Town Council
Tuesday, October 8, 2024
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

This agenda and the meetings can be viewed at www.Townofeagle.org.
Times listed are approximate and are subject to change.

TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This will be an in-person meeting using Teams. Please note: All participants must remain muted until they are requested to speak. This will reduce background noise disruptions to the meeting attendees. When it's your turn to speak, you will have three (3) minutes for public comment. PUBLIC COMMENTS: If you are unable to attend, public comments regarding any items on this agenda can be submitted to Jenny Rakow, Town Clerk, and will be included as part of the record. For technical difficulties, please email jenny.rakow@townofeagle.org and we will do our best to assist you.*

1. Microsoft Teams meeting

Join on your computer, mobile app or room device
Click here to join the meeting
Meeting ID: 236 651 740 956
Passcode: Bu3EG2
Download Teams | Join on the web
Or call in (audio only)
+1 469-770-0416,,711750520# United States, Dallas
Phone Conference ID: 711 750 520#
Find a local number | Reset PIN

CALL TO ORDER - 6:00 PM

ROLL CALL

ADOPTION OF AGENDA *Opportunity for amendment or deletions to the agenda.*

PUBLIC COMMENT *Citizen public comment offers an opportunity for citizens to express opinions or ask questions regarding town services, policies, or other matters of community concern, and any items that are not on the agenda. Please attempt to keep comments to three (3) minutes; time limits are established to provide efficiency in the conduct of the meeting and to allow equal opportunity for everyone wishing to speak. When appropriate, any questions by the public during public comment will be followed up on by the Town Manager and Town staff. Those who are speaking are requested to state their name and address for the record.*

PRESENTATIONS - 6:05 PM *Prescheduled presentations from the public are limited to 5 minutes. Invited presentations are limited to 10 minutes. Prior arrangements for presentations are made with the Town Clerk. The Council cannot appropriate funds or waive fees in response to a presentation.*

1. Eagle Valley Community Foundation, Grace Anshutz

CONSENT AGENDA - 6:15 PM *Consent agenda items are routine Town business, items that have received clear direction previously from the council, final land-use file documents after the public hearing has been closed, or which do not require council*

deliberation.

1. Minutes - September 24, 2024
2. Bill Pay - September 2024
3. Resolution 69, Series 2024 "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a lot line adjustment for 263 Sawatch Rd. and 700 Chambers Ave, Application No, LLA23-02"
4. Resolution 72, Series 2024 "A Resolution of the Town Council of the Town of Eagle, Colorado, Approving a Memorandum of Understanding with the Adam Palmer Sustainability Fund"

STAFF REPORTS - 6:20 PM *The Town Manager and department staff prepare and provide internal updates to the council.*

1. Town Manager Update
2. Department Update

BUSINESS ITEMS - 6:25 PM *Items and / or Public Hearings are listed under Business may be old or new and may require review or action by the council.*

1. Sixth Amendment to the Haymeadow Annexation and Development Agreement
    a. Resolution 65, Series 2024, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Sixth Amendment to the Annexation and Development Agreement for the Haymeadow Property"
2. PUBLIC HEARING: Land Use File: AN23-01 West Eagle Housing Annexation, Zoning, Preliminary Plan/Final Plat, and Major Development Permit
    a. Resolution 70, Series 2024, "A Resolution of the Town Council of Eagle, Colorado Accepting a Petition for Annexation of a Parcel of Land Located in Unincorporated Eagle County and Setting a Public Hearing on the Annexation (The Pasture Annexation)"
    b. Ordinance 10, Series 2024, An Ordinance of the Town Council of the Town of Eagle, Colorado Annexing to the Town Certain Unincorporated Territory Located in Eagle County and Zoning the Property Residential Multi-Family (West Eagle Housing Annexation) to October 22, 2024.
3. PUBLIC HEARING: Ordinance 09, Series 2024, "An Ordinance Of The Town Council Of The Town Of Eagle, Colorado Concerning The Financing Of A Public Swimming Pool And Ice Rink In The Town And Approving The Execution And Delivery By The Town Of A Site Lease Agreement And A Lease Purchase Agreement And Related Documents".
4. PUBLIC HEARING: Lane Use File: LUDC24-02 Text Amendment to the Land Use and Development Code
    a. Ordinance 8, Series 2024 "An Ordinance of the Town Council of the Town of Eagle, Colorado Amending Title 4 of the Eagle Municipal Code Regarding Occupancy Restrictions, Special Use Permits, Parking Location and Design, Riparian Setbacks, Recreational Vehicles, and Employee Residential Units"
5. PUBLIC HEARING: 2024 & 2025 Budget Presentation

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS - 9:00 PM *Council will use this time to propose future agenda items, provide updates on Council Committees, and address general discussion items.*

EXECUTIVE SESSION - 9:05 PM

1. An executive session to receive legal advice from the Town attorney and special counsel pursuant to CRS 24-6-402(4)(b) and to determine positions relative to matters that may be subject to negotiations, develop a strategy for negotiations, and/or instruct negotiators pursuant CRS 24-6-402(4)(e) regarding the West Eagle Annexation.
2. And further, move to adjourn the regular meeting at its conclusion.

ADJOURN - 9:30 PM

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.

Jenny Rakow, CMC
Town Clerk

PUBLIC WIFI – Eagle Guest

EVCF Update

EAGLE VALLEY COMMUNITY FOUNDATION

THE COMMUNITY MARKET

MIRA

ELEVAR

Current Areas of Focus Include:

THE COMMUNITY MARKET

- Addressing food insecurity through healthy food access.
- Reducing food waste through recovery and repurposing.



MIRA

- Mobile Resource Community Center
- Health and wellness education, resources navigation and referrals.



ELEVAR

- Nonprofit leadership capacity building through fiscal sponsorship.
- Building community leadership among people of color through grant-making and education.



The Community Market

- **2 Markets in Edwards and Gypsum**
- **Grocery Recovery**
  - Rescuing food from all major grocery stores and partnering with restaurants to prevent food from going to landfill.
  - Composting, recycling, and giving to local farmers what we cannot use.
- **Pop Up and Mobile Markets Throughout the Valley**
  - Like MIRA, Colorado Mountain College, Dotsero, Red Cliff, The Hythe, and more.
- **Outreach Programs**
  - 4 Eagle Senior Care, Edwards Early Learning Center, My Future Pathways, Totes for Hope (Local Elementary Schools), and more.
- **School Lunch Debt**
  - Partnering with ECSD to address the need in the community.
- **Budgeting and Cooking Classes with CSU Extension**
- **Volunteer Program**
- **WIC and SNAP Enrollment with MIRA**

THE COMMUNITY MARKET

Impact Statistics In Various Communities

	Overall	Gypsum	Edwards	Avon	Eagle	Vail	Other
Percentage of People Served	100%	26.15%	22%	21.01%	11.56%	2.30%	16.98%
Weekly Visitors	3001	903	660	630	412	74	546
Budget Spent at TCM (2024)	$1,505,003.15	$393,558.32	$331,100.69	$316,201.16	$173,978.36	$34,615.07	$255,549.53
Food Cost FY 2023-2024	$570,000.00	$149,055.00	$125,400.00	$119,757.00	$65,892.00	$13,110.00	$96,786.00


8
PER FAMILY
POR FAMILIA
FAMILY

Mobile Intercultural Resource Alliance

- **MIRA is a 40-foot RV that brings resources directly to Eagle County neighborhoods and workplaces.**

- **We continue to build and leverage trust in our community by bringing resources to neighbors in need, changing their health outcomes for the better.**
  - MIRA travels to primarily Spanish speaking neighborhoods in the Eagle River Valley and El Jebel/Basalt to connect residents to critical resources that may not be accessible due to transportation and other barriers.

- **Resource connection examples include:**
  - Health Education and Screenings
  - Health Insurance Enrollment
  - Application Support for Public Assistance Programs
  - Perinatal Support
  - Food Resources
  - Workforce Development
  - Early-Childhood Education Coordination
  - Physical Activity Programming

MIRA

Impact Statistics

Category	Total	Detailed Breakdown

Operations	4,714	• **4,714 MIRA Bus Visits**
		  ◦ **(2,496 visits in 2022, up 89%)**
		• 45/48 **weeks of operations**
		  ◦ (4 days/week)

Outreach	29,052	• 29,052 **people reached** on social media ◦ 2,282 **followers** • 10,592 **people reached in events**

Referrals & Connections	9,428	• 1,635 **Food** Resource Connections
		• 995 **Vaccines**
		• 590 **Early Childhood Program** Referrals
		• 540 **Financial Assistance** Services & Connections
		• 360 **Energy Assistance** Services and Connections
		• 217 **MIRA Health Fair** Attendees,
		  ◦ 26 Participating **Community Organizations**
		• 158 **Unsheltered Individuals** Referred
		• 140 **OmniSalud** Enrollments,
		  ◦ 2 insurance brokers
		• 120 **Behavioral Health** Service Referrals



Elevar

EVCF is working collaboratively to support community members of color wanting to start or accelerate their own 501c3 or social enterprise, with a focus on supporting ventures aiming to solve our community's problems and addressing the needs of low-income communities.

- **How:**
  - **Steering Committee**
    - Share knowledge and experience with startups
  - **Cohort Model**
    - Technical assistance and leadership coaching
      - Curriculum through Rocky Mountain Microfinance
      - Mentorship
  - **Granting**
    - Start-up or accelerator funding through grant making and program-related investments

ELEVAR

The Elevar Steering Committee

- Sofia Fecchino, CME, ECSD, Stay At Home Mom (Edwards)
- Cecilia Galardo, Finance and Accounting (Edwards)
- Aileen Pagán-Rohwer, Bravo! Vail (Edwards)
- Luz Parra, Cromma Owner (Avon)
- Cindy Ramos, Housekeeper and Babysitter (Avon)
- Luz Rios, Safeway Vail and Activist (Avon)
- Inés María Amuchástegui, BMHS Spanish Teacher (Avon)
- Deisy Vazquez, Majestic Cleaning Owner (Gypsum)
- Simone Lybarger, Violet Light Owner (Eagle)
- Arturo Zuniga, Art Vail Builders Owner (Eagle)

The First Elevar Entrepreneurial Cohort

Name of Business	Business Description
EG Multimedia Design	Marketing & Design
Elevated Engravings	Retail Custom Awards & Gifts
Gula Wellness & Grow N'Go	Herbal Apothecary
Nourish: Mind and Body	Nutrition & Coaching
MAS Color	Disability Advocacy
Yuli's Berries	Chocolates & Desserts
JHOVA	Video Production



The Community Market & The Town of Eagle

- **Instilling the spirit and heart of a loving, connecting, community through all of the programs of Eagle Valley Community Foundation, is a benefit to every resident and guest in Eagle and the entire Eagle River Valley. The number of volunteers and generous donors from Eagle helps us increase our capacity and is a testament to the belief in caring for neighbors.**

- **Town of Eagle residents account for 11.56% of total Community Market customers in 2023.**
    - In FY23-24, we spent over $173,978.36 to feed Town of Eagle residents.

- **But beyond direct numbers of individuals served residing in the Town of Eagle are employees, visitors, and broader community members who contribute to the vibrancy of life in the Town of Eagle but require EVCF resources like The Community Market, MIRA, and Elevar.**

Actions You Can Take NOW

- Donate Today!
  - Whether a $5 per month gift or a multi-year Foundational Family pledge, all giving amounts support our fight against hunger.
- Volunteer
  - Individual volunteers: Sign up today to make a hands-on impact. Shifts are available at both locations, Edwards and Gypsum, and start with a 2-hour commitment.
  - Group volunteers: Every Tuesday, TCM receives delivery of 20,000 pounds of food, we invite a group of volunteers to unload the truck and sort the food items.
- Encourage Food REcover
  - Advocate for restaurants and food establishments to donate their leftover food to The Community Market.
- Host A Food Drive
- Share Our Message
  - Lunch and Learn: Host a lunch with TCM employees and your employees to learn more about TCM activities and impact.
  - Follow our social media channels (Facebook and Instagram): Let other community members know about this critical need.
  - Share EVCF Newsletter with other partners and/or in your newsletter.

Thank you!

EAGLE VALLEY COMMUNITY FOUNDATION

THE COMMUNITY MARKET

MIRA

ELEVAR

MEETING MINUTES
Town Council
Tuesday, September 24, 2024
Public Meeting Room / Eagle Town Hall
200 Broadway Eagle, CO

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TOWN COUNCIL MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION *This was an in-person meeting using Teams.*

CALL TO ORDER - 6:00 PM

Mayor Turnipseed called the meeting to order at 6:00 p.m.

ROLL CALL

COUNCIL MEMBERS PRESENT

Mikel Kerst, Scott Turnipseed, Ellen Bodenhemier, Geoffrey Grimmer (remote), Nick Sunday, Jamie Woodworth Foral, Bryan Woods

COUNCIL MEMBERS ABSENT

None

STAFF PRESENT

Larry Pardee, Town Manager
Melissa Daruna, Assistant Town Manager
Ruthanne H. Goff, Town Attorney
Jenny Rakow, Town Clerk
Jill Kane, Finance Director/Treasurer
Carrie Buhlman, Police Chief
Tom Gosiorowski, Public Works Director
Peyton Heitzman, Community Development Director
Lynette Horan, Human Resources Manager
Sydney Dynek, Planner
Jamie Wilson, Communications & Marketing Specialist
Kira Koppel, Sustainability Specialist
Brian Lieberman, Open Space & Trails Manager
Ryan Goebel, IT Analyst
Kevin Aoki, Information Technology Manager
Nikki Davis, Economic Development & Housing Specialist

ADOPTION OF AGENDA

MOTION: Council Member Geoffrey Grimmer motioned to adopt the agenda as presented. The motion was seconded and passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

PUBLIC COMMENT

Tim McMahon – Avon – proposed guidelines for candidates for council to have attended a minimum number of meetings before being eligible to run for office, and requested designation by the Town to have September as Suicide

Awareness Prevention Month.

David XX –lives near 520 W 5th Street and inquired about the old Mountain Tots location and expressed concerns about the maintenance of the property and plans for the site.

PRESENTATIONS

1. Access Unbound, Elizabeth Latenser
   Elizabeth Latenser presented this item.

   Council comments: thanked Elizabeth for her presentation and stated that staff will follow up on specific questions regarding support.
2. Eagle Valley Community Foundation, Grace Anshutz *(Did not appear)*

CONSENT AGENDA

Council Member Jamie Woodworth Foral stated she is on the board of Mountain Tots and is in contact with Haymeadow regarding that organization. She stated her potential conflict and also stated that she would be impartial on the items on the agenda tonight. The council was polled and agreed she did not have to recuse.

MOTION: Council Member Nick Sunday motioned to approve the consent agenda. The motion was seconded and passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

1. Minutes - September 10, 2024
2. Resolution 66, Series 2024 "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the 2025 Property Casualty Preliminary Contribution Quotation"
3. Resolution 67, Series 2024, "A Resolution by the Town Council of the Town of Eagle, Colorado Amending the Open Space and Recreation Advisory Committee Bylaws to Authorize the Town Council to Stagger Committee Terms"
4. Resolution 68, Series 2024 "A Resolution of the Town Council of the Town of Eagle, Colorado Approving a Final Plat for 7 Hermit Condominiums Filing 5"

STAFF REPORTS

1. Town Manager Update
   Larry Pardee updated the council on the rapid blocks at the River Park and that the Brush Creek Playground has commitments for refurbishing.

   Larry also noted that Town Clerk Jenny Rakow had submitted her resignation and thanked her for her service to the Town of Eagle *(thank you everyone for the kind words, I will miss being here)*.

BUSINESS ITEMS

1. PUBLIC HEARING: SUP 24-01 Sweet Leaf Pioneer Special Use Permit
   Sydney Dynek presented this item.

Mayor Scott Turnipseed opened File Number SUP 24-01 for public comment. There was no public comment.

a. Resolution 40, Series 2024, " A Resolution of the Town Council of the Town of Eagle, Colorado Approving A Special Use Permit For Marijuana Medical Retail With Optional Cultivation Premises"

MOTION: Council Member Jamie Woodworth Foral motioned to approve Resolution 40, Series 2024, " A Resolution of the Town Council of the Town of Eagle, Colorado Approving A Special Use Permit For Marijuana Medical Retail With Optional Cultivation Premises". The motion was seconded and passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

2. EXECUTIVE SESSION: - To hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), concerning the Sixth Amendment to the Haymeadow Annexation and Development Agreement.

MOTION: Council Member Scott Turnipseed motioned to enter into Executive Session To hold a conference with the Town's attorney to receive legal advice on specific legal questions, pursuant to C.R.S. § 24-6-402(4)(b), concerning the Sixth Amendment to the Haymeadow Annexation and Development Agreement.. The motion was seconded and passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

The executive session was not recorded as the discussion was legal advice on negotiations.

Mayor Scott Turnipseed resumed the regular meeting at 6:47 p.m.

3. Sixth Amendment to the Haymeadow Annexation and Development Agreement
Jessica Lake presented this item.

Applicant representative Michael Hood gave a presentation and reviewed staff items.

Council comments: the council and Haymeadow representative Brandon Cohen discussed the request for a ten-year extension of vested rights for the Haymeadow development, contingent upon the completion of core infrastructure. Concerns were raised about the implications of extending vested rights without a financial contribution from the developer highlighting the need for a balance between development progress and financial accountability.

The council and the developer discussed the construction of Brush Creek Road Extension and the core infrastructure necessary for the Haymeadow development. The discussion included the importance of the road for the community, the financial contributions from the developer, and the strategic planning for the construction to align with the town's goals and the developer's commitments.

Discussion on the construction of Brush Creek Rd. and acknowledgment that it cannot begin until right-of-way negotiations have started and the town approves the final plans, with allowances for the seasonality of road construction projects in Eagle.

The developer's financial contributions were clarified, with $480,000 for the roundabout at Brush Creek and Grand Avenue and an additional $500,000 for any purpose within four years.

The direction to staff and the developer was to review and address ambiguities in the agreement with legal counsel and staff, clarify what needs to be satisfied by 2034 to satisfy vested rights, and discuss potential financial contribution for the extension of vested rights with the developer.

a. Resolution 65, Series 2024, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Sixth

Amendment to the Annexation and Development Agreement for the Haymeadow Property"

4. PUBLIC HEARING: File LUDC24-02: Text Amendment to the Land Use and Development Code (*Request for continuance to October 8, 2024)*

Mayor Scott Turnipseed opened the public hearing for LUDC24-02

MOTION: Council Member Scott Turnipseed motioned to continue the Public Hearing for File LUDC24 until October 8, 2024. The motion was seconded and passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

COUNCIL DISCUSSION AND FUTURE AGENDA ITEMS

Council Member Bryan Woods updated the council that the DDA extended their grant application window and they currently have 12 applications. Bryan also inquired about the street name of Castle Drive and why we have so many of them in Eagle.

Mayor Scott Turnipseed shared a story about meeting a recipient of a Habitat for Humanity house and how council decisions have a personal positive impact on community members.

Council Member Geoff Grimmer thanked staff for the budget reduction exercise and hoped there were some positive outcomes. Requested that staff review health costs with NWCCOG and Eagle County as they may have opportunities to join existing health care coalitions to reduce cost.

Council Member Jamie Woodworth Foral thanked the police department for the school response and school resource officers in Eagle County for their efforts.

ADJOURN - 7:25 PM

MOTION: Council Member Mikel "Pappy" Kerst motioned to adjourn. The motion was seconded and passed with a vote of 7 in favor (Kerst, Turnipseed, Bodenhemier, Grimmer, Sunday, Woodworth Foral, and Woods) and 0 opposed.

Date:

Scott Turnipseed, Mayor

Jenny Rakow, CMC Town Clerk

BILL SCHEDULE
SEPTEMBER 2024

GENERAL FUND			
General Government			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	21.09
Amazon	Office Supplies		21.97
Cintas Corporation	Office Supplies		25.05
Bennicoff, Paul	Bike Rebate		1,500.00
Etters, Janet C	Bike Rebate		799.99
Economic & Planning Systems, Inc.	Professional Services		3,650.00
KLJ Engineering LLC	Professional Services		1,140.00
RRC Associates, Inc.	Economic Dashboard		8,000.00
Hoffman, Parker, Wilson & Carberry Pc	Legal - General		11,208.07
Elected Leaders	Tuition & Books		99.00
Total General Government		**$**	**26,465.17**
General Administration			
Pfaff, Ryan Or Alicia	Utility Overpayment Refund	$	360.41
Standard Insurance Company	Health & Life Ins. Payable		3,359.95
Family Support Registry	Misc Deductions Payable		146.76
Rexel USA, Inc	Miscellaneous		(81.10)
Rocky Mountain Reserve LLC	Health & Insurance Benefits		26.95
Amazon	Office Supplies		74.66
Cintas Corporation	Office Supplies		141.95
Government Finance Officers Association	Dues & Subscriptions		150.00
Mail Chimp	Dues & Subscriptions		132.00
Mountain Careers	Dues & Subscriptions		159.00
Trybe Property Management LLC	Employee Housing Rental Exp		2,955.35
Chase Paymentech	C.C. Transaction Fees		253.01
Xpress Bill Pay	C.C. Transaction Fees		56.15
Employer's Council Services, Inc.	Professional Services		143.75
Hoffman, Parker, Wilson & Carberry PC	Legal		67.50
Xpress Bill Pay	Computer Support		50.00
Marble Peak Consulting	Tuition & Books		24.97
Total General Administration		**$**	**8,021.31**
Community Development			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	35.15
Fleet Services	Vehicle Fuel		116.56
CACEO	Dues & Subscriptions		45.00
Wave Pro	Dues & Subscriptions		16.00
Indeed	Recruitment		61.79
Baseline Engineering Corporation	Professional Services		1,211.71
McCool Development Solutions, LLC	Professional Services		19,386.90
Hoffman, Parker, Wilson & Carberry PC	Planning Reimbursable		4,720.00
Kipp Land Surveying LLC	Planning Reimbursable		1,575.00
McCool Development Solutions, LLC	Planning Reimbursable		5,774.10
Mott Macdonald	Planning Reimbursable		157.50
Hoffman, Parker, Wilson & Carberry PC	Legal		427.50
City-Market	Meeting Expense		17.45

Community Development (Cont.)			
Pazzo's	Meeting Expense		271.34
Colorado Planning	Tuition & Books		1,675.00
Int'l Code Council	Tuition & Books		178.50
Total Community Development		**$**	**35,669.50**
Municipal Court			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	0.88
Amazon	Office Supplies		38.41
Orange Tree Screening	Recruitment		50.67
Gendelman Klimas, Ltd	Legal		1,500.00
Total Municipal Court		**$**	**1,589.96**
Streets			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	43.93
Cintas Corporation	Office Supplies		28.70
Nunley, Connie	Office Supplies		16.99
Duluth Trading	Uniforms		218.50
Amazon	Repair & Maintenance Supplies		153.69
Fine Signs, LLC	Repair & Maintenance Supplies		996.25
Grainger	Repair & Maintenance Supplies		162.30
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies		66.89
High Country Garage Doors, LLC	Repair & Mtn Supplies		17.00
Mid-American Research Chemical	Repair & Maintenance Supplies		746.00
Paint Bucket	Repair & Maintenance Supplies		342.39
Rexel USA, Inc	Repair & Maintenance Supplies		524.44
Signature Signs Inc	Repair & Maintenance Supplies		499.00
EV Gateway	Vehicle Fuel		21.19
Fleet Services	Vehicle Fuel		1,858.35
Autel	Dues & Subscriptions		795.00
Holy Cross Energy	Utility Services		2,049.61
Orange Tree Screening	Recruitment		10.14
KLJ Engineering LLC	Professional Services-Transporation Plan		31,976.39
High Country Garage Doors, LLC	Repair & Maintenance Services		180.00
Signature Signs Inc	Repair & Maintenance Services		212.50
Utility Notification Center Of Colorado	Repair & Maintenance Services		260.15
Buffalo Wild Wings	Travel		98.15
Nunley, Connie	Travel		1.39
Colorado Mountain Medical, LLC	CDL Testing		257.00
Total Streets		**$**	**41,535.95**
Public Safety			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	99.28
Amazon Capital Services	Office Supplies		123.93
Copy Plus	Office Supplies		16.32
Walmart	Office Supplies		50.45
Amazon Capital Services	Operating Supplies		22.98
Axon	Operating Supplies		621.70
Galls, LLC	Operating Supplies		183.99
Tri-Tech Forensics Inc	Operating Supplies		123.50

Public Safety (Cont.)			
Amazon Capital Services	Uniforms		55.98
Galls, LLC	Uniforms		687.86
Fleet Services	Vehicle Fuel		3,434.96
Adamson Police Products	Equipment (Non-Capital)		4,335.00
Amazon Capital Services	Equipment (Non-Capital)		22.49
Axon Enterprise, Inc.	Equipment (Non-Capital)		2,464.88
Motorola Solutions	Equipment (Non-Capital)		12,581.64
USPS	Communication & Shipping		18.45
Colorado Assn Chief Of Police	Dues & Subscriptions		700.00
FBI LEEDA	Dues & Subscriptions		50.00
Remarkable	Dues & Subscriptions		2.99
AT&T Mobility	Utility Services		812.38
CBI-Identification	Recruitment		39.50
Colorado Assn Chief Of Police	Recruitment		293.00
Indeed	Recruitment		127.35
Trustonics, LLC	Recruitment		450.00
Smart Draw	Computer Support		119.40
Doubletree Hotels	Travel		813.35
Drury Inn	Travel		862.95
Casa Mexico	Meeting Expense		141.30
Jimmy Johns	Meeting Expense		20.25
Mauka Poke Bar	Meeting Expense		63.82
The Antlers	Training & Travel - Grants		(93.05)
Rowe, Eleanor May	Tuition & Books		900.00
Vilar Performing Arts Center	Tuition & Books		282.50
Eagle County Animal Control	Animal Control		13,834.00
Transunion Risk & Alternative Data Solut	Contract Payments		210.00
City-Market	Event Production		19.96
Costco	Event Production		837.87
King Soopers Customer Charges	Event Production		120.57
Resort Entertainment/Resort Events	Event Production		1,010.00
Total Public Safety		**$**	**46,461.55**
Buildings & Grounds			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	38.08
Cintas Corporation	Office Supplies		28.70
Nunley, Connie	Office Supplies		16.99
Gypsum Eagle Ace Hardware	Operating Supplies		30.98
Factory Outdoor	Uniforms		169.98
Amazon	Repair & Maintenance Supplies		63.93
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies		170.48
G & S Tool Clinic, LLC	Repair & Maintenance Supplies		365.45
Grainger	Repair & Maintenance Supplies		258.00
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies		130.67
United Companies	Repair & Maintenance Supplies		455.92
Fleet Services	Vehicle Fuel		897.94
Ferguson Enterprises, Inc.	Equipment (Non-Capital)		757.00
Home Depot	Equipment (Non-Capital)		688.00
Home Depot	Janitorial Supplies		2,687.41

Buildings & Grounds (Cont.)			
Black Hills Energy	Utility Services		1,332.47
Holy Cross Energy	Utility Services		3,483.13
Orange Tree Screening	Recruitment		37.93
C & C Plumbing & Mechanical Inc	Repair & Maintenance Services		786.01
Mountain Blind Man	Repair & Maintenance Services		110.00
Mountain Star Cleaning Services	Repair & Maintenance Services		350.00
R & H Mechanical	Repair & Maintenance Services		4,051.50
Sno-White Linen Rental	Repair & Maintenance Services		154.14
Vail Honeywagon	Repair & Maintenance Services		6.00
Venzor Carpet Cleaning	Repair & Maintenance Services		777.76
Nunley, Connie	Travel		1.39
Total Buildings & Grounds		**$**	**17,849.86**
Events			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	10.54
Amazon	Office Supplies		21.98
Amazon	Operating Supplies		66.93
Costco	Operating Supplies		53.96
Sun And Ski Sports	Uniforms		111.82
Apple.Com	Dues & Subscriptions		12.02
Canva	Dues & Subscriptions		14.99
Color Coffee	Meeting Expense		6.50
Grand Avenue Grill	Meeting Expense		41.28
Red Canyon Café	Meeting Expense		30.90
Yeti's Grind	Meeting Expense		36.56
Bien Mur Travel	Event Production		40.63
Capitol Theater Eagle	Event Production		200.00
Timberline Tours	Event Production		460.00
Wal-Mart	Event Production		48.63
Total Events		**$**	**1,156.74**
Engineering			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	14.35
Cintas Corporation	Office Supplies		28.70
Nunley, Connie	Office Supplies		16.99
Signature Signs Inc	Repair & Maintenance Supplies		150.00
Fleet Services	Vehicle Fuel		100.91
Colorado Mtn. News Media	Recruitment		465.00
Orange Tree Screening	Recruitment		31.12
Signature Signs Inc	Repair & Maintenance Services		127.50
DLT Solutions LLC	Computer Support		892.50
Nunley, Connie	Travel Expense		1.39
Total Engineering		**$**	**1,828.46**
Information Technology			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	9.37
Century Link	Utility Services		6,839.86
Verizon Wireless, Bellevue	Utility Services		3,090.69
All Mountain Technologies, LLC	Computer Support		9,507.43

Information Technology (Cont.)			
Aspen Wireless Technologies, Inc.	Computer Support		1,362.50
Clerk Starter Plan	Computer Support		23.86
Greystone Technology	Computer Support		25.00
SHI International Corp	Computer Support		8,080.00
TEC Integration, Inc.	Computer Support		100.00
Red Canyon Cafe	Meeting Expense		73.60
Professional Document Solutions, Inc.	Contract Payments		232.26
Xerox Financial Services LLC	Contract Payments		1,379.71
Total Information Technology		**$**	**30,724.28**
Marketing & Communications			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	5.86
Town Square Publications	Media		600.00
Colorado Municipal League	Tuition & Books		45.00
Total Marketing & Communications		**$**	**650.86**
Total GENERAL FUND		**$**	**211,953.64**
CAPITAL IMPROVEMENTS FUND			
Teqlease	IT Improvements	$	77,546.93
Martin/Martin Consulting Engineers	Traffic Control Improvements		7,775.00
Kumar & Associates Inc	Street Replacement- Howard St		1,418.20
Martin/Martin Consulting Engineers	Street Replacement- Howard St		562.50
Stolfus & Associates	Grand Avenue Improvements		119,376.51
Amazon	Multi Purpose Truck		689.85
Wylaco Supply Co	Multi Purpose Truck		215.12
Meridian Rapid Defense Group LLC	Police Department Equipment		93,177.72
eBay	Patrol Vehicles		399.95
Greyco Customs	Patrol Vehicles		8,792.45
Kustom Signals	Patrol Vehicles		4,737.00
Total CAPITAL IMPROVEMENTS FUND		**$**	**314,691.23**
WASTE WATER FUND			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	27.59
Cintas Corporation	Office Supplies		28.69
Nunley, Connie	Office Supplies		16.98
Western Slope Supplies Inc	Office Supplies		17.80
Trick Threads	Uniforms		72.07
Working Person Store	Uniforms		(31.99)
Grainger	Repair & Maintenance Supplies		320.76
Neptune Benson Inc	Repair & Maintenance Supplies		686.41
USA Blue Book	Repair & Maintenance Supplies		6,334.67
Fleet Services	Vehicle Fuel		328.35
Federal Express Corp.	Communication & Shipping		423.27
Nextrust Inc	Communication & Shipping		313.24
Black Hills Energy	Utility Services		238.86
Holy Cross Energy	Utility Services		9,444.20
Colorado Mtn. News Media	Recruitment		202.52
Indeed	Recruitment		96.98

WASTE WATER FUND (Cont.)

Orange Tree Screening	Recruitment		20.62
Chase Paymentech	C.C. Transaction Fees		872.82
Xpress Bill Pay	C.C. Transaction Fees		491.27
LRE Water	Engineering		1,980.00
Denali Water Solutions LLC	Sludge Disposal		2,475.24
Utility Notification Center Of Colorado	Repair & Maintenance Services		260.15
Colo Dept Of Public Health & Environment	Testing & Permits		7,529.00
SGS North America Inc	Testing & Permits		2,409.98
Nunley, Connie	Travel		1.38
LRE Water	Capital Expenditures		2,952.50
Teqlease	Capital Expenditures		8,157.50
Yearout Energy Services Co LLC	Capital Expenditures		211,823.33
Stolfus & Associates	Sewer Line Improvements		11,595.00
Total WASTE WATER FUND		**$**	**269,089.19**

WATER FUND

Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	41.18
Cintas Corporation	Office Supplies		28.70
Nunley, Connie	Office Supplies		16.98
Amazon	Operating Supplies		80.67
Grainger	Operating Supplies		52.26
United Rentals (North America) Inc	Operating Supplies		38.40
Wylaco Supply Co	Operating Supplies		80.49
Trick Threads	Uniforms		108.11
Working Person Store	Uniforms		(47.99)
Core & Main LP	Repair & Maintenance Supplies		543.82
Ferguson Enterprises, Inc.	Repair & Maintenance Supplies		106.38
Grainger	Repair & Maintenance Supplies		1,409.22
Gypsum Eagle Ace Hardware	Repair & Maintenance Supplies		1,202.18
Pollardwater	Repair & Maintenance Supplies		74.68
Fleet Services	Vehicle Fuel		445.39
Federal Express Corp.	Communication & Shipping		284.06
Nextrust Inc	Communication & Shipping		313.25
Black Hills Energy	Utility Services		24.64
Holy Cross Energy	Utility Services		14,515.60
Colorado Mtn. News Media	Recruitment		303.78
Indeed	Recruitment		64.65
Orange Tree Screening	Recruitment		40.46
Chase Paymentech	C.C. Transaction Fees		1,481.14
Xpress Bill Pay	C.C. Transaction Fees		673.75
LRE Water	Engineering		2,004.93
Johnson Control Fire Protection LP	Repair & Maintenance Services		1,165.00
Utility Notification Center Of Colorado	Repair & Maintenance Services		260.15
Colo Dept Of Public Health & Environment	Testing & Permits		1,160.00
Eagle River Water & Sanitation District	Testing & Permits		465.00
SGS North America Inc	Testing & Permits		574.57
Nunley, Connie	Travel		1.39
PSI Services	Tuition & Books		104.00
Rocky Mountain American Waterworks	Tuition & Books		350.00

WATER FUND (Cont.)			
Teqlease	Capital Expenditures		13,324.11
Yearout Energy Services Co LLC	Capital Expenditures		104,330.90
Eagle County Government	Tank Replacement		12,820.50
Mott Macdonald	Tank Replacement		47,007.50
Stolfus & Associates	Water Line Improvements		11,595.00
Total WATER FUND		**$**	**217,044.85**
REFUSE FUND			
Nextrust Inc	Communication & Shipping	$	313.24
Chase Paymentech	C.C. Transaction Fees		264.49
Xpress Bill Pay	C.C. Transaction Fees		168.44
Vail Honeywagon	Contract Services		79,105.75
Total REFUSE FUND		**$**	**79,851.92**
STORM WATER FUND			
Nextrust Inc	Communication & Shipping		313.24
Chase Paymentech	C.C. Transaction Fees		26.45
Xpress Bill Pay	C.C. Transaction Fees		14.03
Total STORM WATER FUND		**$**	**353.72**
BROADBAND FUND			
Aspen Wireless Technologies, Inc.	Computer Support		3,489.00
Total BROADBAND FUND		**$**	**3,489.00**
STCIF			
Dynamic Program Management, LLC	Multi-Use Rec Facilities	$	11,821.33
Ground Engineering Consultants	Multi-Use Rec Facilities		2,208.00
Ohlson Lavoie Corporation	Multi-Use Rec Facilities		7,118.65
Wiss Janney Elstner Associates Inc	Multi-Use Rec Facilities		4,442.50
Total STCIF		**$**	**25,590.48**
OPEN SPACE FUND			
Rocky Mountain Reserve LLC	Health & Insurance Benefits	$	6.50
Auto Zone, Inc	Vehicle Repair & Maintenance Supplies		36.85
Fleet Services	Vehicle Fuel		189.02
Hoffman, Parker, Wilson & Carberry Pc	Legal		247.50
Vail Honeywagon	Repair & Maintenance Services		289.62
Wagner Equipment Co	Repair & Maintenance Services		308.00
Mountain Pest Control, Inc.	Weed & Pest Control		4,800.00
CNDC FBO COSA	Tuition & Books		350.00
Total OPEN SPACE FUND		**$**	**6,227.49**
Total		**$**	**1,128,291.52**
Payroll		**$**	**602,736.97**
Grand Total		**$**	**1,731,028.49**

To: Mayor Turnipseed and Town Council

From: Tez Hawkins, Community Development, Contract Planner

Date: October 8, 2024

Agenda Items: Resolution 69 Series of 2024 Application: LLA23-02; RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING THE LOT LINE ADJUSTMENT BETWEEN LOT 2 AND TRACT A OF THE 700 CHAMBERS SUBDIVISION

REQUESTS:
The applicant is requesting to vacate the property/lot line between Lot 2 and Tract A of the 700 Chambers Subdivision to consolidate the lots by a final plat through the Town of Eagle (the "Town") lot line adjustment process. The newly consolidated lot will be designated as Lot 2A, of the 700 Chambers Subdivision. The final plat will also establish new public easements and vacate existing public easements.

BACKGROUND:
The first subject lot is located at 263 Sawatch Road, Parcel number 1939-333-45-001, and legally described as 700 Chambers Avenue Subdivision Lot: 2. The second subject lot is 700 Chambers Avenue #E, Parcel Number 1939-333-45-005, and legally described as 700 Chambers Avenue Subdivision Tract: A Resubdivsion of Lot 1. The properties were initially subdivided in 1992 (Rec. BK 581 PG 377) and then again in 2011 (Rec. 201109308.) and 2014 (Rec. 201415291).



The requested lot consolidation and final plat will vacate the lot line between the subject lots described earlier creating a new lot, Lot 2A of the 700 Chambers Subdivision. The final plat will also vacate all portions of the "grading, drainage, and retention pond easement" dedicated to the Town and establish a new "drainage" easement dedicated to the Town. The new drainage easement will better match the required improvements and infrastructure needed to develop the property. The final plat will also dedicate a utility easement.

ANALYSIS:

The lot consolidation and final plat were analyzed under the review criteria of section 4.17.100.B.d

1. All of the required public improvements have been installed and approved;
    - The maintenance agreement between the property owner and Town for those easements dedicated to the Town will require a maintenance agreement recorded with the final plat.
2. All parcels created meet the minimum standards required by this LUDC and other applicable regulations.
    - This criterion is met.
3. The lot line adjustment does not adversely affect the character of the neighborhood or create other adverse impacts; and
    - This criterion is met.
4. The lot line adjustment does not result in density that exceeds the allowed density of the original subdivision.
    - This criterion is met.

COMMUNITY INPUT:
None.

BUDGET:
The Town will incur fees from the reviewing contract planner, contract surveyor, and contracted attorney.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:
The lot consolidation and final plat align with the standards of the Land Use Development Code and the Goals of the Strategic Plan.

RECOMMENDED ACTION OR PROPOSED MOTION:

A motion to **APPROVE Resolution No. 69 Series 2024**

ATTACHMENTS:

- Final Plat
- Resolution 69, Series 2024

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 69
(Series of 2024)

RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING THE LOT LINE ADJUSTMENT BETWEEN LOT 2 AND TRACT A OF THE 700 CHAMBERS SUBDIVISION

WHEREAS, David Dantas ("Owner"), is the Manager of Sawatch 263 RD, LLC and Chambers 700, LLC owns the real property described as 700 Chambers Avenue Subdivision Lot 2 (the "Lot 2") and 700 Chambers Avenue Subdivision Tract A a Resubdivision of Lot 1 (the "TRACT A"), both located in Eagle, Colorado, also known as 263 Sawatch Road and 700 Chambers Avenue; and

WHEREAS, the Owner filed an application for a Lot Line Adjustment and subsequent final plat to vacate the lot line between Lot 2 and Tract A (the "Application").

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Findings. The Town Council finds that the Application complies with the applicable criteria in Section 4.17.100.B.d of the Land Use Development Code

Section 2. Decision. Based on the foregoing findings, the Town Council approves the Application.

INTRODUCED, READ, PASSED AND ADOPTED ON OCTOBER 8, 2024.

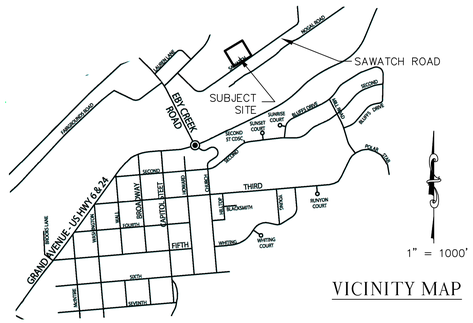
TOWN OF EAGLE, COLORADO

_____
Scott Turnipseed, Mayor

ATTEST:

_____
Jenny Rakow, Town Clerk

FINAL PLAT
LOT 2A, 700 CHAMBERS AVENUE SUBDIVISION
A RESUBDIVISION OF LOT 2
700 CHAMBERS AVENUE SUBDIVISION &
A RESUBDIVISION OF TRACT A
700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO


SAWATCH ROAD
SUBJECT SITE
EBY CREEK ROAD
HIGHLINE
HIGHLINES ROAD
WOOD END
SECOND
SUNSET COURT
LUNDIN COURT
BLUEST DRIVE
BLUEST DRIVE
SOLAR DRIVE
SECOND ST CDOT
SECOND
THIRD
BROADWAY
CHAMBERS
CHAMBERS
WASHINGTON
MAIN
FOURTH
FIFTH
WESTERN
WESTERN
WESTERN

PROJECT No. LLA23-02

FINAL PLAT
LOT 2A, 700 CHAMBERS AVENUE SUBDIVISION
A RESUBDIVISION OF LOT 2
700 CHAMBERS AVENUE SUBDIVISION &
A RESUBDIVISION OF TRACT A
700 CHAMBERS AVENUE SUBDIVISION, A RESUBDIVISION OF LOT 1
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

Easement Vacation and Acceptance Certificate

We, Chambers Avenue Condominium Association (Parcel 1), and Lot C, Chambers Avenue Condominium Association (Parcel 2) being the sole owners in fee simple of all that real property described as follows:

Parcel 1: Lot 2, 700 Chambers Avenue Subdivision, a Resubdivision of Lot 1, according to the plat thereof recorded September 8, 2014 under Reception No. 201415291 County of Eagle, State of Colorado,

and

Parcel 2: Lot 3, 700 Chambers Avenue Subdivision, a Resubdivision of Lot 1, according to the plat thereof recorded September 8, 2014 under Reception No. 201415291 County of Eagle, State of Colorado,

Hereby vacate the grading, drainage and retention pond easement recorded under Reception No. 201109307 & 201109308 & Reception No. 201415291 and hereby accept the drainage easement created by this plat.

EXECUTED this _____ day of _____, A.D., 2024.

Owner (Parcel 1): Chambers Avenue Condominium Association

By: _____

Title: _____

STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Ownership was acknowledged before me this ____ day of _____, A.D., 2024, by _____ as _____ of Chambers Avenue Condominium Association.

Witness my hand and official seal.

My Commission expires:_____

_____
Notary Public

Owner (Parcel 2): Lot C, Chambers Avenue Condominium Association

By: _____

Title: _____

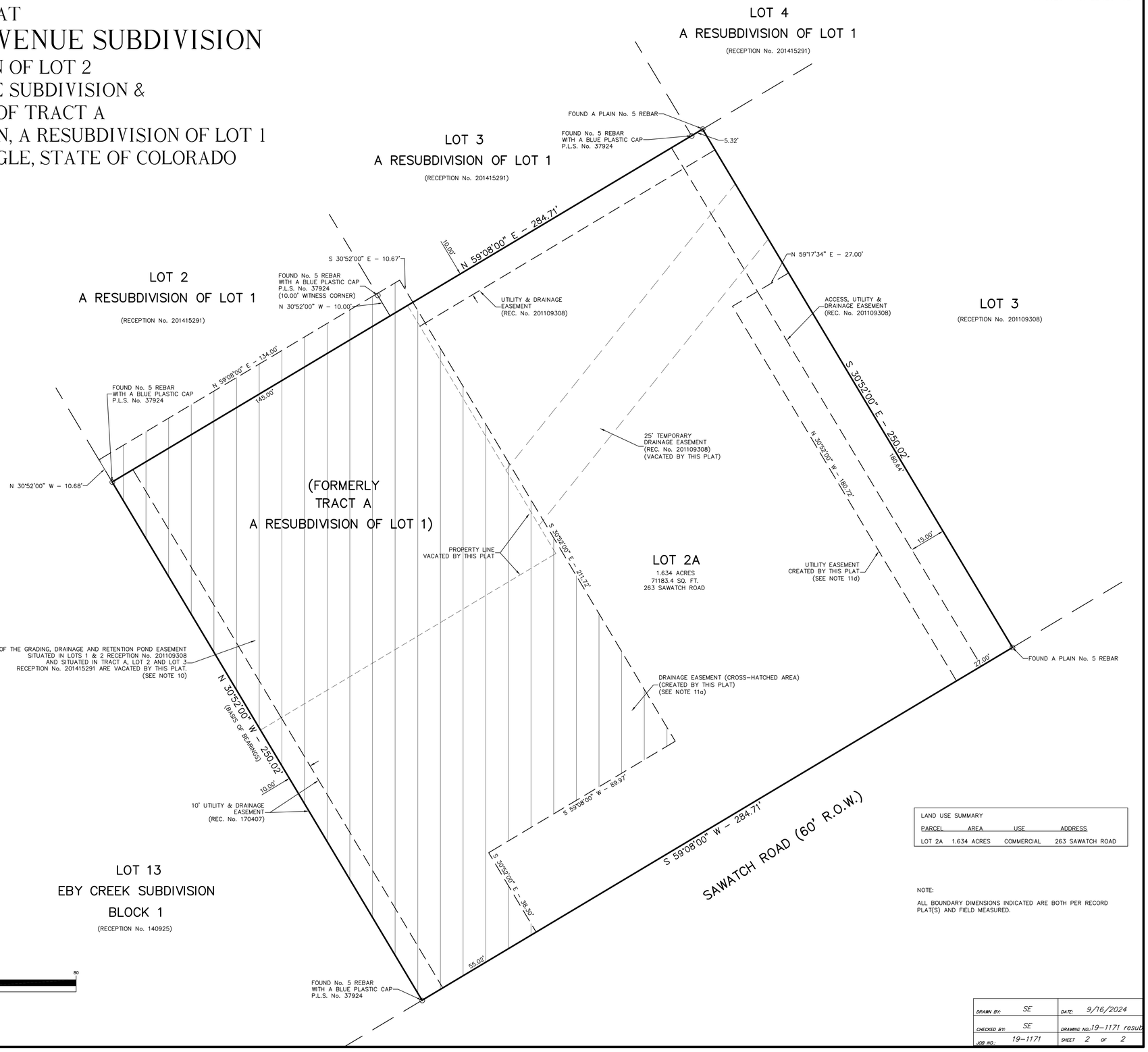
STATE OF _____)
)SS
COUNTY OF _____)

The foregoing Certificate of Ownership was acknowledged before me this ____ day of _____, A.D., 2024, by _____ as _____ of Lot C, Chambers Avenue Condominium Association.

Witness my hand and official seal.

My Commission expires:_____

_____
Notary Public



LAND USE SUMMARY			
PARCEL	AREA	USE	ADDRESS
LOT 2A	1.634 ACRES	COMMERCIAL	263 SAWATCH ROAD

NOTE:

ALL BOUNDARY DIMENSIONS INDICATED ARE BOTH PER RECORD PLAT(S) AND FIELD MEASURED.

Gore Range Surveying, LLC
P.O Box 15
Avon, CO 81620
(970) 479-8698 • fax (970) 479-0055

DRAWN BY:	SE	DATE:	9/16/2024
CHECKED BY:	SE	DRAWING NO.:	19-1171 resub
JOB NO.:	19-1171	SHEET	2 OF 2

To: Mayor Turnipseed and Town Council

From: Kira Koppel, Sustainability Specialist

Date: October 8, 2024

Agenda Item: MOU with Adam Palmer Sustainability Fund

REQUEST: Town staff requests that council review the MOU between the Town and the Adam Palmer Sustainability Fund (Palmer Fund) to formalize the partnership of the two entities. This MOU builds upon the July presentation to Town Council on the town's partnership with the Palmer Fund and its importance to achieving progress on the town's net zero by 2030 goal.

BACKGROUND: The Adam Palmer Sustainability Fund was created in response to the loss of a Town of Eagle council member in 2021, Adam Palmer, a strong sustainability champion. Through conversations with Luke Cartin of Park City and Mountain Towns 2030, the town established net zero goals in 2021 to honor his legacy and make progress in climate action: net zero town operations by 2028 and net zero Eagle community by 2030. The Adam Palmer Sustainability Fund was then created in Adam's honor to provide an avenue to get this work off the ground. The Palmer Fund's 501(c)(3) designation allows for the fundraising and dispersing of funds in service of the goals. Throughout the years, the Palmer Fund has worked to support the town's goals, from creating the Net Zero Action Plan for the community, to working with town staff and even being selected as a Sustainability Funding recipient for the solar greenhouse project they curated with Brush Creek Elementary School and Active Energies.

ANALYSIS: The Town and Palmer Fund have been seeking a more formal partnership and brought an outline of how that partnership would function to Council in July. With Council's indication to move forward, the groups have drafted an MOU that further details the intent of the partnership from now through our 2030 goal deadline.

COMMUNITY INPUT: None at this time.

BUDGET / STAFF IMPACT:
Formalizing our partnership with the Palmer Fund by entering into this MOU does not in itself have any budgetary impacts. Impacts to staff are only positive, as staff regularly works with the Palmer Fund, and the MOU further streamlines and clarifies the relationship.

It is important to note that the full benefit of the partnership will not be realized without the associated Professional Services Agreement, which will have budgetary impacts. However, the MOU establishes the groundwork to expand staff capacity at a much lower cost than adding new town staff. The PSA will be presented separately based on council direction and recommendations for the 2025 Sustainability Budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: This partnership aligns with the town's goal to elevate our relationship with the environment by supporting and demonstrating sustainability (Goal 4-3 of Elevate Eagle Comprehensive Plan) and with the town's strategic objective to invest in environmental and energy sustainability. It will also support further implementation of Town Council Resolution No. 56, a resolution adopting town-wide sustainability goals.

RECOMMENDED ACTION OR PROPOSED MOTION: Staff asks that the council considers this MOU and **APPROVES** entering the MOU with the Adam Palmer Sustainability Fund, pending any further questions or concerns.

ATTACHMENTS:

- APSF_TOE MOU

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 72
(Series of 2024)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, APPROVING A MEMORANDUM OF UNDERSTANDING WITH THE ADAM PALMER SUSTAINABILITY FUND

WHEREAS, the Town Council adopted Resolution No. 56, Series 2021, setting a goal to achieve net zero carbon emissions by 2030 for the Eagle community;

WHEREAS, the Town Council requested a non-profit be formed to support work toward the net zero carbon emissions by 2030 goal;

WHEREAS, the Adam Palmer Sustainability Fund's mission is to partner with community leaders to achieve net-zero carbon consumption in the Town by 2030 through philanthropy, green infrastructure, revolving loans, and grant funding;

WHEREAS, the Town and the Adam Palmer Sustainability Fund have been working together on achieving the 2030 net zero goal, and the Adam Palmer Sustainability Fund has proven its expertise and value to the Town;

WHEREAS, Town Council finds that is in the best interest of the public's health, safety and welfare to approve a Memorandum of Understanding ("MOU") with Adam Palmer Sustainability fund; and

WHEREAS, the Town desires to utilize the Adam Palmer Sustainability Fund to expand capacity and outreach on projects that help achieve the 2030 net zero goal.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. The MOU with the Adam Palmer Sustainability Fund is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the MOU on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON October 8, 2024.

TOWN OF EAGLE, COLORADO

_____
Scott Turnipseed, Mayor

ATTEST:

_____

Jenny Rakow, Town Clerk

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into on October 8, 2024, by and between The Adam Palmer Sustainability Fund, a Colorado nonprofit corporation (the "Palmer Fund") and the Town of Eagle, Colorado, a Colorado home rule municipal corporation (the "Town") (each a "Party" and collectively the "Parties").

RECITALS

WHEREAS, the Eagle Town Council adopted Resolution No. 56, Series 2021 setting two net zero carbon emissions goals: net zero carbon emissions by 2028 for Town operations and net zero carbon emissions by 2030 for the Eagle community;

WHEREAS, after the adoption of Resolution No. 56, Series 2021 and in the legacy of Adam Palmer, the Town provided seed funding, vision, and oversight for establishing the Palmer Fund in 2021;

WHEREAS, both the Town and the Palmer Fund recognize that the Town does not have the staff capacity and resources that are necessary to achieve the net zero goals;

WHEREAS, the Palmer Fund retains the ability to fundraise dollars to support the community 2030 net zero goal;

WHEREAS, the Palmer Fund created the Town of Eagle Net Zero Action Plan ("NZAP"), which outlines a pathway to achieving net zero by 2030 by providing strategies, policies, and initiatives to reduce greenhouse gas emissions to zero while limiting the impacts of climate change;

WHEREAS, the Town was presented with the NZAP in 2023; and

WHEREAS, the Town and the Palmer Fund seek to formalize their long-standing partnership and establish a working framework for continued collaboration.

For the foregoing reasons, the Parties desire to set forth their understanding and acknowledgments regarding their continued collaboration and partnership, as follows:

1. Both Parties will convene annually to set mutually agreed-upon annual priorities and strategies that will be implemented in accordance with the net zero goals.

2. Both Parties will collaborate on community engagement with the goals and agreed-upon annual strategies.

3. Both Parties will solicit project proposals for community-based implementation of the net zero goal and support applicants seeking grants and loans through the Palmer Fund as is feasible.

4. Both Parties will provide support to one another for relevant state and federal grant applications, with either Party serving as the lead applicant, whichever Party is not the lead applicant shall provide letters of support and funding for required grant matches.

5. The Palmer Fund will conduct annual fundraising to support the net zero by 2030 goal.

6. Any work for hire or expected deliverables will be detailed in annual Professional Services Agreements.

7. The Town is committed to the long-term funding and support of both the 2028 Town operations and 2030 community net zero goals through policy and programmatic implementation, including without limitation funding the Palmer Fund for services provided.

8. The Town will update the NZAP and the community greenhouse gas inventory in 2025, 2028, and 2030, or as deemed appropriate, with support from the Palmer Fund.

9. The Palmer Fund will continue to provide presentations, technical resources, and recommendations to the Town and other stakeholders and decision-makers.

10. The Palmer Fund will support the Town in determination of policy and regulatory priorities that will accomplish net zero goals.

11. The Professional Services Agreement between the Parties will be reviewed and renewed on an annual basis, in conjunction with the MOU and in service of the 2030 net zero goal.

12. The Parties will jointly designate funding to the community net zero funding pool each year, as follows:

a. Subject to the Town Council's approval, the Town agrees to designate funding through the annual budget process but does not commit that the funding will be approved, or if approved, whether such approval will be subject to conditions.

b. The Palmer Fund shall contribute through philanthropic fundraising.

c. In 2025, the Palmer Fund will match any funds appropriated by the Town Council by a minimum of 3% with the goal to increase the percentage match year over year. The goal for the total funding pool is to increase year over year as well, to ensure the Parties can meet their net zero by 2030 goal.

d. Pending annual approval of the Professional Services Agreement, the Palmer Fund agrees to create a Sustainability Advisory Committee in accordance with the guidelines attached hereto and incorporated herein by this reference as Exhibit A.

13. Consistent with Article X, § 20 of the Colorado Constitution, any financial obligation of the Town not performed during the current fiscal year is subject to annual appropriation, shall extend only to monies currently appropriated, and shall not constitute a mandatory charge, requirement, debt or liability beyond the current fiscal year.

IN WITNESS WHEREOF, the Parties have executed this MOU to be effective as of the date first above written.

TOWN OF EAGLE

_____

Scott Turnipseed, Mayor

ATTEST:

_____

Jenny Rakow, Town Clerk

ADAM PALMER SUSTAINABILITY FUND

_____

Laura Hartman, Executive Director

EXHIBIT A

SUSTAINABILITY ADVISORY COMMITTEE GUIDELINES

Overview: The purpose of the grant review committee is to review applications for funding from the Community Net Zero Funding Pool and to make recommendations to the Eagle Town Council for allocation. The committee shall be limited to no more than nine members, and no less than five members, including representatives from the Parties. The committee, at minimum, shall meet quarterly. In establishing the review committee, the Parties shall create committee bylaws and procedures.

Roles & Responsibilities: The committee shall become knowledgeable on the NZAP and goals, shall be advocates for the goals, and shall promote the Community Net Zero Funding Pool in the community. The committee shall provide input to the Town and the Palmer Fund on implementation of the NZAP and goals, review grant requests, and make allocation recommendations to the Eagle Town Council.

Committee Member Selection: The Palmer Fund's executive director and the Town's Sustainability Specialist shall appoint the grant review committee members, which shall include members of the business community, technical experts in sustainability, and representative members of the community at-large.

Sustainability Advisory Committee Procedures within this MOU:

1. The Palmer Fund shall create and present annual reports to the Town Council on the allocation and impact of awarded grant funds via the Sustainability Advisory Committee.
2. Grantees shall provide regular progress reports, annual budget reports, and impact reports to the Palmer Fund.
3. Receipt of funding shall be contingent upon both the Sustainability Advisory Committee's recommendation and Eagle Town Council's recommendation. Funding for awarded projects shall be allocated at the outset, rather than on a reimbursement basis.

To: Mayor and Town Council
From: Larry Pardee, Town Manager
Date: October 8, 2024
Re: Town Manager Report

Economic Development:

The Town of Eagle is actively collaborating with East Eagle Partners to explore development opportunities in areas already annexed and to finalize the annexation of Parcels A and F. This partnership aims to support the Town's growth through sustainable development while ensuring new projects align with long-term community goals.

The Town is evaluating a Commercial Linkage Fee, which ties commercial development to housing solutions. Financial assessments are being conducted for the proposed annexations in conjunction with Economic & Planning Systems (EPS). The Town and EPS also focus on infrastructure financing and revenue-sharing strategies, with draft recommendations set for Town Council review. These efforts are crucial for achieving balanced and equitable growth in the East Eagle Subarea and addressing the increasing demand for affordable housing.

Community Engagement & Meetings: This report highlights our recent community outreach efforts and critical regional and project-specific meetings. Our top priority is to engage with stakeholders, stay abreast of developments, and contribute to our Community's growth.

On Thursday, September 26, Rick McLaughlin of McLaughlin Whitewater visited Eagle River Park to engage with the site and assess its features. McLaughlin Whitewater, known for its community-centered river park designs, excels at creating dynamic wave experiences that cater to all skill levels. Their holistic approach merges river hydraulics, water resource management, and civil engineering to craft spaces where recreation meets ecological stewardship. By fostering environments that benefit both the river and the Community, McLaughlin Whitewater emphasizes sustainable design that connects people with nature.

Looking ahead, **on Tuesday, October 8,** Spencer Lacy and Mike Harvey from Recreation Engineering and Planning (REP) will visit Eagle River Park. Based in Boulder, CO, REP has been a leader in whitewater park design since 1983, having completed over 100 in-stream projects across North America. Their designs prioritize public safety, recreation, and environmental restoration, blending seamlessly with each unique river and surrounding Community. REP's work reflects their philosophy that river parks should be tailored to meet the diverse needs of their communities, offering recreational excitement and ecological enhancement.

On Tuesday, October 1, the Eagle Valley Transit Authority (EVTA) Technical Advisory Committee continues to meet and work on shaping our 10-Year Transit Development and Capital Plan. This collaborative plan centers on community input to create a brighter, more connected transportation future for the Eagle Valley region.

At CORE Transit, we are committed to providing a service that evolves with the needs of our Community. This plan offers a chance to reimagine how transit can better serve you—making it more accessible, dependable, and sustainable. We invite you to share your voice through **A short survey** or join us at an upcoming community event to help guide our vision for tomorrow's transit. Together, we'll create a future where transportation works for everyone. As of September 27, the Town of Eagle has the most survey responses submitted in the valley!

On Wednesday, October 2, Nikki Davis and I attended the Town of Avon's Regional Housing Action Plan meeting, where EPS and RRC Associates presented key research findings on housing in Eagle County. The

presentation covered over 130 slides; we reviewed the first 50. Key highlights included: 1) Housing Demand – focusing on demographic and employment trends; 2) Housing Supply – examining market and development trends; 3) Affordability Analysis – addressing rental and ownership scenarios; and 4) Outreach and Engagement – summarizing findings from interviews and surveys. The Eagle County Regional Housing Needs Analysis and Action Plan highlights several key findings relevant to the Valley and Eagle:

1. **Population and Housing Trends**:
    - Eagle County had 55,300 residents in 2022, with slow population growth (0.5% annually). Growth was concentrated in down-valley areas, specifically **Eagle** and Gypsum, which accounted for 76% of net population growth.
    - There are approximately 20,000 households, with the number of households growing more slowly than the population, particularly in **Eagle** and Gypsum.
    - Around 40% of county-wide housing units are vacant, primarily as second homes or vacation rentals.
    - Down-valley communities like **Eagle** and Gypsum have high occupancy rates (90%+), whereas only one-third of units in Vail are occupied year-round.
2. **Affordability Challenges**:
    - Home prices and rents have surged, particularly since 2019. Median home prices in Eagle County exceeded $1 million in 2021, with mid-valley regions seeing the steepest increases.
    - Rental prices have also risen, with the average rent in 2022 reaching $1,800, up 5.6% annually since 2015. Affordability remains a challenge, especially for single-person households, as no homes sold in 2023 were affordable to a 1-person household earning the median income.
    - Median home sale prices have risen sharply, particularly in mid-valley areas, with **Eagle** experiencing significant growth in housing costs.
3. **Demographic Shifts**:
    - The population of seniors has grown significantly, rising from 6% to 14% of the population from 2010 to 2022. Simultaneously, the population under 45 has decreased.
    - Hispanic/Latino residents comprise about 30% of the population, with a growing share in down-valley communities like **Eagle** and Gypsum.
4. **Employment and Commuting**:
    - Eagle County has nearly as many jobs as residents, indicating a high level of in-commuting. Half of the county's employees commute from outside the county.
    - Employment has grown 24% since 2010, with healthcare and administrative services experiencing the most significant job increases. However, top industries like accommodation, food services, and retail remain dominant.
5. **Recent Development**:
    - Over 2,100 residential building permits were issued between 2015 and 2023, with down-valley communities **Eagle and Gypsum** and unincorporated areas accounting for 72% of permit activity. Single-family homes represented the largest share of permits, comprising 45%.

In collaboration with Abrika Development, we are working with Brandon Cohen and Michael Hood to propel the Haymeadow project forward. Key discussions revolve around advancing critical infrastructure initiatives, such as the extension of Brush Creek Road, the management of performance guarantees, the vesting of property rights, and potential financial contributions to the Grand Avenue improvement efforts.

Meanwhile, our ongoing coordination with Dave Dantas ensures the steady advancement of the 263-unit Sawatch Development on Chambers Avenue. Through regular check-ins, we closely track project milestones, ensure the timely submission of critical documents, and focus on meeting project deadlines.

Administration and Organization Update:

On Wednesday, October 2, Martha and I attended a Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant debrief for the Grand Avenue Multimodal Reconstruction Project. We

were pleased to learn that our 2024 submission was "Highly Rated" and "Highly Recommended," indicating solid prospects for federal funding. The project is in great shape, and any adjustments for the next RAISE cycle should be minimal in cost and effort.

It will be interesting to see if our automatic resubmission for 2024 moves the project into the final selection process by the USDOT Secretary. We'll have more clarity once the Notice of Funding Opportunity (NOFO) opens on October 15, 2024. This positive outcome, especially on our first attempt, brings us closer to securing critical federal support for the project.

2025 Budget Development: Email Message to all staff team members –
Subject: Together, We Will Excel in 2025

Dear Team,

As we look ahead to 2025, we face a pivotal moment that calls for us to rise together, support one another, and continue delivering excellence in Health, Safety, and Welfare for the Town of Eagle. While the draft 2025 budget may reflect a flattening of financial revenues, it is also a chance to showcase our strength, commitment, adaptability, and quiet confidence that we've got this together.

This challenge is an opportunity to showcase what we do best—leading through a revenue-slowing period. By staying faithful to our core responsibilities, we can continue providing the highest service to our Community. I encourage all of us to take pride in the exceptional work we've been doing. Now, more than ever, is the time to lean into collaboration, teamwork, and innovation—exploring new ways to refine and improve our core municipal services, even in light of slowing revenues.

Our focus will be on streamlining efforts, maximizing our resources, and ensuring the financial sustainability of our Community. This moment has the potential to be a defining example of our leadership and dedication. I'm confident that, through our collective efforts, we will achieve a balanced budget and continue to serve and support Eagle in ways that strengthen our Town for years to come.

A few key points on the draft 2025 budget:

- A 3% increase in salaries and wages has been factored in.
- A 12% increase in health insurance expenditures has been planned to ensure continued support for our staff's well-being.
- Our commitment to our Team remains strong. Despite a leaner budget, we are proud to maintain stable staffing levels with no reductions planned. Our people are our greatest asset, and we will continue to prioritize and invest in our staff to ensure we deliver the best possible services to our Community while fostering a supportive and thriving work environment for everyone.
    - Added Engineering position – To increase technical project support for our Water & Wastewater Utilities with Public Works.
- Capital projects will be prioritized, ensuring those most critical to community welfare and town infrastructure move forward as planned.
- While the general and capital fund budgets will be leaner than initially anticipated, I believe these targets are achievable for every Team and department.

We remain committed to a conservative and strategic approach, and I know we will rise to meet the challenge through collaboration and innovation. Thank you for your continued dedication and thoughtful approach as we work together to support our Town's long-term financial health.

I truly appreciate everything you and your teams do!

We have sent **J.S. Lengel & Associates, Inc**. the complete Professional Service Agreement (PSA), and it awaits their signature before getting started with the commercial appraisals on the Old Town Hall property.

Set to kick off in spring 2025, the **Brush Creek Park Playground Renovation** project will run from April 30 to May 4. This project is designed to be a community effort, inviting residents to actively contribute to revitalizing one of our Town's beloved outdoor spaces.

In 2024, we made significant strides in strengthening our workforce by **filling 25 key positions**, reinforcing our commitment to a thriving community. However, four full-time roles remain open, and our focus has shifted toward strategically recruiting top talent to elevate our services further. As we move forward, we are pausing recruitment for positions funded by the general budget, taking a more calculated approach to ensure long-term financial sustainability. This decision allows us to carefully align future hires with stable, recurring revenues, fully supporting current and new roles.

WORK SESSIONS: *To help the Town Council keep track of upcoming work sessions, below is a table of topics to discuss over the next several months. Preparing in advance is helpful since it takes planning to execute a work session. Staff will keep this table in this report and make changes as needed. The topics are subject to change:*

Date	**Topic**
August 6, Work Session	*Canceled*
September 3, Work Session	Capital Improvement Projects (CIP)
October 1, Work Session	MEAC – 1-hr check-in with Town Council to clarify their role OSRAC – 1-hr check-in with Council
November 5, Work Session	
December 3, Work Session	
Request for Additional Work Sessions	**Topic**

To: Mayor and Town Council

From: Larry Pardee, Town Manager, and Department Leads

Date: October 8, 2024

Re: Department Updates for September 2024

September 2024

ASSISTANT TOWN MANAGER - SPECIAL PROJECTS

Pool Replacement Project

- The project continues to progress on time despite some complications this month. A new plan for the sewer line connection had to be established after it was discovered the line shown on the building drawings was incorrect. The project teams coordinated an alternative route around the outside of the building. Final details and costs are being reviewed by the owner's representatives. The work will be completed as quickly as possible to keep the project timeline on schedule.
- A lighting plan was finalized for the dirt parking lot. The contractors will repurpose lights that were removed for the original pool area. Installation of the new lights is expected to be complete in October.
- Staff continue to research opportunities to electrify the pool heating system. Currently, the pool is slated to reuse the current gas boiler with minimal additional equipment needing to be purchased. In the initial discussions with the pool design team, there was hesitation about going all electric due to the projected increased costs of operation, increased costs for new equipment and a high potential for an inefficient system given current technology. Staff are following up with the design team to review the data and will provide more details for the Council as soon as possible.

River Park Conveyance and Annexation

- Staff at the Town and County met to discuss the next steps on the River Park conveyance and annexation. Staff will work with the Town's legal team and the County to draft the documents in accordance with both parties' expectations and then bring them to the Town Council and County Commissioners for consideration in the coming months.

Employee Housing and LERP

- Staff continue to work with the Town's legal team to finalize the Town's LERP guidelines and template deed restrictions for future development.
- Staff have drafted employee housing guidelines and policies as well and anticipates bringing them before Council for consideration later this month, after legal review.

ECONOMIC DEVELOPMENT

- Members of staff including Public Works, Finance and Planning met with representatives from the EVC and DDA to discuss the impact of commercial plant investment fees (PIFs) on small business. A series of short-, mid-, and longer-term solutions were identified to improve communication around the PIF process, reduce "sticker-shock" during cost calculations and research impacts of restructuring the payment schedule. Improvements will be reflected on the Town's website momentarily.
- Town of Eagle was represented at the Chamber's annual Biztoberfest event. Staff members from Economic Development, Sustainability, Communications and Innovation Technology met with various businesses and community attendees to discuss Town initiatives and promote engagement.
- Staff reconvened with Walking Mountains to discuss their ongoing Energy Rebate program. Funds remain available for commercial and multi-family building improvements in Eagle. The program was promoted alongside the Downtown Eagle Project Investment grant program encouraging business and property owners to pursue local funding and complete building improvements.
- Staff met with a Retail Strategies regional representative to discuss Eagle's existing business environment and explore which of Retail Strategies' programs and services would be a good fit for our community.
- Following the announcement of Ice Castles coming to Eagle, several Town departments convened to brainstorm how the town and local businesses can leverage the unique event and economic opportunity. Members of Eagle's business community and economic groups have been invited to a stakeholder meeting on October 24 to coordinate marketing ideas, business engagement, outdoor recreation and transportation needs.
- The DDA's Project Investment grant program officially closed to applicants on September 30. This first round is offering $50,000 in funding. Nineteen applications were received requesting a collective total of $156,350.

HOUSING

- Staff assisted the The Valley Home Store and Bok Financial with a Homebuyer Class at Town Hall. The event attracted 30-40 members of the community to learn about the fundamentals of homebuying, mortgage lending, deed restrictions, financial assistance and the home sale opportunities at Haymeadow. Homebuyers are encouraged to complete the class if they are purchasing a deed-restricted home through the Home Store and if they are utilizing Eagle County's down payment assistance programs. The Home Store facilitates these classes throughout the year, virtually and in-person.
- The Regional Housing Action Plan Partners convened on September 18 to strategize regional solutions to help inform the upcoming report and presentations. The group was invited to evaluate their own planning documents, regulations, funding options, programs and projects to uncover areas of partnership. "Think regionally, act locally". At a subsequent meeting, EPS shared a preview and analysis of the housing needs data and draft action plan. The partners are tasked with individual evaluation and to provide comments/questions to EPS. The feedback will help tailor the material and final deliverables. As a reminder, EPS is scheduled to present to Eagle's Town Council on November 12.
- There is ongoing coordination between Town staff and the 7 Hermits (Haymeadow) sales team, in preparation for the upcoming sale of the 18 price-capped LERP units. A homebuyer drawing was scheduled for September 26 at Town Hall. However, this was cancelled in order to give applicants more time and will likely be rescheduled for late October.
- The Affordable Housing Accelerator Project (AHAP) is progressing on schedule. Staff and the consultant completed a sizeable GIS data gathering exercise. The group is underway with satellite site evaluation to create a shortlist of land inventory for deeper analysis. Staff have also begun inviting community members to form a stakeholder group that will inform both the land analysis and Title 4 evaluation.

SUSTAINABILITY

- The solar array construction has been moving along on schedule. All racking and panels have been installed and wiring is nearly complete. The project experienced a brief pause when Holy Cross Energy required redesign for the array interconnection (how the array connects to the grid and the associated treatment plants), as this project includes 4 interconnection points, the most of any project Holy Cross Energy has worked with. Sunsense Solar and Holy Cross Energy will connect the solar array to the Wastewater Treatment Plant and Lower Basin Water Treatment Plant, as well as the grid on October 3rd. The process should be finalized with additional checks on October 10th. The remaining work includes adding screening to the back of the panels for safety, commissioning, and training on the solar production tracking tools. Town staff hopes to schedule a solar array unveiling in early November with Town Council and project partners.
- The town's E-bike rebate program is officially closed, as all funds have been expended. The program provided rebates to a total of 23 residents, with $39,850 distributed directly to participants. Staff received very positive feedback from program participants who have been using their e-bikes to take their children to the library and school, grocery shopping, to work, and around town to social engagements.
- Staff created and released an RFP for an Energy Monitoring & Management System on Sept 27th, with proposals due by October 11th. We hope to receive proposals for a system that will automatically pull in energy and gasoline fuel usage from our utilities. This data will allow the town to track progress toward our 2028 net zero goal and better use the ICLEI Clear Path greenhouse gas inventory tool for future internal inventories.
- Building and sustainability staff attended the Net Zero roadmap listen & learn session that will inform the final touches to the Net Zero Building Roadmap project. Once complete, the Climate Action Collaborative and Lotus Sustainability & Engineering (the project consultant) will present the roadmap to town council for consideration.
- Staff continues to plan a bilingual energy resource night with the Palmer Fund and Walking Mountains' Energy team. Currently, this is scheduled for November 21st at Gardunos. The goal of the resource night is to sign up income-qualified community members for energy rebates and for the 2025 Reenergize Program.
- The Sustainability Shoutout Program has kicked off, and the TOE Green Team received 8 entries last month. 4 winners were drawn: Javon Medina-Vargas, Peyton Heitzman, Jesus Esparza, and Louie Atencio. All employees were nominated by their peers for engaging in sustainability-based behaviors at work. They will all receive prizes and a highlight in Eagle Spirit.
- Staff has been working with the Mayor and the Adam Palmer Sustainability Fund to plan a workshop during the Mountain Towns 2030 conference in Jackson this October. The theme is "It Takes a Small Mountain Town" and focuses on how towns with limited resources and budget can embark on meaningful climate action work.
- Staff has continued to work on formalizing our partnership with the Adam Palmer Sustainability Fund via MOU, as they are an essential partner for our work toward the 2030 net zero goal.
- Staff began participating in the ICLEI Sustainability Planning & Implementation Cohort to better leverage the town's membership and ensure we are on track to implement our existing net zero action plans.
- Staff has received confirmation that the Town of Eagle is next in line for the Public Building Electrification Grant Program's procurement team, meaning we should receive a purchase order within the month of October. Next steps include finalizing the scope of work and scheduling Yearout Energy to perform the building energy assessments. The results of this planning effort will help staff further detail the implementation budget.

