLS ENERGY (GAS)	JASON COX	(970) 309-2432
HOLY CROSS ENERGY (ELECTRIC)	KEITH HERNANDEZ	(970) 947-5439
CENTURY LINK (PHONE/CATV)	JASON SHARPE	(970) 328-6288
COMCAST (PHONE/CATV)	GREG AYLESWORTH	(720) 557-0060

1.) All sites will be required to provide sand or road base with no frost for bedding and shoring of the installed gas service line during the winter months. Contact your local Utility Construction Specialist for further information.

1. All sites will be required to provide seed or root balls with no frost for bedding and staking of the installed gas service lines during the winter months. Contact your local Utility Construction Specialist for further information.
2. Providing that the main gas line is on your side of the street, and not in the street, you need to have a contractor dig a trench meeting the following requirements:
 - a. 4" x 4" bell hole must be dug so that 4" of the main is exposed lengthwise, with a minimum of 1' clearance under the main and 1' behind the main, in order for the fusion tools to be used.
3. In the event there is a stub, a 4" x 4" bell hole must be dug around the stub.
4. In the event the gas main is steel, a 6" square bell hole exposing the main must be dug, with a clearance of 18" under the main in order for welding equipment to be used.
5. Trench to be 6" wide and a minimum of 24" deep (30" is preferred).
6. Trenches must be dug to the foundation and the foundation completely exposed at the location of the service meter.
7. A minimum clearance of 5' is required between the gas line and any other utility or underground structures.
8. Service lines must be perpendicular from the main to the house. They may not cross adjoining properties.
9. They may not cross driveway or be trampled under a proposed driveway; this can be handled on a case by case basis for custom applications.



Comments

- [illegible]

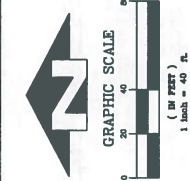
1. Vaults shall be installed as follows:
 - A Splice vaults shall be installed with the mainhole lid grade being slightly above first road level. The mainhole lid shall be installed on the roadway, the mainhole lid grade shall match the grade of the finished roadway surface.
 - B Splice vaults located in roads or along the sloping areas will be installed as cut. The concrete base and lid will be at the slope of the surrounding area. Vaults placed in roads will not be located in areas normally traversed by vehicle wheels. The inspector must approve all vaults installed at a slope.
 - C Transformer vaults and switchgear vaults will be installed with the bottom of the lid at final grade. The lid will be level.
 - D Where transformer and switchgear vaults are set into hillside or sloped cuts, the downhill side of the vault will be graded according to C above. The slope behind the vault will be back filled with soil and compacted. The vault shall be sloped up to the vault. If the vault must be laid back for any reason, the vault shall be constructed behind the vault at the direction of the inspector.
 - E All vault pads will be placed on the vaults at the time of vault installation to protect the public and wildlife, unless otherwise instructed by the inspector. The holes through transformer and switchgear pads will be covered at the time of vault installation. The inspector shall approve all vault pads. The vaults shall be installed as instructed by the inspector.
 - F Large vault pieces shall be joined with a tor type sealant provided by Holy Cross

2. Holes knocked in vaults for conduit installation shall be as small as possible and shall be grouted closed on the outside of the vault prior to backfill.
3. Conduit shall enter vaults perpendicular to the vault wall, at least 2" from any adjacent wall and at least 2" above the vault base. There shall be a minimum separation of 1" between conduits. See vault drawings.
4. Conduit will extend 4" into the vault (measured from the inside wall of the vault) after backfilling is complete.
5. Ground rods in vaults for underground cable installation shall be laid in the trench with the conduits. The end of the rod shall extend approximately 6" into the vault through the conduit. The rod will have a 45° bend located approximately 3" from the vault entrance. The rod shall be installed in the trench to allow the rod to be pulled out enough from the vault wall to allow clamping the grounding conductor onto the rod. The rod must be at least 2" from the conduit at its entrance into the vault. See vault drawings.
6. After the vault has been set, pipes extended in and grouted and the ground rod is in place, vaults shall be swept out removing all dirt or rods. Cleanup shall be completed to the satisfaction of the inspector prior to cable installation being installed.
7. Pedestals for other utilities shall not be located closer than 10" to vault on sides where transformers or switchgear will have access doors. Pedestals shall not be located closer than 10" to a vault on sides where pad mounted equipment will not be located access doors.

RESERVE AT HOCKETT GULCH
EAGLE, CO
COVER SHEET/CIVIL NOTES

DESIGNED	GLB/RIF/TSL	1	07.21.2021	MAJOR DEVELOPMENT PERMIT REVISIONS	BY
DRAWN	GLB/RIF/TSL	2	02.07.2022	STORM POND REVISIONS	AEI
CHECKED	MW	3	05.02.2022	MOP-RESPONSE TO COMMENTS	AEI
JOB NO.	-			MOP-RESPONSE No.2	AEI
DATE	06/21/2021				

SHEET
C1.00

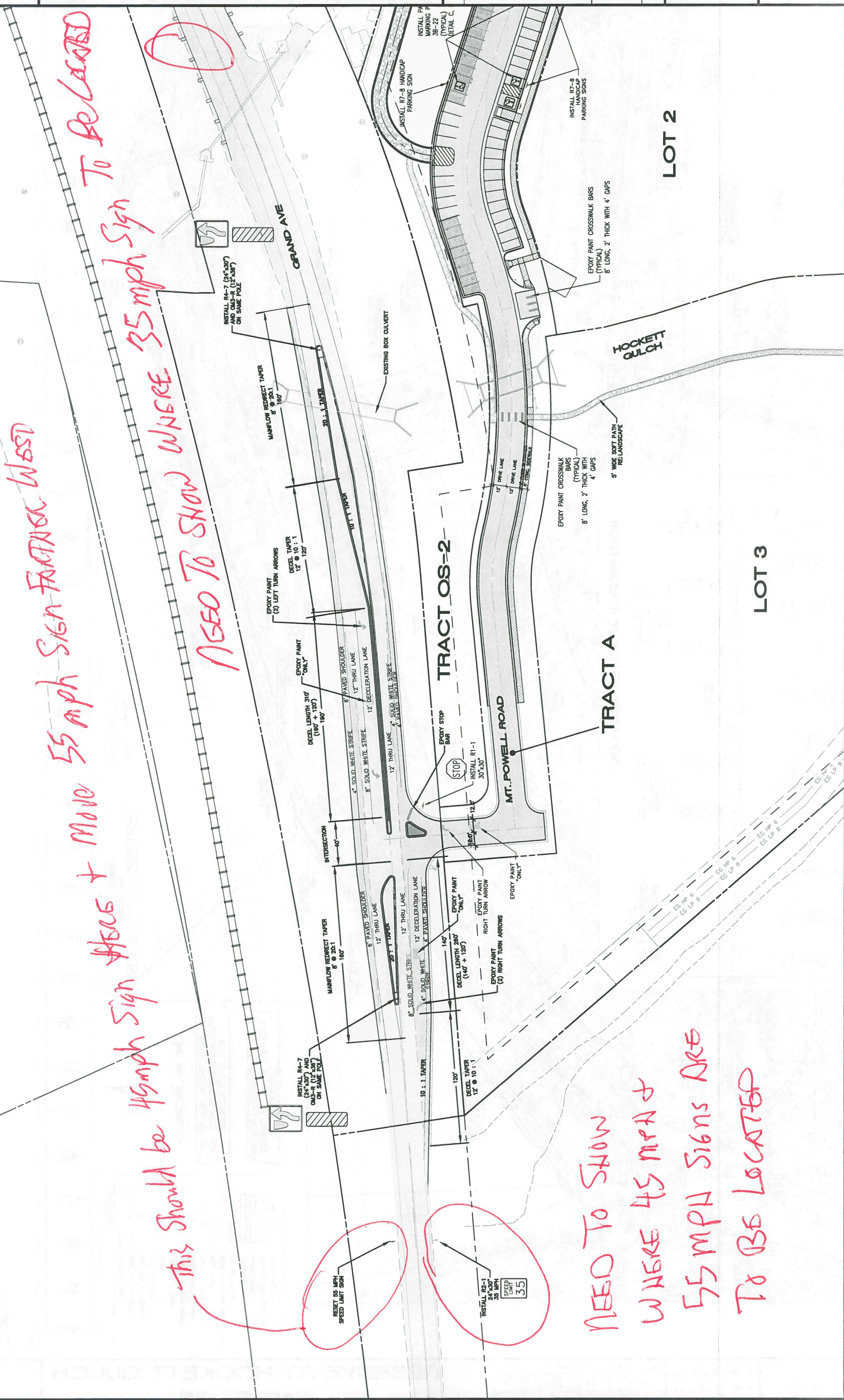


PRELIMINARY PLAN
April 28, 2022
NOT FOR CONSTRUCTION

RESERVE AT HOCKETT GULCH
EAGLE, CO
GRAND AVE GEOMETRIC LAYOUT
& SIGNAGE PLAN

DESIGNED	GLB/RIE/TSL	DATE
NO.		
1	07/21/2021	MAJOR DEVELOPMENT PERMIT
2	02/29/2021	STORM POND REVISIONS
3	05/02/2022	MDP-RESPONSE TO COMMENTS
4	05/02/2022	MDP-RESPONSE No.2
5		
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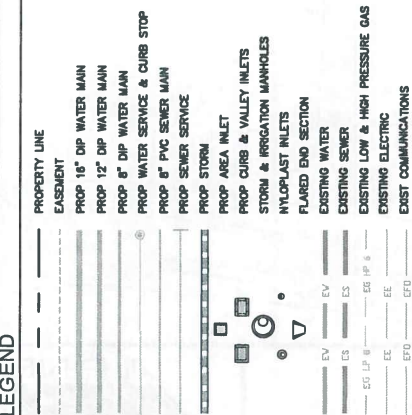
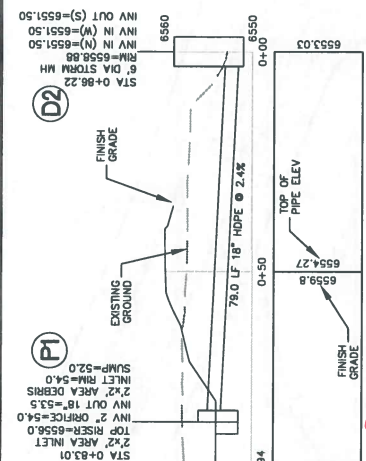
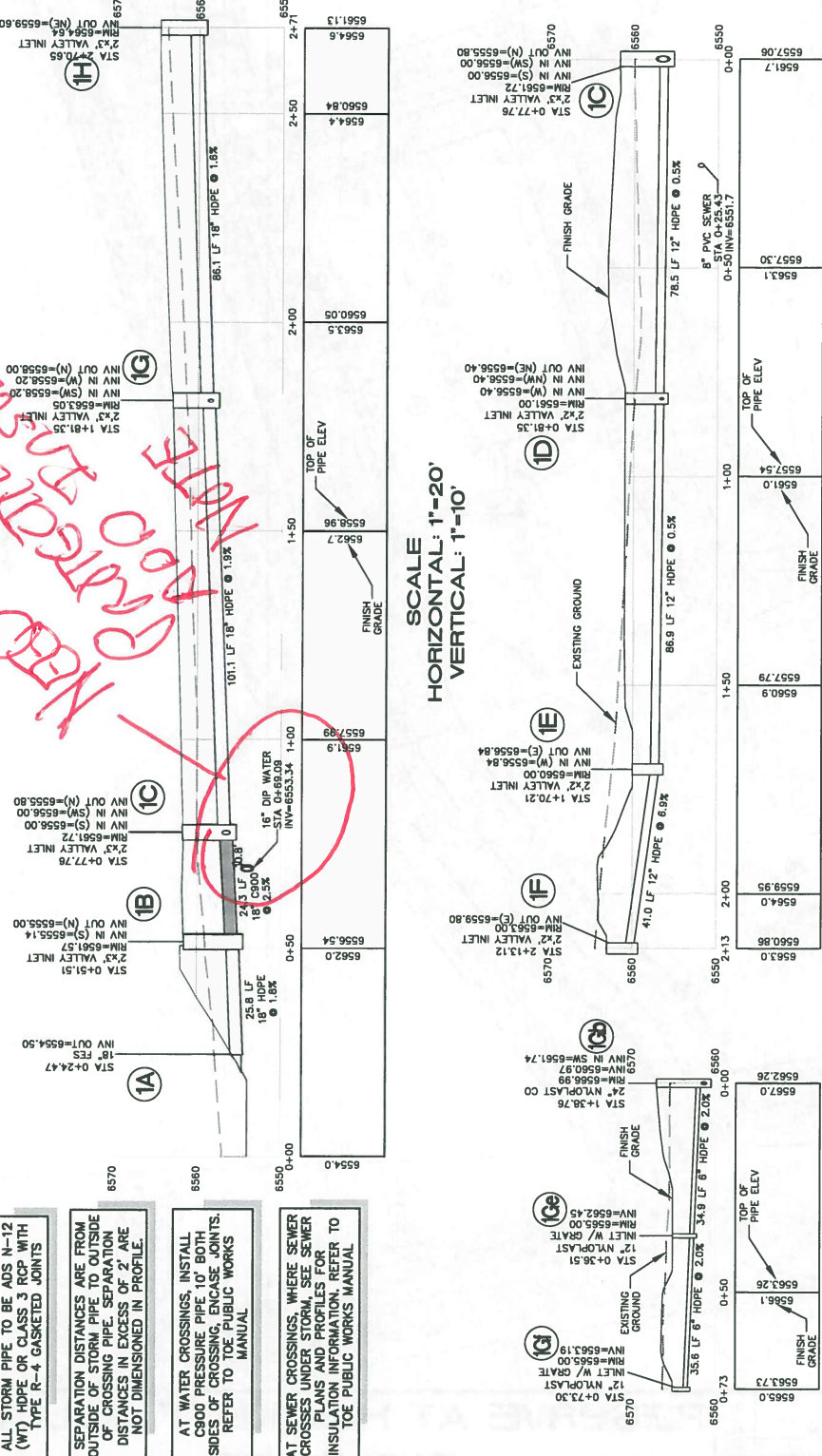
SHEET
C1.06



LOT 2

LOT 3

SERVE AT HOCKETT GULCH
EAGLE, CO
STORM PLAN & PROFILE

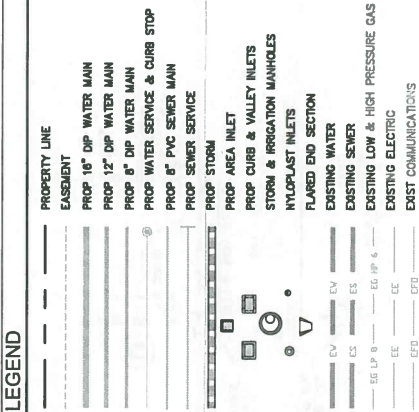


PRELIMINARY
May 02, 2022
NOT FOR CONSTRUCTION

SHEET KEY

101.1' 18" HOPE • 1.94

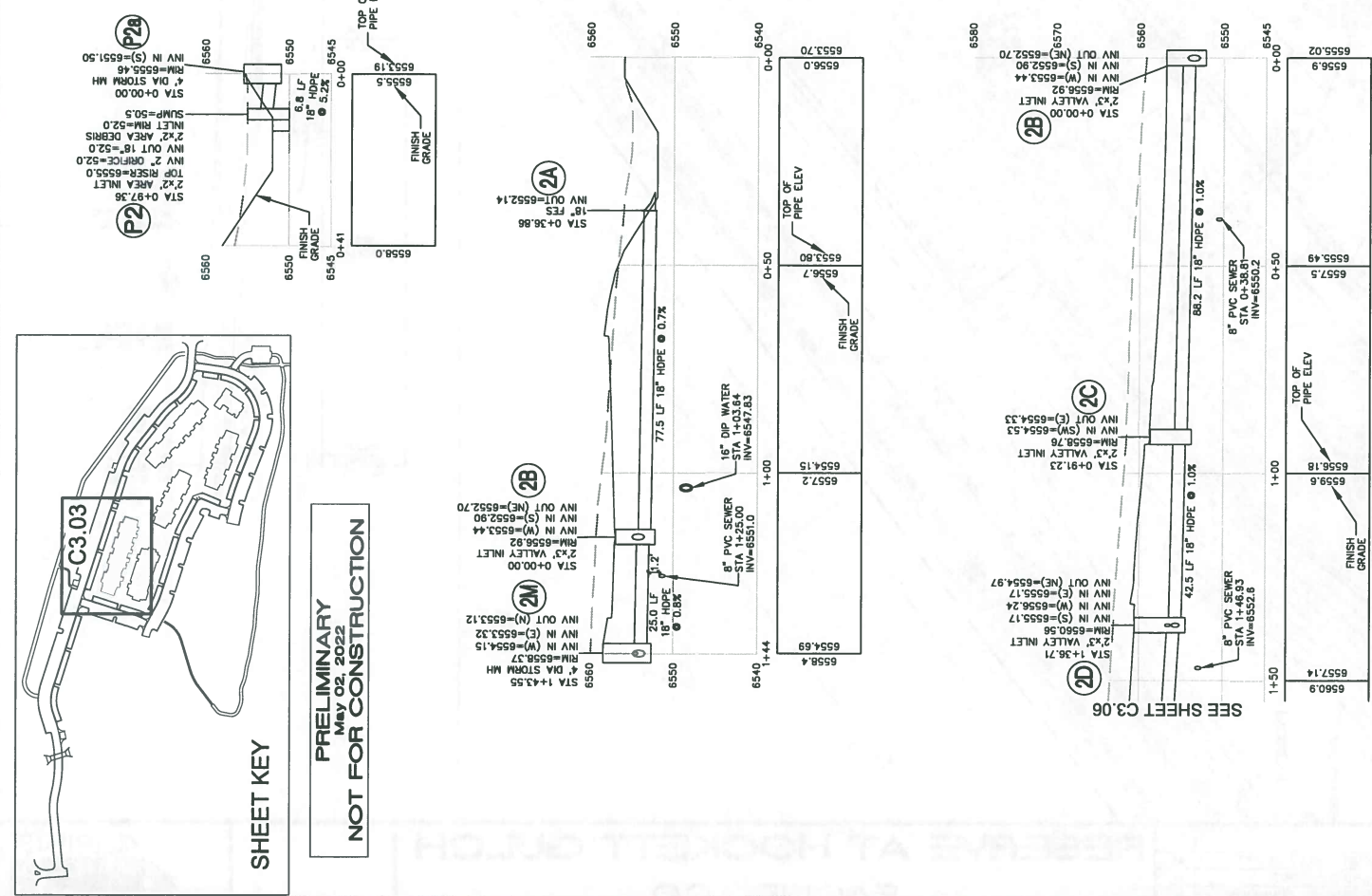
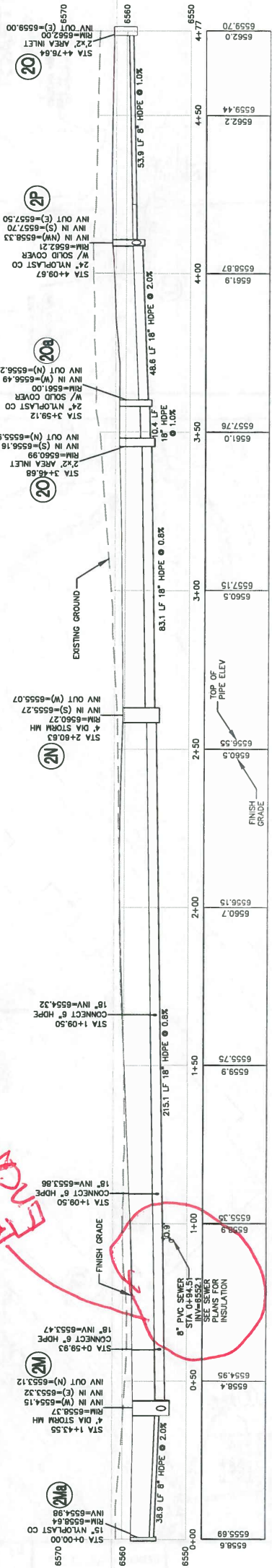
ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 870.826.3373
WWW.ALPINECIVIL.COM



ALL STORM PIPE TO BE ADS N-12
(WT) HDPE OR CLASS 3 RCP WITH
TYPE R-4 GASKETED JOINTS

AT WATER CROSSINGS, INSTALL C900
PRESSURE PIPE 10' BOTH SIDES OF CROSSING,
ENCASE JOINTS.
REFER TO TOE PUBLIC WORKS MANUAL

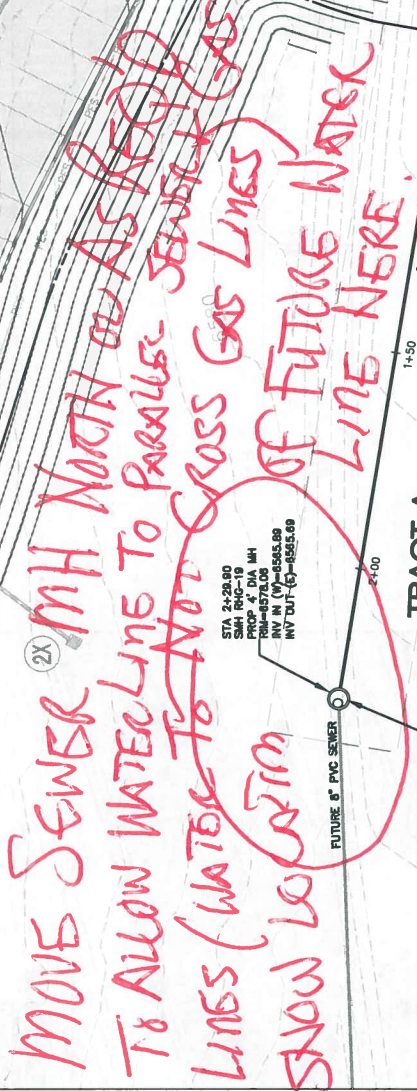
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HORIZONTAL: 1"=20'
VERTICAL: 1"=10'



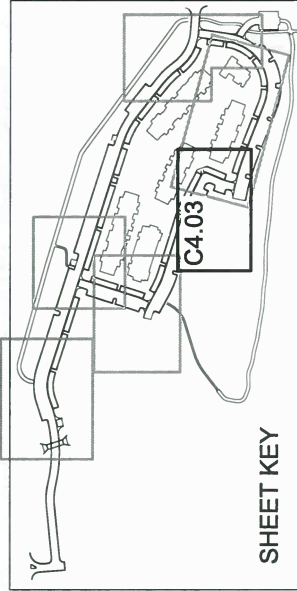
SHEET KEY

PRELIMINARY
May 02, 2022
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PRELIMINARY
May 02, 2022
NOT FOR CONSTRUCTION

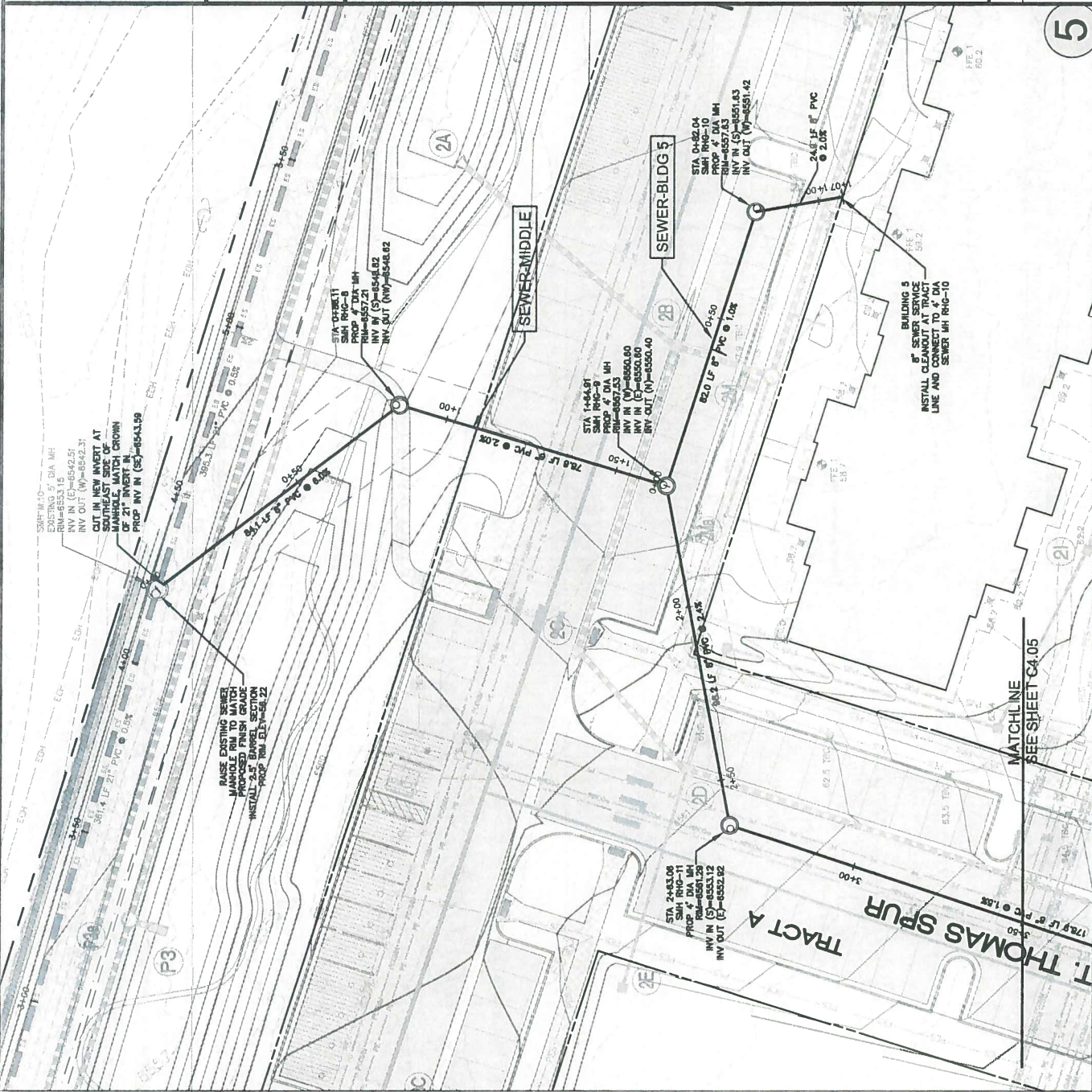


SEPARATION DISTANCE BETWEEN SEWER AND CROSSING PIPES IS MEASURED FROM OD TO OD. SEPARATION DISTANCES IN EXCESS OF 2' ARE NOT DIMENSIONED IN PROFILE.

