



**AGENDA**  
**Planning & Zoning Commission**  
**Thursday, October 17, 2019**  
**6:00 PM**

**Public Meeting Room / Eagle Town Hall**  
**200 Broadway**  
**Eagle, CO**

*This agenda and the meetings can be viewed at [www.Townofeagle.org](http://www.Townofeagle.org).*

**PUBLIC WIFI - TOEG – townofeagle2019**

**6:00 PM - REGULAR MEETING CALLED TO ORDER**

**APPROVAL OF MINUTES**

1. Approval of the minutes from the September 17th, 2019 meeting of the Planning and Zoning commission.

**PUBLIC COMMENT**

*Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.*

**PUBLIC HEARINGS**

1. Project: 1088 & 1092 Fourth of July Road Lot Line Adjustment  
File # LLA19-02  
Applicant: Andrew and Jamie Peternell  
Location 1088 & 1092 Fourth of July Road  
Staff Contact: April Kroner, Comm Dev Dir/Town Planner  
Request: Application to vacate the lot line between lots 53 and 54, creating a single lot.
2. Project: Chambers East Subdivision  
File # MS19-01  
Applicant: Matthew Barry of 1353 Chambers LLC  
Location 1353 Chambers Avenue  
Staff Contact: April Kroner, Comm Dev Dir/Town Planner  
Request: Minor Subdivision to split Lot C-14 of the Kemp Subdivision into two lots.

3. Project: Chambers East Development  
File # DR19-05  
Applicant: Matthew Barry of Aspect Development LLC  
Location 1353 Chambers Avenue  
Staff Contact: April Kroner, Comm Dev Dir/Town Planner  
Request: Major Development Permit for a 24,202 sf commercial warehouse in the Commercial General Zone District.
4. Project: Administrative Appeal by David Nudell  
File # N/A  
Applicant: David Nudell of 410 Broadway LLC  
Location 410 Broadway Street  
Staff Contact: April Kroner, Comm Dev Dir/Town Planner  
Request: Appeal to the Planning & Zoning Commission to overturn the determination regarding application for Special Use Permit for ground floor residential units at 410 Broadway, Central Business District Zone, Broadway District.
5. Project: 410 Broadway Development  
File # DR19-03  
Applicant: David Nudell of 410 Broadway LLC  
Location 410 Broadway Street  
Staff Contact: April Kroner, Comm Dev Dir/Town Planner  
Request: Minor Development Permit to construct a mixed use building with 1800 sf of commercial space and 10 residential units in the Broadway Overlay District.

### **TOWN BOARD OF TRUSTEES MEETING REVIEW**

*Staff update to the Planning & Zoning Commission on recent decisions made by the Board of Trustees on various Land Use files.*

### **COMMUNITY DEVELOPMENT DEPARTMENT UPDATE**

*Staff update to the Planning & Zoning Commission on recent work and upcoming files.*

### **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.



Jessica Lake  
Planning Technician





**Planning and Zoning Commission  
Meeting Minutes  
September 17, 2019**

**PRESENT**

Brent McFall  
Jesse Gregg  
Bill Nutkins  
Stephen Richards  
Charlie Perkins  
Kyle Hoiland  
Matthew Hood

**STAFF**

April Kroner- Town Planner  
Bill Shrum- Assistant to the Town Manager  
Dawn Koenig- Admin Technician

**ABSENT**

Jason Cowles, Chair

This meeting was recorded. The following is a condensed version of the proceedings written by Dawn Koenig.

**CALL TO ORDER**

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall was called to order by Commission Stephen Richards at 6:00p.m.

**APPROVAL OF MINUTES**

Commissioner Nutkins made a motion to approve the minutes of the September 3rd, 2019 meeting. Commissioner Hoiland seconded. Gregg abstained as he was not present at the meeting. The motion passed.

**PUBLIC COMMENT**

Sean Dugan, Ranch Manager of Dimond Star Ranch said he has questions about the power and electricity going to the ranch and how it relates to the Red Mountain Ranch file. He asked how many units are planned for the development. McFall suggested that Dugan consult with Town Planner April Kroner with those questions. Kroner explained that they are in the process of working through the file and the number of units planned has not been approved yet. She said that she would work to put Mr. Dugan in touch with the development team for Red Mountain Ranch.

## **LAND USE FILES**

### ***PPFP19-01 Red Mountain Ranch Preliminary and Final Plat - Tabled***

Commissioner Richards opened file PPFP19-01 noting the request to table the file. Commissioner McFall made a motion to table the file. Commissioner Hood seconded. All voted in favor. The motion passed.

## **TBOT UPDATE**

Kroner stated that the Reserve at Hockett Gulch annexation and PUD was approved by the Town Board at the last meeting. There will likely be a development file for the property coming forward soon, Kroner said.

## **COMMUNITY DEVELOPMENT DEPARTMENT UPDATE**

No update.

## **OPEN DISCUSSION**

Nutkins asked about progress on the art wall proposed at Alpine Lumber. Kroner said plans are moving forward. Hoiland asked if reps from Diamond Star Ranch could comment on the Red Mountain Ranch file since the property is located outside of town. McFall and Kroner concurred that anyone can comment at the public hearings. McFall said that you do not even have to be impacted by the annexation. Richards mentioned that the public comment would have been more appropriate to have been heard during the hearing on the file in question.

## **ADJOURN**

Commissioner Hoiland made a motion to adjourn and Commissioner Hood seconded. All voted in favor. The meeting adjourned at 6:12PM.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Jason Cowles – Planning and Zoning Commission Chair

\_\_\_\_\_  
Date

\_\_\_\_\_  
Dawn Koenig- Admin Technician



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## CERTIFICATE OF RECOMMENDATION

**TO:** Planning & Zoning Commission

**FROM:** Department of Community Development

**DATE:** October 17, 2019

**PROJECT NAME:** 1088 & 1092 Fourth of July Road

**FILE NUMBER:** LLA19-02

**APPLICANT:** Andrew and Jamie Peternell

**LOCATION:** 1088 & 1092 Fourth of July Road

**EXHIBIT(S):**

- A. Application Form & Project Narrative
- B. Amended Final Plat Filing 22, Lot 53
- C. Eagle Ranch DRB Minutes – August 22, 2019

**PUBLIC COMMENT:** No public comment received as of packet publication.

**STAFF CONTACT:** April Kroner, AICP, Community Development Director

**REQUEST:** To vacate the lot line between lots 53 and 54, creating a single lot.

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### PROJECT DESCRIPTION:

The applicant has purchased lots 53 and 54 on Fourth of July Road with the intention of combining them into a single lot. To accomplish this, they are requesting vacating the shared lot line. Currently both lots are vacant, with the applicant intending to construct their home on the resulting single parcel. The resulting configuration would be a reduction in the total number of parcels from two to one with minimal change to the overall functionality of those lots.

The Town Engineering and Public Works Departments identified that public utility lines are servicing both lots and have requested that only a single water and sewer service line exist for the single lot, per Town Code. As a result, services into one of the two lots will need to be abandoned according to Town procedure prior to the Town affixing signatures on, and the recording of, the Final Plat. The applicant has obtained Eagle Ranch Association approval for this lot line adjustment (see Exhibit C), pending approval from the Town.

## **FINDINGS FOR A LOT LINE ADJUSTMENT**

The lot line adjustment will result in the reduction in total number of lots from 2 to 1 and no changes in allowed uses. This adjustment does not create a substantial impact on the other existing residential uses of the area. The zoning for this property is PUD and is located within the Uplands sub-area within Eagle Ranch.

As the utility and drainage services are not alterations to the main service lines, this adjustment does not present an overall change in utilities. The existing utility and drainage easement at the current property line between the lots will be abandoned along with the property line, with no new easements being created. There are existing utility and drainage easements around the perimeter of the lot, which has been reviewed by the Town Engineering and Public Works Departments.

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## **PUBLIC NOTICE AND COMMENTS**

The public hearing for the Lot Line Adjustment was publicly noticed in accordance with the applicable public notification requirement of the Eagle Land Use and Development Code. One neighbor did reach out to Town staff and inquired about how this request may impact the applicant's ability to construct a larger home on the site and was seeking assurance that the PUD guidelines would be met, including the 2.1.1 floor area requirement not-to-exceed 7,000 square feet. Staff confirmed that what gets built on the lot, regardless of the lots being combined or not, will have to conform to the requirements outlined in the Eagle Ranch PUD Design Guidelines for the Uplands neighborhood.

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## **STAFF RECOMMENDATION**

Staff recommends approval of the Lot Line Adjustment for Eagle Ranch Filing 22, Lots 53 and 54 with the following conditions:

1. The final plat document will be revised to reflect final technical comments from the Town Engineering and Public Works Departments, Town Attorney, and the Town's 3<sup>rd</sup> Party Surveyor.
2. The utility services into one of the lots must be abandoned according to Town procedure prior to the Town affixing signatures on, and the recording of, the Final Plat.



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

## LAND USE & DEVELOPMENT APPLICATION

*Pursuant to the Land Use & Development Code, Title 4*

| ZONING REVIEW                                                   | DEVELOPMENT REVIEW                                | SUBDIVISION REVIEW                                      |
|-----------------------------------------------------------------|---------------------------------------------------|---------------------------------------------------------|
| <input type="checkbox"/> Special Use Permit                     | <input type="checkbox"/> Minor Development Permit | <input type="checkbox"/> Concept Plan                   |
| <input type="checkbox"/> Zoning Variance                        | <input type="checkbox"/> Major Development Permit | <input type="checkbox"/> Preliminary Plan               |
| <input type="checkbox"/> Rezoning                               | <b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b>      | <input type="checkbox"/> Final Plat                     |
| <input type="checkbox"/> Temporary Use Permit                   | <input type="checkbox"/> PUD Zoning Plan          | <input checked="" type="checkbox"/> Lot Line Adjustment |
| <input type="checkbox"/> Amendment to Zone District Regulations | <input type="checkbox"/> PUD Development Plan     | <input type="checkbox"/> Condominium / Townhouse        |
| <input type="checkbox"/> Encroachment Permit                    |                                                   | <input type="checkbox"/> Minor Subdivision              |

PROJECT NAME Peternell Lot Combination Lot Line Adjustment

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

### LOCATION

STREET ADDRESS 1088 + 1092 Fourth of July Rd.

### PROPERTY DESCRIPTION

SUBDIVISION Eagle Ranch LOT(S) 53+54 BLOCK 00  
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE Applicants propose to eliminate the lot line between two adjacent properties, combining the two lots into one.

APPLICANT NAME Andrew + Jamie Peternell PHONE 303-204-3057

ADDRESS P.O. Box 4165 Eagle, CO 81631 EMAIL andrewpeternell@hotmail.com

OWNER OF RECORD same PHONE \_\_\_\_\_

ADDRESS \_\_\_\_\_ EMAIL \_\_\_\_\_

REPRESENTATIVE\* \_\_\_\_\_ 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. (Plat)
- ☐ 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

Andrew Peterzell

Date

9-4-19

**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 _____  |                   |



**Application for Approval of Lot Line Adjustment  
1088 and 1092 Fourth of July Road  
Andrew Peternell and Jamie Peternell**

Narrative

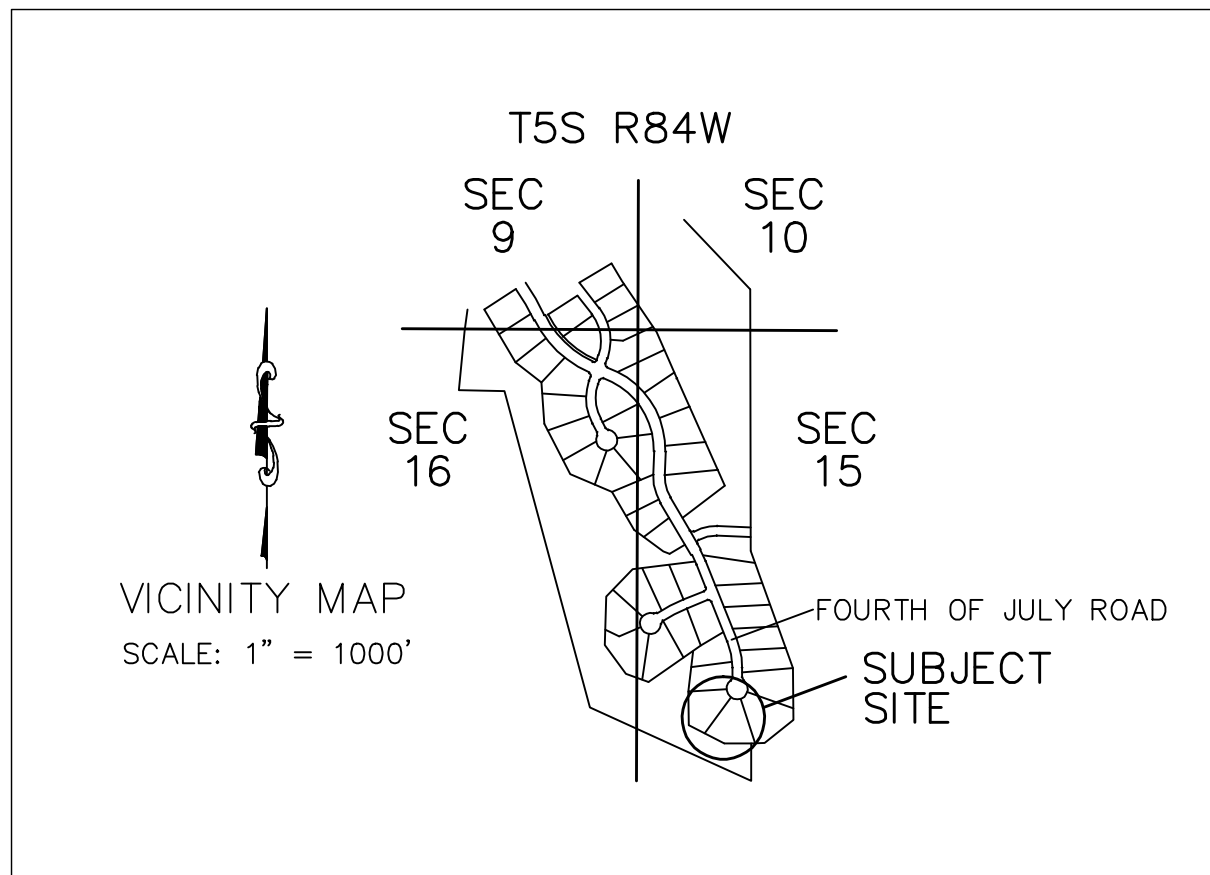
Andrew Peternell and Jamie Peternell (“Applicants”) are the owners of the two lots located at 1088 and 1092 Fourth of July Road in the Eagle Ranch subdivision of the Town of Eagle, Colorado. 1088 Fourth of July Road consists of 0.782 acres, while 1092 Fourth of July Road consists of 0.867 acres. Applicants propose to eliminate the lot line between the properties, combining the two lots into one lot consisting of 1.649 acres. Upon approval of this proposal, Applicants intend to proceed with the design, permitting, and construction of a single-family home on the resulting 1.649-acre lot.

Applicants make this proposal pursuant to Section 4.12.040 of the Eagle Municipal Code. Section 4.12.040 allows for lot line adjustments, “where the potential for development of resulting parcels remains substantially unchanged, in relation to number of lots, number of units, size of buildings, types of uses allowed, and similar factors.” The lot line adjustment proposed here would result in decreased development potential on the order of one single-family home, with no other change in development potential or allowable land use. Development of the 1.649-acre lot resulting from this lot line adjustment would comply with all provisions of the Town of Eagle Land Use and Development Ordinance and all other provisions of the Eagle Municipal Code.

In the broad context of the Eagle Ranch development, which consists of approximately 1900 acres and 1250 separate properties, the decrease in development potential by one single-family home that would result from this lot line adjustment is insignificant. Viewed more narrowly, the proposed lot line adjustment would have no negative impact to the upper Fourth of July Road neighborhood. To the contrary, the decreased development potential and decreased development density that would result from this proposal could be viewed as an attribute for neighboring property owners.

The Town of Eagle and the Eagle Ranch Association and Design Review Board have approved lot line adjustments such as this in the past. Moreover, last month the Eagle Ranch Association and Design Review Board approved the lot line adjustment proposed here.

AMENDED FINAL PLAT  
EAGLE RANCH, FILING NO. 22, LOT 53  
A RESUBDIVISION OF LOTS 53 AND 54  
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



SURVEYOR'S NOTES

- 1) Date of Survey: August 13, 2019.
- 2) Land Title Guarantee Company Commitment No. V50053915-3 dated 7/10/2019 as to Lot 53 and Commitment No. V50053891-3 dated 7/10/2019 as to Lot 54 was relied upon for all title information.
- 3) Basis of bearings is a line connecting monuments found at the most southwesterly corner Lot 54 and southeasterly corner Lot 53 being S 74°51'27" E, (see drawing).
- 4) Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.
- 5) The U.S. survey foot is the lineal unit used for the dimensions on this plat.
- 6) All easements, conditions, covenants, restrictions, reservations, and notes shown on the plat of Eagle Ranch, Filing No. 22, recorded 11/8/2005 at Reception No. 936243 remain in full force and effect.
- 7) Lots 1 through 7, 26 through 44, and 46 through 64 shall have building envelopes designated per Section 3.2.8 of the Third Amendment to the PUD Guide for Eagle Ranch P.U.D. recorded at reception number 877629 on May 18, 2004 and be approved by the Eagle Ranch Design Review Board and the Town of Eagle prior to any site disturbance or issuance of a building permit. The above reference lots are subject to an additional specific restrictions related to building envelopes, including a maximum site disturbance of not more than 16,500 square feet, as contained within Section 3.2.8 of the P.U.D. Guide.

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, Jamie Victoria Peternell and Andrew James Peternell, as to Parcel 1 and Parcel 2, (below), being the sole owner in fee simple of all that real property described as follows:

Parcel 1:  
Lot 53, Eagle Ranch, Filing No. 22, according to the Final Plat thereof as filed for record November 8, 2005 as Reception No. 936243 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.867 acres, more or less.

and

Parcel 2:  
Lot 54, Eagle Ranch, Filing No. 22, according to the Final Plat thereof as filed for record November 8, 2005 as Reception No. 936243 in the Office of the Clerk and Recorder, Eagle County, State of Colorado; containing 0.782 acres, more or less.

and as shown on the accompanying Plat, has by these presents laid out, platted and subdivided the same into lots, blocks as shown on this Plat and designate the same as Eagle Ranch, Filing No. 22, Lot 53, a subdivision of the Town of Eagle, County of Eagle, State of Colorado; and do hereby make the following dedications and grants:

All utility easements shown hereon are dedicated to the Town of Eagle for use by authorized service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, natural gas pipelines, wastewater lines, water lines, telephone lines, cable service lines, other broadband communication service lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.

The dedication of the easements shown hereon to the Town preclude the installation of improvements, including but not limited to, trees, shrubs and rocks, the deposit of materials, or the alteration of existing ground elevation, within the easement area, which could in any manner impair the Town's or other service provider's use of the easements as provided in this dedication.

The undersigned accepts the responsibility for the completion of all required public improvements for this subdivision.

The undersigned further states that this Subdivision may be subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch filed and recorded in the office of the Clerk and Recorder of Eagle County, Colorado at Reception No. 700815 and supplement thereof to recorded at Reception No. 200609643.

The undersigned further states that this Subdivision may be subject to the Declaration of Covenants, Conditions and Restrictions for Eagle Ranch Commercial Center Association filed and recorded in the office of the Clerk and Recorder of Eagle County, Colorado at Reception No. 743935.

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

OWNER:

\_\_\_\_\_  
Jamie Victoria Peternell

STATE OF COLORADO )  
COUNTY OF EAGLE )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2019, by Jamie Victoria Paternell.

My Commission expires: \_\_\_\_\_  
Witness my hand and official seal.

Notary Public

\_\_\_\_\_  
Andrew James Peternell

STATE OF COLORADO )  
COUNTY OF EAGLE )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 2019, by Andrew James Peternell.

My Commission expires: \_\_\_\_\_  
Witness my hand and official seal.

Notary Public

SURVEYOR'S CERTIFICATE

I, Michael J. Post, 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 Eagle Ranch, Filing No. 22, Lot 53, as laid out, platted, dedicated and shown hereon, that such plat was made from and 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 \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Michael J. Post  
Professional Land Surveyor  
State of Colorado PLS 30116

LAND USE SUMMARY

| AREA   | USE                          | ADDRESS                  |
|--------|------------------------------|--------------------------|
| LOT 53 | 1.649 ACRES<br>SINGLE FAMILY | 1092 FOURTH OF JULY ROAD |

TITLE CERTIFICATE

Land Title Guarantee 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 Jamie Victoria Peternell and Andrew James Peternell, free and clear of all liens, taxes and encumbrances, except as follows:

EXECUTED this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_

Title \_\_\_\_\_

BOARD OF TRUSTEES CERTIFICATE

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, this \_\_\_\_\_ day of \_\_\_\_\_, 2019, 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: \_\_\_\_\_

Mayor

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

ATTEST: \_\_\_\_\_  
Town Clerk

PLANNING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning Commission the \_\_\_\_\_ day of \_\_\_\_\_, 2019.

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 condominium map are paid in full.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
Treasurer of Eagle County, Colorado

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and

Recorder at \_\_\_\_\_ o'clock \_\_\_\_M. on the \_\_\_\_\_ day of

\_\_\_\_\_, 2019, and is duly recorded as

Reception No. \_\_\_\_\_

By: \_\_\_\_\_

Deputy

Declarations or Protective Covenants are recorded as Reception No. \_\_\_\_\_

AMENDED FINAL PLAT  
EAGLE RANCH, FILING NO. 22, LOT 53  
A RESUBDIVISION OF LOTS 53 AND 54  
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO





**MINUTES OF A REGULAR MEETING OF THE  
EAGLE RANCH DESIGN REVIEW BOARD**

**August 22, 2019**

A Regular Meeting of the Eagle Ranch Design Review Board held at 3:00 p.m.

1143 Capitol Street, Suite 208, Eagle, Colorado

**MEMBERS IN ATTENDANCE:**

Rick Messmer  
Todd Labine  
Dan Lambert  
John Martin  
Rick Dominick

**MEMBERS ABSENT:**

Michael Sanner  
Al Musser  
Tom McCord  
Glenn Harakal

**ADDITIONAL ATTENDEES:**

Glenn Harakal  
Wally Schaub  
Alicia Davis  
Rick Dominick  
Scott Turnipseed

Architect

Owner/Builder

Architect

Architect

Architect

**STAFF IN ATTENDANCE:**

Amy Salter, DRB Administrator

Amy Hawf, Admin Assistant

**1. Executive Session**

**Began 3:00pm**

Discussion of Admin Review

**Executive Session Adjourned at 4:00 pm**

**2. General Session:**

**Schaub Residence** – Filing 21 -Block 00-Lot 32 – 0173 Harvester Court – **Final** – Architect: Scott Turnipseed – Uplands Prairie

- a. *Provide address post. UDG 2.2.4*
- b. *Disturbed areas shall be planted with native seed and temporarily irrigated. UDG 2.4.8, Appendix A*
- c. *Discussion item: Stucco control joint locations.*
- d. *Discussion item: Front porch measurement.*
- e. *Discussion item: What is happening at the entry gable?*
- f. *Discussion item: Black steel I-beams at porch and patio.*

**Discussion:**

Fence Material and height discussed approved at 6ft for no more than an enclosure of 1,000 sq ft, plans will be submitted and administratively approved

Eves Residence – 14-00-39 – 2253 Eagle Ranch Road – Pre-design

**Discussion:**

Ms. Salter asked for clarification from the board regarding pre-design notes

Peternell Residence - Lot Combination – 22-00-53/54 – 1088/1092 Fourth of July Road

**Motion:**

A motion was made, and seconded, to approve the Peternell residence lot combination with the following conditions:

1. Limits of disturbance will be limited to 16,500 sq ft
2. 35-50 ft façade zone applies
3. Sage thinning discussed and would be allowed, but will be presented at Preliminary or Final review

Approved

Meeting adjourned 4:29 PM



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## CERTIFICATE OF RECOMMENDATION

**TO:** Planning & Zoning Commission

**FROM:** Department of Community Development

**DATE:** October 17, 2019

**PROJECT NAME:** Chambers East Subdivision

**FILE NUMBER:** MS19-01 Chambers East

**APPLICANT:** Matthew Barry, 1353 Chambers LLC

**LOCATION:** 1353 Chambers Avenue

**EXHIBIT(S):**

- A. Application Form
- B. Aerial Photo of Site
- C. Draft Final Plat

**PUBLIC COMMENT:** No public comment received as of packet publication.

**STAFF CONTACT:** April Kroner, AICP, Community Development Director

**REQUEST:** Minor Subdivision to split Lot C-14 of the Kemp Subdivision into two lots.

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### PROJECT DESCRIPTION

The applicant is requesting a minor subdivision to subdivide Lot C-14 of the Kemp Subdivision into two (2) separate lots, which then can be operated, sold, or developed respectively. There is one existing structure on the existing lot and a plan to construct another structure; this subdivision would allow the property owner to construct a second primary structure on its own respective lot.

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## **FINDINGS FOR A MINOR SUBDIVISION**

### *Standard #1*

As mentioned in the discussion portion above, the purpose of the minor subdivision request is to enable the applicant to subdivide into two lots in order to construct a 2<sup>nd</sup> primary building. This aligns with the Town's goals, policies, and plans, as a single lot may only hold a single principle building according to Town Code definition of a "building lot" (4.03.040). In addition, this subdivision supports commercial activity as it will allow for multiple businesses to continue to grow and prosper in Eagle. This subdivision also allows the applicant to establish separate addresses for the respective lots, which enables emergency services, mail services, and all other services that require established addresses.

Staff has analyzed lot size, building setbacks, and other zoning parameters to ensure compliance with the Town regulations.

### *Standard #2*

All easements have been reviewed by the Town Public Works and Engineering Departments as well as the Town's Attorney and Third-Party Surveyor. The existing easements present no difficulties to the further development of the newly created lot. However, the Public Works department has noted that trees are not allowed within the utility easements, however shrubs are permitted.

Staff has included a condition which clarifies that the utility and access easements shall be dedicated to the Town, which is a requirement of the subdivision regulations. The purpose of this condition is to ensure this correction is made to the plat prior to recording. Staff believes these factors meet standard 2 as the minor subdivision does not substantially change or negatively impact the lots in question or any surrounding lots.

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## **PUBLIC NOTICE AND COMMENTS**

The public hearing for the minor subdivision was publicly noticed in accordance with the applicable public notification requirement of the Eagle Land Use and Development Code. No public comment has been received.

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## **STAFF RECOMMENDATION**

Staff recommends approval of MS19-01 for a Minor Subdivision with the following condition:

1. The final plat document will be revised to reflect final technical comments from the Town Engineering and Public Works Departments, Town Attorney, and the Town's 3<sup>rd</sup> Party Surveyor.
2. Utility, Access, and Turn-around easements created by this plat shall be dedicated to the Town of Eagle, per section 4.13.75 of the Land Use & Development Code.



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

## LAND USE & DEVELOPMENT APPLICATION

*Pursuant to the Land Use & Development Code, Title 4*

| ZONING REVIEW                                                   | DEVELOPMENT REVIEW                                | SUBDIVISION REVIEW                                    |
|-----------------------------------------------------------------|---------------------------------------------------|-------------------------------------------------------|
| <input type="checkbox"/> Special Use Permit                     | <input type="checkbox"/> Minor Development Permit | <input type="checkbox"/> Concept Plan                 |
| <input type="checkbox"/> Zoning Variance                        | <input type="checkbox"/> Major Development Permit | <input type="checkbox"/> Preliminary Plan             |
| <input type="checkbox"/> Rezoning                               | <b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b>      | <input type="checkbox"/> Final Plat                   |
| <input type="checkbox"/> Temporary Use Permit                   | <input type="checkbox"/> PUD Zoning Plan          | <input type="checkbox"/> Lot Line Adjustment          |
| <input type="checkbox"/> Amendment to Zone District Regulations | <input type="checkbox"/> PUD Development Plan     | <input type="checkbox"/> Condominium / Townhouse      |
| <input type="checkbox"/> Encroachment Permit                    |                                                   | <input checked="" type="checkbox"/> Minor Subdivision |

**PROJECT NAME** 1353 Chambers  
**PRESENT ZONE DISTRICT** commercial general **PROPOSED ZONE DISTRICT** commercial general  
(if applicable)  
**LOCATION**  
**STREET ADDRESS** 1353 Chambers ave eagle CO 81631  
**PROPERTY DESCRIPTION**  
**SUBDIVISION** Kemp **LOT(S)** \_\_\_\_\_ **BLOCK** \_\_\_\_\_  
(attach legal description if not part of a subdivision)  
**DESCRIPTION OF APPLICATION/PURPOSE** resubdivision of Lot C-14

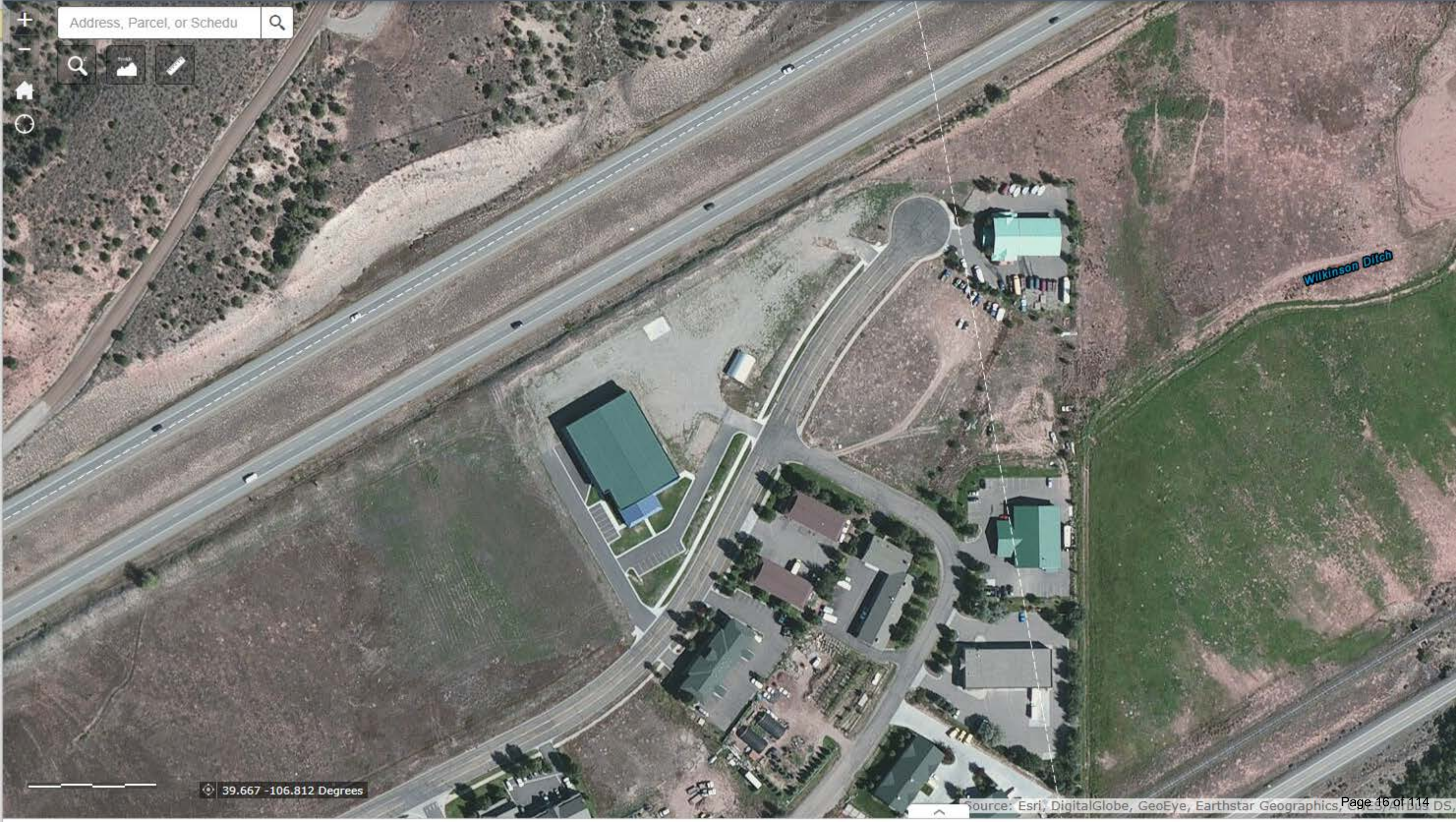
**APPLICANT NAME** 1353 Chambers LLC **PHONE** 970.390.7730  
**ADDRESS** PO Box 5259 eagle CO 81631 **EMAIL** matthew@mapmgmt.com  
**OWNER OF RECORD** 1353 Chambers LLC **PHONE** 970.390.7730  
**ADDRESS** PO Box 5259 eagle CO 81631 **EMAIL** \_\_\_\_\_  
**REPRESENTATIVE\*** Matthew Barney **PHONE** 970.390.7730  
**ADDRESS** PO Box 5259 eagle CO 81631 **EMAIL** matthew@mapmgmt.com

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





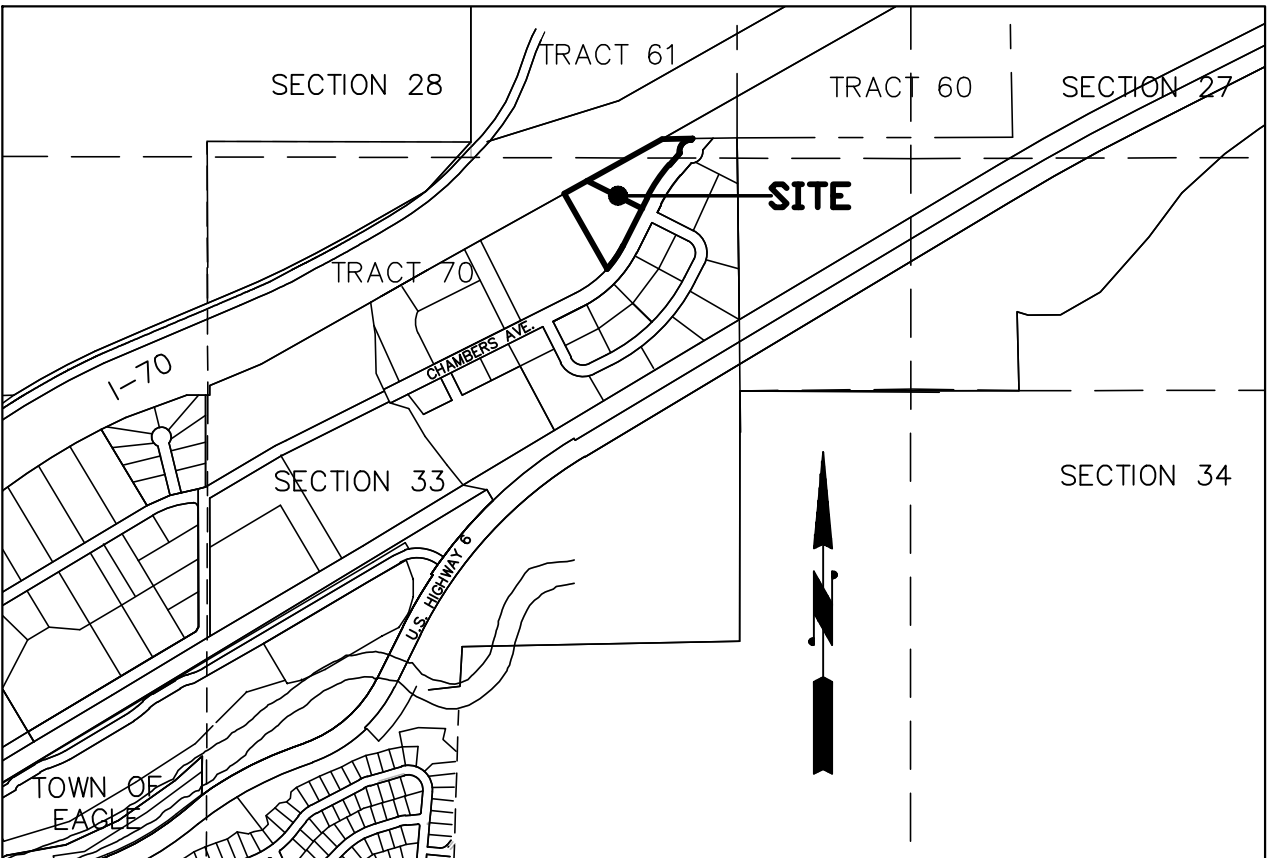
Address, Parcel, or Schedu



39.667 -106.812 Degrees



Amended Final Plat  
**KEMP SUBDIVISION**  
A Resubdivision of Lot C-14  
Town of Eagle, County of Eagle, State of Colorado



VICINITY MAP SCALE: 1"=1000'

**CERTIFICATE OF DEDICATION AND OWNERSHIP**

Know all men by these presents that 1353 CHAMBERS LLC, A COLORADO LIMITED LIABILITY COMPANY, being sole owner(s) in fee simple, of all that real property situated in the Town of Eagle, Eagle County, Colorado described as follows: LOT C-14, AMENDED FINAL PLAT, KEMP SUBDIVISION, according to the AMENDED FINAL PLAT recorded FEBRUARY 25, 2011 under Reception No. 201103742, Eagle County, Colorado, containing 4.0288 acres more or less; have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this AMENDED FINAL PLAT under the name and style of AMENDED FINAL PLAT, KEMP SUBDIVISION, A RESUBDIVISION OF LOT C-14, a subdivision in the Town of Eagle, Eagle County; and do hereby accept the responsibility for the completion of required improvements; and do hereby dedicate and set apart all of the public roads and other public improvements and places as shown on the accompanying plat to the use of the public forever; and do hereby dedicate those portions of said real property which are created as easements on the accompanying plat to the public forever as easements for the purposes shown herein, unless otherwise expressly provided thereon; and do hereby grant the right to install and maintain necessary structures to the entity responsible for providing the services for which the easements are established.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, A.D., 2019 .

\_\_\_\_\_  
Title and Signature:

Owner: 1253 CHAMBER LLC, A COLORADO LIMITED LIABILITY COMPANY

Address: 1305 WILEY RD STE 106  
SCHAUMBURG, IL 60173

STATE OF COLORADO )  
 )SS  
COUNTY OF EAGLE )

The foregoing Certificate of Dedication and Ownership was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, A.D. 2019, by \_\_\_\_\_

My Commission expires \_\_\_\_\_  
Witness my hand and official seal.

\_\_\_\_\_  
Notary Public

**SUBORDINATION BY LIENHOLDERS**

WELLS FARGO BANK, being the holder of a promissory note secured by a Deed of Trust dated FEBRUARY 27, 2018, recorded under Reception No. 201803008, in the Office of the Clerk and Recorder of Eagle County, Colorado, hereby consents to the subdivision of the lands set forth in this Amended Final Plat, and subordinates the lien represented by the aforesaid Deed of Trust to the Dedications, restrictions, covenants and conditions shown on this Amended Final Plat.

By: \_\_\_\_\_  
Lienholder and Title

STATE OF COLORADO )  
 ) SS.  
COUNTY OF EAGLE )

The forgoing was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019,

by \_\_\_\_\_ as \_\_\_\_\_ of \_\_\_\_\_

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

**TITLE CERTIFICATE**

Land Title Guarantee Company does hereby certify that it has examined the Title to all lands shown upon this Plat and that Title to such lands is vested in STEVEN J. BEARD AND ELIZABETH A. BEARD, is free and clear of all liens and encumbrances, except as follows:

\_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_

Agent: \_\_\_\_\_

**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 are paid in full.

Dated this \_\_\_\_ day of \_\_\_\_\_, A.D., 2019.

\_\_\_\_\_  
Treasurer of Eagle County

**PLANNING COMMISSION CERTIFICATE**

This Plat approved by the Town of Eagle Planning Commission the \_\_\_\_ day of \_\_\_\_\_, 2019.

By: \_\_\_\_\_  
Chairman

**BOARD OF TRUSTEE CERTIFICATE**

This plat approved by the Board of Trustees of the Town of Eagle, Colorado, the \_\_\_\_ day of \_\_\_\_\_, 2019 for filing with the Clerk and Recorder of Eagle County, and the conveyance or dedication to the Town of Eagle 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: \_\_\_\_\_  
Mayor

ATTEST

\_\_\_\_\_  
Town Clerk

**CLERK AND RECORDER'S CERTIFICATE**

This Plat was filed for record in the office of the Clerk and Recorder at \_\_\_\_ o'clock \_\_\_\_ on this \_\_\_\_ day of \_\_\_\_\_, 2019, and is duly recorded as Reception No. \_\_\_\_\_.

\_\_\_\_\_  
Clerk and Recorder

By: \_\_\_\_\_  
Deputy

**LAND USE SUMMARY**

| LOT       | ADDRESS            | ACREAGE  | USE        |
|-----------|--------------------|----------|------------|
| LOT C-14A | 1353 CHAMBERS AVE. | 2.1102+- | COMMERCIAL |
| LOT C-14B | 1393 CHAMBERS AVE. | 1.9186+- | COMMERCIAL |
| TOTAL     |                    | 4.0288+- |            |

**PLAT NOTES**

1. THE PURPOSE OF THIS AMENDED FINAL PLAT IS TO (i) CREATE TWO (2) LOTS FROM EXISTING LOT C-14, (ii) CREATE A ACCESS, UTILITY AND DRAINAGE EASEMENTS.
2. SURVEY DATE: AUGUST 5, 2019.
3. U.S. SURVEY FEET WAS USED FOR THIS SURVEY.
4. ADDRESS: 1353 CHAMBERS AVENUE (POSTED).
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS BASED ON A TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY , ORDER NO. ABC50054602 AN EFFECTIVE DATE OF 9-03-2019, THE AMENDED FINAL PLAT, KEMP SUBDIVISION, REC.NO. 201103742 AND SURVEY MONUMENTS FOUND AT THE TIME OF THE SURVEY.
6. BASIS OF BEARINGS: AN ASSUMED BEARING OF N 60° 23' 33" E, BETWEEN THE NORTHWESTERLY CORNER OF SAID LOT C-14, KEMP SUBDIVISION, REC.NO. 201103742, A FOUND 1 1/2" ALUMINUM CAP, ON 5/8" REBAR, STAMPED PLS #23089 AND THE NORTHEASTERLY CORNER OF SAID LOT C-14, A FOUND 1 1/2" ALUMINUM CAP, ON 5/8" REBAR, STAMPED PLS #20695.
7. THIS PROPERTY IS SUBJECT TO THE ACCESS EASEMENT AGREEMENT RECORDED \_\_\_\_\_ AT RECEPTION NO. \_\_\_\_\_ IN THE EAGLE COUNTY CLERK AND RECORDER'S OFFICE, COUNTY OF EAGLE, COLORADO.
8. THIS PROPERTY IS ALSO SUBJECT TO THE FOLLOWING:

RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 22, 1929, IN BOOK 106 AT PAGE 519.

RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED AUGUST 08, 1996, IN BOOK 702 AT PAGE 366 AND THIRD NOTICE OF ANNEXATION RECORDED DECEMBER 27, 2000 AT RECEPTION NO. 746978 AND RECORDED JUNE 6, 2001 AT RECEPTION NO. 758897.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE VALLEY COMMERCIAL PARK, FILING NO. 3 RECORDED DECEMBER 11, 2000 AT RECEPTION NO. 746022.

TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED MARCH 15, 2001 AT RECEPTION NO. 751900.

TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED NOVEMBER 02, 2007 AT RECEPTION NO. 200729459.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF KEMP SUBDIVISION RECORDED OCTOBER 14, 2010 UNDER RECEPTION NO. 201020684.

TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 14, 2010 UNDER RECEPTION NO. 201020685.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 1, SERIES 2011 RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 201103743.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 3, SERIES 2011 RECORDED MARCH 30, 2011 UNDER RECEPTION NO. 201105804.

TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT IMPROVEMENTS AGREEMENT RECORDED MARCH 30, 2011 UNDER RECEPTION NO. 201105805.

EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED MAP OF KEMP SUBDIVISION RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 201103742.

DEED OF TRUST DATED FEBRUARY 22, 2018, FROM 1353 CHAMBERS LLC, A COLORADO LIMITED LIABILITY COMPANY TO THE PUBLIC TRUSTEE OF EAGLE COUNTY, COLORADO FOR THE USE OF WELLS FARGO BANK, NATIONAL ASSOCIATION TO SECURE THE SUM OF \$2,500,000.00 RECORDED FEBRUARY 27, 2018, UNDER RECEPTION NO. 201803008.

**SURVEYOR'S CERTIFICATE**

I, Randall P. Kipp, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this subdivision plat is a true, correct and complete Plat of the AMENDED FINAL PLAT, KEMP SUBDIVISION, A RESUBDIVISION OF LOT C-14, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and/or under my supervision and accurately shows the location and dimensions of the lots, easements and right of ways of said plat as the same are monumented upon the ground in compliance with applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyors knowledge, information and belief, that such plat has been prepared in accordance with applicable standards of practice, and that such plat is not a guaranty or warranty, either expressed or implied.

In Witness Whereof, I have set my hand and seal this \_\_\_\_ day of \_\_\_\_\_, A.D., 2019.

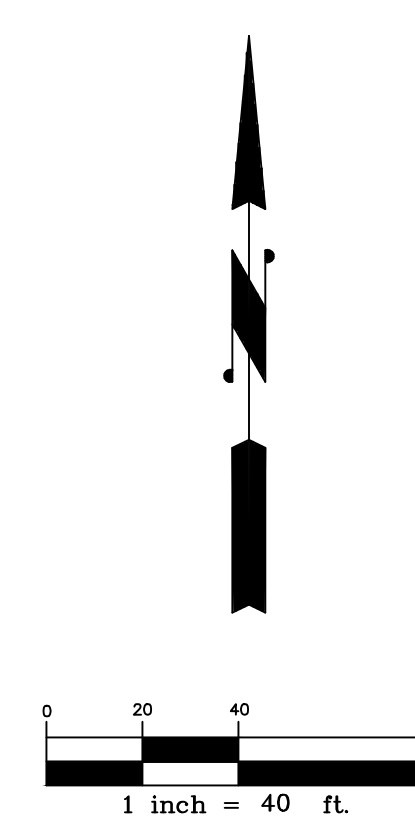
\_\_\_\_\_  
Randall P. Kipp  
Colorado Licensed Professional Land Surveyor  
License Number #38079

| Amended Final Plat<br>KEMP SUBDIVISION<br>A RESUBDIVISION OF LOT C-14<br>Town of Eagle, County of Eagle, State of Colorado |  | KIPP LAND SURVEYING                                                     |  |
|----------------------------------------------------------------------------------------------------------------------------|--|-------------------------------------------------------------------------|--|
| JOB NO.: 19131                                                                                                             |  | RANDY KIPP P.L.S.<br>P.O. Box 3154<br>Eagle, CO 81631<br>(970) 390-9540 |  |
| SHEET 1 OF 2                                                                                                               |  | DATE: 9-12-19<br>DWG NAME:<br>19131-LotC-14-AFP                         |  |
|                                                                                                                            |  | email: randy@kipplandsurveying.com<br>web: kipplandsurveying.com        |  |

NOTICE: According to Colorado law you MUST commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.