COMMUNICATION & MARKETING

- Safe Streets for All (SS4a) Update: Staff and KLJ executed three in-person events for Round 1 of public engagement. They met with approximately 67 community members at an open house, coffee chat pop-up and pop-up at the Eagle Farmers' Market. Staff also promoted the program and handed out fliers during the Biztoberfest event with the Eagle Chamber. Staff will be distributing door hangers to targeted areas this month. The town and KLJ also met with the SS4A steering committee including representatives from Eagle County, Eagle PD, Eagle County School District, Mountain Rec, CDOT, CORE Transit, Vail Valley Economic Development, DBA, and a few other interested

community members. There have been 171 marked concerns from the community, utilizing the input tracker at Eagle Safety Action Plan | Input Central. The tracker will be closed in mid-October. KLJ will present its findings to the Council at an upcoming meeting and begin working on Round 2 of public engagement to share information gathered during this first round. Another open house will be scheduled in late winter/early spring 2025.

- Digital accessibility planning continues to train staff and remediate the website through an auditing process. Working for an online solution to be purchased out of the 2024 budget to assist in meeting the state mandate.
- Let's Illuminate Eagle! Staff is working on a "marketing plan" for the Ice Castles exhibition to drive visitors to Eagle's dining/shopping during the "event." This will include coordination of a town-wide strategy to include businesses, Eagle County, Chamber, DBA and community stakeholders, as well as advertising opportunities to target up-valley residents and visitors. Ice Castles has a robust following on social (471,000 Facebook followers and 166,000 Instagram followers). It's a wonderful opportunity for Eagle.
- Staff are working on a plan to celebrate the completion of the Solar Array later this month/early November.
- **News Shared in September (also see social posts in analytics)**
    - Weekly Construction Updates
    - 2025 Budget and Public Hearing Information Updates
    - Community Impact Award Nominations
    - Ice Castles are Coming to Eagle

September 2024 Analytics Report

Eagle Spirit | September 2024

Total opens	238	Total clicks	116
Last opened	9/30/24 2:18PM	Last clicked	9/30/24 1:16PM

Eagle Today | September 2024

2,955 Recipients

Audience: Eagle Today

Delivered: Sat, August 31 2024 8:00 AM

Subject: Eagle Today

1,580	249	15	1
Opened	Clicked	Bounced	Unsubscribed

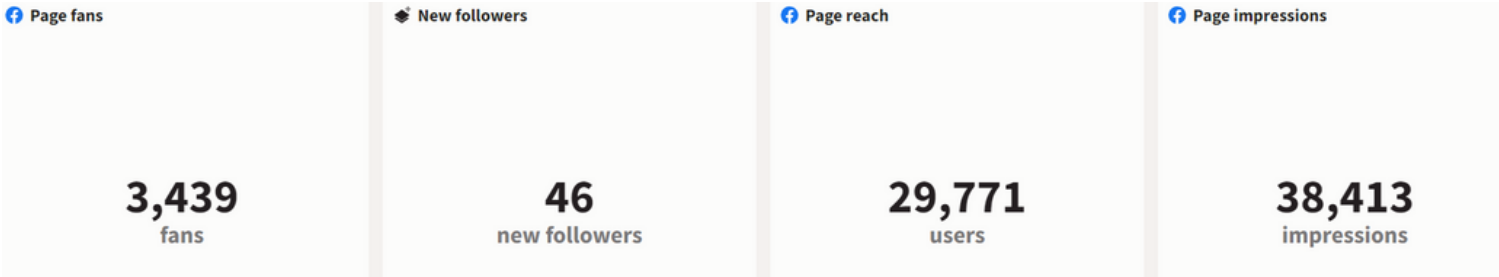
Successful deliveries	2,940 99.5%	Clicks per unique opens	15.8%
Total opens	2,584	Total clicks	627
Last opened	10/2/24 8:01AM	Last clicked	10/1/24 10:06AM

Eagle Outside Instagram: September 2024



DATE	MESSAGE	LIKES	COMMENTS	REACH
eagleoutside Sep 29, 14:01	Mark your calendars! Eagle Ranch Fall Pumpkin Patch 10 a.m.-2 p.m. Sunday, Oct. 6, Brush Creek Pavilion For the past 18 years, the annual Eagle Ranch Pumpkin Patch has raised funds for the Eagle Community Gardens and Cub Scout Pack 229, serving as a beloved family-friendly event that unites the community. This year, in addition to the classic basketball and pie pumpkins, the patch will feature Phat Jacks and Cinderella pumpkins. Enjoy the fall-themed photo booth too. We look forward to seeing everyone in their costumes and fall attire.	67	2	801
eagleoutside Sep 27, 18:03	Mark your calendars to be illuminated! We're thrilled to share Eagle will be one of two locations in Colorado to host an @icecastles_ exhibition this winter. More details to come for this frozen wonderland experience. #icecastles #winter #colorado #eagleoutside #eaglecolorado #visitcolorado #mountains #historiceagle #winterwonderland #families Photo: @icecastles_	255	1	2,491
eagleoutside Sep 23, 12:26	Special event funding and community grant applications for the Town of Eagle are due today, Monday, September 23rd. Apply online at townofeagle.org. Funding is allocated to those programs that foster a strong sense of community. Apply today! #specialevents #communityprograms #community #communityfirst #eaglecolorado #eagleoutside	24	0	832
eagleoutside Sep 20, 00:34	Stoked to welcome racers back to Eagle this weekend for @comtbleague Race No.3 Thanks you @3dotimages for this perfect picture #comtbleague #mountainbike #mtb #mtbiking #eaglecolorado #getoutside #eagleoutside	32	0	843
eagleoutside Sep 17, 01:04	The 2024 Vail Valley Walk to End Alzheimer's will take place on Saturday, September 21, 10am, at Brush Creek Park & Pavilion #walk2endALZ #ENDALZ #eaglecolorado #getoutside #eagleoutside	16	1	368
eagleoutside Sep 13, 14:31	Eagle Farmers Market | Saturdays - September 28 | 9:00 a.m. - 1:30 p.m. | Eagle Town Park #supportsmallbusiness #supportlocalbusiness #supportlocal #localproduce #eaglecolorado #getoutside #eagleoutside	19	0	302
eagleoutside Sep 05, 17:21	Welcome Racers! @comtbleague takes shape this weekend in Eagle Ranch. Races start at 8am on Saturday, September 7 MTB teams consist of more than 160 high schools from around the region #comtbleague #mtb #colorado #eaglecolorado #getoutside #eagleoutside	42	0	992

Town of Eagle Facebook: September 2024



Posts	Post photo views	Post clicks	Post link clicks
35 posts	381 clicks	3,534 clicks	372 clicks

Post reach	Post shares
36,435 users	74 shares

Town of Eagle, CO Sep 30, 19:00		Town Council Work Session at 4 p.m. on Tuesday, Oct. 1 - Eagle Town Hall, 200 Broadway ■ Joint work session with the Marketing & Events Advisory Committee ■ Joint work session with the Open Space & Recreation Advisory Committee Agenda available at: https://ow.ly/MazO50Txmhs	12	0	0
Town of Eagle, CO Sep 30, 13:01		🌟 2024 Community Impact Award Nominations 🌟 Our community is full of amazing people who make it a great place to live, work and play. Let's celebrate them by nominating them for the Town of Eagle's 2024 Community Impact Award. This week is the final week for nominations. Submit your nomination at https://ow.ly/tuUF50TxISE or call 970-328-9623 for more info.	7	0	0
Town of Eagle, CO Sep 29, 18:01		🍂 Mark your calendars! 🍂 Eagle Ranch Fall Pumpkin Patch 10 a.m.-2 p.m. Sunday, Oct. 6, Brush Creek Pavilion For the past 18 years, the annual Eagle Ranch Pumpkin Patch has raised funds for the Eagle Community Gardens and Cub Scout Pack 229, serving as a beloved family-friendly event that unites the community. This year, in addition to the classic basketball and pie pumpkins, the patch will feature Phat Jacks and Cinderella pumpkins. Enjoy the fall-themed photo booth too. We look forward to seeing everyone in their costumes and fall attire.	36	0	7
Town of Eagle, CO Sep 28, 14:02		The Eagle Valley Community Foundation is hosting a food drive today, Sept. 28 at the Eagle City Market. Every little bit helps keep our community thriving.	5	0	0
Town of Eagle, CO Sep 27, 18:03		Mark your calendars to be illuminated! We're thrilled to share Eagle will be one of two locations in Colorado to host an Ice Castles exhibition this winter. More details to come for this frozen wonderland experience. Check out the preview from 9NEWS (KUSA). #icecastles #winter #colorado #eagleoutside #eaglecolorado #visitcolorado #mountains #historiceagle #winterwonderland #families	126	16	34
Town of Eagle, CO Sep 27, 13:01		Get 'em while they're fresh! Tomorrow, Saturday, September 28th is the last Farmers Market of the season. Support the locals 9am-1:30pm at Eagle Town Park.	9	0	1
Town of Eagle, CO Sep 26, 15:34		The town and Eagle Police Department are aware of the bull moose in the open space area of Eagle Ranch. Please remember to respect our local wildlife. See the PD's post for info.	49	8	9
Town of Eagle, CO Sep 25, 16:21		Read on for information about a community meeting being held with the Eagle Police Department, Eagle County Sheriff's Office and other local law enforcement agencies tomorrow following recent events at Eagle County schools.	1	0	0
Town of Eagle, CO Sep 24, 23:05		A shoutout to Chief Buhlman with the Eagle Police Department!	4	0	0
Town of Eagle, CO Sep 24, 15:29		The Eagle Ice Rink is open for the winter season! As many of you know, the facility is under construction for Eagle's new pool facility. While this is an exciting development for our community, parking will be different this season. Mountain Recreation is asking rink visitors to plan ahead: ⛸Skaters can be dropped off at the front entry. There is NO PARKING in the drive thru area at the front entrance. ⛸There are limited spots available the upper lot. Additional parking is available in the lower lot next to the BMX track. Lighting will be installed to help guide visitors. We appreciate your patience as …	17	0	1
Town of Eagle, CO Sep 23, 20:02		Tomorrow, Tuesday, September 24, the Eagle Town Council will host a work session from 4-5:45 p.m. for a presentation on the town's 2025 operating budget. Following the work session the regularly scheduled Town Council Meeting will begin at 6 p.m. Meetings take place at Eagle Town Hall, 200 Broadway. View the agendas here: https://ow.ly/Vvee50TtIx6	13	0	0
Town of Eagle, CO Sep 23, 16:04		Today, Monday, September 23rd is the last day to apply for Town of Eagle Special Event Funding and Community Grants. Apply online at townofeagle.org.	5	0	0
Town of Eagle, CO Sep 20, 18:02		🌟 Nominate Now: 2024 Community Impact Award! 🌟 Know someone making a positive difference in Eagle? The Town of Eagle is accepting nominations for the 2024 Community Impact Award until September 30. Help us recognize those who make our town a better place to live, work, and play. Submit your nomination today at https://ow.ly/Pq0o50TeFBT or call 970-328-9623 for more info. Let's celebrate our amazing community! ---- 🌟 Nomine ahora: ¡Premio al Impacto Comunitario 2024! 🌟 ¿Conoce a alguien que esté marcando una diferencia positiva en Eagle? La ciudad de Eagle acepta…	9	0	2
Town of Eagle, CO Sep 18, 20:01		There is still time to register for the Valley Home Store's Homebuyer Class taking place this evening at the Eagle Town Hall. Take advantage of this free event and learn the home buying basics from local housing and lending experts. Register at www.thevalleyhomestore.org Learn more at www.housingeaglecounty.com	6	0	4
Town of Eagle, CO Sep 18, 17:07		For those concerned with the situation at Battle Mountain High School. Please follow the Eagle County Sheriff's Office for up-to-date information.	7	4	0
Town of Eagle, CO Sep 16, 19:00		UPDATE: ALL LANES ARE BACK OPEN Eagle County I-70 Road Closure Alert Notification Both westbound lanes and one eastbound lane of Interstate 70 are shut down between Eagle and Wolcott due to a motor vehicle incident, according to an Eagle County Alert shared Monday, Sept. 16 around 12:45 p.m. Visit https://cotrip.org/home.htm for the most up-to-date road closure information. You may also sign up for alerts by visiting: https://member.everbridge.net/1332612387832141/login/ For a map of highway mile markers (MM) please go to the following link: https://vailgov.com/I-70_Milemarkers_…	3	0	1
Town of Eagle, CO Sep 16, 16:19		Interested in learning more about Eagle County's election process. Learn more today at 2 p.m. during the county's Ask Me Anything.	2	0	0
Town of Eagle, CO Sep 16, 13:01		Town of Eagle is accepting applications for 2025 Special Events and Community Grants. Last day to apply is Monday, September 23. Apply online at townofeagle.org.	5	0	1
Town of Eagle, CO Sep 13, 18:53		Please read an important update from the Eagle Police Department regarding the recent threats to a local school.	12	0	1
Town of Eagle, CO Sep 13, 13:02		Wednesday, September 18 at Eagle Town Hall. There is still time to register for the Valley Home Store's Homebuyer Class! Take advantage of this free event and learn the home buying basics from local housing and lending experts. Register at www.thevalleyhomestore.org Learn more at www.housingeaglecounty.com	8	0	4
Town of Eagle, CO Sep 12, 16:07		**Grants for Downtown Eagle** (Post with no description)	5	0	0

Town of Eagle, CO Sep 12, 15:01		Join us this afternoon for an Open House from 4 - 6 p.m. at Eagle Town Hall and help make Eagle roads safer for all users. The open house is an opportunity to share your feedback about the roadways in Eagle and learn more about Eagle's new Safety Action Plan. Join us or engage online. https://inputcentral.com/eagle-safety-action-plan ----- Conoce más sobre el Plan de Acción para la Seguridad de Eagle y comparte tus preocupaciones sobre cualquier medida de seguridad vial y tus ideas para mejorarla. Acompáñanos en una Sesión de Puerta Abierta el jueves, 12 de septiembre en el…	5	0	1
Town of Eagle, CO Sep 11, 17:02		See the following information from the Eagle Police Department regarding the recent alarming social media posts.	4	0	3
Town of Eagle, CO Sep 10, 18:36		Please read this important post by the Eagle Police Department.	10	0	1
Town of Eagle, CO Sep 09, 20:01		Eagle Town Council Meeting 6 p.m. Tuesday, September 10 Agenda:	0	0	0
Town of Eagle, CO Sep 09, 16:01		Help make Eagle roads safer for all users, share your feedback about the roadways in Eagle and learn more about the Safety Action Plan, join us for an Open House on September 12 from 4 - 6 p.m. at Eagle Town Hall. Get more information about the project or engage online. https://inputcentral.com/eagle-safety-action-plan ----- Conoce más sobre el Plan de Acción para la Seguridad de Eagle y comparte tus preocupaciones sobre cualquier medida de seguridad vial y tus ideas para mejorarla. Acompáñanos en una Sesión de Puerta Abierta el jueves, 12 de septiembre en el Ayuntamiento de…	4	0	1
Town of Eagle, CO Sep 07, 14:00		The Eagle Downtown Development Authority (DDA) is pleased to announce the opening of its Downtown Eagle Project Investment Program. The program will provide grant funding to support business and property owners, facilitate tangible improvements, foster industry clusters and knowledge sharing, provide business attraction and awareness activities and build business demand. Funds received from the program must be used on aspects of a project which have a direct community benefit and meets the goals/strategies of the DDA Plan of Development. Participation is limited to owners of rea…	2	0	0
Town of Eagle, CO Sep 06, 14:02		☀️ Nominate Now: 2024 Community Impact Award! ☀️ Know someone making a positive difference in Eagle? The Town of Eagle is accepting nominations for the 2024 Community Impact Award until September 30. Help us recognize those who make our town a better place to live, work, and play. Submit your nomination today at https://www.townofeagle.org/FormCenter/Town-Clerk-Forms-6/Community-Impact-Award-Nomination-Form-84 or call 970-328-9623 for more info. Let's celebrate our amazing community! ---- ☀️ Nomine ahora: ¡Premio al Impacto Comunitario 2024! ☀️ ¿Conoce a…	4	0	1
Town of Eagle, CO Sep 05, 18:02		The Colorado High School Cycling League takes shape this weekend in Eagle Ranch. Races start at 8am on Saturday, September 7th. MTB teams consist of more than 160 high schools from around the region. Welcome racers!	18	0	2
Town of Eagle, CO Sep 05, 14:03		Join us today during the Eagle Chamber of Commerce's Biztoberfest. Think of it as Oktoberfest with a business vibe. We'll be sharing info on our Safe Streets for All program, sustainable transportation and job opportunities. ■ 5-8 p.m. Thursday, Sept. 5 at the Brush Creek Pavilion ■ Free and open to the public Enjoy a sampling of the local business community, learn more about products and services from more than 30 businesses. Activities, games, prices and raffle drawings. Learn more at: https://ow.ly/bLfm50TeLQw. --- Únase a nosotros hoy durante el Biztoberfest de la Cámara de…	3	0	0
Town of Eagle, CO Sep 04, 16:01		New interpretive signage will be installed along the paved path that runs parallel to Brush Creek, with the installation scheduled for Thursday and Friday, Sept. 5-6. This bilingual signage aims to educate the public about local wildlife, the ecosystem and responsible recreation practices. Topics will include the importance of keeping a safe distance from wildlife, particularly in winter, keeping dogs on a leash and respecting seasonal closures of wildlife trails and open spaces. Although the path will remain open during the installation, visitors should be mindful of equipment on the path. Th…	7	0	0
Town of Eagle, CO Sep 03, 20:01		The Town of Eagle received federal funding through the Safe Streets & Roads for All program. With this funding, the Town of Eagle is developing a Comprehensive Safety Action Plan and we want to hear from you. Share your feedback about Eagle roads and any safety concerns you might have. Visit: https://inputcentral.com/eagle-safety-action-plan ---- El Municipio de Eagle ha recibido fondos federales del programa Safe Streets & Roads for All (Calles y Caminos Seguros Para Todos). Con estos fondos, el Municipio de Eagle está desarrollando un plan integral de acción para la seguridad, y queremos…	1	0	0
Town of Eagle, CO Sep 02, 20:00		The Eagle Town Council will begin discussions for 2025 budget beginning with review of its five-year Capital Improvement Plan during the Tuesday, Sept. 3 work session. The calendar for upcoming budget discussions and approval is follows (subject to change): Sept. 3 Town Council Work Session: 2025-2029 Capital Improvement Plan Sept. 24 Town Council Meeting: Public Hearing for 2024-2025 Budget Presentation Oct. 8 Town Council Meeting: Public Hearing for 2024-2025 Budget Presentation Nov. 12 Town Council Meeting: Adoption of the 2025 Proposed and 2024 Revised Budgets Dec. 10…	4	0	0
Town of Eagle, CO Sep 02, 13:03		Happy Labor Day! Today we honor the hardworking individuals who have dedicated their time and effort to build our nation and the businesses and their employees that make Eagle great! Wishing everyone a fun and relaxing day with friends and family! As a reminder, town offices are closed. Normal business hours will resume tomorrow at 8 a.m. ---- ¡Feliz día del trabajador! ¡Hoy honramos a las personas trabajadoras que han dedicado su tiempo y esfuerzo a construir nuestra nación y las empresas y sus empleados que hacen grande a Eagle! ¡Les deseo a todos un día divertido y relajante co…	5	0	0
Town of Eagle, CO Sep 02, 01:00		The town's Marketing and Events Advisory Committee (MEAC) will begin accepting applications for 2025 special events funding, starting Tuesday, Sept. 3. MEAC is looking for event proposals that align with its strategic goals, including enhancing community connection, balancing quality of life with business vitality and promoting cultural diversity. Community grant funding is also available for programs that benefit Eagle residents, with a focus on leadership development, cultural enrichment and well-being. Grant requests are capped at $10,000 and organizations seeking over $5,000 in…	1	0	0

Eagle Outside Facebook: September 2024

Page engagements

98
engagements

Page new fans

1
new fan

Page followers

9,366
followers

Page impressions

3,379
impressions

Page new followers

3
new followers

Post likes

16
likes

Page post impressions

2,040
impressions

Post clicks

35
clicks

Eagle Outside Sep 30, 00:00		🐖Mark your calendars! 🐖 Eagle Ranch Fall Pumpkin Patch 10 a.m.-2 p.m. Sunday, Oct. 6, Brush Creek Pavilion For the past 18 years, the annual Eagle Ranch Pumpkin Patch has raised funds for the Eagle Community Gardens and Cub Scout Pack 229, serving as a beloved family-friendly event that unites the community. This year, in addition to the classic basketball and pie…	2	0	0
Eagle Outside Sep 30, 00:00		🐖Mark your calendars! 🐖 Eagle Ranch Fall Pumpkin Patch 10 a.m.-2 p.m. Sunday, Oct. 6, Brush Creek Pavilion For the past 18 years, the annual Eagle Ranch Pumpkin Patch has raised funds for the Eagle Community Gardens and Cub Scout Pack 229, serving as a beloved family-friendly event that unites the community. This year, in addition to the classic basketball and pie…	6	0	0
Eagle Outside Sep 27, 18:02		Mark your calendars to be illuminated! We're thrilled to share Eagle will be one of two locations in Colorado to host an Ice Castles exhibition this winter. More details to come for this frozen wonderland experience. Check out the preview from 9NEWS (KUSA). #icecastles #winter #colorado #eagleoutside #eaglecolorado #visitcolorado #mountains #historiceagle…	7	0	0
Eagle Outside Sep 06, 14:02		☀️ Nominate Now: 2024 Community Impact Award! ☀️ Know someone making a positive difference in Eagle? The Town of Eagle is accepting nominations for the 2024 Community Impact Award until September 30. Help us recognize those who make our town a better place to live, work, and play. Submit your nomination today at https://www.townofeagle.org/Form…	1	0	0
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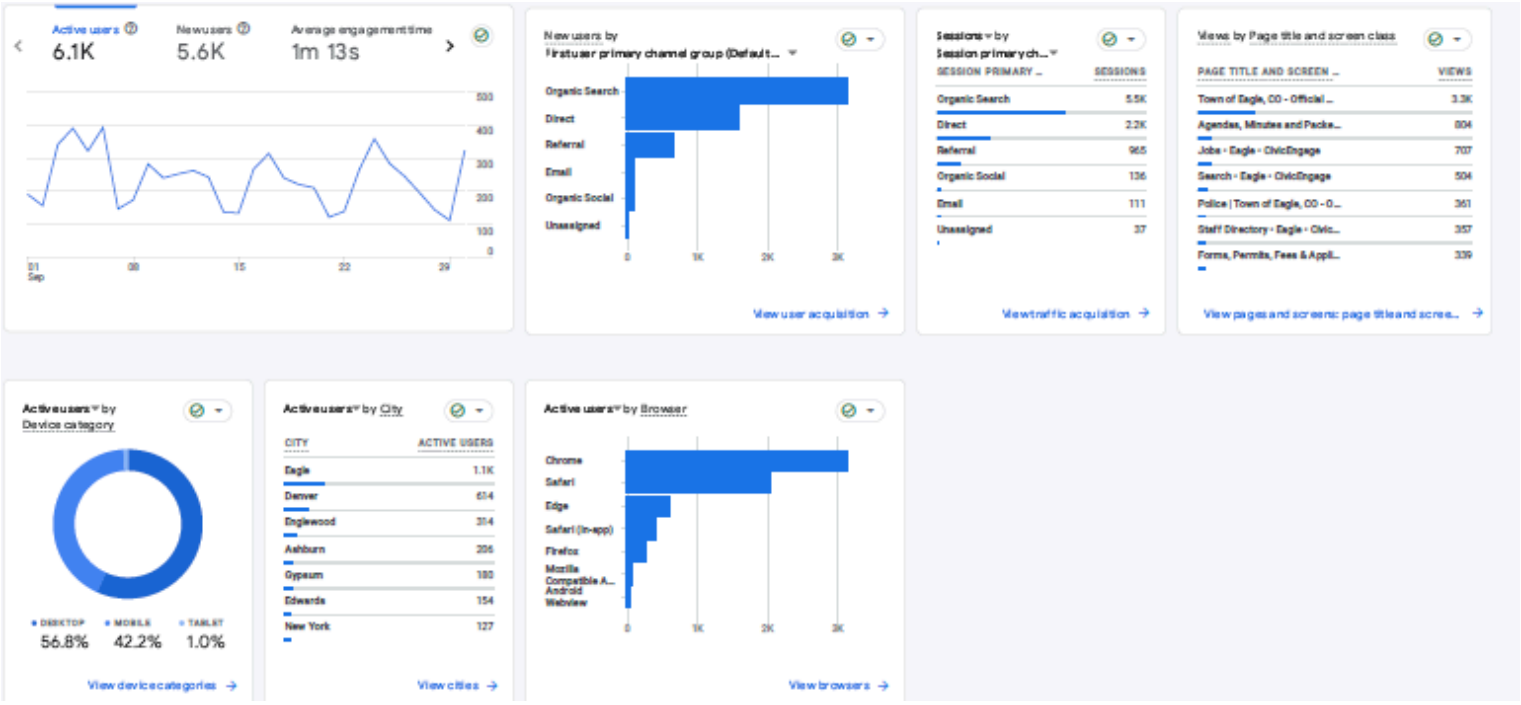
Analytics

All accounts > Town of Eagle

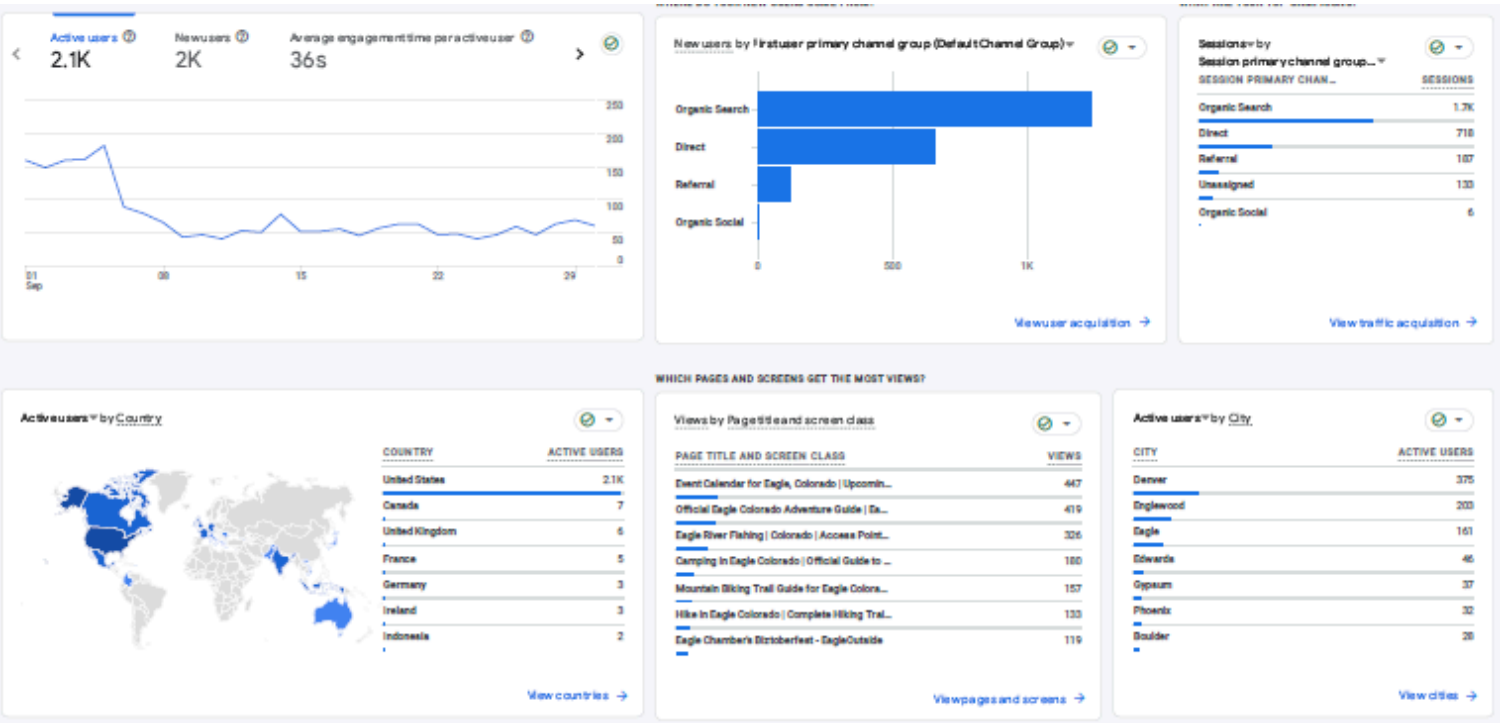
Town of Eagle website



Analytics

All accounts > Town of Eagle

Eagle Outside website



SPECIAL EVENTS

September 2024

Marketing & Events Advisory Committee (MEAC)

- MEAC received over $265,000 in funding requests for 2025. Event funding requests for 2024 were $175,000.

TOWN EVENTS - September

- Town-sponsored events included Eagle Chamber Biztoberfest, Colorado High School Cycling League Race #2 & Race #3 and the Rocky Mountain Walk to End Alzheimer's.

ACTION ITEMS

- High Performance Leadership Academy. Thank you for this opportunity!
- Prepare for MEAC work session OCT 1.
- Prepare for MEAC funding presentations, special meeting OCT 9 & 10.
- Budget review, fee schedule, revise budgets.
- DDA meeting; request to help solicit businesses to participate in Christmas on Broadway.
- This year Christmas on Broadway is a town-produced event – Saturday, December 7th at 5:30 p.m.
- Employee FUNction Lunch n' Learn.
- Brainstorm ideas on illuminating Eagle during the highly anticipated Ice Castles.

UPCOMING EVENTS

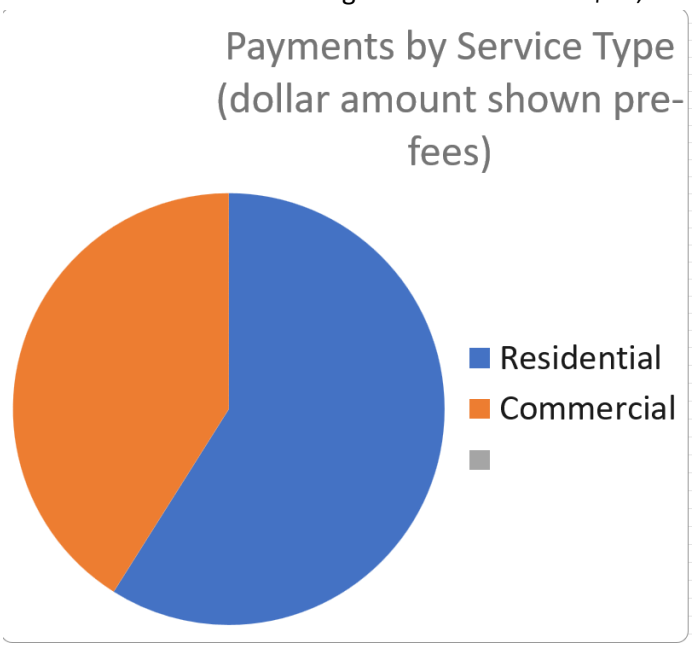
OCTOBER	
10/4-10/6	Vail Cup Soccer
10/6/2024	Eagle Ranch Pumpkin Patch
10/19-10/20	Vail Lax Jam
10/30/2024	Trick or Treat Street

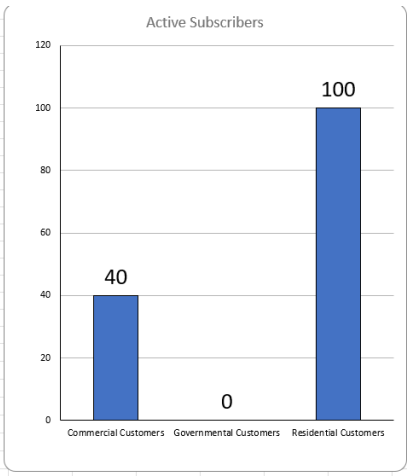


INNOVATION TECHNOLOGY
September 2024

Broadband update:

- New installations on hold until funding becomes available or as hardware becomes available from churn.
- 40 business/government subscribers, 100 residential subscribers, 30 in queue
- Broadband revenue generated in March: $10,423.55





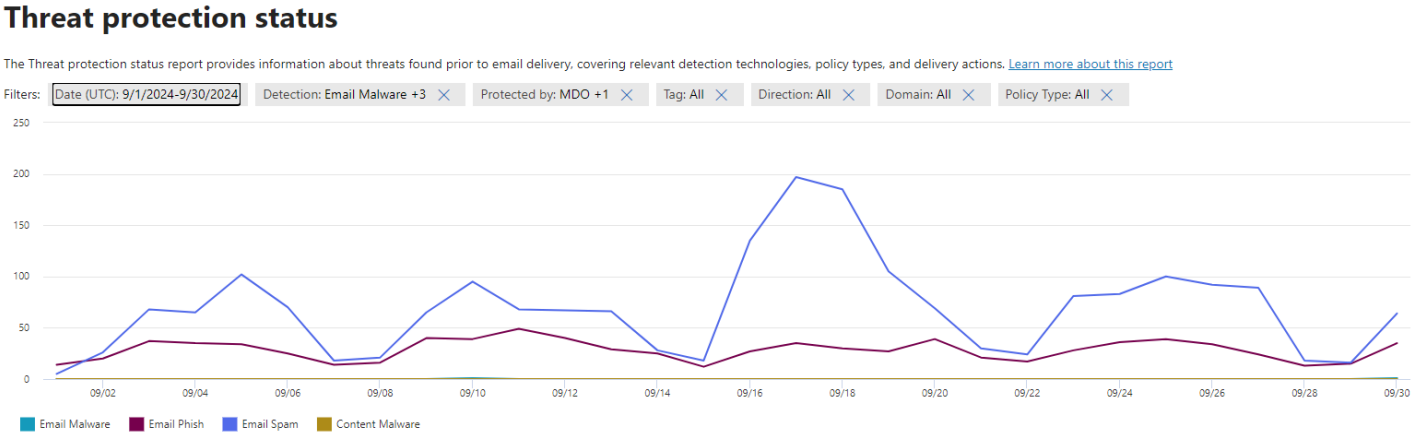
Training:

- Outlook Desktop App Email Lunch and Learn, ~44 Attendees 9/26/2024

Technical Operations:

- Onboarding:
  - Onboard employee - Ted Taggart, Building Inspector 8/12/2024
  - Onboard employee - Konur Berge, Collection and Distributions Tech 8/20/2024

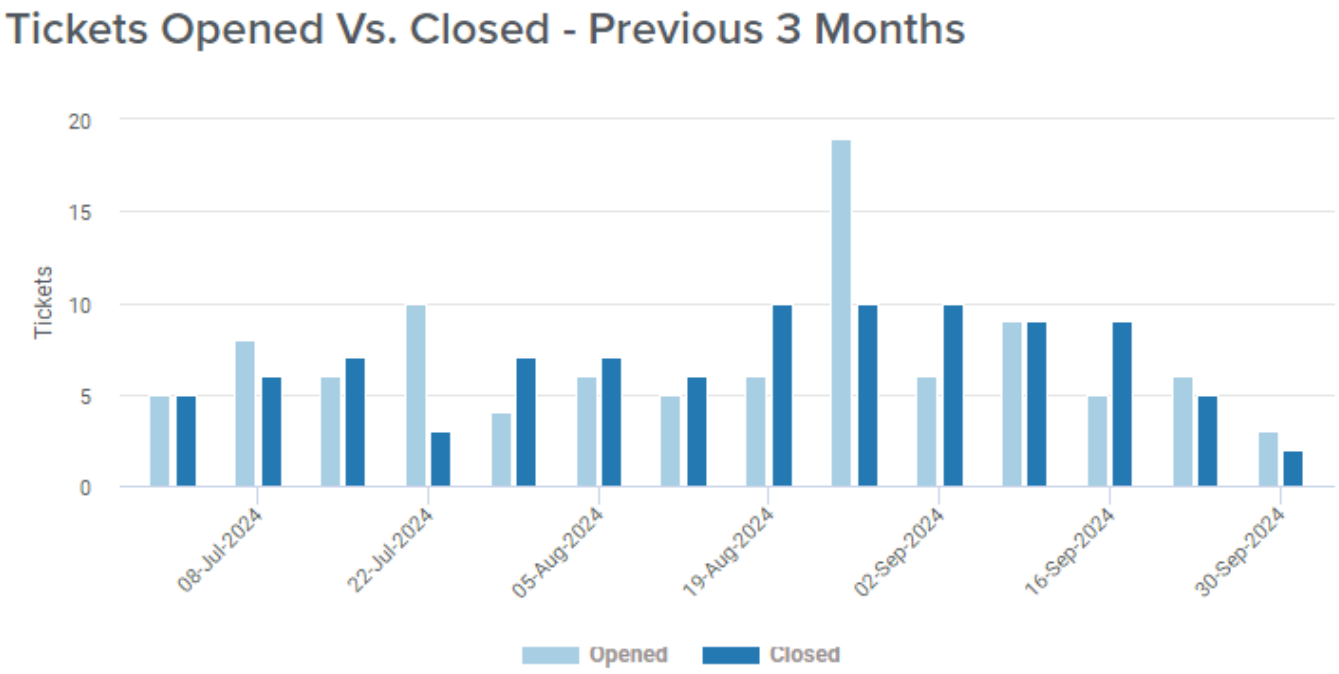
- Email threat protection report:



- Support ticket report:

98 Tickets Opened - Previous 3 Months

96 Tickets Closed - Previous 3 Months



FINANCE DEPARTMENT

September 2024

Administration/Financial:

- **Budget:**
  - **2025 Budget Calendar:**
    - July 1st – Budget Kickoff Meeting
    - July 8 – 19th – Departmental IT Meetings
    - July 12th – B&G Maintenance Request Forms due to Public Works & Finance
    - July 19th – Personnel Requests and reallocations due to finance
    - July 19th – Compensation Plan due to finance
    - July 31st – Capital Improvements Plan with project descriptions due to finance
    - July 31st – Operating budgets due to Finance
    - July 31st – Departmental Workplans due to Finance
    - August 16th – Revenue Projections and Fixed Costs due
    - August 16th – Capital Improvement Plan Staff meeting
    - August 20-24 – Operating budget review meetings with Staff
    - **September 3rd – Budget Work Session 2025 – 2029 Capital Improvements Plan**
    - September 6th – Fee Schedule Revisions due to Finance
    - **September 23rd – Operating Budget Work Session**
    - **October 8th – Public Hearing: 2025 Budget Presentation**
    - **October 22nd – Public Hearing: 2025 Budget Presentation**
    - October 25th – Operating Narratives due to Finance
    - **November 12th – Public Hearing: Adoption of the 2025 Budget**
    - **December 10th – Certification of the 2025 Mill Levy**
    - January 31st – Deadline for Certified copy of the adopted budget filed with the State

- **Short Term Rentals (STRs):**
  - STR Active Permits – 22
  - STR Active Permits newly Registered but not yet renting – 2 accounts (Included in 22 count)
  - STR Closed Permits – 0
  - STR Permits in process – 2 accounts (newly identified - sent out initial outreach letters)
  - Revenue Collection:
    - August 2024: $2,492- 39% increase compared to August 2023 collections of $1,792
    - Jan-August 2024: $16,131 – (20%) decrease compared to 2023 YTD collections of $20,140
    - Decrease in Active Rentals: One significant factor behind the revenue decline earlier in 2024 was the reduction in active rentals compared to 2023. However, starting in July, we have seen rental activity pick up again, reflected in increased revenue last month. Of the 22 Short-Term Rentals (STRs) registered in August, 13 were actively renting, compared to only 10 actively renting in August 2023.

- **Audits:**
  - **Annual Audit:** The annual audit is ongoing, we have heard back from our auditor and are working on providing follow up items. We will keep you updated on any further developments and the new timeline for the audit's completion. Thank you for your understanding and continued support.

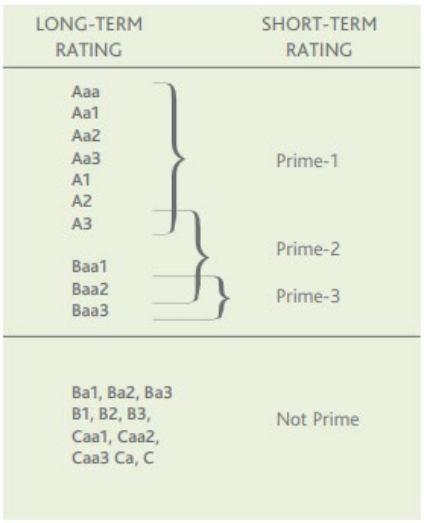
  - **Unemployment Insurance Audit –** 2023 – Since June, Finance has been working with the Division of Unemployment Insurance on an audit of the Town's unemployment insurance. The audit aimed to determine our compliance with the Colorado Employment Security Act (CESA). I'm pleased to report that the audit is now complete, and no variances were found, confirming the Town is in full compliance with CESA.

Debt Service:

- **Moody's Re-rating -** Moody's recently conducted a re-rating interview with Finance. They provide ratings for the Town's Sales Tax Capital Improvement Fund (STCIF) Bond, which supports River Park funding, and assess the entire Town of Eagle as part of the process. I'm pleased to report that the Town's rating has remained the same since its upgrade in December 2022, and the STCIF rating was upgraded as follows:
    - **Town of Eagle** – Aa2
    - **STCIF** – Upgraded from Aa3 to Aa2

  This is positive news as we prepare to issue debt for the Pool Project.

Moody's Rating System:



Town of Eagle/STCIF (Information noted in Moody's Upgrade of Issuer Rating)	
Credit Strengths	**Credit Challenges**
Solid resident income and full value per capita	Planned uses of reserves will impact currently strong reserve levels
Strong reserve levels	Reliance on economically sensitive revenues with negative operating revenue volatility in past economic downturns
Low debt and fixed costs	
Factors that could lead to an upgrade	**Factors that could lead to a downgrade**
Significant economic diversification and GDP growth (issuer)	Economic contraction measured by GDP declines and or declining resident income/wealth (issuer)
Maintenance of very strong reserve levels after planned draws for one time capital (issuer)	Significant deterioration of available fund balance and/or liquidity (issuer)
Pledged revenue growth that leads to stronger debt service coverage (sales tax)	Significant increase in leverage and fixed costs (issuer)
	Pledged revenue declines that lead to a deterioration of debt service coverage (sales tax)

Trainings:

- DOLA - Property Taxes and the 2025 Budget for Local Governments – Jill
- GFOA - AI in Small Government – Kelly
- Outlook – IT Lunch 'n' Learn – All Staff

Payroll/HR:

- **Position changes in payroll**
    - No New Hires
    - No Terminations
- **Employee Benefits Renewal Update** Finance provided additional analysis of premium increases and potential plan changes to the Town Manager and HR Manager, which helped finalize the recommendations presented to Council during the September 24th work session. This was done in preparation for open enrollment in October.

Accounts Payable:

ACCOUNTS PAYABLE: INVOICES PAID							
	2020	2021	2022	2023	2024	VARIANCE FROM PY	
JANUARY	205	230	249	285	280	(5)	-2%
FEBRUARY	237	217	254	212	278	66	31%
MARCH	234	247	243	264	390	126	48%
APRIL	137	214	331	259	300	41	16%
MAY	162	260	269	388	314	(74)	-19%
JUNE	221	400	398	290	309	19	7%
JULY	314	239	329	310	386	76	25%
AUGUST	241	243	255	312	470	158	51%
SEPTEMBER	92	218	222	330	344	14	4%
YEAR TO DATE	**1,843**	**2,268**	**2,550**	**2,650**	**3,071**	**421**	**16%**

- **Accounts Payable Software RFP Update –** Finance and IT have finalized and published the Request for Proposals (RFP) for new Accounts Payable software. The RFP has been posted on Bidnet and distributed to several select software companies that have been highly recommended by staff and through industry listservs over the years. The RFP closing date is set for November 8th. Following the deadline, we will begin the review process, which will involve a collaborative effort between multiple departments to ensure the selected software meets our needs.

Utilities:

- **September 2024:**
  - Property Transfers – 9 *(YTD – 78)*
  - New Account Set Up – 1 *(YTD – 49)*
  - Utility Red Tags – 31 *(2024 monthly Average 23.55)*
  - Water Shut Offs – 2 *(2024 monthly Average 0.67)*
- **Backflow Program –** Finance met with Public Works to gain a better understanding of how we can assist in tracking accounts for Backflow Prevention and testing. We discussed how to best utilize our existing software to efficiently monitor and manage this information. Following the meeting, Finance reached out to Caselle to explore available options for optimizing the system. Finance will be working with public work to help implement necessary tracking.
- ***Water Usage and Budget v. Actual:***

Water Usage *(In Thousands)*									
MONTH	2019	2020	2021	2022	2023	PRIOR 5 YR AVG	2024	CHANGE OVER AVERAGE	
JANUARY	**18,569**	**17,925**	**16,564**	**16,602**	**15,660**	17,064	**15,813**	(1,251)	-7%
FEBRUARY	**15,554**	**15,981**	**15,538**	**14,503**	**18,016**	15,918	**16,630**	712	4%
MARCH	**14,844**	**15,501**	**16,099**	**16,436**	**13,615**	15,299	**14,814**	(485)	-3%
APRIL	**16,101**	**15,578**	**17,443**	**14,988**	**15,071**	15,836	**16,935**	1,099	7%
MAY	**20,473**	**34,006**	**23,775**	**24,859**	**17,773**	24,177	**18,715**	(5,462)	-23%
JUNE	**37,622**	**61,463**	**60,403**	**51,373**	**42,130**	50,598	**48,409**	(2,189)	-4%
JULY	**58,319**	**59,749**	**54,926**	**54,700**	**56,705**	56,880	**52,778**	(4,102)	-7%
AUGUST	**66,525**	**68,047**	**58,490**	**54,510**	**65,705**	62,655	**52,501**	(10,154)	-16%
SEPTEMBER	**57,092**	**58,173**	**57,272**	**56,490**	**48,778**	55,561	**45,961**	(9,600)	-17%
TOTAL YTD	**305,099**	**346,423**	**320,510**	**304,461**	**293,453**	313,989	**282,556**	**(31,433)**	**-10%**

Town Council Department
Budget to Actual:

TOWN OF EAGLE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 9 MONTHS ENDING SEPTEMBER 30, 2024

GENERAL FUND

		PERIOD ACTUAL	YTD ACTUAL	BUDGET	UNEXPENDED	PCNT
	TOWN COUNCIL					
10-49-110	SALARIES & WAGES	3,800.00	34,200.00	45,600.00	11,400.00	75.0
10-49-142	WORKERS COMPENSATION	.00	54.30	56.00	1.70	97.0
10-49-143	HEALTH & INSURANCE BENEFITS	.00	.00	168.00	168.00	.0
10-49-144	FICA - EMPLOYER'S	290.70	2,616.30	3,488.00	871.70	75.0
10-49-210	OFFICE SUPPLIES	.00	47.85	.00	(47.85)	.0
10-49-320	LEGAL NOTICES	.00	.00	500.00	500.00	.0
10-49-347	PROFESSIONAL SERVICES	.00	22,447.54	23,000.00	552.46	97.6
10-49-371	TRAVEL EXPENSE	.00	400.64	5,250.00	4,849.36	7.6
10-49-372	MEETING EXPENSE	.00	7,554.76	11,750.00	4,195.24	64.3
10-49-380	TUITION & BOOKS	.00	.00	6,000.00	6,000.00	.0
10-49-450	SPECIAL COUNCIL FUNDING	.00	15,334.00	15,334.00	.00	100.0
10-49-510	INSURANCE	.00	113.89	120.00	6.11	94.9
10-49-915	COMMUNITY REQUESTS	.00	43,404.00	50,000.00	6,596.00	86.8
	TOTAL TOWN COUNCIL	4,090.70	126,173.28	161,266.00	35,092.72	78.2

HUMAN RESOURCES

September 2024

Recruitment & Onboarding

- Open positions
    - Wastewater Operator
    - Police Officer or Police Officer Recruit
    - Town Clerk and Municipal Court Supervisor position on hold
- 2 New Hires
    - Planner III starts 10/15
    - Engineer II starts 11/18

Benefits

- Wellness – Highest Attended (37 participants) Onsite Wellness biometric screening held on 9/5/2024
- Open Enrollment Scheduled for 10/10 and 10/11

Performance Evaluations

- Employee Self-Evaluations due October 11, 2024
- October 21 – November 15, Managers conduct staff reviews
- Provided suggestions on New Performance Evaluation process for 2025

HRIS (Human Resource Information System)

- RFPs sent out to multiple vendors on 9/9/2024
- Received 4 proposals from ADP, Paycom, Paycor and UKG. Waiting on 3 additional proposals
- Scheduled to meet with IT to evaluate each proposal

HR Administration

- HR Manager and Generalist attended the COSHRM conference in Keystone

COMMUNITY DEVELOPMENT

September 2024

Planning

LONG RANGE PLANNING

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

- Staff is processing a 2nd amendment that resolves inconsistencies and clarify language in the Land Use Code. The Planning Commission review the changes on September 27th and October 1st and recommended approval of the changes that are being presented to the Town Council for the October 8th meeting.

WUI Code

- Staff are actively engaged in the County-wide Wildland Urban Interface (WUI) Code update process, led by the Eagle County Wildfire Collaborative. This initiative involves collaboration with jurisdictions throughout the valley to create a WUI Code that caters to our local needs.
- The group held a meeting on September 12th to identify the process for incorporating WUI Code elements into Town's building codes and compared the approaches of addressing building materials first versus immediately adjacent landscaping to residences. The next meeting is scheduled for October 10th.

LAND USE APPLICATIONS IN PROGRESS

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

- West Eagle Housing - Annexation, Major Development Permit, Subdivision, Zoning
    - Town Council accepted the annexation application and set the hearing date during the August 27th meeting.
    - Applications will be presented to the Planning Commission on September 17th and the Town Council on October 8th. The Town Council hearing will be continued to October 22nd for additional time to draft the Annexation and Development Agreement.
- Haymeadow - Major PUD Amendment
    - A revised application based on the last round of referral comments has been submitted to the Town, and we have scheduled public hearings for PZ on October 10th and TC on October 22nd.
- Haymeadow ADA Amendment
    - Staff has continued to meet bi-monthly with the applicant to move towards a resolution for this amendment.
    - Abrika Properties, LLC and staff have made significant progress in negotiations since June 11th, more information on this to come.
    - Staff hopes to have a presentation for Town Council on the Sixth Amendment to the ADA on the September 10th meeting.
    - Staff is bringing back the ADA Amendment with revisions to remove ambiguity on Oct. 8th.
- North Broadway – Annexation and Zoning
    - Applicant has withdrawn their request for PUD zoning following annexation, and has submitted a request for CMU2 zoning for the entire property. The annexation/rezone application is out on referral review.
- Reserve at Hockett Gulch – PUD Amendment and Major Development Permit (Phase 1b and II)
    - Request will run concurrently with PUDA24-01.

NOTABLE UPDATES

- Kyle Brotherton, Planner III, is starting October 15th.
- Peyton, Jess and Sydney attended the APA Planning Conference in Loveland October 2-4th.
- Denise will be attending "De-escalation For The Workplace" training offered by Vail Valley Partnership, on October 2nd, 2024
- Staff continue developing Standard Operating Procedures (SOPs) and internal policies to enhance consistency, undergo a critical review of where we can improve, and create tools to assist new staff. This work will likely be ongoing. Staff is developing a policy for when planning consultants are utilities (the circumstances for utilizing town planners vs consultants, a reimbursement policy and agreement, etc.)
- Staff has met with members of the community on development proposals ranging from small administrative permits to larger development, subdivision, and annexation applications. Pre-application meetings in 2024:
  - September - 1
  - August - 5
  - July - 1
  - June – 6
  - May –3
  - April – 5
  - March – 8
  - February – 6
  - January - 2
- Community Development provides Spanish translation services. These services are utilized by Court, Administration, IT, Building, etc. We have provided **10** points of contact in June, this includes walk ins, phone calls, and transfers from other departments.

Administrative Approvals (Encroachment Permits, Sign Permits,)

- Currently reviewing 3 Sign Permits.
  - 8 Sign Permits have been approved and issued so far this year.
  - 2 encroachment permit has been approved and issued this year.

MAJOR CONSTRUCTION PROJECTS

Business Name	Location	Status
Hockett Gulch Apts.	16186 Hwy 6	TCO issued for all 6 buildings. The final building is anticipated for next Summer.
Haymeadow	91 Mountain Hope Circle	Building A-D TCO complete.
Habitat for Humanity	3rd Street	TCOs complete.
Slope and Hatch	115 East Second St Unit 1	Construction work commenced. Sign Permit issued. Inspections progressing.
Stone Concepts of Colorado	85 Marmot Ln	Permit pending.
Eagle County BMX	1700 Bull Pasture Rd	Payment (3) pending
Eagle Pool	1700 Bull Pasture Rd	Impact fees pending. Permit released. Inspections progressing
Alpine Lumber Shed	111 Chambers	Permit progressing

Building

The figures below show general activity levels not broken down by permit type (building, electrical, plumbing, mechanical, etc.)

TYPE OF WORK PERFORMED	EOY 2023	YTD 2024
Inspections (n/i Planning, Public Works)	1,885	1679
Permits Processed	411	273

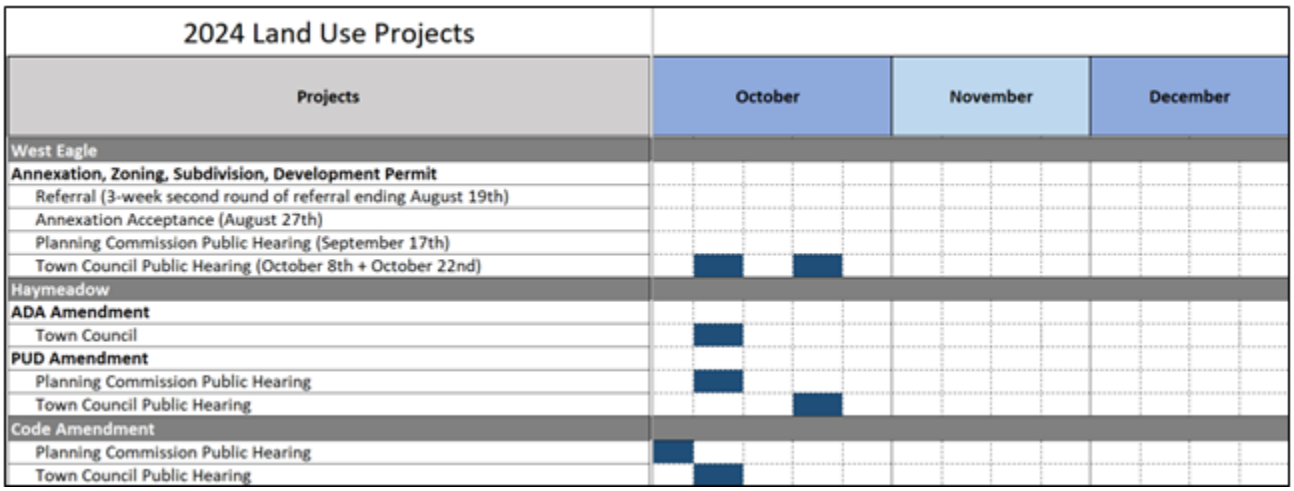
- Staff currently engaged in a Regional Net Zero [Building] Cohort with other municipalities in both the Eagle Valley and Roaring Fork Valley. One meeting left.
- Recent updates to our permitting software, Community Core, now allow for contractors to upload registration documents for renewals and new accounts. This allows for enhanced service delivery by reducing staff processing of documents via email

P&Z and Council Meeting Schedule

September 2024
September 3rd (Planning Commission) - CANCELLED
September 10th (Town Council) • CT24-05 7 Hermits Condominiums Filing 4 (Building C) *consent agenda* • First Amendment the Development Agreement for 263 Sawatch *consent agenda* • *Sixth Amendment to the Haymeadow Annexation and Development Agreement (ADA) (tentative presentation, no resolution)*
September 17th (Planning Commission) • AN23-01 West Eagle Housing • LUDC24-02 Text Amendment to the Land Use Code (continued to October 1st)
September 24th (Town Council) • CT24-06 7 Hermits Condominiums Filing 5 (Building E) *consent agenda* • LUDC24-02 Text Amendment to the Land Use Code (continued to October 8th)
October 2024
October 1st (Planning Commission) • LUDC24-02 Text Amendment to the Land Use Code
October 8th (Town Council) • AN23-01 West Eagle Housing • LLA23-02 263 Sawatch [Consent Agenda] • LUDC24-02 Text Amendment to the Land Use Code
October 10th @7pm (Planning Commission) – Special Meeting • PUDA23-01 Haymeadow PUD Amendment
October 15th (Planning Commission) - CANCELLED
October 22nd (Town Council) • PUDA23-01 Haymeadow PUD Amendment • AN23-01 West Eagle Housing

Upcoming Hearings in an alternative format.

2024 Land Use Projects

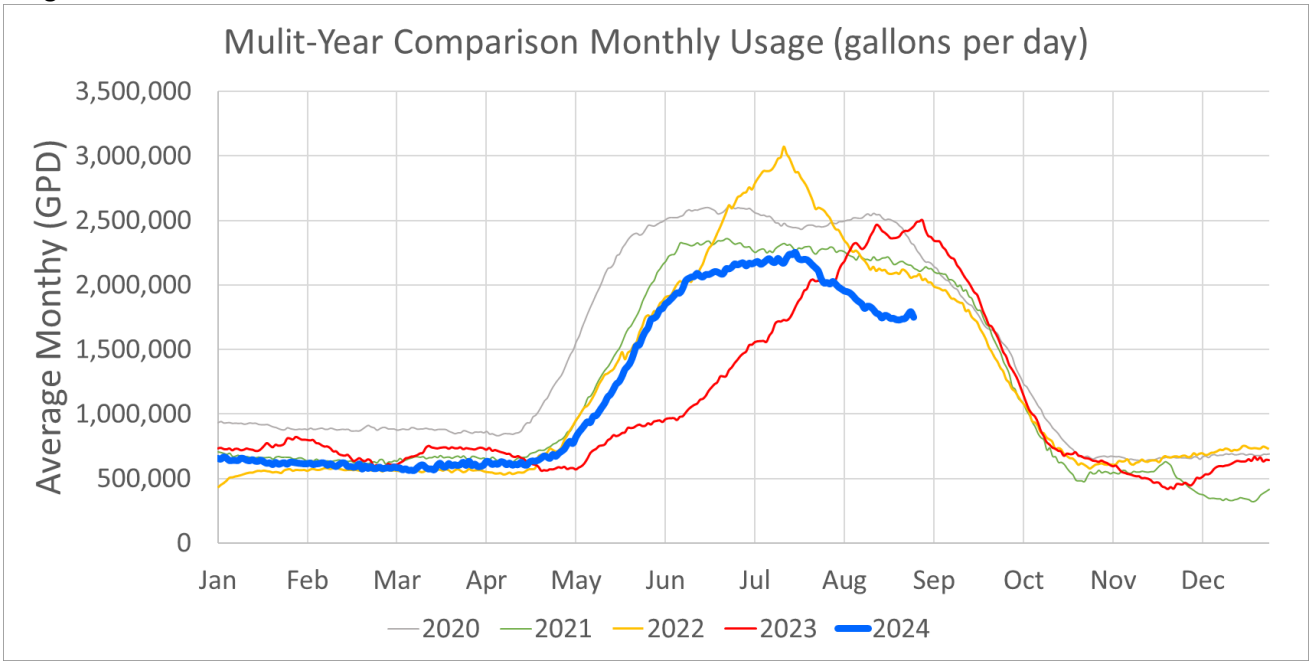


Projects	October	November	December
West Eagle			
Annexation, Zoning, Subdivision, Development Permit			
Referral (3-week second round of referral ending August 19th)			
Annexation Acceptance (August 27th)			
Planning Commission Public Hearing (September 17th)			
Town Council Public Hearing (October 8th + October 22nd)			
Haymeadow			
ADA Amendment			
Town Council			
PUD Amendment			
Planning Commission Public Hearing			
Town Council Public Hearing			
Code Amendment			
Planning Commission Public Hearing			
Town Council Public Hearing			

PUBLIC WORKS
September 2024

Water (Stephan Wilson, Utilities Manager)

- Production: Weekly water production has decreased from a 2.2 million gallons per day (MGD) in July to 1.5 MGD for the start of October. Weather dependent, total production should decrease over the next month to bass usage of around 0.5 MGD.

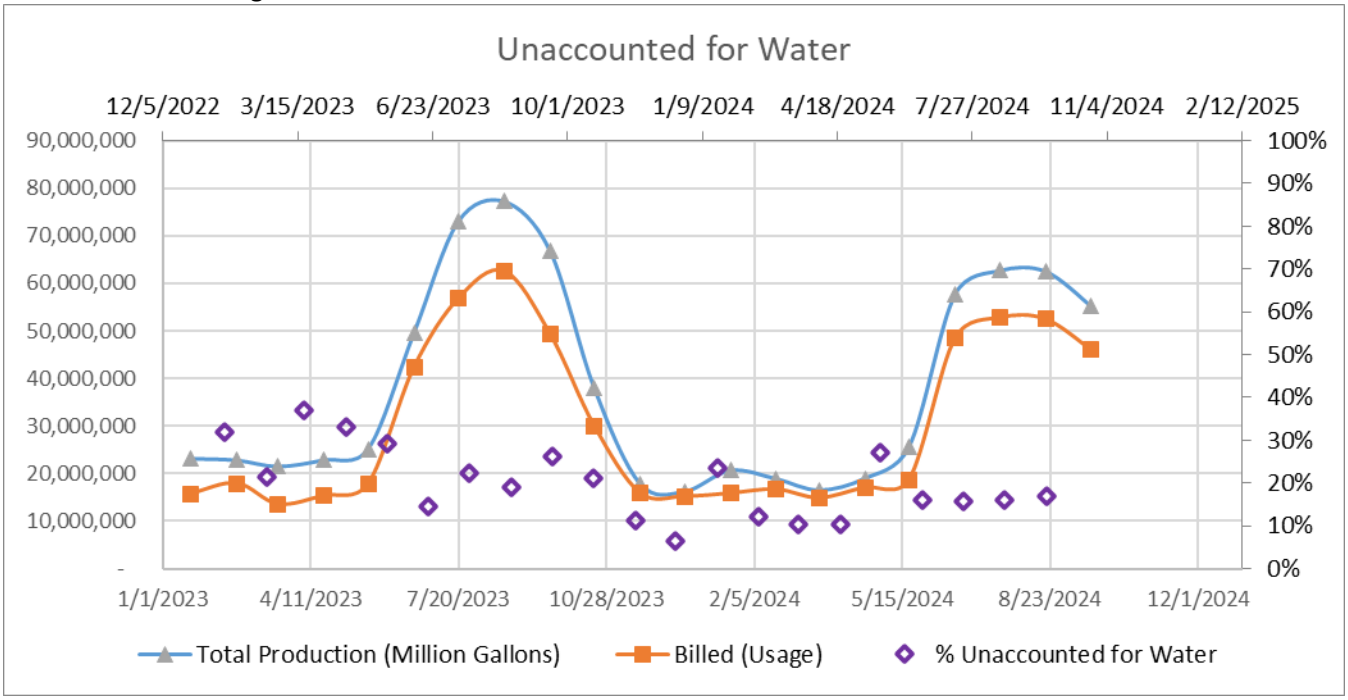


- 2 MG Tank and Lower Eby Creek Tank: The 2 MG tank has been primed and is currently receiving the final epoxy coat. Once complete in the coming week the tank will be allowed to cure for 7 to 14 days before being disinfected and placed back in service.



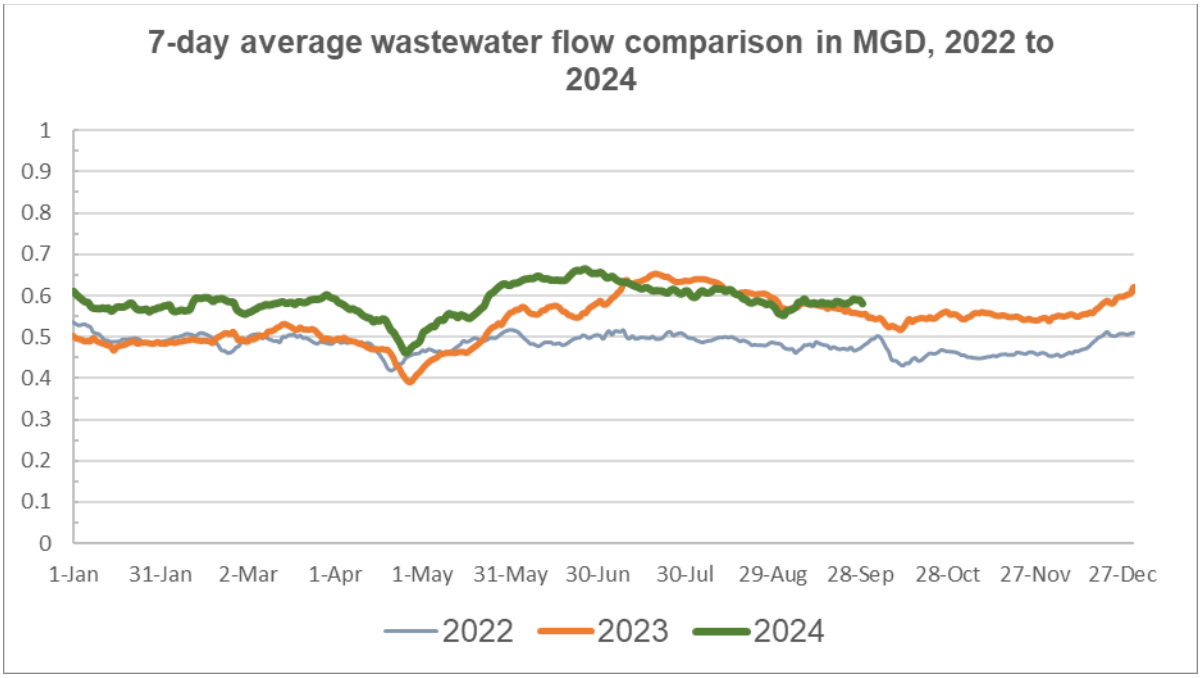
- East Eagle Tank: The 30% design package has been prepared and submitted to the Town for review. The CMAR documents – RFQ package have been prepared and submitted to the Town for review.
- Cemetery Tank: The conformed construction manual has been prepared and the contractor is working on bonding and insurance. Mobilization is scheduled for the week of October 14.

- <u>Production vs Billing:</u> For September unaccounted for water was at 17%. Some water is likely going unbilled due to inaccuracies in irrigation meters.



Wastewater (Stephan Wilson, Utilities Manager)

- Flows: Weekly wastewater flows have trended at 0.6 MGD for September and remained relatively consistent with flows from 2023.



- Wastewater Treatment Facility (WWTF) improvements: A draft of 30% design documents has been submitted to and reviewed by the Town for equipment upgrades. Geotechnical and survey work has been completed for a chemical building design. This building will house supplemental chemical feeds for carbon (Micro-C) and 30% sodium hydroxide (caustic soda) required for Total Inorganic Nitrogen (TIN) removal.
- Collection System: Staff have jetting Market St and the main collection line through Eagle Ranch. DRC Construction is scheduled to start collection system maintenance in Downtown Eagle beginning the week of October 7, 2024.
- The Town received a second public notice for permit modification No. 1(v2). This public notice version of the Town's permit included new unexpected features of temperature limits and an associated compliance schedule.

OPEN SPACE & TRAILS

September 2024

(Brian Lieberman, Open Space & Trails Manager)

- Open Space Restoration Project - The Town is under contract with ERO Resources to complete restoration work identified in the Town's Open Space Management Plans along Hernage Creek and Brush Creek. The project kick-off meeting will occur on October 7, 2024. The initial project tasks will include additional ecological and geomorphic assessments, permitting, and design. Implementation will hopefully occur in late summer of 2025.
- High School Races and Haymaker Trail Work - The Town hosted two Colorado High School Mountain Bike League races on the Haymaker Trail in September. The races went really well! Open Space staff, high school volunteers, and the Hardscrabble Trail Coalition complete some trail work throughout the month to prepare for the races and to restore impacts from the riders. The race returned to the berm/corkscrew section of Haymaker and riders, parents, and community members appreciated the trail work completed by Matt Thompson this summer.



- Hocket Gulch Open Space Winter Management - The Open Space and Recreation Advisory Committee is interested in evaluating the proposed winter management of the new open space property dedicated to the Town from the Reserve at Hockett Gulch. The Committee will work with the community and stakeholders (such as Colorado Parks and Wildlife) to determine if a winter closure would be appropriate to recommend for implementation. Currently, the property is not subject to a winter closure.
- America the Beautiful Grant - The Town received $15,000 to assist with noxious weed treatments and revegetation efforts in areas where fuel mitigation work occurred on open space properties. In September, the Town hired a noxious weed contractor to treat weeds in fuel breaks and areas with fuel thinning. In October, the Town will partner with the Eagle Valley Land Trust to disperse seed in areas where treatments have occurred.
- Fence removal on Riddle Trail - In September, Open Space staff removed small sections of barbed wire fence directly adjacent to the Riddle trail near the boundary with Eagle County Open Space. Currently, this fence is not active, and therefore, some sections could be removed to improve safety for recreational users. However, there could be the possibility of grazing on the County's open space in this area in the future. Consequently, the entire

fence should not be removed because the Town may need to reactivate it to prevent cattle from accessing Town open spaces and nearby homes.

- LOV Connection Trail Work- Open Space staff worked with the Adopt-a-Trail group for the Lov Connection trail in September to make some improvements to the bridges on the trail and complete some tread work.
- Open Space and Trails Master Plan Implementation Projects – The Vail Valley Mountain Trails Alliance (VVMTA) and Hardscrabble Trails Coalition (HTC) are finishing the final projects approved in an Environmental Assessment completed earlier this year. All projects are located on lands Managed by the Bureau of Land Management (BLM) adjacent to the Town of Eagle and are largely based on projects identified in the Town's 2022 Open Space and Trails Master Plan. Projects to complete this fall include rerouting Itch, Catwalk and Scratch all to meet at a trail hub called Cow Camp, rerouting the hike-a-bike section of Mike's Night Out, as well as the lower section of Mikes.



ENGINEERING

September 2024

(Ryan Johnson, Town Engineer, and Martha Miller, Project Manager)

General Updates (RJ):

- The majority of the team's effort has been project management for summer construction and ongoing design projects.

- Engineering will be looking to fill the Engineer I or Engineer II position.
    - The position has been posted and has received applications that are currently under review.

- Modifications to the Public Works Facility office space will be necessary to accommodate future positions. Initial office modification plans are being developed.

- Preliminary work has begun on replacing the Public Works Manual with updated Engineering Standards and Construction Specifications. Similarly, right of way and grading permit processes are under review and will undergo modifications

Right of Way Permitting Summary (RJ):

Active ROW Permits: 6

Resurfacing and Pavement Management

- 2024 Resurfacing Project – Chambers and Marmot paving has been completed. Patching on capitol has been completed. Paving of the Nogal Gulch Trail is completed and select patching along the Eagle valley Trail is underway.

Capital Improvement Projects

- Howard & 4th Street – Construction is complete.
- Grand Avenue Corridor – 60% design has started. Priority will be given to the railroad submittal; analyzing the ROW impacts at the CDOT/Grand Ave motel/Castle Drive area; and property access point locations.
- Capitol Street – Field work including topography survey, subsurface utility engineering, and geotechnical engineering has been completed. The Public Engagement process is starting with an Open House on October 29th, DDA Meeting on November 12th, and Town Council in December. Using the field information, conceptual designs and cost estimates will be prepared.
- Brush Creek Water Transmission Main & PRV – The design kicked off on August 21st. Field surveys, topo and utility, are complete; 30% deliverables are expected on October 18th. The project includes 7,600 LF of water main design, water modeling, survey, and PRV upgrades. Construction late summer, early fall 2025.
- Sylvan Lake Road – All CDOT clearances have been received (environmental, ROW, Utility). Staff working on construction documents with final submittal to CDOT the week of October 7th The design includes a new sidewalk between MacDonald and Capitol Streets and intersection improvements at Capitol Street, McDonald, and Eagle Ranch Road using the $1M MMOF grant.
- Safe Streets of All (SS4A) Action Plan – The steering committee has been selected and initial public outreach has started.

STREETS

September 2024

(Kevin Fontana, Operations Manager)

- Streets team spent a lot of time over the last few weeks cleaning out storm drains.
- We were able to get some of the high-traffic areas and school zone crosswalks grinded and put in place.
- Continued to clean out the oil containment area and hauled 4 loads of illegally dumped trash from that location.
- Lots of sweeping has taken place around town to prep for the roadways to be striped first week of September.
- Received our last EV (F-150 Lightning) for the year

BUILDINGS & GROUNDS

September 2024

(Kevin Fontana, Operations Manager)

- Terrace Park Public Restroom update
  Contractors are still working on this as time allows.
- Replace over a dozen dome trash cans around the town with bear-proof cans.
- Cleaned up the vegetation on Broadway and cut back trees.

TOWN CLERK
September 2024

EAGLE NEWS
Stay Updated on the Latest Town Updates

- Construction Project Update
- Public Hearing Proposed Budget
- E-Bike Rebate Program Closed
- 2025 Special Event & Community Grant Info
- Eagle's Roadway Safety Action Plan
- The Valley Home Store, Homebuyer Class
- Downtown Eagle Project Investment Program
- Community Impact Award Nominations
- Brush Creek Rec Path Interpretive Signage
- Eagle Solar Array Construction
- Phone It Forward



Ask the Town

- Brush Removal Inquiry
- Report of Bear Issues
- Parking on Nogal Road
- Business License Inquiry
- West Eagle Housing Plan Inquiry
- Conditional Use Permit Inquiry

Records Requests

2018	2019	2020	2021	2022	2023	2024
16	13	16	30	41	29	40

**Various Town Departments respond to Records Requests*

Licensing

- 2024 Business License New & Renewals – 313 licenses
- Liquor License Authority & Administrative Approvals
  - Garduno's Renewal Administrative Approval
  - Pazzo's & Casa Mexico Communal Dining – LLA Approval
  - FoodSmith – Renewal Administrative Approval
- Marijuana License
  - Sweet Leaf Pioneer – Medical Store and Cultivation Facility

Community Impact Award
The nomination period closed on October 4th. The council will be receiving a poll shortly for voting. We have five nominees.