RESERVE AT HOCKETT GULCH
EAGLE, CO
SEWER PLAN & PROFILE

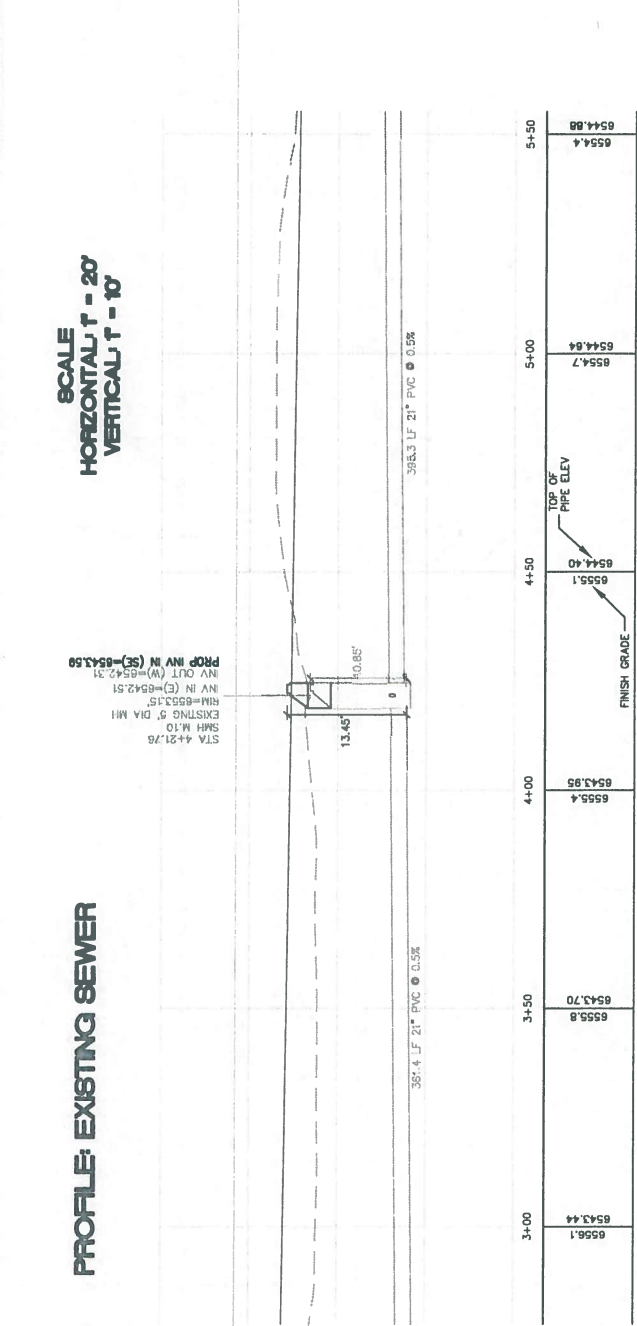
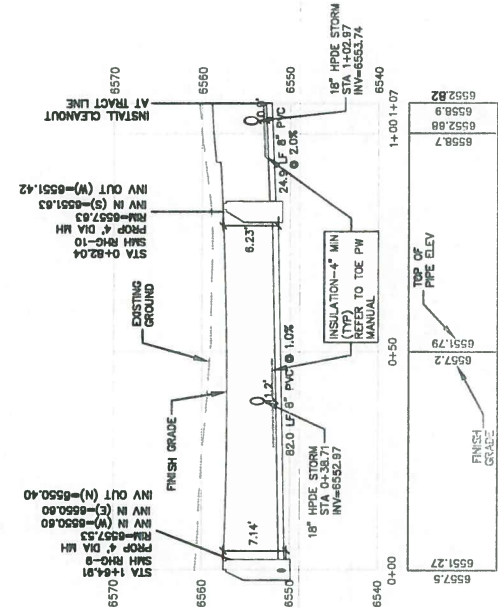
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1	07.21.2021			MAJOR DEVELOPMENT PERMIT	AEI
2	07.29.2021			STORM POND REVISIONS	AEI
3	02.07.2022			MDP-RESPONSE TO COMMENTS	AEI
4	05.02.2022			MDP-RESPONSE No.2	AEI
	</				

SHEET
C4.04



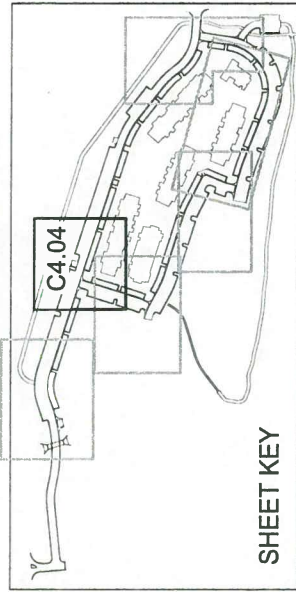
PROFILE: SEWER BLDG 5

SCALE
HORIZONTAL T = 20'
VERTICAL T = 10'



- LEGEND
- PROPERTY LINE
 - EASEMENT
 - PROP 16" DIP WATER MAIN
 - PROP 12" DIP WATER MAIN
 - PROP 8" DIP WATER MAIN
 - PROP 8" DIP WATER SERVICE
 - PROP 8" PVC SEWER MAIN
 - PROP 8" PVC SEWER SERVICE
 - PROP LOW & HIGH PRESSURE GAS LINES
 - PROP AREA INLET
 - PROP CURB & VALLEY INLETS
 - PROP MANHOLE
 - PROP WYLOFAST INLETS
 - PROP FLARED END SECTION
 - EXISTING WATER
 - EXISTING SEWER
 - EXISTING LOW & HIGH PRESSURE GAS
 - EXISTING ELECTRIC
 - EXIST COMMUNICATIONS

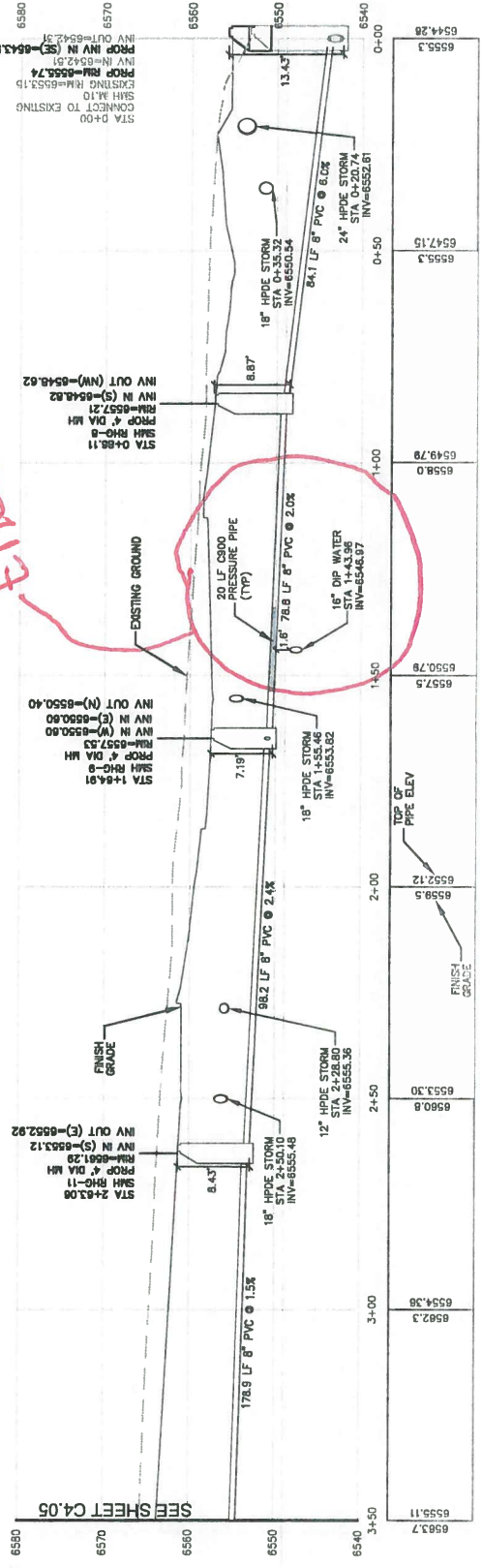
PRELIMINARY
May 02, 2022
NOT FOR CONSTRUCTION



SHEET KEY

ADD
ENCASEMENT

PROFILE: SEWER MIDDLE



RESERVE AT HOCKETT GULCH
EAGLE, CO
WATER PLAN & PROFILE

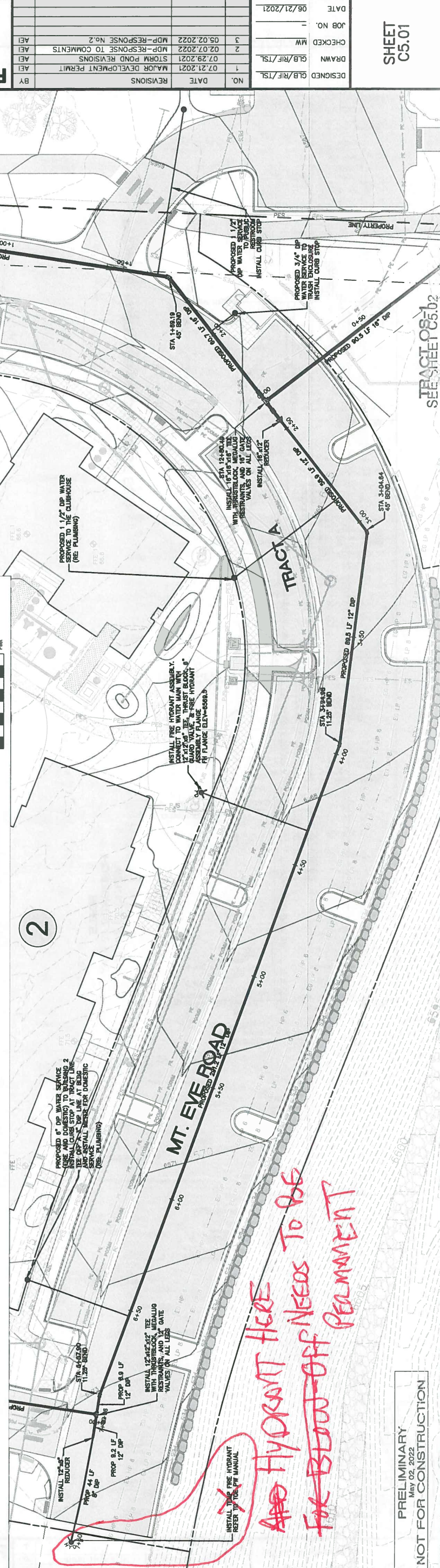
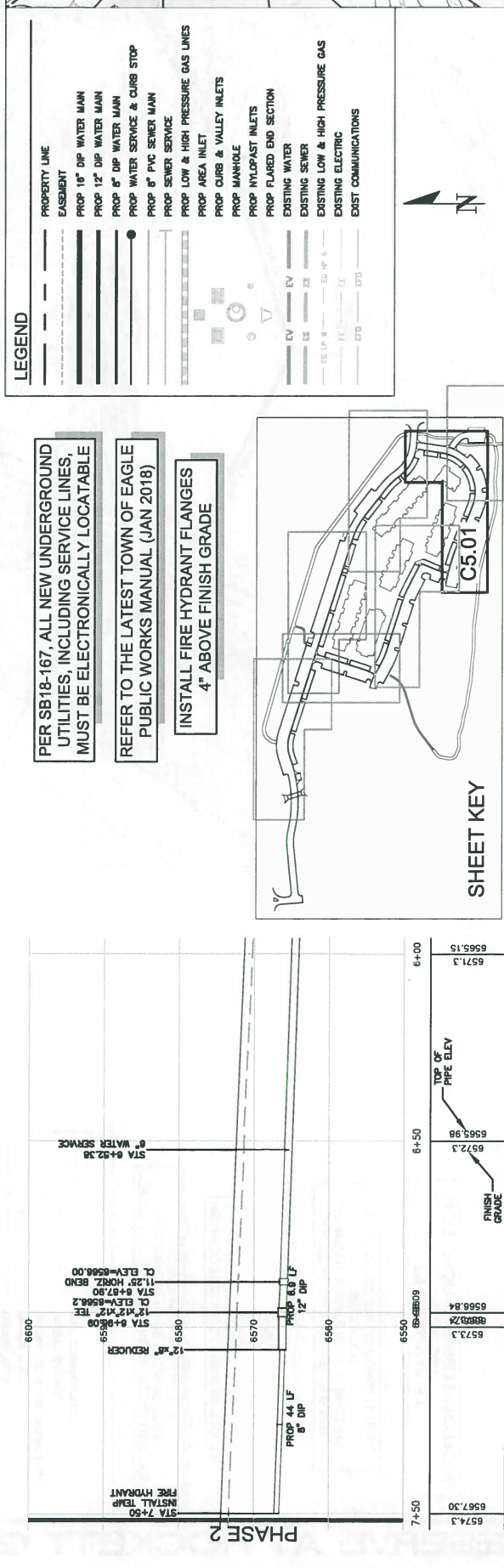
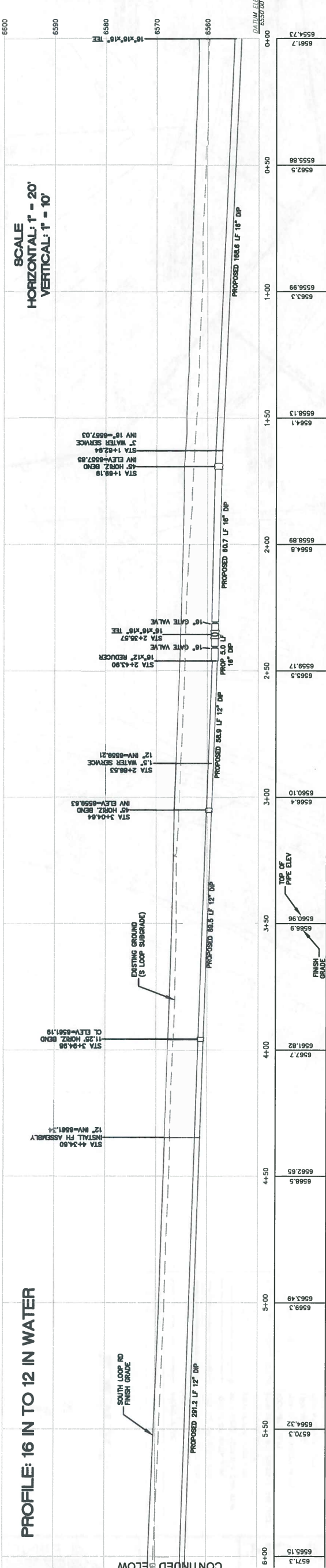
DESIGNED	GLB/RF/TS/L	DATE	REVISIONS	BY
1	07.21.2021	MAJOR DEVELOPMENT PERMIT	AEI	
2	02.07.2022	STORM POND REVISIONS	AEI	
3	05.02.2022	MDP-RESPONSE No.2	AEI	
CHECKED	MW	JOB NO.		
		DATE	06/21/2021	

SHEET
C5.01

SCALE
HORIZONTAL: 1" = 20'
VERTICAL: 1" = 10'

PROFILE: 16 IN TO 12 IN WATER

CONTINUED BELOW



PRELIMINARY
May 02, 2022
NOT FOR CONSTRUCTION

RESERVE AT HOCKETT GULCH
EAGLE, CO
WATER PLAN & PROFILE

C5.03

SHEET KEY

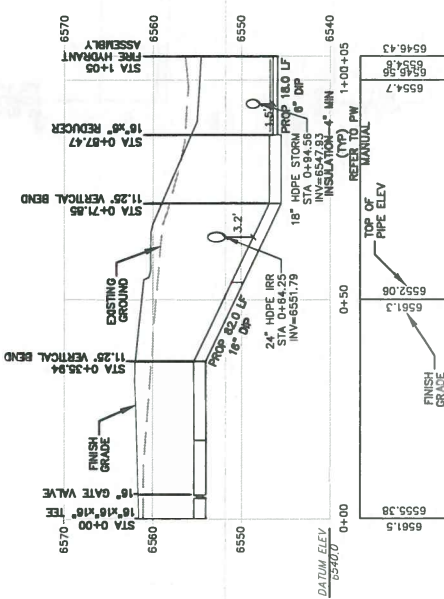




LEGEND	
PROPERTY LINE	— — — — —
EASEMENT	=====
PROP 16" DP WATER MAIN	=====
PROP 12" DP WATER MAIN	=====
PROP 8" DP WATER MAIN	=====
PROP WATER SERVICE & CURB STOP	● — — — — —
PROP 8" PVC SEWER MAIN	=====
PROP SEWER SERVICE	=====
PROP LOW & HIGH PRESSURE GAS LINES	=====
PROP AREA INLET	=====
PROP CURB & VALLEY INLETS	=====
PROP MANHOLE	=====
PROP NYLOPAST INLETS	=====
PROP FLARED END SECTION	=====
EXISTING WATER	=====
EXISTING SEWER	=====
EXISTING LOW & HIGH PRESSURE GAS	=====
EXISTING ELECTRIC	=====
EXIST COMMUNICATIONS	=====

PRELIMINARY
May 02, 2022
NOT FOR CONSTRUCTION

PROFILE: WATER 16 IN-NORTH CONNECT



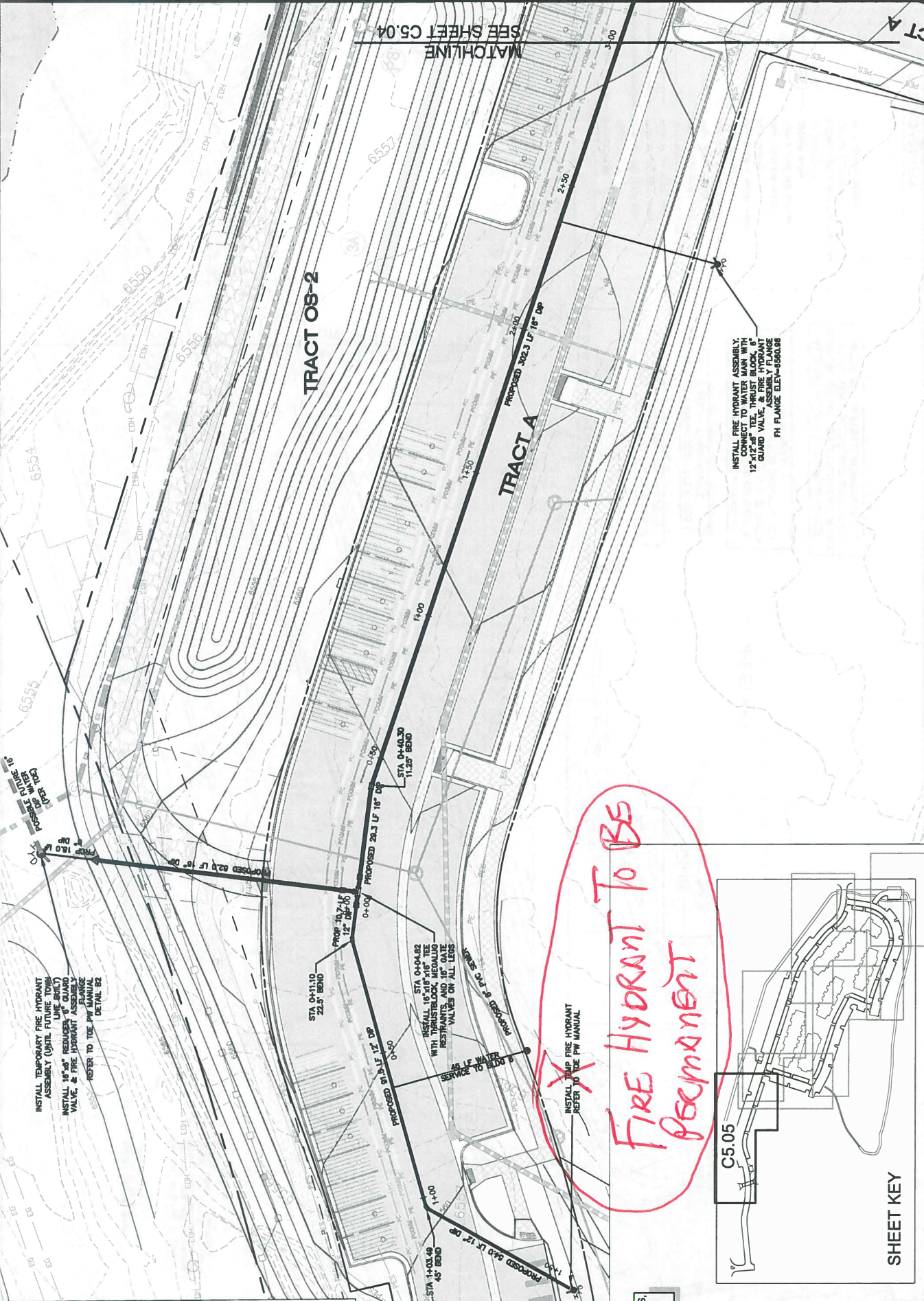
PER SB18-167, ALL NEW UNDERGROUND UTILITIES, INCLUDING SERVICE LINES, MUST BE ELECTRONICALLY LOCATABLE

REFER TO THE LATEST TOWN OF EAGLE PUBLIC WORKS MANUAL (JAN 2018)

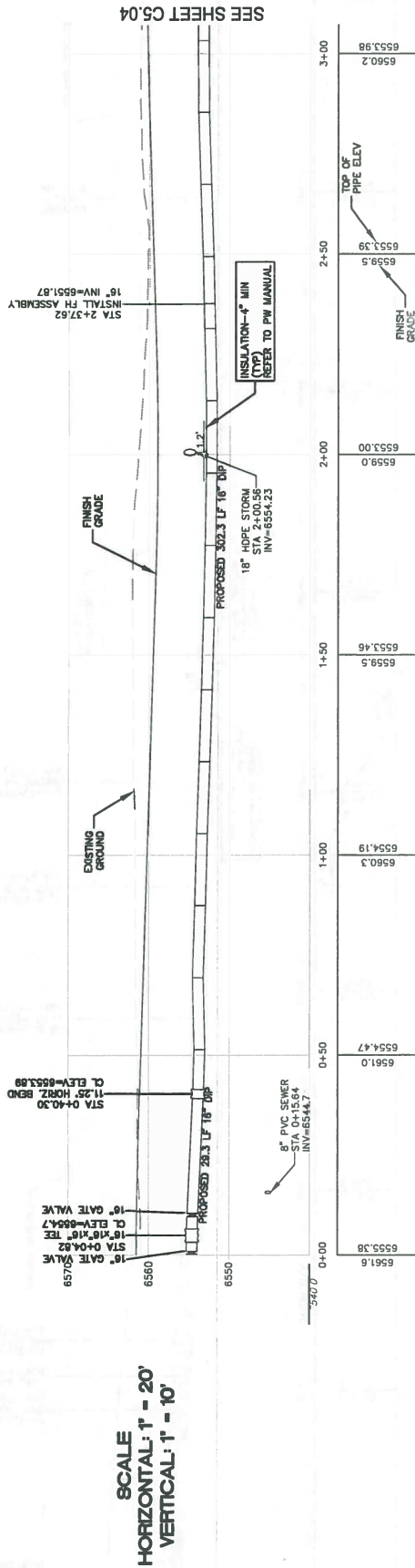
INSTALL FIRE HYDRANT FLANGES 4" ABOVE FINISH GRADE

SEPARATION DISTANCES ARE FROM OUTSIDE OF STORM PIPE TO OUTSIDE OF CROSSING PIPE. SEPARATION DISTANCES IN EXCESS OF 2' ARE NOT DIMENSIONED IN PROFILE.

