



**Planning & Zoning Commission
Tuesday, December 19, 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

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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

OATHS OF OFFICE

1. Laura Hartman, Planning and Zoning Commission Member
2. Jennifer Sturgeon, Planning and Zoning Commission Member, First Alternate

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

1. PZ Minutes 2023 09-19
2. PZ Minutes 2023 10-17

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: Stone Concepts Minor Development Permit
File # DR23-01
Applicant: Teague Carlson
Location 85 Marmot Lane
Staff Contact: Tez Hawkins, Senior Planner
Request: A Minor Development Permit to construct a new warehouse on the currently vacant lot at 85 Marmot Lane.

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. October/November Community Development 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



OATH

I, Laura Hartman, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of Planning Commission Member, upon which I am about to enter.

Sworn to this 19th day of December, 2023.

Laura Hartman, Commission Member

Larry Pardee, Town Manager



OATH

I, Jennifer Sturgeon, so solemnly swear that I will support the Constitution and laws of the United States, the Constitution and laws of the State of Colorado, and the Ordinances and Codes of the Town of Eagle, and that I will faithfully perform all duties of Planning Commission Member, upon which I am about to enter.

Sworn to this 19th day of December, 2023.

Jennifer Sturgeon, Commission Member

Larry Pardee, Town Manager



MEETING MINUTES
Planning & Zoning Commission
September 19th, 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

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

6:00 PM - REGULAR MEETING CALLED TO ORDER

Chair Hood called the meeting to order at 6:01 PM.

COMMISSIONERS PRESENT

Matt Hood, Bill Nutkins, Keegan Winkeller
Keith Klesner, Keith Montag, Laura Hartman

COMMISSIONERS ABSENT

Weston Arbogast

STAFF

Chad Phillips – Community Development Director
Peyton Heitzman – Planner II
Jessica Lake – Planner II
Denise Cardoza – Com Dev Admin

APPROVAL OF MINUTES

1. Minutes dated September 5th, 2023

The minutes were approved as presented.

PUBLIC COMMENT

There was no public comment.

PRESENTATIONS

Project: 263 Sawatch Road Major Development Permit

File # DR23-04 / V23-02

Applicant: 263 Sawatch Rd LLC.

Location 263 Sawatch Rd.

Staff Contact: Jessica Lake, Planner II

Request: 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.

Staff reviewed the arial of the property. Confirmed there is an application into the town to combine 2 lots. Reviewed site plan. Proposing 3 buildings with commercial on the bottom floor and residential on the 2nd story. Residentials will be considered accessory units.

Staff reviewed:

- Conditions of approval.
- Parking Regulations
 - The applicant requested uses unknown as a parking variance. 1 parking space for every 225 sf on the first floor and I
- Detention Pond
 - The Detention Pond was not in the original development review application brought before council. That use is not in the current code. Council at the time liked the idea and asked to create a condition of approval although it was never in the application.
- Design Variances -
 - Standard 1
 - Standard 2
- Zoning Variance for parking 10 in total

Staff finds the variance can qualify under A

Staff's analysis is that condition 5 complies with the Elevate Eagle Comprehensive Plan.

Staff recommends approval with 17 conditions.

Commissioners discussed the summary of the site visit:

Commissioners in attendance were Keith Montag, Keith Klesner along with staff Jessica Lake and Denise Cardoza. Laura Hartman and Bill Nutkins attended a site visit separately.

Commissioners agreed that the site visit was informative and appreciated the education on the site's history. Commissioner Klesner commented on site grading, screening of the south side screening of the detention pond and proximity to the industrial area. Commissioner Hartman expressed appreciation at seeing the surrounding developments and how the character of the proposed building will fit in with the current developments.

Commissioners Discussion:

Commissioners and staff discussed lot line issues with the driveway attached to the west of the property and the vacation of the lot line. Staff confirmed that the lot line will stay alongside the driveway. Commissioners discussed the addition of lot A to improve impervious calculations for the property and staff confirmed that lot A has not been used in any additional calculations. Commission requested clarification on the detention pond. Commissioner Nutkins voiced concern over the possibility of condominiumization of the property. Staff referred the question to the applicant.

Applicant - Jeff Manly Presenting:

Reviewed site plan:

Reviewed previous discussions with the Town Engineer and changes to the site plan under the recommendation of the Town Engineer. Manley confirmed that parking will be adjacent to the access road and applicant will continue to screen parking from neighbors to the north, west and south of the property; and be requesting a variance for the neighbors to the east. Manley confirmed there will also be additional parallel parking.

Manley discussed the “accessory dwelling units” in relation to the commercial units on the bottom floor. Manley reviewed the size of the units as well as the possibility of utilizing the 2nd floor space as an office. Reviewed the size of the proposed buildings and the sun exposure they would allow. Demonstrated on their presentation where the space between 2 building would allow for snow removal into the detention pond.

Commission discussion:

Commissioner Nutkins expressed concerns over the aesthetics of the proposed building and the live/work aspect. Expressed concerns over the policing or restrictions on condomizing the building and which unit would be subservient to the other regarding the live/work units Commissioner Nutkins also raised concern on whether the units should they be deeded to each other without the ability to be separated and turned in to condominiums.

Applicant Dave Dantas presenting:

Reviewed aerial view with the original 700 Chamber lot. Reviewed the history of the property, the previous permitting process, and the separation of lots.

Reviewed the previous need to condominiumize the previously developed properties.

Chair Hood: Requested confirmation that the proposed buildings would not be made into condominiums.

Dantas: Confirmed the currently proposed buildings would not be condominiumized.

Commissioner Klesner: Voiced Concerns over the lack of recreational amenities. Confirmed the total number of units built by this developer in proximity without adding recreational amenities. Staff confirmed 31 units have been built in total.

Dantas – Reviewed previous plans for recreational areas but confirmed none have been built.

Commission voiced concern over the lack of a recreational area in the current development plans without additional funding from the Town of Eagle. Chad Phillips, Community Development Director added that with the current uses allowed in that area parking would not have allowed a large recreational facility in that zoned district. Applicant discussed the current recreational amenities such as boulder seating and a boulder wall feature. Applicant and commission discussed the Retention Pond. Dennis Wike, previous Town Engineer discussed his safety concerns with the retention pond, specifically the standing water and the lack of security. Jessica Lake confirmed that although the current code does not specify safety measures there are still safety concerns from the town as well as Eagle County.

Commissioner Hartman addressed the sustainability measures in the current build plan. Dantas responded with the landscaping choices including low growth and low water use plants. Confirmed they have utilized gravel on the south side of the property and will use mulch instead of grass where able. Manley Commented on the opportunities for solar and energy efficient windows. Commissioner Hartman requested additional information on waste receptacles, compost, and recycling.

Commission and applicant continued to discuss live/work units as they pertain to this development. Commissioner Nutkins requested clarification on the possibility of adding conditions to the property regarding combining the deeds of the commercial and living units. It was agreed that adding conditions is not possible under ReCode.

Dantas requested that the Special Use Permit approval be extended to 5 years. Lake responded with the current code that allows for a 1-year extension, but reminded applicant that new conditions of approval may be added.

Chair Hood opened public comment

There was no public comment. Public comment closed.

ITEMS FOR DISCUSSION

1. Is the proposed residential use subordinate to the permitted commercial uses on the lot?

The Commission agrees that residential use is not subordinate to the commercial use.

2. Does the Commission have any concerns with the layout of this project on the site?

The Commission discussed concerns regarding the detention pond and the lack of amenities for the now 31 units of mixed residential that will be built by this developer. Commissioner Hartman acknowledged a small recreational area with picnic tables in the proposed layout but is concerned the amenity will not get the use suggested due to lack of sunlight and small size. The applicant requested clarification on what would suffice as a recreational area and expressed concerns over ADA accessibility and parking. The Commission clarified that a recreational area would be ideal with additional trees and a usable space that get sunlight throughout the day and can reflect the lifestyle that Eagle can offer.

Commissioner Nutkins expressed concern over the lack of proposed signage.

3. Are there any specific safety measures for the pit that the Commission would like staff to consider as we review the Grading Permit application?

Commission agrees that a fence and screening is needed. Commission would like to see something visually appealing. Dennis Wike, previous Town Engineer voiced concerns over an encroachment agreement and the Town being expected to maintain privately owned amenities.

4. Does the Commission agree that the “joint use of parking spaces” meets the criteria for a variance (without the hardship criteria)?

Commission agrees that Joint use of parking meets the criteria for a variance.

5. Does the Commission agree with staff’s analysis of the design variances that the applicant has requested?

The Commission requested addition water wise plants and commented on not seeing the sustainability in the plans or if the applicant is compliant with and supports the Town of Eagle’s Net Zero goal. The Commission also noted that there are no pedestrian or bike paths available to residents.

Commission Discussion:

The commission requested clarity on Condition #14. Commission discussed garage bays and the impact on the space for commercial buildings. Commission wants to see a revised landscaping plan. Chair Hood recommended table the motion and requests that the Commission revisit this Development Permit with revisions. The Commission discussed the conditions of approval, turnaround time for an updated application and a clear vision of what was expected of the completed application. The commission expects to see a recreational area, additional security around the detention pond, an updated sign plan d and additional sustainability compliance with the Elevate Eagle Comprehensive Plan.

Motion:

Commissioner Klesner: I move to table this app to the 17th of October Planning and Zoning Commission meeting with additional information to follow compliance with the special use permit 20-01, particularly Section 5 compliance with the Elevate Eagle Comprehensive plan, particularly on section 4-3 and section 4-4 and a concept of the commercial signage for the development.

Commissioner Nutkins seconded the motion.

All in favor, none opposed

Open discussion

Chad Phillips, Community updated the Commission on ReCode Eagle which will go into effect on 10/23/23. Staff discussed updates on the West Eagle and North Broadway projects. Staff confirmed that the Mountain tot’s application has been submitted and will be applied under the existing code, not the updated Land Use and Development code. Chair Hood requested additional updates on the Eagle River Park.

Additional discussion on current vacant positions and recruitment for which were the Town Engineer, Planner III/Senior Planner and Code Enforcement Officer.

Commissioner Nutkins requested an update on the Alpine Lumber building permit. Staff confirmed they have not. Their application is pending a lot line application.

ADJOURN

MOTION: Chair Hood motioned to adjourn.

Meeting adjourned at 8:23 PM.

DRAFT



MEETING MINUTES
Planning & Zoning Commission
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

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

6:00 PM - REGULAR MEETING CALLED TO ORDER & ROLL CALL

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

COMMISSIONERS PRESENT

Matt Hood, Bill Nutkins, Keegan Winkeller
Keith Klesner, Keith Montag, Laura Hartman

COMMISSIONERS ABSENT

Weston Arbogast

STAFF

Chad Phillips – Community Development Director
Jessica Lake – Planner II
Denise Cardoza – Com Dev Admin
Peyton Heitzman – Planner II

APPROVAL OF MINUTES

No minutes were submitted for approval.

PUBLIC COMMENT

Chair Hood opened public comment. There was no public comment.

PUBLIC HEARING

Project: 263 Sawatch Road Major Development Permit
File # DR23-04 / V23-02
Applicant: 263 Sawatch 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 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.

Applicant: Dave Dantas and Jeff Manley

Hood opened file # DR23-04 / V23-02

Staff Presentation

Jessica Lake presented this file. This file was previously presented at the September 17th Planning and Zoning Commission meeting. The commissioners requested changes be made to the Major Development permit to include a landscaping plan, sustainable changes, and an expanded recreation area.

Lake reviewed the aerial view of Lot 2 of the 700 Chambers subdivision. Lake reviewed the proposed site plan with the footprint for the three buildings.

Reviewed previous motion from Sept 19th meeting and noted the additions which included:

1. Improvement plan for the stormwater detention area and an active recreation area (condition #5)
2. Compliance with the Elevate Eagle Comprehensive plan
3. Conceptual sight plan for the 1st floor commercial spaces

Reviewed signage and landscape plan:

- Sign placement
- Additional walking pathway, seating, and climbing features
- Additional trees in the walkway. Grass and street buffers have been reduced
- Retaining walls around the detention pond were added for additional green space and to create a generous slope along the south side
- Additional boulder features were added for seating

Reviewed Recreation plan:

- Additional gathering location to the south

Lake reviewed the 4 Variances requested:

-Design Variance:

1. Off-street parking
2. Accessway intersection
3. & 4. Planting Buffers in two locations of the application.

Staff Conclusion: Standard 1 is met due to the size constraints of the detention pond and the location of the access right of way on the e side of the property.

Zoning Variance for joint use of parking

- Hardship is exempted so must meet a or c

-Staff believes condition (A) is met

Staff reduced Conditions of Approval from 17 to 15 conditions total.

Applicant requested to strike condition #13

Staff will submit condition #13 for legal review

Staff added condition #15 for the Retention Pond

Staff recommendation:

Staff recommends approval of the Major Development Permit for 263 Sawatch, along with the finding of fact and the conditions of approval as presented by staff will reviewed by Town Council on November 14th with the Commission's approval.

Staff recommends approval of the application of the Joint Use of Parking Zoning Variance with the findings of fact presented by staff. The Zoning Variance will either be approved, denied, or continued by the Planning and Zoning Commission tonight, and will not be reviewed by Town Council.

Items 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?

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.

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.

Chair Hood: Requested clarification on the need for “Conditions”

Lake – Clarified the need for conditions as a form of tracking through various processes required

Commissioner Klesner – Requested confirmation that conditions #2 and #5 are updated

Lake- Confirmed conditions #2, #3 and #5 are updated

Jeff Manley Presenting:

Reviewed the following :

- Promo video
- Added fence line and SW access gate for detention pond and access for maintenance
- Additional landscaping and improved grading and gravel walkway
- Access to Detention Pond for maintenance and beautification
- Additional seating area along a gravel walkway
- Discussed the added low water use grasses.

Reviews response to P&Z comments and concerns from previous meetings:

- Sustainability- Reviewed insulation details and solar. Concrete floors to create heat sink. Efficiency in duplicating building plans.
- Reviewed Compliance with Elevate Eagle standards.

Commission Questions:

Commissioner Montag - Requested confirmation that staff agrees with the compliance with the Elevate Eagle Comprehensive plan.

Lake – Agrees that overall, the application is in compliance with the Elevate Eagle Comprehensive Plan.

Commission and Applicant discussed the restrictions of the “Work/Life” living units.

Commissioner Nutkins – Approves of the removal of Condition #13 regarding the common driveway between 263 Sawatch and 483 Sawatch.

Manely – Previously provided information to the Town of Eagle regarding the easement for access, maintenance, and is deeded and platted to the property regardless of ownership. This will be reviewed with Legal to confirm interpretation.

Public comment:

Chair Hood opened Public Comment. There was no public comment

Commission Discussion:

Commission thanked applicants for adequately addressing the Commissions comments at the previous meeting which included sustainability, landscaping, tenant amenities and safety regarding the detention pond. The Commission acknowledged the progress and improvements the developers will make to the area and agrees the Commission’s previous concerns have been adequately addressed.

The Commission discussed local workforce and attainable housing. Commission questioned the applicability of LERP against this application. The Commission expressed the concern that LERP units have been avoided by piecemealing development permits throughout the sub-division. Staff confirmed that the updated Land use and Development Code addresses this concern and under recode STR's are not permitted in this Zone district.

Commission and applicant discussed financing and restriction based on the type of units. The applicant confirmed deed restrictions and work/life balance, reviewed financing and rental supplementation and confirmed that the financing aspect is separate from the development process. The Commission discussed previous condominiumization of units and parking. The Commission agreed that adding resident occupied restrictions to the units would add unnecessary difficulty to the applicant.

Chair Hood Requested a Motion.

MOTION: WINKELLER MOTIONED TO RECOMMEND THE APPROVAL OF THE MAJOR DEVELOPMENT PERMIT FOR 263 SAWATCH RD, FILE #DR23-04, WITH THW FOLLOWING FINDINGS OF FACT AND CONDITIONS.

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.

MOTIONED WAS SECONDED BY COMMISSIONER KLESNER AND APPROVED UNANIMOUSLY

MOTION: KLESNER MOTIONED TO RECOMMEND THE APPROVAL OF PARKING AND ZONING VARIANCE, FILE #V23-02, WITH THE FOLLOWING FINDING OF FACT:

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, 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.

MOTIONED WAS SECONDED BY COMMISSIONER WINKELLER AND APPROVED UNANIMOUSLY

DEPARTMENT UPDATE

Commissioner Hartman - Requested additional updates on the Haymeadow development

Lake - Suggested Commissioner Hartman make an appointment with staff to further discuss the Haymeadow development

Chair Hood – Requesting more info on the Eagle River Park

Commissioner Klesner – Requested update on N. Broadway Annexation

Lake – Confirmed that zoning is not complete for the N. Broadway application, but Annexation application is complete.

ADJOURN

MOTION: Commissioner Nutkins motioned to adjourn.

Meeting adjourned at 7:06 PM.



**STAFF REPORT AND
CERTIFICATE OF RECOMMENDATION**

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: December 19, 2023

PROJECT: Stone Concepts Minor Development Permit

REQUEST: 85 Marmot, LLC and Stone Concepts has submitted a Minor Development Permit Application for a warehouse and assembly building in the Industrial zone district for the property located 85 Marmot Lane.

FILE NUMBER: DR23-01

APPLICANT: Stone Concepts, 85 Marmot, LLC

LOCATION: 85 Marmot Lane

CODE: Title 5 Land Use and Development Code (Previous Code)

ZONE DISTRICT: Industrial

ATTACHMENTS:

- 1: Application Narrative
- 2: Development Plans
3. Review Comments & Agency Responses
4. Agency & Department Service Statements
5. Application Forms and Checklists
6. Eagle Valley Commercial Park Filing No. 2
7. Geotech/Soil Report

PUBLIC COMMENT: Staff has not received any public comment as of December 12, 2023.

STAFF: Tez Hawkins, Planner

INTRODUCTION

Stone Concepts and 85 Marmot, LLC (the "Applicant") requests a Minor Development Permit to construct a wholesale, storage, and distribution warehouse (the "Proposed Development") on approximately 0.603 acres of land in the Industrial Zone District at 85 Marmot Lane (the "Property"). The Proposed Development's application was deemed complete on October 10, 2023, before the October 23, 2023, effective date of the revised Land Use and Development Code, Recode Eagle. Therefore, the Proposed Development is evaluated using the previous Land Use Development Code (the "Code").

The purpose of the warehouse is to provide storage for stone slabs.. The warehouse will also assemble the stone slabs before they are distributed to customers or the Stone Concepts indoor showroom at 35 Marmot Ln. The stone slabs are currently stored outdoors on the Property as a use-by-right (U-B-R) and at 1248 Chambers Avenue through a special use permit (SUP) The SUP and 1248 Chambers Avenue property is owned and Operated by Stone Concepts. Stone concepts also owns and operates a stone slab commercial sales and assembly facility at 35 Marmot Ln. The commercial sales facility will be partially converted into a showroom, and the current outdoor stone slab storage areas are intended to conclude with the Proposed Development asorbing the Stone Concepts' storage needs. The land use is described in more detail in the Project Narrative included in Attachment 1, and Figure 1 provides a aerial reference to the location of the Proposed Development and Stone Concepts' existing uses.



Figure 1. Aerial Reference

The Proposed Development's building has a 9,602 square foot (S.F) footprint and 10,340 S.F of floor area. The Site Plan is shown in Figure 1. The full-size electronic development plan set is included in Attachment 2.

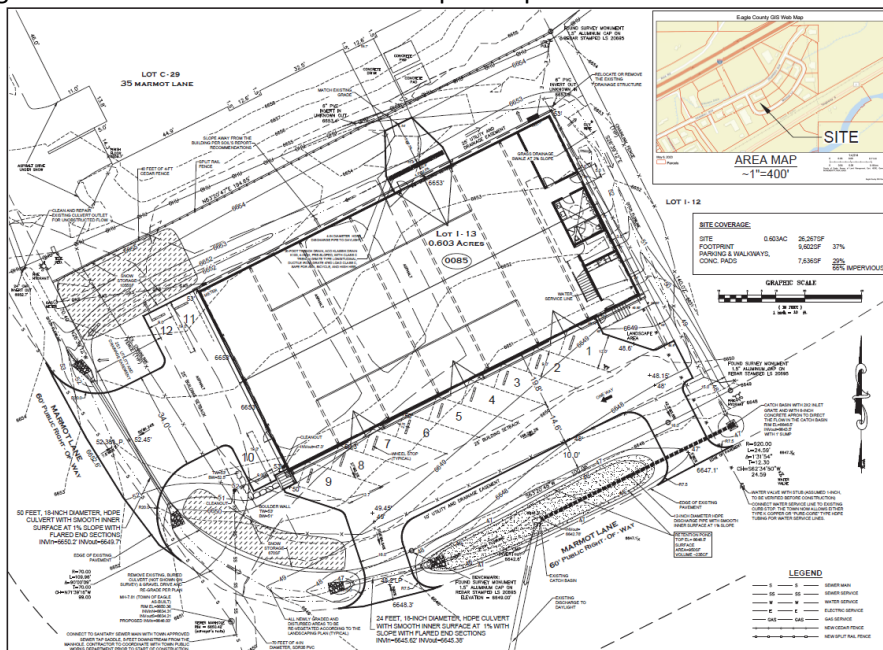


Figure 1. Site Plan

Notice for the outdoor storage facility was sent to adjacent property owners and published in the Vail Daily and Enterprise in accordance with the Town of Eagle's (the "Town") Code, [Section 4.03.060. - Public notice](#). Notice of the application was also provided to local and regional referral agencies. Responses provided by the referral agencies are included in Attachment 3 and Attachment 4, and the responses did not generate any additional requirements for the Proposed Development.

ISSUES FOR DISCUSSION

Staff did not discover any issues during the review of this application.

SUMMARY AND RECOMMENDATION

Staff recommends approval of Minor Development Permit Application DR23-01 based on the Proposed Development's conformance with Chapters 4.04 and 4.05 of the Code and the 2021 Elevate Eagle Comprehensive Plan (the "Comp Plan").

EVALUATION OF APPLICABLE STANDARDS & REQUIREMENTS

The Proposed Development was reviewed for conformance with the applicable Code sections of Chapters 4.04 and 4.07, the Eagle Valley Commercial Park Subdivision Plat, and the Comp Plan. A summary is provided below.

Section 4.04.070. - Schedule of uses permitted in nonresidential zone districts. - Standard Met

Within the Code, Section 4.04.070, the Proposed Development is a use-by-right defined as "Manufacturing, assembly, processing, packaging or preparation of articles or merchandise" and "Wholesale or distribution establishment, except mobile home and vehicular sales" use.

Section 4.04.090. - Schedule of requirements in nonresidential districts. - Standard Met

The Proposed Development meets the schedule of the Industrial Zone District requirements, including maximum lot coverage, maximum building height, minimum yard setbacks, and minimum lot area.

Section 4.07.010. - Lighting. - Standard Met

The Applicant has provided a photometric lighting plan and fixture specifications, delineating illuminance values, and provides the contractor with installation instructions and calculations needed to implement the bulbs that meet the Town's lighting standards. The Photometric Lighting Plan is included in Attachment 2, PDF Page 13, and the exterior lighting fixtures are included in Attachment 2, PDF Page 17.

Section 4.07.020. - Landscape. - Standard Met

The Applicant provided a landscape plan that meets all requirements related to impervious coverage, landscape buffers, vegetation planting and spacing requirements, clear vision area, ground cover, drainage, and vegetation sorts. The Landscape Plan is included in Attachment 2, PDF Page 5.

Sidewalks linking the pedestrian system of the block to the building are required. However, the Town requires no sidewalk buffer because there is no existing pedestrian system and sidewalks at the Property line.

Section 4.07.030. - Erosion and sediment control, stabilization, and revegetation. - Standard Met

The Applicant provided an erosion and sediment control, stabilization, and revegetation plan. The Plan is in conformance with the applicable requirements of Section 4.07.030 and its referenced Section 4.13.060, which provides more specific requirements.

Section 4.07.040. - General architectural standards. & 4.07.070. - Chambers Avenue Area. - Standard Met

Attachment 2, PDF Page 10, shows the building elevation drawings and details related to exterior building materials for the Proposed Development. Additionally, Attachment 2, PDF Page 15, provides an exterior materials board. The building is in conformance with the general architectural standards of the Code and the more specific architectural standards associated with the Chambers Avenue Area related to building mass and form, fencing, materials, and colors.

The Applicant does not include permanent outdoor trash receptacles; due to the weight of discarded stone slabs, the roll-off dumpster will be placed inside the warehouse to be transported outside the building for scheduled pick-ups.

Section 4.07.100. - Development impact report. - Standard Met

The Applicant provided a development impact checklist included in Attachment 5. The report indicated impacts related to "transportation of solid wastes to a disposal site." Stone slabs scraps will be transported for disposal by a commercial trash service. The Stone scraps are loaded into a dumpster container that is free of any other trash materials. These containers are dropped off and pick up by Trinity Recycling out of Gypsum. The stone scraps are then transported to the Trinity Recycling facilities and run through a crushing machine to repurpose the scraps into gravel/fill material. When Trinity's work flow does not allow them to crush the stone in a timely manner, they will take the containers to the landfill for disposal. It is estimated that roughly 80% of the scrap stone is repurposed. Staff does not anticipate any significant impacts to the Town and will not require a Development Impact Report.

Section 4.07.140. - Parking. - Standard Met

The Proposed Development provides 12 parking spaces to meet the Town's parking requirement for the warehousing area, at one space per 1,000 S.F, and office area, at one space per 300 S.F. The parking areas meet all other parking requirements, including drive aisles and vehicular access, parking location and orientation, parking and building separation, fencing, landscaping, lighting, and drainage.

Section 4.07.150. - Fire protection. - Standard Met

The application was referred to the Eagle, Greater Eagle Fire Protection District, which stated no comments on the Proposed Development. All other requirements are met.

Subdivision Plat - Requirements Met

The Property is in the Eagle Valley Commercial Park Subdivision [Attachment 6], which requires raw water irrigation, on-site stormwater detention, and a geotechnical report. The landscape and grading/drainage plans in Attachment 2 indicate the use of a raw water irrigation system and depict the required stormwater detention area. The geotechnical/soil study report is included in Attachment 7.

Comp Plan - Applicable Policies Met

Goal	Policies
Goal 1-2. Expand and Diversify the Town's Economic Opportunities.	<u>1-2.3.</u> Support opportunities to expand and diversify the commercial and light industrial base. <u>1-2.4.</u> Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship. <u>1-2.10.</u> Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.
Goal 2-3. Celebrate The Town's Unique Small-town Character	<u>2-3.2.</u> Preserve and enhance each of Eagle's unique character areas <u>2-3.3.</u> Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design and construction. -Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas. -Apply dark night sky standards consistently to all proposed outdoor lighting systems, and work to retrofit existing systems over time. -Discourage Town water and wastewater service for new development that would remain in areas outside the incorporated limits.
Goal 2-7. Policies For the Interstate 70 Influence Character Area: Including the Market Street Area, Eby Creek Road Area, And The Chambers Avenue Area	<u>2-7.1</u> 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. <u>2-7.6.</u> Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane area
Goal 4-2. Find A Balance Between Recreation and Preservation Along Riparian Areas To Protect Habitats and Water Quality.	<u>4-2.1.</u> Preserve and protect the quality of and integrity of wetlands, rivers, streams, and riparian areas. <u>4-2.3.</u> Support measures to maintain and improve water quality and quantity
Goal 4-3. Support and Demonstrate Sustainability	<u>4-3.7.</u> Support projects that promote water conservation and uphold the Water Conservation Plan, Source Water Protection Plan, and Brush Creek Management Plan.

The Proposed Development is in conformance with the applicable goals of the Comp Plan including goals 1-2, 2-3, 2-7, 4-2, 4-3, 4-4. The Proposed Development is a light industrial use preserving the Town's existing industrial and commercial Chambers Ave Area using the Town Code's established architectural design features, lighting standards, and building materials. The development seeks to conserve water by utilizing the water-recycling system implemented during the stone slab-cutting process. Additionally, the stone scraps are anticipated to be repurposed as gravel reducing development impacts and waste. The warehouse will be submitted to the Town's

building department under the 2021 IBC, which requires updated minimum energy efficiency requirements to construct new buildings.

STAFF RECOMMENDATION

Staff recommends Approval of the Minor Development Permit Application DR23-01 based on the Proposed Development's conformance with Chapters 4.04 and 4.05 of the Code and conformance with the Elevate Eagle Comprehensive Plan.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below is the list of the actions the Planning and Zoning Commission can take on a Minor Development Permit Application:

1. **"Move to approve File Number DR23-01, Stone Concepts Minor Development Permit Application with no conditions;"**
2. "Move to approve File Number DR23-01, Stone Concepts Minor Development Permit Application with the conditions generated in today's hearing by the Planning & Zoning Commission;"
3. "Move to continue File Number DR23-01, Stone Concepts Minor Development Permit Application to the next available Planning and Zoning Commission Public Hearing due to_____. " (Provide staff and the application detail regarding information needed for a decision); or
4. "Move to deny File Number DR23-01, Stone Concepts Minor Development Permit Application to the next available Planning and Zoning Commission Public Hearing due to_____. " (Cite all Code sections that resulted in motion for denial)

FINDINGS OF FACT

1. The Proposed Development meets the standards and requirements of Chapters 4.04 and 4.07 and the 2021 Elevate Eagle Comprehensive Plan.
-

Attachment 1: Application Narrative

STONE CONCEPTS

Date: November 26th, 2023

Subject: Minor Development Permit Application – Project Narrative

Location: 85 Marmot Lane – Eagle, CO 81631

Subdivision: Eagle Valley Commercial Park

Lot: I-13

Block: 0702

The Minor Development Permit that we are applying for will consist of the new construction of an 10,340-sf building which will become the fabrication facility for our stone fabrication business. The facility will house multiple pieces of machinery that facilitate in the fabrication process of stone slabs. The facility will also utilize a gantry crane to move raw materials within the building. Due to the nature of our business and the weight of the stone scraps that are discarded, we will also utilize the crane system within the building to dispose of our trash products. Our intentions are to have a dumpster inside the building, which will be accessible by trash truck through our overhead doors. The new building will also utilize a water-recycling system that allows our facility to recycle water during our fabrication process. The vacant lot of 85 Marmot Lane is currently being used to store raw granite slabs. Our current fabrication facility which is located at 1210 Chambers Avenue – Eagle, CO 81631 will then become an indoor slab viewing facility for customers once the fabrication machinery and operation is moved into the new warehouse. There should be little to no impact to the surrounding areas or surrounding facilities. We have also addressed all applicable compliance items with the Town of Eagle as part of this application.

