



**Planning & Zoning Commission
Tuesday, October 17, 2023, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

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

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

Microsoft Teams meeting

Join on your computer, mobile app or room device

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Please Note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions for all meeting attendees. When it is your turn to speak, you will have three (3) minutes for public comment. For technical difficulties, please email denise.cardoza@townofeagle.org and we will do our best to assist you.

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

6:00 PM - REGULAR MEETING CALLED TO ORDER

APPROVAL OF MINUTES *Approval of minutes from the following meeting(s) of the Planning & 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 three (3) minutes per person. Those who are speaking are requested to state their name & address for the record.

PUBLIC HEARINGS

1. Project: 263 Sawatch Road Major Development Permit
File # DR23-04
Applicant: Dave Dantas and Rick Patriacca of Sawatch 263 Rd. LLC
Location 263 Sawatch Rd
Staff Contact: Jessica Lake, Planner II
Request: Application for a Major Development Permit, with design variances, to construct three buildings, each with three commercial units and three residential units accessory to a non-residential use, as approved via Resolution 37-2020. A zoning variance is requested for this project for joint use of parking spaces, pursuant to Section 4.07.140.H. of the Municipal Code.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

Staff update to the Planning & Zoning Commission on recent work, upcoming files and decisions made by Town Council.

1. September Community Development Department Update

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.

Denise Cardoza

Denise Cardoza
Administrative Technician II



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

STAFF: Jessica Lake, Planner – jessica.lake@townofeagle.org

DATE: October 17, 2023, continued from September 19, 2023

PROJECT: 263 Sawatch Rd.

REQUEST: Application for a Major Development Permit, with design variances, to construct three buildings, each with three commercial units and three residential units *accessory to a non-residential use*, as approved via Resolution 37-2020. A zoning variance is requested for this project for joint use of parking spaces, pursuant to Section 4.07.140.H. of the Municipal Code.

FILE NUMBER: DR23-04 & V23-02

APPLICANT: Dave Dantas and Rick Patriacca of Sawatch 263 Rd. LLC

APPLICANT REP: Jeff Manley of Martin Manley Architects

LOCATION: 263 Sawatch Rd. Eagle, CO 81631 / Lot 2 of 700 Chambers Subdivision

CODE: Chapter 4.04 Zoning
Chapter 4.05 Zoning Review
Chapter 4.06 Development Review
Chapter 4.08 Sign Code
Chapter 4.13 Subdivision Design, Improvements and Dedications

ZONING: Commercial General (CG) Zone District

EXHIBITS: A: Applicant Response to P&Z and Staff dated October 3, 2023
B: Updated Architectural Site and Landscape Plans
C: Updated Civil Plans

D: 3D Images of Project Site
E: Staff Report dated September 19, 2023 ([LINK](#))

PUBLIC COMMENT: Staff has not received any letters of public comment as of October 13, 2023. Letters received after this time will be gathered and entered into the public record at the hearing.

INTRODUCTION

Sawatch 263 RD LLC (Applicant), represented by Jeff Manley of Martin Manley Architects, is requesting a Major Development Permit to construct three 3-unit live/work building at 263 Sawatch Road (Property). Three buildings are proposed on this site, and each building will include 3 commercial ground floor units with 3 residential units located above each of the commercial units. The Applicant received a Special Use Permit (SUP) for this property in 2020, approving “one single dwelling unit – accessory to a use permitted” in the Commercial General Zone District. Special Use Permit SU20-01 replaced a previous permit on this site, the approved SUP included seven conditions of approval.

On September 19th, the Commission heard presentations from staff and the applicant and expressed concerns about the lack of useable green space and amenities on the project site, inadequate information about the sustainability of the project, and that the project needed to be in greater compliance with the Comprehensive Plan. The motion from the meeting on September 19, 2023, was to table the meeting until October 17th to include additional documentation to demonstrate compliance with condition #5 from SU20-01, demonstrate overall compliance with the Elevate Eagle Comprehensive Plan, and provide a sign concept plan.

This update to the application and staff report will focus on condition #5 from SU20-01, which requires an improvement plan for the stormwater detention area, as an active recreation area with the development permit application. An updated Landscape Plan has also been submitted with the updated Civil and Architectural site plans for the Commissions review.

In addition to condition #5, this update will also provide a more in-depth review of the goals and policies from Elevate Eagle for *Elevating our Adventurous Lifestyle* (recreation) and *Elevating our Relationship with the Environment* (sustainability). A sign concept plan is also included with this update on sheet A3.0; staff will review the sign code application against Chapter 4.08 when an application for sign permit is submitted to the Town.

This application includes a zoning variance process, without the hardship criteria for “joint use of parking spaces” as described in Section [4.07.140.H](#) of the Municipal Code. The application also includes requests for several design variances, which staff has reviewed and analyzed within the standards section of this staff report.

ISSUES FOR DISCUSSION

1. Does the submitted information requested by the Commission satisfy concerns for an active recreation amenity to support the 9 residential units proposed on the site; as well as the 20+ existing on the 700 Chambers lots?
2. As part of the Commission’s recommendation to Council, should a percentage of the proposed nine units be deed restricted as affordable units subject to the LERP standards in the Code?
3. Are there any additional safety measures for the detention pond that the Commission would like staff to consider as we review the Grading Permit application?

4. Does the Commission agree that the “joint use of parking spaces” meets the criteria for a variance (without the hardship criteria)?
5. Does the Commission agree with staff’s analysis of the design variances that the applicant has requested?

STANDARDS FOR DEVELOPMENT PERMIT (Section 4.06.020.)

Pursuant to Section 4.06.060. Major Development Permits are subject to review and recommendation by the Planning and Zoning Commission and review and approval by Town Council, who will base their decision on the proposal’s conformance to applicable regulations, goals and policies.

Town of Eagle Regulations

Staff reviewed the development application against the relevant Town regulations contained in Title 4 of the Municipal Code (“Code”). Applicable chapters from the Code include:

- 1) Chapter 4.03: General
- 2) Chapter 4.04: Zoning
- 3) Chapter 4.06: Development Review
- 4) Chapter 4.07: Development Standards
- 5) Chapter 4.13: Subdivision Design, Improvements and Dedications
- 6) Chapter 4.14: Assurance of Adequate Public Facilities

CHAPTER 4.03. – GENERAL

CHAPTER 4.04. – ZONING

CHAPTER 4.07. – DEVELOPMENT STANDARDS

Section 4.07.020. – Landscape Standards

All yards adjacent to primary and secondary streets shall be landscaped. Landscape materials shall include deciduous, coniferous, and ornamental trees, shrubs, perennials, bulbs, and seed or sodded lawn. Plant quantities are flexible; however, the planting plan shall provide combinations of plant material with differing heights and densities, contributing to the overall uniform appearance of the neighborhood.

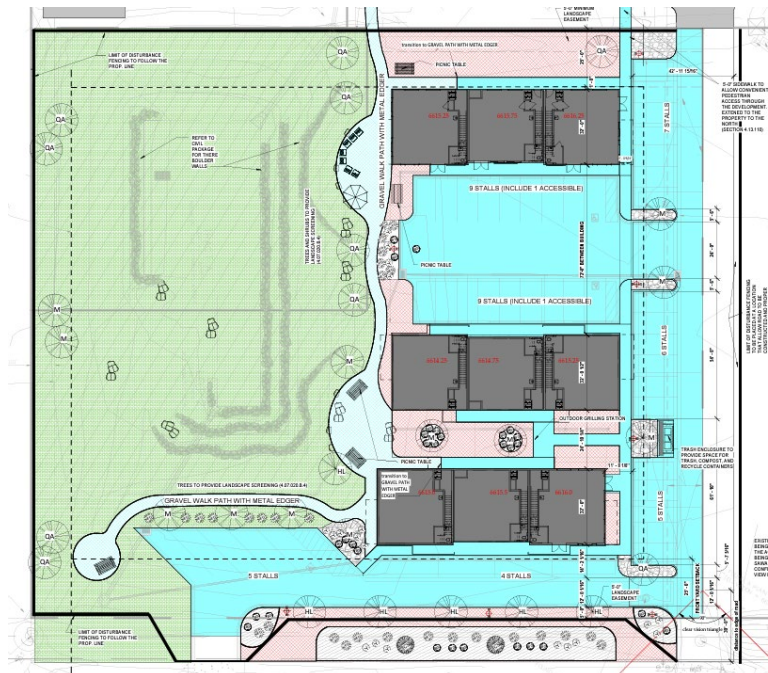
Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from lot onto adjacent property and to screen views into parking lots. Planting buffers along the edge(s) of parking lots must be a minimum of five feet wide or a combination of fencing and a two-foot wide buffer may be used.

Condition #5: An improvement plan for the stormwater detention area, as an active recreation area, shall be submitted with the development permit application.

Staff Comment: An updated landscape plan has been provided and where landscaping does not fully meet the code requirements, conditions of approval are provided at the end of the staff report for the Commission’s review. A design variance request has been included below to address the landscape buffer on the east side of the property. The updated landscape plan and new recreation diagram show additional useable space between the western side of the buildings and the detention pond. This area has a mix of gravel and seeded grasses and plantings, the applicant also added additional boulder retaining walls to step that side down into the bottom of the pond. Two evergreen trees have been added to the front street buffer area within the increased planting strip. Staff recommends switching out the proposed sod in this area with the seed mixture proposed in the detention pond. The seed mixture proposed is a mix of grass and fescue seeds that is a native low growth mountain mix. Three groupings of two trees each have been added along the western edge of the property to better screen between uses on the properties. A gravel path has been added to the north of the diagonal parking spaces near the front of the property.

Staff recommends relocating the terminus of this gravel path so that it does not impede the Town's access to the detention pond. Staff believes that the increased landscaping overall meets the landscaping code requirements.

The detention pond area now allows for additional useable space along the western side of the buildings and has a gentler slope between the parking spaces and the retaining walls along the southern side. A fence with a gate will be installed to create one safe access point into the bottom of the pond, which can be utilized as additional green/recreation space whenever water is not present.

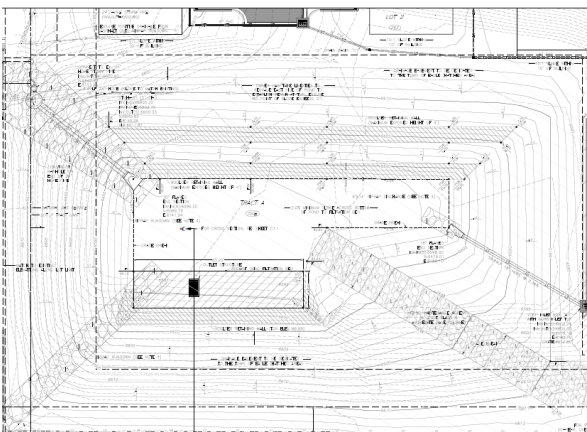


Section 4.13.060. – Erosion and Sediment Control

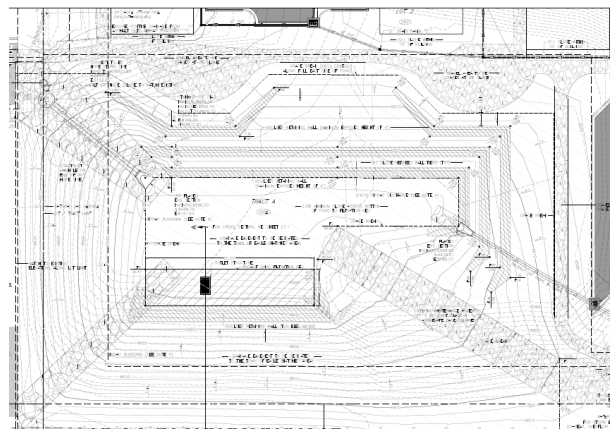
The use of retaining walls or structures to stabilize cut or its fill slopes will not be permitted without the written approval of the Town Engineer and the Planning Commission.

Locate cuts and fills so as not to endanger adjoining property; keep cuts less than 2:1 unless a subdivision variance or development permit variance is granted.

Staff Comment: An updated Pond Improvement Plan and Grading Plan have been submitted based on P&Z feedback. The overall shape of the detention pond has been modified slightly with the proposed changes, planning staff has not yet heard from Public Works whether or not the changes to the detention pond still meet the Town's requirements for this facility. The overall slope along the southern side of the detention pond has been reduced. The slope on the western and northern sides has not changed from the original plan. The proposed retaining walls have been altered in the new plan. As shown below, the original two retaining walls on the eastern side of the pond now extend and wrap around to the southern side in the updated plan. The updated plan also shows an additional two retaining walls along the eastern side to accommodate the extended useable amenity space along the buildings.



Original Pond Improvements Plan



Updated Pond Improvements Plan

A split rail fence will surround the detention pond along the slope and will include a gate at the Town's accessway. The gate will need to be wide enough to accommodate any Town vehicles or equipment that

may need access. The exact positioning of the fence can be determined either as part of the building permit or the grading permit. Staff is also including a condition for an ownership and maintenance agreement to be created for this area to define the ongoing maintenance responsibilities of the detention pond. Staff is electing to keep condition of approval #11 to ensure that Public Works comments will be incorporated into the final grading plans and to define the process for any minor or substantive changes to the development plan as a result of grading permit or lot line review.

Section 4.07.160. – Design Variance

A variance from the strict application of the requirements of Chapter 4.06 may be granted by the body authorizing the development permit where a finding is made that there exists on the property in question exceptional topographical, soil, or other subsurface 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.

1. Section 4.07.140.F.2. Parking standards: *Off-street parking may be located on any part of the lot occupied by the dwellings or uses for which such parking space is required except that no parking space shall be established in a required front yard setback on any lot containing three or more dwellings.*

Staff Comment: Four parallel parking stalls and a portion of five angled parking spaces are within the front yard setback and the property contains three or more dwellings. This property is constrained on the east side by an access easement that straddles the property line between 263 and 483 Sawatch and on the west side by a detention pond. A significant amount of parking is required on this site for the uses proposed and there are extraordinary conditions peculiar to this site in evidence. Staff believes that this design variance request is warranted as the site conditions do result in peculiar and exceptional practical difficulties for the applicant.

2. Section 4.07.140.L.1.d. Parking standards: *The intersection of an access way with a public street shall be located not closer than 15 feet to a side lot line, except that a common access way to two adjacent properties with a combined width not exceeding 35 feet may be provided at the common lot line.*

Staff Comment: When this lot was re-subdivided in 2011 both 263 Sawatch and 483 Sawatch were under common ownership with 700 Chambers and the site access was planned as a common access way between the two adjacent properties. During the Special Use Permit process, the Commission saw this as a planned combined accessway as well. Since the time that the Special Use Permit was approved. One property, 263 Sawatch, has decided to come forward with a development permit application, while 483 Sawatch has not. An easement was dedicated to and accepted by the Town on the 2011 final plat for the 700 Chambers Subdivision and staff believes that since the accessway met the standards then, but no longer does, this situation should be considered both a “peculiar and exceptional practical difficulty and an exceptional hardship upon the applicant”.

3. [Section 4.07.020](#).B.4. Landscape standards: *The boundaries of every development shall be landscaped to adequately buffer potential incompatibility between adjacent land uses. Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from parking lots onto adjacent property and to screen views into parking lots. Planting buffers along the edge(s) of parking lots must be a minimum of five feet wide or a combination of fencing and a two-foot wide buffer may be used.*
4. [Section 4.07.140](#).L.6.a. Parking standards: *Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from parking lots onto adjacent property and to screen views into parking lots. Planting buffers along the edges or parking lots must be a minimum of five feet wide or a combination of fencing and a two-foot wide buffer may be used.*

Staff Comment: Staff will require the applicant to improve the screening from the parking lot from the property to the west of 263 Sawatch. However, due to the nature of the access road that straddles the property line between 263 Sawatch and 483 Sawatch, the applicant is unable to provide buffering between the parking lot and 483 Sawatch. Staff believes that this falls under the same “peculiar and exceptional practical difficulty and exceptional hardship upon the applicant” as in #2 above.

TOWN OF EAGLE GOALS AND POLICIES

Goal 1-1. Promote a wide range of attainable housing opportunities for young adults, families, aging residents, workforce and others.

Policy 1-2.1. Provide opportunities that increase the likelihood of the Town’s citizens to work within Eagle.

Policy 1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

a. Support businesses and activities that benefit from Eagle’s proximity to the I-70 corridor.

Policy 1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.

Policy 1-2.5. Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.

Policy 1-2.6 As development occurs, ensure the Town’s overall mix of land uses remains aligned with community goals.

Policy 1-2.7. Support alternative work environments such as home-based businesses, location neutral businesses, mobile vendors, as well as traditional brick and mortar establishments.

Policy 2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.



Eagle Character Areas Map

Policy 2-7.2. Workforce housing that directly supports on-site commercial or light industrial uses is considered an acceptable amount of residential in these districts.

Policy 2-7.5. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the interstate corridor.

Policy 2-7.6. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas.

Added Goals and Policies:

Goal 3-3. Continue to maintain the incredible trail and park system and find new opportunities for expansion and connections to keep up with the adventurous residents’ lifestyle.

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

- b. Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities.*

Goal 3-4. Protect open space lands with high conservation or recreation value in and surrounding Eagle.

4-2.1. Preserve and protect the quality of and integrity of wetlands, rivers, streams, and riparian areas.

4-2.3. Support measures to maintain and improve water quality and quantity.

4-2.4. Support and enhance water conservation by implementing the adopted 2020 Water Efficiency Plan.

Goal 4-3. Support and demonstrate sustainability.

4-3.1. Enhance or create a tree canopy in new development areas or existing urban areas where tree cover is lacking.

4-3.2. Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption.

- a. Encourage all constructions efforts to utilize green building practices.*

4-3.3. Support and demonstrate the efficient use of natural resources.

4-3.4. Encourage the use of local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal in land use applications.

4-3.6. Encourage site designs and alternative transit incentives that reduce the demand for automobile trips in the area.

4-3.8. Support projects that promote and uphold the Climate Action Plan for the Eagle County Community.

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

5-1.5. Support transit-oriented development, and improvements that promote multi-modal transportation options.

5-2.1. Ensure adequate access to and appropriate mobility options within the Town.

- c. Locate high traffic generating land uses close to collector and arterial roadways and transit centers.*

5-3.2. Ensure efficient multimodal connectivity between all residential areas and public destinations.

5-3.3. Encourage a compact development pattern.

Staff Comment: This application proposes a type of workforce housing, since the residential is meant to be accessory to the commercial units below. There is no requirement imposed by the Code for this development to be attainable. As noted above, the requirements provided within this code are meant to be the minimum requirements, therefore P&Z and Town Council have the ability to impose requirements that are more restrictive than the Code, but not less.

This application provides increased opportunities to residents to both reside and work within Eagle. The project fits with the character of the neighboring development, and generally complies with the design requirements set forth in the Code, with the exception of the requested design variances. This development, as proposed, does not expand and diversify the commercial and light industrial base. The commercial units are too small for many of the heavier commercial and light industrial uses found in other locations in the Chambers Avenue Area. These commercial spaces are more conducive to office, personal services, retail, and other similar uses, which could also be located on Broadway or along smaller lots fronting Grand Avenue.

When the application for a Special Use Permit was approved by P&Z and Town Council for 263 Sawatch, the Town had not yet adopted this Comprehensive Plan and was still operating under the Eagle Area Community Plan. If some of the policies in this plan are not supported by the uses proposed on this lot, it is because the Town approved these uses in the Special Use Permit under the previous community plan.

This application does support a type of alternative work environment; if the units are utilized as live/work units. The Comprehensive Plan indicates that the character area that includes Chambers and Sawatch are supposed to be reserved in some proportional manner for commercial and industrial uses. If this application is the last, or next to last, live/work application in this area, then staff would suggest that this policy is still supported. Furthermore, the next policy says that workforce housing that directly supports on-site commercial or light industrial uses is considered an acceptable amount of residential in these districts. If these units are utilized/rented/owned by a common tenant then they would be considered workforce housing that is in support of on-site commercial or light industrial.

The current use of this lot is for a Contractor's Yard and an argument could be made that this lot is underutilized because there are no buildings and storage is all outdoors. The uses proposed on this site are certainly more intensive than the current use and might benefit from proximity to I-70. This property has not undergone a rezoning and the uses that the Town will allow in the commercial spaces must be permitted uses in the Code under the conditions of the Special Use Permit.

Residents at this property will have access to the sidewalks planned internally to the lot, which will also connect to the sidewalks in the 700 Chambers development. The 700 Chambers development also provides access to the public sidewalk along Chambers Avenue, which connects to the roundabouts on Eby Creek, and the bus station and River Park to the West and to the Chambers wildlife corridor with a paved path to the East. Residents will also have access to the climbing gym and other associated businesses at 700 Chambers, with a paid membership.

Additional Review:

Recreation and Connectivity: Gravel walkways have been added along the eastern side of the buildings with connectivity to the lots on the north side of 263 Sawatch. The detention pond area will be revegetated with a natural grass seed mixture and will receive temporary drip irrigation. Boulder seating/play areas have been added both around and in the detention pond, additional picnic tables are shown, shade trees are grouped near seating areas and trees have been added along the western property line. A split rail fence with metal mesh is also included as a safety feature. The development now provides park-like amenities along and in the detention pond for residents of both the 263 Sawatch property and the 700 Chambers properties.

Sustainability: Trees have been added along the western property line, shown on the landscape plan in groupings of two. Two blue spruce evergreen trees have been added to the front landscape buffer area. Pairing the two spruce trees with five honey locusts should overtime create tree canopy at the front of the property along Sawatch Rd and provide partial shade along the driveway that runs parallel to the street frontage.

This project is not eligible to apply for a building permit until a development permit has been approved. The Building Official for the Town will be submitting the 2021 Building Code for Council's review before the end of the year. This project will almost certainly be required to submit under the more restrictive energy and building codes rather than the 2015 building codes that the Town currently operates under. Since the Town will be adopting a significantly more energy conscious building code this year, this project will incorporate energy efficient designs and reduce overall energy consumption. The applicant maintains that since the three buildings are identical, materials can be shared, and the overall construction waste will be reduced. The applicant has noted the following materials as sustainable: LP smart siding, STO Stucco system, roof shingle and windows.

Water: The applicant has provided additional information on how this project achieves water efficiency. Outdoor water use will be reduced by utilizing temporary drip irrigation throughout planting beds and in/around the detention pond where native low growth grasses will be seeded. An irrigation sensor will be installed on the entire irrigation system to not water when enough moisture has been provided naturally and this system can be programmed to only water during pre-determined days and times. Use of xeriscaping, gravel terraces and walkways will also reduce water consumption while maintained a pervious surface for stormwater filtration. Fixtures inside the building will also be low-flow or water-sense labeled.

Heating and Cooling: This project will incorporate passive solar design strategies such as south facing windows and thermal mass, reducing glass along the east/west building sides, the orientation of the buildings and shading of south facing windows. South facing roof surfaces that allow for solar readiness, cellular shades on the windows. Concrete slabs on the ground level and 2nd level also provide greater efficiencies in heating and cooling.

Other sustainable elements: The project will utilize Energy Star certified appliances, LED lighting, high efficiency water heating – such as a heat pump water heater or electric water heating system, and the project will provide solar ready roof design with pre-wired conduit and rough-ins for EV charging or battery storage. The builder will protect the duct system prior to use, provide higher levels of filtration, utilize an advanced fresh air ventilation system and will provide all electric residential units.

Climate Action Plan and Water Efficiency & Conservation Plan: *For new and remodeled residential and commercial buildings, adopt 'above building code' standards and incentives, and implement net-zero or all electric construction requirements by 2030.* This project has committed to all electric construction of the residential units and has catalogued how the project is incorporating sustainable materials and practices into the buildings. As previously stated, the building official will present an ordinance to Council before the end of 2023 to adopt the 2021 building and energy codes, there may other requirements adopted by the Town at that time to go above and beyond the building code requirements. This project will be required to conform to the building codes adopted by the Town at the time that they submit for building permit. This project will also provide space for trash, recycling and composting bins within the trash enclosure in the parking area. One of the ways to save our water resources is to limit sodded turf grass, especially in areas where it won't be used for playing or dogs, like within a front street buffer. The landscape standards require that there be seed or sod in the front street buffer, but it does not require a certain percentage of seed or sod and it also does not differentiate between the two. The amount of sod shown in the front street buffer has been reduced by the applicant, staff recommends seeding this section with the same seed mixture shown in the detention pond and along the western street frontage.

STANDARDS FOR ZONING VARIANCE (Section 4.05.020.)

Pursuant to Section 4.05.020. Zoning Variances are subject to review and approval by the Planning and Zoning Commission, who will base their decision on the proposal's conformance to applicable regulations, goals and policies. Further, the Planning Commission may grant a variance provided it finds both Subsections (A)(1)(a) and (b) of this section and either (A)(1)(c) or (d) of this section are applicable. Except in this instance (A)(1)(b) is not applicable to a variance for joint use of parking.

Applicant Request: The applicant requests review of a zoning variance for 10 parking stalls to be used jointly under the standards for joint use of parking spaces in Section 4.07.140.H. *Joint use of parking spaces. Where an owner or developer can document that two separate uses do not require parking during the same hours and that adequate provisions have been made to ensure that the uses will not require parking during the same hours, such owner or developer may petition the Planning Commission for*

permission to allow parking spaces which otherwise comply with the provisions of this chapter to fulfill the requirements for both uses. Permission for such joint use of parking spaces may be granted subject to such conditions as the Planning Commission finds necessary to carry out the purpose and intent of this chapter. Such request shall follow the Town's review procedures for zoning variance, as set forth in Section 4.05.020, except that hardship criteria shall not apply.

Applicant's Justification: 700 Chambers Lots: Out of 60 parking stalls (Observation: Tuesday May 9th, 2023 of Building B, C, and D on the 700 Chambers Lots with combined empty parking stalls of: 38 stalls morning 7:45 am, 39 stalls mid-day 12:45 PM, and 40 stalls 6:55 PM) (Greater amount of open stalls were found on May 19th study). There appears to be adequate parking to jointly use stalls at this similar development. The commercial and dwelling unit may be used by the same person or the need parking is at separate times. [BLDGS B, C, & D, is a larger development with a combined 16 residential and 16 commercial units].

From reviewing the draft of Recode Eagle: Note: new Dev. Code 4.12-2 (1.5 per DU in multi-use= 9 X 1.5 stalls = 13.5 stalls) Commercial retail of 7,875.6 s.f. result in: 1 per 400 for first 2000 s.f. = 5 stalls and 1 per 300 for remaining (5,875.6 s.f./300) = 19.6 stalls TOTAL =38.1 stalls before any reduction for bike parking/proximity to Bus/Public transportation.

(A)(1)(a) The parking is proven to be adequate based upon similar uses on the property to the north (700 Chambers building B, C, and D), AND comparing to the Recode Eagle draft, it appears that the quantity is sufficient to satisfy parking requirements.

(A)(1)(c) The property has a detention pit that takes up a large portion of the property 'condition of peculiar site.' This property has 'exceptional topography' with the grades required for the detention pit. The addition of the 10 stalls would create 'practical difficulties' in adding the additional spaces due to limited flat areas of the site. By positioning the buildings as presented the 2 southerly buildings are able to be gapped to allow more light and air between the buildings.

(A)(1)(d) The site is making use of the pit and the applicant has minimized the detention pit and much as practical.

Standards for a Joint Use of Parking Zoning Variance:

(A)(1)(a) That the variance granted is without substantial detriment to the public good and does not impair the intent and purposes of the Town's regulations, goals, policies and plan, including the specific regulation in question; and

~~(A)(1)(b) That the variance granted is the minimum necessary to alleviate the hardship; and~~

(A)(1)(c) That there exists on the property in question exceptional topography, shape, size or other extraordinary and exceptional situation or condition peculiar to the site, existing buildings, or lot configuration such that strict application of the zone district requirements from which the variance is requested would result in peculiar and exceptional practical difficulties upon the owner of the property in question; or

(A)(1)(d) That such exceptional situation or condition was not induced by any action of the applicant and is not a general condition throughout the zone district.

Staff Comment: In analyzing this variance request, staff has looked at these units both as live/work and as mixed-use. In the case of the live/work scenario, the same tenant would typically be using the residential unit in the evening/night and the work/office units during the day, so requiring 2 spaces for the residential and roughly 4 additional spaces for the work unit would more than cover the parking utilized by one tenant. However, there is currently no guarantee that the residential units will be used to house employees of the business below or won't be rented separately. The Special Use Permit does contain a condition of approval that the residential cannot be sold separately from the commercial but has no similar provisions for rentals.

In the scenario where these units are viewed more as mixed-use than live/work, for purposes of evaluating joint parking, an argument can be made that residential tenants will typically be parking near their dwelling from 5:30 pm until 7:30 am Monday through Friday and most of the day on Saturday's and Sunday's. Whereas commercial tenants will typically be parking near their office/workspace from 8 am until 5 pm Monday through Friday and will not be there on the weekends. This example does demonstrate that the uses would typically utilize the provided parking spaces at different times of the day during the week and on the weekends.

Staff does not believe that there is a substantial detriment to the public good, should this variance be granted. The variance request also does not impair the intent and purposes of the Town's regulations, goals, policies plan, the regulation in question was created to allow for flexibility in the parking standards between different uses at different times.

This site does have some unique challenges, with the access easement for the primary driveway and the detention pond, neither of which were induced by any action of the applicant and are not a general condition throughout the zone district. The detention pond was in place long before any portion of the 700 Chambers Subdivision was developed and the access easement for the driveway was part of a 2011 plat for this subdivision when it was all under common ownership and development was planned out for the site as a whole on each of the respective lots. Staff is supportive of this variance request.

STAFF RECOMMENDATION

Staff recommends approval with conditions of the 263 Sawatch Rd Major Development Permit and Zoning Variance, Files #DR23-04 and V23-02, based on compliance with the Municipal Code and the goals and policies of the 2021 Elevate Eagle Comprehensive Plan.

RECOMMENDED MOTION

I move to **recommend approval** the Major Development Permit for 263 Sawatch Rd, File #DR23-04, with the following findings of fact and conditions:

I move to **approve** the Joint Use of Parking Zoning Variance, File #V23-02, with the following findings of fact:

FINDINGS OF FACT

Major Development Permit

1. That the application for DR23-04 meets the requirements of Title 4 of the Municipal Code and substantially supports the 2021 Elevate Eagle Comprehensive Plan.

Zoning Variance

1. That the application for V23-02 complies with Subsection (A)(1)(a) and (d) of Section 4.05.020. of the Land Use and Development Code. Specifically, that the application:
 - a. Is without substantial detriment to the public good as street parking is prohibited on both Sawatch Rd and Chambers Ave, so off-street parking only affects this development and does not impair the intent of the parking regulations, which allow for joint use of parking.
 - b. Was not induced of any action by the applicant and is not a general condition of the zone district.

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

Major Development Permit

1. Dwelling units shall not be sold separately from their associated commercial units, as approved under SU20-01.
2. **REVISED:** Minor modifications to the buildings, site plan or landscape plan at time of building permit application/review may be approved administratively without notice. Substantive changes to the buildings, site or landscape plan will require a new application and review by the current approving authority under the regulations in effect at that time. The Director will make the determination of whether or not the change(s) is minor or substantive.
3. This development permit shall expire three years from its effective date, unless application for a building permit is made or unless application for renewal of the development permit is approved. The inability to obtain a grading permit from the Town shall not be a criteria upon which to base a request for renewal of the development permit. A development permit may be renewed by the original approving authority for no more than one year as permitted under Section 4.06.020.E. of the regulations.
4. Staff will conduct a full review of the Lighting Plan under the regulations in place at the time that an application for the building permit has been received and deemed complete. The Lighting Plan submitted with this application is deemed by staff to be preliminary only.
5. **REVISED:** At the time of building permit application, the applicant shall submit a revised Landscape Plan, which shall show the same seed mix as proposed in the detention pond along the entire street frontage. ~~which shall include at least two coniferous trees in the front street buffer. The applicant shall also provide the required amount of screening between the parking lot and the property to the west of 263 Sawatch as determined by staff.~~
6. Changes to the location of "Accessible / ADA" parking spaces will not constitute a revision to this development permit, unless the changes result in an overall reduction of the number of parking spaces approved or approved as joint use of parking spaces.
7. Commercial parking spaces have been calculated according to Section 4.07.140.C.6., "uses not known". This parking calculation does not allow for indoor restaurants, bars or taverns to occupy more than 25% of the floor area without providing additional off-street parking.
8. Prior to building permit approval, the applicant shall submit a development impact report including estimates of differential settlement for each recommended foundation system and potential impacts to the foundations from sinkhole development and address all concerns expressed by CGS to the Town.
9. All staff comments shall be adequately addressed by the applicant for the lot line vacation application prior to Town Council review of this Major Development Permit.
10. At time of grading permit application, all slopes shall be shown on the Pond Improvement Plan or the Grading Plan, including rip rap and boulder retaining walls. At no time shall any slope, cut or fill be greater than 2:1 unless expressly approved by the Town in writing.
11. All Public Works comments shall be adequately addressed by the applicant prior to approval of a grading permit for the stormwater detention pond and/or the site as a whole, and all plans updated accordingly. Including, but not limited to, any safety precautions that the Public Works Director or Town Engineer deems necessary for the detention pond. This requirement shall not constitute the need to come back through the development permit review and approval process, unless a substantial design change is required as a result of staff or referral agency comments, as determined by the Director.

12. A positive recommendation of approval by the Planning & Zoning Commission shall be considered written consent for the use of retaining walls within the stormwater detention pond, conditional upon final review and approval by the Town Engineer or a designee of the Public Works Department.
13. Prior to Town Council's review of this application, the applicant shall provide the Town with the legal agreement between 263 and 483 Sawatch for the private access drive located on both properties. Owners of 263 Sawatch shall acknowledge that this access driveway is still common between 263 and 483 Sawatch and can be utilized by both owners in common.
14. Prior to building permit approval, the applicant shall submit a Phase 1 Environmental Site Assessment, or other similar evaluation that addresses site status as approved by the Public Works Director.
15. An Ownership and Maintenance agreement shall be created and signed by the Public Works Director prior to the Town acceptance of improvements on the site.

10-6-23

RE: 263 Sawatch Rd, Development Permit response to P & Z board/ town staff comments on 9-19-23,)

To: Town of Eagle Com Dev. Dept, P and Z Board and Town Commissioners,

Signage program to be described.

Response: Show typical sign parameters that it meets TOE standards, show where signage would occur on site and on building. Refer to front elevation drawings of buildings and 3D image.

Describe Recreation opportunities on the property: Refer to new sheet A1.3, movie and 3D images

Response:

- 1 We have created flatter graded benches with retaining walls within the east and south side of the pit on the sides before the detention pit gets too steep.
- 2 Gravel walk path has been added.
- 3 Fenced the detention area with a split rail fence for safety and for a resident dog walking area. This fence will be 4'-0" tall and be positioned 1/3 down from the rim of the pit.
- 4 There are rocks to sit on like at Ford Amp.,
- 5 added gravel terrace areas with seating on the west side of the building to energize the areas that will have good afternoon sun and be adjacent to the open area of the detention area.
- 6 Identified on the sheet is a 40'X102' green space between Building 'C' of 700 chambers and the north building of 263 Sawatch development as a place for recreation.
- 7 Each apartment has a private deck for outside living/enjoyment.

Landscape plan to be enhanced: Response: the design will add more low water use plantings, more diverse tree specimens, add (2) conifers on the south right of way to better screen parking and building. The project has proposed a total of 30 bio-diverse trees. We have reviewed the Landscape as described within the 2023 Land Use Code. The project incorporates more xeriscape areas. We have reduced the sodded area that only 7.5% of the site area is permanent irrigated lawn. This sod is a low growth/low water use variety of fescue and hardy grasses. Most other portions of the site are on a drip irrigation system. The detention area is on a temporary irrigation system to be used to establish new seeded mix of low growth/low water use grasses and fescue. (Note: The project cannot comply with the turf grass limitation of the 2023 Land Use Code which allows no turf, but project limits turf as much as possible to tie into the existing language of the area and provide rec. opportunities)

Describe in detail the methods and materials that make this development a sustainable and energy wise development.

Response: all electric heating and cooling, electric water heaters, solar ready on south facing roof masses, compliance with or beyond 2021 IECC code requirements for insulation and windows, energy rated appliances and heating system, Low flow plumbing fixtures, compliance with sustainable/durable/renewable/recycled content (ex. LP Smart siding is durable and has a high amount of % recycled content), stucco is durable, location of site is an infill site, near town businesses, can encourage limited driving since workers are near business on Chambers and businesses on the ground level, limited need for auto use due to proximity to bus, and work opportunities, Brown site/infill site, creating an environment that is clean and not a storage yard

Response: Add solar, all electric project, providing rough-in for EV charging

See below for more detailed information:

Characteristics of a green built project: We shall comply with most of the applicable points Sustainable Sites

- Walk-able, bike-able, and/or located near public transit
- Infill site.
- Transforming a storage area with multiple vehicles over gravel/dirt to a paved parking lot for vehicles over paved parking areas. (limits seepage into ground)
- Planning and site implementation to protect natural features during construction
- drought tolerant landscaping
- Providing space within the trash enclosure for trash, compost, and recycling container

Water Efficiency

- Innovative landscaping and irrigation techniques to reduce outdoor water use
 - mostly drip and use of temporary irrigation. An irrigation sensor will be installed on the system to not water when nature has provided enough moisture and only be provided at appropriate water schedules. Use of xeriscape, gravel terraces and gravel walk paths.
- low-flow or Water Sense labeled fixtures inside the building

Building Envelope building is constructed under 2015 IBC/IECC, but will comply with most recent 2021 IECC code. (International Energy Conservation Code) In addition A CommCheck performance shall be submitted with Building Permit application.

- insulation to meet or exceed IECC 2021
 - attic ---R-49 (blown-in batt insulation on the bottom chord of trusses 17" to 21" equaling R-50.76 to R-62.16)
 - wood framed walls--- R-20 +R-3.8ci (fiberglass batt insulation 5 ½" = R-21 Plus Zip panel continuous insulation =R-3.8)
 - Below grade--- R-10ci (with 2 3/8" Drain-n-Dry on face of exterior foundation walls or R-10 rigid insulation for a depth of 4'-0")
 - Fenestration (design goals of .32 for fixed and operable windows)
 - Fixed windows U-0.34 code maximum
 - Operable Windows and doors U-0.42 code maximum
 - Entrance Doors U-0.63 code maximum

Heating and Cooling

- Incorporating passive solar design strategies such as south facing windows and thermal mass, reduced east/west glass, proper orientation of the home and shading of south
- facing window
- HVAC system technologically possesses higher efficiency ratings/Heat-pump heating/cooling systems
- Providing roof south facing area over 40% that allows for a solar ready building.
- Provide cellular shades for windows
- Providing a thermal mass. Concrete slab on ground level and added 1" slab on 2nd level.