Amended Final Plat  
**KEMP SUBDIVISION**  
 A Resubdivision of Lot C-14



- ▣ DENOTES SET SURVEY MONUMENT.  
1.5" ALUMINUM CAP ON #5 REBAR  
LS #38079
- DENOTES FOUND SURVEY MONUMENT  
1.5" ALUMINUM CAP, ON #5 REBAR  
LS #20695
- DENOTES FOUND SURVEY MONUMENT  
1.5" ALUMINUM CAP, ON #5 REBAR  
LS #23089
- DENOTES FOUND SURVEY MONUMENT  
1.5" ALUMINUM CAP, ON #5 REBAR  
LS #30091

|                                                                                                                                                                                   |                                  |                                                                                                                                                                                                                                                                                                                                                                   |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p style="text-align: center;"><i>Amended Final Plat</i><br/> <b>KEMP SUBDIVISION</b><br/> A RESUBDIVISION OF LOT C-14<br/> Town of Eagle, County of Eagle, State of Colorado</p> |                                  | <p style="text-align: center;"><b><i>KIPP LAND SURVEYING</i></b></p> <hr/> <p style="text-align: center;">RANDY KIPP P.L.S.<br/> P.O. Box 3154<br/> Eagle, CO 81631<br/> (970) 390-9540</p> <p>email: <a href="mailto:randy@kipplandsurveying.com">randy@kipplandsurveying.com</a><br/> web: <a href="http://kipplandsurveying.com">kipplandsurveying.com</a></p> |
| JOB NO.: 19131                                                                                                                                                                    | DATE: 9-12-19                    |                                                                                                                                                                                                                                                                                                                                                                   |
| SHEET 2 OF 2                                                                                                                                                                      | DWG NAME:<br>19131-1 of C-14-AFP |                                                                                                                                                                                                                                                                                                                                                                   |



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## CERTIFICATE OF RECOMMENDATION

**TO:** Planning & Zoning Commission

**FROM:** Department of Community Development

**DATE:** October 17, 2019

**PROJECT NAME:** Chambers East Development

**FILE NUMBER:** DR19-05 Chambers East

**APPLICANT:** Aspect Development, LLC, Matthew Barry

**LOCATION:** 1353 Chambers Avenue

**ZONING:** Commercial General Zone District (CG)  
Chambers Avenue Area Development Standards

**EXHIBIT(S):**

- A. Application Form and Project Narrative
- B. Aerial Photo of Site
- C. Civil Plans
- D. Development Plan Set
- E. Concept Plans
- F. Water Demand Study

**PUBLIC COMMENT:** No public comment received at time of packet publication.

**STAFF CONTACT:** April Kroner, AICP, Community Development Director

**REQUEST:** Major Development Permit for an approximately 24,000 square foot commercial warehouse in the Commercial General Zone District.

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## PROJECT DESCRIPTION

The Chambers East development project proposes construction of an approximately 24,000 square foot steel warehouse building on a currently vacant property along the north side of Chambers Avenue. The warehouse building will provide an opportunity for an existing local business, Quietkat, to expand and meet their business needs with additional warehouse/distribution space. In addition, the building will be able to accommodate another one or two existing or new businesses' needs for storage and distribution, in a location which provides convenient access to I-70. The project also includes the addition of new parking and drive access lanes on the northern portion of the adjacent property (under the same ownership), allowing connectivity between the two sites and sharing of three overflow parking spaces.

The proposed project is classified as a major development because it includes the extension of municipal facilities which requires Town Board approval, including the extension of water main 6" or greater and sewer main. The location of, and need for, such extensions are identified later in this report.

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## CONFORMANCE WITH THE TOWN'S GOALS, POLICIES, AND REGULATIONS

The proposed project supports the vision and goals identified in the Town's various planning and guiding documents as follows:

### 2010 Eagle Area Community Plan

- Chapter 2: Vision, "Factors of Livability", 9) Diversify and Balance the Economic Base, *"the Town should look for opportunities to diversify its economic base in order to provide the revenues necessary to fund future infrastructure and service needs."*
- Chapter 3: Land Use, 4) Land Use Compatibility, *"the Town and County should strive for an integration of land uses that promotes compatibility while meeting the present and future needs of the community."*
- Chapter 4: Future Land Use Map
  - a. Future Land Use Map designates the property as Commercial. Land uses within the areas designated for 'Commercial' use includes distribution centers/warehousing.
- Chapter 5: Special Character Areas – I-70 Influence Area
  - a. Properties along Chambers Avenue are visible from to travelers on I-70, and strongly influence the appearance and character of the Town at its eastern border. Relevant planning policies and additional guidelines to assure appropriate design, architecture and screening should be applied.
  - b. Require perimeter landscaping, internal landscape islands and/or screening to minimize the visual impacts of large surface parking lots and outdoor equipment storage areas.
  - c. Chapter 11: Economic Development and Sustainability
    - a. Strategy 1.2.A: Support opportunities to expand the number and diversity of businesses in Eagle.
    - b. Strategy 1.2.E: Retain the commercial and warehouse/distribution uses in the Chambers Avenue Area.

Staff believes that this project meets the standards set by the Community Plan. This project falls in line with the intended use, character, and design established by these plans. The development of currently vacant parcels serves the Town's objective of maximizing economic activity.

## **Town of Eagle Regulations - Land Use and Development Code**

The Development Standards section of the Land Use and Development Code (Chapter 4.07) identifies the general standards to be met for all projects requiring issuance of a Development Permit. In addition, this project falls within the Chambers Avenue Area, which has more specific provisions for development along this corridor (Chapter 4.07.070).

### **DEVELOPMENT STANDARDS**

#### *Lighting (4.07.010)*

The lighting plan for the project is currently being developed by the applicant. A lighting plan shall be submitted to planning staff for review and approval with the Town's lighting standards as detailed in Section 4.07.010. It is anticipated lighting will include wall-packs along the perimeter of the building and potentially a few pole-mounted parking lot light fixtures.

#### *Landscaping (4.07.020 & 4.07.070, 6)*

The Landscape Plan submitted by the applicant does not contain sufficient information for staff to complete a full review and ensure compliance with the Town's standards. As such, a *complete* Landscape Plan shall be submitted to planning staff for review and approval with the Town's Landscaping Standards as detailed in Section 4.07.020 and 4.07.070, 6.

As proposed, the development *does* meet the overall requirement that a minimum of 20% of the site be covered with landscape materials; 25% of the site is identified as landscaped area. However, the development must also meet the locational and material requirements for landscaping, and address certain area requirements within the site. The applicant should be aware that the following items need to be addressed on the complete Landscape Plan submittal:

- Front Street Buffer: All yards adjacent to primary and secondary streets shall be landscaped. On lots larger than ½ acre, a landscaped buffer shall abut the entire length of the front property line except for driveway accesses. Width of the buffer shall be 5% of the average of the two side property lines, but not less than 15'.
- Boundary Buffer: buffer potentially incompatible land uses. Must be applied on the northeast property boundary (adjacent property owned by Trinity Red Development, LLC).
- Parking Area Landscaping: when there are 10 or more parking spaces, landscape islands or peninsulas shall be used, and must be curbed. They shall constitute at least 10% of the total parking area.
- Deciduous shade trees shall be spaced a minimum of 30' on center and 3" caliper minimum; Coniferous trees shall be spaced 20' on center and be a min of 6' in height; Ornamental trees shall be spaced 15' on center and 2" caliper; and Aspen trees may be grouped at less than 15'.
- All plant beds shall be mulched.
- The plan needs to state that "an underground sprinkler system providing full coverage will be provided".

#### **Chambers Avenue Commercial Zone Area Standard**

- Buildings that abut I-70 shall have a minimum 15-foot landscape buffer paralleling the property line shared with the interstate r-o-w. One tree is required every 25 linear feet of property line. A minimum of 1/3 of all required trees shall be evergreen, placed 20' on center minimum, 30' on center maximum, in groups of 3 or 5. Shrub massing shall be used in conjunction within tree plantings. Shrubs are to have a minimum mature height of 8'.



#### *Erosion & Sediment Control (4.07.030)*

An erosion control plan was provided and has been reviewed and determined to be designed in conformance with the Town's requirements.

#### *General Architectural Standards (4.07.040)*

The proposed building provides for an attractive design that offers variety of articulation in architectural features, color scheme, and general design for a light industrial-use building. Staff believes the architectural style and materials proposed compliment other architectural styles and materials of buildings in the surrounding area and as desired per the intent of the land use and development code.

- The maximum building height allowed is 35' to any point on the building; Building as proposed has a height of 31' 4-3/4", and therefore *this standard is met*.
- The front façade of buildings shall orient towards the street; the front building façade containing the primary entryway shall parallel the street. *This standard is met*.
- All mechanical equipment (either on roofs or at ground level), service areas, storage areas, loading docks and trash receptacles shall be screened from public view. The location of mechanical equipment is not identified on the plans provided. The Applicant shall identify the location of the mechanical equipment on the plans and indicate the method of screening for review and approval. The trash receptacles are shown to be screened from public view, however details of the trash enclosures shall be submitted to staff for review and approval.

#### **Chambers Avenue Commercial Zone Area Standards (4.07.070)**

- *Building Mass/Form/Orientation*: This section recommends that the character of the architecture be that of rural mountain communities with the building having a central form that is simple and rectangular, and roofs similar to those of traditional ranch buildings, such as gable/shed forms. *This standard is met*.
- *Architectural Detail*: Facades facing the public r-o-w, including I-70, shall include variation in the wall plane; Facades greater than 100' in length shall include spatial definition in the form of wall projections and/or recesses which must have a depth of at least 3% of the length of the façade; Projections/recesses must occupy at least 20% of the length of the façade; Group items such as windows to create interesting composition; Façade projections, recesses, windows and entrances should be integral parts of the building; Provide variation in roof line and form. *These standards are met*.
- *Loading Docks and Service Areas*: Loading docks and service areas must be located to the sides and/or rear of the building, unless the building abuts I-70. If the parcel abuts I-70, all service/loading areas must be located to the sides of the building and must be screened. *This standard is not met and requires a design variance*. The proposed building does provide for loading docks along the east and west sides, and does not include any service/loading areas facing the I-70 corridor, however there are seven service doors/garage doors along the front of the building facing Chambers Avenue. Staff supports a design variance to allow for the service doors along the front of the building as the zoning district permits warehousing/distribution as a permitted use, and the ability of the site to accommodate this use is very limited if service doors are not also allowed facing the Chambers Avenue street frontage given the unique triangular shape of the site which limits the site design options.
- *Building Materials*: Segmented, horizontal siding as traditionally seen on wood and wood-clad ranch buildings is appropriate. Material to be used: wood, vinyl or aluminum; max overlap is 8". Modular panel materials, such as ribbed sheet metal, are not allowed. *This standard is not met and requires a design variance*. The proposed building is to be a steel building, consisting of modular steel/metal and stucco wall panels. Staff supports a design variance for the building materials proposed for the building. The primary reason for this is because the Town's Land Use and Development Code is outdated and doesn't account for the advances in exterior building

materials, especially the architectural features and quality of metal/steel building products. Such materials have advanced much beyond that of standard 'metal pole buildings' of the past and are now used in diverse building applications, and can be very architecturally pleasing.

- Pitched roofs shall be wood or asphalt shingles, or standing rib seam sheet metal-matte finish. *This standard is met.*

#### *Parking and Access (4.07.140)*

Access to the property is provided via one new drive access on the eastern portion of the site, one existing driveway that currently serves the existing Carpenter's building which is located between the two lots and will be shared, and another existing access drive that serves the existing Carpenters building, located on the southwest side of the Carpenter's Building lot. These three driveways will be shared among the two properties. In addition, a few parking spaces (3) will also be shared. While the properties are currently under the same ownership, there will be two distinct lots that could be conveyed separately. As such, the applicant will need to record an easement to allow access and parking on and across the two subject lots. This can be achieved by depicting/describing the easement on the subdivision plat, or via a separate recorded document.

The new driveway is proposed to be approximately 38' in width, while the ordinance allows a maximum of 35', however this requirement can be exceeded if specifically approved by Plan Commission during the development review. Staff supports the minor design variance to better accommodate truck movements for entrance/exit to the site. In addition, it is unclear if this requirement is intended to be in the land use code or not, as the requirement is listed within an unrelated area of the code that addresses groundcover landscaping in the front street buffer.

The applicant shall provide a turning radius analysis for vehicles entering/exiting the northeastern-most driveway, and to ensure adequate room exists to accommodate the larger trucks/trailers that will be utilizing the driveway and needing to access the loading area on the east side of the building. Staff is concerned there may not be adequate room for trucks to back into the loading area without needing to use a portion of the Chambers Avenue right-of-way, which is not permitted.

With regards to parking, the current land use code requires 1 parking space per 1,000 square feet of warehouse floor area and 1 space per 300 square feet of floor area used for office space. As drive access/parking is being expanded onto the adjacent Carpenter's Building lot, both properties were considered as part of the parking review.

- A total of 24 parking spaces are required for the Chambers East building. PROVIDED: 28 spaces. There are twelve additional parking spaces identified in front of the building, however these spaces would block access to the service/garage doors, and therefore are not considered in the required count. In addition, the location of the accessible parking stall should be modified so as to not be in front of a service door.
- A total of 52 parking spaces are required for the Carpenter's Building (12 warehouse, 40 office/admin). PROVIDED: 24 existing + 39 new = 63 spaces.
- Three additional parking stalls are provided in the parking area north of the Carpenter's Building which are to be shared between the two sites; these spaces are overflow and are not required to meet the parking standards for either property.

#### *Fire Protection (4.07.150)*

The proposed development shall comply with the provisions of the current fire code adopted by the Greater Eagle Fire Protection District. The development plans were provided to the Greater Eagle Fire Protection District for review and approval. The building will be sprinklered per building code requirements.

### *Utilities, Grading, and Drainage*

The property will be serviced with town water and sewer lines. The project includes the extension of an 8" DIP water main and an 8" PVC sanitary sewer main that will be installed along the west side of the property, between Lots C-13 and C-14A. The engineering and public works team has reviewed and approved the utility plans for this project. The extension of these mains is why the project has to be reviewed as a major development permit, as Town Board approval is required for said extensions.

Public Works and Engineering has met with the applicant to address grading and drainage considerations on the site, and is satisfied with the current plans.

### *Design Variance (4.07.160)*

Design variances may be granted from the strict application of the code if a finding is made that there exists on the property in question exceptional topographical, soil, or other sub-surface condition, or other extraordinary conditions peculiar to the site, existing buildings, or lot configuration, such that strict application of the regulation from which the variance is requested would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant; or that the public good would be better served by granting the variance.

Any design variance request shall be made and reviewed concurrently with the development plan and, if granted, shall be described and acknowledged in the development permit.

Staff recommends approval of the following design variances:

1. Allowance of seven service doors/garage doors along the front of the building (loading docks and service areas must be located to the side and/or rear of the building; if parcel abuts I-70 all services and loading areas must be located to the sides which do not face the primary street or I-70).
2. Allowance of modular steel and stucco wall panels as building materials (modular panel materials, such as ribbed sheet metal, are not allowed).
3. Allowance of a 38' wide driveway opening (max 35' allowed).

---

## **PUBLIC NOTICE AND COMMENTS**

The public hearings were publicly noticed in accordance with the applicable public notification requirement of the Eagle Land Use and Development Code. No public comment has been received.

---

## **STAFF RECOMMENDATION**

Staff recommends approval of the following design variances:

1. Allowance of seven service doors/garage doors along the front of the building (loading docks and service areas must be located to the side and/or rear of the building; if parcel abuts I-70 all services and loading areas must be located to the sides which do not face the primary street or I-70).
2. Allowance of modular steel and stucco wall panels as building materials (modular panel materials, such as ribbed sheet metal, are not allowed).
3. Allowance of a 38' wide driveway opening (max 35' allowed).

Staff recommends approval of Major Development Permit DR19-05 with the following conditions:

1. The final plat document will be revised to reflect final technical comments from the Town Engineering and Public Works Departments, Town Attorney, and the Town's 3<sup>rd</sup> Party Surveyor.

2. Utility, Access, and Turn-around easements created by this plat shall be dedicated to the Town of Eagle, per section 4.13.75 of the Land Use & Development Code.
3. A lighting plan shall be submitted to planning staff for review and approval with the Town's lighting standards as detailed in Section 4.07.010, prior to execution of the Development Agreement.
4. A *complete* Landscape Plan shall be submitted to planning staff for review and approval with the Town's Landscaping Standards as detailed in Section 4.07.020 and 4.07.070, 6, prior to execution of the Development Agreement.
5. Trees are not allowed to be located within the utility easement locations, however shrubs are permitted.
6. Identify the location of the mechanical equipment on the plans and indicate the method of screening prior to execution of the Development Agreement.
7. Provide details of the trash enclosures to staff for review and approval prior to execution of the Development Agreement.
8. Record an easement to allow access and parking on and across the two subject lots. This can be achieved by depicting/describing the easement on the subdivision plat, or via a separate recorded document.
9. Submit a turning radius analysis to ensure adequate maneuverability through the northeastern—most driveway and to access the loading area on the east side of the building.
10. Relocate the accessible parking spaces so as to not be located in front of a service door.





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

## LAND USE & DEVELOPMENT APPLICATION

*Pursuant to the Land Use & Development Code, Title 4*

| ZONING REVIEW                                                   | DEVELOPMENT REVIEW                                | SUBDIVISION REVIEW                               |
|-----------------------------------------------------------------|---------------------------------------------------|--------------------------------------------------|
| <input type="checkbox"/> Special Use Permit                     | <input type="checkbox"/> Minor Development Permit | <input type="checkbox"/> Concept Plan            |
| <input type="checkbox"/> Zoning Variance                        | <input type="checkbox"/> Major Development Permit | <input type="checkbox"/> Preliminary Plan        |
| <input type="checkbox"/> Rezoning                               | <b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b>      | <input type="checkbox"/> Final Plat              |
| <input type="checkbox"/> Temporary Use Permit                   | <input type="checkbox"/> PUD Zoning Plan          | <input type="checkbox"/> Lot Line Adjustment     |
| <input type="checkbox"/> Amendment to Zone District Regulations | <input type="checkbox"/> PUD Development Plan     | <input type="checkbox"/> Condominium / Townhouse |
| <input type="checkbox"/> Encroachment Permit                    |                                                   | <input type="checkbox"/> Minor Subdivision       |

**PROJECT NAME** Chambers East

**PRESENT ZONE DISTRICT** \_\_\_\_\_ **PROPOSED ZONE DISTRICT** \_\_\_\_\_  
(if applicable)

**LOCATION**

**STREET ADDRESS** 1353 Chambers Avenue Eagle, CO 81631

**PROPERTY DESCRIPTION**

**SUBDIVISION** Kemp **LOT(S)** \_\_\_\_\_ **BLOCK** \_\_\_\_\_  
(attach legal description if not part of a subdivision)

**DESCRIPTION OF APPLICATION/PURPOSE** Single commercial warehouse at 24, 202 sq ft

**APPLICANT NAME** Aspect Development LLC **PHONE** 970.390.7730  
**ADDRESS** PO Box 5259 Eagle, CO 81631 **EMAIL** matthew@mmpmgmt.com  
**OWNER OF RECORD** 1353 Chambers Ave LLC **PHONE** 970.390.7730  
**ADDRESS** PO Box 5259 Eagle, CO 81631 **EMAIL** \_\_\_\_\_  
**REPRESENTATIVE\*** Matthew Barry **PHONE** 970.390.7730  
**ADDRESS** PO Box 5259 Eagle, CO 81631 **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.

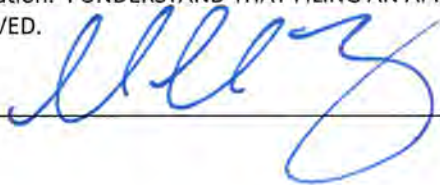
**FEES AND DEPOSITS:**

*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



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 _____  |                   |

# Aspect Development, LLC

1115 Chambers Avenue Unit A102  
PO Box 5259 Eagle, CO 81631

---

September 19, 2019

**Project:**

Chambers East  
1353 Chambers Avenue  
Eagle, CO 81631

**General Contractor:**

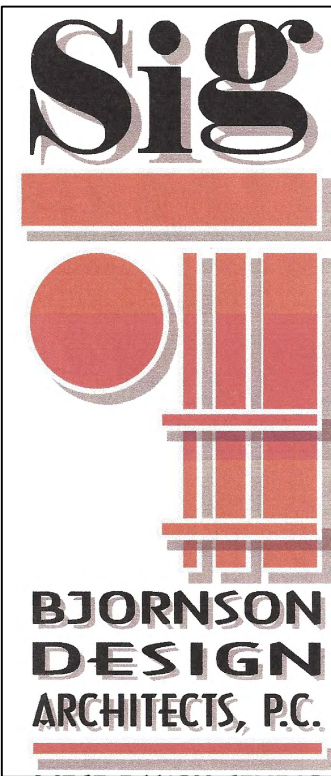
Aspect Development LLC  
1115 Chambers Avenue #A102  
PO Box 5259  
Eagle, CO 81631

**Owner:**

1353 Chambers Ave LLC  
PO Box 5259  
Eagle, CO 81631

**Project Narrative for Minor Development Permit for Chambers East**

The proposed Project is located at 1353 Chambers Avenue, Lot C14. The Lot is currently vacate. This proposed Project is a use by right, compliance with existing zoning. The Project includes the future construction of a steel structure storage facility (24,202 sqft) and surrounding hardscape parking. The Project site will include an installation of an 8" water main and 8" sewer main. The Project building pad, parking and hardscaped areas will be graded to subgrade. The service Utility Plan is low at use. There will be adequate parking between the existing building with the new proposed Project uses, management will enforce parking for both sites.



**Sig Bjornson II, AIA**  
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sb@vail.net

STAMP

PROJECT

**CHAMBERS - EAST BUILDING**  
for MORNINGSTAR PROPERTY MANAGEMENT  
LOT C14, KEMP SUBDIVISION  
1353 CHAMBERS AVENUE  
Town of EAGLE, County OF EAGLE, State of COLORADO

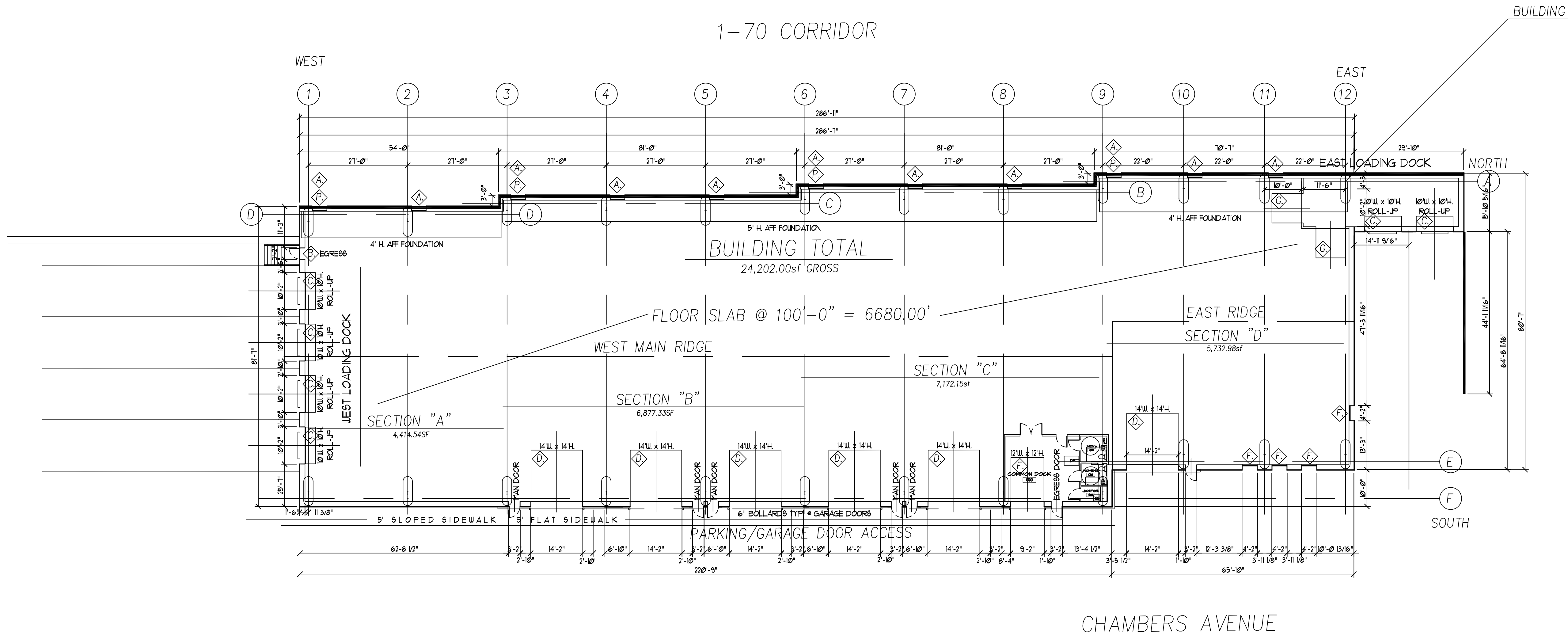
ISSUE DATE/REVISIONS

CONCEPT PLAN 7-23-19  
DD PLAN 9-5-19

PLAN  
**MAIN BUILDING FLOOR PLAN**

SHEET

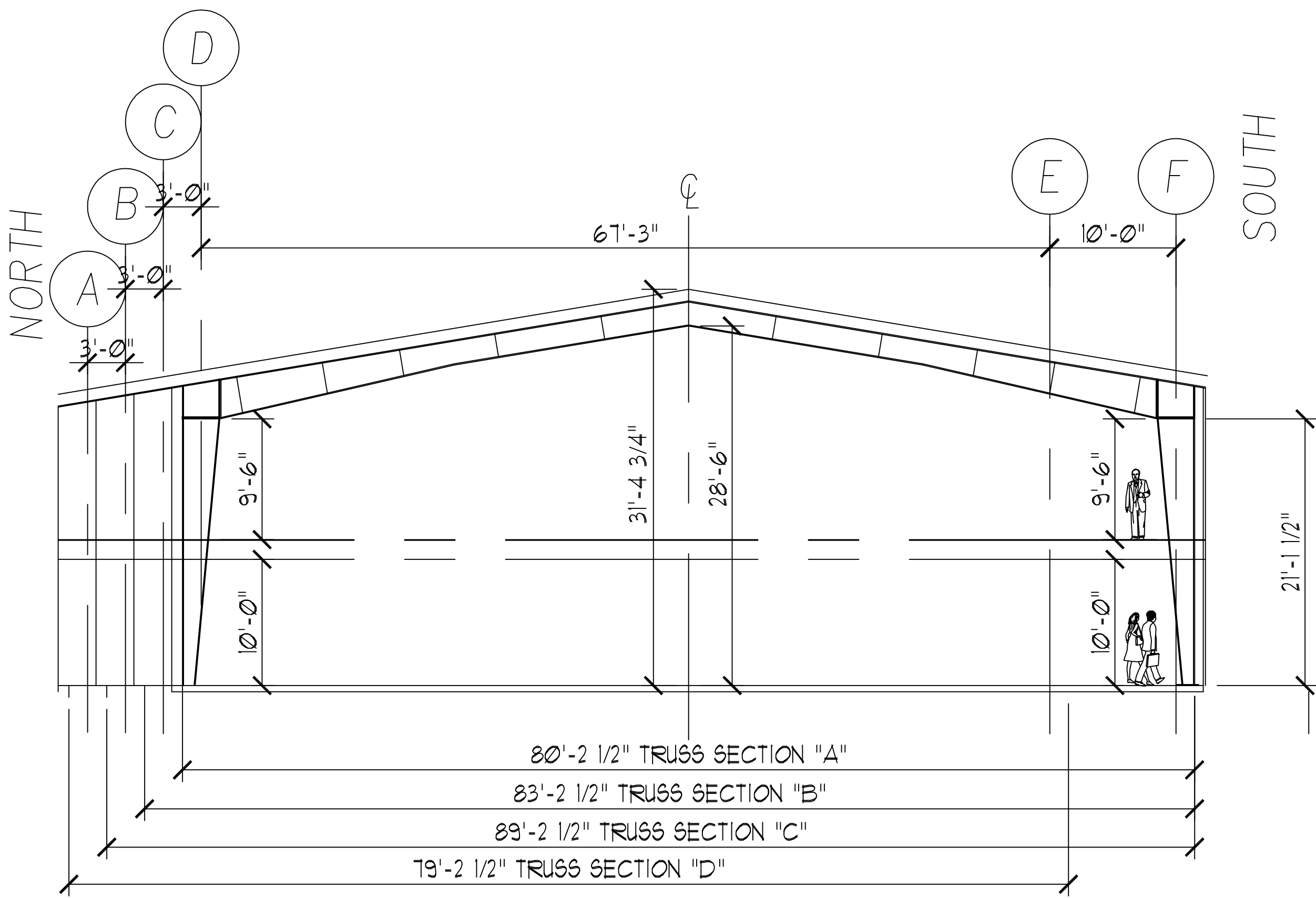
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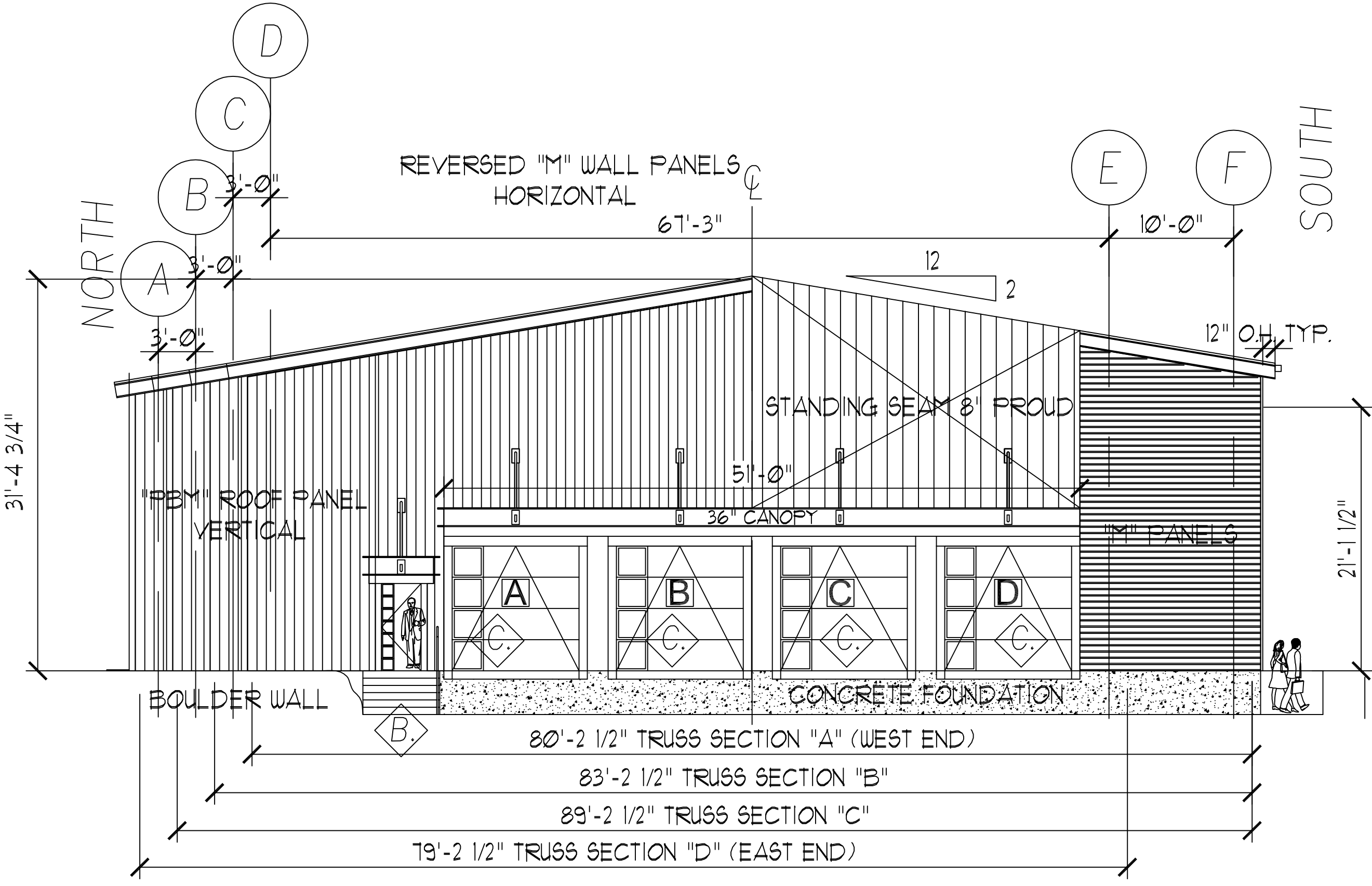
**BUILDING CONCEPT PLAN**  
SCALE: 1/16"=1'-0"

MAIN BUILDING DD PLAN 9/11/19



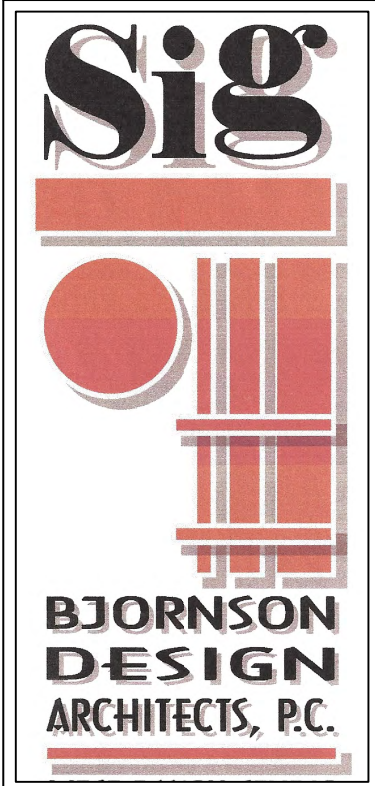


2 CROSS SECTIONS  
SCALE: 1/8"=1'-0"



1 WEST ELEVATION  
SCALE: 1/8"=1'-0"

TAS



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Town of EAGLE, County OF EAGLE, State of COLORADO

ISSUE DATE/REVISIONS

|               |  |  |  |  |  |
|---------------|--|--|--|--|--|
| PLANS 9-11-19 |  |  |  |  |  |
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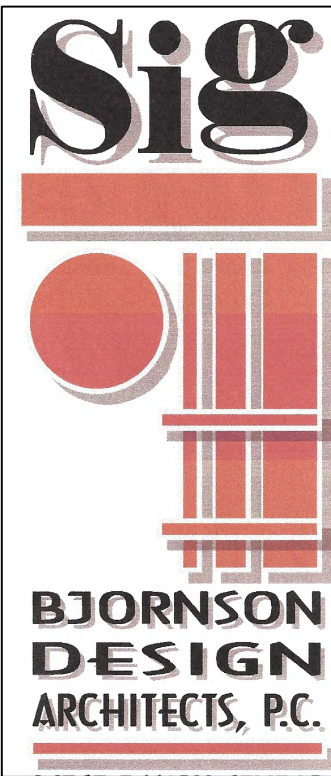
PLAN

**WEST  
ELEVATIONS  
& SECTIONS**

SHEET

**A2.1**





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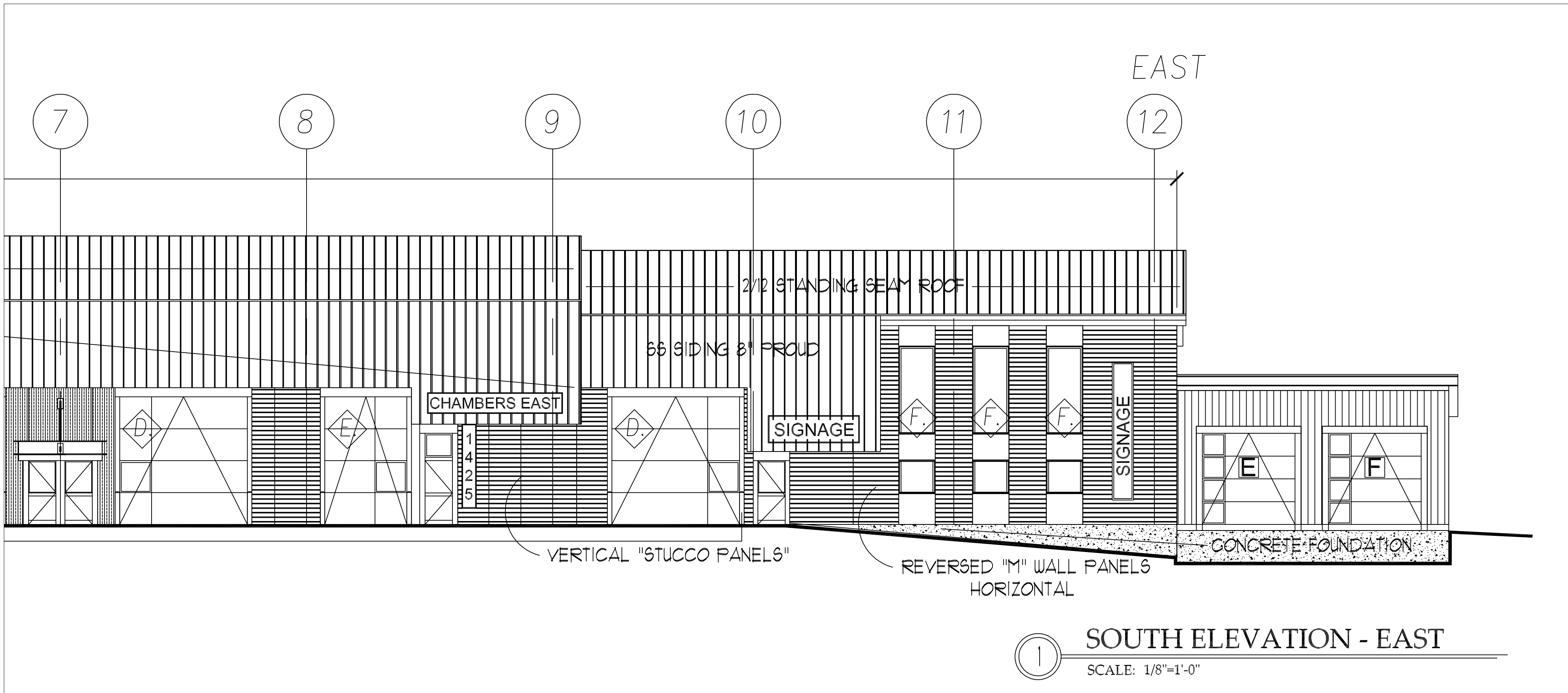
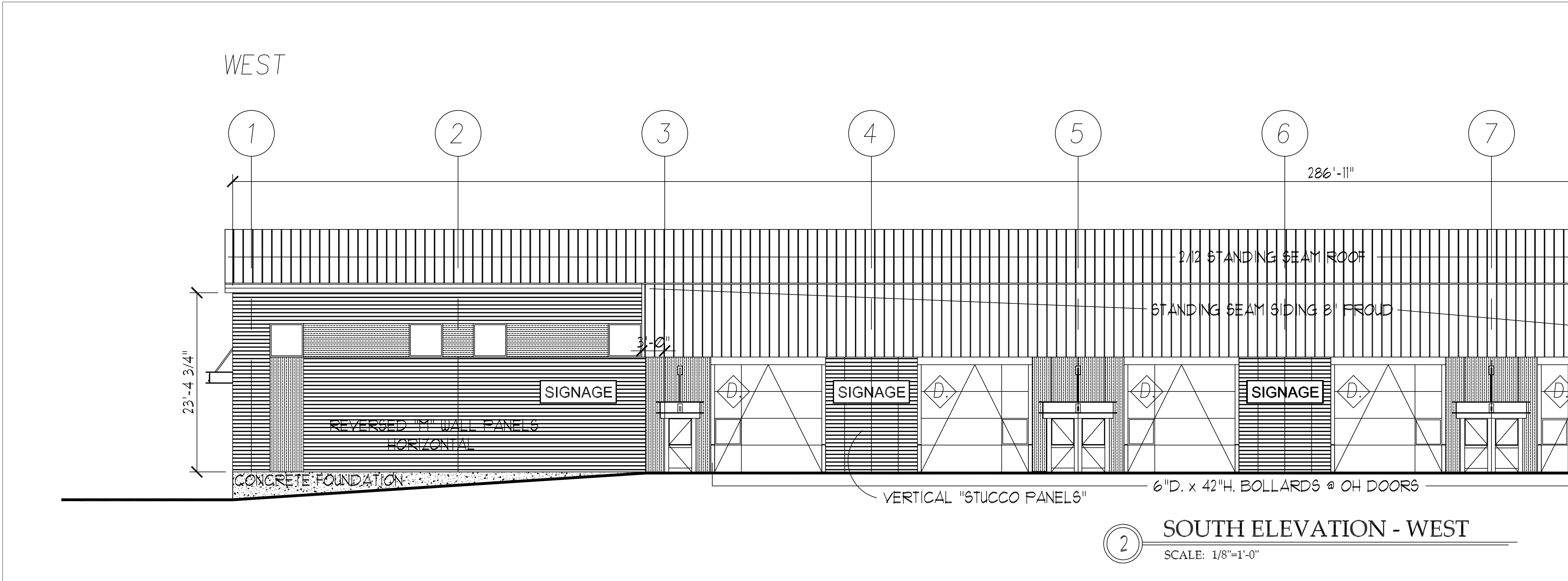
PLANS 9-11-19

PLAN

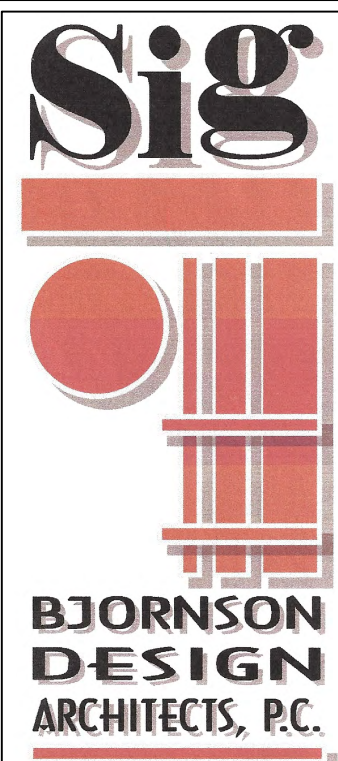
**SOUTH ELEVATIONS**

SHEET

**A2.1**







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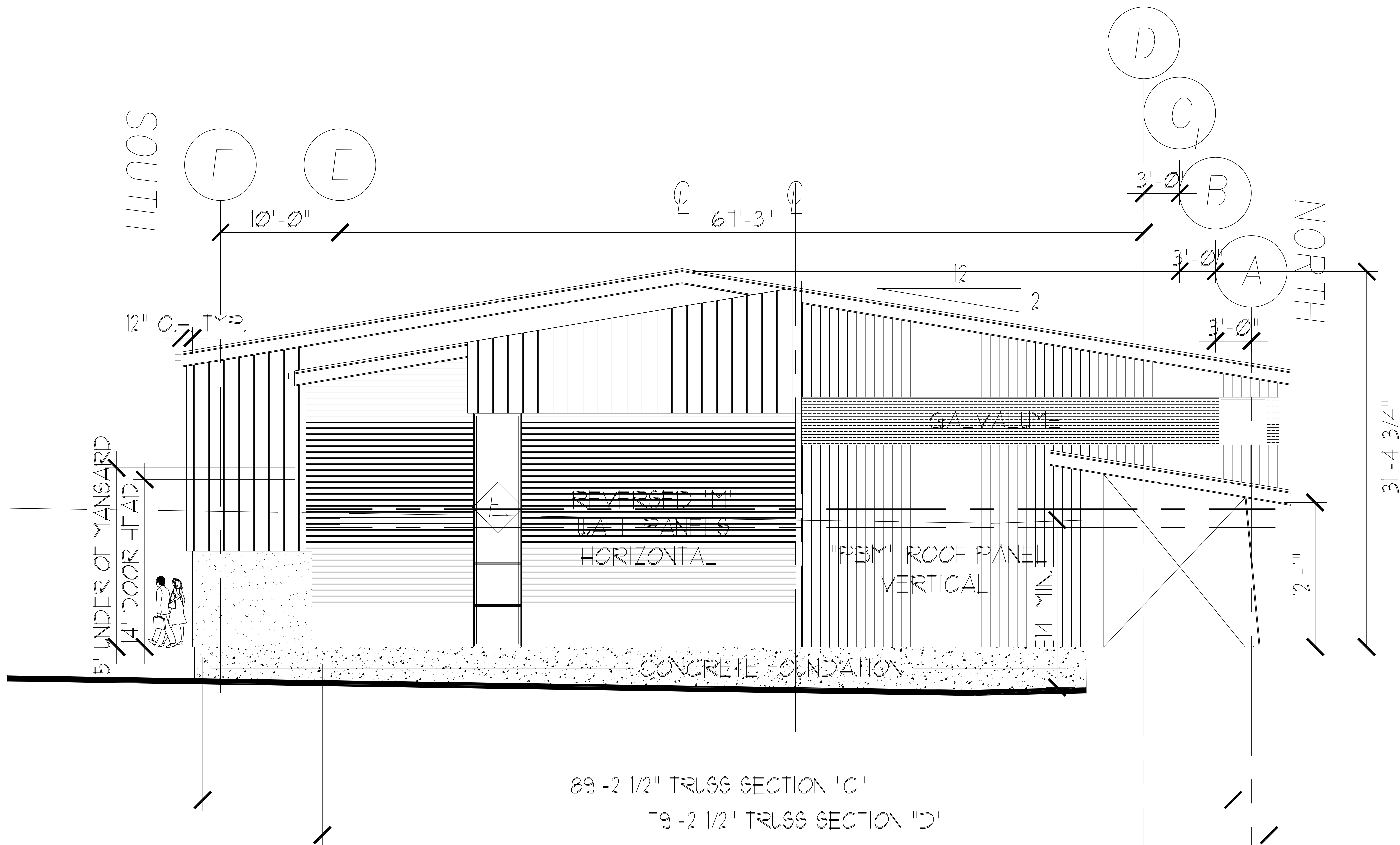
ISSUE DATE/REVISIONS