Training/Meetings

- September 3 – Town Council Work Session
- September 4 – Eagle Municipal Court
- September 10 – Town Council Meeting
- September 11 – Liquor License Authority
- September 18 – Internal Business License Discussion
- September 18 - Eagle Municipal Court
- September 24 – Town Council Work Session & Regular Meeting
- September 26 – Information Technology Training and FUNction
- September 30 – Internal Community Impact Award Meeting

Sales Tax – 2024 Sales Tax – *3rd Quarter Report will be prepared next month.*

2024					
Month	Filing Period	Revenue Period	O/U	Online Sales	Online Retailers
Jan	$ 557,438.33	$ 821,112.05	4%	$ 117,976.28	2236
Feb	$ 729,475.53	$ 810,272.13	21%	$ 128,837.94	1963
Mar	$ 919,877.81	$ 707,787.05	1%	$ 82,709.92	2045
1 Q	**$ 2,206,791.67**	**$ 2,339,171.23**	8%	**$ 329,524.14**	
Apr	$ 695,306.34	$ 763,852.47	-6%	$ 106,959.79	2080
May	$ 760,534.16	$ 655,520.37	-6%	$ 109,466.26	2008
Jun	$ 816,791.64	$ 730,498.70	-3%	$ 100,133.62	2076
2 Q	**$ 2,272,632.14**	**$ 2,149,871.54**	-5%	**$ 316,559.67**	
Jul	$ 828,429.89	$ 799,652.78	-2%	$ 98,315.99	2284
Aug	$ 768,058.38	$ 841,793.73	0%	$ 104,790.60	2699
Sep		$ 781,908.24	-19%	$ 97,396.13	2065
3 Q	**$ 1,596,488.27**	**$ 2,423,354.75**	-8%		

2023					
Month	Filing Period	Revenue Period	O/U	Online Sales	Online Retailers
Jan	$ 721,493.40	$ 793,838.43	5%	$ 97,085.03	2016
Feb	$ 681,684.40	$ 675,138.60	5%	$ 91,521.57	1792
Mar	$ 748,092.11	$ 698,140.28	5%	$ 97,830.73	1892
1 Q	**$ 2,151,269.91**	**$ 2,167,117.31**	5%	**$ 286,437.33**	
Apr	$ 681,955.40	$ 802,334.06	16%	$ 125,304.23	1921
May	$ 745,051.07	$ 700,216.68	0%	$ 98,906.78	1929
Jun	$ 806,014.23	$ 752,888.75	9%	$ 102,648.68	2000
2 Q	**$ 2,233,020.70**	**$ 2,255,439.49**	8%	**$ 326,859.69**	
Jul	$ 819,983.61	$ 813,185.50	7%	$ 100,650.58	2063
Aug	$ 819,101.77	$ 839,114.42	3%	$ 105,800.61	2047
Sep	$ 780,550.33	$ 961,539.85	4%	$ 93,335.96	1920
3 Q	**$ 2,419,635.71**	**$ 2,613,839.77**	5%	**$ 299,787.15**	

POLICE DEPARTMENT

September 2024

2024 September Calls for Service: 933 2023 September Calls for Service: 889
2024 Jan.-September Calls for Service: 8,780 2023 Jan.- September Calls for Service: 9,050

Eagle Police Department Quarterly Calls for Service: July -September	
Agency Assist – 20	Harassment – 20
Assault - 2	Juvenile/Family Incident -- 24
Burglary - 1	Missing/Recovered * Juvenile – 1 Adult - 3
Burglary/Panic False Alarm – 34	Motor Vehicle Crash/Assist – 1
Child Abuse Investigations -- 0	Narcotics -- 4
Citizen Assist – 128	Noise Complaint – 32
Civil – 33	Parking problem/violation – 129
Code/Ordinance Violation – 27	Parking assist/variance - 27
Community Oriented Policing - 31	Protection Order Violation -- 1
Damage/Vandalism – 3	Sex Assault -- 2
Death -- 1	Misconduct Investigations -- 0
Disturbance (Domestic or other) – 34	Sex Offender Check/Registration -- 2
Domestic/Livestock Animal Complaint (Not A.C.) – 17	SRO Related – 45
	Welfare/Mental-health related – 29
DUI/D -- 3	Suspicious Person/Vehicle/Occurrence – 105
DUR -- 1	Theft – 19
F or M Menace/Assault/Weapons - 0	Trespassing -- 6
Fire/Medical Law Response – 30	Warrant Arrest – 5
Fraud – 12	Wildlife Animal -- 8

Code Violation	Area	Outcome	Status
Unauthorized Building Remodel	332 Grand Ave	Violation Letter Issued	Pending 30 Day Warning
Unauthorized Building Use Hostel	332 Grand Ave	Violation Letter Issued	Pending 7 Days Stop Use
Noxious Weed	Bluffs	Pending Notification	
Sign Violation	50 Chambers #N	Violation Letter Issued	Sign Removed
Sign Violation	50 Chambers #J	Violation Letter Issued	Signs Removed
Illegal Structures	Eagle Ranch	4 Bridges on Open Space Pending Notifications	Pending Letters Approval

Chief Buhlman attended the Mountains and Minds Mental Health Summit presented by the Vail Symposium, Benj Gershman (O.A.R., What Could Be Bad podcast) and the Vilar Performing Arts Center. A special thanks to Chef Irvine. As a part of the summit, Chef Robert Irvine, host of Food Network's Restaurant Impossible with the Robert Irvine Foundation's "Breaking Bread with Heros" program provided a wonderful breakfast to local first responders in the valley. This Summit aims to strengthen community by elevating and destigmatizing mental health conversations. Chief Buhlman had the opportunity to visit with local and nationwide mental health professionals.



The PD completed fall in-service training over four days in September. This year's training included firearms, defensive tactics, high and low-speed driving maneuvers, and a special visit from retired Army General Mari Eder. These days are intended to refresh and refine critical skills needed to perform the job safely and successfully. In-service training is completed twice a year and overseen by our highly skilled in-house instructors.



The Eagle Police Department arrested a juvenile in connection with an investigation into threats against a Town of Eagle school. The investigation began after screenshots of social media messages containing the names of local students at a local school were distributed within the community and reported to Eagle Police Department. Eagle Police Officers successfully identified the juvenile after persistent investigative effort and the juvenile was safely arrested on 09/13/2024. SRO Scriver committed over 50 hours to this investigation, conducting over 12 interviews and following up on numerous leads. His diligent work, combined with his relationship with the school leadership directly contributed to the successful resolution of this matter. The Eagle Police Department acknowledges that these investigations are tense and upsetting. The contributions by our community have resulted in a safe and effective resolution. The Eagle Police Department does not believe any current threats to schools in the Town of Eagle represent any additional valid dangers. The Eagle Police Department would also like to recognize the Eagle County School District for their partnership and assistance during this investigation. We understand the immense concern and anxiety these events are causing and encourage our community to reach out for mental health support if needed. It is available through Vail Behavioral Health at https://ww.vailhealthbh.org or call (844) 493-8255 for local 24/7 Crisis Response.

On September 18th, the Eagle County Sheriff's Office along with other local agencies including the Eagle County Special Operations Unit (SOU) responded to a reported bomb threat at Battle Mountain High School in Edwards. After students were quickly evacuated, members of the SOU, including Eagle PD Lieutenant Luke Causey, worked diligently to conduct thorough searches of the inside and outside of the school to ensure that no threats were present. The SOU team has participated in extensive training alongside federal, military and other highly specialized law enforcement agencies. The service this unit provides to our community during critical incidents is crucial and the value of having Eagle PD's continued and increased participation in this specialized unit cannot be understated.

On September 26th, Chief Buhlman, Avon PD Chief Daly, Vail PD Chief Kenney, and Sheriff Van Beek hosted a community safety meeting with Superintendent Qualman to address the community directly and hear concerns related to the recent threats against Eagle County Schools. Community members were invited to attend in-person at the county building, but the meeting was also live-streamed, and the recording remains available for rewatch online. The meeting fostered positive and productive conversation.

UPCOMING EVENTS:



Faith and Blue:
Oct 6: Mountain Valley Lutheran
Oct 13: Redeemer Church
Oct 20: Eagle Valley United Methodist

The Town of Eagle Faith and Blue events are coming up! The Faith and Blue event was started five years ago in Atlanta by Rev. Markel Hutchins to get officers and the community together to help build bridges and trust. These events are a fantastic opportunity to connect with our community and bridge any gaps that may exist. Their mission is to "facilitate safer and stronger communities by engaging law enforcement officers and local residents through the connections of faith-based organizations." The PD encourages you to join, it's a great chance to strengthen our relationships with the community.

Faith and Blue video: https://www.youtube.com/watch?v=zOxqhUTMUMQ&ab_channel=Rev.MarkelHutchins

Phone it Forward Challenge: Month of October
We are partnering with Eagle County Sheriff's Office Victim Services Unit for a Phone it Forward Challenge. This challenge will run through the month of October for Domestic Violence Awareness Month. If you have old or broken devices that are laying around gathering dust, please consider dropping them off here at the PD, at 200 Broadway in Eagle! We are competing with other law enforcement agencies in the county, and you can help "Phone it Forward" to the community by helping a good cause.

MUNICIPAL COURT		Sept 2024 Statement	
Court held Sept 4th and 18th			

Citations Issued	Current	YTD	2023
Animal Control	2	73	110
Misdemeanor/Ordinance	0	14	9
Parking	4	93	176
Traffic	3	110	119
Total	9	290	414

Fines and Fees Collected	Current	YTD	2023
Total Court Costs	$ 130.00	$ 4,335.00	$ 6,920.00
Total Fines	$ 1,340.00	$ 18,650.00	$ 28,685.00
Total Surcharges	$ 110.00	$ 2,530.00	$ 3,610.00
Total Third Party (Restitution)	$ 439.92	$ 2,299.21	$ 1,084.31
Total	$ 2,019.92	$ 27,814.21	$ 40,299.31

Dispositions (Payments or Court Appearances)	Current	YTD	2023
Animal Control	0	41	110
Juvenile	0	5	16
Misdemeanor/Ordinance	0	5	9
Parking	2	87	176
Traffic	2	90	121
Total	4	228	432

Outstanding Fines and Fees at Collections	Total	Collection
Current	$ -	
1-30 Days Past Due	$ 290.00	
31-60 Days Past Due	$ 235.00	
61-90 Days Past Due	$ 1,420.00	**At Collections
91-180 Days Past Due	$ 20,440.47	**At Collections

To: Mayor Turnipseed and Town Council

From: Community Development and Public Works

Date: October 8, 2024

Agenda Item: Resolution 65, Series 2024 "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Sixth Amendment to the Annexation and Development Agreement for the Haymeadow Property"

REQUEST:

That the Town Council should consider approval of the Sixth Amendment to the Annexation and Development Agreement (the "ADA").

BACKGROUND:

Since the previous Town Council meeting on September 24th, staff has been collaborating with Abrika (the Developer) to address the concerns expressed by Council regarding ambiguity in the Brush Creek Road Extension section and the proposed extension of Vested Rights. With a clearer understanding of the Council's positions, staff, the Town's legal counsel and Abrika, with their legal counsel, have agreed on the terms and the Amendment as presented for consideration tonight.

Key terms include:

- Redefining the approach to Brush Creek Road Extension (BCRE) and cleaning up any remaining ambiguity.
- Financial contributions to improvements at the Grand Ave/BCRE intersection and Grand Avenue.
- The delivery and partial release of performance guarantees – no change.
- To extend vested property rights based on achieving specific milestones on core infrastructure – no change.
- Establishing a new cap for the augmentation plan and water court fees – no change.

These amendments are not exhaustive. A separate outline detailing the remaining amendments is provided for interested Town Council members. In the September 24th staff memo, a detailed analysis was provided of all the terms included as part of the Amendment. This memo will focus on any changes that have been made to the ADA since the last meeting as well as addressing any additional concerns we heard from Council.

ANALYSIS:

1) Section 10.1 - Brush Creek Road Extension

There have been no changes to the agreed upon terms for Brush Creek Road Extension (BCRE), only additional clarification.

- New Subsection 10.1.1 Design & Minimum Requirements:
    - No change to Section 10.1.1.
- New Subsections 10.1.2 - 10.1.5. ROW Acquisition:
    - 10.1.2. Added additional clarity to the Town's police power and to the design process, which could take several iterations.
    - 10.1.3. Minor additional verbiage.
    - 10.1.3.1. Minor additional verbiage.
    - 10.1.3.2. Additional non-limiting language was added.
    - 10.1.3.3. Additional non-limiting language was added.
    - 10.1.4. Additional non-limiting language was added.
    - 10.1.5. Minor verbiage changes.
- New Subsection 10.1.6. Start of Construction / Construction Trigger:
    - Added clarity to ensure timely completion of the BCRE and acknowledging that there are likely to be multiple designs.
- New Subsection 10.1.7. Multi-modal Recreation Path
    - No change.
- New Subsection 10.1.8. Additional Construction Element
    - No change.
- New Subsection 10.1.9. Performance Guarantee for BCRE
    - No change.

2) (NEW) Section 10.5. Financial Contribution:

- Abrika will pay $480,000 to the Town within ninety (90) days of the effective date of this Amendment.
    - No change.
- Abrika will pay an additional $750,000 to the Town toward the Grand Avenue Corridor project within four (4) years of execution of the ADA Amendment.
    - This payment amount has increased from $500,000 to $750,000.

<u>Additional Town Council concerns:</u>

Staff Heard: What was the developer's obligation to receive vested rights under the 2014 ADA?

Staff Response: Vesting under the 2014 ADA was a time period vesting rather than a milestone vesting. Under the 2014 ADA, vesting was granted for a period of 20 years. There was only one milestone that had to be met under the current terms, which was that start of construction had to occur within a five-year period from the effective date of the ADA. Start of construction is a defined term in the Agreement. The Town did allow a one-year extension of the term to allow for an extended review period for the first subdivision final plat.

Staff Heard: Concern was raised about the implications of extending vested rights without a financial contribution and highlighted the need for a balance between development progress and financial accountability. Council also expressed concern that the Core Infrastructure could create roads and other utilities without building vertical and then the Town would be responsible for maintaining the roads and utilities.

Staff Response: The developer has increased a $500,000 cash contribution to $750,000 in Section 10.5 of the ADA. This cash contribution is in addition to completing the Core Infrastructure within the next ten

years. The way that the Core Infrastructure is set up, the infrastructure is completed as warranted by the demand for it. There are not unnecessary roads proposed to be constructed. The roads as proposed would complete the loop for Mount Hope Circle through Neighborhood A1, which would open up two additional multi-family parcels (RMF-3 and RMF-4). Neighborhood A1 is a relatively compact neighborhood within Haymeadow, with only two streets, Mount Hope Circle and Snowy Peak Road. Snowy Peak Road connects with Mount Hope Circle in two locations, and in turn Mount Hope Circle connects with Sylvan Lake Road in two locations (see Core Infrastructure Plan and Eagle County GIS below). Completion of infrastructure for Neighborhood A1 will include additional trail connections.



Core Infrastructure Plan



Eagle County GIS

The connection of Sylvan Lake Rd and Ouzel Lane creates a second critical access point for the Haymeadow property. Haymeadow will also be constructing a second roundabout at this intersection. Utilities will be run to the Fire District's parcel at this time, allowing for the District to build an additional station on their own timeline. The A2/B Spine Road, which goes North from the Sylvan Lake Road/Ouzel Lane intersection, will end at a Trailhead Parking area, this provides a new access point for residents and visitors and will also allow for all of A2 and portions of B and C to be constructed off of this main Spine Road. The core infrastructure will provide access to an incremental project that will support all 344 multi-family and 274 single-family/duplex units.



Neighborhood Nodes accessed from A2/B Spine Road & Sylvan Lake/Ouzel Intersection

Sixth Amendment to the ADA also includes amendments to Sections 5.2, 7.1.2, 8.3, 9.6, 9.10, 11.8, 17, and 24. Staff has provided an outline of these additional amendments as a separate attachment to this memo (Attachment #1). Since September 24th, there has been one small revision to Section 7.1.2, which was to modify the timing of payment to the Fire District from time of land use application to land use approval, which is consistent with the Code and other projects.

COMMUNITY INPUT:

N/A

BUDGET / STAFF IMPACT:

Staff provided a summary of potential budget and staff impacts in the September 24th memo, the only update to that is that the $500,000 cash contribution has been increased to $750,000.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

Staff provided a summary of Strategic Plan alignments in the September 24th memo and have no changes or updates to that summary.

RECOMMENDED ACTION OR PROPOSED MOTION:

The Town Manager and Staff fully endorse the revised draft terms of the ADA proposed by Abrika and the Sixth Amendment to the ADA.

I move to **approve** Resolution 65, Series 2024, "A Resolution of the Town Council of the Town of Eagle, Colorado Approving the Sixth Amendment to the Annexation and Development Agreement for the Haymeadow Property".

ATTACHMENTS:

1) Supplemental Outline of Additional Amended ADA Sections (LINK)
2) Brush Creek Road Extension Right of Way Exhibit – 50-foot ROW Options (LINK)
3) Letter from the Greater Eagle Fire Protection District Board / Letter from the Fire Marshal (LINK)
4) Updated Core Infrastructure showing Neighborhoods A2, B, and C (LINK)
5) Resolution 65, Series 2024
6) Sixth Amendment to the Annexation and Development Agreement
    O. Exhibit O: Core Infrastructure
    P. Exhibit P: Depiction of Section 10.1.3.2.

TOWN OF EAGLE, COLORADO
RESOLUTION NO. 65
(Series of 2024)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO APPROVING THE SIXTH AMENDMENT TO THE ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE HAYMEADOW PROPERTY

WHEREAS, on March 25, 2014, the Town and Abrika Properties LLC entered into an agreement entitled "Agreement Relating to the Annexation and Development of Property known as the Haymeadow Parcel A, Parcel B, and Parcel C Additions to the Town of Eagle, Colorado, also known as the Haymeadow PUD", which was recorded on May 30, 2014, at Reception No. 201408816 and has since been amended five times (as so amended, the "ADA"); and

WHEREAS, the Town and Developer have agreed to amend the ADA again as set forth in the Sixth Amendment to Annexation and Development Agreement attached hereto.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO, AS FOLLOWS:

Section 1. The Sixth Amendment to the Annexation and Development Agreement is hereby approved in substantially the form attached hereto, subject to final approval by the Town Attorney. Upon such approval, the Mayor is authorized to execute the Sixth Amendment on behalf of the Town.

INTRODUCED, READ, PASSED AND ADOPTED ON OCTOBER 8, 2024.

TOWN OF EAGLE, COLORADO

_____
Scott Turnipseed, Mayor

ATTEST:

_____
Jenny Rakow, Town Clerk

SIXTH AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT

This SIXTH AMENDMENT TO ANNEXATION AND DEVELOPMENT AGREEMENT (the "Sixth Amendment") is entered into as of _____, 2024 (the "Effective Date"), by and between the TOWN OF EAGLE, a Colorado home rule municipality (the "Town"), and ABRIKA PROPERTIES, LLC, a Florida limited liability company ("Abrika") (each a "Party" and collectively the "Parties").

WHEREAS, on March 25, 2014, the Parties entered into an agreement entitled "Agreement Relating to the Annexation and Development of Property Known as the Haymeadow Parcel A, Parcel B, and Parcel C Additions to the Town of Eagle, Colorado, Also Known as the Haymeadow PUD", which was recorded on May 30, 2014, at Reception No. 201408816 and amended several times thereafter (as amended, the "ADA"); and

WHEREAS, the Parties have concluded that it is in the best interests of the Parties to amend certain Sections of the ADA.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. Capitalized terms in this Amendment shall have the same meanings as in the ADA. To the extent that the provisions of this Amendment conflict with the ADA, the provisions of this Amendment shall control.

2. A new Section 1.1.46 is hereby added to the ADA, to read as follows:

1.1.46. "Core Infrastructure". As generally depicted in **Exhibit O**, attached hereto and incorporated herein by this reference, all public improvements required for Neighborhood A1, plus: (i) the connection of Sylvan Lake Road to Ouzel Road; (ii) the Haymeadow Water Tank, the Neighborhood A2/B Spine Road; and (iii) Dylan's Pond and Strawberry Pond, but only if the augmentation plan has been approved by January 1, 2031.

3. A new Section 4.3.8 is hereby added to the ADA, to read as follows:

4.3.8. In accordance with Section 4.17.060(B) of the Municipal Code, C.R.S. § 24-68-104(2) and this Agreement, if the Warranty Period for each component of Core Infrastructure has commenced on or before June 5, 2034, then Developer shall be entitled to an additional 10 years of vested property rights, commencing on June 5, 2034, and terminating on June 5, 2044.

4. Section 5.2 of the ADA is hereby deleted in its entirety and replaced with the following:

5.2. Phasing. With each Subdivision Final Plat application, Developer shall submit a phasing plan to the Town in compliance with Town Code (each a "Phasing Plan"). The

Town shall not approve the Subdivision Final Plat for Neighborhood D, or any part thereof, until all public improvements and other required Development improvements in Neighborhoods A, B, and C have been completed and the Warranty Period for such improvements has commenced.

5. Section 5.4 of the ADA is hereby deleted in its entirety.

6. Section 7.1.2 of the ADA is hereby deleted in its entirety and replaced with the following:

7.1.2. Fire Protection Impact Fees. Developer shall pay Fire Protection Impact fees (as defined in the Municipal Code) to the Town as required at the time of each approval of a Final Plat or Development Plan/Permit. Developer has not yet paid Fire Protection Impact Fees for the units approved in the RMF-1A and RMF-2A Subdivision Final Plats or for the 15 existing single family lots, and as such, Developer shall pay the Fire Protection Impact Fees related to those 103 units ($175,144) within 30 days of the Effective Date of the Sixth Amendment.

7. In Section 8.1.3 of the ADA, the phrase "shall not exceed $75,000" shall be replaced with "shall not exceed $250,000." To date, $118,323.09 has been paid towards this $250,000 cap.

8. In Section 8.3 of the ADA, all references to "110,000 gallons" shall be replaced with "130,000 gallons."

9. Section 9.6 of the ADA is hereby deleted in its entirety and replaced with the following:

9.6 Utility Service to the Fire Station Parcel. Upon the earlier of (a) the application to the Town by the Greater Eagle Fire Protection District for a Development Plan/Permit for the future fire station, or (b) the issuance of the 300th building permit within the Development, Developer shall, at its sole cost and expense, commence, and diligently pursue, construction of utilities to the property line of the fire station parcel, including: potable water, sanitary sewer, raw water irrigation, electric, and telecommunications. Developer shall ensure that all utility service lines are adequately sized so as to be capable of serving the proposed fire station.

10. Section 9.10 of the ADA, which was deleted via the Third Amendment to the ADA, is hereby added again, to read as follows:

9.10. Sylvan Lake Road Extension to Brush Creek Road. Developer may, at Developer's option and Developer's sole cost, design and construct an extension of Sylvan Lake Road to intersect with the existing Brush Creek Road near the eastern boundary of the Property as a second entrance to Neighborhood D.

11. Section 10.1 of the ADA is hereby deleted in its entirety and replaced with the following:

10.1. Brush Creek Road Extension.

10.1.1. Developer shall design, at Developer's expense and subject to Town approval, a plan set (the "Design") for the Brush Creek Road Extension (the "BCRE") that includes: (1) two thru-lanes; (2) either: a left turn acceleration lane from Brush Creek Road onto Grand Avenue, a left turn deceleration lane from Grand Avenue onto Brush Creek Road, and a stop sign at the intersection of Brush Creek Road and Grand Avenue; or a connection to the southeast splitter island of the Grand Avenue roundabout; (3) a four-way stop sign at the intersection of Brush Creek Road and Capitol Street; (4) a recreation path approved by the Town; (5) all necessary storm drainage improvements including outfall and water quality mitigation measures; (6) appropriate lighting in accordance with applicable Town standards; and (7) any necessary utility relocations.

10.1.2. Following completion of the Design, the Town will use its best efforts, in cooperation with the Metropolitan District, to acquire all necessary rights-of-way and easements for Developer to construct the improvements set forth in the Design. In its reasonable discretion, the Town will seek to acquire such rights-of-way and easements in a cost-efficient manner, provided that nothing in this Agreement shall act as a waiver of or otherwise affect the Town's police power. If the Town is unable to acquire the necessary public rights-of-way and easements for the Design, Developer shall work with the Town to modify the Design.

10.1.3. Developer shall reimburse the Town for all costs that the Town incurs to obtain possession of and title to the necessary public rights-of-way and easements described in Sections 10.1.1. and 10.1.2., including without limitation all compensation paid for the acquisition or condemnation of such public rights-of-way and easements, any damages to remainder property, interest awarded on any compensation award, and related expert witness, litigation and court costs and attorney fees associated with such acquisition. Such reimbursement shall be made by Developer within 30 days of the Town's request for reimbursement, accompanied by certification and supporting documentation of such costs. Notwithstanding the foregoing, Developer's reimbursement obligation is subject to the following:

10.1.3.1. Developer shall not be responsible for reimbursement of costs for, or incurred in connection with, the acquisition or condemnation of rights-of-way or easements required for the Grand Avenue Corridor Plan ("GACP") or any other plan or project outside of the scope of the BCRE. Should any costs be reasonably attributable to both the GACP and the BCRE, the proportion of such costs allocated to the BCRE shall be equal to a fraction, the numerator of which shall equal the square footage of the area acquired from the Colorado Department of Transportation ("CDOT") parcel (County Parcel Number 2109-052-01-003) and the motel parcel (County Parcel Number 2109-052-01-004) starting at the existing U.S. Highway 6 (Grand Avenue) right-of-way line and located within 25 feet of the

center line of the approved BCRE construction drawings, and the denominator of which shall be the total square footage of the area acquired from CDOT and the motel parcel.

10.1.3.2. Developer shall not be responsible for any costs incurred in connection with the acquisition or condemnation of any part of the northern building of the Grand Avenue Motel, as depicted in **Exhibit P**, attached hereto and incorporated herein by this reference. This Section shall not limit or affect the Town's power and authority to acquire the northern building, in the Town's sole discretion, but is only intended to limit Developer's financial responsibility. This Section shall not limit Developer's obligation to reimburse the Town for other costs otherwise arising from or related to the acquisition or condemnation of public rights-of-way or easements for the BCRE, including without limitation all compensation paid for the acquisition or condemnation of such public rights-of-way and easements, any damages to remainder property, interest awarded on any compensation award, and related expert witness, litigation and court costs and attorney fees.

10.1.3.3. Developer shall not be responsible for any costs incurred in connection with the acquisition or condemnation of public rights-of-way or easements for a cumulative area that, when combined with the Town's existing public right-of-way, would create a public right-of-way for the BCRE in excess of 50 feet in width. This Section shall not limit Developer's obligation to reimburse the Town for other costs otherwise arising from or related to the acquisition or condemnation of public rights-of-way and easements for the BCRE including without limitation all compensation paid for the acquisition or condemnation of such public rights-of-way and easements, any damages to remainder property, interest awarded on any compensation award, and related expert witness, litigation and court costs and attorney fees.

10.1.4. If the Town does not annex the West Eagle property owned by Eagle County on or before January 1, 2026, and if by that date the associated public rights-of-way and easements located on the West Eagle property and necessary for the BCRE are not conveyed to the Town free of cost, Developer shall reimburse the Town for all costs incurred in connection with the acquisition or condemnation of public rights-of-way or easements for the BCRE on, through or adjacent to the West Eagle property including without limitation all compensation paid for the acquisition or condemnation of such public rights-of-way and easements, any damages to remainder property, interest awarded on any compensation award, and related expert witness, litigation and court costs and attorney fees..

10.1.5. Developer shall construct, at its cost, any necessarily relocated parking spaces to serve the property owned by CDOT , in a location approved by the Town on the Town-owned public right-of-way located to the southeast of the CDOT property, to the extent the Town deems that providing such parking for the CDOT property is necessary

or appropriate to secure CDOT's cooperation or to compensate for the existing CDOT parking spaces impacted by the BCRE.

10.1.6. The Town shall notify Developer in writing that the Town has acquired possession of or title to the necessary public rights-of-way and easements under Sections 10.1.1, 10.1.2 and 10.1.4. Within 30 days of such notice, Developer shall, at its sole cost and expense, submit to the Town for approval the final plans for the BCRE (if not already submitted and approved) which plans shall conform to the Design, as modified to reflect the public rights-of-way and easements acquired by the Town. Developer shall Start Construction of the BCRE prior to May 1st in the year following the date of the Town's approval of the final plans; provided, however, that if date of the Town's approval is given in November or December of any year, then Developer shall Start Construction prior to May 1st of the second following year. Following the Start of Construction, Developer shall diligently pursue completion of the BCRE.

10.1.7. Should the Town secure the necessary public rights-of-way and easements to provide a bike path parallel to the BCRE, even if Developer has constructed the recreation path elsewhere, then Developer shall pay to construct and relocate such path as directed by the Town.

10.1.8. Developer shall, at the request of the Town, construct any necessary turn bay lanes providing access to development on the West Eagle property owned by Eagle County, so long as Eagle County agrees, in an agreement reasonably acceptable to Developer, to pay all costs associated with such bay turn lanes.

10.1.9. Prior to issuance of the 300th building permit in the Development, Developer shall provide a performance guarantee consistent with Section 12 to secure the work described in this Section 10.1.

12. A new Section 10.5. is hereby added to the ADA, to read as follows:

10.5 Cash Contribution. Within 90 days of the Effective Date of the Sixth Amendment, Developer shall pay the Town $480,000. Within 4 years of the Effective Date of the Sixth Amendment, Developer shall pay the Town an additional $750,000. The Town may use these funds for any purpose.

13. Section 11.8 of the ADA is hereby deleted in its entirety and replaced with the following:

11.8 Issuance of Building Permits. Building permits shall only be issued upon completion of all underground public and private utilities (including potable water, sanitary sewer, raw water irrigation where applicable, electric, and telecommunications), and a road surface providing safe access to the property for which such building permit has been requested.

14. Section 12.3 of the ADA is hereby deleted in its entirety and replaced with the following:

12.3 Delivery. Neither Developer nor the Metropolitan District shall commence any Development work until the performance guarantee is delivered to the Town. In accordance with an approved Phasing Plan, Developer may provide the performance guarantee in phases.

15. Section 12.6 of the ADA is hereby deleted in its entirety and replaced with the following:

12.6 Partial Release. Within 10 days of completion of all, or any portion of, an individual public improvement such as a water facility, storm drainage facility, sewer facility or roadway and submission to the Town of a detailed cost breakdown, the amount of the performance guarantee applicable to such improvement shall be reduced by 90%, provided that partial releases shall not be granted for less than $100,000. For purposes of this Section, "completion" means that a public improvement is capable of being put into service and approved by the Town Engineer as meeting the Town's applicable testing criteria. Although not required for the public improvement to be deemed complete as provided herein, the fact that any portion of a public improvement is in fact brought into service, with the Town's approval, shall be determinative that it is complete.

16. In Section 17 of the ADA, the phrase "$1,051.12 per residential unit" shall be replaced with "$939.77 per residential unit" to account for Developer's reduced proportional share of the West Eagle Ranch, LLC public improvements as a result of the subsequent approval of Hockett Gulch which will also benefit from the West Eagle Ranch, LLC public improvements. A credit of $111.35 for the 91 units which have already paid Recapture Fees within Haymeadow shall be granted as part of the next Subdivision Final Plat within the Development.

17. The Parties agree that the Covenant against certain property within Haymeadow Filing 1 filed in the real property records of Eagle County, Colorado at Reception No. 201907562 satisfies the requirement of Section 24 of the ADA as amended.

18. All provisions of the ADA, as previously amended and not expressly modified in this Sixth Amendment shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this Sixth Amendment as of the Effective Date.

TOWN OF EAGLE, COLORADO

_____
Scott Turnipseed, Mayor

ATTEST:

_____
Jenny Rakow, Town Clerk

ABRIKA PROPERTIES, LLC, a Florida limited liability company

By: _____
Brandon Cohen, President

STATE OF FLORIDA)
) ss.
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, 2024, by Brandon Cohen, President of Abrika Properties, LLC, a Florida limited liability company.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires:

_____
Notary Public

EXHIBIT O

POOL AND ICE RINK

WILLOW CORRIDOR

NEIGHBORHOOD A1

DYLAN'S POND

SYLVAN LAKE RD

APPROXIMATE TRAILHEAD PARKING

APPROXIMATE A2/B SPINE ROAD

APPROXIMATE WATER LINE LOCATION

APPROXIMATE WATER TANK LOCATION

FIRE STATION TRACT

OUZEL LANE

BRUSH CREEK RD

STRAWBERRY POND

HAYMEADOW | ADA EXHIBIT O: CORE INFRASTRUCTURE

September 2024

NORTH

0' 150' 300' 600'

SCALE

NORRIS DESIGN

PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

Haymeadow Development
Annexation Development Agreement
Exhibit P
Date: 9/18/2024

EXHIBIT P





HAYMEADOW | ADA EXHIBIT O: CORE INFRASTRUCTURE

September 2024

NORTH

0' 150' 300' 600'
SCALE

NORRIS DESIGN
PLANNING | LANDSCAPE ARCHITECTURE | BRANDING

Haymeadow Development
Annexation Development Agreement
Exhibit P
Date: 9/18/2024



To: Mayor Turnipseed and Town Council

From: Peyton Heitzman, Community Development Director, Community Development

Date: October 8, 2024

Agenda Items: Resolution 70, Series 2024, A Resolution of the Town Council of Eagle, Colorado Accepting a Petition for Annexation of a Parcel of Land Located in Unincorporated Eagle County and Setting a Public Hearing on the Annexation (The Pasture Annexation)

Ordinance 10, Series 2024 "An Ordinance of the Town Council of the Town of Eagle, Colorado Annexing to the Town Certain Unincorporated Territory Located in Eagle County, Zoning the Property Residential Multi-Family, Approving the Associated Final Plat, the Associated Development Permit, and Approving the Associated Annexation and Development Agreement (West Eagle Housing Annexation)."

REQUESTS:
For Town Council to consider the West Eagle Housing presentations, hear public comment and continue the public hearing to October 22, 2024.

BACKGROUND:

Eagle County ("Applicant") has submitted concurrent applications for annexation, zoning, preliminary plan/final plat, and a major development permit for six properties within the West Eagle neighborhood. These properties, totaling 9.468 acres, are located east of Grand Avenue, south of 7th Street, and west of Bull Run, adjacent to the Town of Eagle open space to the south.



The Applicant is requesting annexation for the largest of the six properties, "The Horse Pasture", totaling 5.02 acres, which was formally owned by the U.S. Forest Service. The remaining five properties are already

within the Town's jurisdiction. Collectively, the properties are referred to as the ("Development").

In the combined preliminary plan/final plat, the Applicant proposes consolidating the properties into two lots and dedicating 0.963 acres of public right-of-way for the future Brush Creek Road Extension. Lot 1 to the north of the proposed right-of-way will be 2.827 acres and Lot 2 to the south will be 5.678 acres.

Eagle County plans to extend Castle Drive off Grand Avenue to provide two access points to the Development. This extension will provide the necessary road infrastructure to serve the project. The community has for many years envisioned a full street extension from the 3-way stop at Capitol and Brush Creek Road to the intersection of Castle Drive and Grand Avenue. This extension is the obligation of the Haymeadow development as outlined in that project's Annexation and Development Agreement. While site and civil plans for this project depict the full road extension, the Applicant is only obligated to provide access to their Development as depicted through this LINK.

Currently, the properties are zoned CMU1, Residential Multi-Family (R3), and County-zone Resource. The Applicant requests rezoning all properties to R3. Through a major development permit, the Applicant seeks to construct 113 multi-family dwelling units in 23 buildings of various densities ranging from duplexes to 10-unit multi-family structures. All units will be for-sale, deed-restricted with 50% affordable to families earning between 100-140% Area Median Income (AMI). Ten percent of the unit count (11 units) will be subject to the Town's Local Employee Residency Program (LERP).

There are two design variances associated with the development permit:

1) Parking Landscaping
2) Front Yard Buffer Width

The applications were submitted in the fall of 2023, prior to the implementation of the current Land Use Code. As such, the development permit and subdivision applications are subject to the standards of the previous Land Use Code. The annexation process is statutory and is not impacted by the submission date. However, the zoning application is subject to the new land use code standards, as the requested Residential Multi-Family (RMF) zone has been replaced with R3 in the current Land Use Code.

Existing Conditions

The properties are relatively flat. There are design constraints resulting from the shape of the sites, the Brush Creek Road right-of-way dedication, and irrigation ditches that run through the property.

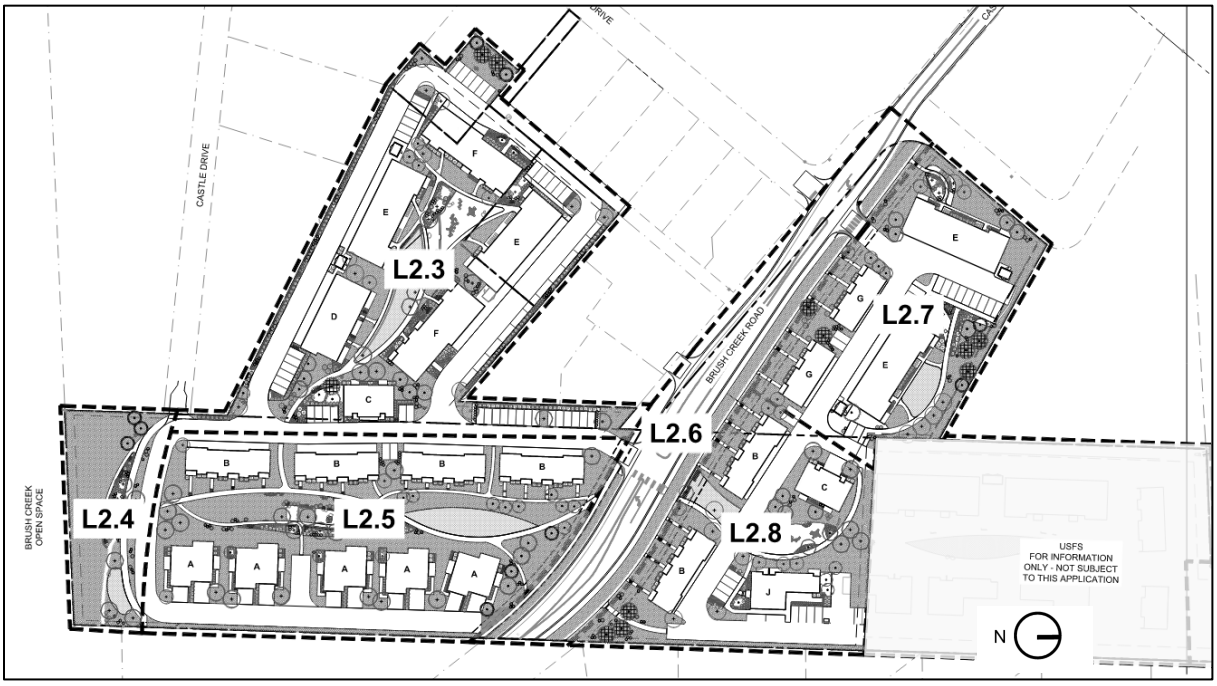
Surrounding the Development are U.S. Forest Service land to the north, a mobile home park to the northwest, single-family homes to the west, mobile homes to the southwest, Brush Creek Open Space to the south, and the Bull Pasture and Oxbow Court subdivisions to the east.



The image is oriented along the north-south axis.

Project Design

Lot 2 (to the south of Brush Creek Road) features a private drive encircling the parameter of the development. Open space is located at the center of the development between the residential structures, providing green space, playgrounds, and sidewalk connectivity throughout the site.



Lot 1 (to the north of Brush Creek Road) provides sidewalk connectivity throughout, with the playground and green space located at the northern end of the development.

The Planning Commission held a public hearing on the zoning, subdivision, and major development permit applications on September 17, 2024. Draft meeting minutes can be accessed through this LINK. During that meeting, the Commission discussed the following topics:

- Water consumption for the proposed development
- Displacement of wildlife
- Tools to keep the homes affordable
- Sustainable elements to the project design
- Architectural design
- Conformance with the West Eagle Sub Area Plan
- Traffic impacts to Grand Avenue

Following public comment, the Planning Commission recommended approval of the rezone, subdivision, and development permit applications. The subdivision and development permit approvals included conditions of approval that will be incorporated into the Annexation and Development Agreement.

ANALYSIS:

Rezoning, Preliminary Plan/Final Plat, Major Development Permit

The September 17, 2024 Planning Commission staff report (LINK) analyses the zoning, subdivision, and development permit applications against the relevant town standards. In response to questions from the Planning Commission hearing, further analysis on traffic, wildlife, and architectural design have been provided below.

Traffic

- The Town's land use regulations consider whether the Town has adequate public facilities to support new development. A determination of adequacy specific to traffic takes into account level of service, existing demand, project phasing, projected demand from the development, mitigation measures, and anticipated future improvements.

  In the September 17, 2024 staff memo, it was noted that the traffic analysis provided by the applicant does not indicate a decrease in the level of service (LOS). To expand, the Town has previously identified its preferred LOS as grade C, or better. The traffic analysis provided by the Applicant in Appendix F evaluates the LOS at several intersections that are impacted by the Development as well as site design, traffic circulation and queuing evaluation. Intersections along Grand Avenue currently operate and will continue to operate with the increased density at a LOS of D for westbound traffic, with other southbound and eastbound traffic mostly operating at a LOS of A. The traffic analysis projects a LOS C for the site design and queuing out of the Development. It shows that the additional traffic generated from the development will not lower that standard nor provide significant impacts on the existing street facility demand.

  The Applicant is not proposing improvements on Grand Avenue to mitigate the traffic impacts, as their analysis shows minimal benefits from such improvements. Town staff provided a positive determination of adequacy when considering planning improvements to Grand Avenue planned in the Capital Improvement Plan and demand generated from the development. The Town has been planning improvements to the Grand Avenue corridor for several years, with construction expected to begin in 2027, though the exact timing for individual segments remains undecided. According to Appendix J, "Project Phasing", construction of the Development is expected between 2026 and 2029.

Wildlife

- Questions were raised during the meeting about the project's impact on wildlife. Colorado Parks and Wildlife (CPW), a referral agency for this application, provided a letter, which can be accessed via this LINK. The letter states that while the "project site does not carry substantial wildlife habitat quality itself due to the surrounding previously developed land, it does still provide for the connectivity to better quality habitat to the open space to the south".

  CPW's letter advises the Development to incorporate Best Management Procedures, including using bear-proof containers, adhering to existing wildlife closures, keeping dogs on leash, discouraging plants that attract wildlife, and meeting the guidance of CPW's 'Fencing with Wildlife in Mind' guidelines.

  In response, the Applicant has modified their proposal to include bear-proof containers, remove all fruit- and berry-producing plants, require dogs be leashed through the HOA covenants, and modifying the design of the privacy screening to align with CPW's fencing guidance.

Architectural Design

- Overall feedback from the Planning Commission was that the architectural design generally fit with the character of Eagle, but did not fully integrate with the surrounding neighborhood. There was discussion around the project proposing too many building styles and that the Applicant should consider additional architectural elements that would promote the small-town feel. No specific architectural elements were suggested. The Applicant has not submitted modifications to their design as a result of this discussion.

Annexation

Staff is recommending the application be continued to October 22, 2024, to allow staff and the Applicant additional time to finalize the Annexation and Development Agreement (ADA) for Town Council's review and consideration. Staff will provide analysis on the annexation and ADA at the following meeting. The ADA will include details on the following topics:

- The construction of public improvements to serve the development
- Transportation and access to the existing street system and the dedication of right-of-way for Brush Creek Road
- Performance guarantee and release for the construction of public improvements
- Maintenance obligations for the public improvements
- Open space and park land dedication
- Affordable housing requirements
- Water rights dedication and raw water irrigation
- Phasing
- Fees (School land dedication and Street/Public Safety/Fire impact fees)
- Vesting

COMMUNITY INPUT:

Staff received written public comment for the September 17, 2024, Planning Commission meeting, which can be accessed through this LINK. Since that meeting, staff has received public comments for the October 8th Town Council meeting which can be accessed through this LINK.

BUDGET:

All application-related expenses will be reimbursed by the applicant. Other budgetary implications will be presented at the meeting on October 22, 2024, since elements of the ADA inform this topic.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:

Analysis against the Strategic Plan will be provided in the October 22nd staff report.

RECOMMENDED ACTION OR PROPOSED MOTION:

Staff recommends continuing the public hearing to October 22, 2024 to finalize the ADA for Town Council's consideration.

1. A motion to **CONTINUE** Resolution 70, Series 2024, A Resolution of the Town Council of Eagle, Colorado Accepting a Petition for Annexation of a Parcel of Land Located in Unincorporated Eagle County and Setting a Public Hearing on the Annexation (The Pasture Annexation) to October 22, 2024.
2. A motion to **CONTINUE** Ordinance 10, Series 2024, An Ordinance of the Town Council of the Town of Eagle, Colorado Annexing to the Town Certain Unincorporated Territory Located in Eagle County and Zoning the Property Residential Multi-Family (West Eagle Housing Annexation) to October 22, 2024.

ATTACHMENTS:

1: Project Application and Narrative (LINK)

2: Exhibits A-X (LINK) Detailed 'Table of Contents' on first page of link.

Exhibit A. Proof of Ownership and Title Commitment
Exhibit B. Adjacent Property Owners for public noticing
Exhibit C. Annexation and Development Agreement (ADA) – Not included.
Exhibit D. Water Rights
Exhibit E. Preliminary Water Demand Analysis
Exhibit F. Traffic Study – Full TIS can be accessed through this LINK.
Exhibit G. Geotechnical Study
Exhibit H. "Will Serve" Letters
Exhibit I. Local Employee Residency Plan (LERP)
Exhibit J. Project Phasing
Exhibit K. Drainage Report
Exhibit L. Emergency Communication
Exhibit M. Engineering Specifications
Exhibit N. Public Utilities Cost Estimate
Exhibit O. Plan set (separate document – see below)
Exhibit P. Fiscal Impact Analysis
Exhibit Q. Ownership and Maintenance Plan
Exhibit R. Master Declaration for West Eagle
Exhibit S. Preliminary Plan (separate document – see below)
Exhibit T. Public Facilities Information Report (separate document – see below)
Exhibit U. Gas Tank Removal
Exhibit V. Environmental Site Assessment
Exhibit W. Variance Requests
Exhibit X. WESAP Conformance Memo

3: Exhibit S: Preliminary Plan (LINK)

4: Exhibit T: Public Facilities Information Report (LINK)

5: Appendix O – Plan Set (LINK) Detailed 'Table of Contents' on first page of link.

Existing Conditions Survey
Existing Buildings and Land Use Diagram
Annexation Map
Subdivision Plat
Setback Diagram
Civil Plans
Landscape Plans
Architectural Plans

6: Staff report for September 17th Planning Commission meeting (LINK)
7: Minutes from September 17th Planning Commission meeting (LINK)
8: All public comment received as of 10/4/24 (LINK)
9: Applicant Presentation (LINK)
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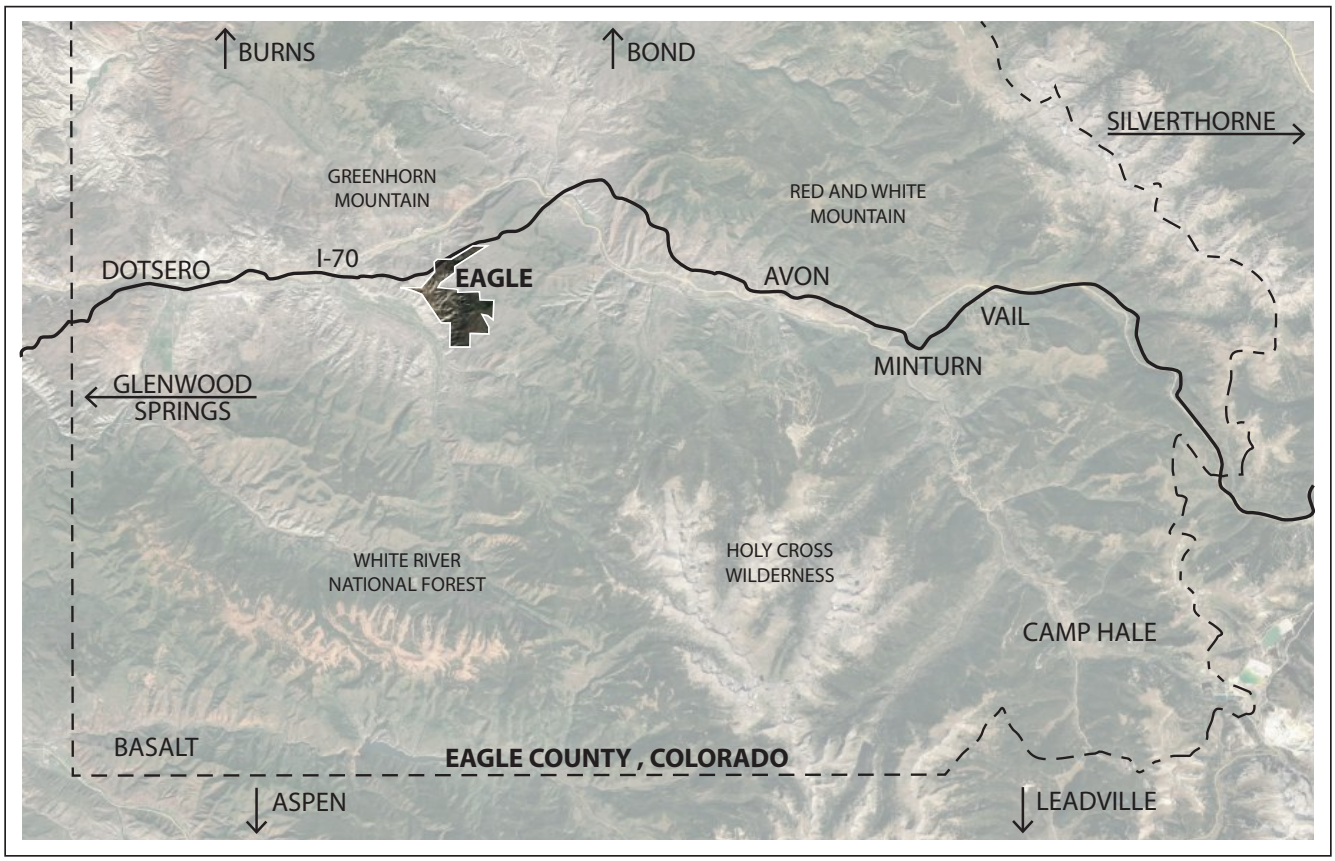
West Eagle Housing

Land Use Application:
Annexation, Major Development Permit, Subdivision, & Rezoning

Eagle County | Referral Comment Resubmittal

July 2024



VICINITY MAP NTS

Prepared for:
Eagle County Government
500 Broadway
PO Box 850
Eagle, CO 81631

Prepared by:
DHM Design
255 Main St. #201
Carbondale, CO 81623

July 2024

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Consent of Representation

EAGLE COUNTY

Office of the County Manager
970-328-8604
970-328-8629(f)
eagleadmin@eaglecounty.us
www.eaglecounty.us

June 30, 2023

Town of Eagle, Community Development
Attn: Peyton Heitzman
200 Broadway
Eagle, CO 81631
[Via Email: peyton.heitzman@townofeagle.org]

Re: West Eagle Housing, Annexation, Major Development Permit, Subdivision and Special Use Permit/Rezoning Letter of Authorization

Dear Ms. Heitzman,

Please accept this letter authorizing DHM Design Corporation to represent Eagle County Government through the Town of Eagle's Annexation, Major Development Permit, Subdivision and Special Use Permit/Rezoning application submission and process for the West Eagle Housing development. This authorization is effective from June 30, 2023 until the completion of the application process.

If there are any questions or concerns regarding this authorization, please do not hesitate to call or email me.

Situs Addresses and Parcel #s : 712 Castle Dr., 2109-051-21-001,
751 Castle Dr., (1.5320 acres), 2109-051-21-004
751 Castle Dr., (0.375 acres), 2109-051-21-005
766 Castle Dr., 2109-051-21-003
800 Castle Dr., 2109-052-05-013
Horse Pasture, former USFS site (5.020 acres) no address assigned, 2109-051-00-028

Sincerely,

Jeff Shroll

County Manager

State of Colorado
County of Eagle
Signed before me on July 3, 2023
by Jeff Shroll (name(s) of individual(s) making statement).

(Notary's official signature)

TRACY C. STOWELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234001261
MY COMMISSION EXPIRES JANUARY 10, 2027

January 10, 2027
(Commission Expiration)

500 Broadway, P.O. Box 850, Eagle, Colorado 81631

Introduction

Document Overview

This document houses the formal application for a combined:

Annexation, Major Development Preliminary and Final Plat Plan, Subdivision, and Rezoning

for the West Eagle Housing Project. The project is comprised of six parcels totaling 9.45 acres. Eagle County proposes developing these parcels into affordable housing for full time residents meeting the criteria of the Eagle County Housing & Development Authority (ECHDA). The proposed plan will create 113 affordable housing units within 23 buildings on the parcels.

A comprehensive description of the proposed development is provided in this document and has been developed in accordance with relevant sections of the Title 4, Land Use and Development Code, of the Town of Eagle Code of Ordinances. This application was originally submitted on 7/3/2023. The West Eagle Housing (WEH) team elected to have the application reviewed under the Town of Eagle (TOE) code current at the time of submittal (1976 LUDC). In October 2023, following the original application submittal, the revised land use code (2023 LUDC). During referral review, the TOE Planning Department articulated that while the majority of the application (annexation, major development, and subdivision) will be reviewed under the prior code, zoning is to be updated to align with the current code. A plan set including architectural, civil engineering, and landscape drawings are included as attachments.

Proposed Process Summary

1) Annexation of 'The Pasture' parcel
2) Land Use: Development Permit, Subdivision, and Rezoning

Annexation

Eagle County owns parcel number 2109-051-00-028, a 5 acre plot, featured heavily in the West Eagle Sub Area Plan, and referred to as 'The Pasture'. This parcel is an inholding, surrounded on all sides by the Town of Eagle. The County requests the Pasture parcel be annexed into the Town of Eagle (subject to CH 4.15-***Annexation Review***).

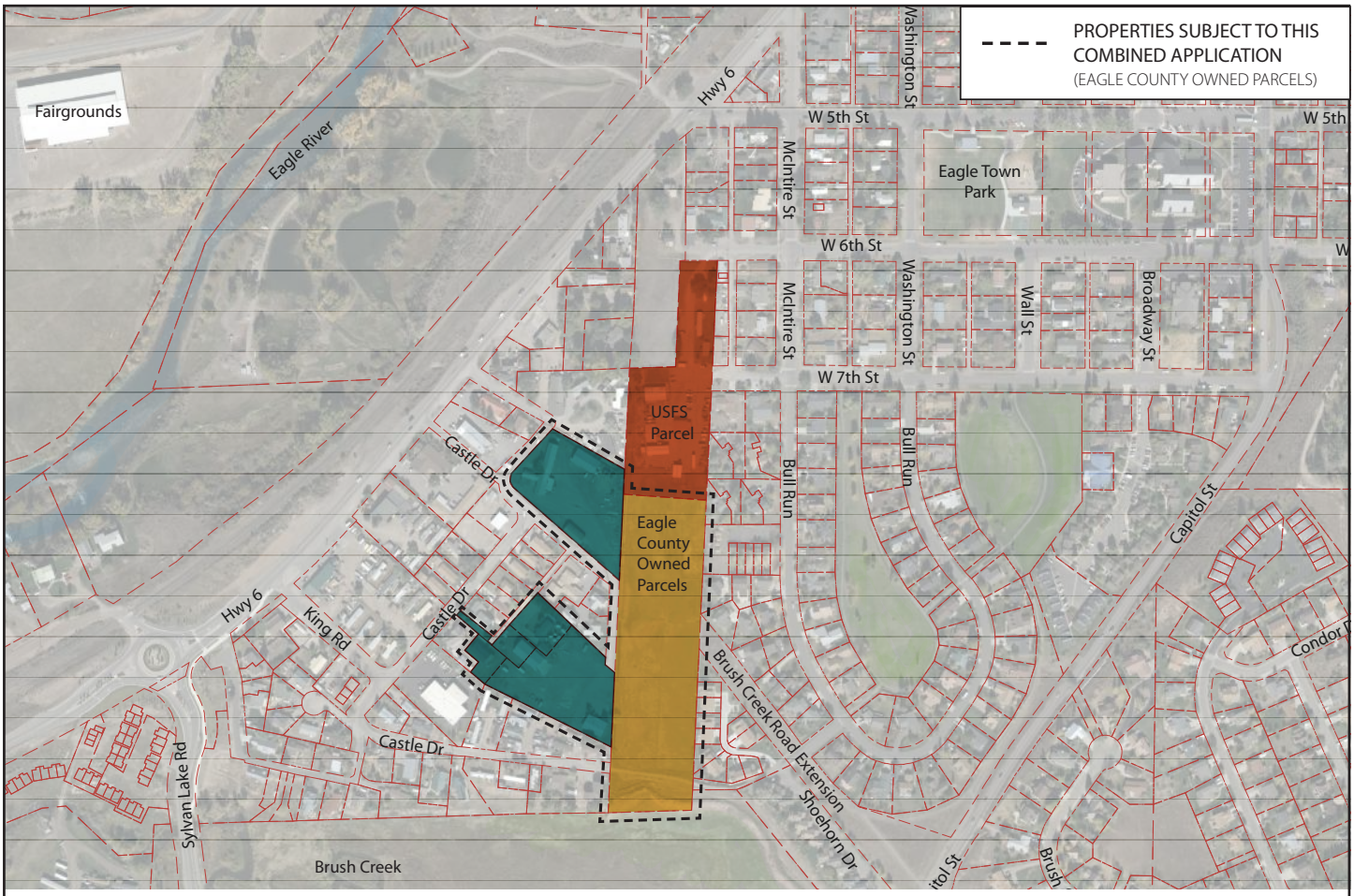
Land Use: Major Development Permit Preliminary and Final Plat

The County intends to build a mix of multifamily (apartment), townhome (row house), triplex and duplex buildings on the lots. After construction, the units will be condominimized with the intent of owner-occupation. The contents of this application illustrate the program of a combined development proposal that conforms to the underlying land use code, and to the policy guidance of the West Eagle Sub Area Plan (WESAP) and Elevate Eagle Comprehensive Plan (subject to CH 4.06-***Development Review***).

Subdivision + ROW Dedication

In alignment with the WESAP, WEH designed the Brush Creek Road Extension (BCRE) and will build the portion of the BCRE on the subject property. The remaining portions of the BCRE are anticipated to be completed by other parties at a later date. The County will dedicate a right-of-way (ROW) through both the Pasture parcel, #2109-051-00-028 and parcel #2109-051-21-001. The ROW dedication consumes .947 acres, or 10%, of the County's 9.45 acres. The applicant proposes consolidating the remaining County owned acreage into two lots, one to the north of the ROW and one to the south. After the ROW dedication, the two lots will total 370,430 square feet (8.5 acres). The lots will be owned by members of an HOA that will maintain the public shared spaces as well as the shared infrastructure. See Subdivision Plat in Appendix O. Requirements for subdivision are addressed in the Standards Report of this document (subject to CH 4.12-***Subdivision Review***).

Project Site Context Map



Eagle County Owned Parcels In Town Of Eagle

Parcel #: 2109-051-21-001, 2.11 Acres
Property Address: 712 Castle Dr.
Parcel #: 2109-051-21-004, 1.520 Acres
Property Address: 751 Castle Dr.
Parcel #: 2109-051-21-003, 0.364 Acres
Property Address: 766 Castle Dr.
Parcel #: 2109-051-21-005, 0.374 Acres
Property Address: 751 Castle Dr.
Parcel #: 2109-052-05-013, 0.202 Acres
Property Address: 800 Castle Dr.

Eagle County Owned Parcels In Eagle County

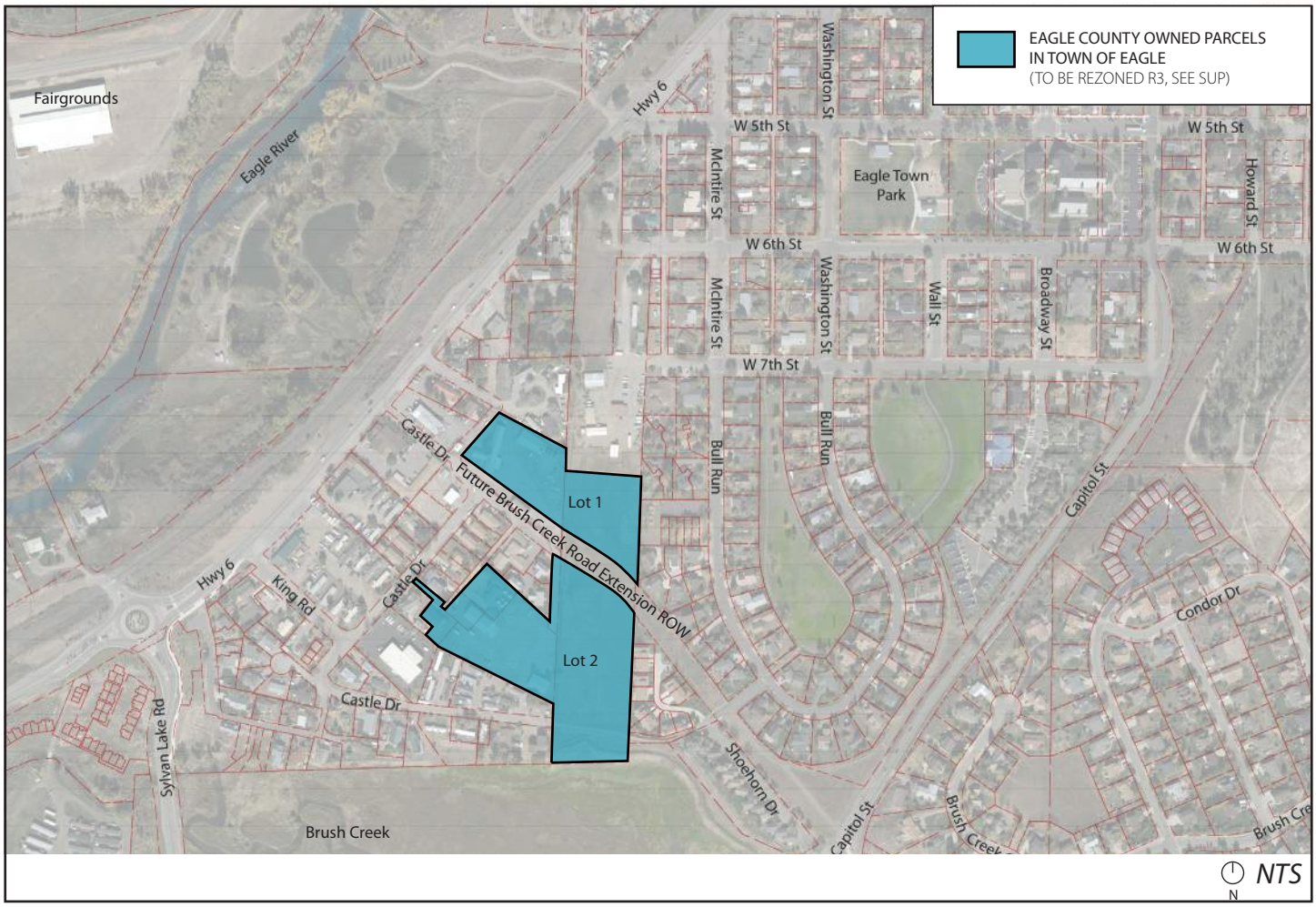
Parcel #: 2109-051-00-028, 5.020 Acres
Property Address: Not assigned
('The Pasture' annexation parcel)

USFS Owned Parcels

Parcel #: 2109-051-00-027, 2.883 Acres
Property Address: 000480 W Sixth St
(Potential for future acquisition; Not included in this application)

Note: Parcel acreage indicated here is per Eagle County Assessor database, and may vary from field surveyed conditions.

Proposed Lot Consolidation and Subdivision Diagram



Rezoning

The combined site has a mix of zoning. Parcels already within the Town of Eagle include Commercial Mixed-Use (CMU1) and Residential Multi-Family (R3) zoning, while the annexation parcel carries Eagle County zone Resource (R). The WEH project seeks to rezone the entire property Residential Multi-Family (R3) (subject to 2023 LUDC chapter 4.03 - ***Residential Districts***).

Annexation and Development Agreement (ADA)

The referral comment response memo and associated land use application have been submitted prior to applicant's receipt and review of the Town of Eagle's proposed ADA. A number of substantive commitments will be defined by the ADA; it is understood that ongoing coordination and refinement will be necessary to arrive at a final and mutually agreeable proposed ADA. Eagle County has advanced the application revisions and referral response memo with the understanding that ADA refinement will be ongoing during referral review and leading up to the town council hearing.

Application Form

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

LAND USE & DEVELOPMENT APPLICATION

Pursuant to the Land Use & Development Code, Title 4

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

PROJECT NAME West Eagle Housing

PRESENT ZONE DISTRICT Resource (R), Commercial Mixed-Use (CMU1), PROPOSED ZONE DISTRICT (if applicable) Multi-family (R3) Residential Multi-Family (R3)

LOCATION

STREET ADDRESS West Eagle Neighborhood, see project site context map

PROPERTY DESCRIPTION

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

DESCRIPTION OF APPLICATION/PURPOSE

The purpose of this document is to request Annexation, a Major Development Permit, Subdivision, and Rezoning for the West Eagle Housing Project.

APPLICANT NAME Eagle County, Co, by Jeff Shroll County Manager PHONE 970-328-8604

ADDRESS PO Box 850, Eagle, CO 81631 EMAIL jeff.shroll@eaglecounty.us

OWNER OF RECORD Eagle County PHONE 970-328-8604

ADDRESS PO Box 850, Eagle, CO 81631 EMAIL eagleadmin@eaglecounty.us

REPRESENTATIVE* Jason Jaynes, Principal, DHM Design PHONE (970) 963-6520

ADDRESS 225 Main St #201, Carbondale, CO 81623 EMAIL jjaynes@dhmdesign.com

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

Project Narrative

Background

Eagle County is mission-driven to preserve the Eagle community through housing solutions that foster secure foundations for growth. Supporting Eagle County's locals is critical to our quality of life, our economy, and our communities. We believe by "Housing Eagle County" we will build a stronger, healthier, productive, and a more resilient community. The West Eagle Housing project (WEH) is a long-term vision of Eagle County and its constituents.

In July of 2009, Eagle County purchased 'The Pasture' parcel with the intention to purchase the adjoining USFS parcel in the future. As a result of this acquisition, the Town of Eagle, in partnership with Eagle County, hosted a community design charrette to envision the revitalization of the West Eagle Neighborhood (WESAP p.7). This process produced the West Eagle Revitalization and Sub Area Plans which recommended the Brush Creek Road Extension (BCRE), land uses, and the concepts for the redevelopment of West Eagle presented here in this application (WESAP p.7).

The Need

Eagle, Colorado is a desirable place to live. In fact, the The Town of Eagle Comprehensive Affordable Housing Assessment (CAHA) from February of 2023 discovered that the Town of Eagle's population is growing at a faster rate than Eagle County, and that the town itself will capture almost a third of the county-wide growth by 2040. While this says much about Eagle and the type of lifestyle and community it has to offer, the Town's affordable housing has not been able to keep up with the demand. The CAHA notes:

> ***"Housing is an increasingly important concern for the community as home prices of ownership continue to escalate and available rental units are difficult to find. As the regional cost of living continues to rise, there is an increasing lack of access to affordable housing. This is a substantial issue across mountain and resort communities where the housing needs of locals and workers are unmet, and they are priced out of the community"*** (CAHA p. 1).

Below are excerpts from the CAHA Summary of Market Findings, pages 4-6, which depict Eagle's housing market in its current condition, and show that "the town of Eagle is well grounded in taking action to expand the supply of affordable housing" (CAHA p. 6):

3. Eagle has a strong, resilient economy and has demonstrated a strong recovery from the pandemic. While wages in Eagle have increased by an average of 2.6 percent annually since 2010, they have been drastically surpassed by increases in home prices over this time period.

4. Eagle is a growing economic hub in Eagle County and is projected to add 2,166 jobs by 2040, with an annual growth rate of 2%.

7. The median home price in Eagle increased by over 25 percent annually since 2019. This significantly increased the affordability gap for a household earning 100% AMI. The significant increases in price reflect the increase in demand, which reflects the surge in pricing found in many comparable communities throughout the Rocky Mountain West. This surge can be attributed in part to the pandemic, in which buyers left urban areas and sought out desirable remote communities like Eagle.

8. Homes in Eagle are increasingly not affordable to households earning 100% AMI or $90,000 a year as

the affordability gap widens each year. In 2020, and each year following, the affordability gap significantly increased, and as of 2022 the affordability gap was $680,000. As the gap increases, more households are being priced out of the Eagle housing market.

9. Nearly a third of all households are cost burdened and spend over 30 percent of household income on housing costs.

10. The data in this report provide a basis for action. The data indicates that the housing demand is strong and has driven pricing above what many households relying on local wages can afford. A series of metrics on market conditions, household income, ability to pay for housing, past trends, and future forecasts indicate that the Town of Eagle is well grounded in taking action to expand the supply of affordable housing.

Furthermore, CAHA found that there is a lack of affordable single-family homes in Eagle. Only 5 percent of single-family units were affordable for households at 150% AMI or less (CAHA p 30). To meet existing housing demand, 574 units 140% AMI and below are needed to keep up to estimated housing targets for Eagle growth (CAHA p. 38).

The CAHA report offered near-term strategies to address Eagle's affordable housing crisis, and noted that "it is important for Eagle to implement as many of the near-term affordable housing strategies now to have an impact on future development" (CAHA p. 2). Strategies included inventorying vacant land for potential acquisition and infill, increasing the density of the town, and forging partnerships with other land holders "to consider extending town services and providing entitlements for affordable housing projects" (CAHA p. 3). WEH is an infill project that increases density in West Eagle through entirely affordable housing, and thus is in line with CAHA's recommendations.

CAHA's findings are consistent with other studies conducted in the region, including the 2019 Greater Roaring Fork Regional Housing Study (GRFRHS), which included the towns of Eagle and Gypsum. It is notable that the challenges identified in the GRFRHS have been significantly eclipsed by the post-covid "new normal" of migration to the western slope. However, prior to covid, DRFSHS still found a significant gap between the median home price and what typical households could afford, along with a unit shortfall of housing for those making 100-140 AMI (p. 5 GRFRHS). This gap is only expected to rise over the next decade.

Affordable housing plays a significant role in scouting and retaining highly skilled workers. According to the Vail Valley Partnership's annual workforce survey; employers believe that the availability of workforce housing is a critical or major problem in Eagle County. The most recent survey, conducted in 2022, shows two thirds (65%) of employers believe that finding housing is difficult for their employees. These findings have been consistent over the last 10 years. Beyond the immediate impact of workforce scarcity on local businesses, the lack of affordable housing impacts workers themselves through long commutes, fatigue, and displeasure over wages in relation to housing costs.

The Town of Eagle Strategic Plan (TOESP), adopted in 2020, provides information on the Town's Guiding Principals and articulates that investing in "a highly effective, motivated, and well-trained workforce" is an important part of the Town's vision of the future (TOESP p. 7). TOESP goes on to outline Major Objectives, which include "diversify(ing) the attainable housing stock," and "strengthen(ing) town organization and culture" by "attracting and retaining a high quality workforce" (TOESP p.9). To accomplish these objectives, strategic goals are listed which include "collaborat(ing) on solutions in the West Eagle Area" (TOESP p.10).

The WEH project supports the Town's community-directed goals by helping address the invariable need for affordable housing in the region.

Project Overview

Context

The proposed development responds to Eagle's existing housing needs by offering a diverse range of affordable housing opportunities in an ideal location convenient to downtown and Grand Avenue. As an infill project, the development helps bridge the gap - and create purposeful connection - between the mixed use and commercial properties along Grand Avenue and the residential Bull Pasture neighborhood. The cohesive site design emphasizes relationships to the outdoors and the greater community through shared greenways that celebrate the surrounding mountain landscape and cultivate connections to community trails.

Development Program

The WEH development includes a diverse mix of multifamily units in 2-3 story buildings with a blend of ground level garage and surface parking. All units will be sold as deed restricted condominiums. The buildings are arranged around common open spaces and served by private driveways connected to the Brush Creek Road Extension. The develop program includes internal and external infrastructure improvements, water conveyance, as well as sidewalk and trail connections.

Abutting the County's parcels to the north is the 2.98 acre US Forest Service (USFS) owned 'inholding' parcel # 2109-051-00-027. For long-range planning purposes, the WEH development assumes future County acquisition and incorporates this parcel into the project's overall site design. At a planning level, this facilitates vehicular and pedestrian connections to downtown via 7th street and an integration of future housing into the larger WEH project. The County recognizes a de facto 'right of first refusal' for the Forest Service parcel will be given to local government jurisdictions in a land conveyance, legitimizing the effort that has been leveraged into the physical planning of the Federal property. However, *the parcel and its development are not formally included in this application and no development review or approvals are requested herein for the USFS parcel.*

Architectural and Site Design

The design of the site was heavily impacted by the unusual shape of the parcels. The long and narrow pasture parcel and the two "peninsulas" on the west side of the property do not lend themselves to a traditional lot-and-block layout. The pasture parcel is approximately 240' wide. With setbacks, etc, a typical grid plan with houses set back from roads and traditional front yards does not physically fit on the parcels without significantly impacting the number of units, usable open space, and broader neighborhood connectivity.