Appliances, Lighting, and Renewable Energy

- Energy Star certified appliances
- High efficiency water heating choices, heat pump water heater or electric water heating system
- 100% LED lighting,
- Solar-ready steps taken with roof design and pre-wired conduit
- Rough-in for EV charging or battery storage as part of project

Health and Indoor Air Quality

- Builder protected duct system prior to use
- Higher levels of filtration
- Advanced fresh air ventilation system design
- Low-emitting building products selected
- All electric homes

Materials

- Material efficient building designs
 - The buildings are 3 identical buildings so materials can be shared to reduce waste and over purchasing.
 - Simple design and simple structure allow for efficient building construction.
 - Durable exterior construction practices used
 - Sustainable building materials selected (listed on next page)
-
- Siding- LP Smart siding (most durable siding on the market, made with in-plan manufacturing approved by the APA, sustainable manufacturing, responsible forest management and reforestation, Sustainable Forestry Initiative® and the Programme for the Endorsement of Forest Certification (PEFC), [SFI Chain of Custody Certificate](#), [SFI Forest Management Certificate](#), [SFI Fiber Sourcing Certificate](#))
 - Stucco- Sto Stucco system (innovative wall systems are engineered to reduce carbon emissions through long-term durability, energy-efficiency, STO has Operational Efficiencies through Environmental Management System in accordance with ISO 14001, STO is Committed to employees and their communities)
 - Roofing shingle, Gaf-Elk (recycled content, with optimized Energy performance -title 24 compliant)
 - Windows- Andersen (indoor air Quality Certification, meets National Green Building standards, SCS recycled content certification)

Addressing Elevate Eagle:

ELEVATING OUR INCLUSIVE CULTURE

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

1-1.1. Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity. **Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure)**

1-1.2. Promote and encourage additional senior housing. Utilize the findings from the Eagle County Housing Needs Assessment to determine what regulations are needed, what the demand is, and appropriate areas for senior housing. **Response: units are 2 bedroom and could function well for a senior or others looking to downsize.**

1-1.3. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle's workforce housing efforts. **Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure)**

EXPAND AND DIVERSIFY THE TOWN'S ECONOMIC OPPORTUNITIES.

1-2.1. Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.

Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure)

1-2.2. Promote commercial development that fits the desired character of the community and its character areas.

a. Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.

Response: the property is close to I-70 and has commercial units that are appropriate in size for small and mid-sized businesses.

b. Improve signage to draw visitors from Interstate 70 and US Highway 6. **Response: Not addressed within this development nor applicable.**

1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.

Response: providing (9) commercial units that are appropriate for small and mid-sized businesses.

1-2.4. Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship. Response: providing employee worker housing close to businesses and location for businesses to provide goods and services near the business area of Chambers

1-2.5. Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors. Response: providing both employee worker housing and a place for small commercial businesses.

1-2.6. As development occurs, ensure the Town's overall mix of land uses remains aligned with community goals.

1-2.7. Support alternative work environments such as home-based businesses, location [1]neutral businesses, mobile vendors, as well as traditional brick and mortar establishments. Response: providing a place where one could have a home-based business and in a location that other smaller commercial businesses exist.

1-2.8. Encourage continued reinvestment in existing commercial areas. Response: The development takes a single entity use of contractor storage and transforms into a desired multiple use (nine businesses) area that is pleasing to work and to shop within and expands the existing 700 Chambers commercial uses and character.

1-2.9. Create a positive business environment that encourages (re)investment and expansion.

Response: this development expands the existing group of small businesses on Chambers and creates a place where these small businesses can exist without needing to do stand along buildings. Existing along side of other businesses creates a desired place to do business within Eagle's Commercial General zoned area.

1-2.10. Support the retention and expansion of regionally serving commercial and service uses.

Protect the light industrial areas from dilution and intrusion by other uses. Response: Development has addressed one of the town's hardest tasks. Where to house the work force needed for the commercial and service industries. By having worker housing within Eagle, it encourages businesses to stay local and not need to relocate elsewhere employees can be found and afford to live.

ELEVATING OUR UNIQUE CHARACTER

GOAL 2-6. POLICIES FOR THE WEST AND EAST GATEWAY AREAS (SHOWN ON MAP).

Response: While not in these areas, some of the goals are being addresses

2-6.5. Work to improve the appearance of developed areas at the Town's western and eastern edges.

Response: the property will become better-looking and more business friendly within the proposed development.

2-6.7. Work to phase out non-conforming and/or unsightly uses. Response: The Storage yard use is unsightly, and this development will be an improvement, creating a better impression for the Town of Eagle. Especially for visitors coming to use the Climbing Gym or visiting the businesses of this and the immediate area.

2-6.8. Ensure that new development in these areas includes architectural elements and treatments consistent and compatible with established design guidelines for the Town of Eagle. Response: Architecture shall comply

GOAL 2-7. POLICIES FOR THE INTERSTATE 70 INFLUENCE CHARACTER AREA (SHOWN ON MAP); INCLUDING THE MARKET STREET AREA, EBY CREEK ROAD AREA, AND THE CHAMBERS AVENUE AREA.

2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities. **Response: A sidewalk is proposed to be added to connect this property to the 700 Chambers development. We would propose a pervious path in gravel with metal landscape edger on a walkway along the east side of the detention pond to encourage a path of travel. This pervious path will not meet accessibility requirements due to impervious limitations on the site. But feel that this path is a good improvement and will promote controlled circulation.**

2-7.2. Workforce housing that directly supports on-site commercial or light industrial uses is considered an acceptable amount of residential in these districts. **Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure) and above nine commercial units.**

2-7.5. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the interstate corridor. **Response: Providing nine 2 bedroom housing units that are close to work, restaurants, shops, grocery, town and county transportation (buses, paths, and major road infrastructure) and above nine commercial units.**

2-7.6. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas. **Response: This development will create commercial activity.**

ELEVATING OUR ADVENTUROUS LIFESTYLE

GOAL 3-3. CONTINUE TO MAINTAIN THE INCREDIBLE TRAIL AND PARK SYSTEM AND FIND NEW OPPORTUNITIES FOR EXPANSION AND CONNECTIONS TO KEEP UP WITH THE ADVENTUROUS RESIDENTS' LIFESTYLE.

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

b. Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities. **Response: The Project has provided space for outdoor activities, connected the development to the 700 Chambers Development that connects with 700 Chambers sidewalks. The project connects with the world class climbing facility that is Eagle Climbing and Fitness.**

GOAL 3-4. PROTECT OPEN SPACE LANDS WITH HIGH CONSERVATION OR RECREATION VALUE IN AND SURROUNDING EAGLE. Response: While not an open space the detention pit is a non-developable area that is being transformed from a wild environment to an improved grass covered area that will be overlooked and become an asset to the areas' residents, rather than a negative.

ELEVATING OUR RELATIONSHIP WITH THE ENVIRONMENT

GOAL 4-2. FIND A BALANCE BETWEEN RECREATION AND PRESERVATION ALONG RIPARIAN AREAS TO PROTECT HABITATS AND WATER QUALITY.

4-2.1. Preserve and protect the quality of and integrity of wetlands, rivers, streams, and riparian areas. **Response: The preserved detention pit is a needed element to collect water from the area. This area is not only being preserved it is being improved to make it a more pleasant place to be around.**

4-2.3. Support measures to maintain and improve water quality and quantity. **Response: The detention pit does filter and controls the water run-off of the surrounding area.**

4-2.4. Support and enhance water conservation by implementing the adopted 2020 Water Efficiency Plan. **Response: The project will use all water conservation plumbing fixtures. The lawn area has been minimized to save on irrigation water to be required. Sodded areas are to use a drought tolerant and low water use seed mix. Sodded/grass area is only 7.5% of the total lot area. Plantings proposed are low water use specimens. An irrigation sensor will be installed on the system to not water when nature has provided enough moisture and only be provided at appropriate water schedules. Impervious coverage is compliant with Town of Eagle Standards.**

GOAL 4-3. SUPPORT AND DEMONSTRATE SUSTAINABILITY.

4-3.1. Enhance or create a tree canopy in new development areas or existing urban areas where tree cover is lacking. **Response: The project has proposed 30 bio diverse trees that will provide shade and screening. This will aid in the reduction of internal temperatures of the building and temperature on the parking lot surfaces.**

4-3.2. Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption.

a. Encourage all construction efforts to utilize green building practices. **Response: The project will use green building practices wherever possible. A full description of efforts is listed previously within this letter.**

4-3.3. Support and demonstrate the efficient use of natural resources. **Response: these 3 buildings are identical and will be able to reduce construction waste as compared to 3 unique buildings. The project is proposed to use wood stud construction and wood trusses. Wood is one of the best uses of embodied carbon and is relatively quickly replenished. Material within the building (the LP Smart siding and others) are products that use a high recycled content. Wood trusses for the roof and floor structure are fabricated in Colorado. Drywall can be sourced locally. Local workers will be constructing the project which will reduce fossil fuel use.**

4-3.4. Encourage the use of local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal in land use applications. **Response: The project has over 40% of the roof surface facing due south and will have solar panels or be solar ready.**

4-3.5. Support measures to maintain and/or improve air quality. **Response: This project will be all electric, eliminating the exhaust from gas burning heating and cooling systems.**

4-3.6. Encourage site designs and alternative transit incentives that reduce the demand for automobile trips in the area. **Response: This project has residential above commercial uses. The project is an infill site. This project is close to public transit. We have installed bike racks within the vestibule of the residential units to encourage non-automotive transportation. The project is walking or biking distance to grocery, restaurants, gym, water park, and other local businesses. ALL these contribute to lessen the need for automotive transportation.**

4-3.7. Support projects that promote water conservation and uphold the Water Conservation Plan, Source Water Protection Plan, and Brush Creek Management Plan. **Response: see item 4-2-4**

4-3.8. Support projects that promote and uphold the Climate Action Plan for the Eagle County Community. **Response: The project will address the Climate Action plan within the construction and materials used within and on the buildings. To include: durable materials, use of material with high recycled content, All electric development with high efficient heating/cooling/water heating, low water use plumbing fixtures, low water use/drought resistant landscape, sensor controlled irrigation system, solar ready roof design, proper building orientation to provide Passive Solar design, providing residential near commercial work opportunities to reduce need for auto transportation, project is close to Public transportation, providing EV charging auto station, Project will include a Trash/Compost/recycling program with separate containers for each, project is an infill site, preserving and improving the watershed/ filtration within the detention pond.**

ELEVATING OUR CONNECTIONS

GOAL 5-1. EXPAND OUR PUBLIC TRANSPORTATION NETWORK AND OPTIONS.

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

Response: The development is close to local bus stops, businesses, and amenities. The apartments within the development are close to businesses and could eliminate the need for frequent auto use.

GOAL 5-2. IMPROVE VEHICULAR TRAFFIC CIRCULATION. **Response: The project will have little effect on vehicular traffic on surrounding infrastructure due to the limited size of the development. We have reviewed this and traffic loads with the TOE. There is access from both Sawatch and through the 700 Chambers Development via the north/south access road.**

Thank you,

Jeffrey P Manley AIA
[Martin Manley Architects](#)
PO Box 5668
Eagle Colorado 81631
970-688-0326 (Cell)

PROJECT INFORMATION

Owner:	SAWATCH 263 RD LLC PO BOX 2322 AVON, CO 81620-2322
Location:	263 SAWATCH DRIVE (Subdivision: 700 CHAMBERS AVENUE SUBDIVISION Lot: 2) Parcel # 1939-333-45-001
Owner:	CHAMBERS 700 LLC (TRACT A) PO BOX 2322 AVON, CO 81620-2322
Location:	700 CHAMBERS AVE #E (Subdivision: 700 CHAMBERS AVENUE SUBDIVISION Tract: A RESUBDIVISION OF LOT 1) Parcel # 1939-333-45-005
Architect:	Martin Manley Architects Jeffrey P Manley, AIA jeff@martinmanleyarchitects.com 970-688-0326
Civil:	Yarnell Consulting & Civil Design, LLC Justin Yarnell, PE (CO) Justin@TheYarnells.com 970-323-7008
Surveyor:	Gore Range Surveying Sam Ecker 970-37603154
Struct. Eng.:	KRM....To be Determined
Contractor:	Patriacca Construction/DW Dantas Construction PO BOX 4556 EAGLE, CO 81631 970-328-7751
	PO BOX 2322 AVON, CO 81620 970-376-6111

PROJECT DESCRIPTION

3 buildings on the site that consist of 3 unit with each building. There is to be 1 commercial unit with an accessory apartment proposed...
* the commercial unit shall be deeded together with the apartment that is above.
* the project will combine Tract A and 263 Sawatch into a single lot

CODE SUMMARY

This project falls under the jursdiction of: The Town of Eagle Planning and Zonning and Building Department The 2015 International Building Code (IBC 2015) The 2015 National Electrical Code The Town of Eagle Municipal Code including adopted amendments	
Class of Work:	New Construction
Type of Occupancy:	B/R-2
Type of Construction:	Type V-b (Sprinklered)
Levels:	2-story

FIRE DEPT. SUMMARY

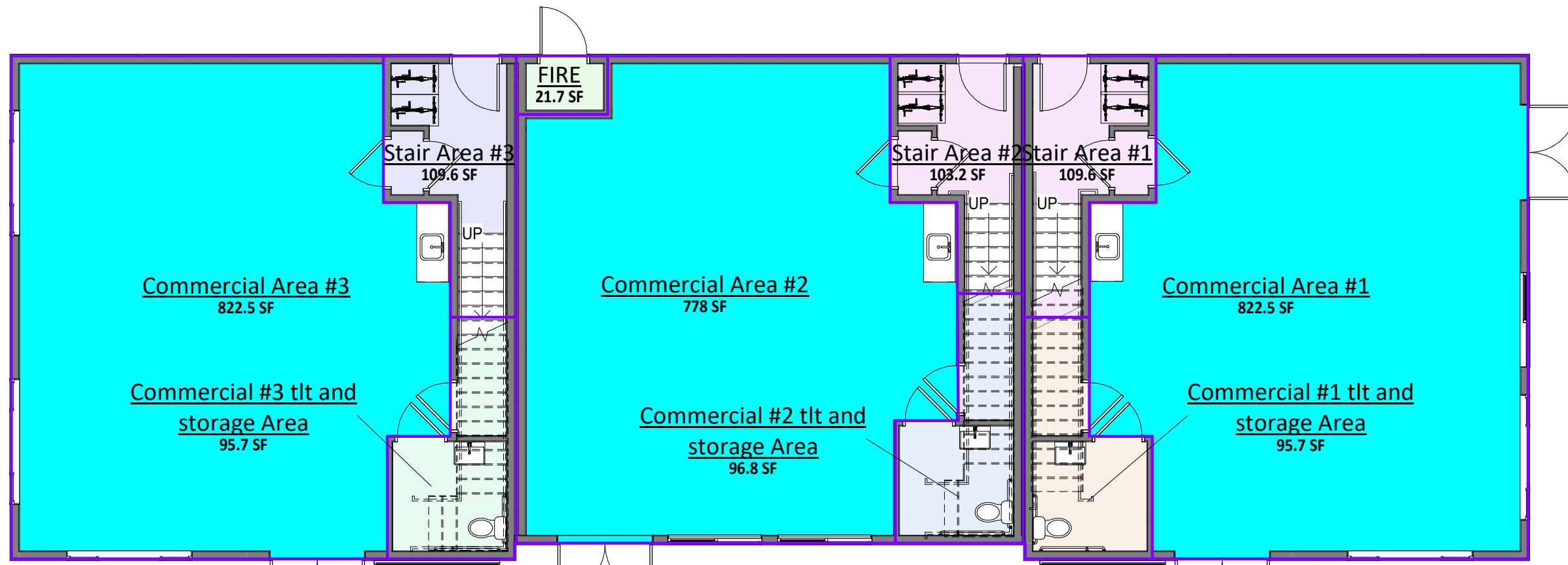
Smoke Detectors and Carbon Monoxide alarms must be installed IN ALL DWELLING UNITS, and be installed per 2021 IFC and fire alarm installation standards.
AN AUTOMATIC FIRE-SPRINKLER SYSTEM AND MONITORED FIRE ALARM MUST BE INSTALLED PER FIRE DEPT. REQUIREMENTS.

GENERAL NOTES

THESE CONSTRUCTION DOCUMENTS INCLUDING ARCHITECTURAL SHEETS HAVE BEEN PREPARED IN RESPONSE TO THE SPECIFIC BASIC SERVICES REQUESTED BY THE OWNER CONTEMPLATING CONTINUED INVOLVEMENT, SELECTIONS AND DECISION MAKING BY THE GENERAL CONTRACTOR AND OWNER THROUGH COMPLETION OF CONSTRUCTION.
THESE DOCUMENTS INDICATE THE SCOPE OF ARCHITECTURAL DESIGN CONCEPTS APPROVED BY THE OWNER AND INCLUDE DIMENSIONS OF THE BUILDING, THE TYPES OF STRUCTURAL SYSTEMS AND AN OUTLINE OF THE ARCHITECTURAL AND STRUCTURAL ENGINEERING ELEMENTS OF CONSTRUCTION.
THESE CONSTRUCTION DOCUMENTS PROVIDE THE SCOPE OF SERVICES AS OUTLINED IN THE AGREEMENT FOR ARCHITECTURAL SERVICES AND THEREFORE DO NOT NECESSARILY INDICATE OR DESCRIBE ALL MATERIALS REQUIRED FOR FULL PERFORMANCE AND COMPLETION OF THE WORK.
IT IS THE UNDERSTANDING OF THE ARCHITECT AND ENGINEER THAT THE GENERAL CONTRACTOR SHALL FURNISH ALL WORK REQUIRED FOR PROPER COMPLETION OF THE WORK AND THAT THE WORK SHALL BE OF SOUND AND QUALITY CONSTRUCTION IN ACCORDANCE WITH INDUSTRY STANDARDS AND ALL MANUFACTURERS SPECIFICATIONS, INSTRUCTIONS, AND WARRANTY REQUIREMENTS.
THE CONTRACTOR, BASED ON THE FOREGOING, SHALL PREPARE FOR OWNER REVIEW A REALISTIC BUDGET WITH A LATITUDE OF PRICES BASED ON ASSUMPTIONS OF SCOPE OF WORK AND OWNER PRODUCT SELECTIONS.
CONTRACTOR'S RESPONSIBILITIES: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL EXISTING CONDITIONS, CONSTRUCTION DOCUMENTS, STRUCTURAL DOCUMENTS, MUNICIPAL AND/OR COUNTY ZONING CODES, PERTINENT IBC 2015 CODE REQUIREMENTS, AND GENERAL SPECIFICATIONS.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MECHANICAL AND ELECTRICAL ENGINEERING, DESIGN, SPECIFICATIONS AND DRAWINGS AS REQUIRED FOR BUILDING PERMIT AND APPROVAL BY OWNER AND ARCHITECT.

SAWATCH
LOT 2 DEVELOPMENT
263 SAWATCH DRIVE
EAGLE COLORADO 81631
10-07-23

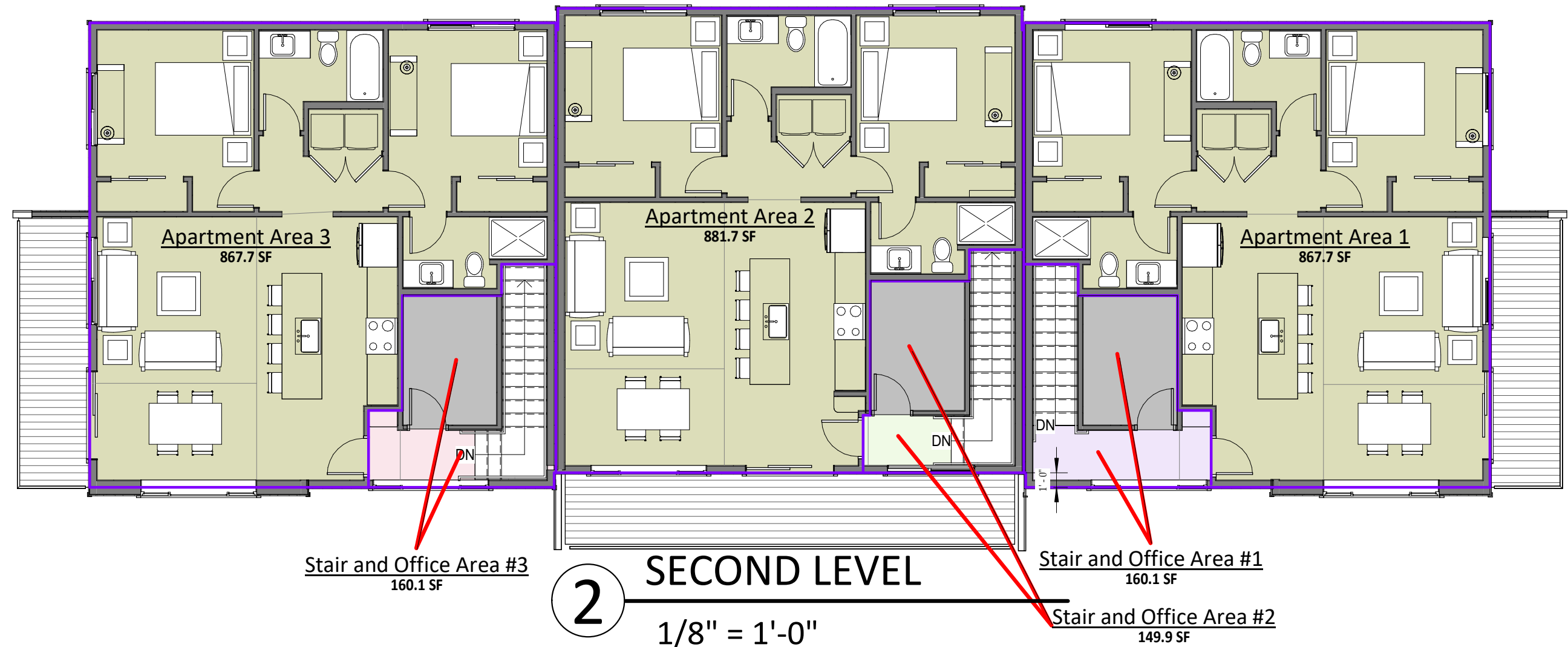
DEVELOPMENT PLAN PHASE



All 3 Commercial spaces (without counting storage under stair, 2nd level stair/hall, or toilet room) = 2423 s.f. + (3) 63.2 s.f. offices on second level= **2612.6 s.f.** each bldg 2612.6 s.f. x 3 bldgs =7837.8 s.f. (AREA to be used for parking calculations)

1 GROUND LEVEL
1/8" = 1'-0"

THIS 2612.6 AREA =THE COMMERCIAL AREAS IN BLUE AND THE GRAY OFFICES ON THE 2nd LEVEL.



2 SECOND LEVEL
1/8" = 1'-0"

MATERIALS & COLORS

Roofing: 50 -Year Asphalt shingle
Elk-Gaf, Prestique High Def, Weathered Wood

Flashing and Gutters:
Paint lock aluminum Color: dark bronze

Decks: Synthetic Gray
(Class B Flame Spread)

Walks: Concrete slab

Drive: Asphalt drive

Windows: Fiberglass composite windows and doors
Color: Dark Bronze

Cement Stucco system:
Very Light Hand Trowel-freeform square corners
Sto- Indiana Limestone 10622 LRV 60

Field Siding: 8" Lap Siding, LP Smart Siding,
Color: LP Color Strand Sand



Accent Siding South North building: 8" Lap Siding, LP Smart Siding,
Color: Chelsea Gray HC-168 (Benjamin Moore)

Accent Siding Center building: 8" Lap Siding, LP Smart Siding,
Color: Slate Tile SW 7624 (Shermin Williams)

Accent Siding North building: 8" Lap Siding, LP Smart Siding,
Color: Witching Hour 2120-30 (Benjamin Moore)

Corner trim and window/door trim, 4" Color: match adjacent siding color

Fascia 1x4 and 1x8 Fascia Trim
Color: Witching Hour 2120-30 (Benjamin Moore)

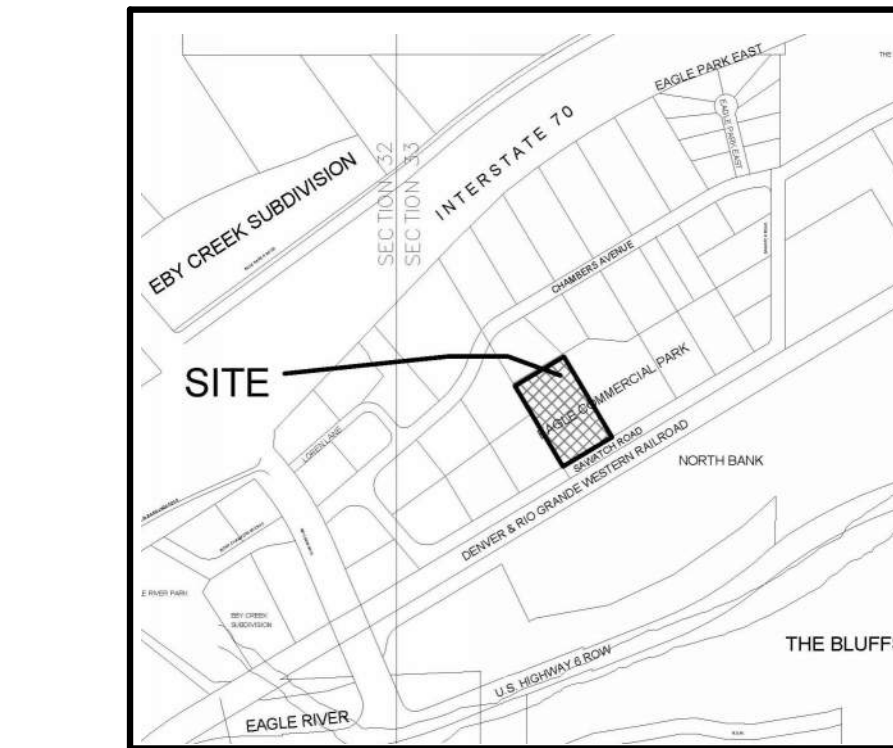
Railing: Pickets and Rails metal, Black

Area Schedule (Residential unit 1)		Area Schedule (Commercial unit...)		Area Schedule (Commercial)	
Name	Area	Name	Area	Name	Area
Apartment Area 1	867.7 SF	Commercial Area #1	822.5 SF	Commercial Area #3	822.5 SF
Grand total: 1	867.7 SF	Stair Area #1	109.6 SF	Commercial Area #2	778 SF
		Commercial #1 tlt and storage Area	95.7 SF	Commercial Area #1	822.5 SF
		Stair and Office Area #1	160.1 SF	Stair Area #3	109.6 SF
		Grand total: 4	1188 SF	Stair Area #2	103.2 SF
				Stair Area #1	109.6 SF

Area Schedule (Residential unit 2)		Area Schedule (Commercial unit 2)		Area Schedule (Commercial)	
Name	Area	Name	Area	Name	Area
Apartment Area 2	881.7 SF	Commercial Area #2	778 SF	Commercial #2 tlt and storage Area	96.8 SF
Grand total: 1	881.7 SF	Stair Area #2	103.2 SF	Commercial #1 tlt and storage Area	95.7 SF
		Commercial #2 tlt and storage Area	96.8 SF	Stair and Office Area #2	149.9 SF
		Stair and Office Area #2	149.9 SF	Stair and Office Area #2	149.9 SF
		Grand total: 4	1128 SF	Stair and Office Area #1	160.1 SF

Area Schedule (Residential unit 3)		Area Schedule (Commercial unit 3)		Area Schedule (Commercial)	
Name	Area	Name	Area	Name	Area
Apartment Area 3	867.7 SF	Commercial Area #3	822.5 SF	Commercial Area #3	822.5 SF
Grand total: 1	867.7 SF	Stair Area #3	109.6 SF	Commercial #3 tlt and storage Area	95.7 SF
		Commercial #3 tlt and storage Area	95.7 SF	Stair and Office Area #3	160.1 SF
		Stair and Office Area #3	160.1 SF	Grand total: 4	1188 SF

Area Schedule (whole building)		Area Schedule (Commercial area...)		Area Schedule (General common...)	
Name	Area	Name	Area	Name	Area
Commercial Area #3	822.5 SF	Commercial Area #3	822.5 SF	Stair Area #3	109.6 SF
Commercial Area #2	778 SF	Commercial Area #2	778 SF	Stair Area #2	103.2 SF
Commercial Area #1	822.5 SF	Commercial Area #1	822.5 SF	Stair Area #1	109.6 SF
Stair Area #3	109.6 SF	Grand total: 3	2423 SF	Stair and Office Area #3	160.1 SF
Stair Area #2	103.2 SF			Stair and Office Area #2	149.9 SF
Stair Area #1	109.6 SF			Stair and Office Area #1	160.1 SF
Apartment Area 1	867.7 SF			Grand total: 6	792.6 SF
Apartment Area 2	881.7 SF				
Apartment Area 3	867.7 SF				
FIRE	21.7 SF				
Commercial #3 tlt and storage Area	95.7 SF				
Commercial #2 tlt and storage Area	96.8 SF				
Commercial #1 tlt and storage Area	95.7 SF				
Stair and Office Area #3	160.1 SF				
Stair and Office Area #2	149.9 SF				
Stair and Office Area #1	160.1 SF				
Grand total: 16	6142.9 SF				



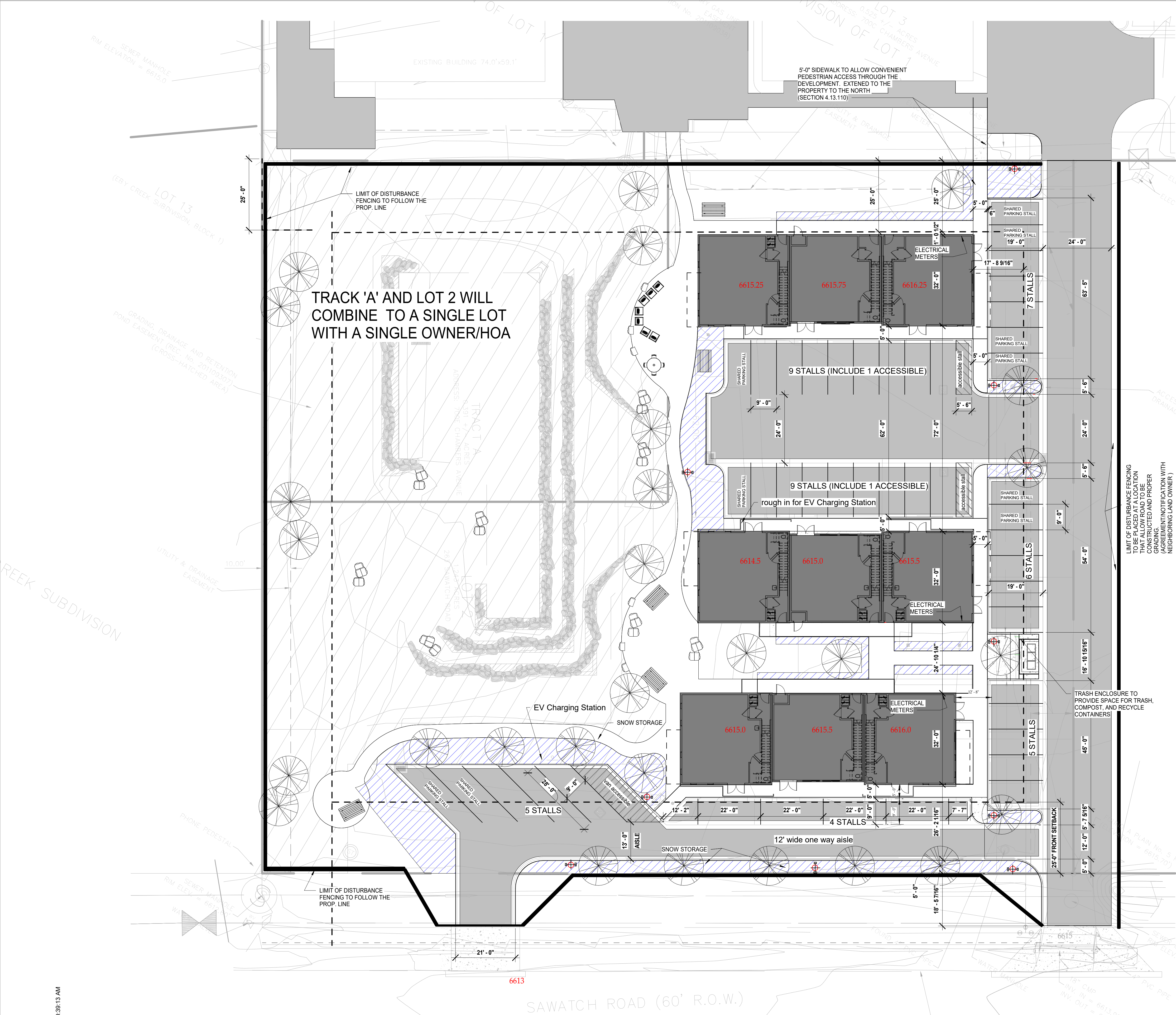
VICINITY MAP

REVISIONS		Date
No.	Description	

SAWATCH
LOT 2 DEVELOPMENT
263 SAWATCH DRIVE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE

NOT FOR CONSTRUCTION

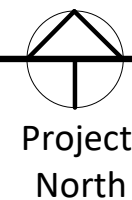
Date :	10-07-23
Project Number:	2303
COVER SHEET	
A0.0	



DUST CONTROL STRATEGIES:

1. Soil stockpile areas must be covered or sprayed with a palliative to prevent dust from wind, and all travel routes shall be treated to prevent dust during dry periods.
2. During construction, all driveway, parking and lay-down areas must be covered with at least three inches of three quarter inch screened rock.
3. During construction, all sediment control features and fencing must be maintained in good working order.
4. If needed, public roads adjacent to the Construction Site must be scraped and/or broomed at the end of the workday to remove transported material.

1 SITE PLAN
1/16" = 1'-0"



GENERAL NOTES:

1. LIGHTING WITHIN PARKING AREAS IN THE COMMERCIAL GENERAL ZONE ARE TO BE ON A TIMER TO OPERATE Lights on until one hour after closing or servicing PER SECTION 4.07.010

PARKING LOT 25' TALL LIGHT POLE SYMBOL



2. TRASH ENCLOSURE IS TO BE ON A CONCRETE PAD AND BE CLAD IN THE SAME MATERIALS AS THE BUILDING. LP SMART LAP SIDING ON WALLS WITH AN ASPHALT SHINGLE ROOF. LARGE ENOUGH TO HOUSE TRASH, COMPOSTIBLES, AND RECYCLING CONTAINERS



PARKING STALL SIZES:

90 DEGREE= 9'X19' STALLS
PARALLEL= 9'X22' STALLS
45 DEGREE = 9'X19.8' STALLS WITH 13' AISLE WIDTH

PARKING MATRIX:

RESIDENTIAL: 4.07.140.1.b multi family

2 SPACES PER 2 BEDROOM UNIT
(3) BUILDINGS OF (3) 2 BEDROOM UNITS AT 2 PER UNIT
= 18 PARKING STALLS

GUEST:

9 UNITS /6 GUEST STALLS = 1.5 OR 2 SPACES

Count for unknown commercial space is 225 s.f. per stall 4.07.140.6

1 SPACE PER 225 S.F.

(3) BUILDINGS OF 2,625.2 S.F. OF COM. SPACE =3 X 2,625.2 S.F.

=7,875.6 S.F./225 = 35 STALLS

TOTAL = 18 RESIDENTIAL + 2 GUEST + 35 COMMERCIAL = 55 STALLS

(INCLUDE 3 ACCESSIBLE 1 per 15 stalls commercial + 1 for each 40 more=3)
45 STALLS provided - 55 STALLS required = - 10 STALLS

Variance request: per section 4.07.140.H. Joint use of parking spaces

Request: a total of 10 stalls are to be used jointly since the residential and the commercial will require parking at opposite times.

Variance request: per section 4.07.140.F.2 Off-Street Parking spaces are not allowed within the front yard setback on any lot containing 3 or more dwellings. Request: Sawatch Road is secondary street within the area. The 9 parking stalls are within or partially within the front yard setback. The closest parking stall point is 51' from the Sawatch Road's edge. Trees have been planned to provide a landscape buffer to the street.

Variance request: per section 4.07.140.L.6.a.iv Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from lot onto adjacent property and to screen views into parking lots. Request: The east side of the lot has a deeded fire lane/access road that spits this property to the property to the east. Flat lot area outside the detention pit and limitations on impervious site coverage of paving are limiting factors to creating adequate parking lot landscape buffer between the access road and the parking. Head in parking off the access road is most practical to use and consistent with parking layouts of other Chambers' Ave businesses.

Standards of the CG Zone District

Allowed

Minimum Lot Area 20,000 sq. ft.
Minimum Front Yard 25 ft.
Minimum Side Yard > of 12.5 ft. or 1/2 building ht
Minimum Rear Yard = 25'-0"
Maximum Building Height 35 ft. to mid span
Maximum Lot Coverage 80% (56,941.63 s.f. max.)
Maximum Impervious by building = 50% (35,588.52 max.)
Maximum Impervious by impervious paving = 30% (21,353.112 max.)
Minimum Landscape Area 20% (14,235.41 s.f. min.)

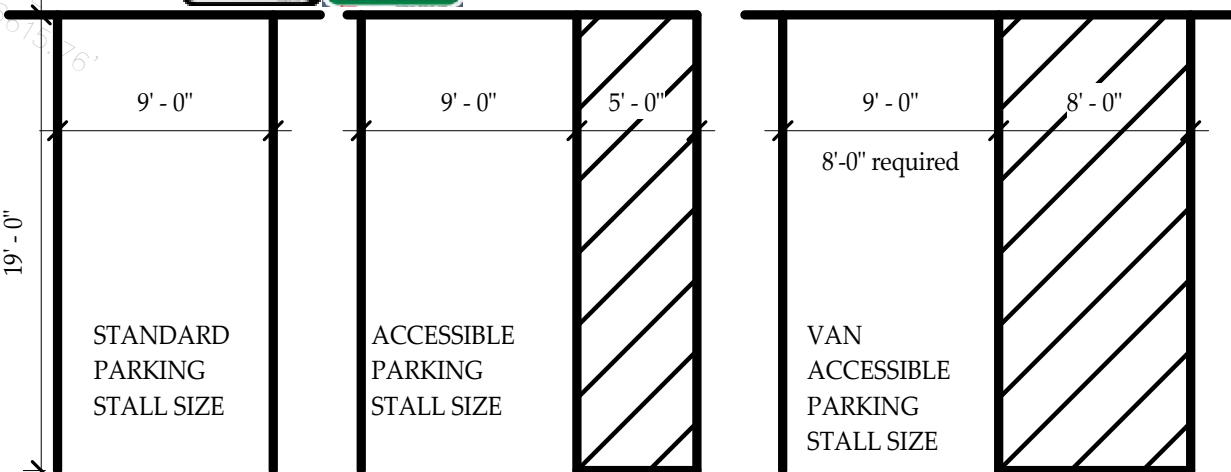
Proposed

Lot size = TRACT 'A'.391 + LOT 2 1.243 acres = 1.634 acres =71,177.04 s.f.
Proposed Front Yard Setback 25 ft.
Proposed Side Yard 12.5 ft. or 1/2 bldg ht of 17'6".
Rear Yard 25'-0"
Building Height <35'-0" (28'-9"), to mid span
Proposed Lot Coverage=
by sidewalks, drives and parking = 21,350.75 s.f. (29.9% < 30%)
by building (3,040.58 X 3 buildings)= 9,121.74 s.f. (12.81% < 50%)
total= 30,492.49 s.f. (42.8% of lot < 80%)
Proposed Landscape Area = 57.2% of lot (40,704.55 s.f. >20%)

Snow storage: 20 % of 21,350.75 s.f. of pavement = 4270 s.f.,
Provided SNOW STORAGE= 4300 s.f.