If there are any questions or concerns, I can be reached at the below information.

Teague Carlson – Phone: (970) 904-0340 – Email: teague@stoneconcepts.org

Attachment 2: Development Plans

STONE CONCEPTS WAREHOUSE

85 MARMOT LANE

LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2

EAGLE, COLORADO

MINOR DEVELOPMENT PERMIT SUBMITTAL

MINOR DEVELOPMENT REVISED SET

MAY 29, 2023

NOVEMBER 17, 2023

CODE SUMMARY			
JURISDICTION:	TOWN OF EAGLE, COLORADO		
BUILDING CODES:	2021 INTERNATIONAL BUILDING CODE 2021 INTERNATIONAL MECHANICAL CODE 2021 INTERNATIONAL PLUMBING CODE 2021 INTERNATIONAL ENERGY CONSERVATION CODE STATE MANADATED NATIONAL ELECTRIC CODE 2021 INTERNATION FIRE CODE TOWN OF EAGLE AMENDMENTS		
CONSTRUCTION TYPE:	TYPE VB, NON-SPRINKLERED		
OCCUPANCY TYPE:	MIXED: B, BUSINESS & F-2, FACTORY, LOW HAZARD		
AREA: F-2:	ALLOWABLE: 13,000 SF	ACTUAL:	9,702 SF
B:	ALLOWABLE: 9,000 SF	ACTUAL:	687 SF
OCCUPANCY SEPARATION:	NONE, NONSEPARATED OCCUPANCIES, ACCESSORY LESS THAN 10% PRIMARY PER 508.2.3		
PARKING:	WAREHOUSE= 9,702 SF @ 1/1000 SF = 9.70 OFFICE= 687 SF @ 1/300 SF= 2.29 9.70 + 2.29 = 11.99 = 12 TOTAL SPACES REQUIRED		

OWNER

STONE CONCEPTS
1210 CHAMBERS AVENUE
EAGLE, COLORADO 81631
(970) 328-3800

ARCHITECT

EGGERS ARCHITECTURE, INC.
PO BOX 798
KREMMLING, COLORADO 80459
(970) 409-9790

CIVIL ENGINEER

LKP ENGINEERING, INC.
PO BOX 724
EAGLE, COLORADO 81631
(970) 390-0307

STRUCTURAL ENGINEER

T.B.D.

LANDSCAPE ARCHITECT

TOMINA TOWNSEND
PO BOX 3000
EDWARDS, COLORADO 81632
(303) 945-5252

MEP ENGINEER

BIGHORN CONSULTING ENGINEERS, INC
386 INDIAN ROAD
GRAND JUNCTION, COLORADO 81501
(970) 241-8709

GEOTECHNICAL ENGINEER

KUMAR & ASSOCIATES, INC
5020 COUNTY ROAD 154
GLENWOOD SPRINGS, COLORADO 81601
(970) 945-7988

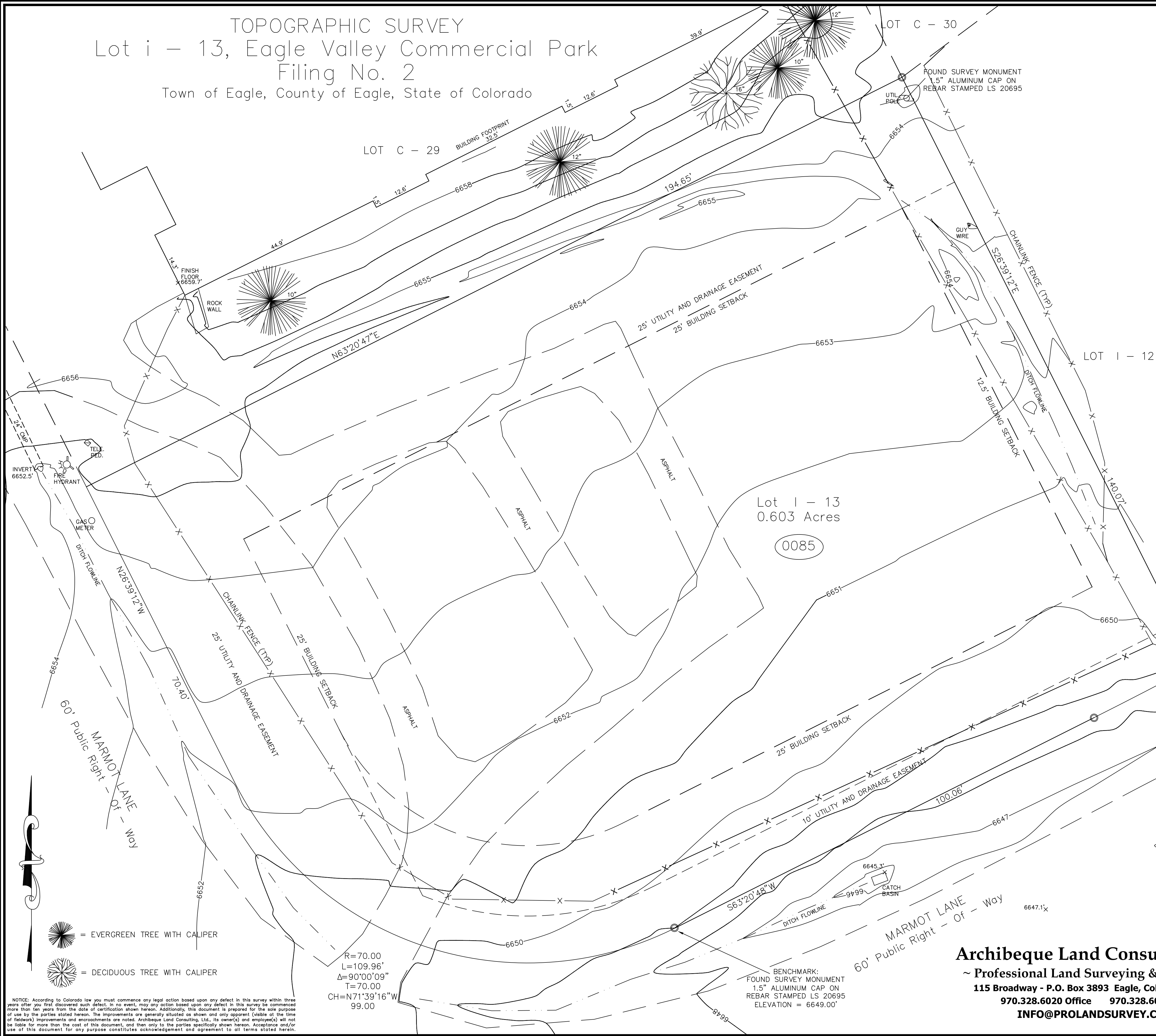


DRAWING SCHEDULE

C	COVER
	TOPO SURVEY
C1	SITE GRADING & DRAINAGE PLAN
C2	CIVIL DETAILS AND SPECIFICATIONS
L1	LANDSCAPE PLAN
L2	LANDSCAPE DETAILS & SCHEDULES
A1.1	MAIN LEVEL PLAN
A1.3	MEZZANINE LEVEL PLAN
A1.3	ROOF PLAN
A2.1	BUILDING ELEVATIONS
A3.1	BUILDING SECTIONS
ES1-1	EXTERIOR LIGHTING SITE PLAN
IES1-1	FOOTCANDLE PLAN

ISSUED			
NUMBER	DATE	BY	COMMENTS
2	11-17-23	DUE	MINOR DEVELOPMENT REVISED SET
1	9-28-23	DUE	MINOR DEVELOPMENT PERMIT SUBMITTAL

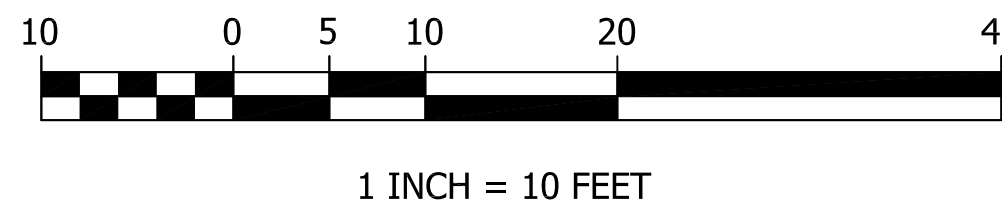
TOPOGRAPHIC SURVEY
Lot i – 13, Eagle Valley Commercial Park
Filing No. 2
Town of Eagle, County of Eagle, State of Colorado



- DESCRIPTION
- Lot I-13, Eagle Valley Commercial Park, Filing No. 2, Town of Eagle, Colorado, according to the Final Plat thereof as filed for record October 18, 1996 as Reception No. 604859, in the Office of the Clerk and Recorder, county of Eagle, State of Colorado.
- NOTES:
- 1) Survey Date: February 20, 2015.
 - 2) Location of Improvements, Lot lines, Building Setbacks and Easements are based upon the hereon referenced Final Plat of Eagle Valley Commercial Park, Filing No. 2 and Survey Control Monuments found at the time of this survey as shown hereon. This Survey does not constitute a boundary survey nor any investigation into record easements or encumbrances associated with this property.
 - 3) Street Address: 0085 Marmot Lane
 - 4) Elevation Datum: 6649.00' on a survey monument marking point of curvature on the south boundary of the subject parcel, as shown and described hereon. This elevation is based on NAVD 88.
 - 5) Contour Interval: 1 foot.
 - 6) Utilities are shown approximately and should be field verified prior to excavation.
 - 7) Surveyor does not warrant or certify to the integrity of any Digital Data supplied in conjunction with this map and survey.
 - 8) This Topographic Survey was prepared for the exclusive use of Stone Concepts, and is valid only if print has original seal and signature of surveyor.
 - 9) Lineal Units of the U.S. Survey Foot were used herein.

I, Theodore J. Archibeque, a Professional Land Surveyor in the State of Colorado, hereby certify that this map was prepared by me or under my responsible charge, is based upon the professional land surveyor's knowledge, information and belief, is in accordance with applicable standards of practice, and is not a guaranty or warranty, either expressed or implied. The Notes hereon are a part of this certification.

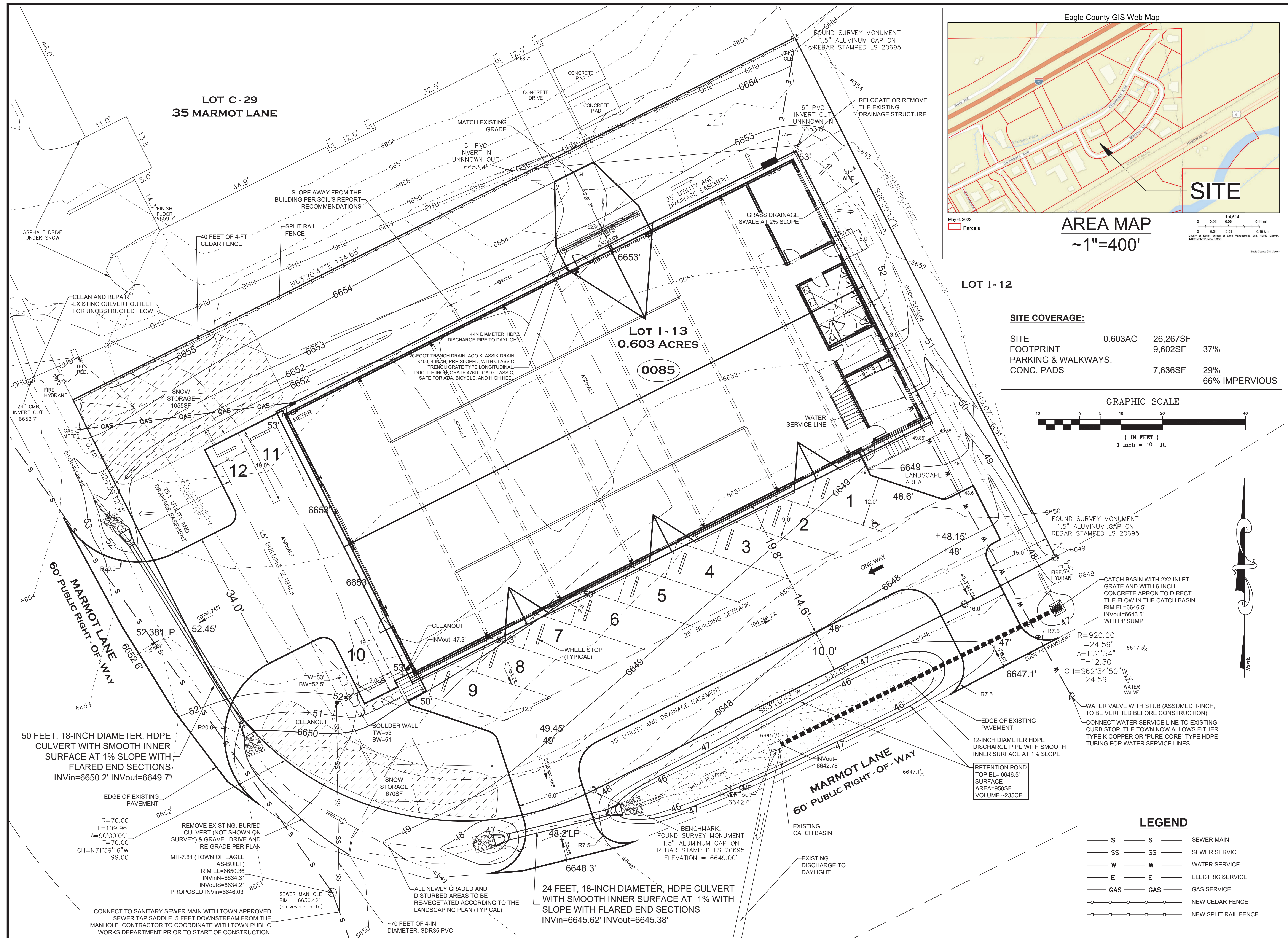
Theodore J. Archibeque PLS 37902
Colorado Professional Land Surveyor



Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

TOPOGRAPHIC SURVEY Lot i – 13, Eagle Valley Commercial Park Filing No. 2 Town of Eagle, County of Eagle, State of Colorado		
DRAWN BY:	MSS	JOB NUMBER: 15118
SHEET 1 OF 1	DATE: 02-24-2015	DRAWING NAME: 15118_TOPO.dwg
		CHECKED BY: TJA

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon. Additionally, this document is prepared for the sole purpose of use by the parties stated hereon. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Archibeque Land Consulting, Ltd., its owner(s) and employee(s) will not be liable for more than the cost of this document, and then only to the parties specifically shown hereon. Acceptance and/or use of this document for any purpose constitutes acknowledgement and agreement to all terms stated herein.

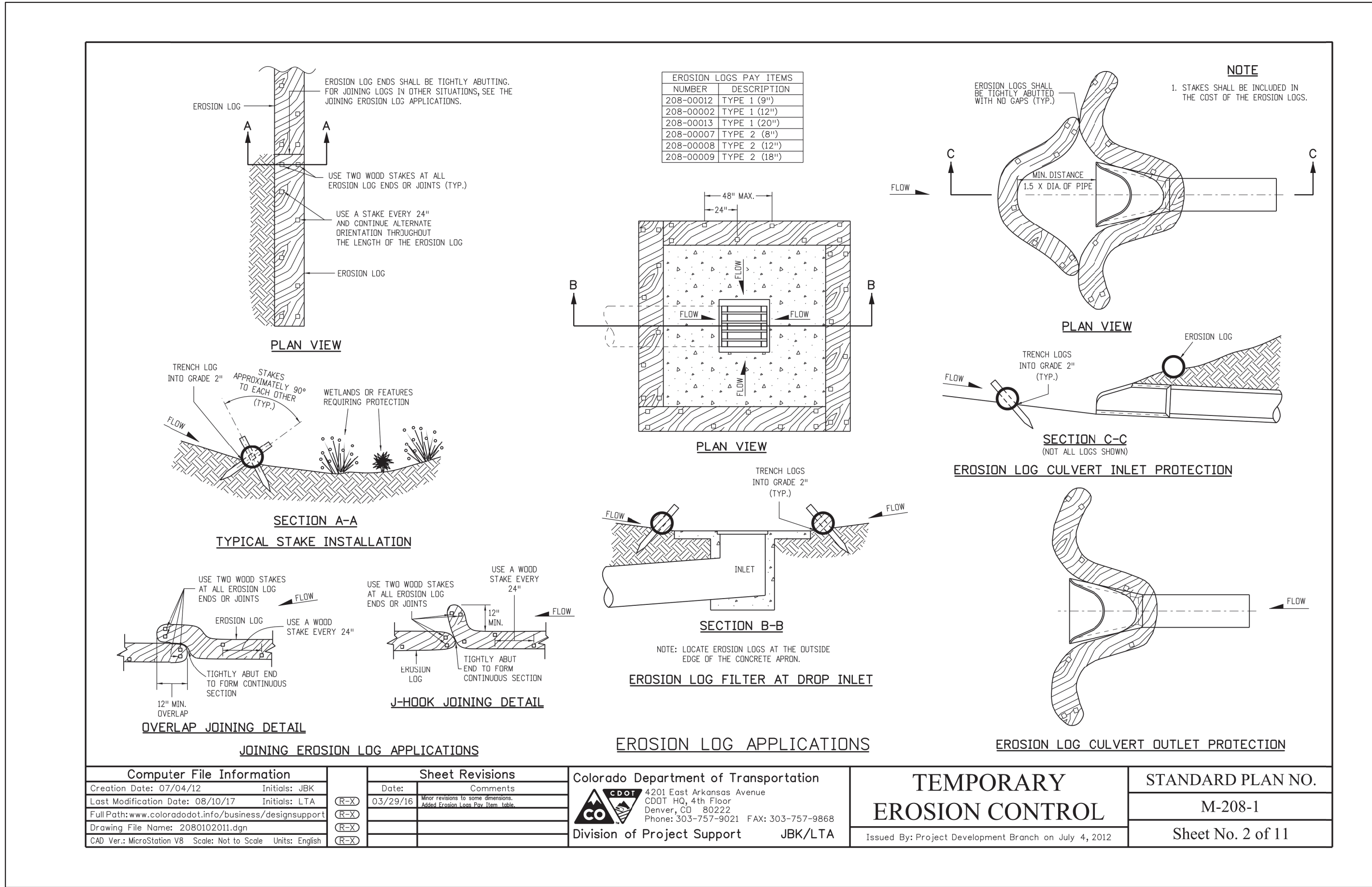


NO.	DATE	DESCRIPTION	BY
1.	8/04/2023	ADD SERVICE UTILITIES	L.P.
2.	10/25/23	PER TOE REVIEW COMMENTS	L.P.
3.	11/15/23	PER TOE REVISED REVIEW COMMENTS	L.P.

CIVIL/GEOTECHNICAL

GRADING/DRAINAGE

DRAWN BY:	L.P.
CHECKED BY:	L.P.
PROJECT NO.:	23-3665
SEE REVISIONS BOX	
DATE:	MAY 8, 2023
DRAWING NO.:	23-3665CIVIL.DWG
SHEET	C-1

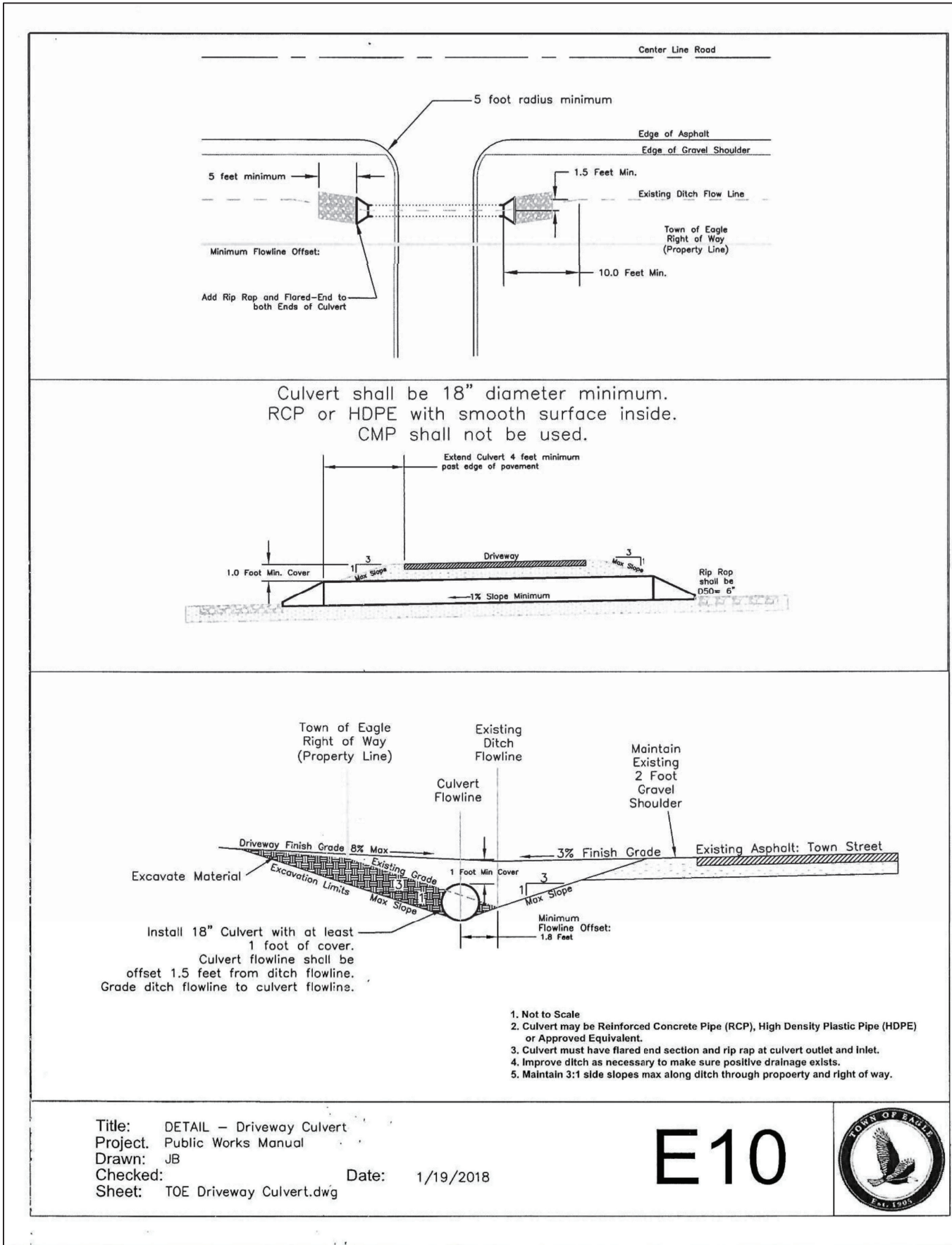
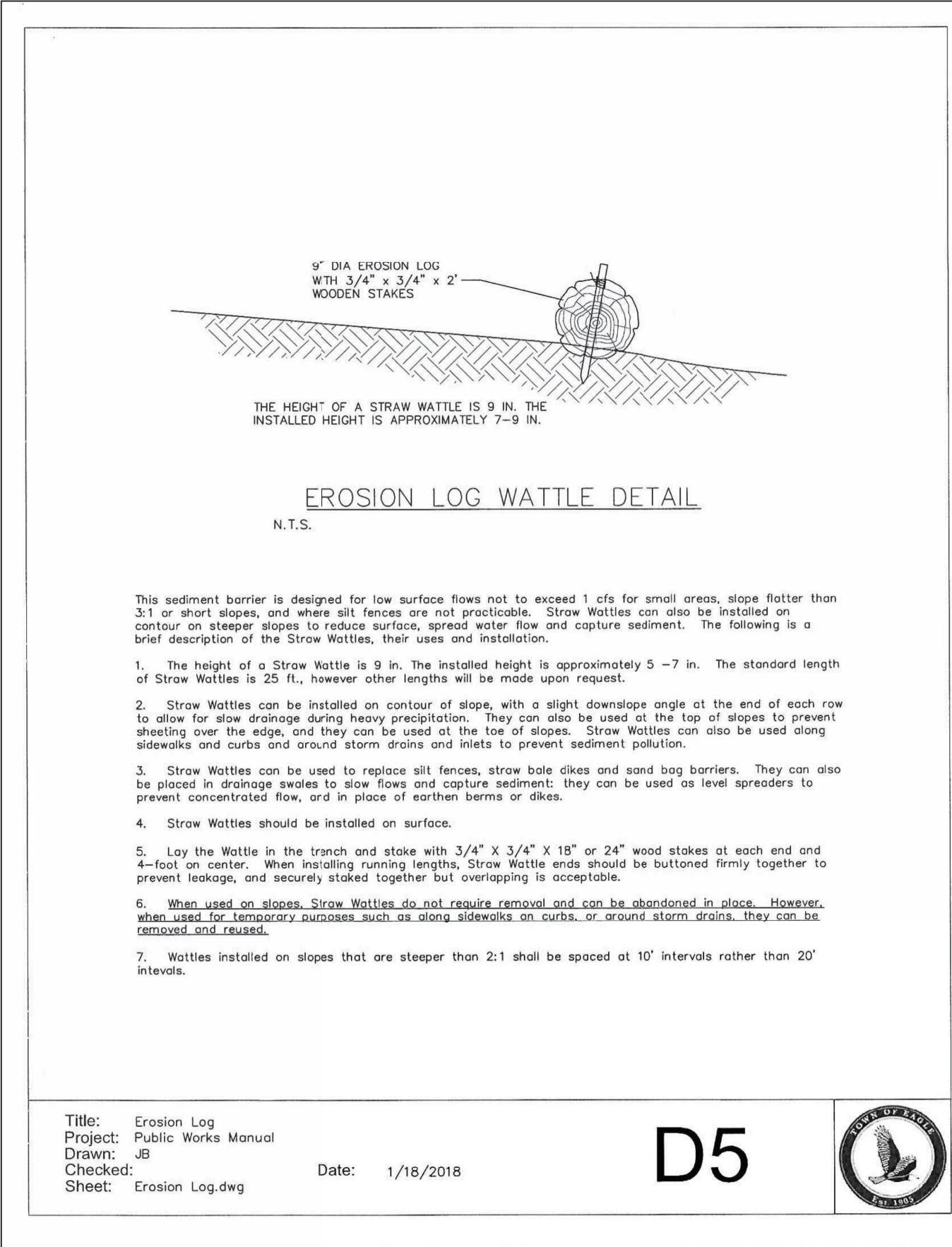
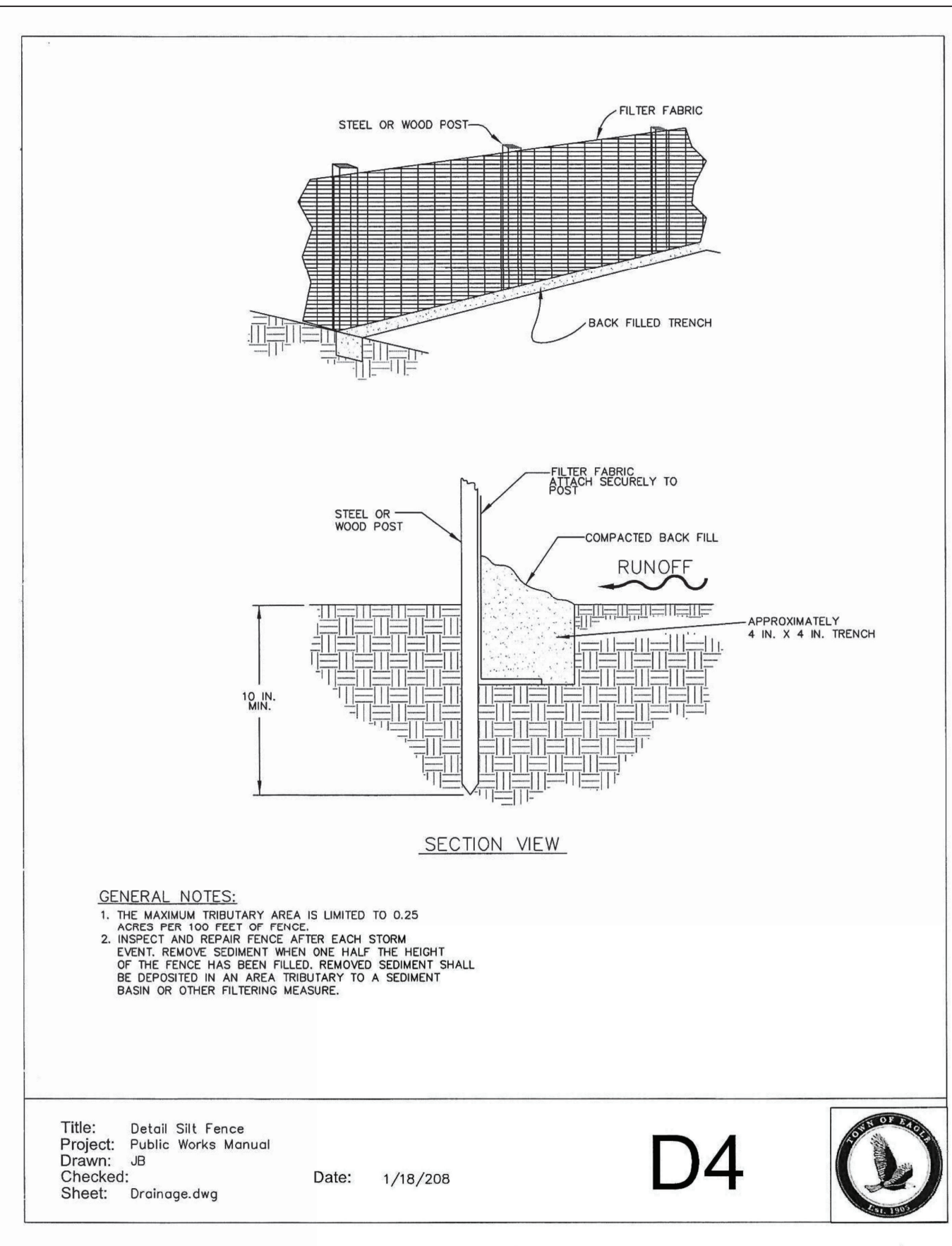
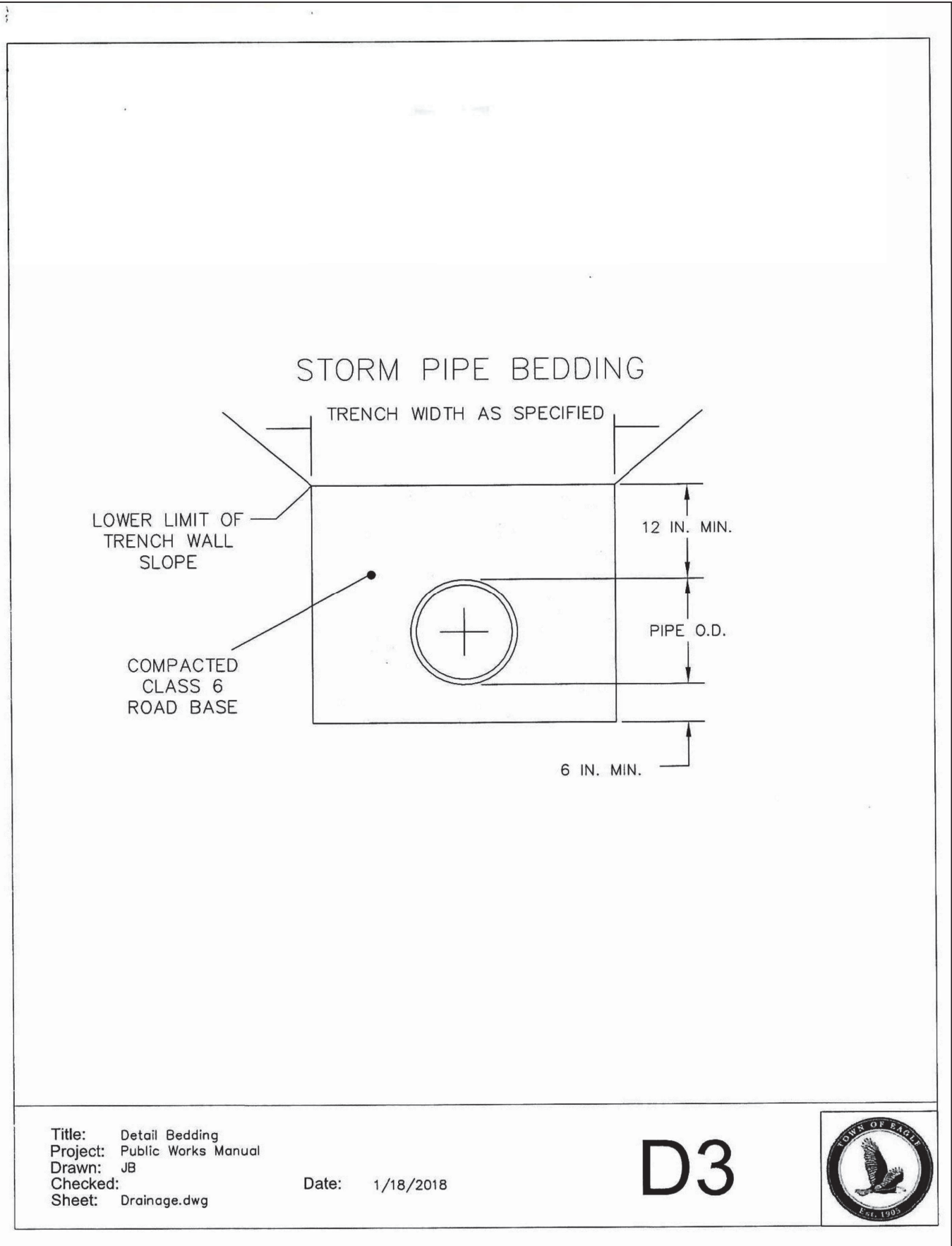
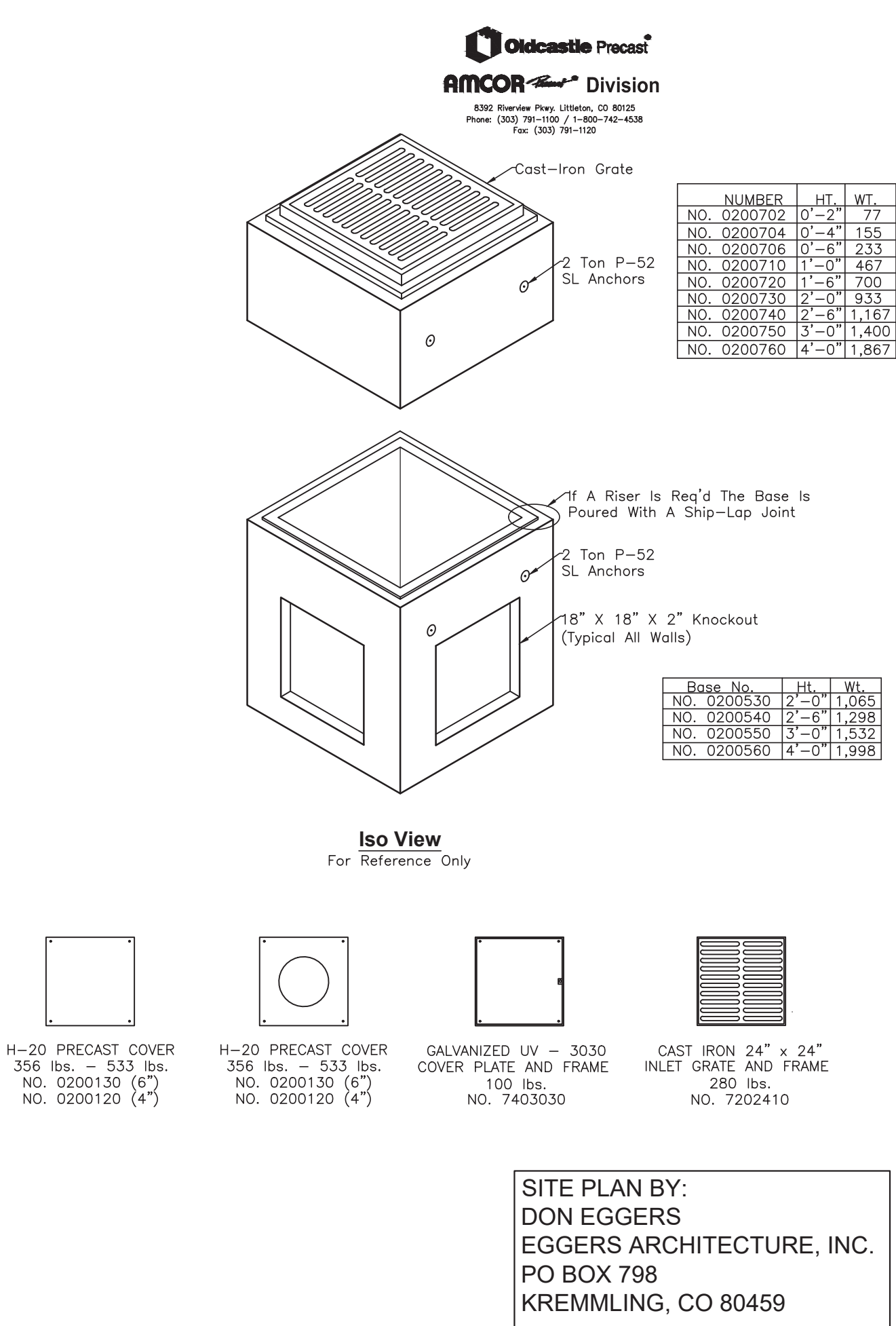