PLANS 9-11-19

PLAN

**EAST  
ELEVATION**

SHEET

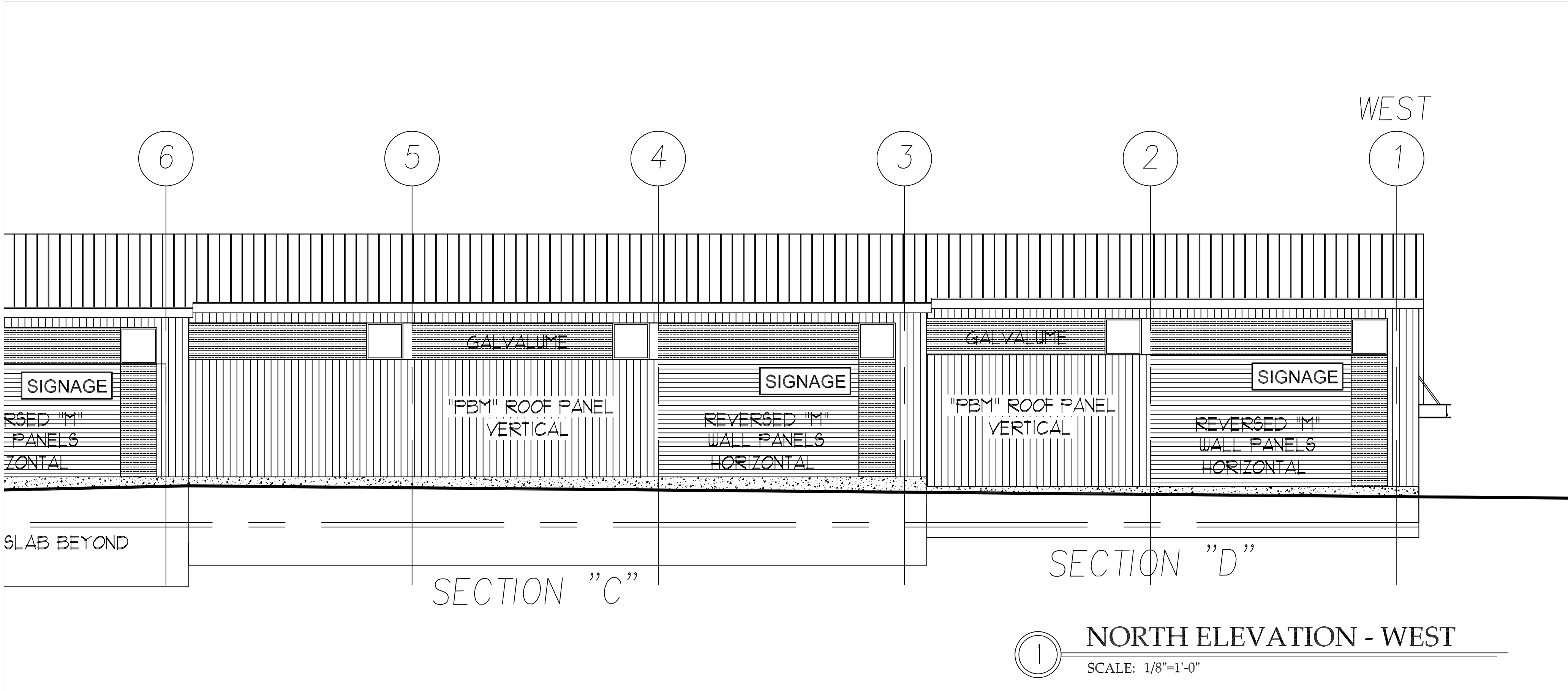
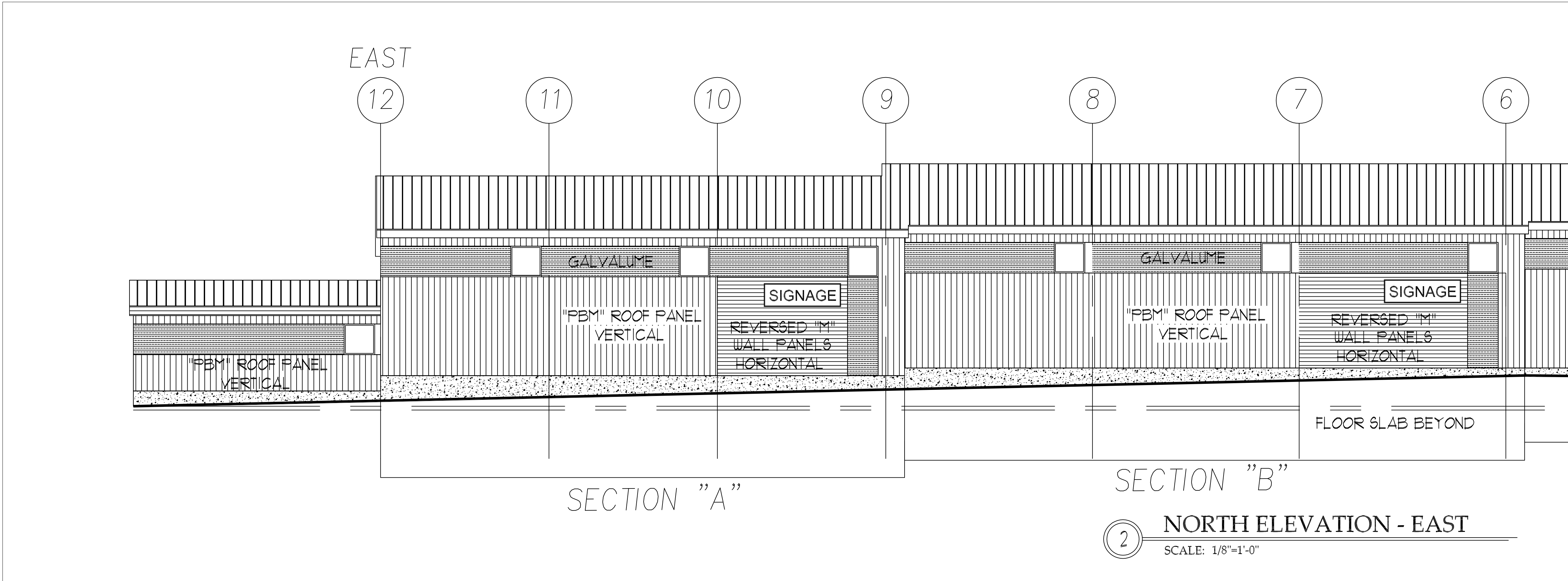
**A2.3**

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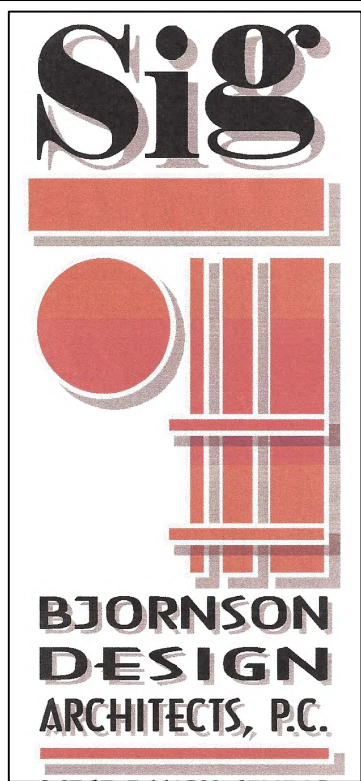
**EAST ELEVATION**

SCALE: 1/8"=1'-0"





TAS



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PLANS 9-11-19

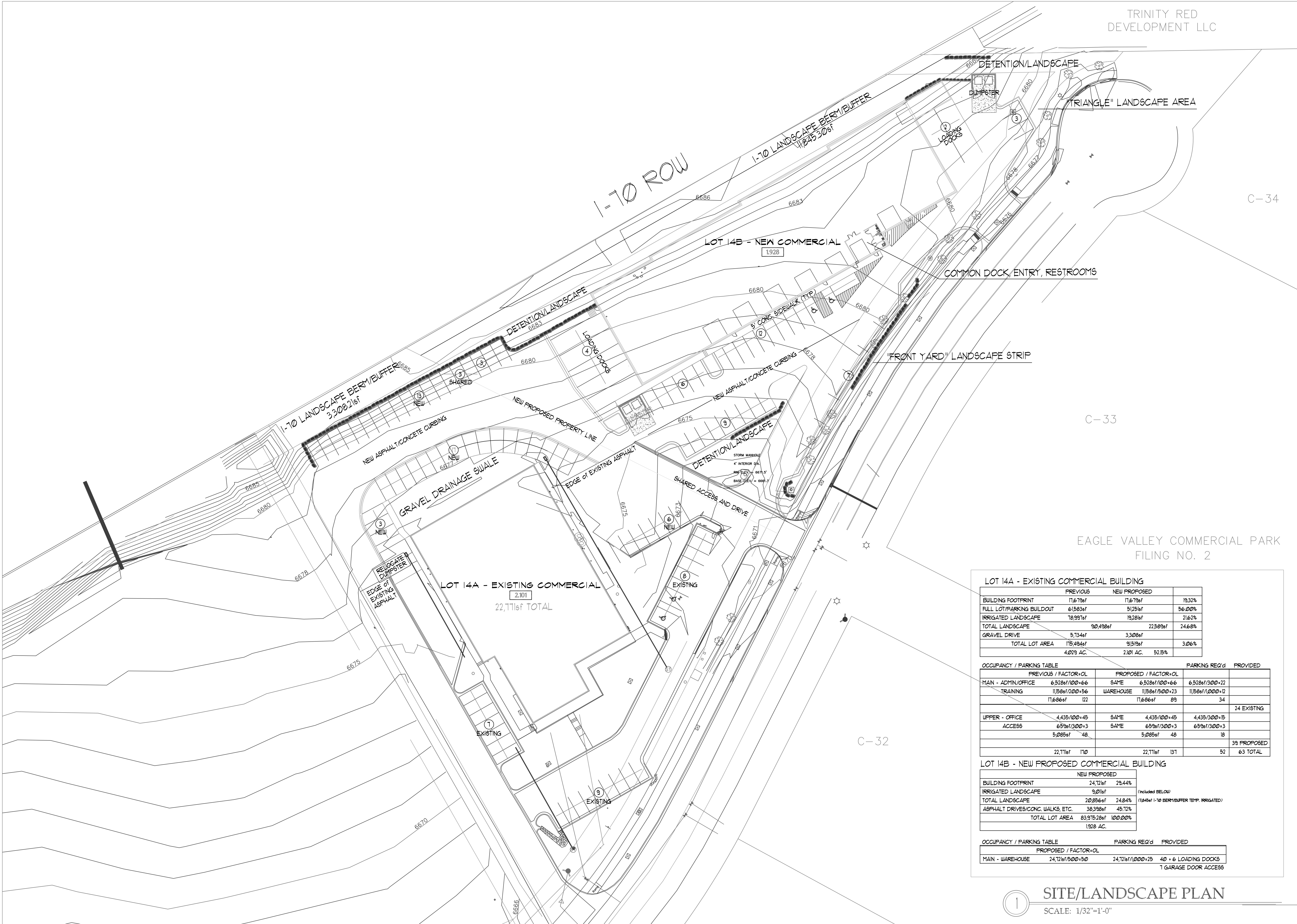
PLAN

**NORTH  
ELEVATIONS**

SHEET

**A2.4**





| LOT 14A - EXISTING COMMERCIAL BUILDING |           |              |          |        |
|----------------------------------------|-----------|--------------|----------|--------|
|                                        | PREVIOUS  | NEW PROPOSED |          |        |
| BUILDING FOOTPRINT                     | 17,679sf  | 17,679sf     | 19.32%   |        |
| FULL LOT/PARKING BUILDOUT              | 61,583sf  | 51,251sf     | 56.00%   |        |
| IRRIGATED LANDSCAPE                    | 78,997sf  | 19,281sf     | 21.62%   |        |
| TOTAL LANDSCAPE                        |           | 90,498sf     | 22,503sf | 24.68% |
| GRAVEL DRIVE                           | 5,134sf   | 3,308sf      |          |        |
| TOTAL LOT AREA                         | 175,484sf | 91,936sf     |          | 3.06%  |
|                                        | 4.073 AC. | 2.101 AC.    | 52.15%   |        |

| OCCUPANCY / PARKING TABLE |                      |                      |                 | PARKING REQ'd     | PROVIDED    |
|---------------------------|----------------------|----------------------|-----------------|-------------------|-------------|
|                           | PREVIOUS / FACTOR=OL | PROPOSED / FACTOR=OL |                 |                   |             |
| MAIN - ADMIN/OFFICE       | 6,528sf/100=66       | SAME                 | 6,528sf/100=66  | 6,528sf/300=22    |             |
| TRAINING                  | 11,586sf/200=56      | WAREHOUSE            | 11,586sf/500=23 | 11,586sf/1,000=12 |             |
|                           | 17,686sf             | 122                  | 17,686sf        | 89                | 34          |
| UPPER - OFFICE            | 4,435/100=45         | SAME                 | 4,435/100=45    | 4,435/300=15      |             |
| ACCESS                    | 6,596sf/300=3        | SAME                 | 6,596sf/300=3   | 6,596sf/300=3     |             |
|                           | 5,085sf              | 48                   | 5,085sf         | 48                | 18          |
|                           |                      |                      |                 |                   | 39 PROPOSED |
|                           | 22,711sf             | 110                  | 22,711sf        | 131               | 52          |
|                           |                      |                      |                 |                   | 63 TOTAL    |

| LOT 14B - NEW PROPOSED COMMERCIAL BUILDING |              |         |                                             |
|--------------------------------------------|--------------|---------|---------------------------------------------|
|                                            | NEW PROPOSED |         |                                             |
| BUILDING FOOTPRINT                         | 24,721sf     | 29.44%  |                                             |
| IRRIGATED LANDSCAPE                        | 9,011sf      |         | (included BELOW)                            |
| TOTAL LANDSCAPE                            | 20,856sf     | 24.84%  | (11,846sf 1-10 BERM/BUFFER TEMP. IRRIGATED) |
| ASPHALT DRIVES/CONC. WALKS, ETC.           | 38,398sf     | 45.12%  |                                             |
| TOTAL LOT AREA                             | 83,975.28sf  | 100.00% |                                             |
|                                            | 1928 AC.     |         |                                             |

| OCCUPANCY / PARKING TABLE |                      |                   |                      | PARKING REQ'd | PROVIDED |
|---------------------------|----------------------|-------------------|----------------------|---------------|----------|
|                           | PROPOSED / FACTOR=OL |                   |                      |               |          |
| MAIN - WAREHOUSE          | 24,721sf/500=50      | 24,721sf/1,000=25 | 40 + 6 LOADING DOCKS |               |          |
|                           |                      |                   | 1 GARAGE DOOR ACCESS |               |          |

1 SITE/LANDSCAPE PLAN  
SCALE: 1/32"=1'-0"

DEVELOPMENT PERMIT PLANS 9-18-19

TAS

BJORNSON  
DESIGN  
ARCHITECTS, P.C.

Sig Bjornson II, AIA  
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PROJECT

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ISSUE DATE/REVISIONS

MINOR DEVELOPMENT PERMIT 9-18-19

PLAN

SITE/  
LANDSCAPE  
PLAN

SHEET

SP1.1



# CHAMBERS EAST BUILDING DEVELOPMENT PERMIT

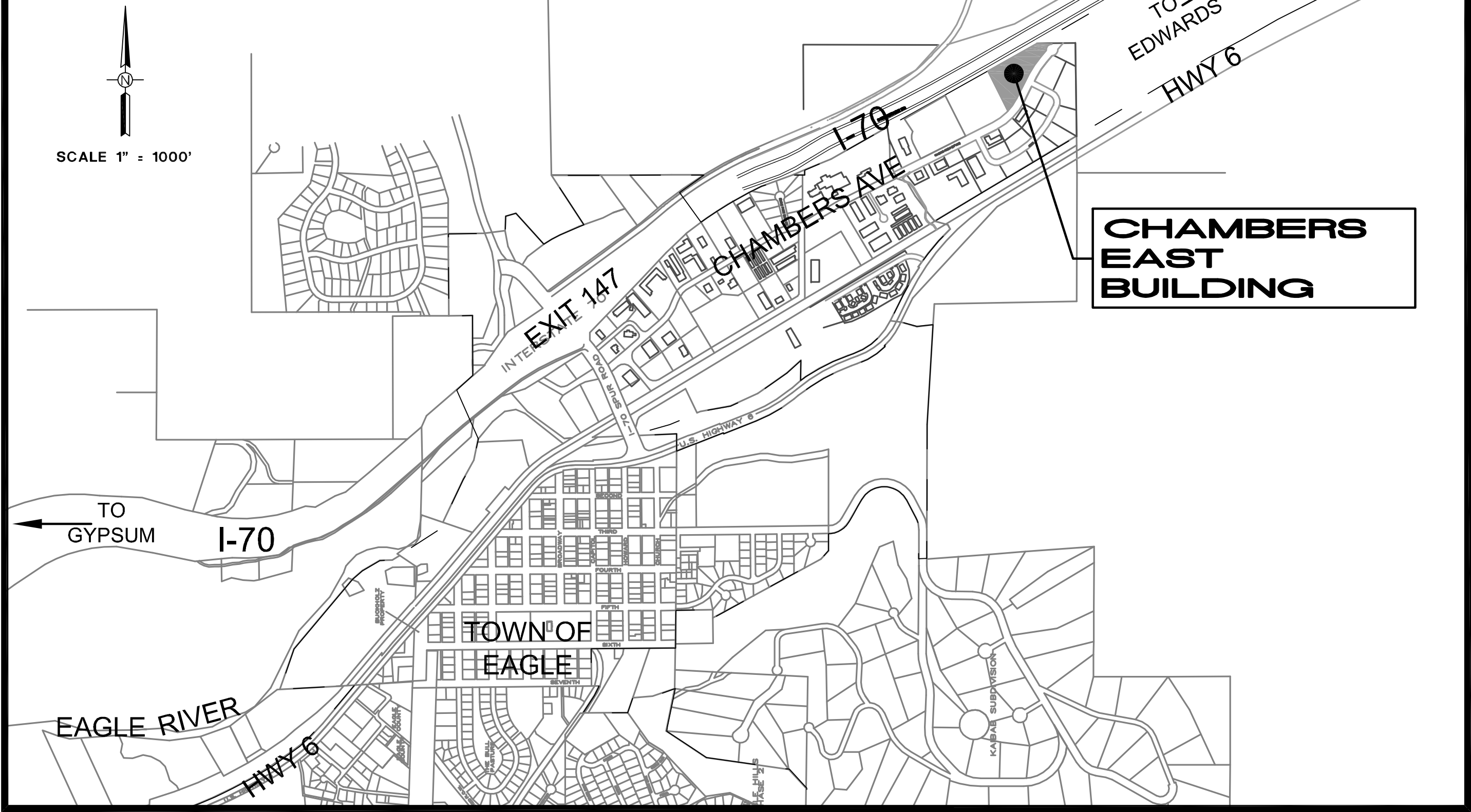
## GENERAL NOTES

- The Contractor shall notify Alpine Engineering, Inc., Owner and Town of Eagle Engineering Dept. at least 48 hours prior to any construction. The Contractor shall coordinate all work with Alpine Engineering, Inc. and Owner.
- Alpine 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.
- The Contractor shall conform to all Town of Eagle rules, regulations and stipulations while accessing through or working in the Town.
- The Contractor shall take all appropriate precautions to significantly reduce any potential pollution caused by his activities, including vehicle fueling, storage of fertilizers or chemicals, etc. The Contractor shall have identified procedures for handling potential pollutants and have identified spill prevention and response procedures prior to any activities at the project site.
- The Contractor shall keep 2 sets of contract drawings marked up to fully indicate asbuilt conditions. The drawings shall be provided to the Owner and Alpine Engineering, Inc. upon completion of this work. Contractor is to provide at least three ties from physical monuments to all fittings, valves, hydrants, curb stops, air vac valves, prv's, manholes, and services. The Town regulations require a description of all materials and appurtenances to be included in the asbuilts.
- The Contractor shall maintain 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.
- Safety is the responsibility of the Contractor. The Engineer is not responsible for safety in, on, or about the project site, nor for compliance by the appropriate party with any regulations relating hereto.
- It is the Contractor's responsibility to obtain (and conform to) all proper construction permits including a road cut permit for work within the public right of way.
- The Owner will designate staging areas.
- The Contractor shall minimize all off site tracking. All soil tracked off site shall be immediately cleaned up to the satisfaction of The Town of Eagle and The Owner.
- If any groundwater is encountered the Contractor shall contact Owner, Alpine Engineering, Inc., and the Project Geotechnical Engineer immediately.
- The Contractor shall protect and preserve all trees, bushes, shrubs, and ground cover in a manner acceptable to The Owner.
- 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.
- All materials and workmanship shall be subject to inspection by the Town and/or their representatives, and Alpine Engineering, Inc. The Town reserves the right to accept or reject any such materials and workmanship that do not conform to the approved drawings and/or district standards or specifications.
- 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.
- Street closures shall be kept to a minimum length of time. There shall be no material storage on Town Streets or property.
- It is the Contractor's responsibility to prepare and submit a Traffic Control Plan, as a requirement of the Town of Eagle's Road Cut Permit, and submit to the Town's Engineer prior to construction. The plan shall show existing and proposed traffic signs, existing and proposed crosswalk striping, construction limits, fencing and access, and vehicle tracking control measures.
- Contractor shall conform to all recommendations in the subsoil study prepared by HP Geotech (Report forthcoming).
- Topographic information was provided by Kipp Land Surveying July 2019.

## UTILITY NOTES

- The Contractor is warned that conflicts with existing utility services may exist. Prior to beginning any construction, the Contractor shall contact all appropriate utility companies for line locations. The Contractor shall then locate all utilities (including depth). Any conflicts with the proposed construction shall be brought to the attention of the Engineer so that line or grade changes can be made to eliminate any conflicts with these existing utilities. All existing utilities shall be protected from damage by the Contractor. Damaged utilities shall be repaired by the Contractor at no expense to the Owner.
- All construction activities and excavating for utility trenches shall meet OSHA requirements.
- All Water System and Sanitary Sewer System construction shall conform to Town of Eagle Public Works Manual Construction Specifications and Design Criteria.
- The Contractor shall attend a mandatory preconstruction meeting with the Town of Eagle Engineering Dept. and Alpine Engineering, Inc., prior to the start of construction.
- PHONE\CATV: All phone and cable TV conduits, pedestals and appurtenances shall be installed in accordance with Century Link's design specifications and shall be reviewed and accepted by CenturyLink.
- If Water Mains cross within 18" (vertical) of sewer services, or if water mains are beneath sewer services, the contractor shall use C900 pipe for the sewer services, and the water and pipe sticks shall be centered on each other.

## VICINITY MAP



## GRADING AND DRAINAGE NOTES

- 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.
- All drain pipes shall be installed with the required bedding.
- Elevations shown are at pipe invert unless otherwise shown.
- All standard storm drain structures are subject to modification by the Engineer to meet field requirements.
- Where any part of the storm drain system is located in a fill section, provide fill material compacted to 95% AASHTO T99 density from the original undisturbed ground up to structure bottom slabs and pipe bedding.
- Inlet boxes to be oversized to accommodate pipe size where necessary. Provide traffic load rated inlet box and top slab to accommodate grate and frame for oversized boxes.
- 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).
- Pipe lengths indicated are slope lengths measured along the centerline of pipe from inside face of box to inside face of box.
- Curb and Gutters shall be installed in such a manner as to insure positive drainage in all areas, as shown.
- Direct downspout drainage away from building foundation or to storm per Geotechnical Engineer.
- Ditch revegetation and ditch protective linings will require field adjustment during construction to account for varying soil conditions. Revegetation and linings will be evaluated after ditches are constructed.
- Grading adjacent to buildings shall be at a slope away from the building of 6" in 10' per the geotechnical report.
- The Contractor shall maintain existing drainage channels, culverts, and appurtenances during construction as necessary to protect roads and property.
- The Contractor shall remove all topsoil and man placed fill prior to commencement of construction.
- The ground surface surrounding the exterior of buildings shall be graded to slope away from the foundations in all directions.
- Proof roll all hardscape areas prior to installing basecourse and pavement, per Geotechnical Report.

## SHEET INDEX

|                         |           |
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| COVER & NOTES           | C1.0      |
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| SITE PLAN               | C1.2      |
| GRADING PLAN            | C2.0      |
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| SHALLOW UTILITY PLAN    | C5.0      |
| EROSION CONTROL PLAN    | C6.0      |
| DETAILS                 | C7.0-C7.2 |

## PROJECT CONTACTS

|                                           |                 |                |
|-------------------------------------------|-----------------|----------------|
| OWNER: MORNINGSTAR MOUNTAIN PROPERTY, LLC | MATTHEW BARRY   | (970) 390-7730 |
| ARCHITECT, SIG BJORNSON DESIGN ARCHITECTS | SIG BJORNSON    | (970) 328-1158 |
| TOWN OF EAGLE, ENGINEERING                | FRED TOBIAS     | (970) 328-6544 |
| TOWN OF EAGLE, PUBLIC WORKS               | BRYON MCGINNIS  | (970) 328-6678 |
| BLACK HILLS ENERGY (GAS)                  | JASON COX       | (970) 390-2432 |
| HOLY CROSS ENERGY (ELECTRIC)              | KEITH HERNANDEZ | (970) 947-5439 |
| CENTURY LINK (PHONE\CATV)                 | JASON SHARPE    | (970) 328-8288 |
| CIVIL ENGINEER, ALPINE ENGINEERING INC.   | MATT WADEY      | (970) 926-3373 |
| LAND SURVEYOR, KIPP LAND SURVEYING        | RANDY KIPP      | (970) 390-9540 |

## HOLY CROSS ENERGY CONSTRUCTION SPECIFICATIONS

### I. TRENCH AND CONDUIT

- The developer or contractor will contact Holy Cross Energy before conduit and vault installation begins to schedule a pre-construction meeting with the project inspector.
- Changes in power facility construction from that shown on the project plans will not be made without advance approval from the Holy Cross Energy inspector.
- Holy Cross Energy material shall not be moved from the project to which it was assigned without the advance approval of the inspector and the completion of necessary paperwork. Holy Cross Energy material shall not be installed for any use other than construction of power facilities.
- All roads will be built to subgrade and all drainages will be constructed to grade before any vaults or conduits are installed.
- All trench will be excavated deep enough to ensure that the top of installed power facilities will be 48" below final grade. Special care must be taken to insure that the top of conduits will be 48" below the bottom of drainage ditches and all other low areas.
- Trench will be as straight as possible between vaults and shall have a smooth bottom free from low and high spots. Six inches of road base will be placed the entire length of the trench and well compacted prior to conduit installation. When placed in the trench, the conduit shall be in continuous contact with the compacted road base with no hold down weight added. Twelve inches of road base, as measured from the top of the conduit, will be placed on the conduit and well compacted prior to returning any native backfill to the trench. Large rocks shall not be placed directly on the road base layer. Care must be taken to avoid conduit damage during backfill and compaction; conduits found to be unusable at the time of power cable installation will be repaired by the developer or contractor before power can be made available.
- Power facilities to be placed parallel to deeper utilities will have a horizontal separation from the deeper utility greater than the depth of such utility below final grade less four feet (see attached drawing). When crossing a deeper utility is unavoidable, the crossing will be made as close to perpendicular as possible.
- Power line conduits will be installed with a minimum separation of 12" from all other new or existing underground utility lines. Wherever possible, this separation will be horizontal. The power line separation from plastic gas lines will be greater than this minimum wherever practicable. Power line conduits will be located deeper in the trench than the facilities of all other utilities unless the inspector grants a waiver prior to the start of construction.
- Backfill and compaction above the road base layer will be as required by the governmental entity or other party having jurisdiction.
- Conduit bell ends will not be allowed in the vaults. Holy Cross Energy will supply factory couplers, 90°, 45°, and 22 1/2° elbows as needed for job. Non-factory bends and heated bends will not be allowed. No more than two 90° elbows will be allowed in a conduit run of 500 feet. The conduit shall run straight between factory bends. Allowed bends must be further than 5' from a vault. Factory elbows supplied must be used intact; they cannot be cut to make a lesser bend. Bells will not be cut off conduit sticks to use as couplers. Holy Cross Energy elbows and pipe will be used only for the power facility installation.
- The conduit will not be backfilled without the Holy Cross Energy inspector seeing all joints unless the inspector gives prior permission. All joints shall be completely sealed to the line marked on the male end of the conduit after sufficient glue is applied to both conduits being jointed, even in areas where the trench cannot be excavated completely straight. Glue in the joint shall be allowed to completely dry prior to any stress being applied to the conduit on either side of the joint. Trench backfilled without the inspector viewing each joint or giving prior permission to cover the conduit will be re-excavated to expose the conduit, or the contractor will put a camera through each conduit in the span which was prematurely backfilled to verify the joint seating and conduit condition. The camera verification will be witnessed by the Holy Cross Energy inspector.
- Individual conduits shall enter each vault at a consistent location. There is to be no crossing of conduits in the trench.
- Both ends of a conduit run shall be securely plugged at the time of installation with Holy Cross Energy supplied material. Conduit ending outside a vault shall be marked with a 4" x 4" post or other approved method.
- Red trench marking tape will be supplied by Holy Cross Energy and shall be installed 18" to 24" above the conduit during backfill.
- At completion of the job, the inspector will do a final inspection. If the job does not meet with Holy Cross Energy's specifications or the approval of inspector, service will not be provided until specifications are met.

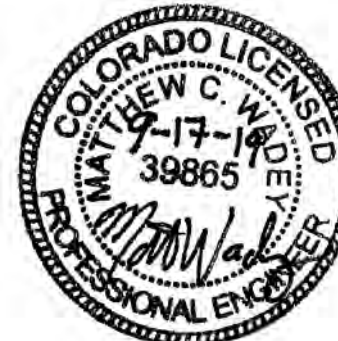
### II. VAULTS

- Vaults shall be installed as follows:
  - Splice vaults shall be installed with the manhole lid grade being slightly above final grade of the surrounding area, except when the vault is in a roadway, the manhole lid grade shall match the grade of the finished roadway surface.
  - Splice vaults located in roads or other sloped areas will be installed so that the concrete base and lid are 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.
  - Transformer vaults and switchgear vaults will be installed with the bottom of the lid at final grade. The lid will be level.
  - Where transformer and switchgear vaults are set into hillsides or sloped cuts, the downhill side of the vault will be graded according to C above. The slope behind the vault will be laid back sufficiently to prohibit soil or rocks from sloughing onto the vault. If the slope cannot be laid back far enough, a retaining wall shall be constructed behind the vault at the direction of the inspector.
  - 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 with concrete pieces supplied by Holy Cross Energy, unless otherwise instructed by the inspector.
  - Large vault pieces shall be jointed with a tar type sealant provided by Holy Cross Energy, with the exception of the vault lid, at the direction of the inspector.
- 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.
- Conduit shall enter vaults perpendicular to the vault wall, at least 2" from any adjacent walls and at least 2" above the vault base. There shall be a minimum separation of 1" between conduits. See vault drawings.
- Conduit will extend 4" into the vault (measured from the inside wall of the vault) after backfilling is complete.
- 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 knockout. The rod will have a 45° bend located approximately 3" from the vault end, with the bend going away from the conduits. The bend end of the rod must be far enough from the vault wall to allow crimping 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.
- 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 rocks. Cleanup shall be completed to the satisfaction of the inspector prior to cable installation being scheduled.
- Pedestals for other utilities shall not be located closer than 10' to a vault on sides where transformers or switchgear will have access doors. Pedestals shall not be located closer than 5' to a vault on sides where the pad-mounted equipment will not have access doors.

CHAMBERS EAST BUILDING  
1353 CHAMBERS AVE  
EAGLE COLORADO  
COVER & NOTES

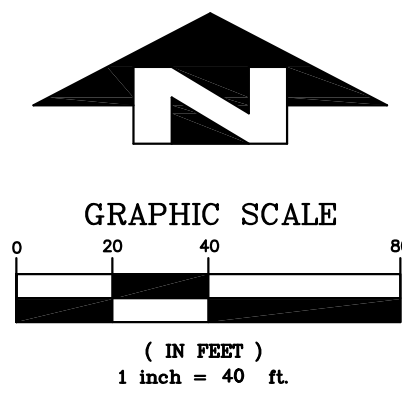
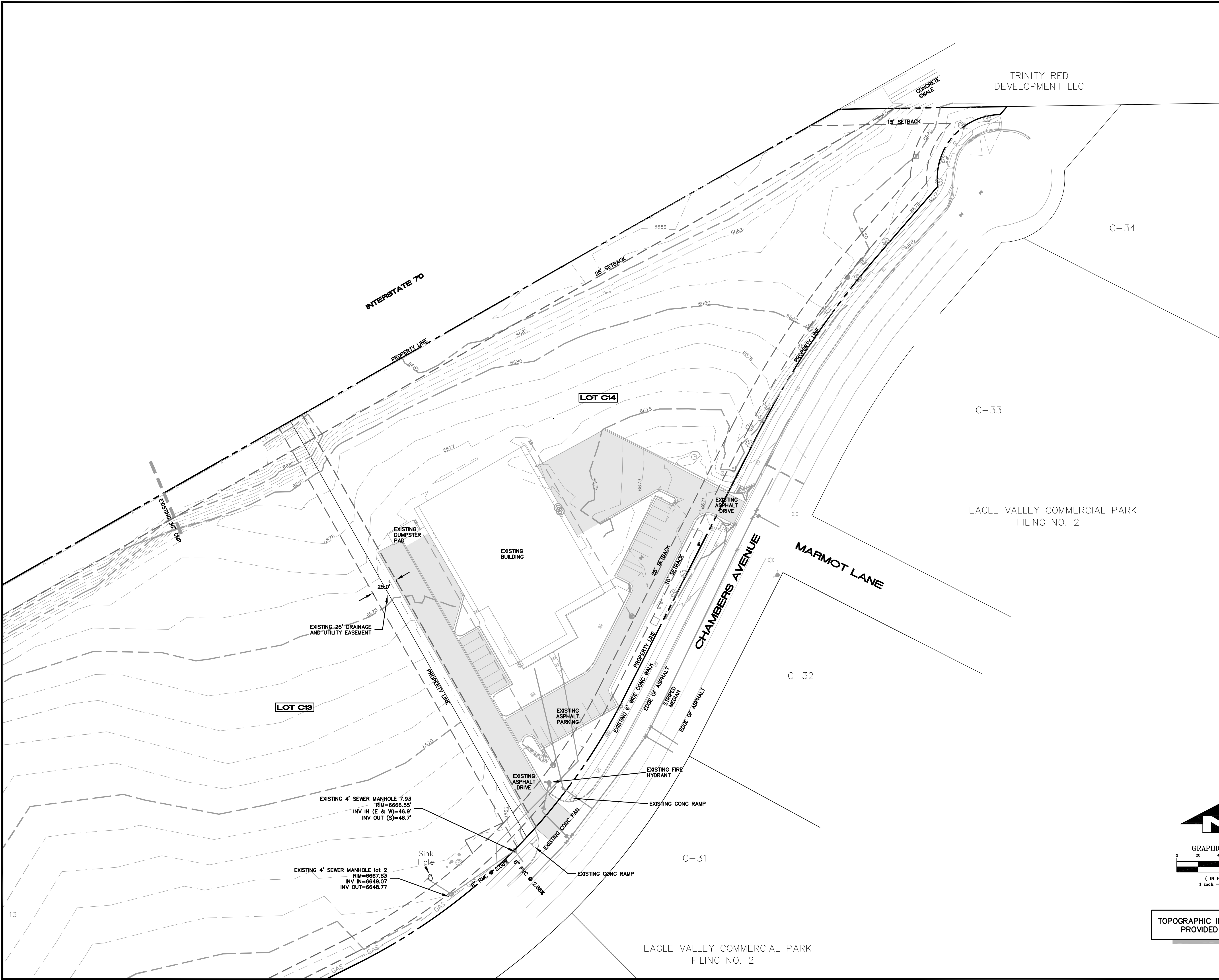
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| DESIGNED | MCW        | DRAWN              | MCW |
| CHECKED  | MCW        | XXX                | NO. |
| DATE     | 07/29/2019 |                    |     |

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TOPOGRAPHIC INFORMATION WAS PROVIDED BY OWNER

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1353 CHAMBERS AVE.  
EAGLE COLORADO  
EXISTING CONDITIONS

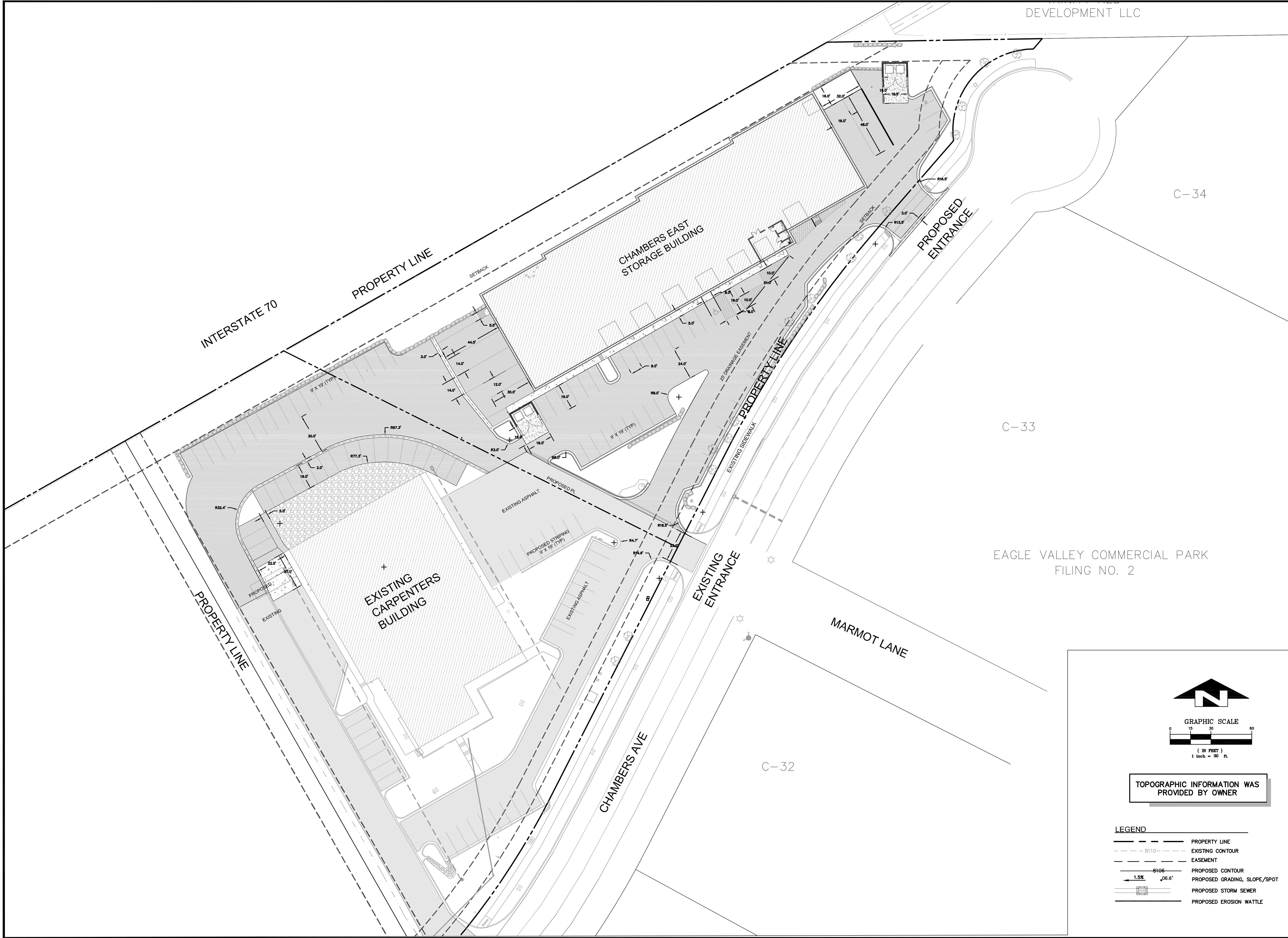
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| DATE     |     | 07/29/2019 |                |     |

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**C1.1**

**ALPINE**  
**ENGINEERING INC.**  
34510 HWY 6 UNIT A9 PO BOX 97  
EDWARDS CO 81632-1870/282-3373  
WWW.ALPINECIVIL.COM







DEVELOPMENT LLC

C-34

C-33

EAGLE VALLEY COMMERCIAL PARK  
FILING NO. 2

MARMOT LANE

C-32

CHAMBERS AVE



**CHAMBERS EAST BUILDING**  
1353 CHAMBERS AVE.  
EAGLE COLORADO  
SITE LAYOUT PLAN

| DESIGNED | DRAWN | CHECKED | JOB NO. | DATE       |
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|     | 09/17/2019 | UTILITY PERMIT | MCW |

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**1.2**

**LEGEND**

- PROPERTY LINE
- EXISTING CONTOUR
- EASEMENT
- PROPOSED CONTOUR
- PROPOSED GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED EROSION WATTLE



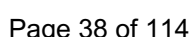
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( IN FEET )  
1 inch = 30 ft.

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PROVIDED BY OWNER



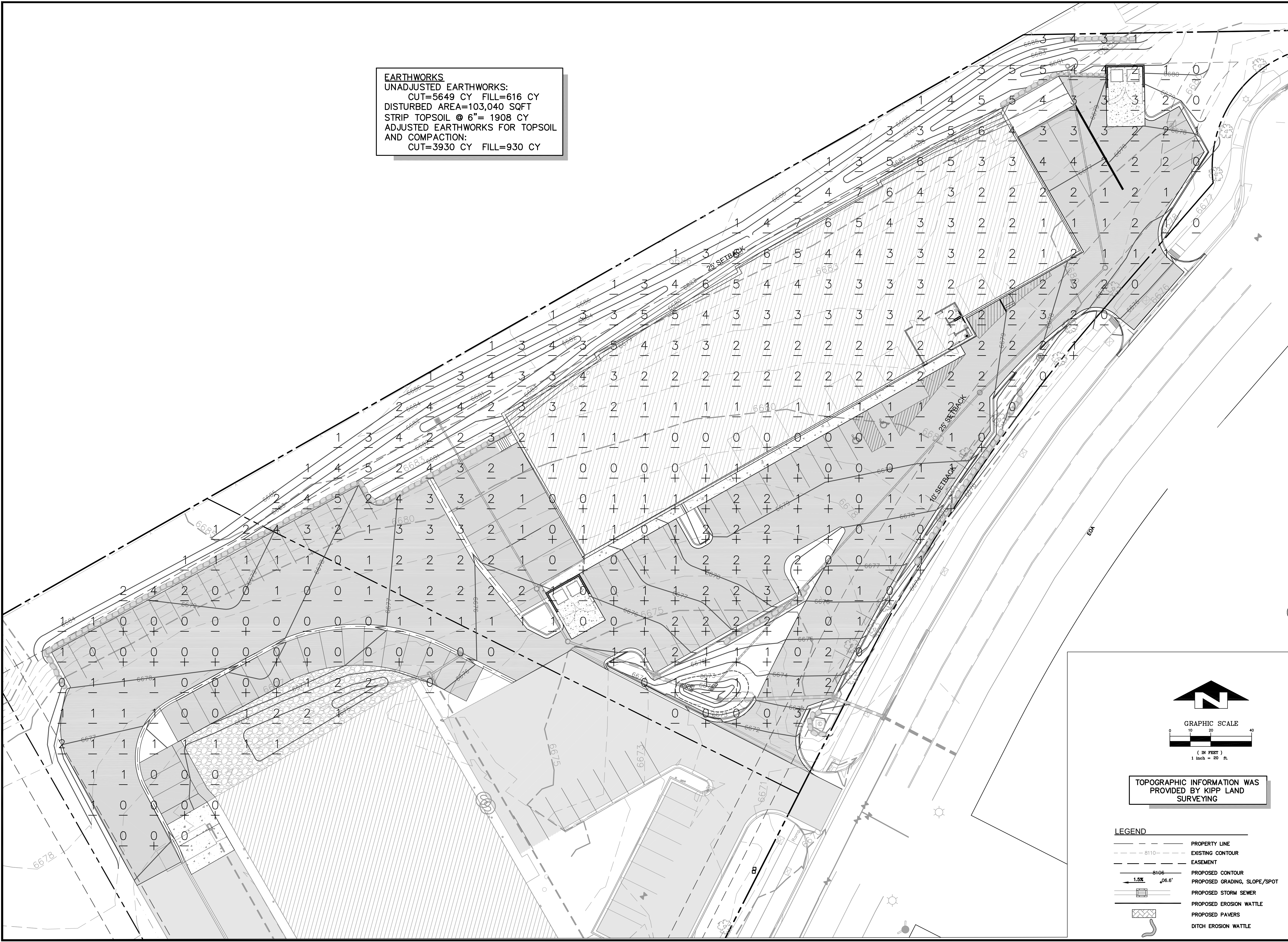
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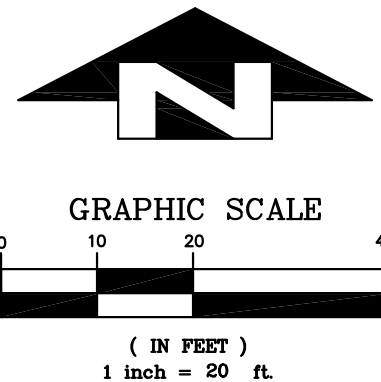




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EARTHWORKS  
UNADJUSTED EARTHWORKS:  
CUT=5649 CY FILL=616 CY  
DISTURBED AREA=103,040 SQFT  
STRIP TOPSOIL @ 6"= 1908 CY  
ADJUSTED EARTHWORKS FOR TOPSOIL  
AND COMPACTION:  
CUT=3930 CY FILL=930 CY



TOPOGRAPHIC INFORMATION WAS  
PROVIDED BY KIPP LAND  
SURVEYING

- LEGEND
- PROPERTY LINE
  - EXISTING CONTOUR
  - EASEMENT
  - PROPOSED CONTOUR
  - PROPOSED GRADING, SLOPE/SPOT
  - PROPOSED STORM SEWER
  - PROPOSED EROSION WATTLE
  - PROPOSED PAVERS
  - DITCH EROSION WATTLE

ALPINE

ENGINEERING INC.