2 ACCESSIBLE PARKING
1/8" = 1'-0"



263 SAWATCH

COMMERCIAL WITH RESIDENCE

EAGLE COLORADO 81631

DEVELOPMENT PLAN PHASE

Date 09.26.23

Project number 2303

SITE PLAN

A1.1

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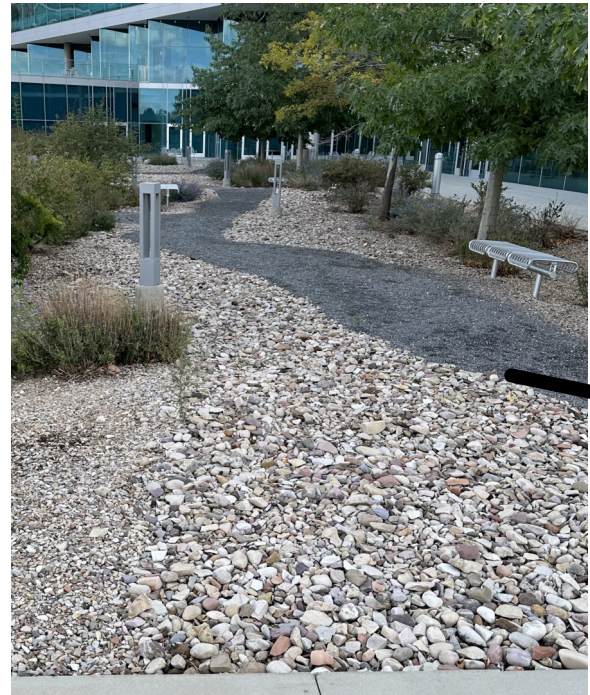
REVISIONS

Description

No.

Date

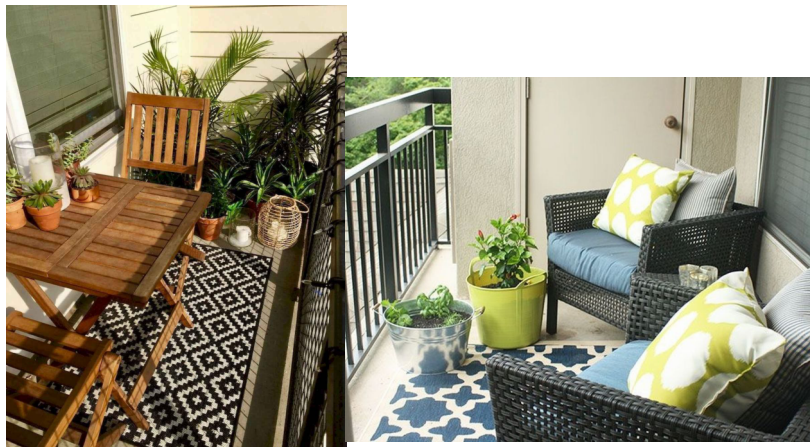
4' TALL SPLIT RAIL FENCE WITH METAL MESH
POSITION ABOUT 1/3 DOWN FROM TOP OF
DETENTION PIT RIM



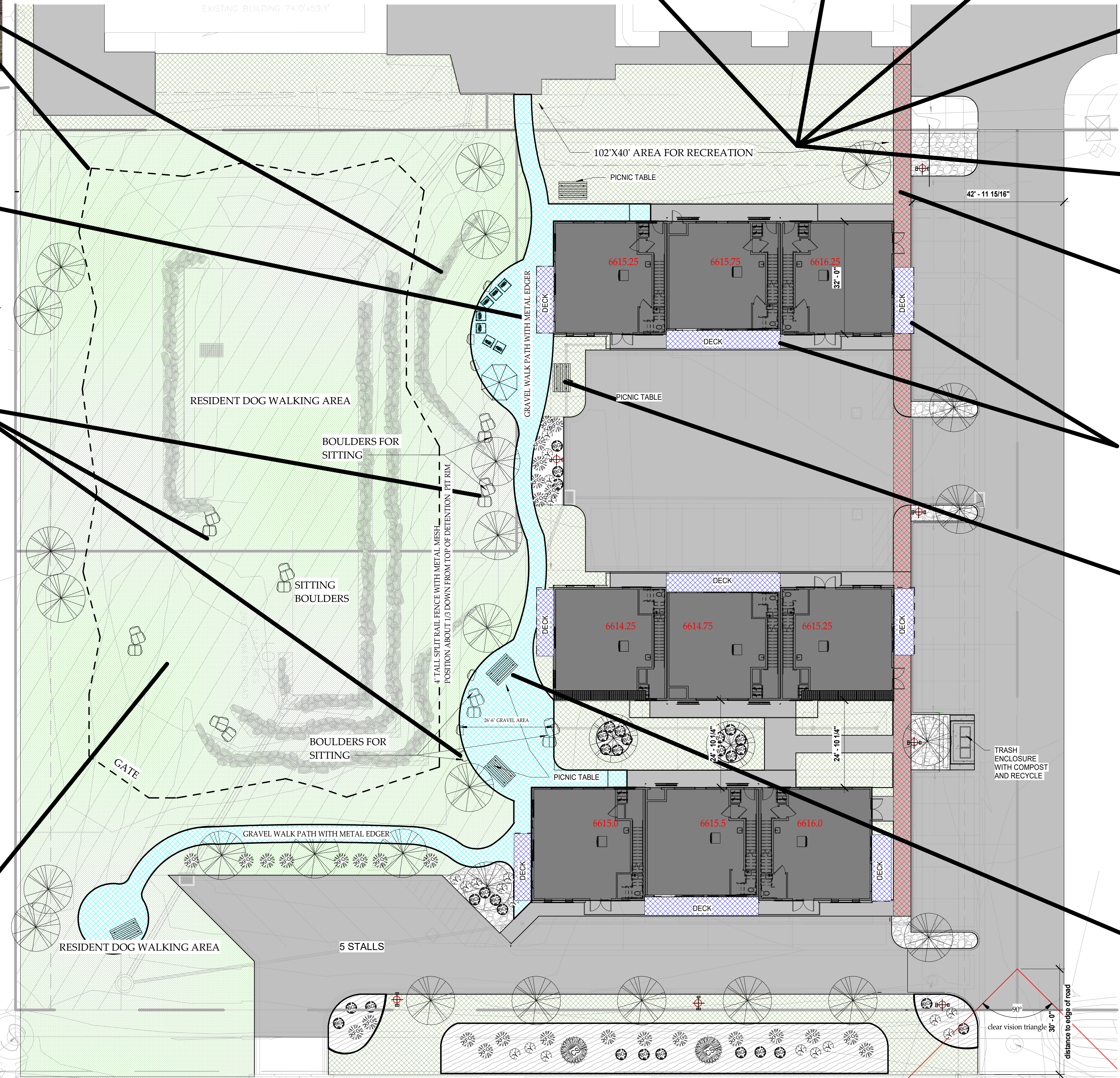
GRAVEL PATH WITH METAL EDGER



PAVED PATHWAY
CONNECTING
263 SAWATCH TO
700 CHAMBERS
DEVELOPMENT



APARTMENT DECKS



1 OUTDOOR RECREATION PLAN
1/16" = 1'-0"
Project North

MARTIN MANLEY ARCHITECTS
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No.	Description	Date

263 SAWATCH
COMMERCIAL WITH RESIDENCE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE

Date 09.26.23
Project number 2303
RECREATION DIAGRAM
A1.3

WINDOW SCHEDULE				
Mark	Family	Width	Height	Comments
1a	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1d	FIXED PICTURE	6' - 0"	2' - 0"	
1e	FIXED PICTURE	6' - 0"	2' - 0"	
1f	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1g	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1h	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1i	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
1j	SLIDER	6' - 0"	4' - 0"	
1k	SLIDER	5' - 0"	5' - 0"	
1l	SLIDER	6' - 0"	5' - 0"	
2a	SLIDER	6' - 0"	5' - 0"	
2d	SLIDER	6' - 0"	5' - 0"	
2g	FIXED PICTURE	6' - 0"	2' - 0"	
2h	FIXED PICTURE	6' - 0"	2' - 0"	
2i	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	

WINDOW SCHEDULE				
Mark	Family	Width	Height	Comments
2j	SLIDER	6' - 0"	5' - 0"	
2k	SLIDER	6' - 0"	5' - 0"	
2l	SLIDER	6' - 0"	5' - 0"	
3a	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
3d	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
3e	SLIDER	6' - 0"	5' - 0"	
3f	FIXED PICTURE	6' - 0"	2' - 0"	
3g	FIXED PICTURE	6' - 0"	2' - 0"	
3h	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
3i	SLIDER 3_Panel-XOX	8' - 0"	5' - 0"	
3j	SLIDER	6' - 0"	5' - 0"	
3k	SLIDER	5' - 0"	5' - 0"	
3l	SLIDER	6' - 0"	4' - 0"	

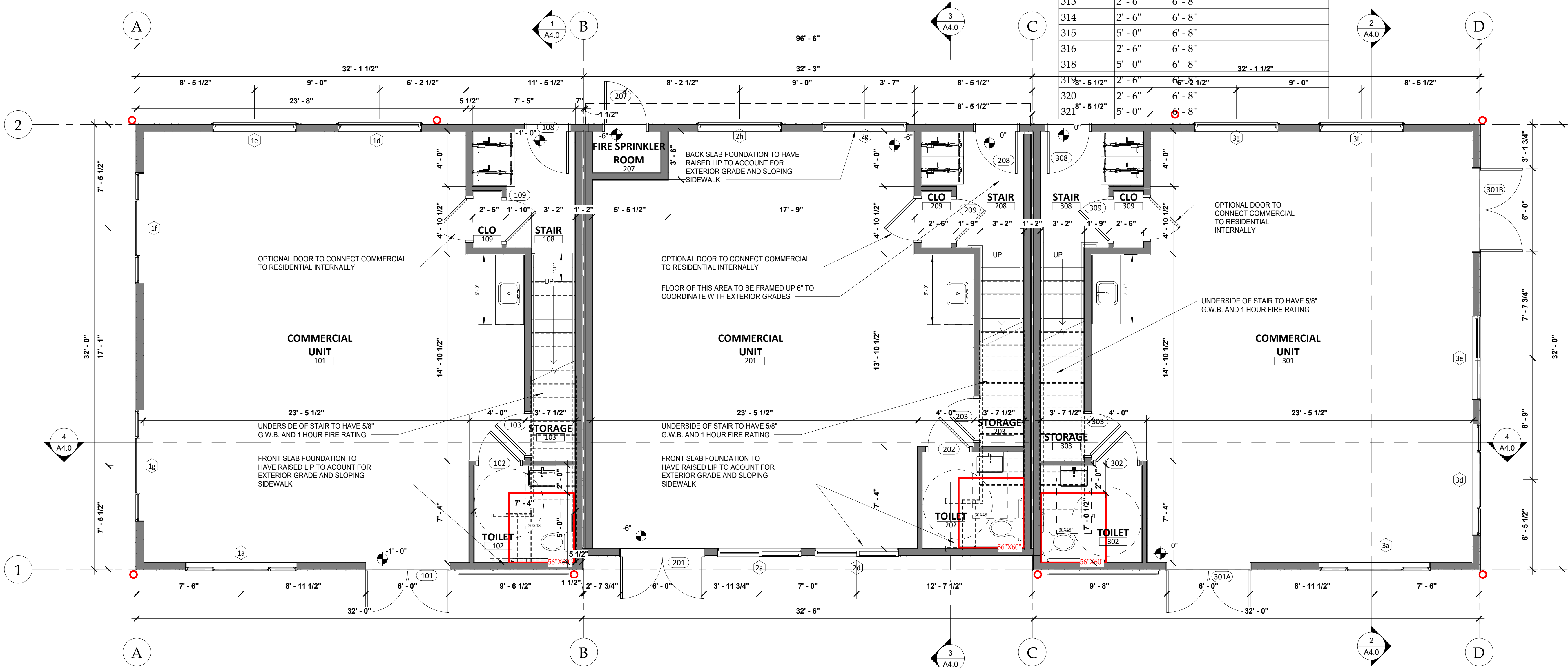
WINDOW SCHEDULE				
Mark	Family	Width	Height	Comments

- WINDOW NOTES:
1. ALL WINDOWS SHALL BE DOUBLE-PANED FIBERGLASS/COMPOSITE UNLESS OTHERWISE NOTED.
 2. U-VALUE OF .30 MAXIMUM. (SEE INSULATION SUMMARY).
 3. ALL WINDOWS TO RECEIVE LOW-E TREATMENT.
 4. ALL SIZES SHOWN ARE NOMINAL. CONTRACTOR TO VERIFY ROUGH-OPENING SIZES WITH CHOSEN WINDOW MANUFACTURER.
 5. WINDOWS MUST DISPLAY MANUFACTURER SPECS INCLUDING U-VALUES PRIOR TO INSPECTIONS.
 6. LOW WINDOWS SHALL RECEIVE MANUFACTURERS' OPENING LIMITER AS REQUIRED BY BUILDING CODE IF SILL IS < 3'-0" ABOVE INTERIOR FINISHED FLOOR AND THE SILL OF THE WINDOW IS MORE THAN 5'-0" ABOVE EXTERIOR GRADE.
 7. CONTRACTOR AND WINDOW SUPPLIER TO CONFIRM ALL LOCATIONS OF TEMPERED GLASS AND PROVIDE ACCORDINGLY.
 8. ALL SLIDING AND HINGED PATIO DOORS ARE TO BE PROVIDED BY THE WINDOW MANUFACTURE.

DOORS SCHEDULE			
Mark	Width	Height	Comments
101	6' - 0"	8' - 0"	
102	3' - 0"	7' - 0"	
103	3' - 0"	5' - 0"	
108	3' - 0"	7' - 0"	
109	3' - 0"	7' - 0"	
110	6' - 0"	8' - 0"	
113	2' - 6"	6' - 8"	
114	2' - 6"	6' - 8"	
115	5' - 0"	6' - 8"	
116	2' - 6"	6' - 8"	
117	3' - 0"	7' - 0"	
118	5' - 0"	6' - 8"	
119	2' - 6"	6' - 8"	

DOORS SCHEDULE			
Mark	Width	Height	Comments
214	2' - 6"	6' - 8"	
215	5' - 0"	6' - 8"	
216	2' - 6"	6' - 8"	
218	5' - 0"	6' - 8"	
219	2' - 6"	6' - 8"	
220	2' - 6"	6' - 8"	
221	5' - 0"	6' - 8"	
301A	6' - 0"	8' - 0"	
301B	6' - 0"	8' - 0"	
302	3' - 0"	7' - 0"	
303	3' - 0"	5' - 0"	
308	3' - 0"	7' - 0"	
309	3' - 0"	7' - 0"	
310	6' - 0"	8' - 0"	
313	2' - 6"	6' - 8"	
314	2' - 6"	6' - 8"	
315	5' - 0"	6' - 8"	
316	2' - 6"	6' - 8"	
318	5' - 0"	6' - 8"	
319	8' - 5 1/2"	6' - 8 1/2"	
320	2' - 6"	6' - 8"	
321	8' - 5 1/2"	6' - 8"	

DOORS SCHEDULE			
Mark	Width	Height	Comments
120	2' - 6"	6' - 8"	
121	5' - 0"	6' - 8"	
122	3' - 0"	7' - 0"	
123	3' - 0"	7' - 0"	
124	2' - 6"	6' - 8"	
125	2' - 6"	6' - 8"	
126	2' - 6"	6' - 8"	
201	6' - 0"	8' - 0"	
202	3' - 0"	7' - 0"	
203	3' - 0"	5' - 0"	
207	3' - 0"	7' - 0"	
208	3' - 0"	7' - 0"	
209	3' - 0"	7' - 0"	
210	6' - 0"	8' - 0"	
213	2' - 6"	6' - 8"	



NOTE:
EACH UNIT IS TO HAVE THE GROUND LEVEL TO DOWN
STEP 6" TO COORDINATE WITH GRADE.
SECOND LEVEL IS TO REMAIN CONSTANT.

2 .GROUND LEVEL FLOOR PLAN
1/4" = 1'-0"



REVISIONS		Date
No.	Description	

SAWATCH
LOT 2 DEVELOPMENT
263 SAWATCH DRIVE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE

Date	10-07-23
Project number	2303
GROUND LEVEL PLAN	
A2.1	

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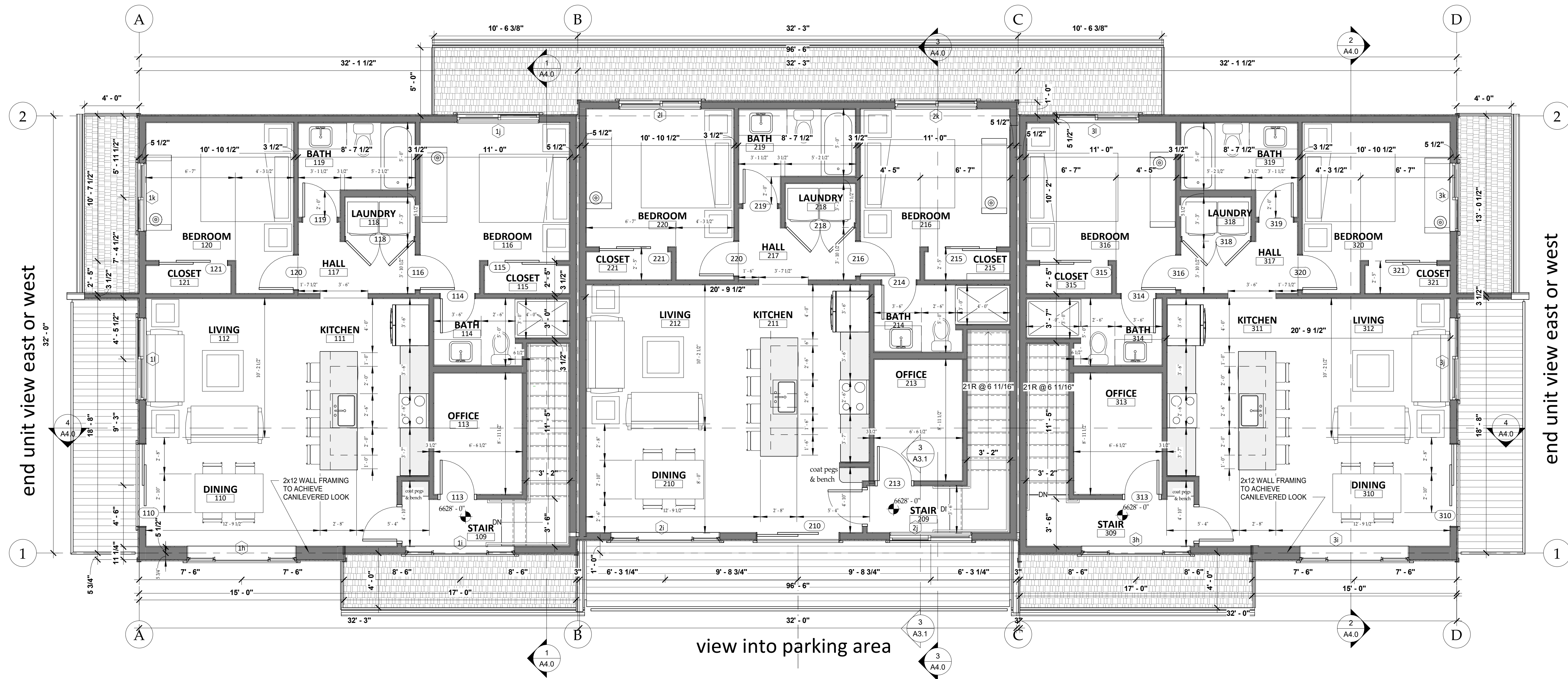
970.328.5151 OFFICE

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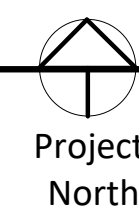
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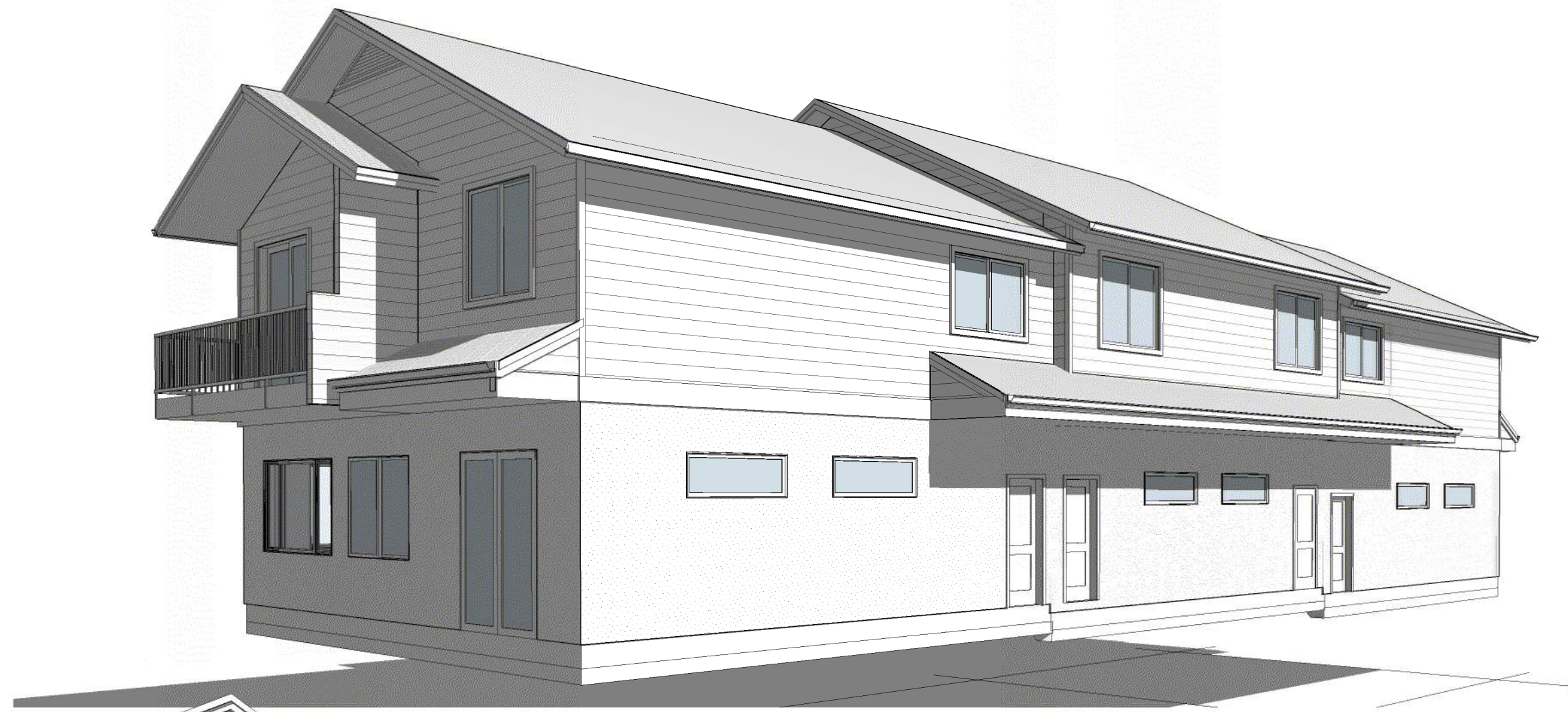
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Date	10-07-23
Project number	2303
SECOND LEVEL PLAN	
A2.2	



1 .SECOND LEVEL FLOOR PLAN
1/4" = 1'-0"

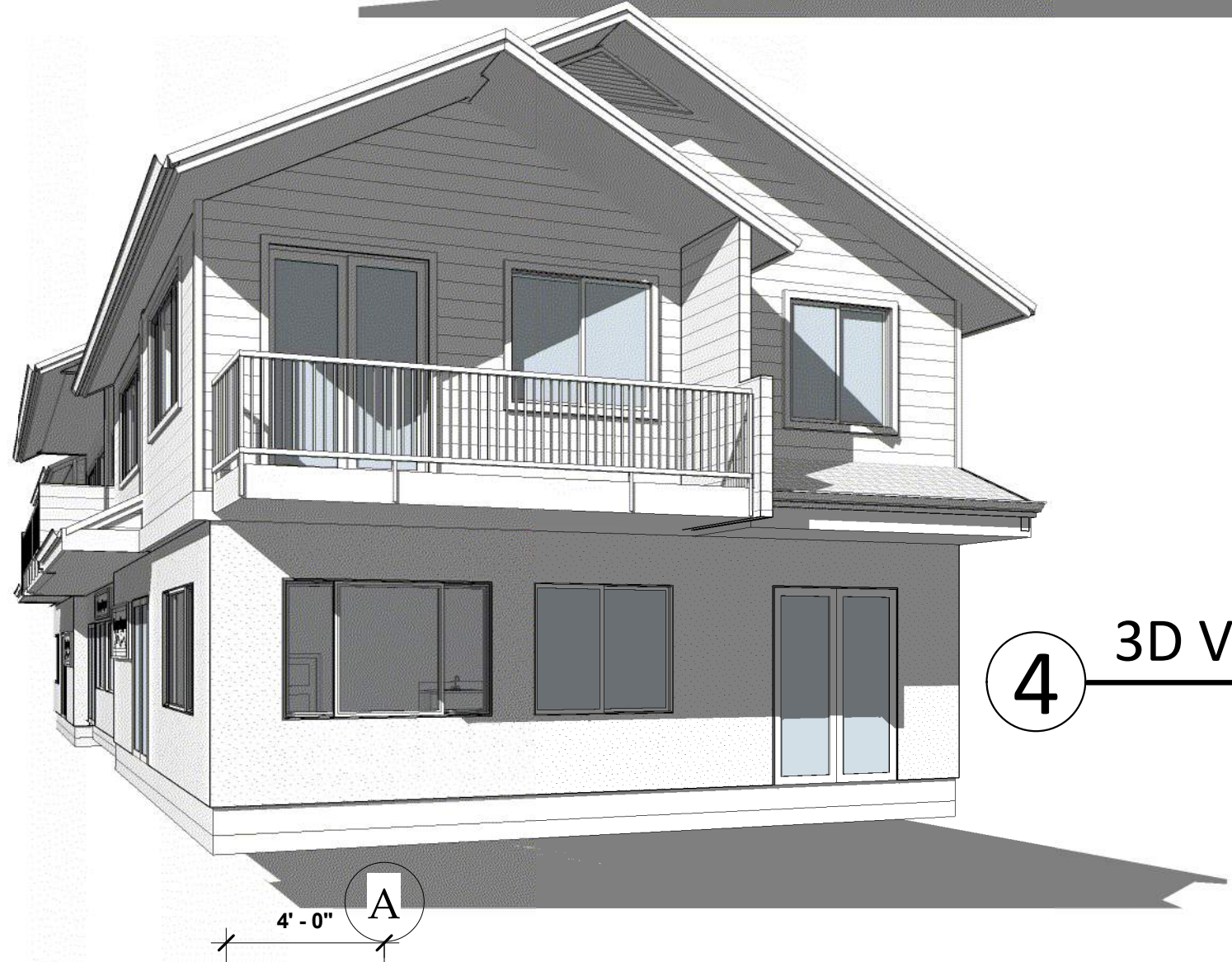




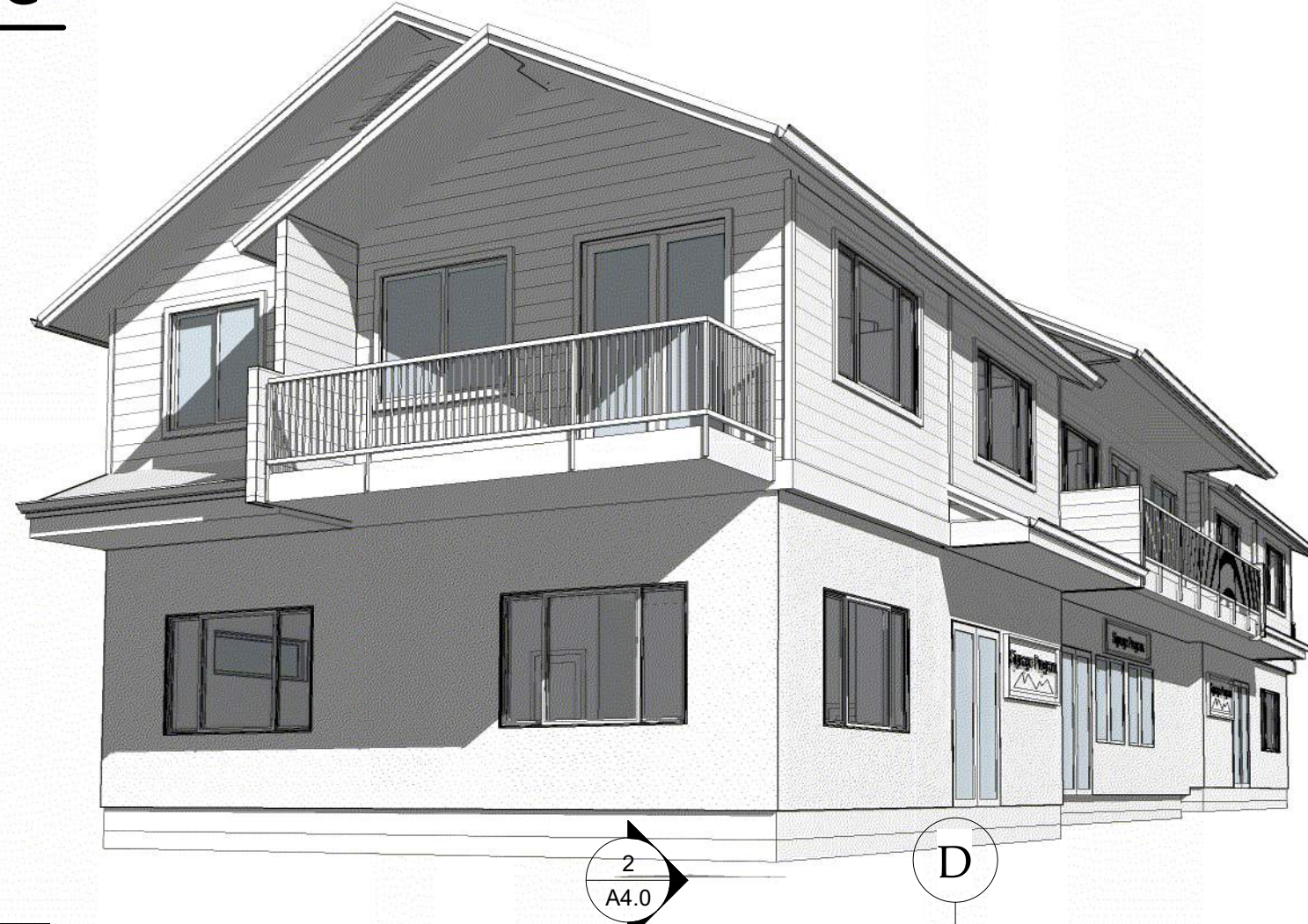
3 3D OF BACK OF BUILDING



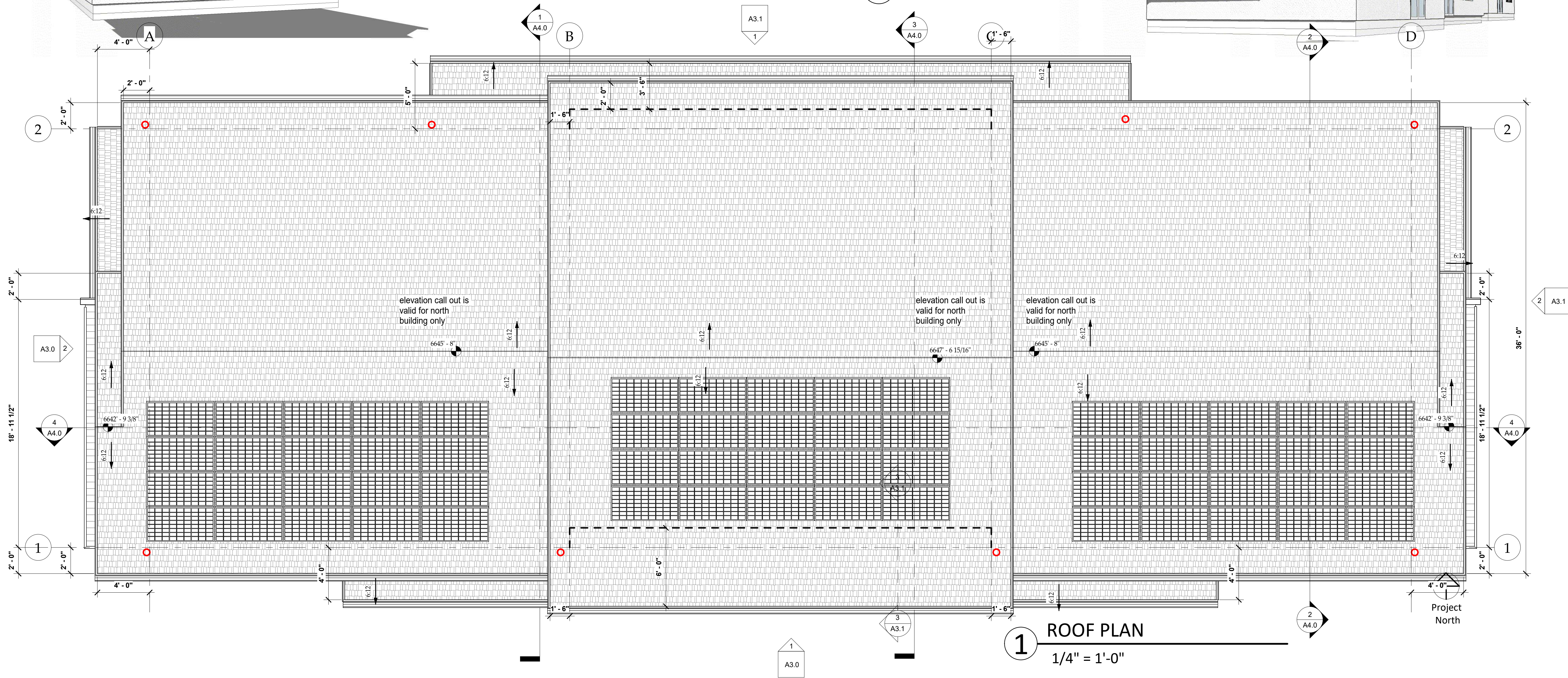
2 3D FROM FRONT PARKING



4 3D VIEW FROM ACCESS ROAD



5 3D VIEW FROM PIT SIDE



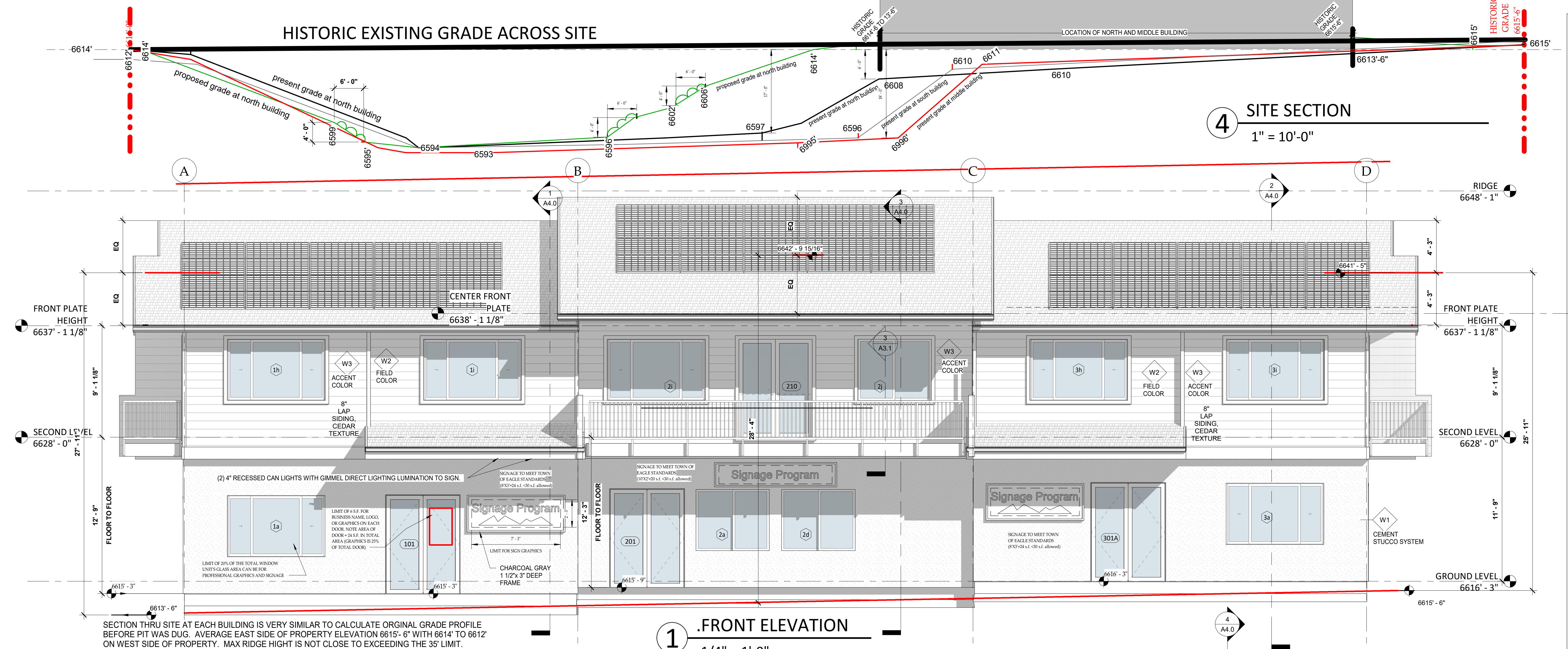
1 ROOF PLAN
1/4" = 1'-0"

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No.	REVISIONS Description	Date

SAWATCH
LOT 2 DEVELOPMENT
263 SAWATCH DRIVE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE

10-07-23
2303
ROOF PLAN
A2.3



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No.	Description	Date

SAWATCH

LOT 2 DEVELOPMENT

263 SAWATCH DRIVE
EAGLE COLORADO 81631
DEVELOPMENT PLAN PHASE

Date	10-07-23
Project number	2303
EXTERIOR ELEVATIONS	A3.0

D:\DROPBOX\PROJECT FILES\19.022-263 SAWATCH DRIVE, EAGLE\PLANS\C1.0 COVER SHEET

MIXED-USE DEVELOPMENT

263 SAWATCH ROAD // PARCEL NUMBER 1939-333-45-001

LOT 2, 700 CHAMBERS SUBDIVISION, SECTION 33, TOWNSHIP 4 SOUTH, RANGE 84 WEST OF
THE 6TH PRINCIPAL MERIDIAN, TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

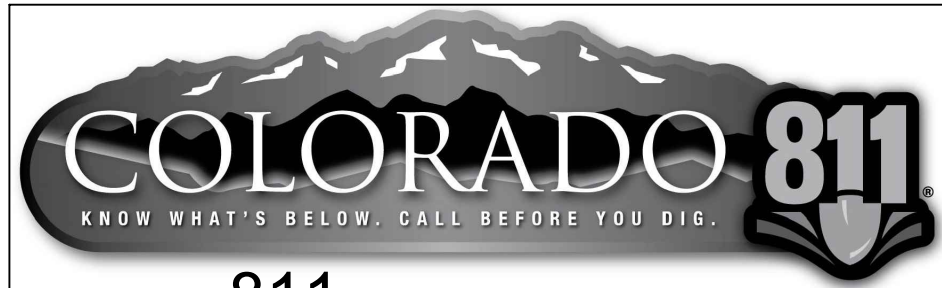
LEGEND

EXISTING		PROPOSED
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SECTION LINE	
	EASEMENT	
	RETAINING WALL	
	CURB & GUTTER	
	ASPHALT	
	CONCRETE/ SIDEWALK	
	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	
	GAS LINE	
	DRIVE	
	SPOT ELEVATIONS	



VICINITY MAP

SCALE: 1"=100'



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.