AT SEWER/STORM CROSSINGS, WHEN MINIMUM SEPARATION (2") IS NOT ACHIEVED, INSTALL MIN 4" BLUEBOARD INSULATION REFER TO THE PUBLIC WORKS MANUAL

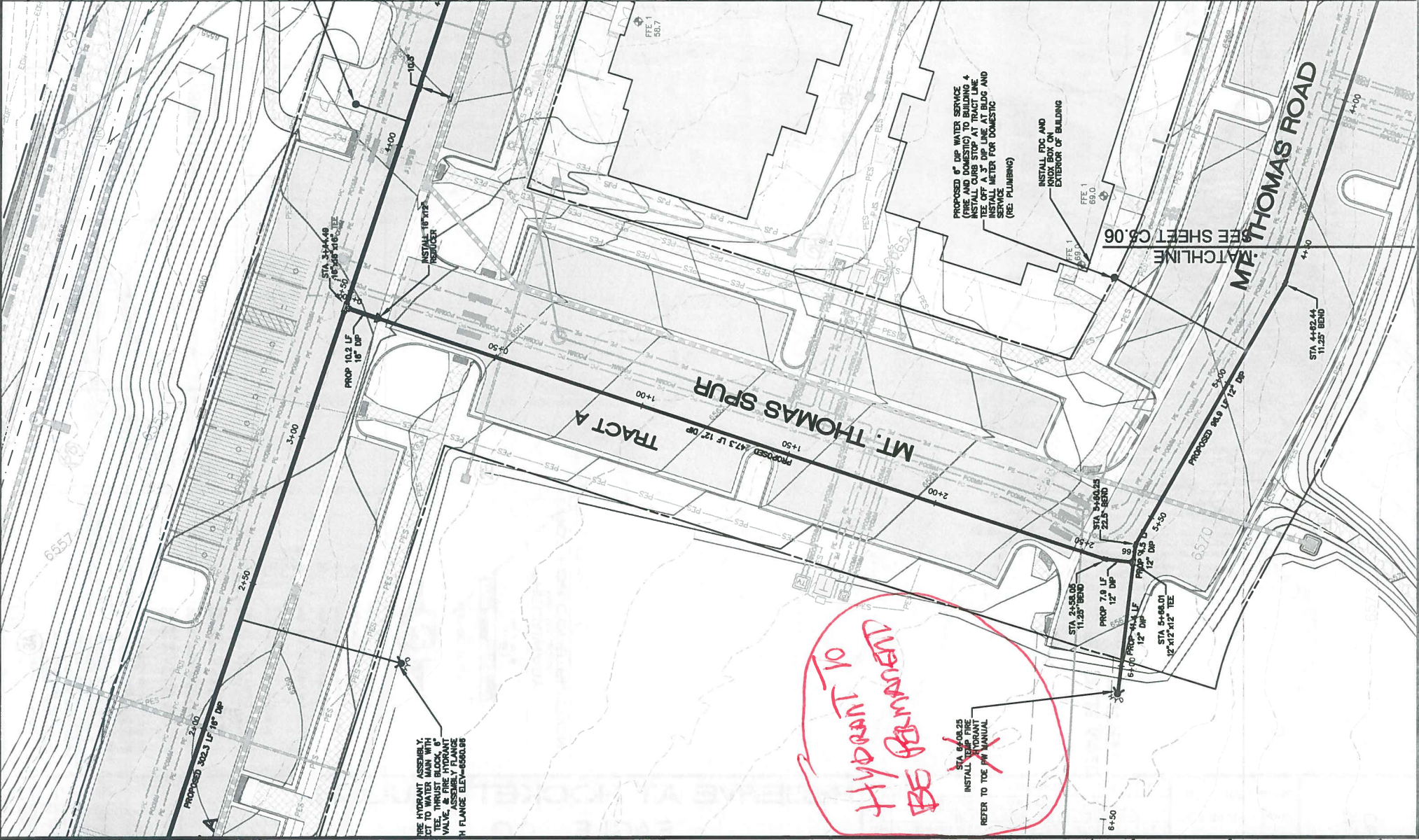


PROFILE: WATER 16 IN-MT. POWELL RD CONT.

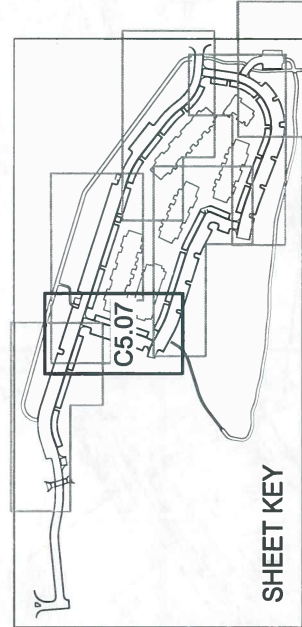
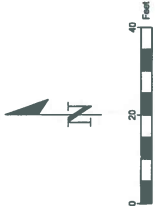
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SHEET
C5.05

RESERVE AT HOCKETT GULCH
EAGLE, CO
WATER PLAN & PROFILE



PRELIMINARY
May 02, 2022
NOT FOR CONSTRUCTION



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EDWARDS CO 81632 / 870.926.3373
WWW.ALPINECIVIL.COM

RESERVE AT HOCKETT GULCH

EAGLE, CO

WATER PLAN & PROFILE

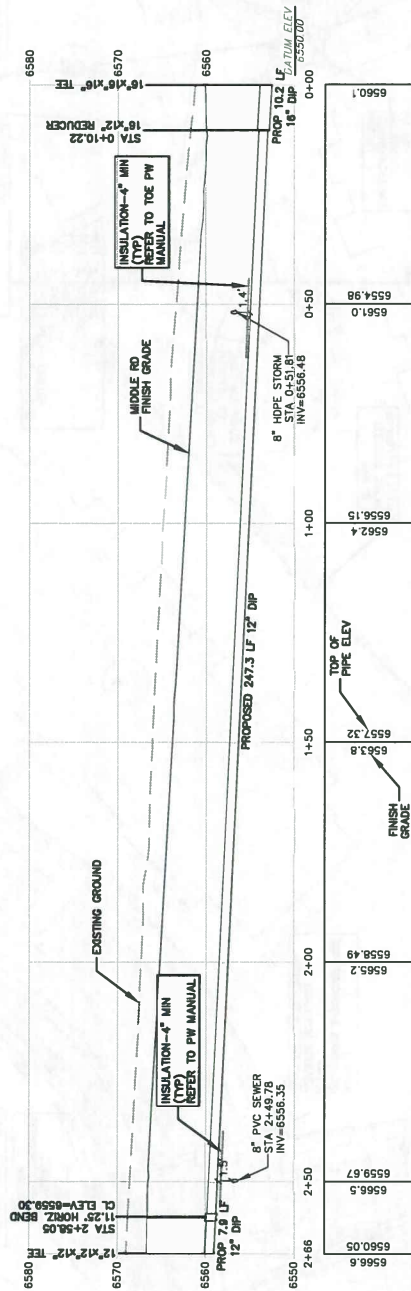
NO.	DATE	REVISIONS
1	07.21.2021	MAJOR DEVELOPMENT PERMIT
2	02.07.2022	STORM POND REVISIONS
3	05.02.2022	MDP-RESPONSE TO COMMENTS
4	05.02.2022	MDP-RESPONSE No.2
AE1		
AE1		
BY		

DATE	06/21/2021
JOB NO.	__
CHECKED	MM
DRAWN	CLB/RIF/TSL
DESIGNED	CLB/RIF/TSL

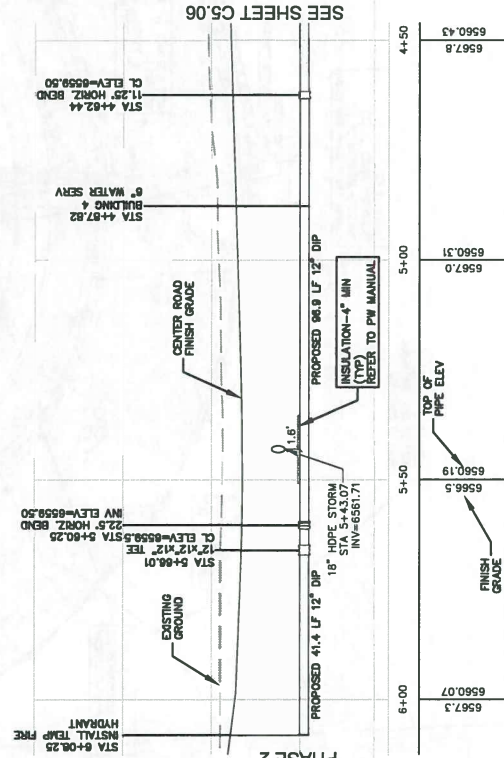
SHEET
C5.07

PROFILE: WATER 12 IN MT. THOMAS SPUR

SCALE: HORIZONTAL: 1" = 20'
VERTICAL: 1" = 10'



PROFILE: WATER 12 IN MT. THOMAS RD CONT.



PER SB18-167, ALL NEW UNDERGROUND UTILITIES,
INCLUDING SERVICE LINES, MUST BE
ELECTRONICALLY LOCATABLE

REFER TO THE LATEST TOWN OF EAGLE
PUBLIC WORKS MANUAL (JAN 2018)

INSTALL FIRE HYDRANT FLANGES
4" ABOVE FINISH GRADE

SEPARATION DISTANCES ARE FROM
OUTSIDE OF STORM PIPE TO OUTSIDE OF
CROSSING PIPE. SEPARATION DISTANCES
IN EXCESS OF 2' ARE NOT DIMENSIONED
IN PROFILE.

AT SEWER/STORM CROSSINGS, WHERE
MINIMUM SEPARATION (2') IS NOT ACHIEVED,
INSTALL MIN 4" BLUEBOARD INSULATION
REFER TO TCE PUBLIC WORKS MANUAL

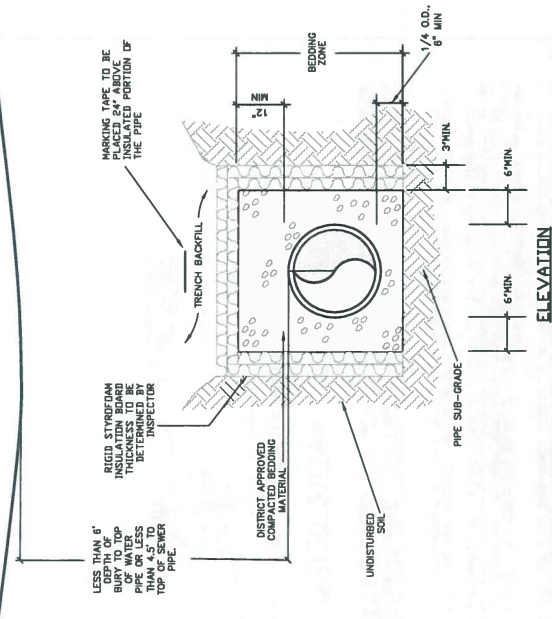
LEGEND

PROPERTY LINE	EASEMENT
PROPOSED 18" DIP WATER MAIN	PROPOSED 12" DIP WATER MAIN
PROPOSED 12" DIP WATER MAIN	PROPOSED 8" DIP WATER MAIN
PROPOSED 8" DIP WATER MAIN	PROPOSED WATER SERVICE & CURB STOP
PROPOSED 8" PVC SEWER MAIN	PROPOSED 8" PVC SEWER MAIN
PROPOSED 8" PVC SEWER MAIN	PROPOSED LOW & HIGH PRESSURE GAS LINES
PROPOSED LOW & HIGH PRESSURE GAS LINES	PROPOSED AREA INLET
PROPOSED CURB & VALLEY INLETS	PROPOSED MANHOLE
PROPOSED MANHOLE	PROPOSED NYLOFAST INLETS
PROPOSED NYLOFAST INLETS	PROPOSED FLARED END SECTION
PROPOSED FLARED END SECTION	EXISTING WATER
EXISTING WATER	EXISTING SOWER
EXISTING SOWER	EXISTING LOW & HIGH PRESSURE GAS
EXISTING LOW & HIGH PRESSURE GAS	EXISTING ELECTRIC
EXISTING ELECTRIC	EXIST COMMUNICATIONS

DESIGNED	GLB/RIFF/TSL	NO.	DATE	REVISIONS	BY
DRAWN	GLB/RIFF/TSL	1	07.21.2021	MAJOR DEVELOPMENT PERMIT	AEI
CHECKED	MW	2	02.07.2022	STORM POND REVISIONS	AEI
JOB NO.	-	3	05.02.2022	MDP-RESPONSE TO COMMENTS	AEI
DATE	06/21/2021			MDP-RESPONSE No.2	

PRELIMINARY
April 28, 2022
NOT FOR CONSTRUCTION

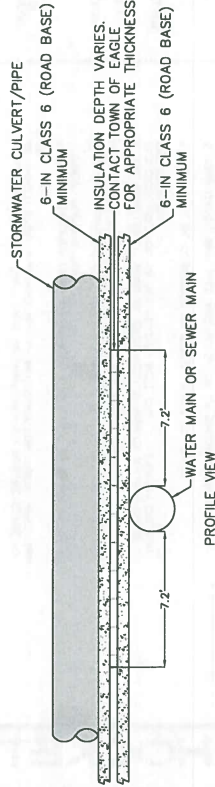
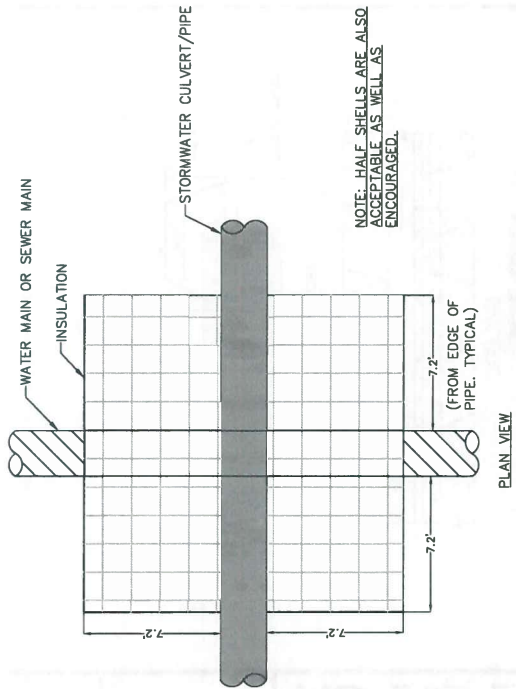
TOWN OF EAGLE
ALTERNATE INSULATION DETAIL



- GENERAL NOTES**
- CONDITION OF LESS THAN MINIMUM BURY DEPTH ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE TOWN PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DOES NOT MEET MINIMUM BURY REQUIREMENTS.
 - SEE SENER AND WATER PIPE BEDDING DETAIL FOR BACKFILL MATERIAL AND COMPACTION SPECS.
 - INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN THE MINIMUM BURY OF ANY DRAINAGE CULVERT. THIS APPLIES TO THE BOTTOM OF THE PIPE IF IT CROSSES OVER TOP OF THE CULVERT.

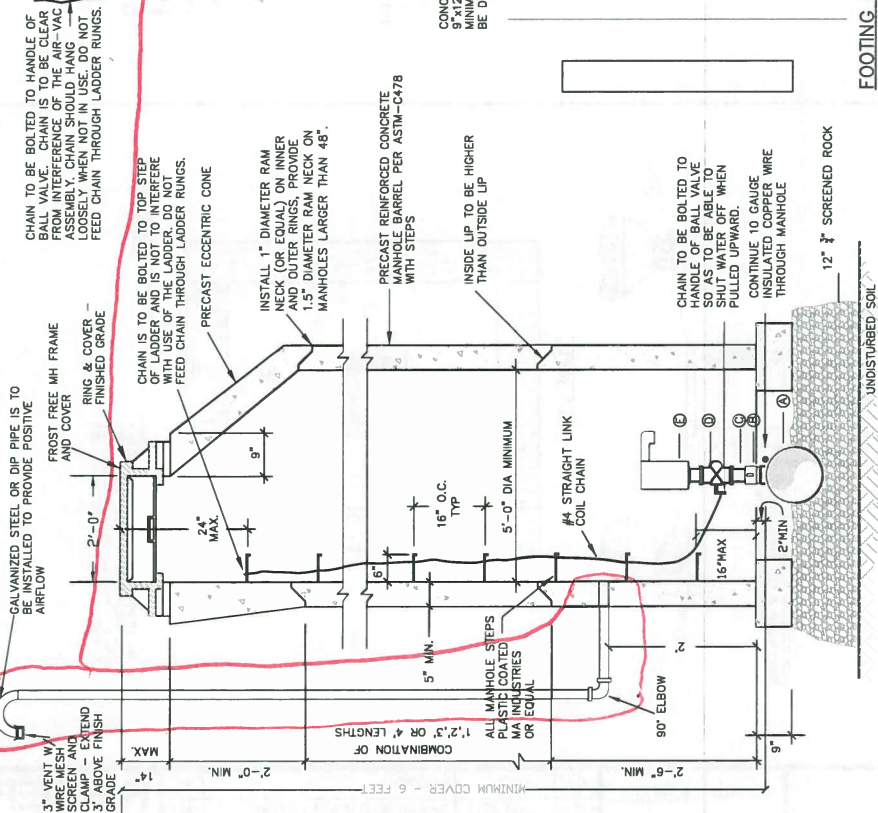
B WATER/SEWER LINE INSULATION - ALTERNATE

TOWN OF EAGLE
INSULATION DETAIL



- NOTE:**
- INSULATION CAN NOT BE BROKEN, NEEDS PROTECTED TOP AND BOTTOM. NO GAPS. FITTED TOGETHER AND DUCT TAPE.
 - INSULATION NEEDS TO BE 6-FT MINIMUM FROM EDGE OF PIPE

A WATER/SEWER LINE INSULATION



- GENERAL NOTES**
- CONCRETE WORK SHALL COMPLY WITH LATEST ACI-308 SPECIFICATIONS
 - AIR VALVE ASSEMBLY LARGER THAN 2\"/>
 - THE INSTALLATION OF THE CHAIN SHALL ENABLE THE MANHOLE TO BE OPENED WITHOUT SHUTTING OFF THE MAIN.
 - AN INSULATION BLANKET IS REQUIRED TO BE INSTALLED AT THE DIRECTION OF THE DISTRICT INSPECTORS.

- LEGEND**
- A. 2\"/>
 - B. 2\"/>
 - C. 2\"/>
 - D. 2\"/>
 - E. 2\"/>

FOOTING PLAN

SECTION

AIR RELEASE VALVE

N.T.S.

N.T.S.

RESERVE @ HOCKETT GULCH

OWNER: Epoth - GCH
ROCKETT GULCH HOLDINGS, LLC

NOT FOR
CONSTRUCTION

DATE: 07/20/21 SUBMITTAL
09/01/21 SUBMITTAL
02/14/22 MDP SUBMITTAL 2

SHEET TITLE:
IRRIGATION
PLAN

I-1.0

IRRIGATION SCHEDULE			
SYMBOL	DESCRIPTION	MODEL NO.	DETAIL # AND SHEET
IR	POINT OF CONNECTION	4" DEDICATED RAW WATER IRRIGATION DISCHARGE LINE REFER TO CIVIL UTILITY, AND WATER PLANS	NA NA
LC	IRRIGATION CONTROLLER	RAIN BIRD ESP-LXD-XMSSS W/4-ACC COMMUNICATION CARTRIDGE 120VAC POWER REQUIRED - SEE PLANS FOR LOCATION	1 I-30
◆	RAIN SENSOR	RAIN BIRD WR2-RFC REFER TO CONTROLLER NOTES	2 I-30
⚡	ISOLATION GATE VALVE	MATCHO-MORCA 10RT MATCH LINE SIZE, INSTALLED IN CARSON 910 VALVE BOX W/ PURPLE LID	3 I-30
⊗	QUICK COUPLER	RAIN BIRD 4AMP INSTALLED IN CARSON 910 VALVE BOX	4 I-30
⊙	AIR & VACUUM RELIEF VALVE	CRISPIN AL SERIES INSTALLED VERTICAL IN CARSON 1419 VALVE BOX	5 I-30
⊕	UNION VALVE ASSEMBLY	RAIN BIRD-FESB-A SERIES WITH SCH 80 UNION BALL VALVE, AND FD-101 TURF INSTALLED IN CARSON 1419 VALVE BOX W/ PURPLE LID, SIZED PER PLAN	6 I-30
⊕	DRIP VALVE ASSEMBLY	RAIN BIRD 1SP-TURF SEE DETAIL AND TWO-WIRE NOTES FOR INSTALLATION & LOCATION DETAILS	7 I-30
⊕	GROUNDING ASSEMBLY	RAIN BIRD XZ-10P-PBR WITH SCH 40 BALL VALVE, AND FD-101TURF INSTALLED IN CARSON 1220 VALVE BOX W/ PURPLE LID, SIZED PER PLAN	8 I-30
⊕	TURF ROTOR	RAIN BIRD 90BS-SM-PRS-SS-4P STANDARD (BLUE) LOW ANGLE (GRAY) SHORT RADIUS (BLACK) NOZZLE	9 I-30
⊕	TURF ROTOR	RAIN BIRD 800S-SS-NP NOZZLE PER PLAN	9 I-30
⊕	TURF ROTOR	RAIN BIRD 6504-SS-NP NOZZLE PER PLAN	9 I-30
⊕	TURF ROTARY	RAIN BIRD 190S-SM-P4S-NP WITH R-VAN SERIES NOZZLE NOZZLE PER PLAN	1 I-31
⊕	TURF SPRAY (FIXED)	RAIN BIRD 190S-SM-PRS-30-NP WITH U-SERIES NOZZLE NOZZLE PER PLAN	1 I-31
⊕	TURF SPRAY (ADJUSTABLE)	RAIN BIRD 190S-SM-PRS-30-NP WITH HE-VAN SERIES NOZZLE NOZZLE PER PLAN	1 I-31
⊕	NATIVE ROTOR	RAIN BIRD 5912-SAM-PRS-NP NOZZLE PER PLAN	2 I-31
⊕	NATIVE ROTOR	RAIN BIRD 800S-NP NOZZLE PER PLAN	2 I-31
⊕	NATIVE ROTOR	RAIN BIRD 6504-NP NOZZLE PER PLAN	2 I-31
⊕	NATIVE SEED ROTARY	RAIN BIRD 1812-SAM-P4S-NP WITH R-VAN SERIES NOZZLE NOZZLE PER PLAN	3 I-31
⊕	NATIVE SEED SPRAY (FIXED)	RAIN BIRD 1812-SAM-PRS-NP WITH U-SERIES NOZZLE NOZZLE PER PLAN	3 I-31
⊕	NATIVE SEED SPRAY (ADJ)	RAIN BIRD 1812-SAM-PRS-NP WITH HE-VAN SERIES NOZZLE NOZZLE PER PLAN	3 I-31
⊕	TREE ROOT ZONE WATERING KIT	(2) RAIN BIRD RWS-B-C-1402-NP ASSEMBLIES PER TREE WITH ROOT WATERING FABRIC SLEEVE	4 I-31
⊕	PLANTER POT ASSEMBLIES	RAIN BIRD LDQ-48-46 COIL DRIP LINE AROUND PLANTER	5 I-31
⊕	MAINLINE CAP	FUTURE CONNECTION SCH 40 PVC CAP AND 5-FT OF CONTROL WIRE INSTALLED IN CARSON 910 VALVE BOX W/ PURPLE LID	6 I-31
⊕	SLEEVING	CLASS 200 PVC REFER TO SLEEVING NOTES	7 I-31
⊕	PVC MAINLINE	CLASS 200 PVC BEIRT PURPLE SIZE: 3" UNLESS OTHERWISE NOTED	8 I-31
⊕	PVC TURF LATERAL	CLASS 200 PVC BE PURPLE SIZE: 1" MINIMUM UNLESS OTHERWISE NOTED	8 I-31
⊕	PVC TREE LATERAL	CLASS 200 PVC PURPLE SIZE: UNLESS OTHERWISE NOTED	8 I-31
⊕	PVC TREE LATERAL	CLASS 200 PVC PURPLE SIZE: UNLESS OTHERWISE NOTED	8 I-31
⊕	FLUSH END CAP	3/4" SCH 80 BALL VALVE & OPERATIONAL INDICATOR INSTALLED IN CARSON 910 VALVE BOX	3 I-32
VALVE CALCOUT			
VALVE DESIGNATION NUMBER		EMITTER SCHEDULE	
ZONAL DESIGNATION T (TREES), S (SHRUBS), G (GRASS), N (NATIVE), P (POIS)		PLANT TYPE	EMITTER
VALVE FLOW (GPM)		QTY	TOTAL GPH
		PERENNIAL / GRASSES DECIDUOUS SHRUBS EVERGREEN SHRUBS DECIDUOUS TREE EVERGREEN TREE TREES IN NATIVE	TWO EACH TWO EACH TWO EACH EIGHT EACH EIGHT EACH POP-UP BUBBLER ASSEMBLY / 1.0 GPM PER TREE

1. ALL PLANT MATERIAL SHALL BE IRRIGATED WITH RAIN BIRD SYSTEM PRESSURE COMPENSATING EMITTERS.

2. EMITTER SCHEDULE IS FOR REFERENCE ONLY. THE CONTRACTOR SHALL ADJUST EMITTER AND NUMBER OF EMITTERS BASED ON THE NEEDS OF INDIVIDUAL PLANTS OR PLANT HYDROZONES.