34510 HWY 6 UNIT A9 PO BOX 97  
EDWARDS CO 81632 719.282.3373  
WWW.ALPINECIVIL.COM

COLORADO LICENSED

17-17-140E

39885

PROFESSIONAL ENGINEER

CHAMBERS EAST BUILDING

1353 CHAMBERS AVE.

EAGLE COLORADO

EARTHWORKS PLAN

| DESIGNED | DRAWN | CHECKED | JOB NO. | DATE       |
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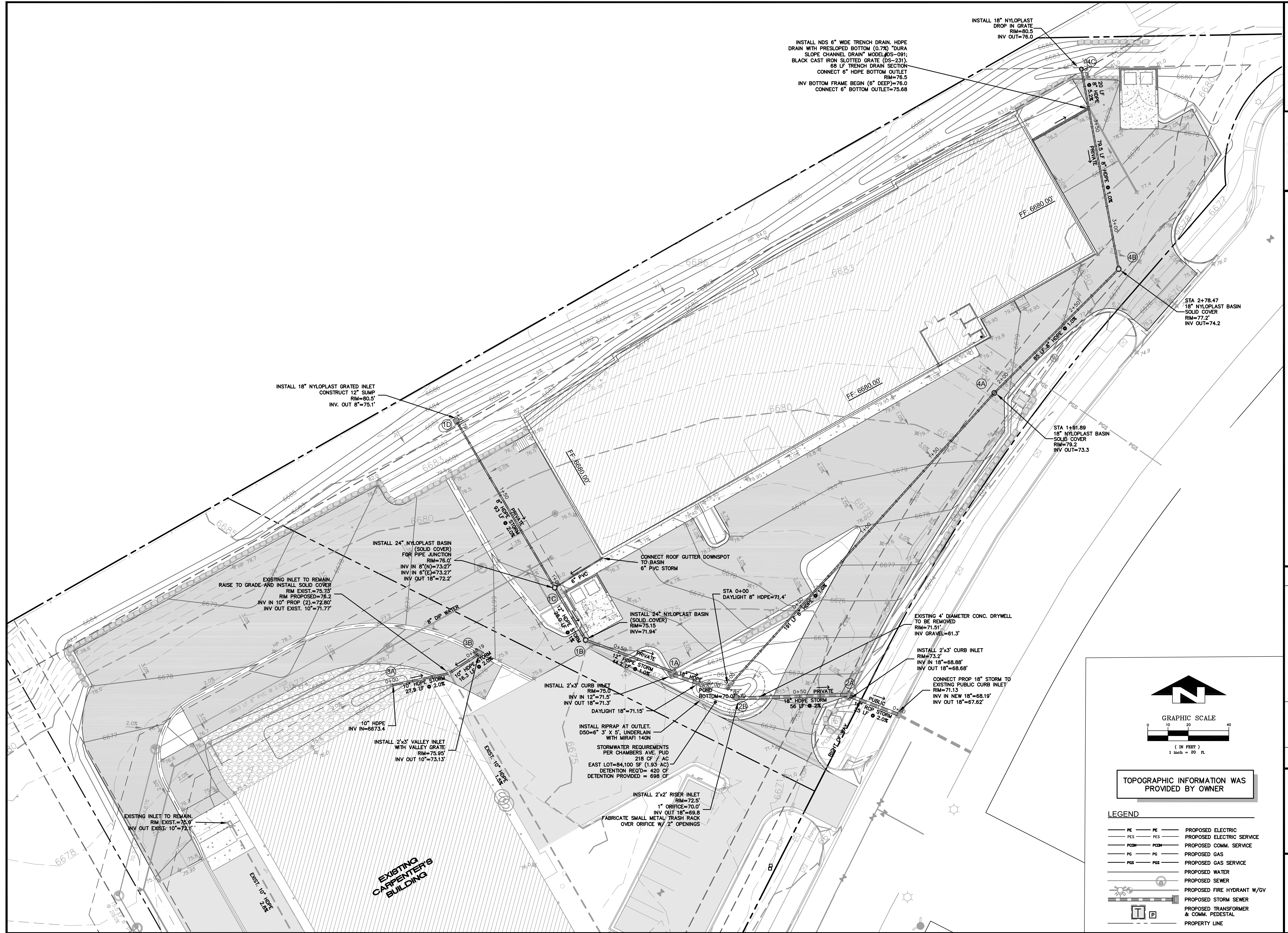


**CHAMBERS EAST BUILDING**  
1353 CHAMBERS AVE.  
EAGLE COLORADO  
STORM DRAINAGE PLAN

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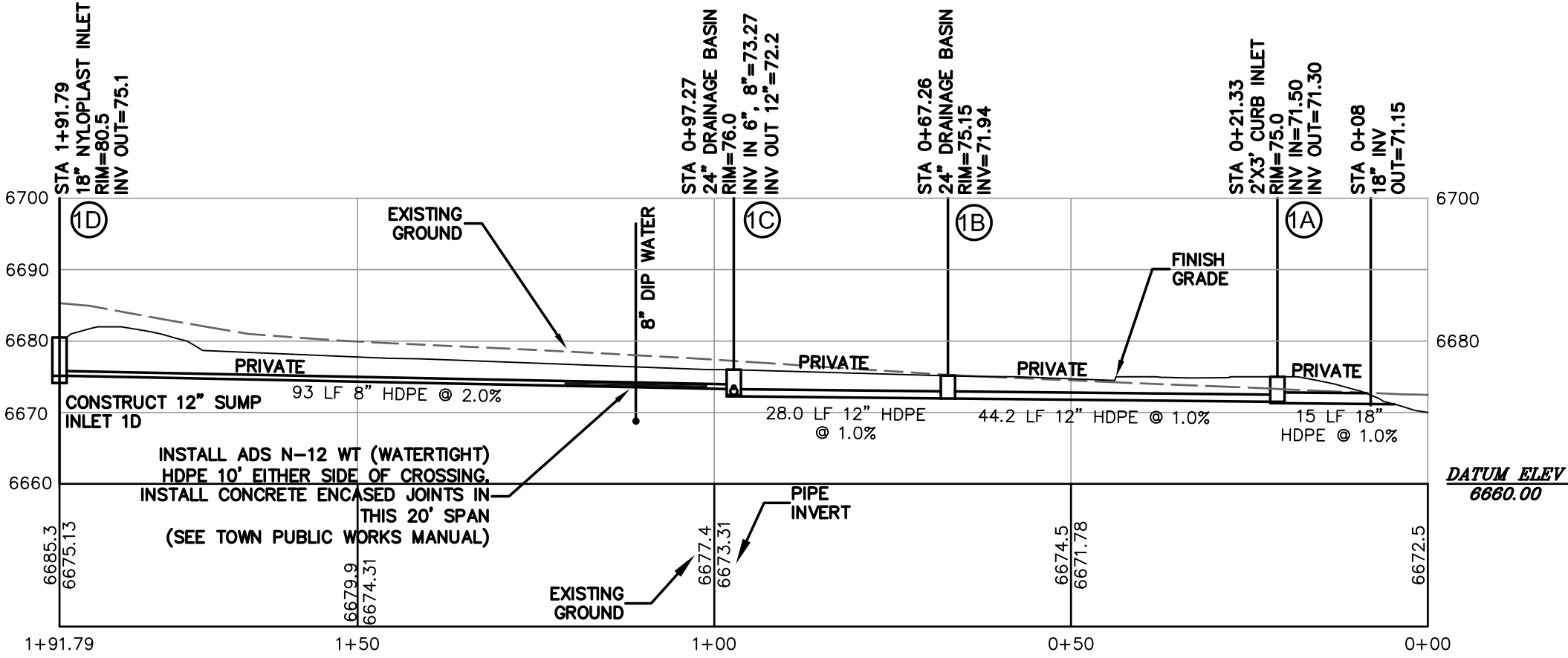
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| JOB NO.  | <u>XXX</u>        |
| DATE     | <u>07/29/2019</u> |

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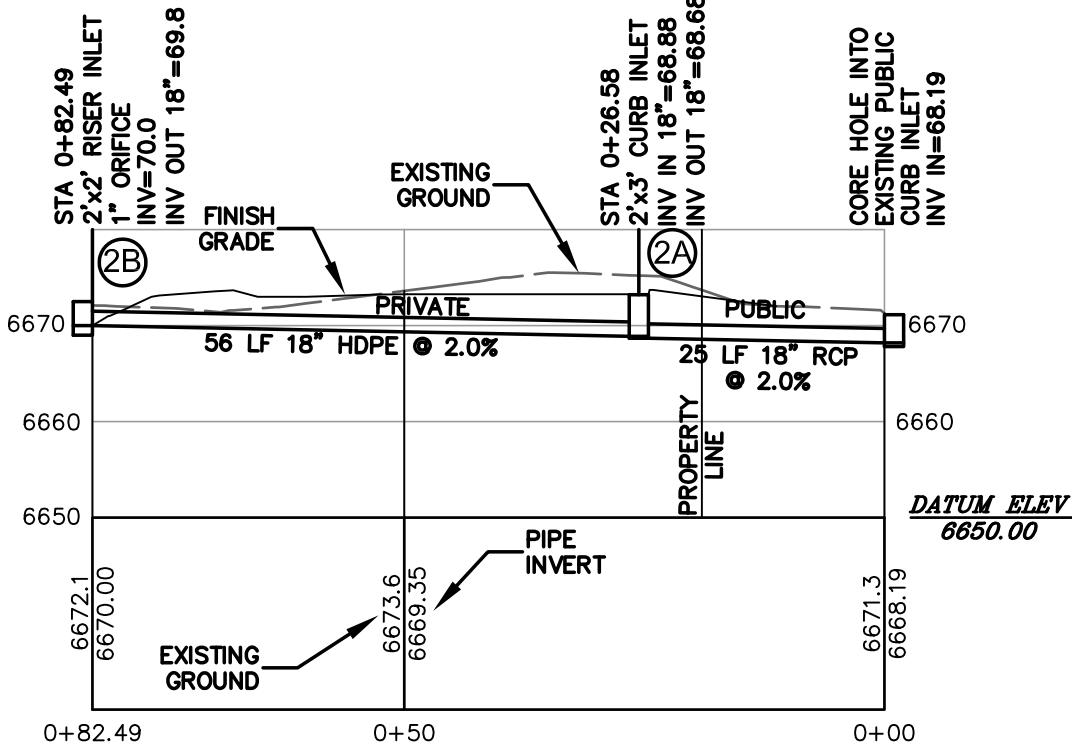




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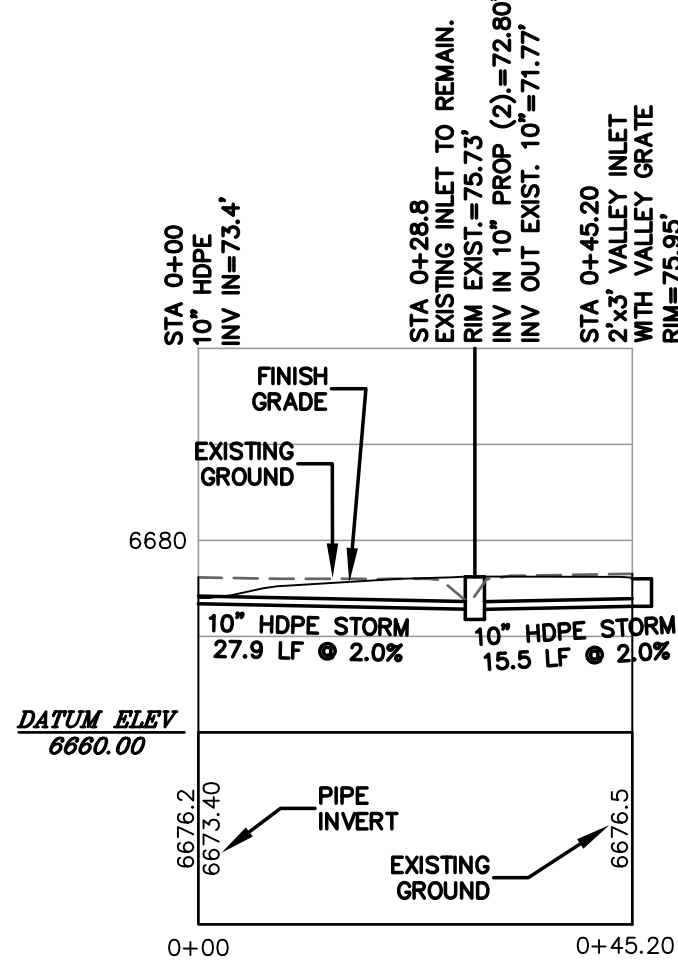


PROFILE: STORM 2



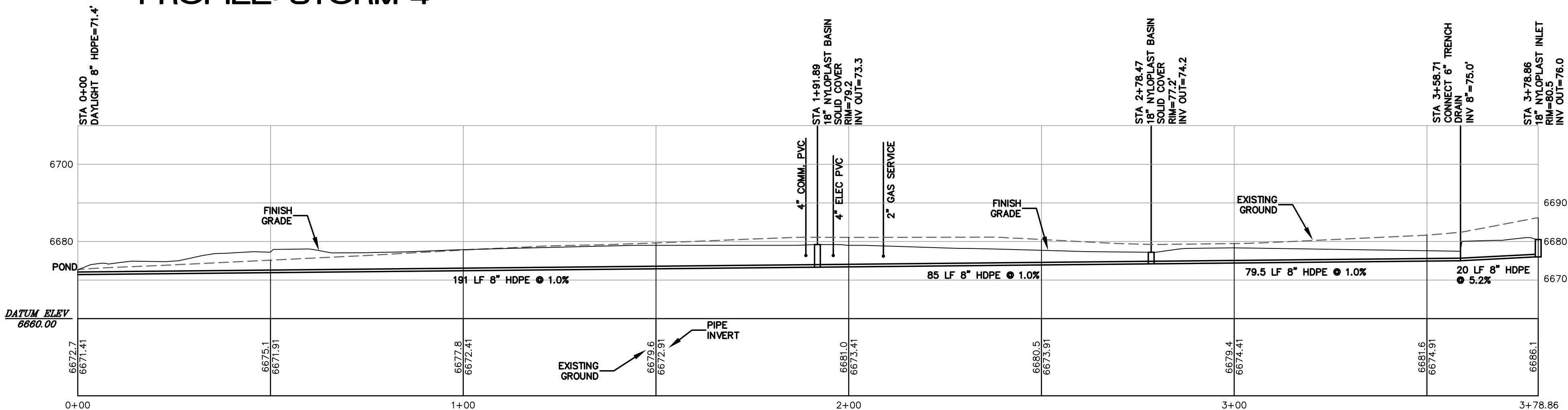
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HORIZONTAL: 1"=20'

PROFILE: STORM 3



SCALE  
VERTICAL: 1"=20'  
HORIZONTAL: 1"=20'

PROFILE: STORM 4



**CHAMBERS EAST BUILDING**  
1353 CHAMBERS AVE.  
EAGLE COLORADO  
STORM DRAINAGE PROFILES

| DESIGNED | NO. | DATE       | REVISIONS      | BY  |
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**ALPINE ENGINEERING INC.**  
34510 HWY 6 UNIT A9 PO BOX 97  
EDWARDS CO 81632-19028-3373  
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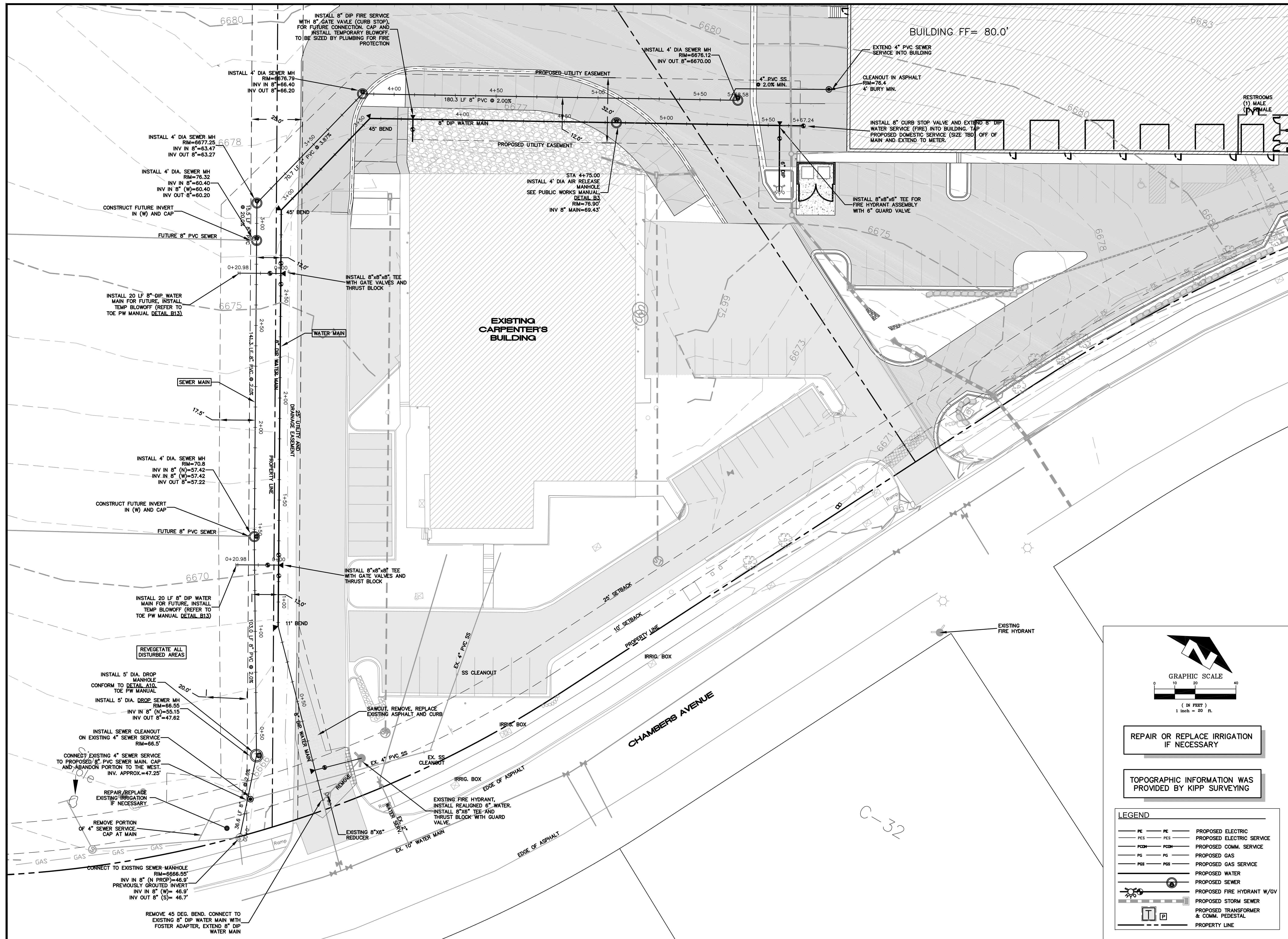


**CHAMBERS EAST BUILDING**  
1353 CHAMBERS AVE.  
EAGLE COLORADO  
UTILITY PLAN

| NO. | DATE       | REVISIONS      | BY  |
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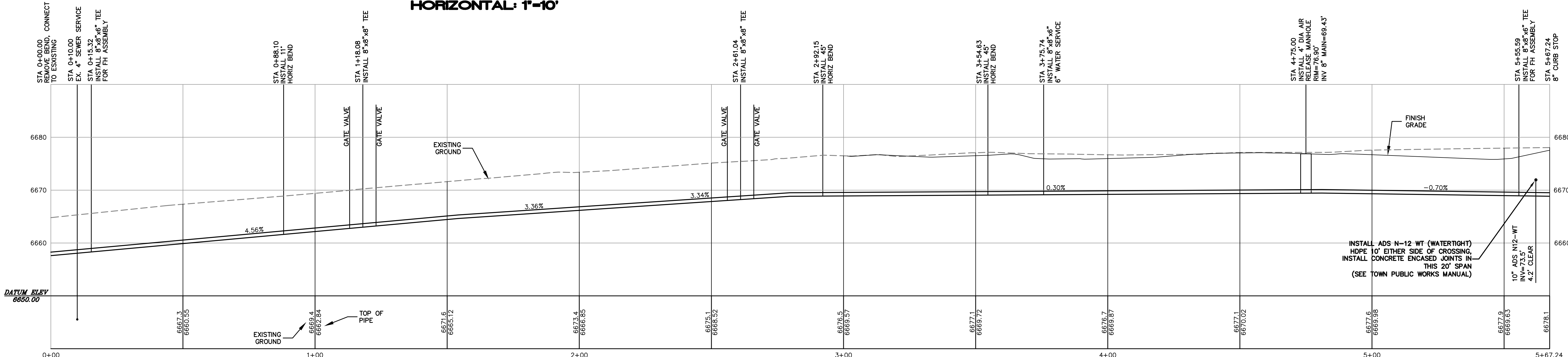
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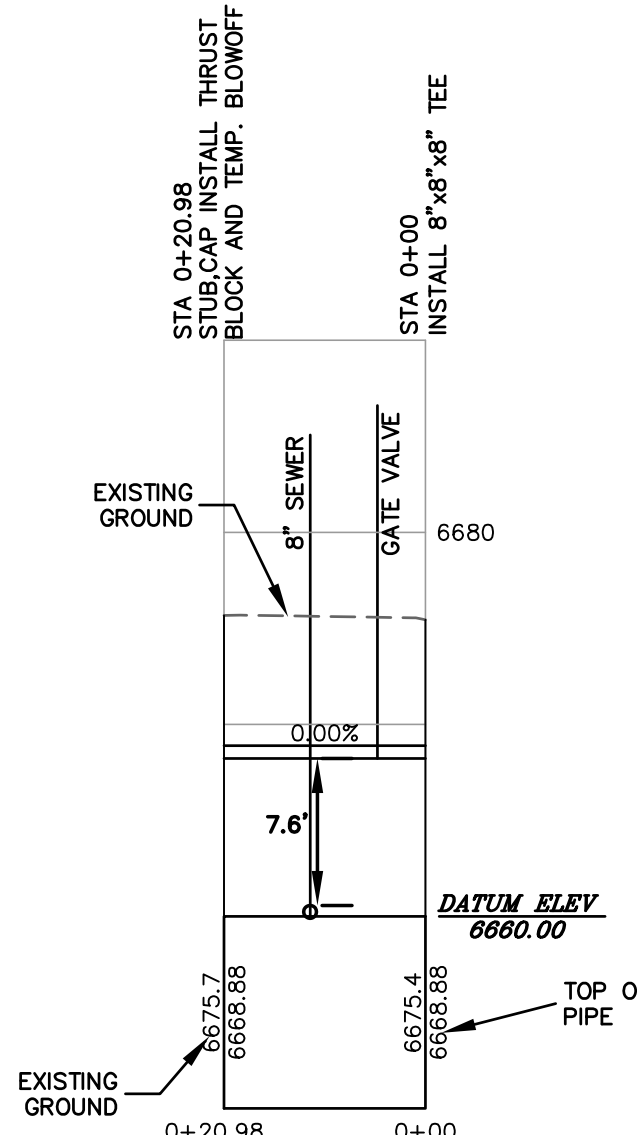


## PROFILE: WATER MAIN

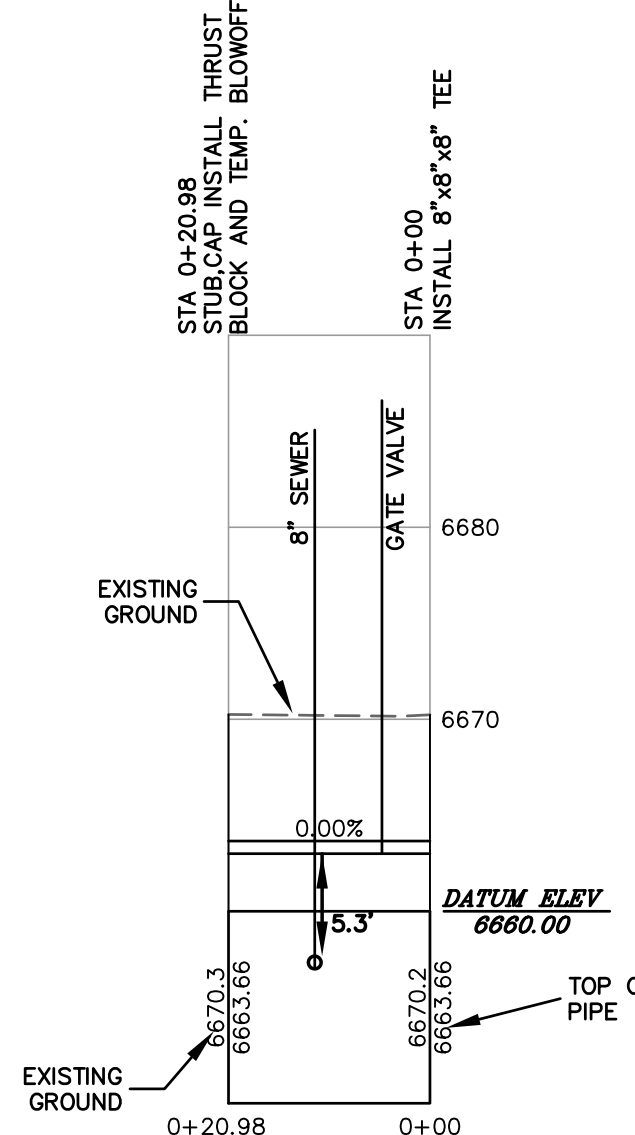
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# PROFILE: SEWER STUB NORTH

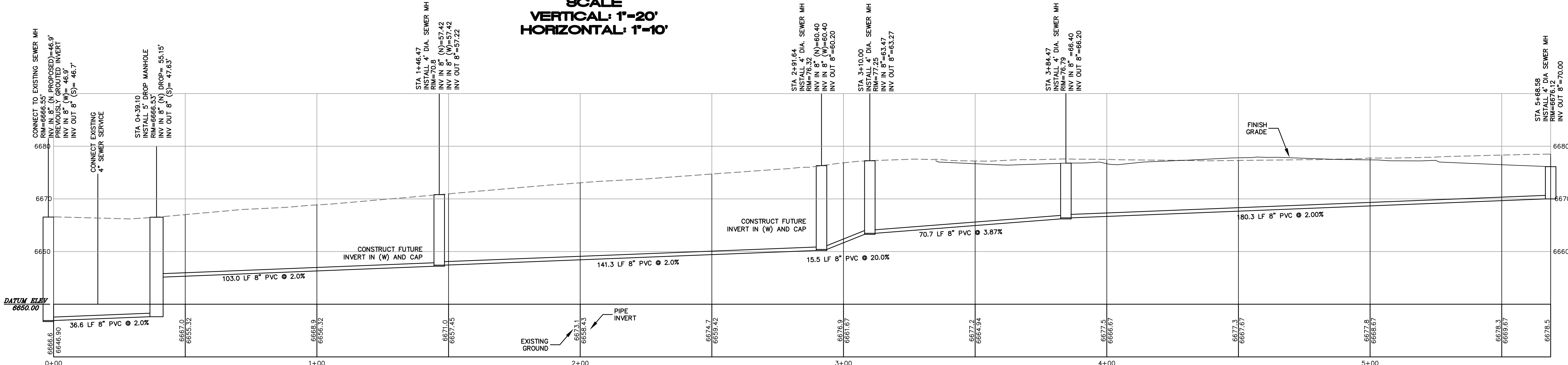


# PROFILE: SEWER STUB SOUTH



# PROFILE: SEWER MAIN

**SCALE**  
**VERTICAL: 1"-20'**  
**HORIZONTAL: 1"-10'**



**CHAMBERS EAST BUILDING**  
1353 CHAMBERS AVE.  
EAGLE COLORADO  
UTILITY PROFILES

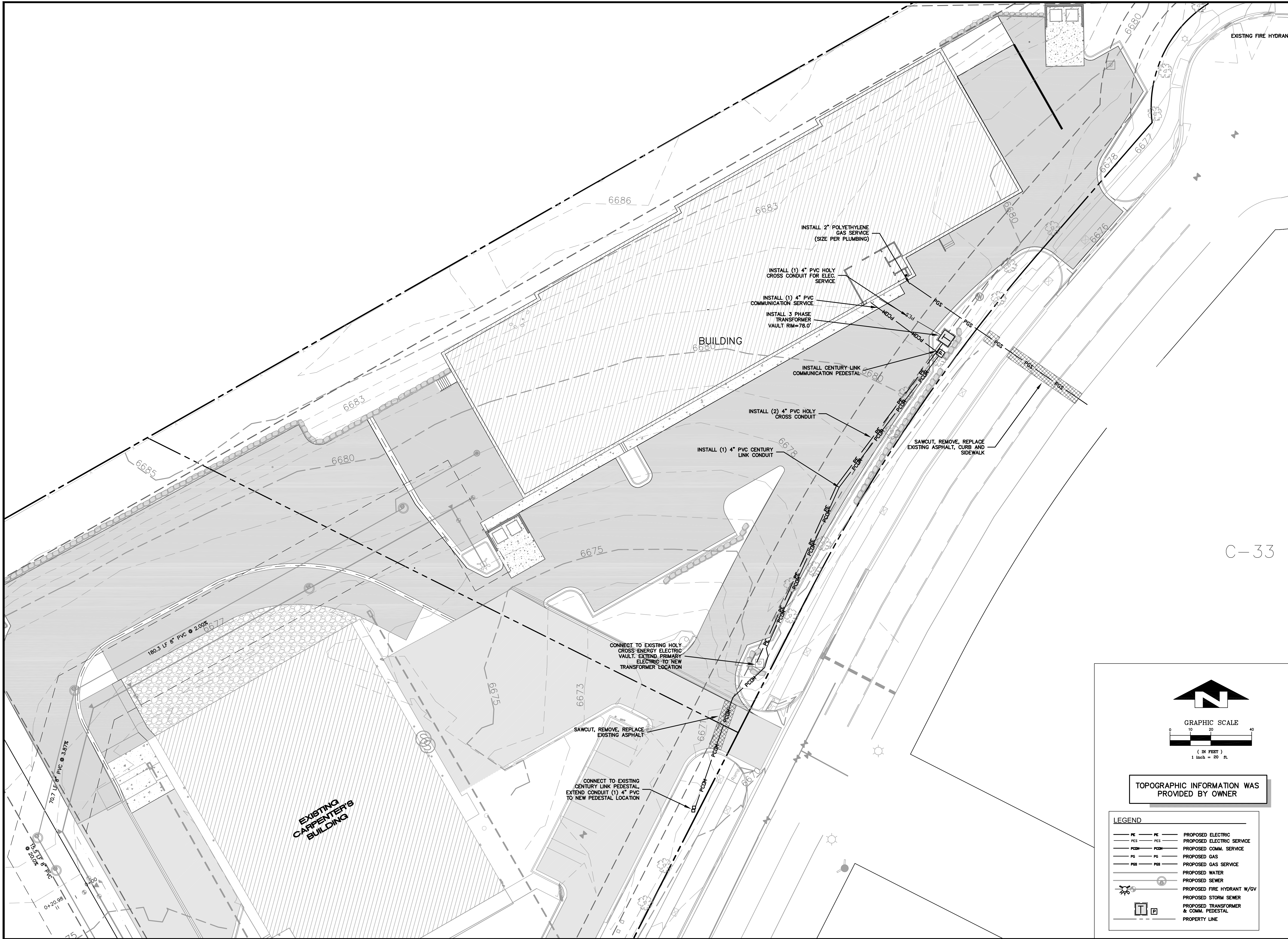
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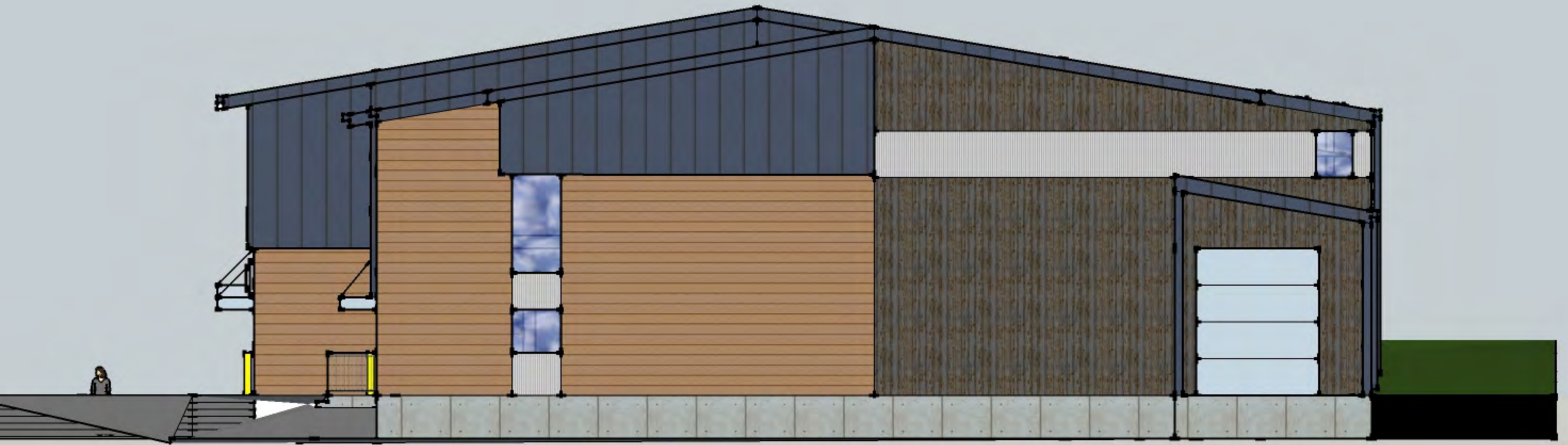




















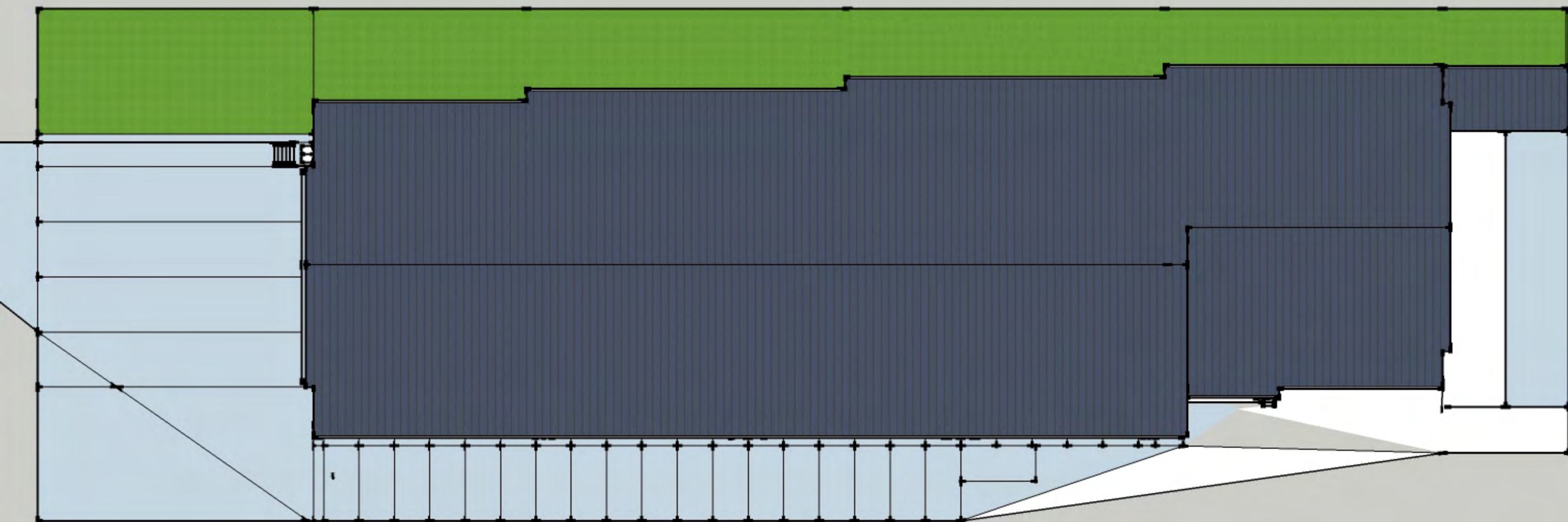
















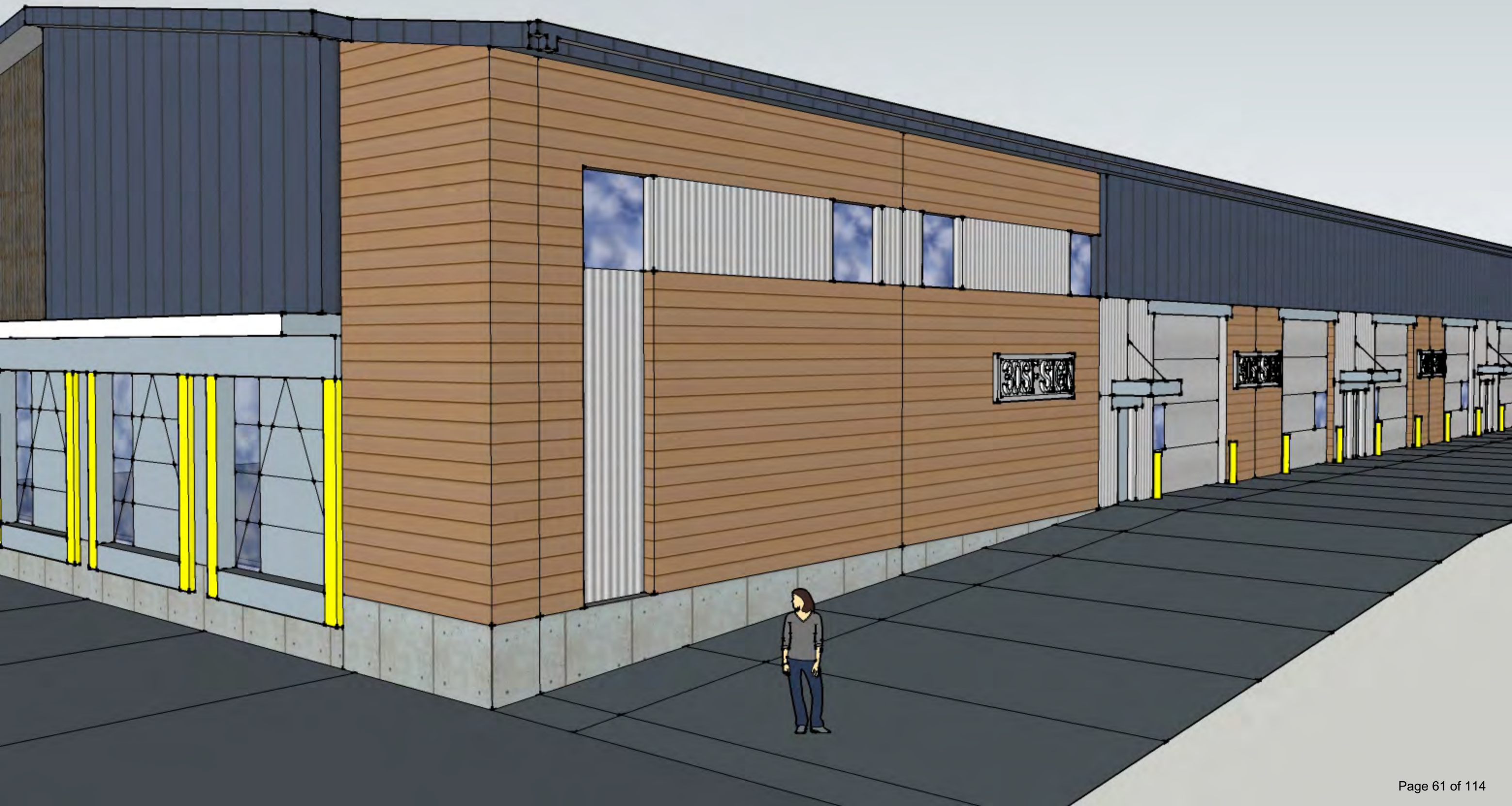




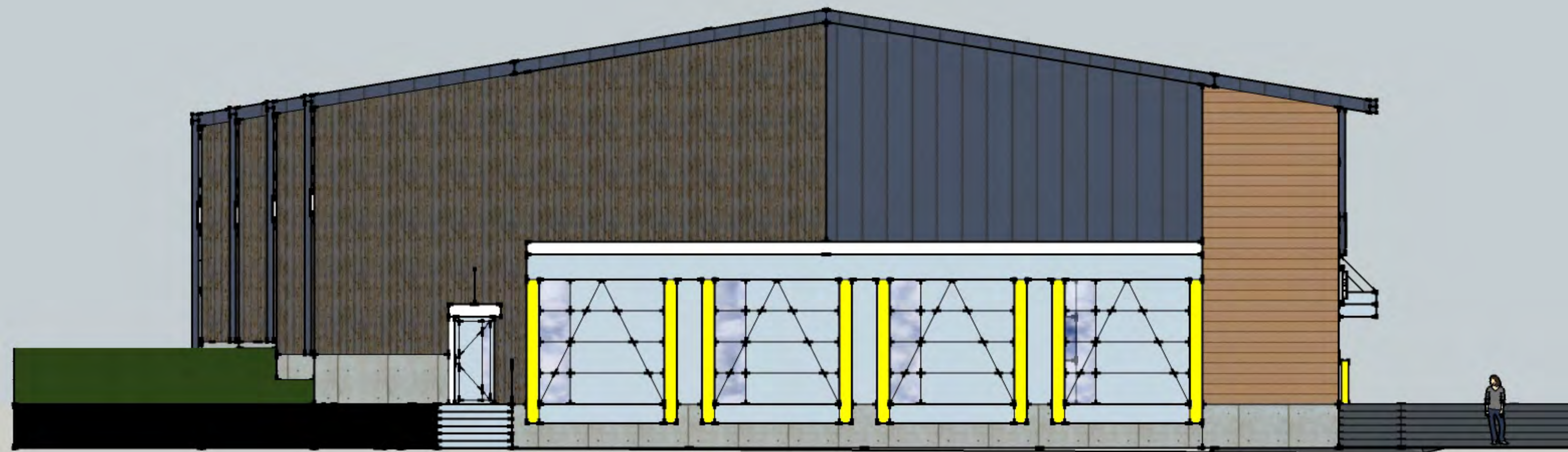
















# DOMESTIC WATER MAIN SERVICE SIZING

Project: 1353 Chambers Ave. Storage Facility  
 Building: large storage facility, 24,000 sf  
 User: (1) male RR, (1) female RR, janitor closet  
 Rev. Date:  
 Print Date: 9/18/19 2:44 PM

= User inputs  
 = Calculated values  
 = Estimated FU or DFU, due to IPC only dictating Drainage or Supply FU's for the given fixture type, not both.

All fixture unit values and fixture types taken directly from 2015 IPC, chapter 6 and appendix E. Waste data taken from 2015 IPC, chapter 7.  
 Any fixtures not used in a specific project may be deleted.

| Fixture Type                                                | QTY | Total |          | Cold  |          | Hot   |          | Drainage |           |
|-------------------------------------------------------------|-----|-------|----------|-------|----------|-------|----------|----------|-----------|
|                                                             |     | FU/ea | FU total | FU/ea | FU total | FU/ea | FU total | DFU/ea   | DFU total |
| Bar Sink, Private                                           |     | 1     | 0.0      | 0.75  | 0.00     | 0.75  | 0.0      | 2        | 0.0       |
| Bathroom Group, Private, Flush Tank                         |     | 3.6   | 0.0      | 2.7   | 0.00     | 1.5   | 0.0      | 5        | 0.0       |
| Bathroom Group, Private, Flush Valve                        |     | 8     | 0.0      | 6     | 0.00     | 3     | 0.0      | 5        | 0.0       |
| Bathtub, Private (w or w/o shower or jet attachments)       |     | 1.4   | 0.0      | 1     | 0.00     | 1     | 0.0      | 2        | 0.0       |
| Bathtub, Public (w or w/o shower or jet attachments)        |     | 4     | 0.0      | 3     | 0.00     | 3     | 0.0      | 4        | 0.0       |
| Bidet, Private                                              |     | 2     | 0.0      | 1.5   | 0.00     | 1.5   | 0.0      | 1        | 0.0       |
| Clothes Washer (15 lb), Public, Automatic                   |     | 4     | 0.0      | 3     | 0.00     | 3     | 0.0      | 3        | 0.0       |
| Clothes Washer (8 lb), Private, Automatic                   |     | 1.4   | 0.0      | 1     | 0.00     | 1     | 0.0      | 2        | 0.0       |
| Clothes Washer (8 lb), Public, Automatic                    |     | 3     | 0.0      | 2.25  | 0.00     | 2.25  | 0.0      | 3        | 0.0       |
| Combination Sink & Tray                                     |     | 3     | 0.0      | 2.25  | 0.00     | 2.25  | 0.0      | 2        | 0.0       |
| Dental Lavatory                                             |     | 1     | 0.0      | 0.75  | 0.00     | 0.75  | 0.0      | 1        | 0.0       |
| Dental Unit or Cuspidor                                     |     | 1     | 0.0      | 0.75  | 0.00     | 0.75  | 0.0      | 1        | 0.0       |
| Dishwashing Machine, Private, Automatic                     |     | 1.4   | 0.0      | -     | -        | 1.4   | 0.0      | 2        | 0.0       |
| Drinking Fountain, Offices, etc.                            |     | 0.25  | 0.0      | 0.25  | 0.00     | -     | -        | 0.5      | 0.0       |
| Emergency Floor Drain                                       |     | -     | -        | -     | -        | -     | -        | 0        | 0.0       |
| Floor Drains (RE: 2015 IPC 709.4 for DFU Req'ts)            |     | -     | -        | -     | -        | -     | -        | 0        | 0.0       |
| Floor Sinks (RE: 2015 IPC 709.4 for DFU Req'ts)             |     | -     | -        | -     | -        | -     | -        | 0        | 0.0       |
| Kitchen Sink, Hotel/Restaurant, Faucet                      |     | 4     | 0.0      | 3     | 0.00     | 3     | 0.0      | 4        | 0.0       |
| Kitchen Sink, Private, Faucet (w or w/o Disposal and/or DW) |     | 1.4   | 0.0      | 1     | 0.00     | 1     | 0.0      | 2        | 0.0       |
| Laundry Tray (1 to 3 Compartments), Private, Faucet         |     | 1.4   | 0.0      | 1     | 0.00     | 1     | 0.0      | 2        | 0.0       |
| Lavatory, Private, Faucet                                   |     | 0.7   | 0.0      | 0.5   | 0.00     | 0.5   | 0.0      | 1        | 0.0       |
| Lavatory, Public, Faucet                                    | 2   | 2     | 4.0      | 1.5   | 3.00     | 1.5   | 3.0      | 1        | 2.0       |
| Service Sink, Offices, etc., Faucet                         | 1   | 3     | 3.0      | 2.25  | 2.25     | 2.25  | 2.3      | 2        | 2.0       |
| Shower Head, Private, Mixing Valve                          |     | 1.4   | 0.0      | 1     | 0.00     | 1     | 0.0      | 2        | 0.0       |
| Shower Head, Public, Mixing Valve                           |     | 4     | 0.0      | 3     | 0.00     | 3     | 0.0      | 2        | 0.0       |
| Shower, 12.3 < Total Combined Flow Rate < 25.8 GPM          |     | 8     | 0.0      | 5     | 0.00     | 5     | 0.0      | 5        | 0.0       |
| Shower, 25.8 < Total Combined Flow Rate < 55.6 GPM          |     | 10    | 0.0      | 6     | 0.00     | 6     | 0.0      | 6        | 0.0       |
| Shower, 5.7 < Total Combined Flow Rate < 12.3 GPM           |     | 6     | 0.0      | 4     | 0.00     | 4     | 0.0      | 3        | 0.0       |
| Urinal, Nonwater Supplied                                   |     | -     | -        | -     | -        | -     | -        | 0.5      | 0.0       |
| Urinal, Public, 1" Flush Valve                              |     | 10    | 0.0      | 10    | 0.00     | -     | -        | 4        | 0.0       |
| Urinal, Public, 3/4" Flush Valve, 1 GPF or Less             | 1   | 5     | 5.0      | 5     | 5.00     | -     | -        | 2        | 2.0       |
| Urinal, Public, Flush Tank                                  |     | 3     | 0.0      | 3     | 0.00     | -     | -        | 2        | 0.0       |
| Wash Sink (Circular or Multiple), Each Set of Faucets       |     | 2     | 0.0      | 1.5   | 0.00     | 1.5   | 0.0      | 2        | 0.0       |
| Water Closet, Private, Flush Tank                           |     | 2.2   | 0.0      | 2.2   | 0.00     | -     | -        | 3        | 0.0       |
| Water Closet, Private, Flushometer Valve                    |     | 6     | 0.0      | 6     | 0.00     | -     | -        | 4        | 0.0       |
| Water Closet, Public (1.6 GPF), Flush Tank                  |     | 5     | 0.0      | 5     | 0.00     | -     | -        | 4        | 0.0       |
| Water Closet, Public (1.6 GPF), Flush Valve                 | 2   | 10    | 20.0     | 10    | 20.00    | -     | -        | 4        | 8.0       |
| Water Closet, Public (Flushing >1.6 GPF), Flush Tank        |     | 5     | 0.0      | 5     | 0.00     | -     | -        | 6        | 0.0       |
| Water Closet, Public (Flushing >1.6 GPF), Flush Valve       |     | 10    | 0.0      | 10    | 0.00     | -     | -        | 6        | 0.0       |
| Water Closet, Public or Private, Flushometer Tank           |     | 2     | 0.0      | 2     | 0.00     | -     | -        | 4        | 0.0       |
| Water Closet, Public, Flush Tank                            |     | 5     | 0.0      | 5     | 0.00     | -     | -        | 4        | 0.0       |
| Water Closet, Public, Flushometer Valve                     |     | 10    | 0.0      | 10    | 0.00     | -     | -        | 6        | 0.0       |

BUILDING TOTALS: 32.0 30.3 5.3 14.0

Enter primary fixture flush type (type "Tank" or "Valve"):

Valve

|                       | Flow (gpm) | Pipe Size (in) |
|-----------------------|------------|----------------|
| Total Domestic Water: | 44         | 1.5            |
| Peak flow cold water: | 44         | 1.5            |
| Peak flow hot water:  | 22         | 1.25           |
| Building Waste Main:  |            | 2              |

Additional domestic water uses (irrigation, pools, etc.) may affect main sizing and has not been accounted for in these calcs.

\*  
 2015 IPC Section 202: Bathroom Group: A group of fixtures consisting of a water closet, lavatory, bathtub or shower, including or excluding a bidet, an emergency floor drain or both. Such fixtures are located together on the same floor level.





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## MEMORANDUM

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**FROM:** April Kroner, Community Development Director

**SUBJECT:** Determination Regarding Application for Special Use Permit for Ground Floor Residential Units at 410 Broadway, Central Business District Zone, Broadway District

**DATE:** October 4, 2019

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Prior to starting my position with the Town of Eagle (7-25-19), Mr. David Nudell had submitted applications for both 1) a Minor Development Permit, and 2) a Special Use Permit for Ground Floor Residential Units, for a proposed mixed-use development project at 410 Broadway. The application was made by Mr. Nudell per the guidance of Town planning staff at that time. Upon the second review of the proposed project (my first review of the project), I found that the proposed Special Use Permit request could not be brought forward as the Town's Land Use & Development Code (LUDC) doesn't allow for such a special use within the Central Business District. The following identifies the application submittal background, the basis for my determination that a Special Use permit may not be applied for, and information regarding the appeal process per the Town of Eagle's LUDC along with the Colorado Revised Statutes.