BASIS OF BEARING AND BENCHMARK:

BASIS OF BEARING: BEARINGS ARE BASED UPON AN ASSUMED BEARING OF S30°52'00"E
OF THE WESTERLY LIMIT OF LOT 1.

BENCHMARK: SEWER MANHOLE EC2 IN CHAMBERS AVENUE NEAR THE NORTHWEST CORNER
OF LOT 1.

RIM ELEV. = 6621.6'
INVERT ELEV. = 6614.6'

EXISTING TOPOGRAPHY SHOWN WAS TAKEN FROM THE DESIGN SURVEY COMPLETED BY
GORE RANGE SURVEYING AND RECEIVED 21 APRIL 2022.

SUBMITTALS / REVISIONS

1	SCHEMATIC DESIGN (NOT FOR CONSTRUCTION)	4/29/2023
2	DRAWINGS FOR DEVELOPMENT PERMIT (NO CONST.)	5/24/2023
3	GRADING PERMIT RESUBMITTAL	5/24/2023
4	DEVELOPMENT PERMIT RESUBMITTAL (NO CONST.)	8/22/2023
5	DEVELOPMENT PERMIT RESUBMITTAL (NO CONST.)	10/4/2023

Sheet List Table

Sheet Number	Sheet Title
C1.0	Cover Sheet
C1.1	General Notes & Abbreviations
C2	Existing Conditions & Demo Plan
C3.0	Subdivision Site Plan
C3.1	Site Plan
C4	Erosion Control Plan
C5.0	Overall Grading Plan
C5.1	Detailed Grading Plan (Bldg. 1)
C5.2	Detailed Grading Plan (Bldg. 2)
C5.3	Detailed Grading Plan (Bldg. 3)
C5.4	Detailed Grading Plan (S. Parking)
C6.0	Overall Utility Plan
C6.1	Detailed Utility Plan
C6.2	Detailed Utility Plan
C6.3	Utility Notes
C6.4	Water Plan & Profile
C7	Pond Improvements Plan
C7.1	Pond Improvement Plan
C9.1	Details
C10.1	Erosion Control Details
C11.1	Details – Sanitary Sewer
C12.1	Details – Water
C12.2	Details – Water
C12.3	Details – Water
C13.1	Details – Road
C14.1	Details – Storm Sewer
C14.2	Details – Storm Sewer
C15.1	Details – Building Services

*NOTE: DRAWING SET FOR GRADING PERMIT ASSOCIATED WITH
POND IMPROVEMENTS IS ABBREVIATED RELATIVE TO THE SET
FOR THE ENTIRE DEVELOPMENT PROJECT ON LOT 2.*

PROJECT CONTACTS

OWNER	JURISDICTION	ARCHITECT	CIVIL ENGINEER	LAND SURVEYOR
SAWATCH 263 RD, LLC P.O. BOX 2322 AVON, COLORADO 81620 970-376-6111	TOWN OF EAGLE 200 BROADWAY EAGLE, COLORADO 81631 970-445-0847	MARTIN MANLEY ARCHITECTS P.O. BOX 1587 EAGLE, COLORADO 81631 970-328-1299	YARNELL CONSULTING & CIVIL DESIGN, LLC P.O. BOX 3901 EAGLE, COLORADO 81631-3901 970-323-7008	GORE RANGE SURVEYING 5129 LONGSUN LANE AVON, COLORADO 81620 970-479-8698
DAVE DANTAS & RICK PATRIACCA		JEFF MANLEY	JUSTIN YARNELL	SAM ECKER

UTILITY CONTACTS

NATURAL GAS	ELECTRIC	FIBER OPTIC	WATER & SANITATION
BLACK HILLS ENERGY 96 COUNTY ROAD 160, GLENWOOD SPRINGS, CO 81601 970-928-0407	HOLY CROSS ENERGY P.O. BOX 2150 GLENWOOD SPRINGS, CO 81602 970-947-5439	CENTURY LINK P.O. BOX 0570 EAGLE, COLORADO 81631 970-328-8290	TOWN OF EAGLE 200 BROADWAY EAGLE, COLORADO 81631 970-445-0847
PAUL FICKLIN	KEITH HERNANDEZ	JASON SHARPE	DENNIS WIKE

MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

YARNELL CONSULTING &
CIVIL DESIGN, LLC

P.O. BOX 3901, EAGLE, COLORADO 81631
(970) 323-7008

THE DESIGNS SHOWN HEREIN INCLUDING
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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	4/29/23
2.	DEVELOPMENT PERMIT SUBMISSION	J. YARNELL	5/24/23
3.	GRADING PERMIT SUBMITTAL	J. YARNELL	5/24/23
4.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	8/22/23
5.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	10/4/23

SHEET TITLE COVER SHEET
SHEET NO. C1.0

D:\DROPBOX\PROJECT FILES\19.022--263 SAWATCH DRIVE, EAGLE\PLANS\C1.0 COVER SHEET

GENERAL NOTES:

1.

ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL." ITEMS NOT COVERED WITHIN SAID MANUAL SHALL BE IN ACCORDANCE WITH THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AND M-STANDARDS.
2.

ALL GRADING, WATER, STORM SEWER, AND SANITARY SEWER CONSTRUCTION SHALL BE SUBJECT TO TOWN OF EAGLE INSPECTION.
3.

THE CONTRACTOR SHALL HAVE ONE [1] SIGNED COPY OF PLANS APPROVED BY THE TOWN OF EAGLE AND ONE [1] COPY OF THE APPROPRIATE DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS ON THE JOB SITE AT ALL TIMES.
4.

PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO THE CIVIL ENGINEER--OF-RECORD TEST REPORTS, SHOP DRAWINGS, CUT SHEETS, AND ANY OTHER DOCUMENTATION NECESSARY TO CLEARLY INDICATE THE MATERIALS AND COMPONENTS SLATED FOR USE ON THE PROJECT.
5.

CONTRACTOR SHALL NOTIFY THE ENGINEER, OWNER, AND THE TOWN OF EAGLE PUBLIC WORKS INSPECTOR 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.
6.

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.
7.

ALL ELEVATIONS ARE ON UNITED STATES GEOLOGICAL SURVEY (USGS) VERTICAL DATUM -- NOT ARCHITECTURAL. SPOT ELEVATIONS ARE AROUND ELEVATION 6600. THEREFORE, SPOT ELEVATION 16.25 CORRESPONDS TO USGS ELEVATION 6616.25 WHILE SPOT ELEVATION 95.38 CORRESPONDS TO USGS ELEVATION 6595.38.
8.

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.
9.

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.
10.

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.
11.

CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS FOR THE SCOPE OF WORK.
12.

AT LEAST FIVE [5] WORKING DAYS PRIOR TO THE BEGINNING OF CONSTRUCTION, A TRAFFIC CONTROL PLAN SHALL BE SUBMITTED TO THE TOWN OF EAGLE ENGINEER. 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" (MUTCD). 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.
13.

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 PUBLIC WORKS DEPARTMENT 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 PUBLIC WORKS DEPARTMENT 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 PUBLIC WORKS DEPARTMENT PRIOR TO INITIATION OF THE REQUIRED TWO-YEAR WARRANTY PERIOD.
14.

CONTRACTOR SHALL CONFORM TO ALL FEDERAL, STATE, AND LOCAL HEALTH AND SAFETY RULES AND REGULATIONS.
15.

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.
16.

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.
17.

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.
18.

OWNER/DEVELOPER SHALL OBTAIN A STORMWATER CONSTRUCTION PERMIT FROM THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PRIOR TO CLEARING, GRADING, OR EXCAVATING A SITE OF ONE [1] ACRE OR MORE, OR LESS THAN ONE [1] ACRE BUT PART OF A LARGER DEVELOPMENT. A COPY OF THE APPROVED PERMIT MUST BE SUBMITTED TO THE TOWN OF EAGLE PUBLIC WORKS DEPARTMENT PRIOR TO THE START OF CLEARING, GRADING, OR EXCAVATING OF THE SITE. A COPY OF THE APPROVED PERMIT MUST ALSO BE AVAILABLE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION.
19.

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 PUBLIC WORKS INSPECTOR, AND THE GEOTECHNICAL ENGINEER AT THE TIME OF OCCURRENCE.
20.

THE CONTRACTOR IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING UTILITIES (STORM SEWER, SANITARY, WATER, NATURAL GAS, ELECTRIC, TELEPHONE, FIBER OPTICS, CABLE TELEVISION, ETC.) AND FINISHED GRADES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS.
21.

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

22.

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 PUBLIC WORKS DEPARTMENT, AND TOWN OF EAGLE VALVES AND APPURTENANCES SHALL BE OPERATED BY TOWN OF EAGLE PERSONNEL, UNLESS WRITTEN PERMISSION IS GIVEN OTHERWISE.
23.

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 PUBLIC WORKS INSPECTOR RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO ITS STANDARDS AND SPECIFICATIONS. CONTRACTOR IS RESPONSIBLE FOR BEING AWARE OF, NOTIFYING, COORDINATING, AND SCHEDULING ALL INSPECTIONS REQUIRED FOR FINAL APPROVALS AND PROJECT ACCEPTANCE.
24.

REFER TO LANDSCAPE PLANS PREPARED BY OTHERS FOR FINAL LANDSCAPE AND SPECIALTY LANDSCAPE FEATURES.
25.

COMPACTION OF ALL TRENCHES MUST BE ATTAINED, AND COMPACTION TEST RESULTS SUBMITTED TO THE ENGINEER AND THE TOWN OF EAGLE PUBLIC WORKS DEPARTMENT PRIOR TO FINAL ACCEPTANCE.
26.

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, MANHOLES, AND ANY OTHER IMPROVEMENT.
 - HORIZONTAL LOCATIONS BY NORTHING AND EASTING COORDINATES OF ALL MANHOLES, BENDS, CLEANOUTS, VALVES, TAPS, WYES, STUBS, PLUGS, TEES, ETC.
 - INVERT ELEVATIONS OF STORM SEWER AND SANITARY SEWER MANHOLES, INLETS, OUTLETS, CLEAN-OUTS, 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.
 - ELEVATIONS AT FLOWLINE OF CURB/GUTTER AT DESIGN LOCATIONS AND GRADE BREAKS. ELEVATION OF INLET AND TRENCH DRAIN GRATES. TOP OF CURB AT CURB INLETS.
 - DIMENSIONS OF BIORETENTION AREA.
 - 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 PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO.
27.

THE CONTRACTOR SHALL WARRANT ALL WORK TO BE FREE FROM DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF TWO [2] YEARS FROM THE DATE OF ACCEPTANCE INTO THE WARRANTY PERIOD OF ALL CONSTRUCTION CALLED FOR BY THE PUBLIC IMPROVEMENTS AGREEMENT WITH THE TOWN OF EAGLE.
28.

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, AS DETERMINED BY THE OWNER, HIS/HER REPRESENTATIVE, OR THE TOWN OF EAGLE PUBLIC WORKS INSPECTOR.
29.

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.
30.

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.
31.

THE PLANS HAVE BEEN PREPARED BY YARNELL CONSULTING & CIVIL DESIGN, LLC IN ACCORDANCE WITH AND IN RELIANCE UPON THE GEOTECHNICAL REPORT TITLED [-----], DATED [-----], AND PREPARED BY [-----]. 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.
32.

THE DESIGN PLANS SHOWN HEREON WERE DEVELOPED BASED UPON THE GEOTECHNICAL INVESTIGATIONS/ANALYSIS/ENGINEERING CRITERIA WITHIN THE GEOTECHNICAL REPORT TITLED [-----], DATED [-----], PREPARED BY [-----], 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.

ABBREVIATIONS:

APPROX	APPROXIMATE
ARCH	ARCHITECT
ASSM	ASSEMBLY
BLDG	BUILDING
BM	BENCHMARK
BOC	BACK OF CURB
BOW	BACK OF WALK
CIP	CAST IRON PIPE
CL	CENTERLINE
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
CONC	CONCRETE
CONT	CONTOUR
COR	CORNER
DEMO	DEMOLITION
DIA OR Ø	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
E	ELECTRICAL LINE
EL	ELEVATION
ELEC	ELECTRICAL
ENG	ENGINEER
ESMT	EASEMENT
EXIST	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FFE	FINISHED FLOOR ELEVATION
FGW	FINISHED GRADE AT WALL
FHY	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT
GB	GRADE BREAK
GR	GRATE (AREA OR VALLEY INLETS)
GV	GATE VALVE
HERCP	HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HORZ	HORIZONTAL
HP	HIGH POINT
INV.	INVERT
LF	LINEAL FEET
LP	LOW POINT
MAX	MAXIMUM
MECH	MECHANICAL
MH	MANHOLE
MIN	MINIMUM
N.I.C.	NOT IN CONTRACT
NTS	NOT TO SCALE
OHE	OVERHEAD ELECTRICAL
PC	POINT OF HORIZONTAL TANGENCY
PCC	POINT OF COMPOUND CURVE
PERF	PERFORATED
PERIM	PERIMETER
PERP	PERPENDICULAR
PI	POINT OF HORIZONTAL INTERSECTION
PIV	PRESSURE INDICATOR VALVE
PL	PROPERTY LINE
PLBG	PLUMBING
POC	POINT ON CURVE
POT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
PRKG	PARKING
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
PVMT	PAVEMENT
PVT	POINT OF VERTICAL TANGENCY
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
ROW	RIGHT OF WAY
SSWR	SANITARY SEWER
SEC	SECTION
SF	SQUARE FOOT
STA	STATION
STRM	STORM SEWER
STRUC	STRUCTURAL
SW	SIDEWALK
SY	SQUARE YARD
TELE	TELEPHONE
TB	THRUST BLOCK
TEMP	TEMPORARY
TOC	TOP OF CURB
TOW ₁	TOP OF WALL ₁
UD	UNDER DRAIN
UG	UNDERGROUND
VERT	VERTICAL
VC	VERTICAL CURVE
W	WATER LINE

NOTE: TOW₁ SHALL BE TOP OF WATER ON UTILITY SHEETS ONLY AND TOP OF WALL ON ALL OTHER SHEETS.

MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

YARNELL CONSULTING & CIVIL DESIGN, LLC

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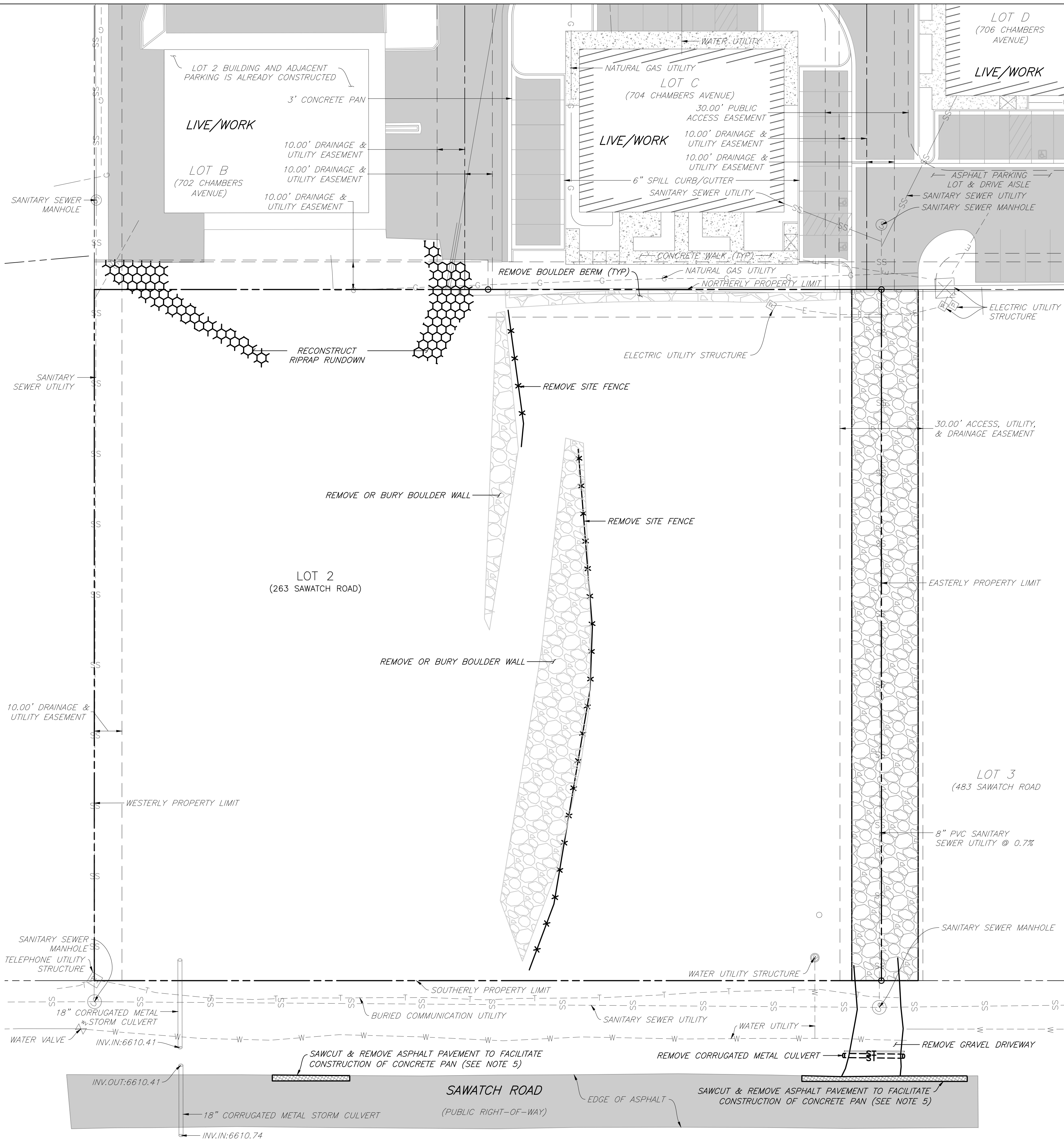
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5.	DEVELOPMENT PERMIT RESUBMITAL	J. YARNELL	10/4/23

SHEET TITLE

GENERAL NOTES & ABBREVIATIONS

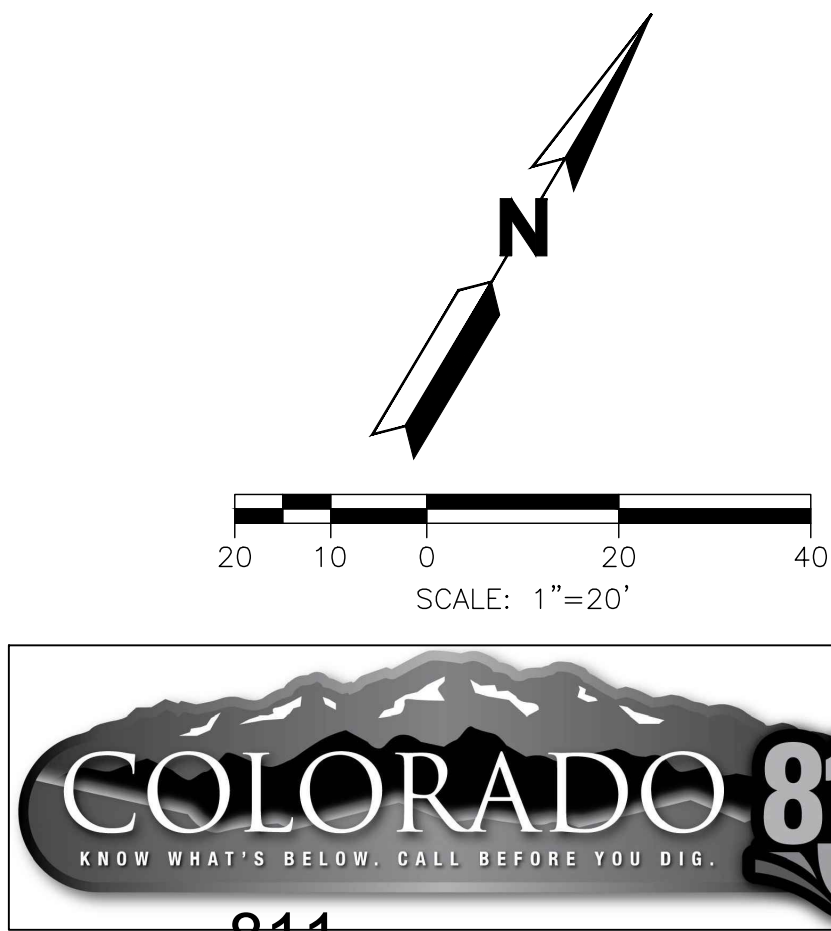
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NOTES:

1. ITEMS NOT SPECIFICALLY IDENTIFIED FOR REMOVAL SHALL REMAIN AND BE PROTECTED THROUGHOUT CONSTRUCTION.
2. FOR TREE REMOVAL, RE: LANDSCAPE.
3. REMOVE VEGETATION, THEN STRIP AND STOCKPILE TOPSOIL WITHIN PROPERTY LIMITS BUT OUTSIDE THE DRIPLINES OF ALL TREES SLATED TO REMAIN.
4. INSTALL TREE PROTECTION AND PERIMETER CONTROL BEST MANAGEMENT PRACTICES PRIOR TO COMMENCING DEMOLITION/CLEARING ACTIVITIES.
5. ALL ASPHALT SLATED FOR REMOVAL SHALL BE SAWCUT ALONG A NEAT LINE --- RIPPING ASPHALT WITH AN EXCAVATOR IS NOT ACCEPTABLE. SAWCUTS PARALLEL TO THE PATH OF VEHICULAR TRAVEL SHALL BE OUTSIDE THE WHEEL TRACKS --- EITHER CENTERED IN THE TRAVEL LANE OR ALONG THE EDGE.
6. ALL CONCRETE SLATED FOR REMOVAL SHALL BE SAWCUT ALONG THE NEAREST EXISTING JOINT.



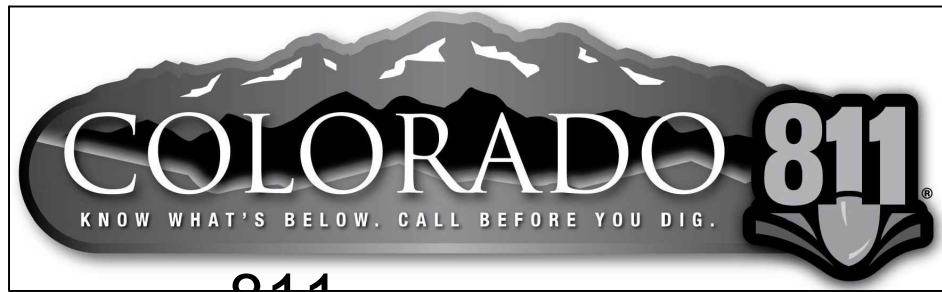
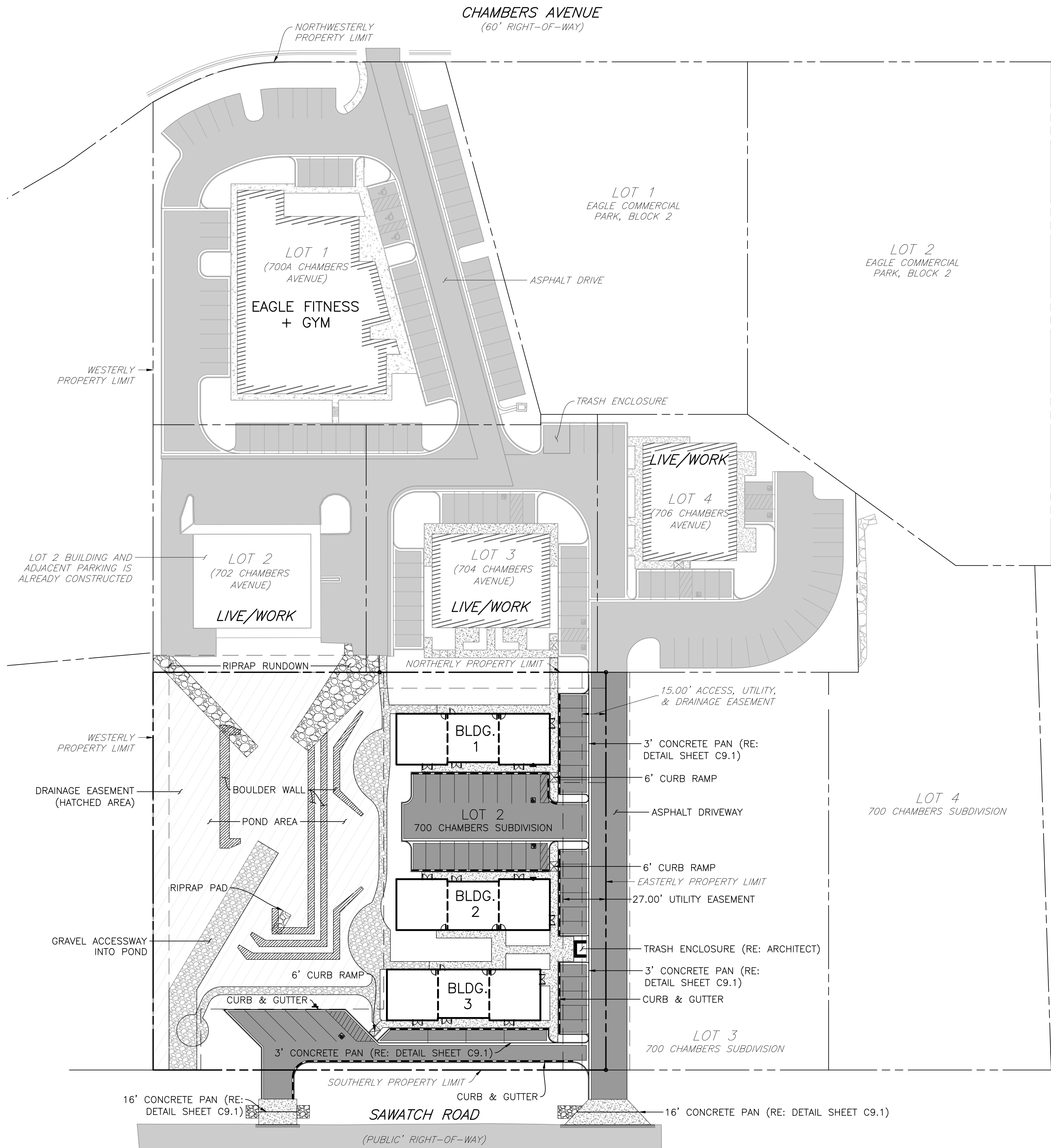
CALL 811 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

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.

SHEET TITLE		YARNELL CONSULTING & CIVIL DESIGN, LLC		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.		MIXED-USE DEVELOPMENT	
EXISTING CONDITIONS & DEMO PLAN		P.O. BOX 3901, EAGLE, COLORADO 81631		263 SAWATCH DRIVE		LOT 2, 700 CHAMBERS SUBDIVISION	
SHEET NO.		(970) 323-7008		EAGLE, COLORADO			
C2							
DESIGN BY: J. YARNELL		NO. 1. SCHEMATIC DESIGN (NO CONST.)		DATE 4/29/23		NAME JUY	
DRAWN BY: J. YARNELL		NO. 2. DEVELOPMENT PERMIT SUBMISSION		DATE 5/24/23		NAME JUY	
REVIEWED BY: J. YARNELL		NO. 3. GRADING PERMIT SUBMITTAL		DATE 5/24/23		NAME JUY	
PROJECT NO.: 19.022		NO. 4. DEVELOPMENT PERMIT RESUBMITTAL		DATE 8/22/23		NAME JUY	
DATE: 10/4/2023		NO. 5. DEVELOPMENT PERMIT RESUBMITTAL		DATE 10/4/23		NAME JUY	

D:\DROPBOX\PROJECT FILES\19.022-263 SAWATCH DRIVE, EAGLE\PLANS\C3.0 SUBDIVISION SITE PLAN

FOR SITE PLAN NOTES, RE: SHEET C3.1



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YARNELL CONSULTING &
CIVIL DESIGN, LLC

P.O. BOX 3901, EAGLE, COLORADO 81631
(970) 323-7008

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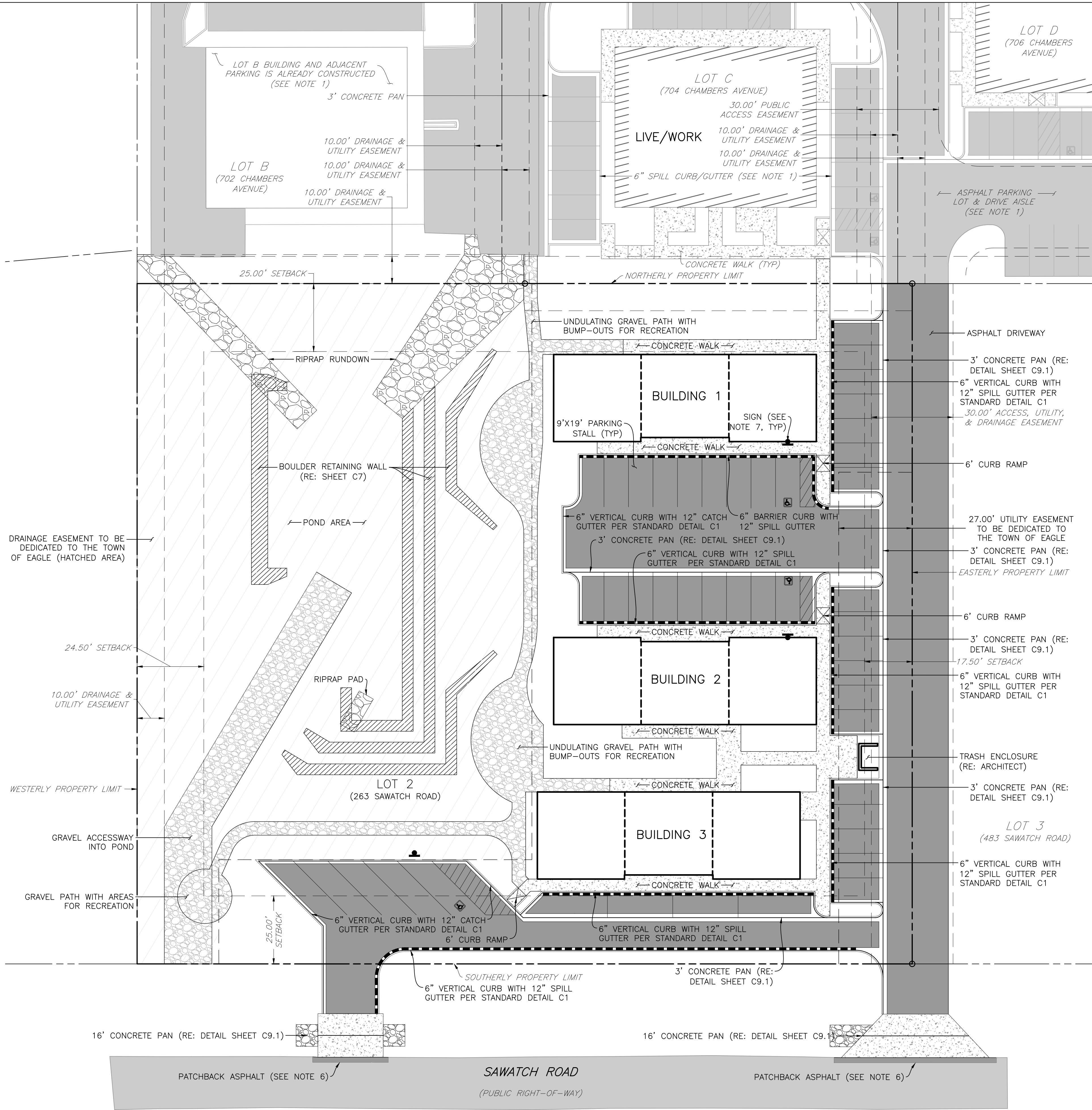
NO.	ISSUE / REVISION	NAME	DATE
1.	SCHEMATIC DESIGN (NO CONST.)	J. YARNELL	4/29/23
2.	DEVELOPMENT PERMIT SUBMISSION	J. YARNELL	5/24/23
3.	GRADING PERMIT SUBMITTAL	J. YARNELL	5/24/23
4.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	8/22/23
5.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	10/4/23

SHEET TITLE

SUBDIVISION
SITE PLAN

SHEET NO.

C3.0



NOTES:

1. IMPROVEMENTS ON LOTS 1, 3, AND 4 ON THE 700 CHAMBERS SUBDIVISION WAS COMPLETED IN 2018 AND IS SHOWN NOW AS "EXISTING" FROM ORIGINAL DESIGN FILES BUT HAS NOT BEEN RE-SURVEYED.
2. BUILDING LOCATIONS AND EXTENTS WERE PREPARED BY MARTIN I. MANLEY ARCHITECTS AND RECEIVED ELECTRONICALLY ON 26 SEPTEMBER 2023. ANY SUBSEQUENT UPDATES ARE NOT REFLECTED IN THESE DRAWINGS.
3. FOR ALL LANDSCAPING DETAILS AND INFORMATION, RE: ARCHITECT.
4. FOR DRIVEWAY, AND WALKWAY PAVEMENT SECTIONS, RE: GEOTECHNICAL ENGINEER.
5. ALL WORK SHALL BE CONSTRAINED TO THE LIMITS OF DISTURBANCE.
6. ASPHALT PATCHBACK PER THE TOWN OF EAGLE "PUBLIC WORKS MANUAL."
7. THE THREE PROPOSED SIGNS ON THE PROJECT ARE SLATED TO DESIGNATE ACCESSIBLE PARKING STALLS. THE SIGNS ADJACENT TO BUILDINGS 1 AND 2 SHOULD BE MOUNTED TO THE BUILDING ITSELF. THE SIGN ADJACENT TO BUILDING 3 SHOULD BE DESIGNATED AS VAN ACCESSIBLE AND MOUNTED ON A STEEL "U" CHANNEL POST.