3. 1/4" DISTRIBUTION TUBING NOT TO EXCEED 8' IN LENGTH.

4. RAIN BIRD DRG-025 DIFFUSER BUS CAP AND IS-025 STAKE ON ALL 1/4" DISTRIBUTION TUBING EMISSION POINTS.

REFER TO DRIP IRRIGATION DETAILS #2, #6, ON SHEET 13-2.

IRRIGATION POINT OF CONNECTION NOTES

- POINT OF CONNECTION: THERE IS (1) ONE POINTS OF CONNECTION ON THIS PROJECT
POC #1: 4" DEDICATED RAW WATER IRRIGATION DISCHARGE LINE (PROVIDED BY OTHERS), LOCATED AT THE CORNER OF SYLVAN LAKE ROAD AND NORTH ROAD.
 - CONTRACTOR IS TO LOCATE CONNECT DOWNSTREAM OF THE RAW WATER DISCHARGE LINE PROVIDED BY OTHERS AT THE CORNER OF SYLVAN LAKE ROAD AND NORTH ROAD.
- LOCATION SHOWN: TRANSITION TO CLASS 200 MAINLINE AND INSTALL ONE (1) ISOLATION GATE VALVE AND ONE (1) QUICK COUPLER, ONE (1) AIR RELIEF VALVE, AND EXTEND MAINLINE TO VALVES AS SHOWN.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITY AND THE EXISTING CURB AND GUTTER WALL OF THE CLUBHOUSE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITY AND THE EXISTING CURB AND GUTTER WALL OF THE CLUBHOUSE.
 - CONTRACTOR SHALL BE PROGRAMMED TO RUN PIPE IN ONE TRENCH WITH A MAXIMUM TOTAL OF 120 GPM.
 - CONTRACTOR TO BE MOUNTED PER DETAILS AND MANUFACTURER'S SPECIFICATIONS.
 - CONTRACTOR TO COORDINATE WITH OWNER'S REPRESENTATIVE AND ELECTRICAL PLANS FOR POWER SERVICE. ALL ELECTRICAL EQUIPMENT AND POWER CONNECTION INSTALLATION SHALL CONFORM TO ALL LOCAL CODES. INSTALL A LINE VOLTAGE SURGE DEVICE (INTERMATIC AG240C13 OR SQUARE D SDSA1175) FOR 120V IN A JUNCTION BOX PRIOR TO CONTRACTOR.
 - RAINFIREF SENSOR: MOUNT THE RAIN SENSOR ON BUILDING EAVE IN PROXIMITY TO THE CONTROLLER. THE SENSOR SHALL BE MOUNTED IN A LOCATION IN FULL SUN AND OPEN TO RAINFALL. SENSOR SHALL BE NO MORE THAN 200' FROM WIRELESS RECEIVER. MOUNT WIRELESS RECEIVER ON OR ADJACENT TO THE IRRIGATION CONTROLLER.
- SYSTEM PRESSURE: THE SYSTEM HAS BEEN DESIGNED PER THE FOLLOWING SPECIFICATIONS. REQUIRED MINIMUM STATIC PRESSURE OF 90 PSI AND MAXIMUM SAFE VELOCITY OF 5 FPS IN ANY PVC PIPE AND 7.5 FPS IN ANY COPPER PIPE.
 - PER RAW WATER PUMPING ENGINEER, THE STATIC PRESSURE AT THE IRRIGATION POINT-F CONNECTION WILL BE APPROXIMATELY 90 PSI.
 - THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PRESSURE IN THE FIELD AT THE POINT OF CONNECTION BEFORE CONSTRUCTION BEGINS AND FOR NOTIFYING THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DESIGN PRESSURE OF THE SYSTEM AND THE MEASURED PRESSURE IN THE FIELD. IF THE CONTRACTOR FAILS TO NOTIFY OWNERS REPRESENTATIVE OF ANY DISCREPANCY, THEN THE CONTRACTOR ASSUMES ALL LIABILITY AND COSTS ASSOCIATED WITH SYSTEM OPERATIONS TO MAINTAIN THE SYSTEM.
- COMMUNICATION: IT IS RECOMMENDED THAT THE IRRIGATION CONTROLLER BE CONNECTED TO A WATER MANAGEMENT CONTROL SOFTWARE FOR OPTIMUM FUNCTION OF THE IRRIGATION SYSTEM. COORDINATE WITH OWNER'S REPRESENTATIVE AND THE LOCAL CONTROLLER MANUFACTURER REPRESENTATIVE OR AUTHORIZED VENDOR PRIOR TO ORDERING CONTROLLER FOR COMMUNICATION AND CONNECTIVITY OPTIONS. CONTRACTOR TO ENSURE COMMUNICATION CABLE IS ROUTED FROM CONTROLLER TO OFF-SITE PUMP STATION LOCATION.

TWO WIRE NOTES

- GROUNDING FOR THE IRRIGATION CONTROLLER AND DECODERS ARE TO BE INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS AND PER THE AMERICAN SOCIETY OF IRRIGATION CONSULTANTS' GUIDELINE 100-2002 FOR EARTH GROUNDING ELECTRONIC EQUIPMENT IN IRRIGATION SYSTEMS FOUND AT WWW.ASIC.ORG. FOR ADDITIONAL TECHNICAL SUPPORT REGARDING THE IRRIGATION CONTROLLER OR GROUNDING PLEASE CONTACT THE MANUFACTURER.
- DO NOT LOOP TWO WIRE PATH. STAR PATTERN FROM CONTROLLER FOR EACH BRANCH OF MAINLINE.
- CONTRACTOR IS RESPONSIBLE FOR GROUNDING THE TWO-WIRE PATH AT THE FOLLOWING LOCATIONS, BUT ARE NOT LIMITED TO:
 - CONTROLLER TO BE GROUNDING INDEPENDENTLY FROM BUILDING.
 - GROUND 1ST DECODER ON WIRE PATH FROM BUILDING.
 - GROUND EVERY 8TH DECODER OR EVERY 500 FEET BETWEEN DECODERS, WHICH EVER LENGTH IS SMALLER.
 - GROUND EVERY END OF WIRE PATH.
- THE TWO-WIRE CONTROLLER REQUIRES EACH CONTROL VALVE AND SENSOR TO HAVE A DECODER. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE PROPER DECODERS, SURGE SUPPRESSION AND GROUNDING. THE RAIN SENSOR AND FLOW SENSOR REQUIRE A SENSOR DECODER.
- QTY OF STATIONS (VALVES) FD-101TURF (RAIN BRD)
 - SINGLE STATION
 - FLOW SENSOR
 - SD-210TURF (RAIN BRD)
- CONTROLLER TWO-WIRE PATH SHALL BE MANUFACTURER'S APPROVED WIRE OR APPROVED EQUAL.
- CONTRACTOR SHALL USE UL APPROVED WIRE STRIPPER AND WATERPROOF CONNECTIONS (DBRY OR APPROVED EQUAL) AT ALL SPLICES AND CONNECTIONS POINTS.
- PROVIDE 30" MINIMUM TWO WIRE PATH IN EACH VALVE BOX FOR MAINTENANCE.
- CONTRACTOR SHALL INCLUDE TWO-WIRE RUN PATHS ON AS-BUILT DRAWINGS.

EXISTING TREE NOTES

- ALL TRENCING OR OTHER WORK UNDER LIMB SPREAD OF ANY AND ALL PLANT MATERIAL SHALL BE DONE BY HAND, BORING OR BY OTHER METHODS SO AS TO PREVENT DAMAGE TO LIMBS OR BRANCHES.
- WHERE IT IS NECESSARY TO EXCAVATE ADJACENT TO EXISTING TREES USE ALL POSSIBLE CARE TO AVOID INJURY TO TREES AND TREE ROOTS.
- EXCAVATION AND TRENCING, IN AREAS WHERE 2" AND LARGER ROOTS OCCUR, SHALL BE DONE BY HAND.
- ROOTS 2" OR LARGER IN DIAMETER SHALL BE TUNNELED UNDER AND SHALL BE HEAVILY WRAPPED WITH BURLAP TO PREVENT SCARRING OR EXCESSIVE DRYING.
- ROOTS SMALLER THAN 2" IN DIAMETER SHALL BE HAND TRIMMED AT THE WALL OF THE TRENCH, MAKING CLEAN CUTS THROUGH ROOTS. TRENCHES ADJACENT TO TREES SHALL BE CLOSED WITHIN 24 HOURS AND WHEN THIS IS NOT POSSIBLE, THE SIDE OF THE TRENCH ADJACENT TO TREE SHALL BE KEPT SHADED WITH MOISTENED BURLAP OR CANVAS UNTIL BACKFILL.

SLEEVING COORDINATION NOTES

- INSTALLATION OF IRRIGATION SLEEVING IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE GENERAL CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR FOR LOCATION AND SIZING OF SLEEVES PRIOR TO THE START OF CONSTRUCTION.
- SLEEVES SHALL BE INSTALLED PRIOR TO THE START OF PAVING OPERATIONS.
- THE CONTRACTOR SHALL SLEEVE ALL IRRIGATION DISTRIBUTION LINES, VALVE CONTROL, WIRES AND COMMUNICATION WIRES UNDER ALL PAVED SURFACES, WALL FOOTERS, DRAINAGE CHANNELS, INLETS, CATCH BASINS, ETC.
- ALL SLEEVES SHALL EXTEND A MINIMUM OF 12" BEYOND EDGE OF ALL OBSTRUCTIONS. NO TEES, ELLS OR OTHER TURNS IN PIPING SHALL BE LOCATED UNDER ANY OBSTRUCTIONS.
- EACH PIPE SHALL BE IN A SEPARATE SLEEVING.
- SLEEVING SHALL BE INSTALLED PER THE SIZES AND QUANTITIES SHOWN ON THE PLANS BASED ON THE CHART BELOW

PIPING	REQUIRED SLEEVING SIZE
MAINLINE PIPING	6" CLASS 200 PVC
LATERAL PIPING	2X NOMINAL DIAMETER OF LATERAL
CONTROL WIRES	2" CLASS 200 PVC (2.5" 46 WIRES -)

IRRIGATION GENERAL NOTES

1. THE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO INSTALL THE IMPROVEMENTS SHOWN ON THE PLANS.
2. THE CONTRACTOR SHALL COORDINATE AS NECESSARY WITH THE GENERAL CONTRACTOR AND OWNER'S REPRESENTATIVE FOR SUCCESSFUL COMPLETION OF THIS WORK.
3. ALL IRRIGATION EQUIPMENT IS TO BE AS SPECIFIED OR APPROVED EQUAL PER THE DISCRETION OF THE OWNER'S REPRESENTATIVE. THE CONTRACTOR ASSUMES ALL LIABILITY WITH THE MODIFICATION OF THE IRRIGATION SYSTEM DESIGN WITHOUT NOTIFYING THE OWNER'S REPRESENTATIVE.
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONDUCT A THOROUGH SITE INSPECTION AND REVIEW OF THE PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOT LIMITED TO THE FOLLOWING LANDSCAPE PLANTING PLAN, CIVIL UTILITY PLAN, ARCHITECTURAL PLAN, EROSION CONTROL PLAN, AND OTHER DOCUMENTS. THE CONTRACTOR SHALL VERIFY THE PROJECT AFFECTS THIS WORK PRIOR TO START OF WORK. IF THE CONTRACTOR OBSERVES ANY DISCREPANCIES AMONG THE CONSTRUCTION DOCUMENTS AND THE EXISTING CONDITIONS ON SITE, IT IS THEIR RESPONSIBILITY TO CONTACT THE OWNER'S REPRESENTATIVE IMMEDIATELY.
5. THE CONTRACTOR MUST VERIFY THE LOCATION OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. IF THE CONTRACTOR FAILS TO DO SO AND DAMAGES ANY UNDERGROUND UTILITIES, THE CONTRACTOR SHALL PAY FOR ANY REPAIR WORK ASSOCIATED WITH SAID DAMAGES.
6. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ADEQUATE VERTICAL AND HORIZONTAL SEPARATION BETWEEN ALL IRRIGATION DISTRIBUTION LINES AND ALL UTILITIES (EXISTING OR PROPOSED), CONDUIT, STORM WATER COMPONENTS, DRAINS, ETC.
7. THE CONTRACTOR SHALL CONFORM TO ALL LOCAL AND STATE REGULATIONS AND INSTALL THE IRRIGATION SYSTEM AND ITS COMPONENTS PER MANUFACTURER'S SPECIFICATIONS. THE CONTRACTOR SHALL OBTAIN AND PROVIDE PAYMENT FOR ALL PERMITS REQUIRED BY ANY LOCAL AND STATE AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.
8. THE CONTRACTOR IS RESPONSIBLE FOR SCHEDULING AND PAYING FOR CERTIFICATION OF THE BACKFLOW PREVENTER BY A STATE CERTIFIED INSPECTOR. THE CONTRACTOR SHALL PROVIDE CERTIFICATES TO OWNERS REPRESENTATIVE PRIOR TO PROJECT ACCEPTANCE.
9. IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN LANDSCAPE AREAS AND WITHIN THE AREAS WHICH SHOW THE FUTURE USE OF THESE AREAS. THERE IS NO GRAPHIC CLARITY ON THESE AREAS AS A QUESTION REGARDING THE LOCATION OF THE EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT. THE CONTRACTOR'S REPRESENTATIVE, IF THE CONTRACTOR NEGLECTS TO NOTIFY THE NECESSARY PARTIES, THE CONTRACTOR SHALL PAY FOR ANY REPLACEMENT OR MODIFICATION TO ENSURE PROPER LOCATION AND OPERATION OF THE IRRIGATION SYSTEM AND ITS COMPONENTS.
10. ALL IRRIGATION DISTRIBUTION LINES AND EQUIPMENT INCLUDING BUT NOT LIMITED TO, MAINLINE, LATERALS, SPRAY HEADS, DRIP EMITTERS SHALL BE KEPT A MINIMUM DISTANCE 6' AWAY FROM ALL BUILDING AND WALL FOUNDATIONS, OR AS STIPULATED IN THE GEOTECHNICAL REPORT. WHICHEVER IS GREATER. EQUIPMENT MAY BE SHOWN IN THIS AREA FOR GRAPHIC CLARITY. COORDINATE ALL REQUIRED SETBACKS WITH OWNER'S REPRESENTATIVE PRIOR TO START OF WORK.
11. EACH VALVE SHALL BE INSTALLED IN A SEPARATE VALVE BOX AS DETAILED. ALL VALVE BOXES AND LIDS SHALL BE COMMERCIAL GRADE, PLASTIC WITH SELF LOCKING COVERS, LID COLOR TO BE PURPLE. INSTALL FLUSH TO FINISH GRADE AND PER CONSTRUCTION DETAILS. DO NOT INSTALL IN PAVED AREAS OR IN BOTTOMS OF DRAINAGE SWALES/PAVING.
12. CONTRACTOR SHALL INSTALL DETECTABLE MARKING TAPE OR #14g DIRECT BURIED TRACER WIRE IN ALL PRESSURE MAINLINE TRENCHES. SEE IRRIGATION DETAILS FOR MORE INFORMATION.
13. PLANT MATERIAL LOCATIONS TAKE PRECEDENCE OVER ROUTING OF IRRIGATION PIPING. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
14. THE CONTRACTOR SHALL MARK THE LOCATION OF THE MAINLINE, CONTROL VALVES, GATE VALVES AND HEAD LAYOUT OF A FUTURE SPRAY LINE SPARK ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF THE MAINLINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT.
15. INSTALL SPRAY LINE SPARK ZONE. SCHEDULE A REVIEW WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION OF THE MAINLINE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN OF THE EQUIPMENT.
16. THROUGHOUT, BEFORE INSTALLING EMITTERS AND BUBBLERS.
17. CONTRACTOR SHALL FINE TUNE AND ADJUST NOZZLE DIRECTION AND RADIUS TO REDUCE OVERSPRAY ONTO PAVING OR HARD SURFACES.
18. CONTRACTOR SHALL INSTALL A QUICK COUPLER IN 10" VALVE BOX AT THE END OF ALL BRANCHES OF THE MAINLINE, OR AS SHOWN ON PLANS, FOR WINTERIZATION AND FLUSHING OF MAINLINE.
19. THE CONTRACTOR SHALL PERFORM A PRESSURE TEST ON ALL MAINLINES. CONTRACTOR SHALL PRESSURIZE MAINLINES TO 120 PSI AND MAINTAIN SYSTEM AT 120 PSI FOR A MINIMUM CONTINUOUS PERIOD OF TWO (2) HOURS TO ACHIEVE FINAL ACCEPTANCE. THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE DURING A THREE(3) NIGHT PER WEEK, SIXTEEN(16) HOURS PER NIGHT WATERING WINDOW. DRIP IRRIGATION ZONES MAY BE ALLOWED TO RUN ON A SEPARATE SCHEDULE FROM THIS WATER WINDOW DURING JURISDICTION. LANDSCAPE ESTABLISHMENT WILL REQUIRE INCREASED IRRIGATION WATER FOR DURATION OF THE ESTABLISHMENT PERIOD AND MAY REQUIRE TWICE THE AMOUNT OF WATER AS ESTABLISHED PLANT MATERIAL. THE CONTRACTOR SHALL COORDINATE WATERING SCHEDULES AND APPLICATION RATES WITH THE OWNER'S REPRESENTATIVE PRIOR TO FINAL ACCEPTANCE.
20. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED PEAK SEASON WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND VARIABLE WEATHER CONDITIONS.
 - FESCUE/GRASS BLEND AND TURF: 1.75" PER WEEK PEAK SEASON
 - TURF: 1.5" PER WEEK PEAK SEASON
 - NATIVE DRAUGHT TOLERANT SEED MIX: 0.75" PER WEEK PEAK SEASON
21. THE CONTRACTOR SHALL PROVIDE A SEASONAL MAINTENANCE SCHEDULE WHICH SHALL BEGIN ON APRIL 15TH AND END ON OCTOBER 15TH, TO ENSURE THE EFFICIENCY AND LONGEVITY OF THE IRRIGATION SYSTEM. THE GENERAL SCHEDULE WILL VARY DEPENDING ON SEASONAL FLUCTUATIONS AND TOWN OF EAGLE WATER RESTRICTIONS. THE MAINTENANCE SCHEDULE SHALL INCLUDE BUT IS NOT LIMITED TO THE FOLLOWING LIST OF BEST MANAGEMENT PRACTICES.
 - CHECK HEADS FOR COVERAGE AND LEAKAGE
 - CHECK CONTROLLER PROGRAMMING AND ADJUST FOR SEASONAL CHANGES AS NECESSARY
 - VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
 - CERTIFY THE BACKFLOW PREVENTION DEVICE AND SUBMIT TEST RESULTS TO THE PROPERTY MANAGER
 - PERIODICALLY VERIFY THE THE SENSORS IN THE IRRIGATION SYSTEM ARE OPERATING CORRECTLY
 - WINTERIZATION AND SPRING START UP PROCEDURES
22. REFER TO LANDSCAPE SHEET L-1 LANDSCAPE SCHEDULE AND TABLES FOR ALL REQUIRED TOWN OF EAGLE IRRIGATION CALCULATIONS.

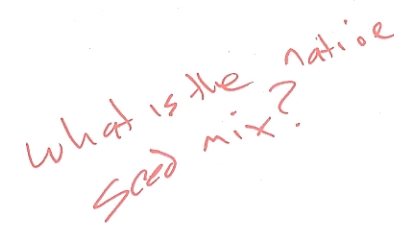
NON-POTABLE WATER NOTES

1. THE ENTIRE IRRIGATION SYSTEM SHALL SATISFY ALL LOCAL, STATE, AND NATIONAL CODE REQUIREMENTS FOR REUSE OF NON-POTABLE WATER AND BE INSTALLED AS PER ALL MANUFACTURERS' SPECIFICATIONS.
2. ALL PVC PIPING SHALL BE IMPREGNATED PURPLE IN COLOR, IDENTIFYING NON-POTABLE WATER IN USE.
3. ALL VALVE BOXES / LIDS SHALL BE PLASTIC AND PURPLE IN COLOR.
4. THE CONTRACTOR SHALL INSTALL ANY APPLICABLE AND/OR REQUIRED BOXES AND CARDS DENOTING THE WATER SYSTEM IN USE AS NON-POTABLE.
5. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL REQUIREMENTS PRIOR TO THE START OF WORK AND NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS OR NON-CONFORMING CONDITIONS IMMEDIATELY.

NON-POTABLE WATER NOTES

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3. ALL VALVE BOXES / UDS SHALL BE PLASTIC AND PURPLE IN COLOR.
4. THE CONTRACTOR SHALL INSTALL ANY APPLICABLE AND/OR REQUIRED SIGNAGE AND PLACARDS DENOTING THE WATER SYSTEM IN USE AS NON-POTABLE.
5. THE CONTRACTOR SHALL REVIEW AND UNDERSTAND ALL REQUIREMENTS PRIOR TO THE START OF WORK AND NOTIFY THE OWNERS REPRESENTATIVE OF ANY CONFLICTS OR NON-CONFORMING CONDITIONS IMMEDIATELY.

What is the native seed mix?

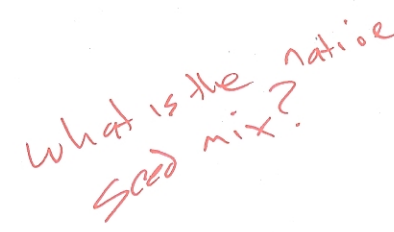


What is the native seed mix?

What is the native seed mix?

- What is the native seed mix?

What is the native seed mix?



What is the native seed mix?



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: June 7, 2022

PROJECT: Reserve at Hockett Gulch

REQUEST: Preliminary Plan and Final Plat approval to subdivide 29.65 acres into three lots and two open space tracts.

FILE NUMBER: PPFP21-01

APPLICANT: Epoch GCH Hockett Gulch Holdings, LLC
2579 W. Main Street, Unit 201
Littleton, CO 80120-4640

LOCATION: 16186 Highway 6
Eagle, Colorado 81631

CODE: Chapter 4.12.030 Subdivision Review
Chapter 4.13 Subdivision Design, Improvements and Dedications
Chapter 4.04 Zoning – General Provisions, Uses and Requirements

ZONING: Reserve at Hockett Gulch Planned Unit Development (PUD)

EXHIBITS:

- A: Preliminary Plan
- B: Final Plat
- C: Greater Eagle Fire Protection District Comments dated May 24, 2022
- D: Town Engineer Technical Redlined Comments dated May 23, 2022
- E: Town Surveyor Comments dated May 26, 2022

PUBLIC COMMENT: Staff has not received any letters of public comment as of June 3, 2022. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Carrie McCool, Eagle Contract Planner - carrie@mccooldevelopment.com

INTRODUCTION

The applicant is requesting preliminary plan and final plat approval to subdivide the 29.65 acre property into three residential lots, two open space tracts and a 5.97 acre parcel (Tract A) for roadway, access, drainage, irrigation, and general utilities. The proposed internal roadways are not public roads and, therefore, not dedicated to the Town of Eagle. Tract OS-1 is a 4.27-acre open space parcel to be dedicated to the Town of Eagle by separate instrument. In addition to the parks and recreational uses required to be developed in Tract OS-1, the tract is used for debris flow mitigation, stormwater facilities, public and private utilities. Tract OS-2 is 2.71 acres that will remain privately owned, but access to the tract is provided to the Town through the dedication of easements allowing public access, debris flow mitigation, stormwater facilities, and public and private utilities.

STANDARDS FOR SUBDIVISION REVIEW

[Chapter 4.12](#). Every proposal including a subdivision of land shall comply with this chapter and shall include review of a sketch plan, a preliminary subdivision plan in accordance with [Chapter 4.13](#), and a final subdivision plat. Upon agreement between the applicant and the Community Development Director/Town Planner, the sketch plan requirement was waived. The application for the Planning and Zoning Commission's consideration is a concurrent preliminary plan and final plat.