### **Project Background**

- Pre-Application Meeting Request: 1-30-19
- Pre-Application Meeting Held: 2-07-19
- Application Submitted: 6-20-19
- Referral Request: 7-03-19
- Referral Comments Due: 7-25-19
- Response Summary: 8-23-19
- Revised Plan Submittal: 9-09-19
- Review Comments Due: 9-23-19

## **Land Use & Development Code Determination for Proposed Project**

My first full review of the project occurred after the submittal of the revised plans which were received on 9-09-19. Upon my review of the proposed project, I found the following:

- The property is zoned Central Business District, CBD, and is also located within the Broadway District.
- Section 4.04.070, Zoning – General Provisions, Uses and Requirements, Schedule of uses permitted in nonresidential zone districts:
  - Allows ‘Dwelling Units – above street level’, as a Permitted Use in the CBD (and as a special use in the Commercial Limited (CL) and Public Area (PA) districts).
  - There is **not** a category for “Dwelling units – at street level” that identifies if such uses are permitted or special uses. Per the application of zoning regulations, if a use is not listed as a permitted or special use in the ordinance, it is prohibited.
- Section 4.07.060, Development Standards, Broadway District
  - A. General Provisions
    - 2. The buildings of the Broadway District should be permanent in character. Retail and commercial uses shall be located on the first floor with office, service establishments (except vehicular service), and residential uses found above on the second and third floors. There are specific details and guidelines which are called out in this section that serve to guide the construction and redevelopment of properties on Broadway. The purpose of these guidelines are to encourage mixed-use buildings in the Broadway District. (Mixed-use buildings are multi-story buildings that contain more than one land use. For example, a three-story building could have a restaurant on the first floor, a service business or office on the second floor, and apartments on the third floor.)
  - B. Goals and objectives. The goals and objectives of this section are:
    - 7. Residential units, lofts, and offices should be located above retail, restaurant, and commercial uses. Residential use is **not allowed** at the street level or basement level for new construction or renovated buildings.
- It should also be noted that Section 4.07.050, Development Standards, Central Business Area, also provides for a goal and objective that indicates “Residential units, lofts, and offices should be located above retail, restaurant, and commercial uses. Residential use is **not allowed** at the street level or basement level for new construction or renovated buildings.”

***Based on the findings above, I have determined that the applicant is not able to obtain a Special Use Permit for the two ground floor residential units that are proposed with for the development project, as the Town’s ordinance does not identify such use as a permitted or special use in the CBD, and the Development Standards for the Broadway District specifically indicates that residential use is not allowed at the street level for new construction (or renovated buildings).***



### **Similar Projects Recently Approved by the Town of Eagle**

The Town of Eagle recently brought forward two applications which were somewhat similar in nature, and allowed for ground floor residential units to be provided via means of a Special Use Permit. Specifically, these applications were for:

- 1) *SU18-08, 120 E. 3<sup>rd</sup> Street which was granted on 1-22-19.* Staff discussion indicated the request was for a 'Special Use Permit for Ground Floor Residential in the Central Business District'. It was further explained that "Dwelling units – above street level is a permitted use in the CBD (4.04.070 of the Land Use & Development Code). As the applicant is proposing an accessible apartment on the ground floor of the building, a special use permit is required for a 'high-density, multifamily dwelling'".
- 2) *SU17-03, 316 Wall Street which was granted on 5-23-17.* Staff discussion indicated the request was for a Special Use Permit for a "High-Density Residential Project" in the CBD, which is called out as use allowed via a special use permit. However, the project is within the Central Business Area and included ground-floor residential uses, which is explicitly identified as not being allowed at the street level for new construction or renovated buildings.

The Town's Planning & Zoning Commission and/or Town Board of Trustees don't set precedent based on their prior decisions; each case is looked at individually. Therefore, while these recent projects allowing for ground floor residential units in the Central Business District via the special use permit process were approved, that does not set any precedent for this case.

### **Applicant options for Variance or Appeal of Staff's Decision**

This determination was discussed with the applicant, and the applicant inquired about his rights/ability to seek other remedies to allow for his project. Town staff reviewed options and provided the following information:

#### *Variance*

Per the Town's LUDC, a variance may not be granted to allow for a use in any zone district in which it is not listed as a permitted or special use.

#### **Section 4.05.020, Zoning variance.**

##### **A. Conditions for zoning variance.**

1. A variance from the strict application of any zone district requirement or supplementary regulation of this chapter may be granted by the Planning Commission following the procedures and conditions herein, except that no use shall be allowed in any zone district in which it is not listed as a permitted or special use.

#### *Appeal*

#### **Section 4.03.050. - Appeal of administrative decision.**

Any person aggrieved by his inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of this Title may

make an appeal to the Planning and Zoning Commission. Appeals to the Planning and Zoning Commission may also be made by any officer, department, Board or bureau of the Town. Such appeal shall be made within 15 days of the decision from which the appeal is made by filing with the Town Manager a written notice of appeal, specifying the grounds therefor. Such appeal shall be made in accordance with C.R.S. § 31-23-307.

Based on the LUDC regulations, staff informed the applicant that he may appeal the staff's decision to the Planning & Zoning Commission, and provided the process required.

### **Appeal of Administrative Decision Process**

The Town's LUDC refers to C.R.S. §31-23-307 for the appeals process. The C.R.S. identifies the following authority is given to the Planning & Zoning Commission (aka, Board of Adjustment) as part of the appeal process:

Section 31.23.307 (4) "... The board of adjustment may reverse or affirm, wholly or partly, or may modify the order, requirement, decision, or determination appealed from and shall make such order, requirement, decision, or determination as in its opinion ought to be made in the premises and to that end has all the powers of the officer from whom the appeal is taken. Where there are practical difficulties or unnecessary hardships in the way of carrying out the strict letter of such ordinance, the board of adjustment has the power, in passing upon appeals, to vary or modify the application of the regulations or provisions of such ordinance relating to the use, construction, or alteration of buildings or structures, or the use of land, so that the spirit of the ordinance is observed, public safety and welfare secured, and substantial justice done."

If there are any questions regarding this determination, please contact April Kroner, Community Development Director, at 970-328-9651 or at [april.kroner@townofeagle.org](mailto:april.kroner@townofeagle.org).



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April Kroner, Community Development Director

October 4, 2019



10/7/19

To: Brandy Reiter, Town Manager, and To Whom it May Concern:

Re: 410 Broadway Appeal of Administrative Decision

Dear Brandy,

When my team and I started the process of creating a development at 410 Broadway, planning staff let us know, starting at the pre-application conference, that ground level residential on Broadway that we proposed to create accessible units could only be accomplished via Special Use Permit. This has been one of the guiding principles of our development, and when we made application, it was for a Special Use Permit for ground level residential, as well as a Minor Development Application for the mixed-use building. We have acted in good faith, following the guidelines given us by the Town.

Charlie Davis, the Building Official has recently confirmed, in discussions with the ICC to help interpret the IBC, if there are more than 4 residential units, Type B accessible units must be provided with the additional requirements of an accessible entrance and accessible route to those units. We currently propose that both ground level units would be Type B units. The need for such accessible units was the reason for the request for, and the design incorporating ground level residential behind the commercial units, as an elevator would introduce not only significant additional initial cost, but also significant additional maintenance cost for the entire building, and we would prefer to avoid those costs and still provide accessible units.

Just recently, the current Town Planner, April Kroner had informed me that there is no place in the current code that would allow ground level residential in the Central Business District, by Special Use, or by any other method. Of course, hearing this, we were blown away, as we were following the guidance of the Town staff, and have spent a significant amount of money and time developing a plan that includes this feature. But pursuant to this new information, we have withdrawn our Special Use Permit Application, and are requesting a return of those application fees.

Because we believe we have followed the Town Staff's guidelines and direction to the letter during this long process, we are respectfully appealing the Town Planner's decision on ground level residential units in the Central Business District, per section 4:03:050 of the Town Code:

Section 4.03.050. - Appeal of administrative decision.

Any person aggrieved by his inability to obtain a building permit or by the decision of any administrative officer or agency based upon or made in the course of the administration or enforcement of this Title may make an appeal to the Planning and Zoning Commission. Appeals to the Planning and Zoning Commission may also be made by any officer, department, Board or bureau of the Town. Such appeal shall be made within 15 days of the decision from which the appeal is made by filing with the Town Manager a written notice of appeal, specifying the grounds therefor. Such appeal shall be made in accordance with C.R.S. § 31-23-307.

(Ord. No. 1986-03, § 4.03.050, 3-5-1986)

We are aware that, notwithstanding the current reading of the Town Code, such Special Uses for ground level residential units have been granted recently in the Central Business District, for example, at 120 East 3rd Street, in January of this Year, as well as at 316 Wall Street. As we were operating under the same set of assumptions as these other applicants, and have proceeded accordingly, we respectfully request to be allowed to have this use.

Further, we believe that the development application that we have put forward conforms to the spirit of the true guidelines, as what will be presented at ground level on Broadway is commercial units, and any ground level residential units would not be likely to be visible from any part of Broadway.

The Colorado Revised Statute referred to in section 4:03:050 of the Town Code (C.R.S. § 31-23-307) says in part:

“The board of adjustment shall hear and decide appeals from and review any order, requirement, decision, or determination made by any administrative official charged with the enforcement of any ordinance adopted pursuant to this part 3. It shall also hear and decide all matters referred to it or upon which it is required to pass under such ordinance. Unless otherwise provided by ordinance, the concurring vote of four members of the board shall be necessary to reverse any order, requirement, decision, or determination of any such administrative official, or to decide in favor of the applicant any matter upon which it is required to pass under any such ordinance, or to effect any variation in such ordinance.”

We believe that this CRS section gives the Planning and Zoning Commission wide latitude to make the decision to overturn the Town Planner’s decision regarding ground floor residential.

We respectfully request that the Commission do so for the following reasons:

1. The applicant was following the direction of the Town Staff, and has spent considerable time and money doing so, in good faith.
2. There is recent precedent which suggests that, under the right circumstances, the Commission supports this use.
3. This development application is true to the spirit of the current land use regulations in as far as it provides ground level commercial across the entire Broadway frontage of the property, and the ground floor residential units would be difficult or impossible to see from Broadway.
4. The “letter of the code necessity” to create accessible units with this new development on the 2<sup>nd</sup> floor with elevator access would significantly undermine our intention to create units that would be as affordable as possible, not only due to the initial cost but also taking into account the cost to the Homeowner’s association of elevator maintenance in perpetuity.
5. The contemporary work being done with the Community Plan Update Committee in concert with public input seems to support this kind of development, with its recommendations to the Land Use Code update committee.



Specifically, the Future Land Use sections suggest that the Town of Eagle should:

“Establish a new mixed -use zone district and associated standards within the Land Use and Development Code to encourage residential dwellings above *or integrated into* non-residential buildings.” [emphasis mine]

“Encourage creative housing opportunities by developing infill development standards in the Land Use and Development Code.”

“Research available incentives and identify the most appropriate options for developers to provide affordable housing.”

“Encourage additional commercial and mixed-use development “

“Develop specific residential and non-residential design standards that are unique to Eagle and support the existing eclectic character.”

“Create an incentive program to encourage local lodging in and near the Downtown area.”

“Provide incentives (eg density bonuses) for new, condensed development.”

Thank you for your consideration of this matter.

Sincerely,

David Nudell, Managing Member

410 Broadway LLC.



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## CERTIFICATE OF RECOMMENDATION

**TO:** Planning & Zoning Commission

**FROM:** Department of Community Development

**DATE:** October 17, 2019

**PROJECT NAME:** 410 Broadway Avenue, Retail & Multi-Family Residential

**FILE NUMBER:** DR19-03 410 Broadway

**APPLICANT:** 410 Broadway, LLC, David Nudell

**LOCATION:** 410 Broadway

**ZONING:** Central Business District (CBD); Broadway District

**EXHIBIT(S):**

- A. Application Form and Project Narrative
- B. Development Plan Set
- C. Civil Plans
- D. Improvements Survey
- E. Water Demand Study
- F. Drainage Report

**PUBLIC COMMENT:** No public comment received at time of packet publication.

**STAFF CONTACT:** April Kroner, AICP, Community Development Director

**REQUEST:** Minor Development Permit for a 3-story mixed-use building including two commercial units on the ground floor, 2 residential units on the ground floor, and four residential units on both the 2<sup>nd</sup> and 3<sup>rd</sup> floors in the CBD.

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## PROJECT DESCRIPTION

410 Broadway, LLC is proposing a mixed-use development on the two lots encompassing 410 Broadway in Eagle. The site currently has a blighted structure on it which has been vacant for numerous years and in a state of continual deterioration, detracting from the vibrancy of the Broadway District. Town staff is working with the applicant to obtain a grant from the State to assist with asbestos abatement in order for the building to be demolished.

The development will consist of two 900 square foot commercial units on the ground floor, and 10 residential units disperse among the first floor (2 units), second floor (4 units) and third floor (4 units). The product mix will be seven two-bedroom units, two one-bedroom plus den units, and one ADA accessible one-bedroom unit. One unit will be a LERP unit as required per the Town's ordinance, as there are 10 residential units proposed. The overall leasable/saleable commercial space is 1,800 square feet, and the ten residential units comprise approximately 9,700 square feet. It is the intent of the applicant to complete the complete project at one time.

The proposed project is classified as a minor development.

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## CONFORMANCE WITH THE TOWN'S GOALS, POLICIES, AND REGULATIONS

The proposed project supports the vision and goals identified in the Town's various planning and guiding documents as follows:

### 2010 Eagle Area Community Plan

- Chapter 4: Future Land Use Map
  - a. Future Land Use Map designates the property as Historic Town. The proposed development complies with the intent, character, and land uses identified for this future land use area.
- Chapter 5: Special Character Areas – Town Center Area
  - a. The direction for development in the Town Center area is to encourage infill of a nature that is sensitive to the area's historical character. Mixed-use infill and redevelopment of appropriate design and character should be encouraged along Broadway.
  - b. New structures should be similar in scale and architecture to those that currently exist.
  - c. The detailed design guidelines and standards for both the Central Business District and the Broadway District should continue to be applied as redevelopment occurs to assure attractive structures that are compatible with the town's historic character and feel.
  - d. Encourage infill and the redevelopment of rundown, outdated or underutilized parcels on Broadway Street.
  - e. In commercial/retail areas, encourage mixed-use with retail, restaurant and entertainment uses on the ground levels and office, lodging and residential uses above.

Staff believes that this project meets the goals and objectives as identified in the Community Plan. The redevelopment of currently blighted/underutilized properties serves the Town's objective of maximizing economic activity and adding vitality to the Broadway District.



## **Town of Eagle Regulations - Land Use and Development Code**

The Development Standards section of the Land Use and Development Code (Chapter 4.07) identifies the general standards to be met for all projects requiring issuance of a Development Permit. In addition, this project falls within the Broadway District, which has more specific provisions for development along this corridor (Chapter 4.07.060).

### **DEVELOPMENT STANDARDS**

#### *Lighting (4.07.010)*

The lighting plan identifies the locations and types of lighting proposed for the development. The lighting needed for this development is minimal, and includes a total of eight wall-mounted downlight sconces and five recessed can lights at the rear of the building. All lighting proposed is dark-sky compliant and meets the requirements as set forth in the land use code.

#### *Landscaping (4.07.020 & 4.07.070, 6)*

Landscaping is not required in the Central Business District, as the district allows for 100% impervious coverage including up to 80% building coverage and 20% all other impervious areas. The applicant did however provide a landscape plan that identifies plantings for the 4.5% of the site that remains pervious (281 square feet). This area is located to the rear of the building and offers a positive visual impact along the rear of the building which is visible from the alley.

#### *Erosion & Sediment Control (4.07.030)*

An erosion control plan was provided and such plan has been reviewed and determined to be designed in conformance with the Town's requirements.

#### *Broadway District Standards (4.07.060)*

- *General Provisions & Goals and Objectives.* The general provisions of the Broadway District indicate that within the district, retail and commercial uses should be located on the first floor, with office, service establishments, and residential uses found above on the second and third floors. In addition, the 'goals and objectives' section states that "*residential units, lofts, and offices should be located above retail, restaurant, and commercial uses. Residential use is not allowed at the street level or basement level for new construction or renovated buildings.*" The project as proposed includes two residential units on the ground level, located in the rear of the building. The Town's ordinance doesn't allow for use variances, and therefore staff recommends the two residential units on the main floor be removed and put into commercial space to meet the requirements of the Broadway District per the Land Use and Development Code. There are implications of removing these units, including 1) the project would no longer need to meet the LERP requirements as there would be fewer than 10 residential units; and 2) an elevator would need to be installed in the building to allow access to the residential units per the International Building Code.
- *Height:* The maximum building height allowed is 35' to any point on the building, except in the Broadway District for which a variety of situations are identified that may be allowed. As proposed, the building height is 35' to the top of the roof deck, with an additional 3' parapet wall. The Broadway District allows parapet walls to exceed the height limit by no more than four feet, and therefore *this standard is met.*
- *Setbacks:* There is a 25' rear yard building setback in the CBD per the Land Use code (and 0' setbacks in all other yards). This setback may be reduced in the Broadway District if enclosed garage parking is provided. The building is predominantly setback 25' in the rear yard, however there is an approximately 10' wide area for the enclosed stairwell that has a setback of 22'. *This requires a design variance.* Staff supports the design variance as the CBD actually allows for 100%

impervious area, and commonly communities have 0' building setbacks in all yards within the CBD. In addition, the ordinance already allows for buildings within the 25' setback (for a garage). The Town is currently updating its land use and development code and will be modifying standards in the Broadway District (and others), and it is likely the rear-yard setback will be eliminated.

- **Building Mass/Form/Orientation:** This section identifies that new construction shall maintain and reinforce the pattern of traditional building forms and shapes along the streetscape, and that front facades should create a rhythm of architecture and interest. In addition, the relation to human scale should be considered in the façade design. Staff believes the building *meets this standard given that it is placed along the public sidewalk (no front setback), is traditional rectangular form, addresses the pedestrian scale and creates architectural interest.*
- **Architectural Detail:** The proposed architectural details of the proposed building meet the recommendations for this district (there are 16 such details provided for in the land use code). *These standards are met.*
- **Building Material and Colors:** The exterior façade uses different materials, and colors inspired from nature, to create architectural interest. Materials used include metal siding, protruding metal design elements, colored concrete, and fiber cement siding (or similar product). This conforms to the recommend materials identified for use in the Broadway District. *This standard is met.*
- **Parking and Access:** The general parking standards identified in Section 4.07.140 are not applicable to the Central Business Zone District or the Broadway District. The only parking requirements are those listed specifically for the Broadway District (4.07.060).

With regards to parking, the current land use code requires 1 parking space per residential unit to be provided on-site only when a retail or restaurant use has been established on the first floor. The project has been proposed as a mixed 'retail & multi-family residential' development and therefore is required to provide a total of 10 parking spaces, one for each proposed residential unit. A total of four parking spaces are proposed for the development project, located behind the building, including three standard spaces and one accessible space. *The project requires a variance from the town's ordinance per the proposed plan to allow the number of parking spaces provided to be below the required 1 per residential unit.* As the project has more than 5 dwelling units, parking spaces may be located within a 200' radius of the subject property and fulfill the off-street parking requirement. Staff encourages the applicant to seek acquisition of, or lease, parking spaces near the property that allow the requirement to be fully met.

Access to the site is provided to the rear of the building off of the existing alley. This access leads directly to the four proposed parking spaces and the trash/recycling location.

#### *Fire Protection (4.07.150)*

The proposed development shall comply with the provisions of the current fire code adopted by the Greater Eagle Fire Protection District. The development plans were provided to the Greater Eagle Fire Protection District for review and approval. The building will be sprinklered per building code requirements.

#### *Utilities, Grading, and Drainage*

The property will be serviced with existing town water and sewer lines. The engineering and public works team has reviewed the utility plans for this project and has deemed them adequate.

In addition to the utilities, public works and engineering has met with the applicant regarding site grading and drainage considerations on the site, and is satisfied with the current plans.

#### *Design Variance (4.07.160)*

Design variances may be granted from the strict application of the code if a finding is made that there exists on the property in question exceptional topographical, soil, or other sub-surface condition, or other extraordinary conditions peculiar to the site, existing buildings, or lot configuration, such that strict application of the regulation from which the variance is requested would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant; or that the public good would be better served by granting the variance.

Any design variance request shall be made and reviewed concurrently with the development plan and, if granted, shall be described and acknowledged in the development permit.

Staff recommends approval of the following design variances:

1. Rear-yard building setback of 22' (25' required, may be reduced if a garage is constructed in the setback).

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#### **PUBLIC NOTICE AND COMMENTS**

The public hearings were publicly noticed in accordance with the applicable public notification requirement of the Eagle Land Use and Development Code. No public comment has been received.

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#### **STAFF RECOMMENDATION**

Staff recommends approval of the following design variances:

1. Rear-yard building setback of 22' (25' required, may be reduced if a garage is constructed in the setback).

Staff recommends approval of Minor Development Permit DR19-03 with the following conditions:

1. The two ground-floor residential units must be eliminated from the project.





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

**LAND USE & DEVELOPMENT APPLICATION**  
*Pursuant to the Land Use & Development Code, Title 4*

|                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                          |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>ZONING REVIEW</b><br><input checked="" type="checkbox"/> Special Use Permit<br><input type="checkbox"/> Zoning Variance<br><input type="checkbox"/> Rezoning<br><input type="checkbox"/> Temporary Use Permit<br><input type="checkbox"/> Amendment to Zone District Regulations<br><input type="checkbox"/> Encroachment Permit | <b>DEVELOPMENT REVIEW</b><br><input checked="" type="checkbox"/> Minor Development Permit<br><input type="checkbox"/> Major Development Permit<br><br><b>PLANNED UNIT DEVELOPMENT (PUD) REVIEW</b><br><input type="checkbox"/> PUD Zoning Plan<br><input type="checkbox"/> PUD Development Plan | <b>SUBDIVISION REVIEW</b><br><input type="checkbox"/> Concept Plan<br><input type="checkbox"/> Preliminary Plan<br><input type="checkbox"/> Final Plat<br><input type="checkbox"/> Lot Line Adjustment<br><input type="checkbox"/> Condominium / Townhouse<br><input type="checkbox"/> Minor Subdivision |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

**PROJECT NAME** 410 Broadway Building  
**PRESENT ZONE DISTRICT** CBD **PROPOSED ZONE DISTRICT** CBD  
(if applicable)

**LOCATION**  
**STREET ADDRESS** 410 Broadway, Eagle, CO 81631

**PROPERTY DESCRIPTION**  
**SUBDIVISION** Eagle Block 22 Lots 15 + 16 **LOT(S)** 15 + 16 **BLOCK** 22  
(attach legal description if not part of a subdivision)

**DESCRIPTION OF APPLICATION/PURPOSE** Creation of a mixed use building with 1800 SF of Retail Commercial space and 10 205' Rental Condominium units.

**APPLICANT NAME** 410 Broadway LLC. **PHONE** 970-390-0492  
**ADDRESS** Box 3715 Eagle CO 81631 **EMAIL** DNudell@vail.net  
**OWNER OF RECORD** 410 Broadway LLC **PHONE** 970-390-0492  
**ADDRESS** Box 3715 Eagle CO 81631 **EMAIL** DNudell@vail.net  
**REPRESENTATIVE\*** David Nudell, Managing Member **PHONE** 970-390-0492  
**ADDRESS** Box 3715 Eagle CO 81631 **EMAIL** DNudell@vail.net

\*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

6/20/19  
\_\_\_\_\_  
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 _____  |                   |

10/07/19

## 410 Broadway LLC Minor Development Application Project Narrative

To Whom it May Concern:

410 Broadway LLC is proposing a mixed-use development on the two lots encompassing 410 Broadway in Eagle. That development will consist of two 900 square foot Commercial units on the ground floor, and 10 residential units. The product mix will be 7 two-bedroom units, 2 one-bedroom plus den units, and one ADA accessible one-bedroom unit. The goal will be to offer the residential units for as much below \$400k as possible, while providing a flexible commercial opportunity for local businesses. This development is within 630 feet of the Town Park, and easy walking distance to all downtown amenities. All residential units have decks, as well as dedicated storage units. The parking spaces will be assigned. This development will be built all at once with no phasing.

Total Square footage of leasable/saleable commercial space is 1800 square feet. Total Square footage of the 10 residential units is 9697 square feet.

This proposed development is in keeping with, and pursuant to the goals and outlines of Town of Eagle code section 4.07.022 entitled Broadway District: a three story development with appropriately sized commercial on the main level and residential above and behind; the architectural style is referential to others in the Broadway District and other western slope communities without being direct copies of them; use of different materials and colors inspired from nature are used to create architectural interest and set off different parts of the building. The exterior façade will have elements of metal siding, protruding metal design elements, colored concrete, and fiber cement siding or similar product.

Simple in massing and detailing. The first floor retail is to be mostly storefront glass with steel columns to create a strong base with modern materials. A steel trellis will partially shade the west facing entries.

The 2nd and 3rd floor residential above is expressed with a softer grey/reclaimed siding and stucco to speak to the traditional eagle buildings. The corners are cut out to create residential decks and soften the massing at the street elevation.

This proposal is further in keeping with the goals, strategies, and recommended action items outlined during the Community Plan Update meetings. Though they are not formally adopted or codified into the Land use code, significant input has come from the public in addition to the work that has been done in the committees.

Specifically the Future Land Use sections suggest that the Town of Eagle should:

“Establish a new mixed -use zone district and associated standards within the Land Use and Development Code to encourage residential dwellings above *or integrated into* non-residential buildings.” [emphasis mine]



“Encourage creative housing opportunities by developing infill development standards in the Land Use and Development Code.”

“Research available incentives and identify the most appropriate options for developers to provide affordable housing.”

“Encourage additional commercial and mixed-use development “

“Develop specific residential and non-residential design standards that are unique to Eagle and support the existing eclectic character.”

“Create an incentive program to encourage local lodging in and near the Downtown area.”

“Provide incentives (eg density bonuses) for new, condensed development.”

We believe that the 410 Broadway proposal is in keeping with the intent of the desired Future land Use in the historic Broadway section of the Central Business District.

All utilities are stubbed to the site, and we believe that there are adequate public facilities to serve the development.

Snow on the driveways will be collected and removed from the site as there is no viable location for snow storage.

The homeowner’s association would maintain and pay for the irrigation for the planted areas. The planted areas will not be allowed to impede the walkway.

Mechanical Room shall be in a small basement area accessible by the stairs and will not be contained within the stairwell. This configuration has traditionally been acceptable to Fire Department officials.

The building will be sprinkled for fire protection, and has two methods of ingress/egress the required distance apart for emergency fire evacuation. The fire department is located on 3<sup>rd</sup> street about 4 ½ blocks away (1755 feet or 1/3 mile as the car drives) from this proposed development.

We request that Municipal and Park Land Dedication fees per section 4.13.160 of the Town Code be considered exempted for this development as the last sentence of the first paragraph of this section states: “Re-subdivisions of already subdivided land, condominium and townhouse subdivisions are exempt from this Municipal Park Land Dedication requirement.” Also, as this is a Minor Development application, we believe per your permit submittal checklist that School Land Dedication Fees and the Performance Guarantee should not apply. We would also request that any and all fees payable to the town be subject to payment 9 months after groundbreaking, which would reduce the costs of the project by the compound interest that would accrue on these fees if paid from day 1.

The Town and 410 Broadway LLC have been working for 3+ years in a public/private partnership to try to obtain a Brownfield Mitigation Grant from the State, so that the current structures can be mitigated for Asbestos and Lead Based Paint and torn down. It is currently the hope and expectation of the Town and

410 Broadway LLC that we will obtain grant approval this year for funding of the grant before the end of 2019.

According to Charlie Davis, the Building Official, in discussions with the ICC to help interpret the IBC, if there are more than 4 residential units, Type B accessible units must be provided with the additional requirements of an accessible entrance and accessible route to those units. We propose that both ground level units would be Type B units. The need for such accessible units was the reason for the request for, and the design incorporating ground level residential behind the commercial units.

We originally submitted a special use permit application along with our minor development application, as we were told, starting at out at our pre-application conference, and almost all the way through this process that the two residential units at street level, behind the Commercial units needed to be applied for in this way. We have recently been informed by the current planning staff that such a special use application is not appropriate for this request, so we have withdrawn it. We still wish to provide these two additional residential units. One of the street level residential units will be the ADA accessible unit, which would be impossible to provide without an elevator if it had to be on the second or third floor. An elevator would introduce not only significant additional initial cost, but also significant additional maintenance cost for the entire building, and we would prefer to avoid those costs. The other street level unit provides much needed additional housing in the downtown core, and would be the LERP unit for the development.

The LERP unit provided by this development shall adhere to LERP standards and shall be obtainable by persons having lower and median incomes, paying not more than 33% of their household income for mortgage principal and interest payments, insurance, and property taxes, but excluding HOA assessments, unless the developer opts to keep all of the residential units as rental units and not sell them, in which case the LERP standards shall no longer apply..

Neither of the street level residential units should be visible from Broadway. We believe that these requests are in keeping with Town of Eagle goals to provide significant additional local's housing in the Town Core, and do not in any way negatively impact the Broadway streetscape.

We currently anticipate the start of construction late spring or early summer of 2020 and we anticipate that it would be complete within 18 months of groundbreaking.

Sincerely,

David Nudell

410 Broadway LLC., Managing Member.

[dnudell@vail.net](mailto:dnudell@vail.net)

970-390-0492





Town Of Eagle  
Retail & Multi Family Residential  
410 Broadway

CHARACTER ELEVATION

|           |                                                                                                                |
|-----------|----------------------------------------------------------------------------------------------------------------|
| DEVELOPER | 410 BROADWAY LLC<br>DAVID NUDELL<br>PO BOX 3715<br>217 BROADWAY<br>EAGLE, CO 81631                             |
| ARCHITECT | MAGGIE T. FITZGERALD, AIA<br>P.O. BOX 1328<br>EAGLE, COLORADO 81631<br>(303) 870-9397<br>maggieTfitz@gmail.com |
| CIVIL     | YARNELL CONSULTING & CIVIL DESIGN, LLC<br>229 MIDLAND AVE.<br>BASALT, COLORADO 81621<br>(970) 323-7008         |
| SURVEYOR  | MERIDIAN LAND SURVEYING, LLC<br>PO BOX 2225<br>GYPSUM, COLORADO 81637<br>(970) 524-0963                        |

PROJECT SUMMARY:

NEW CONSTRUCTION - MIXED USE, 3 STORY  
FIRST FLOOR COMMERCIAL AND TWO RESIDENTIAL UNITS AT GRADE  
(8) RESIDENTIAL UNITS ON FLOORS TWO AND THREE

FLOOR AREAS SUMMARY:

|                                         | SALEABLE/LEASEABLE SQ.FT. | PER FLOOR GSQ.FT. |
|-----------------------------------------|---------------------------|-------------------|
| LEVEL 0 - MECHANICAL -                  |                           |                   |
| LEVEL 1 - RETAIL SPACE (LEASEABLE)      |                           |                   |
| RESIDENTIAL UNITS                       | 1,800 GSQ. FT.            |                   |
| (1) 759sf (1) BDRM, LERP UNIT, ADA UNIT |                           |                   |
| (1) 978sf (2) BDRM                      |                           |                   |
| STORAGE UNITS -                         | 1,737 GSQ. FT.            | 4,658 GSQ. FT.    |
| LEVEL 2 - RESIDENTIAL/APARTMENTS        |                           |                   |
| (3) 1,015sf (2) BDRM                    |                           |                   |
| (1) 935sf (1) + DEN                     | 3,980 GSQ. FT.            | 4,562 GSQ. FT.    |
| LEVEL 3 - RESIDENTIAL/APARTMENTS        |                           |                   |
| (3) 1,015sf (2) BDRM                    |                           |                   |
| (1) 935sf (1) + DEN                     | 3,980 GSQ. FT             | 4,562 GSQ. FT     |
| TOTAL                                   | 11,497 SQ. FT.            | 13,782 GSQ. FT.   |

BUILDING GRFA: 221%

13782/6250 = 221%  
240% MAXIMUM

BUILDING HEIGHT:

35' MAXIMUM

DRAWING INDEX:

A0.0 COVER SHEET  
ORIGINAL - IMPROVEMENT PLAT WITH TOPOGRAPHY

C1 COVER SHEET  
C1.1 GENERAL NOTES  
C2 EXISTING CONDITIONS & DEMO PLAN  
C3 SITE PLAN  
C4 STORM WATER MANAGEMENT PLAN  
C5 GRADING & UTILITY NOTES  
C5.1 GRADING & UTILITY PLAN  
C6 HORIZONTAL CONTROL PLAN  
D1 DRAINAGE PLAN

A1.0 ORIGINAL TOPO  
A1.1 SITE PLAN, LANDSCAPE,  
EXTERIOR LIGHTING PLAN  
A2.1 GROUND LEVEL FLOOR PLAN  
A2.2 SECOND LEVEL FLOOR PLAN  
A2.3 THIRD LEVEL FLOOR PLAN  
A2.4 ROOF PLAN

A3.1 EXTERIOR ELEVATIONS  
A3.2 EXTERIOR ELEVATIONS

A4.1 BUILDING SECTIONS

|                           |               |
|---------------------------|---------------|
| Issue:                    | date:         |
| PROGRESS SET              | APRIL 8, 2019 |
| TOWN OF EAGLE P&Z         | June 28, 2019 |
| TOWN OF EAGLE P&Z revised | Sept 6, 2019  |
|                           |               |
|                           |               |

A0.0

ELEVATION

RESIDENCES & RETAIL

410 BROADWAY AVENUE

LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE

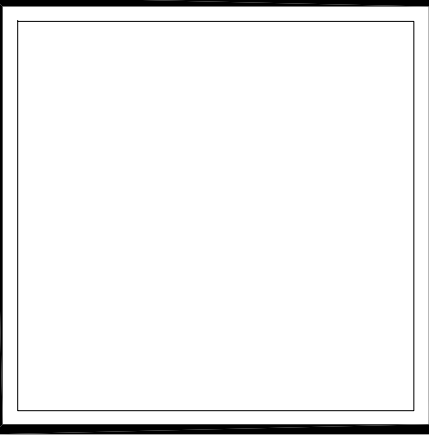
EAGLE, COLORADO 81631

Maggie T. Fitzgerald, AIA

architect

P.O. Box 1328 Eagle, Colorado 81631

970.445.0486





SITE AREAS SUMMARY:

|                                            |            |
|--------------------------------------------|------------|
| MAIN LEVEL FOOTPRINT                       | 4,655 S.F. |
| ASPHALT PARKING                            | 950 S.F.   |
| CONC. PATHS & (2)PATIOS                    | 364 S.F.   |
|                                            |            |
| TOTAL ALL IMPERVIOUS<br>(PERVIOUS = 281SF) | 5,969 S.F. |

SITE SUMMARY:

|                                                                    |
|--------------------------------------------------------------------|
| TOTAL BUILDING COVERAGE<br>4,655 SF /6,250 S.F.SF = 74%            |
| TOTAL SITE IMPERVIOUS AREA<br>5,969 SF/. ACRES OR 6,250 SF = 95.5% |

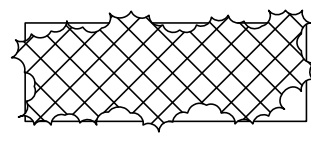
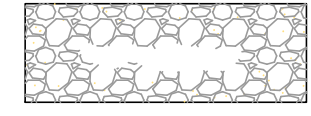
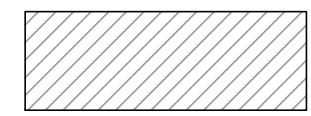
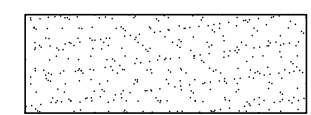
SITE LIGHTNG:

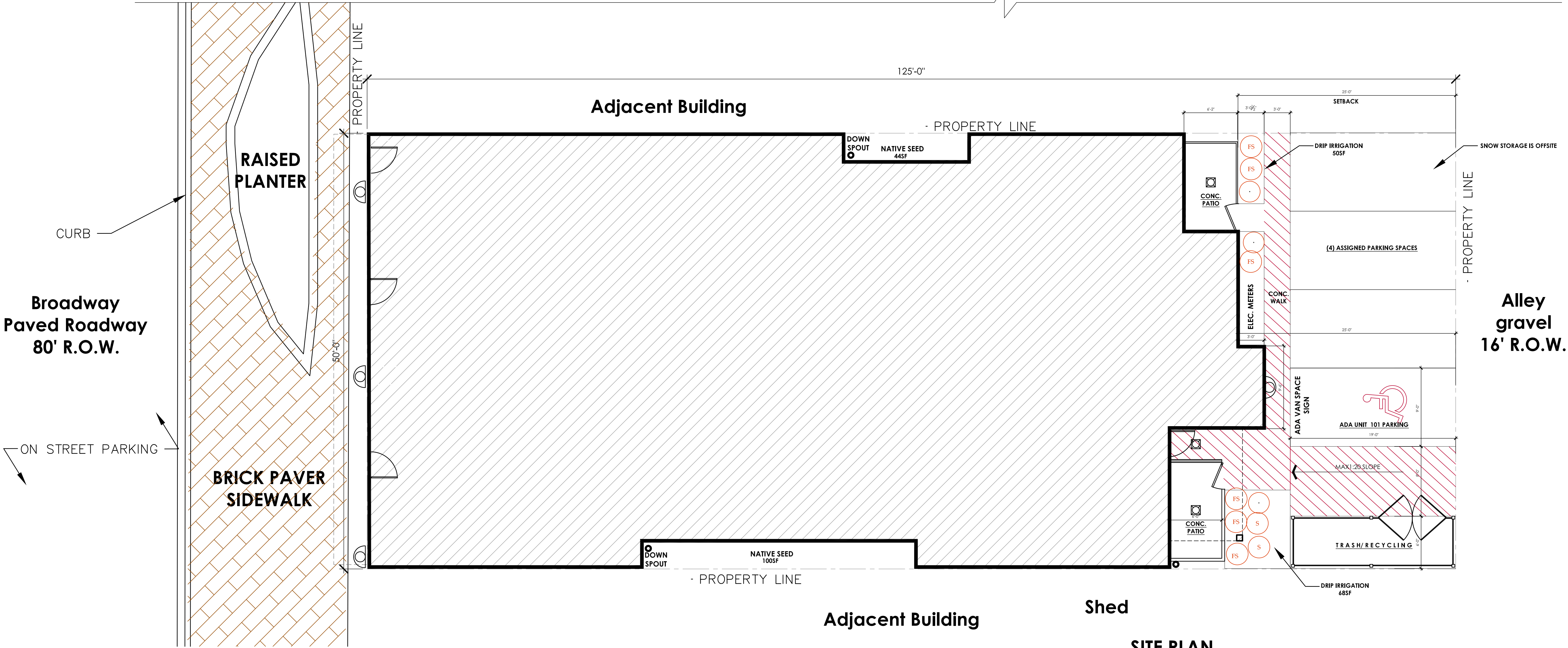
(8) 500 Lumen, 40 watt bulb, Sconce Fixtures: See Elevations  
(5) Recessed Down Lights within Soffits 500 Lumen, 40 watt bulbs  
Total Lumens 6,500  
\*Owner to Provide Final Fixture Selections Prior to C.O.

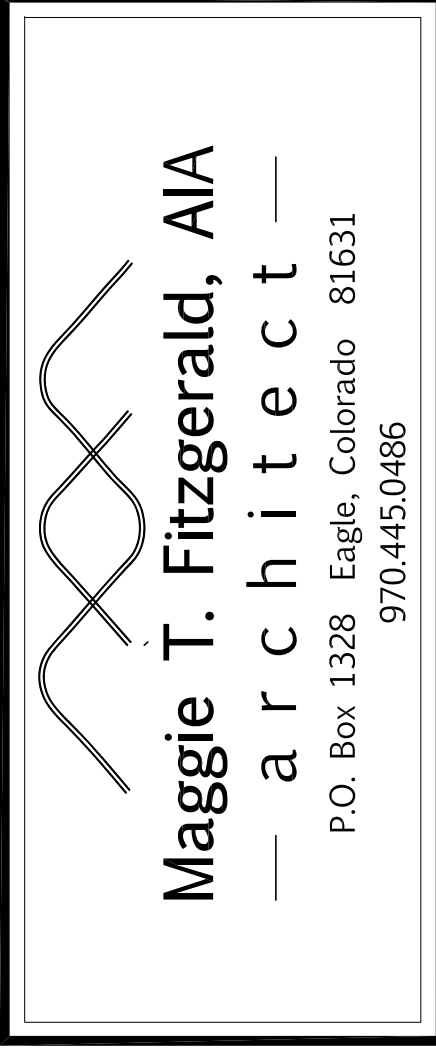
-  EXTERIOR WALL MOUNTED SCENCE, DOWNLIGHT
-  STREET LIGHT
-  DIRECTED SPOT LIGHT @ SIGNAGE
-  RECESSED CAN LIGHT
-  WEATHER-PROOF OUTLET

NOTE:  
ALL EXTERIOR LIGHTING TO BE DARK SKY COMPLIANT  
DOWN LIGHTING

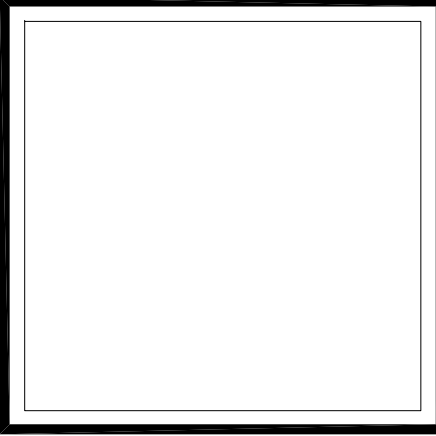
PLANT SCHEDULE:

| Symbol                                                                              | Common Name                                                              | Scientific Name             | Flower        | Growth<br>Height/Spread | Exposure           | Count | Size                | Shrubs                      |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------|-----------------------------|---------------|-------------------------|--------------------|-------|---------------------|-----------------------------|
|  | Native Yellow Potentilla                                                 | Potentilla fruticosa        | Yellow        | 2'/2'                   | Sun                | 3     | 5 Gal.              |                             |
|  | Silver Sagebrush                                                         | Artimisia cana              | Insignificant | 3-6'/3'                 | Sun                | 3     | 5 Gal.              |                             |
|  | Ural False Spirea                                                        | Sorbaria sorbifolia         | White         | 5'/7'                   | Sun/Filtered Shade | 7     | 5 Gal.              |                             |
|  | Mixed Perennials                                                         |                             |               |                         |                    |       | 1 Gal., 18" o.c.    | Grasses and<br>Groundcovers |
|  | Gravel Cobble                                                            |                             |               |                         |                    |       | Sq. Ft.             |                             |
|  | Gravel Cobble/or Bark Mulch at beds, drip edge, Owner preference, verify |                             |               |                         |                    |       | Sq. Ft.             |                             |
|  | Native Grass Mix to Match Existing Grasses, Irrigated & Maintained       |                             |               |                         |                    |       | All Disturbed Areas |                             |
| IRRIGATION :                                                                        |                                                                          |                             |               |                         |                    |       |                     |                             |
| Total Irrigated Area: Drip Irrigation s.f. , Re-Veg areas s.f.                      |                                                                          | 281 Re-Veg s.f. & Drip s.f. |               |                         |                    |       |                     |                             |





Maggie T. Fitzgerald, AIA  
— architect —  
P.O. Box 1328 Eagle, Colorado 81631  
970.445.0486



RESIDENCES & RETAIL

410 BROADWAY AVENUE

LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE

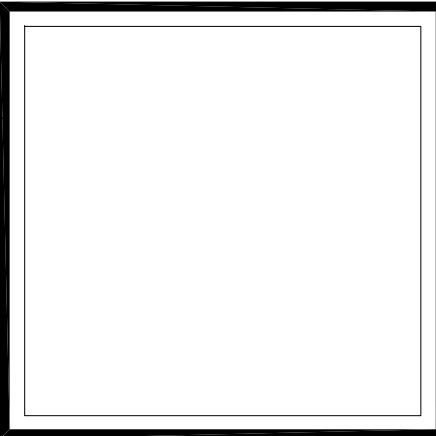
EAGLE, COLORADO 81631

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|---------------------------|---------------|
| ISSUE:                    | date:         |
| PROGRESS SET              | APRIL 8, 2019 |
| TOWN OF EAGLE P&Z         | June 28, 2019 |
| TOWN OF EAGLE P&Z revised | Sept 6, 2019  |
|                           |               |
|                           |               |

A1.1

SITE PLAN  
LANDSCAPE / LIGHTING

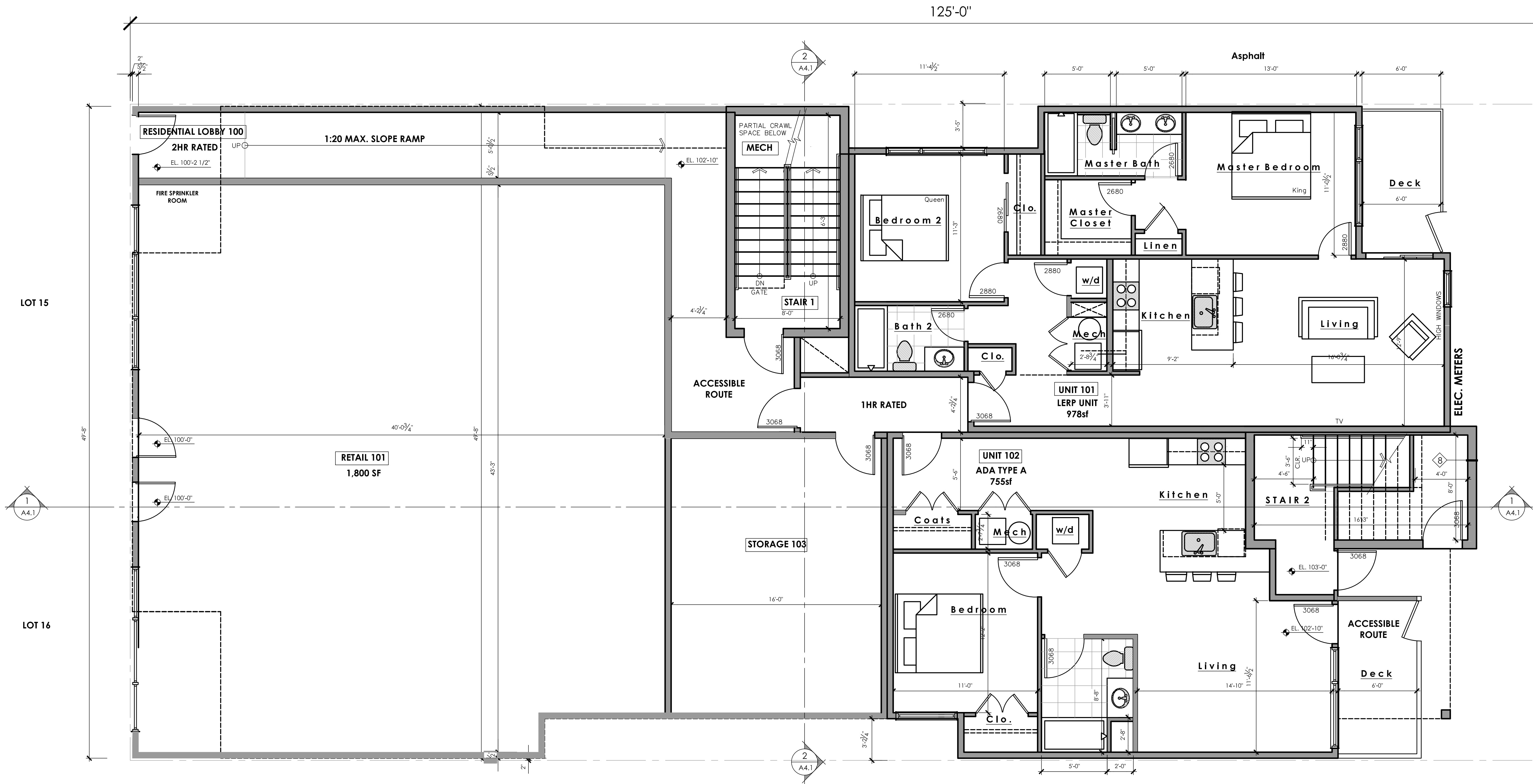




**RESIDENCES & RETAIL**  
410 BROADWAY AVENUE  
LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE  
EAGLE, COLORADO 81631