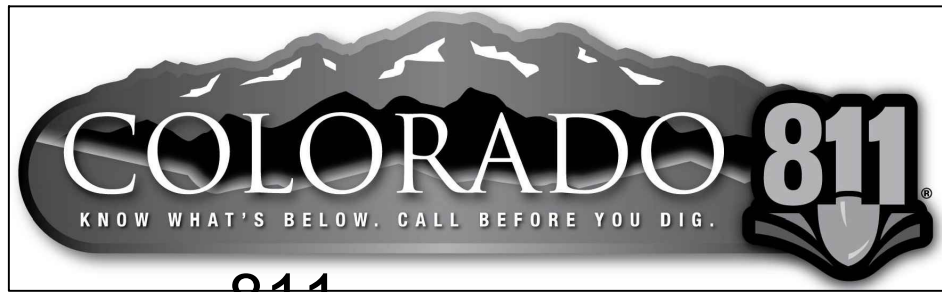
MIXED-USE DEVELOPMENT
263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

YARNELL CONSULTING &
CIVIL DESIGN, LLC
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5.	DEVELOPMENT PERMIT RESUBMITTAL	10/4/23	JY

DESIGN BY: J. YARNELL	DATE: 10/4/2023
DRAWN BY: J. YARNELL	
REVIEWED BY: J. YARNELL	
PROJECT NO.: 19.022	

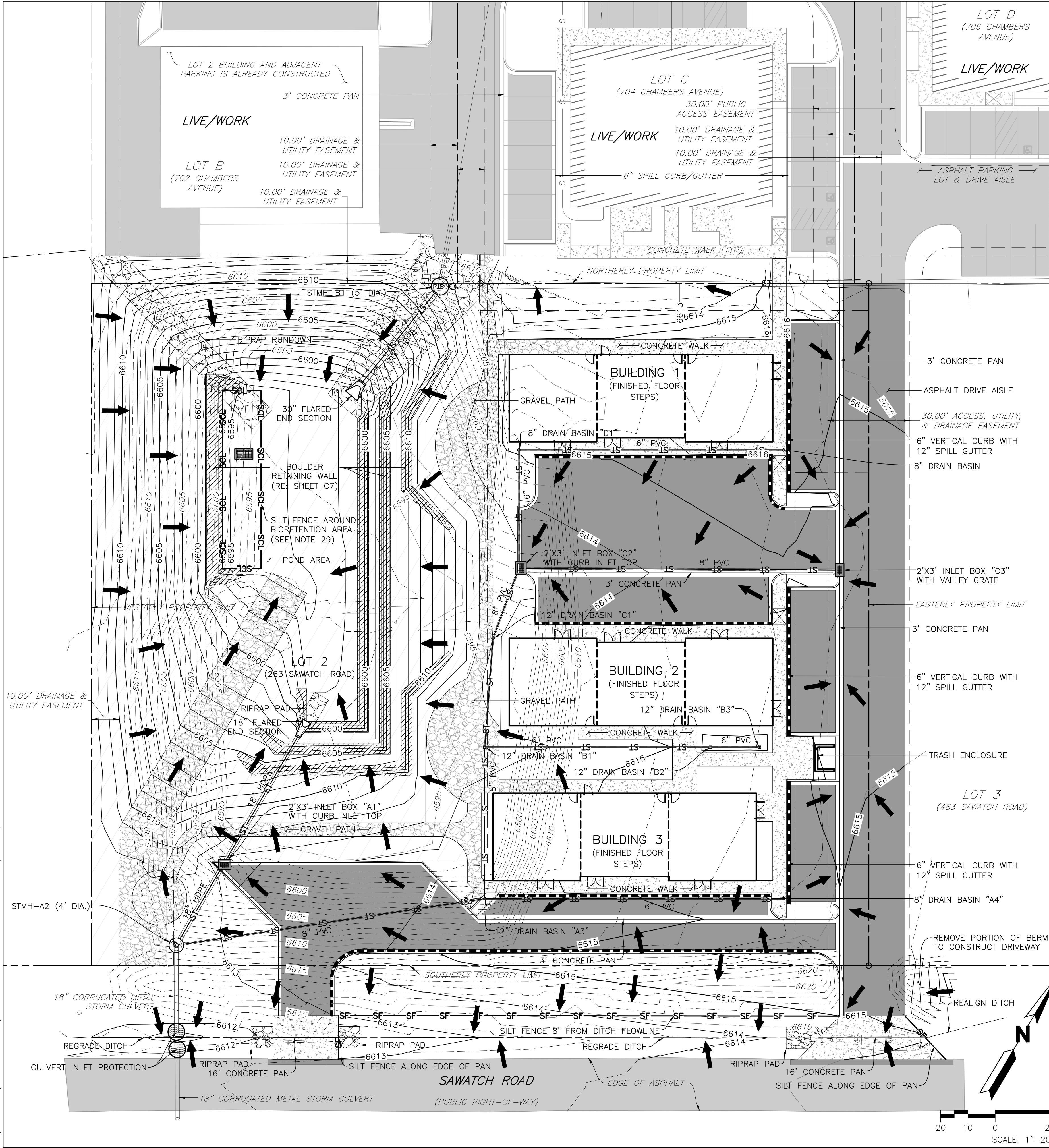


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ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS.
THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM
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PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

SHEET TITLE
SITE PLAN

SHEET NO.
C3.1



EROSION CONTROL NOTES:

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. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS AND WITHIN THE NARRATIVE (IF APPLICABLE). THE APPROACH 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. REFER TO THE LANDSCAPE PLAN FOR FINAL LANDSCAPING.
6. TEMPORARY FENCES SHALL BE INSTALLED ALONG ALL BOUNDARIES OF THE CONSTRUCTION LIMITS OR PROPERTY LINES TO PREVENT GRADING ON PROPERTY NOT OWNED BY THE OWNER/DEVELOPER. IN ADDITION, THE TOWN OF EAGLE PUBLIC WORKS INSPECTOR 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/OR CONTAMINATING THE BIOTRETENTION AREA 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 MEASURES 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 CONTROL MEASURES WEEKLY AND AFTER PRECIPITATION EVENTS WHICH GENERATE RUNOFF. ALL NECESSARY MAINTENANCE AND REPAIR SHALL BE COMPLETED IN A TIMELY MANNER. ACCUMULATED SEDIMENT AND DEBRIS SHALL BE REMOVED FROM A CONTROL MEASURE BEFORE THE SEDIMENT LEVEL REACHES ONE-HALF THE HEIGHT OF THE CONTROL MEASURE OR, AT ANY TIME THAT SEDIMENT OR DEBRIS ADVERSELY IMPACTS THE FUNCTIONING OF THE CONTROL MEASURE.
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 NOT BE ALLOWED TO INFILTRATE BUT MAY 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 WASH-OUT 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.

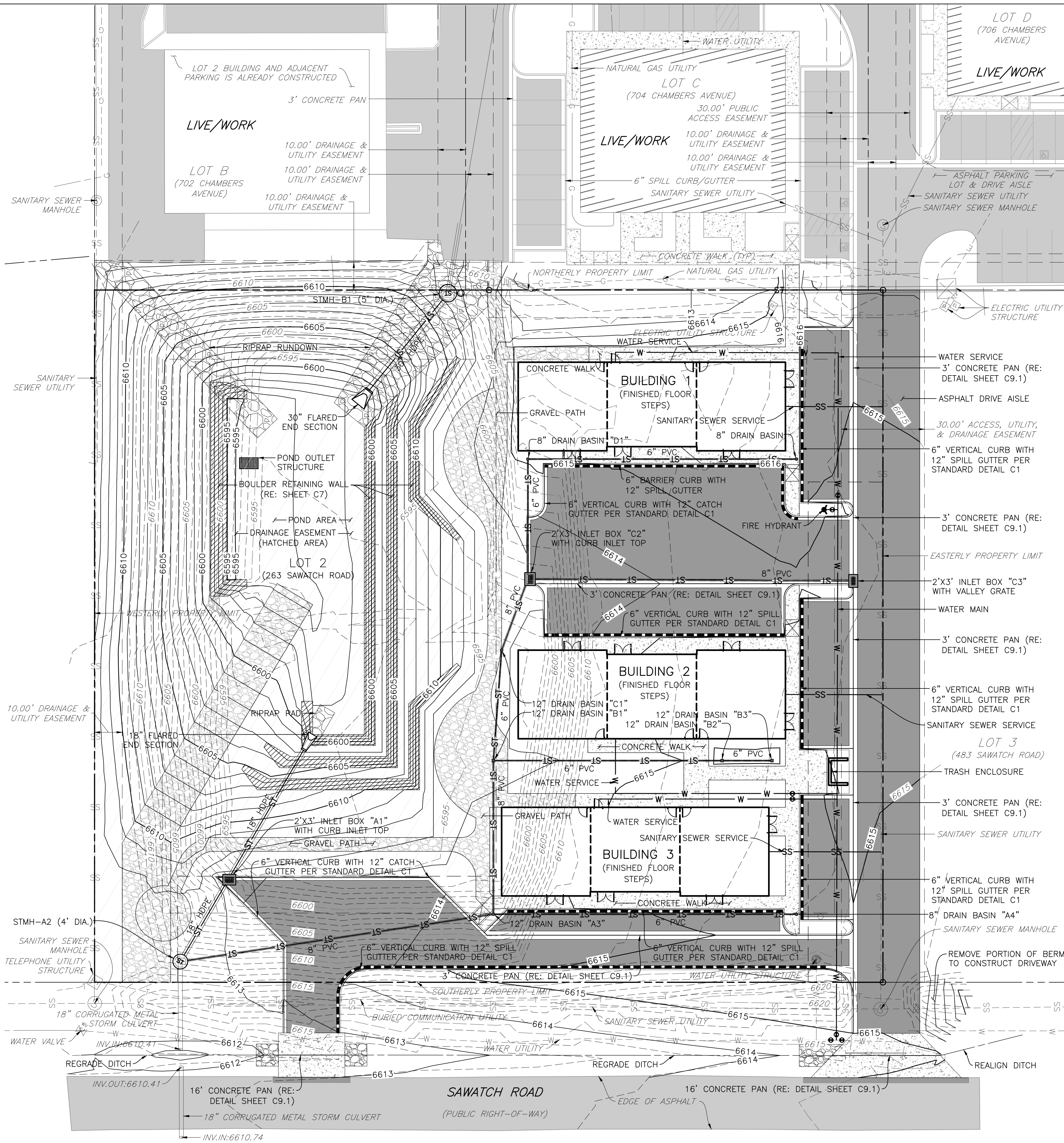
12. THE CONTRACTOR SHALL PROTECT THE WATERSHED AND/OR ALL STORM SEWER FACILITIES ADJACENT TO ANY LOCATION WHERE PAVEMENT CUTTING OPERATIONS INVOLVING WHEEL CUTTING, SAW CUTTING, OR ABRASIVE WATER JET CUTTING ARE TO TAKE PLACE. THE CONTRACTOR SHALL REMOVE AND PROPERLY DISPOSE OF ALL WASTE PRODUCTS GENERATED BY SAID CUTTING OPERATIONS ON A DAILY BASIS. THE DISCHARGE OF ANY WATER CONTAMINATED BY WASTE PRODUCTS FROM CUTTING OPERATIONS TO THE WATERSHED AND/OR 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 TACKING, 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 CONTROL 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.
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 DECREASING 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 FACE 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 EVERY 14 DAYS 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. THE ENTIRETY OF THE SOFTSCAPE WITHIN THE POND SHALL BE REVEGETATED IN ACCORDANCE WITH SECTION 6.02.3 OF THE TOWN OF EAGLE "PUBLIC WORKS MANUAL."
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 CONTROL MEASURES 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. PROPOSED BIOTRETENTION AREA AND THE SOILS BENEATH CANNOT BE CONTAMINATED BY POLLUTANT-LADEN RUN-OFF OR ELSE THE SYSTEM WILL NOT WORK AS INTENDED. CONTRACTOR MUST TAKE EXCEPTIONAL CARE TO ENSURE ONLY CLEAN WATER REACHES THIS AREA. SILT FENCE SHALL BE PROVIDED AND MAINTAINED UNTIL 70% VEGETATIVE COVER IS PROVIDED ON ENTIRETY OF SITE.

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DESIGN BY: J. YARNELL	DATE: 10/2/2023
DRAWN BY: J. YARNELL	DATE: 10/2/2023
REVIEWED BY: J. YARNELL	DATE: 10/2/2023
PROJECT NO: 19.022	DATE: 10/2/2023
SHEET TITLE EROSION CONTROL PLAN	
SHEET NO. C4	

MIXED-USE DEVELOPMENT

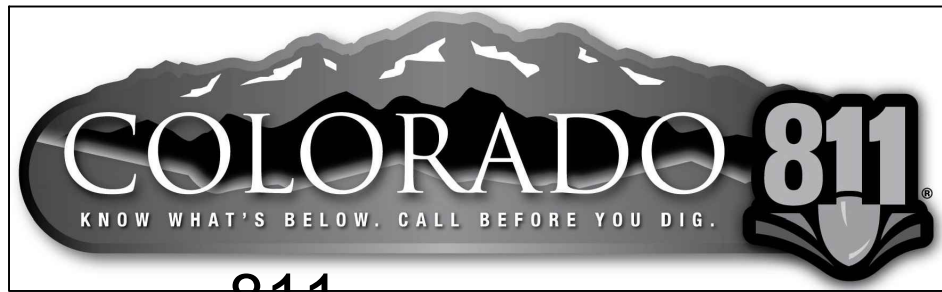
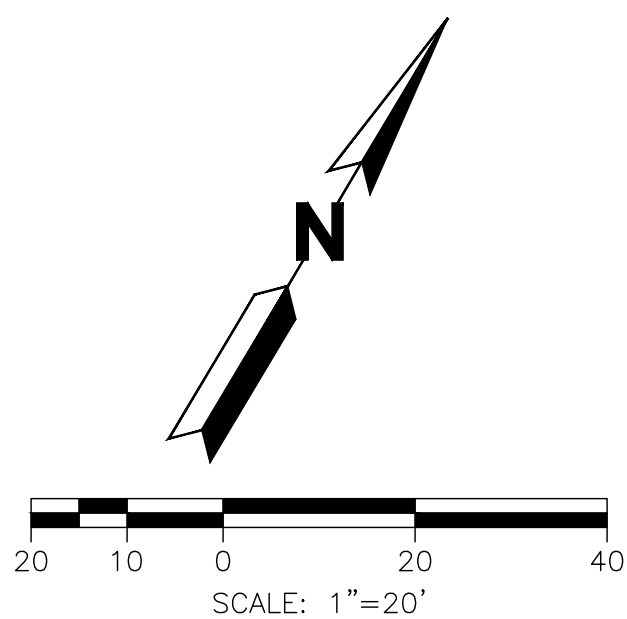
CIVIL DESIGN, LLC

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO
P.O. BOX 3901, EAGLE, COLORADO 81631
(970) 323-7008



GRADING NOTES:

- 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," LATEST EDITION.
 - 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.
 - 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.
 - 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.
 - 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.
 - 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 [FRONT OR REAR], GB = GRADE BREAK, FL = FLOWLINE, TBC = TOP BACK OF CURB.
- UNLESS SPECIFICALLY NOTED OTHERWISE, ALL WALKWAYS SHALL BE CONSTRUCTED WITH AN ABSOLUTE MAXIMUM CROSS SLOPE OF 1.8% AND RUNNING SLOPE OF 4.9%.
 - POSITIVE DRAINAGE MUST BE PROVIDED FROM ALL STRUCTURES, UNLESS SPECIFICALLY NOTED OTHERWISE, ENSURE 2.0% ON HARDSCAPE AND 10:1 [H:V] FOR 10 FEET ON SOFTSCAPE.
 - ALL ISLANDS ARE TO BE GRADED SUCH THAT THERE IS A POSITIVE DRAINAGE TO ADJACENT CURB AND GUTTER.
 - TEMPORARY CUT/FILL SLOPES SHALL NOT EXCEED A STEEPNESS OF 1:1 (H:V). PERMANENT SLOPES SHALL NOT EXCEED 3:1 (H:V) [UNLESS NOTED OTHERWISE] IN AREAS TO BE SEEDED OR SODDED.
 - CONTRACTOR SHALL ADJUST ALL EXISTING AND PROPOSED MANHOLE RIMS, VALVE BOXES, ETC. TO MATCH FINAL GRADE.

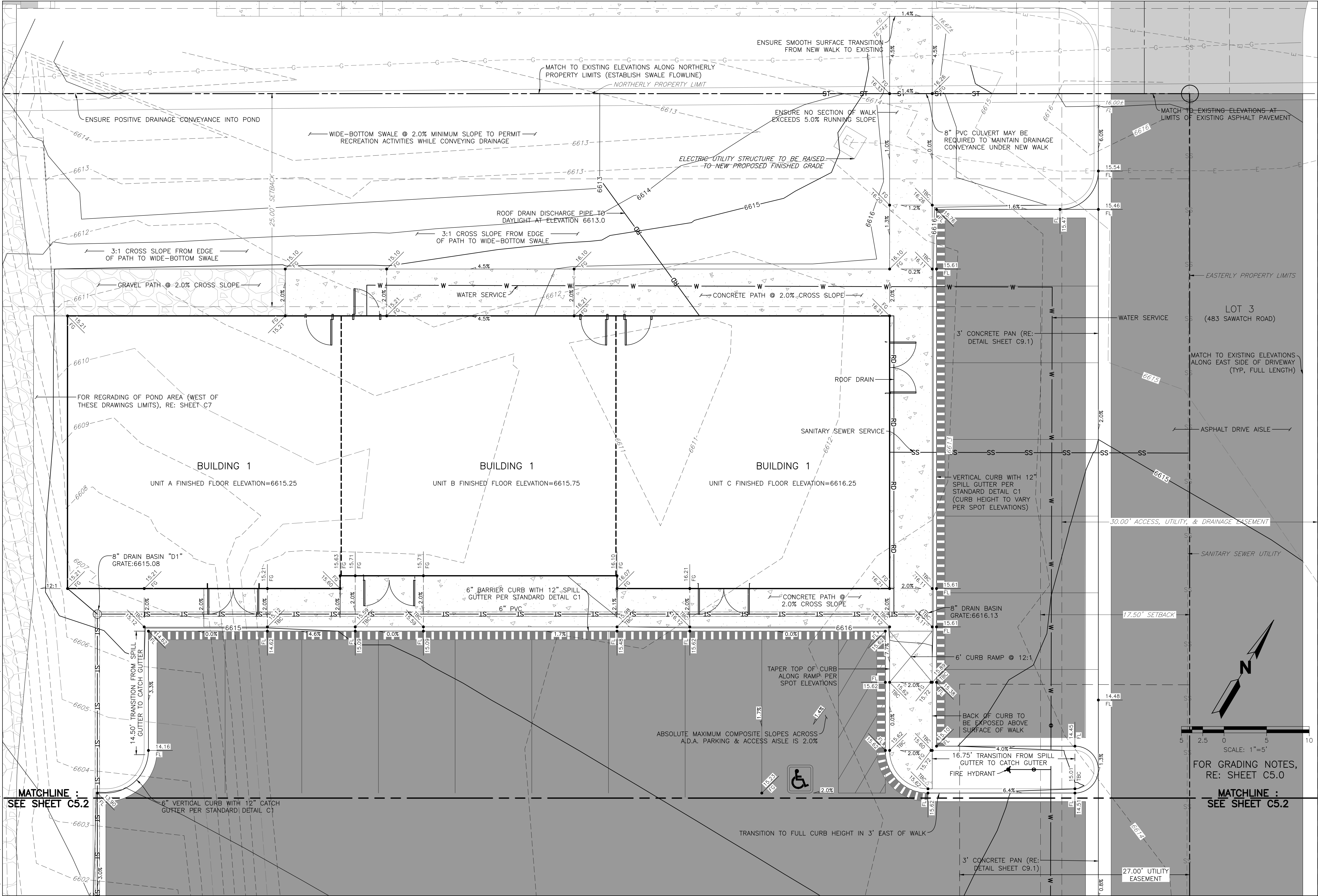


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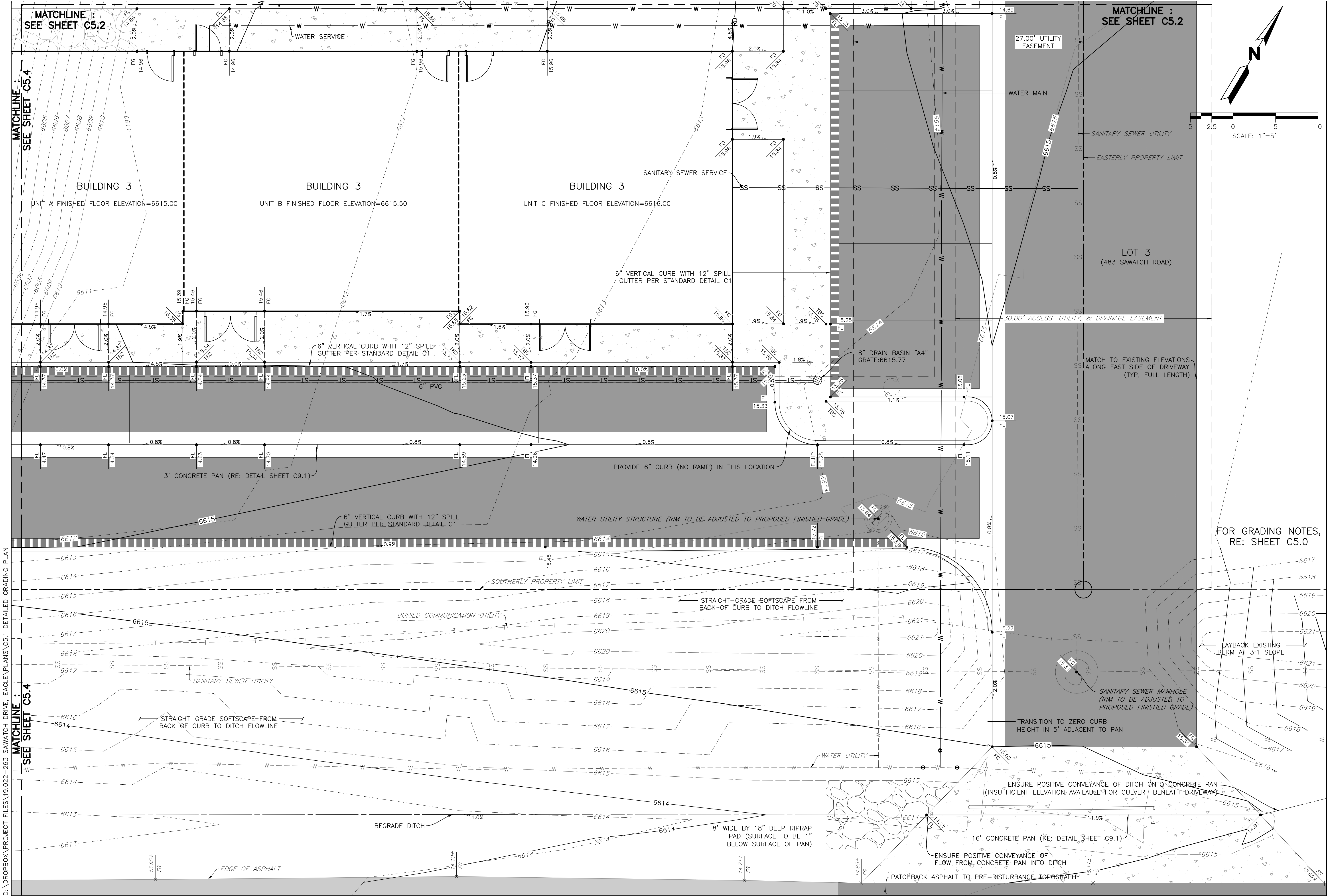
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DESIGN BY: J. YARNELL		SHEET TITLE																									
DRAWN BY: J. YARNELL		OVERALL GRADING PLAN																									
REVIEWED BY: J. YARNELL		SHEET NO.																									
PROJECT NO: 19.022		C5.0																									
DATE: 10/4/2023																											

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MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

YARNELL CONSULTING &
CIVIL DESIGN, LLC

P.O. BOX 3901, EAGLE, COLORADO 81631
(970) 323-7008

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3.	GRADING PERMIT SUBMITTAL	J. YARNELL	5/24/23
4.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	8/22/23
5.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	10/4/23

DESIGN BY: J. YARNELL

DRAWN BY: J. YARNELL

REVIEWED BY: J. YARNELL

PROJECT NO.: 19.022

DATE: 10/4/2023

SHEET TITLE

DETAILED GRADING PLAN (BLDG. 3)

SHEET NO.

C5.3

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FOR GRADING NOTES, RE: SHEET C5.0

LAYBACK EXISTING BERM AT 3:1 SLOPE

ENSURE POSITIVE CONVEYANCE OF DITCH ONTO CONCRETE PAN (INSUFFICIENT ELEVATION, AVAILABLE FOR CULVERT BENEATH DRIVEWAY)

ENSURE POSITIVE CONVEYANCE OF FLOW FROM CONCRETE PAN INTO DITCH

PATCHBACK ASPHALT TO PRE-DISTURBANCE TOPOGRAPHY

8' WIDE BY 18" DEEP RIPRAP PAD (SURFACE TO BE 1" BELOW SURFACE OF PAN)

WATER UTILITY STRUCTURE (RIM TO BE ADJUSTED TO PROPOSED FINISHED GRADE)

PROVIDE 6" CURB (NO RAMP) IN THIS LOCATION

3' CONCRETE PAN (RE: DETAIL SHEET C9.1)

MATCH TO EXISTING ELEVATIONS ALONG EAST SIDE OF DRIVEWAY (TYP, FULL LENGTH)

30.00' ACCESS, UTILITY, & DRAINAGE EASEMENT

WATER MAIN

SANITARY SEWER UTILITY

EASTERLY PROPERTY LIMIT

LOT 3
(483 SAWATCH ROAD)

SANITARY SEWER SERVICE

6" VERTICAL CURB WITH 12" SPILL GUTTER PER STANDARD DETAIL C1

6" VERTICAL CURB WITH 12" SPILL GUTTER PER STANDARD DETAIL C1

8" DRAIN BASIN "A4" GRATE:6615.77

MATCHLINE :
SEE SHEET C5.2

MATCHLINE :
SEE SHEET C5.2

MATCHLINE :
SEE SHEET C5.4

MATCHLINE :
SEE SHEET C5.4

BUILDING 3

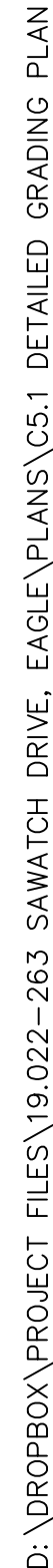
BUILDING 3

BUILDING 3

UNIT A FINISHED FLOOR ELEVATION=6615.00

UNIT B FINISHED FLOOR ELEVATION=6615.50

UNIT C FINISHED FLOOR ELEVATION=6616.00



MIXED-USE DEVELOPMENT
263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

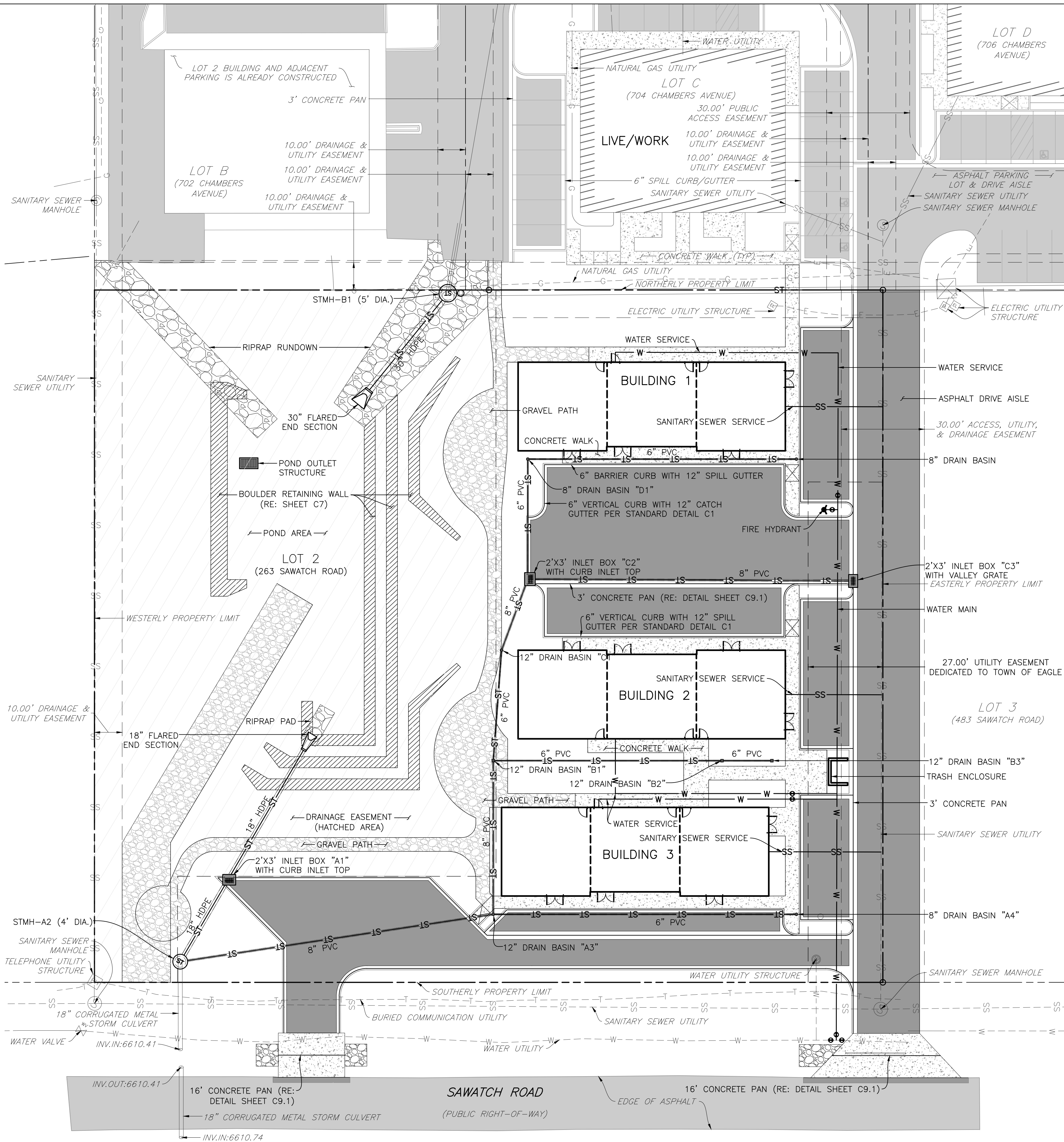
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DRAWN BY:	J. YARNELL	1.	SCHEMATIC DESIGN (NO CONST.)	4/29/23	JYJ
REVIEWED BY:	J. YARNELL	2.	DEVELOPMENT PERMIT SUBMISSION	5/24/23	JYJ
		3.	GRADING PERMIT SUBMITTAL	5/24/23	JYJ
PROJECT NO.:	19-022	4.	DEVELOPMENT PERMIT RESUBMITTAL	8/22/23	JYJ
DATE:	10/4/2023	5.	DEVELOPMENT PERMIT RESUBMITTAL	10/4/23	JYJ

SHEET TITLE
**DETAILED
 GRADING PLAN
 (S. PARKING)**

SHEET NO.
C5.4

D:\DROPBOX\PROJECT FILES\19.022-263 SAWATCH DRIVE, EAGLE\PLANS\C6.0 OVERALL UTILITY PLAN



FOR UTILITY NOTES, RE: SHEET C6.3

UTILITY OWNERSHIP BREAKDOWN:

1. 8" DUCTILE IRON WATER MAIN IS PUBLIC
2. 6" DUCTILE IRON FIRE HYDRANT LATERAL IS PUBLIC
3. FIRE HYDRANT AND GUARD VALVE ARE PUBLIC
4. 8" GATE VALVES ARE PUBLIC
5. 4" GATE VALVES ARE PRIVATE
6. 4" DUCTILE IRON WATER SERVICES ARE PRIVATE
7. 6" PVC SANITARY SEWER SERVICES ARE PRIVATE
8. SANITARY SEWER CLEAN-OUTS ARE PRIVATE
9. SANITARY SEWER WYES ARE PUBLIC
10. STORM SEWER MANHOLE A1 (STMH-A1) AND 2'X3' INLET BOX A2 ARE PUBLIC
11. STORM SEWER PIPES LARGER THAN 8" IN DIAMETER ARE PUBLIC
12. EXCEPT AS NOTED ABOVE, STORM SEWER PIPES AND STRUCTURES ARE PRIVATE

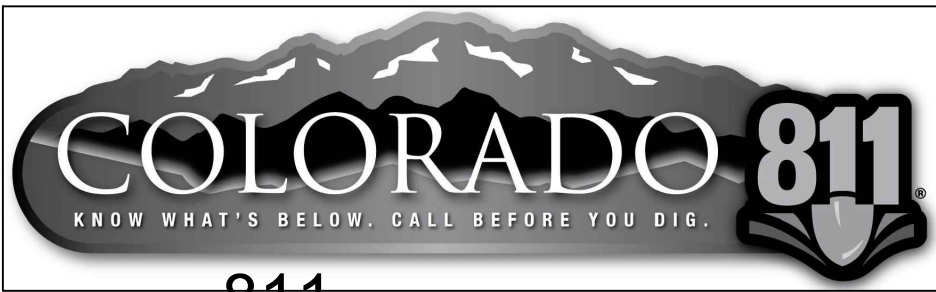
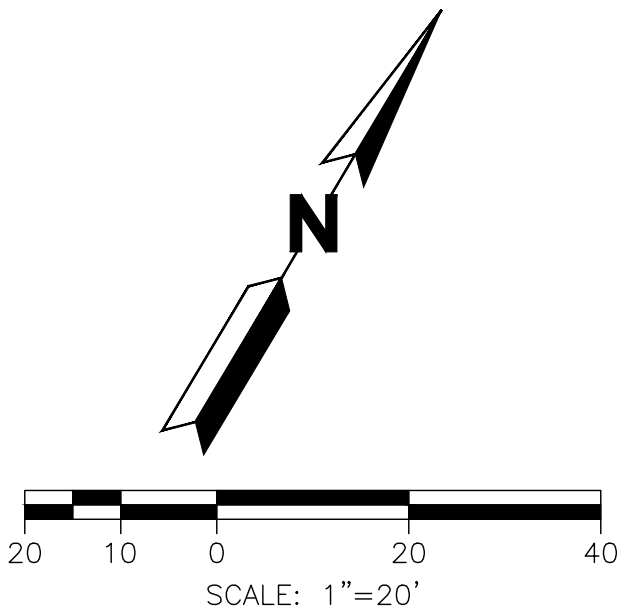
MIXED-USE DEVELOPMENT
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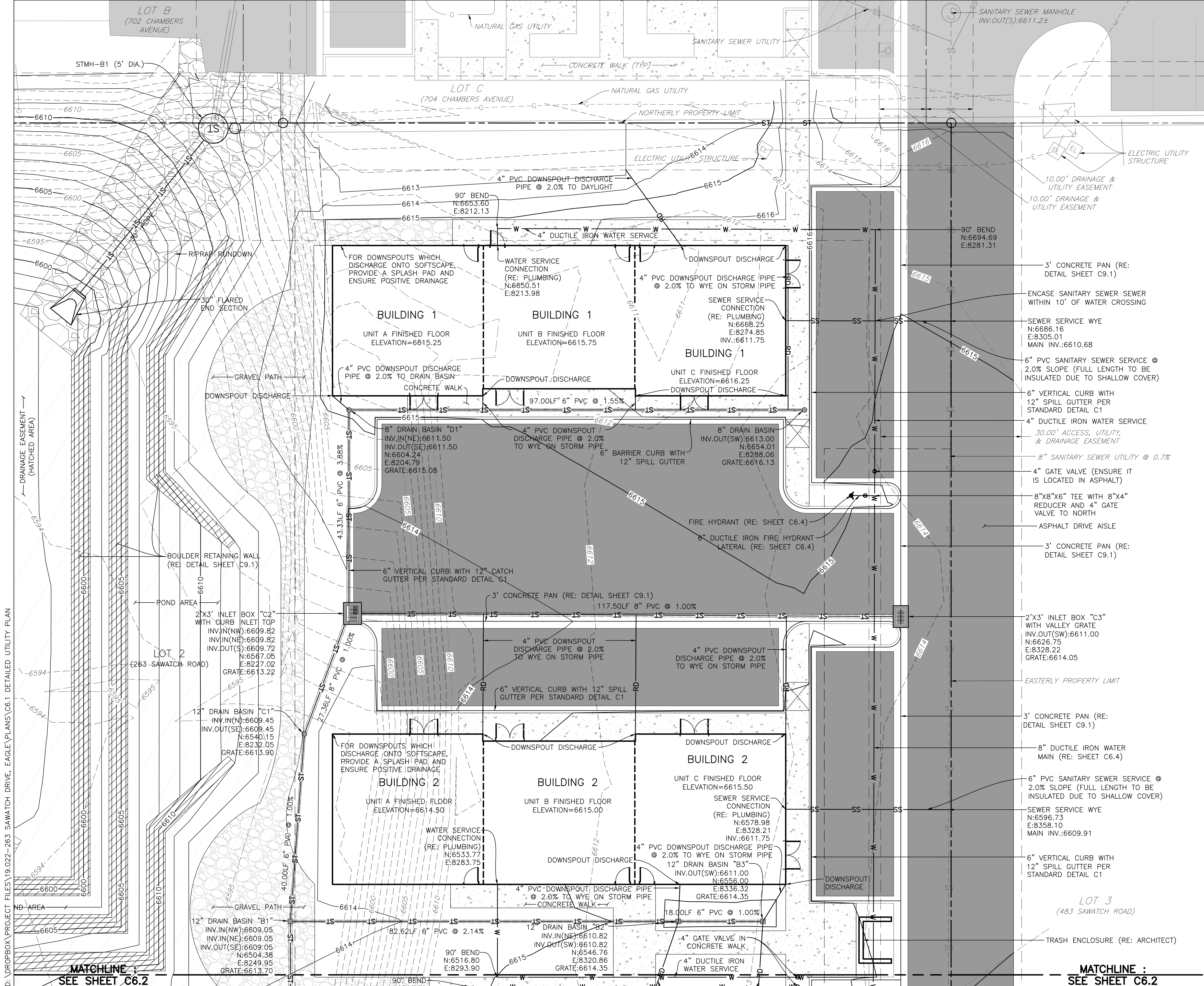
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SHEET TITLE
OVERALL UTILITY PLAN
SHEET NO.
C6.0



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.



FOR UTILITY NOTES, RE: SHEET C6.3

MIXED-USE DEVELOPMENT

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DESIGN BY: J. YARNELL

DRAWN BY: J. YARNELL

REVIEWED BY: J. YARNELL

PROJECT NO.: 19.022

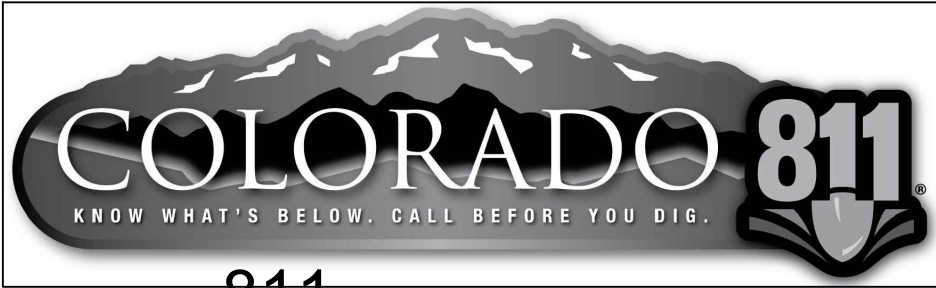
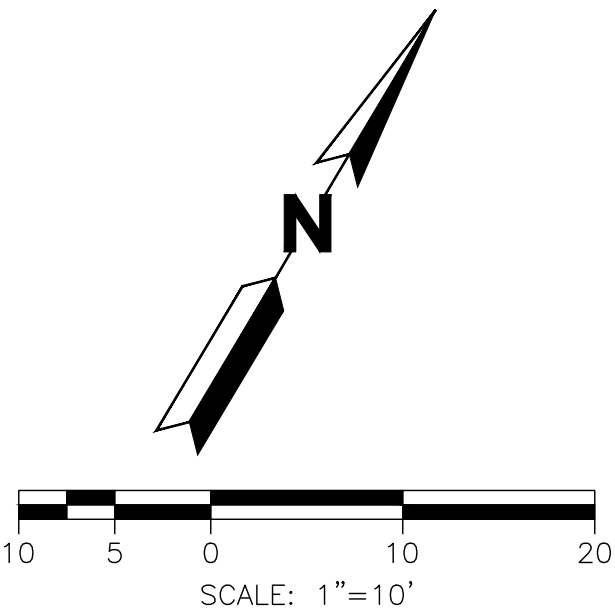
DATE: 10/4/2023

SHEET TITLE

DETAILED UTILITY PLAN

SHEET NO.