GENERAL NOTES

- BEFORE DIGGING NOTIFY ALL APPLICABLE UTILITY COMPANIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO START OF CONSTRUCTION.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
- NOTES AND DETAILS ON SPECIFIC DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES AND TYPICAL DETAILS.
- CONFLICTS OR DISCREPANCIES WITH GRADES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY AND PRIOR TO PROCEEDING WITH WORK.
- ALL FINISH GRADES SHALL PROVIDE FOR NATURAL RUNOFF OF WATER WITHOUT LOW SPOTS OR POCKETS.

TEMPORARY EROSION CONTROL

- THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN ACCORDANCE WITH THE BEST MANAGEMENT PRACTICES.
- NEW AND EXISTING INLETS MUST BE PROTECTED FROM SEDIMENT LADEN RUNOFF.
- HAY BALES (OR SEDIMENT WATTLES) WILL BE INSTALLED AT CATCH BASIN INLETS, PRIOR TO EXCAVATION, AND MAINTAINED AND KEPT IN PLACE UNTIL THE PROJECT IS COMPLETED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREVENTING THE RELEASE OF SEDIMENT WITH THE RUNOFF FROM THE SITE AND SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ADDITIONAL EROSION CONTROL MEASURES AT THE REQUEST OF THE APPROPRIATE BUILDING OFFICIALS.



NO.	DATE	DESCRIPTION
1.	8/04/2023	ADD SERVICE UTILITIES
2.	10/25/23	PER TOE REVIEW COMMENTS
3.	11/15/23	PER TOE REVISED REVIEW COMMENTS
BY		

GRADING & DRAINAGE PLAN
NOTES AND DETAILS

LOT 1-13, EAGLE VALLEY COMMERCIAL PARK FILING 2
85 MARMOT LANE
TOWN OF EAGLE
EAGLE COUNTY, COLORADO

STONE CONCEPTS II LLC

CIVIL/GEOTECHNICAL

Engineering, Inc.

P.O. Box 724 Eagle, CO 81631
Tel (970) 390-0307 www.LKPEngineering.com

LKP

DETAILS

COLORADO REGISTERED
PEINER
11/15/2023
29526
LISA PERAZICH
Professional Engineer

DRAWN BY: L.P.

CHECKED BY: L.P.

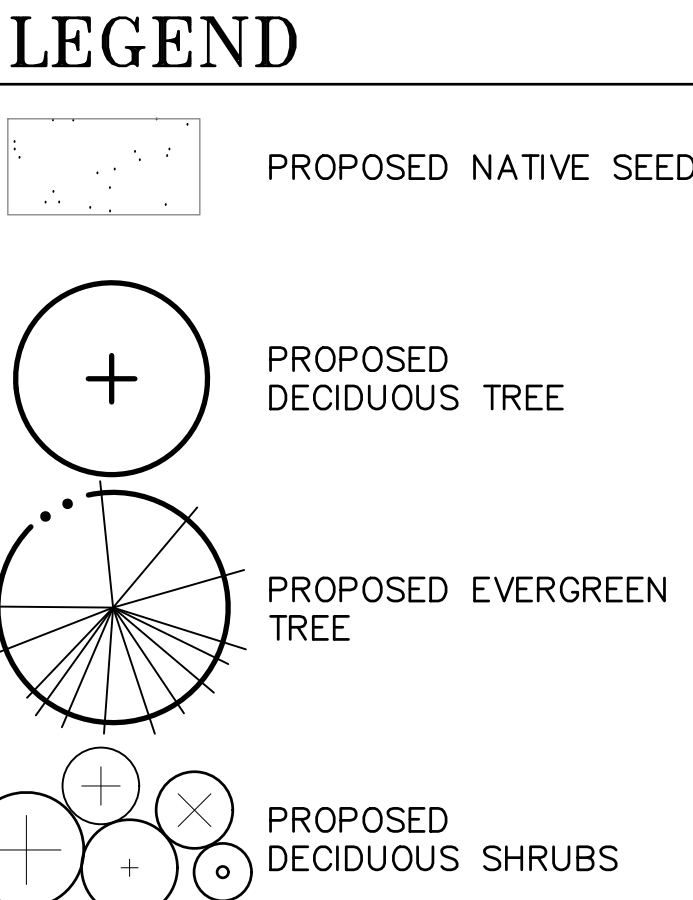
PROJECT NO.: 23-3665

SEE REVISIONS BOX

DATE: MAY 8, 2023

DRAWING NO.: 23-3665CIVIL.DWG

SHEET C-2



STONE CONCEPTS II LLC
85 MARMOT LANE, LOT I-13, FILING 2
EAGLE VALLEY COMMERCIAL PARK
COUNTY OF EAGLE, STATE OF COLORADO

DESIGNED: TT
DRAWN: TT
CHECKED: DE/TT
DATE: May 15, 2023
REVISIONS:

REVISÉ PER COMMENTS,
ADDED FENCES AND ONE
TREE: 11.17.23

MINOR DEVELOPMENT
PERMIT
SHEET TITLE:
PROPOSED
LANDSCAPE PLAN
SCALE: VARIES

SHEET NUMBER:
L1

1. All areas disturbed by construction and not designated a shrub bed or wildflower seed, shall be planted with the specified native grass seed.
2. The contractor shall maintain positive drainage away from all walls and walkways. Fine grading shall be approved prior to planting.
3. The Landscape Plan shall be reviewed on site prior to installation to ensure planting meets the intent of the design guidelines and county wildfire mitigation standards.
5. All proposed juniper to be limbed to 10'-0" above grade per Eagle County Wildfire Regulations.
6. Quantity and location of "natural" shrub plantings within Wildfire Mitigation Zone 2 shall be subject to field review by Eagle County Wildfire Mitigation Officer.
7. See Civil Engineering sheets for final grading and drainage.
8. Snow Storage area shall be a min. of 25% of all driveway and parking areas.

1. Seed shall be broadcast and raked to ¼" depth.
2. Apply Biodegradable Green Dyed-Wood Cellulose-Fiber Mulch to all seeded Areas at a rate of 20 lbs. per 1,000 s.f.
3. Prior to seeding, apply min. 6" topsoil, 10 lbs./1,000 s.f. Superphosphate and 40 lbs./1,000 s.f. Biosol Complete Fertilizer

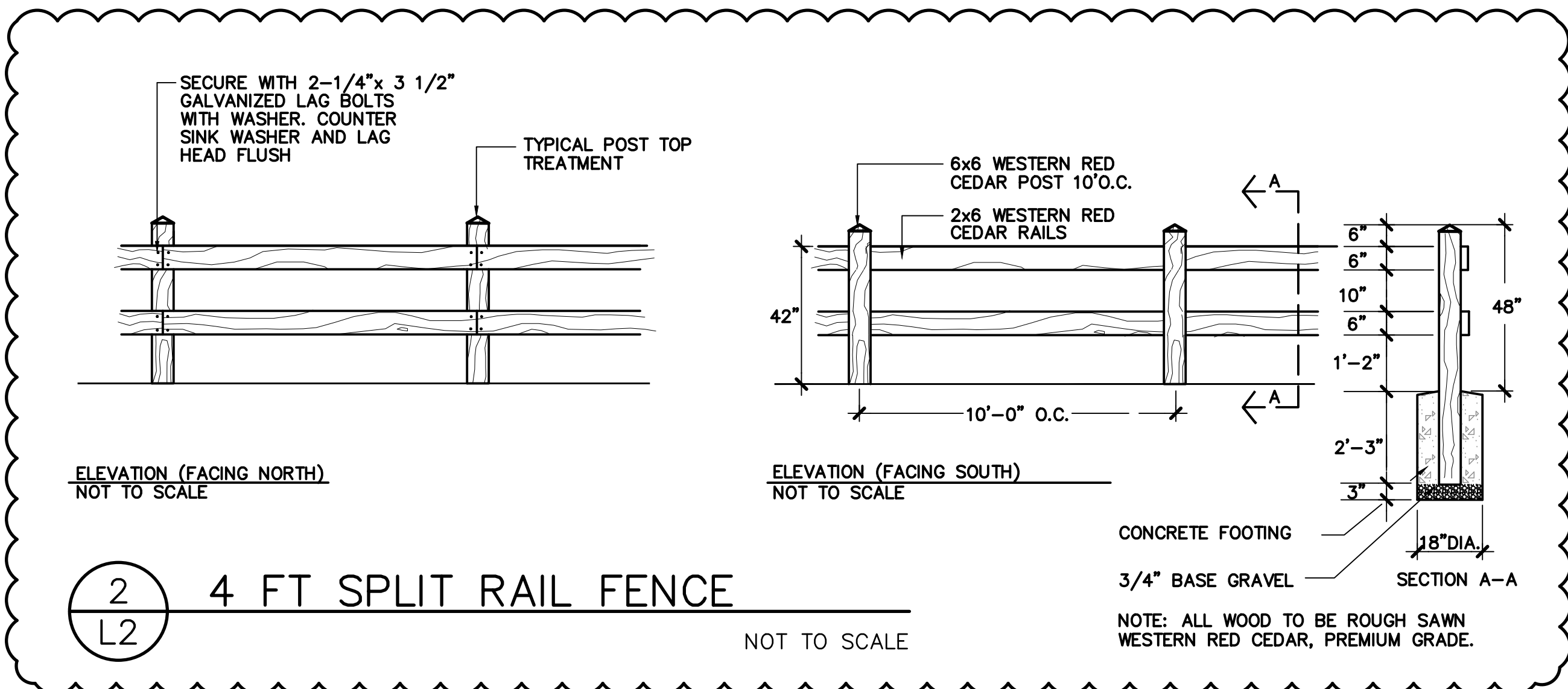
1. Zone 1 (15' from building and integral planting): no flammable plants shall be planted within 15' of the structure or attachments.
2. Zone 2 (70' from building and Integral planting): a 10' crown separation must be maintained for all conifers and shrubs over 4'. A 4' crown separation must be maintained for shrubs under 4'.
3. Plants listed on forest service publication 6.305 FireWise Plant Material can be used in any zone.
4. Existing junipers within Zone 1 and Zone 2 must be limbed $\frac{1}{2}$ of their total height, but no more than 10'.
5. Dead limbs shall be removed from all existing Serviceberries within Zone 1 or Zone 2.
6. Final existing vegetation to be limbed or removed will be subject to the constraints of the final unit site plans and reviewed on site with a representative from the Eagle County Wildlife Mitigation and landscape installer on a unit by unit basis prior to construction.

NOTE:

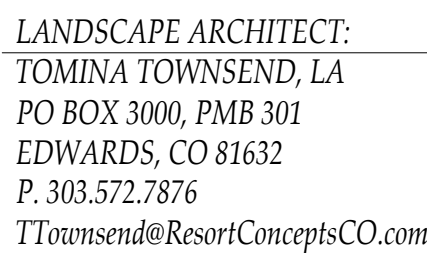
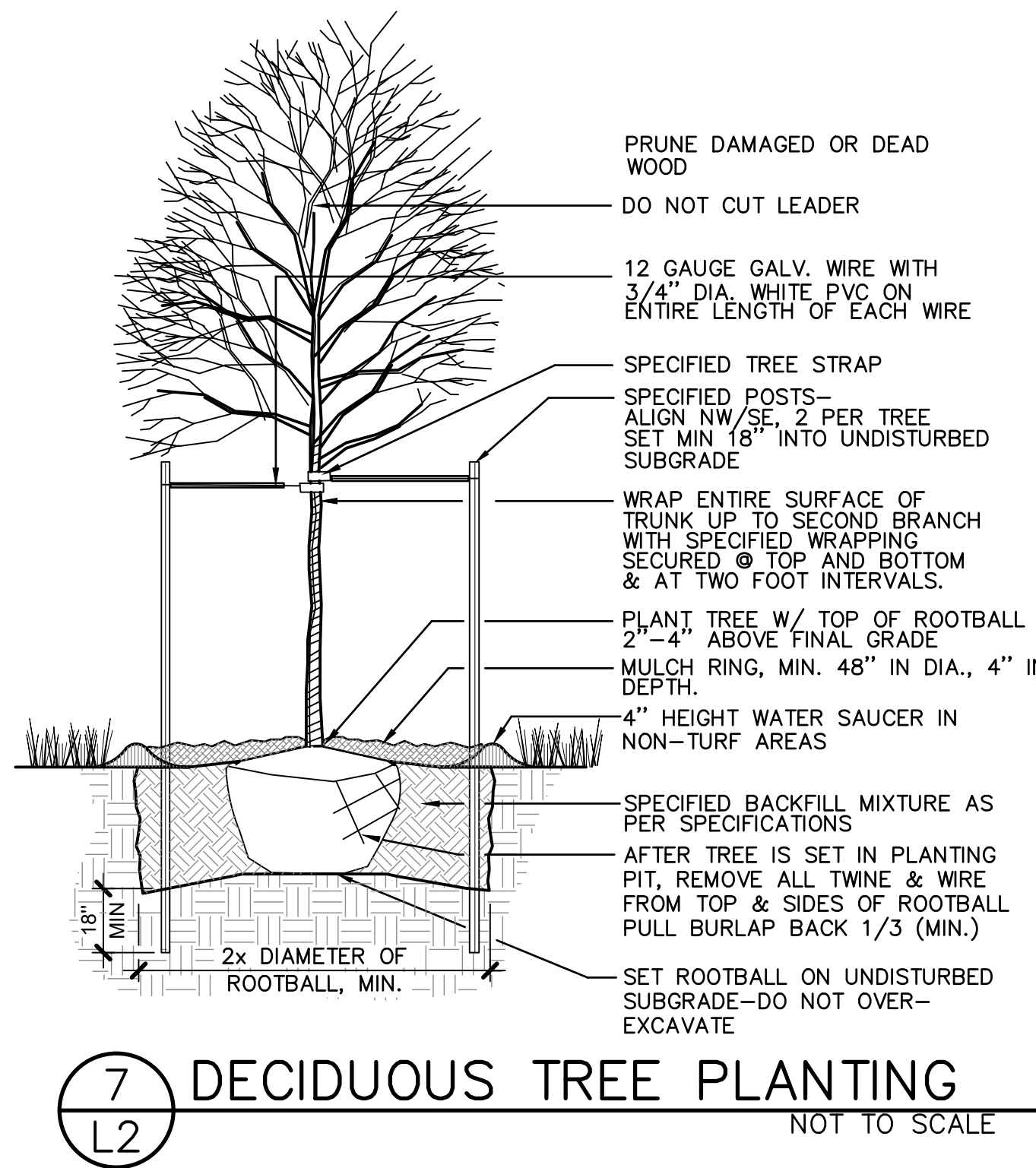
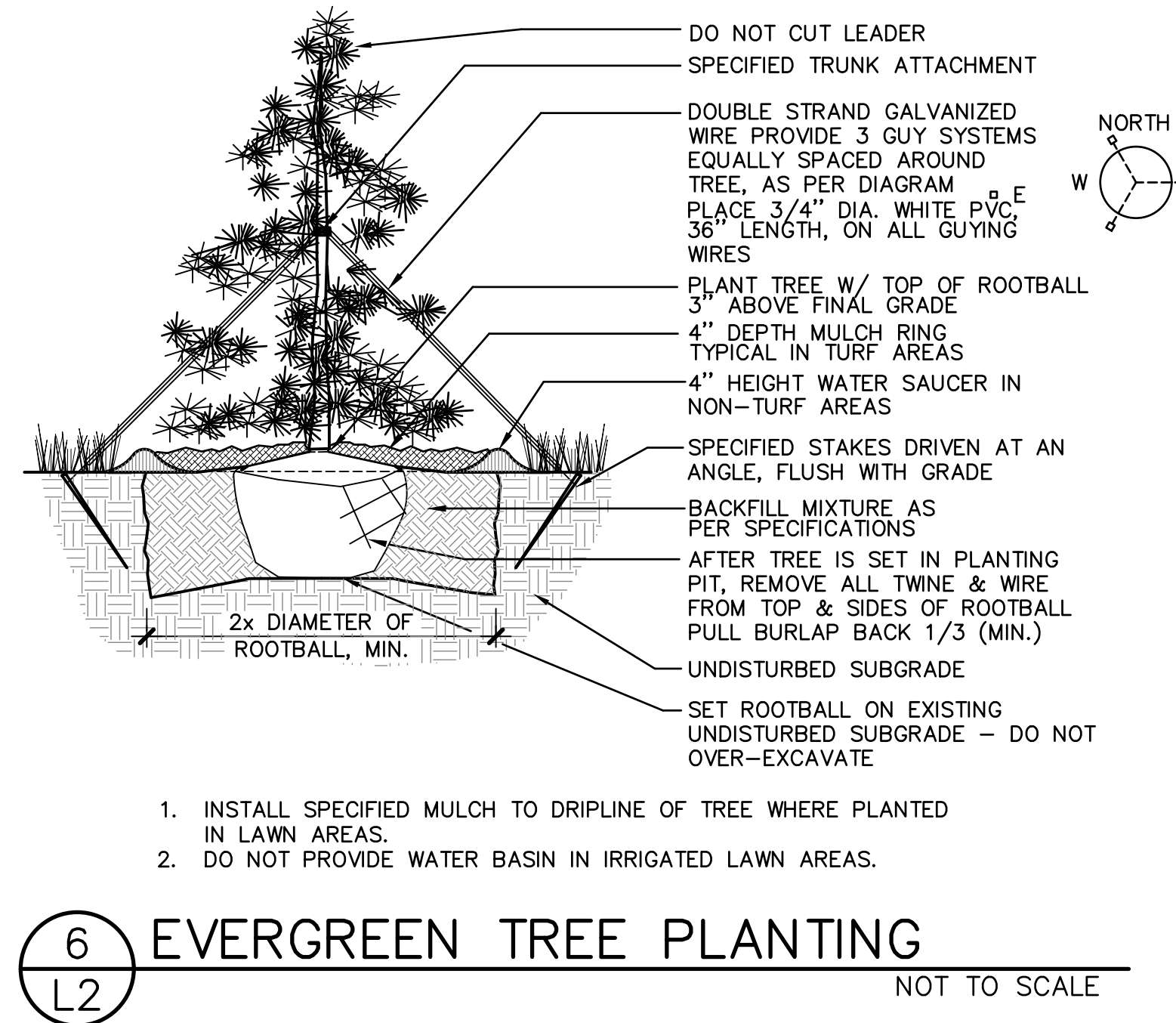
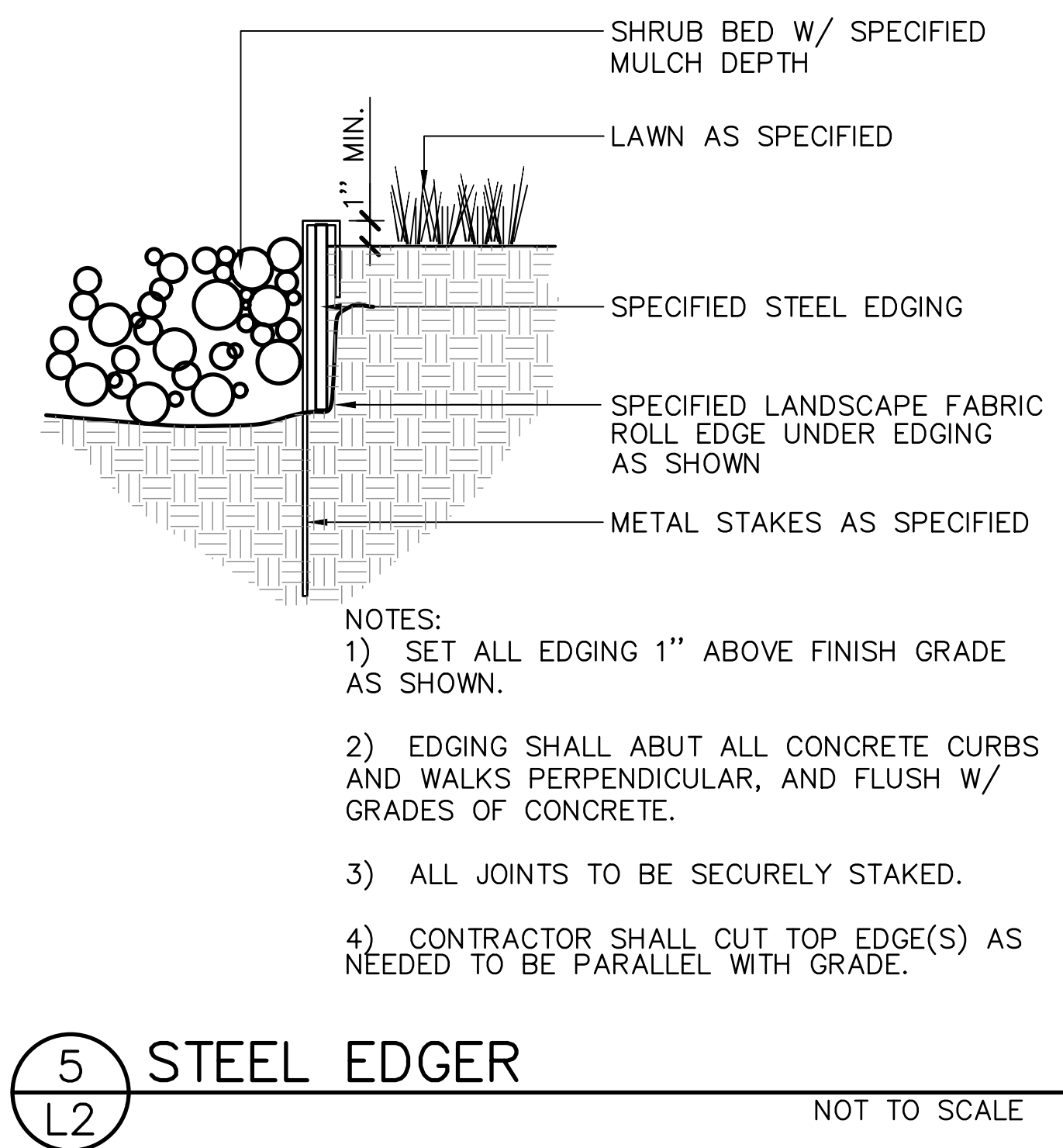
1. See Civil Engineering sheets for final grading and drainage.