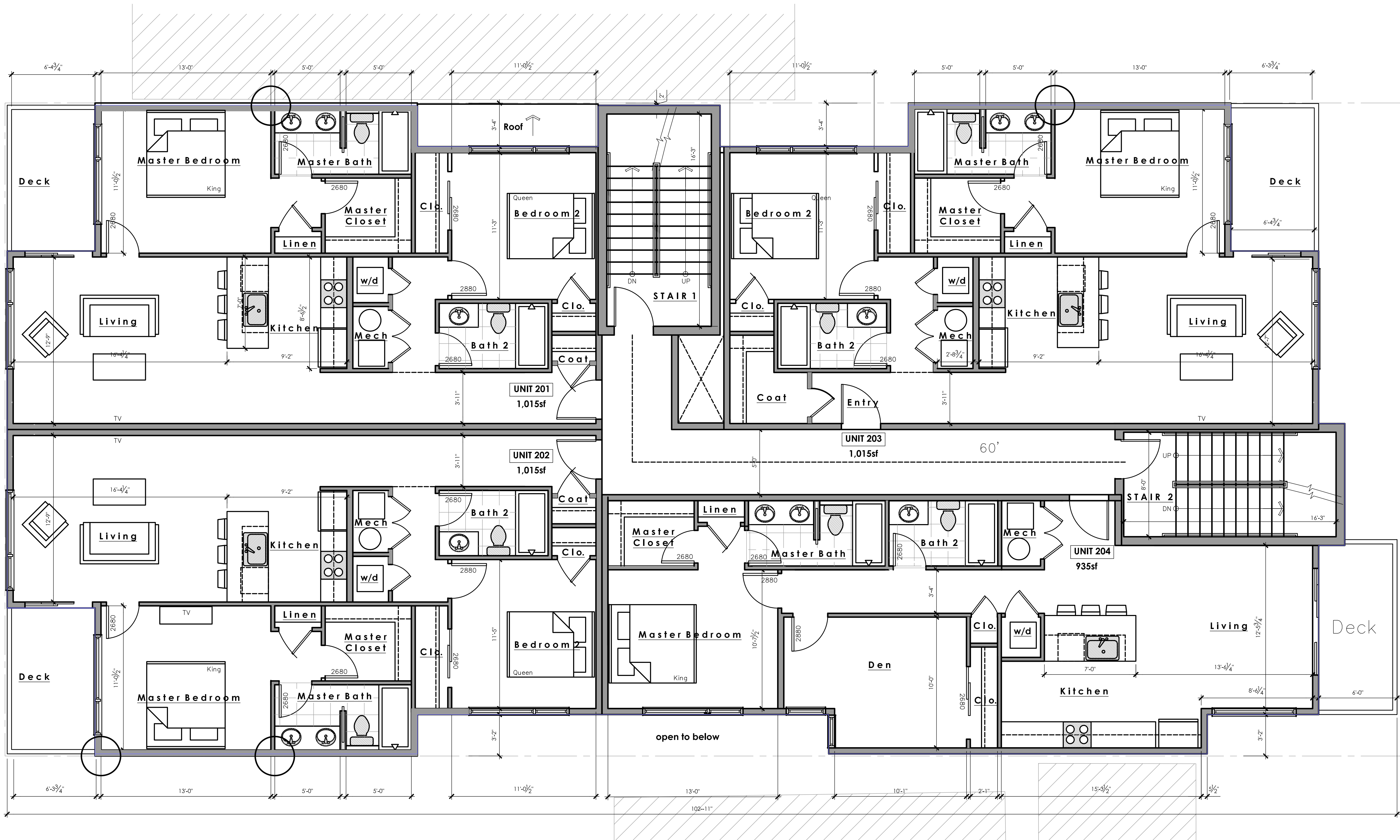
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**A2.1**  
MAIN LEVEL  
FLOOR PLAN



**GROUND LEVEL FLOOR PLAN**  
SCALE: 1/8" = 1'-0"

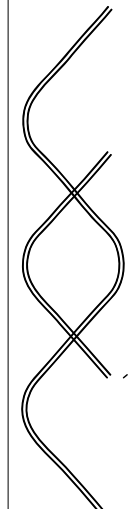


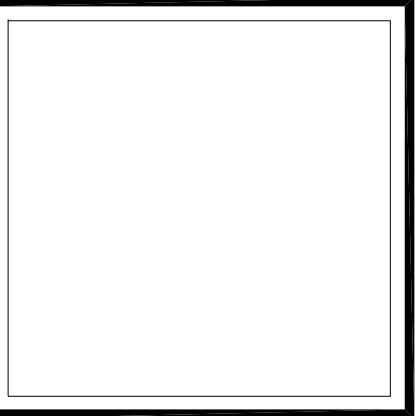


OPTIONAL MITZ  
AC UNITS

1  
A2.2  
**SECOND LEVEL FLOOR PLAN**

SCALE: 1/8" = 1'-0"

  
**Maggie T. Fitzgerald, AIA**  
 — architect —  
 P.O. Box 1328 Eagle, Colorado 81631  
 970.445.0486

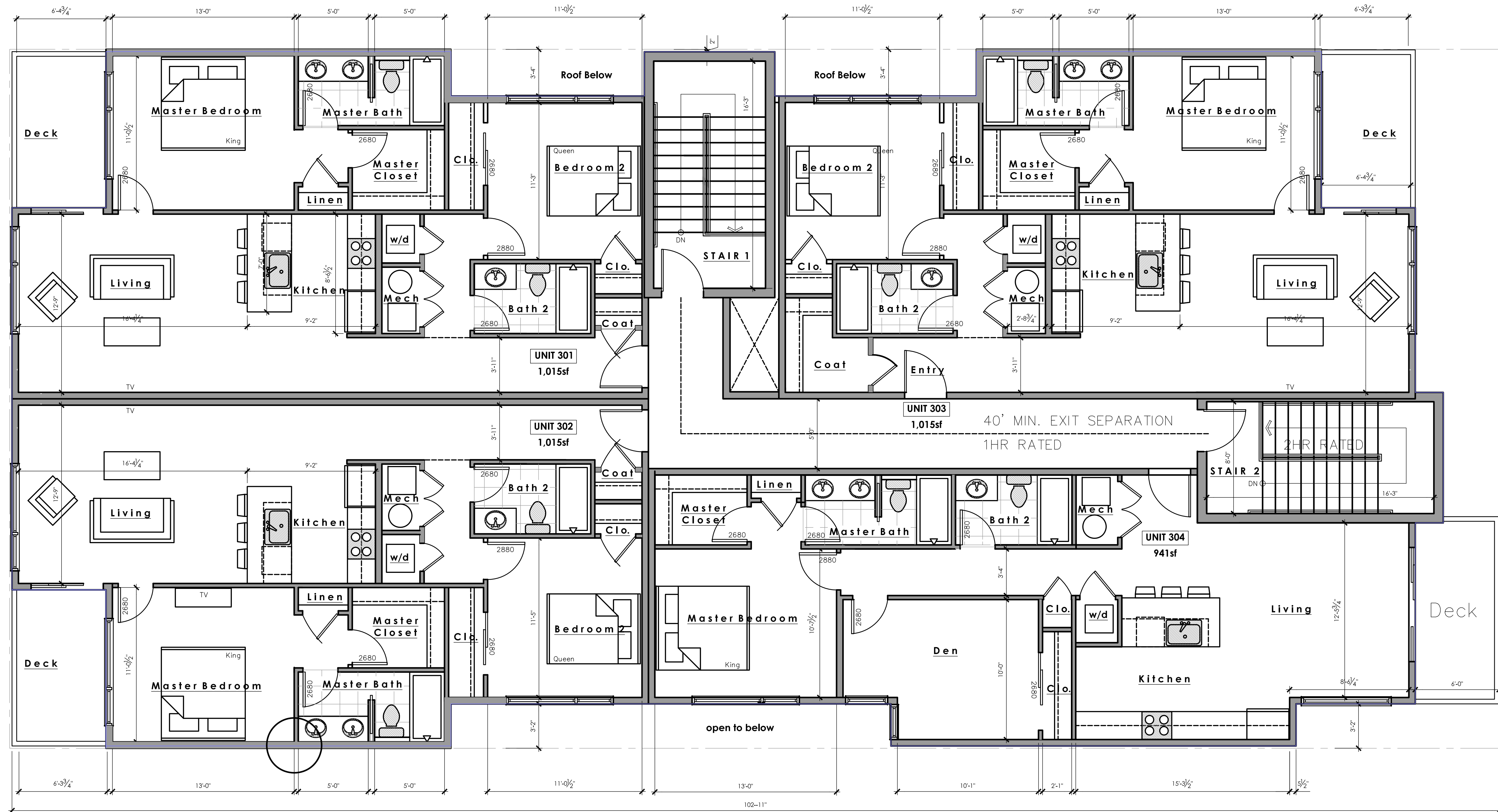


**RESIDENCES & RETAIL**  
 410 BROADWAY AVENUE  
 LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE  
 EAGLE, COLORADO 81631

|                   |               |
|-------------------|---------------|
| ISSUE:            | date:         |
|                   | APRIL 8, 2019 |
| PROGRESS SET      | MAY 9, 2019   |
| TOWN OF EAGLE P&Z |               |
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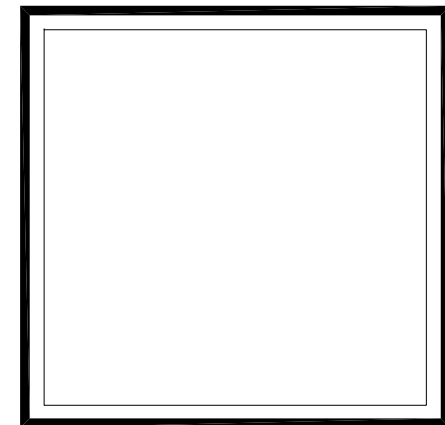
**A2.2**  
 SECOND LEVEL  
 FLOOR PLAN





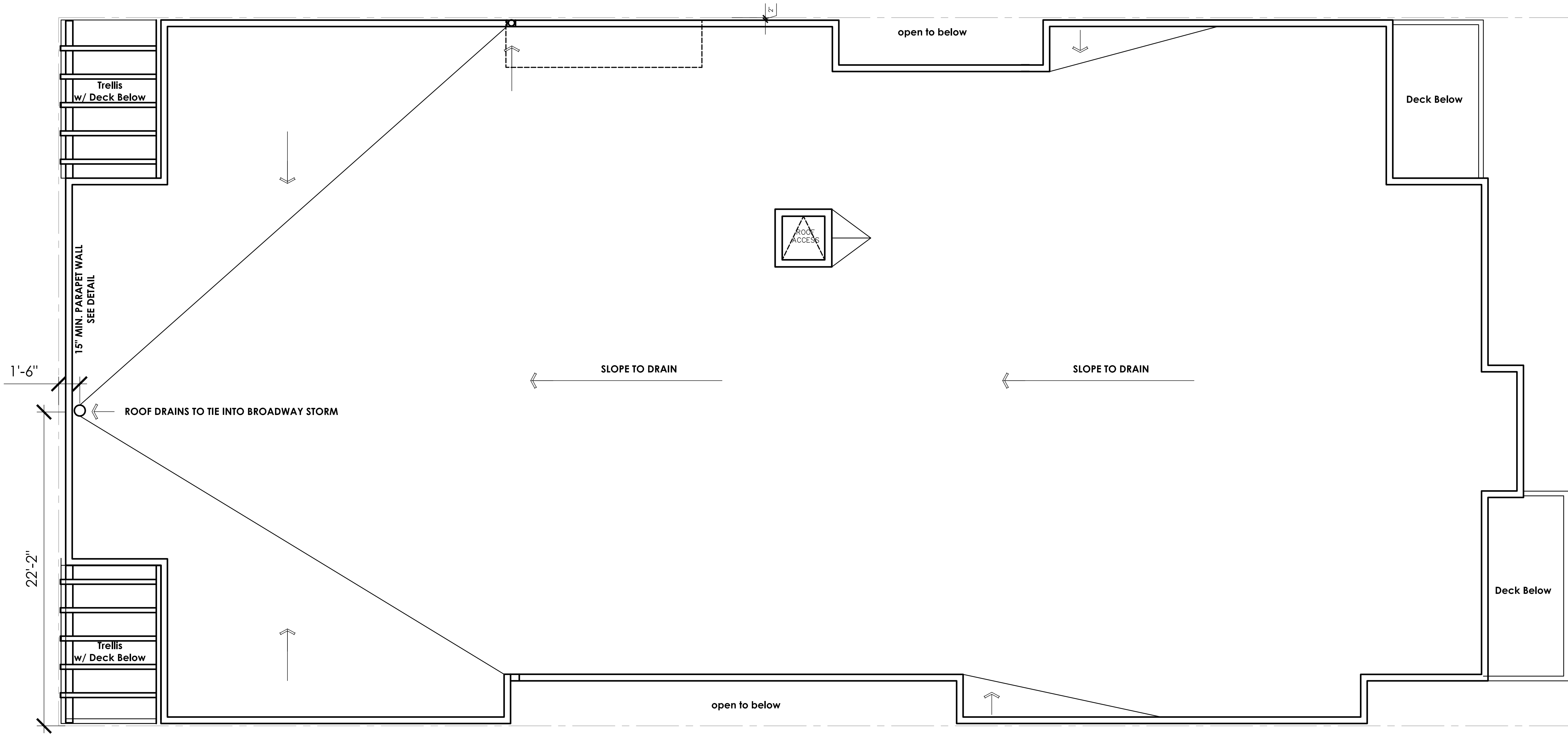
1  
A2.3  
THIRD LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



|                   |               |
|-------------------|---------------|
| ISSUE:            | date:         |
|                   | APRIL 8, 2019 |
| PROGRESS SET      | MAY 9, 2019   |
| TOWN OF EAGLE P&Z |               |
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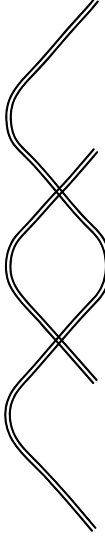
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| Issue: | PROGRESS SET      | date: | APRIL 8, 2019 |
|        | TOWN OF EAGLE P&Z |       | June 28, 2019 |
|        |                   |       |               |
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RESIDENCES & RETAIL

410 BROADWAY AVENUE

LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE

EAGLE, COLORADO 81631

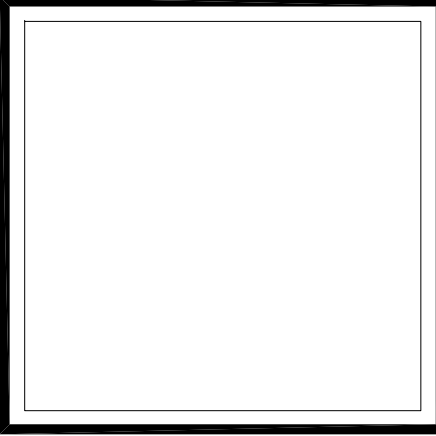


Maggie T. Fitzgerald, AIA

— a r c h i t e c t —

P.O. Box 1328 Eagle, Colorado 81631

970.445.0486







**SOUTH ELEVATION**

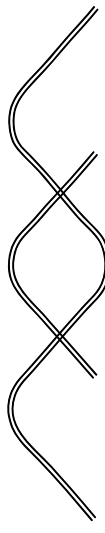


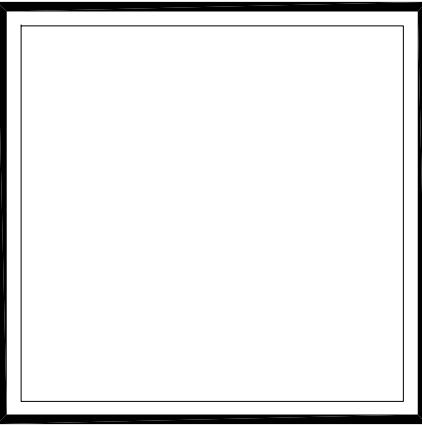
**FRONT ELEVATION**

**RESIDENCES & RETAIL**  
410 BROADWAY AVENUE  
LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE  
EAGLE, COLORADO 81631

|                   |               |
|-------------------|---------------|
| Issue:            | date:         |
| PROGRESS SET      | APRIL 8, 2019 |
| TOWN OF EAGLE P&Z | MAY 9, 2019   |
|                   |               |
|                   |               |
|                   |               |

**A3.1**  
ELEVATION

**Maggie T. Fitzgerald, AIA**  
— a r c h i t e c t —  
P.O. Box 1328 Eagle, Colorado 81631  
970.445.0486







NORTH ELEVATION



ALLEY/EAST ELEVATION

|        |                   |               |
|--------|-------------------|---------------|
| ISSUE: | date:             | APRIL 8, 2019 |
|        | PROGRESS SET      | MAY 9, 2019   |
|        | TOWN OF EAGLE P&Z |               |
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A3.3

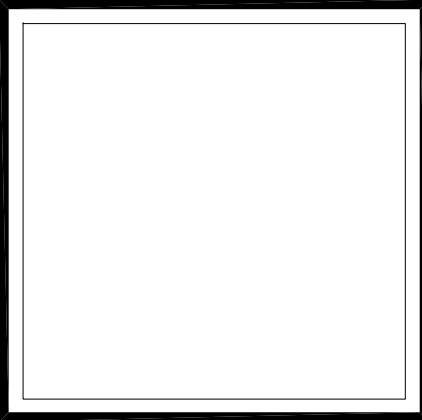
ELEVATION

RESIDENCES & RETAIL

410 BROADWAY AVENUE

LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE

EAGLE, COLORADO 81631



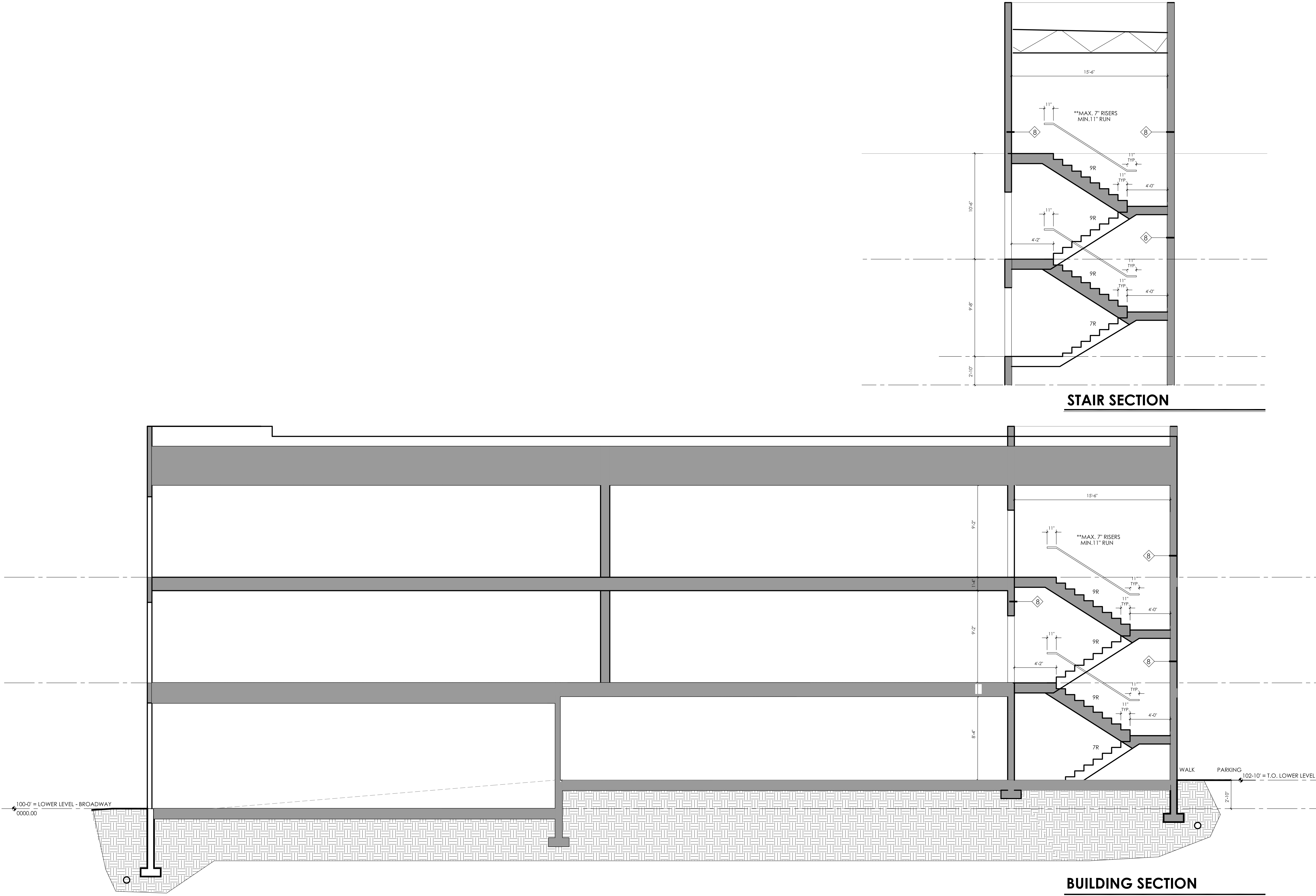
Maggie T. Fitzgerald, AIA

architect

P.O. Box 1328 Eagle, Colorado 81631

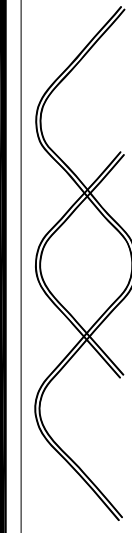
970.445.0486





STAIR SECTION

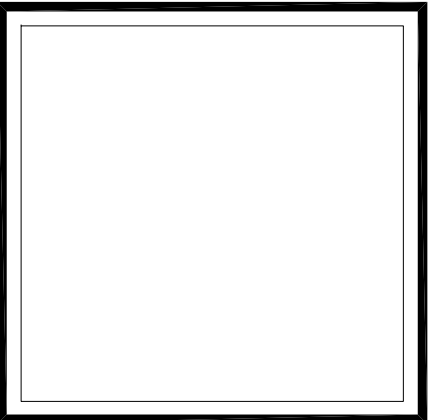
BUILDING SECTION



Maggie T. Fitzgerald, AIA

— a r c h i t e c t —

P.O. Box 1328 Eagle, Colorado 81631 970.445.0486



RESIDENCES & RETAIL

410 BROADWAY AVENUE

LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE

EAGLE, COLORADO 81631

|                   |               |
|-------------------|---------------|
| issue:            | date:         |
| PROGRESS SET      | APRIL 8, 2019 |
| TOWN OF EAGLE P&Z | MAY 9, 2019   |
|                   |               |
|                   |               |
|                   |               |

A4.1

ELEVATION



D:\DROPBOX\PROJECT FILES\19.004--410 BROADWAY, EAGLE\PLANS\C1 COVER SHEET

# RETAIL AND MULTI-FAMILY RESIDENTIAL

## 410 BROADWAY

LOT 15 AND 16, BLOCK 22

TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

### LEGEND

| EXISTING |                    | PROPOSED |
|----------|--------------------|----------|
| ---      | PROPERTY LINE      | ---      |
| ---      | RIGHT-OF-WAY LINE  | ---      |
| ---      | SECTION LINE       | ---      |
| ---      | EASEMENT           | ---      |
| ///      | RETAINING WALL     | ///      |
| ===      | CURB & GUTTER      | ===      |
|          | ASPHALT            |          |
|          | CONCRETE           |          |
|          | PAVERS             |          |
|          | HANDICAP RAMPS     |          |
| ---      | CONTOURS           | ---      |
| ---      | UTILITY CROSSING   | ---      |
| ---      | STORM SEWER        | ---      |
| ---      | STORM MANHOLE      | ---      |
| ---      | ROOF DRAIN         | ---      |
| ---      | STORM INLET        | ---      |
| ---      | FLARED END SECTION | ---      |
| ---      | SANITARY SEWER     | ---      |
| ---      | SANITARY MANHOLE   | ---      |
| ---      | CLEAN OUT          | ---      |
| ---      | WATER LINE         | ---      |
| ---      | WATER VALVE        | ---      |
| ---      | FIRE HYDRANT       | ---      |
| ---      | WATER METER        | ---      |
| ---      | IRRIGATION LINE    | ---      |
| ---      | IRRIGATION CONTROL | ---      |
| ---      | OVERHEAD ELECTRIC  | ---      |
| ---      | ELECTRIC LINE      | ---      |
| ---      | LIGHT POLE         | ---      |
| ---      | POWER POLE         | ---      |
| ---      | ELECTRIC METER     | ---      |
| ---      | TELEPHONE LINE     | ---      |
| ---      | TELEPHONE PEDESTAL | ---      |
| ---      | CABLE TV           | ---      |
| ---      | SIGN               | ---      |
| ---      | DIRECTION OF FLOW  | ---      |
| ---      | GRADING ARROW      | ---      |
| ---      | DECIDUOUS TREE     | ---      |
| ---      | EVERGREEN TREE     | ---      |
| ---      | BUSH/SHRUB         | ---      |
| ---      | MONITOR WELL       | ---      |
| ---      | GAS LINE           | ---      |
| ---      | DRIVE              | ---      |
| ---      | SPOT ELEVATIONS    | ---      |



### VICINITY MAP

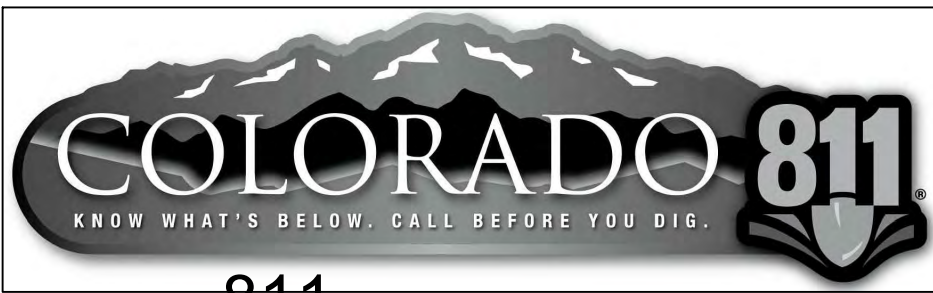
SCALE: 1"=100'

### BASIS OF BEARINGS AND BENCHMARK:

BASIS OF BEARING: BEARINGS ARE BASED ON THE LINE BETWEEN A FOUND ALUMINUM CAP IN A MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND SECOND STREET, AND A FOUND ALUMINUM CAP IN A MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND AND FIFTH STREET, BOTH BEING 2-1/2" ALUMINUM CAPS STAMPED "LS30093" WITH A BEARING OF S00°33'00"E AS INDICATED ON SHEET C3.

BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION D-280 HAVING A PUBLISHED ELEVATION OF 6625.21 FEET.

EXISTING TOPOGRAPHY SHOWN WAS TAKEN FROM THE DESIGN SURVEY COMPLETED BY MERIDIAN LAND SURVEYING ON A DRAWING DATED APRIL 06, 2019.



CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

| PROJECT CONTACTS                                                           |                                                                        |                                                                                     |                                                                                                       |                                                                                    | UTILITY CONTACTS                                                                        |                                                                                  |                                                                        |                                                                        |
|----------------------------------------------------------------------------|------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|------------------------------------------------------------------------|------------------------------------------------------------------------|
| OWNER                                                                      | JURISDICTION                                                           | ARCHITECT                                                                           | CIVIL ENGINEER                                                                                        | LAND SURVEYOR                                                                      | NATURAL GAS                                                                             | ELECTRIC                                                                         | FIBER OPTIC                                                            | PUBLIC WORKS                                                           |
| 410 BROADWAY, LLC<br>410 BROADWAY<br>EAGLE, COLORADO 81631<br>970-445-1766 | TOWN OF EAGLE<br>200 BROADWAY<br>EAGLE, COLORADO 81631<br>970-328-6544 | MAGGIE T. FITZGERALD, AIA<br>P.O. BOX 1328<br>EAGLE, COLORADO 81631<br>970-445-0486 | YARNELL CONSULTING & CIVIL DESIGN, LLC<br>P.O. BOX 3901<br>EAGLE, COLORADO 81631-3901<br>970-323-7008 | MERIDIAN LAND SURVEYING<br>P.O. BOX 2225<br>GYPSUM, COLORADO 81637<br>970-524-0963 | BLACK HILLS ENERGY<br>96 COUNTY ROAD 160,<br>GLENWOOD SPRINGS, CO 81601<br>970-928-0407 | HOLY CROSS ENERGY<br>P.O. BOX 2150<br>GLENWOOD SPRINGS, CO 81602<br>970-947-5439 | CENTURY LINK<br>P.O. BOX 0570<br>EAGLE, COLORADO 81631<br>970-328-8290 | TOWN OF EAGLE<br>200 BROADWAY<br>EAGLE, COLORADO 81631<br>970-328-6547 |
| DAVID NUDELL                                                               | FREDERICK TOBIAS                                                       | MAGGIE FITZGERALD                                                                   | JUSTIN YARNELL                                                                                        | ERON WATTS                                                                         | JASON COX                                                                               | KEITH HERNANDEZ                                                                  | JASON SHARPE                                                           | BRYON McGINNIS                                                         |

### SUBMITTALS / REVISIONS

|   |                                           |           |
|---|-------------------------------------------|-----------|
| 1 | SCHEMATIC DESIGN, NOT FOR CONSTRUCTION    | 4/17/2019 |
| 2 | TOWN OF EAGLE P & Z, NOT FOR CONSTRUCTION | 5/9/2019  |

### Sheet List Table

| Sheet Number | Sheet Title                     |
|--------------|---------------------------------|
| C1           | Cover Sheet                     |
| C1.1         | General Notes & Abbreviations   |
| C2           | Existing Conditions & Demo Plan |
| C3           | Site Plan                       |
| C4           | Stormwater Management Plan      |
| C5           | Grading & Utility Notes         |
| C5.1         | Grading & Utility Plan          |
| C6           | Horizontal Control Plan         |
| C7           | Details                         |
| C8           | Stormwater Mgmt. Details        |
| D1           | Drainage Plan                   |

RETAIL & MULTI-FAMILY  
RESIDENTIAL  
410 BROADWAY  
LOTS 15 & 16, BLOCK 22  
TOWN OF EAGLE, COLORADO

YARNELL CONSULTING &  
CIVIL DESIGN, LLC  
P.O. BOX 3901, EAGLE, COLORADO 81631  
(970) 323-7008

THE DESIGNS SHOWN HEREIN INCLUDING  
ALL TECHNICAL DRAWINGS, GRAPHIC  
REPRESENTATION & MODELS THEREOF, ARE  
PROPRIETARY & CAN NOT BE COPIED,  
REPRODUCED, OR COMMERCIALY EXPLOITED  
IN WHOLE OR IN PART WITHOUT THE SOLE  
AND EXPRESS WRITTEN PERMISSION FROM  
YARNELL CONSULTING & CIVIL DESIGN, LLC.

| NO. | ISSUE / REVISION                | NAME       | DATE    |
|-----|---------------------------------|------------|---------|
| 1.  | SCHEMATIC DESIGN (NO CONST.)    | J. YARNELL | 4/17/19 |
| 2.  | TOWN OF EAGLE P & Z (NO CONST.) | J. YARNELL | 5/9/19  |
| 3.  |                                 |            |         |
| 4.  |                                 |            |         |
| 5.  |                                 |            |         |

|                         |                 |
|-------------------------|-----------------|
| DESIGN BY: J. YARNELL   | DATE: 5/17/2019 |
| DRAWN BY: J. YARNELL    |                 |
| REVIEWED BY: J. YARNELL |                 |
| PROJECT NO.: 19.004     |                 |

SHEET TITLE  
COVER SHEET

SHEET NO.  
C1



D:\DROPBOX\PROJECT FILES\19.004--410 BROADWAY, EAGLE\PLANS\C1 COVER SHEET

GENERAL NOTES:

1.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL." ALL WATER, STORM SEWER, AND SANITARY SEWER UTILITIES, AND STREET REPAIR CONSTRUCTION SHALL BE SUBJECT TO TOWN OF EAGLE INSPECTION.
2.

THE CONTRACTOR SHALL HAVE ONE [1] SIGNED COPY OF PLANS APPROVED BY THE TOWN OF EAGLE, AND ONE COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
3.

CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, AND THE TOWN OF EAGLE 48 HOURS PRIOR TO THE START OF CONSTRUCTION. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED WITH THE TOWN OF EAGLE PUBLIC WORKS INSPECTOR 24 HOURS PRIOR TO START OF WORK.
4.

ALL RANGE POINTS, TIES, BENCHMARKS, OR OTHER SURVEY CONTROL POINTS, WHICH MAY BE ENCOUNTERED DURING CONSTRUCTION, MUST BE PRESERVED. ANYTHING DAMAGED OR DESTROYED MUST BE RESTORED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, AT NO COST TO THE OWNER.
5.

THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING, BUT NOT LIMITED TO, SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL, AND SECURITY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6.

THE TOWN/OWNER/ENGINEER CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES IN, ON, OR NEAR THE CONSTRUCTION SITE.
7.

ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED, AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION [OSHA] "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, OR TO ANY EXISTING SITE IMPROVEMENTS OR STRUCTURES. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
8.

CONTRACTOR SHALL OBTAIN ALL PERMITS FOR THE SCOPE OF THE PROJECT.
9.

AT LEAST FIVE [5] WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN OF EAGLE. THE TRAFFIC CONTROL PLAN SHALL BE PREPARED BY A CERTIFIED TRAFFIC CONTROL SUPERVISOR AND SHALL BE IN CONFORMANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES." NO WORK SHALL BEGIN UNTIL ALL TRAFFIC CONTROL DEVICES HAVE BEEN PLACED IN ACCORDANCE WITH THE PLAN. THE CONTRACTOR SHALL CONTINUOUSLY MAINTAIN THE TRAFFIC CONTROL DEVICES FOR THE ENTIRE DURATION OF THE PROJECT OR UNTIL THE ROADWAY HAS BEEN OPENED AND THE PERMANENT TRAFFIC CONTROL DEVICES HAVE BEEN INSTALLED.
10.

ALL TRENCH BACKFILL AND SUBGRADE PREPARATION SHALL BE TESTED TO ENSURE COMPLIANCE WITH TOWN OF EAGLE STANDARDS AND SHALL BE TESTED AT TOWN OF EAGLE-REQUIRED FREQUENCIES BY A TOWN OF EAGLE-APPROVED PRIVATE SOILS TESTING FIRM. TEST RESULTS SHALL BE SUBMITTED TO, REVIEWED, AND APPROVED BY, THE TOWN OF EAGLE ENGINEER PRIOR TO INSTALLING BASE COURSE, ASPHALT, OR CONCRETE ON PREPARED SUBGRADE. ALL BASE COURSE DENSITY SHALL ALSO BE TESTED BY THE PRIVATE SOILS FIRM AT TOWN OF EAGLE-REQUIRED FREQUENCIES TO ENSURE COMPLIANCE WITH TOWN OF EAGLE REQUIREMENTS. BASE COURSE TEST RESULTS SHALL ALSO BE APPROVED BY THE TOWN OF EAGLE ENGINEER PRIOR TO INSTALLING PAVEMENT. ALL CONCRETE AND ASPHALT PLACED SHALL BE TESTED IN ACCORDANCE WITH TOWN OF EAGLE MINIMUM MATERIALS TESTING STANDARDS. TEST RESULTS SHALL BE REVIEWED AND APPROVED BY THE TOWN OF EAGLE ENGINEER PRIOR TO INITIATION OF THE REQUIRED TWO-YEAR WARRANTY PERIOD.
11.

CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
12.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION, AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED. REPAIR OF DAMAGED UTILITIES SHALL BE AT THE CONTRACTOR'S EXPENSE, INCLUDING BUT NOT LIMITED TO UNKNOWN UNDERGROUND UTILITIES.
13.

EXISTING FENCES, TREES, SIDEWALKS, CURB/GUTTER, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED, OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE CONTRACTOR'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.
14.

THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR MAINTAINING REASONABLE ACCESS TO AND FROM ALL OF THE ADJACENT PROPERTIES THROUGHOUT THE COURSE OF THE WORK. THE CONTRACTOR SHALL BE REQUIRED TO MEET (INDIVIDUALLY OR COLLECTIVELY) WITH ALL ADJACENT PROPERTY OWNERS WHOSE DRIVEWAY ACCESS WILL BE AFFECTED BY THE WORK, AS CONSTRUCTION CONDITIONS CHANGE AND THE WORK PROGRESSES, THE CONTRACTOR SHALL BE REQUIRED TO PERIODICALLY UPDATE THOSE PROPERTY OWNERS SO THAT THEY ARE KEPT INFORMED ABOUT THEIR ACCESS.
15.

CONTRACTOR SHALL OBTAIN A COLORADO STATE CONSTRUCTION DEWATERING DISCHARGE PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT FOR ALL AREAS WHERE DEWATERING IS REQUIRED AND WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE TOWN OF EAGLE ENGINEER PRIOR TO THE START OF ANY DEWATERING. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
16.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STORM RUNOFF AND ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED, AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. NO CONCRETE SHALL BE PLACED WHERE GROUNDWATER IS VISIBLE OR UNTIL THE GROUNDWATER TABLE HAS BEEN LOWERED BELOW THE PROPOSED IMPROVEMENTS. ANY UNSTABLE AREAS, AS A RESULT OF GROUNDWATER, ENCOUNTERED DURING THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS SHALL BE STABILIZED AS AGREED UPON BY THE CONTRACTOR, THE TOWN OF EAGLE, AND THE GEOTECHNICAL ENGINEER AT THE TIME OF OCCURRENCE.
17.

THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF THE EXISTING SEWER MAIN, WATER SERVICE STUB, SIDEWALK, FINISHED GRADE, AND OTHER UTILITIES AT THE POINT OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN.
18.

PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL CONTACT ALL UTILITIES TO COORDINATE SCHEDULES.

19.

CONTRACTOR SHALL NOTIFY ALL BUSINESSES/RESIDENTS IN WRITING 48 HOURS PRIOR TO ANY SHUT-OFF IN SERVICE. THE NOTICES MUST HAVE CONTRACTOR'S PHONE NUMBER AND NAME OF CONTACT PERSON, AND EMERGENCY PHONE NUMBER FOR AFTER-HOURS CALLS. ALL SHUT-OFFS MUST BE APPROVED BY THE TOWN OF EAGLE, AND TOWN OF EAGLE VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN OF EAGLE PERSONNEL, UNLESS WRITTEN PERMISSION IS GIVEN OTHERWISE.
20.

ALL PUBLIC IMPROVEMENT WORK, INCLUDING CORRECTION WORK, SHALL BE INSPECTED BY A TOWN OF EAGLE REPRESENTATIVE WHO SHALL HAVE THE AUTHORITY TO HALT CONSTRUCTION WHEN STANDARD CONSTRUCTION PRACTICES ARE NOT BEING ADHERED TO, THE TOWN OF EAGLE RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS "PUBLIC WORKS MANUAL." CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING, AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
21.

COMPACTION OF ALL TRENCHES MUST BE ATTAINED AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE TOWN OF EAGLE PRIOR TO FINAL ACCEPTANCE.
22.

RECORD DRAWINGS SHOWING ALL CHANGES FROM THE APPROVED CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE ENGINEER AND OWNER PRIOR TO INITIATION OF THE REQUIRED TWO-YEAR WARRANTY PERIOD. THE RECORD DRAWINGS WILL CONSIST OF A MARKED-UP SET OF "ISSUED FOR CONSTRUCTION" DRAWINGS VERIFYING THE FOLLOWING:
  - ALL LENGTHS, SIZES, AND MATERIALS OF INSTALLED PIPE, STRUCTURES, AND ANY OTHER IMPROVEMENT.
  - HORIZONTAL LOCATIONS BY NORTHING AND EASTING COORDINATES OF ALL STRUCTURES, BENDS, CLEANOUTS, VALVES, TAPS, WYES, STUBS, PLUGS, TEES, ETC.
  - INVERT ELEVATIONS OF STORM SEWER AND SANITARY SEWER STRUCTURES, INLETS, OUTLETS, STUB ENDS, TOP OF PIPE ELEVATIONS OF EACH UTILITY CROSSING, ETC.
  - CONSTRUCTED SLOPE OF STORM AND SANITARY PIPES BETWEEN STRUCTURES.
  - TOP OF PIPE ELEVATION AT REGULAR INTERVALS AND/OR FITTINGS FOR WATER LINES.
  - ANY OTHER VARIATIONS FROM THE CONSTRUCTION DOCUMENTS MUST BE CLEARLY NOTED AND DETAILED ON THE PLANS.
  - AS-BUILT FIELD NOTES, FROM WHICH THE AS-BUILT DRAWINGS ARE PREPARED, ARE TO BE PROVIDED AND STAMPED/SIGNED AND DATED BY A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR.
25.

THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE INTO THE WARRANTY PERIOD OF ALL CONSTRUCTION CALLED FOR BY THE DEVELOPMENT IMPROVEMENT AGREEMENT.
26.

DURING CONSTRUCTION AND UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION.
27.

CONTRACTOR SHALL REVIEW THE GEOTECHNICAL REPORT TITLED [\_\_\_\_\_], DATED [\_\_\_\_\_], AND PREPARED BY [\_\_\_\_\_] FOR PAVEMENT DESIGN AND RECOMMENDATIONS REGARDING EXCAVATION, COMPACTION, MATERIALS, EMBANKMENT, PAVEMENT SUBEXCAVATION, MOISTURE CONTROL, AND TOPSOIL REMOVAL AND REPLACEMENT. FINAL PAVEMENT DESIGN TO BE DETERMINED BY THE GEOTECHNICAL ENGINEER AFTER SUBGRADE IS COMPLETE. CONTRACTOR TO COORDINATE THIS WORK. THE CONSTRUCTION METHODS FOR EXCAVATION/EMBANKMENTS, COMPACTION, AND SUBGRADE PREPARATION SHALL BE IN STRICT CONFORMANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF DISCREPANCIES BETWEEN THE GEOTECHNICAL REPORT RECOMMENDATIONS AND REQUIREMENTS OF THESE CONSTRUCTION DOCUMENTS AND SPECIFICATIONS.
28.

THE OWNER/DEVELOPER AND/OR THEIR ASSIGNS IS HEREBY NOTIFIED THAT IT IS TYPICAL AND LIKELY THAT SOME MOVEMENT OF THE SURFACE GRADES WILL OCCUR OVER TIME DUE TO VARIOUS FACTORS THAT ARE NOT IN CONTROL OF THE DESIGNERS. THUS, A ROUTINE AND DILIGENT MAINTENANCE PROGRAM IS REQUIRED TO MAINTAIN THE PROPER GRADING AND DRAINAGE THROUGHOUT THE PROJECT.
29.

THE PLANS HAVE BEEN PREPARED BY YARNELL CONSULTING & CIVIL DESIGN, LLC IN ACCORDANCE WITH AND IN RELIANCE UPON THE GEOTECHNICAL STUDIES AND RECOMMENDATIONS PER [GEOTECHNICAL ENGINEER/REPORT]. YARNELL CONSULTING & CIVIL DESIGN, LLC HAS NO RESPONSIBILITY FOR THE FOUNDATION SYSTEMS USED WITHIN THIS DEVELOPMENT. YARNELL CONSULTING & CIVIL DESIGN, LLC SUGGESTS THAT ALL OWNERS, PRESENT AND FUTURE, BECOME AWARE OF THE RISK ASSOCIATED WITH IMPROPER MAINTENANCE OF SLOPES AND DRAINAGE AWAY FROM THE STRUCTURES.
30.

THE DESIGN PLANS SHOWN HEREON WERE DEVELOPED BASED UPON THE GEOTECHNICAL INVESTIGATIONS/ANALYSIS/ENGINEERING CRITERIA DEVELOPED BY [\_\_\_\_\_], AS PRESENTED IN THE GEOTECHNICAL REPORT ENTITLED [\_\_\_\_\_], DATED [\_\_\_\_\_], SIGNED AND SEALED BY [\_\_\_\_\_] P.E. YARNELL CONSULTING & CIVIL DESIGN, LLC RELIED UPON THE ENGINEERING ANALYSIS AND CONCLUSIONS OF THIS REPORT IN THE PREPARATION OF THESE CIVIL ENGINEERING PLANS AND DOCUMENTS. NO INDEPENDENT INVESTIGATIONS AND/OR ANALYSIS WAS CONDUCTED BY YARNELL CONSULTING & CIVIL DESIGN, LLC. THESE PLANS WERE PROVIDED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND VERIFICATION THAT THESE PLANS DEVELOPED BY YARNELL CONSULTING & CIVIL DESIGN, LLC PROPERLY INTERPRETED AND APPLIED THE CRITERIA AND RECOMMENDATIONS ESTABLISHED BY THEIR GEOTECHNICAL REPORT FOR THIS PROJECT.
11.

WATER USED IN THE CLEANING OF CONCRETE TRUCK DELIVERY CHUTES SHALL BE DISCHARGED INTO A PREDEFINED, BERMED CONTAINMENT AREA ON THE JOB SITE. THE REQUIRED CONTAINMENT AREA IS TO BE BERMED SO THAT WASH WATER IS TOTALLY CONTAINED. WASH WATER DISCHARGED INTO THE CONTAINMENT AREA SHALL BE ALLOWED TO INFILTRATE OR EVAPORATE. DRIED CEMENT WASTE SHALL BE REMOVED FROM THE CONTAINMENT AREA AND PROPERLY DISPOSED OF. SHOULD A PREDEFINED BERMED CONTAINMENT AREA NOT BE AVAILABLE DUE TO THE PROJECT SIZE, OR LACK OF AN AREA WITH A SUITABLE GROUND SURFACE FOR ESTABLISHING A CONTAINMENT AREA, PROPER DISPOSAL OF READY MIX WASHOUT AND RINSE OFF WATER AT THE JOB SITE SHALL CONFORM TO THE APPROVED TECHNIQUES AND PRACTICES IDENTIFIED IN THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT'S TRAINING VIDEO ENTITLED "BUILDING FOR A CLEANER ENVIRONMENT, READY MIX WASHOUT TRAINING", AND ITS ACCOMPANYING MANUAL ENTITLED, "READY MIX WASHOUT GUIDEBOOK, VEHICLE AND EQUIPMENT WASHOUT AT CONSTRUCTION SITES." THE DIRECT OR INDIRECT DISCHARGE OF WATER CONTAINING WASTE CEMENT TO THE STORM SEWER SYSTEM IS PROHIBITED. INFORMATION ABOUT, OR COPIES OF THE VIDEO AND TRAINING MANUAL ARE AVAILABLE FROM THE WATER QUALITY CONTROL DIVISION, COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, 4300 CHERRY CREEK DRIVE SOUTH, DENVER, COLORADO 80222-1530, 303-692-3555.
12.

THE CONTRACTOR SHALL PROTECT ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE STORM SEWER SYSTEM IS PROHIBITED.
13.

PAVED SURFACES WHICH ARE ADJACENT TO CONSTRUCTION SITES SHALL BE SWEEPED IN A TIMELY MANNER WHEN SEDIMENT AND OTHER MATERIALS ARE TRACKED OR DISCHARGED ON TO THEM. EITHER SWEEPING BY HAND OR USE OF STREET SWEEPERS IS ACCEPTABLE. STREET SWEEPERS USING WATER WHILE SWEEPING IS PREFERRED IN ORDER TO MINIMIZE DUST. FLUSHING OFF PAVED SURFACES WITH WATER IS PROHIBITED.
14.

SEDIMENT FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON-SITE USING STRUCTURAL CONTROLS TO THE MAXIMUM EXTENT PRACTICAL.
15.

STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
16.

RUNOFF FROM EQUIPMENT AND VEHICLE WASHING SHALL BE CONTAINED AT CONSTRUCTION SITES UNLESS TREATED TO REDUCE OR REMOVE SEDIMENT AND OTHER POLLUTANTS.
17.

ALL CONSTRUCTION CONTRACTOR AND SUBCONTRACTOR PERSONNEL ARE TO BE MADE AWARE OF THE REQUIRED BEST MANAGEMENT PRACTICES AND GOOD HOUSEKEEPING MEASURES FOR THE PROJECT SITE AND ANY ASSOCIATED CONSTRUCTION STAGING AREAS.
18.

AT THE END OF EACH DAY OF CONSTRUCTION ACTIVITY, ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND PROPERLY DISPOSED IN TRASH OR RECYCLE BINS.