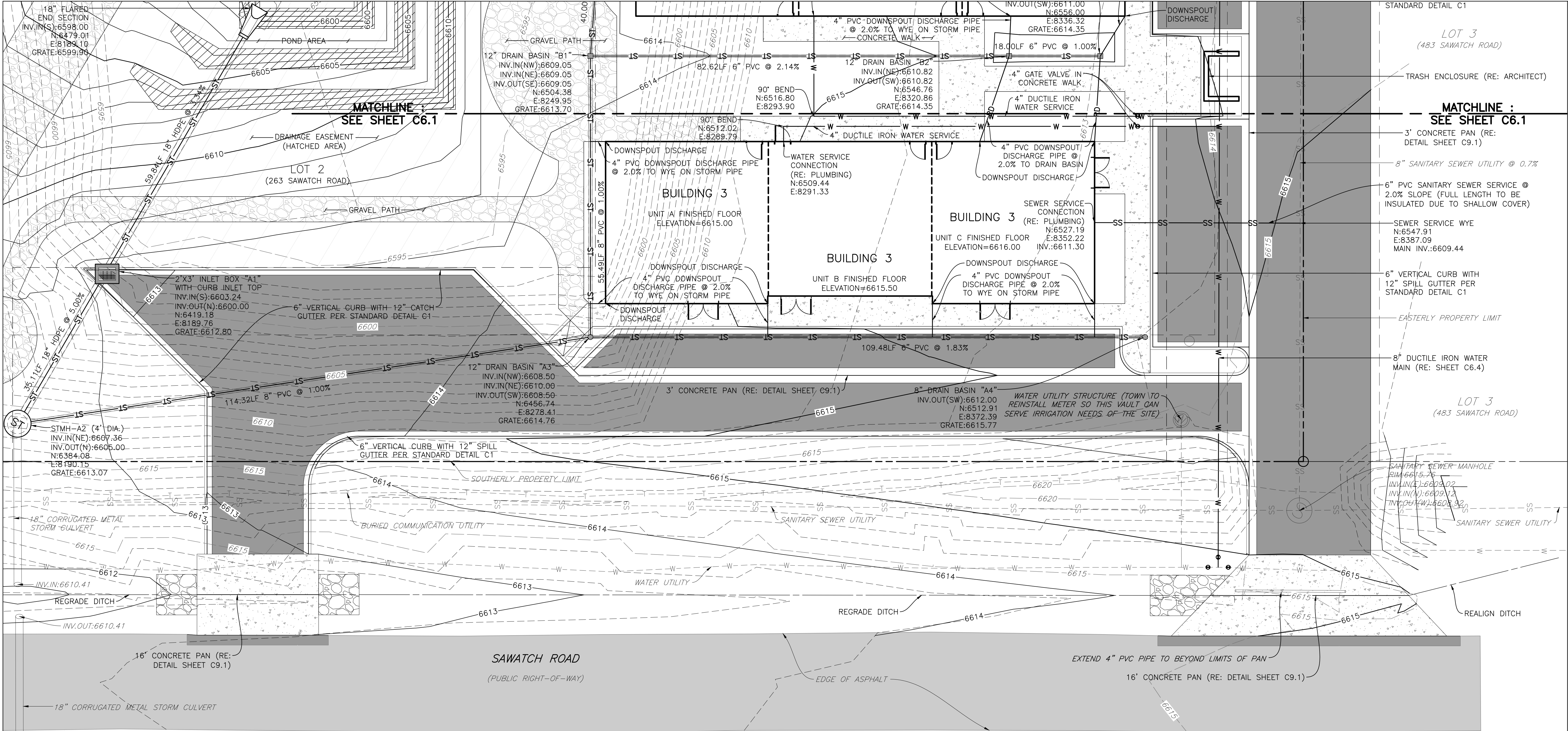
C6.1



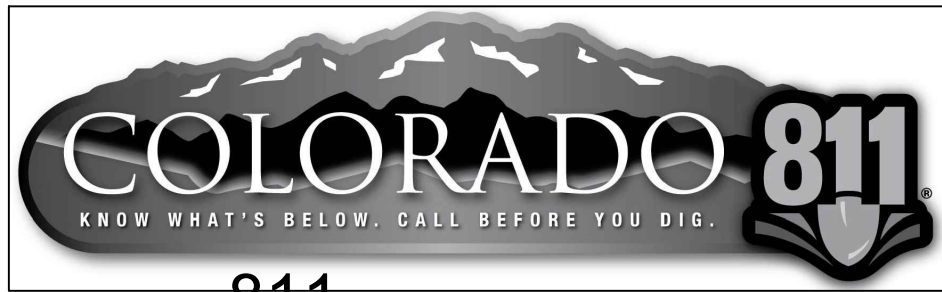
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FOR UTILITY NOTES, RE: SHEET C6.3



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MIXED-USE DEVELOPMENT

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DRAWN BY: J. YARNELL
REVIEWED BY: J. YARNELL
PROJECT NO.: 19.022
DATE: 10/4/2023

SHEET TITLE
DETAILED
UTILITY PLAN

SHEET NO.
C6.2

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UTILITY LOCATION NOTES:

- 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, UTILITY PROVIDER(S), AND TOWN OF EAGLE PUBLIC WORKS INSPECTOR OF ANY DISCREPANCIES.
- 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, UTILITY PROVIDER(S), AND TOWN OF EAGLE PUBLIC WORKS INSPECTOR OF ANY DISCREPANCIES.
- 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.

DRY UTILITY GENERAL NOTES:

- ALL BENDS SHALL BE SWEEPING.
- FOR FINISHED GRADE AT PAD/PEDESTAL LOCATIONS, RE: DETAILED GRADING PLANS. RAISE PAD ELEVATION TO MEET JURISDICTIONAL STANDARD.

ELECTRIC NOTES:

- ELECTRIC DESIGN IS BY OTHERS. INTENT OF UTILITY PLAN(S) IS TO SHOW CONDUIT ROUTING AND EQUIPMENT PLACEMENT ON THE SITE FOR COORDINATION PURPOSES.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH HOLY CROSS ENERGY CONSTRUCTION STANDARDS (LATEST EDITION).
- INDIVIDUAL CONDUITS SHALL BE PROVIDED BETWEEN THE TRANSFORMER AND EACH UNIT.
- ALL ELECTRIC CONDUITS SHALL BE 4" PVC.

FIBER OPTIC (F.O.) / TELEPHONE NOTES:

- COMMUNICATION DESIGN IS BY OTHERS. INTENT OF UTILITY PLANS IS TO SHOW CONDUIT ROUTING AND EQUIPMENT PLACEMENT ON THE SITE FOR COORDINATION PURPOSES.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH LUMEN CONSTRUCTION STANDARDS (LATEST EDITION).

CABLE TELEVISION NOTES:

- CABLE TELEVISION DESIGN IS BY OTHERS. INTENT OF UTILITY PLANS IS TO SHOW CONDUIT ROUTING AND EQUIPMENT PLACEMENT ON THE SITE FOR COORDINATION PURPOSES.
- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH COMCAST CONSTRUCTION STANDARDS (LATEST EDITION).

NATURAL GAS NOTES:

- NO NATURAL GAS UTILITIES ARE PROPOSED ON THE PROJECT.

SANITARY SEWER NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL" [LATEST REVISION]. ALL SANITARY SEWER CONSTRUCTION SHALL BE INSPECTED BY A TOWN OF EAGLE PUBLIC WORKS INSPECTOR.
- ALL SANITARY SEWER LINES SHALL BE CLASS 150 C900 POLYVINYL CHLORIDE [PVC] PIPE IN ACCORDANCE WITH ASTM D-2241.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED SEWER.
- ALL SANITARY SEWER TESTING SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL" [LATEST REVISION].
- THE ENGINEER, OWNER, AND TOWN OF EAGLE PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.
- MAINTAIN A MINIMUM OF TEN [10] FEET HORIZONTAL SEPARATION BETWEEN THE OUTSIDE OF ALL SANITARY SEWER AND WATER MAINS AND SERVICES.
- DISTANCES FOR SANITARY SEWER ARE THE HORIZONTAL DISTANCES BETWEEN THE CENTER OF STRUCTURES. THEREFORE, DISTANCES SHOWN ON PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND STRUCTURE WIDTHS.
- 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.
- ALL SANITARY SEWERS SHALL BE BED PER THE TOWN OF EAGLE'S STANDARD TRENCHING AND BACKFILL DETAIL.
- NO BACKFILL MATERIAL SHALL BE PLACED ABOVE THE SPRINGLINE OF THE PIPE UNTIL A TOWN OF EAGLE PUBLIC WORKS INSPECTOR HAS AUTHORIZED BACKFILLING. IT SHALL BE THE DUTY OF THE CONTRACTOR TO NOTIFY THE TOWN OF EAGLE PUBLIC WORKS INSPECTOR 48 HOURS IN ADVANCE OF PROPOSED BACKFILL OPERATIONS SO A TOWN OF EAGLE PUBLIC WORKS INSPECTOR MAY INSPECT THE PIPE AND THE BEDDING PRIOR TO BACKFILLING.
- ALL SANITARY SEWER PIPES SHALL BE INSTALLED WITH INSULATED NO. 12 TYPE UF TAPED ON TOP OF PIPE AS A TRACER WIRE. TRACER WIRE IS TO BE LOOPED UP TO EACH STRUCTURE (MANHOLES AND/OR CLEANOUTS, AS APPLICABLE). A CATHODIC PROTECTION BOX IS TO BE SET ON THE RIGHT HAND SIDE OF EACH STRUCTURE. THE BOX SHALL HAVE A CAST IRON LOCKING LID WITH A THREE AND ONE-HALF INCH [3-1/2" DIAMETER, EIGHTEEN INCH [18"] LONG PVC BODY. THE CAP WILL NEED A TWO-WIRE CONNECTION POST AS A MINIMUM.
- 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.
- NO TREES SHALL BE PLANTED WITHIN ANY SEWER EASEMENT OR WITHIN TEN [10] FEET OF ANY PUBLIC MANHOLES, OR PIPES.

STORM SEWER NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL" [LATEST REVISION]. ALL STORM SEWER CONSTRUCTION SHALL BE INSPECTED BY A TOWN OF EAGLE PUBLIC WORKS INSPECTOR.
- CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING STORM SEWER POINTS OF CONNECTION PRIOR TO CONSTRUCTION OF ANY PROPOSED STORM SEWER.
- ALL STORM SEWER LINES 12 INCHES IN SIZE AND GREATER SHALL BE HIGH-DENSITY POLYETHYLENE (HDPE) IN ACCORDANCE WITH ASTM F-405.
- ALL STORM SEWER LINES LESS THAN 12 INCHES IN SIZE SHALL BE SDR-35 POLYVINYL CHLORIDE [PVC] PIPE IN ACCORDANCE WITH ASTM D-3034.
- ALL STORM SEWER PIPE JOINTS SHALL BE BELL AND SPIGOT TYPE, INSTALLED WITH AN APPROVED RUBBER GASKET O-RING OR PROFILE TYPE GASKET SO AS TO BE WATER-TIGHT.
- 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.
- WHERE APPLICABLE, DISTANCES FOR STORM SEWER PIPE INCLUDE THE LENGTH OF THE FLARED END SECTION.
- ALL STORM SEWER PIPES SHALL BE INSTALLED WITH INSULATED NO. 12 TYPE UF TAPED ON TOP OF PIPE AS A TRACER WIRE. TRACER WIRE IS TO BE LOOPED UP TO EACH STRUCTURE (INLETS, OUTLETS, MANHOLES AND/OR CLEANOUTS, AS APPLICABLE). A CATHODIC PROTECTION BOX IS TO BE SET ON THE RIGHT HAND SIDE OF EACH STRUCTURE. THE BOX SHALL HAVE A CAST IRON LOCKING LID WITH A THREE AND ONE-HALF INCH [3-1/2" DIAMETER, EIGHTEEN INCH [18"] LONG PVC BODY. THE CAP WILL NEED A TWO-WIRE CONNECTION POST AS A MINIMUM.
- MANHOLES, BARRELS, CONES, AND COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) INLETS SHALL BE CONSTRUCTED OF PRECAST CONCRETE. CAST-IN-PLACE STRUCTURES SHALL NOT BE ALLOWED.
- PRECAST MANHOLES AND RISERS SHALL BE MANUFACTURED IN CONFORMITY WITH ASTM DESIGNATION C-478. ALL CONES SHALL BE ECCENTRIC, EXCEPT FOR MANHOLE DEPTHS SIX [6] FEET OR LESS WHEN A FLAT TOP SECTION SHALL BE USED.
- DRAIN BASINS SHALL BE AS MANUFACTURED BY NYLOPLAST, OR APPROVED EQUAL. INSTALLATION SHALL BE IN STRICT ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED DOCUMENTATION.
- ALL STORM SEWERS SHALL BE BED PER THE TOWN OF EAGLE'S STANDARD TRENCHING AND BACKFILL DETAIL.
- THE FLEXIBLE PLASTIC JOINT SEALING COMPOUND WITHIN PRECAST STRUCTURES SHALL BE "RAMNEK" RUBBERNECK OR APPROVED EQUAL.
- 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.
- NO TREES SHALL BE PLANTED WITHIN ANY UTILITY EASEMENT OR WITHIN TEN [10] FEET OF ANY PUBLIC MANHOLES, PIPES OR INLETS.
- RIM ELEVATIONS SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. CONTRACTOR SHALL USE PRECAST CONCRETE ADJUSTMENT RINGS TO ADJUST THE MANHOLE FRAME TO THE REQUIRED FINAL GRADE, SUCH THAT THERE IS NO MORE THAN EIGHTEEN [18] INCHES FROM FINISHED GRADE TO THE TOP OF THE CONE SECTION. THE RIM SHALL BE LEFT 1/8-INCH TO 1/4-INCH BELOW FINISHED ASPHALT.
- COORDINATES FOR AREA INLETS ARE AT CENTER OF INLET. COORDINATES FOR FLARED END SECTIONS ARE AT CENTER OF FLARED END.
- SLOPE OF INLET FLOW LINE OR GRATE TO MATCH STREET GRADE UNLESS INLET IS AT A SUMP LOCATION.
- CONTRACTOR TO COORDINATE HORIZONTAL AND VERTICAL LOCATIONS OF ROOF DRAIN SERVICES AND DOWNSPOUTS WITH PLUMBING AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
- FOR ANY INFILTRATION SYSTEMS PROPOSED AS PART OF THE PROJECT, CONTRACTOR SHALL ENGAGE THE PROJECT'S GEOTECHNICAL ENGINEER TO PERFORM AN OPEN HOLE INSPECTION AND ENSURE THE INFILTRATION RATE IS NO LESS THAN 5 MINUTES / INCH. THE ENGINEER SHOULD BE NOTIFIED IMMEDIATELY OF TEST RESULTS.

WATER NOTES:

- ALL MATERIALS AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TOWN OF EAGLE "PUBLIC WORKS MANUAL" [LATEST REVISION]. ALL WATER UTILITY CONSTRUCTION SHALL BE INSPECTED BY A TOWN OF EAGLE PUBLIC WORKS INSPECTOR.
- ALL WATER UTILITY CONSTRUCTION SHALL BE PERFORMED BY A CONTRACTOR LICENSED IN THE TOWN OF EAGLE. THE ENGINEER, OWNER AND TOWN OF EAGLE PUBLIC WORKS INSPECTOR SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF ANY PLANNED CONSTRUCTION.
- ALL WATER MAINS, FIRE HYDRANT LATERALS, AND SERVICES FOUR [4] INCHES IN SIZE AND GREATER SHALL BE DUCTILE IRON, MANUFACTURED IN ACCORDANCE WITH AWWA STANDARD C151, CLASS 52, WITH BITUMINOUS OUTSIDE COATING (ONE MIL THICK) AND CEMENT MORTAR LINING PER AWWA C104. PIPE JOINTS SHALL BE PUSH-ON TYPE UTILIZING RUBBER RING GASKET IN ACCORDANCE WITH AWWA C111. PIPE SHALL BE SUPPLIED WITH COPPER BONDING STRAPS AND MECHANICAL ATTACHMENT. A #4 CONDUCTOR AND CADWELDS (CHARGE SIZE CA 45) OR THE MANUFACTURERS' SUPPLIED STRAP SHALL BE USED TO BOND EACH JOINT AND FITTING.
- ALL WATER PIPE JOINT FITTINGS SHALL BE MADE FROM ASTM A536, 65-45-12 DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL BE AT A PRESSURE RATING OF 350 PSI AND SHALL BE WRAPPED WITH EIGHT MILLIMETER MINIMUM THICKNESS POLYETHYLENE MATERIAL IN ACCORDANCE WITH AWWA STANDARD C105. TWIST-OFF NUTS, SIZED THE SAME AS THE TEE-HEAD BOLTS, SHALL BE USED TO ENSURE PROPER ACTUATING OF RESTRAINING DEVICES.
- ALL WATER PIPES SHALL BE INSTALLED WITH INSULATED NO. 12 TYPE UF TAPED ON TOP OF PIPE AS A TRACER WIRE. TRACER WIRE IS TO BE LOOPED UP TO EACH HYDRANT. A CATHODIC PROTECTION BOX IS TO BE SET ON THE RIGHT HAND SIDE OF EACH HYDRANT. THE BOX SHALL HAVE A CAST IRON LOCKING LID WITH A THREE AND ONE-HALF INCH [3-1/2" DIAMETER, EIGHTEEN INCH [18"] LONG PVC BODY. THE CAP WILL NEED A TWO-WIRE CONNECTION POST AS A MINIMUM.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ADJUST ALL WATER VALVE BOXES TO THE REQUIRED FINAL GRADE. IN ADDITION, VALVE EXTENSIONS SHALL BE INSTALLED SUCH THAT A VALVE KEY SIX [6] FEET IN LENGTH CAN OPERATE THE VALVE.
- NO PIPE SHALL BE BACKFILLED UNTIL IT HAS BEEN INSPECTED BY A TOWN OF EAGLE PUBLIC WORKS INSPECTOR.
- 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 PUBLIC WORKS INSPECTOR UPON REQUEST.
- DISTANCES FOR WATER ARE THE HORIZONTAL DISTANCE BETWEEN CENTER OF FITTING TO CENTER OF VALVE, METER, ETC. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
- MAINTAIN A MINIMUM OF TEN [10] FEET HORIZONTAL SEPARATION BETWEEN THE OUTSIDE OF ALL SANITARY SEWER AND WATER MAINS AND SERVICES.
- FOR ALL PIPE INSTALLATIONS, THE DEPTH OF COVER OVER THE PIPE MEASURED FROM OFFICIAL FINISHED/FINAL GRADE TO THE TOP OF THE PIPE SHALL BE A MINIMUM OF SIX [6] AND MAXIMUM OF NINE [9] FEET AND SHALL BE KNOWN AS THE COVER OVER THE PIPE.
- FIRE HYDRANTS SHALL CONFORM TO THE TOWN OF EAGLE MATERIALS AND SPECIFICATIONS. FIRE HYDRANT ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, THRUST BLOCKS, RESTRAINTS, AND MATERIALS NECESSARY TO INSTALL THE HYDRANT.
- INSTALL THRUST BLOCKS AT ALL BENDS, STUBS AND TEES IN WATER LINES. ALL BLOW-OFFS, VALVES AND BENDS SHALL BE RODDED OR MECHANICALLY-RESTRAINED PER TOWN OF EAGLE DETAILS AS NOTED OR IF SOIL CONDITIONS ARE UNSTABLE OR AS DIRECTED BY THE TOWN OF EAGLE PUBLIC WORKS INSPECTOR.
- CHLORINATION AND FLUSHING: ALL WATER MAINS SHALL BE CHLORINATED PER THE TOWN OF EAGLE'S REQUIREMENTS.
- WHEN IT IS NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS AND OTHER UTILITY CROSSINGS, A MINIMUM CLEARANCE OF 18 INCHES SHALL BE MAINTAINED BETWEEN THE OUTSIDE OF PIPES.
- INDIVIDUAL SERVICE LINE PRESSURE REGULATING VALVES ARE REQUIRED.
- THE WATER QUALITY CONTROL DIVISION OF THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT [CDPHE] REQUIRES ALL WATER LINE CONTRACTORS TO POSSESS A CURRENT DISCHARGE PERMIT FOR DISCHARGES OF CHLORINATED AND PROCESS WATERS ASSOCIATED WITH THE INSTALLATION OF NEW MAINS OR CONDUITS. CONTACT CDPHE WATER QUALITY CONTROL DIVISION AT 303-692-3539 FOR INFORMATION ON OBTAINING THE REQUIRED PERMIT.
- 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.
- THE WATER SERVICE SIZE HAS BEEN PROVIDED BY THE PROJECT'S LIFE SAFETY ENGINEER BASED UPON THE DEMANDS OF THE FIRE SUPPRESSION SYSTEM IN CONJUNCTION WITH THE AVAILABLE PRESSURE AND VOLUME FROM THE PUBLIC SYSTEM AT THE CONNECTION POINT.

MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

YARNELL CONSULTING &
CIVIL DESIGN, LLC

P.O. BOX 3901 EAGLE, COLORADO 81631
(970) 323-7008

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4.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	8/22/23
5.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	10/4/23

DESIGN BY: J. YARNELL
DRAWN BY: J. YARNELL
REVIEWED BY: J. YARNELL
PROJECT NO.: 19.022
DATE: 10/4/2023

SHEET TITLE
UTILITY NOTES

SHEET NO.
C6.3

25-YEAR WATER SURFACE ELEVATION = 6607.50
VOLUME = 3.3 ACRE-FEET

Technical cross-section diagram of a boulder retaining wall and infiltration system. The diagram illustrates the following components and specifications:

- Retaining Wall:** A boulder retaining wall consisting of round rocks set back at a maximum 1:1 slope (4' max exposed height). The slope is 3:1 max.
- Soil and Material Layers:**
 - Imported Clays:** Located on the left side of the wall.
 - Well-Draining Sandy Cobble Material:** Located beneath the retaining wall and around the outlet structure.
 - Native Clays:** Located on the right side of the diagram, with a surface elevation of 6590.00.
- Infiltration System:**
 - 18-Inch (Minimum) Depth of Well-Draining Sandy Cobble Material:** The depth of the infiltration layer.
 - Mirafi Filter Fabric:** Located on the bottom and sides of the infiltration soil material.
 - Outlet Structure:** A structure for water to exit the infiltration area.
 - Bottom of Structure:** To have an open bottom (no floor) and set on well-draining sandy cobbles at elevation = 6591.00.
- Elevations and Dimensions:**
 - Top of Structure = 6598.00**
 - Exposed Inlet Structure Above Grade:** Indicated by a vertical dimension line.
 - 1.50' (Min):** Minimum depth of the outlet structure.
 - 3.00' (Min):** Minimum depth of the well-draining sandy cobble material layer.
 - Toe of Slope:** The point where the retaining wall meets the ground.
 - Bottom Course of Rocks:** To be embedded a minimum 3' into soils.
 - Surface of Native Clays Beneath Infiltration Area (Elevation = 6590.00):** The base level of the native clays.
- Other Labels:**
 - Close Mesh Grade:** Located at the top of the structure.
 - Provide a Ladder on the Inside of the Structure:** For access to the outlet structure.
 - Gravel shall interface with native, compacted (in situ) soils around the perimeter to ensure material does not migrate into the gravel.**
 - Native Clays Terminate Near Toe of Slope:** Indicated by a horizontal dimension line.

1. PROJECT'S GEOTECHNICAL ENGINEER SHALL BE ON-SITE TO CONFIRM WHEN SUFFICIENT EXCAVATION HAS OCCURRED AND THAT NATIVE, WELL-DRAINING COBBLE SOILS HAVE BEEN EXPOSED.
2. THE BIOFILTRATION MATERIAL SHALL BE EXCAVATED AND REPLACED ONCE THE SURFACE OF THE MATERIAL IS WITHIN 18 INCHES FROM THE TOP OF THE INLET BOX, OR WHEN STANDING WATER IS OBSERVED IN THE BOTTOM OF THE POND.

N.T.S.

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SHEET TITLE

POND
IMPROVEMENT
PLAN

SHEET NO.
C7.1

DETAILS TO BE INCLUDED IN A BUILDING PERMIT SUBMITTAL:

- 16’ CONCRETE PAN
- 3’ CONCRETE PAN
- FLARED END SECTION
- DOWNSPOUT DISCHARGE

SHEET NO.
C9.1

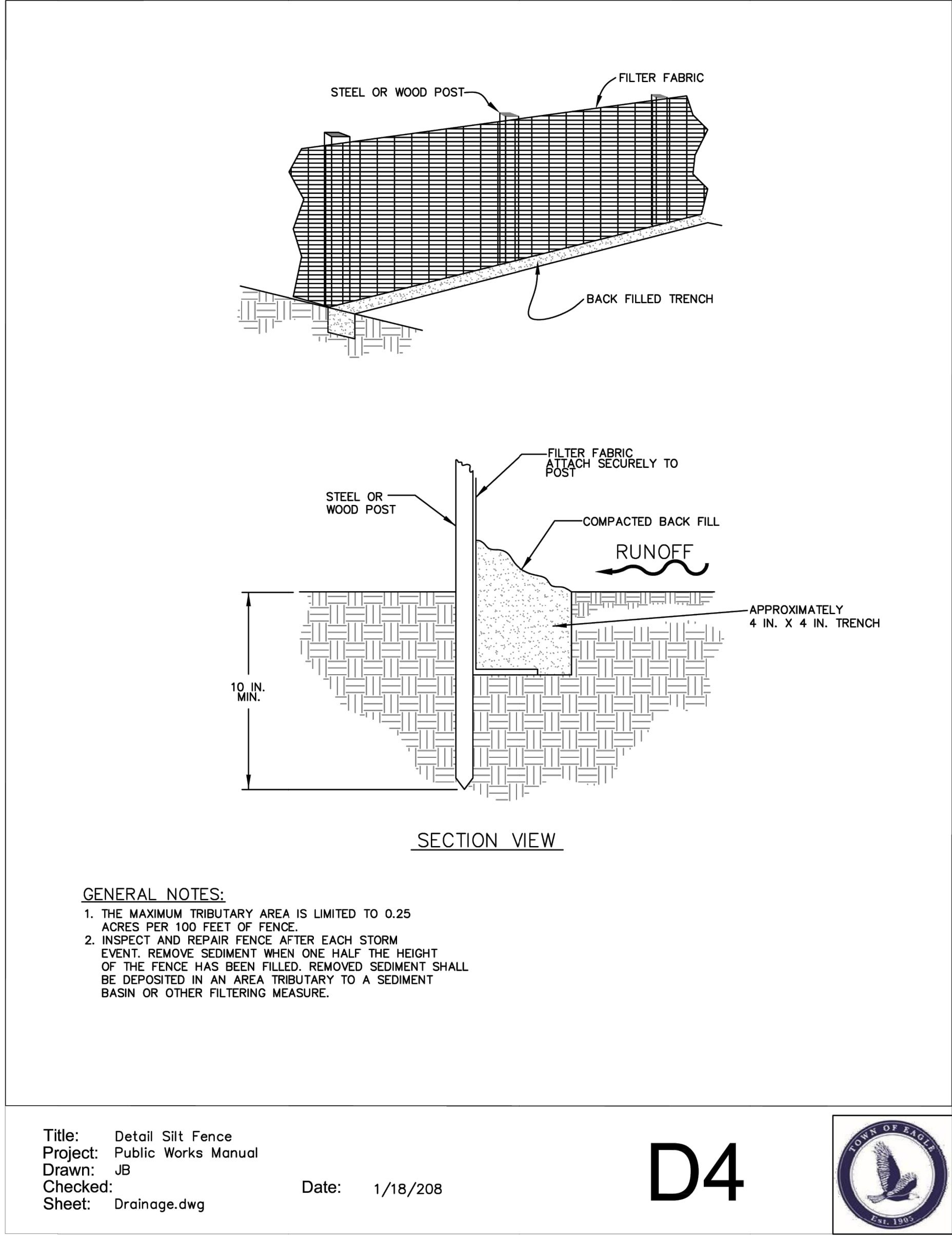
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DATE: 10/4/2023	4.	DEVELOPMENT PERMIT RESUBMITTAL	8/22/23	JY
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MIXED-USE DEVELOPMENT
263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO



MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
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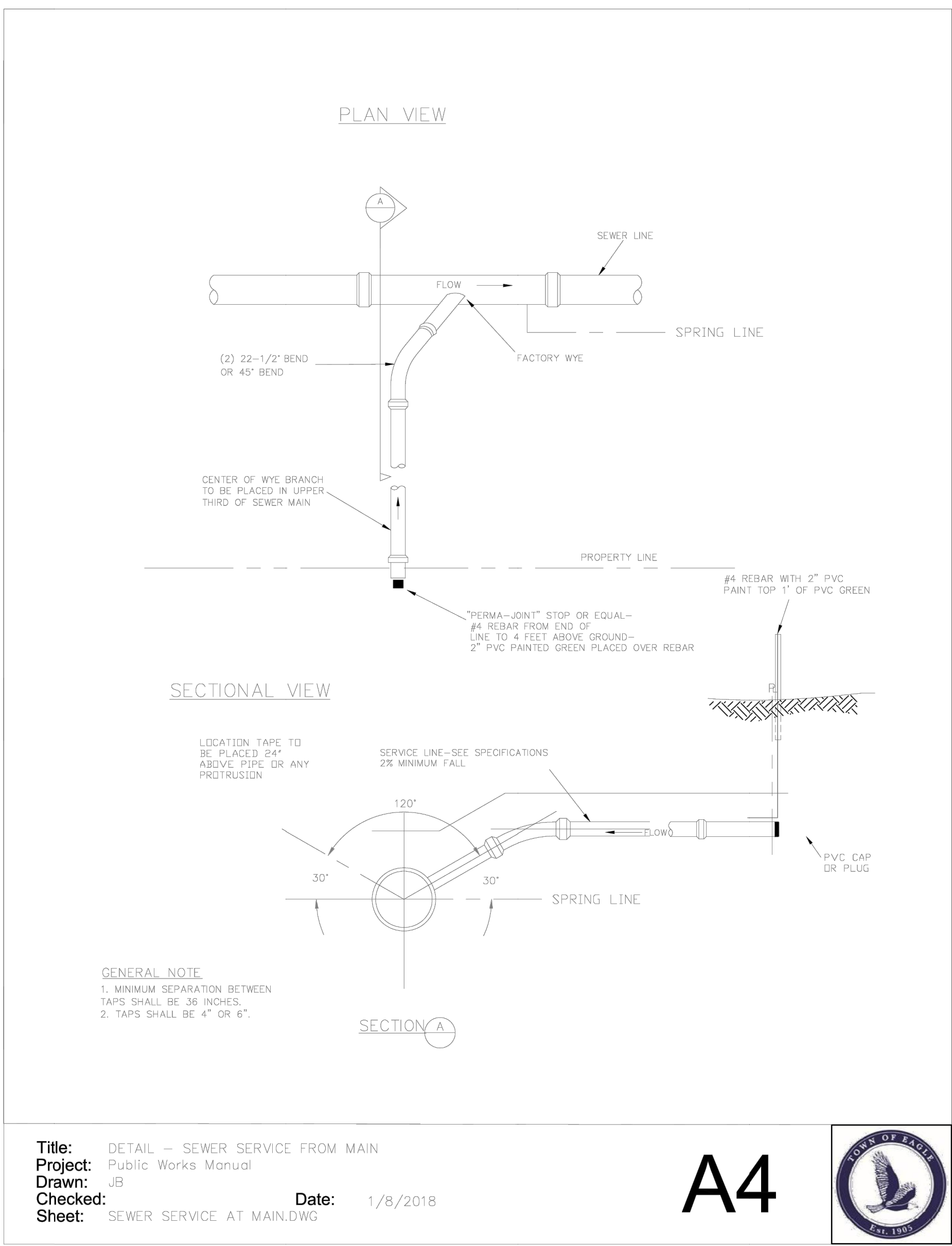
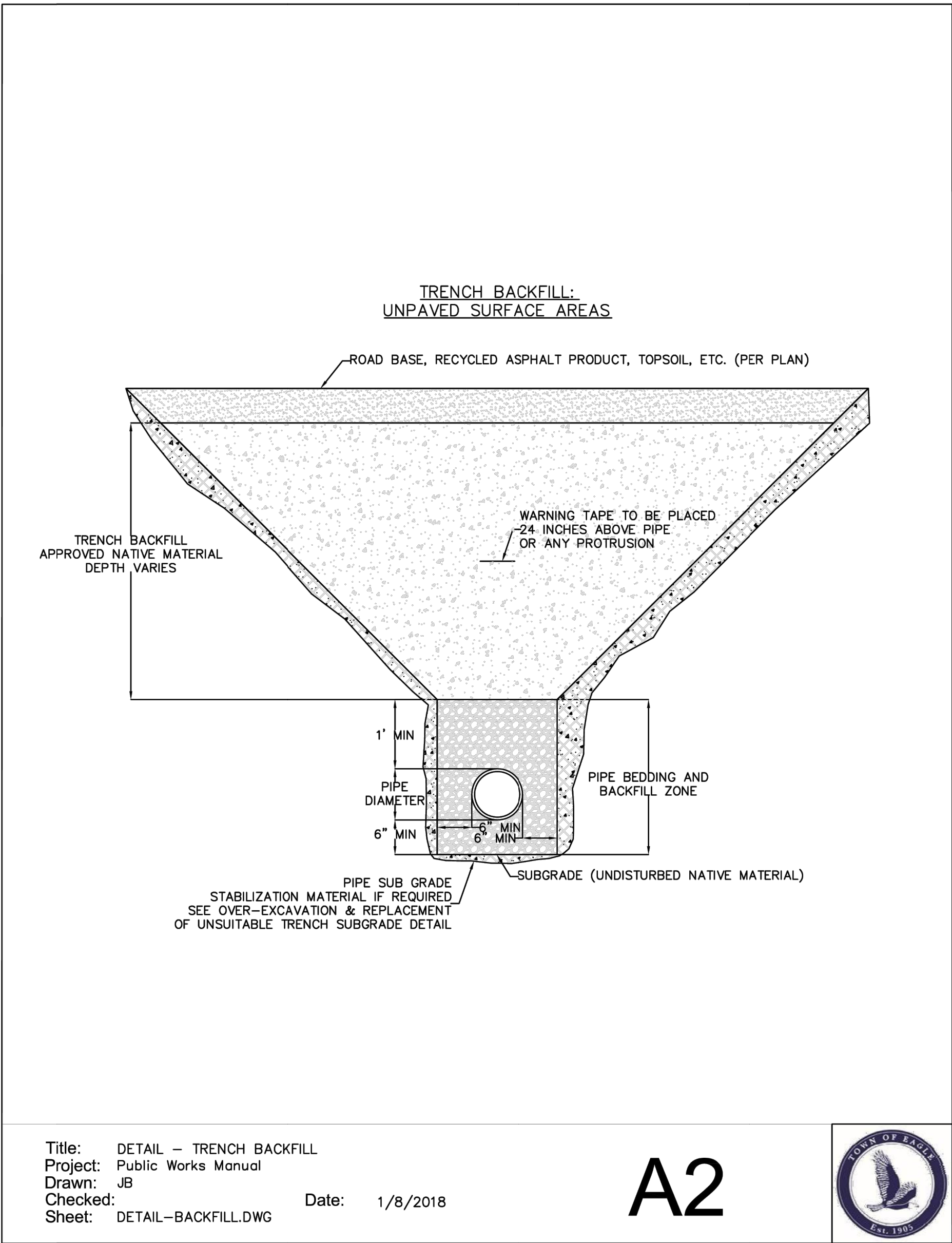
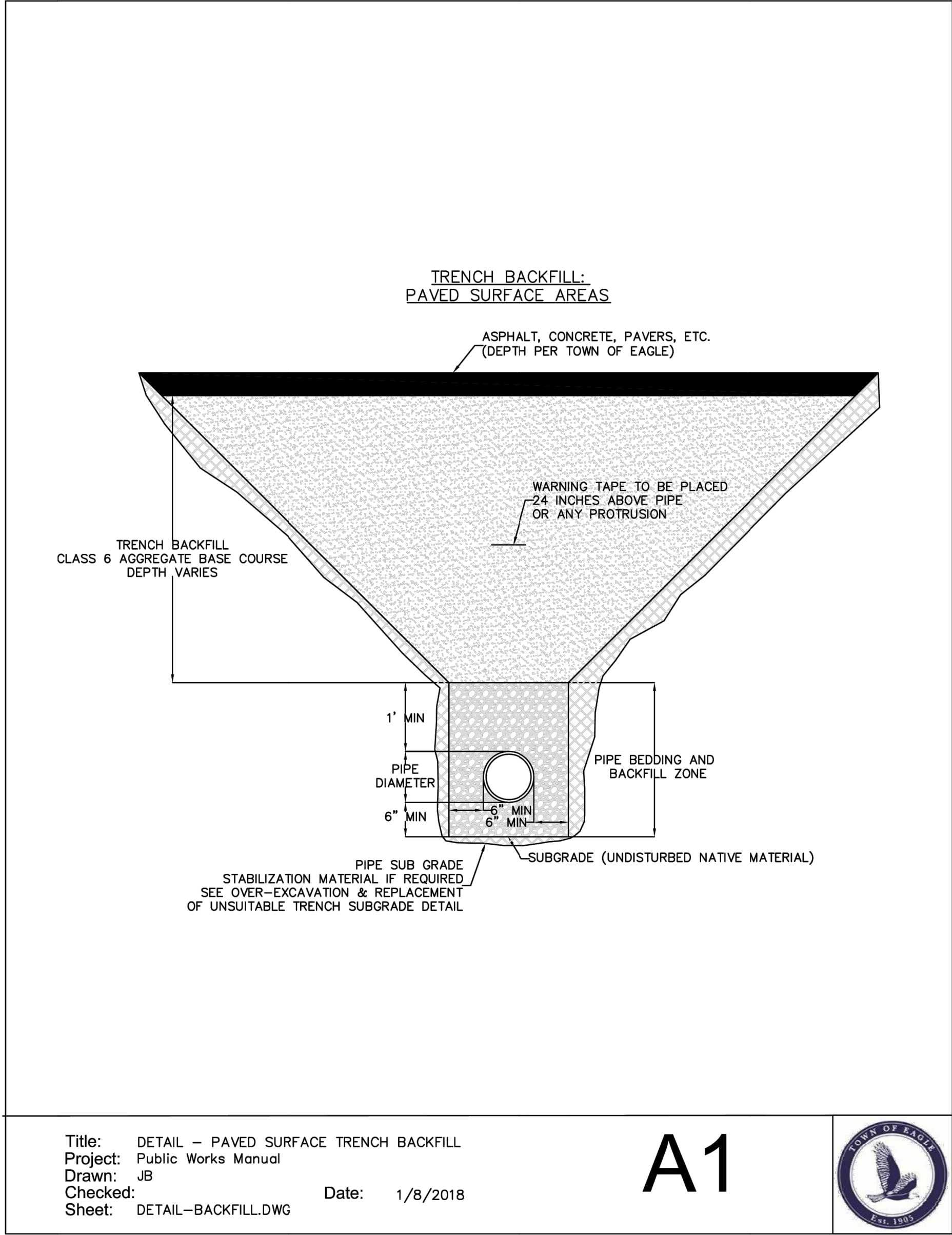
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SHEET TITLE

EROSION CONTROL DETAILS

SHEET NO.