IRRIGATION NOTES:

	DECIDUOUS SHRUBS			
9	Peking Cotoneaster <i>Cotoneaster lucidus</i>	1 & 2	5 gal.	Container, 5 canes minimum 24"–36" ht.
7	Rock Spray <i>Halodiscus dumosus</i>	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
5	Common Purple Lilac <i>Syringa vulgaris</i>	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
8	Common Ninebark <i>Physocarpus opulifolius</i>	1 & 2	5 gal.	Container, 5 canes minimum 18"–24" ht.
3	Red Osier Dogwood <i>Cornus sericea</i>	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
7	Threelobed Sumac <i>Rhus trilobata</i>	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.
5	Wax Currant <i>Ribes cereum</i>	1 & 2	5 gal.	Container, 5 canes minimum 12"–18" ht.



NATIVE SEED REVEGETATION MIX (NON-ROADWAY MIX):		
Scientific Name	Variety	Percent
Bluebunch Wheatgrass <i>Agropyron spicatum</i>	Secar	26.26
Slender Wheatgrass <i>Agropyron pachyzaulum</i>	Revenue	26.14
Western Wheatgrass <i>Agropyron smithii</i>	Arriba	14.03
Sheep Fescue <i>Festuca</i>	MX-86	9.94
Arizona Fescue <i>Festuca arizonica</i>	Redondo	8.09
Canby Bluegrass <i>Poa canbyi</i>		5.44
Bottlebrush Squirreltail <i>Elymus elynoides</i>		4.25
Prairie Junegrass <i>Koeleria macrantha</i>		1.81
Seeding Rate: 20 PLS Pounds/Acre		



STONE CONCEPTS II LLC
85 MARMOT LANE, LOT 1-13, FILING 2
EAGLE VALLEY COMMERCIAL PARK
COUNTY OF EAGLE, STATE OF COLORADO

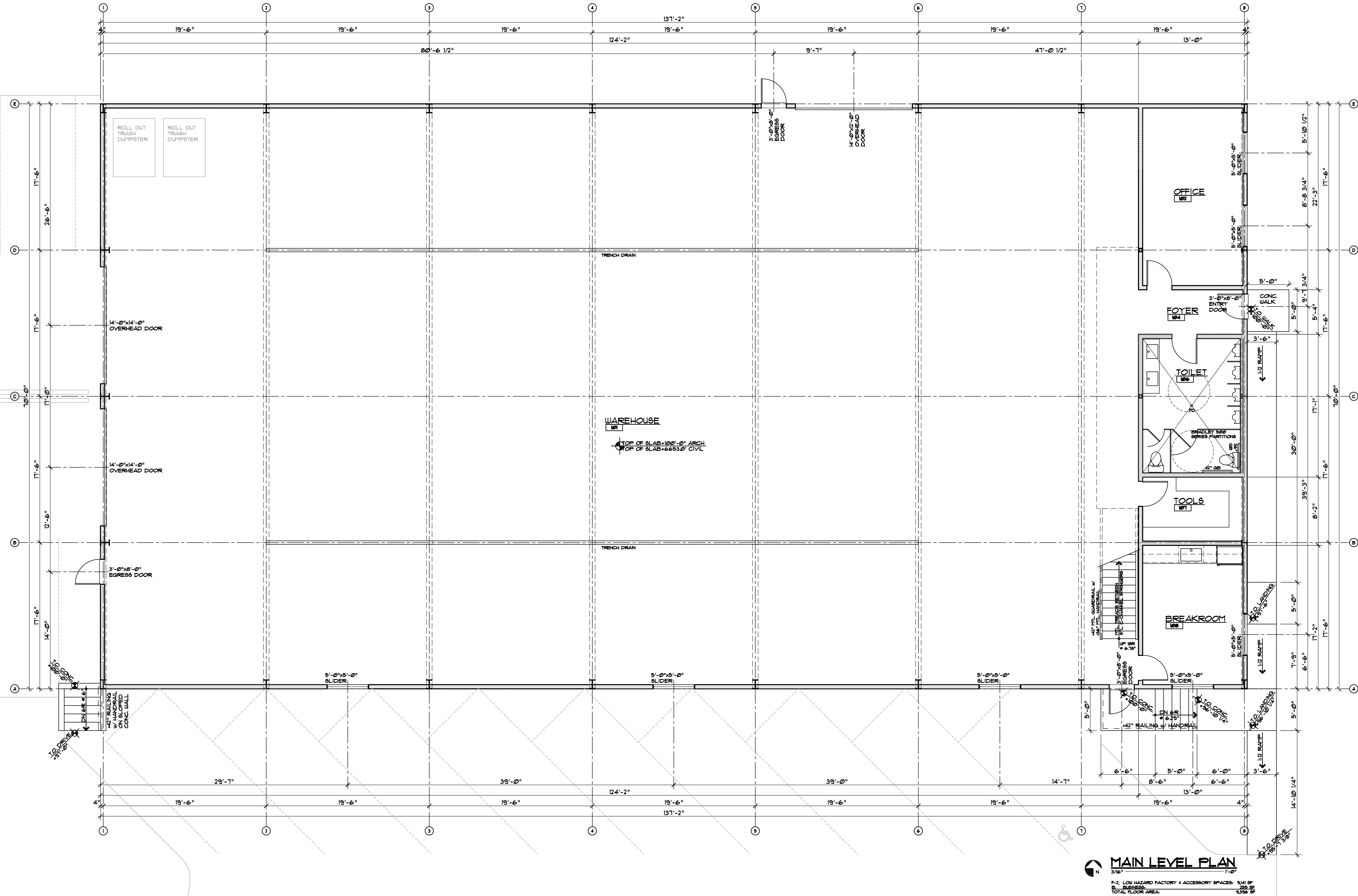
DESIGNED: TT
DRAWN: TT
CHECKED: DE/TT
DATE: May 15, 2023
REVISIONS:

NO.	REVISION	DATE
1	REVISED PER COMMENTS ADDED FENCES AND ONE TREE: 11.17.23	

MINOR DEVELOPMENT
PERMIT
SHEET TITLE:
LANDSCAPE
NOTES & DETAILS
SCALE: VARIES

SHEET NUMBER:
L2

WHITE PAINTED STOP BAR
WHITE PAINTED LANE DESIGNATORS



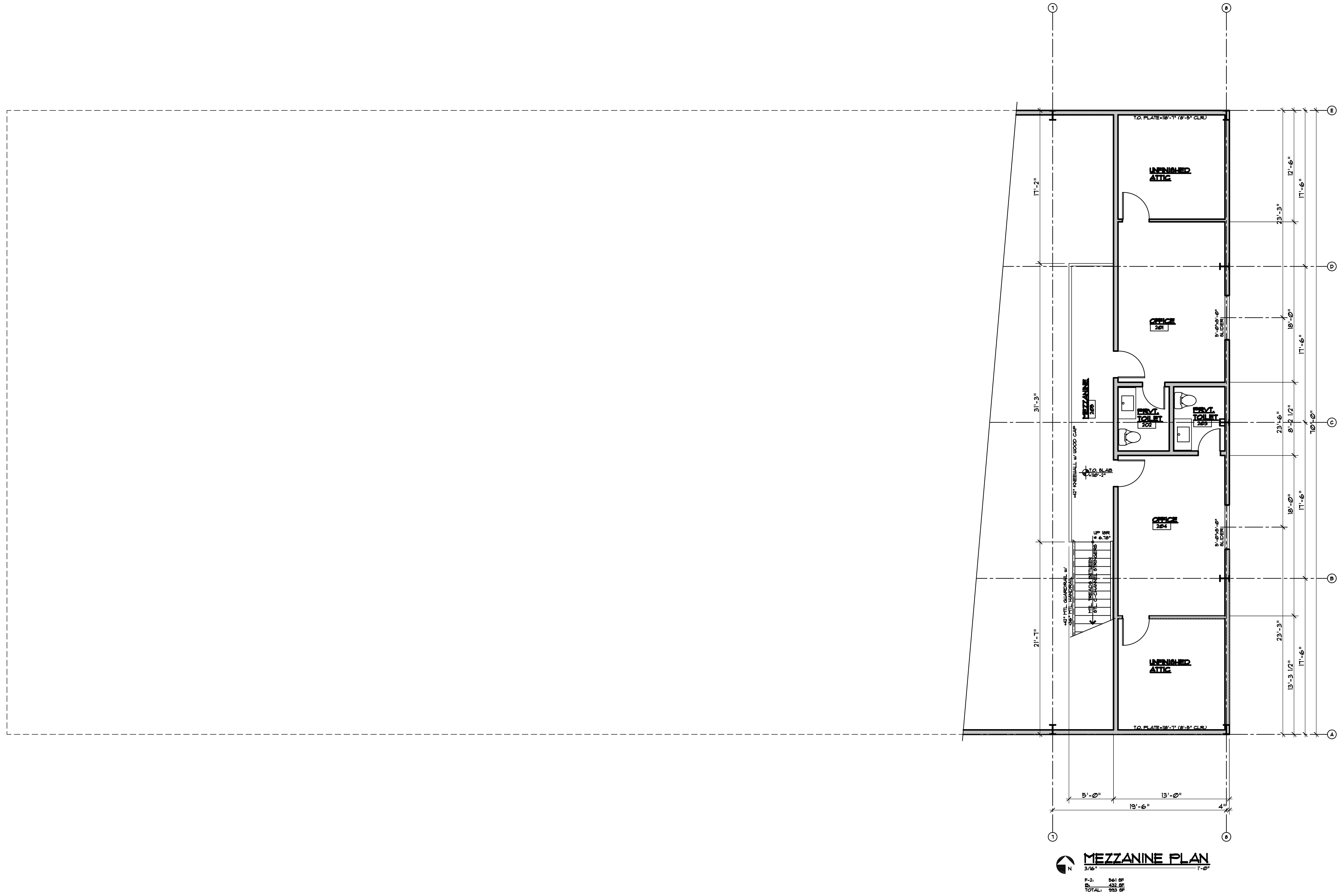
EGGERS
ARCHITECTURE, INC.
PO BOX 798 KREMATING, CO 80459
(970) 724-1411
don.eggars@eggarsarchitecture.com

STONE CONCEPTS WAREHOUSE
85 MARMOT LANE
LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

PROJECT NO: 2505-23

ISSUED	NUMBER	DATE	BY	COMMENTS
	2	11-11-23	DUE	MINOR DEVELOPMENT REVISED SET
	1	5-23-23	DUE	MINOR DEVELOPMENT PERMIT SUBMITTAL

A1.1

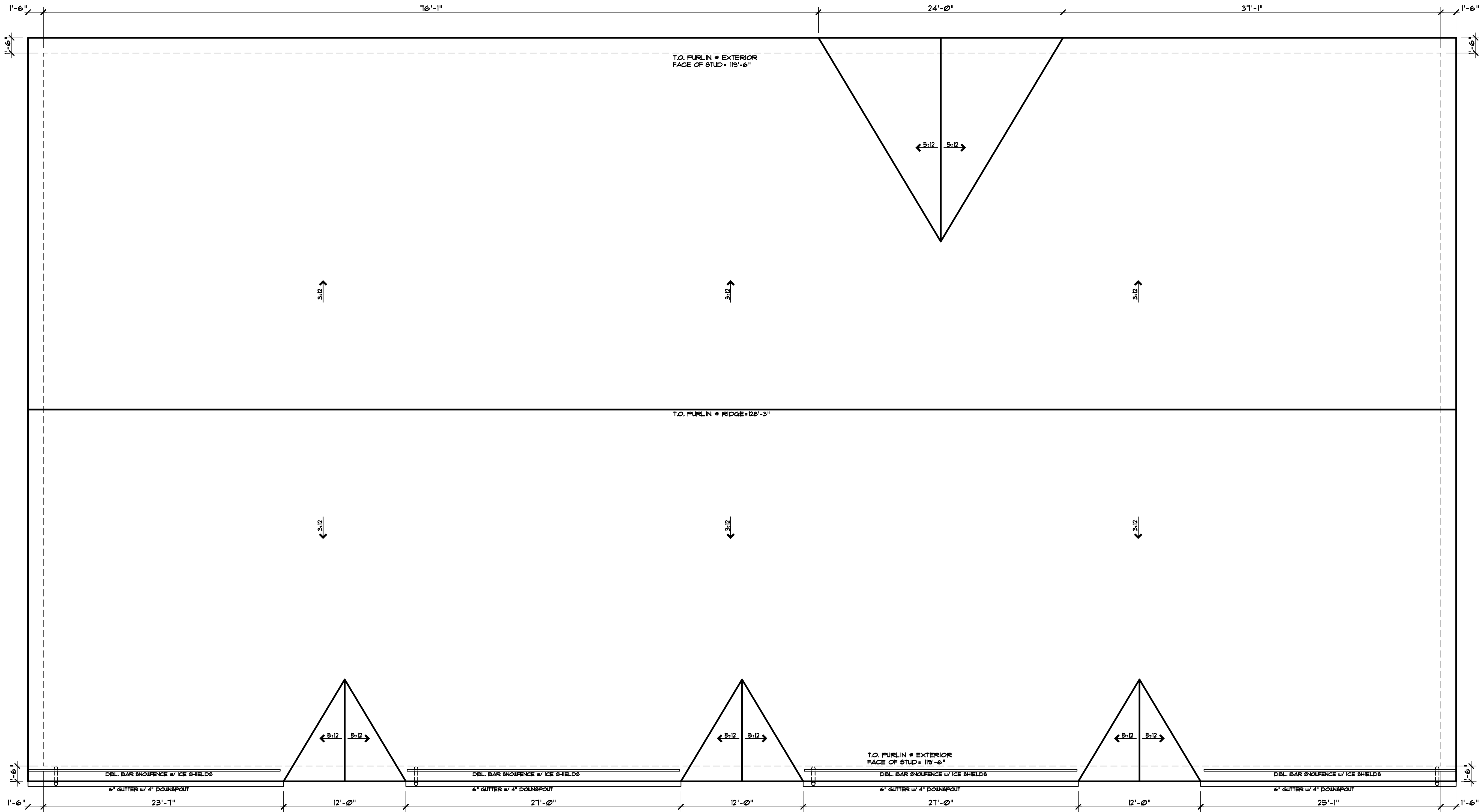


ISSUED			
NUMBER	DATE	BY	COMMENTS
2	11-11-23	DUE	MINOR DEVELOPMENT REVISED SET
1	5-29-23	DUE	MINOR DEVELOPMENT PERMIT SUBMITTAL

PROJECT NO: 2505-23

STONE CONCEPTS WAREHOUSE
85 MARMOT LANE
LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

EGGERS
ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 724-3411 CELL: (970) 409-9790
don.eggers@eggersarchitecture.com



GENERAL NOTES:
1. ALL ROOFING MATERIALS ARE MECHANICALLY BEAMED STANDING SEAM METAL ROOFING.
2. DRIP EDGE FLASHINGS & VALLEY TRIMS ARE TO MATCH ROOFING COLOR.
3. GABLE ELEMENTS ARE OVERLAPPED ABOVE MAIN ROOF STRUCTURE.
4. 6" GUTTERS WITH 4" DOWNSPOUTS ARE PRE-FINISHED METAL TO MATCH ROOF WITH HEAT TAPES TO DAYLIGHT.
5. SNOW FENCE IS DOUBLE BAR WITH BRACKETS ATTACHED TO STANDING SEAM RIBS.



ISSUED

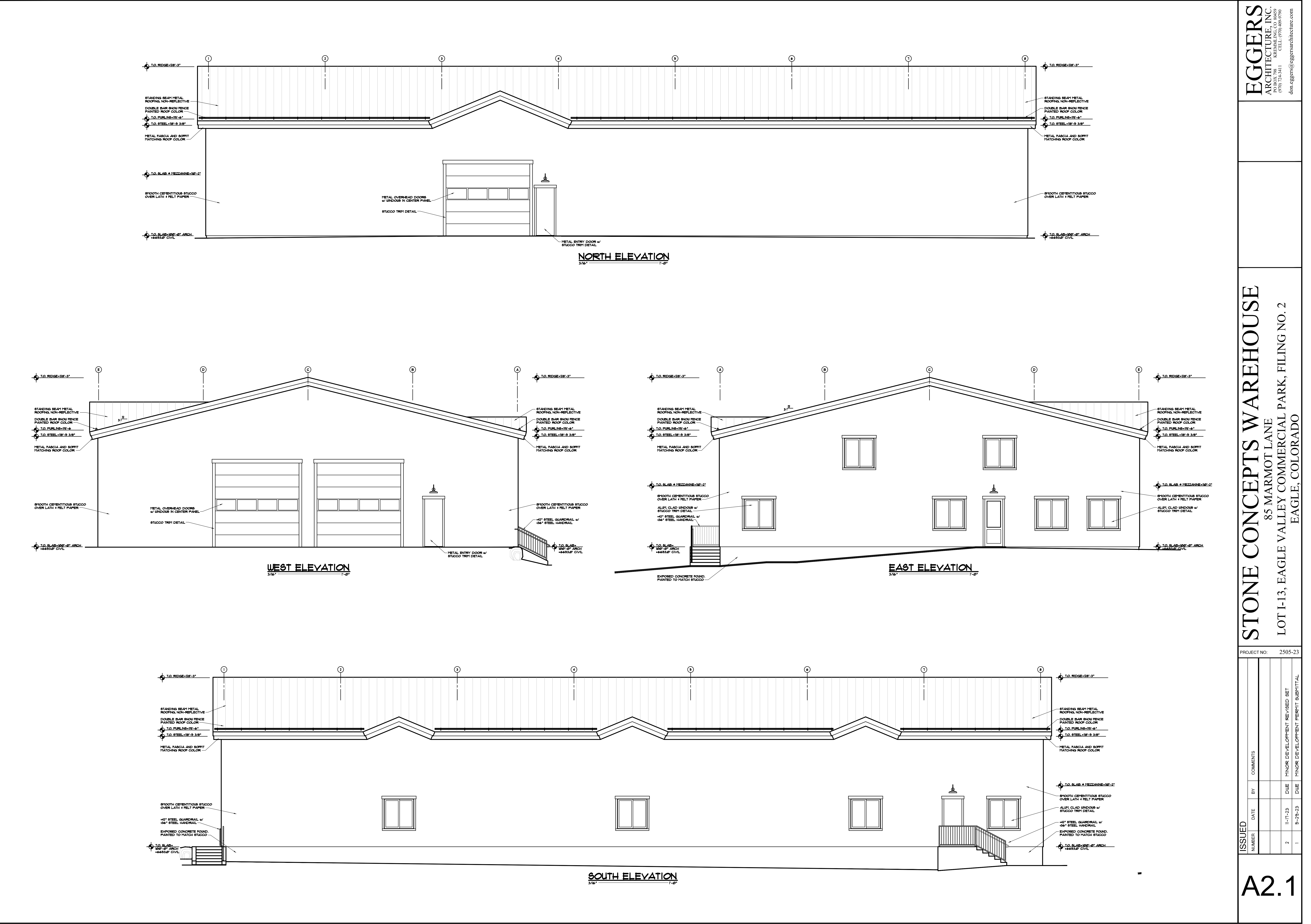
NUMBER	DATE	BY	COMMENTS
2	11-17-23	DME	MINOR DEVELOPMENT REVISED SET
1	5-23-23	DME	MINOR DEVELOPMENT PERMIT SUBMITTAL

A1.3

STONE CONCEPTS WAREHOUSE
85 MARMOT LANE
LOT 1-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

PROJECT NO: 2505-23

EGGERS
ARCHITECTURE, INC.
PO BOX 798 KREMMLING, CO 80459
(970) 24-3411 CELL: (970) 409-9796
don.eggars@eggarsarchitecture.com



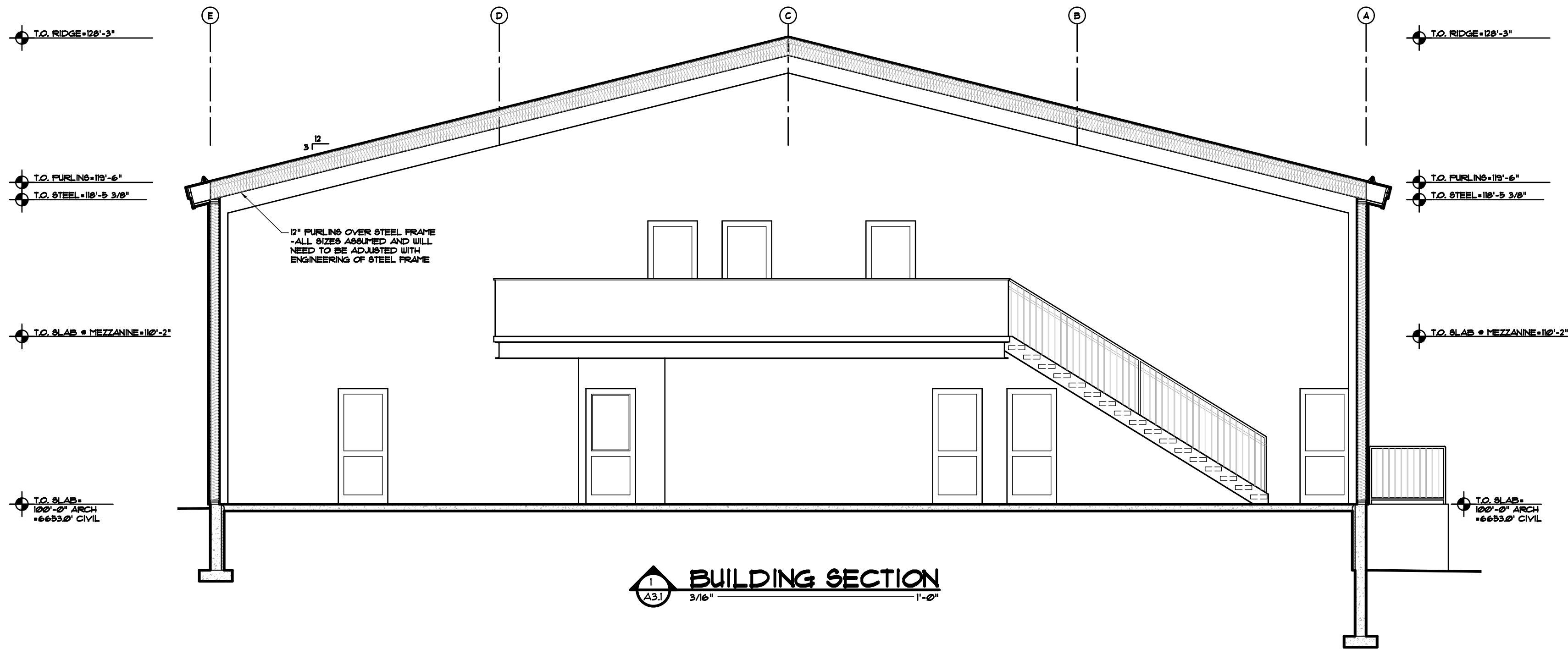
EGGERS
ARCHITECTURE, INC.
ARCHITECTS
(970) 224-3411
dan.egg@eggarchitecture.com

STONE CONCEPTS WAREHOUSE
85 MARMOT LANE
LOT I-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

PROJECT NO: 2505-23

ISSUED	NUMBER	DATE	BY	COMMENTS
	1	11-11-23	DUE	MINOR DEVELOPMENT REVISION SET
	2	11-11-23	DUE	MINOR DEVELOPMENT REVISION SET
	3	11-11-23	DUE	MINOR DEVELOPMENT REVISION SET

A2.1



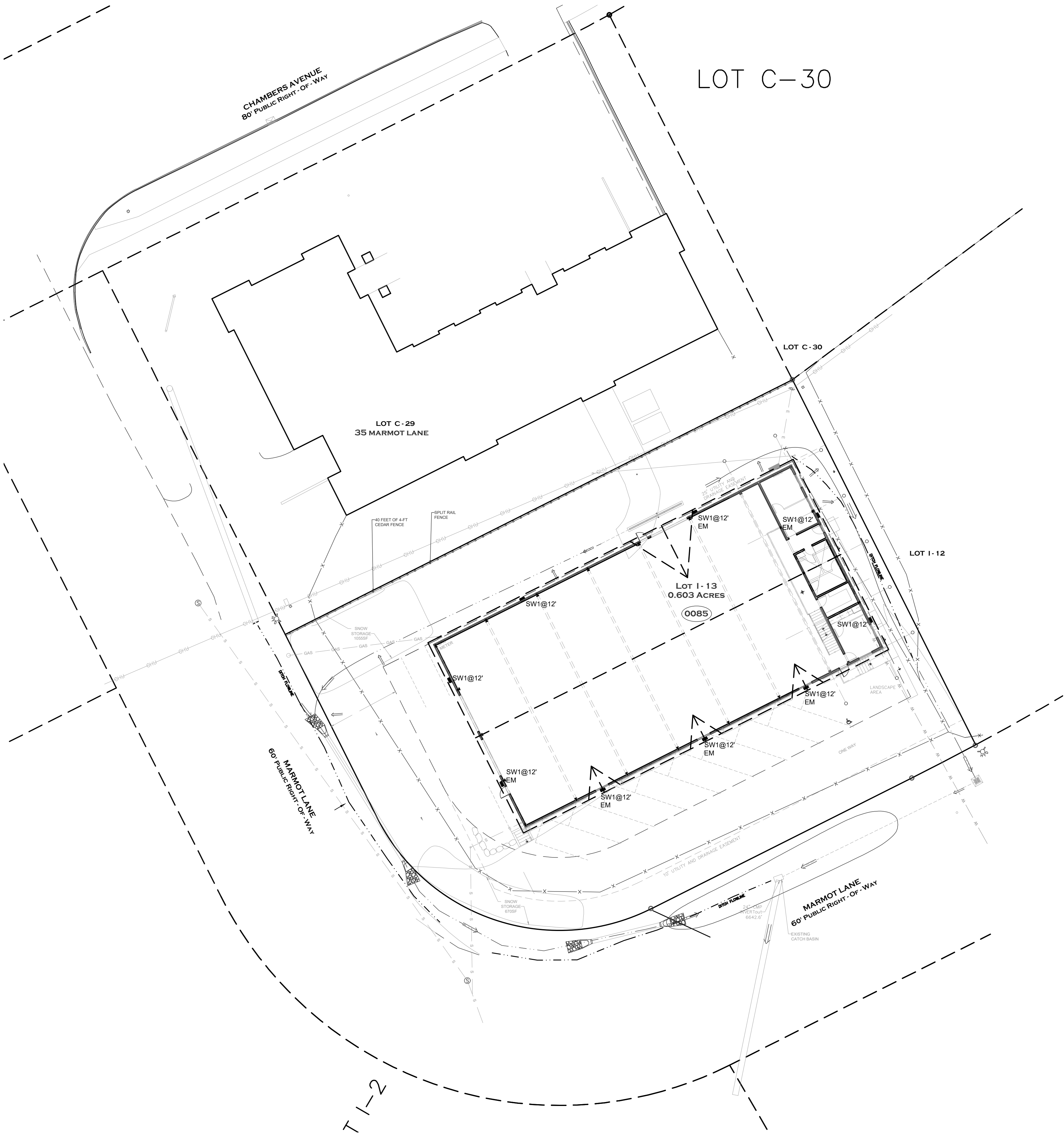
ISSUED		COMMENTS	
NUMBER	DATE	BY	
2	11-11-23	DATE	MINOR DEVELOPMENT REVISED SET
1	5-29-23	DATE	MINOR DEVELOPMENT PERMIT SUBMITTAL

PROJECT NO: 2505-23

STONE CONCEPTS WAREHOUSE
85 MARMOT LANE
LOT 1-13, EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2
EAGLE, COLORADO

EGGERS
ARCHITECTURE, INC.
1000 N. 1ST ST.
DENVER, CO 80202
(970) 724-3411
FAX: (970) 409-9799
CELL: (970) 409-9799
don.eggert@eggersarchitecture.com

A3.1



LOT C-30

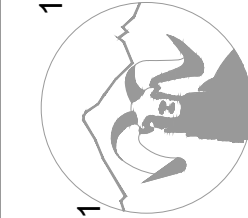
LUMINAIRE SCHEDULE

TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER CATALOG NO.	VOLTAGE MOUNTING	DRIVER LAMP SPECIFICATION	DESCRIPTION
SW1	STREETWORKS GAW-SA1-A-830-U-SL3-BZ- CBP-CEC	APPROVED EQUIVALENT	UNIVERSAL EXTERIOR WALL	UNIVERSAL 4976LM, 3000K, 34W, 70CRI	GALLEON EXTERIOR WALL MOUNTED LED FIXTURE, COLD WEATHER & EMERGENCY FUNCTION (AS INDICATED ON PLANS) BRONZE FINISH, TYPE 3 W/SPILL CONTROL DISTRIBUTION

- NOTES:
- THE ELECTRICAL CONTRACTOR IS TO ORDER ALL HARDWARE AND COMPONENTS NECESSARY FOR A FULL AND COMPLETE INSTALLATION AND MOUNTING OF ALL LUMINAIRE.
 - ALL POLES TO BE STRAIGHT POLE. COLOR TO MATCH LUMINAIRES. POLE SHAFT WILL BE RATED FOR WIND GUSTS OF 100 MILES/HOUR.
 - ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL MUNICIPAL ZONING & DEVELOPMENT CODES, LIGHT TRESPASS AND DARK SKY INITIATIVES.
 - ALL EXTERIOR BUILDING MOUNTED AND PARKING LOT LIGHTS ARE TO BE CONTROLLED THRU A PHOTOCELL, TIME CLOCK OR AUTOMATIC CONTROL SYSTEM FOR ALL NIGHT OPERATION.
 - NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.
 - ORDER ALL EXTERIOR LUMINAIRES WITH MULTI-TAP BALLAST AND FIELD VERIFY AVAILABLE VOLTAGE FOR EACH LUMINAIRE PRIOR TO INSTALLATION.
 - REPLACE INCANDESCENT AND CFL BULBS WITH LEDS
 - 40-WATT INCANDESCENT AND 9-13 WATT CFL BULBS GIVE 450 LUMENS AND CAN BE REPLACED WITH 4-5 WATT LEDS
 - 60-WATT INCANDESCENT AND 13-18 WATT CFL BULBS GIVE 750 TO 900 LUMENS AND CAN BE REPLACED WITH 6-8 WATT LEDS
 - 75-100 WATT INCANDESCENT AND 18-22 WATT CFL BULBS GIVE 1100 TO 1300 LUMENS AND CAN BE REPLACED WITH 9-13 WATT LEDS
 - 100-WATT INCANDESCENT AND 23-30 WATT CFL BULBS GIVE 1600 TO 1800 LUMENS AND CAN BE REPLACED WITH 16-20 WATT LEDS
 - 150-WATT INCANDESCENT AND 50-55 WATT CFL BULBS GIVE 2600 TO 2800 LUMENS AND CAN BE REPLACED WITH 25-28 WATT LEDS

DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF THE SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECTS FOR ADDITIONS TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER.