EROSION CONTROL NOTES (APPLICABLE TO SHEET C4):

1.

THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS, AND IMPLEMENTING AND MAINTAINING EROSION AND SEDIMENT CONTROL MEASURES AT ALL TIMES DURING CONSTRUCTION TO PREVENT DAMAGING FLOWS ON THE SITE AND IN THE WATERSHED BELOW THE SITE. CONTROL SYSTEMS SHALL BE INSTALLED PRIOR TO STRIPPING OF NATIVE VEGETATIVE COVER AND AS GRADING PROGRESSES. REFER TO SHEET C4. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THIS PLAN. THE PLAN MAY BE MODIFIED WITH APPROPRIATE APPROVALS AS FIELD CONDITIONS WARRANT.
2.

NATURAL VEGETATION SHALL BE RETAINED AND PROTECTED WHEREVER POSSIBLE. EXPOSURE OF SOIL TO EROSION BY REMOVAL OR DISTURBANCE OF VEGETATION SHALL BE LIMITED TO THE AREA REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATION AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.
3.

TOPSOIL SHALL BE STOCKPILED TO THE EXTENT PRACTICAL ON THE SITE FOR USE ON AREAS TO BE REVEGETATED. ANY AND ALL STOCKPILES SHALL BE LOCATED AND PROTECTED FROM EROSION ELEMENTS.
4.

AT ALL TIMES, THE PROPERTY SHALL BE MAINTAINED AND/OR WATERED TO PREVENT WIND-CAUSED EROSION. EARTHWORK OPERATIONS SHALL BE DISCONTINUED WHEN FUGITIVE DUST SIGNIFICANTLY IMPACTS ADJACENT PROPERTY. IF EARTHWORK IS COMPLETE OR DISCONTINUED AND DUST FROM THE SITE CONTINUES TO CREATE PROBLEMS, THE CONTRACTOR SHALL IMMEDIATELY INSTITUTE MITIGATIVE MEASURES AND SHALL CORRECT DAMAGE TO ADJACENT PROPERTY.
5.

PERMANENT OR TEMPORARY SOIL-STABILIZATION MEASURES SHALL BE APPLIED TO DISTURBED AREAS WITHIN 30 DAYS AFTER FINAL GRADE IS REACHED ON ANY PORTION OF THE SITE. UNLESS SPECIFIED OTHERWISE, TEMPORARY VEGETATION SHALL BE INSTALLED ON ALL DISTURBED AREAS WHERE PERMANENT SURFACE IMPROVEMENTS ARE NOT SCHEDULED FOR INSTALLATION WITHIN THREE MONTHS. TEMPORARY VEGETATION SHALL BE A VIGOROUS, DROUGHT-TOLERANT, NATIVE SPECIES MIX. PROJECT SCHEDULING SHOULD TAKE ADVANTAGE OF SPRING OR FALL PLANTING SEASONS FOR NATURAL GERMINATION, BUT SEEDED AREAS SHALL BE IRRIGATED, IF CONDITIONS MERIT.
6.

TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL PROPERTY LINES TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE OWNER/DEVELOPER. IN ADDITION, THE TOWN OF EAGLE MAY REQUIRE ADDITIONAL TEMPORARY FENCES IF FIELD CONDITIONS WARRANT.
7.

THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS, AND ALL OTHER POLLUTANTS FROM LEAVING THE SITE AND ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION, EXCAVATION, TRENCHING, GRADING OR OTHER CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR REMEDIATION OF ANY ADVERSE IMPACTS TO ADJACENT WATERWAYS, ROADWAYS, WETLANDS, ETC., RESULTING FROM WORK DONE AS PART OF THIS PROJECT.
8.

THE CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL REMOVE ALL SEDIMENT, MUD, CONSTRUCTION DEBRIS, OR OTHER POTENTIAL POLLUTANTS THAT MAY HAVE BEEN INADVERTENTLY DISCHARGED TO, OR ACCUMULATED IN, THE FLOWLINES AND PUBLIC RIGHT-OF-WAY AS A RESULT OF CONSTRUCTION ACTIVITIES ASSOCIATED WITH THIS SITE DEVELOPMENT OR CONSTRUCTION PROJECT.
9.

THE GRADING CONTRACTOR AND/OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CUT AND FILL MATERIAL IMPORTED TO OR EXPORTED FROM THIS SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORT ON PUBLIC ROADWAYS.
10.

APPROVED EROSION AND SEDIMENT CONTROL "BEST MANAGEMENT PRACTICES" [BMP] SHALL BE MAINTAINED AND KEPT IN GOOD REPAIR FOR THE DURATION OF THIS PROJECT. AT A MINIMUM, THE CONTRACTOR OR HIS AGENT SHALL INSPECT ALL BMPS WEEKLY AND AFTER SIGNIFICANT PRECIPITATION EVENTS. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A BMP WHEN THE SEDIMENT LEVEL REACHES ONE-HALF THE HEIGHT OF THE BMP OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE BMP.
19.

CONSTRUCTION SITES SHALL BE MAINTAINED IN SUCH A CONDITION THAT AN ANTICIPATED STORM DOES NOT CARRY WASTES OR POLLUTANTS OFF THE SITE. DISCHARGES OF MATERIAL OTHER THAN STORMWATER ONLY WHEN NECESSARY FOR PERFORMANCE AND COMPLETION OF CONSTRUCTION PRACTICES AND WHERE THEY DO NOT: CAUSE OR CONTRIBUTE TO A VIOLATION OF ANY WATER QUALITY STANDARD; CAUSE OR THREATEN TO CAUSE POLLUTION, CONTAMINATION, OR NUISANCE; OR CONTAIN A HAZARDOUS SUBSTANCE IN A QUANTITY REPORTABLE UNDER FEDERAL REGULATIONS 40 CFR PARTS 117 AND 302.
20.

POTENTIAL POLLUTANTS INCLUDE BUT ARE NOT LIMITED TO: SOLID OR LIQUID CHEMICAL SPILLS; WASTES FROM PAINTS, STAINS, SEALANTS, GLUES, LIMES, PESTICIDES, HERBICIDES, WOOD PRESERVATIVES AND SOLVENTS; ASBESTOS FIBERS, PAINT FLAKES OR STUCCO FRAGMENTS; FUELS, OILS, LUBRICANTS, AND HYDRAULIC, RADIATOR OR BATTERY FLUIDS; FERTILIZERS, VEHICLE/EQUIPMENT WASH WATER AND CONCRETE WASH WATER; CONCRETE, DETERGENT OR FLOATABLE WASTES; WASTES FROM ANY ENGINE/EQUIPMENT STEAM CLEANING OR CHEMICAL DEGREASING AND SUPERCHLORINATED POTABLE WATER LINE FLUSHING. DURING CONSTRUCTION, PERMITTEE SHALL DISPOSE OF SUCH MATERIALS IN A SPECIFIED AND CONTROLLED TEMPORARY AREA ON-SITE, PHYSICALLY SEPARATED FROM POTENTIAL STORMWATER RUNOFF, WITH ULTIMATE DISPOSAL IN ACCORDANCE WITH LOCAL, STATE AND FEDERAL REQUIREMENTS.
21.

GRADED AREAS ON THE PERMITTED AREA PERIMETER MUST DRAIN AWAY FROM THE GRADE OF SLOPES AT THE CONCLUSION OF EACH WORKING DAY. DRAINAGE IS TO BE DIRECTED TOWARD DESILTING FACILITIES.
22.

THE PERMITTEE AND CONTRACTOR SHALL BE RESPONSIBLE AND SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT PUBLIC TRESPASS ONTO AREAS WHERE IMPOUNDED WATER CREATES A HAZARDOUS CONDITION.
23.

THE PERMITTEE AND CONTRACTOR SHALL INSPECT THE EROSION CONTROL WORK AND INSURE THAT THE WORK IS IN ACCORDANCE WITH THE APPROVED PLANS.
24.

THE PERMITTEE SHALL NOTIFY ALL GENERAL CONTRACTORS, SUBCONTRACTORS, MATERIAL SUPPLIERS, LESSEES, AND PROPERTY OWNERS: THAT DUMPING OF CHEMICALS INTO THE STORM DRAIN SYSTEM OR THE WATERSHED IS PROHIBITED.
25.

EQUIPMENT AND WORKERS FOR EMERGENCY WORK SHALL BE MADE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON. NECESSARY MATERIALS SHALL BE AVAILABLE ON SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES WHEN RAIN IS IMMINENT.
26.

ALL REMOVABLE EROSION PROTECTIVE DEVICES SHALL BE IN PLACE AT THE END OF EACH WORKING DAY WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
27.

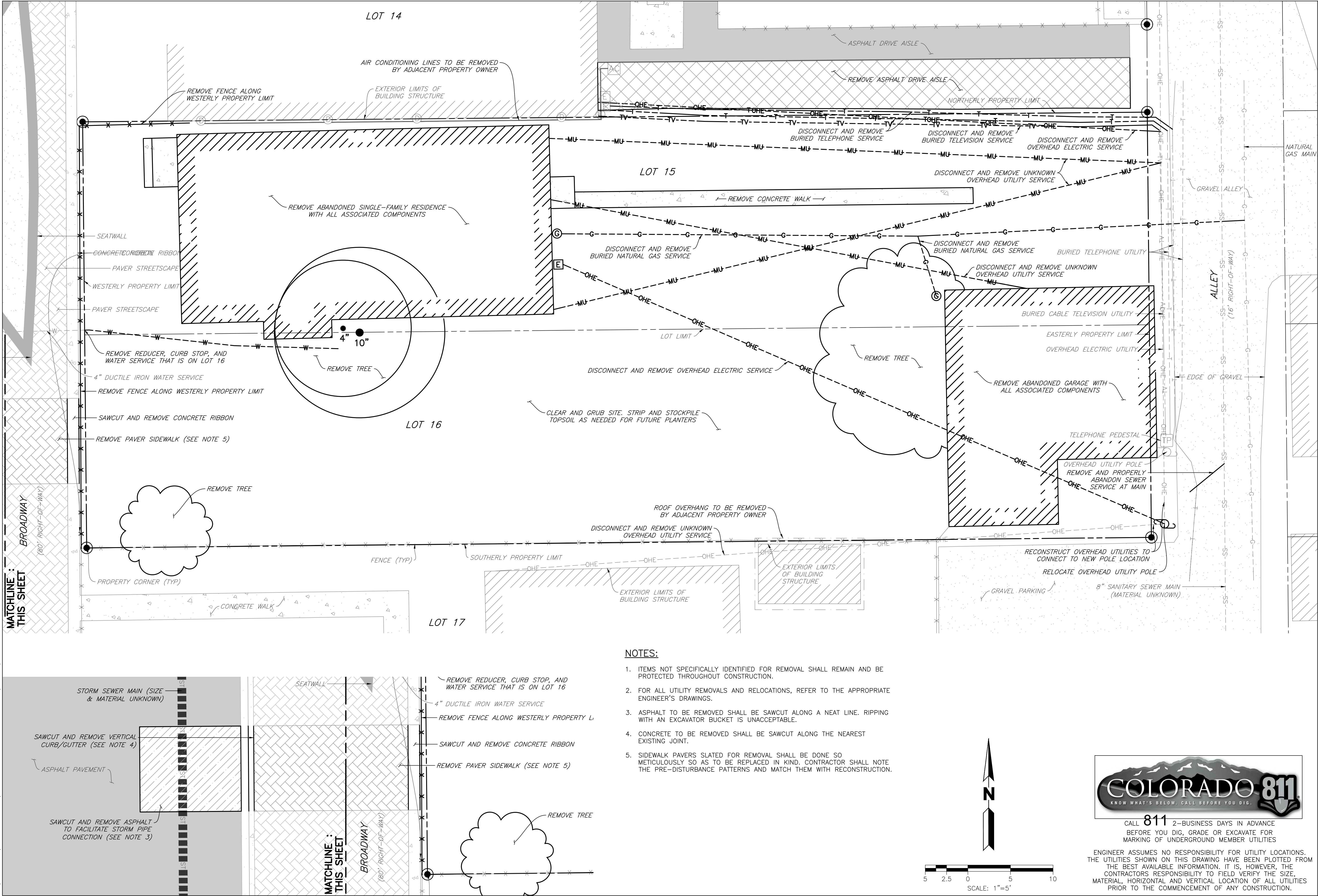
SEDIMENTS FROM AREAS DISTURBED BY CONSTRUCTION SHALL BE RETAINED ON-SITE USING AN EFFECTIVE COMBINATION OF EROSION AND SEDIMENT CONTROLS TO THE MAXIMUM EXTENT PRACTICAL, AND STOCKPILES OF SOIL SHALL BE PROPERLY CONTAINED TO MINIMIZE SEDIMENT TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES OR ADJACENT PROPERTIES VIA RUNOFF, VEHICLE TRACKING, OR WIND.
28.

APPROPRIATE BMPS FOR CONSTRUCTION-RELATED MATERIALS, WASTES, SPILLS OR RESIDUES SHALL BE IMPLEMENTED AND RETAINED ON-SITE TO MINIMIZE TRANSPORT FROM THE SITE TO STREETS, DRAINAGE FACILITIES, OR ADJOINING PROPERTY BY WIND OR RUNOFF.
29.

FOR DETAILS OF ALL PROPOSED BEST MANAGEMENT PRACTICES ON THIS PROJECT, RE: C8-SERIES SHEETS.

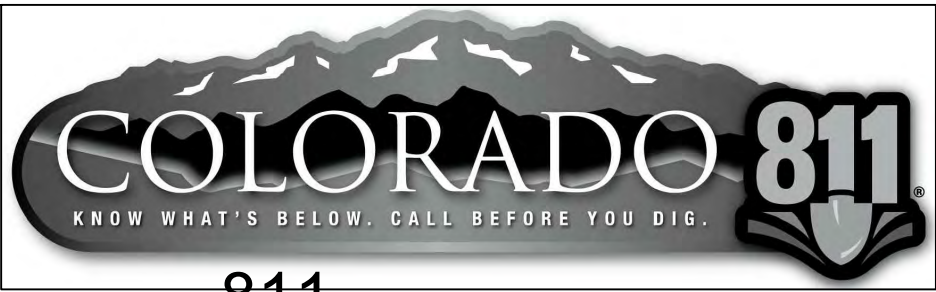
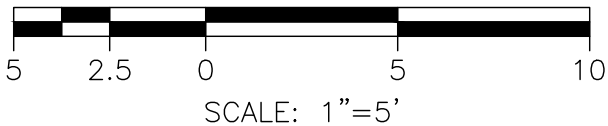
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| RETAIL & MULTI-FAMILY RESIDENTIAL<br>410 BROADWAY<br>LOTS 15 & 16, BLOCK 22<br>TOWN OF EAGLE, COLORADO                                                                                                                                                                                         |                                                                   |
| YARNELL CONSULTING & CIVIL DESIGN, LLC<br>P.O. BOX 3901, EAGLE, COLORADO 81631<br>(970) 323-7008                                                                                                                                                                                               |                                                                   |
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| DESIGN BY: J. YARNELL<br>DRAWN BY: J. YARNELL<br>REVIEWED BY: J. YARNELL<br>PROJECT NO.: 19.004<br>DATE: 5/17/2019                                                                                                                                                                             | NAME<br>DATE<br>4/17/19<br>5/9/19<br>JULY<br>JULY<br>JULY<br>JULY |
| NO. 1. SCHEMATIC DESIGN (NO CONST.)<br>2. TOWN OF EAGLE P & Z (NO CONST.)<br>3.<br>4.<br>5.                                                                                                                                                                                                    |                                                                   |
| SHEET TITLE<br>GENERAL NOTES & ABBREVIATIONS                                                                                                                                                                                                                                                   |                                                                   |
| SHEET NO.<br>C1.1                                                                                                                                                                                                                                                                              |                                                                   |





NOTES:

- ITEMS NOT SPECIFICALLY IDENTIFIED FOR REMOVAL SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
- FOR ALL UTILITY REMOVALS AND RELOCATIONS, REFER TO THE APPROPRIATE ENGINEER'S DRAWINGS.
- ASPHALT TO BE REMOVED SHALL BE SAWCUT ALONG A NEAT LINE. RIPPING WITH AN EXCAVATOR BUCKET IS UNACCEPTABLE.
- CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG THE NEAREST EXISTING JOINT.
- SIDEWALK PAVERS SLATED FOR REMOVAL SHALL BE DONE SO METICULOUSLY SO AS TO BE REPLACED IN KIND. CONTRACTOR SHALL NOTE THE PRE-DISTURBANCE PATTERNS AND MATCH THEM WITH RECONSTRUCTION.



CALL 811 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS.  
THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM  
THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE  
CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE,  
MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES  
PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

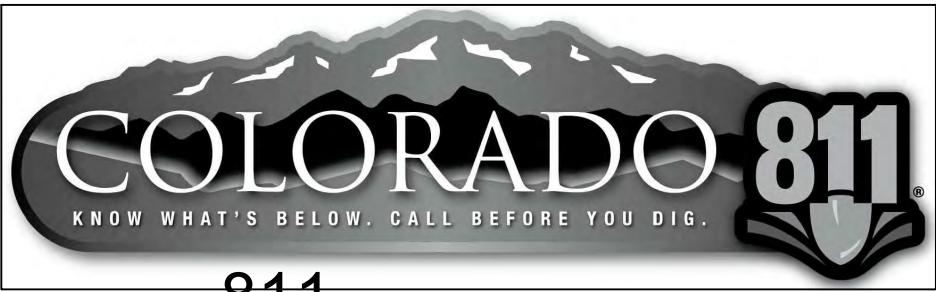
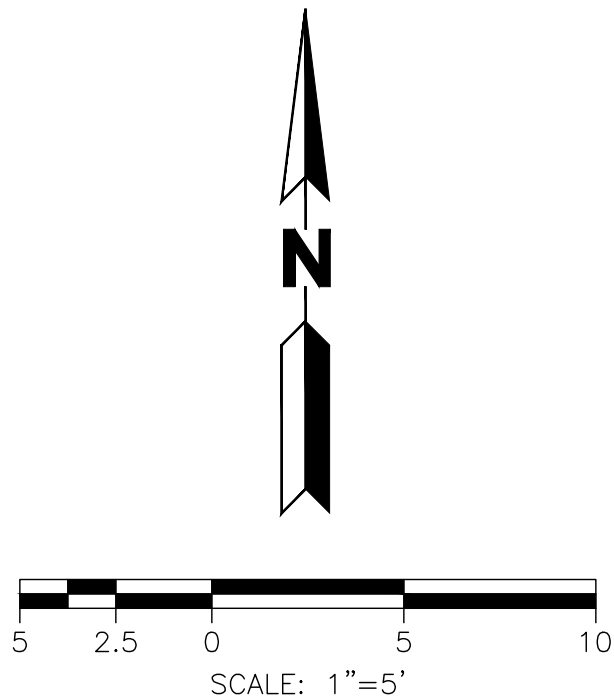
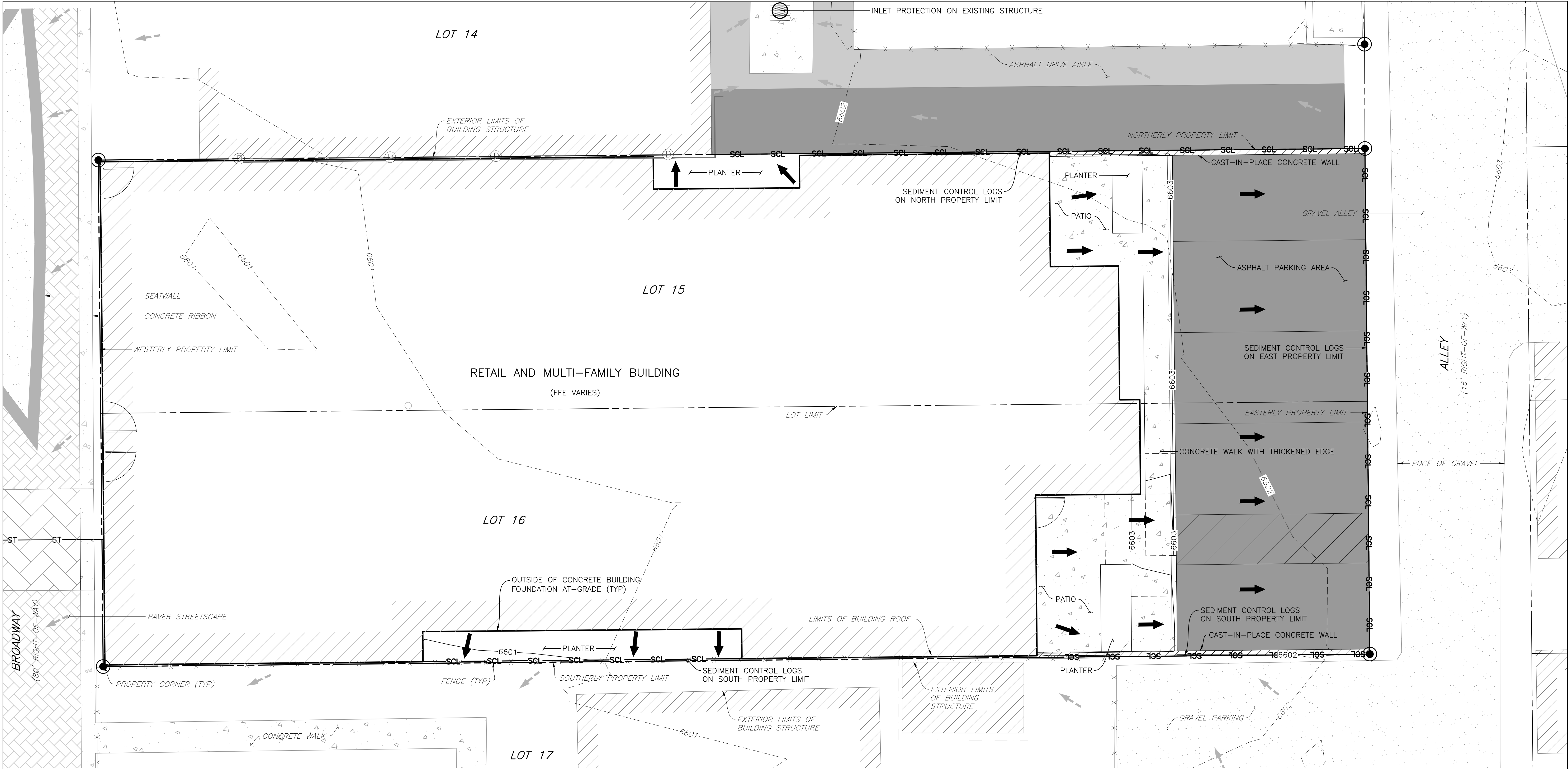
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| SHEET NO.                             |  | C2                                 |  |
| SHEET TITLE                           |  |                                    |  |
| EXISTING<br>CONDITIONS &<br>DEMO PLAN |  |                                    |  |
| DESIGN BY: J. YARNELL                 |  | NO. ISSUE / REVISION               |  |
| DRAWN BY: J. YARNELL                  |  | 1. SCHEMATIC DESIGN (NO CONST.)    |  |
| REVIEWED BY: J. YARNELL               |  | 2. TOWN OF EAGLE P & Z (NO CONST.) |  |
| PROJECT NO.: 19.004                   |  | 3.                                 |  |
| DATE: 5/17/2019                       |  | 4.                                 |  |
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D:\DROPOX\PROJECT FILES\19.004--410 BROADWAY, EAGLE\PLANS\C4 STORMWATER MANAGEMENT PLAN



FOR ALL NOTES, RE: SHEET C1.1

CALL 811 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS.  
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| DESIGN BY: J. YARNELL                                                                                                                                                                                                                                                                          |  |  |  | NO.                                                                                              |  |  |  | ISSUE / REVISION                                                                                       |  |  |  | NAME                       |  |  |  |  |  |  |  |  |  |  |  |
| DRAWN BY: J. YARNELL                                                                                                                                                                                                                                                                           |  |  |  | 1.                                                                                               |  |  |  | SCHEMATIC DESIGN (NO CONST.)                                                                           |  |  |  | 4/17/19                    |  |  |  |  |  |  |  |  |  |  |  |
| REVIEWED BY: J. YARNELL                                                                                                                                                                                                                                                                        |  |  |  | 2.                                                                                               |  |  |  | TOWN OF EAGLE P & Z (NO CONST.)                                                                        |  |  |  | JULY                       |  |  |  |  |  |  |  |  |  |  |  |
| PROJECT NO: 19.004                                                                                                                                                                                                                                                                             |  |  |  | 3.                                                                                               |  |  |  |                                                                                                        |  |  |  | JULY                       |  |  |  |  |  |  |  |  |  |  |  |
| DATE: 5/17/2019                                                                                                                                                                                                                                                                                |  |  |  | 4.                                                                                               |  |  |  |                                                                                                        |  |  |  | JULY                       |  |  |  |  |  |  |  |  |  |  |  |
|                                                                                                                                                                                                                                                                                                |  |  |  | 5.                                                                                               |  |  |  |                                                                                                        |  |  |  | JULY                       |  |  |  |  |  |  |  |  |  |  |  |
| SHEET TITLE                                                                                                                                                                                                                                                                                    |  |  |  |                                                                                                  |  |  |  |                                                                                                        |  |  |  | STORMWATER MANAGEMENT PLAN |  |  |  |  |  |  |  |  |  |  |  |
| SHEET NO.                                                                                                                                                                                                                                                                                      |  |  |  |                                                                                                  |  |  |  |                                                                                                        |  |  |  | C4                         |  |  |  |  |  |  |  |  |  |  |  |



D:\DROPBOX\PROJECT FILES\19.004--410 BROADWAY, EAGLE\PLANS\C5 GRADING & UTILITY PLAN

GRADING NOTES (APPLICABLE TO SHEET C5.1):

1.

ALL SITE GRADING, EXCAVATION, EMBANKMENT, AND COMPACTION SHALL CONFORM TO THE RECOMMENDATIONS OF THE LATEST GEOTECHNICAL INVESTIGATION FOR THIS PROPERTY AND SHALL FURTHER BE IN CONFORMANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL".
2.

THE GRADING DESIGN SHOWN HEREON HAS BEEN PREPARED IN CONFORMANCE WITH THE REQUIREMENTS OF FHA AND HUD CRITERIA AND TO THE GREATEST EXTENT POSSIBLE, IN ACCORDANCE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS FOR THIS PROJECT. VARIOUS CONFLICTING DESIGN CRITERIA MAKE TOTAL COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS DIFFICULT [ADA, SITE PLAN LAYOUT, ETC.]. THUS, THESE PLANS HAVE BEEN PROVIDED TO THE GEOTECHNICAL ENGINEER FOR REVIEW AND COMMENT RELATIVE TO COMPLIANCE WITH THEIR RECOMMENDATIONS. IF THE GEOTECHNICAL ENGINEER DETERMINES THE DESIGN MAY COMPROMISE THE ACCEPTABLE PERFORMANCE OF THE STRUCTURES AND/OR PAVEMENTS, UPON RECEIPT OF THE WRITTEN COMMENTS FROM THE GEOTECHNICAL ENGINEER, COMMENTS WILL BE DISCUSSED AND RESOLVED WITH THE OWNER AND THE GEOTECHNICAL ENGINEER, AND WILL BE ADDRESSED IN A MANNER AS DIRECTED BY THE OWNER.
3.

IF THE OWNER ELECTS TO UTILIZE FOUNDATION SYSTEMS AND/OR PAVEMENT DESIGNS THAT REQUIRE SPECIAL CONSIDERATION FOR CONTROL OF SUBGRADE MOISTURE, SPECIAL PRECAUTIONS AND EXTRAORDINARY DESIGN PARAMETERS SHALL BE THE RESPONSIBILITY OF THE GEOTECHNICAL ENGINEER IN CONCERT WITH THE FOUNDATION/PAVEMENT DESIGN. IT IS ACKNOWLEDGED THAT VARIOUS FOUNDATION SYSTEMS REQUIRE DIFFERENT LEVELS OF SUBGRADE PREPARATION, DRAINAGE DESIGNS, AND/OR SUBSURFACE DRAINAGE CRITERIA THAT ARE BEYOND THE PURVIEW AND RESPONSIBILITY OF YARNELL CONSULTING & CIVIL DESIGN, LLC, AND THE GRADING PLANS SHOWN HEREON. THE INCORPORATION AND EXECUTION OF THESE SPECIAL PRECAUTIONS SHALL OCCUR IN CLOSE COORDINATION WITH THE GEOTECHNICAL ENGINEER'S DESIGN AND CONSTRUCTION OBSERVATIONS.
4.

GRADING SHOWN HEREON IS DESIGNED TO ADDRESS PROPER DRAINAGE CONSIDERATIONS FOR THE PROTECTION OF THE STRUCTURES AND IMPROVEMENTS WITHIN THE PROJECT. THE COORDINATION OF THIS DESIGN AND COMPLIANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATION WITH THE LANDSCAPE ARCHITECT'S DESIGN, IS THE RESPONSIBILITY OF THE OWNER AND/OR DEVELOPER. YARNELL CONSULTING & CIVIL DESIGN, LLC HIGHLY RECOMMENDS THAT THE LANDSCAPE IMPROVEMENTS BE REVIEWED AND APPROVED FOR COMPLIANCE WITH RECOMMENDATIONS OF THE GEOTECHNICAL ENGINEER.
5.

EXISTING ELEVATIONS SHOWN ON THIS DRAWING HAVE BEEN DEPICTED FROM BEST AVAILABLE INFORMATION AND ARE SHOWN TO THE EXTENT KNOWN. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY EXISTING GRADE CONDITIONS AT THE LIMITS OF CONSTRUCTION AND AT LOCATIONS THAT INTERFACE WITH EXISTING OR PROPOSED BUILDINGS AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES THAT CONTRADICT THE ENGINEER'S INTENT FOR DRAINAGE PATTERNS, MAXIMUM AND MINIMUM SLOPES, AND PROPOSED ELEVATIONS AS SHOWN ON THE PLAN. THE ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
6.

PROPOSED CONTOURS AND SPOT ELEVATIONS AS SHOWN HEREIN ARE DEFINED AS FINISHED ELEVATION AFTER PAVING, LANDSCAPING, ETC. CONTRACTOR SHALL COORDINATE WITH GEOTECH FOR PAVEMENT THICKNESS AND LANDSCAPE FOR THICKNESS OF TOPSOIL, SOD AND LANDSCAPE MATERIALS.
- FG = FINISHED GRADE, FF = FINISH FLOOR, TOF = TOP OF FOUNDATION, HP = HIGH POINT, LP = LOW POINT, TOW = TOP OF WALL, FGW = FINISHED GRADE AT WALL, GB = GRADE BREAK, FL = FLOWLINE.
7.

TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 1:1 (H:V). PERMANENT SLOPES SHALL NOT EXCEED 3:1 (H:V) IN AREAS TO BE SEEDDED OR SODDED.
8.

CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED MANHOLE RIMS, VALVE BOXES, ETC. TO MATCH FINAL GRADE.
9.

REFER TO FINAL DRAINAGE LETTER DATED MAY 09, 2019 AND PREPARED BY YARNELL CONSULTING & CIVIL DESIGN, LLC FOR DRAINAGE BASINS, FLOWS, AND INTENDED DRAINAGE PATTERNS.
10.

YARNELL CONSULTING & CIVIL DESIGN, LLC IS PROVIDING LINE AND GRADE FOR THE RETAINING WALLS SHOWN HEREON. THE WALL LAYOUT/GRADING SHOWN IS PROVIDED TO THE WALL DESIGNER/CONTRACTOR AS A COURTESY. THE WALL DESIGNER SHALL TAKE INTO CONSIDERATION ALL JURISDICTIONAL REQUIREMENTS, GEOTECHNICAL INFORMATION AND REQUIREMENTS, AND GRADING/DRAINAGE PATTERNS IN THE DESIGN OF THE WALLS. THE RETAINING WALL DESIGN NEEDS TO ACCOMMODATE THE EFFECTS OF UNCONTROLLED RUNOFF FROM UP--GRADIENT OF THE WALLS, INCLUDING HYDROSTATIC PRESSURE AND EROSION. REFER TO GRADING PLANS AND FINAL DRAINAGE REPORT FOR DRAINAGE BASINS AND PATTERNS.

UTILITY LOCATION NOTES (APPLICABLE TO ALL SHEETS):

1.

THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO [UNCC] AT 1-800-922-1087, AT LEAST 48 HOURS PRIOR TO CONSTRUCTION TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL FIELD VERIFY SIZE, AND HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING FACILITIES PRIOR TO CONSTRUCTION AND NOTIFY THE ENGINEER AND RESPECTIVE UTILITY ENTITY OF ANY DISCREPANCIES.
2.

YARNELL CONSULTING & CIVIL DESIGN, LLC (YCCD) ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THESE PLANS HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION [HORIZONTAL AND VERTICAL] OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, AND NOTIFY THE ENGINEER AND RESPECTIVE UTILITY ENTITY OF ANY DISCREPANCIES.
3.

IN ACCORDANCE WITH NEW REGULATIONS, ALL UTILITIES CONSTRUCTED AFTER JANUARY 01, 2019 SHALL BE EQUIPPED WITH 10-GAUGE (MINIMUM) TRACER WIRE TAPED TO THE TOP OF THE PIPE.

ELECTRIC UTILITY NOTES (APPLICABLE TO SHEET C5.1):

1.

ALL ELECTRIC SYSTEM DESIGN IS BY THE ELECTRICAL ENGINEER. YCCD IS MERELY SHOWING CONNECTION POINTS AND SERVICE ROUTINGS TO THE EXTENT PROVIDED BY OTHERS.
2.

YCCD ASSUMES ELECTRIC SERVICE FOR THE PROJECT WILL BE PROVIDED BY A NEW OVERHEAD SERVICE CONNECTION TO THE PRIMARY ELECTRIC ALONG THE EAST SIDE OF THE PROPERTY.
3.

ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE HOLY CROSS ENERGY STANDARDS AND SPECIFICATIONS.

GAS UTILITY NOTES (APPLICABLE TO SHEET C5.1):

1.

ALL GAS SYSTEM DESIGN BY THE PLUMBING AND/OR MECHANICAL ENGINEERS. YCCD IS MERELY SHOWING CONNECTION POINTS AND SERVICE ROUTINGS TO THE EXTENT PROVIDED BY OTHERS.
2.

ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH THE BLACK HILLS ENERGY STANDARDS AND SPECIFICATIONS.
3.

ALL PIPE SHALL BE INSTALLED WITH INSULATED NO. 10 TYPE UF TAPED ON TOP OF PIPE AS A TRACER WIRE. TRACER WIRE IS TO BE LOOPED UP TO EACH STRUCTURE.

COMMUNICATION AND CABLE TELEVISION UTILITY NOTES (APPLICABLE TO SHEET C5.1):

1.

THE COMMUNICATION AND CABLE TELEVISION DESIGN IS BY OTHERS. YCCD IS MERELY SHOWING CONNECTION POINTS AND SERVICE ROUTINGS TO THE EXTENT PROVIDED BY OTHERS. THE CONNECTION POINTS TO THE PUBLIC SYSTEM SHALL BE CONFIRMED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

SANITARY SEWER NOTES (APPLICABLE TO SHEET C5.1):

1.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL." ALL SANITARY SEWER CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY THE TOWN OF EAGLE.
2.

ALL SANITARY SEWER LINES SHALL BE PVC PIPE, ASTM D-3034 SDR 35.
3.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED SEWER.
4.

ALL SANITARY SEWER TESTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL."
5.

ALL SANITARY SEWER CONSTRUCTION SHALL BE DONE BY A CONTRACTOR LICENSED BY THE TOWN OF EAGLE. THE ENGINEER, OWNER, AND TOWN OF EAGLE SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.
6.

MAINTAIN A MINIMUM OF TEN FEET (10') HORIZONTAL SEPARATION BETWEEN ALL SEWER (SANITARY AND STORM) AND WATER UTILITIES.
7.

DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES BETWEEN CENTER OF STRUCTURES. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
8.

CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITY SERVICE CONNECTIONS TO BUILDING WITH MECHANICAL/PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
9.

ALL SEWER PIPES SHALL BE BED AND BACKFILLED PER TOWN OF EAGLE STANDARD DETAIL A1.
10.

BACKFILL IN PUBLIC RIGHT-OF-WAY MUST MEET THE REQUIREMENTS OF THE TOWN OF EAGLE. CONTRACTOR MUST OBTAIN A STREET CUT PERMIT AND NOTIFY THE TOWN OF EAGLE 48 HOURS PRIOR TO START OF JOB.
11.

NO BACKFILL MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF EAGLE REPRESENTATIVE HAS AUTHORIZED BACKFILLING. IT SHALL BE THE DUTY OF THE CONTRACTOR TO NOTIFY THE TOWN OF EAGLE 48 HOURS IN ADVANCE OF PROPOSED BACKFILL OPERATIONS SO A TOWN OF EAGLE REPRESENTATIVE MAY INSPECT THE PIPE AND THE BEDDING PRIOR TO BACKFILLING.
12.

CONTRACTOR SHALL IMMEDIATELY REMOVE DEBRIS DEPOSITED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES TO ELIMINATE THE POSSIBILITY OF PROPERTY DAMAGE DUE TO THE DEBRIS CAUSING BACKUP INTO PRIVATE PROPERTIES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
13.

NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN [10] FEET OF ANY PUBLIC MANHOLES, OR PIPES.
14.

UNLESS NOTED OTHERWISE ON PLANS, INSTALL FOUR INCH (4") SANITARY SEWER SERVICE LINES AT 0.0208--FT/FT MINIMUM, 0.0800--FT/FT MAXIMUM SLOPE.

STORM SEWER NOTES (APPLICABLE TO SHEET C5.1):

1.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL." ALL STORM SEWER CONSTRUCTION SHALL BE APPROVED AND INSPECTED BY THE TOWN OF EAGLE.
2.

CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING STORM SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED STORM SEWER.
3.

ALL STORM SEWER LINES SHALL BE PVC PIPE, ASTM D-3034 SDR 35.
4.

ALL STORM SEWER PIPE JOINTS SHALL BE INSTALLED WITH AN APPROVED RUBBER GASKET O-RING OR PROFILE TYPE GASKET.
5.

DISTANCES FOR STORM SEWER PIPE ARE THE HORIZONTAL DISTANCES BETWEEN CENTER OF STRUCTURES. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
6.

ALL STORM SEWERS SHALL BE BED AND BACKFILL PER TOWN OF EAGLE STANDARD DETAIL A1.
7.

CONTRACTOR SHALL IMMEDIATELY REMOVE DEBRIS DEPOSITED INTO PUBLIC MANHOLES AND OTHER PUBLIC STRUCTURES TO ELIMINATE THE POSSIBILITY OF PROPERTY DAMAGE DUE TO THE DEBRIS CAUSING BACKUP INTO PRIVATE PROPERTIES. IF IT IS DETERMINED THAT DEBRIS CAUSED A BACKUP, THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR DAMAGES.
8.

NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN [10] FEET OF ANY PUBLIC MANHOLES, PIPES OR INLETS.
9.

CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF ROOF DRAIN SERVICES WITH PLUMBING AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

WATER NOTES (APPLICABLE TO SHEET C5.1):

1.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL."
2.

ALL WATER UTILITY CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE TOWN OF EAGLE. THE ENGINEER, OWNER AND TOWN SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.
3.

NO PIPE SHALL BE BACKFILLED UNTIL IT HAS BEEN INSPECTED BY THE TOWN OF EAGLE.
4.

THE MANUFACTURER SHALL FURNISH A CERTIFIED STATEMENT THAT ALL OF THE SPECIFIED TESTS AND INSPECTIONS HAVE BEEN MADE AND THE RESULTS THEREOF COMPLY WITH THE REQUIREMENT OF THE APPLICABLE STANDARDS HEREIN SPECIFIED. A COPY OF THE CERTIFICATION WILL BE SENT TO THE TOWN OF EAGLE UPON REQUEST.
5.

MAINTAIN A MINIMUM OF TEN FEET [10'] HORIZONTAL SEPARATION BETWEEN ALL SEWER (SANITARY AND STORM) AND WATER UTILITIES.
6.

FOR ALL PIPE INSTALLATIONS, THE DEPTH OF COVER OVER THE PIPE MEASURED FROM OFFICIAL STREET GRADE TO THE TOP OF THE PIPE SHALL BE A MINIMUM OF 6 FEET AND SHALL BE KNOWN AS THE COVER OVER THE PIPE.
7.

CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF UTILITY SERVICE CONNECTIONS TO BUILDING WITH MECHANICAL/PLUMBING PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.

RETAIL & MULTI-FAMILY  
RESIDENTIAL  
410 BROADWAY  
LOTS 15 & 16, BLOCK 22  
TOWN OF EAGLE, COLORADO

YARNELL CONSULTING &  
CIVIL DESIGN, LLC  
P.O. BOX 3901, EAGLE, COLORADO 81631  
(970) 323-7008

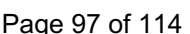
THE DESIGNS SHOWN HEREIN INCLUDING  
ALL TECHNICAL DRAWINGS, GRAPHIC  
REPRESENTATION & MODELS THEREOF, ARE  
PROPRIETARY & CAN NOT BE COPIED,  
DUPLICATED, OR COMMERCIALY EXPLOITED  
IN WHOLE OR IN PART WITHOUT THE SOLE  
AND EXPRESS WRITTEN PERMISSION FROM  
YARNELL CONSULTING & CIVIL DESIGN, LLC.

| DESIGN BY:   | J. YARNELL | NO. | ISSUE / REVISION                | DATE    | NAME |
|--------------|------------|-----|---------------------------------|---------|------|
| DRAWN BY:    | J. YARNELL | 1.  | SCHEMATIC DESIGN (NO CONST.)    | 4/17/19 | JUY  |
| REVIEWED BY: | J. YARNELL | 2.  | TOWN OF EAGLE P & Z (NO CONST.) | 5/9/19  | JUY  |
| PROJECT NO.: | 19.004     | 3.  |                                 |         | JUY  |
| DATE:        | 5/17/2019  | 4.  |                                 |         | JUY  |
|              |            | 5.  |                                 |         | JUY  |

SHEET TITLE  
GRADING &  
UTILITY NOTES

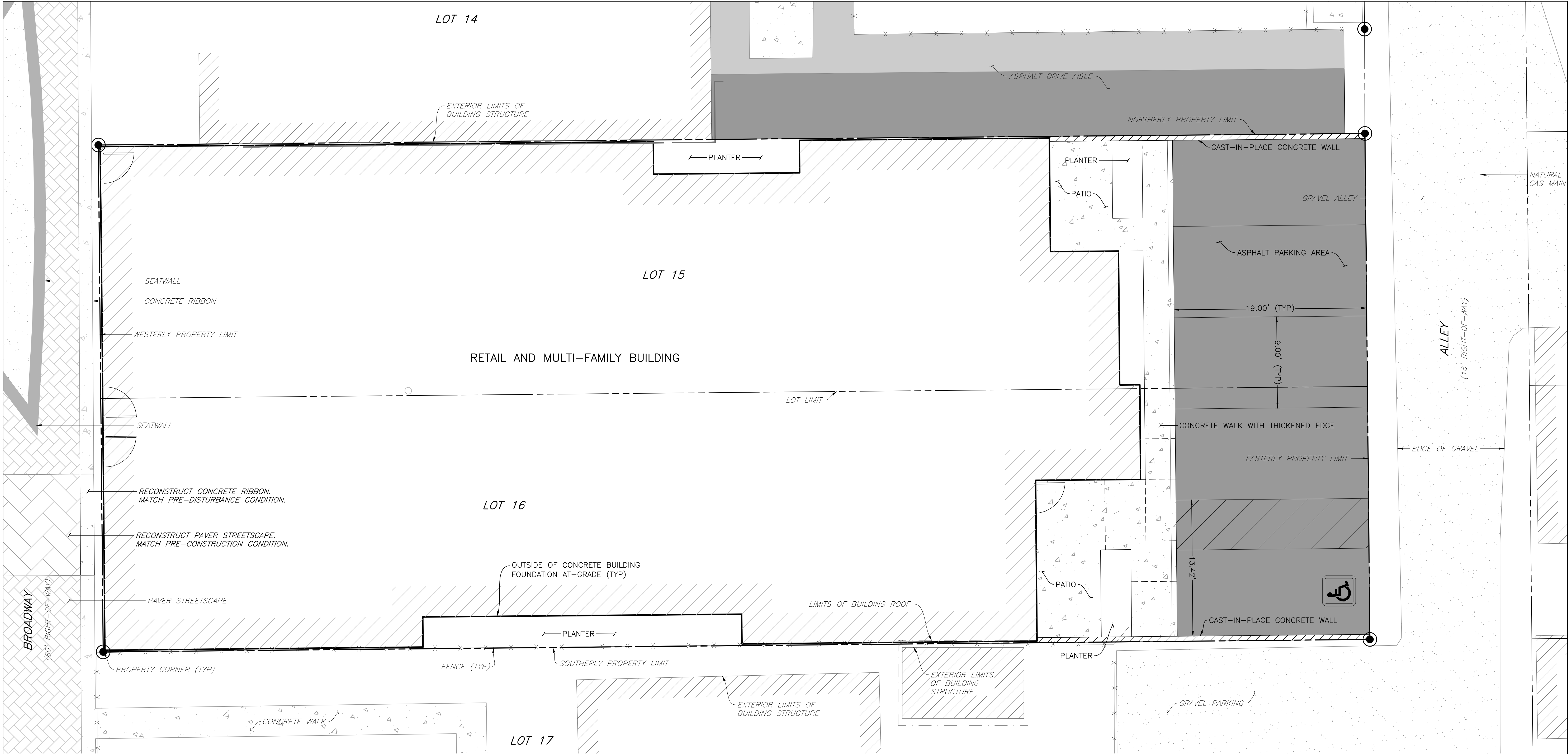
SHEET NO.  
C5







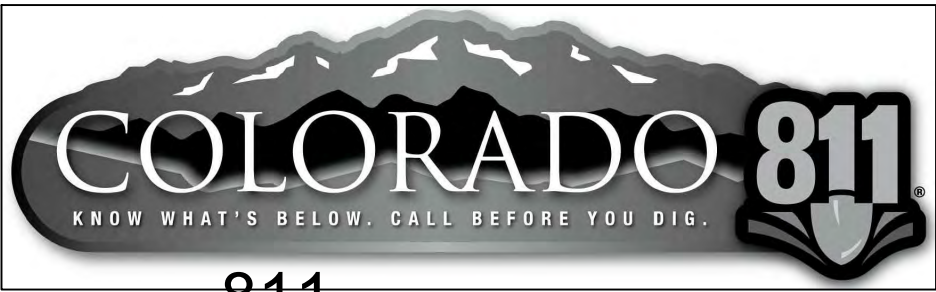
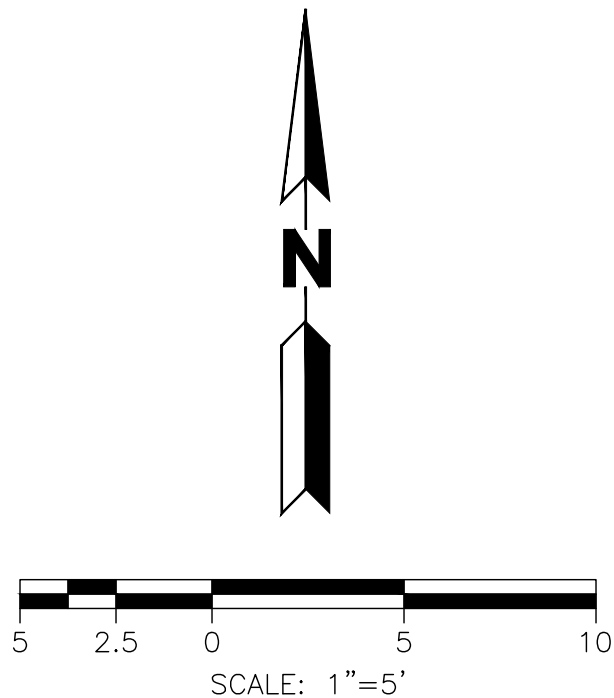
D:\DROPBOX\PROJECT FILES\19.004-410 BROADWAY, EAGLE\PLANS\C6 HORIZONTAL CONTROL PLAN



SITE HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS, CURVE DATA, AND LINE DATA ARE AT EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
2. ALL PAVEMENT MARKING WITHIN PARKING AREA SHALL BE PAVEMENT MARKING PAINT. ALL PARKING STALLS SHALL BE FOUR INCHES (4") WIDE WHITE PAVEMENT MARKING PAINT. PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH SECTION 627-PAVEMENT MARKINGS, OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION - COLORADO DEPARTMENT OF TRANSPORTATION, LATEST EDITION.
3. CONTRACTOR TO SUBMIT JOINT PATTERN FOR CONCRETE PAVEMENT, PRIOR TO CONSTRUCTION, FOR APPROVAL.
4. THESE PLANS ARE BASED UPON THE ARCHITECTURAL BUILDING PLANS PREPARED BY MAGGIE T. FITZGERALD, DATED MAY 13, 2019 AS PROVIDED DIGITALLY. ANY SUBSEQUENT REVISIONS TO BUILDING PLANS ARE NOT REFLECTED IN THIS PLAN SET. CONTRACTOR TO VERIFY AND COORDINATE DOOR LOCATIONS WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCY.