C10.1



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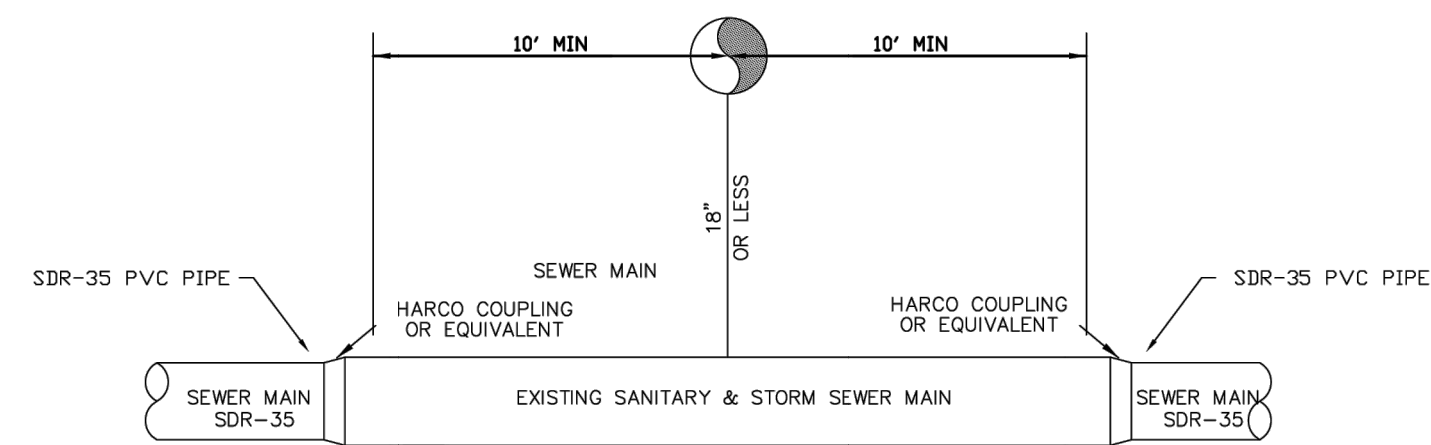
SHEET TITLE
DETAILS -
SANITARY
SEWER

SHEET NO.
C11.1

MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

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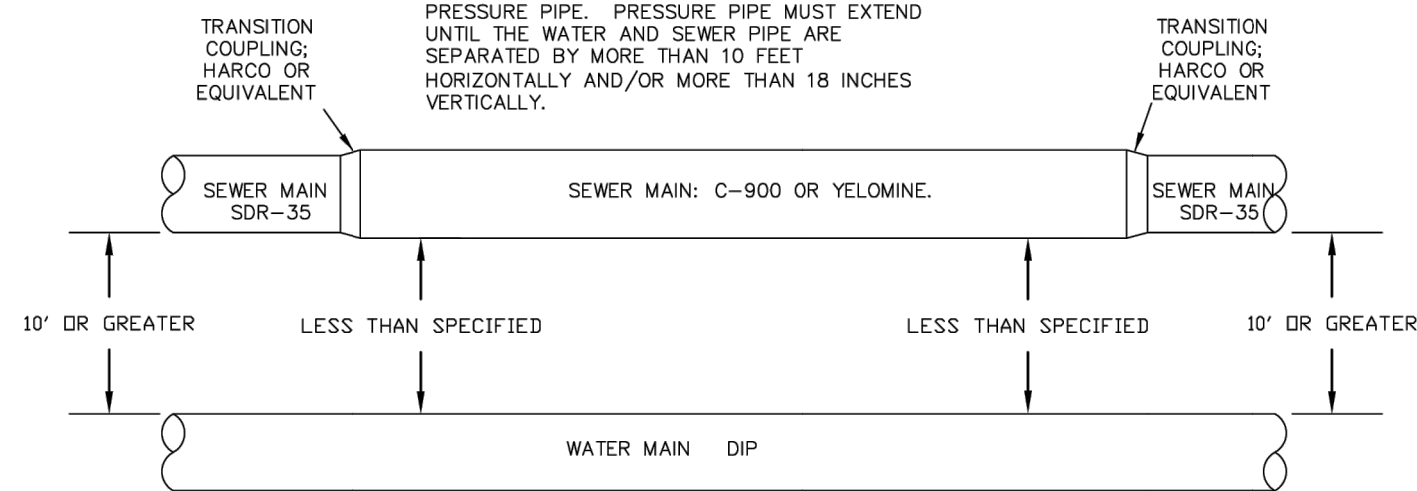
FOR CROSSING MAINS IN 10' BUFFER

IF WATER MAIN OR SERVICE IS 18 INCHES OR LESS ABOVE SEWER OR IF WATER MAIN OR SERVICE IS ANY DISTANCE BELOW THE SEWER MAIN OR SERVICE, INSTALL C-900 PVC PRESSURE PIPE OR YELOMINE PIPE. PRESSURE PIPE MUST EXTEND UNTIL THE LINES ACHIEVE THE REQUIRED SEPARATION AS MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL, OR THE JOINTS OF THE SEWER MAIN OR SERVICE ARE OFFSET BY 10' HORIZONTALLY FROM THE CENTER OF THE WATER MAIN OR SERVICE.

TOP VIEW

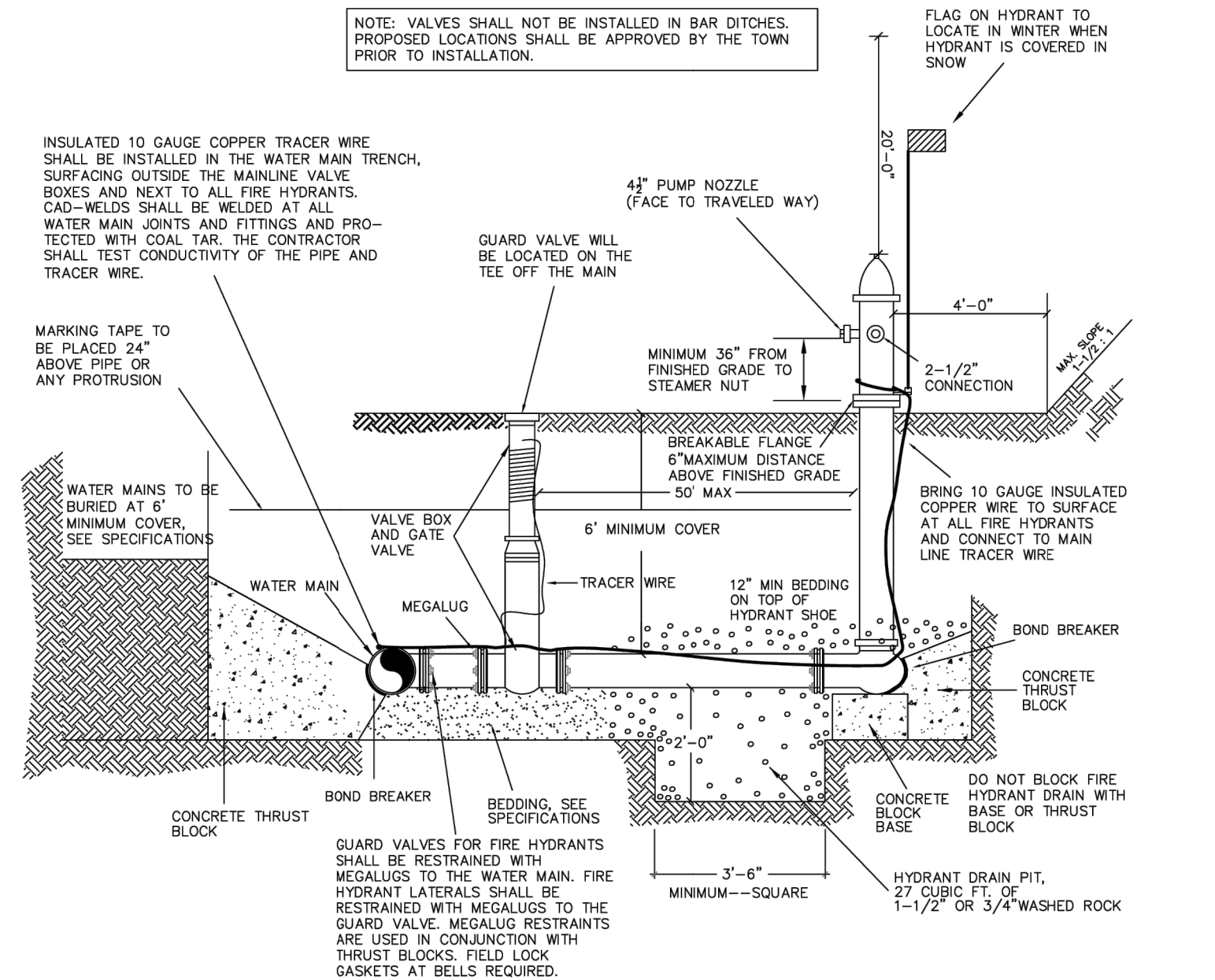
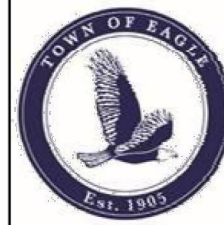
FOR PARALLEL LINES

IF WATER MAIN IS 18 INCHES OR LESS ABOVE SEWER MAIN OR IF WATER MAIN AND SEWER MAIN COME WITHIN 10 FEET HORIZONTALLY, THEN THE INSTALLED SEWER MAIN IS TO BE CONSTRUCTED OF C-900 PVC PRESSURE PIPE OR YELOMINE PRESSURE PIPE. PRESSURE PIPE MUST EXTEND UNTIL THE WATER AND SEWER PIPE ARE SEPARATED BY MORE THAN 10 FEET HORIZONTALLY AND/OR MORE THAN 18 INCHES VERTICALLY.



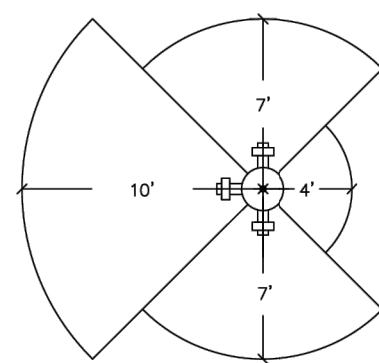
Title: DETAIL - Water Main Sewer Crossing/ Parrallel
Project: Public Works Manual
Drawn: JB
Checked: _____ Date: 1/8/2018
Sheet: TOE Water Crossing Detail

B1



HYDRANT CLEARANCE DIAGRAM

THERE ARE NO ABOVE GROUND OBSTRUCTIONS ALLOWED IN THESE AREAS



FRONT---10 FEET OF CLEARANCE

SIDES---7 FEET OF CLEARANCE

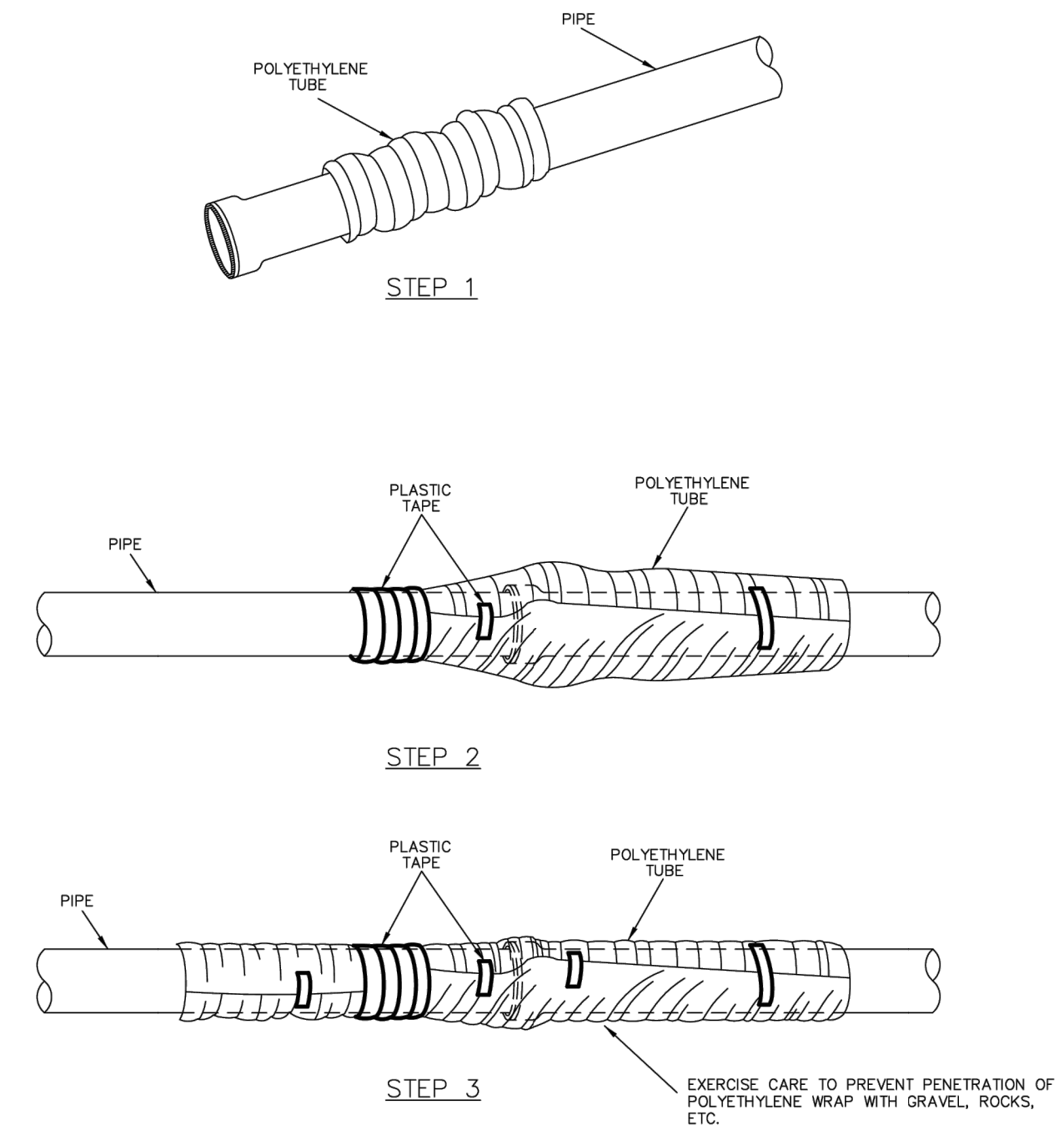
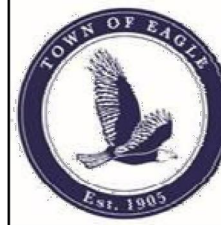
REAR---4 FEET OF CLEARANCE

ABOVE---20 FEET OF CLEARANCE

NOTE: MUELLER SUPER CENTERION A423 5 1/2" MAIN VALVE
OPENING.
FIRE HYDRANTS WILL NOT BE DEEPER THAN 7' 6".
EXTENSIONS WILL NOT BE ALLOWED. BENDS WILL BE UTILIZED
TO BRING THE HYDRANT TO GRADE. RESTRAINED JOINTS ARE
REQUIRED FROM GUARD VALVE TO HYDRANT.

Title: DETAIL - Fire Hydrant Detail
Project: Public Works Manual
Drawn: JB
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Sheet: TOE Fire Hydrant.dwg

B2



FIELD INSTALLATION - POLYETHYLENE WRAP

WHERE SPECIFICALLY REQUIRED FOR SOIL APPLICATIONS

STEP 1 - PLACE TUBE OF POLYETHYLENE MATERIAL ON PIPE PRIOR TO LOWERING IT INTO PLACE.

STEP 2 - PULL THE TUBE OVER THE LENGTH OF THE PIPE. TAPE TUBE TO PIPE AT JOINT. FOLD MATERIAL AROUND THE ADJACENT SPIGOT END AND WRAP WITH TAPE TO HOLD THE PLASTIC TUBE IN PLACE.

STEP 3 - OVERLAP FIRST TUBE WITH ADJACENT TUBE AND SECURE WITH PLASTIC ADHESIVE TAPE. THE POLYETHYLENE TUBE MATERIAL COVERING THE PIPE SHALL BE LOOSE, EXCESS MATERIAL SHALL BE NEATLY DRAWN UP AROUND THE PIPE BARREL, FOLDED ON TOP OF PIPE AND TAPED IN PLACE.

Title: DETAIL — Poly Wrap
Project: Public Works Manual
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B11



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PROJECT NO.:	19-022	4.	DEVELOPMENT PERMIT RESUBMITTAL	8/22/23	JUY
DATE:	10/4/2023	5.	DEVELOPMENT PERMIT RESUBMITTAL	10/2/23	JUY

SHEET TITLE
DETAILS -
WATER

SHEET NO.
C12.1

MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

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IF THE DISTANCE TO THE TOP OF THE OPERATING NUT TO THE TOP OF THE VALVE COVER IS GREATER THAN 6', AN EXTENSION STEM WILL BE REQUIRED ON THE OPERATING NUT. THE EXTENSION MUST BE SECURED TO THE VALVE OPERATING NUT.

WRAP 10 GAUGE INSULATED COPPER WIRE OVER VALVE BOXES, PROVIDE SLACK ON WIRE

DEEP TYPE VALVE BOX LID

DEEP TYPE VALVE BOX LID

CI-500 CASTING INC.

COMPACT BACK FILL TO 98% STANDARD PROCTOR TO SURFACE TO SUPPORT VALVE BOX

VALVE BOX BOTTOM

GATE VALVE

10 GAUGE INSULATED COPPER WIRE TO FOLLOW WATER MAIN

GENERAL NOTE

1. VALVE BOX IS TO BE INSTALLED PLUMB, LEVEL, AND CENTERED ON 2" NUT

Title: DETAIL - Valve Box

Project: Public Works Manual

Drawn: JB

Checked:

Sheet: TOE Valve Box.dwg

Date: 1/11/2018

B14



USE BOND BREAKER 4 MIL POLYETHYLENE PLASTIC EVERYWHERE CONCRETE CONTACTS PIPES, FITTINGS, BOLTS, & NUTS. ALL NUTS SHALL BE ON THE SIDE OPPOSITE THE THRUST BLOCK SO AS TO BE ACCESSIBLE FROM THE TAPPED SIDE OF THE MAIN.

MJ FOSTER ADAPTOR IS PREFERABLE OR ALLOW ENOUGH DISTANCE TO WORK ON MEGALUGS

8-INCH DIP WATER MAIN WITH POLYWRAP

MUELLER A-2360 OR US PIPE METRO SEAL 250 RS GATE VALVE UP TO AND INCLUDING 12"

SOLID SLEEVE WITH WEDDING BAND AS NECESSARY

10 GAUGE INSULATED COPPER WIRE SHALL BE INSTALLED WITH ALL PIPES

Title: DETAIL - Cut in Tee

Project: Public Works Manual

Drawn: JB

Checked:

Sheet: TOE Cut in Tee.dwg

Date: 1/8/2018

B17



USE BOND BREAKER 4 MIL POLYETHYLENE PLASTIC EVERYWHERE CONCRETE CONTACTS PIPES, FITTINGS, BOLTS, & NUTS. ALL NUTS SHALL BE ON THE SIDE OPPOSITE THE THRUST BLOCK SO AS TO BE ACCESSIBLE FROM THE TAPPED SIDE OF THE MAIN.

PLAN

ELEVATION

GENERAL NOTE

1. NO TAPPING SLEEVES WILL BE ALLOWED WHERE PRESSURES MAY EXCEED 150psi WORKING PRESSURE UNLESS WRITTEN PERMISSION IS GIVEN BY THE TOWN.

2. ROMAC SST III STAINLESS STEEL TAPPING SLEEVE OR APPROVED EQUAL.

Title: DETAIL - Tapping Sleeve

Project: Public Works Manual

Drawn: JB

Checked:

Sheet: TOE Tapping Sleeve.dwg

Date: 1/12/2018

B18



MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE

LOT 2, 700 CHAMBERS SUBDIVISION

EAGLE, COLORADO

YARNELL CONSULTING & CIVIL DESIGN, LLC

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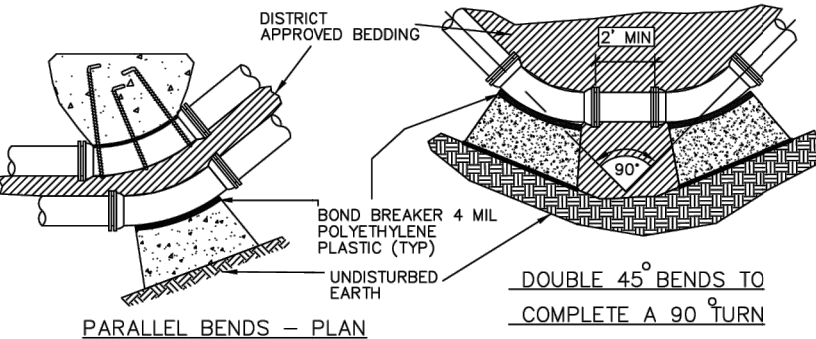
DESIGN BY:	J. YARNELL	NO.	1.	ISSUE / REVISION	SCHEMATIC DESIGN (NO CONST.)	DATE	4/29/23	NAME	JUY
DRAWN BY: <td>J. YARNELL</td> <td>2.<td>2.<td>DEVELOPMENT PERMIT SUBMISSION<td>5/24/23<td>JUY</td></td></td></td></td>	J. YARNELL	2. <td>2.<td>DEVELOPMENT PERMIT SUBMISSION<td>5/24/23<td>JUY</td></td></td></td>	2. <td>DEVELOPMENT PERMIT SUBMISSION<td>5/24/23<td>JUY</td></td></td>	DEVELOPMENT PERMIT SUBMISSION <td>5/24/23<td>JUY</td></td>	5/24/23 <td>JUY</td>	JUY			
REVIEWED BY: <td>J. YARNELL</td> <td>3.<td>3.<td>GRADING PERMIT SUBMITTAL<td>5/24/23<td>JUY</td></td></td></td></td>	J. YARNELL	3. <td>3.<td>GRADING PERMIT SUBMITTAL<td>5/24/23<td>JUY</td></td></td></td>	3. <td>GRADING PERMIT SUBMITTAL<td>5/24/23<td>JUY</td></td></td>	GRADING PERMIT SUBMITTAL <td>5/24/23<td>JUY</td></td>	5/24/23 <td>JUY</td>	JUY			
PROJECT NO.: <td>19.022</td> <td>4.<td>4.<td>DEVELOPMENT PERMIT RESUBMITTAL<td>8/22/23<td>JUY</td></td></td></td></td>	19.022	4. <td>4.<td>DEVELOPMENT PERMIT RESUBMITTAL<td>8/22/23<td>JUY</td></td></td></td>	4. <td>DEVELOPMENT PERMIT RESUBMITTAL<td>8/22/23<td>JUY</td></td></td>	DEVELOPMENT PERMIT RESUBMITTAL <td>8/22/23<td>JUY</td></td>	8/22/23 <td>JUY</td>	JUY			
DATE: <td>10/4/2023</td> <td>5.<td>5.<td>DEVELOPMENT PERMIT RESUBMITTAL<td>10/4/23<td>JUY</td></td></td></td></td>	10/4/2023	5. <td>5.<td>DEVELOPMENT PERMIT RESUBMITTAL<td>10/4/23<td>JUY</td></td></td></td>	5. <td>DEVELOPMENT PERMIT RESUBMITTAL<td>10/4/23<td>JUY</td></td></td>	DEVELOPMENT PERMIT RESUBMITTAL <td>10/4/23<td>JUY</td></td>	10/4/23 <td>JUY</td>	JUY			

SHEET TITLE

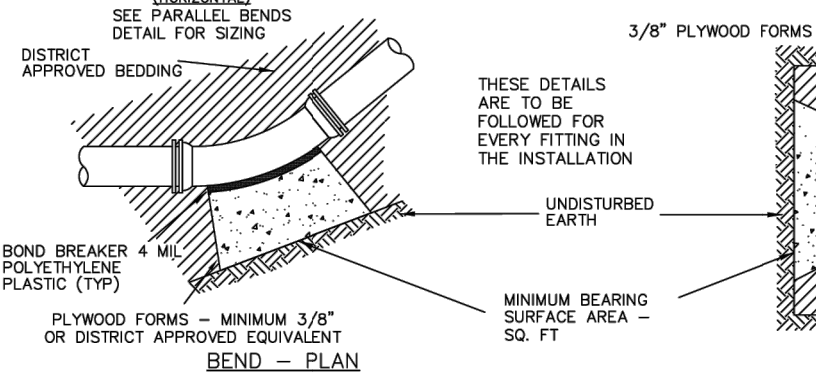
DETAILS - WATER

SHEET NO.

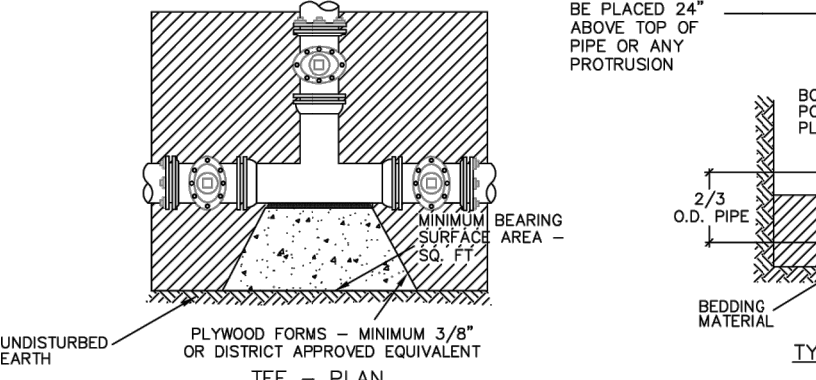
C12.2



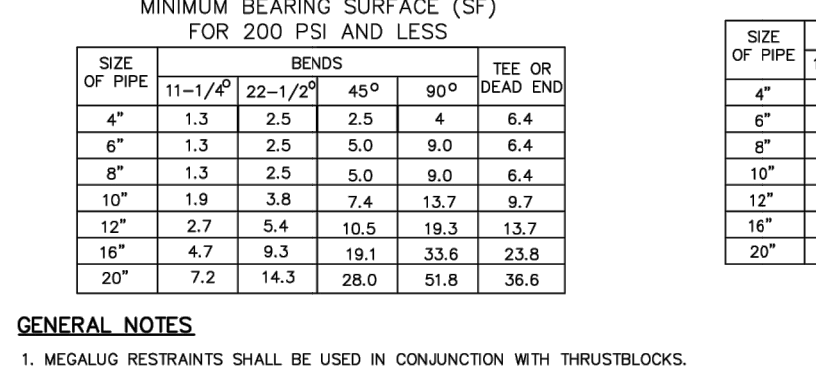
PARALLEL BENDS - PLAN



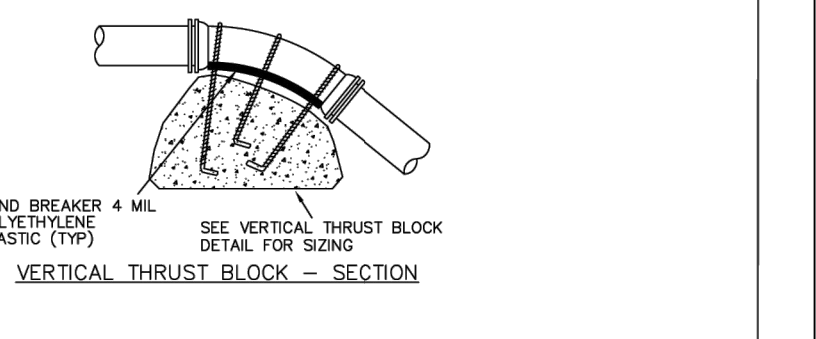
BEND - PLAN



TEE - PLAN



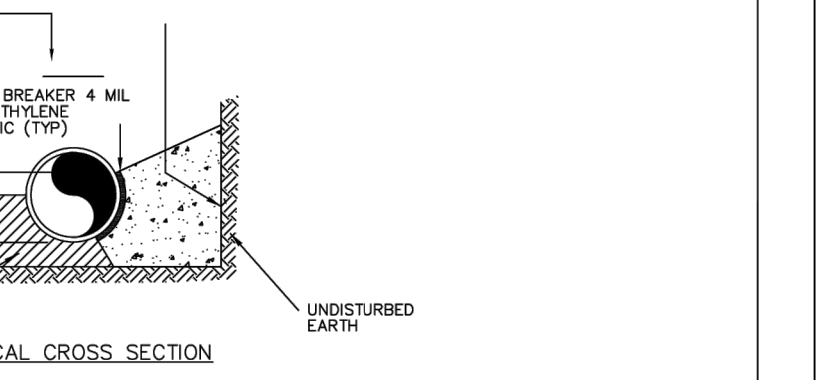
TEE - PLAN



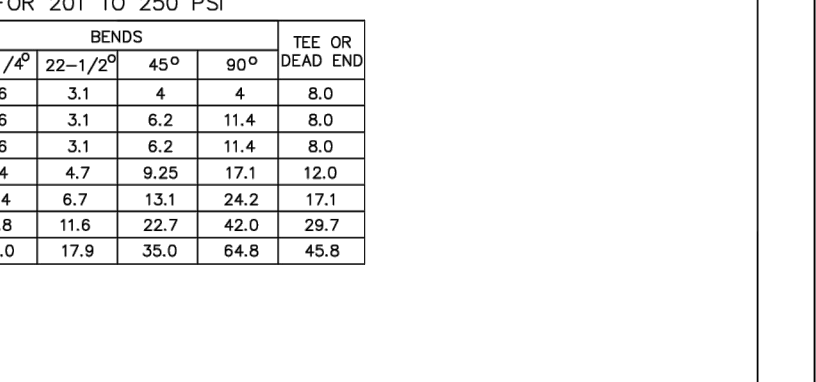
VERTICAL THRUST BLOCK - SECTION



DEAD END - PLAN



TYPICAL CROSS SECTION



TYPICAL CROSS SECTION

MINIMUM BEARING SURFACE (SF)
FOR 200 PSI AND LESS

SIZE OF PIPE	11-1/2"	22-1/2"	45°	90°	TEE OR DEAD END
4"	1.3	2.5	2.5	4	6.4
6"	1.3	2.5	5.0	9.0	6.4
8"	1.3	2.5	5.0	9.0	6.4
10"	1.9	3.8	7.4	13.7	9.7
12"	2.7	5.4	10.5	19.3	13.7
16"	4.7	9.3	19.1	33.8	23.8
20"	7.2	14.3	28.0	51.8	36.6

GENERAL NOTES

1. MEGALUG RESTRAINTS SHALL BE USED IN CONJUNCTION WITH THRUSTBLOCKS.
2. MINIMUM AREA REQUIRED WILL BE THAT OF AN 8 INCH MAIN
3. ALL THRUST BLOCKS SHALL BE FORMED. THE MINIMUM THICKNESS FORM MATERIAL SHALL BE 3/8" PLYWOOD OR DISTRICT APPROVED EQUIVALENT.
4. BEARING AREA BASED ON SOIL BEARING PRESSURE OF 2000 LB/SF.

Title: DETAIL - General Thrust Blocks

Project: Public Works Manual

Drawn: JB

Checked: _____ Date: 1/12/2018

Sheet: TOE General Thrust Blocks.dwg

B21



MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

YARNELL CONSULTING &
CIVIL DESIGN, LLC

P.O. BOX 3901, EAGLE, COLORADO 81631
(970) 323-7008

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3.	GRADING PERMIT SUBMITTAL	J. YARNELL	5/24/23
4.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	8/22/23
5.	DEVELOPMENT PERMIT RESUBMITTAL	J. YARNELL	10/4/23

SHEET TITLE

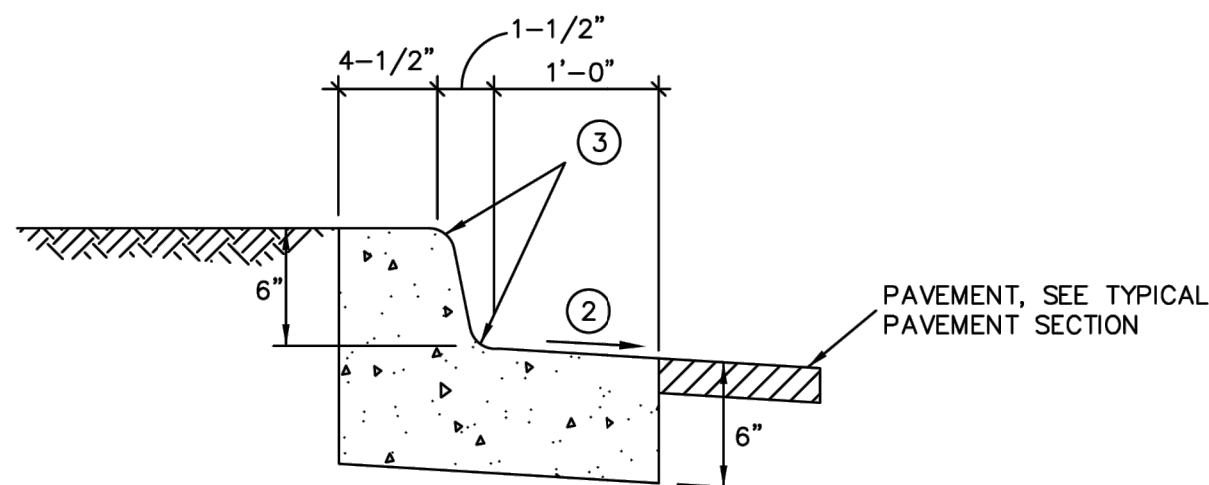
DETAILS -
WATER

SHEET NO.