101 W 11th Street #109-C
Durango, CO 81301
Phone: (970) 241-8709

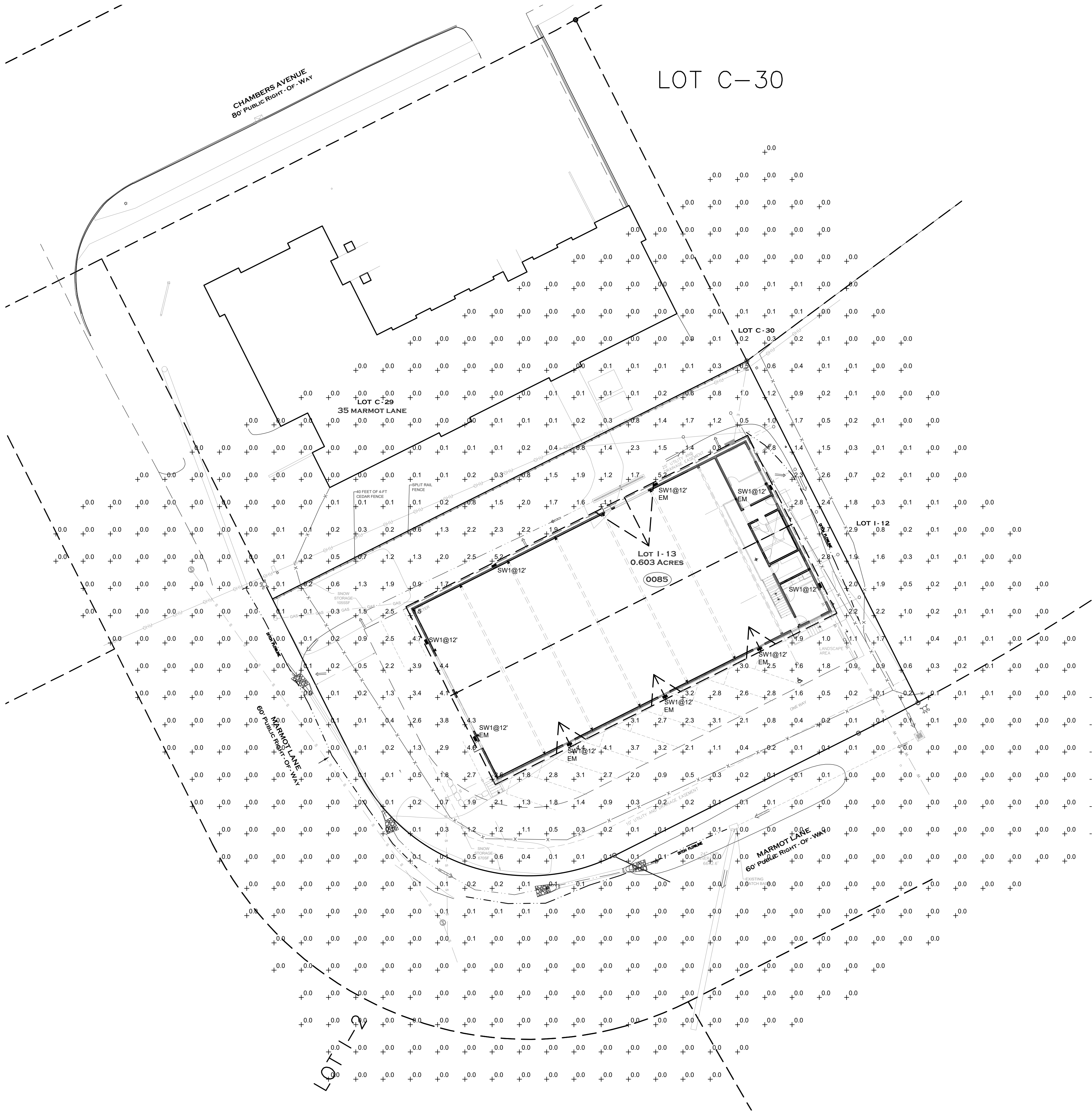


Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers

STONE CONCEPTS
WAREHOUSE
85 MARMOT LANE
EAGLE, COLORADO

DATE:	ISSUED FOR:
04/14/2021	REVIEW
09/21/2023	PERMIT

DATE:	09/21/2023
JOB NO:	21-043
DRAWN BY:	BCE
CHECKED BY:	BCE
SCALE:	AS SHOWN
SHEET NUMBER:	ES1-1



LIGHTING - IES FOOTCANDLE SITE PLAN
SCALE: 1"=20'-0"

LUMINAIRE SCHEDULE					
TYPE	MANUFACTURER CATALOG NO.	MANUFACTURER CATALOG NO.	VOLTAGE MOUNTING	DRIVER LAMP SPECIFICATION	DESCRIPTION
SW1	STREetworks GAW-SA1-A-830-U-SL3-BZ- CBP-CEC	APPROVED EQUIVALENT	UNIVERSAL EXTERIOR WALL	UNIVERSAL 4976LM, 3000K, 34W, 70CRI	GALLEON EXTERIOR WALL MOUNTED LED FIXTURE, COLD WEATHER & EMERGENCY FUNCTION (AS INDICATED ON PLANS) BRONZE FINISH, TYPE 3 W/SPILL CONTROL DISTRIBUTION

- NOTES:
1. THE ELECTRICAL CONTRACTOR IS TO ORDER ALL HARDWARE AND COMPONENTS NECESSARY FOR A FULL AND COMPLETE INSTALLATION AND MOUNTING OF ALL LUMINAIRE.
 2. ALL POLES TO BE STRAIGHT POLE, COLOR TO MATCH LUMINAIRES. POLE SHAFT WILL BE RATED FOR WIND GUSTS OF 100 MILES/HOUR
 3. ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL MUNICIPAL ZONING & DEVELOPMENT CODES, LIGHT TRESPASS AND DARK SKY INITIATIVES.
 4. ALL EXTERIOR BUILDING MOUNTED AND PARKING LOT LIGHTS ARE TO BE CONTROLLED THRU A PHOTOCELL, TIME CLOCK OR AUTOMATIC CONTROL SYSTEM FOR ALL NIGHT OPERATION.
 5. NOTIFY ENGINEER OF ANY OBSTRUCTIONS TO POLE PLACEMENT IMMEDIATELY BEFORE PROCEEDING.
 6. ORDER ALL EXTERIOR LUMINAIRES WITH MULTI-TAP BALLAST AND FIELD VERIFY AVAILABLE VOLTAGE FOR EACH LUMINAIRE PRIOR TO INSTALLATION.
 7. REPLACE INCANDESCENT AND CFL BULBS WITH LEDS
 - A. 40-WATT INCANDESCENT AND 9-13 WATT CFL BULBS GIVE 450 LUMENS AND CAN BE REPLACED WITH 4-5 WATT LEDS
 - B. 60-WATT INCANDESCENT AND 13-18 WATT CFL BULBS GIVE 750 TO 900 LUMENS AND CAN BE REPLACED WITH 6-8 WATT LEDS
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 - E. 150-WATT INCANDESCENT AND 50-55 WATT CFL BULBS GIVE 2600 TO 2800 LUMENS AND CAN BE REPLACED WITH 25-28 WATT LEDS.

PHOTOMETRIC CALCULATION DISCLAIMER:

LIGHTING PATTERN USED FOR LUMINAIRES REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY LUMINAIRE MAY VARY DUE TO VARIATION IN VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD AND EQUIPMENT CONDITIONS.

EXTERIOR LIGHTING DESIGN CONCEPTS:

1. CALCULATIONS ARE USING POINT-TO-POINT METHOD WITH TEN FEET DISTANCE BETWEEN CALCULATION GRID POINTS, USING VISUAL LIGHTING CALCULATIONS SOFTWARE.
2. THE IESNA STANDARDS REPRESENT THE LOWEST ACCEPTABLE LEVELS FOR PROPER VISIBILITY AND RECOMMEND MINIMUM MAINTAINED LIGHT LEVELS FOR OPEN PARKING LOTS AT 0.2-0.5 FOOT CANDLE LEVELS FOR ENHANCED SECURITY CONDITIONS.
3. PROPOSED LIGHT FIXTURES AND LIGHT LEVELS ARE TO BE IN ACCORDANCE WITH ALL LOCAL REQUIREMENTS.

EXTERIOR LIGHTING NOTES:

1. LIGHT FIXTURES SHALL BE INSTALLED AND MAINTAINED IN A MANNER CONSISTENT WITH THE LIGHTING PLAN APPROVED BY THE CITY PLANNING DEPARTMENT. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE PROPER MAINTENANCE OF THE LIGHTING FIXTURES ON THEIR PROPERTY.
2. REFER TO LANDSCAPE PLANS FOR MATURE HEIGHT OF EXISTING AND PROPOSED TREES.
3. REFER TO ARCHITECTURAL ELEVATIONS FOR BUILDING HEIGHT INFORMATION.
4. ALL EXTERIOR LIGHT FIXTURES SHALL BE OPERATED BY ASTRONOMICAL TIME CLOCK, PHOTOCELL OR LIGHTING CONTROL SYSTEM.
5. POST-CURFEW LIGHT LEVELS FOR PARKING LOTS SHALL BE REDUCED BY AT LEAST 50%. ENTRY LIGHTS MAY BE LEFT ON.
6. FACILITIES & SITE DEVELOPMENT OF THIS SITE ARE TO BE CONSTRUCTED IN ACCORDANCE WITH CITY CONSTRUCTION SPECIFICATIONS, STANDARDS AND DETAILS.
7. ALL OUTSIDE LIGHT SOURCES SHALL CONFORM TO ALL LOCAL ZONING & DEVELOPMENT CODES.
8. PARKING LOT LIGHTS SHALL OPERATE DUSK TO PRE-SET OFF, SO THAT THEY EXTINGUISH ONE HOUR AFTER CLOSE OF BUSINESS OR NO LATER THAN 10 P.M. BUILDING SECURITY LIGHTS WILL OPERATE FROM DUSK TO DAWN.

ACCEPTANCE BLOCK

THE CITY REVIEW CONSTITUTES GENERAL COMPLIANCE WITH THE CITY'S DEVELOPMENT STANDARDS, SUBJECT TO THESE PLANS BEING SEALED, SIGNED, AND DATED BY THE PROFESSIONAL OF RECORD. REVIEW BY THE CITY DOES NOT CONSTITUTE APPROVAL OF THE PLAN DESIGN. THE CITY NEITHER ACCEPTS NOR ASSUMES ANY LIABILITY FOR ERRORS OR OMISSIONS. ERRORS IN THE DESIGN OR CALCULATIONS REMAIN THE RESPONSIBILITY OF THE PROFESSIONAL OF RECORD. CONSTRUCTION MUST COMMENCE WITHIN ONE YEAR FROM THE DATE OF PLAN SIGNATURE.

CITY DEVELOPMENT ENGINEER

DATE

CITY PLANNER

DATE

DO NOT REPRODUCE THESE DRAWINGS AND SPECIFICATIONS WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER. THE DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF THE SERVICE AND SHALL REMAIN THE PROPERTY OF THE DESIGNER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT. THESE DRAWINGS AND SPECIFICATIONS SHALL NOT BE USED BY ANYONE ON ANY OTHER PROJECTS FOR ADDITION TO THIS PROJECT BY OTHERS EXCEPT BY THE EXPRESSED WRITTEN PERMISSION OF THE DESIGNER.

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Durango, CO 81301
Phone: (970) 241-8709



Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers

STONE CONCEPTS
WAREHOUSE
85 MARMOT LANE
EAGLE, COLORADO

DATE: ISSUED FOR:

04/14/2023 REVIEW

09/21/2023 PERMIT

DATE: 09/21/2023

JOB NO: 21-043

DRAWN BY: BCE

CHECKED BY: BCE

SCALE: AS SHOWN

SHEET NUMBER:

IES1-1

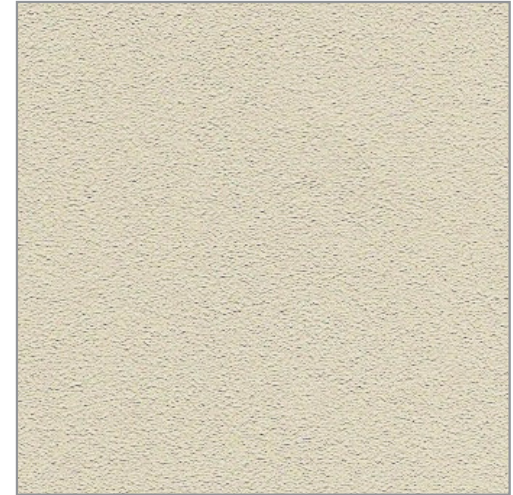
EXTERIOR MATERIALS BOARD



Roofing
Standing Seam Metal
Color: Black



Windows
Aluminum Clad
Color: Matte Black



Stucco
Color: Sherwin Williams
Natural Linen

Exterior Lighting Fixtures

Project		Catalog #		Type	SW1
Prepared by		Notes		Date	



Streetworks

GAW Galleon Wall

Wall Mount Luminaire

Typical Applications

Exterior Wall • Walkway

Interactive Menu

- Ordering Information [page 2](#)
- Product Specifications [page 2](#)
- Optical Configurations [page 3](#)
- Energy and Performance Data [page 4](#)
- Control Options [page 6](#)

Product Certifications



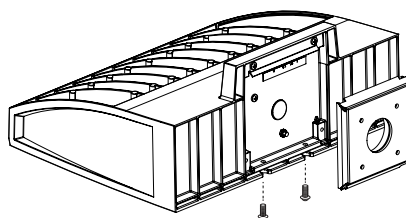
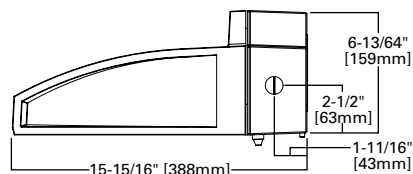
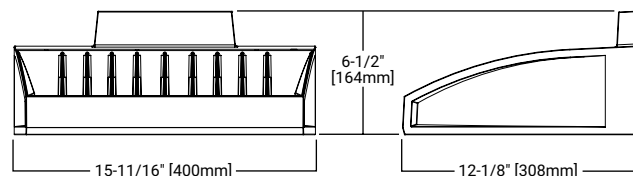
Product Features



Quick Facts

- Choice of thirteen high-efficiency, patented AccuLED Optics™
- Downward and inverted wall mounting configurations
- Eight lumen packages from 3,215 up to 17,056
- Efficacies up to 154 lumens per watt

Dimensional Details



Ordering Information

SAMPLE NUMBER: **GAW-SA2C-740-U-T4FT-GM**

Product Family ¹	Light Engine		Color Temperature	Voltage	Distribution	Finish
	Configuration	Drive Current				
GAW =Galleon Wall	SA1 =1 Square SAZ =Z Squares ²	A =615mA B =800mA C =1000mA D =1200mA ⁴	722 =70CRI, 2200K 727 =70CRI, 2700K 730 =70CRI, 3000K 735 =70CRI, 3500K 740 =70CRI, 4000K 750 =70CRI, 5000K 760 =70CRI, 6000K 827 =80CRI, 2700K 830 =80CRI, 3000K AMB =Amber, 590nm ^{3,4}	U =120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{6,7} 9=347V ⁶	T2 =Type II T3 =Type III T4FT =Type IV Forward Throw T4W =Type IV Wide SL2 =Type II w/Spill Control SL3 =Type III w/Spill Control SL4 =Type IV w/Spill Control SLL =90° Spill Light Eliminator Left SLR =90° Spill Light Eliminator Right RW =Rectangular Wide Type I 5NQ =Type V Square Narrow 5MQ =Type V Square Medium 5WQ =Type V Square Wide	AP =Grey BZ =Bronze BK =Black DP =Dark Platinum GM =Graphite Metallic WH =White
Options (Add as Suffix)			Controls and Systems Options (Add as Suffix)		Accessories (Order Separately)	
F =Single Fused (120, 277 or 347V. Must Specify Voltage) FF =Double Fused (208, 240 or 480V. Must Specify Voltage) 10K =10kV Surge Module 20K =20kV UL 1449 Fused Surge Protective Device DIM =External 0-10V Dimming Leads ^{8,10} CBP =Battery Pack with Back Box, Cold Weather Rated ^{2,4,14,23} CBP-CEC =Battery Pack with Back Box, Cold Weather Rated, CEC compliant ^{2,4,14} L90=Optics Rotated 90° Left R90 =Optics Rotated 90° Right HSS =Factory Installed House Side Shield ²³ GRSBK =Factory Installed Glare Shield, BK ^{4,27} GRSWH =Factory Installed Glare Shield, WH ^{4,27} UPL =Uplight Housing ¹³ HA =50°C High Ambient ¹² LCF =Light Square Trim Plate Painted to Match Housing ²² MT =Factory Installed Mesh Top CC =Coastal Construction finish ⁵ CE =CE Marking and Small Terminal Block ²⁴ AHD145 =After Hours Dim, 5 Hours ¹⁶ AHD245 =After Hours Dim, 6 Hours ¹⁶ AHD255 =After Hours Dim, 7 Hours ¹⁶ AHD355 =After Hours Dim, 8 Hours ¹⁶ DALI =DALI Driver ¹¹			BPC =Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) PR =NEMA 3-PIN Twistlock Photocontrol Receptacle PR7 =NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ MS-LXX =Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX =Motion Sensor for Dimming Operation ^{17,18,19} ZW =WaveLinX-enabled 4-PIN Twistlock Receptacle ^{29,30} ZD =WaveLinX Module with DALI driver and 4-PIN Receptacle ^{29,30} SWPD4XX =WaveLinX Sensor Only, 7'-15' ^{31,32} SWPD5XX =WaveLinX Sensor Only, 15'-40' ^{31,32} WOBXX =WaveLinX Sensor with Bluetooth, 7'-15' ^{31,32} WOFXX =WaveLinX Sensor with Bluetooth, 15'-40' ^{31,32} LWR-LW =Enlightened Wireless Sensor, Wide Lens for 8'-16' Mounting Height ^{19,20,21} LWR-LN =Enlightened Wireless Sensor, Narrow Lens for 16'-40' Mounting Height ^{19,20,21}		OA/RA1013 =Photocontrol Shorting Cap ²⁸ OA/RA1016 =NEMA Photocontrol - Multi-Tap 105-285V ²⁸ OA/RA1201 =NEMA Photocontrol - 347V ²⁸ OA/RA1027 =NEMA Photocontrol - 480V ²⁸ MA1252 =10kV Circuit Module Replacement MA1059XX =Thru-branch Back Box (Must Specify Color) LS/HSS =Field Installed House Side Shield ^{23,25} LS/GRSBK =Glare Shield, Black ^{8,25,27} LS/GRSWH =Glare Shield, White ^{8,25,27} LS/PFS =Perimeter Shield, Black FSIR-100 =Wireless Configuration Tool for Occupancy Sensor ¹⁷ WOLC-7P-10A =WaveLinX Outdoor Control Module (7-pin) ^{26,29} SWPD4-XX =WaveLinX Wireless Sensor, 7' – 15' Mounting Height ^{29,30,31,32} SWPD5-XX =WaveLinX Wireless Sensor, 15' – 40' Mounting Height ^{29,30,31,32}	
NOTES: 1. DesignLight Consortium® Qualified. Refer to www.designlights.org, Qualified Products List under Family Models for details. 2. Two light squares with CBP options limited to 25°C. Not available in combination with sensor options at 1200mA. 3. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option. 4. Not available with HA option. 5. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. 6. Require the use of a step down transformer. Not available in combination with sensor options at 1200mA. 7. 480V must use Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems). 8. Reserved. 9. Cannot be used with other control options. 10. Low voltage control leads extended 18" from fixture. 11. Not available in 1200mA. When used with CBP or HA options, only available with single light square. 12. Not available in 1200mA, UPL or CBP options. Available with single light square. 13. Not available with SL2, SL3, SL4, HA, CBP, PR or PR7 options. 14. Operates a single light square only. Operates at -20°C to +40°C. Backbox is non-IP rated. Control option limited to BPC. 15. Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls. 16. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information. 17. The FSIR-100 configuration tool is required to adjust parameters such as high and low modes, sensitivity, time delay and cutoff. Consult your lighting representative at Cooper Lighting Solutions for more information. 18. Replace LXX with L08 (<8' mounting), L20 (8'-20' mounting) or L40W (21'-40' mounting). 19. Includes integral photosensor. 20. Enlighted wireless sensors are factory installed requiring network components in appropriate quantities. 21. Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options. 22. Not available with HSS or GRS options. 23. Not for use with 5NQ, 5MQ, 5WQ or RW optics. The light square trim plate is painted black when the HSS option is selected. 24. CE is not available with the 1200, DALI, LWR, MS, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only. 25. One required for each light square. 26. Requires PR7. 27. Not for use with T4FT, T4W or SL4 optics. 29. Cannot be used in conjunction with additional photocontrol or other controls systems (BPC, PR, PR7, MS, LWR). 30. WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed. 31. Requires ZW or ZD receptacle. 32. Replace XX with sensor color (WH, BZ, or BK). 33. Specify 120V or 277V.						

Product Specifications

Construction

- Driver enclosure thermally isolated from optics for optimal thermal performance
- Die-cast aluminum heat sinks
- IP66 rated housing
- 1.5G vibration rated

Optics

- Patented, high-efficiency injection-molded AccuLED Optics technology
- 13 optical distributions
- IDA Certified (3000 CCT and warmer only)

Electrical

- LED driver assembly mounted for ease of maintenance

- Standard with 0-10V dimming
- Optional 10kV or 20kV surge module
- Suitable for operation in -40C to 40C ambient environments. Optional 50C high ambient (HA) configuration.

Mounting

- Gasketed and zinc plated rigid steel mounting attachment
- "Hook-N-Lock" mechanism for easy installation

Finish

- Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- Heat sink is powder coated black
- RAL and custom color matches available

- Coastal Construction (CC) option available

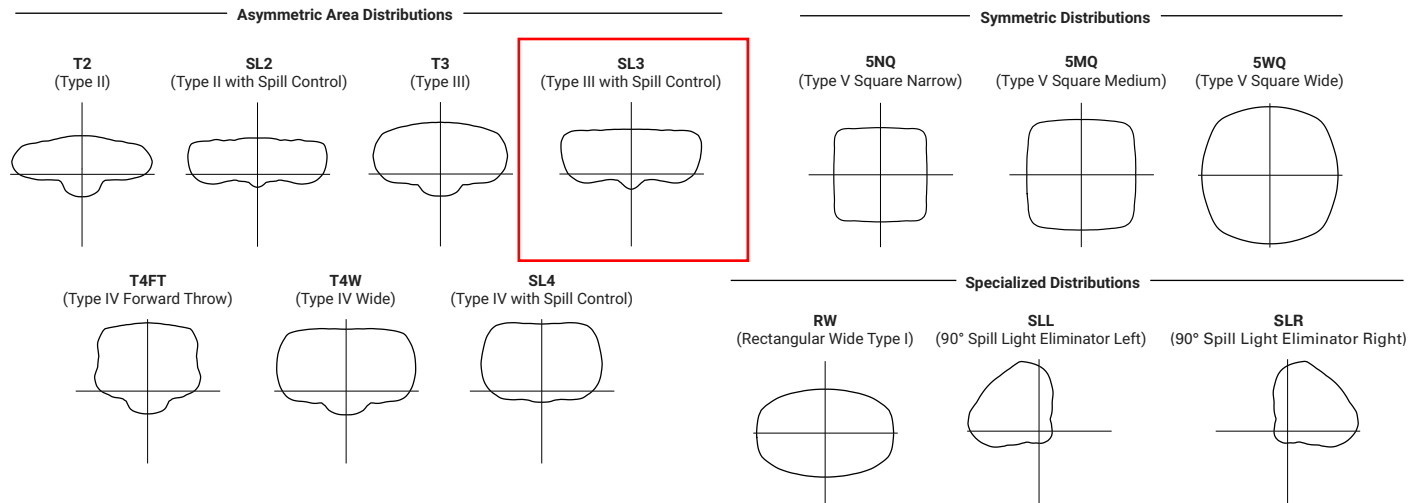
Shipping Data

- Approximate Net Weight: 27 lbs. (12.2 kgs.)