The 2016 West Eagle Conceptual Site Planning process (dated 5.31.2016) for the project area evaluated a number of options to respond to the parcel shape. A variety of multi-family, single family, and patio-style home layouts were studied, with different approaches to the unit type, access, and circulation. Each of those studies was built on the premise of creating a connection, via green open space and/or streetscape, from the north end of the property to the paved trail at the Brush Creek Open Space, to the south. The 2016 process also evaluated lot and building typologies that may have required variances to (or a PUD to address) property boundary setbacks, parking requirements, or both. Since the completion of that plan, and in light of the goals and policies of the updated Elevate Eagle Comprehensive Plan and West Eagle Sub Area Plan, Eagle County has chosen to increase the overall unit count targets related to the proposed development while maintaining a code-conforming project and land use application (with two design variance requests). The 2016 process also reviewed a large-footprint building for a continuing care and retirement community (CCRC), which may have included independent-living and skilled nursing care facilities. This has already been constructed and currently operates in Eagle Ranch.

The proposed project provides housing entirely in a multi-family, condominium format. A traditional block layout on this lot results in continuous street-facing driveways/garages, surface parking, and buildings pushed to the rear setbacks, with little common open space or pedestrian character. To address this issue, housing is located along access driveways on the perimeter of each block and arranged around shared green spaces connected by a network of pedestrian pathways. This allows for significant common open spaces and generous separation of structures designed to create a highly livable neighborhood development, and advance long term goals of connectivity to surrounding roads, sidewalks, and trails. The layout of driveways, parking, and planting buffers set the buildings back from adjoining residential properties by at least 30' (and commonly 40'+), more than twice the required building setback for rear yards.

The building massing was developed to respond to the adjacent neighborhood context. The multi-family structures were placed on the west end of the property where they are compatible with the increasing density of the mixed use corridor along Grande Avenue. The townhomes, duplexes, and triplexes connect to the smaller-scale, single-family homes in the neighborhoods to the north and east of the development. In the center of the site, three-story townhomes line Brush Creek Road. The WEH unit options include duplex, triplex, townhome, and multifamily buildings. Multifamily buildings include a maximum of 10 units per building, while the townhomes are comprised of 3 or 4 units.

See Statement of Architectural Design in this document for more detail.

Housing

The proposed development includes 113 residences within 23 buildings, totaling 166,876 SF of new building space (including garages). Of the 113 units, 10 are four-bedroom, 91 are two-bedroom, and 12 are one-bedroom. The majority of units will be targeted for those making 100-140 AMI and several of the units are designed to accommodate residents with limited mobility by providing ground floor entry access. Buildings feature ground floor garage parking while the neighborhood streets provide a mix of perpendicular and parallel parking throughout the development. All private ownership (condo units) will be established via a condo plat. The two parcels bifurcated by the BCRE ROW will remain in the ownership of an HOA.

Looking long term, the potential future acquisition of the USFS parcel would add another 10 buildings with 43 housing units to the WEH development, bringing the total to 156 affordable housing units within 33 buildings.

Infrastructure

Roads

The dedication of the ROW and building of WEH's segment of the future Brush Creek Road Extension (to be completed by Haymeadow) is a first step towards facilitating the long-planned linkage between Grand Avenue and the existing Brush Creek Road, southeast of the property. Within the WEH property, all roads will be private drives owned by the HOA; some with non-exclusive public access easements to facilitate connectivity to public rights-of-way, see Easement Exhibit in Appendix O. WEH's internal vehicular drives connect to existing Eagle infrastructure, including Castle Drive to the southwest. WEH's comprehensive site design, which includes the USFS parcel (not a part of this application), provides for future vehicular connectivity to W 7th St and the downtown grid. The WEH project is a conduit for community connection, weaving the development into the town's existing fabric.

Brush Creek Road Extension

The West Eagle Sub Area Plan strategizes a future through road, known as the 'Brush Creek Road Extension'

(BCRE), connecting HWY 6 ("Grand Avenue") to the existing Brush Creek Road, southeast of the property. The Brush Creek Road Extension is a requirement of Haymeadow's Development Agreement with the Town of Eagle. At the time of this application, it is unclear when the full BCRE will be designed and completed to the east and west of WEH. The WEH project anticipates the future BCRE by designing the road to accommodate for full required future needs and dedicating the land required for its right-of-way (ROW) through the site. The portion of the road on WEH property will be built as part of the WEH project to provide access to the WEH development. However, based on the TIS findings, the full build out of the Brush Creek Road Extension (from Grand Ave to Capitol Street) and improvements to Grande Ave are not necessary to serve the WEH project.

The BCRE design is based on and supported by WEH's TIS. In line with the Town's guiding documents, the plan prioritizes multimodal transportation, protects bicyclists and pedestrians, and contains speed attenuating design features. See BCRE memo and TIS in Appendix F for more details.

Trails

West Eagle Housing's pedestrian circulation formalizes a trail and bridges the gap between Shorthorn Drive in the Bull Pasture Subdivision and Castle Drive in West Eagle. Linking these community-wide trails supports neighborhood walkability, encourages multi-modal transportation, and helps mitigate traffic impacts. All internal circulation will be owned by the HOA. A nonexclusive public access easement will be placed on this juncture, along with the main pedestrian corridor that runs through the middle of the development, to allow public access in perpetuity. WEH's comprehensive site design, which includes the USFS parcel (not a part of this application), provides pedestrian connectivity to W 7th St., W 6th St, forging a meaningful connection between Brush Creek Open Space and the downtown grid.

Ditch Water Conveyance to Neilson South Ditch

Eagle County must either obtain permission from the other owners on the Neilson South Ditch or a court declaration before modifying the ditch. Eagle County's strong preference is to obtain permission directly from the owners of the ditch. Eagle County began this effort with support of its water counsel Balcomb & Green in July 2024 and will provide the Town proof of consent prior to modifying the ditch (building permit.)

Utilities

Throughout the West Eagle Affordable Housing site, several improvements to existing public utility infrastructure are proposed to not only serve WEH, but improve connectivity for the current neighbors and future developments. Through a capacity study done by the Town of Eagle, sanitary sewer and water mains proposed in the Brush Creek Road Extension will provide service to WEH and provide future connections east of WEH. A sanitary sewer and water stub is currently shown within the future Brush Creek Road Extension extending to the east property line for future connectivity. Through coordination with Holy Cross, WEH proposes undergrounding the existing overhead electric line from the pole located at 740 Castle Drive to the pole at 616 Castle Drive. While the internal drives that serve the development will remain private, the water and sewer mains that traverse the property will be deeded to the town. Public utility easements will be provided as required. See Easement Exhibit in Appendix O: Planset.

Water Demand

Spronk Engineering was contracted to provide an estimate of the WEH water demands. The demands were calculated for the development housed in this application as well as for the future USFS parcel to ensure utilities are upsized appropriately for the development's future growth. The total EQR (re: water demand) for the WEH property is 97.01 EQRs. After extensive discussion with TOE staff, it is Eagle County's understanding that TOE prefers that Eagle County provide a payment in lieu of water rather than accept a dedication from Eagle County owned water in the Neilson South Ditch. Further, it is Eagle County's understanding that TOE will be offering the

project water at a generous discount of $10 per EQR. Eagle County expects and understands that this agreement will be fully described in the Annexation and Development Agreement. Eagle County did include the $10 per EQR figure in both our Plant Investment Fee calculation exhibit, see Standards Report in this document, and Fiscal Impact Report, Exhibit P. The applicant proposes to irrigate the entire development with non-potable raw water, sourced from Brush Creek, using the historical supply for the property, the Ditch No. 2 Ditch. Eagle County proposes to dedicate all of its water rights in Ditch No. 2 to the Town of Eagle and then lease back that water to use to irrigate the entire development. The future acquisition of the USFS parcel has the potential to add 35.0 EQRs to the development. The 35.0 EQRs are not included in the ADA or the land use application except as used to evaluate overall system capacities for the overall masterplan.

Landscape & Green Space

The project is designed around a series of green spaces, with buildings, driveways, and parking flanking the edges of the development. This creates an opportunity for common open spaces, pocket-park amenities, and connections throughout project for residents and members of the public. A highlight of the proposed project is the enhancement of the trail connection between the Bull Pasture Subdivision and Castle Drive, which will showcase views across Brush Creek Open Space. The overall landscape design minimizes traditional lawns and emphasizes low water shrub and perennial gardens of native and adapted species.

For stormwater management, drainage is designed to sheet flow over green space on the site and connect to dry wells to provide the required stormwater detention on site. Infiltration in the drywells will detain stormwater in order to match predevelopment historic flows. Stormwater infrastructure will be added to the BCRE and connect to the current outfall on the west side of US 6. This infrastructure in the BCRE will provide the major overflow path for the site.

Appendix O: Planset

The applicant has elected to advance draft technical drawings for the entire project, including the USFS parcel, to establish the feasibility of the overall masterplan and to allow for evaluation of total infrastructure impacts and needs. Sheets in the planset may depict the potential full build-out of the project where this information provides useful context. The applicant recognizes this LUA will not evaluate or convey any entitlements related to the USFS parcel and none are requested. The purchase of the USFS is not necessary for successful implementation of the current proposal. The civil engineering drawings, Final Plan, and Plat drawings depict only the parcels and improvements subject to this land use review and permitting application.

Those Affected

The West Eagle Housing Development will add 113 residential units to the West Eagle neighborhood. A number of the infrastructure and connectivity deficiencies in West Eagle have also resulted in a neighborhood that enjoys close proximity to downtown while at the same time a level of quiet and privacy that is more commonly associated with suburban or rural locations. The Pasture parcel creates a sense of open space that, while not publicly accessible, reinforces the status quo. The development of housing on the County properties will affect the dynamic of the neighborhood. Those adjoining the Pasture will now have neighbors and those adjoining the County properties currently used as general storage will see activity associated with residential housing.

The traffic study indicates that the development of this project does not trigger construction of the BCRE, which will fundamentally change traffic patterns within the neighborhood, and is a future requirement of a previously approved development (Haymeadow). Similarly, the development of this project will not trigger improvements on Grand Avenue, a corridor that has known deficiencies that are being studied and addressed by the Town of Eagle through the Grand Avenue Corridor Project. Because the BCRE timeline related to Haymeadow is unclear,

the applicant has proceeded with designing the BCRE through the subject parcel(s), and will construct the on-site portion of BCRE with the overall development. The roadway design accommodates the future connection of BCRE design and implementation to the east and west of the WEH project.

The project seeks to mitigate impacts through design, as described throughout this application and as prescribed in the land use code and policy planning documents. The WEH project arose to support the community, is entirely rooted in community vision, is built on prior studies, and is consistent with the community's objective for the parcels and the neighborhood. In alignment with this commitment, WEH hosted an on-site open house on May 24th, 2023 to present the project plans to neighbors, answer questions, and hear comments and concerns.

The Benefits

In collaboration with the Town of Eagle's long range planning goals, Eagle County's mission to provide a community-supportive housing development is realized in the WEH project. The project is located in the desirable West Eagle neighborhood, within walking distance of the Broadway District (downtown), Grand Avenue, and the regional ECO transit bus system. Establishing deed-restricted affordable housing will help sustain the local workforce, give new residents and families the opportunity to establish themselves, and fortify local businesses. The development supports the Town's goals; it is the right project, in the right place, at the right time, and is consistent with the community's vision for the parcels and the neighborhood. See ADA in Appendix C for additional mitigation of impacts.

Below is a list of ways the Town of Eagle will benefit from the West Eagle Housing Project:

Address the Housing Crisis:

1. The WEH project helps address the affordable housing crisis outlined in the Town of Eagle's 2023 Comprehensive Affordable Housing Assessment (CAHA) by investing in diverse new affordable housing stock.
2. In the 2023 TOE Economic Development Stakeholder Focus Groups Survey (EDSFGS) results, 63% of businesses surveyed identified housing costs and housing availability as a 'high impediment' or 'somewhat an impediment' to business growth (EDSFGS p.7). Of all survey options, this was deemed the largest issue (EDSFGS p.7).
3. When asked what "solutions, resources and support programs would help your business," 'affordable housing' and 'more housing' were the first and second answers on the list, along with 'employee attraction and retention' (EDSFGS p.11).
4. Access to affordable housing has wide ranging, positive impacts. Increasing and preserving access to affordable housing in areas of opportunity helps families climb the economic ladder, leading to greater community development and bolstering economic productivity and job creation[1].

Support Local Economy:

1. Fortifying local businesses by helping to house, feed, and support their workforce.
2. Cultivating happier and healthier personnel.
3. Giving families the opportunity to establish themselves in Eagle.

Public Resource Connections / Infrastructure Improvements:

1. Providing a network of publicly accessible trail systems which connect the downtown grid to West Eagle neighborhood and to Eagle Ranch via Brush Creek trail connections.
2. Better integrate the West Eagle Neighborhood into the Town by linkage to and incorporation of vital vehicular circulation by accommodating the future Brush Creek Road extension (by others) and by connecting to Castle Drive.

3. New sanitary sewer and water mains, sized to anticipate future development in the West Eagle neighborhood, are included in the BCRE design through the WEH property.
4. Water and sewer main line stubs in the BCRE ROW for future development connectivity.
5. Undergounding overhead lines at the southwest corner of the property, between 740 and 616 Castle Drive.

Financial Benefits:

1. Increase spending and job creation in local communities.
    a. Studies have shown that when low- to middle-income families can afford their mortgage each month, they have the ability to spend more on other essential items[1].
    b. Building, preserving and sustaining affordable housing requires construction tradespeople, property managers, realtors, landscape maintenance crews, etc. Local businesses provide this workforce with needed resources, from food, materials, fuel and recreation[3].
    c. According the National Association of Homebuilders, constructing 100 multifamily affordable units generates $11.7 million in local income and creates 161 local jobs in the first year alone[3]. These calculations include both the direct and indirect impact of the construction activity itself.

5. Increased taxes for local governments
    a. The same study found that building 100 affordable multifamily units generates $2.2 million in sales and other taxes within the first year[3].

6. Social benefits and return on investment
    a. When families have stable, decent, and accessible homes that they can afford, they are better able to find employment, achieve economic mobility, and maintain improved mental and physical health[1]. When housing cost is a financial burden, doctor visits and filling prescriptions become less of a priority. Disposable income increases access to healthy food options and routine medical care.
    b. Research shows that increasing access to affordable housing is the most cost-effective strategy for reducing childhood poverty in the United States[2]. Children in low income households that live in affordable housing score better on cognitive development tests than those in households with unaffordable rents[1]. Researchers suggest that this is partly because parents with affordable housing can invest more in activities and materials that support their children's development[2]. Studies show that children who live in a stable, affordable homes enjoy better health and educational outcomes, greater access to economic opportunities, better mental and physical well-being, and benefit from stronger communities[1].

References:

1. Weiss, Elayne & Brown, Natalie. ***A Place to Call Home: The Case for Increased Federal Investments in Affordable Housing.*** Campaign for Housing and Community Development Funding (CHCDF), C/O National Low Income Housing Coalition, 2017.
https://nlihc.org/sites/default/files/A-Place-To-Call-Home.pdf

2. Newman, Sandra & Holupka, C. ***Housing Affordability and Investments in Children***. Journal of Housing Economics, Volume 24, p.89-100. 2014.

3. ***The Economic Impact of Home Building in a Typical Local Area***. National Association of Home Builders, 2015.
https://www.nahb.org/-/media/NAHB/news-and-economics/docs/housing-economics/economic-impact/economic-impact-local-area-2015.pdf

4. ***The State of the Nation's Housing***. Joint Center for Housing Studies of Harvard University. 2013.
https://www.jchs.harvard.edu/sites/jchs.harvard.edu/files/son2013.pdf

Statement of Compatibility

The West Eagle Housing Plan is compatible with the Town of Eagle's goals. Compliance with the West Eagle Sub Area Plan, Town of Eagle Strategic Plan, and the Elevate Eagle Comprehensive Plan is outlined below. This application further illustrates conformance with development codes in the Standards Report of this document.

WEST EAGLE SUB AREA PLAN (WESAP):

Compatibility

In 2021 the WESAP FLUM was updated by the Town of Eagle to allow for a fully residential neighborhood to be developed on the land in West Eagle owned by Eagle County. The previous designation assumed a senior care facility, which was constructed and operates in Eagle Ranch. The County intends to help address the Town and greater community's need for affordable housing in West Eagle. WEH aligns with WESAPs 'future zoning' and incorporates the principals of development densities, massing, and building heights outlined in the document to better integrate higher density housing into the West Eagle neighborhood:

> "*Residential development on the eastern edge of the West Eagle Neighborhood should generally act as a transition between lower existing residential densities to the east and higher residential densities otherwise permitted within this Residential designation to the west. Building form, type and massing should complement rather than contrast with the existing residential buildings adjacent to the east. Maximum height of buildings located along this boundary should be two stories....Development of land in the more centrally located portions of this land use category is allowed at higher residential densities typically found in two and three story town house, condominium, or rental apartment buildings. Development at these higher densities should be planned and designed with attention to building massing relationships, the provision of solar access, and the creation of attractive civic spaces" (WESAP p. 19).*

Document goals and objectives are listed below, with direct responses illustrating WEH compliance:

- *Goal 2: Integrate the West Eagle Neighborhood into the surrounding community*

  The Eagle community views the 'pasture' parcel as a 'barrier to the original gridded neighborhood streets' and note that there are a 'lack of meaningful connections from downtown Eagle to West Eagle' (WESAP p.11). Developing affordable housing on the proposed County parcels will integrate the West Eagle neighborhood into the surrounding community, while dedicating the ROW for the future Brush Creek Road Extension (by others) is the first vital step in linking east Eagle west to Grand Avenue. The WEH project is designed to seamlessly assimilate the remaining USFS parcel into the development upon acquisition and annexation. This will complete a system of multi-modal connectivity north-south, from the downtown grid to Brush Creek Open Space, ensuring the development ties into existing infrastructure and creates new meaningful connections in all four cardinal directions.

- *Goal 3: Encourage redevelopment that benefits the greater community of Eagle*

  This project helps address the affordable housing crisis and offers numerous benefits to the community at large (see 'The Benefits' section above). The development was carefully planned to offer "good neighbor" scale transitions that align with the development plan, densities, and heights articulated in the West Eagle Sub Area Plan: Multifamily buildings are located on the west side of the property, adjacent to existing commercial and mixed use zoned properties, while triplexes, duplexes and townhomes reside on the eastern flank, complimenting the single family homes of the Bull Pasture subdivision. In alignment with Eagle's Comprehensive Plan, the parcels' densified western edge will serve as a catalyst for the future development of higher density commercial and mixed use buildings along Grand Avenue.

- *Goal 4: Encourage the financial viability and financial self-sufficiency of redevelopment within the area*

  Deed restricted "affordable housing" fundamentally requires subsidy; as such, the viability of privately developed, deed restricted housing is limited to a narrow profile of tax credit specialist developers, or

ultra-high-profit-margin development that creates a revenue stream for subsidized units. In this case, the project proponent is a public agency, mission-driven to provide housing for the local workforce. The financial viability of the proposal lies in the Eagle County Housing and Development Authority's ability to pursue a broad variety of partnerships and funding sources to deliver the development.

The West Eagle Housing Project is an example of a proposed development that results in net financial benefits to the town through affordable housing, taxes, and public infrastructure improvements (utilities and circulation). The project will be responsible for upgrading domestic water and sanitary sewer infrastructure in parts of the neighborhood, allowing for other, smaller property owners to contemplate redevelopment without bearing the up-front costs of major utility upgrades. The future acquisition of the USFS parcel would create 43 additional affordable housing units and enable flexibility to accommodate incremental development.

- *Goal 2b: Provide Green Space & Parks that connect to Brush Creek Open Space and provide opportunities to enjoy views to the Sawatch Mountains*

  The West Eagle Housing Project implements long awaited enhancements to the trail connection between the Bull Pasture Subdivision and Castle Drive, showcasing views across Brush Creek Open space. The masterplan for West Eagle Housing includes significant green space for residents and the community at large and is designed to create or facilitate connections between 7th street, Grand Ave, Brush Creek Road, and the Brush Creek Open Space and Brush Creek Trail. The project features an overlook of the Brush Creek Open Space at the south end of the property. The building siting and architecture were designed to allow for ample daylight and solar exposure, with internal green spaces that open to views to the Sawatch to the north and south and Brush Creek to the east.

- *Goal 2d: Extend Brush Creek Road to connect to Hwy 6*

  As one of the first major expansions to occur in the neighborhood, the project intends to set a precedent for future growth and redevelopment. West Eagle Housing helps improve connectivity and integration within the Town by designing the BCRE, dedicating the ROW, and building the road portion on WEH property (rest to be completed by Haymeadow). We hope this project will serve as catalyst for future implementation of this vital connection within the Town of Eagle. See BCRE memo in Appendix F.

TOWN OF EAGLE STRATEGIC PLAN:

- *Major Objective: Stimulate Economic vitality and development*

  The West Eagle Housing Project stands to have a profound economic impact on the 113 local families who occupy the units, along with the businesses they staff and bolster. See 'The Benefits' section earlier in this document.

- *Major Objective: Diversify the attainable housing stock*

  West Eagle Housing's 113 new affordable housing units will increase the Town's attainable housing stock. The project proposes a broad variety of unit types and formats, including duplex, triplex, townhome, and multifamily arrangements, with units from 1 to 4 bedrooms, including accessible, convertible and aging-adult friendly units. All units will be deed restricted; the ECHDA intends to administer the deed restrictions per the County's affordable housing policies (in practice) and will meet or exceed the requirements of the TOE LERP.

- *Major Objective: Strengthen town organization and culture*

  Affordable housing will help attract and retain a high quality workforce. The owners of these homes will live and work locally, supporting a sustainable local economy. See 'The Benefits' section earlier in this document.

- *Major Objective: Focus on recreation, events, and open space*

  With its convenient downtown location, the West Eagle Housing Project connects families to Eagle

amenities, events, and public lands, including Brush Creek Open Space.

- *Major Objective: Match infrastructure to quality of life*

  The West Eagle Housing Project will help catalyze vital infrastructure improvements, such as major upgrades to neighborhood water and sewer lines and the long anticipated Brush Creek Road Extension. Internal to the project, site and building design contribute to a high quality of life commensurate with a "Western Slope" mountain lifestyle. Access to daylight, outdoor patios/balconies, covered parking, ample storage, walkability, views, connections to public open spaces, and flexible outdoor areas all contribute to the expectations for quality living conditions in the area.

ELEVATE EAGLE COMPREHENSIVE PLAN:

- *Goal 1-1: Promote a wide range of attainable housing opportunities*

  See 'Major Objective: Diversify the attainable housing stock' above.

- *Goal 1-2: Expand and diversify the town's economic opportunities*

  The West Eagle Housing Project is an opportunity to support local businesses, employees, and residents. Providing a variety of housing types within the community supports the overall viability of local businesses and the community's ability to provide goods and services commensurate with a vibrant culture and economy.

- *Goal 2-1: Enhance the vibrancy and viability of downtown*

  The West Eagle Housing Project increases density near Eagle's downtown core, supporting residents and businesses. It improves multimodal circulation through connections with the town's existing infrastructure, decreasing vehicular dependency. The plan includes parking enhancements, along with pedestrian-focused amenities such as a network of sidewalks, trail connections, and significant green gathering space for social interaction.

- *Goal 2-3: Celebrate the Town's unique small-town character*

  The West Eagle Housing Project adheres to Eagle's high quality standards of design as relayed through Eagle's community-driven master, comprehensive, and strategic plans. WEH utilizes infill development to accommodate growth that blends appropriately with the character and scale of the surrounding neighborhoods. The proposed density is one unit per 3,278 SF (MLA/DU). The development also retains and provides additional access to open lands, while protecting environmentally sensitive areas, such as the Brush Creek wetlands.

- *Goal 2-4: Connect Eagle's neighborhoods physically and visually through a trail-oriented environment*

  See Trails in the Infrastructure Section of this document.

- *Goal 2-5: Maintain and improve the appearance of eagle by reinforcing the Town's identity*

  The West Eagle Housing Project preserves and cultivates cherished views to Brush Creek Open Space and the Sawatch Mountains. The project is designed to be supportive of a diversity of active lifestyles and community engagement.

- *Goal 3-3: Find new opportunities for trail and park system expansion and connections*

  Same as Goal 2-4.

- *Goal 5-2: Improve vehicular traffic circulation*

  See Roads in the Infrastructure Section of this document.

- *Goal 5-3: Expand the network of safe and convenient pedestrian and bicycle circulation*

  Same as Goal 2-4.

Annexation

Checklist

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

ANNEXATION SUBMITTAL CHECKLIST

Pursuant to the Land Use & Development Code, Section 14

☑ Completed application form. — In document

☑ Application fee and Executed Reimbursement Agreement. — Submitted

☑ Project Narrative to include: — In document

- ✓ Description of overall proposed development plan
- ✓ Description of compliance with the town's long-range planning documents, land development regulations, zoning and technical manuals
- ✓ Description of overall project benefits, impacts on surrounding properties and mitigation of those impacts

☑ Proof of Ownership (owner & encumbrance report) for subject property — In appendix A
**If applicant is not the property owner, notarized consent of the property owner is required.*

☑ Title Commitment (dated within 180 days of the application). — In appendix A

☑ List of owners/uses of any easements or adjacent means of public access that will be affected by the proposed Annexation. — In appendix B

☑ Water Rights Decree or Preliminary Water Demand Analysis. — In appendix D + E

☑ Petition for Annexation in accordance with C.R.S. §31-12-107. A written statement that contains the following: — In document

- An explanation that it is desirable and necessary that the area be annexed to the Town.
- An explanation that the requirements of C.R.S. §31-12-104 and §31-12-105 exist or have been met.
- An explanation that the signers of the petition comprise the landowners of more than 50% of the territory included in the area proposed to be annexed, exclusive of streets and alleys.
- A request that the Town approve the annexation of the area proposed to be annexed.
- The signatures and mailings addresses of the petitioning landowners.
- The legal description of the land owned by each petitioning landowner.
- The date of signing of each signature of the petitioning landowners.

- An affidavit of each circulator of such petition, whether consisting of one or more sheets, that each signature therein is the signature of the person whose name it purports to be.

☑ Annexation Map containing the following information: In appendix O

- Provide a scale, both graphic and written.
- A vicinity map including the site, a north arrow, bar and graphic scales and nearest major roads must be included on the cover sheet of the plat.
- Title. Plat name with brief legal preamble in large letters at the top cent of the sheet. The name of the project must also appear in smaller letters in the lower right corner.
- Written legal description of the boundaries of the area proposed to be annexed.
- Map indicating the boundary of the area proposed to be annexed.
- Within the annexation boundary map, a showing of location of each ownership tract in unplatted land and, if part of all of the area is platted, the boundaries and the plat lots and blocks.
- Next to the boundary of the area proposed to be annexed, a drawing of the contiguous boundary of the annexing municipality and the contiguous of any other municipality abutting the area proposed to be annexed.
- A summary table on the cover sheet that includes the total acres that are to be annexed and a contiguity analysis per state law.
- Property Lines and Easements. The boundary line of the site must be shown in a heavy solid line with dimensions, bearings and control points indicated along all exterior property lines. Lots, tracts and blocks numbers, use, and square footage. Show all existing and proposed easements.
- Streets. Show all adjoining and internal streets and right-of-ways (ROW) and label the street names.
- A Colorado registered professional land surveyor must prepare this map.

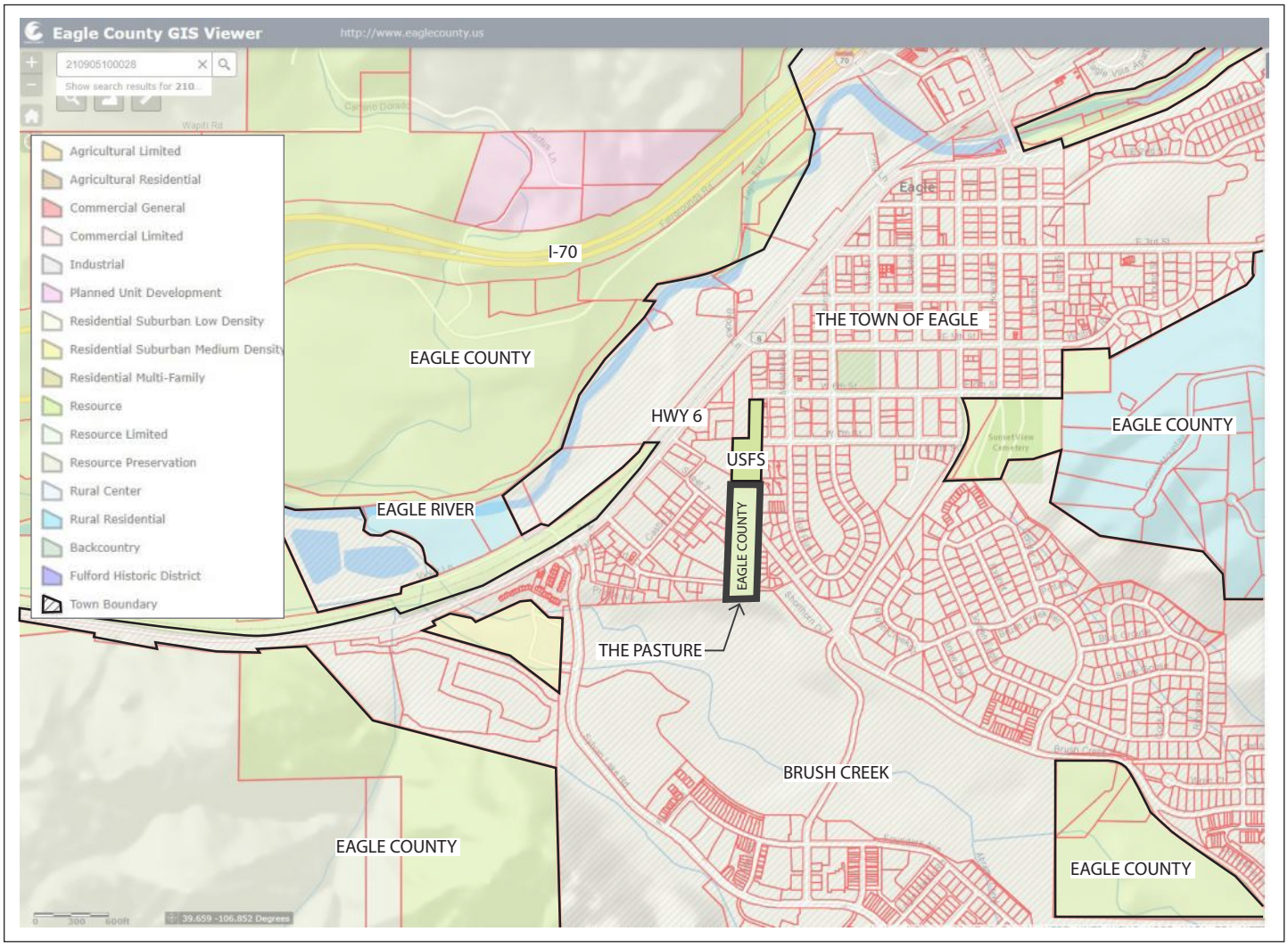
☑ Annexation Closure Calculations. In document

☒ Annexation Impact Report In accordance with C.R.S. §31-12-108.5. An impact report concerning the proposed annexation must be prepared at least 25 days before the date of the Eligibility hearing. And, within five days after preparation of the report, one copy of the report shall be filed with the Eagle County Board of County Commissioners. The report is not required for annexations of 10 acres or less in total area, or when the Town and the Eagle County Board of County Commissioners agree to waive the report. Not required

☑ Draft Annexation Agreement addressing issues such as required public improvements and how such improvements will be constructed and financed, municipal utilities and details of projected development. In appendix C

☑ (Optional) A zoning application may be processed concurrently with the annexation submittal. Any area annexed shall be brought under such zoning ordinance and map within ninety (90) days after the effective date of the annexation ordinance. In document

Annexation Request



PARCEL LOCATION MAP

NTS

THE PASTURE

Situs Address: West Sixth St

Tax Area: SC059- EAGLE (AREA) - SC059

Parcel Number: 2109-051-00-028

Owner: Eagle County, see Appendix for Proof of Ownership

Owner Address: PO Box 850, Eagle, CO 81631

Area: 5.02 Acres, See Appendix O for Existing Conditions Survey

Legal Description: Sixth Principal Meridian, Eagle County, Colorado, T. 5 S., R. 4 W.

Sec. 5, a parcel of land in Section 5 of Township 5 South, Range 84 West of the 6th P.M., Town of Eagle, County of Eagle, State of Colorado being a portion of that land described in Exchange Deed recorded February 9, 1950 in Book 135 at Page 85 (Parent Parcel), and more particularly described as follows:

Beginning at Angle Point 7 of Tract 47, monumented with a 3 inch diameter cap on pipe by the Eagle County Surveyor, thence on and along the west line of said Parent Parcel N1°56'11"E for 918.46 feet to a point from which a G.L.O. brass cap on pipe bears N1°56'11"E for 373.60 feet and an USDA Forest Service aluminum cap marked WC bears S. 86°52'10" E. 22.25 feet; thence S86°52'10"E for 240.77 feet to a point on the east line of said Parent Parcel described in warranty deed recorded February 9, 1950 in Book 135 on Page 85, from which an USDA Forest Service aluminum cap marked WC bears N. 86°52'10"W. 1.14 feet and an USDA aluminum cap on pipe marked AP 1 bears N1°52'26"E for 697.27 feet; thence S1°52'26"W for 894.94 feet to a USDA Forest Service Aluminum Monument marked AP-6; thence S87°33'28"W for 242.40 feet to the Point of Beginning.

Narrative

Annexation Overview

Description of Proposed Development Plan

Eagle County owns parcel number 2109-051-00-028, zoned Resource (R), and commonly referred to as 'The Pasture'. It is an inholding surrounded on all sides by the town of Eagle, excepting the adjoiner to the north, the USFS parcel, which is also otherwise an inholding in the town of Eagle. Eagle County proposes annexing The Pasture into the town of Eagle. The County is pursuing a Residential Multi-Family (R3) designation for the entire project site, including this parcel.

CURRENT USE

The Pasture is a fallow field, previously used as a horse pasture. The parcel is not currently productive agricultural land.

NEIGHBORHOOD CONTEXT

The Pasture is located adjacent to the Bull Run Subdivision in the West Eagle Neighborhood. In its current state, the parcel acts as a barrier, cutting off circulation between West Eagle and Bull Run, as well as access to Grand Avenue.

ACCESS, CIRCULATION, TRAILS

Annexing The Pasture would enable the Town of Eagle to implement the West Eagle Sub Area Plan. This would be the first step to facilitate the long-held goal of providing a second access into the Brush Creek Valley via the Brush Creek Road Extension (by Haymeadow Development).

The southern portion of the Pasture parcel contains a 40' road easement owned by the Town of Eagle. Per conversations with the Town, there is no intent for future connection of Castle Drive to Bull Run, and the existing multi-use path connection between Shorthorn Drive and Castle Drive should be maintained or improved. The applicant is requesting that this easement be vacated. In its stead, a 10' nonexclusive pedestrian easement will be added to the proposed trail connection between the Bull Pasture Subdivision and Castle Drive to allow public trail access in perpetuity. The access easement will be expanded to provide public access to the passive amenity area at the south end of the Pasture parcel, including an overlook of the Brush Creek Open space and small picnic area. Should the county acquire the USFS parcel, the internal trail network of WEH will be extended to connect the West Eagle neighborhood to 7th Street and the downtown grid. See ADA in Appendix C for more detail.

PURPOSE/NEED

The annexation of The Pasture parcel will help support and advance the Town's vision, mission, and values, as laid out in Eagle's long range planning documents. It is the first step to provide 113 affordable housing units for the Eagle community and improve connectivity to downtown and the nearby neighborhoods.

Description of Compliance

West Eagle Housing's project goals align with the town of Eagle's long range planning goals, as documented in the Town of Eagle Strategic Plan, the Elevate Eagle Comprehensive Plan, and the West Eagle Sub Area Plan:

TOWN OF EAGLE STRATEGIC PLAN, AUGUST 2020

Eagle's strategic plan employs several criteria for assessing future opportunities: 1) to continue to enhance the town's workforce and 2) to respond to economic trends and evolving needs of Eagle's residents and businesses. The annexation and rezoning of the property to R3 directly aligns with these criteria by helping to address the affordable housing crisis in the region. This corresponds with the town's objectives to stimulate economic vitality and development, strengthen town organization and culture, diversify the housing stock, and focus on recreation, events and open space.

ELEVATE EAGLE COMPREHENSIVE PLAN, DECEMBER 2020

This community-built plan articulates Eagle's goals determined through community feedback, ensuring that community values align with the Town's future. The following goals are synergetic with West Eagle Housing's project goals:

1) To elevate inclusive culture by promoting a wide range of attainable housing opportunities. Furthermore, action number 1.1 in the Action Plan is to identify "appropriate options for developers to provide affordable housing."

2) To elevate connections by improving vehicular circulation and expanding safe pedestrian networks.

3) To elevate our adventurous lifestyle by finding new opportunities for trail and park system expansion and connections while preserving river/stream corridors.

AMENDED WEST EAGLE SUB AREA PLAN, MARCH 2021:

The annexation of The Pasture would allow the town of Eagle to implement the West Eagle Sub Area Plan by extending Brush Creek Road to better integrate the West Eagle Neighborhood into the surrounding community (WESAP Goal 2 and 3, p. 15). In addition, the plan outlines a network of parks and trail systems which connect to Bush Creek Open Space and take advantage of views to the Brush Creek Wetlands and Sawatch Mountains (WESAP Goal 2, p.15). Finally, encouraging development of the parcel would result in net financial benefits to the town (WESAP Goal 4, p.16), see below.

Description of Benefits

See 'The Benefits' in Background Narrative Section of this document.

Impacts and Mitigation

The pasture parcel is an inholding within Town boundaries, and has been identified in the Comprehensive Plan and Sub Area Plan as an appropriate parcel for development of housing and the BCRE. The impacts of the development proposal for the pasture parcel include demand on Town infrastructure, facilities, and services. These impacts are mitigated via the Town's land use code and development policies. The development of the parcel as workforce housing will result in increased traffic densities in the neighborhood. A Traffic Impact Study (TIS) was performed to evaluate the project's contribution to overall traffic patterns in the neighborhood and found that the project impacts will be negligible. As a part of the development proposal, the BCRE has been designed by WEH, its ROW will be dedicated, and the portion of the road running through the pasture parcel will be built as part of the WEH project. Any public utilities constructed as a part of the development of the pasture parcel will be designed to accommodate the projected future needs of the neighborhood and the layout of the BCRE. See BCRE memo and TIS in Appendix F.

Statutory Annexation Criteria

Colorado Revised Statues (CRS)

The requirements of C.R.S Section 31-12-104: Eligibility of Annexation and C.R.S. Section 31-12-105: Limitations, have been met.

1. Section 31-12-104: Eligibility Response

1A. Perimeter Contiguity Rule:

5.4/6 of the perimeter of the area proposed to be annexed (The Pasture) is contiguous with the annexing municipality, the town of Eagle. Thus the necessary contiguity is established. Annexation Closure Calculations are provided in the following pages.

1B. A community of interest exists between The Pasture and the town of Eagle and none of the exceptions described in Section 1(b) are applicable:

i. No one currently resides in the area to be annexed.

ii. The land to be annexed is a fallow field, zoned "Resource". The County is not interested in continuing that use.

iii. It is extremely practical to extend urban services into this area.

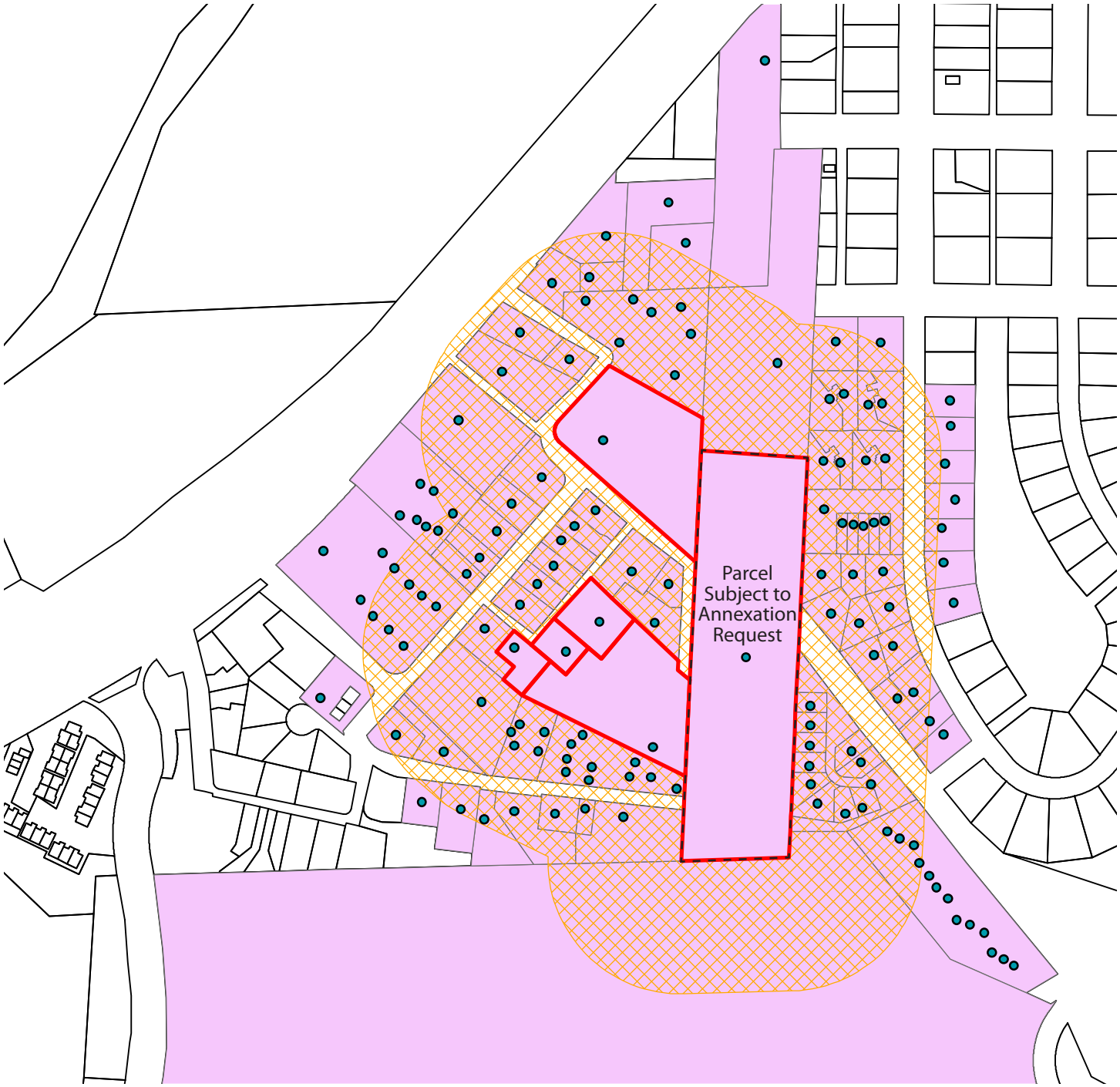
2A-C. No municipal satellite is proposed, the subject property is within the Eagle urban growth boundary, and the adjacent contiguous parcels were previously annexed in accordance with Section 1.

2. Section 31-12-105: Limitations Response

None of the limitations to annexation described are applicable to this annexation request.

Local Annexation Criteria

Adjacent Property Ownership



ADJACENT NEIGHBORS - 300' RADIUS
Source: Eagle County GIS Department

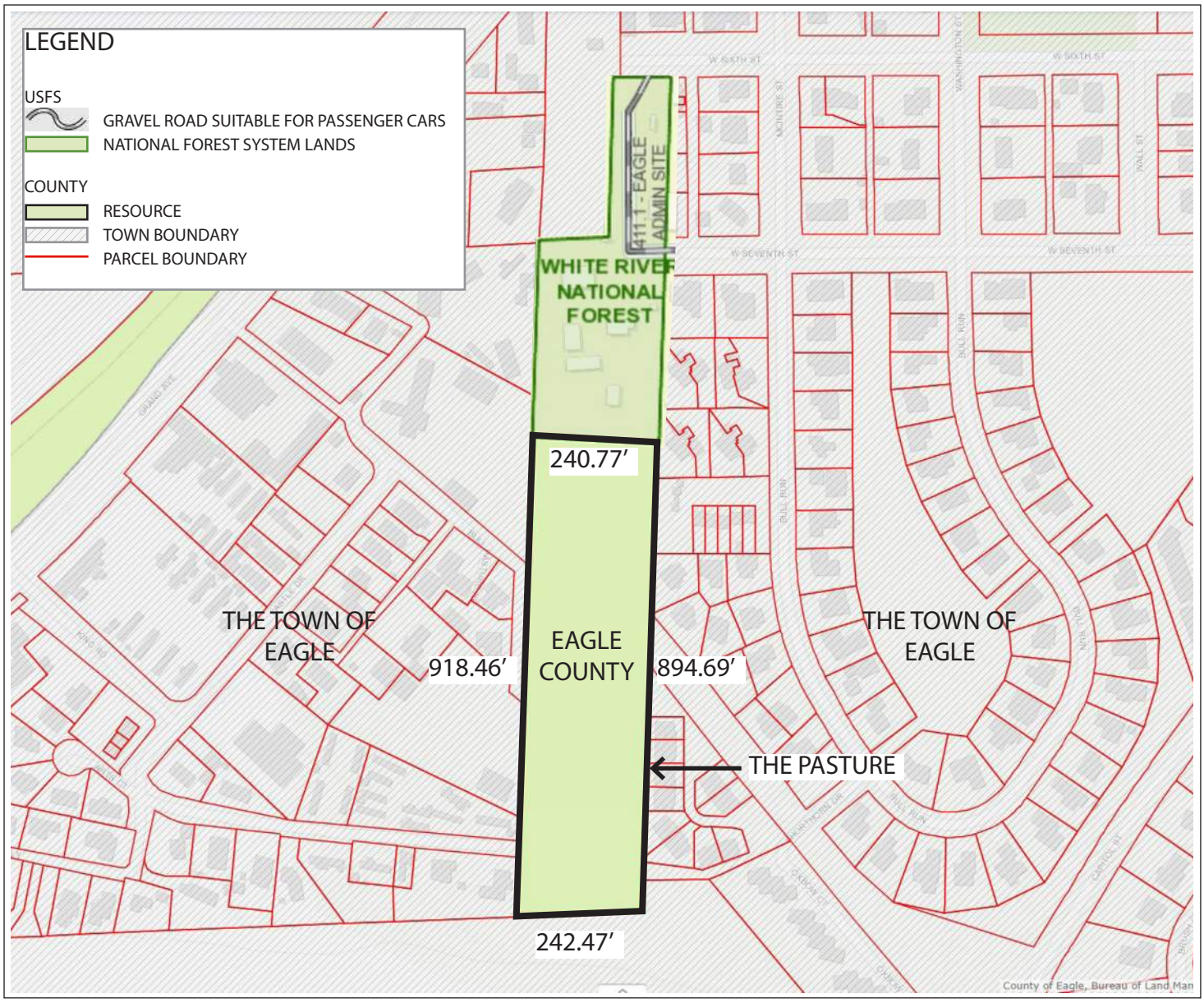
See Appendix B for list of adjacent owners.

LEGEND

- Subject Parcel: Annexation
- Subject Parcel: Development Permit
- 300' Notification Area
- Parcels Subject to Notification

NTS

Annexation Closure Calculations



ANNEXATION BOUNDARY MAP

NTS

STATUTORY REQUIREMENT: 1/6 of parcel boundary contiguous with existing town boundaries

CLOSURE CALCULATIONS (See Appendix O for Existing Conditions Survey)

Total Surveyed Perimeter Boundary: 2,296.39 LF
One-Sixth (16.67%) of perimeter of proposed annexation area: 382.73 LF

Town of Eagle Perimeter Boundary: 2,055.62 LF
Percentage of Total: 89.52% or ~ 5.4 /6

USFS Perimeter Boundary: 240.77 LF
Percentage of Total: 10.48% or ~ .6 /6

Petition for Annexation

THE UNDERSIGNED (hereinafter referred to as the "Petitioners") hereby petitions the council of the Town of Eagle, Colorado for the annexation of an area, to be referred to as "The Pasture", described on the Annexation Request of this document. Said area, consists of approximately 5.02 acres. The Pasture's legal description can be found in the Annexation Request section of this application.

The Petitioners Allege:

1. It is desirable and necessary that such area be annexed to the Town of Eagle.
2. That the requirements of C.R.S. Sections 31-12-104 and 31-12-105 exist or have been met.
3. That the Petitioners herein comprise 100% of the landowners in the area to be annexed.
4. That not less than one-sixth (1/6) of the perimeter of the area proposed to be annexed is contiguous with the boundaries of the Town of Eagle.
5. That a community of interest exists between the area proposed to be annexed and the Town of Eagle.

WHEREFORE, said petitioners request that the Council of the Town of Eagle approve the annexation of the area known as The Pasture, and described in the Annexation Request, along with the legal description of the land.

The Petitioners reserve the right to withdraw this petition and their signatures there from at any time prior to the commencement of the roll call of the Town Council for the vote upon the second reading of the annexation ordinance.

IN WITNESS WHEREOF, I/we have executed this Petitio

Jeff Shroll, County Manager — Petitioner's/Owner's Signature

Eagle County, Colorado by Jeff Shroll, County Manager — Petitioner's/Owner's Printed Name

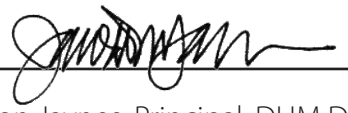
PO Box 850 — Owner's Mailing Address

Eagle, CO 81631 — City, State, Zip

Affidavit of Circulator (Draft)

THE UNDERSIGNED, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for annexation of The Pasture to the town of Eagle, Colorado, and that the signature thereon was witnessed by the circulator and is the true and original signature of the person whose name it purports to be, and that the date of the signature is correct.



_____ Circulator's Signature and Date

Jason Jaynes, Principal, DHM Design Circulator's Printed Name

_____ Notary Public

Note: Affidavit to be finalized upon completion of mailing action in accordance with Town of Eagle notification process and per state statutes.

Major Development & Rezoning

Development Permit Checklist

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

File Number: _____

MINOR/MAJOR DEVELOPMENT PERMIT
SUBMITTAL CHECKLIST
(Pursuant to Section 4.06.030 of the Land Use and Development Code)

The following checklist of items is required for all Minor and Major Development Permits in the Town of Eagle. A checked box (☐) means the item is required for the application. The Town requests 4 hard copies and one electronic copy of all submittal items.

☑ **Land Use Application and Applicable Fees**	Submitted, See fee table
☑ **Project Narrative:** A description of the proposed development, signed by the applicant, which includes the following as applicable:	In document
☑ Overview of the project including total number of units, total square footage, description of uses and other elements of the project.	In document
☑ A statement of compatibility with the Town's goals and policies, with specific reference to those affected.	In document
☑ Any request for design variance or zoning action, including special use permit, zoning variance, or rezoning, with supporting evidence that the variance will be in conformance with the Town's goals and policies.	In document In appendix W
☑ Overview of utility service plan including evidence of adequate water supply and other services and facilities needed to serve the development.	In appendix E
☑ Parking management plan overview if proposing shared parking scenarios with various uses.	In appendix O
☑ Fire Protection Plan per Fire Protection Standards in Section 4.07.055	In document
☑ If applicable pursuant to Section 4.13.160, a proposal for municipal or park land dedication or fee, or documentation that such dedication or fee has been previously made.	In document
☒ If applicable, for any PUD, a list of any Zone District regulations and/or design requirements, as set forth in Chapters 4.04, 4.07 and 4.13, which the applicant proposes to vary, with the proposed variations and supporting evidence that the variations will produce a public benefit and are in conformance with Section 4.11.030.	Not applicable
☑ **Subdivision Plat:** Copy of recorded subdivision plat(s) covering the subject lot(s) where the proposal is for development on previously subdivided lot(s).	In appendix O
Development Plan Set:	
☑ A Development Plan Map, at a scale of 1" = 50' or larger, on a minimum sheet size of 8.5" x 14", with Title, Date, North Arrow and Scale that depicts the area within the boundaries of the subject lot(s) and including:	In appendix O
○ Location of existing and proposed land uses, and the square footage of building space devoted to each use.	
○ Location and dimensions, including building heights, of all existing and proposed buildings or structures and setbacks from lot lines, or building envelopes where exact dimensions are not available.	
○ Parking Plan including parking spaces and vehicular use area.	
○ Utility distribution systems and utility easements.	
○ Drainage improvements and drainage easements.	
○ Grading Plan and Erosion Control Plan	
○ Roads, alleys, curbs, curb cuts, and other access improvements.	

- Any other improvements.
- Any proposed reservations or dedications of public right-of-way, easements, or other public lands.
- Existing topography and any proposed changes in topography, using five-foot (5') contour intervals, or smaller intervals as deemed appropriate by the Town Planner.

☑ Lighting Plan – photometric plan delineating foot candles, fixture types, and wattage/lumens of fixtures. In appendix O

☑ Landscape Plan Set – including landscape plan, plant schedule, irrigation plan, square footage of temporary and permanent irrigated area, and square footage of pervious and impervious surface. In appendix O

☑ Architectural Plan Set – including elevations of all sides of structures, floorplans, schematic renderings including materials and color palette. In appendix O

☑ **Phasing Plan:** A schedule of phasing of development including a narrative of the proposed phasing plan and supporting diagrams that illustrate the narrative. In appendix J

☑ **Cost Estimate:** Engineer's estimate of costs for all on-site and off-site public improvements to be constructed as required by the project. If the project has multiple buildings, all private improvements shall be included in the cost estimate. In appendix N

☑ **Water Demand Study:** Estimates of water consumption in gallons per person per peak day. Proposed service line sizing and any additional water demand considerations. In appendix E

☑ **Traffic Study:** Circulation and transportation conditions, such as volumes, and traffic flow patterns, transit service needs, and potential changes or impacts, both on-and-off site. In appendix F

☑ **Development Impact Checklist (attached):** If applicant selects "will" or "could possibly" on the checklist, a separate narrative shall be provided explaining the impact and the proposed mitigation of such impacts by the project. In document

☑ **Public Facilities Information Report (PFIR):** Pursuant to Section 4.14.020, a PFIR is required for residential projects of 10 units or more, commercial projects of 12 EQRs or more, or a combination thereof. The PFIR shall include a summary of impacts on all Public Facilities, including but not limited to, water, wastewater, public schools, fire protection services, emergency medical services, parks, and transportation facilities based on thresholds outlined in Chapter 4.14. In appendix T

☑ **LERP Plan:** If applicable, a plan for compliance with the town's Local Employee Residency Plan requirements as set forth in Section 4.04.110. In document
In appendix I

☑ **Surrounding Property Owners:** Names and addresses of property owners within 250 feet of subject property (excluding rights of way), printed on mailing labels or in an excel file and identified on a vicinity map. In appendix B

☐ **Other Items:** Any other information that the Town Planner determines is necessary to determine whether the proposed development will comply with the Town's regulations, goals and policies, including but not limited to any information set forth in Section 4.12.010.B for Preliminary Subdivision Plan.

If the project receives a recommendation of approval, or approval with conditions, the following items must be submitted prior to the issuance of the Development Permit from the town (if applicable):

- Street Improvement Fees as set forth in Section 4.13.185
- Fire Protection Impact Fees as set forth in Section 4.13.186
- School Land Dedication Fee as set forth in Section 4.13.080 (Major Development Permits with residential units only)
- Performance Guarantee as set forth in Section 4.06.010(F) (Major Development Permits only)

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	
		✓	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;
		✓	2. By directly or indirectly affecting a wildlife habitat, feeding, or nesting ground;
		✓	3. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;
		✓	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;
		✓	5. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other land-form change of hazard to health and safety;
		✓	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;
		✓	7. By involving any process which results in odor that may be objectionable or damaging;
		✓	8. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;
		✓	9. By discharging significant volumes of solid or liquid wastes;
		✓	10. By increasing the demand on existing or planned sewage disposal, storm drainage, water distribution system, streets, or other utility systems to a level which is likely to cause an adverse impact on the environment;
		✓	11. By involving any process which generates noise that may be offensive or damaging;
		✓	12. By either displacing significant numbers of people or resulting in a significant increase in population;
		✓	13. By pre-empting a site which is desirable for recreational uses or planned open space;
		✓	14. By altering local traffic patterns or causing an increase in traffic volume or transit service need;
		✓	15. By substantially affecting the revenues or expenditures of the Town government;
		✓	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.

Jeff Shroll, County Manager 03/07/2023

Applicant Signature Eagle County, Colorado by Jeff Shroll, County Manager 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.

Rezoning Checklist

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

REZONING SUBMITTAL CHECKLIST

Pursuant to the Land Use & Development Code, Section 4.05.030(B)

☑ Cover letter that provides a description of the proposal.	In document
☑ Proof of Ownership (owner & encumbrance report) for subject property **If applicant is not the property owner, notarized consent of the property owner is required.*	In appendix A
☑ Site Plan **Site plan shall be drawn to scale and depict the locations and boundaries of existing and proposed lots and/or structures.*	In appendix O
☑ A petition requesting the zoning change, signed by owners of at least 50% of the land area proposed for rezoning.	In document
☑ Names and addresses of owners of record (not lessees) within 250' excluding rights of way, submitted either printed on mailing labels or as an Excel spreadsheet.	In appendix B
☑ Rezoning Fee	Submitted

Major Development Permit

Submittal Requirements

The following narrative, in combination with the overall narrative found at the beginning of this document, fulfill the requirements identified in the Major Development Permit checklist.

Statement of Architectural Design

West Eagle Housing is an infill project that has been designed to conform to the requirements of the Residential Multi-Family (R3) zoning designation. The site design is responsive to the Elevate Eagle Comprehensive Plan (EECP), the West Eagle Sub Area Plan (WESAP), and previous community housing studies developed for the parcel, which emphasize secondary uses such as community connections through common open space (EECP p.37). This development proposal maintains fidelity to these prior planning efforts while responding to current policy documents and project goals.

Due to the unusual narrow shape of the pasture parcel, vehicular circulation and housing units are located on the outward edge of each block, arranged around central, inter-connected courtyards. This green core runs through the middle of the site and connects the buildings through a series of meandering public pathways, culminating in a park at the southern end of the site providing a raised overlook to Brush Creek Open Space and trail system. The drives are privately owned and are purposely located secondary to the pedestrian circulation to minimize vehicles and increase the amount of usable open space. Ninety percent of the units include parking within the footprints of the buildings as tuck-under garages. This decreases the amount of required asphalt, maximizes green space and provides generous separation of structures, increasing the livability of the new neighborhood.

The building styles are traditional residential forms, and include stacked flats, triplexes, two-story duplexes and three-story townhomes. In line with the WESAP, building type and unit density were designed to respond to the adjacent neighborhood context. The multi-family structures were placed on the west of the property where they are compatible with the increasing density of the mixed use corridor along Grand Avenue. The townhomes, duplexes, and triplexes connect to the smaller-scale single-family homes in the neighborhoods to the north and east of the development. In the center of the site, three-story townhomes line Brush Creek Road.

A variety of unit types, roof designs, and building forms create a diverse development. The units along Brush Creek create a traditional streetscape character, with ground-level front doors facing the street, and sidewalks connecting to the public right-of-way. The various gable roof types of the townhomes, duplexes, and triplexes create a variety of heights and massing to add visual interest and align with the existing neighborhood form and scale. The multi-family structures incorporate open entryways perpendicular to the unit layouts with stepped roof elements, allowing for more discreet groups of entries. This aids in breaking up the buildings' mass and form, while still being visible from circulation pathways for safety and wayfinding. These structures also are "stepped down" to two-story portions to match the adjacent building heights and to preserve existing view corridors. All building heights conform to the 35-foot height limitations of the R3 zoning district.

The overall approach to massing, form, and materials selection is informed by the town's long-range planning documents, and responds directly to section 4.07.040 of the Land Use and Development Code. The building massing is broken up and stepped to preserve views throughout the property. This is further emphasized by the public and private outdoor areas which engage the central network of trails, parks, open spaces. In order to establish a pedestrian scale, the building forms incorporate vertical and horizontal articulation to break up the building façades, create identifiable units (particularly in the rowhouse/townhome and duplex buildings), and respond to the uses inside. Entry elements face the right-of-way or relate to the internal driveway system and are identified by architectural elements for intuitive wayfinding. The buildings include a mix of high gable pitched roofs, with accent shed-roofs, and flat-roofs, chosen to help connect the project architecturally to the surrounding Bullrun neighborhood, yet still allow for a fresh new character. Building materials are selected for their regional and local character, durability, efficiency, and to provide a harmonious composition within the neighborhood and town. Differing the application of materials on individual buildings/building types allows for variety within the palette of complementing materials. It is hoped that as the larger neighborhood continues to evolve and redevelop to the west, this project will serve as a guide to mass, scale, and character.

The project site is adjacent to an assortment of neighborhoods with housing composed of diverse materials, including wood siding, stucco, cement board, and brick. WEH utilizes a variety of materials strategically distributed throughout the site inspired by the adjacent homes. The building cladding materials are predominantly durable with low to no maintenance. No plastic sidings or trim will be utilized. The gable roofs have architectural shingles with accent elements of standing seam metal. Composite wood-like siding is a consistent traditional element woven throughout all of the buildings. The siding is composed of a variety of muted earth tones, including tans, grays, and ochre. Accents of gray corrugated metal and modular brick veneers have been incorporated into the majority of structures to complement visual interest and break down mass and scale. Corrugated metal siding is used on the duplexes and triplexes, distinguishing them from the predominantly vertical standing-seam metal accents found on the townhomes and multifamily buildings. This variation in accent material and orientation avoids any monotonous consistency and creates more natural distinguishing characteristics throughout the development.

The mechanical systems will be all-electric. These HVAC systems are much quieter than typical condensing units and require minimal outdoor equipment. All units will be ground-mounted and easily screened by landscaping, minimizing the visual and auditory impacts on residents & neighbors. Trash enclosures for the multi-family structures will be 12' x 14' shed enclosures with roofs and siding compatible with the building materials and situated within the landscaping to minimize visual impacts. The triplexes, duplexes, and townhomes have areas for poly cart trash containers.

The West Eagle Housing Project provides diverse housing opportunities that emphasize walkable neighborhoods, their connectivity, and access to park and open spaces to increase life quality while adding value to the existing West Eagle and Bull Run neighborhoods.

Information Block: Lot Area Calculations

List of square footage of coverage by buildings, parking area, landscaping areas, etc., equaling the total acreage the property.

Lot 1: North of Brush Creek Road	123,094 sf	% of Lot 1
LOT COVERAGE IMPERVIOUS	67,844 sf	55%
Buildings	23,523 sf	19%
Driveways/Parking/Sidewalks	44,321 sf	36%
LANDSCAPE MATERIALS	55,250 sf	45%
Pervious Landscape (cfines)	3,092 sf	3%
Planting	52,158 sf	42%

Lot 2: South of Brush Creek Road	245,788 sf	% of Lot 2
LOT COVERAGE IMPERVIOUS	142,032 sf	58%
Buildings	47,602 sf	19%
Driveways/Parking/Sidewalks	94,430 sf	39%
LANDSCAPE MATERIALS	103,756 sf	42%
Pervious Landscape (cfines)	5,996 sf	2%
Planting	97,760 sf	40%

TOTALS	TOTAL SF	% OF TOTAL PROPERTY
Total Lot Area (1+2)	368,882 sf	90%
Lot Coverage (1+2)	209,876 sf	57% *of Total Lot Area
Landscape Materials (1+2)	159,006 sf	43% *of Total Lot Area
Future BCRE ROW	41,249 sf	10%
TOTAL PROPERTY (Lot 1+ 2 + ROW)	410,131 sf	100%

Note: Deviation from Total SF are within the margin of error of the overall survey

Fire Protection Plan

Summary: The applicant has met and communicated with public safety officials numerous times during the development of this application in an effort to align the site, infrastructure, and building designs to the standards of the Town of Eagle and the Greater Eagle Fire Protection District (GEFPD). The following information identifies the applicable codes for the building and unit types of this project, dates of coordination with public safety staff, and specific site and building responses for fire protection and life safety access. In initial conversations with Town of Eagle, GEFPD, and Eagle County Paramedic Services (ECPS) staff, the project is not expected to cause a loss of required level-of-service, nor trigger off-site facilities (e.g. new first responder stations) or new staff. Applicant will coordinate with Town of Eagle, GEFPD, and ECPS as necessary during the review of this application as staff evaluates the proposal and the existing life safety infrastructure. See planset in Appendix O for fire truck turn around, hydrant locations and autoturn radii. See Appendix L for communications with Greater Eagle Fire Protection District (GEFPD) and Eagle County Paramedic Services (ECPS).

Applicable Standards and Codes

1. NFPA 13R (within IBC 2021)
2. Greater Eagle Fire Protection Standards

Coordination with Greater Eagle Fire Protection District (GEFPD)

1. April 14th, 2022: Meeting with project team and GEFPD to review project and building sprinklers.
2. April 14th, 2022: Email correspondence from GEFPD to project team regarding incentives for sprinklering.
4. May 23rd, 2022: Civil email to GEFPD regarding waterline alignment, proposed hydrants, and autoturn radii.
5. December 8th, 2022: Civil email to GEFPD regarding fire flow calculations for each building.
6. December 8th, 2022: Responses from GEFPD to determine fire flow needs.
7. May 8th, 2023: Meeting with project team and GEFPD to review revised site plan, fire turn arounds, road turning radii, hydrant locations, buildings, and emergency communication.
8. May 9th, 2023: Meeting notes sent to GEFPD for confirmation of meeting takeaways.
9. May 9th, 2023: Affirmative consensus email received from GEFPD.

Coordination with Eagle County Paramedic Services (ECPS)

1. April 30th, 2024: Civil and ECPS phone call to review project and access.
2. May 1st, 2024: Civil follow up email to ECPS sending site plans and additional details.
3. May 2nd, 2024: ECPS email to civil accepting site plan and confirming ambulance service to WEH.

Site Infrastructure

1. Fire apparatus access
    a. Streets - 20' wide minimum & paved to withstand the weight of fire apparatus
    b. Street turning radii approved by GEFPD
    c. Two (2) fire turn arounds provided. One to be removed when the acquisition of the USFS parcel renders it unnecessary.
2. Fire hydrants
    a. Eight (8) Fire hydrants to be located on the property (including future USFS parcel), not more than 625' road distance between each hydrant per Town of Eagle Standards and conversations with GEFPD. (1) Fire hydrant to be relocated 40' closer to, but not on, the property.
3. Landscape and Irrigation
    a. Permanent automatic irrigation will be provided to new landscape areas.

Building Systems

1. Sprinklers
    a. Anticipate most dwelling units to be fire protected with a wet pipe fire sprinkler system per building code (town adopting ICC 2021).
2. Building assemblies
    a. 1HR rated exterior walls, typical.
3. Exterior materials
    a. Mix of non-combustible (metals, fiber cement siding, brick) with timber stair and balcony accents.
4. Communications / alarm
    a. Each building to have an independent fire alarm system (not centralized), per conversation with GEFPD.
    b. WEH to meet the fire alarm communication requirements through VOIP (Cat 5/Internet) and Cell.

Phasing Plan

The applicant intends to build all 113 units in one phase. See preliminary phasing plan in Appendix J for sequence of construction. Should funding require an extended duration of implementation, these can function as individual, stand-alone phases. At the time of this application, the project is designed for an initial sequence (Phase 0-3) which would include all infrastructure across individual phases. Pending financing and construction costs, additional sequencing of the site infrastructure may be explored to limit construction impacts in a given area. Phase 4, illustrated on the phasing plan, encompasses the USFS owned property, not included in this application. Schedule is anticipated to include an approximate 4.5 yr total project duration from ground breaking to substantial completion of the last Phase 3 unit, provided all 0-3 phases of work advance as one project. Applicant is requesting an extended vesting period as described in the ADA. See Project Phasing, Appendix J and ADA, Appendix C.

Public Facilities Information Report

See compiled Public Facilities Information Report, Appendix T.

Traffic Study

Traffic Background

The Town of Eagle conducted the Grand Avenue Corridor Project (GACP) Traffic Analysis Report (TAR) in 2022. This study shows that traffic within Eagle is concentrated on Grand Avenue. With Eagle's currently approved and forecasted development and redevelopment projects, travel demand is likely to more than double in the coming years (TAR p. 29). The TAR predicts that Grand Avenue, even with improvements, will see signs of instability, at about 40% of travel demand (TAR p.27). The study assumes today's 50% travel demand will be baseline 2045 traffic conditions. The Grand Avenue Corridor will see these degradations with or without the addition of the WEH project.

Document Background

McDowell Engineering prepared a Transportation Impact Study (TIS) for West Eagle Housing in May of 2023. The purpose of the traffic impact analysis was to forecast and analyze the impacts of the additional traffic volumes associated with the West Eagle Housing (WEH) project on the surrounding roadway network. Background traffic growth was based upon projections used in the GACP TAR. The WEH TIS looks at numerous scenarios and their traffic impacts due to the uncertainty of the timing of the future acquisition of the USFS parcel, Koonce development and future BCRE (by Haymeadow). Scenario B represents the portion of the WEH project included in this application: building the County owned parcels Lot 1 and 2, excluding the USFS parcel (future acquisition), and without the full build-out of the Brush Creek Road Extension (BCRE). WEH plans to build the portion of the BCRE located on WEH property. The full build-out is dependent upon a prior development agreement between the Haymeadow Development and the TOE. Scenario F looks at how traffic will change once the full build-out of the BCRE is completed by Haymeadow in the future. Additional scenarios, including what traffic will look like with the acquisition and construction of the USFS parcel, are included in the appendixes of the full TIS, found here. A truncated version, showing only scenarios B and F, is located in the LUA Appendix F.

WEH Transportation Impact Study Summary and Recommendations

The proposed West Eagle Housing project is anticipated to be fully served by the surrounding transportation infrastructure, with the below recommended infrastructure improvements. The TIS provides several scenarios that discuss the impacts based upon variables that both can and cannot be controlled by Eagle County and the WEH project. Therefore, it is the intent that when these decisions are made in the future, the Town and County can fully understand what impacts the project will have on the transportation infrastructure. Below are the TIS results for Scenario B:

Trip Generation:

WEH is expected to generate a total of 682 trips over the course of an average weekday (24 hrs).

Site Access:

The project site has been separated into two areas; Lot 1 on the north side of Brush Creek Road, and Lot 2 on the south side. Both lots will take access directly from Brush Creek Road. The north lot access aligns with Castle Drive, and the south lot access is located east of this location.

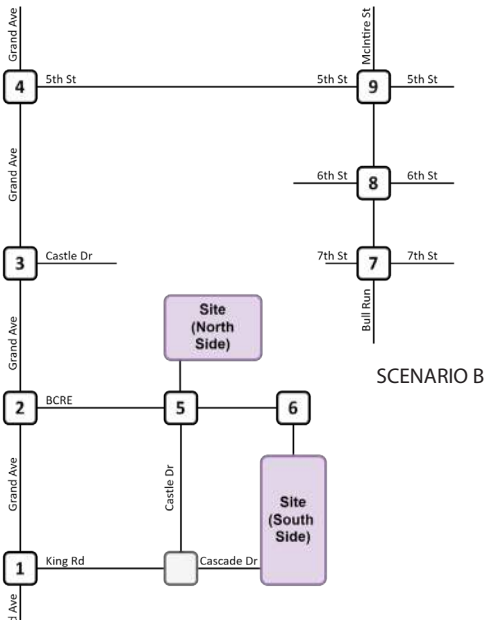
Intersections:

A total of 10 intersections were studied in this analysis. Intersections #1-3 perform at LOS E or better for both background and total (background + WE traffic) conditions. Intersection #4 performs at LOS F due to the current and anticipated traffic volumes along Grand Avenue. Intersections #5 and #6 (the site accesses) will perform at LOS E and LOS C respectively.

Intersections #7-9 are all LOS B or better. Intersection #10 (only used for the BCRE phase) performs at LOS C during short term (Year 2024) conditions, but will degrade to LOS F during long term conditions (2045). It is important to recognize that the net difference between the background and total (background + WE traffic) conditions is negligible. Therefore, the majority of the overall intersection delays are not a result of the WEH project, but can be attributed to existing deficiencies and future background growth, as mentioned in the GACP report.

Multimodal Improvements:

A rectangular rapid flashing beacon (RRFB) and elevated crosswalk work together to provide a safe pedestrian crossing of BCR while mitigating vehicular speeds, calming traffic, and increasing vehicle yielding compliance and driver awareness. A 6' bike lane is provided inside the BCRE roadbed and adjacent to the eastbound traffic lane. Outside of the roadbed, a 15' multi use trail is proposed for the north side of the BCRE for less experienced cyclists and runners/walkers/non motorized scooters. The applicant is committed to providing the appropriate safety measures for this development, see BCRE memo and TIS in Appendix F, and ADA, Appendix C.



SCENARIO B



WEH TIS INTERSECTIONS *NTS*

Auxiliary Turn Lanes:

The GACP recommends substantial infrastructure improvements on Grand Avenue. Eagle County supports the Town's future infrastructure improvements. For the BCRE intersections (Intersections #5 and #6), the BCRE Corridor Study previously identified westbound and eastbound left turn lanes at these locations. The turn lanes were sized based upon the operational and queuing length analyses per the TIS. However, these are not necessary until the BCRE connection is built. See TIS in Appendix F, along with BCRE Memo for how the TIS supports the BCRE design.

Rezoning

Overview

Parcel Numbers: 2109-051-00-028 (annexation parcel), 2109-051-21-001, 2109-051-21-004, 2109-051-21-003, 2109-051-21-005, 2109-052-05-013

Area: 9.45 Acres, See Appendix for Existing Conditions Survey

Present Zone Districts: Eagle County Resource (R), TOE Commercial Mixed-Use (CMU1) and Residential Multi-Family (R3)

Present Land Use: County storage and fallow field

Proposed TOE Zoning: Residential Multi-Family (R3)

Proposed Land Use: Affordable Housing

The project pursues rezoning the West Eagle Housing (WEH) property to Residential Multi-Family (R3). The rezoning reflects the current market demand and policy planning documents, identifying the WEH site for multi-family housing in a variety of building and unit formats. The project's combined parcels total 9.45 acres, or 410,129 SF. Excluding the area reserved for the future Brush Creek Road Extension ROW, the project site is 8.5 acres, or 368,882 SF. The parcels' current underlying zoning are described on the next page. The WEH project proposes 113 affordable housing units. The R3 zoning lot and dimensional standards require a density of 4-16 du/ac. The WEH project includes 113 units/ 8.5 acres (minus the BCRE ROW) for a total density of 13.3 du/ac or 83% of the allowed density. The standard maximum lot coverage for R3 zoning is 70%. The total WEH Lot Coverage is 57% or 209,876 SF. See Lot Coverage Diagram below and in Appendix O, along with the Information Block in this document.