STANDARD #1: *The proposed subdivision complies with the Town's regulations, goals, policies and plans.*

Regulations

Land Subject to Natural Hazards

Staff Comment: The subject property has a flood zone classification of Zone X, which is an area with low-to-moderate flood risk, as determined by the Federal Emergency Management Agency (FEMA). The south side of the property is flanked by relatively steep, eroded hills which rise above the gently norward-sloping ground surface where planned development is to be construction. Hockett Gulch contains an ephemeral stream that drains a large basin southwest of the property. The Hockett Gulch channel is poorly developed and relatively shallow and narrow across the subject property, draining to the north and passing under Grand Avenue through a concrete box culvert to its confluence with the Eagle River.

At the time of annexation and zoning, a preliminary hazard analysis was performed that generally found there was no significant hazard to the development, but further detailed

analysis was required prior to issuing a subdivision approval for development on the subject property.

The applicant conducted a Phase III Debris Flow Analysis performed by WJE that included a hydrological analysis based on a 100-year storm event occurring over the Hockett Gulch drainage to better understand the possible conditions that might arise impacting the volume and flow-rates of potential debris flow events within the drainage. The analysis concluded that any impact of debris flow is minor and can be adequately mitigated within the development. A geotechnical report performed by Kumar and Associates, Inc., was also submitted and reviewed by Colorado Geologic Survey (CGS) and the Public Works Department. CGS recommended that a note be included on the plans and communicated with future development's maintenance/facility department and the town regarding maintenance and routine inspection procedures for the debris flow channel and berm and the 2H:1V slopes. Additionally, CGS had no objection to the approval of the preliminary plan/final plat provided Kumar's and WJE's recommendations are strictly adhered to. The Public Works Department has reviewed the geotechnical report and Phase III Debris Flow Analysis and found the proposed implementation of debris mitigation details provided in the construction drawings adequately addressed any outstanding concerns.

Section 4.13.040. - Fire Protection

Staff Comment: The subject property is served by the Greater Eagle Fire Protection District, wherein the District determined adequate capacity to serve the project at the time of PUD approval. The Fire Protection Plan notes that all the buildings and clubhouse will be equipped with an automatic fire protection system and monitored alarm system and the project is consistent with the wildland/urban inter-mix areas requirements of the Fire Code. The parking areas, driveway, and buildings have the appropriate width and separations required for a ladder truck, and driveways/aisles are 26-feet wide due to the proposed height of buildings that exceed 30-feet. A 16-inch water main trunk line will run through the property to provide adequate fire flows.

The Greater Eagle Fire Protection District reviewed the Preliminary Plan and Final Plat and associated on-site and off-site engineered construction plans and specifications (civil plans). Review comments included revisions needed to fire hydrant placement (e.g., all fire hydrants must be placed in islands adjacent to roadways and accessible from the roadway, building 1 fire hydrant needs to be moved between the clubhouse and building 1 to be located and accessible from the roadway, a fire hydrant needs to be added for water supply for building 5, fire hydrants at dead ends of Mr. Thomas and Mt. Eve need to be moved into the interior portion of the development on the building side of the roads) and all buildings are required to be fully sprinklered and have a monitored fire alarm system ([LINK](#)). The District and Building Official did not raise concerns with the compliance of wildland/urban inter-mix area requirements of the Fire Code or Building Codes.

The Public Works Department noted areas where fire hydrants need to be relocated due to snow removal and proposed temporary fire hydrants need to be permanent. The Fire District concurred that fire hydrants shall be permanent and not be moved. Their installation location is

fixed during this stage and should not be moved due to operational needs. In order for staff to find compliance with applicable codes, the Fire District and Public Works Department comments need to be addressed within the engineered construction plans. Staff has provided a condition of approval for the Commission's consideration.

Drainage

Staff Comment: The proposed drainage facilities serving the development include detention ponds within the open space tracts OS-1 and OS-2, wherein they will attenuate the developed 25-year and 100-year flows leaving the site to historic flow rates and provide water quality.

The Public Works Department reviewed the proposed drainage improvements and determined said improvements are designed to meet the criteria and the Town's street construction regulations. Dedicated drainage easements for the purpose of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures together with a perpetual right of ingress and egress thereto are depicted on the Final Plat. The Town Engineer finds the drainage easements are designed to meet the Town's criteria and meet the minimum width requirements.

Erosion and sediment control, stabilization, and revegetation

Staff Comment: Sediment control for the subject property will be shown on the Sediment Control Plan. During construction, the contractor is responsible for maintenance of sediment controls, including repairing and/or replacing sediment controls where necessary. Devices such as silt fence, erosion logs, straw-bale check dams and inlet protection will be used during construction to prevent sediment-laden runoff from leaving the site. It is anticipated that a Colorado NPDES Stormwater Discharges Associated with Construction Activity Permit will be obtained from the Colorado Department of Health which ensures that proper practices to control sediment are maintained during construction. A Stormwater Management/Best Management Practices Plan will be prepared for the permit application.

All cut slopes, fill slopes, and disturbed areas will be revegetated. The applicant indicated that their experience is to provide an aggressive revegetation program using geofabric or jute matting where necessary in conjunction with native grass seeding is very successful to stabilize disturbed areas.

The Town Engineer reviewed the Erosion and Sediment Control plans and found the natural drainage patterns are preserved and protected from increased water flows and disturbance of natural vegetation and soil cover is kept to a minimum. Additionally, fugitive dust, mud and debris tracking onto public right-of-way should be appropriately mitigated.

Lot and block design

Staff Comment: The applicant proposes to subdivide the 29.65 acres into three lots and two open space tracts. Each lot exceeds the minimum lot size of 15,000 square feet as set forth in

the PUD Guide. Additionally, the lots have been designed to afford the maximum solar access to each building site.

School land dedication

Staff Comment: School land dedication was evaluated at the time of annexation and zoning of the subject property. With alternates approved by the Eagle Board of Trustees in the PUD and the Annexation Agreement, the PUD satisfied the school land dedication required by Section 4.13.080 of the Land Use and Development Code.

Streets

Staff Comment: The Preliminary Plan depicts Tract A as a private street to be owned by the landowner and maintained by the owner/ property owners' association. Said tract is 5.97 acres dedicated for roadway, parking, access, drainage, irrigation and general utilities providing access to the property from Sylvan Lake Road and Grand Avenue. Per the PUD Guide, the Town will not be responsible for traffic or parking enforcement on the private street.

The Final Plat depicts Tract A as a variable width public right-of-way and does not designate the ownership or maintenance of said tract. Staff finds the Final Plat labeling is inconsistent with the Preliminary Plan and requirements set forth in the PUD. As such, staff recommends Tract A be dedicated as a Town of Eagle Easement with ownership and maintenance by the owner/property owner's association and the reference to 'Public Right of Way' be changed to 'Town of Eagle Easement' on the final plat. A condition of approval is provided for the Commission's consideration.

The subdivision includes street names throughout Tract A. Eagle County 911 Coordinator reviewed the street names and confirmed there are no duplicates within the County. The Town utilizes Eagle County's nationally recognized Uniform Measurement System for the assignment of physical addresses. The County recommended changes to building 1 and 5 proposed addresses off Mt. Powell Road and noted addressing standards are even on the right side and odd on the left which appears to be the case with other buildings off of Mt. Eve Road and Mount Thomas Road. Staff will ensure the County's assignment of physical addresses comments will be addressed for Town approval prior to the issuance of building permits.

Staff finds the street pattern is designed to afford safe and convenient access to all lots within the subdivision, has a logical relationship to topography and are aligned to afford maximum solar access to each building site.

Easements

Staff Comment: Various easements throughout the subdivision are necessary to provide service to the subdivision, including drainage, waterlines, sewer (wastewater), stormwater facilities, general use utilities, cable television, natural gas, irrigation, access, open space, public access, debris flow mitigation, of which are subject to approval by the Town Engineer.

General

The easement dedication language on the final plat is erroneous in that it states the property owner (Epoch GCH Hockett Gulch Holdings, LLC and the **Town of Eagle** dedicate and amend the easements as shown on the final plat to the Town for various uses but not limited to. The Town does not own the property and thus cannot dedicate said easements. The verbiage of item 12 should be changed to read "Epoch GCH Holdings, LLC dedicates to the Town of Eagle the easements..." The Town Engineer has provided additional redlined comment on the Final Plat that shall be addressed prior to recordation. A condition of approval is provided for the Commission's consideration.

Drainage, Waterline, Sewer, General Use Utility, and Irrigation Easements

The applicant has identified a proposed future storm easement on town-owned property (Eagle Ranch Filing 3 Tract OS-1). Staff is satisfied with the location of the future storm easement and has requested the applicant submit a legal exhibit prepared by a licensed surveyor of which will serve as the basis for an easement agreement to be prepared by the Town Attorney and approved by Town Council. The applicant has agreed to prepare the exhibits prior to recordation of the final plat. A condition of approval has been provided accordingly.

Tract A

There are no public dedicated streets proposed within the Planned Unit Development. The Preliminary Plan indicates Tract A (private street) is for roadway, parking, access, drainage, irrigation and general utilities to be owned and maintained by the property owner and Property Owner's Association. The Final Plat depicts the tract consistent with the Preliminary Plan; however, the ownership and manner of maintenance is not delineated. Staff recommends the function, ownership, and maintenance provisions for all lots and tracts be accurately depicted on the Final Plat.

Per the PUD Guide, all private streets shall include an emergency access easement. Additionally, the Town Engineer has noted that the Town of Eagle needs an easement within the entire Tract A for public access, emergency access, drainage and general utilities. The labeling of Tract A as "Public Right of Way" needs to be changed to "Town of Eagle Easement" on the final plat. As such, staff recommends an emergency access easement as required by the PUD and town easement be dedicated to the Town of Eagle within Tract A. A condition of approval to this effect is provided for the Commission's consideration.

Access

The Town shall grant Developer a non-exclusive easement for the construction, maintenance, repair, replacement, and other similar items of a road for vehicular and pedestrian egress from the Development to Sylvan Lake Road. The applicant has identified said easement as "future access to Sylvan Lake Road." Staff is satisfied with the location of the future non-exclusive easement and has requested the applicant submit a legal exhibit prepared by a licensed surveyor of which will serve as the basis for an easement agreement to be prepared by the Town Attorney and approved by Town Council. The applicant has agreed to prepare the exhibits prior to recordation of the final plat. A condition of approval has been provided accordingly.

Temporary Construction Easement

The Town is requiring the Developer to install a water and sewer-serviced restroom within Tract OS-1 Eagle Ranch Filing 3 (town-owned property) as set forth in the Annexation Agreement. As such, a temporary construction easement sufficient to allow Developer to construct the restroom on the Town's property is required. The applicant has depicted a temporary construction easement over the entire town owned property on the Preliminary Plan. Staff is not satisfied with the location of the proposed temporary construction easement as it is too large and needs to be limited to areas to be disturbed. Staff has requested the applicant submit a legal exhibit prepared by a licensed surveyor that depicts a temporary construction easement limited to the specific area needed to construct the water and sewer-serviced restroom prior to recordation of the final plat.

Staff requested the applicant prepare a legal exhibit prepared by a licensed surveyor that depicts the easements necessary for the privately owned improvements to be constructed on Eagle Ranch Filing 3 Tract OS-1. This exhibit will serve as the basis for an easement agreement to be prepared by the Town Attorney and approved by Town Council. The applicant indicated that the off-site easements are shown on the Preliminary Plan for an access/private utility easement.

The project surveyor will prepare legal exhibits for these two easements prior to recordation of the final plat.

Open Space Easements. Staff finds the required open space easement on Tract OS-2 will be property dedicated to the Town allowing public access once revised, debris flow mitigation, stormwater facilities, public and private utilities, and other uses specified in the PUD Guide.

Pedestrian Easements. To implement the perimeter trail as required by the PUD Guide, a 14-foot pedestrian access easement along the northern boundary of OS-2 is depicted on the final plat proposed to be dedicated to the Town of Eagle for the use of the public for pedestrian and non-motorized vehicular traffic. Staff has raised concerns about the pedestrian easement limitation to non-motorized vehicular traffic. It is important for this pedestrian easement to allow for electric assist bicycles for consistency with allowances in OS-1 and other parts of the town. As such, staff recommends the 14-foot pedestrian access easement (Item 12 D. on the final plat) be relabeled as a "Public Access Easement" and state it is for public access and pedestrian traffic (delete "non-motorized vehicular"). Staff has provided a condition of approval for the Commission's consideration.

Staff finds that all easements are adequate to provide service to a subdivision once all recommended conditions of approval are adequately addressed.

Sidewalks and bikeways

Staff Comment: Sidewalks internal to the development are concrete and 5-feet in width as required by the PUD Guide. An 8-foot asphalt path is proposed along the Sylvan Lake Road frontage on the site and off-site on the town-owned property. The required perimeter paths

are provided within a 14-foot pedestrian easement within OS-2 and continues through OS-1. The applicant is proposing to relocate the last segment of the perimeter trail through lot 3 (HD/PUD-3) and has submitted a Minor PUD Amendment. Please refer to the Minor PUD Amendment staff report for the detailed analysis of proposed realignment of said trail ([LINK](#)).

Staff finds, once conditions of approval are addressed, the sidewalk network provided by the Developer will allow convenient pedestrian access through and across the development with connectivity provided to the town's trail network at Sylvan Lake Road.

Access

Staff Comment: Access to the subject property is provided from Sylvan Lake Road and Grand Avenue and is in conformance with the site access requirements set forth in the PUD Guide. The on-site and off-site engineered construction plans and specifications (civil plans) depict the required northbound left hand turn lane and southbound right deceleration lane into the development from Sylvan Lake Road. Participation in the funding of these improvements is also required of the owner of the medical facilities on the east side of Sylvan Lake Road. The civil plans also depict the eastbound right deceleration lane into the development, eastbound right acceleration lane out of the development and the westbound left hand turn lane into the development from Grand Avenue. Said off-site improvements are required public improvements for Sylvan Lake Road and Grand Avenue required by the Annexation Agreement and will be outlined in the subsequent Development Agreement.

Prior to building permit issuance, the applicant shall submit, secure approval and construct the two access points for vehicular access and curb cuts on Sylvan Lake Road and Grand Avenue in the locations depicted in the civil plans. Staff has provided a condition of approval for the Commission's consideration.

Staff finds the proposed site access is in conformance with the site access requirements set forth in the PUD Guide and Sec. 4.13.120 of Land Use and Development Code.

Off-street parking

Staff Comment: All proposed parking is provided within Tract A for Phase 1a of the development. Staff finds the proposed parking demonstrates compliance with the PUD parking standards set forth in the PUD Guide.

Water distribution

Staff Comment: The Town of Eagle serves water to the subject property. The owner of the property paid the Town \$953,750 in 2020 to satisfy the Town's water rights requirements as provided for in the Annexation Agreement.

At time of annexation and zoning, the development was found to require a 12-inch water line, but the Town requested a 16-inch water line. The Town will pay for the cost of the upsizing to 16-inch, provided that the Development prior to construction shall obtain: a bid from its

preferred contractor for construction and installation of the 12-inch water line; and a bid from its preferred contractor for construction and installation of the 16-inch water lines. The fractional increase between the two bids shall be used to determine the Town's *pro rata* share of the actual costs to install the 16-inch water line.

The engineered construction plans and specifications (civil plans) depict the 16-inch water line. As such, the applicant shall obtain bids for the upgrade in the water line to 16-inch prior to construction. A condition of approval is provided for the Commission's consideration.

Raw Water Irrigation

Developer shall install, maintain, operate, repair, and replace a raw water irrigation system to provide nonpotable water irrigation of permanently irrigated landscaped areas in the development. This will require the Developer to pay for water court case to change the point of diversion of the Ditch No. 3 water rights that were conveyed to the Town. The proposed points of diversion are likely going to require the Developer to obtain floodplain permits from either the Town or County, depending on the location.

To date the design of the raw water irrigation system has not been completed. In the Final Utility Impact Report, there are two options identified for the changed location of the Ditch No. 3 point of diversion. The Town's water consultants would like to make it clear that the Town is **not** dictating where the changed point of diversion for Ditch No. 3 will be as it is totally up to the Developer and their needs. The Town has only ever provided guidance as to where it thought it would make sense from a physical perspective and to hopefully cut down on opposition in water court. Therefore, the recently proposed location (to keep it above the point of diversion of the Laura Hocket Gulch) was proposed.

Since the applicant has stated they will not have specific information for water court until the fall, they have asked to be connected to potable water service for irrigation of landscaping until the changed point of diversion is decreed. The Town is fine with this pursuant to the staff's recommended conditions of approval 15-20.

Wastewater collection

Staff Comment: Sewer service is provided by the Town of Eagle. The applicant is required to pay its *pro rata* share of the wastewater improvements completed by West Eagle Ranch, LLC in the amount to \$1,080.06 per EQR, based on the Town's schedule of EQRs prior to Development Permit approval. Said requirement will be outlined in the Development Agreement.

Underground utilities

Staff Comment: All wires, cables, and other equipment for the distribution of electric energy, and telecommunication signals, with the exception of transformers, meters, junction boxes and like equipment, are placed underground. Where subdivisions or developments are approved along or with crossing existing overhead power and communications facilities, energy and telecommunications may be obtained from these existing facilities. The service

connections to these facilities shall be placed underground unless otherwise approved by the Town Council due to economic, engineering, or aesthetic reasons.

Utility easements and rights-of-way shall be provided in the subdivision or development.

Boundary Survey and Monumentation

Staff Comment: The Town Surveyor reviewed the boundary survey and monumentation and identified seven comments that need to be addressed on the Final Plat ([LINK](#)). Staff recommends the applicant address all Town Surveyor comments prior to recordation of the Final Plat. A condition of approval is provided for the Commission's consideration.

Dedications, General

Staff Comment: The Town Engineer has reviewed all dedication of land and easements and found they will be free and clear of all liens and encumbrances by means of the final plat or deed prior to recordation. Once all conditions of approval are addressed, said dedications will have been made to fulfill the forgoing requirements for easements, drainage easements, pedestrian easements, streets, off-site easements, as well as other required public dedications.

Municipal and park land dedication

Staff Comment: Municipal and park land dedication was evaluated at the time of annexation and zoning of the subject property. With alternates approved by the Eagle Board of Trustees in the PUD and the Annexation Agreement, the PUD satisfied the municipal and park land dedication required by Section 4.13.190 of the Land Use and Development Code.

Impact Fees

Staff Comment: As documented in the Annexation Agreement, the development is subject to the street improvement fee as well as a Grand Avenue Improvement Fee to mitigate the traffic impacts on Grand Avenue. Additionally, the Developer is required to pay the fire protection impact fee, water plant investment fee and sewer plant investment fee as set forth in the Land Use and Development Code. Said impact fees will be documented in the Development Agreement to be paid prior to building permit issuance as set forth in the Annexation Agreement. The public safety impact fee will be paid prior to recording of the final plat.

Section 4.13.240. - Assurance for completion of public improvements

Staff Comment: The development of the subject property requires completion of on and off-site improvements that will be documented in a Development Agreement. The subsequent Agreement sets forth the plan, method, and parties responsible for the installation of all required public improvement and provision for completion of said improvements in accordance with the design and time specifications.

The applicant submitted a draft phasing plan on May 26th, which is currently under staff review. Cost estimates for all public and private improvements to be installed by the subdivider in dedicated land, rights-of-way or easements have yet to be submitted to Town Staff for review. The cost estimates for the installation and performance of guarantee to secure construction of the public improvements has not been submitted to the Town. Once received, Town staff will work with the applicant to draft the Development Agreement that provides assurance for completion of public improvements for Town Council approval in advance of the June 28, 2022, public hearing.

Goals and Policies

Staff Comment: The Reserve at Hockett Gulch PUD Guide is a site-specific development plan that created vested rights under the Eagle Area Community Plan (EACP) in 2019. The requested Preliminary Plan and Final Plat is in conformance with the goals and policies of EACP; however, the applicant has submitted a Minor PUD Amendment application to address wildlife protection and public safety concerns. Please refer to the Minor PUD Amendment staff report for analysis of the 2020 Elevate Eagle Comprehensive Plan.

STANDARD #2: *Any adverse impacts resulting from the proposed subdivision will be reasonably and adequately mitigated by the applicant to minimize such impacts.*

Staff Comment: Any adverse impacts resulting from the Reserve at Hockett Gulch project was analyzed at the time of annexation and zoning of the property to Planned Unit Development. Mitigation measures are embodied in the recorded Annexation Agreement, the Reserve at Hockett Gulch PUD Guide and the technical reports included the submitted with the Major Development Permit and Preliminary Plan and Final Plat applications.

The only remaining adverse impact to be mitigated at this stage in the development review process pertains to the wildlife preservation and public safety issues stemming from the perimeter trail location through HD/PUD-3. The applicant has submitted a Minor PUD Amendment application to change the location of a portion of the perimeter path that is included the Planning and Zoning Commission's packet materials for final action.

STAFF RECOMMENDATION

Staff recommends APPROVAL WITH CONDITIONS of the Reserve at Hockett Gulch Preliminary Plan and Final Plat File #PPFP21-01 based on the Subdivision Design, Improvements and Dedications of Section 4.13 of the Land Use and Development Code and conformance with the approved PUD Guide.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to the Reserve at Hockett Gulch Preliminary Plan and Final Plat, File # PPFP21-01:

1. Approve the applications with no conditions.

2. Approve the applications with conditions.
3. Continue (table) the applications. (Provide staff and the application detail regarding information needed for a decision).
4. Deny the applications. (Cite all Code sections and/or Plan policies that resulted in motion for denial)

RECOMMENDED MOTION

I move to approve the Reserve at Hockett Gulch Preliminary Plan and Final Plat File #PPFP21-01 with the following finding and facts and conditions:

FINDINGS OF FACT

1. The proposed Preliminary Plan and Final Plat are in compliance with Section 4.13 of the Land Use and Development Code.
2. The proposed Preliminary Plan and Final Plat are in conformance with the approved PUD Guide and Annexation Agreement.

IF APPROVED, THE P&Z AND COUNCIL MAY CONSIDER THE FOLLOWING SUGGESTED CONDITIONS OF APPROVAL:

1. Prior to recordation of the final plat, a land use table shall be provided that delineates the function, ownership, and manner of maintenance for all lots and tracts on the final plat.
2. Prior to recordation of the final plat, Tract A shall be dedicated as a Town of Eagle Easement with ownership and maintenance by the owner/property owner's association and the reference to 'Public Right of Way' be changed to 'Town of Eagle Easement' on the final plat to provide for public access, emergency access, drainage and general utilities.
3. The Developer shall submit a legal exhibit to the Town prepared by a licensed surveyor that depicts the future storm easement on town owned property (Eagle Ranch Filing 3 Tract OS-1) prior to final plat recordation.
4. Prior to final plat recordation, the 14-foot pedestrian access easement (Item 12 D. on the final plat) shall be retitled "Public Access Easement" and state it is for all public access including pedestrian traffic (delete "non-motorized vehicular").
5. The applicant shall address Town Surveyor comments dated May 26, 2022, prior to recordation of the final plat.
6. Prior to construction, the applicant shall obtain bids for the water line upgrade to 16-inch.
7. The Developer shall submit a legal exhibit to the Town prepared by a licensed surveyor that depicts the non-exclusive easement from the Town to the Developer for the construction, maintenance, repair, replacement, and other similar items of a road for

vehicular and pedestrian egress from the Development to Sylvan Lake Road prior to final plat recordation.

8. Prior to building permit issuance, the applicant shall secure approval and construct two access points for vehicular access and curb cuts on Sylvan Lake Road and Grand Avenue in locations depicted on the civil plans.
9. The Developer shall submit a legal exhibit prepared by a licensed surveyor that depicts the easements necessary for the privately owned improvements to be constructed on Eagle Ranch Filing 3 Tract OS-1 prior to recordation of the final plat.
10. The Developer shall submit a legal exhibit prepared by a licensed surveyor that depicts a revised temporary construction easement limited to the specific area that is needed to construct the water and sewer-serviced restroom prior to recordation of the final plat.
11. Address irrigation and maintenance of landscaping and improvements on Town-owned property.
12. Design and submit plans for the raw water irrigation system.
13. Within 30 days of approval by Town Council the Developer shall provide a \$50,000 deposit to the Town to initiate the water rights process. Extensions can be made administratively without notice.
14. Within 90 days of approval by Town Council the Developer shall provide the information needed for the Town to file in water court to change the point of diversion for the raw water system.
15. Within six months of approval by Town Council the Developer shall provide the Town with engineered drawings for the irrigation system. The irrigation plan shall include specific notes that all underground irrigation lines installed in Town rights-of-way or Town of Eagle easements must be locatable, registered with CO 811 program, and meet Colorado 811 requirements.
16. Within 9 months of approval by Town Council the Developer shall provide the Town with copies of recorded easements from the Medical Center and any other necessary parties for installation and maintenance of the pumphouse, pipeline, and any other elements of the raw water system.
17. Prior to the completion of the raw water system, the project may utilize the Town's potable water system for irrigation. Approvals associated with using potable water for irrigation shall be made through the Public Works Director. The Developer will disconnect the irrigation system from the Town's potable system and connect to their own non potable system within 60 days of the entry of a final decree in the water court case.
18. Developer shall address and correct all written and redlined technical revisions for final approval by the Public Works Department prior final plat recordation.
19. Submit a revised irrigation plan with specific notes that all underground irrigation lines installed in Town of Eagle rights-of-way or Town of Eagle easement must be locatable, must be registered with CO 811 program and all other 811 requirements.
20. Prior to recordation, the Greater Eagle Fire Protection District comments dated May 24, 2022 shall be addressed within the engineered construction plans and approved by the District.
21. Submit a Phasing Plan by June 9, 2022, close of business.