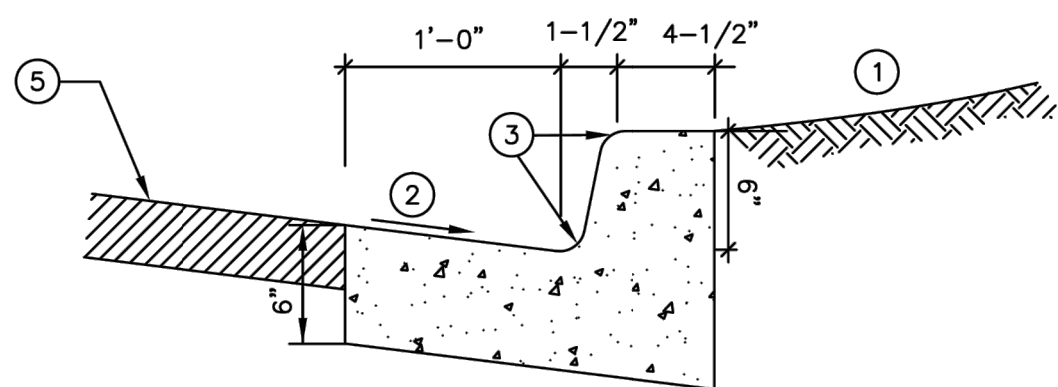
C12.3

Page 56 of 71

D:\DROPBOX\PROJECT FILES\19.022-263 SAWATCH DRIVE, EAGLE\PLANS\C13.1 DETAILS - ROAD



SPILL CURB



CATCH CURB

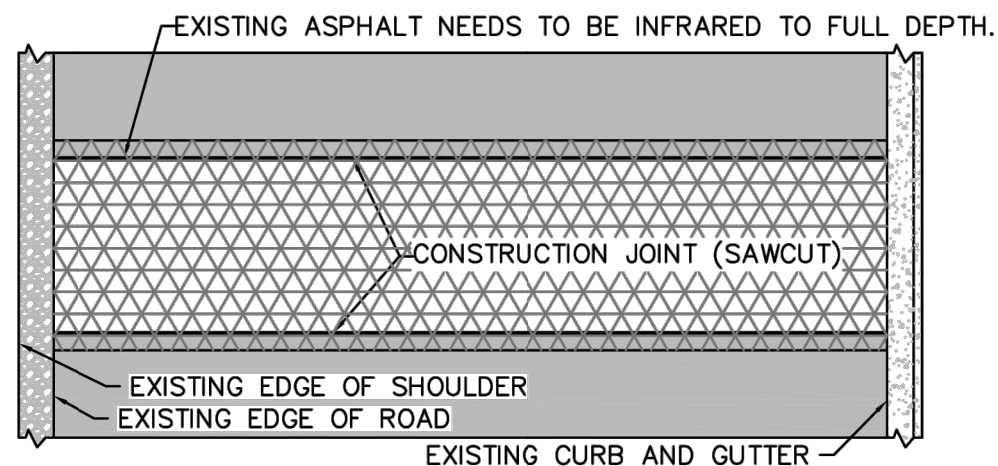
NOTES:

1. BACKFILL, SEE DETAIL OF CUT/FILL SLOPE
2. SLOPE AT 1" PER FOOT
3. 1-1/2" RADIUS TYPICAL
4. SLOPE TO MATCH ADJACENT PAVEMENT
5. PAVEMENT, SEE TYPICAL PAVEMENT SECTION
6. PROVIDE CONTRACTION JOINTS 12' O.C. MAXIMUM
7. PROVIDE EXPANSION JOINTS 100' O.C. MAXIMUM

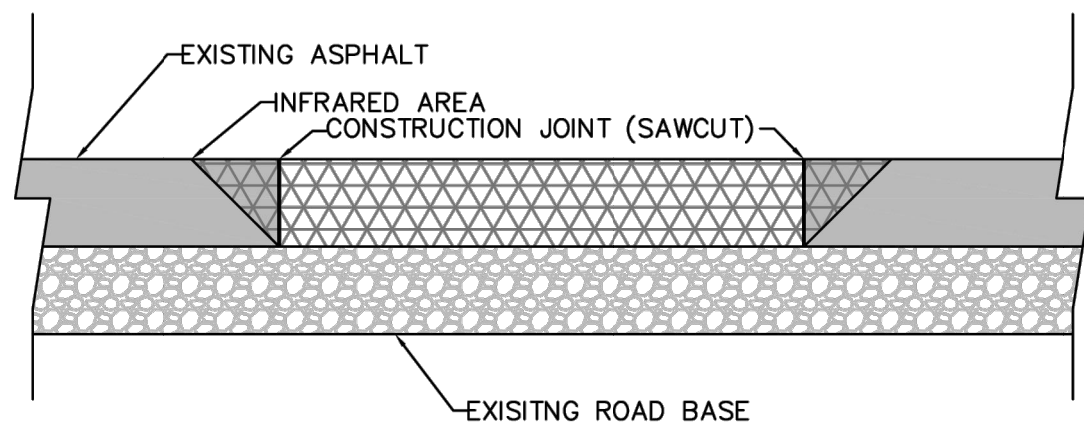
6" VERTICAL CURB AND GUTTER

Title: DETAIL - Vertical Curb Cut
Project: Public Works Manual
Drawn: JB
Checked: TOE
Sheet: Vertical Curb Cut.dwg
Date: 1/16/2018

C1



PLAN
NTS

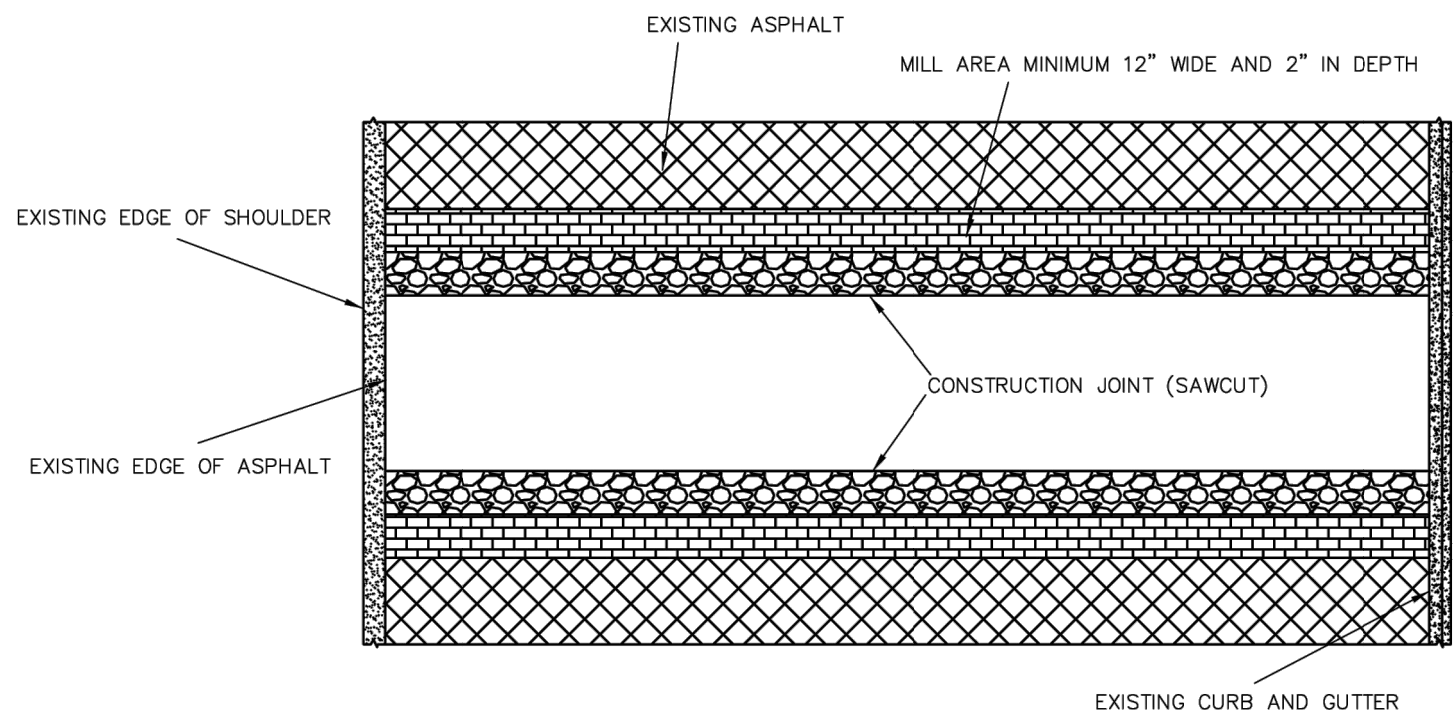
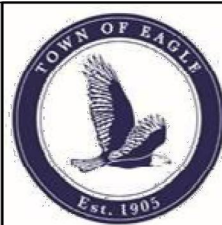


PROFILE
NTS

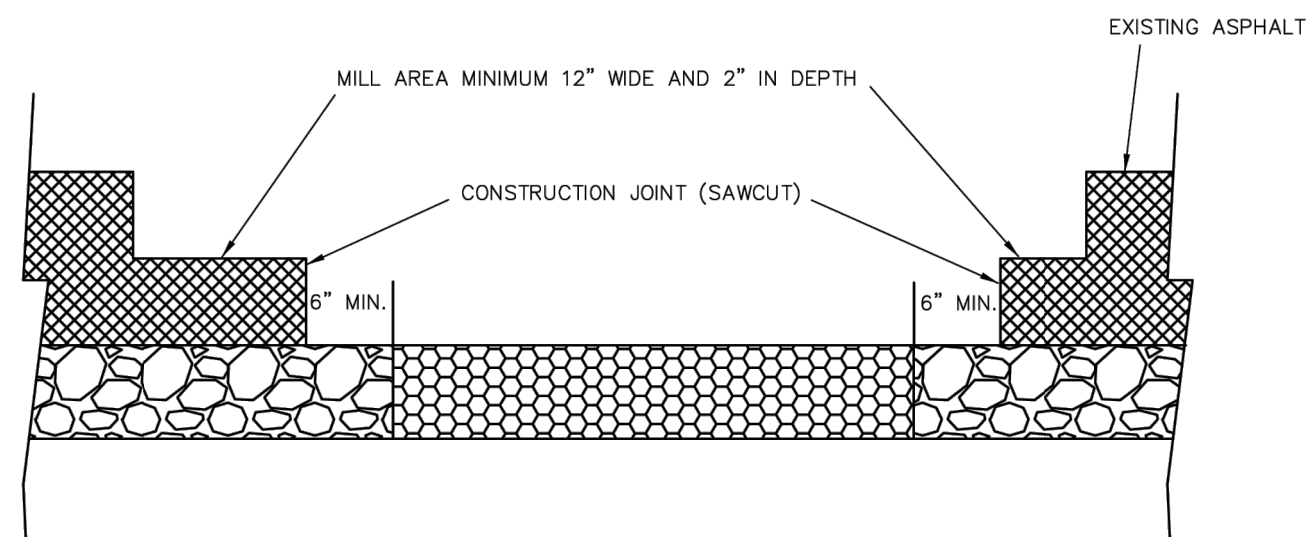
- NOTES:
1. CONSTRUCTION JOINTS MUST BE FULL DEPTH INFRARED.
 2. CONSTRUCTION JOINTS MUST BE MALLEABLE PRIOR TO BEING RAKED.
 3. EXISTING ASPHALT AT CONSTRUCTION JOINTS MUST BE RAKED FOR PROPER BLENDING OF NEW ASPHALT.
 4. ASPHALT EMULSION MUST BE USED.
 5. SHALLOW UTILITY ROAD CUTS SHOULD TRY TO BE 4-FT MAXIMUM FOR EASIER INFRARED.
 6. TEMPORARY PATCHES MUST BE REMOVED PRIOR TO BEING INFRARED.
 7. TEMPERATURE OF INFRARED SHALL BE 300-DEGREES +/- 25 DEGREES.
 8. REJUVENATOR MUST BE ADDED TO EXISTING ASPHALT.

Title: DETAIL - Infrared Detail
Project: Public Works Manual
Drawn: JB
Checked: TOE
Sheet: TOE Infrared Detail.dwg
Date: 1/4/18

C13



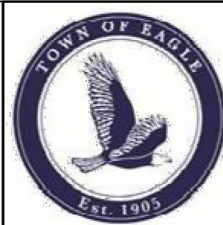
PLAN



PROFILE

Title: DETAIL - Street Cut Detail
Project: Public Works Manual
Drawn: JB
Checked: TOE
Sheet: TOE Street Cut Detail.dwg
Date: 1/4/18

C14



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4.	DEVELOPMENT PERMIT RESUBMITTAL	8/22/23	JY
5.	DEVELOPMENT PERMIT RESUBMITTAL	10/4/23	JY

SHEET TITLE
DETAILS - ROAD

SHEET NO.
C13.1

MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

YARNELL CONSULTING &
CIVIL DESIGN, LLC

P.O. BOX 3901, EAGLE, COLORADO 81631
(970) 323-7008

D:\DROPBOX\PROJECT FILES\19.022-263 SAWATCH DRIVE, EAGLE\PLANS\C14.1 DETAILS - STORM SEWER

OPTIONAL GRATES
TYPE L, V, DL OR
DR (TYPE L
GRATE SHOWN)

CAST IRON FRAME,
GRATE, AND HOOD
APPROX. WEIGHT:
510 LBS.

12"

30" 45"

12"

5'-0" 3'-9"

18"x31" THIN WALL KNOCKOUTS.
SLEDGE OUT AS REQUIRED.
BOTH END WALLS.

31" ROUND THIN
WALL KNOCKOUTS.
SLEDGE OUT AS
REQUIRED.
BOTH SIDE WALLS

OPTIONAL
EXTENSION
HEIGHT

C

D1

Title: Detail Curb Inlet
Project: Public Works Manual
Drawn: JB
Checked: JB
Sheet: Drainage.dwg

Date: 1/18/2018



TRENCH WIDTH AS SPECIFIED

12 IN. MIN.

6 IN. MIN.

PIPE O.D.

LOWER LIMIT OF
TRENCH WALL
SLOPE

COMPACTED
CLASS 6
ROAD BASE

D3

Title: Detail Bedding
Project: Public Works Manual
Drawn: JB
Checked: JB
Sheet: Drainage.dwg

Date: 1/18/2018



STEEL OR WOOD POST

FILTER FABRIC

BACK FILLED TRENCH

10 IN. MIN.

4 IN. X 4 IN. TRENCH

COMPACTED BACK FILL

RUNOFF

SECTION VIEW

D4

Title: Detail Silt Fence
Project: Public Works Manual
Drawn: JB
Checked: JB
Sheet: Drainage.dwg

Date: 1/18/2018



GENERAL NOTES:

1. THE MAXIMUM TRIBUTARY AREA IS LIMITED TO 0.25 ACRES PER 100 FEET OF FENCE.
2. INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN ONE HALF THE HEIGHT OF THE FENCE HAS BEEN FILLED. REMOVED SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER FILTERING MEASURE.

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4.	DEVELOPMENT PERMIT RESUBMITTAL	8/22/23	JY
5.	DEVELOPMENT PERMIT RESUBMITTAL	10/4/23	JY

SHEET TITLE

DETAILS - STORM SEWER

SHEET NO.

C14.1

MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE

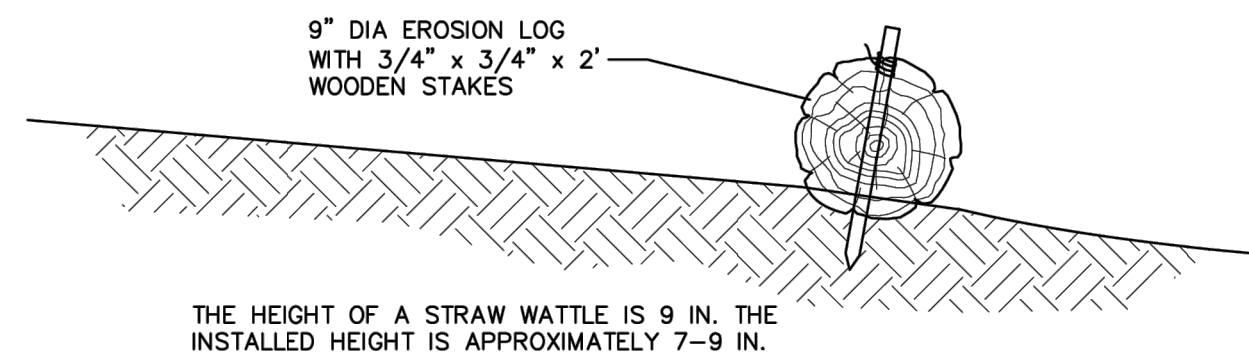
LOT 2, 700 CHAMBERS SUBDIVISION

EAGLE, COLORADO

YARNELL CONSULTING & CIVIL DESIGN, LLC

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EROSION LOG WATTLE DETAIL

N.T.S.

This sediment barrier is designed for low surface flows not to exceed 1 cfs for small areas, slope flatter than 3:1 or short slopes, and where silt fences are not practicable. Straw Wattles can also be installed on contour on steeper slopes to reduce surface, spread water flow and capture sediment. The following is a brief description of the Straw Wattles, their uses and installation.

1. The height of a Straw Wattle is 9 in. The installed height is approximately 5 - 7 in. The standard length of Straw Wattles is 25 ft., however other lengths will be made upon request.
2. Straw Wattles can be installed on contour of slope, with a slight downslope angle at the end of each row to allow for surface drainage during heavy precipitation. They can also be used at the top of slopes to prevent sheeting over the edge, and they can be used at the toe of slopes. Straw Wattles can also be used along sidewalks and curbs and around storm drains and inlets to prevent sediment pollution.
3. Straw Wattles can be used to replace silt fences, straw bale dikes and sand bag barriers. They can also be placed in drainage swales to slow flows and capture sediment; they can be used as level spreaders to prevent concentrated flow, and in place of earthen berms or dikes.
4. Straw Wattles should be installed on surface.
5. Lay the Wattle in the trench and stake with 3/4" X 3/4" X 18" or 24" wood stakes at each end and 18" - foot on center. When installing running lengths, the straw Wattle ends should be buttoned firmly together to prevent leakage, and securely staked together but overlapping is acceptable.
6. When used on slopes, Straw Wattles do not require removal and can be abandoned in place. However, when used for temporary purposes such as along sidewalks, curbs, or around storm drains, they can be removed and reused.
7. Wattles installed on slopes that are steeper than 2:1 should be spaced at 10' intervals rather than 20' intervals.

Title: Erosion Log
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: Erosion Log.dwg

Date: 1/18/2018

D5



MIXED-USE DEVELOPMENT

263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

**YARNELL CONSULTING &
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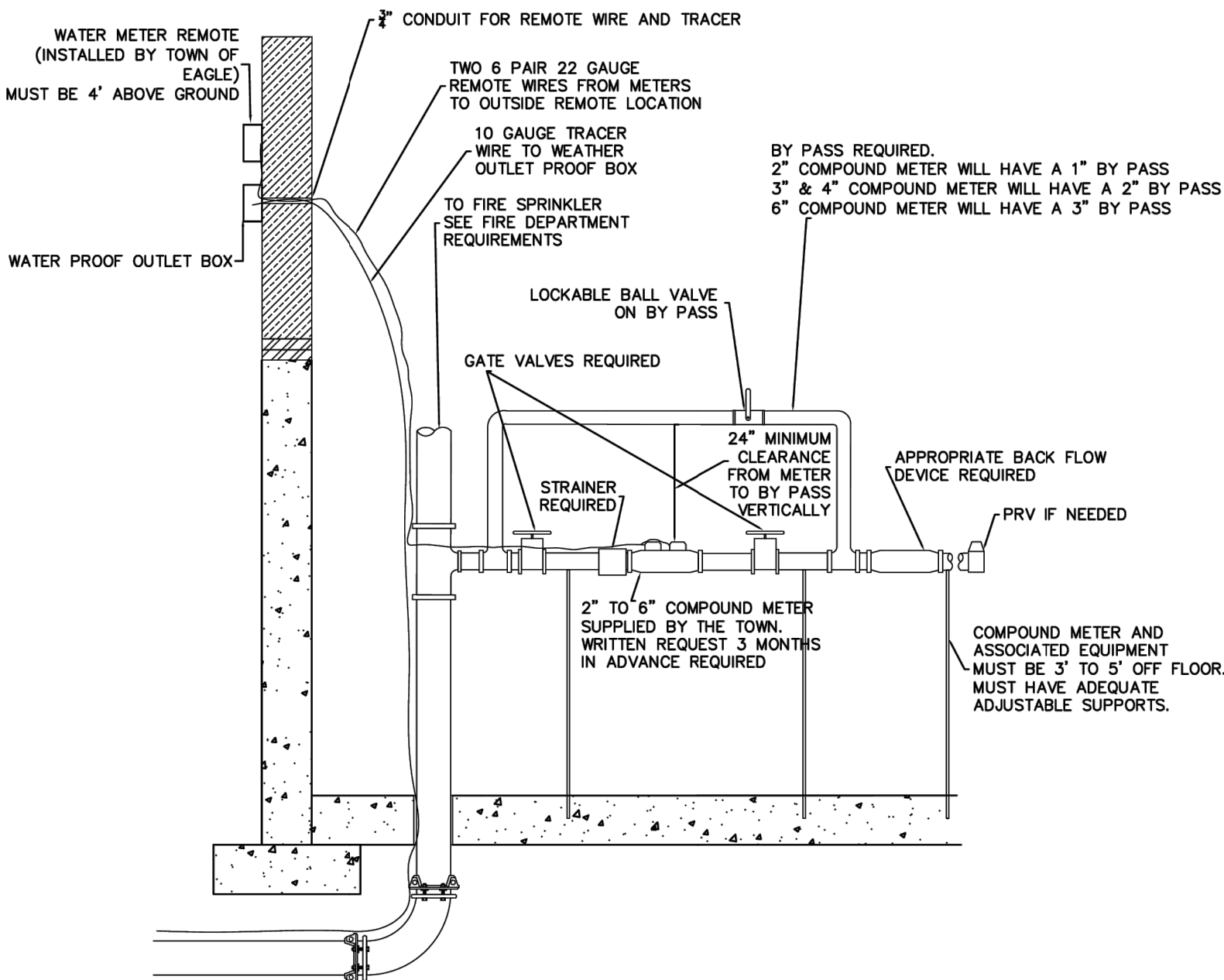
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DESIGN BY:	J. YARNELL	NO.	ISSUE /REVISION	DATE	NAME
DRAWN BY:	J. YARNELL	1.	SCHEMATIC DESIGN (NO CONST.)	5/29/23	JUY
REVIEWED BY:	J. YARNELL	2.	DEVELOPMENT PERMIT SUBMISSION	5/24/23	JUY
		3.	GRADING PERMIT SUBMITTAL	5/24/23	JUY
PROJECT NO.:	19 022	4.	DEVELOPMENT PERMIT RESUBMITTAL	8/22/23	JUY
DATE:	10/4/2023	5.	DEVELOPMENT PERMIT RESUBMITTAL	10/2/23	JUY

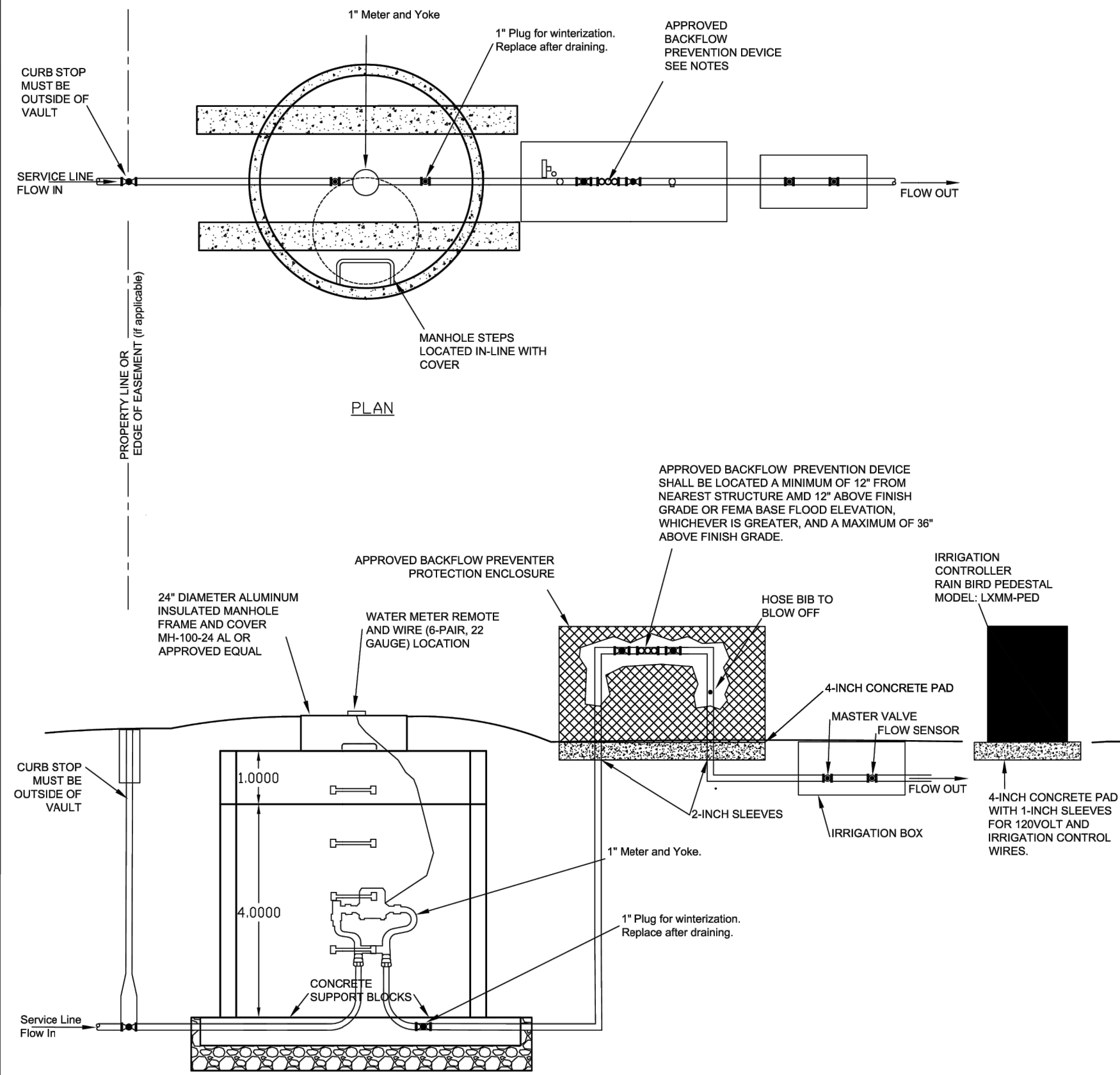
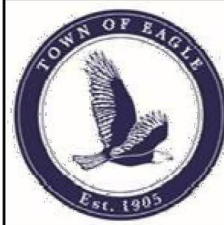
SHEET TITLE
C9.1 DETAILS (2)

SHEET NO.



Title: DETAIL - Compound Meter Installation
Project: Public Works Manual
Drawn: JB
Checked: TOE Compound Meter Building.dwg
Date: 1/4/18

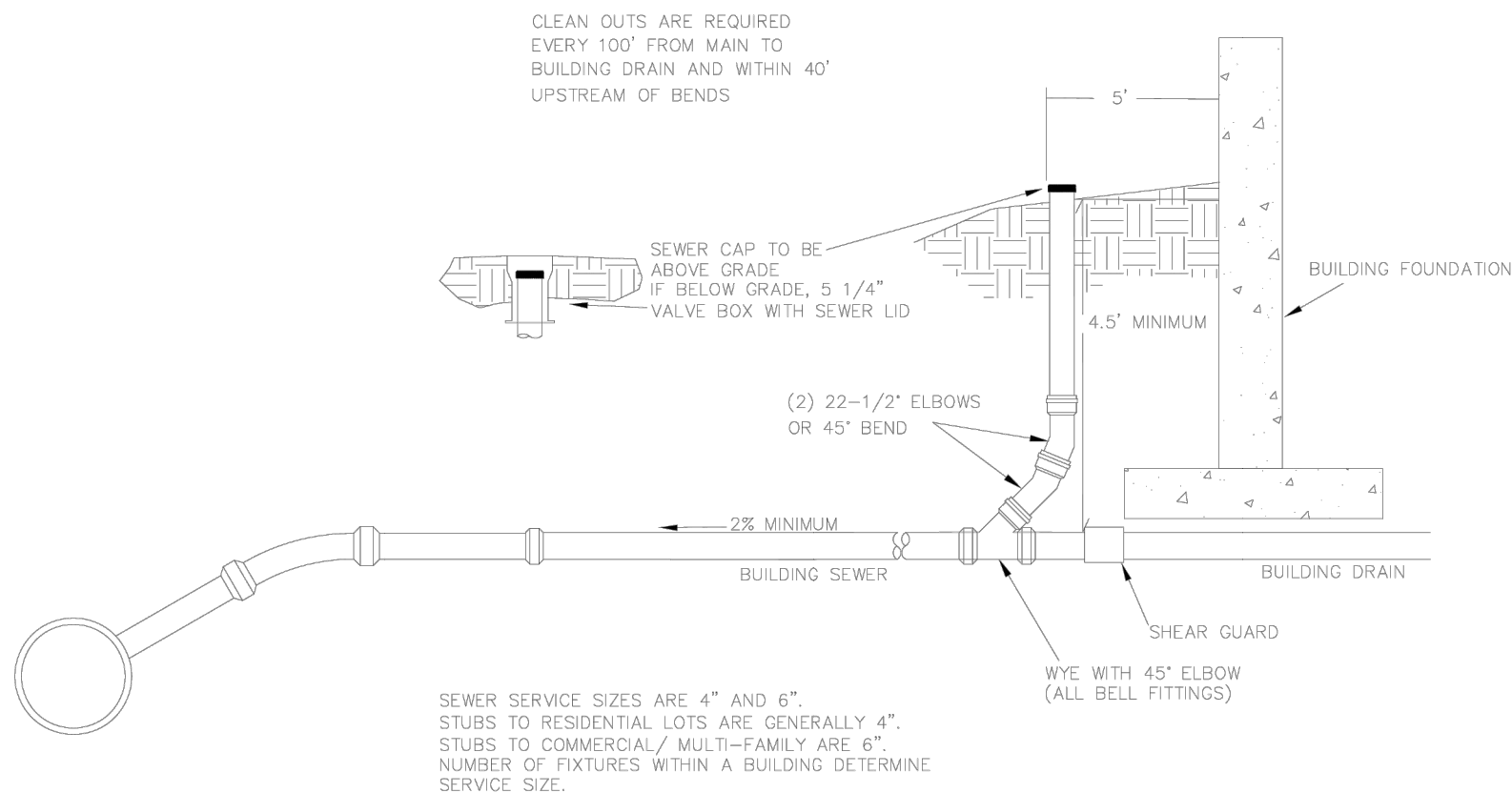
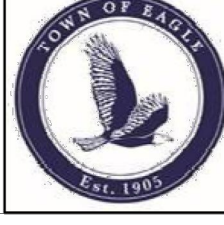
E2



NOTES
THE METER VAULT MUST BE A PRE-CAST, OPEN BOTTOM, MANHOLE WITH A MINIMUM DIAMETER OF 4 FEET. A FLAT LID IS ACCEPTABLE. THE VAULT MUST BE CAPABLE OF WITHSTANDING AN HS 20-44 TRAFFIC LOADING. THERE MUST BE A MINIMUM OF 12 INCHES OF 3\"/>

Title: DETAIL 1" Irrigation Meter Vault
Project: Public Works Manual
Drawn: JB
Checked: Standard Sewer Manhole.dwg
Date: 1/18/2018

E4



Title: DETAIL - Building Sewer Service
Project: Public Works Manual
Drawn: JB
Checked: TOE Building Sewer Service.dwg
Date: 1/4/18

E7



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MIXED-USE DEVELOPMENT
263 SAWATCH DRIVE
LOT 2, 700 CHAMBERS SUBDIVISION
EAGLE, COLORADO

YARNELL CONSULTING &
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P.O. BOX 3901 EAGLE, COLORADO 81631
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4.	DEVELOPMENT PERMIT RESUBMITAL	JY	8/22/23
5.	DEVELOPMENT PERMIT RESUBMITAL	JY	10/4/23

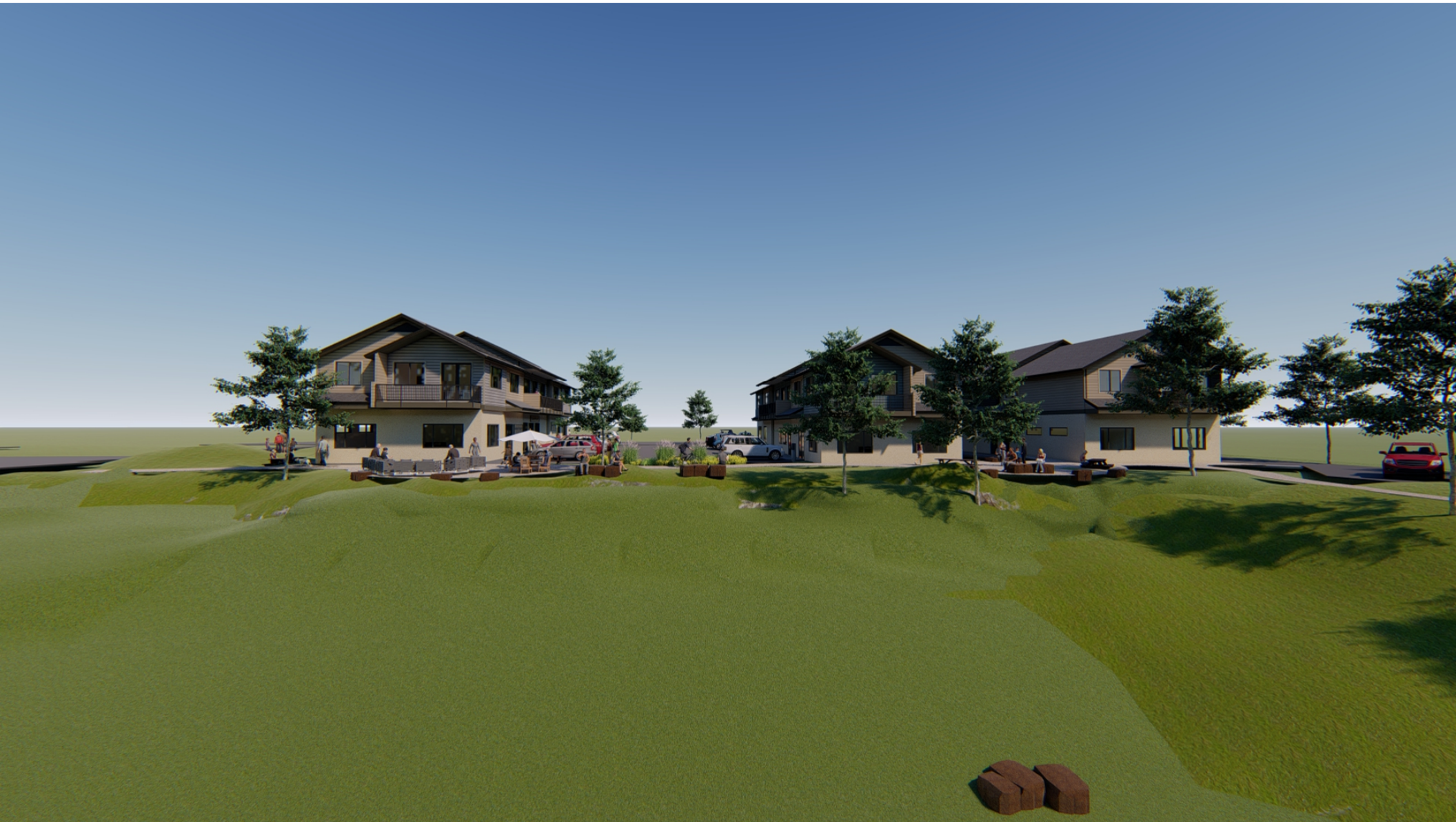
SHEET TITLE
DETAILS -
BUILDING
SERVICES

SHEET NO.
C15.1



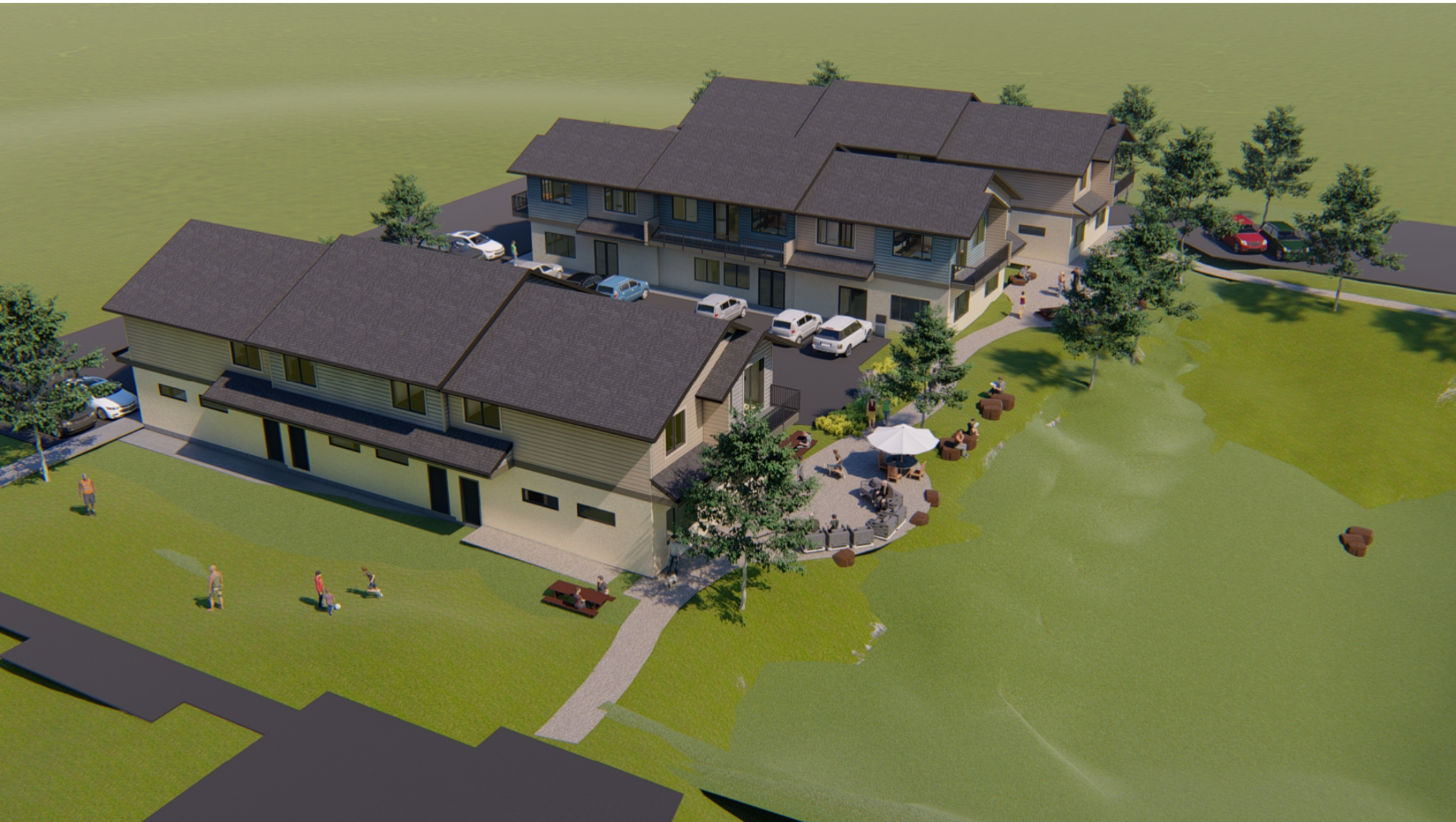
















To: Planning & Zoning Commission
From: Community Development Department
Date: September 1, 2023, 2023
Agenda Item: Community Development Department Update

LONG RANGE PLANNING

ReCode Eagle – The Land Use and Development Code (LUDC)

- Adoption schedule:
 - August 22, 2023 - Town Council approval of ReCode and Zone Map. (effective October 23, 2023)
 - Staff is preparing application form(s) and checklists, updating the fee schedule, and addressing other minor administrative tasks leading up to the effective date of ReCode.
 - Webpage with updated information is nearing completion.
 - Municode Upload pending.

LAND USE APPLICATIONS IN PROGRESS

For more information and to access project documents, visit the Town's [Active Land Use Applications Page](#).

- LLA23-01: Alpine Lumber Lot Line Adjustment
 - To consolidate 2 lots (lots 6 and 7) within Block 1 of the Eby Creek Subdivision
 - Public comment due by 5pm Thursday, September 21, 2023
 - Decision Rendered: Friday, September 22, 2023
- DR23-05: Stone Concepts Warehouse
 - A Minor Development Permit to construct a new warehouse on the currently vacant lot at 85 Marmot Lane.
 - Awaiting responses to the referral comments
 - Public hearing schedule: November 7, 2023
- DR23-04/ V23-02 / LLA23-02: 263 Sawatch Road
 - A Major Development Permit, with design variances, to construct three buildings, each with three commercial units and three residential units accessory to a non-residential use, as approved via Resolution 37-2020. A zoning variance is requested for this project for joint use of parking spaces, pursuant to Section 4.07.140.H. of the Municipal Code.
 - Continued by P&Z – requested documents: compliance with Elevate Eagle/sustainability plan, conceptual sign plan, revised landscape plan to show recreation/open space amenities



- Public hearing schedule (MDP/Variance): P&Z - September 19, 2023 (continued to 10/17) / TC – October 10, 2023 (Continued to 11/14)
- WCF23-02: AT&T Antenna Installation
 - A Zoning Review for a proposed 2' tall antenna that would be installed on top of the existing stairwell tower attached to the Eagle County Government building.
 - Kevin Aoki responded with no comments or concerns
 - Administrative approval granted 9/7/23. Plans forwarded to Building Department in the event Town permit is required

OTHER NOTABLE UPDATES

Bethany Vorthmann, Building Inspector, has resigned, with her last day being October 11th. Bethany will continue to work with the Building Department at a limited capacity until the end of the month. She will be greatly missed.

TOWN COUNCIL AND PLANNING & ZONING COMMISSION MEETING SCHEDULE:

October
October 3 rd (Planning Commission) • CANCELLED
October 10 th (Town Council) • DR23-04 263 Sawatch Rd – continue to Nov. 14th
October 17 th (Planning Commission) • DR23-04 263 Sawatch Rd continued from Sept. 19th
October 24 th (Town Council) •
November 2023
November 7 th (Planning Commission) • DR23-01 Stone Concepts Minor Development Permit- Tentative
November 14 th (Town Council) • DR23-04 263 Sawatch Rd continued from Oct. 10th
November 21 st (Planning Commission) - • Cancelled
November 28 th (Town Council) • HYMD23-05 Haymeadow ADA Amendment – tentative
December 2023
December 5 th (Planning Commission)



•
December 12 th (Town Council)
•
December 19 th (Planning Commission)
• <i>PUDA23-01 Haymeadow PUD Amendment - tentative</i>
December 26 th (Town Council) Christmas Holiday
• No Meeting