LOT COVERAGE DIAGRAM



EXISTING ZONING: RESOURCE (R)

According to the Eagle County Land Use Regulations, Article 3: Zone Districts, "The purpose of the Resource (R) zone district is to maintain the open rural character of Eagle County and to protect and enhance the appropriate use of natural resources and agricultural uses in the County, including water, minerals, fiber and open land. This is accomplished by limiting residential development to very low density single-family uses on lots of thirty-five (35) acres or larger, or by encouraging clustered development on smaller lots within those portions of a property that do not contain environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or ranch land, and by limiting new commercial development to uses that have a resource orientation and to small recreation areas that comply with Master Plan policies for such uses."

EXISTING ZONING: COMMERCIAL MIXED-USE (CMU1)

According to TOE Land Use and Development Code, Supplement 6, Ch. 4.04.040, the Commercial Mixed-Use (CMU1) district is intended to accommodate residential uses with limited low-impact commercial uses located along walkable neighborhood corridors where shops and services are accessible to pedestrians. CMU1 nonresidential development includes limited commercial uses focused on daily needs primarily for adjacent neighborhood residents, such as corner stores, personal services, and small restaurants.

EXISTING ZONING: RESIDENTIAL MULTIFAMILY (R3)

Supplement 6 of the Eagle Colorado Code of Ordinances, Chapter 4.03 Residential Districts, Section 4.03.050 Residential Multi-Family (R3) describes the intent of the R3 district as follows: "The Residential Multi-Family (R3) district is intended for a range of small- and mid-scale multiple-unit homes from three to eight units, in small neighborhood nodes. The buildings are oriented to the streets and designed in walkable blocks. A mix of lot sizes is allowed to establish development density in keeping with applicable land use plans. R3 is an appropriate transition between lower density residential development and mixed-use or non-residential development."

PROPOSED PARCEL ZONING: RESIDENTIAL MULTI-FAMILY (R3)

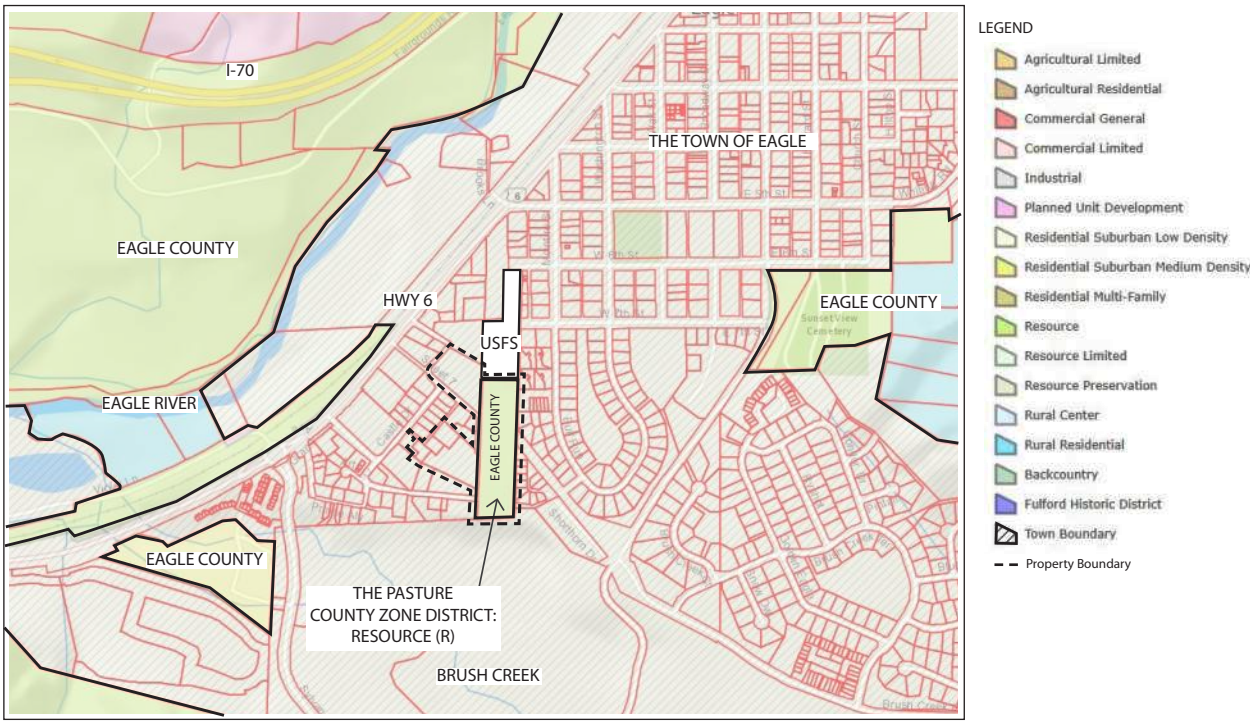
Same as above.

ZONING REVIEW:

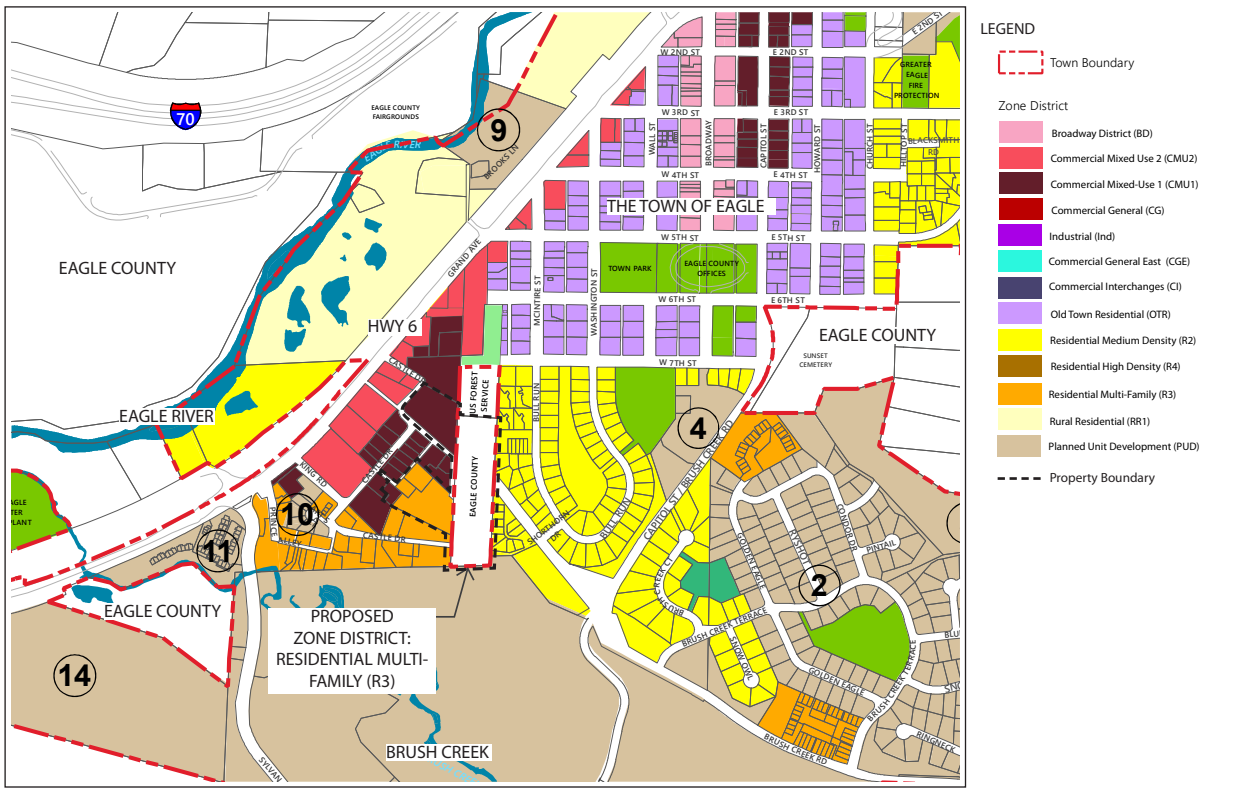
The Pasture parcel (to be annexed) is in the middle of residential neighborhoods and surrounded on all sides by the Town of Eagle. This parcel no longer helps Eagle County maintain its rural open character. The agricultural use of The Pasture is no longer needed, has not recently been used as such, and the lot does not contain any environmental resources. As such, the County would like the Town of Eagle to annex and rezone the parcel in order to advance the West Eagle Sub Area Plan.

The other parcels, zoned Commercial Mixed-Use (CMU1) and Residential Multi-Family (R3), are currently used for County storage and a residence, along with the Public Works operations yard. Rezoning the entire property to R3 is consistent with the Town's long term goals, is more compatible with the surrounding land uses, and better meets the needs of the community.

Existing Zoning Maps



COUNTY ZONING MAP, EXISTING CONDITIONS NTS



TOWN OF EAGLE ZONING MAP, EXISTING CONDITIONS NTS

Petition for Zoning Changes

THE UNDERSIGNED (hereinafter referred to as the "Petitioners") hereby petition the council of the Town of Eagle, Colorado for the change of zoning of an area, to be referred to as West Eagle Housing, described in the Rezoning Section of this document, from the following zone districts: TOE Commercial Mixed Use (CMU1), Residential Multi-Family (R3), and Eagle County zone Resource (R), to the Town of Eagle Zone District Residential Multi-Family (R3).

The Petitioners Allege:

1. It is desirable that such area be rezoned R3.
2. That the Petitioners herein comprise 100% of the landowners in the area to be rezoned.

WHEREFORE, said petitioners request that the Council of the Town of Eagle approve the rezoning of the West Eagle Housing project parcels to Residential Multi-Family (R3).

The Petitioners reserve the right to withdraw this petition and their signatures there from at any time prior to the commencement of the roll call of the Town Council for the vote upon the second reading of the zoning ordinance.

IN WITNESS WHEREOF, I/we have executed this Petition for Annexation this 3rd day of July, 2023.

Jeff Shroll, County Manager — Petitioner's/Owner's Signature

Eagle County, Co by Jeff Shroll, County Manager — Petitioner's/Owner's Printed Name

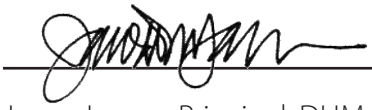
PO Box 850, 500 Broadway St. — Owner's Address

Eagle, CO 81631 — City, State, Zip

Affidavit of Circulator (Draft)

THE UNDERSIGNED, being of lawful age, who being first duly sworn upon oath deposes and says:

That (s)he was the circulator of the foregoing Petition for rezoning of The Pasture in the town of Eagle, Colorado, and that the signature thereon was witnessed by the circulator and is the true and original signature of the person whose name it purports to be, and that the date of the signature is correct.



Circulator's Signature and Date

Jason Jaynes, Principal, DHM Design Circulator's Printed Name

Notary Public

Note: Affidavit to be finalized upon completion of mailing action in accordance with Town of Eagle notification process and per state statutes.

Standards Report

Eagle, Colorado - Code of Ordinances

Land Use: Major Development, Subdivision, and Rezoning

CHAPTER 4.03: GENERAL

Section 4.03.080 - Fees and Costs

A. Application fees. Application fees shall be established by the town council by resolution. Application fees shall be based on the cost of town staff time and administrative costs associated with the processing of applications. The application fee shall be paid in full at the time of the filing of the application and nonpayment shall render an application incomplete. Application fees are nonrefundable.

The County is providing $3,800 in application fees, a $3,000 annexation deposit, along with a $4,606 utility analysis deposit, as outlined in the reimbursement agreement from 6.13.23, for a total of $11,406. The following spreadsheet has been provided by Community Development.

Application Types	Fee	Deposit	Notes
Annexation	$2,500	$3,000	**Deposit covered in reimbursement agreement
Zoning	$600	$600	
Subdivision -Prelim/Final	$1,615	$2,000	Prelim - $800 plus $25/lot (6 lots *25 = 150) Final - $800 plus $25/lot (6 lots *25 = 150) Fees - 950*2 = 1900-15% discount = $1,615 Deposit – 20% of estimated pass through. Est. pass through is $10,000
Major Development Permit	$2,000	$600	Deposit – 20% of est. pass through of $3,000. 3000 * 20% = 600
Special Use Permit	$600	$600	
Totals	$7,315	$6,800 (including annex. Deposit) $3,800 w/out annex deposit	

Note: Applicant is no longer pursuing a SUP. Per coordination with Town staff, this fee value will be credited to future fees incurred during land use permitting review.

CHAPTER 4.02: ZONE DISTRICTS: GENERAL STANDARDS (TOE CODE OF ORDINANCES, SUPPLEMENT 6)

Section 4.02.040 - Dimensional Standards Applicable To All Zone Districts

A. Clear Vision Areas

B. Maximum Density Not Guaranteed

C. Setback Projections and Encroachments

D. Height Limit Exceptions

E. Ground Level First Floor

The WEH development conforms to all dimensional standards, applicable to all zone districts.

Section 4.03.050 - Residential Multi-Family (R3)

A. Intent

B. Uses

C. Lot and Building Standards

The WEH development meets the intent of the R3 zone district, the allowed uses, and all lot and building

dimensional standards. See Rezoning section of this document for density calculations, as well as Setback Diagram and Architectural Plans in Appendix O.

Section 4.04.110 - Inclusionary residential requirements for local employee residency (1976 LUDC)
Section 4.02.050 - Inclusionary residential requirements for affordable and local employee residency (LERP) (2023 LUDC, supplement)

West Eagle is a 113 unit fully deed restricted neighborhood, all units are envisioned as "for sale" units. As proposed, all 113 units would carry Eagle County Housing and Development Authority deed restrictions. ECHDA deed restrictions refer to the Eagle County Affordable Housing Guidelines, which define "Eligible Household", the basis of all ECHDA deed restrictions. All owners/residents/tenants of ECHDA deed restricted units must meet the definition of Eligible Household. This applies to both "Price Capped" and "Resident Occupied" deed restricted units. In sum, Eligible Household is a household that lives and works in Eagle County, owns no other residential real estate, maintains the unit as their sole and primary residence or is a Qualified Employer (an employer to regularly conducts business in Eagle County) and will rent the unit to their employee, who is a Eligible Household.

Eagle County commits that at least 50% of units at West Eagle have price capped deed restrictions that are affordable to residents making between 100-140% AMI. Other units will be subject to deed restrictions that have slightly higher maximum initial sales prices and/or Resident Occupied deed restrictions which do not cap initial or subsequent sales prices but restrict ownership to Eligible Households. During our last cost estimating exercise, in the spring of 2023, we modeled 70% of units at pricing between 100-140% AMI and 30% at pricing above 140% AMI. To achieve that pricing structure, a subsidy of $200k-$400k per unit was required. Eagle County will have no net revenue or profit from the sale of the West Eagle units and is planning on providing a subsidy to achieve affordability. It is Eagle County's goal to provide as many price capped deed restricted units at West Eagle as possible. To that end, Eagle County will seek financial partnerships to keep the units at West Eagle as affordable as possible. We have held off on an updated cost and pricing exercise until we receive feedback from Town staff, Town Council and the public through the Town's annexation and land use process. The final approval from the Town Council and costs at that time will allow Eagle County to finalize unit pricing.

Eagle County commits to providing a range of pricing across all units in the development. Below is an example of the price capped pricing based on 2024 AMI.

Sample Price Capped units pricing based on 2024 AMI				
	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
100% AMI	$367,733	$441,061	$510,011	$569,111
120% AMI	$441,061	$529,711	$611,794	$682,933
140% AMI	$514,389	$617,267	$713,578	$796,756

CHAPTER 4.17. DEVELOPMENT REVIEW PROCESS: SPECIFIC APPLICATIONS (2023 LUDC)
Section 4.17. D: Rezoning

2. Applicability: The rezoning procedure allows amendments to the Zoning Map to reflect changes in public policy, changed conditions, or to advance the welfare of the Town. The zoning classification of any parcel in the Town may be amended using this procedure. Rezoning should not be used when a special use permit, variance, or administrative adjustment could be used to achieve a similar result.
Per the West Eagle Sub Area Plan, the proposed rezoning better meets the needs of the community and provides significant social, economic and cultural benefits. See Project Narrative in this document.

3. Authority to Initiate

Amendments to the zoning map are proposed by the property owners.

6. Review Criteria

a. The Planning and Zoning Commission shall review and recommend and Town Council shall review and decide on the application based on the following criteria:

i. Comprehensive Plan Future Land Use Plan

The Rezoning is consistent with the Comprehensive Plan Future Land Use Plan for the project site. For the subject parcels, the Comp Plan refers to the West Eagle Sub Area Plan. The WESAP Future Land Use Map articulates the WEH parcels are planned residential and the WEH project is proposing R3 zoning.

ii. Comprehensive Plan Goals and Strategies

The Rezoning promotes at least two Comprehensive Plan goals:

See Statement of Compatibility in this document.

iii. Strategic Objectives

The Rezoning presents the Town with an opportunity or an appropriate site, at an appropriate location, for the particular type of land use or development proposed and will help the Town achieve a balance of land use, tax base, or housing types consistent with the Town's overall planning and economic development goals.

See The Benefits section of this document.

CHAPTER 4.06: DEVELOPMENT REVIEW (TOE CODE OF ORDINANCES, SUPPLEMENT 5)

Section 4.06.020: Development Permit

A4: The following shall require a development permit before issuance of a building permit:

The West Eagle Housing (WEH) application includes a development permit because it is a residential project containing more than eight dwelling units.

G2: Development plan for multi-building project:

A. The required private improvements, such as parking lots and landscaping, are identified in the development plan, for Town approval. See planset in Appendix O.

Section 4.06.030: Classification Criteria

C1&2: This project is considered a major development as it includes annexation and the extension of municipal facilities.

Section 4.06.040: Development Plan

Per Town planner recommendation, this application houses a combined Major Development Preliminary and Final Plat Plan which includes the required checklist items identified in this section of the Town of Eagle Code as well as the Major Development Submittal Checklist. See planset in Appendix O.

Section 4.06.050: Pre-Application Conference

When proposing any development requiring a development permit, the applicant shall first request a pre-application conference with the Town Planner to discuss procedures, requirements, and the Town's goals and policies. The WEH project had two pre-application conferences with Town Planners: the first was held on March 7th, 2023 and second on June 2nd, 2023.

Section 4.06.070: Major Development Review

A2. A minimum of 22 copies of the major development plan map and description shall be submitted to the Town Planner and reviewed. The submittal shall be accompanied by the development review fee. Per conversation with Town planners, the requested number of physical copies, a digital copy, and the proper fees, will be submitted to the Town.

CHAPTER 4.07: DEVELOPMENT STANDARDS

Section 4.07.010: Lighting Standards

C. Submittal requirements. A lighting plan shall accompany all applications for development and preliminary subdivision plans and shall be submitted separately from other drawing information. The lighting plans and/or specifications shall show the type of lighting equipment, the lamp source and wattage, fixture locations, mounting heights, shielding and all mounting details. Manufacturer catalog and/or specification materials with scaled drawings or photographs are also required for all lighting equipment. In addition, calculations shall be provided which show point-by-point horizontal illuminance at ground level for all commercial or industrial projects. Calculations for other project types shall be provided at the Town's request. See Appendix O for lighting plan.

Section 4.07.020. Landscape Standards

In order to enhance the visual impact of development on the community, to clarify traffic and pedestrian circulation patterns, and to prevent land erosion and improper drainage, every development permit application, except some commercial projects in the CBD Zone Area, shall include a landscape plan, including the following: See Appendix O for landscape plans.

3. Plan for Maintenance. A plan which specifies the parties responsible for maintenance of landscaping and irrigation system. Units will be for sale; homeowners will be members of an HOA specifically created for this project and responsible for the maintenance of the site landscape and irrigation. See Ownership and Maintenance Plan, Appendix Q.

4C. Information block: List of square footage of coverage by buildings, parking area, landscaping areas, walks, decks, decorative rock, (impervious vs pervious), equaling the total square footage of the property. See Development Plan section of this document for Information Block.

B. Landscape Requirements:

1. Impervious coverage: No more than 80 percent of the area of any development shall be covered with impervious materials. See Development Plan section for Information Block.

2. Landscape Materials: Landscape materials shall include live plant materials. The following landscape materials may cover a maximum of 30 percent of the required landscape area: walks, decks, terraces, water features and decorative rock. No artificial trees, shrubs, turf, or plants may be used as landscape material. No artificial plants are proposed. See Appendix O for planting plans and Information Block.

3a. Front street buffer: All yards adjacent to primary and secondary streets shall be landscaped. On lots larger than one-half acre and in mobile home parks and subdivisions, a landscaped buffer shall abut the entire length of the front property line except for approved driveway accesses. The width of the landscaped buffer shall be five percent of the average of the two side property lines, but not less than 15 feet. Yards adjacent to the future BCRE adhere to the 15' front street buffer requirement agreed upon by Town staff. A variance request has been included in this application

for a drive minimally protruding into the front street buffer on the east end of the property. See Appendix W for Variance Request.

4. Boundary buffer: 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. 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.
All provided planting buffers meet these requirements. See Appendix O: Planset for landscape plans and landscape parking diagram.

5. Drainage easements. All drainage easements shall be seeded or sodded with grass or other ground cover and shall be maintained in a manner that promotes proper drainage in conformance with the drainage plan for the subdivision in which the subject lot lies. The existing property and proposed development does not include conveyance of drainage easements.

6. Clear vision area: In any clear vision area, berm and plant height shall be such that landscaping is a maximum of 2½ feet in height above the road elevation, measured from the point of the nearest road pavement. Landscape plans abide by the clear vision area requirement. See planset.

7. Parking area landscaping: In parking areas with ten or more parking spaces, landscaped islands or peninsulas shall be used to reduce the visual impact and assist in defining on-site traffic movement. Such landscaped areas shall be curbed to prevent vehicles from intruding on them. They shall be included in the total landscape requirements of this section and shall constitute at least ten percent of the total un-enclosed parking area, in conformance with Section 4.07.140.
For the convenience of residents and to cut down on the visual impact of parking, the development offers garage, on street, and street adjacent parking distributed throughout the site, instead of a centralized lot. Vegetative buffers screen headlights from neighbors and adjacent units, while a combination of vegetation and fencing shield vehicles from neighboring parcels. The provided landscape parking buffer constitutes almost 50% of the total un-enclosed parking area. Curbs or wheel stops will be utilized to prevent vehicles from intruding on parking area landscape. The parallel parking area south of BCR and adjacent to buildings E and F exceed the 10-space maximum. In lieu of a parking peninsula, a variance request for an enhanced parking buffer is included in this application. See parking plan in Appendix O: Planset, and variance request in Appendix W.

8. Sprinkler system: All required landscaped areas in nonresidential zone districts must be served by an underground sprinkler system that provides full coverage for landscaped areas. The landscape plan need not specify the exact irrigation plan, but must clearly state that an underground sprinkler system providing full coverage will be provided. Does not apply.

9. All new construction adjacent to the right-of-way shall provide new curb and gutter if curb and gutter does not exist or is in disrepair unless the Town intends to make similar improvements within an established capitol plan. Curb and gutter will be provided along the Brush Creek ROW. See civil plans in Appendix O: Planset.

10. Street furnishings such as benches and pedestrian lighting should express local character in design and materials such as wood or wrought iron. Furnishings should have similar materials and colors. Does not apply. Site furniture and exterior lighting are not anticipated for the land reserved for the Brush Creek Road extension.

Section 4.07.030. Erosion and sediment control, stabilization, and revegetation standards

Every development permit application shall include an erosion and sediment control plan, and if necessary, a slope stabilization and revegetation plan. The Town Planner shall determine for each application which elements of Section 4.13.060(B) and (C) shall be included in such plans. See Appendix O.

Section 4.07.040. General Architectural Standards

Every development permit application, including those for mobile home parks, shall include an architectural design plan. See Appendix O: Planset for architecture plans.

A. The Architectural Design Plan shall include:

1A. For all residential projects with total build out of eight or more units, a three dimensional drawing or model. See architecture drawings in Appendix O: Planset.

2. A statement of architectural design, which indicates consideration of each of the requirements of this section. See Statement of Architectural Design in Major Development Permit section.

Section 4.07.100. - Development Impact Report

B. Preliminary impact report. Every development permit application and preliminary subdivision plan shall include a preliminary statement of whether the proposed project will, will not, or could possibly affect the environment, either during construction or on a continuing basis. See Major Development Check List in this document.

Section 4.07.110. - Municipal and Park Land Dedication

Every development shall include:

1. A dedication of land to the Town, recreation district, or other entity, as determined by the Town Council, to be used for parks and recreation or municipal functions requiring land; or

2. Payment of a park and municipal land fee. See Section 4.13.190 in this document.

Section 4.07.140: Parking Standards

B1: Parking plan. Except for single-family and two-family dwellings, no use requiring parking shall commence before review and approval by the Town Planner of a parking plan. The parking plan shall depict the following, as required pursuant to this chapter: parking and loading spaces; circulation areas; curb cuts; dimensions and material of screening and/or landscaping; proposed drainage, grading, surfacing and subsurfacing; fire lanes; snow storage areas; facilities and spaces for the disabled; specifications for signs, wheel stops and lighting; and other pertinent details.

C1. Number of Parking Spaces Required, Use Category- Residential and lodging Uses

A. Duplex: two per dwelling unit for units with fewer than three bedrooms, and three per dwelling unit for units with three or more bedrooms.

Five Type A Duplex, 10 units total, 4 BRs/unit= 30 spaces (garage + drive parking)
Two Type C Duplex, 4 units total, 2 BR/unit= 8 spaces (garage, drive, + surface parking)

B. Multiple-Family Dwelling: 1½ per dwelling unit for units with one bedroom, two per dwelling unit for units with two bedrooms, 2½ per dwelling unit for units with three or more bedrooms, plus one additional space per six dwelling units.

One Type J Triplex, 1 two BR unit = 2 spaces (surface parking)
2 three BR units = 5 spaces

Six Type B Townhomes, 24 units total, 2 BR/unit= 48 spaces (garage)
One Type D Multi-Family, 3 one BR units total= 4.5 spaces (garage)
3 two BR units total= 6 spaces (garage)
Four Type E Multi-Family, 32 two BR units total = 64 spaces (garage and surface parking)
8 one BR units total = 12 spaces (garage and surface parking)
Two Type F Multi-Family, 16 two BR units total = 32 spaces (garage and surface parking)
4 one BR units total = 6 spaces (garage and surface parking)
Two Type G Townhomes, 6 units total, 2 BR/unit= 12 spaces (garage)
Total multi-family units: 99 /6 = 16.5 additional parking spaces

Total Required Parking Spaces: 246
Total Parking Spaces Provided: 246
*See Parking Diagram in Appendix O: Planset

F. Location of parking spaces

1. For single-family dwellings and multifamily dwellings with two through five dwelling units, off-street parking spaces shall be located on the same lot as the dwelling or a common lot associated with the dwelling.

2. Off-street parking may be located on any part of the lot occupied by the dwellings or uses for which such parking space is required except that no parking space shall be established in a required front yard setback on any lot containing three or more dwellings. Enclosed underground parking spaces may be located anywhere on the lot.

3. For multifamily dwellings with more than five dwelling units and all nonresidential uses parking spaces may be located within a 200-foot radius of the subject property, measured from any point on the property.

4.No parking space shall be located closer than five feet from a window or door of a habitable structure.

See Appendix O: Planset for Setback and Parking diagrams. This application complies with these standards.

L. Design of parking areas.

1a. Access: Except single- and two-family dwellings, each access way between a public street and the parking area shall be not less than 15 feet nor more than 35 feet wide at the intersection of the access way with the public street, and a divider stop at least six feet long shall be installed if the access way exceeds 25 feet in width. Each access way shall be clearly and permanently marked and defined through the use of landscaping, rails, fences, walls or other barriers or markers. Said marking and defining may be augmented by painting or striping.

b. Except single- and two-family dwellings, access from any parking area onto a collector or arterial street and 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. Single- and two-family dwellings may stack parking spaces except that unobstructed and direct access must be provided for a minimum of two spaces. Access ways shall be designed so as to reduce the number and proximity of access points along public streets.

c. Access ways on the same lot frontage shall be separated by a minimum curb length of 30 feet. For lots of 100 to 200 feet of frontage, the minimum length of curb separation shall be increased by one foot for every five feet of property length beyond 100 feet. For lots exceeding 200 feet of frontage, access ways shall be separated by at least 50 feet. In the case of a corner lot, access ways shall be located not closer than 50 feet to the intersecting street right-of-way line, or where lot frontage is less than 75 feet, the maximum distance possible from the intersecting street right-of-way line, as determined by the Town Planner.

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

See civil plans in Appendix O and Parking Area Landscaping, section 4.07.020, of this Standards Report. This application complies with these standards.

Section 4.07.150: Fire Protection Standards

a. Compliance with applicable codes. The development will comply with the provisions of the current fire code.

c. Automatic fire protection systems required. Automatic fire systems will be installed in the majority of buildings and the project property is less than 3 miles from Eagle's fire station.

Section 4.07.170. Public Safety Impact Fee.

Every approved development shall require the payment of a public safety impact fee. Exemption request was denied. See Fiscal Impact Analysis in Appendix P for calculated fee. Applicant expects this fee to be reflected in a fee section of the ADA.

CHAPTER 4.12: SUBDIVISION REVIEW

Section 4.12.020- General

Every proposal including a subdivision of land shall comply with this chapter and shall include review of a sketch plan, a preliminary subdivision plan. However, upon agreement between the applicant and the Town Planner, the sketch plan requirement may be waived. With the Town Planner's approval, applicant requests a waiver of the Sketch Plan. This application contains a preliminary and final subdivision plan and lot consolidation as needed to aggregate multiple County owned parcels as well as a ROW dedication. This application is being submitted as a consolidated Major Development project. See Appendix S.

B2. Preliminary Subdivision Plan Application Submittal- The preliminary plan application package shall include the following items: See compiled Preliminary Plan, Appendix S.

a. Land use application form. See application form at the beginning of this document.

b. Subdivisions - technical criteria form. Does not apply. Application is for lot consolidation only.

c. Application review fee deposit (per Section 4.03.080). Submitted with this document.

d. Title commitment. The title commitment must be current and the date must be no more than 30 days from the date of preliminary plan application. See Appendix A.

e. Surrounding and interested property ownership report. Provide the Town Planner with a current list (not more than 30 days old) of the names and addresses of the surrounding property owners (within 300 feet of the property), mineral interest owners of record, mineral and oil and gas lessees for the property and appropriate ditch companies. The applicant shall certify that the report is complete and accurate and include the following: public hearing notification labels. Provide the Town with six sets of notification labels. The labels shall be addressed to the surrounding property owners (within 300 feet of the property), mineral interest owners of record, mineral and oil and gas lessees for the property. See Appendix B.

f. Preliminary plan. The preliminary plan shall be 24 inches high by 36 inches wide and provide the following information: See Preliminary Plan, Appendix S.

i. Title of the project.

ii. North arrow, scale (not greater than one inch equals 100 feet) and date of preparation.

iii. Vicinity map.

iv. Names and addresses of owners, applicant, designers, engineers and surveyors.

v. Legal description with reference to its location in the county records.

vi. Total acreage of the property.

vii. Subdivision boundaries, street right-of-way lines and lot lines in solid lines and easements, dedications, and other right-of-way lines in dashed lines, all with dimensions accurate to the nearest 0.01 foot. Bearing of all lines and central angle, tangent distance, chord distance, and arc length of all curves shall be noted.

viii. The location and description of all permanent survey control points.

ix. Existing contours at one foot intervals (basis for establishing contours shall be noted on the preliminary plan).

x. Name and location of abutting subdivisions and owners abutting property (if land is not platted).

xi. Lots, blocks, and street layout with approximate dimensions and square footage for each lot.

xii. Area and zoning of each lot, with use and setback restrictions unless they are standard for the zone district.

xiii. Consecutive numbering of all lots and blocks.

xiv. Existing and proposed rights-of-way and easements on and adjacent to the property.

xv. Existing and proposed street names for all streets on and adjacent to the property.

xvi. Existing and proposed zoning on and adjacent to property.

xvii. Location and size of existing and proposed sewer lines, water lines and fire hydrants (Note: Applicant must consult with the appropriate utility service providers regarding the design of all utilities through the subdivision).

xviii. Existing and proposed access and/or curb cuts on and adjacent to subject property.

xiv. Location by field survey or aerial photography of existing and proposed watercourses and bodies of water such as irrigation ditches and lakes. Watercourses shall include direction of flow.

xx. Floodplain boundary with a note regarding source of information (if a floodplain does not exist on the property, please state this on the plan) and high water mark.

xxi. General location of existing surface improvements such as buildings, fences, or other structures which will remain on the property as part of the subdivision.

xxii. Location and acreages of site, if any, to be dedicated for streets, parks, open space, schools or other public uses.

xxiii. Location, function, ownership and manner of maintenance of any private open space.

xxiv. Land use table - the table shall include land uses, approximate acreage of each land use, and percentage of each land use (including how the school land dedication will be met per Section 4.13.080 and how the municipal and park land dedication will be met per Section 4.13.190).

xxv. Total number of lots.

xxvi. Number of each type of dwelling unit proposed, density or floor area ratio proposed.

See Preliminary Plan, Appendix S.

g. General development information. Provide a written description of the existing conditions on the site and the proposed development. See Project Narrative section of this document along with existing buildings and land use diagram, Appendix O.

h. Preliminary grading and drainage plan and report. See civil plans in Appendix O.

i. Master utility plan. See civil plans in Appendix O.

j. Traffic Study. See Appendix F.

K. Master Street Plan. See civil plans in Appendix O.

l. Pedestrian Circulation. The plan must indicate width, surface, and type of pedestrian way. The design of the trails is required to comply with Town guidelines and standards. See Landscape Plans

in Appendix O.

m. Engineering specifications and cross-section drawings for any off-site road impacts. See Engineering Specifications, in Appendix M, for earthwork, sanitary sewer, water, storm, rigid paving and flexible paving specifications. No off-site impacts are expected, but per civil drawings, contractor will repair/replace all damage to existing flatwork or site features not intended for demolition on and off the project site. See Appendix O: Planset for Civil plans.

n. Draft of proposed covenants and any site design guidelines (i.e., architectural design, landscaping design, etc.), and proposed articles of incorporation and bylaws. A draft Master Declaration for West Eagle is included in Exhibits, Appendix R.

o. Mineral, oil and gas rights documentation. See Title Commitment in Appendix A.

p. Soils report and map. See Geotechnical Study in Appendix G.

q. Geologic report. An updated copy of the geologic report and map provided at the time of sketch plan must be provided. See Geotechnical Study in Appendix G.

r. Miscellaneous site report(s). An updated copy of the report(s) provided at the time of sketch plan on the site's history, vegetation, wetlands, wildlife, wildfire, radiation (e.g., radon gas) and other conditions which could affect development on the property and which could be affected by the proposed development. If not included in the initial report, the following additional information is required: Not Applicable.

i. Information on hydrologic conditions, such as surface drainage and watershed characteristics, natural water features and characteristics, and any potential changes or impacts. See Drainage Report in Appendix K.

ii. Information on vegetation and wildlife, including any potential changes or impacts. See Project Narrative.

iii. Information on population characteristics such as neighborhood patterns and potential displacement of residents or businesses. See Project Narrative.

s. Evidence of adequate water supply and other public and private services needed to serve the facility. See Preliminary Water Demand Analysis in Appendix E.

t. Evidence of adequate water rights to serve the development pursuant to Title 12. See Appendix D for Water Rights.

u. Commitment to serve letters from all public and private utilities are required to be provided. The applicant is in active communication with service providers regarding future service to the development. Below is a status report for these ongoing conversations.

1) Town of Eagle: Water and Sewer

Eagle County has signed a reimbursement agreement that the Town of Eagle executed June 13, 2023. This agreement has committed Eagle County to funding a water and wastewater capacity analysis for the purpose of investigating the capacity of the Town of Eagle's infrastructure to accommodate the growth impact associated with the WEH

wastewater capacity analysis for the purpose of investigating the capacity of the Town of Eagle's infrastructure to accommodate the growth impact associated with the WEH project. See ADA, Appendix C for more detail.

2) Holy Cross Electrical: Power

The applicant's engineers performed demand calculations. These were shared with HCE to confirm system capacity and identify any system upgrades needed. Based on these, HCE issued a 'will serve' letter.

3) CenturyLink:

Broadband Communication

WEH is within CenturyLink's service area and will serve the development for broadband services.

Telephone

CenturyLink has the capacity to provide land line telecommunications service to this project. In communication with Greater Eagle Fire Protection District (GEFPD), landlines are not a requirement for emergency services, and other services are not predicated on landlines. The applicant may choose to omit wired telecom from the development program.

See Appendix H for "Will Serve" letters.

v. Evidence that the developer has submitted applications for all other necessary permits to complete the proposed subdivision, if required (i.e., State highway access permit, Army Corp of Engineers dredge and fill permit or an area of activity of State interest, etc.). Not applicable.

w. Preliminary cost estimates for all public and private improvements to be installed by the subdivider in dedicated land, rights-of-way or easements. See ADA in Appendix C and Cost Estimate in Appendix N.

x. A development impact report, pursuant to Section 4.07.100, if not previously submitted as part of the sketch plan submittal. See Development Impact Checklist in this document.

y. A lighting plan pursuant to Section 4.07.010. See Appendix O.

z. Applications for subdivision preliminary plan approval, containing ten or more residential units, shall include a local employee residency plan pursuant to Section 4.04.110 and the Town's local employee residency requirements and guidelines. See LERP section of this Standards Report.

C. Final Subdivision Plat See Planset for final plat, Appendix O.

2. Final plat application submittal. The final plat application shall include:

b. Subdivisions - technical review form.

f. Final plat. The final plat drawing shall comply with the following:.

i. The plat shall be prepared by or under the direct supervision of a registered land surveyor and meet applicable State requirements.

ii. Lengths shall be shown to the nearest hundredth of a foot and bearings shall be shows degrees, minutes, seconds.

iii. The perimeter survey description of proposed subdivision shall include at least one tie to an existing section monument of record and a description of monuments. The survey shall not have an error greater than one part in 10,000.

iv. The final plat shall be 24 inches high by 36 inches wide and shall provide the following information (differences between final and prelim submittals shown here)

1.That information required for preliminary plan in Subsection (B)(2)(f) of this section.

6.Basis for establishing bearing.

8.Total acreage of subdivision.

9.Bearings, distances, chords, radii, central angles and tangent links for the perimeter and all lots, blocks, rights-of-way and easements.

11.Excepted parcels from inclusion noted as "not included in this subdivision" and the boundary completely indicated by bearings and distances.

17.Signature block for registered land surveyor certifying to accuracy of boundary survey and plat (see appendix for sample).

18.Signature block for certification of approval by the Town Council with a signature block for the Mayor and Clerk (see appendix for sample).

19.Signature block for certification of approval by the Planning Commission with a signature block for the chairman.

20.Signature block for utility providers (need to draft a sample signature block).

21.Certification of ownership and dedications of streets, rights-of-way, easements and public sites (see appendix for sample).

22.Certification of title to property (see appendix for sample).

23.Certification of mortgagee or lienholders (see appendix "G" at the end of this Title).

24.Statement concerning vested property rights as required by Section 4.17.100. Vested Property rights are addressed in the Annexation and Development Agreement, see Appendix C.

See Appendix O for final plat.

h. Complete on-site and off-site engineered construction plans and specifications for grading, streets, pedestrian/bicycle ways, traffic control, utilities, drainage, erosion sediment control and slope stabilization, revegetation, landscaping and lighting, subject to the following:

i. Approved by Town Planner, Town Engineer, Town Manager and Town Attorney.

ii. Construction plans and profiles. The plans and profiles shall be prepared by a registered professional engineer licensed in the State, shall be 24 inches high by 36 inches wide and meet the following minimum standards:

iii. Final traffic study. See Appendix F.

iv. Final utility impact report. Eagle County has signed a reimbursement agreement that the Town of Eagle executed June 13, 2023. This agreement commits Eagle County to funding a water and wastewater capacity analysis for the purpose of investigating the capacity of the Town of Eagle's infrastructure to accommodate the growth impact associated with the WEH project. See ADA for more details.

v. Final drainage plans and reports. Based upon the approved preliminary drainage plan, a final report is to be submitted in accordance with applicable storm drainage design criteria and as determined by the Town Engineer. See Appendix K.

vi. Final soils reports and design requirements. The soils reports shall detail special foundation requirements and pavement design. See Appendix G.

i. Special documents (as may be needed).

j. "Clean" final plat for addressing. See Appendix O.

D. Waiver of submittal requirements. Upon request by the applicant, the Planning Commission may, when deemed appropriate because of the nature of the proposed development, waive any information requirement of the sketch plan or preliminary subdivision plan, as contained in Subsections (A) and (B) of this section.

Section 4.12.040. - Lot line adjustment.

B. Submittal requirements. The applicant shall submit an application complying with the final subdivision plat requirements of Section 4.12.020(C), and a final plat showing all proposed adjustments to the lot lines.

D. Recording required. Following administrative approval, the applicant shall record the approved plat with Eagle County at the applicant's expense. Lot line adjustment for condominium plat will be submitted with declaration in a subsequent application.

Section 4.12.050. - Division of property into condominium or townhouse units.

A1.Procedures: Except as provided in this Subsection (A), if no change is proposed in the potential for development beyond that existing or approved, division of property into condominium or townhouse

units shall follow the procedures for lot line adjustment set forth in Section 4.12.040.

B. Final plat for condominium or townhouse units. In addition to the plat requirements set forth in Section 4.12.020(C), the final plat for condominium or townhouse units shall show the location of the existing or proposed building to be divided.

D. Condominium or townhouse documents. At least 15 days prior to Planning Commission review of the final plat of a condominium or townhouse subdivision and prior to conveyance of any condominium or townhouse units, the applicant shall file with the Town a copy of the condominium declaration as required by the State of Colorado's Condominium Ownership Act, C.R.S. § 38-33-101 et seq., as well as copies of proposed Articles Incorporation, and bylaws of homeowners or property owners association, if applicable. Applicant will submit for condominium plat in a subsequent application at the time of the development of the governance documents for the project.

CHAPTER 4.13: SUBDIVISION DESIGN IMPROVEMENTS AND DEDICATION

Section 4.13.070. - Lot and block design.

Each lot in a development shall be designed to provide an adequate, readily accessible building site for a structure devoted to the intended use of the land.

A. Each lot shall have a minimum of 25 feet of frontage on a dedicated public street and shall allow vehicular access from a public street; except that lots whose principal use is a portion of a multifamily or nonresidential building may be allowed to front on a private road which meets the Town's street construction regulations and the requirements of Section 4.04.100(E).

B. Lots and blocks shall be designed to afford the maximum solar access to each building site.

C. Lot sizes shall be in conformance with applicable zone district regulations or planned unit development regulations. Where individual water or sewage systems are proposed, lot sizes shall be in conformance with the current standards of the State Department of Public Health and Environment.
The purpose of this subdivision action is to consolidate lots into two parcels, with an intervening right-of-way. The parcels will not be subdivided into individual lots/blocks; the applicant's intent is to provide units for-sale as a condominium purchase with collective ownership (via a homeowner's association) of common areas. Where the two resulting parcels front onto public right-of-way and/or adjoin neighboring parcels, the dimensional standards for the R3 zone district have been applied and adhered to.

Section 4.13.080. - School land dedication.

Every approved major residential development and major residential subdivision, or major development or major subdivision for partial residential use, as defined in Chapters 4.06 and 4.12, shall include a dedication of land to the Town, as determined by the Town Council, for use by the Eagle County School District RE50-J ("school district"), roughly proportional to school needs generated by the proposed residential uses. In the alternative, the Town Council may require the payment of cash in lieu of such dedication as further described below. The dedication of such land, or payment of cash in lieu thereof, shall be made at the time of annexation of any land proposed for residential development or partial residential development, if the amount of land or payment required can be ascertained; or at the time of approval of the final subdivision plat; or the issuance of a major development permit, whichever may first occur. Every major subdivision and major development which increases the number of dwelling units above that approved as of the effective date of the ordinance from which this section is derived shall make the additional dedication or Payment based upon the increase number of units, as provided herein, at the

time of approval of the final plat, or issuance of a major development permit, whichever may first occur.

B4. Amount. The Town may consider a request by the land owner for a smaller dedication of school land when deemed appropriate because of size, location, or nature of the proposed development. Similarly, the Town may require a larger dedication of school lands when deemed necessary because of the size, location, density or nature of the proposed development.

Developer opts to pay cash-in-lieu of conveyance of school lands. Assessed value of the land has been provided in the Comment Response Memo per Planning Department Comments for staff to calculate the fee-in-lieu. See Comment Response Memo cover letter to this document and the ADA, in Appendix C, for more detail.

Section 4.13.190. - Municipal and park land dedication.

Unless otherwise provided in this section every new subdivision of land not platted within the Town shall include either a dedication of land to the Town, recreation district, or other entity, as determined by the Town Council, to be used for parks and recreation or for municipal functions requiring land; or payment of a park and municipal land fee in an amount as provided in this chapter. Re-subdivisions of already subdivided land, condominiums and townhouse subdivisions are exempt from this municipal park land dedication requirement.

All subject parcels, except for the Pasture parcel, are currently within the town boundary. Beyond the project's public benefit as a workforce housing development, the WEH project includes a number of public access benefits, as well as generous internal open space. The Municipal Park Land Dedication is met through private recreation lands, public easements, and fee in lieu. Total Park Land dedication required by code is based on the projected 103.5 residents of the buildings sited on the Pasture parcel. Applying the 0.012 acres / resident standard, the result is 1.242 acres of dedication required.

Per Section 4.13.190.C of the Code, the Park Land Dedication requirement may be reduced by up to 50% by provision of "private recreation facilities." The project provides generous internal open space areas for the use of the residents, including passive areas, such as native landscape, turf, benches; and active areas, such as playgrounds and picnic tables; which meet all the criteria set forth in section 4.13.190.C of the code. Allowing for "buffering" landscape between open spaces and the housing units (ie., excluding those areas from the calculations), the total "private recreation facilities" are 84,808.3 SF (1.95 AC), which are found to satisfy 50% of the dedication requirement (0.621 AC).

The remaining 0.621 AC is satisfied through the provision of 15,936.3 SF (0.366 AC) of public pedestrian easements connecting the south end of the project – and the multi-use trail – to the north end of the project, at the boundary with the USFS parcel. [1.242 AC- (.621AC + .366AC)= .255 AC remaining]

WEH will make a fee in lieu for the balance of the dedication requirement (0.255 AC). See ADA in Appendix C and Land Use Table Diagram in Appendix O.

Section 4.13.220 Street Improvement Fee

C. Imposition of street improvement fee: Any person who seeks to develop land within the Town by obtaining approval of a planned unit development; a subdivision final plat, except lot line adjustments; a development permit; or a special use permit, in order to make an improvement to land which will generate additional traffic is required to pay a street improvement fee in the manner and amount set forth in this section.

I. Exemption from payment of fee. The Town Council may, by resolution, grant an exemption from all or any part of the street improvement fees required by this section upon a finding that such waiver is in the best interests of the public by encouraging activities that provide significant social, economic or cultural benefits. Whenever a street improvement fee is waived, the Town Council shall direct that the waived fee be paid by the general fund or other appropriate fund.
Exemption request was denied. See Fiscal Impact Analysis in Appendix P and ADA in Appendix C.

Section 4.13.230 Fire Protection Impact Fee

C. Imposition of fire protection impact fee: Any person who, after the effective date of the ordinance from which this section is derived, seeks to develop land within the Town by obtaining approval of a planned unit development; a subdivision final plat, except lot line adjustments; a development permit; or a special use permit, constituting land development activity requiring the availability of additional fire protection services is required to pay a fire protection impact fee in the manner and amount set forth in this section.

I. Exemption from payment of fee. The Town Council may, by resolution, grant an exemption from all or any part of the fire protection impact fee required by this section upon a finding that such waiver is in the best interest of the pubic by encouraging activities that provide significant social, economic or cultural benefits. Whenever a fire protection impact fee is waived, the Town Council shall direct that the waived fee be paid by the Town's general fund or other appropriate fund to the Greater Eagle Fire Protection District.
Exemption request was denied. See Fiscal Impact Analysis in Appendix P and ADA in Appendix C.

Section 4.13.240. - Assurance For Completion Of Public Improvements

A. Public improvements and warranty. The subdivision agreement or development permit shall set forth the plan, method and parties responsible for the installation of all required public improvements and shall make reasonable provision for the completion of said improvements in accordance with design and time specifications. See ADA in Appendix C.

Section 4.13.250 Public Safety Impact Fee

C. Imposition of public safety impact fee. Any person who seeks approval of any development activity requiring the availability of additional public safety services shall pay a public safety impact fee in the manner and amount set forth in this section.

I. Exemption. The Town Council may, by resolution, grant an exemption from all or any part of the public safety impact fee upon a finding that such waiver is in the best interest of the public by encouraging activities that provide significant social, economic or cultural benefits. Exemption request was denied. See Fiscal Impact Analysis in Appendix P and ADA in Appendix C.

CHAPTER 4.14: ASSURANCE OF ADEQUATE PUBLIC FACILITIES

Section 4.14.020. - Applicability.

The provisions of this chapter shall apply to all applications for subdivision approval pursuant to Chapter 4.12; planned unit development approval pursuant to Chapter 4.11; development permit approval pursuant to Chapter 4.06; and special use permit approval pursuant to Section 4.05.010. In cases where multiple land use applications are required, compliance with APF (Chapter 4.14) shall be required to be demonstrated with the land use application last in sequence (time).

Section 4.14.040. - Public Facilities Information Report

A. All applications to which this chapter is applicable pursuant to Section 4.14.020 shall be accompanied by a public facilities information report. Such report shall include sufficient information to allow the Town

to coordinate with applicable service providers to determine the impact of the proposed subdivision, development or special use on public facilities pursuant to the procedures set forth in this chapter. The information required shall include, but shall not be limited to: See compiled PFIR, Appendix T.

1. The total number and type of structures or dwelling units, and the gross density of the proposed subdivision, development or special use.

Total Number of Structures:

Within this application: 23

USFS Parcel (future application): 10 additional buildings

Type of Structures:

Within this application: 8 townhomes, 1 triplex, 7 duplexes, 7 multi family buildings

USFS Parcel (future application): 6 Triplexes, 4 multi family buildings

Number of Housing Units:

Within this application: 113

USFS Parcel (future application): 43

Gross Density:

R3 Zone Dimensional Standard: 4-16 du/ac

Within this application: 113 units/ 8.5 acres (minus the BCRE ROW) = 13.3 du/ac or 83% of the allowed density.

2. The location of the proposed subdivision, development or special use. East of Grand Ave, between Castle Drive, 6th street and Bull Run and Brush Creek Open Space. See Project Site Context Map at the beginning of this document.

3. An assessment of the anticipated impacts on the Town street system from the proposed subdivision, development, or special use and, if applicable, a statement of any steps proposed to address potential impacts. See Major Development for summary of traffic study. See Appendix F for abbreviated document.

4. If an applicant seeks an exemption from the requirements of this chapter based upon a claim that the applicant has a vested right to undertake and complete the subdivision, development or special use without an evaluation of the impact on public facilities, information sufficient to permit the Town to determine the validity of the applicant's claim of exemption; and

5. *All information required by Sections 4.14.110 through 4.14.140; and*

Public schools: Applicant agrees to pay cash-in-lieu. See ADA agreement in Appendix C.

Fire: See Fire Protection Plan in this document.

Emergency Medical: Same as above.

Streets: See Traffic Study in Appendix F.

6. Any other appropriate information as may be deemed necessary by the Town Planner in evaluation the adequacy of public facilities consistent with the provisions of the chapter. See compiled PFIR, Appendix T.

Section 4.14.110. - Public Schools

A. Public school facilities shall be deemed to be adequate and available for a proposed subdivision, development or special use.

B. All applications to which this chapter is applicable pursuant to Section 4.14.020 that contain residential units shall be accompanied by a summary of the total number of dwelling units and the type and the size of dwelling unit. This information will be used by the county school district to estimate the number

of school-aged children expected to be generated by the proposed development. See Appendix O for Architecture plans.

Section 4.14.120. - Fire Protection Services

B. All applications to which this chapter is applicable pursuant to Section 4.14.020 shall be accompanied by a public safety impact plan. The Town Planner, in consultation with the Greater Eagle Fire Protection District, shall approve the methodology used to develop the fire protection and first response emergency medical services aspects of such public safety impact plan. See Fire Protection Plan in this document along with correspondence with emergency personnel in Appendix L.

Section 4.14.130. - Emergency Medical Services

B. All applications to which this chapter is applicable pursuant to Section 4.14.020 shall be accompanied by a public safety impact plan. The Town Planner, in consultation with the Western Eagle County Ambulance District, shall approve the methodology used to develop the emergency medical services aspects of such public safety impact plan. Same as above.

Section 4.14.140. -Street Facilities

B1. Traffic impact study submittal requirements. All applications to which this chapter is applicable pursuant to Section 4.14.120 shall be accompanied by a traffic impact study (TIS) performed by a registered professional engineer in the State. See Appendix F for Traffic Study.

CHAPTER 4.15: ANNEXATION

Section 4.15.010. - Annexation procedures.

The following procedures shall govern the annexation of all lands to the Town:

A. Annexation shall be accomplished in accordance with C.R.S. Title 31, Art. 12, as amended. The project aligns with the Municipal Annexation Act of 1965 and the rest of article 12.

B. All petitions for annexation and all petitions for an annexation election filed pursuant to C.R.S. § 31-12-107 shall be accompanied by a request for zoning of the area proposed for annexation on an application form provided by the Town in accordance with Section 4.05.030. All petitions for annexation shall also be accompanied by a statement setting forth the proposed water rights to be dedicated to the Town at the time of annexation on a form supplied by the Town in accordance with Chapter 12.06. This application houses a petition for annexation along with a request for rezoning of the parcel proposed for annexation, see Annexation section of this document. See ADA, Appendix C, for water rights agreements.

E. The Town may, at its option, at any time after a petition for annexation has been found to be valid in accordance with the provisions of C.R.S. § 31-12-107, require the petitioner to submit a concept plan for the area proposed to be annexed in accordance with Section 4.12.020(A). See Appendix O for planset.

F. All annexation plats filed with the Town shall, in addition to the requirements set forth in C.R.S. Title 31, Art. 12, as amended, also include all of the information set forth in C.R.S. § 38-51-106. Said annexation plats shall also contain all of the applicable certifications set forth in the appendices to this Title. Accepted.

G. The external boundaries of all annexations shall, prior to the recording of the annexation plat, be monumented on the ground in accordance with C.R.S. § 38-51-101, as amended. Accepted.

CHAPTER 12.16: WATER SERVICE

The PIF for the WEH development are as follows. See ADA in Appendix C for more details:

	Pasture	Previously Annexed
Total Water Fees	**$554,484**	**$852,252**
Total Sewer Fees	**$268,750**	**$471,750**
Total Meter Fees	**$35,100**	**$54,405**
Credit for Pre-Paid	**0**	**0**
50% for LERP Units	**$429,167**	**$689,204**
Grand TOTAL	**$429,167**	**$689,204**
Grand TOTAL Development		**$1,118,371**

Note: Table provided by applicant using formulas provided by the Town

Section 12.16.060: Plant Investment Fees and Connection Fees

A.No water shall be furnished to a consumer until the entire plant investment fee, and any tapping charges or other expenses if applicable, has been paid to the Town. Each applicant shall be required to submit the plant investment fee and connection fees, if applicable, in the amounts calculated in accordance with the following table, any prepaid deposit of fees made in accordance with Section 12.16.050 and the fees established by the Town Council by resolution.

CHAPTER 12.26: WATER RIGHTS

Section 12.26.030: Basic Dedication Requirement

A. A dedication and transfer of direct flow and/or storage water rights to the Town shall be required:

1.Prior to the approval of the annexation of any land to the Town;

2.Prior to all extensions of municipally treated water service outside the Town limits as they existed on the effective date of the ordinance from which this chapter is derived as originally codified; or

3.Prior to the subdivision or replatting of any land now located within the Town, if such subdivision or replatting requires a change of zone district.

See Utilities section in this document along with the ADA in Appendix C for more detail.

West Eagle Housing

Exhibits: Appendix A-X

Eagle County

July 2024

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Appendix A: Proof of Ownership + Title Commitment

Recorded at 1:00 o'clock P.M., March 20, 1978
Reception No. 164442 Maxwell R. Barz Recorder.

RECORDER'S STAMP

STATE DOCUMENTARY FEE
MAR 20, '78
$ 104-(1)(a)

This Deed, Made this day of , 19
between Koonce Company, Inc., a Colorado corporation

a corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and the Board of County Commissioners of the County of Eagle, State of Colorado ~~corporation~~ duly organized and existing under and by virtue of the laws of the state of Colorado of the second part; whose legal address is Post Office Box 850, Eagle, Colorado

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Two Thousand Nine Hundred Ninety-Five Dollars and 97/100 ($2,995.97) DOLLARS to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described land or parcel of land, situate, lying and being in the County of Eagle and State of Colorado, to-wit: A parcel of land in the Mayer Addition to the Town of Eagle, Colorado, located in Tract 47, Section 5, Township 5 South, Range 84 West of the Sixth Principal Meridian according to the Independent Resurvey of said Township and Range as approved by the U.S. Surveyor General in Denver, Colorado, on June 20, 1922; said parcel of land being more particularly described as follows, to wit:

Beginning at a point on the easterly boundary of said Mayer Addition from which Corner No. 4 of Tract 46 D, a point on the northerly boundary of said Tract 47, bears N. 1°49'39"E. 303.26 feet distant; thence N.61°03'00"W. 248.34 feet to a point on the easterly right of way boundary line of Castle Drive; thence following said easterly right of way boundary of Castle Drive, 8.04 feet on a curve to the right with a radius of 40 feet, the chord of which bears S.23°54'03"W. 8.02 feet; thence S. 61°03'00"E. 251.73 feet to said easterly boundary of the Mayer Addition; thence N.1°49'39"E. 8.98 feet to the point of beginning, County of Eagle, State of Colorado

Said parcel of land contains 1997.31 sq.feet, or 0.046 of an acre, more or less.

also known as street and number
712 Castle Drive

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, its successors and assigns forever. And the said Koonce Company, Inc., a Colorado corporation

party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever;

Except current and subsequent years general and special taxes due but not yet payable: covenants, easements, restrictions and rights of way of record.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its president, and its corporate seal to be hereunto affixed, attested by its secretary, the day and year first above written.

Attest:

KOONCE COMPANY, INC., a Colorado corporation

..... Secretary.

By Harold W. Koonce President.

STATE OF COLORADO, }
County of Eagle } ss.

The foregoing instrument was acknowledged before me this 16th day of MARCH 1978, by Harold W. Koonce as President and as Secretary of a corporation.

My notarial commission expires DECEMBER 22, 1980.
Witness my hand and official seal.

Susan A. Vaughn
Notary Public.

SUSAN A. VAUGHN NOTARY PUBLIC STATE OF COLORADO

No. 767. WARRANTY DEED—Corporation to Corporation—Bradford Publishing Co., 1824-46 Stout Street, Denver, Colorado —3-77

No. 164442

WARRANTY DEED

.....

.....

TO

.....

.....

STATE OF COLORADO
.....County of Eagle } ss.

I hereby certify that this.....Instrument was filed for record in my office this 20th day of March, A. D. 1978 at 1:00 o'clock P. M., and duly recorded in Book 268, Page 61

Film No..... Reception No.....

Maxwell R. Barz
Recorder.

By Starr Dall
Deputy.

Fee, $. No Fee

BRADFORD PUBLISHING CO., DENVER

RETURN TO: MAX BARZ
AFTER RECORDING

WARRANTY DEED

THIS DEED, Made this 22nd day of May, 1974, between EAGLE COUNTY SCHOOL DISTRICT RE 50 J, a School District organized and existing under and by virtue of the laws of the State of Colorado, of the County of Eagle and State of Colorado, of the first part, and THE COUNTY OF EAGLE of the County of Eagle and State of Colorado, of the second part:

WITNESSETH, that the said party of the first part, for and in consideration of the sum of ONE HUNDRED FIFTY THOUSAND DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns forever, all the following described lot or parcel of land, situate, lying and being in the County of Eagle and State of Colorado, to wit:

LOTS ONE (1) through TWENTY FOUR (24) inclusive BLOCK 23 Town of Eagle, together with all improvements situate thereon

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title,interest claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for itself, its successors does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever, except easements, reservations and rights of way of record, and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF the said party of the first part has hereunto set its hand and seal the day and year first above written.

Signed, Sealed and Delivered in the Presence of

SEAL

EAGLE COUNTY SCHOOL DISTRICT RE50J

By Theodore J Poliac
President

Ralph D Boynton
Secretary

STATE OF COLORADO)
) ss
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this 22nd day of May, 1974, by Theodore J. Poliac as President and Ralph D. Boynton as Secretary of Eagle County School District RE 50 J.

Witness my hand and official seal.

Norma J Anderson
Notary Public

My Commission expires: April 9, 1977

NORMA J. ANDERSON NOTARY PUBLIC STATE OF COLORADO

130806

STATE OF COLORADO
EAGLE COUNTY } ss.

I hereby certify that this instrument was filed for record in my office the 20th day of May, 1974 at 3:00 o'clock P. M. and is duly recorded in Book 234 Page 900

Maxwell R. Lang
County Clerk and Recorder

By Eleanor Bradley
Deputy

Fee $ No Fee

STATE DOCUMENTARY FEE
MAR 16 1971
$ "-0-"

WARRANTY DEED

THIS DEED, Made this 1st day of March in the year of our Lord one thousand nine hundred and seventy-one between EAGLE TRUCK LINE, INC., a corporation duly organized and existing under and by virtue of the laws of the State of Colorado, (sometimes incorrectly named and referred to as EAGLE TRUCK LINES, INC.), of the first part, and THE COUNTY OF EAGLE, a body corporate and politic, of the State of Colorado, of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of - - - - - FORTY-SIX THOUSAND NINE HUNDRED AND NO/100 - - - - - DOLLARS, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the said party of the second part, its successors and assigns forever, all the following described lots or parcels of land, situate, lying and being in the County of Eagle and State of Colorado, to-wit:

PARCEL NO. 1:

A tract of land lying partly inside, and partly outside the corporate limits of the Town of Eagle, Colorado, and being portions of Lots 7 and 8, in Block 39, Mayer Addition to the Town of Eagle, Colorado, according to the Plat thereof filed as Reception No. 88599 in Plat Book at Page 46 of the records in the office of the County Clerk and Recorder of the County of Eagle in the State of Colorado, and also being a portion of the SE¼ of the NW¼ of Section 5, in Township 5 South, Range 84 West of the 6th P. M., according to the survey under which Patent issued August 8, 1890, said SE¼ of the NW¼ of said Section 5, becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey approved by the Surveyor General's Office June 20, 1922, and accepted by the General Land Office June 6, 1923, more particularly described as follows, to-wit: Beginning at Corner No. 1, an iron pin with a white plastic cap, set in concrete, from which Angle Point No. 7 of aforementioned Tract No. 47 bears S. 45°01' E. 518.60 feet distant; thence N. 40°04' E. 100.00 feet to Corner No. 2, an iron pin with a white plastic cap, set in concrete on the southwesterly boundary line of Lot 8 in Block 39 of said Mayer Addition to the Town of Eagle, Colorado; thence N. 49°56' W. along said boundary line of said Lot 8, 56.80 feet to Corner No. 3, an iron pin with a white plastic cap, set in concrete on the southeasterly boundary line of that certain Public Alley,

the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, Colorado, a Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of Eagle County, Colorado; thence N. 40°04' E. along said boundary line of said Public Alley, 77.57 feet to Corner No. 4, an iron pin with a white plastic cap, set in concrete on the southeasterly boundary line of said Public Alley; thence S. 49°56' E. 140.97 feet to Corner No. 5, an iron pin with a white plastic cap, set in concrete; thence N. 40°04' E. 112.43 feet to Corner No. 6, an iron pin with a white plastic cap, set in concrete near a fence line; thence S. 49°56' E. 138.36 feet to Corner No. 7; thence N. 01°57' E. 200.82 feet to Corner No. 8 on the northeasterly boundary line of said Lot 7 in Block 39 of said Mayer Addition to the Town of Eagle, Colorado; thence S. 49°56' E. 31.78 feet to Corner No. 9, identical with the Northeast corner of said Lot 7; thence S. 01°57' W. 442.40 feet to Corner No. 10, an iron pin with a white plastic cap, set in concrete; thence N. 63°52' W. 415.40 feet to Corner No. 1, the place of beginning; said Tract of land contains an area of 82,622.24 square feet (1.896 acres) more or less, of which 16,298.27 square feet (0.374 of an acre) lies within the aforementioned Mayer Addition to the Town of Eagle, Colorado, and 66,323.97 square feet (1.522 acres) are outside of the corporate limits of the Town of Eagle, Colorado.

Together with the buildings and all other improvements situate thereon, or in anywise belonging or appertaining thereto.

DESCRIPTIONS APPROVED:
Registered Land Surveyor
State of Colorado #4551

PARCEL NO. 2:

A sixteen-foot strip of land, being a part of Lot 8 in Block 39, Mayer Addition to the Town of Eagle, Colorado, more particularly described as follows: Beginning at Corner No. 1, a point on the southwesterly boundary line of said Lot 8 and on the northwesterly boundary line of that certain Public Alley, the Public Easement and Right of Way fof which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, Colorado, a Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, from which Angle Point No. 7 of aforementioned Tract No. 47, in Township 5 South, Range 84 West of the 6th P. M., Colorado, bears S. 36°09'50" E. 606.92 feet distant; thence N. 40°04' E. along and conforming to said northwesterly boundary line of aforementioned Public Alley, 16.00 feet to Corner No. 2; thence N. 49°56' W. 125.00 feet to Corner No. 3 on the southeasterly boundary line of Castle Drive in said Mayer Addition; thence S. 40°04' W. 16.00 feet along said southeasterly boundary line of said Castle Drive to Corner No. 4 which is identical to the most westerly corner of said Lot 8; thence S. 49°56' E. 125.00 feet along the southwesterly boundary line of said Lot 8, to Corner No. 1, the place of beginning. Said sixteen-foot strip of land contains an area of 2,000 square feet (0.046 of an acre) more or less, and is subject to those certain Easements and Rights of Way for travel and for installation

and maintenance of a 3/4 inch water pipe line, granted by Eagle Truck Line, Inc., a Colorado Corporation, to Robert R. Deane and Donna E. Deane by Warranty Deed to Joint Tenants recorded as Reception No. 115569 in Book 219 at Page 929 of the records in the office of the County Clerk and Recorder of Eagle County, Colorado.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD The said premises above bargained and described, with the appurtenances, unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for itself, its successors and assigns, does covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever, Except the pro-rated portion subsequent to and pro-rated as of March 1, 1971, of the 1971 taxes, payable in 1972, based upon the 1970 taxes, payable in 1971, and also Except the reservations and conditions contained in United States Patent recorded in Book 48 at Page 153 of the records in the office of the County Clerk and Recorder of Eagle County, Colorado, and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its successors and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the

first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part has caused its corporate name to be hereunto subscribed by its President, and its corporate seal to be hereunto affixed, attested by its Vice President-Secretary, this 1st day of March, A. D. 1971.

EAGLE TRUCK LINE, INC.
a Colorado Corporation
(sometimes incorrectly named
and referred to as
EAGLE TRUCK LINES, INC.)

ATTEST:

Donna E. Deane
Vice President-Secretary

By: Robert R. Deane
President

STATE OF COLORADO,)
) ss.
County of Eagle.)

I, Margaret E. Carlow, a Notary Public in and for said Eagle County, in the State aforesaid, do hereby certify that Robert R. Deane and Donna E. Deane, who are personally known to me to be the same persons whose names are subscribed to the foregoing Deed as having executed the same respectively as President and Vice President-Secretary of The Eagle Truck Line, Inc., a Colorado corporation, (sometimes incorrectly named and referred to as Eagle Truck Lines, Inc.), and who are known to me to be such officers respectively, appeared before me this day in person and severally acknowledged that the seal affixed to the foregoing instrument is the corporate seal of said corporation; that the same was thereunto affixed by the authority of said corporation; that said instrument was by like authority subscribed with its corporate name; that the said Robert R. Deane is the President of said corporation, and the said Donna E. Deane is the Vice President-Secretary thereof; that by the authority of said corporation they respectively subscribed their names thereto as President and Vice President-Secretary, and that they signed, sealed and delivered the said instrument of writing as their free and voluntary act and deed, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of March, A. D. 1971.
My commission expires May 22 1973.

Margaret E. Carlow
Notary Public

115627

STATE OF COLORADO,
EAGLE COUNTY. } ss.

I hereby certify that this instrument was filed for record in my office the 16th day of March, 1971 at 3:30 o'clock P.M., and is duly recorded in Book 219 Page 983

Maxwell R. Berg
County Clerk and Recorder

By Jennie Bayless
Deputy

Fee $ No Fee

DocuSign Envelope ID: 7EB4917E-ACC5-41B4-B3CD-63AA3C0E309A

Eagle County, CO
Regina O'Brien
Pgs: 2
REC: $0.00
DOC: $0.00

202305562
05/25/2023
09:30:48 AM

WHEN RECORDED RETURN TO:

Eagle County Attorney's Office
P.O. Box 850
Eagle, CO 81631

QUITCLAIM DEED

THIS DEED, made this 23rd day of May, 2023, between the Eagle County Housing and Development Authority, a body corporate and politic ("Grantor"), whose address is P.O. Box 850, Eagle, Colorado 81631, and the Eagle County, Colorado, a body corporate and politic ("Grantee"), whose address is P.O. Box 850, Eagle, Colorado 81631.

WITNESS, that the Grantor, for and in consideration of Ten ($10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED and by these presents does remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns forever, all of the right, title interest, claim and demand that the Grantor has in and to the real property, together with the fixtures and improvements located thereon, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

See legal description set forth on Exhibit A, attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim, whatsoever, of the Grantor, either in law or in equity, to the only proper use, benefit and behalf of the Grantee, and the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has caused this deed to be executed on the date set forth above.

EAGLE COUNTY, By and Through Its
BOARD OF COUNTY COMMISSIONERS

By: DocuSigned by: Kathy Chandler-Henry
Kathy Chandlery-Henry, Chair

ATTEST: DocuSigned by: Regina O'Brien
E9D62F245896440...
Clerk to the Board of
County Commissioners

DocuSign Envelope ID: 7EB4917E-ACC5-41B4-B3CD-63AA3C0E309A

EXHIBIT A

The land referred to herein is situated in the County of Eagle, State of Colorado and is described as follows:

A tract of land hereby designated as the "Bob Tract" lying partly inside, and partly outside, the corporate limits of the Town of Eagle, Colorado, and being a portion of Lots 7 and 8, in Block 39, Mayer Addition to the Town of Eagle, Colorado, according to the Plat thereof filed as Reception No. 88599 and being also described as being a portion West Eagle Addition, a plat recorded January 3, 1977 in Book 251, Page 288 both being recorded in the records in the office of the County Clerk and Recorder of the County of Eagle in the State of Colorado, and also being a portion of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 5, in Township 5 South, Range 84 West of the 6th P.M., according to the survey under which Patent issued August 8, 1890, and becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey approved by the Surveyor General's Office June 20, 1922, and accepted by the General Land Office June 6, 1923, more particularly described as follows:

Beginning at Corner No. 1, an iron pin with a white plastic cap, set in concrete, from which Angle Point No. 7 of said Tract 47 bears S. 22° 45' 50" E. 486.18 feet distant; Thence N. 49° 56' W. 140.97 feet of Corner No. 2, an iron pin with a white plastic cap, set in concrete, on the southerly boundary of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, A Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, Thence N. 40° 04' E. 112.43 feet along the southerly edge of said Public Alley to Corner No. 3, an iron pin with a white plastic cap, set in concrete near a fence corner; Thence S. 49° 56' E. 140.97 feet to Corner No. 4, an iron pin with a white plastic cap, set in concrete near a fence line; Thence S. 40°04' W. 112.43 feet to Corner No. 1, the place of beginning.

Together with the right to travel over, upon and across a sixteen-foot strip of land presently used as a road-way, and being a part of Lot 8 in Block 39, of aforementioned Mayer Addition to the Town of Eagle, Colorado, said sixteen-foot strip of land being more particularly described as follows: Beginning at Corner No. 1, a point on the southerly boundary line of said Lot 8 and on the northwesterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, a Municipal Corporation of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, from which Angle Point No. 7 of aforementioned Tract No. 47 in Township 5 South, Range 84 West of the 6th P.M., Colorado, bears S. 36° 09' 50" E. 606.92 feet distant; Thence N. 40° 04' E. along and conforming to said northwesterly line of aforementioned Public Alley, 16.00 feet to Corner No. 2; Thence N. 49° 56' W. 125.00 feet to Corner No. 3 on the southeasterly boundary line of Castle Drive in said Mayer Addition; Thence S. 40° 04' W. 16.00 feet along said southeasterly boundary of said Castle Drive to Corner No. 4, which is identical to the most westerly corner of said Lot 8; Thence S. 49° 56' E. 125.00 feet along the southwesterly boundary of said Lot 8, to Corner No. 1, the place of beginning.

For informational purposes only: APN: 2109-051-21-003

EAGLE COUNTY, CO
TEAK J SIMONTON
Pgs: 4 02:15:01PM
REC: $0.00 DOC: $
200912645
06/29/2009

Prepared by: USDA-Forest Service
Name of Preparer: Nancy Hollenkamp
Address of Preparer: 740 Simms Street
Golden, CO 80401
Phone Number of Preparer: 303-275-5382

APPROVED AS TO LAND DESCRIPTION, CONSIDERATIONS & CONDITIONS
mah 6-12-09

4/NC

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 12th day of June, 2009, by and between the **UNITED STATES OF AMERICA**, acting by and through the Forest Service, Department of Agriculture, hereinafter called **GRANTOR**, and **Eagle County,** a political subdivision of the State of Colorado, whose address is 500 Broadway, P.O. Box 850, Eagle, Colorado 81631-0850, hereinafter called **GRANTEE**.

WITNESSETH: The Grantor, as authorized by the Forest Service Facility Realignment and Enhancement Act of August 2, 2005 (P.L. 109-54), the provisions of which have been met, has determined that the conveyance is in the public interest.