22. Submit cost estimates for all public and private improvements to be installed by the subdivider in dedicated land, rights-of-way or easements June 9, 2022, close of business.

RESERVE AT HOCKETT GULCH

PRELIMINARY PLAN

EAGLE, COLORADO

MAY 2, 2022

Historic Legal Description (from title commitment):

A tract of land designated the "Montgomery Tract", located in Tracts 49 and 50 of Sections 5 and 6 respectively in Township 5 South, Range 84 West, 6th Principal Meridian in the County of Eagle, State of Colorado. Said Tracts 49 and 50, designated under the Independent Resurvey of Township 5 South, Range 84 West, 6th Principal Meridian approved by the surveyor general's office in Denver, Colorado on June 20, 1922, were originally described as the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and the South Half of the Southwest Quarter (S1/2SW1/4) of Section 5, and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 6 respectively of Township 5 South, Range 84 West, 6th Principal Meridian, County of Eagle, State of Colorado, said Montgomery Tract being more particularly described as follows:

Beginning at Corner No. 1, an iron pipe with a brazed cap set in concrete near a fence line and an irrigation ditch, cap is marked "Corner No. 1 Montgomery Tract" from which Corner No. 1 of said Tract 49 in Section 5 of Township 5 South, Range 84 West, 6th Principal Meridian bears North 47 degrees 02 minutes 40 seconds East 586.87 feet distant; thence North 72 Degrees 59 minutes 30 seconds West 730.29 feet to Corner No. 2, an iron pipe with a brazed cap set in concrete near the southerly right of way fence line of U.S. Highway No. 6 & 24, as it now exists, cap marked "Corner No. 2 Montgomery Tract", thence South 84 degrees 01 minutes 40 seconds West 937.90 feet to Corner No. 3, an iron pipe with a brazed cap set in concrete near a fence junction with the southerly right of way fence line of U.S. Highway No. 6 & 24, as it now exists, cap is marked "Corner No. 3 Montgomery Tract", thence South 40 degrees 59 minutes 30 seconds East 807.75 feet to Corner No. 4, an iron pipe with a brazed cap set in concrete near a fence line, cap is marked "Corner No. 4 Montgomery Tract"; thence South 74 degrees 47 minutes 20 seconds East 1527.39 feet to Corner No. 5, an iron pipe with a brazed cap set in concrete near the junction of two fence lines, cap is marked "Corner No. 5 Montgomery Tract", thence North 02 degrees 38 minutes 10 seconds East 597.03 feet to Corner No. 6, an iron pipe with a brazed cap set in concrete near a fence line and irrigation ditch, cap is marked "Corner No. 6 Montgomery Tract"; thence North 53 degrees 19 minutes West 498.85 feet to Corner No. 1, the place of beginning, County of Eagle, State of Colorado.

Surveyed Legal Description (from title commitment):

A tract of land designated the Montgomery Tract located in Tracts 49 and 50 of Sections 5 and 6, Township 5 South, Range 84 West of the Sixth Principal Meridian in the County of Eagle and State of Colorado as described in the deed recorded in Book 440 at Page 486, all bearings shown hereon being based on a bearing of N0°33'00"W between street monuments found at 5th and Broadway and 2nd and Broadway both being 2" brass monuments in cast iron monument boxes, said tract of land being more particularly described as follows:

Beginning a Corner No. 1 of the Montgomery Tract from which a 1-1/2" aluminum cap witness corner, PLS 23089, on a 5/8" rebar bears N72°59'13"W 60 feet and also from which Corner No. 1 of Tract 49, being a found 3" aluminum cap on aluminum pipe, PLS No. 26967 bears N47°02'40"E 586.67 feet; thence N72°59'13"W 730.00 feet to the southerly right of way of U.S. Highway 6 and 24, to a found 2" aluminum cap on a No. 6 rebar, PLS No. 23089; thence along said right of way the following four courses:

- 356.57 feet along a non-tangent curve to the right with a radius of 1529.01 feet, a tangent of 179.01 feet, a delta angle of 132°1'42", and a chord that bears S74°36'16"W 355.77 feet;
- N8°42'53"W 49.89 feet;
- 104.29 feet along a non-tangent curve to the right with a radius of 1479.08 feet, a tangent of 52.17 feet, a delta angle of 4°02'24" and a chord that bears S83°18'19"W 104.27 feet;
- S85°19'31"W 481.28 feet;

thence departing the right of way of U.S. Highway 6 and 24 S40°59'23"E 1.63 feet to a found brazed cap, stamped "Montgomery Tract"; thence S40°59'23"E 808.14 feet to a found 2" brazed cap, stamped "Montgomery Tract"; thence S74°48'55"E 1526.35 feet to a point on the tract line between Corner No. 1 and Corner No. 6 of Tract 49, from which Corner No. 6, a 3" aluminum cap on an aluminum pipe, PLS No. 23089 bears S02°33'18"W 14.67 feet; thence along the 6-1 line of Tract 49 N02°33'18"E 597.31 feet; thence departing said tract line N53°18'48"W 497.53 feet to the point of beginning said parcel containing 29.65 acres (1,291,648 square feet), more or less.

OWNER'S ADDRESS

Epoch GCH Hockett Gulch Holdings, LLC
2579 West Main Street, Suite 201
Littleton, Colorado 80120

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of S 40°59'23" E, between an Iron Pipe with 2" Brass Cap Montgomery Tract and an Iron Pipe with 2" Brass Cap stamped Corner #4 Montgomery Tract along the Western Property Line, both corners being monumented as shown hereon.
2. Survey date: August 6, 2020.
3. Units of linear measurements are displayed in US Survey Feet.
4. SGM is not responsible for changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
5. Property descriptions shown hereon are based on Land Title Guarantee Company's Order Number: ABC50057570.1 dated 6/22/2021.
6. Flood Zone Classification; Flood Hazard Zone information: Zone X according to FIRM Panel 388 of 1125, Map Number 08037/003880 with an effective date of December 4, 2007 whose elevation datum is relative to NAVD 88.
7. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements and other encumbrances of record has been taken from Land Title Guarantee Company's Order Number: ABC50057570.1 dated 6/22/2021.
8. All Lots and Tracts located within this Preliminary Plan of Reserve at Hockett Gulch are subject to the Town of Eagle, Colorado Ordinance No. 15 (series of 2019) and Annexation Agreement recorded at Reception Nos. 201918353 and 202018504, and the Zoning and PUD Guide recorded at Reception Nos. 201919234 and 201919738.
9. Lots 1, 2 and 3 are subject to the Rental Restriction, recorded prior to the issuance of building permits, at Reception No. 201918353.
10. Abbreviations: Aluminum = Alum.; Angle Point = AP; Center line = CL; Diameter= dia.; Land Surveyor = LS; Metropolitan = Metro; Public Land Survey System = PLSS; Principal Meridian = P.M.; Reception Number = Reception No. or Rec.No. or Rec.; Tract = TR; Utility Easement = EU; United States Government Land Office= USGLO;

LAND USE SUMMARY

LOT/TRACT	LAND USE	ACRES (SF)	PERCENT	OWNERSHIP	MAINTENANCE
LOT 1(PHASE 1A)	RESIDENTIAL APARTMENTS/COMMERCIAL	4.25 (185,190)	14.33	OWNER	OWNER/P.O.A.
LOT 2(PHASE 1B)	RESIDENTIAL APARTMENTS	6.15 (267,721)	20.74	OWNER	OWNER/P.O.A.
LOT 3(FUTURE)	RESIDENTIAL/COMMERCIAL	6.30 (274,561)	21.26	OWNER	OWNER/P.O.A.
TRACT OS-1*	TOWN OPEN SPACE	4.27 (186,199)	14.40	TOWN OF EAGLE	TOWN OF EAGLE
TRACT OS-2*	COMMUNITY OPEN SPACE	2.71 (118,066)	9.14	OWNER	OWNER/P.O.A.
TRACT A	ROADWAY/PARKING, ACCESS, DRAINAGE, IRRIGATION & GENERAL UTILITIES	5.97 (259,926)	20.13	OWNER	OWNER/P.O.A.
TOTAL		29.65	100.00		

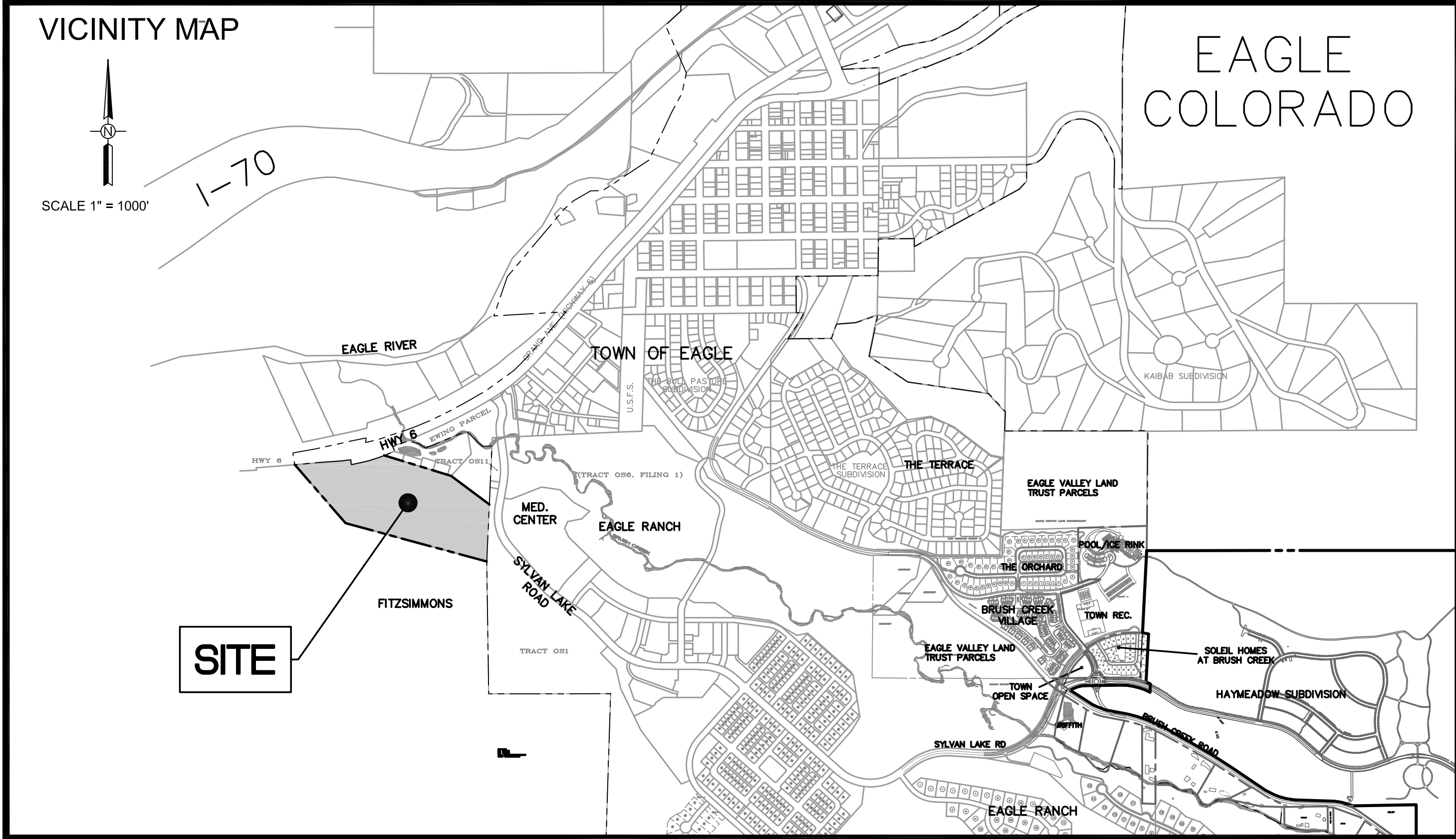
- * USES PER PUD GUIDE: PEDESTRIAN OR BICYCLE TRAILS, SHADE SHELTERS AND PICNIC FACILITIES, PUBLIC AND PRIVATE PARKS, TRAILHEAD ACCESS AND PARKING (OS-1 ONLY), PUBLIC RESTROOMS, UTILITIES INCLUDING TANKS, LINES, MAINS, PUMPHOUSES, FACILITIES AND OTHER PUBLIC SERVICES AND UTILITY BUILDINGS, COMMUNITY GARDENS AND ASSOCIATED FACILITIES.
- * OWNER AND MAINTENANCE RESPONSIBILITIES ARE SHOWN IN EXHIBIT 1 AND FURTHER OUTLINED IN DEVELOPMENT AGREEMENT.

NOTES:

- WORKFORCE HOUSING = 98 DEED RESTRICTED UNITS
- PHASE 1A AREA = 17.2 ACRES
- PHASE 1A IMPERVIOUS AREA = 188,181 SF = 4.32 ACRES
- PHASE 1A BUILDING COVERAGE = 75,139 SF = 1.725 ACRES
- PHASE 1A PARKING AREA = 77,810 SF (INCLUDES 13,024 SF FOR CARPORTS)
- USABLE OPEN SPACE = 216units x 300SF = 64,800 SF (1.488 AC)
- PARCEL OS-1 IS TO HAVE A MINIMUM 8000 SF PARK

THE PROPERTY IS ZONED AS A "PLANNED UNIT DEVELOPMENT" AND SUBJECT TO SETBACK RESTRICTIONS DEFINED IN THE PUD GUIDE AS FOLLOWS FOR LOTS 1-3.

- 25' BUILDING SETBACK FROM PUD PERIMETER
- 10' PARKING SETBACK FROM PUD PERIMETER
- 5' BUILDING SETBACK FROM PARKING OR STREETS
- 10' MIN. SEPARATION BETWEEN BUILDINGS
- 10' COMMERCIAL BUILDING SETBACK FROM ADJACENT RESIDENTIAL AREA OR COMMON AREA



PROJECT CONTACTS

OWNER, EPOCH GCH HOCKETT GULCH HOLDINGS, LLC.	TOMMY CISERANO (Tommy@epochresidential.com)	(321) 316-6024
OWNER, SAWBUCK INVESTMENTS, INC.	JONATHAN HARDY (Hardy@gamecreekholdings.com)	(321) 316-6024
CIVIL ENGINEER, ALPINE ENGINEERING, INC.	GARY BROOKS (brooks@alpinecivil.com)	(970) 926-3373
LAND SURVEYOR, SLAGLE SURVEY SERVICES	MATT SLAGLE (matthew@slaglesurvey.com)	(970) 471-1499
LAND SURVEYOR, SGM, INC.	SCOTT HEMMEN (scott@sgm-inc.com)	(970) 384-9013

SHEET INDEX

SHEET 1	COVER SHEET
SHEET 2-3	OVERALL PRELIMINARY PLAN
SHEET 5	PRELIMINARY PLAN WEST HALF
SHEET 6	PRELIMINARY PLAN EAST HALF

BUILDING SQUARE FOOTAGES AND USES (REFER TO SHEET A0.07 FOR THE ACTUAL INFORMATION)

BUILDING #	USE	SQUARE FOOTAGE
1	RESIDENTIAL APARTMENTS	42,634
2	RESIDENTIAL APARTMENTS	31,911
3	RESIDENTIAL APARTMENTS	31,911
4	RESIDENTIAL APARTMENTS	3,1078
5	RESIDENTIAL APARTMENTS	42,634
CLUBHOUSE	CLUBHOUSE	4,867
CARPORTS	CARPORT	13,024
PUBLIC REST ROOM	TOILET	120

PHASE 1A UNIT BREAKDOWN TABLE

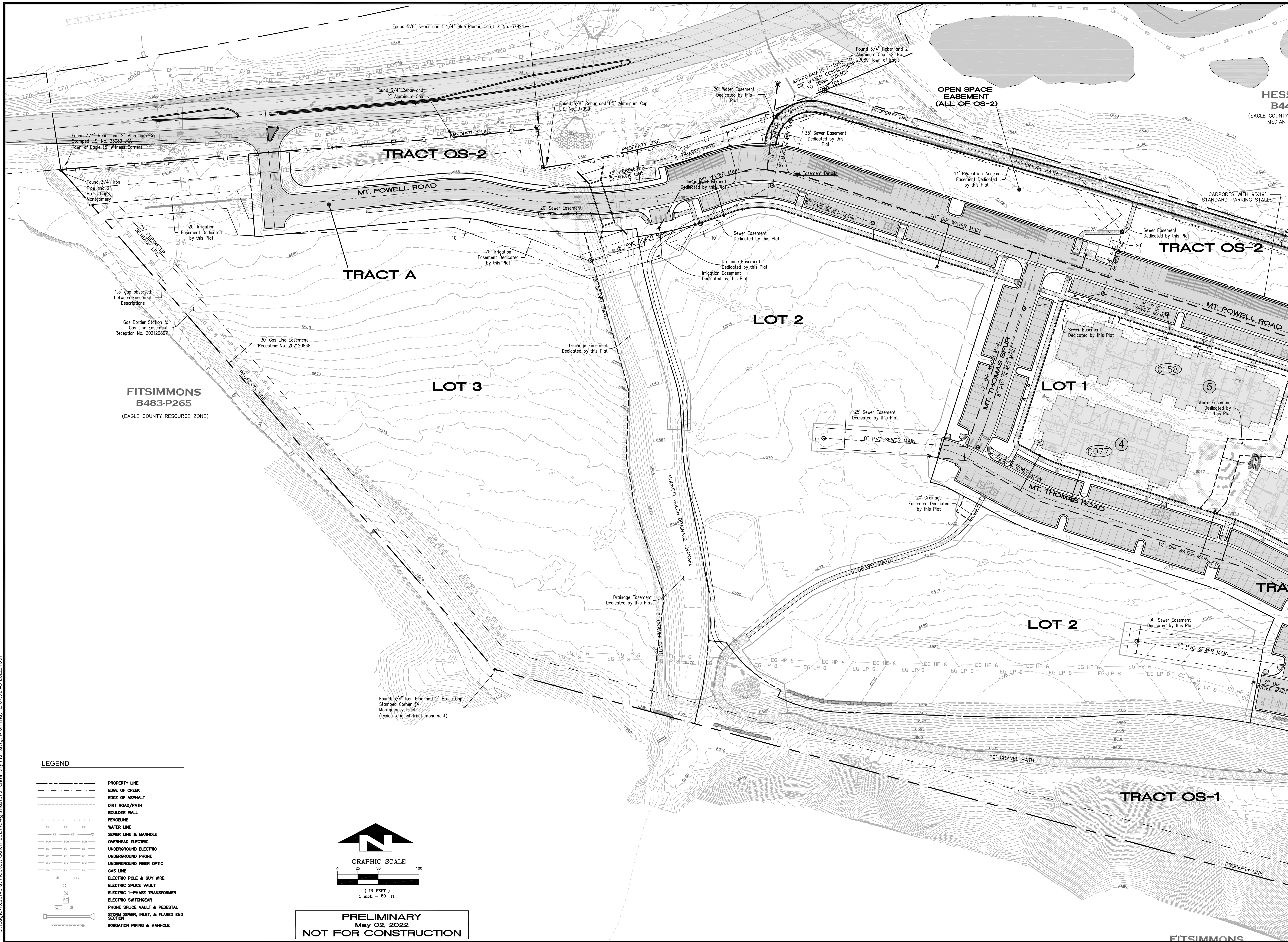
STUDIOS	30
1 BEDROOM	78
2 BEDROOM	92
3 BEDROOM	16
TOTAL	216

LOT 1 DENSITY = 216 DU'S @ 4.25 ACRES = 50.82 DU/ACRE.

PHASE 1A DENSITY = 216 DU'S @ 17.2 ACRES = 12.6 DU/ACRE.

NO.	DATE	REVISIONS	BY
1	07/21/2021	MAJOR DEVELOPMENT PERMIT	AEI
2	07/29/2021	STORM POND REVISIONS	AEI
3	02/07/2022	MDP-RESPONSE TO COMMENTS	AEI
4	05/02/2022	MDP-RESPONSE No.2	AEI

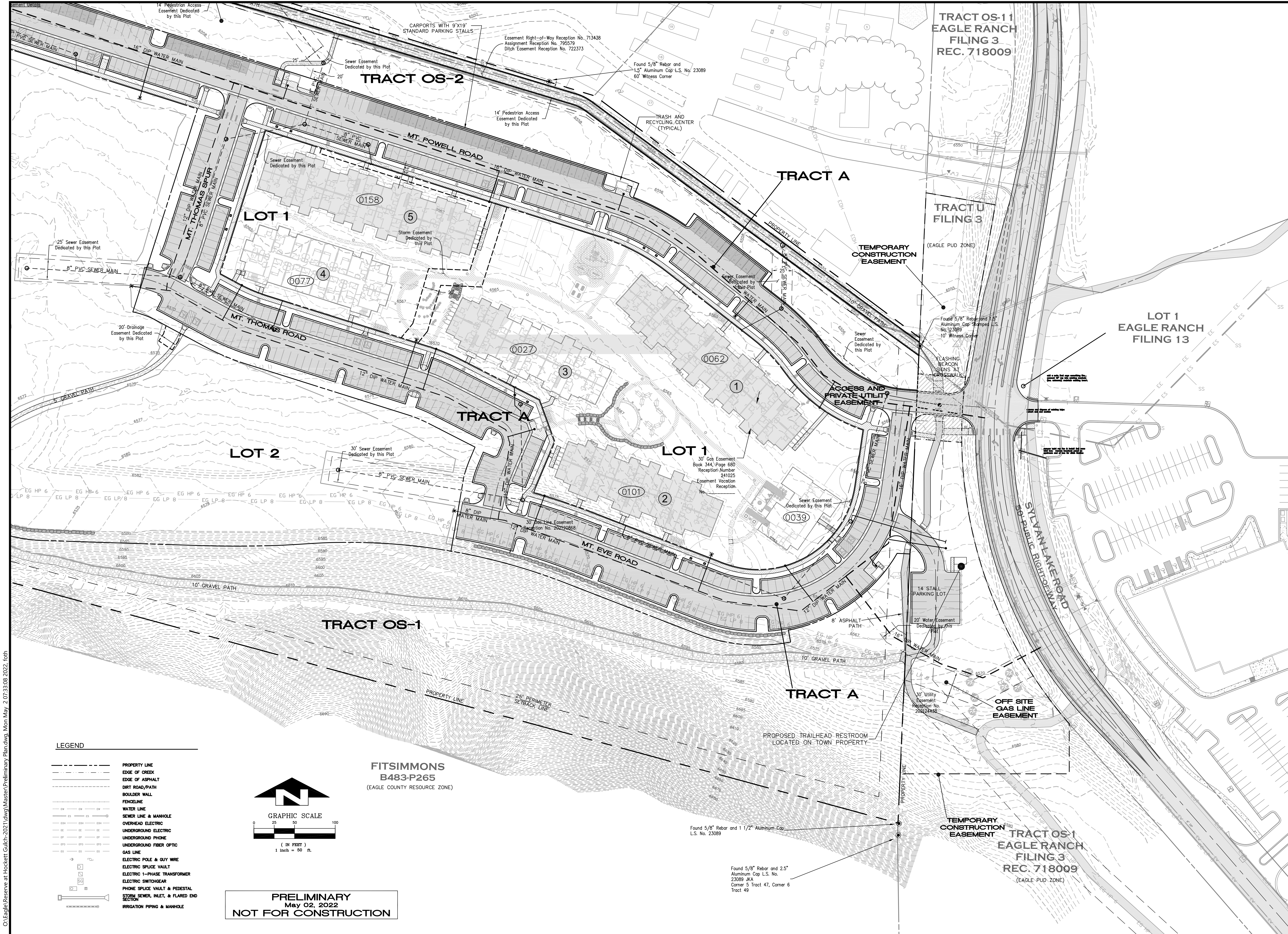
DESIGNED	GLB/RF/TS/L	DATE	06/21/2021
DRAWN	GLB/RF/TS/L		
CHECKED	MW		
JOB NO.	-		



RESERVE AT HOCKETT GULCH
EAGLE, COLORADO
PRELIMINARY PLAN

DESIGNED	RF
DRAWN	RF
CHECKED	GB
JOB NO.	1
DATE	03/08/2022

O:\Eagle\Reserve at Hockett Gulch-2021.dwg\Master\ Preliminary Plan.dwg, Mon May 2 07:33:08 2022, .tbn



ALPINE
ENGINEERING INC.
3430 HWY 11 UNIT A9, PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

(SEAL)