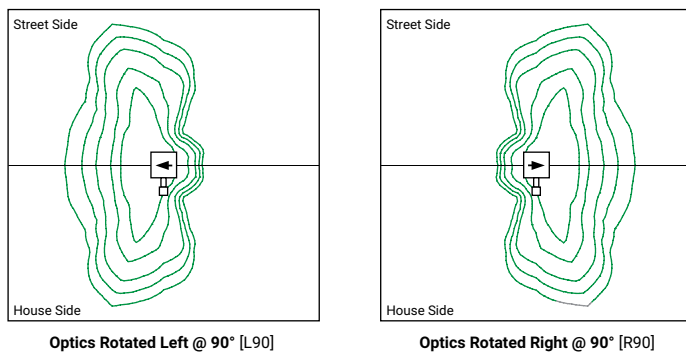
Warranty

- Five-year warranty

Optical Distributions



Optic Orientation



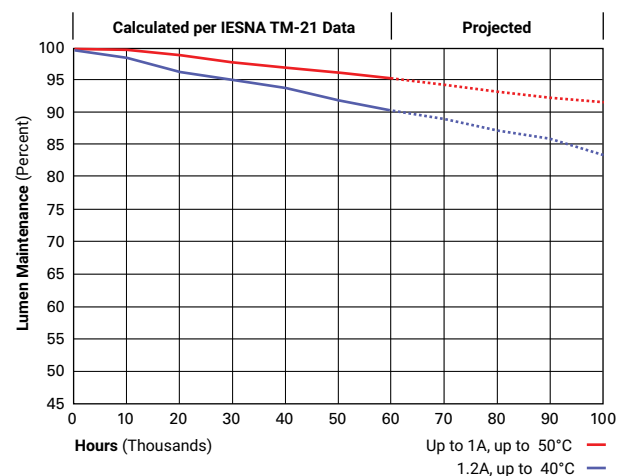
Energy and Performance Data

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

Lumen Maintenance

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



Energy and Performance Data

[View GAW Galleon Wall IES files](#)

4000K/5000K/6000K CCT, 70 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	4,883	5,989	7,412	8,131	9,543	11,703	14,485	15,891
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
	Lumens per Watt	144	136	126	121	145	136	128	123
T3	Lumens	4,978	6,105	7,556	8,288	9,729	11,929	14,764	16,196
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
T4FT	Lumens	5,008	6,140	7,599	8,337	9,783	11,998	14,850	16,290
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	147	140	129	124	148	140	131	126
T4W	Lumens	4,942	6,060	7,502	8,229	9,658	11,843	14,658	16,080
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3
	Lumens per Watt	145	138	127	123	146	138	130	125
SL2	Lumens	4,874	5,979	7,399	8,117	9,528	11,684	14,461	15,863
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3
	Lumens per Watt	143	136	125	121	144	136	128	123
SL3	Lumens	4,976	6,104	7,555	8,287	9,727	11,927	14,763	16,194
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	146	139	128	124	147	139	131	126
SL4	Lumens	4,729	5,799	7,178	7,873	9,239	11,333	14,025	15,387
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B2-U0-G4	B2-U0-G4
	Lumens per Watt	139	132	122	118	140	132	124	119
5NQ	Lumens	5,134	6,296	7,793	8,547	10,033	12,303	15,226	16,704
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	151	143	132	128	152	143	135	129
5MQ	Lumens	5,228	6,412	7,935	8,705	10,216	12,529	15,508	17,011
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	134	130	155	146	137	132
5WQ	Lumens	5,242	6,428	7,956	8,728	10,244	12,563	15,548	17,056
	BUG Rating	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	154	146	135	130	155	146	138	132
SLL/SLR	Lumens	4,373	5,365	6,640	7,283	8,547	10,481	12,973	14,231
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	129	122	113	109	130	122	115	110
RW	Lumens	5,087	6,238	7,721	8,472	9,941	12,190	15,088	16,553
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	150	142	131	126	151	142	134	128

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

3000K CCT, 80 CRI

Number of Light Squares		1				2			
Drive Current		615mA	800mA	1050mA	1.2A	615mA	800mA	1050mA	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (A)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (A)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	Lumens	3,880	4,759	5,890	6,461	7,583	9,300	11,510	12,628
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
T3	Lumens	3,956	4,851	6,004	6,586	7,731	9,479	11,732	12,870
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
	Lumens per Watt	116	110	102	98	117	110	104	100
T4FT	Lumens	3,980	4,879	6,038	6,625	7,774	9,534	11,800	12,945
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	117	111	102	99	118	111	104	100
T4W	Lumens	3,927	4,816	5,961	6,539	7,675	9,411	11,648	12,778
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
	Lumens per Watt	116	109	101	98	116	109	103	99
SL2	Lumens	3,873	4,751	5,880	6,450	7,571	9,285	11,491	12,605
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	114	108	100	96	115	108	102	98
SL3	Lumens	3,954	4,851	6,004	6,585	7,729	9,478	11,731	12,868
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	116	110	102	98	117	110	104	100
SL4	Lumens	3,758	4,608	5,704	6,256	7,342	9,006	11,145	12,227
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3	B1-U0-G3
	Lumens per Watt	111	105	97	93	111	105	99	95
5NQ	Lumens	4,080	5,003	6,193	6,792	7,973	9,776	12,099	13,274
	BUG Rating	B2-U0-G0	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens per Watt	120	114	105	101	121	114	107	103
5MQ	Lumens	4,154	5,095	6,305	6,917	8,118	9,956	12,323	13,518
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	122	116	107	103	123	116	109	105
5WQ	Lumens	4,166	5,108	6,322	6,936	8,140	9,983	12,355	13,553
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
	Lumens per Watt	123	116	107	104	123	116	109	105
SLL/SLR	Lumens	3,475	4,263	5,276	5,787	6,792	8,329	10,309	11,309
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B2-U0-G3	B2-U0-G3
	Lumens per Watt	102	97	89	86	103	97	91	88
RW	Lumens	4,042	4,957	6,135	6,732	7,900	9,687	11,990	13,154
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
	Lumens per Watt	119	113	104	100	120	113	106	102

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

Control Options

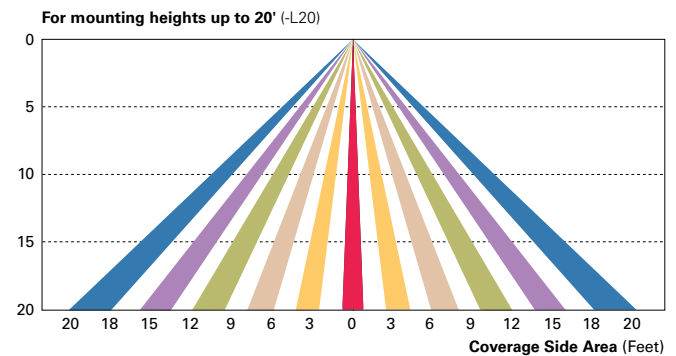
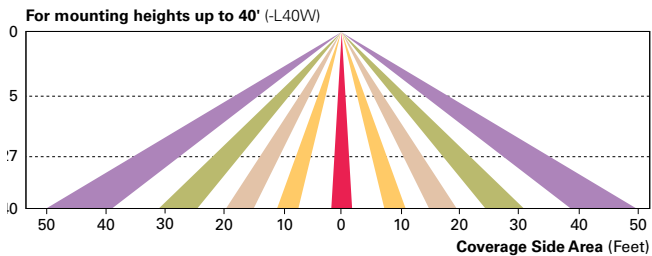
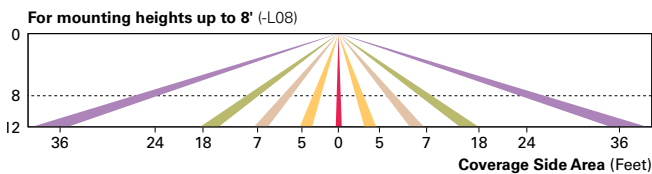
0-10V This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR, and PR7) Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

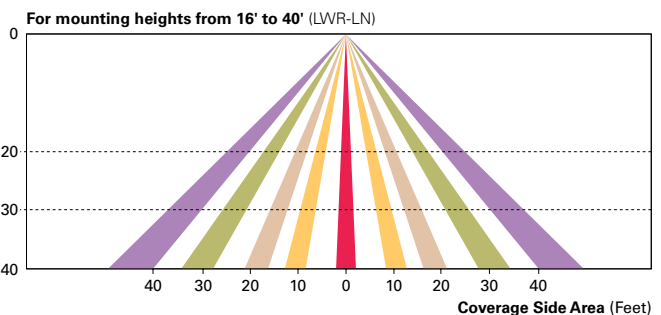
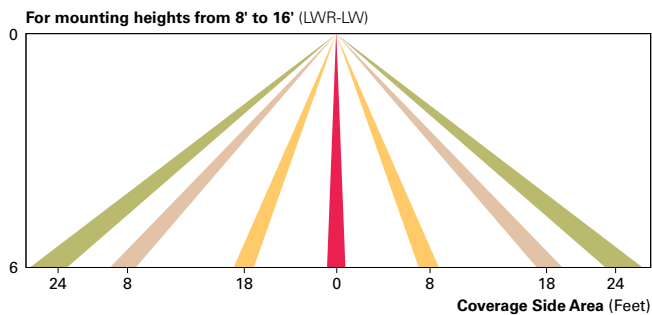
After Hours Dim (AHD) This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX) These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN) The Enlighted control system is a connected lighting solution, combining LED luminaires with an integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes while collecting valuable data about building performance and use. Software applications utilizing energy dashboards maximize data inputs to help optimize the use of other resources beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A) The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

Attachment 3:
Review Comments and Agency Responses



To: Stone Concepts
Attn: Teague Carlson

From: Tez Hawkins, Planner, Community Development
970-688-2175, tez.hawkins@townofeagle.org

Date: October 20, 2023

Subject: DR23-01, Referral Responses, Stone Concepts Minor Development Permit Application
[10/13/23: Revised w/ Applicant Responses], [10/31/2023: Revised for clarification with Public Works]

The Town of Eagle (the "Town") has completed a review of the minor development permit application for the Stone Concepts Warehouse located at 85 Marmot Lane (the "Property"). Revisions and clarifications to the application are required. Comments provided by the Town of Eagle are included in this document. No comments were received from the Town's external referral agencies. Please resubmit the application materials and a letter stating how each comment was addressed. At the time the comments are adequately addressed, public hearing dates with the Planning and Zoning Commission will be scheduled for the next step in the review process.

Orange = Stone Concepts (S.C.) Response

Blue =Town Response

Town of Eagle Planning & Zoning

1. Per [Section 4.07.010](#). A lighting plan shall accompany all applications for development and preliminary subdivision plans and shall be submitted separately from other drawing information. Please provide a lighting plan for the proposed development. The lighting plans shall meet the standards of [Section 4.07.010](#). If Staff has a misunderstanding, please clarify.

SC: This photometric plan has been submitted since this was released for comment so I believe we are good with this item. Big Horn Engineering has met the necessary standards.

Town: The photometric plan proposes L.E.D lighting fixtures. Please provide a wattage conversion from L.E.D. to Compact fluorescent or H.I.D. The max lamp wattage in the industrial zone district is 42 watts for a Compact Fluorescent lamp and 142 watts. The Town Code doesn't provide a maximum wattage for L.E.D. lights. However, the Town will accept L.E.D lighting fixtures if they are comparable in wattage to those listed in the code.

2. Per [Section 4.04.100.J](#):
 - All fabrication, service, and repair operations shall be conducted within a building, except in the industrial zone, where such uses may be conducted outside a building if within a fence. This is only informational.

- All storage of materials except merchandise displayed for retail sale shall be within a building or in the rear yard and obscured from view from surrounding properties by a fence. This is only informational. If Staff has a misunderstanding, please clarify.

SC: The new building will have fabrication operations that take place inside of the building.

Town: Comment resolved as it was informational for future code compliance.

3. Per [Section 4.07.020.B](#), No more than 80 percent of any development area shall be covered with impervious materials; a minimum of 20 percent of each development shall be covered with landscape materials. Please provide the overall landscaped area and impervious coverage calculations; in the calculations, include concrete pads shown within the Property boundaries. Also, It appears that the percentage calculations of the "Parking & Walkways" on sheet C-1 is inaccurate. If Staff has a misunderstanding, please clarify.

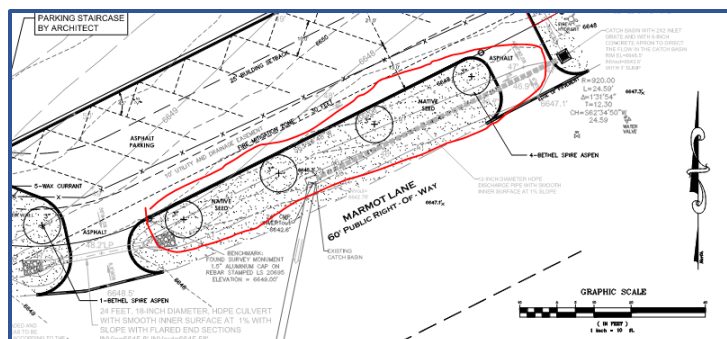
SC: The allowable square footages have been maintained. I will direct you to the 3rd page of the plan set which is the "Grading & Drainage Plan" which was completed by L.K.P. Engineering, Inc. The site coverage table is listed on this page which includes the square footage of the site, the footprint of the building, as well as the parking and walkways. All standards have been met.

Town: The calculations shown need corrections or clarification. Staff estimates that there is 6,286 square feet of landscape area within the property line, bringing the total area of the landscaping, building, parking & walkways to 25,832 square feet. There is a discrepancy between this number and the total site area.

SITE COVERAGE:

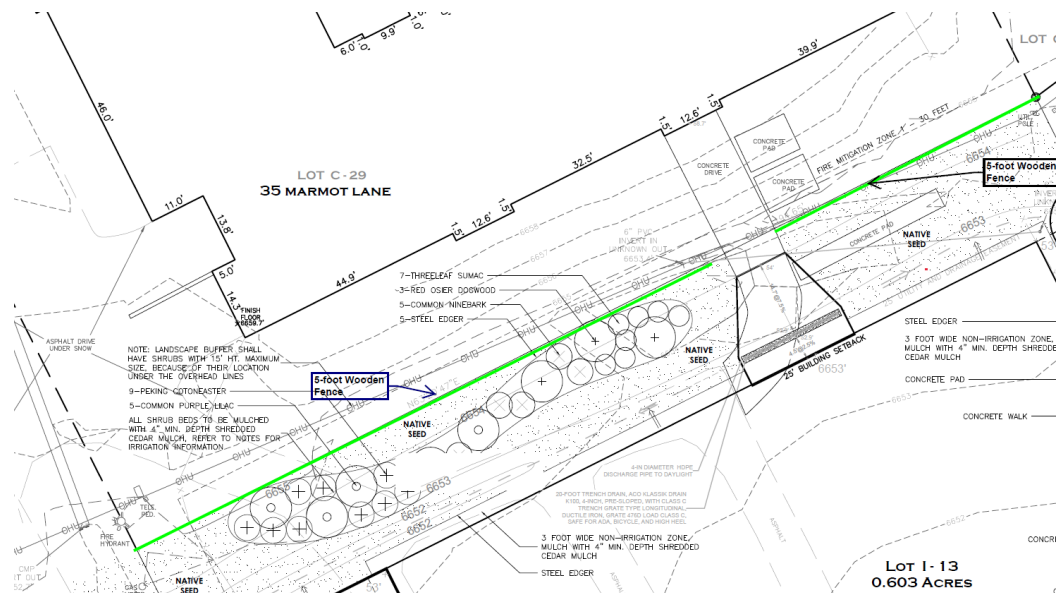
SITE	0.603AC	26,267SF	
FOOTPRINT		11,924SF	45%
PARKING & WALKWAYS		7,623SF	26%

The planting strip will need to be moved inside the property line or the a landscape design variance must be requested and granted by the planning commission; an Town right-of-way encroachment permit is also needed if the design variance is pursued. However, staff recommends that the landscape buffer is accomadated with the Property boundaries based on historic approvals.



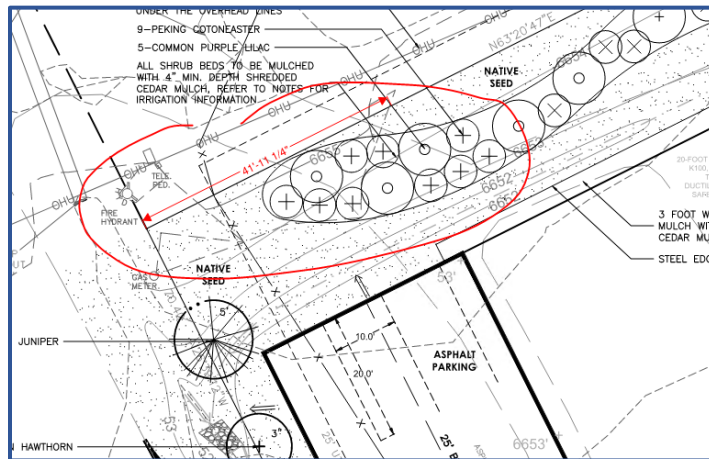
4. Per [Section 4.07.020.B](#), The boundaries of every development shall be landscaped to adequately buffer potential incompatibility between adjacent land uses. Screening of parking lots from adjacent properties shall be required. Screening must be provided to eliminate headlight glare from the lot onto the 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. Additionally, [Section 4.07.070.C.6](#) requires industrial lots that abut commercial lots to provide a landscaped and fenced buffer.

The property to the north is zoned commercial, and the proposed development's parking stalls have the potential to create glare into the northern commercial property. Please provide an adequate fencing buffer. A 4-5-foot wooden fence along the Property line should suffice and avoid overhead powerline height restrictions and additional building permits. The concrete drive does not need to be fenced, but a fence needs to be placed on both sides of the concrete drive. Please refer to the image below. It's understood that Stone Concepts operates on both properties; however, both properties and uses must be treated separately.

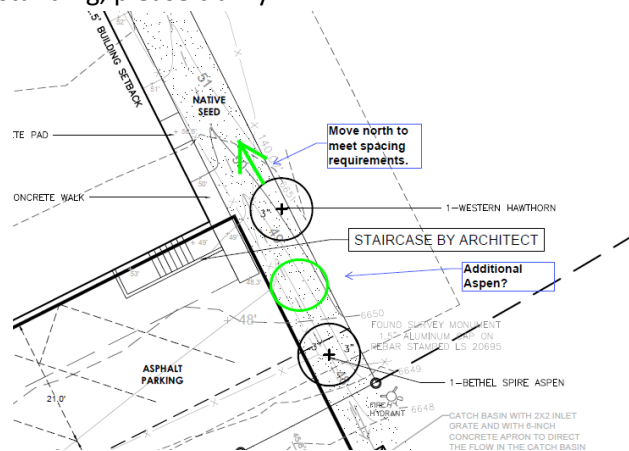


SC: This question is asking to add a fence between the 1210 Chambers and 85 Marmot Lane properties. Although we use the two properties in a concurrent nature, we understand that they will need to be treated as separate entities. We will add a split rail fence at the green line indicated in the referral similar to the below image. This fence is similar to what has been installed between Slifer Designs and The Thrifty Shop (who are our closest neighbors).

Town: Please submit revised plans showing the fence to address this comment. Additionally, the first 40 feet of the fence, starting from the southwest property corner, should be closedboard fencing to prevent glare onto the adjacent property; the remaining fence can be split-rail wood fencing.



5. This comment is a continuation of comment #4 above. Screening of parking lots from adjacent properties shall be required. Please provide an additional Bethal Spire Aspen Tree or vegetation equivalent to screen the parking lot on the eastern boundary. Please refer to the image below. If Staff has a misunderstanding, please clarify.



SC: Understood and we will add an Aspen Tree or equivalent vegetation to this area of the parking lot.

Town: To address this comment, please submit revised landscape plans.

6. Please specify the Location of the Trash Receptacles. Per Section [4.07.040.B](#), Areas for trash receptacles shall be designed so that the receptacle, as much as possible, cannot be viewed from the street or yard. Access to the receptacles must be provided to allow easy ingress and egress by trash-hauling vehicles. Dumpsters must be placed on concrete pads. If Staff has a misunderstanding, please clarify.

SC: Due to the nature of our business and the weight of the stone scraps that are discarded, we are required to utilize our crane system within the building to dispose of our trash products. Our intentions are to have a dumpster inside the building which will be accessible by a trash truck through our overhead doors. Please confirm that this is acceptable.

Town: This is acceptable. Please provide an email or letter from the trash pick-up service provider stating that this is acceptable. Please make a brief note on the site plan or landscape plan describing the trash operation or provide it in the project narrative.

7. Per the plat recorded at Eagle County in Book 702, Page 365, a site-specific geotechnical report is required for all structures before the issuance of a building permit. This comment is only informational.

SC: We have a Geotech report that was conducted for the previous owners of this lot. Given that Steven Pawlak still works for this Geotech Company, he will still honor the study that was conducted back in 1999 given that the lot has been undisturbed since then. I am attaching a copy of this study for quick reference.

Town: This comment is resolved. To avoid any delays in reviewing the building permit. Please confirm with the building department early that they will accept the report.

8. Per the plat recorded at Eagle County in Book 702, Page 365, all lawn and garden, common open space, and other irrigation uses shall be from a separate raw water irrigation system, which shall not be connected to the domestic in-house supply for any building unit without prior approval from the Town. Please confirm that a raw water irrigation system will be used, or please confirm with the Public Works Director that a raw water system will not be required. If Staff has a misunderstanding, please clarify.

SC: Confirmed that a raw water system will be used for irrigation purposes. This system is run by Eagle Valley Commercial Park H.O.A.

Town: This comment is resolved.

9. Per Section 4.07.140, the parking plan should include snow storage areas and lighting fixtures. Please provide snow storage areas. Please show the parking lot's lighting fixtures if applicable.

SC: The photometric plan has been submitted but I am including another copy on this email. In terms of snow storage, the Northwest corner of the lot as well as the Southwest corner of the lot will be adequate snow storage locations for the size of the parking lots.

Town: The Photometric Plan was received. Please revise the site or landscape plans to show and measure the snow storage area.

10. To determine parking, please provide the number of employees, the area of office space, and all other warehousing space.

SC: We will have 10 employees that work in the new facility which is the fabrication shop. The area's of warehousing space and office space are indicated on the first page of the plans. The warehouse area is 10,896 sf and the office space (or business) is 1,156 sf.

Town: Section 4.07.140. - Parking standards: The parking requirement for warehousing is one space per 1,000 square feet of floor area. Additionally, one space is required per 300 square feet of floor area designed for office use. For the proposed building, 11 spaces are required for the warehousing area, and four spaces are required for the office area uses. The total required space is 14 spaces. The project provides 12 total spaces. Staff will include a design variance, which requires approval by the planning commission. Please provide a statement of why the variance should be approved and where a hardship may exist. Per Section 4.07.160. - Design variance, hardship exists when there is 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.

11. Per Section 4.07.140.L, please provide a painted divider stop at the west access drive. A divider stop at least six feet long shall be installed if the access way exceeds 25 feet in width. If Staff has a misunderstanding, please clarify.

SC: We have not shown a painted divider at this location because of the layout of the driveway, as well as the layout of Marmot Lane at this particular location. While the drive access does exceed 25', Marmot Lane has a turn from North/South to East/West near the location of the driveway. We have maintained 20' radius' for the "turn lanes" into the driveway in order to allow for a quicker entrance into the right of way. We believe a painted divider would inhibit traffic safely entering and departing into the right of way.

Town: For clarification, a ground-painted striping will suffice.

12. Per Section 4.07.140.L, access from any parking area with four or more parking spaces onto a local street shall be designed to permit user vehicles to enter and exit unrestricted in forward drive. Please make a statement on the development plans confirming that this access standard will be met.

SC: This questions pertains to vehicles entering and exiting the parking lot in forward drive. The only area that may come into question is the South parking lot. These parking spaces have been designed at a 45 deg angle to the building with a "One Way" indication. Vehicles will enter in forward drive, then back out of each parking location and continue in forward drive to exit the parking lot.

Town: The initial comment pertains to the west access drive. The regulation looks to ensure that no vehicles will be reversing into the right-of-way. Can Stone Concepts make a statement of clarification?

13. Per Section [4.07.140.L](#), The intersection of an access way with a public street shall be located not closer than 15 feet to a side lot line. The proposed site has two front-lot lines. Please confirm with the Public Works Director that the proposed access configuration is sufficient.

SC: I believe I simply need an approval from the Public Works Director. Tom, is the configuration of the two driveway access's sufficient?

Town: The North eastern driveway must meet this standard. It appears that shifting the access drive to the southwest will help meet this standard.

14. Per Section [4.07.140.L](#), parking proposed at a 45-degree angle shall have a minimum drive aisle width of 13'. The drive aisle width appears below a 13' width along the south property line. Please widen the drive aisle with respect to landscape buffers. OR confirm with the public works Director that the drive aisle is sufficient. OR If Staff has a misunderstanding, please clarify.

SC: Similar to the above, I would default to Tom on this one. I believe Luiza has done a good job to carefully design the parking lots on the South and West side of the building. As mentioned, the 13' width along the south property line has been maintained, so I believe there is only one parking location that could be affected which is the parking spot at the farthest Southeast location. Is this acceptable?

Town: The required stall widths and lengths for 45-degree angled are depicted below.

Parking Angle	Stall Width	Length of Stall to Curb	Aisle Width	Curb Length per Stall	Width of Double Row with Aisle
10	9'0"	9.0	12.0	23.0	30.0
	9'6"	9.5	12.0	23.0	31.0
	10'0"	10.0	12.0	23.0	32.0
20	9'0"	15.0	11.0	26.3	41.0
	9'6"	15.5	11.0	27.5	42.0
	10'0"	15.9	11.0	29.2	42.0
30	9'0"	17.3	11.0	18.0	45.6
	9'6"	17.8	11.0	19.0	46.6
	10'0"	18.2	11.0	20.0	47.0
45	9'0"	19.8	13.0	12.7	52.5
	9'6"	20.1	13.0	13.0	53.3
	10'0"	20.5	18.0	14.1	54.0

15. The drive along the south property line appears to be 1.2% grade. Please confirm that the adjacent parking area is the same or less than 4% but no less than 1%, Per Section [4.07.140.L](#).

SC: The South Parking Lot has a 1.2% grade as mentioned in this comment and the West Parking Lot has a 1.1% grade which is listed on the plans.

Town: This comment is resolved.

16. Per Section [4.07.140.L](#), security lighting shall be provided in all parking areas with more than ten spaces used or designed for use during evening hours. The lighting shall meet the requirements of the Section 4.07.010. Please provide a lighting plan.

SC: Light/Photometric plan is attached.

Town: The photometric plan proposes L.E.D lighting fixtures. Please provide a wattage conversion from L.E.D. to Compact fluorescent or H.I.D. The max lamp wattage in the industrial zone district is 42 watts for a Compact Fluorescent lamp and 142 watts. The Town Code doesn't provide a maximum wattage for L.E.D. lights; however, the Town will accept L.E.D. lighting fixtures if they have comparable wattage to those listed in the code.

17. Per the plat recorded at Eagle County in Book 702, Page 365, each owner is required to retain and treat 218 cubic feet of stormwater per acre of land owned. Please demonstrate that the proposed development meets this requirement. If Staff has a misunderstanding, please clarify.

SC: Based on 218 cubic foot requirement per acre of land, a retention area of roughly 10'x8'x3' would be more than adequate. This can easily be located on the Southwest corner of the lot. I have added a quick redline sketch which depicts this actually larger than necessary. Let me know if this is acceptable.

Town: The retention area needs to be called out and reflected in the grading plan.

18. Size of the water service is not indicated. Please verify the size of the stub and note it on the plans. Separately, the wastewater service line cannot connect into the manhole and must connect 5' downstream of the manhole.

From: [CGS_LUR](#)
To: [Tez Hawkins](#)
Subject: Re: [EXTERNAL] Town of Eagle Electronic Referral-Stone Concepts Warehouse
Date: Wednesday, August 16, 2023 2:14:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Tez,

No geologic hazards or unusual geotechnical constraints are known or suspected to be present that would preclude approval of the proposed Stone Concepts Warehouse at 85 Marmot Lane, Eagle.

CGS therefore has no objection to approval of DR23-01. Please call or email if you have questions or need further review.

Thanks,
Jill Carlson

Land Use Review Program
Colorado Geological Survey
1801 Moly Road
Golden, CO 80401
cgs_lur@mines.edu
303-384-2655

From: Tez Hawkins <thawkins@townofeagle.org>
Sent: Thursday, August 10, 2023 11:20 AM
To: Dennis Wike <dennis.wike@townofeagle.org>; Randel Q. Cohen <rcohen@gefcpd.org>; Derek Bos <dbos@townofeagle.org>; Eddie Wilson <Eddie.Wilson@townofeagle.org>; Tom Gosiorowski <tom.gosiorowski@townofeagle.org>; 'sandra.mutchler@eagleschools.net' <sandra.mutchler@eagleschools.net>; 'ecad@ecparamedics.com' <ecad@ecparamedics.com>; TNycum@MountainRec.org <TNycum@MountainRec.org>; lborkenhagen@crwcd.org <lborkenhagen@crwcd.org>; ted@prolandsurvey.com <ted@prolandsurvey.com>; npowellre@centurytel.net <npowellre@centurytel.net>; 'crussell@evld.org' <crussell@evld.org>; ltillson@evld.org <ltillson@evld.org>; aclarke@evld.org <aclarke@evld.org>; dilzell@erwc.org <dilzell@erwc.org>; bill@lotichydrological.com <bill@lotichydrological.com>; customerservice@blackhillsenergy.com <customerservice@blackhillsenergy.com>; Jason.Sharpe@centurylink.com <Jason.Sharpe@centurylink.com>; Kelly.McClernon@centurylink.com <Kelly.McClernon@centurylink.com>; sid.arnold@corp.forethought.net <sid.arnold@corp.forethought.net>; jvroom@holycross.com <jvroom@holycross.com>; khernandez@holycross.com <khernandez@holycross.com>; cbrown@holycross.com <cbrown@holycross.com>; andy_davis@comcast.com <andy_davis@comcast.com>; CGS_LUR <CGS_LUR@mines.edu>; 'heath.harmon@eaglecounty.us' <heath.harmon@eaglecounty.us>; James Van Beek <james.vanbeek@eaglecounty.us>

Cc: Jill Kane <jill.kane@townofeagle.org>; Kendra Carberry <klc@hpcwclaw.com>; Matt Mire <jmm@hpcwclaw.com>; Chad Phillips <chad.phillips@townofeagle.org>; Teague Carlson <teague@stoneconcepts.org>

Subject: [EXTERNAL] Town of Eagle Electronic Referral-Stone Concepts Warehouse

CAUTION: This email originated from outside of the Colorado School of Mines organization. Do not click on links or open attachments unless you recognize the sender and know the content is safe.

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Stone Concepts Warehouse

Application Types: Minor Development Permit

File Number: DR23-01

Project Request: A Minor Development Permit to construct a new warehouse on the vacant lot at 85 Marmot Lane.

Project Location: 85 Marmot Ln

Applicant: Stone Concepts, Inc.

Return Requested: August 23, 2023

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). Upon request, hard copies are also available for review at the Community Development Department. If you need any additional information, please let us know.

The Town of Eagle Community Development Department requests your review and response via email by August 25, 2023, or we will assume you have no comments or objections. If you have any questions about these applications, please do not hesitate to contact me. Thank you for your time and effort in reviewing these applications.

Thank you,

Tez Hawkins

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: [Jill Kane](#)
To: [Tez Hawkins](#)
Subject: RE: [Reminder] Town of Eagle Electronic Referral-Stone Concepts Warehouse
Date: Friday, August 18, 2023 2:12:02 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Hi Tez,

Happy Friday, no comments from Finance. The PIF application amounts look good, but I can speak to what they actually will require, but I know that Tom reviews these.

Thanks!

Jill E. Kane, CPA

Finance Director

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970-328-9624, Fax: 970-328-5203

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: Tez Hawkins <thawkins@townofeagle.org>
Sent: Friday, August 18, 2023 1:54 PM
Cc: Jill Kane <jill.kane@townofeagle.org>; Kendra Carberry <klc@hpcwclaw.com>; Matt Mire <jmm@hpcwclaw.com>; Chad Phillips <chad.phillips@townofeagle.org>; Teague Carlson <teague@stoneconcepts.org>
Subject: [Reminder] Town of Eagle Electronic Referral-Stone Concepts Warehouse

Happy Friday,

This correspondence is a soft reminder of the Town of Eagle's Community Development Department's Electronic Referral Request for the Stone Concepts Minor Development at 85 Marmot Ln. **Your review and response are requested via email by August 25, 2023, or we will assume you have no comments or objections.** Information related to the application is provided below.