NOW THEREFORE, the Grantor, for and in consideration of the sum of **ONE MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND and NO 100/DOLLARS ($1,275,000.00),** the receipt of which is hereby duly acknowledged, does hereby remise, release, and quitclaim unto the Grantee, its successors and assigns, all its right, title, interest, and claim in and to the real property situated in the County of Eagle, State of Colorado, more particularly described as follows:

Sixth Principal Meridian

T. 5 S., R. 84 W.

Sec. 5, a parcel of land in Section 5, Town of Eagle, being a portion of that land described in Exchange Deed recorded February 9, 1950 in Book 135 on page 85 (Parent Parcel), and more particularly described as follows:

Beginning at Angle Point 7 of Tract 47, monumented with a 3 inch diameter cap on pipe by the Eagle County Surveyor, thence on and along the west line of said Parent Parcel N1°56'11"E for 918.46 feet to a point from which a G.L.O. brass cap on pipe bears N1°56'11"E for 373.60 feet and an USDA Forest Service aluminum cap marked WC bears S86°52'10"E 22.25 feet; thence S86°52'10"E for 240.77 feet to a point on the east line of said Parent Parcel described in Warranty Deed recorded February 9, 1950 in Book 125 on page 85, from which an USDA Forest Service aluminum cap marked WC bears N86°52'10"W 1.14 feet and an USDA aluminum cap on pipe marked AP-1 bears

HTG HTG H02456S4

N1°52'26"E for 697.27 feet; thence S1°52'26"W for 894.94 feet to an USDA Forest Service aluminum monument marked AP-6; thence S87°33'28"W for 242.40 feet to the Point of Beginning.

Containing 5.02 acres, more or less.

AND, Sixty-three and five tenths percent (63.5%) of Two-tenths of one cubic foot of water per second of time, absolute, through Ditch No. 2 Ditch (also known as the Neilson Ditch), Priority No. 20, decreed to and used through Ditch No. 17, in Water District No. 37, Colorado State Water Division No. 5, as decreed under date of December 17, 1889, having an appropriation date of May 1, 1884, by the District Court, in and for the County of Eagle, State of Colorado, in the matter entitled in the Matter of the Adjudication of the Priority of Rights to the use of water for irrigation in Water District No. 37; and all ditch diversion and carriage rights associated therewith.

Subject to:

Outstanding Rights to other parties of record in Eagle County or in the Exchange Deed to the United States recorded February 9, 1950 in Book 135 at Page 85:

1. Exceptions and reservations contained in the patent from the United States.
2. Existing public utility easements and existing rights of way for roads; ditches and highways.
3. Royalty interests reserved in Warranty Deed recorded October 31, 1969 in Book 216 at Page 311.
4. Reservations and easements as described in Warranty Deed recorded August 17, 1979 in Book 389 at Page 952.
5. Easements, conditions, covenants, restrictions, reservations and notes on the Forest Boundary Survey recorded January 22, 1985 in Book 405 at page 404.
6. Right of Way Irrigation Water Ditch for Neilson Ditch, also known as Ditch No. 2.
7. Right of Way for powerline purposes for Eagle River Electric Co. (now Holy Cross Electric Association).
8. Easement for County Road to Town of Eagle dated July 20, 1992. Said easement being 40 feet in width, 242 feet in length, located in Tract 47, recorded February 1, 1993 as Reception No. 496530 (in Book 600 at Page 441).

This deed and conveyance is expressly made subject to the following matters to the extent the same are valid and subsisting and affect the property:

a) All existing licenses, permits, easements and rights-of-way for public streets, roads and highways, public utilities, electric power lines, electric transmission facilities, railroads, pipelines, ditches, and conduits and canals on, over and across said land whether or not of record.
b) All existing interests(s) reserved to or outstanding in third parties in and to water rights, ditch rights, as well as oil, gas and/or minerals, whether or not of record.
c) All other existing interests reserved by the original grantor(s) in chain of title unto said

grantor(s), their respective successors and assigns, which affect any portion of the property interest(s) hereinabove described, whether or not of record.

d) Any survey discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements, which may affect the subject property.

e) Existing zoning ordinances and resolutions, soil conservation district rules and regulations, and water conservancy district rules and regulations, filed of public record and affecting all or any portion of the subject property.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, has executed this Deed on the day and year first above written pursuant to the delegation of authority promulgated in Title 7 CFR 2.60 and 49 F.R. 34283, August 29, 1984.

UNITED STATES OF AMERICA

BY: Randall Karstaedt

RANDALL KARSTAEDT
Director of Physical Resources
Rocky Mountain Region, R-2
USDA Forest Service

Exempt from Documentary Fee
Pursuant to CRS 39-13-104(1)(a)

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss
COUNTY OF JEFFERSON)

On this 12th day of June, 2009, before me, NANCY A. HOLLENKAMP Notary Public in and for said State, personally appeared RANDALL KARSTAEDT, Director of Physical Resources, Rocky Mountain Region, R-2, Forest Service, U. S. Department of Agriculture, the signer of the within instrument, who acknowledged to me that he executed the foregoing instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NANCY A. HOLLENKAMP
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/06/2013

Nancy A. Hollenkamp
Notary Public Signature

My Commission expires: 06-06-2013

ACCEPTANCE

This deed is accepted subject to all terms and conditions.

Date: 6/23/09 BY: Sara J. Fisher

Printed Name: Sara J. Fisher

Title: Chairman

ACKNOWLEDGEMENT

STATE OF Colorado)
)ss
COUNTY OF Eagle)

On this 23rd day of June, 2009, before me, Deborah Churchill, a Notary Public in and for said State, personally appeared Sara J. Fisher, as County Commissioner of Eagle County, a political subdivision of the State of Colorado, who acknowledged to me that he executed the foregoing instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

D Churchill
Notary Public Signature

My Commission expires: 2/18/2011

DEBORAH L CHURCHILL
Notary Public
State of Colorado
My Commission Expires February 18, 2011

E-RECORDED simplifile
ID: 202124332
County: Eagle
Date: 10.28.21 Time: 11:20:21 AM

WARRANTY DEED

THIS DEED, made this 28th day of October, 2021, between

MATTHEW S. SLAGLE

whose address is PO Box 751, Eagle, CO 81631, GRANTOR(S), and

EAGLE COUNTY, COLORADO

whose address is P.O. Box 850, Eagle, CO, 81631 GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Seven Hundred Forty Nine Thousand and 00/100 Dollars ($749,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

Lot 3B, West Eagle Addition, a resubdivision of Lot 3, Block 41, according to the Plat recorded June 16, 1999 under Reception No. 700046,
County of Eagle, State of Colorado.

also known by street and number as: **800 Castle Drive, Eagle, CO 81631**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever.
The grantor(s), for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the ensealing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Matthew S. Slagle

STATE OF: Colorado
COUNTY OF: Eagle

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 5th day of October, 2021 by Matthew S. Slagle.

My Commission expires:

KATHERINE ROSE JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204023706
MY COMMISSION EXPIRES 07/09/2024

Witness my hand and official seal.

Notary Public

Eagle County, CO 202124332
Regina O'Brien 10/28/2021
Pgs: 2 11:20:21 AM
REC: $18.00 DOC: $74.90

WARRANTY DEED

THIS DEED, made this 28th day of October, 2021, between

MATTHEW S. SLAGLE

whose address is PO Box 751, Eagle, CO 81631, GRANTOR(S), and

EAGLE COUNTY, COLORADO

whose address is P.O. Box 850, Eagle, CO, 81631 GRANTEE(S):

WITNESS, that the grantor(s), for and in consideration of the sum of Seven Hundred Forty Nine Thousand and 00/100 Dollars ($749,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantee(s), grantee's heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Eagle and State of Colorado, described as follows:

Lot 3B, West Eagle Addition, a resubdivision of Lot 3, Block 41, according to the Plat recorded June 16, 1999 under Reception No. 700046,
County of Eagle, State of Colorado.

also known by street and number as: **800 Castle Drive, Eagle, CO 81631**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appurtaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee, grantee's heirs and assigns forever.
The grantor(s), for the grantor, grantor's heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantee, grantee's heirs and assigns, that at the time of the ensealing and delivery of these presents, grantor is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any; subject to Statutory Exceptions as defined in C.R.S. §38-30-113, Revised.

The grantor shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, grantee's heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Matthew S. Slagle

STATE OF: Colorado
COUNTY OF: Eagle

The foregoing instrument was subscribed, sworn to, and acknowledged before me this 5th day of October, 2021 by Matthew S. Slagle.

My Commission expires:

KATHERINE ROSE JOHNSON
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20204023706
MY COMMISSION EXPIRES 07/09/2024

Witness my hand and official seal.

Katherine R. Johnson
Notary Public

DocuSign Envelope ID: 93117C3C-F858-41AD-AA70-4758F9FB8FDC

TD-1000

Confidential Document

This form provides essential market information to the county assessor to ensure accurate, fair and uniform assessments for all property. **This document is not recorded, is kept confidential, and is not available for public inspection.**

This declaration must be completed and signed by either the grantor (seller) or grantee (buyer). Questions 1, 2, 3, and 4 may be completed (prefilled) by a third party, such as a title company or closing agent, familiar with details of the transaction. The signatory should confirm accuracy before signing.

This form is required when conveyance documents are presented for recording. If this form is not completed and submitted, the county assessor may send notice. If the completed and signed form is not returned to the assessor within 30 days of notice, the assessor may impose a penalty of $25.00 or 0.025% (0.00025) of the sale price, whichever is greater.

Additional information as to the purpose, requirements, and level of confidentiality regarding this form are outlined in Colorado Revised Statutes, sections 39-14-102, 39-5-121.5, and 39-13-102.

---

1. Physical Address and/or legal description of the real property sold: Please do not use P.O. Box numbers.
   800 Castle Drive, Eagle, CO 81631

   Lot 3B, Block 41, West Eagle Addition, Eagle County, Colorado

2. Type of property purchased: : ☒ Single Family Residential ☐ Townhome ☐ Condominium ☐ Multi-Unit Residential
   ☐ Commercial ☐ Industrial ☐ Agricultural ☐ Mixed Use ☐ Vacant Land ☐ Other

3. **October 28, 2021** — Date of Closing
   September 1, 2021 — Date of Contract:

4. **$749,000.00** — Total Sales Price (Include all real and personal property)
   _____ — Contracted Price (if different from final sale price)

5. List any personal property included in the transaction that materially impacts the total sale price.
   Personal property may include, but is not limited to: machinery or equipment, vehicles, exceptional appliances, electronic devices, furniture, or anything that would not typically transfer with the real property (attach additional pages if necessary).

Description	Approximate Value
_____	$ _____
_____	$ _____
_____	$ _____
Personal Property Total:	$ _____

   If no personal property is listed, the entire purchase price will be assumed to be for the real property.

6. Did the total sale price include a trade or exchange of additional real or personal property? ☒ No ☐ Yes
   If Yes, approximate value of the goods or services as of the date of closing: $_____
   If Yes, does this transaction involve a trade under IRS Code Section 1031? ☒ No ☐ Yes

7. Was 100% interest in the real property purchased? ☐ No ☒ Yes
   Mark "No" if only a partial interest is being purchased. If No, interest purchased_____%

8. Is this a transaction between related parties or acquaintances? This includes persons connected by blood or marriage, or business affiliates, or those acquainted prior to the transaction. ☒ No ☐ Yes

9. Please mark type of sale: ☐ Builder (new construction) ☒ Public (MLS or Broker Representation)
   ☐ Private (For Sale By Owner) ☐ Other (describe) _____

10. Mark any of the following that apply to the condition of the improvements at the time of purchase.
    ☐ New ☐ Excellent ☐ Good ☒ Average ☐ Fair ☐ Poor ☐ Salvage

11. Type of financing: (mark all that apply)
    - ☒ None (all cash or cash equivalent)
    - ☐ New/Mortgage Lender (government-backed or conventional bank loan)
    - ☐ New/Private Third Party (nonconventional lender, e.g., relative, friend, or acquaintance)
    - ☐ Seller (buyer obtained a mortgage directly from the seller)
    - ☐ Assumed (buyer assumed an existing mortgage)
    - ☐ Combination or Other: Please explain _____

12. Total amount financed: $_____

13. Terms:
    ☐ Variable, Starting interest rate _____ % ☐ Fixed; Interest rate _____ %
    Length of time _____ years
    Balloon payment? ☐ No ☐ Yes (*If Yes*) Amount: $ _____ Due Date _____

14. Mark any that apply: ☐ Seller assisted down payments ☐ Seller concessions ☐ Special terms or financing
    If marked, please specify terms: _____

15. Was an independent appraisal obtained in conjunction with this transaction? ☐ No ☐ Yes

For properties OTHER THAN Residential (Residential is defined as: single family detached, townhomes, apartments and condominiums), please complete questions 16-18, if applicable.

16. Did the purchase price include a franchise or license fee? ☐ No ☐ Yes
    If yes, franchise or license fee value $_____

17. Did the purchase price involve an installment land contract? ☐ No ☐ Yes
    If yes, date of contract _____

18. If this is vacant land, was an on-site inspection conducted by the buyer prior to the closing? ☐ No ☐ Yes

Please include any additional information concerning the transaction and price paid that you feel is important:

_____

_____

Eagle County, Colorado

DocuSigned by:

By: Matt Scherr, Commissioner

Matt Scherr, Commissioner

Buyer Mailing Address: Future correspondence (tax bills, property valuations, etc.) regarding this property should be mailed to:

PO BOX 850	Eagle	CO	81631
Address (mailing)	**City**	**State**	**Zip**

Daytime Phone **Email Address**

Contact information is kept confidential, for County Assessor and Treasurer use only, to contact buyer with questions regarding this form, property valuation, or property tax information.

TITLE COMPANY of the rockies
97 Main Street, Suite W-201
Edwards, CO 81632
Phone: 970-926-0230 Fax: 970-366-4869
www.titlecorockies.com

COMMITMENT TRANSMITTAL

Commitment Ordered By:

Eagle County Affordable Housing Fund

Inquiries should be directed to:

Laura Howe
Title Company of the Rockies
97 Main Street, Suite W-201
Edwards, CO 81632
Phone: 970-926-0230 Fax: 970-366-4869
email: LHowe@titlecorockies.com

Commitment Number:	0820639-C4
Buyer's Name(s):	A Buyer To Be Determined
Seller's Name(s):	Eagle County, Colorado and United States of America and Eagle County Housing
Property:	800 Castle Dr., Eagle, CO 81631 Lot 3B, Block 41, West Eagle Addition, Eagle County, Colorado W. Sixth St., Eagle, CO 81631 Section 5, Township 5 South, Range 84 West , County of Eagle, State of Colorado. 712 Castle Dr., Eagle, CO 81631 Lot 5, Block 39, Mayers Addition to Eagle, Eagle County, Colorado 751 Castle Dr., Eagle, CO 81631 Lot 7, Block 39, Mayers Addition to Eagle and Lot 8 (PT of) New County Shop Bldg., Eagle County, Colorado 751 Castle Dr., Eagle, CO 81631 Lot 1, Block 41, Road and Bridge Eagle, Eagle County, Colorado 766 Castle Dr., Eagle, CO 81631 Lot 7 & 8, Block 39, Mayers Addition to Eagle and Pt of Lot 2, Block 41 West Eagle Addition Eagle County, Colorado

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A Buyer To Be Determined

Eagle County, Colorado and United States of America and Eagle County Housing

COLORADO NOTARIES MAY REMOTELY NOTARIZE REAL ESTATE DEEDS AND OTHER DOCUMENTS USING REAL-TIME AUDIO-VIDEO COMMUNICATION TECHNOLOGY. YOU MAY CHOOSE NOT TO USE REMOTE NOTARIZATION FOR ANY DOCUMENT.

Title Company of the Rockies maintains branch operations in Eagle, Garfield, Grand, Lake, Moffat (dba Northwest Title Company), Pitkin, Routt, and Summit Counties along with Front Range coverage. Closing services are available for all Mountain Communities, throughout the State of Colorado, and on a nationwide basis. Experience the Experience, www.titlecorockies.com

TITLE COMPANY of the rockies

97 Main Street, Suite W-201
Edwards, CO 81632
Phone: 970-926-0230 Fax: 970-366-4869
www.titlecorockies.com

Commitment Ordered By:

Eagle County Affordable Housing Fund

Inquiries should be directed to:

Laura Howe
Title Company of the Rockies
97 Main Street, Suite W-201
Edwards, CO 81632
Phone: 970-926-0230 Fax: 970-366-4869
email: LHowe@titlecorockies.com

Commitment Number: 0820639-C4
Buyer's Name(s): A Buyer To Be Determined
Seller's Name(s): Eagle County, Colorado and United States of America and Eagle County Housing

Property:
800 Castle Dr., Eagle, CO 81631
Lot 3B, Block 41, West Eagle Addition, Eagle County, Colorado
W. Sixth St., Eagle, CO 81631
Section 5, Township 5 South, Range 84 West , County of Eagle, State of Colorado.
712 Castle Dr., Eagle, CO 81631
Lot 5, Block 39, Mayers Addition to Eagle, Eagle County, Colorado
751 Castle Dr., Eagle, CO 81631
Lot 7, Block 39, Mayers Addition to Eagle and Lot 8 (PT of) New County Shop Bldg., Eagle County, Colorado
751 Castle Dr., Eagle, CO 81631
Lot 1, Block 41, Road and Bridge Eagle, Eagle County, Colorado
766 Castle Dr., Eagle, CO 81631
Lot 7 & 8, Block 39, Mayers Addition to Eagle and Pt of Lot 2, Block 41 West Eagle Addition Eagle County, Colorado

TITLE CHARGES

These charges are based on issuance of the policy or policies described in the attached Commitment for Title Insurance, and includes premiums for the proposed coverage amount(s) and endorsement(s) referred to therein, and may also include additional work and/or third party charges related thereto.

If applicable, the designation of "Buyer" and "Seller" shown below may be based on traditional settlement practices in Eagle County, Colorado, and/or certain terms of any contract, or other information provided with the Application for Title Insurance.

Owner's Policy Premium:	TBD $300.00
Loan Policy Premium:	
Additional Lender Charge(s):	
Additional Other Charge(s):	
Tax Certificate:	
Total Endorsement Charge(s):	
TBD Charge(s):	$300.00

TOTAL CHARGES:

COMMITMENT FOR TITLE INSURANCE

Issued by

TITLE COMPANY of the rockies

as agent for

Stewart Title Guaranty Company

SCHEDULE A

Reference:

Commitment Number: 0820639-C4

1. Effective Date: **June 26, 2024, 7:00 am**

   Issue Date: **July 17, 2024**

2. Policy (or Policies) to be issued:

ALTA® 2021 Owner's Policy	Policy Amount:	*Amount to be Determined*
	Premium:	*Amount to be Determined*

   Proposed Insured: **A Buyer To Be Determined**

3. The estate or interest in the Land at the Commitment Date is **Fee Simple**.

4. The Title is, at the Commitment Date, vested in:
   Eagle County, Colorado, as to Parcel A ~~and United States of America, as to Parcel B~~ and Eagle County, a political subdivision of the State of Colorado, as to Parcel C and and The Board of County Commissioners of the County of Eagle, State of Colorado, as to Parcel D and The County of Eagle, as to Parcel D1 and The County of Eagle, a body corporate and politic, of the State of Colorado, as to Parcels E and F and Eagle County, Colorado, as to Parcel G

5. The Land is described as follows:

   FOR LEGAL DESCRIPTION SEE SCHEDULE A CONTINUED ON NEXT PAGE
   For Informational Purposes Only - APN: **R048908 / 2109-052-05-013 et. al**

Countersigned
Title Company of the Rockies, LLC

By: Carl D. Barela

Carl Barela

Commitment No: **0820639-C4**

SCHEDULE A (continued)

LEGAL DESCRIPTION

The Land referred to herein is located in the County of Eagle, State of Colorado, and described as follows:

Parcel A:

Lot 3B, West Eagle Addition, a resubdivision of Lot 3, Block 41, according to the Plat recorded June 16, 1999 under Reception No. 700046,
County of Eagle, State of Colorado.

~~Parcel B:~~

~~a portion of:~~

~~Beginning at Corner Numbered 3 of Tract 45, which is also corner Numbered 4 of Tract 46D of Section 5, Township 5 South, Range 84 West, Sixth Principal Meridian; thence North 87 degrees 41 minutes East a distance of 2.01 chains; thence North 1 degree 48 minutes East a distance of 4.61 chains; thence East a distance of 1.66 chains; thence South 1 degree 48 minutes West a distance of 24.36 chains; thence South 87 degrees 51 minutes West a distance of 3.67 chains to corner Numbered 7 of Tract 47 and corner Numbered 2 of Tract 48, said Section 5; thence North 1 degree 48 minutes East 19.75 chains to the Point of Beginning,~~
~~County of Eagle, State of Colorado~~

~~also known as:~~

~~Mayers Addition to Eagle U.S. Forest Parcel~~

Parcel C:

Sec. 5, a parcel of land in Section 5, Town of Eagle, being a portion of that land described in Exchange Deed recorded February 9, 1950 in Book 135 on page 85 (Parent Parcel), and more particularly described as follows:

Beginning at Angle Point 7 of Tract 47, monumented with a 3 inch diameter cap on pipe by the Eagle County Surveyor, thence on and along the west line of said Parent Parcel N1°56'11"E. for 918.46 feet to a point from which a G.L.O. brass cap on pipe bears N1°56'11"E. for 373.60 feet and an USDA Forest Service aluminum cap marked WC bears S86°52'10"E. 22.25 feet; thence S86°52'10"E. for 240.77 feet to a point on the east line of said Parent Parcel described in Warranty Deed recorded February 9, 1950 in

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Book 125 on page 85, from which an USDA Forest Service aluminum cap marked WC bears N86°52'10"W. 1.14 feet and an USDA aluminum cap on pipe marked AP-1 bears N1°52'26"E. for 697.27 feet; thence S1°52'26"W. for 894.94 feet to an USDA Forest Service aluminum monument marked AP-6; thence S87°33'28"W. for 242.40 feet to the Point of Beginning,
County of Eagle, State of Colorado

Parcel D:

A parcel of land in the Mayer Addition to the Town of Eagle, Colorado, located in Tract 47, Section 5, Township 5 South, Range 84 West of the Sixth Principal Meridian according to the Independent Resurvey of said Township and Range as approved by the U.S. Surveyor General in Denver, Colorado, on June 20, 1922; said parcel of land being more particularly described as follows, to wit:

Beginning at a point on the Easterly boundary of said Mayer Addition from which corner No. 4 of Tract 46D, a point on the Northerly boundary of said Tract 47, bears N. 1°49'39"E. 303.26 feet distant; thence N. 61°03'00"W. 248.34 feet to a point on the Easterly right of way boundary line of Castle Drive; thence following sadid Easterly right of way boundary of Castle Drive, 8.04 feet on a curve to the right with a radius of 40 feet, the chord of which bears S. 23°54'03"W. 8.02 feet; thence S. 61°03'00"E. 251.73 feet to said Easterly boundary of the Mayer Addition; thence
N. 1°49'39" E. 8.98 feet to the Point of Beginning,
County of Eagle, State of Colorado

Parcel D1:

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of NW 1/4) of Section Five (5), in Township Five (5) South, Range Eighty-Four (84) West of the Sixth (6th) Principal Meridian in Colorado, according to the survey under which Patent issued August 8, 1890, and becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey thereof accepted by the General Land Office June 6, 1923, more particularly described as follows:

Beginning at a point in said Tract No. 47 whence Corner No. 4 of Tract No. 46D on the North boundary of said Tract No. 47 bears North 53°52' East 303.72 feet distant, thence South 61°03' East 270.46 feet to a point whence said Corner No. 4 of said Tract No. 46D bears North 1°57' East 311.98 feet distant; thence South 1°57' West 320.33 feet; thence North 49°56' West 473.4 feet; thence North 43°5' East 199 feet to the point of beginning,

Together with that parcel depicted on the Plat of Mayer Addition recorded at Reception No. 88599 as Eagle County Lot 5, and also known as Mayer Addition Lot 5

Parcel E and F:

Parcel No. 1

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Commitment No: **0820639-C4**

A tract of land lying partly inside, partly outside the corporate limits of the Town of Eagle, Colorado, and being portions of Lots 7 and 8, in Block 39, Mayer Addition to the Town of Eagle, Colorado, according to the plat thereof filed at Reception No. 88599 of the records in the office of the County Clerk and Recorder of the County of Eagle in the State of Colorado, and also being a portion of the SE1/4 of the NW1/4 of Section 5, in Township 5 South, Range 84 West of the 6th P.M. according to the survey under which Patent issued August 8, 1890, said SE1/4 of the NW1/4 of said Section 5, becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey approved by the Surveyor General's Office June 20, 1922, and accepted by the General Land Office June 6, 1923, more particularly described as follows, to-wit:

Beginning at Corner No. 1, an iron pin with white plastic cap, set in concrete, from which Angle Point No. 7 of aforementioned Tract No. 47 bears S. 45°01'E. 518.60 feet distant; thence N. 40°04'E. 100.00 feet to Corner No. 2, an iron pin with a white plastic cap, set in concrete on the Southwesterly boundary line of Lot 8 in Block 39 of said Mayer Addition to the Town of Eagle, Colorado; thence N. 49°56'W. along said boundary line of said Lot 8, 56.80 feet to Corner No. 3, an iron pin with a white plastic cap, set in concrete on the Southeasterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed By Joseph E. Chambers and Ethel Chambers to the Town of Eagle, Colorado, a Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded in Book 161 at 355 of the records in the office of the County Clerk and Recorder of Eagle County, Colorado; thence
N.40°04'E. along said boundary line of said Public Alley, 77.57 feet to Corner No. 4, an iron pin with a white plastic cap, set in concrete on the Southeasterly boundary line of said Public Alley; thence S. 49°56'E. 140.97 feet to Corner No. 5, an iron pin with a white plastic cap, set in concrete; thence N. 40°04'E. 112.43 feet to Corner No. 6, an iron pin with a white plastic cap, set in concrete near a fence line; thence S. 49°56'E. 138.36 feet to Corner No. 7; thence N. 01°57'E. 200.82 feet to Corner No. 8 on the Northeasterly boundary line of said Lot 7 in Block 39 of said Mayer Addition to the Town of Eagle, Colorado; thence S. 49°56'E. 31.78 feet to Corner No. 9, identical wit the Northeast corner of said Lot 7; thence S. 01°57'W. 442.40 feet to Corner No. 10, an iron pin with a white plastic cap, set in concrete; thence N. 63°52'W. 415.40 feet to Corner No. 1, the Place of Beginning

Parcel No. 2

A sixteen-foot strip of land, being a part of Lot 8 in Block 39, Mayer Addition to the Town of Eagle, Colorado, more particularly described as follows:

Beginning at Corner No. 1, a point on the Southwesterly boundary line of said Lot 8 and on the Northwesterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, Colorado, a Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, from which Angle Point No. 7 of aforementioned Tract No. 47, in Township 5 South, Range 84 West of the 6th P.M., Colorado, bears S. 36°09'50"E. 606.92 feet distant; thence N. 40°04'E. along and conforming to said Northwesterly boundary line of aforementioned Public Alley, 16.00 feet to Corner

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No. 2; thence N. 49°56'W. 125.00 feet to Corner No. 3 on the Southeasterly boundary line of Castle Drive in said Mayer Addition; thence S. 40°04'W. 16.00 feet along said Southeasterly boundary line of said Castle Drive to Corner No. 4 which is identical to the most Westerly corner of said Lot 8; thence S. 49°56'E. 125.00 feet along the Southwesterly boundary line of said Lot 8, to Corner No. 1, the Place of Beginning,
County of Eagle, State of Colorado

also known as:

Lots 7 and part of Lot 8, Block 39, Mayers Addition to the Town of Eagle, New County Shop Building

and

part of Lot 1, West Eagle Addition to the Town of Eagle Road and Bridge

Parcel G:

A tract of land hereby designated as the "Bob Tract" lying partly inside, and partly outside, the corporate limits of the Town of Eagle, Colorado, and being a portion of Lots 7 and 8, in Block 39, Mayer Addition to the Town of Eagle, Colorado, according to the Plat thereof filed as Reception No. 88599 and being also described as being a portion West Eagle Addition, a plat recorded January 3, 1977 in Book 251, Page 288 both being recorded in the records in the office of the County Clerk and Recorder of the County of Eagle in the State of Colorado, and also being a portion of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 5, in Township 5 South, Range 84 West of the 6th P.M., according to the survey under which Patent issued August 8, 1890, and becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey approved by the Surveyor General's Office June 20, 1922, and accepted by the General Land Office June 6, 1923, more particularly described as follows:

Beginning at Corner No. 1, an iron pin with a white plastic cap, set in concrete, from which Angle Point No. 7 of said Tract 47 bears S. 22° 45' 50" 486.18 feet distant; Thence N. 49° 56' W.
140.97 feet of Comer No. 2, an iron pin with a white plastic cap, set in concrete, on the southerly boundary of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph Chambers and Ethel Chambers to the Town of Eagle, A Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, Thence N. 40 ° 04' E. 112.43 feet along the southerly edge of said Public Alley to Comer No. 3, an iron pin with a white plastic cap, set in concrete near a fence comer; Thence S. 49 ° 56' E. 140.97 feet to Comer No. 4, an iron pin with a white plastic cap, set in concrete near a fence line; Thence S. 40 °04' W. 112.43 feet to Comer No. 1, the place of beginning.

Together with the right to travel over, upon and across a sixteen-foot strip of land presently used as a road-way, and being a part of Lot 8 in Block 39, of aforementioned Mayer Addition to the Town of Eagle, Colorado, said sixteen-foot strip of land being more particularly described as follows: Beginning

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at Comer No. 1, a point on the southerly boundary line of said Lot 8 and on the northwesterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, a Municipal Corporation of the County of eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, from which Angle Point No. 7 of aforementioned Tract No. 47 in Township 5 South, Range 84 West of the 6th P.M., Colorado, bears S. 36° 09' 50" E. 606.92 feet distant; Thence N. 40° 04' along and conforming to said northwesterly line of aforementioned Public Alley, 16.00 feet to Comer No. 2; Thence N. 49 ° 56' W. 125.00 feet to Comer No. 3 on the southeasterly boundary line of Castle Drive in said Mayer Addition; Thence S. 40° 04' W. 16.00 feet along said southeasterly boundary of said Castle Drive to Comer No. 4, which is identical to the most westerly comer of said Lot 8; Thence S. 49 ° 56' E. 125.00 feet along the southwesterly boundary of said Lot 8, to Comer No. 1, the place of beginning,
County of Eagle, State of Colorado

also known as:

part of Lot 7 and 8, Block 39, Mayers Addition to the Town of Eagle and part of Lot 2, Block 41, West Eagle Addition to the Town of Eagle,

and

Easement Area described as:

A 10 FOOT WIDE STRIP OF LAND LYING 5 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE WHICH SIDES ARE SHORTENED OR LENGTHENED AT THE TRUE POINT OF BEGINNING AND POINT OF TERMINATION, LOCATED WITHIN "BOB TRACT" RECORDED AT RECEPTION NO. 843418 IN THE OFFICE OF THE CLERK AND RECORDER, EAGLE COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST CORNER OF "BOB TRACT"
THENCE N40°04'00"E A DISTANCE OF 23.23 FEET ALONG THE NORTHWESTERLY LINE OF SAID "BOB TRACT" TO THE TRUE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTHERLY LINE S40°35'09"E A DISTANCE OF 49.32 FEET;
THENCE S46°07'40"E A DISTANCE OF 58.50 FEET TO THE POINT OF TERMINATION.

AND

A 10 FOOT WIDE STRIP OF LAND LYING 5 FEET EITHER SIDE OF THE FOLLOWING DESCRIBED CENTERLINE WHICH SIDES ARE SHORTENED OR LENGTHENED AT THE TRUE POINT OF BEGINNING AND POINT OF TERMINATION, LOCATED WITHIN "BOB TRACT" RECORDED AT RECEPTION NO. 843418 IN THE OFFICE OF THE CLERK AND RECORDER, EAGLE COUNTY, COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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Commitment No: **0820639-C4**

COMMENCING AT THE WEST CORNER OF "BOB TRACT"
THENCE N40°04'00"E A DISTANCE OF 107.43 FEET ALONG THE NORTHWESTERLY LINE OF SAID "BOB TRACT" TO THE TRUE POINT OF BEGINNING;
THENCE DEPARTING SAID NORTHERLY LINES 49°56'00"E A DISTANCE OF 117.75 FEET ALSO BEING A FIVE FOOT OFFSET OF THE EASTERLY LINE OF "BOB TRACT"; THENCE S15°36'10"E A DISTANCE OF 22.07 FEET;
THENCE S40°04'00"W A DISTANCE OF 67.34 FEET, ALSO BEING A FIVE FOOT OFFSET OF THE SOUTHERLY LINE OF "BOB TRACT" TO THE POINT OF TERMINATION.
County of Eagle, State of Colorado

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Commitment No: **0820639-C4**

COMMITMENT FOR TITLE INSURANCE

Issued by

Stewart Title Guaranty Company

SCHEDULE B, PART I
Requirements

The following are the requirements to be complied with prior to the issuance of said policy or policies. Any other instrument recorded subsequent to the effective date hereof may appear as an exception under Schedule B of the policy to be issued. Unless otherwise noted, all documents must be recorded in the office of the clerk and recorded of the county in which said property is located.

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

   THE COMPANY RESERVES THE RIGHT TO CONDUCT AN ADDITIONAL SEARCH OF THE RECORDS IN THE OFFICE OF THE CLERK AND RECORDER FOR EAGLE COUNTY, COLORADO FOR JUDGMENT LIENS, TAX LIENS OR OTHER SIMILAR OR DISSIMILAR INVOLUNTARY MATTERS AFFECTING THE GRANTEE OR GRANTEES, AND TO MAKE SUCH ADDITIONAL REQUIREMENTS AS IT DEEMS NECESSARY, AFTER THE IDENTITY OF THE GRANTEE OR GRANTEES HAS BEEN DISCLOSED TO THE COMPANY.

   NOTE: THIS COMMITMENT IS ISSUED UPON THE EXPRESS AGREEMENT AND UNDERSTANDING THAT THE APPLICABLE PREMIUMS, CHARGES AND FEES SHALL BE PAID BY THE APPLICANT IF THE APPLICANT AND/OR ITS DESIGNEE OR

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NOMINEE CLOSES THE TRANSACTION CONTEMPLATED BY OR OTHERWISE RELIES UPON THE COMMITMENT, ALL IN ACCORDANCE WITH THE RULES AND SCHEDULES OF RATES ON FILE WITH THE COLORADO DEPARTMENT OF INSURANCE.

NOTE: Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

5. Deed from TBD to A Buyer To Be Determined.

NOTE: Duly executed real property transfer declaration, executed by either the Grantor or Grantee, to accompany the Deed mentioned above, pursuant to Article 14 of House Bill No. 1288-CRA 39-14-102.

The Owner's Policy, when issued, will not contain Exceptions No. 1, 2, 3 and 4 provided that:

(A) The enclosed form, of indemnity agreement or final affidavit and agreement is properly executed and acknowledged by the party(ies) indicated and returned to the Company or its duly authorized agent, and

(B) The applicable scheduled charges in the amount of $TBD, are paid to the Company or its duly authorized agent.

Exception No. 5 under Schedule B, Section II of this commitment will not appear in the policy or policies to be issued pursuant hereto, provided that (a) the documents contemplated by the requirements set forth in Schedule B, Section I of this commitment are submitted to and approved and recorded by the company or its duly authorized agent, and (b) an examination of the records in the office of the clerk and recorder for Eagle County, Colorado by the company or its duly authorized agent discloses that no defects, liens, encumbrances, adverse claims or other matters have been recorded in such records subsequent to the effective date hereof, and prior to the recording date of such recording(s).

Upon receipt of evidence that taxes and assessments for the year 2023 have been paid, Exception No. 6 under Schedule B, Section II of this commitment will be amended in the policy or policies to be issued pursuant hereto, to read “Taxes and Assessments for the year 2024 and subsequent years, a lien, not yet due or payable".

24-Month Chain of Title: The only conveyance(s) affecting said land recorded within the 24 months preceding the date of this commitment is (are) as follows:

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Warranty Deed recorded October 28, 2021 at Reception No. 202124332, as to Parcel A, ~~Exchange Deed recorded February 9, 1950 in Book 135 at Page 85, as to Parcel B~~ , Quit Claim Deed recorded June 29, 2009 at Reception No. 200912645, as to Parcel C, Warranty Deed recorded March 20, 1978 in Book 268 at Page 61, as to Parcel D and Warranty Deed recorded April 24, 1951 in Book 131 at Page 415, as to Parcel D1 and Warranty Deed recorded March 16, 1971 in Book 219 at Page 983, as to Parcels E and F, Quit Claim Deed recorded May 25, 2023 at Reception No. 202305562, as to Parcel G

NOTE: If no conveyances were found in that 24 month period, the last recorded conveyance is reported. If the subject land is a lot in a subdivision plat less than 24 months old, only the conveyances subsequent to the plat are reported.

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Commitment No: **0820639-C4**

SCHEDULE B, PART II
Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, right, interests, or claims which are not shown by the Public Records but which could be ascertained by an inspection of said Land or by making inquiry of persons in possession thereof.

2. Easements or claims of easements, not shown by the Public Records.

3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

4. Any lien, or right to a lien for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the effective date hereof, but prior to the date of the proposed insured acquires of record for value the estate or interest or mortgage thereon covered by this Commitment.

6. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

PARCEL A:

7. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States

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Patent recorded April 14 , 1891 in Book 48 at Page 149 .

8. Easements, restrictions and rights-of-ways as shown on the plat of Reynolds Subdivision recorded November 27, 1978 in Book 278 at Page 909 and the plat of West Eagle Addition recorded January 3, 1977 in Book 251 at Page 288.

9. Terms, conditions, provisions and obligations contained in the Easement recorded January 31, 1977 in Book 252 at Page 195.

10. Terms, conditions, provisions and obligations contained in the Holy Cross Electric Association, Inc., Right of Way Easement recorded March 5, 1979 in Book 282 at Page 549.

11. Terms, conditions, provisions and obligations contained in the Holy Cross Electric Associaton, Inc., Right of Way Easement recorded October 11, 1979 in Book 292 at Page 492.

12. Terms, conditions, reservations, restrictions and obligations as contained in Town of Eagle Ordinance No. l, Series of 1986, Amending Zone District, recorded March 19, 1986 in Book 438 at Page 445 as Reception No . 334696.

13. Terms, conditions, provisions and obligations contained in the Ordinance No. 16, Series of 1999 recorded June 16, 1999 at Reception No. 700045.

14. Terms, conditions, provisions and obligations contained in the Memorandum of Statutory Notice recorded May 14, 2021 at Reception No. 202111613.

~~PARCEL B:~~

~~15. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149.~~

~~16. All matters shown on the Plat of Mayer's Addition to the Town of Eagle.~~

PARCEL C:

17. Exceptions and reservations contained in the patent from the United States.

18. Existing public utility easements and existing rights of way for roads; ditches and highways.

19. Royalty interests reserved in Warranty Deed recorded October 31, 1969 in Book 216 at Page 311.

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20. Easements, conditions, covenants, restrictions, reservations and notes on the Forest Boundary Survey recorded January 22, 1985 in Book 405 at page 404.

21. Right of Way Irrigation Water Ditch for Neilson Ditch, also known as Ditch No. 2.

22. Right of Way for powerline purposes for Eagle River Electric Co. (now Holy Cross Electric Association).

23. Easement for County Road to Town of Eagle dated July 20, 1992. Said easement being 40 feet in width, 242 feet in length, located in Tract 47, recorded February 1, 1993 in Book 600 at Page 441.

PARCEL D:

24. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149.

25. All matters shown on the Plat of Mayer's Addition to the Town of Eagle.

PARCEL D1:

26. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149.

27. All matters shown on the Plat of Mayer's Addition to the Town of Eagle.

PARCELS E and F:

28. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149.

29. All matters shown on the Plat of Mayer's Addition to the Town of Eagle.

PARCEL G:

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30. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149.

31. All matters shown on the Plat of Mayer's Addition to the Town of Eagle.

32. Terms, conditions, provisions and obligations contained in the Easement Agreement recorded July 29, 2020 at Reception No. 202012176 and re-recorded August 7, 2020 at Reception No. 202012839 and re-recorded August 13, 2020 at Reception No. 202013297, **affects Parcels E, F and G.**

WEST EAGLE ADDITION:

33. Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14 , 1891 in Book 48 at Page 149 .

34. Easements, restrictions and rights-of-ways as shown on the plat of West Eagle Addition recorded January 3, 1977 in Book 251 at Page 288.

35. Terms, conditions, provisions and obligations contained in the Easement recorded January 31, 1977 in Book 252 at Page 195.

36. Terms, conditions, provisions and obligations contained in the Town of Eagle, Colorado Resolution No. 38, Series of 2023 recorded June 28, 2023 at Reception No. 202308011, **affects Parcels A thru G.**

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Commitment No: **0820639-C4**

Note: This Company is required by Federal Law to collect certain additional information from you and the parties representing you regarding the purchase of real property. US Code Title 31-Sec 5326 authorizes the U.S Department of Treasury to collect information about the certain transaction as specified in various geographic targeting orders for the purpose of preventing evasion of the Bank Secrecy Act. As a result of a Geographic Targeting Order ("GTO") issued by the United States Department of Treasury, Financial Crimes Enforcement Network ("FinCEN"), on November 15, 2018, and effective November 17, 2018, this transaction may be responsive to the requirements of the GTO. You may be required, as a condition of the issuance of the policy to provide additional information that will be reported to FinCEN. Please contact this company and provide the details of this transaction in order to comply with the GTO.
If the transaction meets the reporting requirement, you will be asked to provide information on the identity of the parties to the transaction, which will be reported to FinCEN. This company is prohibited from issuing its policy if the transaction is reportable and the information is not provided for reporting.
Additional exceptions and/or requirements may be raised

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DISCLOSURE STATEMENTS

Note 1: Colorado Division of Insurance Regulations 3-5-1, Paragraph C of Article VII, requires that "Every Title entity shall be responsible for all matters which appear of record prior to the time of recording whenever the Title entity conducts the closing and is responsible for recording or filing of legal documents resulting from the transaction which was closed." (Gap Protection)

Note 2: Exception No. 4 of Schedule B, Section 2 of this Commitment may be deleted from the Owner's Policy to be issued hereunder upon compliance with the following conditions:

1. The Land described in Schedule A of this commitment must be a single-family residence, which includes a condominium or townhouse unit.
2. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
3. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
4. Any deviation from conditions A though C above is subject to such additional requirements or Information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
5. Payment of the premium for said coverage.

Note 3: The following disclosures are hereby made pursuant to §10-11-122, C.R.S.:

(i) The subject real property may be located in a special taxing district;
(ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
(iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note 4: If the sales price of the subject property exceeds $100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding).

Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:

(a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property, and

(b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch the clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy:
We will not reveal nonpublic personal customer information to any external non-affiliated organization unless we have been authorized by the customer, or are required by law.

Note 8: Records:
Regulation 3-5-1 Section 7 (N) provides that each title entity shall maintain adequate documentation and

records sufficient to show compliance with this regulation and Title 10 of the Colorado Revised Statutes for a period of not less than seven (7) years, except as otherwise permitted by law.

Note 9: Pursuant Regulation 3-5-1 Section 9 (F) notice is hereby given that "A title entity shall not earn interest on fiduciary funds unless disclosure is made to all necessary parties to a transaction that interest is or has been earned. Said disclosure must offer the opportunity to receive payment of any interest earned on such funds beyond any administrative fees as may be on file with the division. Said disclosure must be clear and conspicuous, and may be made at any time up to and including closing."
Be advised that the closing agent will or could charge an Administrative Fee for processing such an additional services request and any resulting payee will also be subjected to a W-9 or other required tax documentation for such purpose(s).
Be further advised that, for many transactions, the imposed Administrative Fee associated with such an additional service may exceed any such interest earned.
Therefore, you may have the right to some of the interest earned over and above the Administrative Fee, if applicable (e.g., any money over any administrative fees involved in figuring the amounts earned).

Note 10: Pursuant to Regulation 3-5-1 Section 9 (G) notice is hereby given that "Until a title entity receives written instructions pertaining to the holding of fiduciary funds, in a form agreeable to the title entity, it shall comply with the following:

1. The title entity shall deposit funds into an escrow, trust, or other fiduciary account and hold them in a fiduciary capacity.
2. The title entity shall use any funds designated as "earnest money" for the consummation of the transaction as evidenced by the contract to buy and sell real estate applicable to said transaction, except as otherwise provided in this section. If the transaction does not close, the title entity shall:
   (a) Release the earnest money funds as directed by written instructions signed by both the buyer and seller; or
   (b) If acceptable written instructions are not received, uncontested funds shall be held by the title entity for 180 days from the scheduled date of closing, after which the title entity shall return said funds to the payor.
3. In the event of any controversy regarding the funds held by the title entity (notwithstanding any termination of the contract), the title entity shall not be required to take any action unless and until such controversy is resolved. At its option and discretion, the title entity may:
   (a) Await any proceeding; or
   (b) Interplead all parties and deposit such funds into a court of competent jurisdiction, and recover court costs and reasonable attorney and legal fees; or
   (c) Deliver written notice to the buyer and seller that unless the title entity receives a copy of a summons and complaint or claim (between buyer and seller), containing the case number of the lawsuit or lawsuits, within 120 days of the title entity's written notice delivered to the parties, title entity shall return the funds to the depositing party."

Note 11: Pursuant to Colorado Division of Insurance Regulation 8-1-3,Section 5, Paragraph C (11)(f), a closing protection letter is available to the consumer.

ALTA COMMITMENT FOR TITLE INSURANCE (07-01-2021)

ISSUED BY
STEWART TITLE GUARANTY COMPANY

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY 'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, STEWART TITLE GUARANTY COMPANY, a Texas corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Countersigned by:

Authorized Countersignature

Title Company of the Rockies, LLC
Company Name

CO 81632
City, State

STEWART TITLE GUARANTY COMPANY INCORPORATED 1908 TEXAS

Frederick H. Eppinger
President and CEO

David Hisey
Secretary

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a countersignature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any

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liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II - Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Stewart Title Guaranty Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

STEWART TITLE GUARANTY COMPANY

All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to it at: Stewart Title Guaranty Company, P.O. Box 2029, Houston, Texas 77252-2029.

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Anti-Fraud Statement

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

This anti-fraud statement is affixed to and made a part of this policy.

Appendix B: Adjacent Owners

ADJACENT OWNERS WITHIN 300' OF THE 'PASTURE' PARCEL

Source: Eagle County GIS Department

Date Compiled: 3.30.23

PARCEL NUMBER	SCHEDULE_N	Address	File	NAME	CARE OF	ADDRESS	CITY	STATE	ZIPCODE
210905100011	R020140		NoAddr	KOONCE CO INC		4303 BELLA VISTA DR	LONGMONT	CO	80503-4166
210905100028	R064577		NoAddr	EAGLE COUNTY		PO BOX 850	EAGLE	CO	81631-0850
210905120003	M031434	676 CASTLE DR #3	Mobile	HELMS, JOHN T.		PO BOX 43	EAGLE	CO	81631-0043
210905120004	M031561	676 CASTLE DR #4	Mobile	MOORE, MICHAEL R. & MARY C.		PO BOX 3208	EAGLE	CO	81631-3208
210905120006	M018909	676 CASTLE DR #6	Mobile	MOSES, RON		PO BOX 1762	EAGLE	CO	81631-1762
210905120007	M018931	676 CASTLE DR #7	Mobile	MOSES, RONALD L. & CHRISTINA K.		PO BOX 1662	EAGLE	CO	81631-1662
210905120008	M031114	676 CASTLE DR # 8	Mobile	JOHNSON, MATTHEW - BARDSLEY, REBECCA		PO BOX 3251	EAGLE	CO	81631-3251
210905122001	M018904	551 CASTLE DR #1	Mobile	NAVA ALGARETE, HILARIO		PO BOX 5516	EAGLE	CO	81631-5516
210905122002	M018895	551 CASTLE DR #2	Mobile	GUZMAN, JOSE ANTONIO A. - DOMINGUEZ, CARMEN		PO BOX 484	EAGLE	CO	81631-0484
210905122003	M021068	551 CASTLE DR #3	Mobile	ESCUDERO, NIDIA		PO BOX 5188	EAGLE	CO	81631-5188
210905122004	M001095	551 CASTLE DR #4	Mobile	CASTILLO, MARTIN & DELIA		PO BOX 1471	EAGLE	CO	81631-1471
210905122007	M029736	551 CASTLE DR #7	Mobile	DIAZ, SANDRA - CASTILLO, EFRAIN		PO BOX 1164	EAGLE	CO	81631-1164
210905122010	M024735	551 CASTLE DR #10	Mobile	SOTO, SANTOS		PO BOX 4916	EAGLE	CO	81631-4916
210905122011	M029762	551 CASTLE DR #11	Mobile	RODRIGUEZ, EDMUNDO CARRILLO		PO BOX 5594	EAGLE	CO	81631-5594
210905128001	R020744	711 BULL RUN #1	Parcel	GOCHBERG, BENJAMIN ALLAN		1985 N 1600 E	LOGAN	UT	84341-8837
210905128002	R020745	711 BULL RUN #2	Parcel	CARLTON, MICHAEL G. & SARA E.		PO BOX 2360	AVON	CO	81620-2360
210905128003	R020746	711 BULL RUN #3	Parcel	LLOYD, BRAM - HIBBS, SARAH		2975 BASINGDALE BLVD UNIT B	VAIL	CO	81657-4105
210905128004	R020747	711 BULL RUN #4	Parcel	MATHER, WALTER F. & MELISSA C.		PO BOX 816	EAGLE	CO	81631-0816
210905128005	R020748	711 BULL RUN #5	Parcel	TOLLEY, DONNAGRACE RUTH		250 S FRONTAGE RD W	VAIL	CO	81657-5039
210905128006	R026289		NoAddr	K & B TOWNHOUSE ASSOC	C/O KIESE	PO BOX 22	WOLCOTT	CO	81655-0022
210905145007	R050400		NoAddr	OXBOW COURT DUPLEX HOMEOWNERS ASSOC		426 RAILROAD AVE	RIFLE	CO	81650-3373
210905201003	R021165	714 GRAND AVE	Parcel	STATE OF COLORADO			EAGLE	CO	81631
210905202001	M031151	790 GRAND AVE 1	Mobile	WEBER, CAMILLA N. & BRIAN P.		PO BOX 754	EAGLE	CO	81631-0754
210905202002	M030822	790 GRAND AVE 2	Mobile	PINELA, PRISILA L.		PO BOX 5715	EAGLE	CO	81631-5715
210905202003	M031643	776 GRAND AVE 0	Mobile	ESPARZA, ROSALES LINA A. - ROCHA, ARCE AUGUSTIN		PO BOX 6608	EAGLE	CO	81631-1010
210905202007	M018949	790 GRAND AVE 7	Mobile	LOPEZ, CARLOS & RAQUEL		PO BOX 3423	EAGLE	CO	81631-3423
210905203002	M031418	810 GRAND AVE 2	Mobile	BLANCHARD, JOHN		PO BOX 4562	EAGLE	CO	81631-4562
210905203003	M027315	810 GRAND AVE 3	Mobile	JIMENEZ, MARIA & LAURA		PO BOX 2032	EAGLE	CO	81631-2032
210905203004	M018925	810 GRAND AVE 4	Mobile	SAENZ, FRANCISCO & MARIA MAGDALENA		PO BOX 3028	EAGLE	CO	81631-3028
210905203005	M027316	810 GRAND AVE 5	Mobile	CHAVEZ, RUTH		PO BOX 1557	GYPSUM	CO	81637-1557
210905203006	M029374	810 GRAND AVE 6	Mobile	PONCE, LUIS		PO BOX 4131	EAGLE	CO	81631-4131
210905203008	M018916	810 GRAND AVE 8	Mobile	ROMO, MARIA & MARGARITA		PO BOX 3362	EAGLE	CO	81631-3362
210905203009	M017062	810 GRAND AVE 9	Mobile	MONTES, DAMIAN & GUADALUPE		PO BOX 5137	EAGLE	CO	81631-5137
210905206001	M015934	611 CASTLE DR #1	Mobile	RAMOS ORNELAS, SERGIO		PO BOX 3325	EAGLE	CO	81631-3325
210905222001	R067770	762 CASTLE DR	Parcel	BEVERIDGE, RICHARD		PO BOX 1406	EAGLE	CO	81631-1406
210905222002	R067771	768 CASTLE DR	Parcel	BEVERIDGE, RICHARD		PO BOX 1406	EAGLE	CO	81631-1406
210905408001	R050150		NoAddr	TOWN OF EAGLE		PO BOX 609	EAGLE	CO	81631-0609
210905120005		676 CASTLE DR #5	Mobile						
		790 GRAND AVE 4	Mobile						
222222222233			NoAddr						
210905100004	R019130	546 GRAND AVE	Parcel	FRITZLER, SCOTT & KIMBERLY		PO BOX 3729	EAGLE	CO	81631-3729
210905100009	R020050	630 GRAND AVE	Parcel	KOONCE CO INC		4303 BELLA VISTA DR	LONGMONT	CO	80503-4166
210905100010	R020130	650 GRAND AVE	Parcel	KOONCE CO INC		4303 BELLA VISTA DR	LONGMONT	CO	80503-4166
210905100013	R020040	676 GRAND AVE	Parcel	KOONCE CO INC		4303 BELLA VISTA DR	LONGMONT	CO	80503-4166
210905100014	R020060	646 GRAND AVE	Parcel	OLDEN, THOMAS C. & CELENA M.		PO BOX 4636	EAGLE	CO	81631-4636
210905100016	R020070	676 GRAND AVE	Parcel	KOONCE CO INC		4303 BELLA VISTA DR	LONGMONT	CO	80503-4166
210905100027	R064576	480 W SIXTH ST	Parcel	UNITED STATES OF AMERICA		W 6TH AVE & KIPLING ST	LAKEWOOD	CO	80225-0546
210905121001	R020426	712 CASTLE DR	Parcel	EAGLE COUNTY		PO BOX 850	EAGLE	CO	81631-0850
210905121006	R018650	551 CASTLE DR	Parcel	CASTLE MHP LLC		PO BOX 508	ASPEN	CO	81612-0508
210905121008	R018659	550 CASTLE DR	Parcel	HOLLINGSWORTH, CYNTHIA - MEDINA, RUBY - RODRIGUEZ, MARY - SISNEROS, DONNA		PO BOX 826	GYPSUM	CO	81637-0826

210905122006	M018893	551 CASTLE DR 6	Mobile	GONZALEZ, MARIA M. - ROMAN, ANA LETICIA		PO BOX 5602	EAGLE	CO	81631-5602
210905122009	M018913	551 CASTLE DR 9	Mobile	ALMANZA, LIBRADO		PO BOX 3152	EAGLE	CO	81631-3152
210905123001	R017255	101 SHORTHORN DR 101	Condo	ARBOGAST, WESTON		PO BOX 6452	EAGLE	CO	81631-6452
210905123002	R017256	102 SHORTHORN DR 102	Condo	SUZANNE STAR REVOCABLE LIVING TRUST - ETAL	RUTH M. POLLAK FAMILY TRUST	56 ASHLEY LN	JEMEZ SPRINGS	NM	87025-9535
210905123003	R017257	103 SHORTHORN DR 103	Condo	GRUMBINE, CHRISTOPHER J. - FOGLESONG, SARAH C.		PO BOX 1772	EDWARDS	CO	81632-1772
210905123010	R019864	723 SHORTHORN DR 303	Condo	GOLDBERG, ALLISON - ROSENKRANTZ, SAMUEL BEN		PO BOX 1273	EAGLE	CO	81631-1273
210905124036	R016967	403 W SEVENTH ST	Parcel	HORST, DONALD & REBECCA		PO BOX 67	EAGLE	CO	81631-0067
210905124037	R016968	401 W SEVENTH ST	Parcel	BROY, LAUREL		PO BOX 310	EAGLE	CO	81631-0310
210905145001	R050394	107 OXBOW CT	Parcel	COMERFORD, DEBORAH A.		712 61ST AVENUE CT	GREELEY	CO	80634-7982
210905145002	R050395	105 OXBOW CT	Parcel	LANGE, MICHAEL G. & JILL E.		PO BOX 2878	EDWARDS	CO	81632-2878
210905145003	R050396	103 OXBOW CT	Parcel	GEORGIEVA, DANIELA D. - PANEV, VLADIMIR Z.		PO BOX 2066	EAGLE	CO	81631-2066
210905145004	R050397	101 OXBOW CT	Parcel	REES, DIANE LEE - BULLOCK, KRISTINE DANA		12889 S SILVER PLUME ST	PARKER	CO	80134-7485
210905145005	R050398	102 OXBOW CT	Parcel	BLUMBERG, KRISTIN SUZANNE		PO BOX 3027	EAGLE	CO	81631-3027
210905145006	R050399	104 OXBOW CT	Parcel	EWINGS, MELANIE		PO BOX 6545	EAGLE	CO	81631-1007
210905145009	R051132	115 OXBOW CT	Parcel	RAPP, ROBERT D. & RACHEL		PO BOX 3098	EAGLE	CO	81631-3098
210905145010	R051133	113 OXBOW CT	Parcel	CARTER, PEGGY M. & TERRY W.		PO BOX 501	EAGLE	CO	81631-0501
210905145011	R051134	111 OXBOW CT 3	Parcel	RAND, PHILIP THOMAS & KALLIE CHRISTINE		PO BOX 1767	EAGLE	CO	81631-1767
210905145012	R051135	109 OXBOW CT	Parcel	HAFFELE, ANDREW R. & KRISTINA N.		PO BOX 4196	EAGLE	CO	81631-4196
210905148001	R053152	124 BULL PASTURE RD	Parcel	PROPST, JASON SCOTT - MEOLA, GABRIELLE ANNE		504 CRAZY HORSE CIR	EDWARDS	CO	81632-8015
210905148002	R053153	132 BULL PASTURE RD	Parcel	FITZGERALD, BRENNEN S. & MAGGIE T.		PO BOX 1328	EAGLE	CO	81631-1328
210905148003	R053154	128 BULL PASTURE RD	Parcel	TURNIPSEED, JAMES		PO BOX 4132	EAGLE	CO	81631-4132
210905149001	R058147	510 CASTLE DR	Parcel	PARKER, DEBORAH S.		PO BOX 718	EAGLE	CO	81631-0718
210905202008	M018958	790 GRAND AVE 8	Mobile	NOLASCO, OSCAR		PO BOX 4845	EAGLE	CO	81631-4845
210905203001	M025168	810 GRAND AVE 1	Mobile	OCHOA, ALAN ELI HERRERA		PO BOX 1154	EAGLE	CO	81631-1154
210905203007	M013701	810 GRAND AVE 7	Mobile	JIMENEZ, CELSO & MARIA		PO BOX 2032	EAGLE	CO	81631-2032
210905204011	R018130	580 CASTLE DR	Parcel	RODRIGUEZ, ELMER LEE, JR		PO BOX 826	GYPSUM	CO	81637-0826
210905206002	M018952	611 CASTLE DR 2	Mobile	ALVARADO, JOSE LUIS ESQUIVEL		PO BOX 1247	EAGLE	CO	81631-1247
210905206003	M018933	611 CASTLE DR 3	Mobile	FITZSIMMONS, JAMES A. & CAROL V.		10000 GYPSUM CREEK RD	GYPSUM	CO	81637-9718
210905206004	M016552	611 CASTLE DR 4	Mobile	M. RODELAS, RAFAEL		PO BOX 1192	EAGLE	CO	81631-1192
210905211001	R058148	594 CASTLE DR	Parcel	CUEVAS, JAVIER LANDA		PO BOX 418	AVON	CO	81620-0418
210905121004	R019540	751 CASTLE DR	Parcel	EAGLE COUNTY		PO BOX 850	EAGLE	CO	81631-0850
210905121005	R017680	751 CASTLE DR	Parcel	EAGLE COUNTY		PO BOX 850	EAGLE	CO	81631-0850
210905121011	R006371	760 CASTLE DR	Parcel	FORAL, TODD		PO BOX 5106	EAGLE	CO	81631-5106
210905121012	R006372	750 CASTLE DR	Parcel	DOLIBOA, BETH		PO BOX 3386	EAGLE	CO	81631-3386
210905121013	R006373	740 CASTLE DR	Parcel	EMRICH, DANIEL J. & LAURA S.		PO BOX 5289	EAGLE	CO	81631-5289
210905124042	R040672	721 BULL RUN A	Parcel	BIRD, DAVID CONNER - STOCKOSKI, MICHAEL EDWARD		PO BOX 6447	EAGLE	CO	81631-1000
210905124043	R040673	721 BULL RUN B	Parcel	EDSON, ZACHARY - BONI-EDSON, KRISTA		PO BOX 5725	EAGLE	CO	81631-5725
210905125001	R019783	707 BULL RUN 1A	Parcel	MICHAEL SCHNITZER & GRETCHEN SCHNITZER YEAR 2007 DECLARATION OF TRUST		560 GRIZZLY PEAK BLVD	BERKELEY	CA	94708-1238
210905125002	R019781	707 BULL RUN 2A	Parcel	PANKUCH, RAYMOND P. & LINDA L.		PO BOX 208	EAGLE	CO	81631-0208
210905125003	R019784	707 BULL RUN 1B	Parcel	HART, ADAM L. - DOMBROSKI, MELISSA L.		PO BOX 4204	EAGLE	CO	81631-4204
210905125004	R019782	707 BULL RUN 2B	Parcel	STEVENS, ALEXANDER T. - CHAMBERLIN, STEPHANIE J.		PO BOX 6324	EAGLE	CO	81631-0019
210905125006	R017374	703 BULL RUN B3	Parcel	FUHRMAN, GEORGE T. & WILMA L.		PO BOX 221	EAGLE	CO	81631-0221
210905125007	R017373	703 BULL RUN A3	Parcel	DEERING, CAMILLE LOUISE & NICHOLAS SCOTT		PO BOX 400	WOLCOTT	CO	81655-0400
210905125008	R028392	703 BULL RUN B4	Parcel	WOODS, JEFFREY J. & LISA L.		PO BOX 4555	EAGLE	CO	81631-4555
210905125009	R028391	703 BULL RUN A4	Parcel	DORST, KENNETH M.		PO BOX 3634	EAGLE	CO	81631-3634
210905126003	R016972	704 BULL RUN	Parcel	COOPER, BERNARD & MELANIE		PO BOX 3156	EAGLE	CO	81631-3156
210905126004	R016973	706 BULL RUN	Parcel	FREYER, DARREN EUGENE		PO BOX 5245	EAGLE	CO	81631-5245
210905126005	R016974	708 BULL RUN	Parcel	WATERS, DAVID & BRANDEE		PO BOX 3845	EAGLE	CO	81631-3845
210905126006	R016976	710 BULL RUN	Parcel	CONNER, SABASTIAN BLAKE & KATHLEEN		PO BOX 873	EAGLE	CO	81631-0873
210905126007	R016977	712 BULL RUN	Parcel	BONI, THOMAS M. - BEAULIEU, NANCI L.		PO BOX 3625	EAGLE	CO	81631-3625
210905126008	R016978	714 BULL RUN	Parcel	OSTMEYER, ADAM BENJAMIN - DUNBAR, ANNE MARIE		PO BOX 5755	EAGLE	CO	81631-5755
210905126009	R016979	716 BULL RUN	Parcel	LUCAS, KURT & INGRID		PO BOX 4173	EAGLE	CO	81631-4173
210905131001	R018641	713 BULL RUN	Parcel	CLEMENTS, DEBRA A. & JOHN W.		PO BOX 896	EAGLE	CO	81631-0896
210905131002	R018642	713 BULL RUN	Parcel	WADEKAMPER, BLAINE H.		PO BOX 5454	EAGLE	CO	81631-5454

210905131003	R018643	713 BULL RUN	Parcel	RODRIGUEZ, TERESA FLOR MARIA & GABRIEL	PO BOX 4595	EAGLE	CO	81631-4595
210905131004	R018644	713 BULL RUN	Parcel	WEBB, SONIA L. - SCOTT, NAOMI	PO BOX 1713	EAGLE	CO	81631-1713
210905131005	R018645	713 BULL RUN	Parcel	LYNCH, KRISTI JO	PO BOX 3223	EAGLE	CO	81631-3223
210905131006	R018646	713 BULL RUN	Parcel	DUVAL, DEVIN J. & STACEY L.	PO BOX 6427	EAGLE	CO	81631-0029
210905141001	R020705	717 BULL RUN A	Parcel	GODAR, STEPHEN EDWARD	PO BOX 4960	EAGLE	CO	81631-4960
210905141002	R020706	717 BULL RUN B	Parcel	BOGGS, JOHN & JENNIFER	PO BOX 1864	EAGLE	CO	81631-1864
210905142001	R018698	719 BULL RUN	Parcel	COLE, JASON & KELSEY	PO BOX 7706	AVON	CO	81620-7706
210905142002	R018699	719 BULL RUN	Parcel	COLE, JASON & KELSEY	PO BOX 7706	AVON	CO	81620-7706
210905201001	R019300	678 GRAND AVE	Parcel	678 GRAND LLC	PO BOX 1234	VAIL	CO	81658-1234
210905201002	R019280	710 CASTLE DR	Parcel	RUCK, REBECCA JAYNE	PO BOX 6424	EAGLE	CO	81631-0029
210905201016	R045891	777 CASTLE DR	Parcel	HOLY CROSS ELECTRIC ASSOC INC	PO BOX 2150	GLENWOOD SPRINGS	CO	81602-2150
210905204010	R020786	610 CASTLE DR	Parcel	ARAKI, MATTHEW M. & NANCIE E.	8636 DAVCO DR	MORRISON	CO	80465-2517
210905205004	R017985	611 KING RD	Parcel	CORKY'S GAS & CARWASH LLC	10000 GYPSUM CREEK RD	GYPSUM	CO	81637-9718
210905205007	R018095	651 CASTLE DR	Parcel	HEREDIA, MANUEL & NICOLE	PO BOX 5786	EAGLE	CO	81631-5786
210905205015	R065483	621 CASTLE DR	Parcel	GARCIA, GABINO & HIPOLITA VILLEGAS DE	PO BOX 4148	GYPSUM	CO	81637-4148
210905222003	R067772	770 CASTLE DR	Parcel	TALLEY, CYNTHIA C. & OTTO A.	PO BOX 3970	EAGLE	CO	81631-3970
210905121003	R021715	766 CASTLE DR	Parcel	EAGLE COUNTY HOUSING & DEVELOPMENT AUTHORITY	PO BOX 850	EAGLE	CO	81631-0850
210905123005	R020011	723 SHORTHORN DR 201	Condo	CALDWELL, JONATHAN D. & CAITLIN T.	PO BOX 2131	EDWARDS	CO	81632-2131
210905123006	R020012	723 SHORTHORN DR 202	Condo	CHARLTON, SARA J.	PO BOX 3412	EAGLE	CO	81631-3412
210905123007	R020013	723 SHORTHORN DR 203	Condo	LEWANDOWSKI, CLAIRE ELLEN	PO BOX 3853	EAGLE	CO	81631-3853
210905123008	R019862	723 SHORTHORN DR 301	Condo	COCHRAN, SAMUEL C.	135 BELLAIRE ST	DENVER	CO	80220-5632
210905123009	R019863	723 SHORTHORN DR 302	Condo	MEADOWS, DAVID J.	PO BOX 5677	EAGLE	CO	81631-5677
210905123011	R019865	723 SHORTHORN DR 304	Condo	LAWRENCE J. LEWANDOWSKI & LINDA L. LEWANDOWSKI REVOCABLE LIVING TRUST	PO BOX 5596	EAGLE	CO	81631-5596
210905123012	R019866	723 SHORTHORN DR 401	Condo	MOSS, LINDSEY E. & J. MICHAEL	PO BOX 4732	EAGLE	CO	81631-4732
210905123013	R019867	723 SHORTHORN DR 402	Condo	BRENNER, STEFAN - PARK, ERIN	PO BOX 1040	VAIL	CO	81658-1040
210905123014	R019868	723 SHORTHORN DR 403	Condo	ABLING, EUGENE C., MARCELLA, PAUL W. & MARK C.	5650 S MARSHALL ST	LITTLETON	CO	80123-0806
210905201004	R019770	738 GRAND AVE	Parcel	RORK LLC	PO BOX 1977	EAGLE	CO	81631-1977
210905201005	R019290	788 GRAND AVE	Parcel	WEBER DEV GROUP INC	PO BOX 849	EAGLE	CO	81631-0849
210905201007	R018220	850 GRAND AVE	Parcel	CORKYS GAS & CARWASH LLC	10000 GYPSUM CREEK RD	GYPSUM	CO	81637-9718
210905201014	R045889	773 CASTLE DR	Parcel	SCHOBER, LANCE & LISA	PO BOX 4406	EAGLE	CO	81631-4406
210905201015	R045890	775 CASTLE DR	Parcel	HOLY CROSS ELECTRIC ASSOC INC	PO BOX 2150	GLENWOOD SPRINGS	CO	81602-2150
210905204008	R019208	650 CASTLE DR	Parcel	MILLER, GREG & ALINA	PO BOX 146	EAGLE	CO	81631-0146
210905204009	R019206	616 CASTLE DR	Parcel	RONEY, HOWARD R. & CRYSTAL	3699 VALLEY VIEW RD	GLENWOOD SPRINGS	CO	81601-4554
210905205003	R018285	850 CASTLE DR	Parcel	JJ & D LLC	PO BOX 6064	EAGLE	CO	81631-6064
210905205012	R048907	810 CASTLE DR	Parcel	SAUCEDO, RAFAEL	PO BOX 1411	GYPSUM	CO	81637-1411
210905205013	R048908	800 CASTLE DR	Parcel	EAGLE COUNTY	PO BOX 850	EAGLE	CO	81631-0850
210905215001	R059183	769 CASTLE DR	Parcel	CARTER, RODNEY & LOUISE C.	PO BOX 3306	EAGLE	CO	81631-3306
210905215002	R059184	771 CASTLE DR	Parcel	WHITTAKER, VANDA	PO BOX 1146	EAGLE	CO	81631-1146

Appendix C: ADA

Note: Draft ADA pending Town of Eagle Distribution to applicant for review.

Appendix D: Water Rights

EAGLE COUNTY, CO
TEAK J SIMONTON
Pgs: 4 02:15:01PM
REC: $0.00 DOC: $
200912645
06/29/2009

Prepared by: USDA-Forest Service
Name of Preparer: Nancy Hollenkamp
Address of Preparer: 740 Simms Street
Golden, CO 80401
Phone Number of Preparer: 303-275-5382

APPROVED AS TO LAND DESCRIPTION, CONSIDERATIONS & CONDITIONS
mah 6-12-09

4/NC-

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 12th day of June, 2009, by and between the **UNITED STATES OF AMERICA**, acting by and through the Forest Service, Department of Agriculture, hereinafter called **GRANTOR**, and **Eagle County,** a political subdivision of the State of Colorado, whose address is 500 Broadway, P.O. Box 850, Eagle, Colorado 81631-0850, hereinafter called **GRANTEE.**

WITNESSETH: The Grantor, as authorized by the Forest Service Facility Realignment and Enhancement Act of August 2, 2005 (P.L. 109-54), the provisions of which have been met, has determined that the conveyance is in the public interest.

NOW THEREFORE, the Grantor, for and in consideration of the sum of **ONE MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND and NO 100/DOLLARS ($1,275,000.00),** the receipt of which is hereby duly acknowledged, does hereby remise, release, and quitclaim unto the Grantee, its successors and assigns, all its right, title, interest, and claim in and to the real property situated in the County of Eagle, State of Colorado, more particularly described as follows:

Sixth Principal Meridian

T. 5 S., R. 84 W.

Sec. 5, a parcel of land in Section 5, Town of Eagle, being a portion of that land described in Exchange Deed recorded February 9, 1950 in Book 135 on page 85 (Parent Parcel), and more particularly described as follows:

Beginning at Angle Point 7 of Tract 47, monumented with a 3 inch diameter cap on pipe by the Eagle County Surveyor, thence on and along the west line of said Parent Parcel N1°56'11"E for 918.46 feet to a point from which a G.L.O. brass cap on pipe bears N1°56'11"E for 373.60 feet and an USDA Forest Service aluminum cap marked WC bears S86°52'10"E 22.25 feet; thence S86°52'10"E for 240.77 feet to a point on the east line of said Parent Parcel described in Warranty Deed recorded February 9, 1950 in Book 125 on page 85, from which an USDA Forest Service aluminum cap marked WC bears N86°52'10"W 1.14 feet and an USDA aluminum cap on pipe marked AP-1 bears

HTC HTC

H0245654

N1°52'26"E for 697.27 feet; thence S1°52'26"W for 894.94 feet to an USDA Forest Service aluminum monument marked AP-6; thence S87°33'28"W for 242.40 feet to the Point of Beginning.

Containing 5.02 acres, more or less.

AND, Sixty-three and five tenths percent (63.5%) of Two-tenths of one cubic foot of water per second of time, absolute, through Ditch No. 2 Ditch (also known as the Neilson Ditch), Priority No. 20, decreed to and used through Ditch No. 17, in Water District No. 37, Colorado State Water Division No. 5, as decreed under date of December 17, 1889, having an appropriation date of May 1, 1884, by the District Court, in and for the County of Eagle, State of Colorado, in the matter entitled in the Matter of the Adjudication of the Priority of Rights to the use of water for irrigation in Water District No. 37; and all ditch diversion and carriage rights associated therewith.

Subject to:

Outstanding Rights to other parties of record in Eagle County or in the Exchange Deed to the United States recorded February 9, 1950 in Book 135 at Page 85:

1. Exceptions and reservations contained in the patent from the United States.
2. Existing public utility easements and existing rights of way for roads; ditches and highways.
3. Royalty interests reserved in Warranty Deed recorded October 31, 1969 in Book 216 at Page 311.
4. Reservations and easements as described in Warranty Deed recorded August 17, 1979 in Book 389 at Page 952.
5. Easements, conditions, covenants, restrictions, reservations and notes on the Forest Boundary Survey recorded January 22, 1985 in Book 405 at page 404.
6. Right of Way Irrigation Water Ditch for Neilson Ditch, also known as Ditch No. 2.
7. Right of Way for powerline purposes for Eagle River Electric Co. (now Holy Cross Electric Association).
8. Easement for County Road to Town of Eagle dated July 20, 1992. Said easement being 40 feet in width, 242 feet in length, located in Tract 47, recorded February 1, 1993 as Reception No. 496530 (in Book 600 at Page 441).