LINE & CURVE DATA TO BE PROVIDED  
IN A FUTURE SUBMITTAL

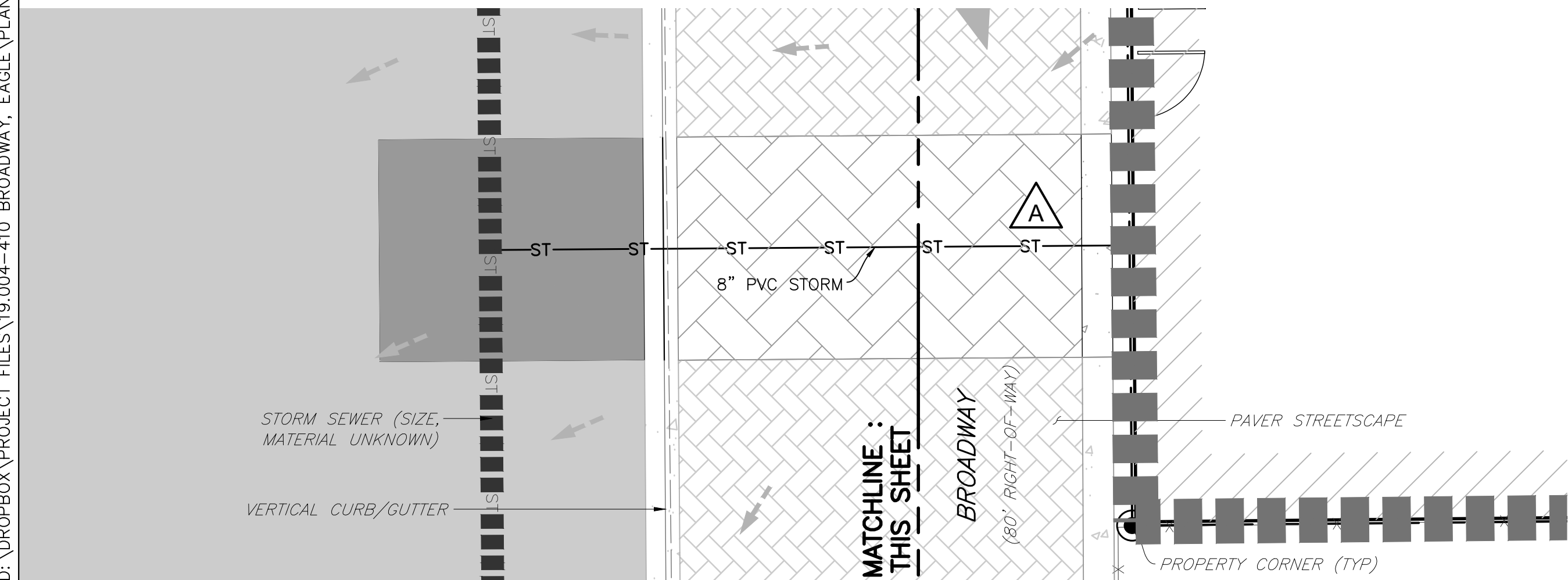


CALL **811** 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE OR EXCAVATE FOR  
MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS.  
THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM  
THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE  
CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE,  
MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES  
PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

|                                                                                                                                                                                                                                                                |  |     |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|-----|--|
| SHEET NO.                                                                                                                                                                                                                                                      |  | C6  |  |
| SHEET TITLE                                                                                                                                                                                                                                                    |  |     |  |
| HORIZONTAL<br>CONTROL PLAN                                                                                                                                                                                                                                     |  |     |  |
| DESIGN BY: J. YARNELL                                                                                                                                                                                                                                          |  | NO. |  |
| DRAWN BY: J. YARNELL                                                                                                                                                                                                                                           |  | 1.  |  |
| REVIEWED BY: J. YARNELL                                                                                                                                                                                                                                        |  | 2.  |  |
| PROJECT NO.: 19.004                                                                                                                                                                                                                                            |  | 3.  |  |
| DATE: 5/17/2019                                                                                                                                                                                                                                                |  | 4.  |  |
|                                                                                                                                                                                                                                                                |  | 5.  |  |
| THE DESIGNS SHOWN HEREIN INCLUDING REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, REPRODUCED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM YARNELL CONSULTING & CIVIL DESIGN, LLC. |  |     |  |
| YARNELL CONSULTING & CIVIL DESIGN, LLC                                                                                                                                                                                                                         |  |     |  |
| P.O. BOX 3901, EAGLE, COLORADO 81631                                                                                                                                                                                                                           |  |     |  |
| (970) 323-7008                                                                                                                                                                                                                                                 |  |     |  |
| RETAIL & MULTI-FAMILY<br>RESIDENTIAL                                                                                                                                                                                                                           |  |     |  |
| 410 BROADWAY                                                                                                                                                                                                                                                   |  |     |  |
| LOTS 15 & 16, BLOCK 22                                                                                                                                                                                                                                         |  |     |  |
| TOWN OF EAGLE, COLORADO                                                                                                                                                                                                                                        |  |     |  |





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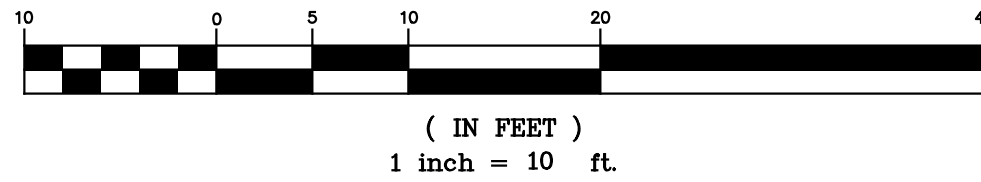


# IMPROVEMENT SURVEY PLAT WITH TOPOGRAPHY

LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE  
Located in the NE 1/4 of Section 5  
Township 5 South, Range 84 West of the 6th P.M.  
Town of Eagle, Eagle County, Colorado

N

GRAPHIC SCALE



## LEGEND

- FOUND PROPERTY CORNER AS DESCRIBED
- ⚡ POWER/UTILITY POLE
- ☎ PHONE PEDESTAL
- ⛶ WATER VALVE
- Ⓜ ELECTRIC METER
- Ⓢ 1" STEEL GAS PIPE RISER
- Ⓢ 3" PVC (ELEC. CONDUIT INTO BLDG.)
- Ⓢ STORM SEWER MANHOLE
- Ⓢ STORM GRATE INLET
- WOOD FENCE
- CHAINLINK FENCE
- SS SANITARY SEWER LINE
- TP BURIED TELEPHONE LINE
- CTV BURIED CABLE TV LINE
- UG BURIED GAS LINE
- UW BURIED WATER LINE
- ..... OU OVERHEAD UTILITY LINE
- ⊙ DECIDUOUS TREE (SIZE AS DESCRIBED)
- ( ) RECORD MEASUREMENTS

## PROPERTY DESCRIPTION

LOTS 15 AND 16, BLOCK 22, TOWN OF EAGLE, FORMERLY THE TOWN OF McDONALD, COUNTY OF EAGLE, STATE OF COLORADO.

## NOTES

- DATE OF SURVEY: MARCH 13 – APRIL 3, 2019. AT THE TIME OF SURVEY THERE WAS PARTIAL SNOW COVER.
- PROPERTY ADDRESS: 410 BROADWAY, EAGLE, CO.
- BEARINGS ARE BASED ON THE LINE BETWEEN A FOUND ALUMINUM CAP IN A MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND SECOND STREET AND A FOUND ALUMINUM CAP IN A MONUMENT BOX AT THE INTERSECTION OF BROADWAY AND FIFTH STREET, BOTH BEING 2 1/2" ALUMINUM CAPS STAMPED LS30093 WITH A BEARING OF S00°33'00"E AS SHOWN HEREON.
- LINEAR UNITS USED TO PERFORM THIS SURVEY WERE U.S. SURVEY FEET.
- THIS SURVEY IS BASED ON THE 1905 TOWN OF EAGLE PLAT, RECORDED AS RECEPTION NO. 19050023, EAGLE COUNTY, COLORADO.
- THIS IMPROVEMENT SURVEY PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY MERIDIAN LAND SURVEYING LLC. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY AND/OR TITLE OF RECORD, MERIDIAN LAND SURVEYING LLC. RELIED UPON TITLE POLICY NO. H0206300 OF ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATE OF POLICY: MAY 7, 2008.
- THIS PROPERTY IS LOCATED IN "ZONE X" ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 08037C0389D, EFFECTIVE DATE: DECEMBER 4, 2007.  
PANEL: 389 OF 1125  
COMMUNITY: EAGLE, TOWN OF  
NUMBER: 080238  
PANEL: 0389  
SUFFIX : D
- ELEVATIONS SHOWN HEREON ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) REFERENCED FROM NATIONAL GEODETIC SURVEY (NGS) BENCHMARK STATION D-280 HAVING A PUBLISHED ELEVATION OF 6625.21'.
- CONTOUR INTERVAL EQUALS 1 FOOT.
- UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN MARKED BY ROARING FORK UTILITY LOCATORS AND TOWN OF EAGLE PUBLIC WORKS, ONLY PAINT MARKS AND UTILITY FLAGS HAVE BEEN LOCATED BY MERIDIAN LAND SURVEYING, LLC. THE ACTUAL LOCATIONS OF ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED PRIOR TO EARTHWORK CONSTRUCTION.

## SURVEYOR'S CERTIFICATION

I, O. ERON WATTS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY TO 410 BROADWAY LLC., THAT THIS IMPROVEMENT SURVEY PLAT AS DEFINED BY C.R.S. 38-51-102(9) IS THE RESULT OF A MONUMENTED LAND SURVEY PERFORMED BY ME OR UNDER MY RESPONSIBLE CHARGE AND IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

O. ERON WATTS, PLS 38403  
COLORADO REGISTERED PROFESSIONAL  
LAND SURVEYOR



NOTICE:  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

IMPROVEMENT SURVEY PLAT  
WITH TOPOGRAPHY  
LOTS 15 & 16, BLOCK 22, TOWN OF EAGLE  
LOCATED IN THE NE 1/4 OF SECTION 5,  
TOWNSHIP 5 SOUTH, RANGE 84 WEST, 6TH P.M.  
TOWN OF EAGLE, EAGLE COUNTY, COLORADO  
410 BROADWAY

SHEET:  
1 OF 1  
DATE:  
04/06/2019  
FID/RPT:  
EW/EW  
DWG NO.:  
19002-01  
REV:

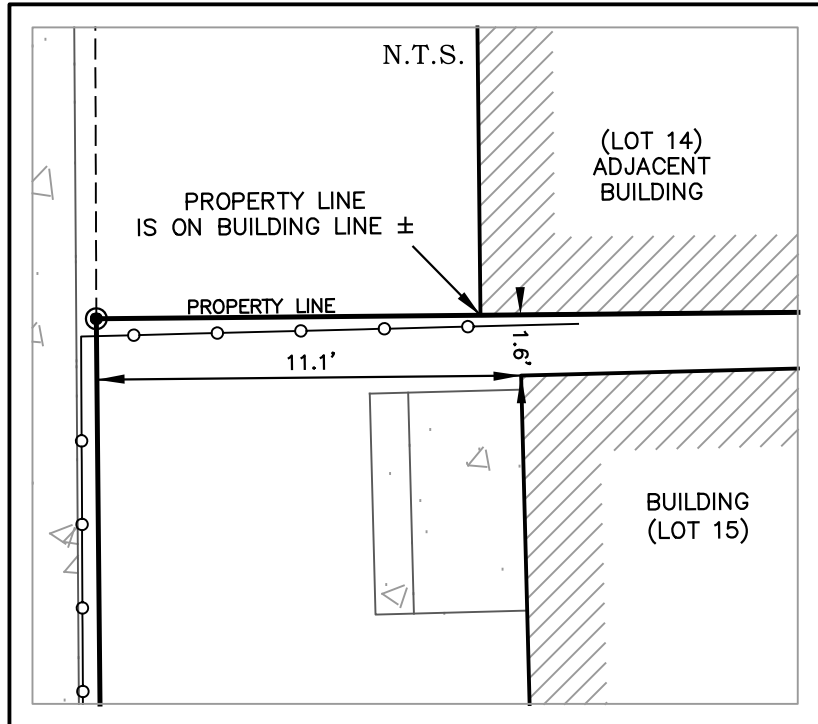
**MERIDIAN**  
LAND SURVEYING, L.L.C.  
P.O. Box 2225 Gypsum, CO 81637  
(970) 524-0963

## COUNTY SURVEYOR'S CERTIFICATE

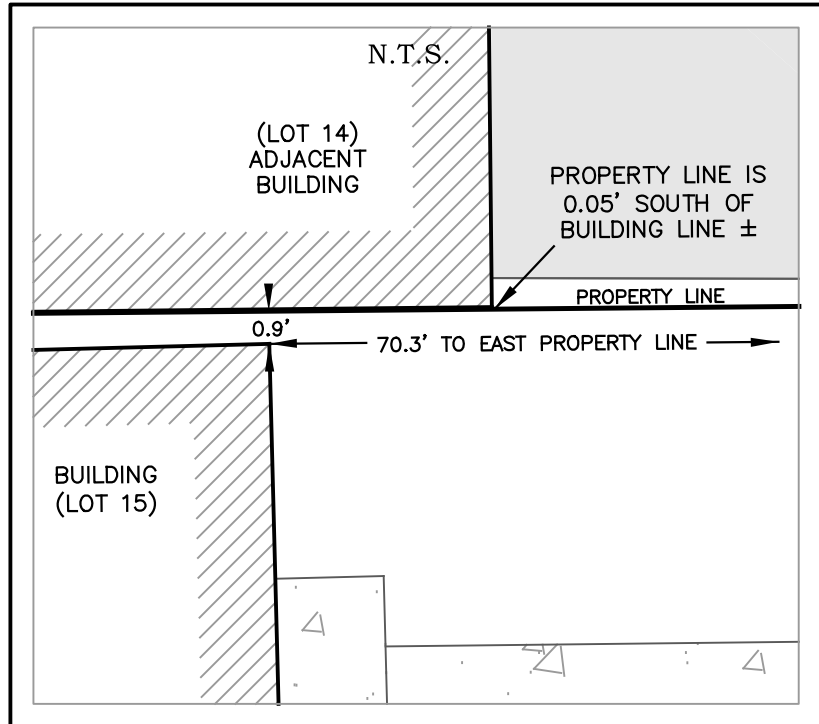
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2019, AT \_\_\_\_\_ M. IN BOOK \_\_\_\_\_ OF THE  
EAGLE COUNTY SURVEYOR'S LAND SURVEY PLATS/RIGHTS-OF-WAY SURVEYS AT PAGE \_\_\_\_\_  
THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-102, OF THE COLORADO REVISED STATUTES.

COUNTY SURVEYOR \_\_\_\_\_

## SOUTHWEST BUILDING CORNER DETAIL (ADJACENT BUILDING LOT 14)



## SOUTHEAST BUILDING CORNER DETAIL (ADJACENT BUILDING LOT 14)





Fred Tobias, Town Engineer  
Town of Eagle  
P.O. Box 509  
Eagle, Colorado 81631

Subject: 410 Broadway (Lots 15 & 16, Block 22)  
Water Demand Analysis

Fred:

410 Broadway, LLC has contracted Yarnell Consulting & Civil Design, LLC (YCCD) to design the grading, drainage, and utility elements of the proposed redevelopment of 410 Broadway with the associated parking and structure. This letter is intended to address the requirement of a "Water Demand Report" for the proposed Minor Development Permit.

### Potable Water System

The proposed project will receive potable water service from an existing, public water main located within Broadway just west of the project site. Available pressures and volumes within the system are unknown but assumed to be adequate to continue providing domestic and fire suppression water service to the proposed building.

Presently, there is a single 4-inch combined domestic water and fire suppression service line into the west side of the property limits. The project has not commenced design of the internal plumbing system or even engaged a plumbing engineer at this point; therefore, the water demands cannot be estimated utilizing fixture counts. Alternatively, we propose to estimate the water demand based upon use. This approach is typically used for master planning large, municipal water systems and is a bit less accurate than fixture counts for a single building. However, it is the only option given the state of the project design.

There are proposed to be two (2) commercial spaces – each with a one-half (1/2) bath. These will be relatively low uses and are each estimated to utilize approximately 500 gallons per day (GPD). A total of 10 residential units are proposed. The owner estimates four (4) residents in each of the seven (7) two-bedroom units and three (3) residents in each of the three (3) one-bedroom units. This results in a total of 37 full-time residents in the building. If we assume 100 GPD per resident for water demand, this totals approximately 3,700 GPD for residential demand. When combining residential and commercial demands, the building is estimated to require 4,700 GPD. These flow rates will be confirmed with the plumbing engineer once on-board – prior to submitting for a building permit. There are minimal anticipated irrigation demands associated with this project.

Over a 16-hour day, this translates to approximately 4.9 gallons per minute (GPM). With a peaking factor of 10, the estimated maximum instantaneous demand is 49 GPM. With this flow rate easily being conveyed through a 4-inch service, no modifications are anticipated at this time for the existing water system outside of the building. This could change if the project's life safety engineer

(once on-board) determines that a 4-inch water service is insufficient to serve the fire suppression system. Our team will keep the Public Works Department abreast of this possible change as design progresses toward the building permit stage.

System limitations have not been disclosed to YCCD; therefore, it is assumed that this site redevelopment will not adversely impact the existing system beyond its designed capacity.

### Sanitary Sewer

The site will continue to receive sanitary sewer service from an existing, public, 8-inch sanitary sewer system within the adjacent public alley right-of-way – west of and behind the subject parcel. Presently there is an existing 4-inch service to the building that is shared with the building to the south. As part of this project, the shared service will be disconnected at the main and a new, dedicated service connected to the main.

The project has not commenced design of the internal plumbing system; therefore, the required sanitary sewer service size cannot be confirmed at this stage. However, based upon YCCD's experience with similar projects, a 6-inch sanitary sewer service is likely to be required to serve the building.

Downstream system limitations have not been disclosed to YCCD; therefore, it is assumed that this site redevelopment will not adversely impact the existing system beyond its designed capacity.

### Summary

In summary, the proposed redevelopment of 410 Broadway should have minimal impact on the existing, public water and sanitary sewer infrastructure.

Please let know if you have any further questions regarding this letter.

Sincerely,



Justin J. Yarnell, PE  
Colorado PE Number 47241



Frederick Tobias, Town Engineer  
Town of Eagle  
P.O. Box 509  
Eagle, Colorado 81631

Subject: 410 Broadway (Lots 15 & 16, Block 22, Town of Eagle Subdivision)  
Drainage Letter

Fred:

410 Broadway, LLC has contracted Yarnell Consulting & Civil Design, LLC (YCCD) to design the grading, drainage, and utility elements of the proposed redevelopment of 410 Broadway with the associated asphalt parking and utilities. The purpose of this letter is to summarize the existing and proposed drainage conditions for the project.

## Background

The subject parcel is in the heart of downtown Eagle – east of Broadway. Presently, it is improved with an abandoned single-family residence and detached garage. There are a series of both below-grade and overhead utilities. The ground cover us unkempt native grasses, brush, and a few trees.

The topographic survey by Meridian Land Surveying indicates runoff from this and adjacent sites are directed westerly – from the alley toward Broadway and the extensive drainage system that exists therein. Unfortunately, there is no existing drainage system or even defined overland drainage paths within the alley right-of-way itself. During site reconnaissance, YCCD observed a series of pothole-like depressions but otherwise a flat alley. This would indicate that low-flow events likely infiltrate into the gravels while larger events pond and then spill over toward the west, across the private properties, and into Broadway where it is intercepted by the existing storm system.

No detention or stormwater quality improvement measures currently exist on the subject parcel.

## Proposed

With full redevelopment of the subject parcel, it is proposed to improve the existing drainage condition as much as possible while realizing the small, tight site has numerous constraints. As discussed with Public Works Department staff, YCCD is concerned about converting the entirety of the site to impervious area and redirecting the resulting runoff to the alley. This would be a noteworthy increase in runoff to a location without a defined conveyance path. Alternatively, we recommend capturing all runoff from the roof and piping it directly to the public storm system in Broadway.

As shown on *Drainage Plan* sheet D1, sub-basin 1 is approximately 0.11 acres in area – encompassing the entirety of the proposed building roof. Runoff generated within this sub-basin is tributary to design point A via internal roof drainage system. Based upon our analysis employing

the Rational Method, the estimated flow tributary to this point during a 100-year storm event is approximately 0.4 cubic feet per second (CFS).

In speaking with the Public Works Department, they expressed confidence the public system within Broadway had sufficient capacity to convey runoff from the proposed redevelopment. Therefore, we completed a capacity analysis utilizing Manning's Equation which indicates an available capacity of approximately 0.5 CFS for the proposed 8-inch pipe -- exceeding the estimated 100-year flow tributary to it, even before considering head pressure.

As shown on *Drainage Plan* sheet D1, sub-basin 2 is approximately 0.03 acres in area -- encompassing concrete patios and walks, and asphalt parking on the subject property. Runoff generated within this sub-basin is tributary to design point B in the alley via overland flow. Based upon our analysis employing the Rational Method, the estimated flow tributary to this point during a 100-year storm event is approximately 0.1 CFS. This is determined to be a nominal quantity with a negligible impact relative to runoff already tributary to that right-of-way.

As per the town of Eagle municipal code, no detention or stormwater quality improvements are required for projects within this part of town; therefore, neither are proposed.

### Summary

To summarize, the drainage design for the redevelopment of 410 Broadway appears to be in conformance with Town of Eagle municipal code with drainage patterns being improved relative to the existing condition, nominal additional runoff being tributary to the alley right-of-way, and no additional runoff being tributary to adjacent, private properties.

Please let me know if you have any further questions regarding the proposed drainage system design for this development.

Sincerely,

Justin J. Yarnell, PE  
Colorado PE Number 47241







NOAA Atlas 14, Volume 8, Version 2  
 Location name: Eagle, Colorado, USA\*  
 Latitude: 39.6508°, Longitude: -106.8275°  
 Elevation: 6603.69 ft\*\*  
 \* source: ESRI Maps  
 \*\* source: USGS



### POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF tabular](#) | [PF graphical](#) | [Maps & aeriels](#)

### PF tabular

| PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) <sup>1</sup> |                                     |                        |                        |                        |                        |                        |                        |                        |                       |                       |
|----------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|------------------------|-----------------------|-----------------------|
| Duration                                                                                                 | Average recurrence interval (years) |                        |                        |                        |                        |                        |                        |                        |                       |                       |
|                                                                                                          | 1                                   | 2                      | 5                      | 10                     | 25                     | 50                     | 100                    | 200                    | 500                   | 1000                  |
| 5-min                                                                                                    | 0.103<br>(0.085-0.129)              | 0.155<br>(0.127-0.193) | 0.237<br>(0.193-0.297) | 0.304<br>(0.247-0.383) | 0.395<br>(0.304-0.520) | 0.464<br>(0.347-0.623) | 0.531<br>(0.381-0.739) | 0.598<br>(0.408-0.865) | 0.685<br>(0.448-1.03) | 0.749<br>(0.474-1.18) |
| 10-min                                                                                                   | 0.151<br>(0.124-0.188)              | 0.226<br>(0.185-0.282) | 0.347<br>(0.283-0.434) | 0.446<br>(0.361-0.561) | 0.579<br>(0.445-0.761) | 0.679<br>(0.509-0.912) | 0.778<br>(0.559-1.08)  | 0.876<br>(0.597-1.27)  | 1.00<br>(0.652-1.51)  | 1.10<br>(0.694-1.69)  |
| 15-min                                                                                                   | 0.184<br>(0.151-0.229)              | 0.276<br>(0.228-0.344) | 0.423<br>(0.345-0.530) | 0.544<br>(0.440-0.684) | 0.706<br>(0.543-0.928) | 0.828<br>(0.620-1.11)  | 0.948<br>(0.681-1.32)  | 1.07<br>(0.728-1.54)   | 1.22<br>(0.796-1.84)  | 1.34<br>(0.846-2.06)  |
| 30-min                                                                                                   | 0.255<br>(0.209-0.317)              | 0.349<br>(0.286-0.435) | 0.504<br>(0.411-0.630) | 0.632<br>(0.512-0.796) | 0.810<br>(0.626-1.07)  | 0.948<br>(0.712-1.28)  | 1.09<br>(0.782-1.52)   | 1.23<br>(0.838-1.78)   | 1.41<br>(0.921-2.13)  | 1.55<br>(0.984-2.40)  |
| 60-min                                                                                                   | 0.331<br>(0.272-0.412)              | 0.422<br>(0.346-0.526) | 0.573<br>(0.468-0.717) | 0.702<br>(0.569-0.884) | 0.884<br>(0.685-1.17)  | 1.03<br>(0.774-1.39)   | 1.17<br>(0.847-1.64)   | 1.33<br>(0.908-1.93)   | 1.53<br>(1.00-2.32)   | 1.69<br>(1.07-2.61)   |
| 2-hr                                                                                                     | 0.408<br>(0.337-0.504)              | 0.495<br>(0.408-0.612) | 0.643<br>(0.528-0.798) | 0.772<br>(0.629-0.963) | 0.957<br>(0.750-1.26)  | 1.11<br>(0.842-1.48)   | 1.26<br>(0.920-1.75)   | 1.42<br>(0.967-2.05)   | 1.65<br>(1.09-2.46)   | 1.83<br>(1.17-2.78)   |
| 3-hr                                                                                                     | 0.471<br>(0.390-0.578)              | 0.550<br>(0.455-0.676) | 0.687<br>(0.566-0.848) | 0.808<br>(0.661-1.00)  | 0.986<br>(0.779-1.29)  | 1.13<br>(0.868-1.51)   | 1.29<br>(0.945-1.78)   | 1.45<br>(1.01-2.08)    | 1.68<br>(1.12-2.49)   | 1.86<br>(1.20-2.81)   |
| 6-hr                                                                                                     | 0.603<br>(0.503-0.735)              | 0.678<br>(0.565-0.827) | 0.811<br>(0.673-0.993) | 0.932<br>(0.768-1.15)  | 1.11<br>(0.888-1.45)   | 1.27<br>(0.979-1.67)   | 1.43<br>(1.08-1.95)    | 1.60<br>(1.13-2.27)    | 1.85<br>(1.25-2.71)   | 2.05<br>(1.34-3.05)   |
| 12-hr                                                                                                    | 0.751<br>(0.630-0.908)              | 0.858<br>(0.719-1.04)  | 1.04<br>(0.869-1.26)   | 1.20<br>(0.996-1.47)   | 1.43<br>(1.15-1.83)    | 1.62<br>(1.26-2.11)    | 1.82<br>(1.36-2.44)    | 2.02<br>(1.44-2.81)    | 2.31<br>(1.57-3.32)   | 2.54<br>(1.67-3.71)   |
| 24-hr                                                                                                    | 0.917<br>(0.774-1.10)               | 1.06<br>(0.893-1.27)   | 1.30<br>(1.09-1.56)    | 1.50<br>(1.25-1.82)    | 1.80<br>(1.45-2.27)    | 2.03<br>(1.59-2.61)    | 2.27<br>(1.71-3.01)    | 2.52<br>(1.81-3.46)    | 2.87<br>(1.97-4.06)   | 3.14<br>(2.08-4.52)   |
| 2-day                                                                                                    | 1.10<br>(0.934-1.31)                | 1.25<br>(1.06-1.49)    | 1.52<br>(1.29-1.81)    | 1.75<br>(1.47-2.10)    | 2.09<br>(1.70-2.62)    | 2.36<br>(1.87-3.01)    | 2.65<br>(2.01-3.47)    | 2.95<br>(2.14-3.99)    | 3.37<br>(2.34-4.71)   | 3.70<br>(2.48-5.25)   |
| 3-day                                                                                                    | 1.21<br>(1.03-1.43)                 | 1.38<br>(1.18-1.64)    | 1.68<br>(1.42-1.99)    | 1.93<br>(1.63-2.31)    | 2.30<br>(1.87-2.86)    | 2.60<br>(2.06-3.28)    | 2.91<br>(2.22-3.78)    | 3.23<br>(2.35-4.34)    | 3.69<br>(2.57-5.11)   | 4.04<br>(2.73-5.68)   |
| 4-day                                                                                                    | 1.30<br>(1.12-1.54)                 | 1.49<br>(1.27-1.76)    | 1.80<br>(1.53-2.13)    | 2.07<br>(1.75-2.46)    | 2.45<br>(2.01-3.04)    | 2.76<br>(2.20-3.48)    | 3.09<br>(2.36-3.99)    | 3.43<br>(2.50-4.57)    | 3.89<br>(2.72-5.35)   | 4.26<br>(2.89-5.95)   |
| 7-day                                                                                                    | 1.55<br>(1.34-1.82)                 | 1.74<br>(1.50-2.04)    | 2.06<br>(1.77-2.43)    | 2.34<br>(1.99-2.77)    | 2.74<br>(2.25-3.36)    | 3.06<br>(2.45-3.81)    | 3.39<br>(2.61-4.34)    | 3.74<br>(2.75-4.92)    | 4.21<br>(2.97-5.72)   | 4.58<br>(3.14-6.32)   |
| 10-day                                                                                                   | 1.77<br>(1.53-2.06)                 | 1.96<br>(1.69-2.29)    | 2.30<br>(1.97-2.69)    | 2.58<br>(2.21-3.04)    | 2.99<br>(2.47-3.65)    | 3.32<br>(2.67-4.11)    | 3.66<br>(2.84-4.65)    | 4.02<br>(2.97-5.25)    | 4.51<br>(3.20-6.07)   | 4.89<br>(3.36-6.68)   |
| 20-day                                                                                                   | 2.35<br>(2.05-2.72)                 | 2.60<br>(2.26-3.01)    | 3.02<br>(2.61-3.50)    | 3.37<br>(2.90-3.93)    | 3.87<br>(3.21-4.65)    | 4.26<br>(3.45-5.19)    | 4.65<br>(3.63-5.82)    | 5.06<br>(3.78-6.51)    | 5.62<br>(4.02-7.43)   | 6.04<br>(4.21-8.13)   |
| 30-day                                                                                                   | 2.84<br>(2.48-3.27)                 | 3.15<br>(2.75-3.63)    | 3.66<br>(3.18-4.22)    | 4.08<br>(3.52-4.73)    | 4.65<br>(3.88-5.55)    | 5.10<br>(4.15-6.17)    | 5.54<br>(4.35-6.87)    | 5.99<br>(4.50-7.63)    | 6.59<br>(4.75-8.63)   | 7.04<br>(4.93-9.38)   |
| 45-day                                                                                                   | 3.48<br>(3.05-3.99)                 | 3.87<br>(3.39-4.44)    | 4.50<br>(3.92-5.17)    | 5.00<br>(4.34-5.77)    | 5.68<br>(4.74-6.70)    | 6.18<br>(5.04-7.41)    | 6.68<br>(5.26-8.19)    | 7.16<br>(5.40-9.02)    | 7.79<br>(5.63-10.1)   | 8.24<br>(5.81-10.9)   |
| 60-day                                                                                                   | 4.04<br>(3.55-4.61)                 | 4.50<br>(3.95-5.14)    | 5.22<br>(4.57-5.98)    | 5.80<br>(5.04-6.67)    | 6.55<br>(5.48-7.69)    | 7.11<br>(5.81-8.46)    | 7.63<br>(6.02-9.29)    | 8.13<br>(6.15-10.2)    | 8.76<br>(6.36-11.2)   | 9.20<br>(6.52-12.0)   |

<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.

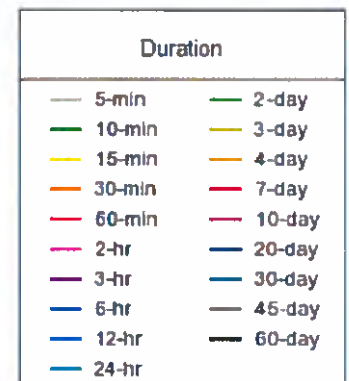
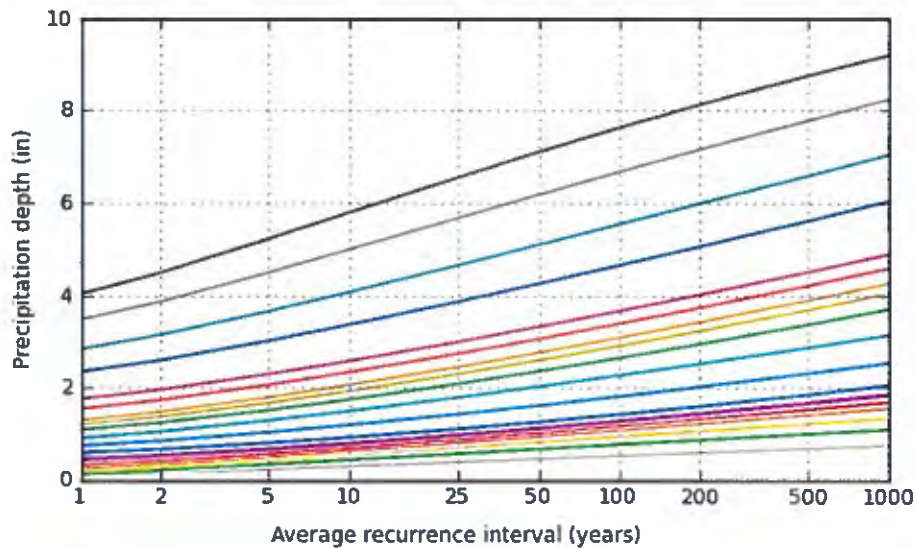
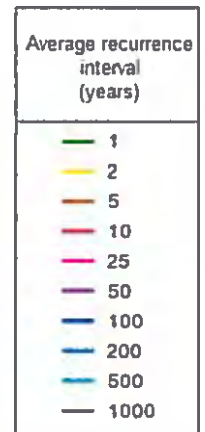
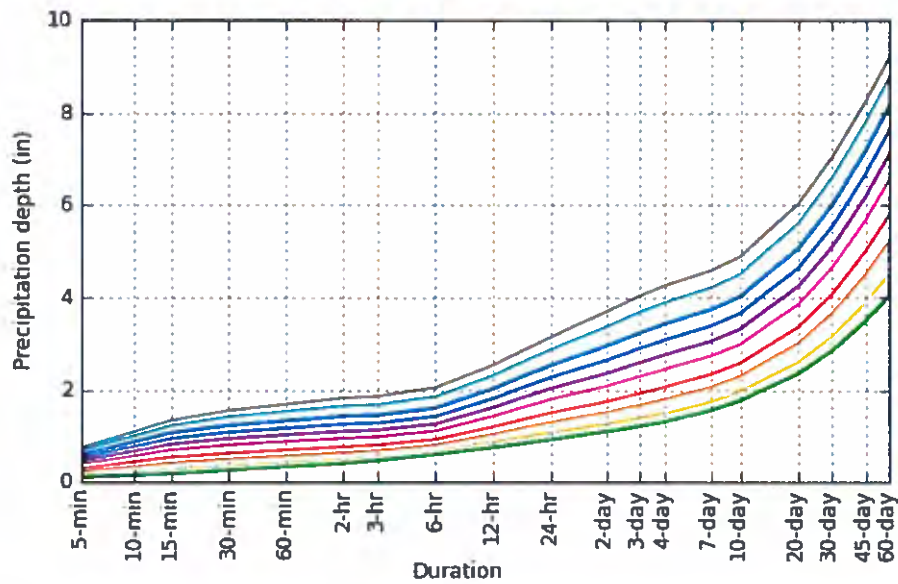
Please refer to NOAA Atlas 14 document for more information.

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### PF graphical

## PDS-based depth-duration-frequency (DDF) curves

Latitude: 39.6508°, Longitude: -106.8275°

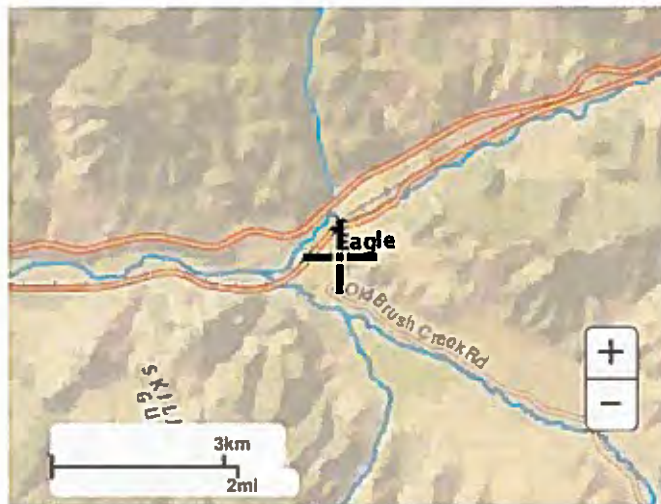


NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Fri Apr 13 18:49:42 2018

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Large scale terrain



Large scale map



Large scale aerial

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[US Department of Commerce](#)  
[National Oceanic and Atmospheric Administration](#)  
[National Weather Service](#)  
[National Water Center](#)  
1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

[Disclaimer](#)



Project No.: 19.004

**Jurisdiction:** Town of Eagle

| STORM EVENT:   |           | 2              | 5              | 10              | 25              | 100              | PERCENT IMPERVIOUS |
|----------------|-----------|----------------|----------------|-----------------|-----------------|------------------|--------------------|
| RUNOFF COEFF.: |           | C <sub>2</sub> | C <sub>5</sub> | C <sub>10</sub> | C <sub>25</sub> | C <sub>100</sub> |                    |
| SURFACE        | Landscape | 0.01           | 0.05           | 0.15            | 0.33            | 0.49             | 2.0%               |
|                | Roof      | 0.74           | 0.77           | 0.80            | 0.82            | 0.85             | 90.0%              |
|                | Asphalt   | 0.83           | 0.86           | 0.87            | 0.88            | 0.89             | 100.0%             |
|                | Concrete  | 0.74           | 0.77           | 0.80            | 0.82            | 0.85             | 90.0%              |
|                | Gravel    | 0.30           | 0.36           | 0.43            | 0.54            | 0.65             | 40.0%              |

| SUB-BASIN | AREA (ac) | AREA PER SURFACE CHARACTERISTIC (ac) |      |         |          |        | COMPOSITE RUNOFF COEFFICIENTS |      |      |      |      | COMPOSITE IMPERVIOUS |
|-----------|-----------|--------------------------------------|------|---------|----------|--------|-------------------------------|------|------|------|------|----------------------|
|           |           | Landscape                            | Roof | Asphalt | Concrete | Gravel |                               |      |      |      |      |                      |
| 1         | 0.11      |                                      | 0.11 |         |          |        | 0.74                          | 0.77 | 0.80 | 0.82 | 0.85 | 90.0%                |
| 2         | 0.03      | 0.00                                 |      | 0.02    | 0.01     |        | 0.75                          | 0.78 | 0.80 | 0.83 | 0.85 | 90.5%                |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
|           | 0.00      |                                      |      |         |          |        |                               |      |      |      |      |                      |
| TOTAL     | 0.14      | 0.00                                 | 0.11 | 0.02    | 0.01     | 0.00   | 0.74                          | 0.77 | 0.80 | 0.82 | 0.85 | 90.1%                |

129 Midland Avenue  
Basalt, Colorado 81621

**YARNELL CONSULTING &  
CIVIL DESIGN, LLC**

P.O. Box 3901  
Eagle, Colorado 81631-3901

(970) 323-7008

5/16/2019

Project Name: 410 Broadway

Project No.: 19.004

**RATIONAL METHOD DRAINAGE CALCULATIONS**

Storm Event: Existing & Proposed

STANDARD FORM SF-3 (STORM DRAINAGE SYSTEM DESIGN)

Return Period: 100-YEAR

Rainfall Depth: 1.17

| BASIN | DESIGN POINT | DIRECT RUNOFF |              |                      |          |           |         | TOTAL RUNOFF         |             |           |         | REMARKS |
|-------|--------------|---------------|--------------|----------------------|----------|-----------|---------|----------------------|-------------|-----------|---------|---------|
|       |              | AREA (AC)     | RUNOFF COEFF | t <sub>c</sub> (MIN) | CxA (AC) | I (IN/HR) | Q (CFS) | t <sub>c</sub> (MIN) | S(CxA) (AC) | I (IN/HR) | Q (CFS) |         |
| (1)   | (2)          | (3)           | (4)          | (5)                  | (6)      | (7)       | (8)     | (9)                  | (10)        | (11)      | (12)    | (13)    |
| 1     | A            | 0.11          | 0.85         | 5.0                  | 0.09     | 4.59      | 0.42    |                      |             |           |         |         |
| 2     | B            | 0.03          | 0.85         | 5.0                  | 0.03     | 4.59      | 0.13    |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |
|       |              |               |              |                      |          |           |         |                      |             |           |         |         |

\*All calculations are per UDFCD (Volume 1), Chapter 5

100-YEAR  
5/16/2019 10:05 PM

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P.O. Box 3901  
Eagle, Colorado 81631

**YARNELL CONSULTING  
& CIVIL DESIGN**

229 Midland Avenue  
Basalt, Colorado 81621

(970) 323-7008 | 5/1/2019

Project Name: 410 Broadway

Project No.: 19.004

**PIPE CAPACITY CALCULATIONS: MANNING'S EQUATION**

Solve for... Flow Rate, Q  
Pipe Type... CMP  
N-value... 0.024  
Slope (ft/ft) = 0.005  
Percent Full = 100%

| Pipe Diameter,<br>d (in.) | Area, A<br>(sf) | Hydraulic<br>Radius, R (ft) | Slope<br>(ft/ft) | Flow Rate, Q |       | Velocity, v<br>(fps) |
|---------------------------|-----------------|-----------------------------|------------------|--------------|-------|----------------------|
|                           |                 |                             |                  | (cfs)        | (gpm) |                      |
| 4                         | 0.09            | 0.08                        | 0.0050           | 0.07         | 33    | 0.8                  |
| 6                         | 0.20            | 0.13                        | 0.0050           | 0.22         | 97    | 1.1                  |
| 8                         | 0.35            | 0.17                        | 0.0050           | 0.46         | 208   | 1.3                  |
| 10                        | 0.55            | 0.21                        | 0.0050           | 0.84         | 377   | 1.5                  |
| 12                        | 0.79            | 0.25                        | 0.0050           | 1.37         | 614   | 1.7                  |
| 15                        | 1.23            | 0.31                        | 0.0050           | 2.48         | 1113  | 2.0                  |
| 18                        | 1.77            | 0.38                        | 0.0050           | 4.03         | 1810  | 2.3                  |
| 24                        | 3.14            | 0.50                        | 0.0050           | 8.68         | 3897  | 2.8                  |
| 30                        | 4.91            | 0.63                        | 0.0050           | 15.74        | 7066  | 3.2                  |
| 36                        | 7.07            | 0.75                        | 0.0050           | 25.60        | 11490 | 3.6                  |
| 42                        | 9.62            | 0.88                        | 0.0050           | 38.62        | 17332 | 4.0                  |
| 48                        | 12.56           | 1.00                        | 0.0050           | 55.14        | 24746 | 4.4                  |
| 54                        | 15.90           | 1.13                        | 0.0050           | 75.48        | 33877 | 4.7                  |
| 60                        | 19.63           | 1.25                        | 0.0050           | 99.97        | 44867 | 5.1                  |
| 66                        | 23.75           | 1.38                        | 0.0050           | 128.90       | 57851 | 5.4                  |
| 72                        | 28.26           | 1.50                        | 0.0050           | 162.56       | 72959 | 5.8                  |

This calculation demonstrates that the entirety of Basin 1 can be conveyed in an 8-inch pipe at just 0.5% slope without surcharging. Our project is proposing a slope of 1.0%; therefore, improving on this condition.



October 9, 2019

Dear Town Planners,

We write to you today out of deep concern for the plans submitted for 410 Broadway. We were once told that the main and side streets of Eagle would become lined with buildings that would be squared off multi-level buildings from one end to the other. We didn't believe that the town would allow it. You have already approved of a multi-level building that is supposed to support 20 units without really knowing what the impact will be for the attractiveness or the environment of downtown businesses and residents. The fact that it contains small units infers that only one person would live in each. That would be an incorrect conclusion. The 410 Broadway complex would support up to 34 residents. So, you are adding potentially 54+ residents living within 2 blocks in the downtown of Eagle.

At the very least, parking will be at a premium, taking away what little there is for the businesses. With two apartment complexes, the feel of what the original idea of our town's modestly scaled built environment, disappears. We already experience dodgy traffic during the business hours. Now, you will give a minimum of 54 more permanent reasons in the way of residents to try to move around three blocks? All this cumbersome development, additionally, will surround the access to the Eagle Town Offices.

This is a project that would be more appropriately developed on the outside of the town's center where there isn't such an active concentration of movement. These complexes encroach on a sustainable and balanced downtown area. We cannot manage what we already are experiencing. To say you have a plan for this increased activity, rings very hollow.

This kind of building destroys the character of a town where residents and tourists come to appreciate the small town appeal. What kind of vitality does an apartment complex give the downtown area? Isn't our small downtown worthy of protection against the encroachment of apartment complexes? No one, no matter how much they think they have planned, can possibly realize the unintended impact of these.

Regards,

Jean Duprey  
Paul J. Duprey  
125 E. 4<sup>th</sup> Street  
Eagle CO 81631

To whom it may concern

I am apposed to this project because there is no accomodation for the amount of parking needed for 8 rental units + 2 units & businesses. There should be provided space for 2 cars per unit & businesses. If 8 units is 16 cars + 2 units, 4 cars equals 20 cars. where will 20 cars park?

The businesses already in the area & residences already are short of Parking.

The town of Eagle does not allow over night parking on Broadway for snow removal & side street removal. The ally needs snow removal as well.

How will the building plow out their parking area?

Where are these people going to park if no parking is provided?

Can they park in the court house lot?

Can they park behind the county building?

All parking spaces are already full.

The ally is not a parking area & has to be kept clear for trash removal & snow removal.

There is no parking in the ally way.

Does the developer care if his tenants do not have any place to park their vehicles? If so he would already provide parking in his plans. This project seems to be concerned with making money off of rentals more than bringing business to Broadway.

It looks like the business front is an after thought which must be provided because it is zoned commercial.

People do not come to the Vail area by bus or train, they come in cars. People who rent have cars. Eagle is not a destination town but a bedroom community serving the area. You need a car to commute to work & do errands.

If the Town wants to make Broadway the town center, and parking is not provided provided for the businesses, people will go somewhere else.

For example Vail. I don't go to Vail because there is no place to park.

A Town center is a place to visit, eat, shop, do business. A place to visit, not live. Don't make Eagle like Vail, no place to park.

Why is the Town allowing developers to destroy the small town feel people come here for. How can you let this happen to our town.

We need housing but not at the expense of our town & town center with over crowding of parked cars.

If there is no parking provided for the rental business provided it should not be allowed.

Linda Frager 135 4th street.