Project Name: Stone Concepts Warehouse

Application Type: Minor Development Permit

File Number: DR23-01

Project Request: A Minor Development Permit to construct a new warehouse on the vacant lot at 85 Marmot Lane.

Project Location: 85 Marmot Ln

Applicant: Stone Concepts, Inc.

Return Requested: August 25, 2023

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). Upon request, hard copies are also available for review at the Community Development Department. If you need any additional information, please let us know. If you have any questions about these applications, please do not hesitate to contact me. Thank you for your time and effort in reviewing these applications.

Thank you,

Tez Hawkins

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

From: [Derek Bos](#)
To: [Tez Hawkins](#)
Subject: RE: Town of Eagle Electronic Referral-Stone Concepts Warehouse
Date: Thursday, August 10, 2023 11:31:38 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[02E2703417C64FFEB130B50AE97FF5E7.png](#)

No concerns from our end.

Thanks

Chief Derek Bos

Chief of Police #1600



Eagle Police Department

200 Broadway / P.O. Box 609
Eagle, CO 81631

Dispatch: (970) 479-2200

Office: (970) 328-6351

Fax: (970) 328-9659

www.townofeagle.org

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From: [Tez Hawkins](#)
Sent: Thursday, August 10, 2023 11:20 AM
To: [Dennis Wike](#); [Randel Q. Cohen](#); [Derek Bos](#); [Eddie Wilson](#); [Tom Gosiorowski](#);

sandra.mutchler@eagleschools.net'; ecad@ecparamedics.com'; TNycum@MountainRec.org;
lborkenhagen@crwcd.org; ted@prolandsurvey.com; npowellre@centurytel.net; crussell@evld.org;
ltillson@evld.org; aclarke@evld.org; dilzell@erwc.org; bill@lotichydrological.com;
customerservice@blackhillsenergy.com; Jason.Sharpe@centurylink.com;
Kelly.McClermon@centurylink.com; sid.arnold@corp.forethought.net; jvroom@holycross.com;
khernandez@holycross.com; cbrown@holycross.com; andy_davis@comcast.com;
CGS_LUR@mines.edu; heath.harmon@eaglecounty.us; [James Van Beek](#)
Cc: [Jill Kane](#); [Kendra Carberry](#); [Matt Mire](#); [Chad Phillips](#); [Teague Carlson](#)
Subject: Town of Eagle Electronic Referral-Stone Concepts Warehouse

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Stone Concepts Warehouse

Application Types: Minor Development Permit

File Number: DR23-01

Project Request: A Minor Development Permit to construct a new warehouse on the vacant lot at 85 Marmot Lane.

Project Location: 85 Marmot Ln

Applicant: Stone Concepts, Inc.

Return Requested: August 23, 2023

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). Upon request, hard copies are also available for review at the Community Development Department. If you need any additional information, please let us know.

The Town of Eagle Community Development Department requests your review and response via email by August 25, 2023, or we will assume you have no comments or objections. If you have any questions about these applications, please do not hesitate to contact me. Thank you for your time and effort in reviewing these applications.

Thank you,

Tez Hawkins

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

CLICK BELOW FOR TOWN WEBSITE, NEWS, EVENTS OR TO PROVIDE FEEDBACK:



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From: [SANDRA FARRELL](#)
To: [Tez Hawkins](#)
Subject: Re: Town of Eagle Electronic Referral-Stone Concepts Warehouse
Date: Thursday, August 10, 2023 12:49:19 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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ECSD has no comment.

Sandra Farrell
Chief Operations Officer
Eagle County School District
948 Chambers Avenue
PO Box 740
Eagle CO 81631
970-328-2747 (o)
303-435-5939 (c)
Pronouns: She/Her/Hers

On Thu, Aug 10, 2023 at 11:48 AM Tez Hawkins <thawkins@townofeagle.org> wrote:

TOWN OF EAGLE COMMUNITY DEVELOPMENT DEPARTMENT
ELECTRONIC REFERRAL

Hi,

This notice is to advise you that a development application was submitted to the Town of Eagle for the following project:

Project Name: Stone Concepts Warehouse

Application Types: Minor Development Permit

File Number: DR23-01

Project Request: A Minor Development Permit to construct a new warehouse on the vacant lot at 85 Marmot Lane.

Project Location: 85 Marmot Ln

Applicant: Stone Concepts, Inc.

Return Requested: August 23, 2023

The plans and associated documents are viewable on the [Town of Eagle Active Land Use Website](#). Upon request, hard copies are also available for review at the Community Development Department. If you need any additional information, please let us know.

The Town of Eagle Community Development Department requests your review and response via email by August 25, 2023, or we will assume you have no comments or objections. If you have any questions about these applications, please do not hesitate to contact me. Thank you for your time and effort in reviewing these applications.

Thank you,

Tez Hawkins

Planner

TOWN OF EAGLE

200 Broadway, PO Box 609, Eagle Co 81631

Phone: 970.688.2175

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Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-200.1, et seq.

Attachment 4:
Agency & Department Service
Statements



July 10, 2023

Stone Concepts
1210 Chambers Ave.
Eagle, CO 81631

Re: Availability of Water Service: 85 Marmot Lane / Parcel #1939-331-02-008

To Whom It May Concern,

Per the owner's representative request for an Availability of Service letter, this letter serves to confirm details of Town of Eagle water service to the property located at 85 Marmot Lane, Parcel # 1939-331-02-008.

Public Water

- Parcel # 1939-331-02-008 is included in the Town of Eagle service area.
- Public water infrastructure is in place and the Town can serve this property from its public water system.
- The Town will serve this Parcel subject to the property owner complying with the Town's Rules and Regulations for connection to its public water system.
- Town Rules and Regulations require that the customer pay water system plant investment fees and monthly usage fees.
- The town's water shall only be used for indoor water usage. A separate non-potable system is provided for outdoor irrigation.

Please call me @ 970-328-6678 or via email tom.gosiorowski@townofeagle.org.

Thank you,

Tom Gosiorowski

Tom Gosiorowski
Town of Eagle
Public Works Director

From: [Teague Carlson](#)
To: [Tez Hawkins](#)
Subject: Fwd: Stone Concepts - 1210 Chambers Avenue
Date: Thursday, December 22, 2022 10:19:36 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

----- Forwarded message -----

From: **Teague Carlson** <teague@stoneconcepts.org>
Date: Tue, Sep 27, 2022 at 3:35 PM
Subject: Re: Stone Concepts - 1210 Chambers Avenue
To: Randel Q. Cohen <rcohen@gefpd.org>

Randy,

This all sounds good, thank you for the input.

Teague Carlson

On Tue, Sep 27, 2022 at 3:24 PM Randel Q. Cohen <rcohen@gefpd.org> wrote:
Teague,

Thanks for the answers.

After reviewing the International Fire Code, the Town is correct that your proposed building of 11,200 sq ft does not need a fire suppression system as it is under the 12,000 sq ft requirement. It will also no be required to have a monitored alarm system as long as it is not two stories or more or have an occupant load of more than 500.

GEFPD will not impose life safety requirements that are not required by code.

If you have any other questions or need assistance please let me know.

Thank You,

Randy

On Mon, Sep 26, 2022 at 10:09 AM Teague Carlson <teague@stoneconcepts.org> wrote:
Randy,

Thank you for getting back to me. Please see below in blue.

On Mon, Sep 26, 2022 at 9:52 AM Randel Q. Cohen <rcohen@gefpd.org> wrote:
Teague,

Thanks for the email and the great questions.

A couple of things I need to know to help answer your questions are:

- 1) What is the total square footage (under roof) is the proposed building? - 11,200 sf
- 2) What is the building's use? It should say on the proposed plans, if not ask the architect. He should be able to tell you. - The building is Type II-N. Occupancy Classification is a Mixed-Use - S, F

In general, this new building will be used as a new granite fabrication facility. We will have a gantry crane that runs from one end to the other and we do not plan to finish the inside with much of anything do to the amount of water that we use for fabrication. We are trying to keep the interior as "Water-proof" as possible so no drywall, etc. Pretty basic warehouse for cutting and fabricating granite.

Thanks Randy and please let me know if you need anything additional.

Teague Carlson

With this information, I can determine if the building will need a fire suppression system or not.

Thanks,

Randy

On Tue, Sep 20, 2022 at 2:54 PM Teague Carlson <teague@stoneconcepts.org> wrote:
Randy,

Good afternoon, I am reaching out in regards to Stone Concepts and a question as it pertains to new construction.

We are looking to begin construction on a new fabrication facility on the lot to the south of our current facilities next year and we currently have a building designed at 11,200 sf. We did this for 2 reasons.

1. This is basically the largest building that we can build on this lot.
2. We were told that if we wanted to avoid a fire suppression system, we could keep the structure under 12,000 sf.

My concern is that the TOE guidelines are one thing, but the GEFD might look at our building and decide that you want fire suppression regardless.

I wanted to see if there are any other factors that we need to account for that would require us to include fire suppression in this building other than the 12,000 sf or less guidelines? Or are we good simply based on the TOE guidelines?

I am happy to chat over the phone if that is easier as well.

Thank you in advance for your time.

Teague Carlson
(970) 904-0340

--

--

Randel Q. Cohen

Division Chief of Life Safety / Fire Marshal

Greater Eagle Fire Protection District

425 E. Third Street

PO Box 961

Eagle, CO 81631

Office: 970.328.7244 ext.112

Cell: 970.977.6269

www.gefpd.org



Ready...

--



--

Randel Q. Cohen

Division Chief of Life Safety / Fire Marshal

Greater Eagle Fire Protection District

425 E. Third Street

PO Box 961

Eagle, CO 81631

Office: 970.328.7244 ext.112

Cell: 970.977.6269

www.gefpd.org



Paul Ficklin

Utility Construction Planner
Colorado Gas
paul.ficklin@blackhillscorp.com

Black Hills Energy
580 Hwy 92
Delta, CO
81416

July, 13th 2023

Re: Stone Concepts

To Whom It May Concern:

This letter will confirm that Black Hills Energy will provide Natural Gas Distribution service to the development commonly known as 85 Marmot/ Ln Eagle, Co. Black Hills Energy will install a distribution system capable of serving the demand of the development that lies within the BHE certificated service territory.

This service will be subject to Black Hills Energy tariffs filed with the Colorado Public Utilities Commission and the Black Hills Energy Gas Network Main Extension Policy.

If you have any questions, please feel free to contact me.

Sincerely,

Paul Ficklin
Utility Construction Planner
Colorado Gas
paul.ficklin@blackhillscorp.com
Office: 970-808-5042
Mobile: 970-596-1122

Attachment 5: Application Forms & Checklist



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

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

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

PROJECT NAME STONE CONCEPTS MINOR DEVELOPMENT PERMIT

PRESENT ZONE DISTRICT INDUSTRIAL (I) PROPOSED ZONE DISTRICT _____
(if applicable)

LOCATION

STREET ADDRESS 85 MARMOT LANE

PROPERTY DESCRIPTION

SUBDIVISION EAGLE VALLEY COMMERCIAL PARK LOT(S) I-13 BLOCK 0702
(attach legal description if not part of a subdivision)

DESCRIPTION OF APPLICATION/PURPOSE CONSTRUCTION OF NEW WAREHOUSE
SPACE TO HOUSE FABRICATION FACILITY FOR STONE CUTTING
AND FABRICATION

APPLICANT NAME TEAGUE CARLSON PHONE (970) 904-0340

ADDRESS P.O. BOX 4330 - EAGLE, CO 81631 EMAIL teague@stoneconcepts.org

OWNER OF RECORD 85 MARMOT LLC. PHONE (970) 328-3800

ADDRESS P.O. BOX 4330 - EAGLE, CO 81631 EMAIL teague@stoneconcepts.org

REPRESENTATIVE* _____ PHONE _____

ADDRESS _____ EMAIL _____

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

APPLICATION SUBMITTAL ITEMS:

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

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

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.03.080

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

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

Signature Jim Culm Date 4/6/2023

FOR OFFICE USE ONLY

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

DEVELOPMENT IMPACT CHECKLIST

Pursuant to Section 4.07.030, each applicant for Development Review is required to fill out the following checklist to ensure that complete information is available to the Planning & Zoning Commission and Town Board on potential environmental, socioeconomic, and utility impacts of the proposed development. For each potential impact, as listed below, the applicant must check one column stating that the project "will," "could possibly," or "will not" affect the environment either during construction or on a continuing basis.

W = Will CP = Could Possibly WN = Will Not

W	CP	WN	
		X	1. By altering an ecological unit or land form, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;
		X	2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;
		X	3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;
		X	4. By affecting the appearance or character of a significant scenic area or resource, or involving buildings or other structures that are of a size, bulk, or scale that would be in marked contrast to natural or existing cultural features;
		X	5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;
		X	6. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;
		X	7. By involving any process which results in odor that may be objectionable or damaging;
X			8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;
		X	9. By discharging significant volumes of solid or liquid wastes;
		X	10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;
		X	11. By involving any process which generates noise that may be offensive or damaging;
		X	12. By either displacing significant numbers of people or resulting in a significant increase in population;
		X	13. By pre-empting a site which is desirable for recreational uses or planned open space;
		X	14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;
		X	15. By substantially affecting the revenues or expenditures of the Town government;
		X	16. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.

I certify that the above information is correct and accurate to the best of my knowledge.


Applicant Signature

3/22/2023

Date

*For any item that is checked "Will" or "Could Possibly", the Town Planner can request a Development Impact Report addressing those areas. This report may need to include additional information from the applicant or additional studies to be conducted by third party experts at the cost of the applicant.



BP# _____

2023 WATER AND SEWER PLANT INVESTMENT FEE APPLICATION COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL

The application for water and sewer service includes the calculation of Plant Investment Fees (PIF), which have a two-fold function. First, the fees defray the Town's capital investment in the water and wastewater treatment plants and related major facilities. Second, the fee represents to the payee a permanent reservation of water plant capacity and right to use water from the water system, as well as a right to discharge sewage into the wastewater collection system, subject to the ordinances of the Town of Eagle.

Name of Owner: 85 MARMOT LLC / TEAGUE CARLSON Date: _____Mailing Address: P.O. Box 4330City: EAGLE State: CO Zip: 81631 Phone: (970) 328-3800

Applicant (if different than owner): _____

Phone: _____

WATER AND SEWER SERVICE LOCATION

Street Address: 85 MARMOT LANE - EAGLE, CO 81631Lot: I-13 Block: 0702 Subdivision: EAGLE VALLEY COMM Filing: _____
PARK

CALCULATION OF WATER FEES

N/A

BARS & RESTAURANTS

	Qty.	EQR Rate	Tot. EQR	Fees
Businesses with less than 25 seating capacity	_____ x	(1.0 EQR) =	_____ x \$14,501 =	\$ _____
For each additional 25 seating capacity or part thereof	_____ x	(0.6 EQR) =	_____ x \$14,501 =	\$ _____
Sub-Total EQR Bars & Restaurants				_____

N/A

SERVICE STATIONS

Full service with service or lubrication bay and/or wash bay	_____ x	(2.0 EQR) =	_____ x \$14,501 =	\$ _____
Self-service, no service or lubrication bay and/or wash bay	_____ x	(1.0 EQR) =	_____ x \$14,501 =	\$ _____
Each wash bay or rack in addition to the above	_____ x	(1.0 EQR) =	_____ x \$14,501 =	\$ _____
Sub-Total EQR Service Stations				_____

COMMERCIAL INDUSTRIAL—WAREHOUSE OR PUBLIC BUILDINGS such as stores, offices, and similar, having no processed water or waste loads (i.e. which are served by sanitary sewer use only for nonsolid waste disposal).

Up to 2 men's and 2 women's toilets/urinals (4 total) With manual flush mechanism.	<u>1</u> x	(0.5 EQR) =	<u>.5</u> x \$14,501 =	\$ <u>7,250.50</u>
Each additional toilet/urinal with manual flush mechanism	<u>0</u> x	(0.5 EQR) =	<u>0</u> x \$14,501 =	\$ <u>0</u>
Each lavatory (sink)	<u>3</u> x	(0.2 EQR) =	<u>.6</u> x \$14,501 =	\$ <u>8,700.60</u>
Each shower or tub or combination thereof	<u>0</u> x	(0.3 EQR) =	<u>0</u> x \$14,501 =	\$ <u>0</u>
Each laundry, mop or bar sink	<u>1</u> x	(0.2 EQR) =	<u>.2</u> x \$14,501 =	\$ <u>2,900.20</u>

Each other water using fixture or appliance except as otherwise specified in this table, including drinking fountains which are not continuous flow or decorative fountains which recycle water 1 x (0.3 EQR) = .3 x \$14,501 = \$ 4,350.30

Sub-Total EQR Commercial/Industrial 1.6 \$ 23,201.60

N/A

CHURCHES non-profit organization halls
(no residence or regular eating facility)

_____ x (.1 EQR) = _____ x \$14,501 = \$ _____

Sub-Total EQR Churches

Sub-Total EQR This Page

1.6



BP# _____

2023 WATER AND SEWER PLANT INVESTMENT FEE APPLICATION COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL

Sub-Total Fees This Page

\$ _____

N/A

SCHOOLS (PUBLIC OR PRIVATE)

Basic rate capacity of up to 50 students

_____ x (2.0 EQR) = _____ x \$14,501 = \$ _____

Each additional 50 students or fraction thereof

_____ x (1.0 EQR) = _____ x \$14,501 = \$ _____

Gymnasium with showers

_____ x (1.2 EQR) = _____ x \$14,501 = \$ _____

Cafeteria

_____ x (1.2 EQR) = _____ x \$14,501 = \$ _____

Sub-Total EQR Schools

N/A

SWIMMING POOL in conjunction with other use classifications

Each 25,000 gallons or fraction thereof pool capacity

_____ x (1.0 EQR) = _____ x \$14,501 = \$ _____

Sub-Total EQR Pools

N/A

LAUNDROMAT OR LAUNDRY BASIC

Each top loading washing machine, by load capacity

_____ x (1.0 EQR) = _____ x \$14,501 = \$ _____

Less than 12 pounds

_____ x (0.5 EQR) = _____ x \$14,501 = \$ _____

12.1 to 21 pounds

_____ x (0.7 EQR) = _____ x \$14,501 = \$ _____

21.1 to 31 pounds

_____ x (1.0 EQR) = _____ x \$14,501 = \$ _____

31.1 to 41 pounds

_____ x (1.3 EQR) = _____ x \$14,501 = \$ _____

41.1 to 51 pounds

_____ x (1.6 EQR) = _____ x \$14,501 = \$ _____

51.1 to 75 pounds

_____ x (2.0 EQR) = _____ x \$14,501 = \$ _____

Each front-loading washing machine by load capacity

Less than 20 pounds

_____ x (0.3 EQR) = _____ x \$14,501 = \$ _____

20.1 to 30 pounds

_____ x (0.7 EQR) = _____ x \$14,501 = \$ _____

30.1 to 40 pounds

_____ x (1.1 EQR) = _____ x \$14,501 = \$ _____

40.1 to 60 pounds

_____ x (1.4 EQR) = _____ x \$14,501 = \$ _____

Sub-Total EQR Laundromat

Sub-Total Water Fees

\$ _____

Total EQR for Building **

N/A

COMMON OPEN SPACE/LANDSCAPING

The following section calculates additional EQRs based on the area of common space to be watered on a regular basis. This excludes non-potable irrigation systems. Per the Town of Eagle Municipal Code, it is 0.25 EQR per 1,000 square feet. This calculation excludes 2,500 square feet per unit of multi-family residential, for all multi-family units, commercial, industrial, warehouse and public building uses. Lawn irrigation by methods other than sprinkler or automatic irrigation system shall be subject to rates established by the Board and in no event less than .25 EQR. Common open space other than individual lawns shall be subject to rates established by the Board.

Sprinkler or automatic irrigation system
(\$1,750.00 per 1,000 square feet or fraction thereof)

_____ x (0.25 EQR) = _____ x \$14,501 = \$ _____

Lawn irrigation by methods other than sprinkler or automatic
irrigation system shall be subject to rates established by the
Board and in no event less than 0.25 EQR

_____ x (0.25 EQR) = _____ x \$14,501 = \$ _____

CALCULATION OF SEWER FEES**SEWER TAP FEE**

Total EQR for Building **

1.6 x \$10,000 = \$ 16,000

**Use the same EQR for both water and sewer excluding landscaping



2023 WATER AND SEWER PLANT INVESTMENT FEE APPLICATION
COMMERCIAL, INDUSTRIAL AND INSTITUTIONAL
TOTAL SEWER PLANT INVESTMENTS FEES

BP# _____

\$ _____

Sub-Total EQR This Page

3.2

Sub-Total Fees This Page

\$ 39,201.60

WATER METER FEES



1"

\$990

\$ 990.00

*Note: Meters larger than 1" are priced when ordered (based on cost of meter)

CREDIT FOR PRE-PAID WATER PLANT INVESTMENT FEES
(To be completed by Town Staff)

Pre-Paid Water PIF

\$ 0.00

Paid by Contractor

Credit ID#

Credit Approved and Recorded by

GRAND TOTAL EQR

TOTAL WATER FEES

\$ 23,201.60

TOTAL SEWER FEES

\$ 16,000.00

TOTAL METER FEES

\$ 990.00

(CREDIT for Pre-Paid)

\$ 0.00

GRAND TOTAL FEES

\$ 40,191.60

APPLICANT'S SIGNATURE

John Cullen

DATE

4/6/2023

Attachment 6:
Eagle Valley Commercial Park Filing No. 2

FINAL PLAT
EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2

A RESUBDIVISION OF TRACT A,
EAGLE VALLEY COMMERCIAL PARK
TOWN OF EAGLE, COUNTY OF EAGLE,
STATE OF COLORADO
SECTIONS 28 AND 33,
T. 4 S., R. 84 W., 6TH P.M.

TRACT A
FUTURE DEVELOPMENT
627,807 sq.ft.
14.412 acres

C-11
88,810 sq.ft.
2.039 acres

OPEN SPACE
18,428 sq.ft.
0.423 acres

CHAMBERS AVENUE (ROW)
S63°20'48"W
170.00'

C-27
26,043 sq.ft.
0.598 acres

C-26
21,453 sq.ft.
0.492 acres

C-25
22,100 sq.ft.
0.507 acres

C-24
23,088 sq.ft.
0.530 acres

EAGLE VALLEY COMMERCIAL PARK, LOT 1
S63°20'48"W
170.00'

I-2
91,453 sq.ft.
2.099 acres

C-29
27,177 sq.ft.
0.624 acres

I-12
35,537 sq.ft.
0.816 acres

C-30
27,510 sq.ft.
0.619 acres

C-31
26,944 sq.ft.
0.632 acres

I-11
35,614 sq.ft.
0.818 acres

I-5
43,130 sq.ft.
0.990 acres

I-4
43,156 sq.ft.
0.991 acres

92,587 sq.ft.
2.126 acres

LEGEND:

- ADJACENT PROPERTY BOUNDARIES
- SUBDIVISION BOUNDARY
- BUILDING SETBACK
- EXISTING FENCE LINES
- EXISTING IRRIGATION DITCHES
- LOT LINES
- EASEMENTS

- 1 1/2" ALUM CAP ON 5/8" REBAR, L.S. NO. 4551, FOUND
- 1 1/2" ALUM CAP ON 5/8" REBAR, L.S. NO. 14109, FOUND
- 1 1/2" ALUM CAP ON 5/8" REBAR, L.S. NO. 23089, FOUND
- 1 1/2" ALUM CAP ON 5/8" REBAR, CDOT, FOUND
- 1 1/2" ALUM CAP ON 5/8" REBAR, PLS 20695, SET
- 1 1/2" ALUM CAP ON 5/8" REBAR, PLS 20695, FOUND
- STREET ADDRESS

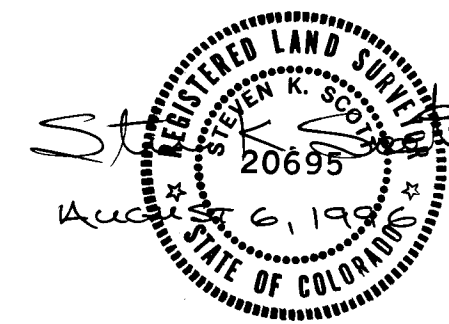
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	70.00'	109.96'	100.00'	98.99'	S71°39'12"E	90°00'00"
C2	130.00'	204.20'	130.00'	183.85'	S71°39'12"E	90°00'00"
C3	130.00'	174.30'	103.07'	161.53'	S65°03'46"E	76°49'07"
C5	130.00'	29.91'	15.02'	29.84'	N69°56'14"E	13°10'53"
C6	920.00'	584.45'	302.46'	574.67'	N45°08'51"E	36°23'53"
C7	980.00'	622.56'	322.19'	612.15'	N45°08'51"E	36°23'53"
C8	920.00'	24.60'	12.30'	24.60'	N62°34'50"E	01°31'56"
C9	920.00'	267.62'	134.76'	266.67'	N53°28'52"E	16°40'00"
C10	920.00'	265.91'	133.89'	264.98'	N36°32'04"E	16°33'36"
C12	980.00'	181.11'	90.81'	180.85'	N58°03'09"E	10°35'19"
C13	980.00'	225.50'	113.25'	225.00'	N46°09'59"E	13°11'01"
C18	640.00'	24.60'	12.30'	24.59'	N62°14'44"E	02°12'07"
C22	130.00'	119.64'	64.44'	115.47'	N00°17'15"W	52°43'54"
C26	640.00'	24.60'	12.30'	24.59'	S62°14'44"W	02°12'07"
C27	640.00'	178.68'	89.93'	178.10'	N53°08'47"E	15°59'47"
C28	560.00'	355.74'	184.10'	349.78'	N45°08'54"E	36°23'48"

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

REVISED AUGUST 5, 1996, S.SCOTT
REVISED JULY 29, 1996, S.SCOTT
REVISED JULY 11, 1996, S.SCOTT
REVISED JUNE 28, 1996, S.SCOTT
REVISED JUNE 17, 1996, S.SCOTT

DRAWN BY: S.SCOTT
DATE: MAY 20, 1996
CHECKED BY: S.SCOTT
DRAWING NO.: 96314FP2
JOB NO.: 96314
SHEET 2 OF 3

Johnson, Kunkel
& Associates, Inc.
LAND SURVEYING, MAPPING, CIVIL ENGINEERING
LAND USE PLANNING
EAGLE STEAMBOAT SPRINGS
PHONE: 970-328-6388 970-879-4676
FAX: 970-328-1035 970-879-4870
P.O. Box 409 113 East 4th St. Eagle, Colorado 81631
P.O. Box 771188 200 Lincoln Ave., Steamboat Spgs., Colorado 80477



FINAL PLAT
EAGLE VALLEY COMMERCIAL PARK, FILING NO. 2

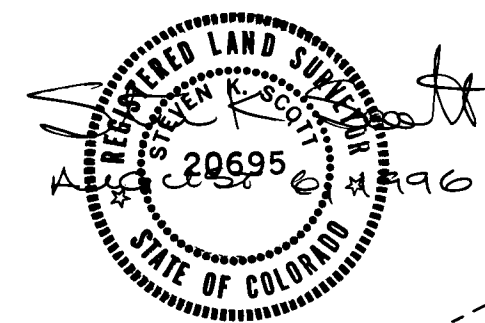
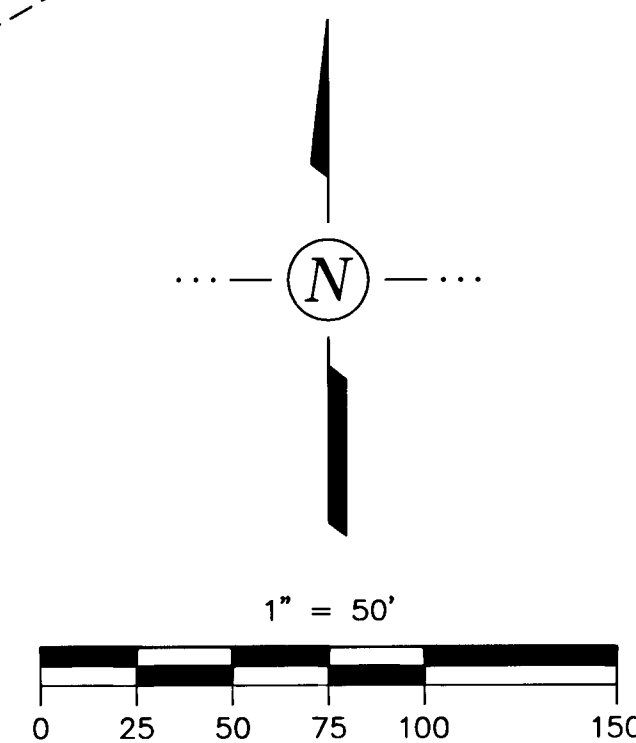
A RESUBDIVISION OF TRACT A,
EAGLE VALLEY COMMERCIAL PARK
TOWN OF EAGLE, COUNTY OF EAGLE,
STATE OF COLORADO
SECTIONS 28 AND 33, T. 4 S., R 84 W., 6TH P.M.