This deed and conveyance is expressly made subject to the following matters to the extent the same are valid and subsisting and affect the property:

a) All existing licenses, permits, easements and rights-of-way for public streets, roads and highways, public utilities, electric power lines, electric transmission facilities, railroads, pipelines, ditches, and conduits and canals on, over and across said land whether or not of record.
b) All existing interests(s) reserved to or outstanding in third parties in and to water rights, ditch rights, as well as oil, gas and/or minerals, whether or not of record.
c) All other existing interests reserved by the original grantor(s) in chain of title unto said

grantor(s), their respective successors and assigns, which affect any portion of the property interest(s) hereinabove described, whether or not of record.

d) Any survey discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements, which may affect the subject property.

e) Existing zoning ordinances and resolutions, soil conservation district rules and regulations, and water conservancy district rules and regulations, filed of public record and affecting all or any portion of the subject property.

IN WITNESS WHEREOF, the Grantor, by its duly authorized representative, has executed this Deed on the day and year first above written pursuant to the delegation of authority promulgated in Title 7 CFR 2.60 and 49 F.R. 34283, August 29, 1984.

UNITED STATES OF AMERICA

BY: Randall Karstaedt

RANDALL KARSTAEDT
Director of Physical Resources
Rocky Mountain Region, R-2
USDA Forest Service

Exempt from Documentary Fee
Pursuant to CRS 39-13-104(1)(a)

ACKNOWLEDGEMENT

STATE OF COLORADO)
)ss
COUNTY OF JEFFERSON)

On this 12th day of June, 2009, before me, NANCY A. HOLLENKAMP Notary Public in and for said State, personally appeared RANDALL KARSTAEDT, Director of Physical Resources, Rocky Mountain Region, R-2, Forest Service, U. S. Department of Agriculture, the signer of the within instrument, who acknowledged to me that he executed the foregoing instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NANCY A. HOLLENKAMP
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 06/06/2013

Nancy A. Hollenkamp
Notary Public Signature

My Commission expires: 06-06-2013

ACCEPTANCE

This deed is accepted subject to all terms and conditions.

Date: 6/23/09 BY: Sara J. Fisher

Printed Name: Sara J. Fisher

Title: Chairman

ACKNOWLEDGEMENT

STATE OF Colorado)
)ss
COUNTY OF Eagle)

On this 23rd day of June, 2009, before me, Deborah Churchill, a Notary Public in and for said State, personally appeared Sara J. Fisher, as County Commissioner of Eagle County, a political subdivision of the State of Colorado, who acknowledged to me that he executed the foregoing instrument.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

D Churchill
Notary Public Signature

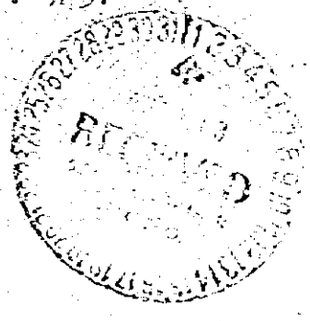
My Commission expires: 2/18/2011

DEBORAH L CHURCHILL
Notary Public
State of Colorado
My Commission Expires February 18, 2011

STATE OF COLORADO.)
) ss.
County of Eagle.)

IN THE DISTRICT COURT
No. 245.

IN THE MATTER OF THE APPLICATION OF B. F. LONG FOR AN ADJUDICATION OF HIS PRIORITY OF RIGHT TO THE USE OF WATER FOR IRRIGATION PURPOSES FROM BRUSH CREEK, A TRIBUTARY OF EAGLE RIVER THROUGH THE GRAHAM ENLARGEMENT OF THE NEILSON SOUTH DITCH AND FROM EAGLE RIVER THROUGH THE NEILSON PUMP LINE DITCH, IN WATER DISTRICT NO. 37, EAGLE COUNTY, STATE OF COLORADO.



FINDINGS AND DECREE.

This matter coming on to be heard this second day of August, A. D. 1934, the same being one of the regular juridicial days of the June Term, 1934, of said Court, the above entitled matter having been heretofore, on the 12th day of December, A.D. 1933, by an order made and entered herein, set for hearing and adjudication before this Court on the 15th day of January, A.D. 1934, and duly continued to this date upon the petition of B. F. Long, the claimant herein, the petitioner appearing in person and by his attorney, William J. Meehan, and no protest of any kind having been presented, and there being no objections or exceptions to the hearing of evidence concerning the prayer of petitioner and the matter being now heard pursuant to the aforesaid order of this Court the same was heard and considered and the Court having heard the evidence and being fully advised in the premises, the Court doth find:

FIRST: That notice hereof was given in the manner and form and within the time provided in said order by the Clerk of this Court publishing said notice in not less than one public newspaper in the County comprising Water District No. 37, to-wit: Eagle County, Colorado; that said notice contained a copy of said order of this Court made and entered on the 12th day of December, A.D. 1933, and was published in The Eagle Valley Enterprise not less than once each week until Five(5) consecutive weekly publications had been made, the last of which was made on a day previous to the day fixed for the commencement of said hearing, the said The Eagle Valley Enterprise then and there being a public newspaper published in the County comprising Water District No. 37, to-wit: Eagle County, Colorado: that said The Eagle Valley Enterprise is a newspaper published within the County of Eagle, State of Colorado, and had been published continuously during a period of Twenty-six(26) consecutive weeks prior to the publication of this notice, and was and is a public newspaper within the meaning and requirements of the laws of the State of Colorado.

SECOND: That said notice was also served on such parties to this proceeding who have filed statement of claim or claims herein, claiming priority or priorities of right to the use of water for beneficial purposes in Water District No. 37, at least Twenty(20) days prior to the time of said hearing: that the only party or parties who were entitled to notice other than by posting or publication are the parties named in the petition on file herein and each of said parties were duly served with notices personally or by registered mail within the time and in accordance with the provisions of said order.

THIRD: That not less than Ten(10) notices were posted in not less than Ten(10) public places in said Water District No. 37, not less than Twenty(20) days before the day set for said hearing, which said notices were caused to be posted by said petitioner.

FOURTH: That each and all of said notices as given, published, posted and served were in all things and respects given, published, posted and served within the time and in the manner provided in said order of this Court made and entered on the 12th day of December, A.D. 1933, and that all persons, associations and corporations entitled to notice of the proceedings were duly and regularly notified thereof in the manner provided by law and in accordance with the order of the Court.

FIFTH: That petitioner is the owner in fee of Tract 67 and all that part of Tracts 45, 46D, 47 and 51 that lies North of the Eagle River, in Township Four(4) South, Range Eighty-four(84) West of the Sixth(6) Principal Meridian. Said tracts are in accordance with the U. S. Independent Resurvey accepted June 6, 1922. Said lands consisting of 220 acres, more or less.

SIXTH: That petitioner claims to be the owner of the Graham Enlargement of the Neilson South Ditch from Brush Creek, a tributary of Eagle River, and that the headgate of said ditch is at a point in the County of Eagle, State of Colorado, on the right bank of Brush Creek from which said ditch draws its supply of water, at a point whence an iron post with bronze cap, marked 6/3 T-R-43 in Section 5 of the Resurvey of Township 5 South Range 84 T- R-8 West of the 6th Principal Meridian, approved June 20, 1922, bears North 57°05' West 567.7 feet distant. That petitioner claims to be also the owner of the Neilson Pump Line Ditch from Eagle River, and that the headgate of said ditch is at a point in the County of Eagle, State of Colorado, on the right bank of the Eagle River from which said ditch draws its supply of water, at a point whence iron post with bronze cap marked 32 / 5 T-R in Section 32, T. 4 S., R. 84 W. 6th P.M. as resurveyed TR67/2 T-R4S and approved June 20, 1922, bears S. 18°41' W. 224.8feet distant. That part of petitioner's land is under said Graham Enlargement of the Neilson South Ditch from Brush Creek, and 100 acres thereof are capable of irrigation thereby. That part of petitioner' s land is under the Neilson Pump Line Ditch from Eagle River and 100 acres thereof are capable of irrigation thereby. That petitioner' s said lands are arid lands and require the water from Brush Creek and from Eagle River through said ditches to irrigate said lands in order to grow practical crops thereon.

SEVENTH: That the work of construction of said Neilson South Ditch was commenced on the 29th day of April, A.D. 1884, and said ditch was completed with all due deligence and the date of appropriation of water by the Graham Enlargement of the Neilson South Ditch was the 6th day of May, A. D. 1914, and that priority of water from Brush Creek through said Graham Enlargement of the Neilson South Ditch is claimed as of the 6th day of May, A. D. 1914. That the amount of water claimed by and under the construction of said Graham Enlargement of the Neilson South Ditch Two(2) cubic feet of water per second of time and that the present capacity of said ditch is Six(6) cubic feet of water per second of time and the number of acres of land lying under and capable of being irrigated by water from said Graham Enlargement of the Neilson South Ditch is 100 acres. That petitioner and his grantors have used water out of said Brush Creek through said ditch upon part of his lands continuously since the date of said appropriation.

EIGHTH: That the date of appropriation of water by orirnal construction of said Neilson Pump Line Ditch is the 1st day of October, A.D. 1925, and the amount of water claimed by and under said construction is two(2) cubic feet of water per second of time and that the present capacity of said ditch is four(4) cubic feet of water per second of time. That the number of acres of land lying under and capable of being irrigated by water from said Neilson Pump Line Ditch is 100 acres. That petitioner and his grantors have used water out of said Eagle River through said ditch upon part of his lands continuously since the date of said appropriation.

NINTH: That petitioner has filed herein his ditch claim statements descriptive of the said Graham Enlargement of the Neilson South Ditch from Brush Creek and the Neilson Pump Line Ditch from Eagle River and the claim for water for irrigation thereby made.

IT IS THEREFORE ORDERED, ADJUDGED AND DECREED that the said Graham Enlargement of the Neilson South Ditch be given Ditch No. 276 with appropriation No. 367 in Water District No. 37, Eagle County, State of Colorado, as of the 6th day of May, A.D. 1914, and that there be allowed to flow into said ditch from the waters of Brush Creek Two(2) cubic feet of water per second of time for irrigation purposes.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Neilson Pump Line Ditch from Eagle River be given Ditch No. 277 with Appropriation No. 368 in Water District No. 37, Eagle County, State of Colorado, as of the 1st day of October, A.D. 1925, and that there be allowed to flow into said

from the waters of Eagle River 1.2 cubic feet of water per second of time for irrigation purposes.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there be allowed to flow into said Neilson Pump Line Ditch .8 of 1 cubic foot of water per second of time for the use and benefit of said petitioner, his heirs and assigns, conditioned, however, on the due deligence of said petitioner, his heirs or assigns in extending said Neilson Pump Line Ditch and bringing into actual cultivation and irrigation 40 acres of land under said extension: that said Extension of the Neilson Pump Line Ditch be numbered as Ditch No. 277 and that the appropriation therethrough be numbered 360 in said Water District No. 37.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED THAT these findings and this decree shall be subject to all existing prior decrees and vested rights as provided by law.

IT IS FURTHER ORDERED that these findings and decree shall be subject to the same general provisions and conditions as are contained in the General Decrees of this Court, made and entered in and for Water District No. 37, Eagle County, State of Colorado.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the petitioner herein pay the costs of this proceedings.

Done in Open Court at Eagle, Eagle County, State of Colorado, this 2nd day of August, A.D. 1934.

John T. Shumate
Judge. Sitting at request of Hon.
Hume White, Judge of the 5th
Judicial District of Colorado.

STATE OF COLORADO,)
) ss.
County of Eagle.)

IN THE DISTRICT COURT
No. 945.

IN THE MATTER OF THE APPLICATION OF B. F. LONG FOR AN ADJUDICATION OF HIS PRIORITY OF RIGHT TO THE USE OF WATER FOR IRRIGATION PURPOSES FROM BRUSH CREEK, A TRIBUTARY OF EAGLE RIVER, THROUGH THE GRAHAM ENLARGEMENT OF THE NEILSON SOUTH DITCH AND FROM EAGLE RIVER THROUGH THE NEILSON PUMP LINE DITCH, IN WATER DISTRICT NO. 37, EAGLE COUNTY, STATE OF COLORADO.

CERTIFICATE OF CLERK

I, Anna L. Robidoux, Clerk of the District Court, within and for the County of Eagle, State of Colorado, do hereby certify that the above and foregoing, is a full, true and correct copy of the Findings and Decree duly made and entered in the above-entitled cause, lately pending in the District Court, within and for the County of Eagle, State of Colorado, upon the 2nd day of August, A. D. 1934, as same appears on file and of record in my office. In Judgment Book 4 Page 229.

IN WITNESS WHEREOF, I have hereunto affixed my hand and the official seal of said District Court this 29th day of March, A.D. 1963.

Anna L. Robidoux
Clerk of the District Court

RECEIVED

STATE OF COLORADO,)
) ss.
County of Eagle.)

IN THE DISTRICT COURT
No. 945.

IN THE MATTER OF THE APPLICATION OF B. F. LONG FOR AN ADJUDICATION OF HIS PRIORITY OF RIGHT TO THE USE OF WATER FOR IRRIGATION PURPOSES FROM BRUSH CREEK, A TRIBUTARY OF EAGLE RIVER THROUGH THE GRAHAM ENLARGEMENT OF THE NEILSON SOUTH DITCH AND FROM EAGLE RIVER THROUGH THE NEILSON PUMP LINE DITCH, IN WATER DISTRICT NO. 37, EAGLE COUNTY, STATE OF COLORADO.

DECREE

"IT IS FURTHER ORDERED, ADJUDGED AND DECREED that the Neilson Pump Line Ditch from Eagle River be given Ditch No. 277 with Appropriation No. 368 in Water District No. 37, Eagle County, State of Colorado, as of the 1st day of October, A.D. 1925, and that there be allowed to flow into said ditch from the waters of Eagle River 1.2 cubic feet of water per second of time for irrigation purposes.

IT IS FURTHER ORDERED, ADJUDGED AND DECREED that there be allowed to flow into said Neilson Pump Line Ditch .8 of 1 cubic foot of water per second of time for the use and benefit of said petitioner, his heirs and assigns, conditioned, however, on the due deligence of said petitioner, his heirs or assigns in extending said Neilson Pump Line Ditch and bringing into actual cultivation and irrigation 40 acres of land under said extension; that said Extension of the Neilson Pump Line Ditch be numbered as Ditch No. 277 and that the appropriation therethrough be numbered 368 in said Water District No. 37."

DUPLICATION! See PAGES 1400-1403.

WJS1

IN THE DISTRICT COURT IN AND FOR THE
COUNTY OF SEDGWICK AND
STATE OF COLORADO
CIVIL ACTION

UPHELD BY SUPREME COURT
CASE NO: 16765 DATED
FEB. 9-1965

CARL H. PETERSON, et al.,

Plaintiffs,

vs.

THE COLORADO RIVER WATER CONSERVATION DISTRICT, et al,

Defendants,

CASE NO. 943

CARL H. PETERSON, et al,

Plaintiffs,

vs.

A. V. ABBOTT, et al,

Defendants.

CASE NO. 976

FINDINGS AND RULES

1. These cases were consolidated for trial after issue joined in both cases, plaintiffs being the same in both cases, and jurisdiction having been gained over necessary parties defendant in both cases.

2. The issue in both cases is the same, it being whether or not a certain adjudicated water right, hereafter described, has been abandoned.

3. Plaintiffs claimed that the water right which is the subject matter of these actions had not been abandoned while defendants claimed that it had been abandoned; and under the rulings of the court, defendants were charged with the duty of proving by clear and convincing evidence that the water right had been abandoned if they were to succeed in their contention.

4. It was clearly proved that plaintiffs were the owners of the land where the water right which is the subject of this action had been used, and to which said water right had been appurtenant, and were

also the owners of the water right itself if the right was truly an outstanding valid right at the time of trial of this action. This left only one issue before the Court: i. e. Abandonment.

5. In order to determine whether the water right which is the subject of this action has been abandoned, its history must be considered with respect to three periods of time, and if, by clear and convincing evidence, it appears to the Court that all or any part of said water right ceased to be used with the intention on the part of the then owners thereof not to resume such use, then as to so much of said water as was not used, with intention not to resume, the right would be abandoned.

6. During the period from August 11, 1906, when the said water right was adjudicated, to about 1920, the use of said water diminished to about 24 cubic feet per second of time by reason of the progressive deterioration of the structures for delivering the water from its source to its place of use, and it appears that a substantial part of the water right was abandoned in this period of time.

7. In the period commencing in 1921 and ending approximately in 1923 there was a complete cessation of use of said water right. During this period there was no manifest intention by anyone having an connection with said water right to resume its use, nor was there any plan to resume such use, even if the numerous difficulties connected with the operation of the water right and the land it was designed to serve could ever be overcome. A person who owned substantially all of the stock of a corporation which owned said water right in this period gave what was, to the trial court, clear and convincing evidence of an intention not to resume the use of said water rights. His was the only evidence of the corporate intention and there was no countervailing evidence nor any adequate evidence of an excuse for the non-use of the water during this period. The clear evidence is convincing to the Court that the intention not to resume the use of said water right was formed by its owner during this period. Thus, cessation of use was coupled with intent to abandon so that actual abandonment

of said water right occurred in the interval from 1921 to approximately 1930. No later activity with respect to said water right could revive it.

6. An intervening ownership through a tax title to the land and said water right in 1929 was of no great significance but if it did have significance it was to confirm the abandonment of said water right which had already occurred.

9. There has never been a conception of the use of the water through exercise of said water right since 1921, a period of approximately thirty years. An inference of abandonment arises from non-use for such a long period of time. In this case, there is no sufficient satisfactory evidence to establish facts inconsistent with an intention to abandon. In fact the positive evidence shows an express intention to abandon. Any evidence tending to show an intention to resume the use of said water is ineffectual to revive said right because, if once abandoned, it may not be revived.

10. It is therefore ordered that the relief prayed for by the plaintiffs herein be denied and it is further ordered, adjudged and decreed that the water right formulated as

> "130 cubic feet per second out of Williams Fork River through the Williams Fork Ditch, being ditch No. 8 and appropriation No. 109, relocated and amended to said Williams Fork Ditch by adjudication decree dated August 11, 1896 by the District Court of Grand County, Colorado, in water district No. 51 as of June 25, 1901"

has been abandoned and was abandoned prior to the institution of this suit.

11. It is further ordered, adjudged and decreed that no water shall hereafter be turned out of a public stream of the State of Colorado to satisfy a demand made on account of said abandoned water right.

12. It is further ordered, adjudged and decreed that this decree shall be entered as the judgment of the Court in cases numbered 875 and 913 in this Court and that because the judgment herein is of advantage and interest to all parties to the litigation, and all have proceeded in good faith, each party shall pay his own costs.

13. It is further ordered that no party hereto shall be required to file a motion for a new trial, such motion being hereby dispensed with.

14. It is further ordered that the clerk of the Court issue such certified copies of this decree as may be required for filing in the office of the Clerk and Recorder and in the offices of the Division Engineer and State Engineer of Colorado.

Done in open court this 14th day of November, 1950.

/S/ Addison M. Sterling
Judge

STATE ENGINEER
OF COLO.
RECEIVED
DEC 1950

THE SOUTH DITCH, ALSO
KNOWN AS THE NEILSON SOUTH
DITCH, AND ENLARGED ACCORDING TO
VARIOUS DECREES IN QUIN CREEK DITCH NO.
16 (ALSO DITCH NO. 108 AND DITCH NO. 276).

Said ditch is numbered 16. Under former decrees of the Court it has been decreed priority No. 18 for 0.6 of one cubic foot of water per second of time relating back to and dating from the 29th day of April, A. D. 1864, under and by virtue of original construction, priority No. 155 for 0.6 of one cubic foot of water per second of time relating back to and dating from the summer of 1869, under and by virtue of the First Enlargement, priority No. 175 for 0.5 of one cubic foot of water per second of time relating back to and dating from the 15th day of May A. D. 1897, under and by virtue of the second enlargement, and also priority No. 367 for 2.0 cubic feet of water per second of time relating back to and dating from the 6th day of May, A. D. 1914, under and by virtue of the Third or Graham Enlargement.

Said ditch is under this decree entitled to priority No. 455 C C C for 5.71 cubic feet of water per second of time relating back to and dating from the 1st day of September,

A.D. 1923, under and by virtue of the Fourth Enlargement.

The claimants of said ditch are [illegible] F. Long, The Bankers Company, Andrew Christensen and [illegible] B. Moonce, and the claimants who have appeared in this proceeding and claim the priority hereby awarded are [illegible] F. Long, The Bankers Company, and Andrew Christensen, the other claimant not appearing in this proceeding. Said ditch is used for irrigation purposes and takes its supply of water from Brush Creek, in Eagle County, Colorado. The headgate is located on the right bank of said creek at a point whence Corner No. 3, Tract 43 in Section 5, Township 5 South, Range 84 West of the 6th P. M., bears North 57° 05' West 567.7 feet distant.

The testimony in this case establishes that the water and priority rights and volume of water awarded said ditch under said prior decrees have at all times been beneficially used and applied in accordance with the terms of the decree establishing the same, and said decrees and the priority rights thereby awarded are hereby ratified and confirmed.

It is further ordered, adjudged and decreed that there be allowed to flow into said ditch from said Brush Creek for the use aforesaid and for the benefit of the parties

1104

entitled thereto, under and by virtue of the appropriation by Fourth Enlargement, Priority No. 455 6 6 6 for 5.71 cubic feet of water per second of time reaching back to and dating from the 1st day of September, A. D. 1923.

It is further ordered, adjudged and decreed that said Priority No. 455 6 6 6 hereby awarded, to the extent of 5.71 cubic feet of water per second of time is hereby made absolute and unconditional.

It is further ordered, adjudged and decreed that there is hereby conditionally awarded and decreed to said ditch, to be part and parcel of said Priority No. 455 6 6 6 when beneficially applied with due diligence, as herein provided, an additional quantity of water not exceeding 1.4 cubic feet of water per second of time for irrigation purposes and for the benefit of the parties aforesaid, to be allowed to flow into said ditch in the ratio of one cubic foot of water per second of time to 15 acres of land, accordingly as the parties aforesaid, or their successors in interest, shall, with due diligence, bring under practical irrigation lands not yet irrigated but shown by the testimony in this case to be subject to irrigation, not exceeding in all 21.0 acres of land (exclusive of the lands now irrigated amounting to 146.17 acres).

It is further ordered, adjudged and decreed by the Court that the said amount of water to which said ditch is at present entitled, without condition and under the absolute decrees aforesaid, is 2.41 cubic feet of water per second of time, and an additional 1.4 cubic feet of water per second of time conditionally decreed to be allowed to flow into said ditch on the conditions hereinabove set forth.

The No. 3 Ditch, No. 37.

Said ditch is numbered 37. Under former decree of the Court it has been awarded priority No. 33 for 3.04 cubic feet of water per second of time relating back to and dating from the 1st day of April, A. D. 1907, under and by virtue of original construction.

Said ditch is under this decree entitled to priority No. 453 I H X for 0.62 of one cubic foot of water per second of time relating back to and dating from the 1st day of September A. D. 1913, under and by virtue of the First Enlargement.

The claimants of said ditch are Dora B. Mayer and the Bankers Company. Said ditch is used for irrigation purposes and takes its supply of water from Brush Creek, in Eagle County, Colorado. The headgate is located on the left bank of said creek at a point whence Corner No. 1, Tract 55, Township 5 South, Range 86 West of the 6th P. M.,

bears South 28° 16' East 1523.45 feet distant.

The testimony in this case establishes that the water and priority right and volume of water herein said ditch under said prior decree have at all times been beneficially used and applied in accordance with the terms of the decree establishing the same, and said decree and the priority right thereby awarded are hereby ratified and confirmed.

It is further ordered, adjudged and decreed that there be allowed to flow into said ditch from said Brush Creek for the uses aforesaid and for the benefit of the parties entitled thereto, under and by virtue of the appropriation by First Enlargement, Priority No. 455 R H H for 0.22 of one cubic foot of water per second of time relating back to and dating from the 1st day of September, A. D. 1923.

It is further ordered, adjudged and decreed that said Priority No. 455 R H H hereby awarded, to the extent of 0.22 of one cubic foot of water per second of time, is hereby made absolute and unconditional.

It is further ordered, adjudged and decreed by the Court that the total amount of water to which said ditch is at present entitled is computed at 0.36 cubic feet of water per second of time.

Appendix E: Prelim Water Demand Analysis

Eagle County – West Eagle Housing Development

Estimated Water Demands

Pasture Parcel

Spronk Water Engineers, Inc.
1000 Logan St. | Denver, CO 80203-3011 | (303) 861-9700 | spronkwaterengineers.com

July 15, 2024

Eagle County
Attn: Tori Franks
P.O. Box 850
500 Broadway
Eagle, CO 81631

Re: West Eagle Development Pasture Site, Estimated Water Demand (Project No. 284.01.EC)

Dear Tori,

This letter is in response to your request to provide an estimate of the water demands for the subject property, a portion of the proposed development of West Eagle in the southwestern area of the Town of Eagle, Colorado, shown in Figures 1 and 2. The subject property is anticipated to be annexed into the Town of Eagle and was once a horse pasture owned by the U.S. Forest Service.

Single-family equivalents, EQRs for the subject property, were estimated and tabulated in Table 1. Table 1 was developed in accordance with the Town of Eagle Code of Ordinances, Section 12.16.060 (see Attachment A), and shows a total of **34.0** estimated EQRs. Building J1 is included in Table 1 twice. It is a triplex with two units of three bedrooms, and one unit of two bedrooms. Because the base EQRs are calculated differently for the units, Table 1 lists them separately. There are a total of 13 buildings proposed for the subject property: 6 duplexes, 6 townhomes and one triplex.

The subject property is to be irrigated with non-potable raw water, sourced from Brush Creek, using the historical supply for the subject property, the Ditch No.2 Ditch. Eagle County owns 0.127 cfs of the 1.8 cfs senior water right in the Ditch No.2 Ditch, priority number 20, adjudication date 12/17/1889, appropriation date 5/1/1884. The total proposed irrigated area, 75,751 square feet, was determined from landscape schematics provided by DHM Design and is summarized in Table 2. The irrigated area credited in the Town's EQR calculations sums to 28,500 square feet, see Table 1. The proposed irrigated area exceeds the EQR included irrigated area by 47,251 square feet. This additional irrigated area converts to **11.81 EQRs**, and the raw water credit for the total irrigated area equals **7.58 EQRs**. See Table 1.

The total EQR for the Town of Eagle **water** plant investment fee for the West Eagle Development - Pasture site is **38.24 EQRs:** 34.00 EQR for buildings plus 11.81 EQRs for additional landscape irrigated area minus 7.58 EQRs for raw water credit. The total EQR for calculating the Town of Eagle **sewer** plant investment fee for the West Eagle Development – Annexed Site is **26.88 EQRs:** 34.00 EQRs for buildings minus 7.13 EQRs for the included irrigated landscape area. See Table 1.

Please feel free to contact me with any questions regarding this water demand equivalent estimate.

Sincerely,

Jon Mayberry, P.E.
Spronk Water Engineers, Inc.

w/ attachments



Background : USDA NAIP 2017

Figure 1

Location Map

West Eagle Development Area - Pasture Parcel

SWE Spronk Water Engineers, Inc.

500 250 0 500 1,000 Feet

Approximate Scale 1:8,000

July 15, 2024

Figure 2 - Buildings

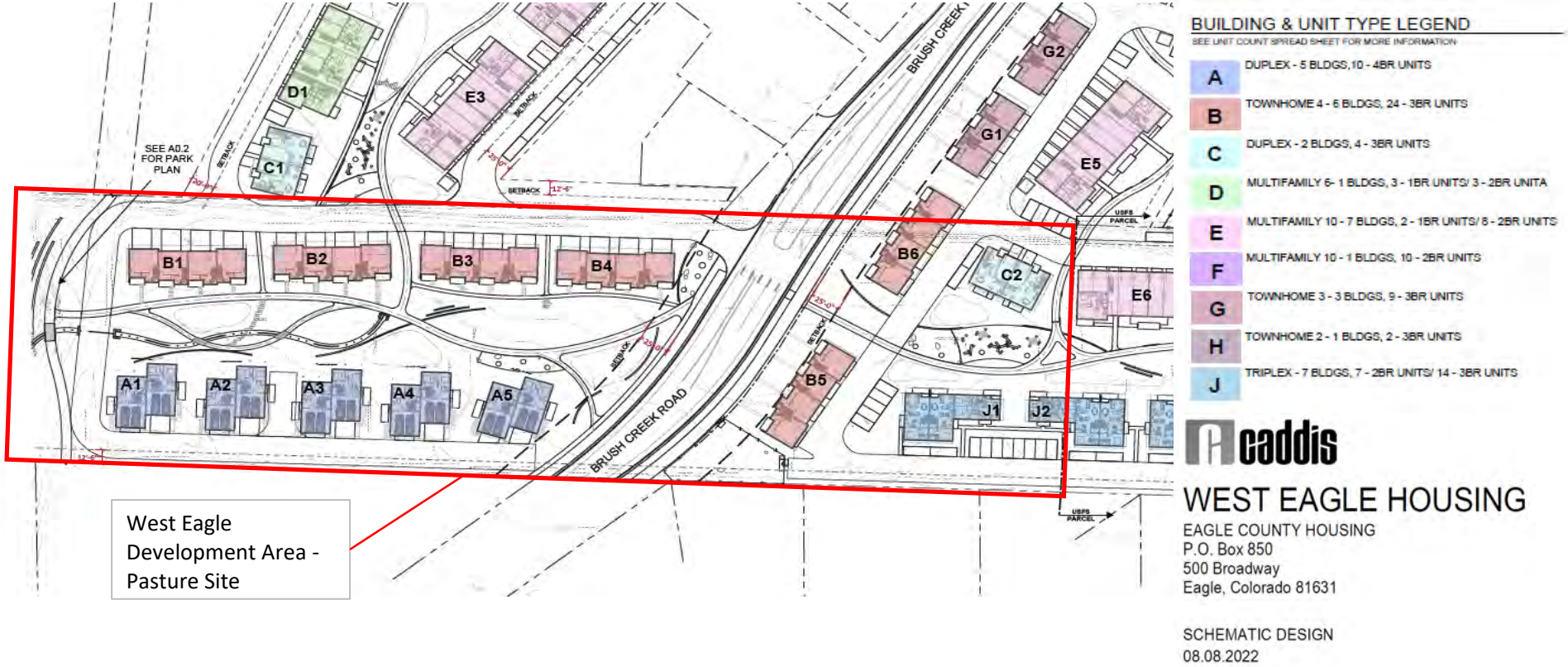


TABLE 1

West Eagle Pasture Site - Water Demand Estimate (7/15/2024)

Equivalent Residence (EQR) Tabulation

Building Name[1]	Building Type	Number of Buildings	Units per Building	Total Number of Units	Number of Bedrooms[2]/ Unit	Number of Baths[2]/Unit	Base Unit EQR	Additional Bedrooms	EQR/ unit for Add. Bedrooms	EQR per Unit[3] with additions	Total EQR = EQR x Units	Irr Area per Unit included, ft²	Total Irr Area included in EQR, ft²
A1-A5	Duplex	5	2	10	4	3	0.9	1	0.15	1.05	10.5	1250	12500
B1-B6	Townhome	6	4	24	2	2.5	0.8			0.8	19.2	500	12000
C2	Duplex	1	2	2	2	1.5	0.9			0.9	1.8	1250	2500
J1 (3 bdr)	Triplex	1	2	2	3	2.5	0.8	1	0.15	0.95	1.9	500	1000
J1 (2 bdr)	Triplex	1	1	1	2	1	0.6			0.6	0.6	500	500
Development Building EQR											**34.0**		28500

[1] - See Figure 1

[2] - See Attachment A: Town of Eagle 2023 Water and Sewer Plant Investment Fee Application, Multifamily, Hotels, Motels & Transient Units

[3] - Town of Eagle Code Section 12.16.060 A.4

Additional Irrigated Area\Landscape EQR Calculation

Total Irrigated area, ft²	75,751	47,251
Irrigated area included in Development EQR, ft²	28,500	
EQR of Additional Irr Area[2] = 0.25 x each 1,000 ft²	**11.81**	(75751-28500)/1000 x 0.25

Total Development Supply EQR

Building EQR	34.00	
EQR of additional common space irrigated area	11.81	
Raw Water Irrigation EQR Credit	7.58	(75751/2500) x 0.25
Bldg EQR + Irr Area EQR - Raw Water Cedit =	**38.24**	

Sewer EQR Calculations

Building EQR	34.00
EQR of irr area included in Development EQR	7.125
Net Sewer EQR = Bldg EQR - IRR area EQR	**26.88**

TABLE 2

Non Potable Irrigated area

Sheet No.[1]	Pasture mix, ft²	Perennials Annual, ft²	Rain Garden ft²	Turf[2] ft²
L4.2	17,934	-	-	2,556
L4.3	15,848	4,231	4,258	5,414
L4.4	831	7,776	-	9,309
L4.6 (25%)	4,478	1,948	1,168	-
Total	39,091	13,955	5,426	17,279
Total Irrigated Area, ft²			75,751	

[1] Caddis -West Eagle Housing Schematic Design, 08/08/2022

Eagle County – West Eagle Housing Development

Estimated Water Demands

Previously Annexed Parcels

Spronk Water Engineers, Inc.
1000 Logan St. | Denver, CO 80203-3011 | (303) 861-9700 | spronkwaterengineers.com

July 22, 2024

Eagle County
Attn: Tori Franks
P.O. Box 850
500 Broadway
Eagle, CO 81631

Re: West Eagle Development Annexed (ECG/ECHDA) Site, Estimated Water Demand (Project No. 284.01.EC)

Dear Tori,

This letter is in response to your request to provide an estimate of the water demands for the subject property, West Eagle Development (ECG/ECHDA Site). The subject property is a portion of the proposed development of West Eagle in the southwestern area of the Town of Eagle, Colorado, shown in Figure 1, and identified as "County Parcel". The subject property is included within the Town of Eagle boundaries and is located adjacent to property that was once a horse pasture owned by the U.S. Forest Service.

Single-family equivalents, EQRs for the subject property, were estimated and tabulated in Table 1 based on the provided schematic and table in Figure 1. Table 1 was developed in accordance with the Town of Eagle Code of Ordinances, Section 12.16.060 (see also Attachment A), and shows a total of **56.80 EQRs** for the buildings in the subject property. There is a total of ten buildings proposed for the subject property: one duplex, seven multi-family homes, and two townhomes.

The subject property is to be irrigated with raw water from Ditch No.2 Ditch, and the total proposed irrigated area is 77,313 square feet, as per DHM Design (4/5/23). The irrigated area credited in the Town's EQR calculations sums to 38,500 square feet, see Table 1. The proposed irrigated area exceeds the EQR included irrigated area by 38,813 square feet. This additional irrigated area converts to **9.70 EQRs**, and the raw water credit for the irrigated area equals **7.73 EQRs**. See Table 1.

The total EQR for the Town of Eagle **water** plant investment fee for the West Eagle Development - Annexed site is **58.77 EQRs:** 56.80 EQR for buildings plus 9.70 EQRs for additional landscape irrigated area minus 7.73 EQRs for raw water credit. The total EQR for calculating the Town of Eagle **sewer** plant investment fee for the West Eagle Development – Annexed Site is **47.18 EQRs:** 56.80 EQRs for buildings minus 9.63 EQRs for the included irrigated landscape area. See Table 1.

Please feel free to contact me with any questions regarding this water demand equivalent estimate.

Sincerely,

Jon Mayberry, P.E.
Spronk Water Engineers, Inc.

w/ attachments

FIGURE 1

BUILDING/ UNIT DATA - COUNTY & USFS PARCELS

BUILDING	BLDGS	UNITS	BRs / UNIT	BRs TOTAL	BATHRM'S/ UNIT	BATHRM'S TOTAL	OCCUPANTS
ALL							
A DUPLEX A	5	10	4	40	3	30	60
B TOWNHOME 4	6	24	2	48	3	72	72
C DUPLEX B	2	4	2	8	2	8	12
D MULTI FAM 6	1	3	1	3	1	3	4.5
		3	2	6	2	6	9
E MULTI FAM 10	6	48	2	96	2	96	144
		12	1	12	1	12	18
F MUTLI FAM 10	2	18	2	36	2	36	54
		2	1	2	1	2	3
G TOWNHOME 3	3	9	2	18	3	27	27
H TOWNHOME 2	1	2	2	4	3	6	6
J TRIPLEX	7	7	2	14	1	7	21
		14	3	42	3	42	63
SITE/ PROJECT TOTAL	33	156		329		347	493.5

BUILDING/ UNIT DATA - COUNTY PARCEL ONLY

BUILDING	BLDGS	UNITS	BRs / UNIT	BRs TOTAL	BATHRM'S/ UNIT	BATHRM'S TOTAL	OCCUPANTS
w/o USFS							
A DUPLEX A	5	10	4	40	3	30	60
B TOWNHOME 4	6	24	2	48	3	72	72
C DUPLEX B	2	4	2	8	2	8	12
D MULTI FAM 6	1	3	1	3	1	3	4.5
		3	2	6	2	6	9
E MULTI FAM 10	4	32	2	64	2	64	96
		8	1	8	1	8	12
F MUTLI FAM 8	2	18	2	36	2	36	54
		2	1	2	1	2	3
G TOWNHOME 3	2	6	2	12	3	18	18
H TOWNHOME 2	0				3	0	0
J TRIPLEX	1	1	2	2	1	1	3
		2	3	6	3	6	9
SITE/ PROJECT TOTAL	23	113		235		254	352.5

BUILDING CODE INFORMATION:

BUILDING CODE: 2021 IBC
BUILDING TYPE AND OCCUPANCY: TYPE V-B / GROUP R2 OCCUPANCY
FULLY SPRINKLERED



SITE PLAN
1:50

N

caddis collaborative
1521 Easy Rider Ln. #102
Boulder, CO 80304
tel: 303.443.3629
hello@caddispc.com
www.caddispc.com

WEST EAGLE HOUSING

EAGLE COUNTY HOUSING
P.O. Box 850
500 Broadway
Eagle, Colorado 81631

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Full Size: 0" 1" 2"
Date: 5-13-2022
Project: Project Number
Archive:
Plot Date: 5/23/2022 9:22:57 AM
Revisions:

Rev#	Date	Description

SCHEMATIC DESIGN

12/23/2022 REVISED

ARCHITECTURAL SITE PLAN

A0.1

TABLE 1

West Eagle Annexed (ECG/ECHDA) Site - Water Demand Estimate (7/15/2024)

Equivalent Residence (EQR) Tabulation

Building Name[1]	Building Type	Number of Buildings[2]	Units per Building[1]	Total Number of Units	Number of Bedrooms[1]/ Unit	Number of Baths[1]/Unit	Base Unit[3] EQR	Total Town EQR = EQR/Unit x Units	Irr Area per unit included[3], ft²	Total Irr Area incl in EQR, ft²
C1	Duplex	1	2	2	2	2	0.9	1.8	1250	2500
D1 - 1	Multi-Family	1	3	3	1	1	0.6	1.8	500	1500
D1 - 2	Multi-Family	*1*	3	3	2	2	0.8	2.4	500	1500
E1, E2, E4, E5 - 1	Multi-Family	4	8	32	2	2	0.8	25.6	500	16000
E1, E2, E4, E5 - 2	Multi-Family	*4*	2	8	1	1	0.6	4.8	500	4000
F1, F2 - 1	Multi-Family	2	9	18	2	2	0.8	14.4	500	9000
F1, F2 - 2	Multi-Family	*2*	1	2	1	1	0.6	1.2	500	1000
G1, G2	Townhome	2	3	6	2	3	0.8	4.8	500	3000
Development Building EQR								**56.8**		38,500

[1] - See Figure 1

[2] - Multi-Family Buildings listed more than once when bedroom configurations varied within building.

[3] - See Attachment A: Town of Eagle 2023 Water and Sewer Plant Investment Fee Application, Multifamily, Hotels, Motels & Transient Units

Additional Irrigated Area\Landscape EQR Calculation

Irrigated area credit included in EQR calculation[3], ft²	38,500
Total proposed irrigated landscape area[4], ft²	77,313
Additional Irrigated Area, ft² (in excess of EQR included area)	38,813
EQR of Additional Irr Area[3] = 0.25 x each 1,000 ft²	**9.70**

[4] - Proposed Landscape Area (DHM Design, 4/5/23)

Total Development Supply EQR

Development EQR	56.80	
Additional Irrigated Area EQR	9.70	
Raw Water Irr Credit, EQR	7.73	(77313/2500*.25)
Total Development Supply EQR	**58.77**	

Sewer EQR Calculations

Building EQR	56.80	
EQR of irr area included in Development EQR	9.625	(38,500/1000*.25)
Net Sewer EQR = Bldg EQR - IRR area EQR	**47.18**	

Eagle County – West Eagle Housing Development

Estimated Water Demands

USFS Parcel

Spronk Water Engineers, Inc.
1000 Logan St. | Denver, CO 80203-3011 | (303) 861-9700 | spronkwaterengineers.com

July 15, 2024

Eagle County
Attn: Tori Franks
P.O. Box 850
500 Broadway
Eagle, CO 81631

Re: West Eagle Development Area (USFS Owned Site), Estimated Water Demand (Project No. 284.01.EC)

Dear Tori,

This letter is in response to your request to provide an estimate of the water demands for the subject property, West Eagle Development Area (USFS Owned Site). The subject property is adjacent to the proposed development of West Eagle in the southwestern area of the Town of Eagle ("Town"), Colorado, shown in Figure 1, and identified as "USFS Parcel not in current Contract/ Landuse". The subject property is currently owned by the U.S. Forest Service and is the southern portion of a parcel identified by the Eagle County Assessor as parcel number 210905100027. See Figure 2.

Single-family residence equivalents, called equivalent residences, or "EQRs" for the subject property, were estimated and tabulated in Table 1 based on the provided schematic and table in Figure 1. Table 1 was developed in accordance with the Town of Eagle Code of Ordinances, Section 12.16.060 (see also Attachment A), and shows a total of **35.0 EQRs** for the buildings in the subject property. There is a total of 10 buildings proposed for the subject property: two multi-family buildings, six triplexes, and two townhomes.

The subject property is to be irrigated with raw water, and the total proposed irrigated area is 42,341 square feet, as per draft landscape designs (7/29/2022) provided by DHM Design. The irrigated area included in the Town's EQR calculations sums to 22,000 square feet, see Table 1. The proposed irrigated area exceeds the EQR credited irrigated area by 20,341 square feet. This additional irrigated area demand converts to 5.09 EQRs, however the raw water irrigation credit for the 42,341 square feet of irrigated area equals 4.23 EQRs (0.25 EQRs per 2500 square feet.)

The total EQR for calculating the Town of Eagle **water** plant investment fee for the West Eagle Development – USFS Owned Site is **35.85 EQRs**, 35.00 EQRs for buildings plus 5.09 EQRs for the additional irrigated landscape area minus 4.23 EQRs for raw water irrigation credit. The total EQR for calculating the Town of Eagle **sewer** plant investment fee for the West Eagle Development – USFS Owned Site is **29.50 EQRs**, 35.00 EQRs for buildings minus 5.5 EQRs for the included irrigated landscape area. See Table 1.

Please feel free to contact me with any questions regarding this water demand equivalent estimate.

Sincerely,

Jon Mayberry, P.E.
Spronk Water Engineers, Inc.

w/ attachments

FIGURE 1

BUILDING/ UNIT DATA - COUNTY & USFS PARCELS

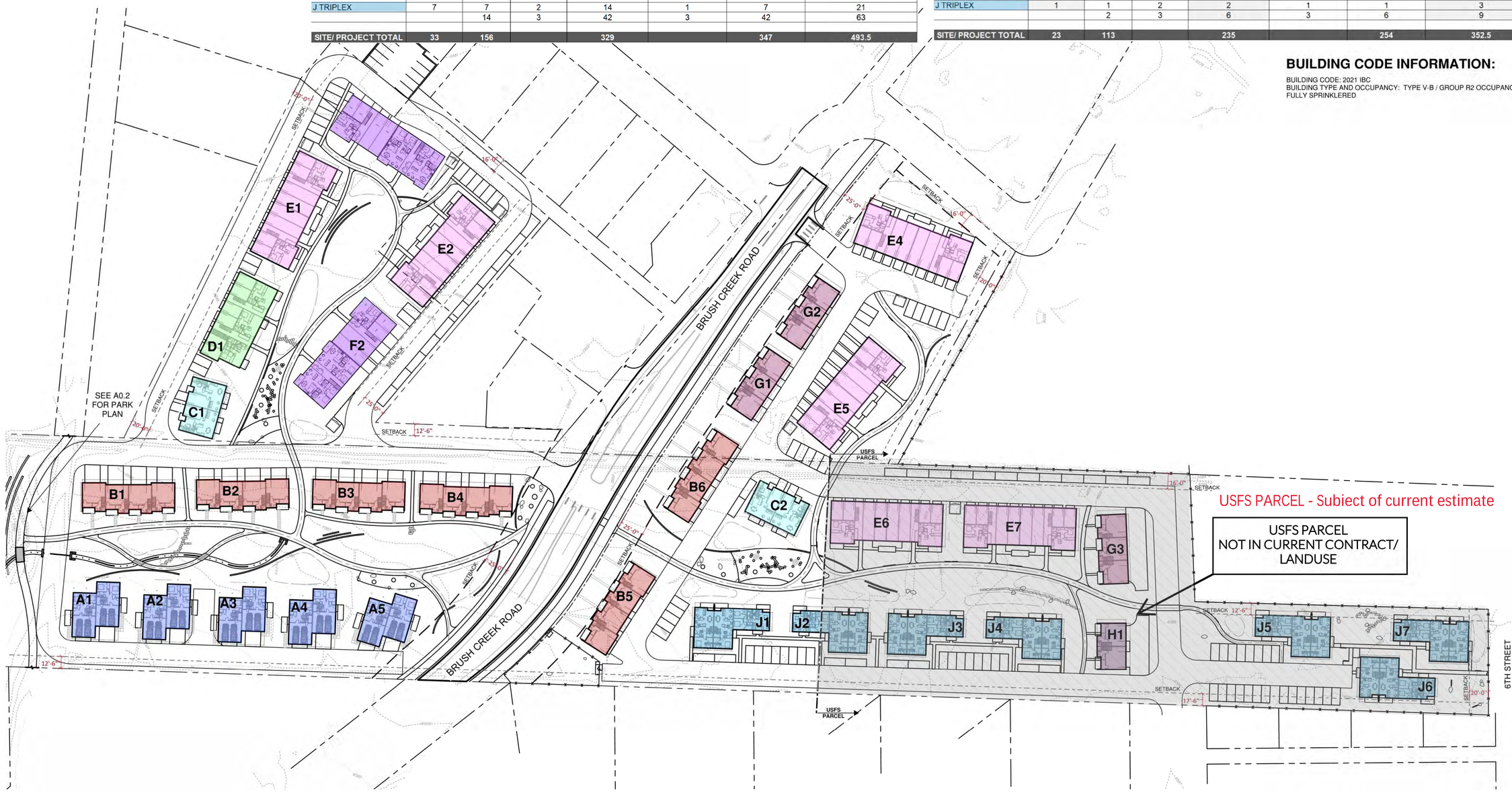
BUILDING	BLDGS	UNITS	BRs / UNIT	BRs TOTAL	BATHRM'S/ UNIT	BATHRM'S TOTAL	OCCUPANTS
ALL							
A DUPLEX A	5	10	4	40	3	30	60
B TOWNHOME 4	6	24	2	48	3	72	72
C DUPLEX B	2	4	2	8	2	8	12
D MULTI FAM 6	1	3	1	3	1	3	4.5
		3	2	6	2	6	9
E MULTI FAM 10	6	48	2	96	2	96	144
		12	1	12	1	12	18
F MUTLI FAM 10	2	18	2	36	2	36	54
		2	1	2	1	2	3
G TOWNHOME 3	3	9	2	18	3	27	27
H TOWNHOME 2	1	2	2	4	3	6	6
J TRIPLEX	7	7	2	14	1	7	21
		14	3	42	3	42	63
SITE/ PROJECT TOTAL	33	156		329		347	493.5

BUILDING/ UNIT DATA - COUNTY PARCEL ONLY

BUILDING	BLDGS	UNITS	BRs / UNIT	BRs TOTAL	BATHRM'S/ UNIT	BATHRM'S TOTAL	OCCUPANTS
w/o USFS							
A DUPLEX A	5	10	4	40	3	30	60
B TOWNHOME 4	6	24	2	48	3	72	72
C DUPLEX B	2	4	2	8	2	8	12
D MULTI FAM 6	1	3	1	3	1	3	4.5
		3	2	6	2	6	9
E MULTI FAM 10	4	32	2	64	2	64	96
		8	1	8	1	8	12
F MUTLI FAM 8	2	18	2	36	2	36	54
		2	1	2	1	2	3
G TOWNHOME 3	2	6	2	12	3	18	18
H TOWNHOME 2	0				3	0	0
J TRIPLEX	1	1	2	2	1	1	3
		2	3	6	3	6	9
SITE/ PROJECT TOTAL	23	113		235		254	352.5

BUILDING CODE INFORMATION:

BUILDING CODE: 2021 IBC
BUILDING TYPE AND OCCUPANCY: TYPE V-B / GROUP R2 OCCUPANCY
FULLY SPRINKLERED



SITE PLAN
1:50

N

caddis collaborative
1521 Easy Rider Ln. #102
Boulder, CO 80304
tel: 303.443.3629
hello@caddispc.com
www.caddispc.com

WEST EAGLE HOUSING

EAGLE COUNTY HOUSING
P.O. Box 850
500 Broadway
Eagle, Colorado 81631

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Full Size: 0" 1" 2"
Date: 5-13-2022
Project: Project Number
Archive:
Plot Date: 5/23/2022 9:22:57 AM
Revisions:

Rev#	Date	Description

SCHEMATIC DESIGN

12/23/2022 REVISED

ARCHITECTURAL SITE PLAN

A0.1



Sources:
Background Image is 2017 USDA NAIP for Eagle County, CO
Parcel boundaries from Eagle County Assessor Online GIS.

Figure 2

USFS Owned Site
West Eagle Development Area

Neilson South Ditch, Current Alignment
Ditch No. 2 Ditch, Current Alignment

250 125 0 250 500 Feet

Approximate Scale = 1:4,000

SWE Spronk Water Engineers, Inc.

5/24/23

TABLE 1

Water Demand Estimate - West Eagle USFS Owned Site (07/15/24)

Equivalent Residence (EQR) Tabulation

Building Name[1]	Building Type	Number of Buildings	Units per Building	Total Number of Units	Number of Bedrooms[1]/ Unit	Number of Baths[1]/Unit	Base Unit[2] EQR	EQR per Addl. Bedroom[2]	Total Town EQR/Unit[2]	Total Town EQR = EQR/Unit x Units	Irr Area per unit included[2], sq. ft.	Total Irr Area incl in EQR, sq. ft.
E6, E7	Multi-Family	2	8	16	2	2	0.8		0.8	12.8	500	8000
E6, E7	Multi-Family	*2*	2	4	1	1	0.6		0.6	2.4	500	2000
G3	Townhome	1	3	3	2	3	0.8		0.8	2.4	500	1500
H1	Townhome	1	3	3	2	2	0.8		0.8	2.4	500	1500
J2 - J7	Triplex	6	1	6	2	1	0.6		0.6	3.6	500	3000
J2 - J7	Triplex	*6*	2	12	3	3	0.8	0.15	0.95	11.4	500	6000
Development EQR										**35.00**		22,000

[1] - See Figure 1

[2] - See Attachment A: Town of Eagle 2023 Water and Sewer Plant Investment Fee Application, Multifamily, Hotels, Motels & Transient Units

Note: The multifamily homes and the triplexes are each listed above twice because these buildings have units with varying numbers of bedrooms and bathrooms.

Additional Irrigated Area\Landscape EQR Calculation

Irrigated area credit included in EQR calculation[3], ft²	22,000	
Total proposed irrigated landscape area[4], ft²	42,341	
Additional Irrigated Area, ft² (in excess of EQR credit area)	20,341	
EQR of Additional Irr Area[2] = 0.25 x each 1,000 ft²	**5.09**	(20,341/1000) x 0.25

[4] - Proposed Landscape Area (DHM Design, 7/29/22)

Total Development Supply EQR

Development EQR	35.00	
Additional Irrigated Area EQR	5.09	
Raw Water Irr Credit, EQR	4.23	(42341/2500*.25)
Total Development Supply EQR	**35.85**	

Sewer EQR Calculations

Building EQR	35.00	
EQR of irr area included in Development EQR	5.5	(22,000/1000) x 0.25
Net Sewer EQR = Bldg EQR - IRR area EQR	**29.50**	

BP#_____

2023 WATER AND SEWER PLANT INVESTMENT FEE APPLICATION
MULTI FAMILY, HOTELS, MOTELS & TRANSIENT UNITS

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: _____ Date: _____

Mailing Address: _____

City: _____ State: _____ Zip: _____ Phone: _____

Applicant (if different than owner): _____ Phone: _____

WATER AND SEWER SERVICE LOCATION

Street Address: _____

Lot: _____ Block: _____ Subdivision: _____ Filing: _____

CALCULATION OF WATER FEES

MULTI-FAMILY RESIDENTIAL	**Qty.**	**EQR Rate**	**Tot. EQR**		**Fees**
Multi-Family Residential Duplex Up to 3 bedrooms and 2 bathrooms per unit NOTE: Includes 1,250 square feet of irrigated area per unit.	_____ x	(0.9 EQR) =	_____ x	$14,501=	$_____
MULTI-FAMILY RESIDENTIAL THREE OR MORE UNITS PER BUILDING					
Studio apartments (no bedrooms and up to one bath)	_____ x	(0.4 EQR) =	_____ x	$14,501=	$_____
Unit up to 2 bedrooms and 1.5 baths	_____ x	(0.6 EQR) =	_____ x	$14,501=	$_____
Unit up to 2 bedrooms and 2 baths	_____ x	(0.8 EQR) =	_____ x	$14,501=	$_____
Each Additional Bedroom	_____ x	(0.15 EQR) =	_____ x	$14,501=	$_____
Each Additional Kitchen (wet bar)	_____ x	(0.10 EQR) =	_____ x	$14,501=	$_____
Each additional 1,000 square feet of irrigated area	_____ x	(0.25 EQR) =	_____ x	$14,501=	$_____
NOTE: For apartments/townhomes Includes 500 square feet of irrigated area per unit.					
Sub-Total EQR Collective Billing			_____		
MOTEL, HOTEL AND TRANSIENT RENTAL UNITS					
First unit or managers quarters	_____ x	(1.0 EQR) =	_____ x	$14,501=	$_____
Each additional rental room without cooking facilities	_____ x	(0.4 EQR) =	_____ x	$14,501=	$_____
Each additional rental room with cooking facilities	_____ x	(0.5 EQR) =	_____ x	$14,501=	$_____
Sub-Total EQR Motel Hotel & Transient Rental Units			_____		
OTHER COMMON FACILITIES					
Washing machines – less than 12 pound capacity	_____ x	(0.5 EQR) =	_____ x	$14,501=	$_____
NOTE: Larger machines subject to commercial schedule					
Sub-Total EQR Other Common Facilities			_____		
Total EQR for Building (does not include landscaping)			_____		
COMMON OPEN SPACE/LANDSCAPING					
Permanently irrigated area (per 1,000 square feet or fraction thereof)	_____ x	(0.25 EQR) =	_____ x	$14,501=	$_____

BP#_____

2023 WATER AND SEWER PLANT INVESTMENT FEE APPLICATION
MULTI FAMILY, HOTELS, MOTELS & TRANSIENT UNITS

TOTAL WATER PLANT INVESTMENTS FEES **$_____**

EQR From Page 1 _____

Water Plant Investment Fees From Page 1 $_____

CALCULATION OF SEWER PLANT INVESTMENT FEES

Sewer Tap Fee
Total EQR for Building** _____ x $10,000= $_____

Use Total EQR for Building **(does not include landscaping)**

TOTAL SEWER PLANT INVESTMENTS FEES **$_____**

WATER METER FEES

☐ 1” $990.00 $_____

☐ 2” $4,410.00* $_____

*Note: Meters larger than 1” are priced when ordered (based on size and cost of metal)

TOTAL METER FEES **$_____**

GRAND TOTAL EQR _____

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

Pre-Paid Water PIF $_____

Total EQR _____

Credit ID# _____

Credit Approved and Recorded by _____

TOTAL WATER FEES **$_____**

TOTAL SEWER FEES **$_____**

TOTAL METER FEES **$_____**

(CREDIT for Pre-Paid) **$_____**

50% DISCOUNT FOR LERP UNITS **$_____**

GRAND TOTAL FEES **$_____**

Certification

STATEMENT OF APPLICANT: I hereby certify that the statement and information contained herein constitute, to my best knowledge and belief, a full and complete description of the facilities for which Eagle water and sewer services are requested. Further, I agree to conform to all provisions of the Eagle Municipal Code as written or as may be amended pertaining to water, water service and sewer service. I understand that the Town of Eagle reserves the right to inspect the premises for which these water and sewer services are intended and to adjust the water tap and sewer PIF fees for any discrepancy between the actual structure or use served and the information contained in this application.

APPLICANT'S SIGNATURE_____ **DATE**_____

EQR Certification

Actual development fairly represents information presented in this application.

By: _____ DATE_____
Town Engineer

Appendix F: Traffic

Note: Included in this WEH LUA is the Transportation Impact Study (TIS) document without appendices. The complete TIS can be found here.

July 19, 2024

Eagle County
ATTN: Tori Franks
PO Box 850
500 Broadway
Eagle, CO 81631

RE: West Eagle Affordable Housing – Brush Creek Road Extension Design Standards

Tori,

The purpose of this memorandum is to discuss the recommendations for Brush Creek Road Extension (BCRE) as it applies to the West Eagle Affordable Housing (WEH) project. We understand that the Town has asked Eagle County to provide a roadway design for the BCRE within the project area.

Conformance with Town Policies and Guidelines

Many of the Town's guiding documents include methods to reduce motor vehicle trips, associated congestion, promote multimodal travel, protect bicyclists and pedestrians, and increase overall vitality and quality of life. A sampling of these documents includes the following visions and goals:

- **Elevate Eagle Comprehensive Plan:**
  - Goal 2-4: Connect Eagle's neighborhoods physically and visually through a trail-oriented environment
  - Goal 3-3: Find new opportunities for trail and park system expansion and connections
  - Goal 5-2: Improve vehicular traffic circulation
  - Goal 5-3: Expand the network of safe and convenient pedestrian and bicycle circulation
- **West Eagle Sub Area Plan**
  - Goal 3: Encourage redevelopment that benefits the greater community of Eagle
  - Goal 2d: Extend Brush Creek Road to connect to Hwy 6
- **Town of Eagle Net Zero Action Plan**
  - Section 3.1. Reduce Vehicle Miles Traveled
- **Elevate Eagle**
  - Goal 5-3. Expand the Network of Safe and Convenient Pedestrian and Bicycle Circulation
- **Town of Eagle Strategic Plan**
  - Major Objectives. Match Infrastructure to Quality of Life
  - Major Objective: Focus on recreation, events, and open space
- **Eagle, CO Downtown Assessment**
  - Connectivity & Future Mobility. Curate the Pedestrian/Bike Experience

The West Eagle Affordable Housing project is strategically located within the walkable and bikeable areas of Eagle. Multimodal improvements have been proposed within the submitted Transportation Impact Study (TIS)[1] and site plan.

Conceptual Design Objectives and Goals

The Brush Creek Road Extension will consist of approximately 2,000' of new major collector roadway alignment from Grand Avenue to the Brush Creek Road & Capitol Street intersection. Of this, approximately 350' of the BCRE is the street frontage along the WEH project. West of the project, existing Castle Drive extends approximately 650' to Grand Avenue. East of the project, the BCRE extends approximately 1,000', south of the Bull Run neighborhood to the existing intersection of Capitol Street and Brush Creek Road. The frontage that extends across the WEH project consists of approximately 18% of the overall length of BCRE.

This memorandum references the NACTO design manuals. NACTO is an association of 100 major North American cities and transit agencies formed to exchange transportation ideas, insights, and practices and cooperatively approach national transportation issues.[2]

> *"The National Association of City Transportation Officials (NACTO) publishes its own manual—the Urban Street Design Guide—which covers best practices for promoting walkability, public transit, and traffic calming. The NACTO guide is written with designs that are in compliance with the Green Book, even if state DOTs rarely use the flexibilities that NACTO allows."*
>
> *https://t4america.org/community-connectors/what-they-mean/design-standards/*

Previous Design Concepts

The BCRE has been memorialized in a development agreement for the Haymeadow project. A schematic design was completed for that agreement and has been the current document for discussion of design standards of the BCRE.

Figure 1 shows this section per the Haymeadow development agreement. A full-scale view is attached in the **Appendix** of this document. The section consists of the following geometric elements as shown in **Table 1**. As we understand, there has only been a conceptual level design performed to provide enough detail for the Haymeadow Agreement, and it was understood that a detailed design would be completed at a later date.

[1] Transportation Impact Study for West Eagle Affordable Housing, Eagle, Colorado, McDowell Engineering, May 22, 2023

[2] https://www.nacto.org, retrieved July 19, 2024

Figure 1: BCRE Conceptual Section per Haymeadow Agreement

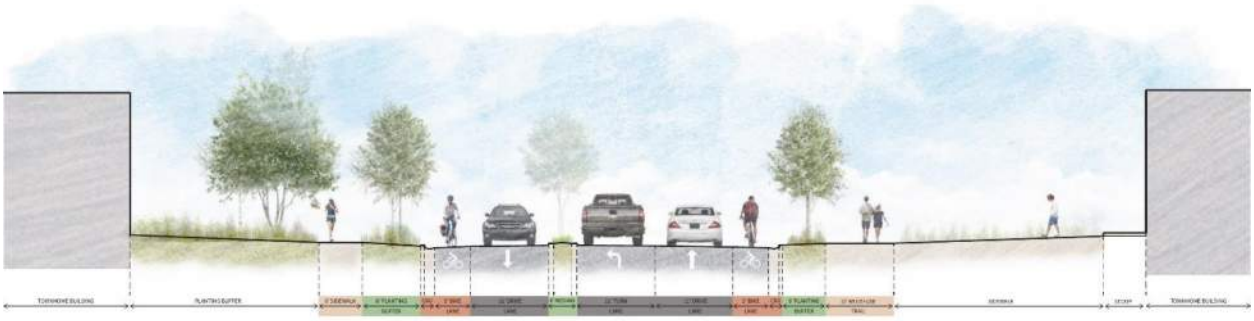


Table 1: Haymeadow Agreement BCRE Conceptual Section

Element	Size	Comments
Planting Buffer	(width varies)	
Concrete Sidewalk	6’	
Planting Buffer	8’	
Concrete Curb & Gutter	1.5’ – 2’	
Asphalt Bike Lane	5’	Attached to travel lane
Asphalt Eastbound Vehicular Travel Lane	11’	
Raised Median	4’	
Asphalt Turn Lane	11’	Required at site entrances
Asphalt Westbound Vehicular Travel Lane	11’	
Asphalt Bike Lane	5’	Attached to travel lanes
Planting Buffer	6’	
Multiuse Trail	10’	

Proposed Design Concept

The WEH project seeks to provide a project that has prioritized multimodal trips through infrastructure design and planning. Since there will be many residential units, safety for pedestrians and bicyclists is a top priority. The proposed infrastructure for BCRE that is adjacent to the WEH is proposed to have elements that will provide a high quality of living experience, promote pedestrian, bicycle, and transit modal selections, and provide the utmost of safety for all residents.

Figure 2: BCRE Proposed Section



Table 2: BCRE Proposed Section

Element	Size	Comments
Planting Buffer	(width varies)	
Concrete Sidewalk	6’	
Planting Buffer	8’	
Concrete Curb & Gutter	1.5’ – 2’	
Asphalt Bike Lane	6’	Attached to travel lane
Asphalt Eastbound Vehicular Travel Lane	11’	
Raised Median	4’	
Asphalt Turn Lane	10’	Required at site entrances
Asphalt Westbound Vehicular Travel Lane	11’	
Concrete Curb & Gutter	1.5’ – 2’	
Planting Buffer	6’	
Multiuse Trail	15’	Multiuse trail can be partitioned off for bicycles or left as full trail

Figure 2 shows the BCRE proposed section for the WEH project. This section features elements that prioritizes the pedestrian, bicycling, and transit experiences and caters to the residential users within the project. Guidelines for this section are based upon NACTO[3] recommendations.

Elements as described in **Table 2** above are described in detail as follows:

Concrete Sidewalk: Concrete sidewalks are at minimum six feet (6’) wide to provide for two-way pedestrian traffic on both sides of the BCRE[4]. On the north side, the concrete sidewalk is wider and includes a partitioned multi-use trail.

[3] National Association of City Transportation Officials, https://www.nacto.org,
[4] West Eagle Affordable Housing TIS, Section 5.5, Page 35. McDowell Engineering, 2023.

Planting Buffers: Planting buffers are a minimum of 8' wide[5]. Planting buffers serve the following features:

- Snow storage
- Environmental spacing between vehicles and bicycles/pedestrians.
- Adequate planting areas for vegetation and mature trees

Attached Asphalt Bike Lane: An attached bike lane is provided on the south side of the BCRE (eastbound direction only)[4]. This bike lane will likely only be utilized by competent cyclists that are comfortable riding with vehicular traffic. The attached bike lane will be striped a minimum of six feet (6')[6] to allow cyclists to occupy the attached bike lane while allowing motorists to safely overtake bicyclists using the attached bike lane.

Vehicular Travel Lanes: Travel lanes are proposed to be eleven feet (11') wide[4,7]. This will provide travel speed attenuation, and with the planting buffers, provide a "canopy of vegetation" that provides additional speed mitigation. The Town has other routes that can serve as primary heavy vehicle and truck routes, and since the route of BCRE navigates the WEH as well as other existing residential neighborhoods, the number and frequency of heavy vehicles should be minimal. The Town should also consider signage and providing a truck route for its overall street network.

NACTO recommends that lanes not exceed eleven feet (11'), and that lane widths of ten feet (10') are appropriate in urban areas and have a positive impact on a street's safety without impacting traffic operations.[8]

> *"TRAVEL LANE WIDTHS OF 10 FEET GENERALLY PROVIDE ADEQUATE SAFETY IN URBAN SETTINGS WHILE DISCOURAGING SPEEDING"*
>
> *"LANES GREATER THAN 11 FEET SHOULD NOT BE USED AS THEY MAY CAUSE UNINTENDED SPEEDING AND ASSUME VALUABLE RIGHT-OF-WAY AT THE EXPENSE OF OTHER MODES"*
>
> *URBAN STREET DESIGN GUIDE - NACTO*

Additional Lane width will have a nominal increase in roadway capacity but may introduce undesirable aspects such as excessive travel speed, increased risk of vehicle crashes, more right-of-way, longer (and consequently more exposed) crosswalks, as well as the side effects of higher speeds, including excess noise, dust, pollution, and related environmental factors. This is echoed in a recent study entitled *A National Investigation on the Impacts of Lane Width on Traffic Safety*[9].

---

[5] West Eagle Affordable Housing TIS, Section 2.1, Page 12. McDowell Engineering, 2023.
[6] Urban Bikeway Design Guide, NACTO, Page 6, April 2011 Edition
[7] Urban Street Design Guide, NACTO, Pages 33-36, 2013
[8] Urban Street Design Guide, NACTO, Page 34, 2013
[9] *A National Investigation On The Impacts Of Lane Width On Traffic Safety: Narrowing Travel Lanes As An Opportunity To Promote Biking And Pedestrian Facilities Within The Existing Roadway Infrastructure,* Johns Hopkins Bloomberg School of Public Health, November 2023.

Raised Center Median: A raised center median provides separation from oncoming traffic, provides a landscape buffer, and gives the overall roadway the appearance of having narrow lanes. Additionally, the center median can provide better refuges at pedestrian crossing locations (see **Figure 3**) to minimize the length of crossings.

Turn Lanes: Asphalt turn lanes are proposed to be eleven feet (11') to provide access to the residential areas of WEH[10]. The turn lanes have relatively low turning volumes and minimal queues. The TIS used the Highway Capacity Manual (HCM) methodology to calculate the average delay and the 95th percentile queue lengths for sizing of the lanes.

Multiuse Trail: A multiuse trail is proposed to be 15' wide and located on the north side of the BCRE. The multiuse trail will serve pedestrian and casual and recreational cyclists that do not choose to ride in the travel lanes or attached bike lanes along the corridor. The multiuse trail will also serve pedestrians, using the functionality of the concrete sidewalk. Optionally, striping and pavement marking may be added to delineate walking areas and cycling areas to provide spacing between these travel users.

Raised Crosswalk and RRFB: A raised crosswalk with a Rapid Rectangular Flashing Beacon (RRFB) work collaboratively together to provide a safe crossing for pedestrians and bicyclists[3]. The combination of both of these elements produces the highest compliance rate for vehicles yielding for pedestrians and bicycles. The elevated crosswalk can be designed to provide speed attenuation and be compliant with maintenance vehicles and snowplows. **Figure 3** shows the location of the RRFB and Elevated Crosswalk. Proper design will allow the elevated crosswalk to be effective in allowing lower traffic speeds, emergency access, and maintenance vehicles safety and effectively navigate it, while providing priority for pedestrians and bicyclists. The Town of Eagle's existing raised pedestrian crossing on Capitol Street on either side of the Brush Creek Pavilion are an example of well-designed and effective raised crosswalks.

[10] West Eagle Affordable Housing TIS, Section 5.2, Page 34. McDowell Engineering, 2023.

Figure 3: Circulation Diagram[11]



[11] Transportation Impact Study for West Eagle Affordable Housing, Eagle, Colorado, McDowell Engineering, May 22, 2023, Page 36

Summary

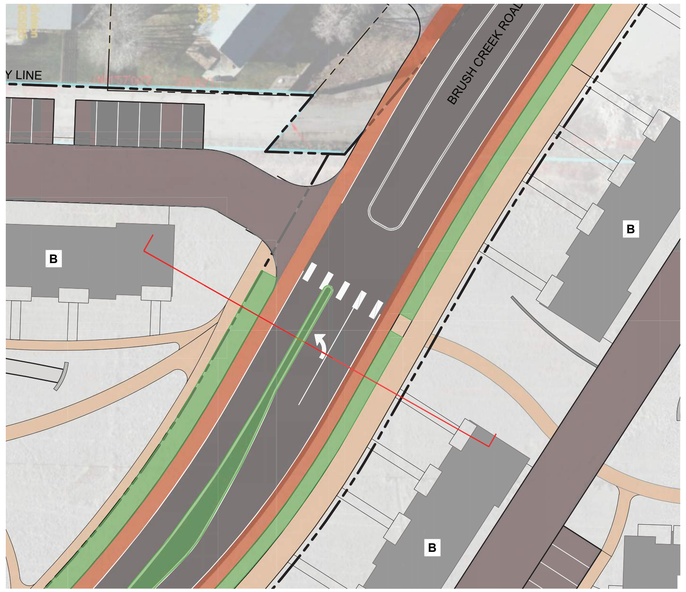
This memorandum has addressed the desired features to provide for a quality of life and environment for existing and future residents of the Town of Eagle. Using the most current urban design guidance and design principles; the goals of reduction of motor vehicle trips, associated congestion, promotion of multimodal travel, protection of bicyclists and pedestrians, and an overall increase in vitality can be achieved.

Please contact me directly with any questions about this information.

Sincerely,
McDowell Engineering

Greg Schroeder, PE
Traffic/Transportation Engineer

Enc.