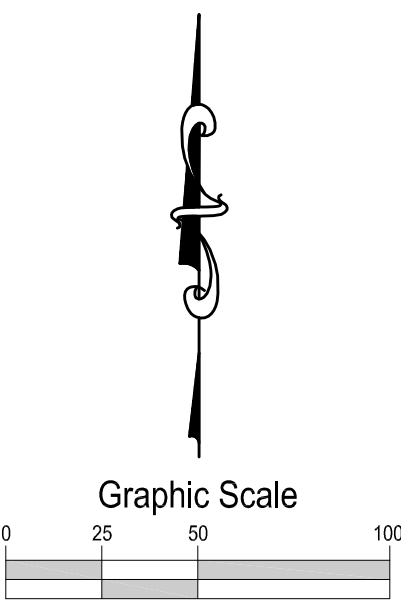
RESERVE AT HOCKETT GULCH
EAGLE, COLORADO
PRELIMINARY PLAN

NO.	DATE	REVISIONS	BY
2	02/07/2022	MDP RESPONSE TO COMMENTS	AEI

DESIGNED	RF	DRAWN	RF	CHECKED	GB	JOB NO.	1	DATE	03/08/2022

SHEET
3 OF 5

Reserve at Hockett Gulch
Montgomery Tract
Portions of Tracts 49 and 50 in Sections 5 and 6,
Township 5 South, Range 84 West of the 6th P.M.
Eagle County, Colorado



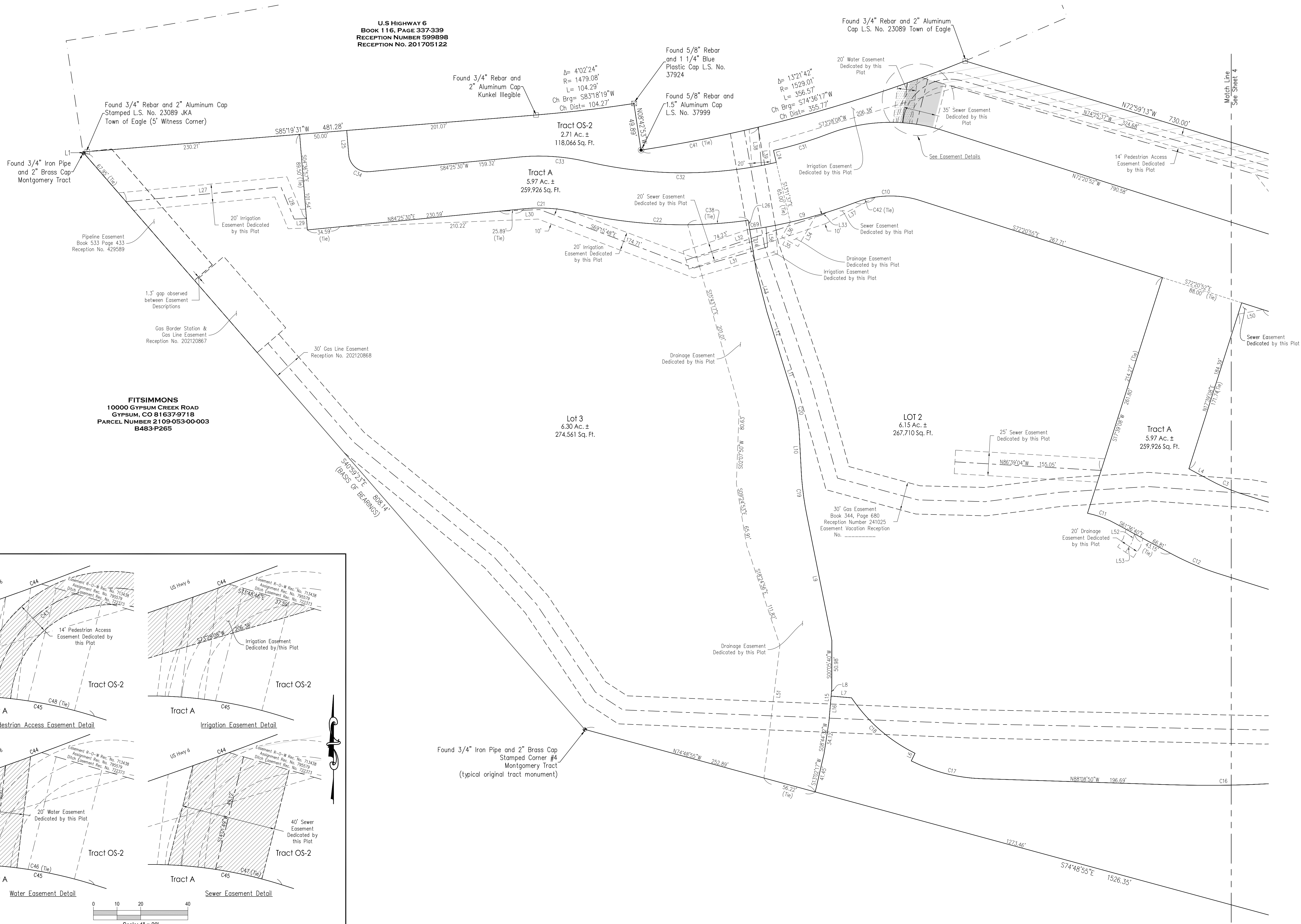
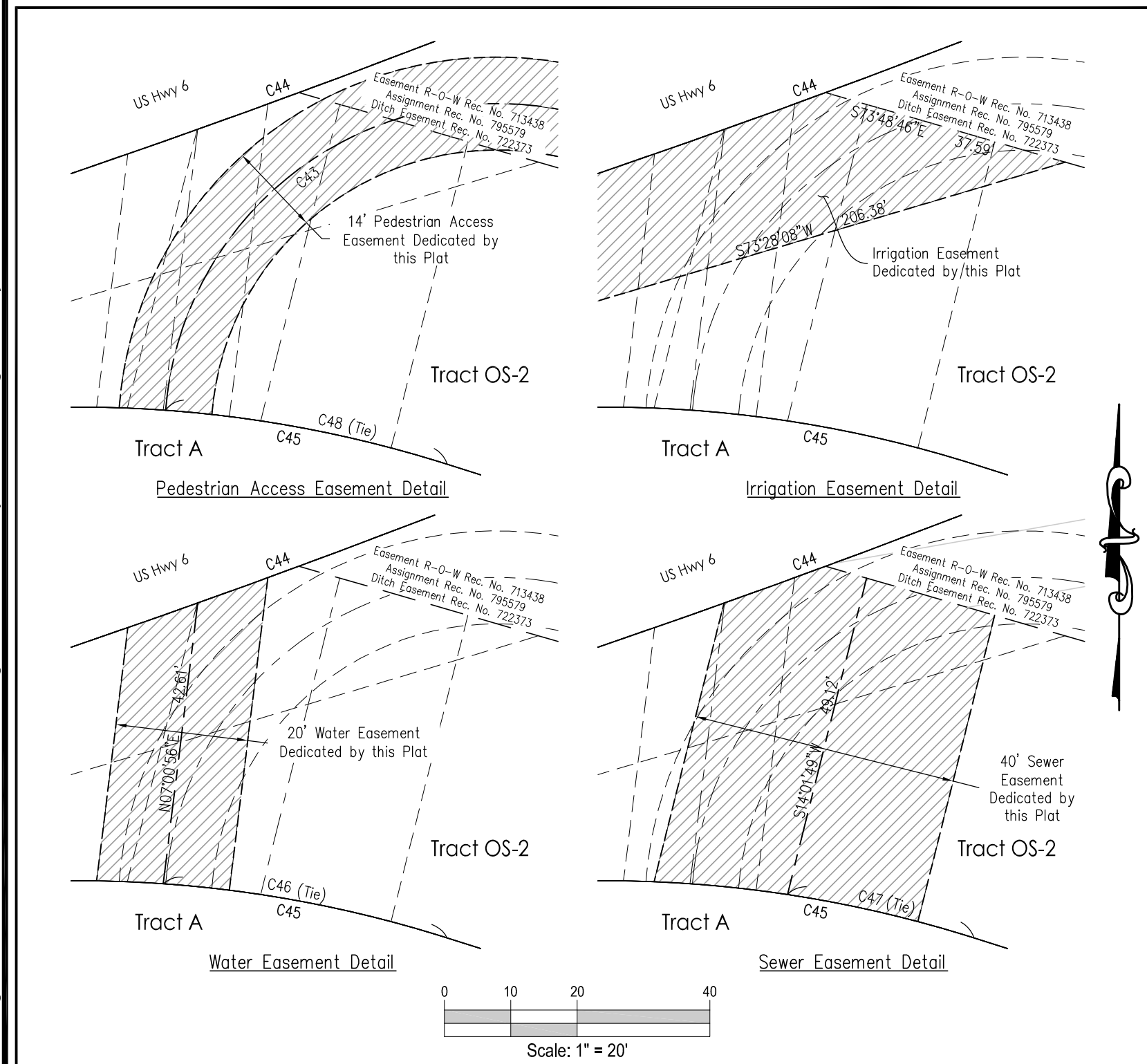
RESERVE AT HOCKETT GULCH
EAGLE, CO
PRELIMINARY PLAN

NO.	DATE	REVISIONS	BY
1	07.21.2021	MAJOR DEVELOPMENT PERMIT	AEI
2	07.29.2021	STORM POND REVISIONS	AEI
3	02.07.2022	MDP-RESPONSE TO COMMENTS	AEI
3	05.02.2022	MDP-RESPONSE No.2	AEI

DESIGNED	GLB/RF/TSL
DRAWN	GLB/RF/TSL
CHECKED	MW
JOB NO.	-
DATE	06/21/2021

SHEET
4 OF 5

O:\Eagle\Reserve at Hockett Gulch-2021\dwg\Waste\Preliminary Plan - Plat.dwg, Mon May 2 07:54:03 2022, t0th



I:\2019\2019-516-ReserveHockettGulch\003-HockettDevelopment\1r-Draft\Survey\Drawings\BaseMap\HockettGulch\Filing\Long\Plotted: 4/28/2022 9:03 AM By: Scott Hemmen

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, the undersigned, the sole owner(s) in fee simple of all that real property described as follows:

Historic Legal Description (from title commitment):

A tract of land designated the "Montgomery Tract", located in Tracts 49 and 50 of Sections 5 and 6 respectively in Township 5 South, Range 84 West, 6th Principal Meridian in the County of Eagle, State of Colorado. Said Tracts 49 and 50, designated under the Independent Resurvey of Township 5 South, Range 84 West, 6th Principal Meridian approved by the surveyor general's office in Denver, Colorado on June 20, 1922, were originally described as the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and the South Half of the Southwest Quarter (S1/2SW1/4) of Section 5, and the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4) of Section 6 respectively of Township 5 South, Range 84 West, 6th Principal Meridian, County of Eagle, State of Colorado, said Montgomery Tract being more particularly described as follows:

Beginning at Corner No. 1, an iron pipe with a brazed cap set in concrete near a fence line and an irrigation ditch, cap is marked "Corner No. 1 Montgomery Tract" from which Corner No. 1 of said Tract 49 in Section 5 of Township 5 South, Range 84 West, 6th Principal Meridian bears North 47 degrees 02 minutes 40 seconds East 586.87 feet distant; thence North 72 Degrees 59 minutes 30 seconds West 730.29 feet to Corner No. 2, an iron pipe with a brazed cap set in concrete near the southerly right of way fence line of U.S. Highway No. 6 & 24, as it now exists, cap marked "Corner No. 2 Montgomery Tract", thence South 84 degrees 01 minutes 40 seconds West 937.90 feet to Corner No. 3, an iron pipe with a brazed cap set in concrete near a fence junction with the southerly right of way fence line of U.S. Highway No. 6 & 24, as it now exists, cap is marked "Corner No. 3 Montgomery Tract", thence South 40 degrees 59 minutes 30 seconds East 807.75 feet to Corner No. 4, an iron pipe with a brazed cap set in concrete near a fence line, cap is marked "Corner No. 4 Montgomery Tract"; thence South 74 degrees 47 minutes 20 seconds East 1527.39 feet to Corner No. 5, an iron pipe with a brazed cap set in concrete near the junction of two fence lines, cap is marked "Corner No. 5 Montgomery Tract", thence North 02 degrees 38 minutes 10 seconds East 597.03 feet to Corner No. 6, an iron pipe with a brazed cap set in concrete near a fence line and irrigation ditch, cap is marked "Corner No. 6 Montgomery Tract"; thence North 53 degrees 19 minutes West 498.85 feet to Corner No. 1, the place of beginning, County of Eagle, State of Colorado.

Surveyed Legal Description (from title commitment):

A tract of land designated the Montgomery Tract located in Tracts 49 and 50 of Sections 5 and 6, Township 5 South, Range 84 West of the Sixth Principal Meridian in the County of Eagle and State of Colorado as described in the deed recorded in Book 440 at Page 486, all bearings shown hereon being based on a bearing of N0°33'00"W between street monuments found at 5th and Broadway and 2nd and Broadway both being 2" brass monuments in cast iron monument boxes, said tract of land being more particularly described as follows:

Beginning a Corner No. 1 of the Montgomery Tract from which a 1-1/2" aluminum cap witness corner, PLS 23089, on a 5/8" rebar bears N72°59'13"W 60 feet and also from which Corner No. 1 of Tract 49, being a found 3" aluminum cap on aluminum pipe, PLS No. 26967 bears N47°02'40"E 586.67 feet; thence N72°59'13"W 730.00 feet to the southerly right of way of U.S. Highway 6 and 24, to a found 2" aluminum cap on a No. 6 rebar, PLS No. 23089; thence along said right of way the following four courses:

- 356.57 feet along a non-tangent curve to the right with a radius of 1529.01 feet, a tangent of 179.01 feet, a delta angle of 13°21'42", and a chord that bears S74°36'16"W 355.77 feet;
- N8°42'53"W 49.89 feet;
- 104.29 feet along a non-tangent curve to the right with a radius of 1479.08 feet, a tangent of 52.17 feet, a delta angle of 4°02'24", and a chord that bears S83°18'19"W 104.27 feet;
- S85°19'31"W 481.28 feet;

thence departing the right of way of U.S. Highway 6 and 24 S40°59'23"E 1.63 feet to a found brazed cap, stamped "Montgomery Tract"; thence S40°59'23"E 808.14 feet to a found 2" brazed cap, stamped "Montgomery Tract"; thence S74°48'55"E 1526.35 feet to a point on the tract line between Corner No. 1 and Corner No. 6 of Tract 49, from which Corner No. 6, a 3" aluminum cap on an aluminum pipe, PLS No. 23089 bears S02°33'18"W 14.67 feet; thence along the 6-1 line of Tract 49 N02°33'18"E 597.31 feet; thence departing said tract line N53°18'48"W 497.53 feet to the point of beginning said parcel containing 29.65 acres (1,291,648 square feet), more or less.

Have by these presents laid out, platted and subdivided the same into lots and tracts as shown on this plat and designate the same as the Reserve at Hockett Gulch in the Town of Eagle, County of Eagle, State of Colorado; and do hereby grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, Colorado for public use the public lands shown hereon for their indicated public use and the access, utility and drainage easements shown hereon for access, utility and drainage purposes only.

We hereby accept the responsibility for the completion of all required public improvements for the Subdivision, and further, hereby grant the right of install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

We further state that this subdivision shall be subject to the protective covenants filed on recorded for this subdivision in the offices of the Clerk and Recorder of Eagle County, Colorado, in Book _____ at Page _____, as Document No. _____.

Executed this _____ day of _____, 20____.

Owner: Epoch GCH Hockett Gulch Holdings LLC, a Colorado limited liability company
By: GCH Hockett Gulch, LLC, a Colorado limited liability company
Its: Manager

By: Sawbuck Investments Inc, a Colorado Corporation
Its: Manager

By: _____
Name: Jonathon Hardy
Title: President

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me

this _____ day of _____, 20____.

by _____

Witness my hand and official seal _____

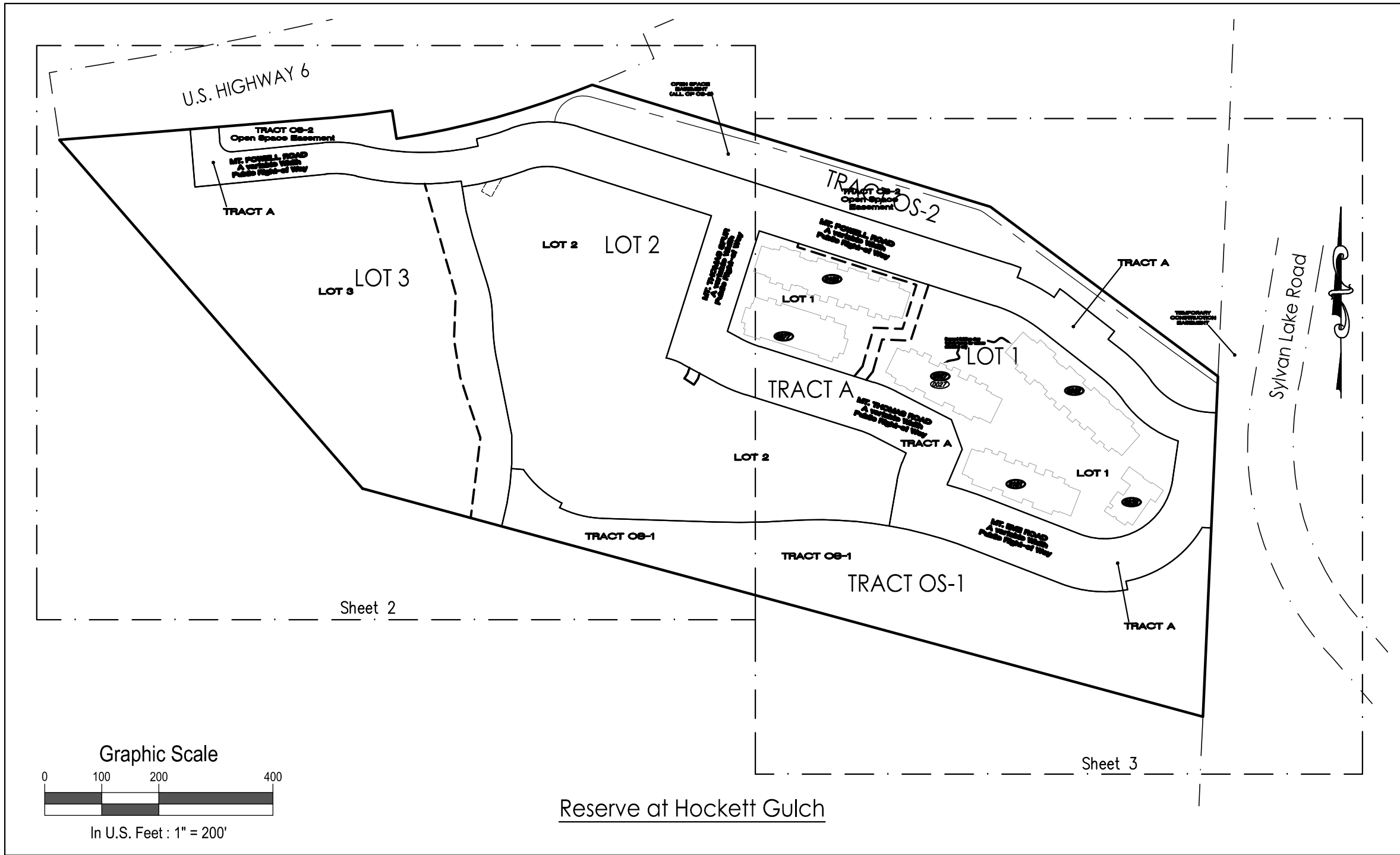
My commission expires: _____

Notary Public

NOTES:

- The purpose of this plat of Reserve at Hockett Gulch is to lay out, dedicate and plat the lots and easements as shown hereon.
- Basis of Bearings: Bearings shown hereon are based on an assumed bearing of S 40°59'23" E, between an Iron Pipe with 2" Brass Cap Montgomery Tract and an Iron Pipe with 2" Brass Cap stamped Corner #4 Montgomery Tract along the Western Property Line, both corners being monumented as shown hereon.
- Survey date: August 6, 2020.
- Units of linear measurements are displayed in US Survey Feet.
- SGM is not responsible for changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
- Property descriptions shown hereon are based on Land Title Guarantee Company's Order Number: ABC50057570.1 dated 6/22/2021.
- Flood Zone Classification; Flood Hazard Zone information: Zone X according to FIRM Panel 388 of 1125, Map Number 08037C0388D with an effective date of December 4, 2007 whose elevation datum is relative to NAVD 88.
- The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easements and other encumbrances of record has been taken from Land Title Guarantee Company's Order Number: ABC50057570.1 dated 6/22/2021.
- All Lots and Tracts located within this Final Plat of Reserve at Hockett Gulch are subject to the Town of Eagle, Colorado Ordinance No. 15 (series of 2019) and Annexation Agreement recorded at Reception Nos. 201918353 and 202018504, and the Zoning and PUD Guide recorded at Reception Nos. 201919234 and 201919738.
- Lots 1, 2 and 3 are subject to restrictions for rent and for sale as recorded in the Annexation Agreement as recorded at Reception No. 201918353.
- Epoch GCH Hockett Gulch Holdings LLC and the Town of Eagle dedicate and amend the easements as shown hereon to the town for various uses including but not limited to:
 - Drainage Easements on, over, under, above, across and through those areas designated hereon as "Drainage Easement" for the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, stormdrains, manholes and inlets, together with a perpetual right of ingress and egress thereto.
 - Waterline Easements on, over, under, above, across and through those areas designated hereon as "Waterline Easement" or "Irrigation Easement" for the purposes of acquisition, treatment and transmission of domestic potable water and/or irrigation water, the installation, use, repair, replacement, improvement and maintenance of waterline structures including but not limited to pipelines, valves, hydrants and pumps, together with a perpetual right of ingress and egress thereto.
 - Sewer Easements on, over, under, above, across and through those areas designated hereon as "Sewer Easement" for the purposes of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereto.
 - Pedestrian Access Easements on, over, above, across and through those areas designated hereon as "Pedestrian Access Easements" for the use of the public for pedestrian and non-motorized vehicular traffic.
 - General use utility easements on, over, under, above, across and through those areas designated hereon as "Utility Easements" for the purposes of the installation, use, repair, replacement, improvement and maintenance of public utilities.
 - Open Space Easements to the Town allowing public access, debris flow mitigation, stormwater facilities, public and private utilities, and otheruses specified in the PUD to OS-2
- Abbreviations: Aluminum = Alum; Angle Point = AP; Center line = CL; Diameter= dia; Land Surveyor = LS; Metropolitan = Metro; Public Land Survey System = PLSS; Principal Meridian = P.M.; Reception Number = Reception No. or Rec.No. or Rec.; Tract = TR; Utility Easement = EU; United States Government Land Office= USGLO;
- Irrigation Easements on, over, under, above, across and through those areas designated hereon as "Irrigation Easement" for the purposes of transmission of irrigation water, the installation, use, repair, replacement, improvement and maintenance of irrigation structures including but not limited to headgates, pipes and all related structures, together with a perpetual right of ingress and egress thereto are reserved to the owner, successors, and assigns.

Final Plat
Reserve at Hockett Gulch
Montgomery Tract
Portions of Tracts 49 and 50 in Sections 5 and 6,
Township 5 South, Range 84 West of the 6th P.M.
Eagle County, Colorado



LAND USE SUMMARY	LAND USE	ACRES	PERCENT
LOT/TRACT			
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LOT 2(PHASE 1B)	RESIDENTIAL APARTMENTS	6.15	20.74
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TRACT A	ROADWAY, ACCESS, DRAINAGE, IRRIGATION & GENERAL UTILITIES	5.97	20.13
TOTAL		29.65	100.00

* USES PER PUD GUIDE: PEDESTRIAN OR BICYCLE TRAILS, SHADE SHELTERS AND PICNIC FACILITIES, PUBLIC AND PRIVATE PARKS, TRAILHEAD ACCESS AND PARKING (OS-1 ONLY), PUBLIC RESTROOMS, UTILITIES INCLUDING TANKS, LINES, MAINS, PUMPHOUSES, FACILITIES AND OTHER PUBLIC SERVICES AND UTILITY BUILDINGS, COMMUNITY GARDENS AND ASSOCIATED FACILITIES.

TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown on this plat of Reserve at Hockett Gulch, Town of Eagle, County of Eagle, State of Colorado, and that title to such lands is vested in Epoch GCH Hockett Gulch Holdings LLC is free and clear of all liens, and encumbrances, except as follows:

Executed this _____ day of _____, 20____.