LEGEND:

- ADJACENT PROPERTY BOUNDARIES
- SUBDIVISION BOUNDARY
- BUILDING SETBACK
- EXISTING FENCE LINES
- EXISTING IRRIGATION DITCHES
- LOT LINES
- EASEMENTS

- 1 1/2" ALUM CAP ON 5/8" REBAR, L.S. NO. 4551, FOUND
- 1 1/2" ALUM CAP ON 5/8" REBAR, L.S. NO. 14109, FOUND
- 1 1/2" ALUM CAP ON 5/8" REBAR, L.S. NO. 23089, FOUND
- 1 1/2" ALUM CAP ON 5/8" REBAR, CDOT, FOUND
- 1 1/2" ALUM CAP ON 5/8" REBAR, PLS 20695, SET
- STREET ADDRESS
- 2 1/4" ALUMINUM PIPE AND 2 1/2" ALUMINUM CAP LS 23089 FOUND

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C6	920.00'	584.45'	302.46'	574.67'	N45°08'51"E	36°23'53"
C7	980.00'	622.56'	322.19'	612.15'	N45°08'51"E	36°23'53"
C9	920.00'	267.62'	134.76'	266.67'	N53°28'52"E	16°40'00"
C10	920.00'	265.91'	133.89'	264.98'	N56°52'04"E	16°33'36"
C11	920.00'	26.32'	13.16'	26.32'	N27°46'05"E	01°38'21"
C13	980.00'	225.50'	113.25'	225.00'	N46°09'59"E	13°11'01"
C14	980.00'	162.87'	81.62'	162.69'	N34°48'48"E	09°31'21"
C15	980.00'	53.08'	26.55'	53.08'	N28°30'01"E	03°06'13"
C16	130.00'	25.04'	12.56'	25.00'	N21°25'51"E	11°02'08"
C17	70.00'	109.95'	70.00'	98.99'	N18°03'03"W	89°59'55"
C18	640.00'	24.60'	12.30'	24.59'	N62°14'44"E	02°12'07"
C26	640.00'	406.55'	210.40'	399.75'	N45°08'54"E	36°23'48"
C27	640.00'	178.68'	89.93'	178.10'	N53°08'47"E	15°58'47"
C28	640.00'	355.74'	184.10'	349.78'	N45°08'54"E	36°23'48"
C29	640.00'	184.98'	93.14'	184.34'	N36°52'06"E	16°33'37"
C30	640.00'	18.30'	9.15'	18.30'	N27°46'09"E	01°38'17"
C31	130.00'	179.16'	107.09'	165.32'	N23°34'06"W	76°57'47"
C32	840.00'	205.64'	103.34'	205.13'	N33°57'42"E	14°01'35"
C33	760.00'	186.05'	93.49'	185.59'	N33°57'42"E	14°01'35"
C34	60.00'	100.93'	67.08'	89.44'	N40°58'30"E	96°22'46"
C35	60.00'	100.93'	67.08'	89.44'	N40°58'30"E	96°22'46"
C36	60.00'	20.72'	10.47'	20.62'	N78°10'10"E	19°47'26"
C37	60.00'	80.20'	47.38'	74.36'	N31°04'47"E	76°35'19"



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REVISED JULY 29, 1996, S. SCOTT
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REVISED JUNE 27, 1996, S. SCOTT

DRAWN BY: S. SCOTT DATE: MAY 20, 1996
CHECKED BY: 96314 DRAWING NO.: 96314FP3
JOB NO.: 96314 SHEET 3 OF 3

CHAMBERS AVENUE (ROW) 178,011 sq.ft.
4.087 acres
C-29 27,177 sq.ft.
0.624 acres
C-30 26,944 sq.ft.
0.619 acres
C-31 27,510 sq.ft.
0.632 acres
C-32 27,342 sq.ft.
0.628 acres
C-33 60,778 sq.ft.
1.395 acres
C-34 33,756 sq.ft.
0.775 acres
I-8 77,585 sq.ft.
1.781 acres
I-10 26,971 sq.ft.
0.619 acres
I-11 35,614 sq.ft.
0.818 acres
I-12 35,537 sq.ft.
0.816 acres
I-13 26,043 sq.ft.
0.598 acres
I-5 43,130 sq.ft.
0.990 acres
I-6 43,878 sq.ft.
1.007 acres
I-7 49,199 sq.ft.
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Attachment 7: Geotech-Subsoil Study

**SUBSOIL STUDY
FOR FOUNDATION DESIGN
PROPOSED COMMERCIAL BUILDING
LOT I-13, EAGLE VALLEY COMMERCIAL PARK
MARMOT LANE, EAGLE, COLORADO**

JOB NO. 198 831

JANUARY 12, 1999

PREPARED FOR:

**KAREN AND DAVID SHAW
P.O. BOX 1451
AVON, COLORADO 81620**

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PURPOSE AND SCOPE OF STUDY

This report presents the results of a subsoil study for a proposed commercial building to be located on Lot I-13, Eagle Valley Commercial Park, Marmot Lane, Eagle, Colorado. The project site is shown on Fig. 1. The purpose of the study was to develop recommendations for the foundation design. The study was conducted in accordance with our agreement for geotechnical engineering services to Karen and David Shaw dated December 6, 1998. Hepworth-Pawlak Geotechnical, Inc. previously performed a preliminary geotechnical study for the Eagle Valley Commercial Park, and presented our findings in a report dated November 29, 1995, Job No. 195 523.

A field exploration program consisting of exploratory borings was conducted to obtain information on subsurface conditions. Samples of the subsoils obtained during the field exploration were tested in the laboratory to determine their classification, compressibility or swell and other engineering characteristics. The results of the field exploration and laboratory testing were analyzed to develop recommendations for foundation types, depths and allowable pressures for the proposed building foundation. This report summarizes the data obtained during this study and presents our conclusions, design recommendations and other geotechnical engineering considerations based on the proposed construction and the subsoil conditions encountered.

PROPOSED CONSTRUCTION

The proposed commercial building will be a one and two story metal structure. The ground floor will be slab-on-grade. Excavation for the structure is assumed to be relatively minor with a maximum depth of about 3 to 4 feet below the existing ground surface. We assume relatively light foundation loadings, typical of the proposed type of construction.

If building loadings, location or grading plans change significantly from those described above, we should be notified to re-evaluate the recommendations contained in this report.

SITE CONDITIONS

At the time of our field work, the site was vacant and covered with patches of snow up to about 2 inches deep. Prior to development of the commercial park, the area was used as irrigated grass field. Vegetation and topsoil was apparently removed during overlot grading. Existing vegetation consists of scattered grass and weeds. The ground surface is relatively flat and slopes gently down to the south. There is about 2 feet of elevation difference across the lot.

SUBSIDENCE POTENTIAL

Bedrock of the Pennsylvanian age Eagle Valley Evaporite underlies the Eagle area. These rocks are a sequence of gypsiferous shale, fine-grained sandstone and siltstone with some massive beds of gypsum and limestone. There is a possibility that massive gypsum deposits associated with the Eagle Valley Evaporite underlie the lot. Dissolution of the gypsum under certain conditions can cause sinkholes to develop and can produce areas of localized subsidence.

Sinkholes were not observed in the immediate area of the subject lot. No evidence of cavities was encountered in the subsurface materials; however, the exploratory borings were relatively shallow, for foundation design only. Based on our present knowledge of the subsurface conditions at the site, it cannot be said for certain that sinkholes will not develop. The risk of future ground subsidence on Lot I-13 throughout the service life of the proposed building, in our opinion, is low; however, the owner should be made aware of the potential for sinkhole development. If further investigation of possible cavities in the bedrock below the site is desired, we should be contacted.

FIELD EXPLORATION

The field exploration for the project was conducted on December 18, 1998. Two exploratory borings were drilled at the locations shown on Fig. 1 to evaluate the subsurface conditions. The borings were advanced with 4 inch diameter continuous flight augers powered by a truck-mounted Longyear BK-51HD drill rig. The borings were logged by a representative of Hepworth-Pawlak Geotechnical, Inc.

Samples of the subsoils were taken with 1 $\frac{3}{8}$ inch and 2 inch I.D. spoon samplers. The samplers were driven into the subsoils at various depths with blows from a 140 pound hammer falling 30 inches. This test is similar to the standard penetration test described by ASTM Method D-1586. The penetration resistance values are an indication of the relative density or consistency of the subsoils. Depths at which the samples were taken and the penetration resistance values are shown on the Logs of Exploratory Borings, Fig. 2. The samples were returned to our laboratory for review by the project engineer and testing.

SUBSURFACE CONDITIONS

Graphic logs of the subsurface conditions encountered at the site are shown on Fig. 2. The subsoils consist of about 9 to 11 $\frac{1}{2}$ feet of very stiff to hard, slightly sandy to sandy, clay and silt, overlying relatively dense, slightly silty, sandy gravel with cobbles and possible boulders. Drilling in the dense gravel with auger equipment was difficult due to the cobbles and possible boulders and drilling refusal was encountered in the deposit.

Laboratory testing performed on samples obtained from the borings included natural moisture content and density and finer than sand size gradation analyses. Results of consolidation testing performed on relatively undisturbed drive samples, presented on Fig. 4, indicate moderate compressibility when loaded and wetted. The laboratory testing is summarized in Table I.

No free water was encountered in the borings at the time of drilling and the subsoils were slightly moist.

DESIGN RECOMMENDATIONS

FOUNDATIONS

Considering the subsoil conditions encountered in the exploratory borings and the nature of the proposed construction, we recommend the building be founded with spread footings bearing on the natural soils. The fine grained soils tend to compress when loaded and wetted which could result in some post construction settlement if the soils were to become wetted. Heavily loaded or settlement sensitive structures can be founded on a deep foundation that penetrates the upper compressible soils and bears on the underlying dense gravel alluvium. We should be contacted for further recommendations if deep foundations are considered.

The design and construction criteria presented below should be observed for a spread footing foundation system.

- 1) Footings placed on the undisturbed natural fine grained soils should be designed for an allowable soil bearing pressure of 1,500 psf. Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less. If the subsoils become wetted, additional differential settlements on the order of ½ to 1½ inches could occur.
- 2) The footings should have a minimum width of 18 inches for continuous walls and 2 feet for isolated pads.
- 3) Exterior footings and footings beneath unheated areas should be provided with adequate soil cover above their bearing elevation for frost protection. Placement of foundations at least 42 inches below exterior grade is typically used in this area.
- 4) Continuous foundation walls should be reinforced top and bottom to span local anomalies such as by assuming an unsupported length of at least

12 feet. Foundation walls acting as retaining structures should also be designed to resist lateral earth pressures as discussed in the "Foundation and Retaining Walls" section of this report.

- 5) All loose or disturbed soils should be removed and the footing bearing level extended down to firm natural soils.
- 6) A representative of the geotechnical engineer should observe all footing excavations prior to concrete placement to evaluate bearing conditions.

FOUNDATION AND RETAINING WALLS

Foundation walls and retaining structures which are laterally supported and can be expected to undergo only a slight amount of deflection should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 55 pcf for backfill consisting of the on-site fine-grained soils. Cantilevered retaining structures which are separate from the building and can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for a lateral earth pressure computed on the basis of an equivalent fluid unit weight of 45 pcf for backfill consisting of the on-site fine-grained soils.

All foundation and retaining structures should be designed for appropriate hydrostatic and surcharge pressures such as adjacent footings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. The buildup of water behind a wall or an upward sloping backfill surface will increase the lateral pressure imposed on a foundation wall or retaining structure. An underdrain should be provided to prevent hydrostatic pressure buildup behind walls.

Backfill should be placed in uniform lifts and compacted to at least 90% of the maximum standard Proctor density at a moisture content near optimum. Backfill in pavement and walkway areas should be compacted to at least 95% of the maximum standard Proctor density. Care should be taken not to overcompact the backfill or use large equipment near walls, since this could cause excessive lateral pressure on the wall. Some settlement of deep foundation wall backfill should be expected, even if the

material is placed correctly, and could result in distress to facilities constructed on the backfill.

FLOOR SLABS

The natural on-site soils, exclusive of topsoil, are suitable to support lightly loaded slab-on-grade construction. To reduce the effects of some differential movement, floor slabs should be separated from all bearing walls and columns with expansion joints which allow unrestrained vertical movement. Floor slab control joints should be used to reduce damage due to shrinkage cracking. The requirements for joint spacing and slab reinforcement should be established by the designer based on experience and the intended slab use. A minimum 4 inch layer of sand and gravel should be placed beneath interior slabs for subgrade support. This material should consist of minus 2 inch aggregate with at least 50% retained on the No. 4 sieve and less than 12% passing the No. 200 sieve.

All fill materials for support of floor slabs should be compacted to at least 95% of maximum standard Proctor density at a moisture content near optimum. Required fill can consist of the on-site soils devoid of vegetation, topsoil and oversized rock.

UNDERDRAIN SYSTEM

Although free water was not encountered during our exploration, it has been our experience in the area that local perched groundwater may develop during times of heavy precipitation or seasonal runoff. Frozen ground during spring runoff can create a perched condition. We recommend below-grade construction, such as retaining walls and basement areas, be protected from wetting and hydrostatic pressure buildup by an underdrain system.

The drains should consist of drainpipe placed in the bottom of the wall backfill surrounded above the invert level with free-draining granular material. The drain should be placed at each level of excavation and at least 1 foot below lowest adjacent finish grade and sloped at a minimum 1% to a suitable gravity outlet. Free-draining granular material used in the underdrain system should contain less than 2% passing the

No. 200 sieve, less than 50% passing the No. 4 sieve and have a maximum size of 2 inches. The drain gravel backfill should be at least 1½ feet deep.

SURFACE DRAINAGE

The following drainage precautions should be observed during construction and maintained at all times after the building has been completed:

- 1) Inundation of the foundation excavations and underslab areas should be avoided during construction.
- 2) Exterior backfill should be adjusted to near optimum moisture and compacted to at least 95% of the maximum standard Proctor density in pavement and slab areas and to at least 90% of the maximum standard Proctor density in landscape areas.
- 3) The ground surface surrounding the exterior of the building should be sloped to drain away from the foundation in all directions. We recommend a minimum slope of 6 inches in the first 10 feet in unpaved areas and a minimum slope of 3 inches in the first 10 feet in paved areas. Free-draining wall backfill should be capped with about 2 feet of the on-site soils to reduce surface water infiltration.
- 4) Roof downspouts and drains should discharge well beyond the limits of all backfill.
- 5) Landscaping which requires regular heavy irrigation should be located at least 5 feet from foundation walls.

LIMITATIONS

This study has been conducted in accordance with generally accepted geotechnical engineering principles and practices in this area at this time. We make no warranty either expressed or implied. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings drilled excavated at the locations indicated on Fig. 1, the proposed type of construction and our

experience in the area. Our findings include interpolation and extrapolation of the subsurface conditions identified at the exploratory borings and variations in the subsurface conditions may not become evident until excavation is performed. If conditions encountered during construction appear different from those described in this report, we should be notified so that re-evaluation of the recommendations may be made.

This report has been prepared for the exclusive use by our client for design purposes. We are not responsible for technical interpretations by others of our information. As the project evolves, we should provide continued consultation and field services during construction to review and monitor the implementation of our recommendations, and to verify that the recommendations have been appropriately interpreted. Significant design changes may require additional analysis or modifications to the recommendations presented herein. We recommend on-site observation of excavations and foundation bearing strata and testing of structural fill by a representative of the geotechnical engineer.

Sincerely,

HEPWORTH - PAWLAK GEOTECHNICAL, INC.

Thomas J. Westhoff, C.E.T.

Reviewed By:

Steven L. Pawlak, P.E.

TJW/ksm

APPROXIMATE SCALE
1" = 30'

MARMOT LANE

LOT
BOUNDARIES

BORING 1

PROPOSED
BUILDING

LOT 1-13

BORING 2

BUILDING
SETBACK
LINEES

MARMOT LANE

198 831

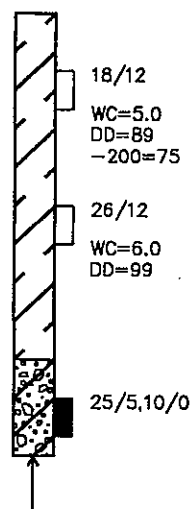
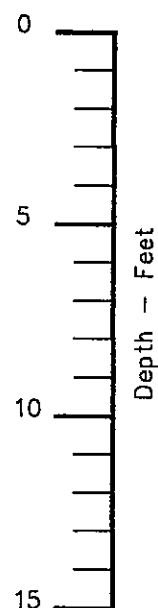
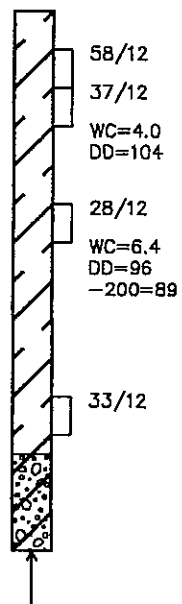
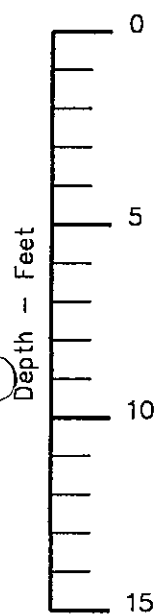
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LOCATION OF EXPLORATORY BORINGS

Fig. 1

BORING 1

BORING 2



Note: Explanation of symbols is shown on Fig. 3.

LEGEND:



CLAY AND SILT (CL-ML); slightly sandy to sandy, occasional gravel, very stiff to hard, slightly moist, slightly calcareous and porous.



GRAVEL AND COBBLES (GM-GP); sandy, slightly silty, possible boulders, dense, slightly moist, reddish brown, rounded rock.



Relatively undisturbed drive sample; 2-inch I.D. California liner sample.



Drive sample; standard penetration test (SPT), 1 3/8-inch I.D. split spoon sample, ASTM D - 1586.

58/12

Drive sample blow count; indicates that 58 blows of a 140-pound hammer falling 30 inches were required to drive the California or SPT sampler 12 inches.



Practical drilling refusal.

NOTES:

1. Exploratory borings were drilled on December 18, 1998 with a 4-inch diameter continuous flight power auger.
2. Locations of exploratory borings were measured approximately by pacing from features in the field shown on the site plan provided.
3. Elevations of exploratory borings were not measured and the log of exploratory borings are drawn to depth.
4. The exploratory boring locations should be considered accurate only to the degree implied by the method used.
5. The lines between materials shown on the exploratory boring logs represent the approximate boundaries between material types and transitions may be gradual.
6. No free water was encountered in the borings at the time of drilling.
Fluctuation in water level may occur with time.
7. Laboratory Testing Results:
WC = Water Content (%)
DD = Dry Density (pcf)
-200 = Percent passing No. 200 sieve.

198 831

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LEGEND AND NOTES

Fig. 3

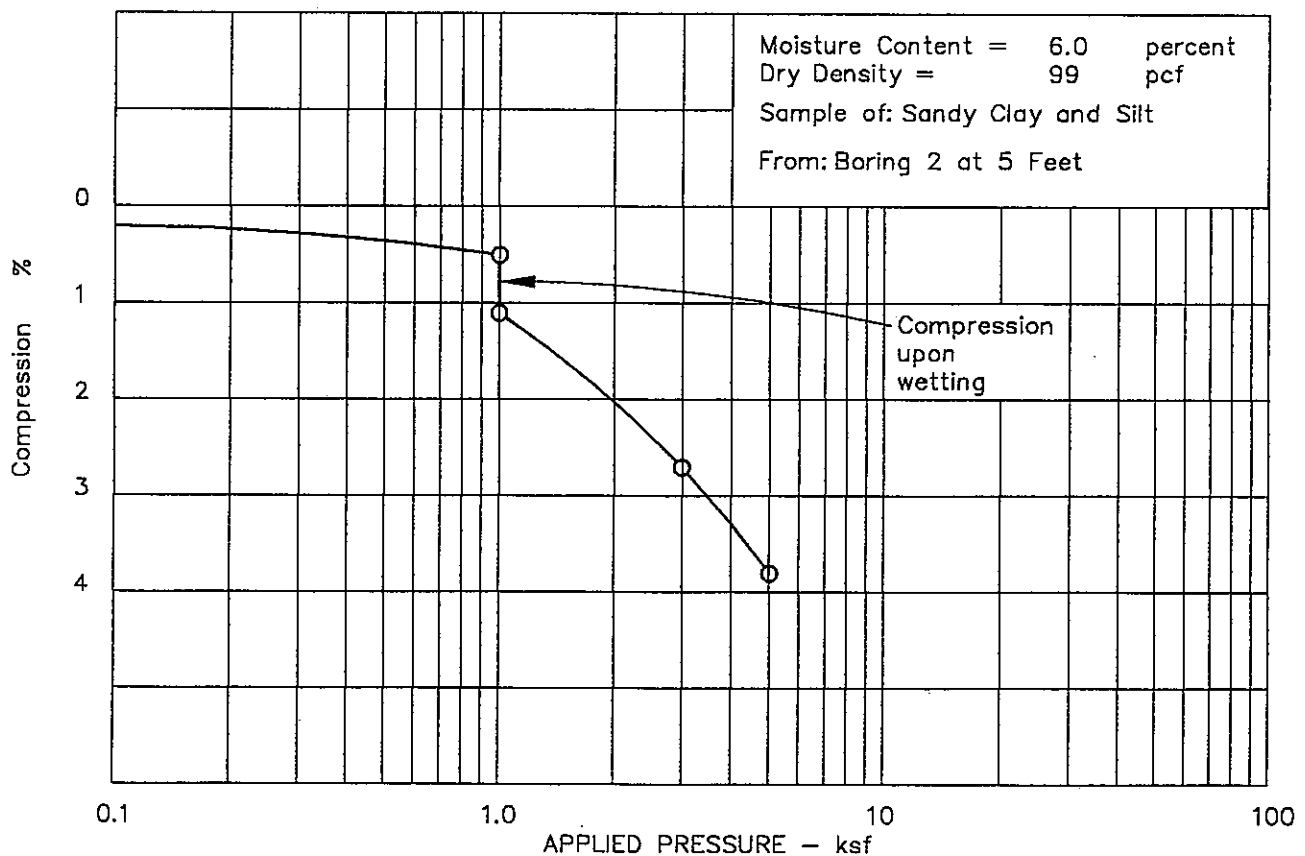
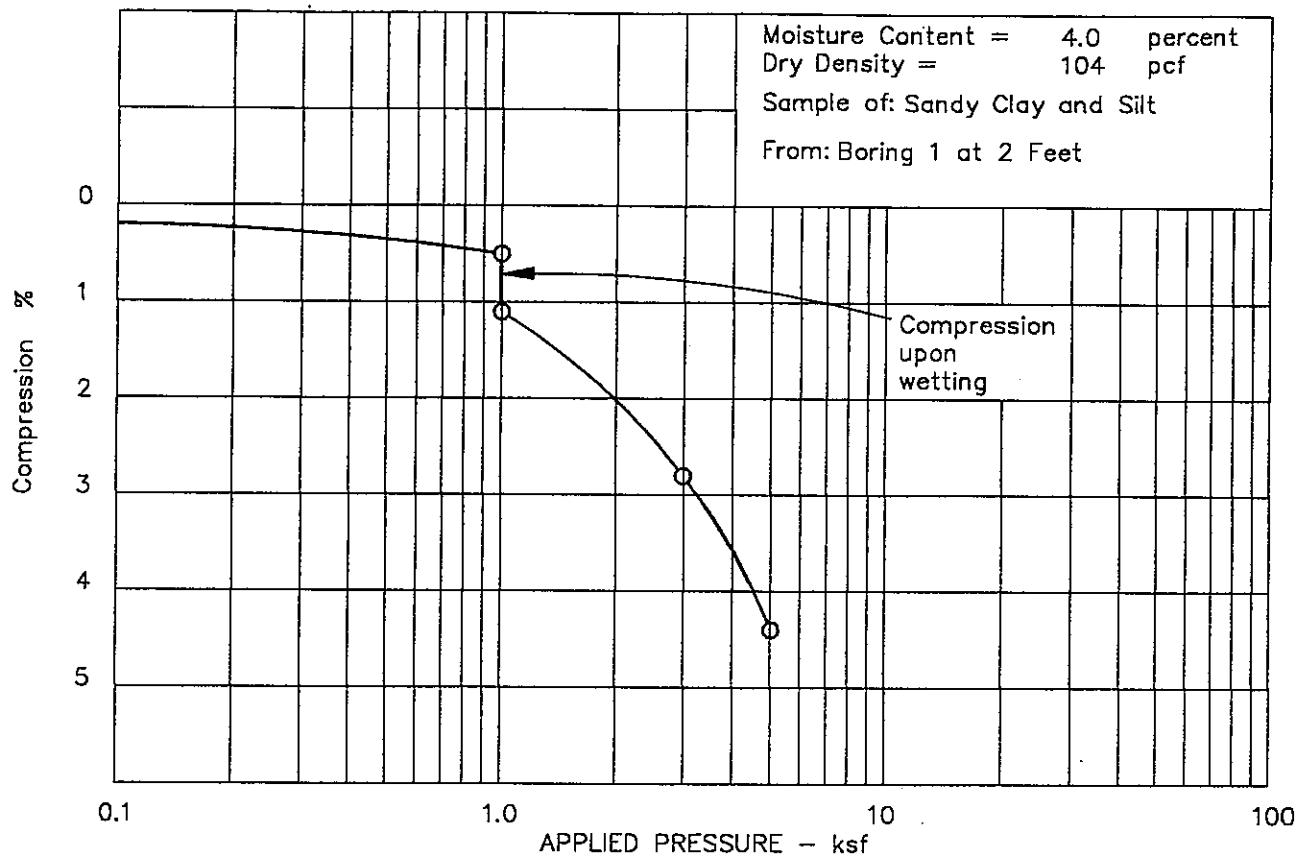


TABLE I
SUMMARY OF LABORATORY TEST RESULTS

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To: Planning & Zoning Commission
From: Community Development Department
Date: December 19, 2023
Agenda Item: October/November Community Development Department Update

LONG RANGE PLANNING

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

- Staff is preparing application checklists, updating the fee schedule, and addressing other minor administrative tasks leading up to the effective date of ReCode.
- Municode upload to be completed in early 2024. The previous version of the Land Use and Development code will still be available to the public as an archived version.
- The new ReCode has been simplified and updated. Please see here: [Land Use and Development Code Effective 10/23/2023 | Town of Eagle, CO - Official Website](#)

LAND USE APPLICATIONS IN PROGRESS

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

- **DR23-05: Stone Concepts Warehouse**
 - A Minor Development Permit to construct a new warehouse on the currently vacant lot at 85 Marmot Lane.
 - Public hearing schedule: December 19, 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)
 - DR23-04 Approved by Town Council on 12/12
- **AN23-01: West Eagle Housing**
 - The project consists of 9.5 acres and 113 units within 23 buildings. Applications include annexation, zoning, major development permit, special use permit and subdivision.



Applicants are applying for RMF zoning with special use permit for higher density. Proposed lot area/dwelling unit is 3,278 SF, which is ~13.3 units/acre

- Application is complete and out for referral agency comment.
- No public hearings scheduled.

○ **PUDA23-01: Haymeadow Major PUD Amendment**

- This Project is a Major PUD Amendment within the Haymeadow development to:
 - Reverse the RMF-5 land swap;
 - Update the intended alignment of the extension of Sylvan Lake Rd
 - Update the conceptual/development plan
 - Revise the PUD Guide to align with ReCode and current best practices.

○ **HYMD23-05: Haymeadow ADA Amendment**

- This application consists of a focused update to Haymeadow's Annexation and Development Agreement, more information will be provided in the next update.

○ **AN23-02 Annexation/RZ23-02/PUD Plan23-01 PUD Zoning Plan: North Broadway**

- Commercial mixed use redevelopment that includes: 1) Annexation and initial zoning of 2.248 acres of the Ping Lane parcel and 1.193 acres of the Brooks Lane parcel to HD/C-PUD; 2) Rezone of 9.236 acres of the Ping Lane parcel from Rural Residential to Planned Unit Development and 4.296 acres of the Brooks Lane parcel from Mobile Home Park/Planned Unit Development (MHP/PUD) to Planned Unit Development; and 3) PUD Zoning Plan for the entire property utilizing the newly adopted CMU-1 zone district as the underlying framework.
- Project Location: 101 Ping Lane and 404 Brooks Lane properties located north of Eagle's Central Business District between the railroad and the Eagle River.
- Public Hearing Schedule: None

OTHER NOTABLE UPDATES

Chad Phillips resigned in November with his last day being 12/1/2023. The Town is advertising the Community Director Position on several platforms. We are excited to announce that Cliff Simonton, previously a Senior Planner here at the Town of Eagle, has agreed to come on board as the Interim Community Development Director. Carrie McCool has been brought in to assist staff with current land use applications.

Sydney Dynak will be joining the Community Development team as a Planner I. Her first day will be 1/8/2024.

On December 12, 2023 Town Council appointed Jennifer Sturgeon to the Planning and Zoning Commission with her first day being 12/19/2023.

Eagle County is planning to start marketing their 43 deed-restricted units at Haymeadow this Winter.

Interesting read - [What's being built between Vail Pass and Gypsum? Here's the latest on 16 projects | VailDaily.com](#)



P&Z and Council Meeting Schedule

December 2023
December 5 th (Planning Commission) No Meeting
December 12 th (Town Council) - DR23-04 263 Sawatch Major Development Permit - P&Z Appointment
December 19 th (Planning Commission) DR23-01 Stone Concepts Minor Development Permit
December 26 th (Town Council) No Meeting
January 2024
January 2 nd (Planning Commission)
January 9 th (Town Council)
January 16 th (Planning Commission) Council Chambers unavailable. Alternate location pending.
January 23 rd (Town Council)
February 2023
February 6 th (Planning Commission)
February 13 th (Town Council)
February 20 th (Planning Commission)
February 27 th (Town Council)