By: _____
Title Examiner

MORTGAGEE OR LIENHOLDERS CERTIFICATE

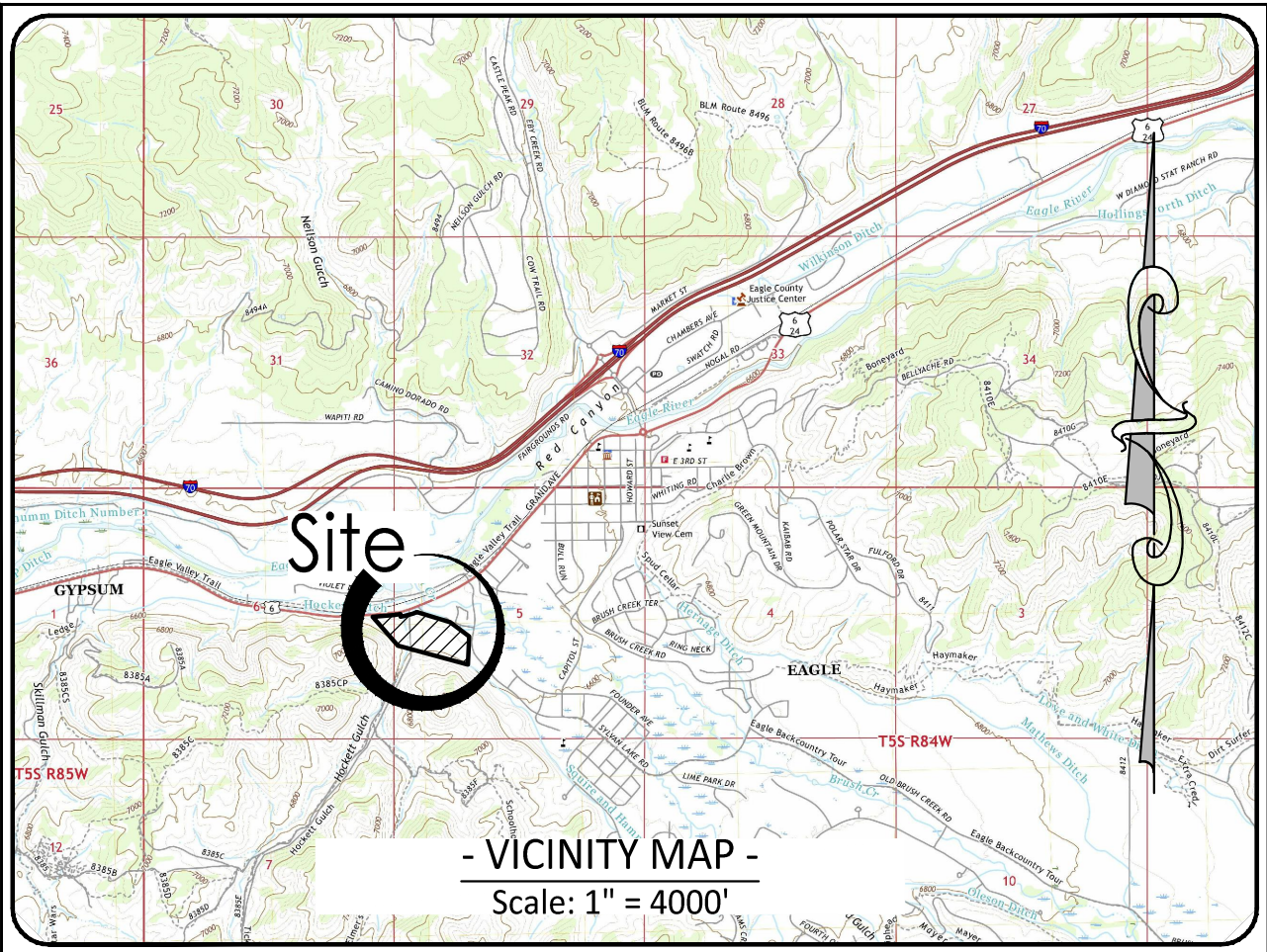
_____ does hereby certify that it is the holder of

against the lands shown on this plat and hereby consents to the subdivision of the lands shown hereon.

Executed this _____ day of _____, 20____.

Mortgagee or Lienholder

OWNER'S ADDRESS
Epoch GCH Hockett Gulch Holdings, LLC
2579 West Main Street, Suite 201
Littleton, Colorado 80120



TOWN COUNCIL CERTIFICATE

This plat of Reserve at Hockett Gulch is approved by Town Council of the

Town of Eagle, Colorado, this _____ day of _____.

20____, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of Eagle the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Town Council of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Town Council.

TOWN OF EAGLE, COLORADO

By: _____
Mayor

Witness my hand and seal of the Town of Eagle, Colorado

ATTEST: _____
Town Clerk

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of

_____ upon all parcels of real estate described on this plat of Reserve at Hockett Gulch, are paid in full.

Dated this _____ day of _____, A.D. 20____.

Treasurer of Eagle County, Colorado

PLANNING COMMISSION CERTIFICATE

This plat of Reserve at Hockett Gulch is approved by the Town of Eagle

Planning Commission the ____ day of _____.

20____.

Chairman

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat of Reserve at Hockett Gulch, was filed for record in the office of

the Eagle County Clerk and Recorder at _____ o'clock _____ M. on the _____ day of _____, 20____, and is duly recorded at

Reception No. _____

EAGLE COUNTY CLERK & RECORDER

By: _____
Deputy

Declarations or Protective Covenants are filed in Book _____ at Page _____, as Document No. _____.

SURVEYOR'S CERTIFICATE

I, Scott A. Hemmen, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the Reserve at Hockett Gulch as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and control, and that it shows the location and dimensions of the lots, staked upon the ground in compliance with 38-51-105 C.R.S.

Scott A. Hemmen
LS 36866 and
in the behalf of SGM

#	Date	Revision	By
1	4/28/2022	1	SCOTT HEMMEN
2		2	
3		3	
4		4	
5		5	
6		6	
7		7	
8		8	
9		9	

Job No: 2019-513.003
Drawn by: SAH/HEM
Date: 2/8/2022
Approved: -- | PLS: SAH
File: HockettGulchFiling1

Title: Plat
Cover and
Certifications

Sheet No.

1

Of: 3

Reserve at Hockett Gulch
Eagle County, Colorado

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

A horizontal scale bar with markings at 0, 25, 50, and 100. Above the bar, the text "Graphic Scale" is centered. Above the 50 mark, there is a vertical line with a decorative flourish.



#	Revision	Date
1	1st comments 4/13/2022	
2	2nd comments 4/15/22	
3		
4		
5		
6		
7		
8		
9		

Job No. 2019-0151.003
 Drawn by: SHAHEM
 Dated: 2/8/2022
 Approved: _____ PLS: _____
 File: _____
 Hockett/Hall

Sheet No. 2

Of: 3

Final Plat

TRACT A

Line Table		
Line #	Description	Length

Curve Table						
Curve #	Length	P. #	P. #	St. 1 St. 2	St. 3	Chord Length

REVIEW COPY

Graphic Scale



In U.S. Feet : 1" = 50'



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

Reserve at Hockett Gulch

Eagle County, Colorado

File:	28/02/2022	Revision	By
Date:	28/02/2022	Revision	By
Approved:	- PLS	Revision	By
Drawn by:	SAHMEW	Revision	By
Job No:	2019-515-001	Revision	By
Sheet	1	Revision	By
Sheet	2	Revision	By
Sheet	3	Revision	By
Sheet	4	Revision	By
Sheet	5	Revision	By
Sheet	6	Revision	By
Sheet	7	Revision	By
Sheet	8	Revision	By
Sheet	9	Revision	By
Sheet	10	Revision	By
Sheet	11	Revision	By
Sheet	12	Revision	By
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Sheet	44	Revision	By
Sheet	45	Revision	By
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Sheet	100	Revision	By

Title:

Plat
Layout

Sheet No. 3

Of: 3



Re: TOWN OF EAGLE REFERRAL 3rd REQUEST_Reserve at Hockett Gulch Major Development Permit and Preliminary Plan/Final Plat

Randel Q. Cohen <rcohen@gefpd.org>
To: Carrie McCool <carrie@mccooldevelopment.com>

Tue, May 24, 2022 at 12:53 PM

Carrie,

Thanks for the reminder. The Fire District has the following comments:

- 1) All fire hydrants must be placed in islands adjacent to roadways and accessible from the roadway.
- 2) The fire hydrant for building one (1) needs to be moved between the clubhouse and building one (1) to be located and accessible from the roadway.
- 3) A fire hydrant needs to be added for water supply for building five (5).
- 4) Fire hydrants at the dead ends of Mt. Thomas and Mt. Eve need to be moved into the interior portion of the development on the building side of the roads.
- 5) All buildings are required to be full sprinklered and have monitored fire alarm systems.

If there are any questions please contact me.

Thank You,

Randy

On Tue, May 24, 2022 at 10:03 AM Carrie McCool <carrie@mccooldevelopment.com> wrote:

Hi Randy,

I'm writing to follow up on the Reserve at Hockett Gulch referral. Did the applicant adequately address your comments? We are finalizing the staff report now. Can you send your comments or approval today or latest, tomorrow? Let me know.

Thanks,



Carrie McCool, Principal
McCool Development Solutions
4383 Tennyson Street, Unit 1-D
Denver, CO 80212
Direct: 303.378.4540
www.mccooldevelopment.com

----- Forwarded message -----

From: **Carrie McCool** <carrie@mccooldevelopment.com>

Date: Tue, May 3, 2022 at 9:20 AM

Subject: TOWN OF EAGLE REFERRAL 3rd REQUEST_Reserve at Hockett Gulch Major Development Permit and Preliminary Plan/Final Plat

To:

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT ELECTRONIC REFERRAL

PROJECT NAME: Reserve at Hockett Gultch

APPLICATION TYPES: DR21-02 Major Development Permit and PPFP21-01 Preliminary Plan/Final Plat

PROJECT LOCATION: 161886 Highway 6 (Grand Avenue)

APPLICANT: Epoch GCH Hockett Gulch Holdings LLC, Email: justin@epochresidential.com, Phone: 321.316.6004

APPLICANT REPRESENTATIVE: MPG Dominic Mauriello, Email: dominic@mpgvail.com, Phone: 970.376.3318

RETURN REQUESTED: May 13, 2022

Please visit [THIS LINK](#) to the Reserve at Hockett Gulch Major Development Permit and Preliminary Plan/Final Plat resubmittal. If you have any questions or need assistance accessing the files, please let me know.

Summary of Requests:

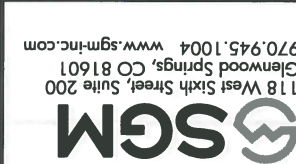
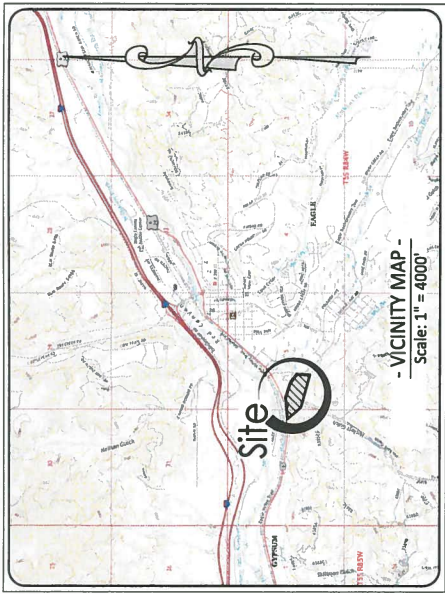
1. Major Development Permit approval to construct 216 rental units and a clubhouse on 17.2 acres. Forty-Five Percent (45%) of the units proposed include a deed restriction requiring local residency.
2. Preliminary Plan and Final Plat approval to subdivide 29.65 acres into 3 lots and two open space tracts.

Final Plat

Reserve at Hockett Gulch

Montgomery Tract

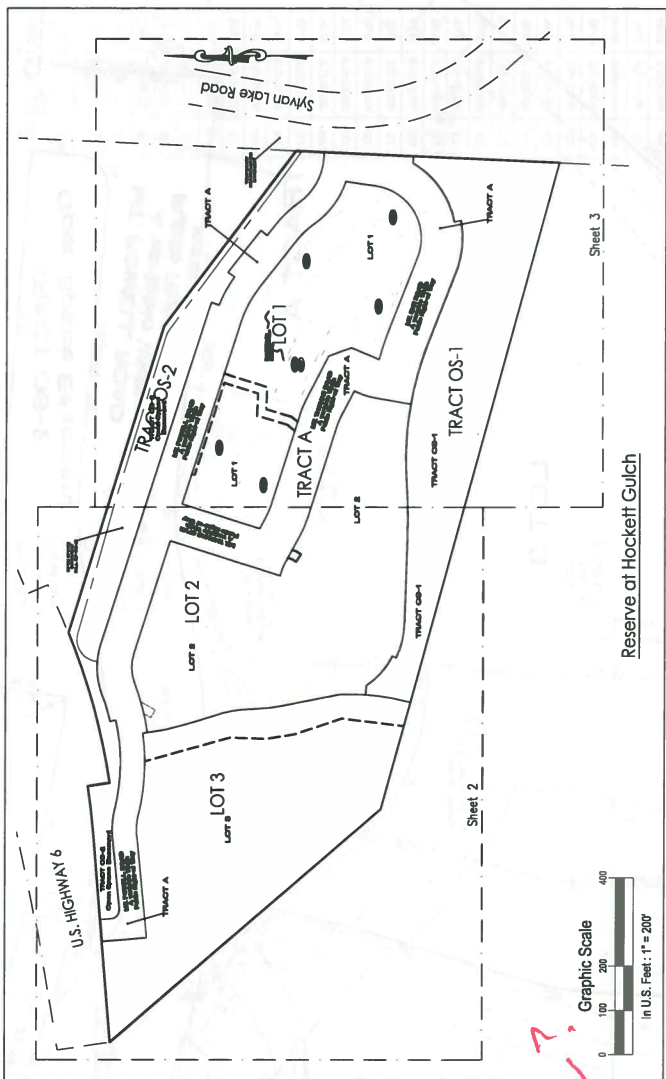
Portions of Tracts 49 and 50 in Sections 5 and 6, Township 5 South, Range 84 West of the 6th P.M. Eagle County, Colorado



Reserve at Hockett Gulch
Eagle County, Colorado

TOWN COUNCIL CERTIFICATE

This plat of Reserve at Hockett Gulch is approved by Town Council of the Town of Eagle, Colorado, this _____ day of _____, 20____ for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of Eagle the public dedications shown herein, subject to the provisions that approved in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as provided in the plat of Reserve at Hockett Gulch. The Town of Eagle, Colorado, has approved in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as provided in the plat of Reserve at Hockett Gulch. The Town of Eagle, Colorado, has approved in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as provided in the plat of Reserve at Hockett Gulch. The Town of Eagle, Colorado, has approved in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as provided in the plat of Reserve at Hockett Gulch.



LAND USE SUMMARY	LAND USE	ACRES	PERCENT
LOT 1 (PHASE 1A)	RESIDENTIAL APARTMENTS	4.25	14.33
LOT 2 (PHASE 1B)	RESIDENTIAL APARTMENTS	6.15	20.74
LOT 3 (PHASE 1C)	RESIDENTIAL APARTMENTS	6.30	21.26
TRACT OS-1	COMMUNITY OPEN SPACE	2.77	9.40
TRACT OS-2	COMMUNITY OPEN SPACE	5.97	20.13
TRACT OS-3	COMMUNITY OPEN SPACE	29.65	100.00
TOTAL			

STATE OF COLORADO
COUNTY OF EAGLE

STATE OF COLORADO
COUNTY OF EAGLE

STATE OF COLORADO
COUNTY OF EAGLE

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, the undersigned, the sole owner(s) in fee simple of all that real property described as follows:

Historic Legal Description (from title commitment):

A tract of land designated the "Montgomery Tract", located in Tracts 49 and 50 of Sections 5 and 6 respectively in Township 5 South, Range 84 West, 6th Principal Meridian in the County of Eagle, State of Colorado, said Tracts 49 and 50, designated under the Independent Return of Township 5 South, Range 84 West, 6th Principal Meridian approved by the surveyor general's office in Denver, Colorado on June 20, 1922, were originally described as the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and the South Half of the Southwest Quarter (S1/2SW1/4) of Section 5, and the Northeast Quarter of the Southwest Quarter (NE1/4SE1/4) of Section 6 respectively of Township 5 South, Range 84 West, 6th Principal Meridian, County of Eagle, State of Colorado, said Montgomery Tract being more particularly described as follows:

Beginning at Corner No. 1, on iron pipe with a brazed cap set in concrete near a fence line and on irrigation ditch, cap is marked "Corner No. 1 Montgomery Tract" from which Corner No. 1 of said Tract 49 in Section 5 of Township 5 South, Range 84 West, 6th Principal Meridian bears North 47 degrees 02 minutes 40 seconds East 356.87 feet distant; thence North 72 degrees 59 minutes 30 seconds West 730.29 feet to Corner No. 2, on iron pipe with a brazed cap set in concrete near the southerly right of way fence line of U.S. Highway No. 6 & 24, as it now exists, cap marked "Corner No. 2 Montgomery Tract", thence South 84 degrees 01 minutes 40 seconds West 937.90 feet to Corner No. 3, on iron pipe with a brazed cap set in concrete near a fence junction with the southerly right of way fence line of U.S. Highway No. 6 & 24, as it now exists, cap marked "Corner No. 3 Montgomery Tract", thence South 40 degrees 58 minutes 30 seconds East 807.75 feet to Corner No. 4, on iron pipe with a brazed cap set in concrete near a fence line, cap marked "Corner No. 4 Montgomery Tract", thence South 74 degrees 47 minutes 20 seconds East 1527.39 feet to Corner No. 5, on iron pipe with a brazed cap set in concrete near the junction of two fence lines, cap is marked "Corner No. 5 Montgomery Tract", thence North 02 degrees 38 minutes 10 seconds East 397.03 feet to Corner No. 6, on iron pipe with a brazed cap set in concrete near a fence line and irrigation ditch, cap is marked "Corner No. 6 Montgomery Tract", thence North 53 degrees 19 minutes 19 seconds West 488.85 feet to Corner No. 1, the place of beginning, County of Eagle, State of Colorado.

Surveyed Legal Description (from title commitment):

A tract of land designated the "Montgomery Tract" located in Tracts 49 and 50 of Sections 5 and 6, Township 5 South, Range 84 West of the 6th Principal Meridian in the County of Eagle and State of Colorado, said Tracts 49 and 50, designated under the Independent Return of Township 5 South, Range 84 West, 6th Principal Meridian approved by the surveyor general's office in Denver, Colorado on June 20, 1922, were originally described as the Northwest Quarter of the Southwest Quarter (NW1/4SW1/4) and the South Half of the Southwest Quarter (S1/2SW1/4) of Section 5, and the Northeast Quarter of the Southwest Quarter (NE1/4SE1/4) of Section 6 respectively of Township 5 South, Range 84 West, 6th Principal Meridian, County of Eagle, State of Colorado, said Montgomery Tract being more particularly described as follows:

Beginning at Corner No. 1 of the Montgomery Tract from which a 1-1/2" aluminum cap witness corner, PLS 23089, on a 5/8" rebar bears N72°59'13"W 60 feet and also from which Corner No. 1 of Tract 49, being a found 3" aluminum pipe, PLS No. 29887 bears N47°02'40"E 586.67 feet; thence N72°59'13"W 730.00 feet to the southerly right of way of U.S. Highway 6 and 24, to a found 2" aluminum cap on a No. 6 rebar, PLS No. 23089; thence along said right of way the following four courses:

- 356.57 feet along a non-tangent curve to the right with a radius of 1529.01 feet, a tangent of 173.01 feet, a delta angle of 132°14'2", and a chord that bears S74°36'16"W 355.77 feet;
- N64°25'37"W 49.89 feet;
- 104.29 feet along a non-tangent curve to the right with a radius of 1479.08 feet, a tangent of 52.17 feet, a delta angle of 102°24' and a chord that bears S83°18'19"W 104.27 feet;
- S85°19'31"W 481.28 feet;

thence departing the right of way of U.S. Highway 6 and 24 S40°59'23"E 116.3 feet to a found brazed cap, stamped "Montgomery Tract"; thence S40°59'23"E 808.14 feet to a found 2" brazed cap, stamped "Montgomery Tract"; thence S74°48'55"E 1526.35 feet to a point on the tract line between Corner No. 1 and Corner No. 6 of Tract 49, from which Corner No. 6, a 3" aluminum cap on an aluminum pipe, PLS No. 23089 bears S02°33'18"W 14.67 feet; thence along the 6-1 line of Tract 49 N02°33'18"E 597.31 feet; thence departing said tract line N53°18'48"W 497.53 feet to the point of beginning said parcel containing 29.65 acres (1,291,648 square feet), more or less.

Have by these presents laid out, platted and subdivided the same into lots and tracts as shown on this plat and designate the same as the Reserve at Hockett Gulch in the Town of Eagle, County of Eagle, State of Colorado; and do hereby grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, Colorado for public use the public lands shown herein for their indicated public use and the access, utility and drainage easements shown herein for access, utility and drainage purposes only.

We hereby accept the responsibility for the completion of all required public improvements for the Subdivision, and further, hereby grant the right of install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

We further state that this subdivision shall be subject to the protective covenants filed on record for this subdivision in the office of the Clerk and Recorder of Eagle County, Colorado, in Book _____ at Page _____ as Document No. _____.

Executed this _____ day of _____, 20____.

Owner: Epoch GCH Hockett Gulch Holdings LLC, a Colorado limited liability company
By: _____
Its: Manager

By: Sawback Investments Inc, a Colorado Corporation
Its: Manager
By: _____
Name: Jonathan Hardy
Title: President

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me

this _____ day of _____, 20____.

by _____
Witness my hand and official seal _____
My commission expires: _____
Notary Public

SURVEYOR'S CERTIFICATE

I, Scott K. Hockett, do hereby certify that I am a Professional Land Surveyor licensed in the State of Colorado, and that I am the author of the plat and map shown herein, that such plat was made from an accurate survey of said property by me and under my supervision and control, and that the location and dimensions of the lots, stated upon the ground in compliance with 38-51-105 C.R.S.

Scott K. Hockett
P.L.S. 38232
in the County of Eagle

MORTGAGEE OR LENDHOLDERS CERTIFICATE

_____ does hereby certify that it is the holder of _____ against the lands shown on this plat and hereby consents to the subdivision of the lands shown herein.

Executed this _____ day of _____, 20____.

Mortgagee or Lendholder

OWNER'S ADDRESS
Epoch GCH Hockett Gulch Holdings, LLC
2579 West Main Street, Suite 201
Littleton, Colorado 80120

TITLE CERTIFICATE

Land Title Guaranty Company does hereby certify that it has examined the title to all lands shown on this plat of Reserve at Hockett Gulch, Town of Eagle, County of Eagle, State of Colorado, and that title to such lands is vested in Epoch GCH Hockett Gulch Holdings LLC is free and clear of all liens, and encumbrances, except as follows:

By: _____
Title Examiner

ABBREVIATIONS: Aluminum = Alum.; Angle Point = AP; Center line = CL; Diameter = dia.; Land Surveyor = LS; Metropolitan = Metro; Public Land Survey System = PLSS; Principal Meridian = P.M.; Reception Number = Reception No. or Rec.No. or Rec.; Tract = Tr.; Utility Easement = EU; United States Government Land Office = USGLO;

13. Irrigation Easements on, over, under, above, across and through those areas designated hereon as "Irrigation Easement" for the purposes of transmission of irrigation water, the installation, use, repair, replacement, improvement and maintenance of irrigation structures including but not limited to headgates, pipes and all related structures together with a perpetual right of ingress and egress thereto are reserved to the owner, successors, and assigns.

14. Irrigation Easements on, over, under, above, across and through those areas designated hereon as "Irrigation Easement" for the purposes of transmission of irrigation water, the installation, use, repair, replacement, improvement and maintenance of irrigation structures including but not limited to headgates, pipes and all related structures together with a perpetual right of ingress and egress thereto are reserved to the owner, successors, and assigns.

15. Irrigation Easements on, over, under, above, across and through those areas designated hereon as "Irrigation Easement" for the purposes of transmission of irrigation water, the installation, use, repair, replacement, improvement and maintenance of irrigation structures including but not limited to headgates, pipes and all related structures together with a perpetual right of ingress and egress thereto are reserved to the owner, successors, and assigns.

Starbuck Surveyors
adb Quenon Engineering and Surveying, LLC
P.O. Box 151
Eagle, Colorado 81631
Telephone - (970) 328-5117

May 26, 2022

Town of Eagle
PO Box 609
Eagle, CO 81631

RE: Hocket Gulch Subdivision Plat Check, 3rd review

Dear Staff:

I have reviewed the Plat named above and have the following comments.

Sheet 1:

1. Note 12 relabel F and G as E and F. (insert Irrigation Easement per Town Comment)
2. Note 6 is missing, add note 6 and relabel 7 thru 14.
3. Sheet index map has text that is unreadable.
4. Change a to "at" after Beginning a Corner.
5. Label Corner No. 1 of the Montgomery Tract on Sheet 3.
6. Legal call $S74^{\circ}36'16''W$ and Sheet 2 has _____ $17''W$.
7. Corner No. 6 is labeled 2.5" on Sheet 2, and 3" in legal on Sheet 1.

Sincerely,

Patrick J. Quenon, P.L.S. 37924