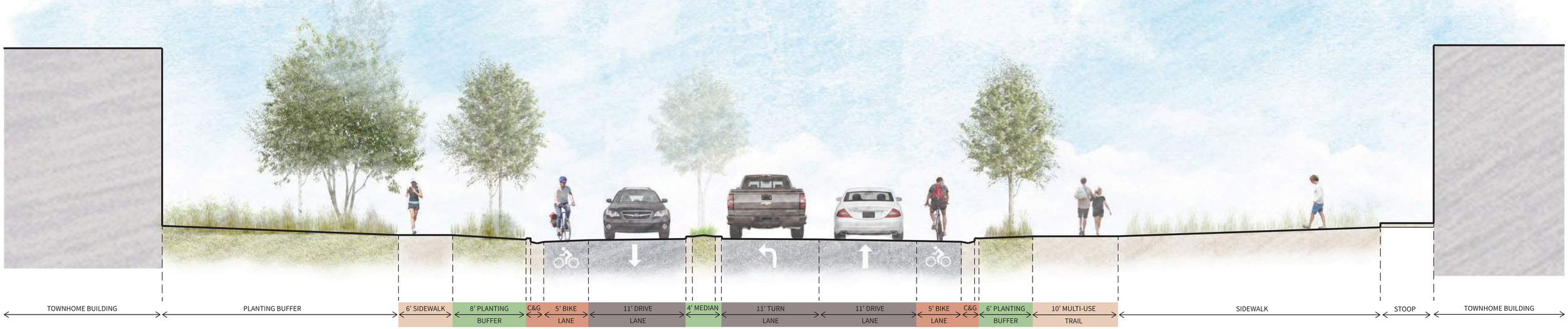
PLAN

LEGEND

- DRIVING LANES
- LANDSCAPE BUFFER
- BIKE LANE
- PEDESTRIAN SIDEWALKS

0' 15' 30' 60'

SCALE: 1"=30' N



SECTION

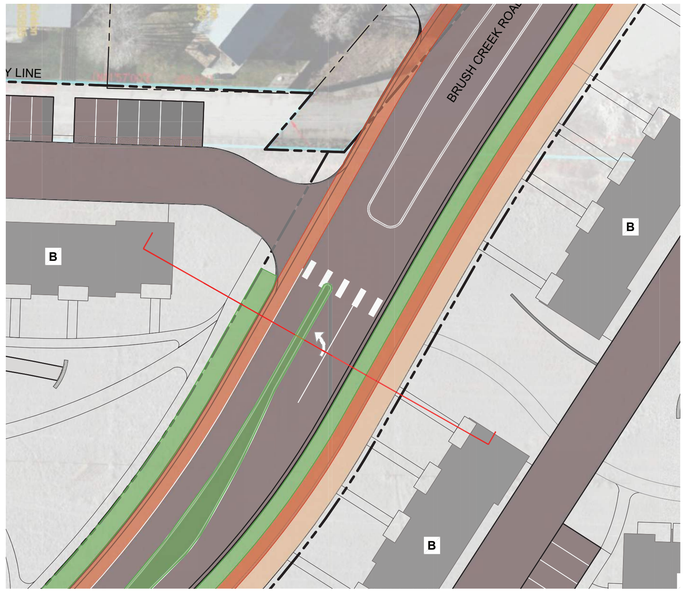
0' 2.5' 5' 10'

SCALE: 1"=5'

DHM DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING

OPTION 1: AS CURRENTLY DRAWN BCRE ROADWAY

WEST EAGLE HOUSING
MAY 2024



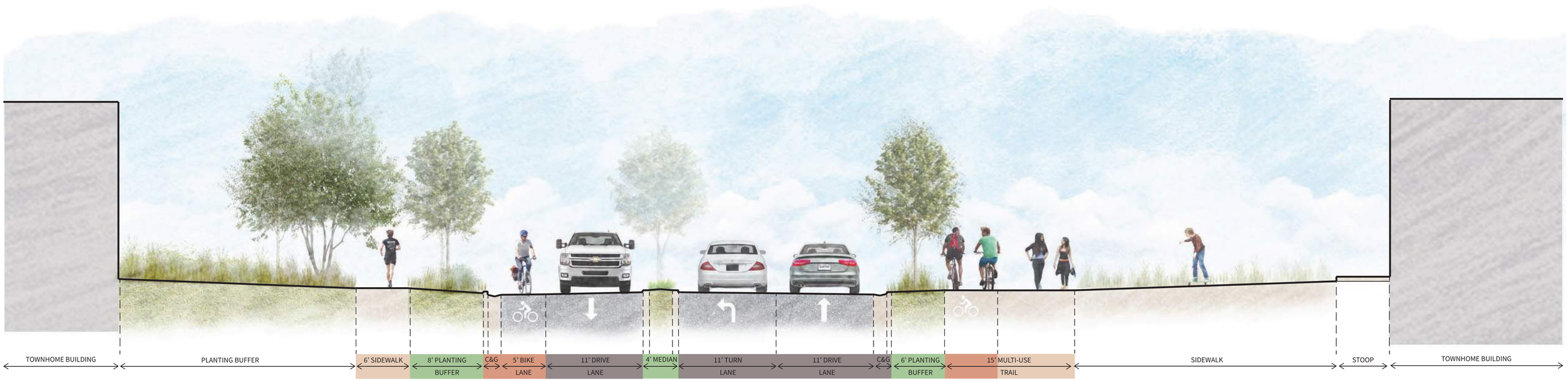
LEGEND

- DRIVING LANES
- LANDSCAPE BUFFER
- BIKE LANE
- PEDESTRIAN SIDEWALKS

0' 15' 30' 60'

SCALE: 1"=30' N

PLAN



SECTION

0' 2.5' 5' 10'

SCALE: 1"=5'

DHM DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING

OPTION 2: PROPOSED BCRE ROADWAY

WEST EAGLE HOUSING
MAY 2024

Transportation Impact Study
for
West Eagle Affordable Housing
Eagle, Colorado



May 22, 2023

PREPARED FOR:
Eagle County
500 Broadway
Post Office Box 850
Eagle, CO 81631
ATTN: Tori Franks

PREPARED BY:
McDowell Engineering, LLC
PO Box 4259
Eagle, CO 81631
970.623.0788

Contact: Kari J. McDowell Schroeder, PE, PTOE
Project Number: M1563

Statement of Engineering Qualifications

Kari J. McDowell Schroeder, PE, PTOE is a Transportation and Traffic Engineer for McDowell Engineering, LLC. Ms. McDowell Schroeder has over twenty-five years of extensive traffic and transportation engineering experience. She has completed numerous transportation studies and roadway design projects throughout the State of Colorado. Ms. McDowell Schroeder is a licensed Professional Engineer in the State of Colorado and has her certification as a Professional Traffic Operations Engineer from the Institute of Transportation Engineers.

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1.0 Project Description

McDowell Engineering has prepared this Transportation Impact Study (TIS) for the proposed West Eagle Affordable Housing project in Eagle, CO. The purpose of this transportation impact analysis is to forecast and analyze the impacts of the additional traffic volumes associated with the addition of the new housing on the surrounding roadway network.

The overall project is located on parcels owned by Eagle County (EC) and currently by the US Forest Service (USFS). Eagle County desires to acquire the USFS parcel in the future, but at this time has not completed the acquisition. A portion of the Eagle County parcels are currently occupied by utility buildings that are used for Road and Bridge Department purposes. The remaining portion is vacant fields and has been referred to as "the bull pasture." The USFS parcel is occupied with USFS related storage and equipment. **Figure 1** shows a vicinity map.

For the purposes of this study, the focus will be on the parcels owned by Eagle County. Additional information regarding future expansion of the project onto the USFS property is detailed in the **Appendix** and is included for reference only.

1.1 Project Phasing

The project is proposing 113 multifamily units. This consists of 74 units on the south side of the Brush Creek Road Extension, and 39 units on the north side of the Brush Creek Road Extension.

Since the USFS parcel has not been acquired as of yet, the breakdown of proposed units is as shown below in **Table 1**. **Figure 2** shows a site plan. **Figure 3** shows an ownership map with EC and USFS ownership.

Figure 1: Vicinity Map

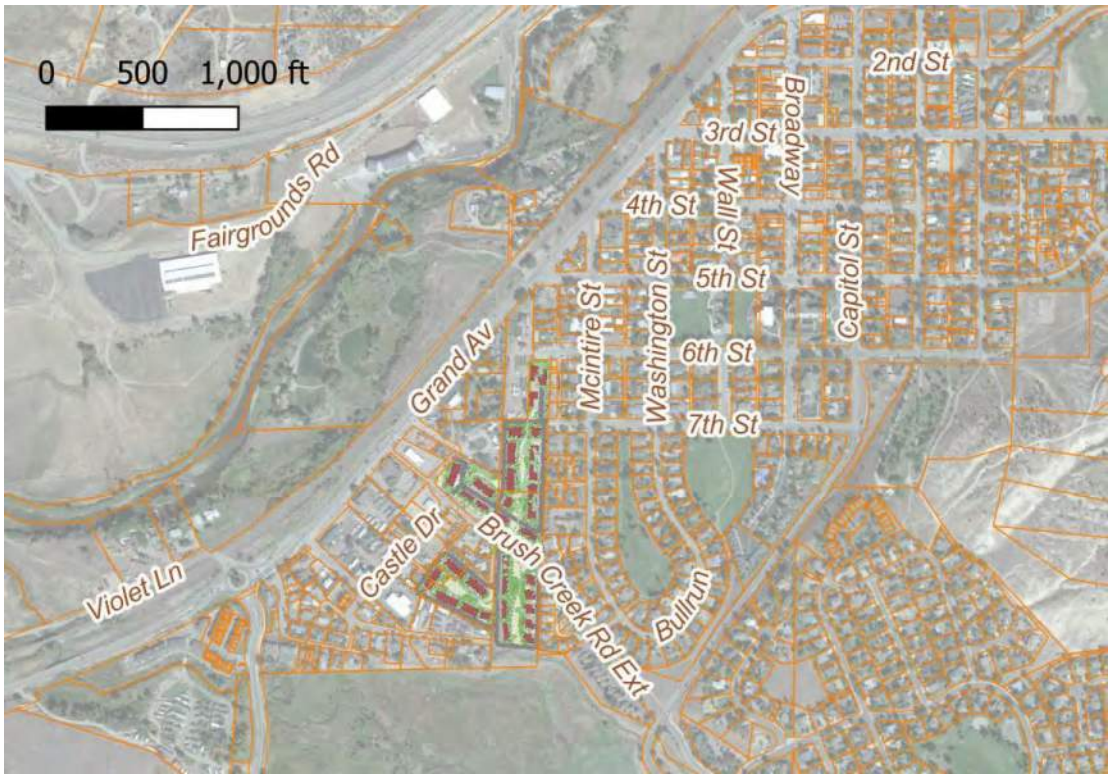


Table 1: Parcel Location Description

Location	# of MF Units	Description	Access to Roadway Network
South Side	**74**	**EC Parcel South of Brush Creek Road Extension**	**BCRE, Cascade Drive**
North Side	**39**	**EC Parcel North of Brush Creek Road Extension**	**BCRE**
USFS Parcel *	*40*	*USFS Parcel (not currently owned by EC)*	*7th Street, 7th Street Extension*
Total Units	**113**		

* Note: USFS Parcel information is not included in the main report, but information is included in the **Appendix**.

From **Table 1** above, each location has separate access points as shown. With the combination of these three locations, and the short-term and long-term scenarios of the Brush Creek Road Extensions, **Table 2** shows the scenarios that will be studied in this TIS.

Only the scenarios that are being currently implemented, **Scenarios B and F**, as shown in **Table 2** are included in the body of the TIS. The remaining scenarios are provided in the **Appendix** for reference.

Table 2: Scenario Descriptions

Scenario	Description	South Side	North Side	USFS Parcel	7th St. Ext.	BCRE	Location in TIS
A	*No BCRE, South Side Only*	*Y*					*Appendix*
B	**No BCRE, North & South Side, No FS**	**Y**	**Y**				**Main TIS**
C	*No BCRE, Buildout*	*Y*	*Y*	*Y*			*Appendix*
D	*No BCRE, Buildout, Koonce (7th Street) Extension*	*Y*	*Y*	*Y*	*Y*		*Appendix*
E	*BCRE, South Side Only*	*Y*				*Y*	*Appendix*
F	**BCRE, North & South Side, No FS**	**Y**	**Y**			**Y**	**Main TIS**
G	*BCRE, Buildout*	*Y*	*Y*	*Y*		*Y*	*Appendix*
H	*BCRE, Buildout, Koonce (7th Street) Extension*	*Y*	*Y*	*Y*	*Y*	*Y*	*Appendix*

Only **Scenarios B and F** are shown in the Main TIS. Since future acquisition of the USFS parcel has not been determined, the remaining scenarios are provided in the **Appendix** for reference only.

Figure 2: Site Plan

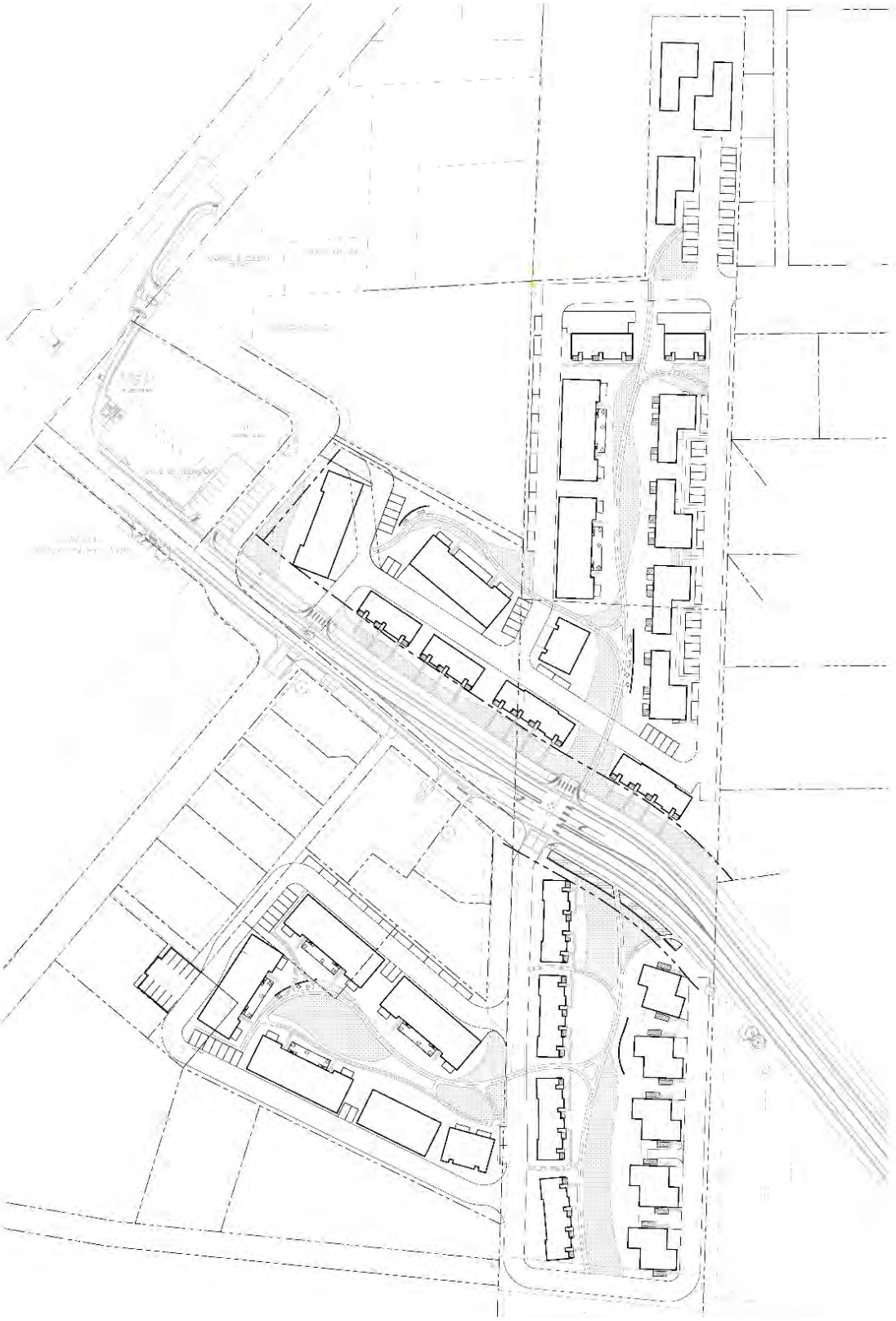


Figure 3: Ownership Map



* Note: USFS parcel shown for reference only. This TIS will focus on the EC parcels only. Scenarios for USFS are shown in the **Appendix**.

1.2 Project Access Locations

The three above mentioned locations will have accesses as shown in **Table 1**. These are shown graphically in **Figure 4**.

The current site plan is showing the north and south side BCRE accesses staggered on the roadway. From an operational perspective, these could be aligned, or the north side could be aligned as shown with Castle Drive. The USFS parcel accesses are shown for reference only. More information is in the **Appendix**.

Figure 4: Access Locations

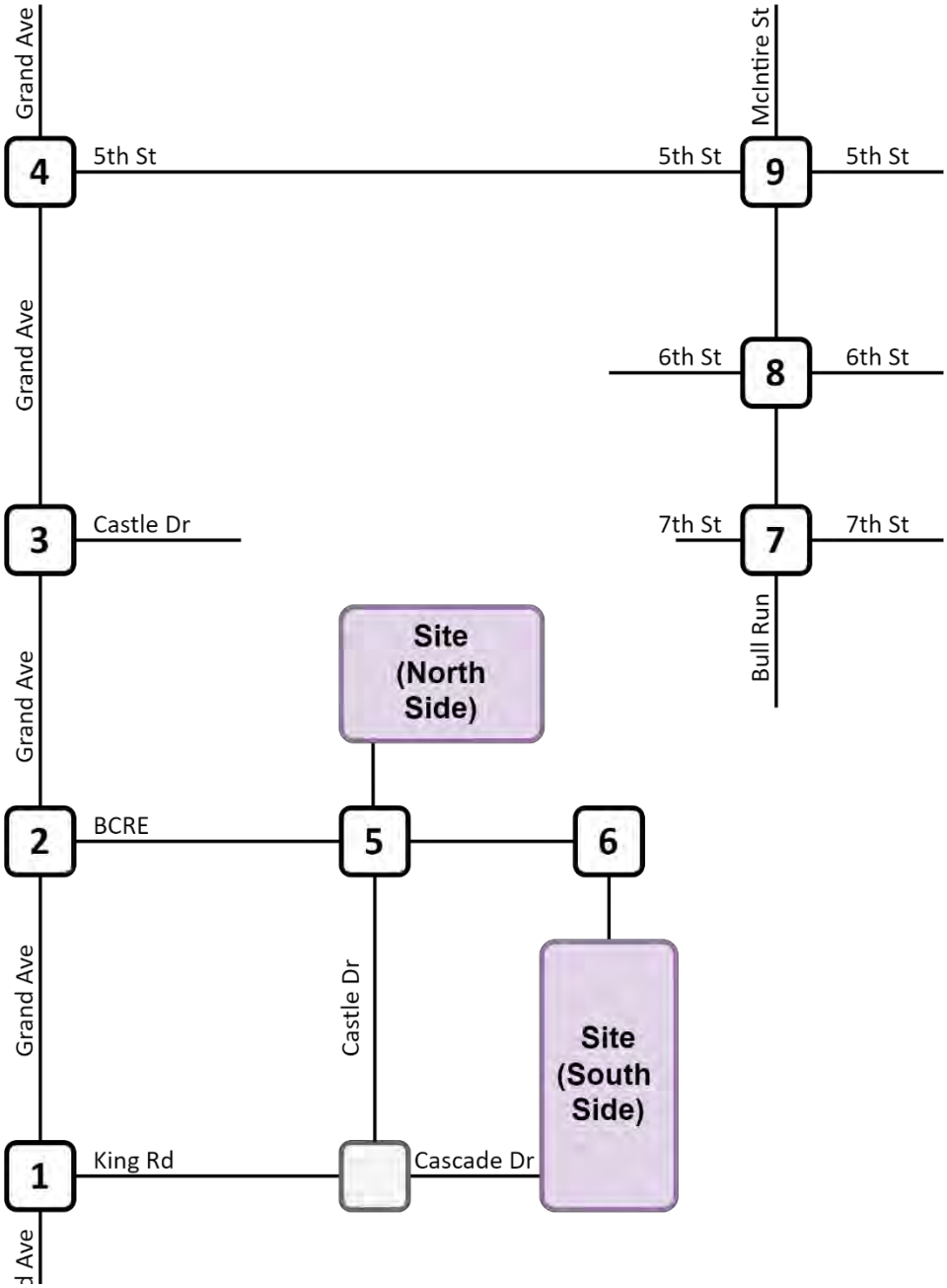


* Note: USFS Parcel Accesses shown for reference only. See **Appendix** for more information.

1.3 Intersection Analysis Locations

Figure 5 shows the study intersections. It also shows the cardinal directions for this TIS. Not all of the intersections will be analyzed in every scenario, depending on the specific configuration of the roadway network and the phasing of the development. See **Section 4.3** for detailed information on each scenario.

Figure 5: Study Intersections



2.0 Existing Conditions

2.1 Road Network

Grand Avenue: Grand Avenue (formerly Highway 6) is a two-lane, paved roadway though the Town of Eagle. It connects to the communities of Gypsum/Dotsero to the west and Edwards/Avon to the east. CDOT devolved US 6 to the Town of Eagle in 2017. Therefore, Highway 6 is referred to as Grand Avenue in this TIS. CDOT previously classified this roadway as an NR-B highway, non-rural arterial in the area of historic downtown Eagle.

The posted speed limit of Grand Avenue is 35mph. West of the Sylvan Lake roundabout, the posted speed limit in both directions is 35 mph and continues as 35 mph to the Eby Creek roundabout. The speed limits increase to 45 and 55 mph in both directions outside of these roundabouts.

Brush Creek Road: Brush Creek Road is a paved, two-lane major collector with a posted speed limit of 35mph. The intersection with Capitol Street is currently controlled by an all-way (3-way) stop. Brush Creek Road runs generally to the southeast and intersects with Sylvan Lake Road. It then continues to the south and follows the Brush Creek valley to the south, providing access to private and public lands.

A future extension of Brush Creek Road (Brush Creek Road Extension, BCRE) will connect from the Brush Creek Road and Capitol Street intersection to the west to Grand Avenue. This connection is time-dependent upon development of the Haymeadow development and will occur upon a certain number of units being permitted and constructed.

Castle Drive: Castle Drive is a paved, two-lane north-south local roadway that starts at the intersection with Grand Avenue and runs southeast, providing access to residential and light industrial and commercial uses located south of Grand Avenue.

5th Street: 5th Street is a paved, two-lane east-west local roadway that starts at the intersection with Grand Avenue and runs east approximately 2,000 feet to Howard Street. Before Howard Street, it crosses Capitol Street.

6th Street: 6th Street is a paved, two-lane east-west local roadway that starts west of the McIntire Street intersection and runs east approximately 2,300 feet to Howard Street. Before Howard Street, it crosses Capitol Street.

7th Street: 7th Street is a paved, two-lane east-west local roadway that starts west of the McIntire Street intersection and runs east approximately 1,600 feet to Capitol Street. On the west it serves as the access to the USFS parcel.

King Road: King Road is a paved two-lane east-west local roadway that starts at the intersection of Grand Avenue and runs approximately 430 feet east to Castle Drive.

McIntire Street: McIntire Street is a paved, two-lane north-south local roadway that starts at the intersection with Grand Avenue and runs south approximately 1,100 feet to 7th Street. To the south, the road is named Bull Run.

Bull Run: Bull Run is a paved, two lane looped roadway that serves the Bull Run neighborhood. It runs south starting at the 7th Street and McIntire St intersection, then makes a left turn loop heading north and ends at the 7th Street and Washington Street intersection.

Capitol Street: Capitol Street extends south from Grand Avenue and downtown Eagle to Sylvan Lake Road. It is a two-lane, paved roadway with on-street parking in the developed areas at both ends. In downtown, there are drainage dips that cross the roadway and regulate traffic speed. The intersections at both ends are controlled by stop signs on Capitol Street. Northbound traffic approaching Grand Avenue is limited to a right-out only movement. Signage restricts trucks from using Capitol Street and directs them to use alternate routes. The posted speed limit along Capitol Street is 20mph.

2.2 Traffic Data Collection

Current Year 2022 turning movement traffic data was collected at four intersections within the vicinity of the site. Peak hour turning movement counts were taken on Thursday, June 16, 2022, from 7:00-9:00 am and 4:00-6:00 pm at the following intersections:

- Grand Avenue and King Street (Intersection #1)
- Brush Creek Road and Capitol Street (Intersection #10)
- 6th Street and McIntire Street (Intersection #8)
- BCRE and Castle Drive (Intersection #5)

Traffic counts for Intersection #4, Grand Avenue and 5th Street, were taken from June 2, 2021. These counts were reconciled, and volume balanced to be consistent with the above-mentioned counts.

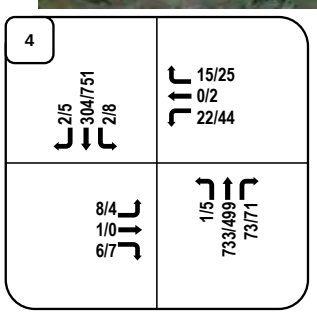
Current Year 2022 traffic data can be found in **Figure 6**. Intersections that were not counted were extrapolated and volume balanced from adjacent intersections. Traffic data collection is included in the **Appendix**.

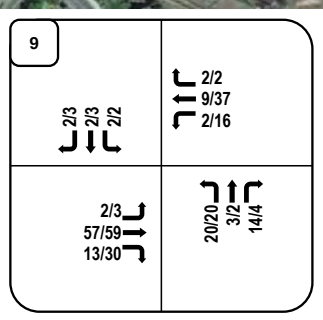
2.3 Study Intersections

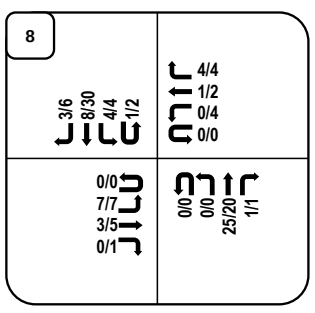
A total of ten (10) intersections have been identified for analysis in this TIS. A diagram of these intersections is included shown as **Figure 5**. This diagram accompanies the figures that show the intersections for existing, background, distribution, assignment, and total traffic.

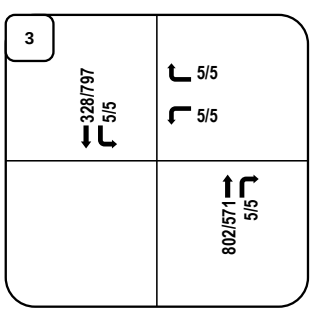
Figure 6: Year 2022 Existing Traffic

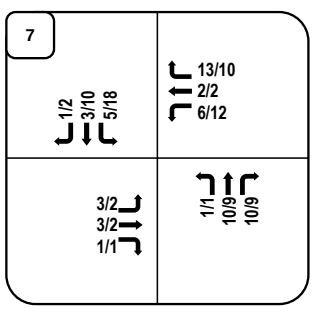


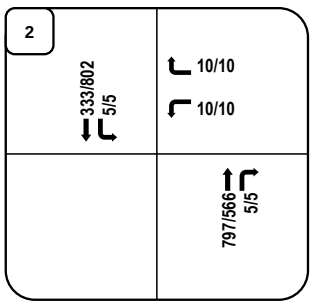


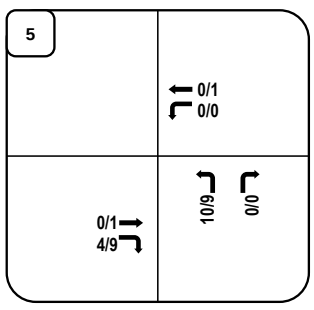


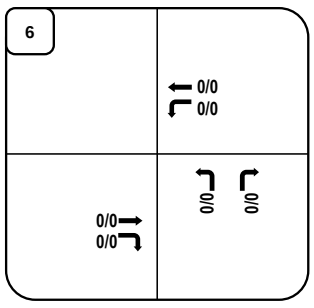


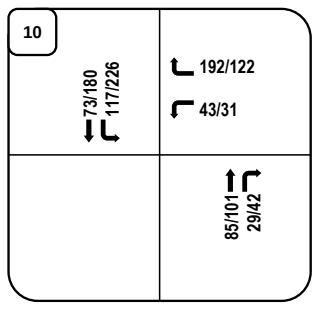


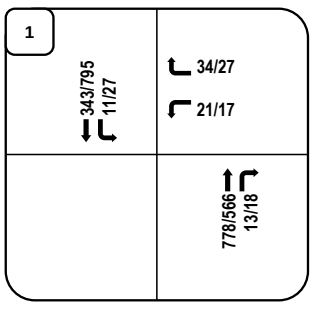












LEGEND:
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AM/PM Volumes = XX/XX VPH (in PCEs)
Turning Movements

Project Number	M1563
Prepared By	EP
	8/10/2022

West Eagle Affordable Housing
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3.0 Future Traffic Projections

3.1 Existing & Committed Capital Improvement Projects

The Town has completed the initial conceptual phase of the Grand Avenue Corridor Project (GACP). This project has identified improvements and provided a 30% design for Grand Avenue within the Town limits to revitalize the corridor, improve utilities, transportation, multimodal uses, intersection reconfigurations, and provide access management, amongst other items. The Town has recently procured a design team to complete the design of GACP, taking the project from the 30% to 100% design. However, there is no set construction funding in place for the GACP at this time.

3.2 Planned or Existing Land Development Projects

This TIS provides additional scenarios that will analyze the conditions of two developments that can affect the roadway network, as follows:

Haymeadow Development: As the Haymeadow development issues more building permits and constructs more units, a requirement from the Town's developer agreement requires the developer to construct the Brush Creek Road Extension from the Brush Creek Road and Capital St intersection (Intersection #10) to the west to Grand Avenue (Intersection #2). The timing of this requirement is unknown at this time. The Haymeadow development is entitled with the Town and is presently building units. Further information about these scenarios (Scenarios F, G, and H) can be found in the **Appendix**.

Koonce Development: The Koonce development consists of properties that are generally located to the north and west of the project site. With the inclusion of the Koonce development, it is anticipated that 7th Street will be extended from its current location east of the USFS parcel to the west to connect to Grand Avenue. The Koonce development has not made an application to the Town for entitlement purposes, and there is no set timeframe for entitlement in the future. Further information about these scenarios (Scenarios F, G, and H) can be found in the **Appendix**.

Both of these roadway network options are shown graphically in **Figure 3** above.

3.3 Background Traffic Growth

Background traffic growth was replicated based upon projections used in the GACP project. The GACP utilized a Transportation Analysis Zone (TAZ) approach buildout analysis approach for development of future growth along the GACP corridor. This method was utilized in both the *BCRE Corridor Study*[1] as well as the *GACP Corridor Study*[2]. It was assumed that for the Year 2045, the 50% travel demand scenario would be utilized from the *GACP Corridor Study*. The *GACP Corridor Study* predicted that Grand Avenue, even with improvements, would see signs of failure due to being over capacity at about 40% of travel demand. Therefore, at the 50% travel demand scenario, signs of corridor failure will be evident.

The traffic volumes from the 50% travel demand scenario were compared to the existing counts, and an annual growth rate was calculated. This growth rate was applied to the through intersections for Grand Avenue. Traffic volumes were also taken from the 50% travel demand scenario for BCRE and 5th Avenue. Copies of these referenced scenarios are included in the **Appendix**.

Four background traffic configurations are shown. **Table 3** lists each configuration and provides an explanation of the road extension options as well as study years shown. It is not practical that either the Koonce and BCRE will be constructed in the short term Year 2024, therefore these configurations (R2, R3, & R4) are only analyzed for the long term Year 2045 timeframes. Furthermore, only configuration R1 and R3 are included in the Main TIS. Configurations R2 and R4 are included in the **Appendix**.

Table 3: Background Traffic Configurations

Configuration	7th Street Ext. (Koonce Ext.)	BCRE	Study Year 2024	Study Year 2045	Location in TIS
R1			**Y**		**Main TIS**
R2 *	*Y*			*Y*	*Appendix*
R3		**Y**		**Y**	**Main TIS**
R4 *	*Y*	*Y*		*Y*	*Appendix*

* Note: Configurations R2 and R4 are shown in the **Appendix**.

For the R2, R3, and R4 configurations, background traffic volumes were adjusted accordingly. For the R3 and R4 configurations, it was assumed that Grand Avenue would have roundabouts at the 5th Street and BCRE intersections, be widened to four lanes per the GACP, and the King Road and 7th Street Extension would be converted to Right-In, Right-Out intersections. See **Table 4** for a description of the intersection types for the background traffic configurations.

Table 4: Intersection Configurations

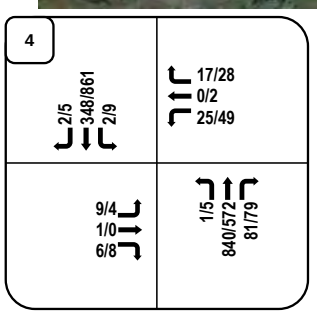
Intersection	R1	*R2 **	R3	*R4 **
1	**Full**	*Full*	**RIRO**	*RIRO*
2	**Full**	*Full*	**RAB**	*RAB*
3	**Full**	*Full*	**RIRO**	*RIRO*
4	**Full**	*Full*	**RAB**	*RAB*
5	**Full**	*Full*	**Full w/ EBL Turn Lane**	*Full w/ EBL Turn Lane*
6	**Full**	*Full*	**Full w/ WBL Turn Lane**	*Full w/ WBL Turn Lane*
7-9	**Full**	*Full*	**Full**	*Full*
10	**All Way (3 legs)**	*All Way (3 legs)*	**All Way (4 legs)**	*All Way (4 legs)*
Location in TIS	**Main TIS**	*Appendix*	**Main TIS**	*Appendix*

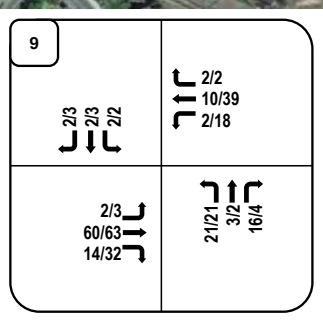
* Note: Configurations R2 and R4 are shown in the **Appendix**.

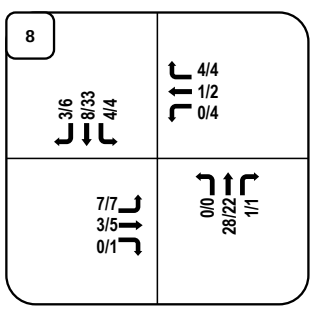
See **Figure 7** and **Figure 8** for the projected Year 2023 (R1) and Year 2045 (R3) background traffic volumes with the different configurations.

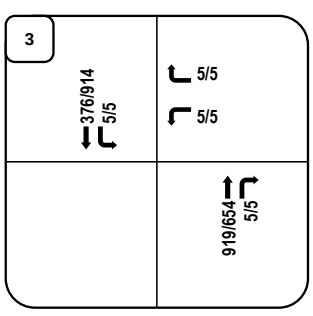
Figure 7: Year 2024 Background Traffic (R1 - Existing Conditions Total)

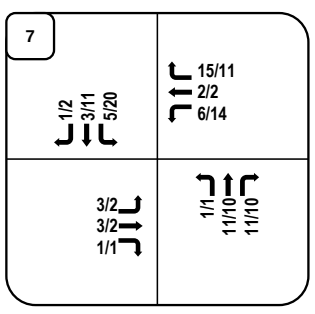


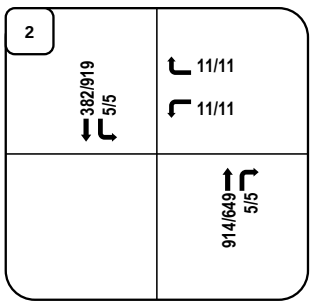


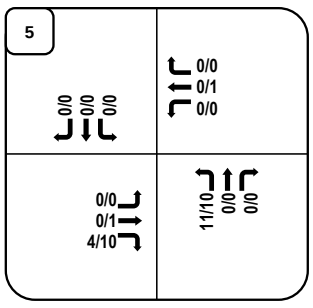


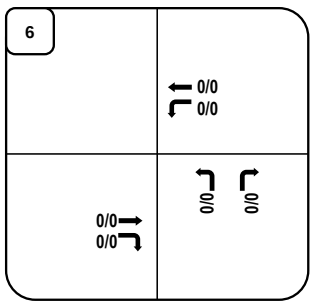


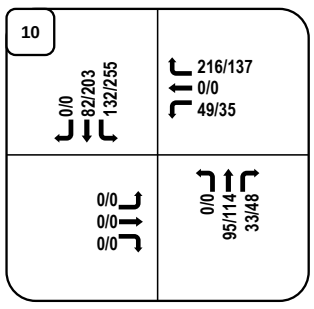


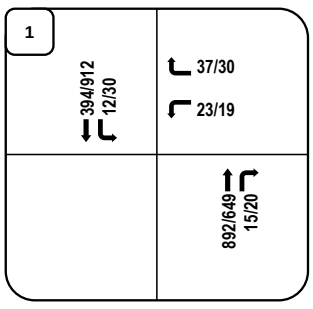












McDOWELL ENGINEERING, LLC
TRANSPORTATION ENGINEERING CONSULTANTS

LEGEND:
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AM/PM Volumes = XX/XX VPH (in PCEs)
Turning Movements

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Prepared By	EP
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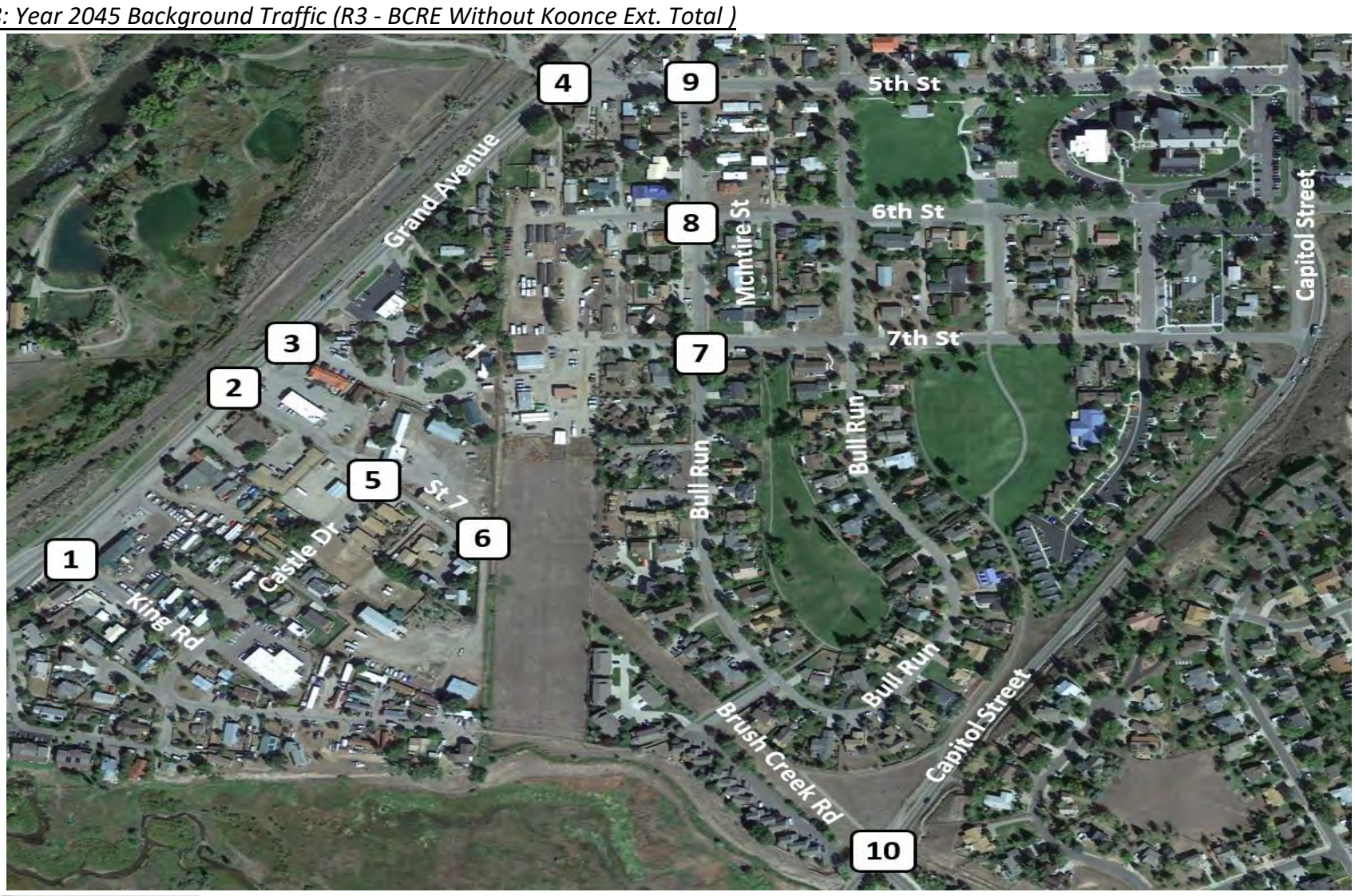
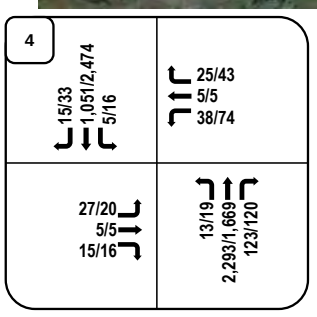
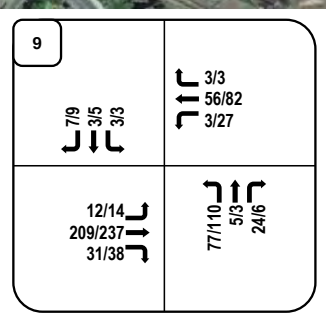
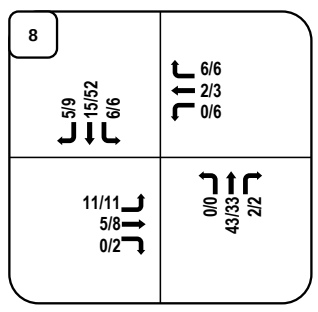
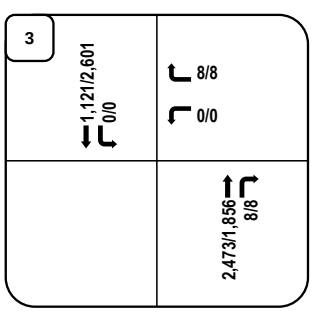
Figure 8: Year 2045 Background Traffic (R3 - BCRE Without Koonce Ext. Total)

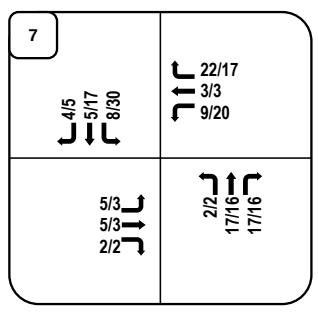


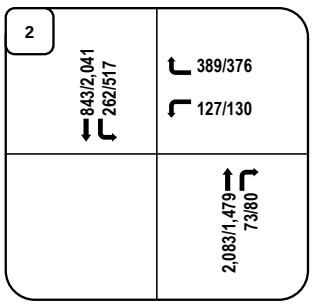


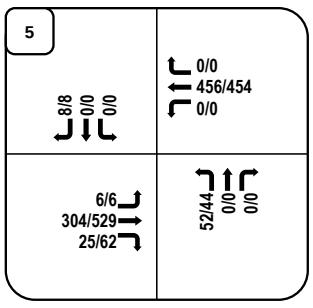


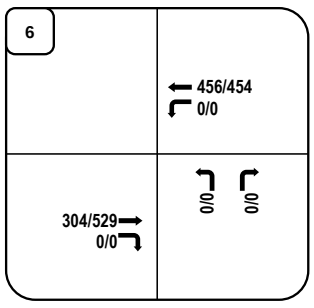


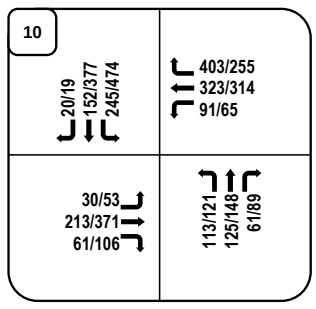


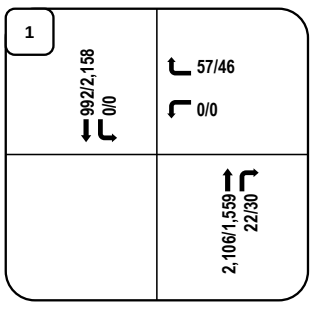












LEGEND:
Directional Distribution = Inbound% (Outbound %)
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Turning Movements

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Transportation Engineering Consultants

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Prepared By	EP
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3.4 Background Traffic Level of Service

Using *Highway Capacity Manual 6th Edition*[3] (HCM) methodology, Synchro Version 10 software was used to determine the delay and Level of Service (LOS) for intersections. Rodel software was used for roundabouts. HCM LOS is defined by the following criteria:

Table 5: HCM Level of Service Criteria

LOS	Expected Delay to Minor Street Traffic	Average Signal Delay (Seconds/Vehicle)	Average Stop-Controlled Delay (Seconds/Vehicle)
A	Little or no delay.	0-10	0-10
B	Short traffic delays.	>10-20	>10-15
C	Average traffic delays.	>20-35	>15-25
D	Long traffic delays.	>35-55	>25-35
E	Very long traffic delays.	>55-80	>35-50
F	When volume exceeds the capacity of the lane extreme delays will be encountered with queuing that may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improving the intersection.	>80	>50

The following **Table 6** shows the resulting LOS as determined by *HCM* analysis.

Detailed reports for Synchro and Rodel are provided in the **Appendix**.

Table 6: Background Traffic Level of Service

#	Int.	Traffic Control	Approach	Year 2024 R1 Level of Service (Delay in Seconds)		Year 2045 R3 Level of Service (Delay in Seconds) *	
				AM	PM	AM	PM
1	Grand Ave & King Rd	WB Stop	WB	D (29.2)	E (37.2)	D (32.9)	C (19.6)
			SB	A (0.3)	A (0.3)	-	-
2	Grand Ave & BCRE	WB Stop / RAB	WB	D (25.7)	D (31.4)	F (169.6)	C (21.8)
			NB	A (0.0)	A (0.0)	F (65.8)	B (12.3)
			SB	A (0.1)	A (0.0)	A (4.2)	F (327.6)
3	Grand Ave & Castle Dr	WB Stop	WB	C (24.2)	D (29.1)	D (32.2)	C (20.8)
			SB	A (1.0)	A (0.0)	-	-
4	Grand Ave & 5th Street	EB/WB Stop / RAB	EB	D (27.8)	D (31.7)	A (4.9)	B (10.8)
			WB	D (35.0)	F (108.6)	B (10.7)	A (9.2)
			NB	A (0.0)	A (0.1)	F (206.1)	B (11.3)
			SB	A (0.1)	A (0.1)	A (3.3)	F (292.2)
5	BCRE & Castle Dr	NB/SB Stop	EB	A (0.0)	A (0.0)	A (0.1)	A (0.1)
			WB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			NB	A (8.6)	A (8.6)	C (21.6)	D (31.9)
			SB	A (0.0)	A (0.0)	B (11.4)	B (11.3)
6	BCRE & South Site Access	NB Stop	WB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			NB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
7	7th St & McIntire St	NB/SB Stop	EB	A (3.1)	A (2.9)	A (3.0)	A (2.7)
			WB	A (1.9)	A (3.8)	A (1.9)	A (3.6)
			NB	A (8.9)	A (8.9)	A (9.0)	A (9.1)
			SB	A (9.0)	A (9.2)	A (9.1)	A (9.5)
8	6th St & McIntire St	NB/SB Stop	EB	A (5.1)	A (3.9)	A (5.0)	A (3.8)
			WB	A (0.0)	A (2.9)	A (0.0)	A (2.9)
			NB	A (9.3)	A (9.3)	A (9.5)	A (9.5)
			SB	A (9.0)	A (9.3)	A (9.2)	A (9.6)
9	5th St & McIntire St	NB/SB Stop	EB	A (0.2)	A (0.2)	A (0.4)	A (0.4)
			WB	A (1.1)	A (2.3)	A (0.4)	A (1.9)
			NB	A (9.1)	A (9.7)	B (12.0)	B (14.9)
			SB	A (9.1)	A (9.5)	A (10.0)	B (10.7)
10	Brush Creek Rd & Capital St	All Way Stop	EB	-	-	F (54.3)	F (300.9)
			WB	A (9.8)	A (9.9)	F (519.8)	F (413.6)
			NB	A (8.8)	A (9.4)	F (54.0)	F (129.4)
			SB	B (10.2)	C (16.3)	F (120.5)	F (738.3)

* R3 and R4 configurations assume roundabouts at intersections 2 and 4; right-in, right-out configurations at intersections 1 and 3; and that Grand Avenue is a 4-lane median separated roadway. Refer to **Table 3**, **Table 4**, and Section **3.3**, and the **Appendix**.

As can be seen in **Table 6**, the intersections that have stop control onto Grand Avenue (Intersections #1, #2, #3, and #4) show decreasing and failing LOS for 2024 which increases into 2045 Configuration R1. For these intersections in 2045 configuration R3, the roundabouts see failure in peak traffic directions. This is consistent with the *GACP Corridor Plan*, as mentioned above in **Section 3.3**.

Intersection #5 (BCRE & Castle Drive) will see LOS A until the BCRE connects, where LOS C and D will be on the northbound approach, and LOS B on the southbound approach.

Intersections #7 and #8 will see LOS A operations for all background configurations.

Intersection #9 (5th Street & McIntire Street) will see LOS A operations and LOS B operations after 5th Street is converted to a roundabout for the northbound and southbound approaches.

Intersection #10 (Brush Creek Road & Capital Street) sees LOS B and C during 2024 background and will see LOS F in 2045 backgrounds.

4.0 Project Traffic

4.1 Existing Land Use

The existing parcels of land where the affordable housing project are currently used for EC "secondary" road and bridge facility, an agricultural pasture, and the USFS uses their parcel for equipment and trailer storage. All of these uses generate minimal existing traffic volumes.

Any of the existing land use traffic volumes were captured in the background traffic. However, all of the accesses to these parcels did not show any substantial volumes, as these uses represent low traffic volumes.

4.2 Trip Generation

For the affordable housing project, Eagle County is proposing a total of 113 units. This land use is #220 Multifamily Housing (Low-Rise) per the *Institute of Transportation Engineers' (ITE) Trip Generation Manual*[5].

As per ITE's *Trip Generation Handbook*[4] methodology, the average rates were used for this land use code, as regression equations would tend to overestimate trip generation.

A 10% multimodal trip reduction was used when calculating the total number of vehicular trips for the affordable housing. This reduction was used to accommodate the projected multimodal trips to the nearby transit connections, schools, and businesses.

Trip generation calculations for each development area (from **Table 1**) is provided in **Table 7**. A trip generation table showing the USFS parcel is included in the **Appendix**.

The affordable housing project is expected generate a total of 682 trips over the course of an average weekday. This includes 12 inbound and 36 outbound vehicle trips during the morning peak hour (vph). The evening peak hour is expected to generate 35 inbound trips and 22 outbound trips.

Table 7: Trip Generation Table

ITE Code	Units [2]		Eq. Coef	ITE Trip Generation Equation[3] Avg. Weekday	AM Peak Hour	PM Peak Hour	Average Weekday Trips (VPD)	Morning Peak Hour Inbound % Trips	Trips	Morning Peak Hour Outbound % Trips	Trips	Evening Peak Hour Inbound % Trips	Trips	Evening Peak Hour Outbound % Trips	Trips
Proposed Land Use - South Site Development															
#220 - Multifamily Housing (Low-Rise)	74	DU	Type a= b=	Rate 6.74	Rate 0.47	Rate 0.57	499	24%	9	76%	26	62%	26	38%	16
Multi-Modal Reduction		*-10%*					*-50*		*-1*		*-3*		*-3*		*-2*
Proposed New Trips							**449**		**8**		**23**		**23**		**14**
Proposed Land Use - North Site Development															
#220 - Multifamily Housing (Low-Rise)	39	DU	Type a= b=	Rate 6.74	Rate 0.47	Rate 0.57	259	24%	5	76%	14	62%	13	38%	9
Multi-Modal Reduction		*-10%*					*-26*		*-1*		*-1*		*-1*		*-1*
Proposed New Trips							**233**		**4**		**13**		**12**		**8**

Notes:

[1] Values obtained from *Trip Generation, 11th Edition,* Institute of Transportation Engineers, September 2021.

[2] DU = Dwelling Units, kSF = 1,000 Square Feet

[3] Fitted curve equations from ITE Land Uses - Equation Type A is T = a * X + b, Equation Type B is Ln(T) = a * Ln(X) + b, Rate is T = a * X

4.3 Project Alternatives

Eight analysis scenarios have been identified, as mentioned in **Table 2** above. **Table 8** summarizes each of these scenarios. Only Scenarios B and F are shown in the main body of the TIS. The remaining scenarios are included in the **Appendix**.

Scenario B assumes short term configurations without the BCRE being fully constructed.

Scenario F assumes that the BCRE has been constructed, as well as GACP improvements including roundabouts at 5th Street and BCRE. Additionally, the median separated 4 lane configuration on Grand Avenue has been constructed.

Table 8: Scenario Descriptions

Scenario	Description	Background Configuration (Table 3)	Analysis Year	Location in TIS
A	*No BCRE, South Side Only*	*R1*	*2024*	*Appendix*
B	**No BCRE, North & South Side, No FS**	**R1**	**2024**	**Main TIS**
C	*No BCRE, Buildout*	*R1*	*2024*	*Appendix*
D	*No BCRE, Buildout, Koonce (7th Street) Extension*	*R2*	*2045*	*Appendix*
E	*BCRE, South Side Only*	*R3*	*2045*	*Appendix*
F	**BCRE, North & South Side, No FS**	**R3**	**2045**	**Main TIS**
G	*BCRE, Buildout*	*R3*	*2045*	*Appendix*
H	*BCRE, Buildout, Koonce (7th Street) Extension*	*R4*	*2045*	*Appendix*

Figure 9 and **Figure 10** show the above-mentioned scenarios in graphical format. Figures for the remaining scenarios are included in the **Appendix**.

Figure 9: Scenario B

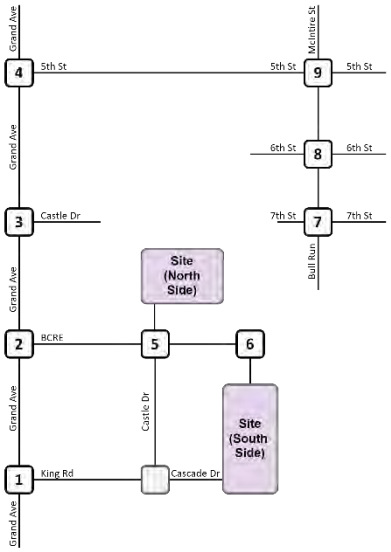
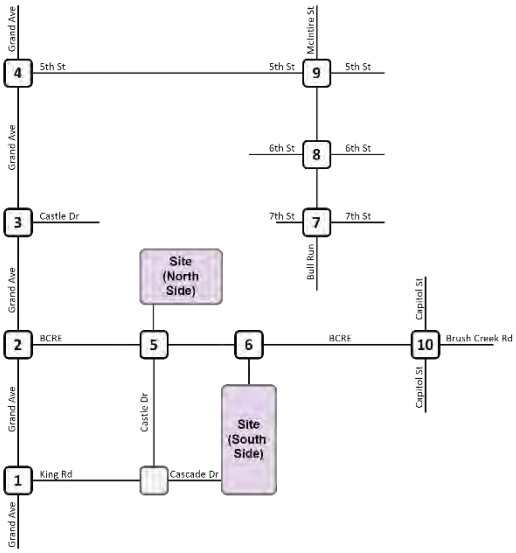


Figure 10: Scenario F



4.4 Directional Distribution

The distribution of project-generated traffic on the surrounding roadway network is influenced by several factors including the following:

- The location of the site relative to other facilities and the roadway network
- The configuration of the existing and proposed adjacent roadway network
- Relative location of neighboring population centers, community areas, business, retail, and work centers
- Review of existing traffic counts

The directional distribution for the project will vary based upon the scenarios discussed in **Section 4.3**.

Directional distribution graphics are provided in the **Appendix**.

4.5 Traffic Assignment

When the trip generation expected for the affordable housing sites are applied to the estimated trip distributions, the result is the anticipated assignment of project-generated trips on the roadway system. **Figure 11** shows the creation of the traffic assignment from the two directional distributions.

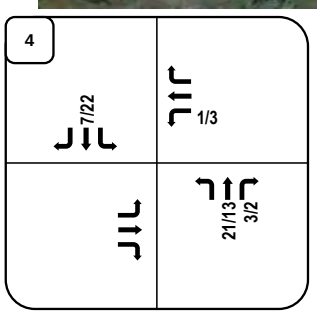
Figure 11: Assignment Schematic for Scenarios B and F

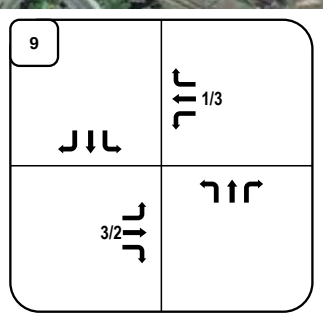


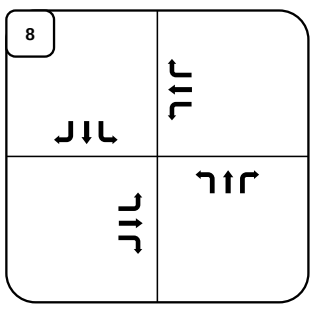
Additional assignment graphics are provided in the **Appendix**.

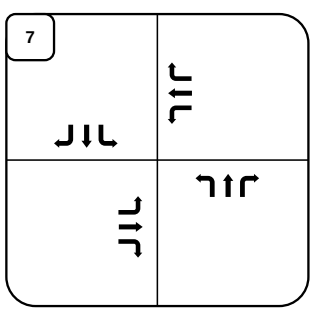
Figure 12: Project Generated Traffic Assignment (Scenario B Total)

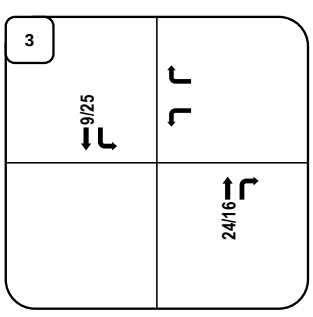


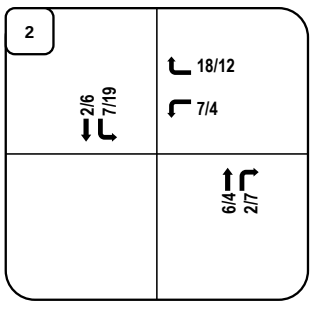


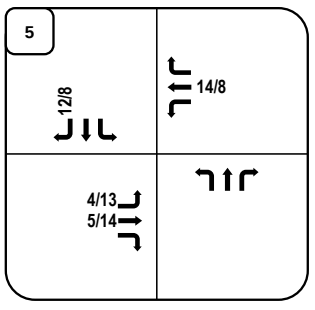


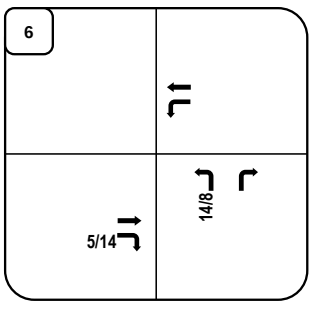


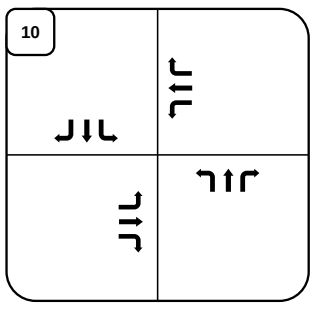


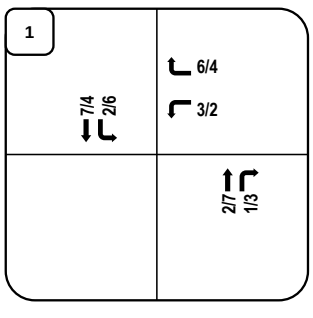












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LEGEND:
Directional Distribution = Inbound% (Outbound %)
AM/PM Volumes = XX/XX VPH (in PCEs)
Turning Movements

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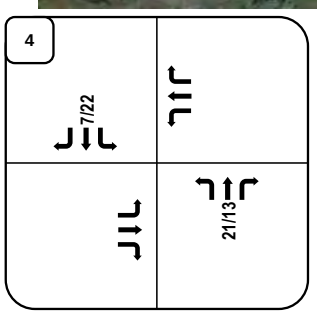
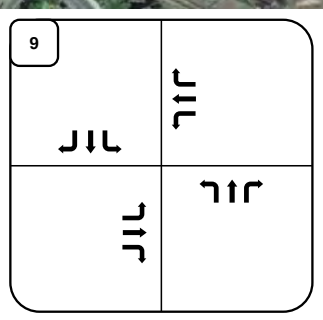
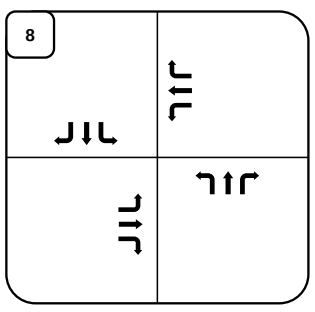
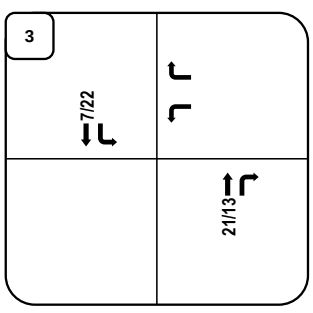
Figure 13: Project Generated Traffic Assignment (Scenario F Total)

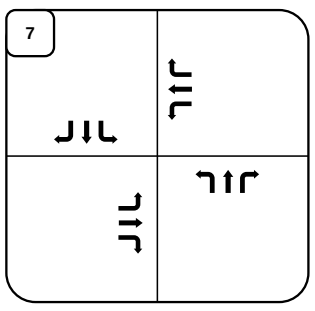


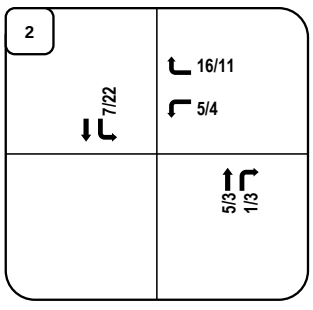


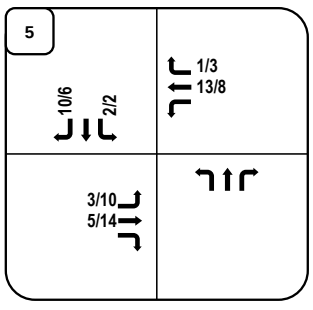


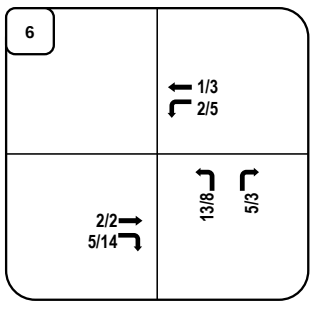


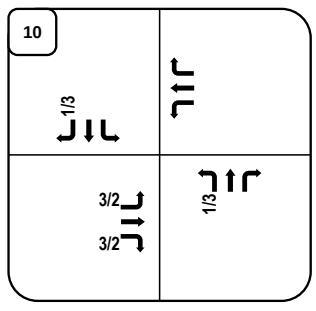


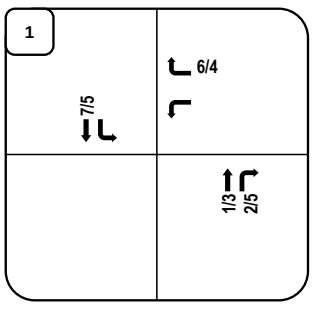












LEGEND:
Directional Distribution = Inbound% (Outbound %)
AM/PM Volumes = XX/XX VPH (in PCEs)
Turning Movements

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4.6 Total Traffic

The background traffic is combined with the assignment traffic to create total traffic. **Table 8** lists the scenarios with the appropriate background traffic configuration.

Figure 14 and **Figure 15** show the Total Traffic figures for Scenario B (Year 2024 Total Traffic) and Scenario F (Year 2045 Total Traffic).

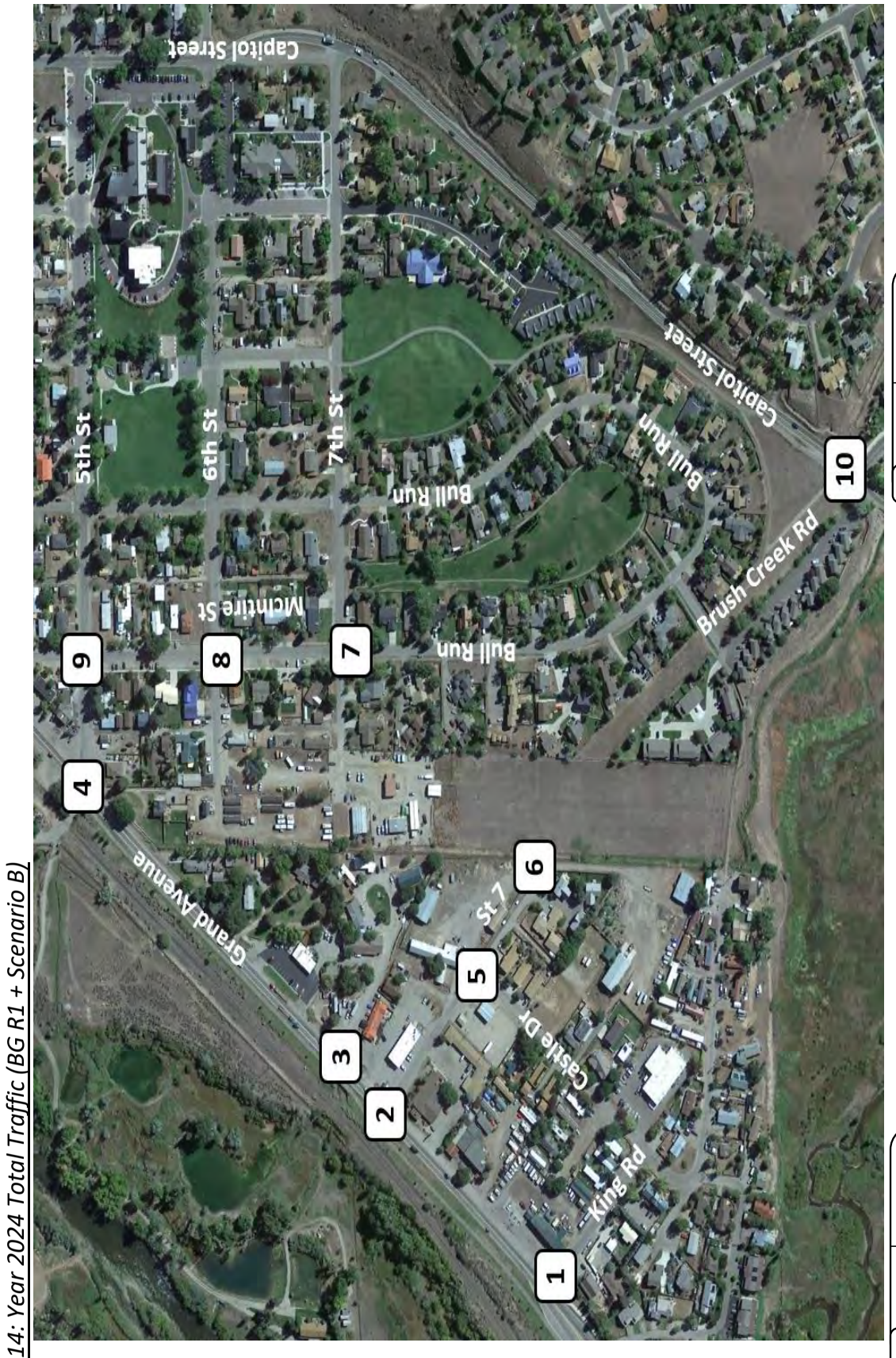
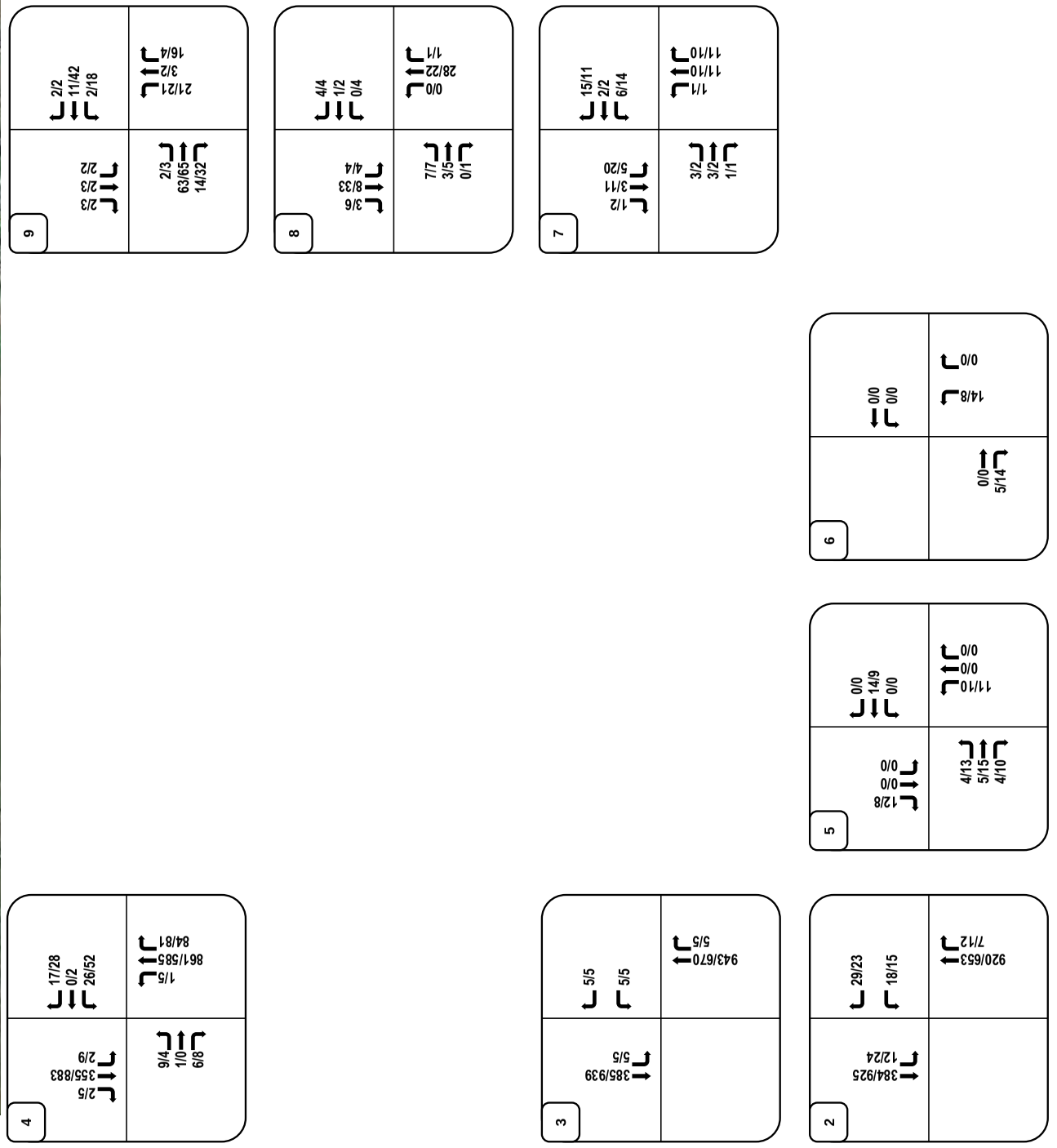


Figure 14: Year 2024 Total Traffic (BG R1 + Scenario B)



LEGEND:
Directional Distribution = Inbound% (Outbound %)
AM/PM Volumes = XX/XX VPH (in PCEs)
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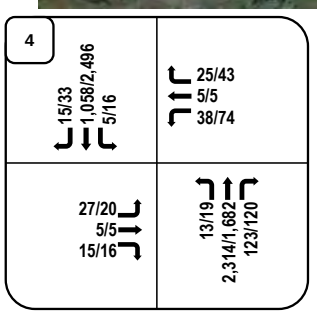
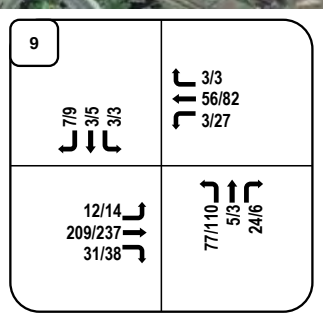
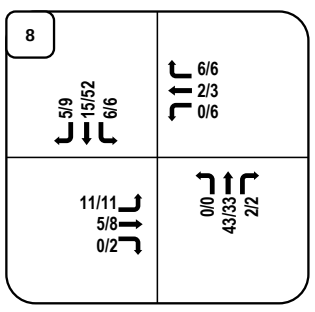
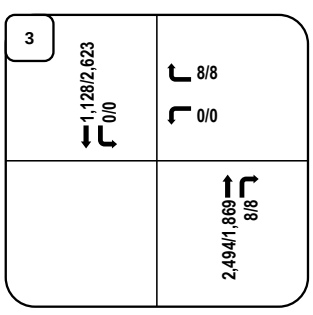
Figure 15: Year 2045 Total Traffic (BG R3 + Scenario F)

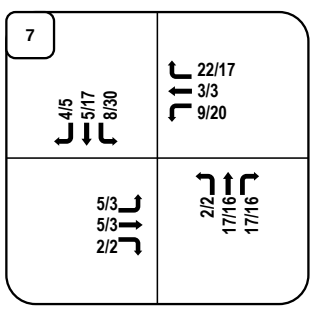


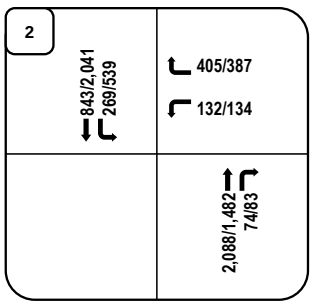


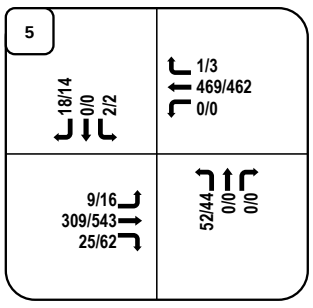


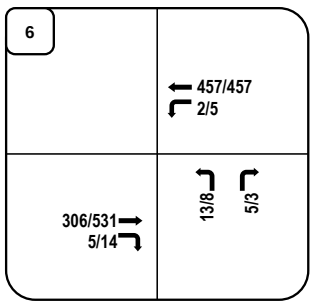


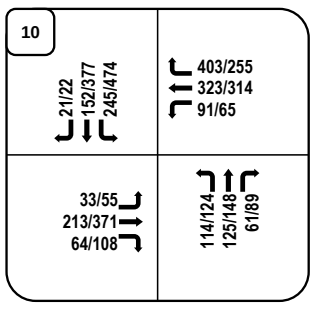


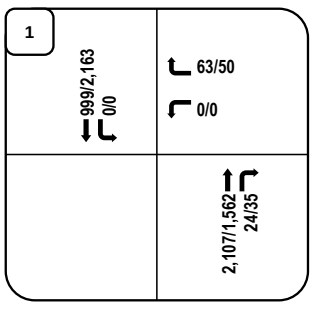












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5.0 Traffic Analysis

5.1 Total Traffic Levels of Service

An *HCM* analysis under total traffic conditions was performed for the eight identified scenarios. Synchro Version 10 software was used to determine the delay and Level of Service (LOS) for intersections. Rodel software was used for roundabouts.

Table 9 shows the Total Traffic LOS for Scenarios B and F. Total Traffic Level of Service for all Scenarios is included in the **Appendix**.

Detailed reports for Synchro and Rodel are provided in the **Appendix**.

Table 9: Total Traffic Level of Service

#	Int.	Traffic Control	Approach	Year 2024 Scenario B Level of Service (Delay in Seconds)		Year 2045 Scenario F Level of Service (Delay in Seconds)	
				AM	PM	AM	PM
1	Grand Ave & King Rd	WB Stop	WB	D (31.2)	E (40.7)	D (34.5)	C (19.9)
			SB	A (0.3)	A (0.4)	-	-
2	Grand Ave & BCRE	WB Stop / RAB	WB	D (27.9)	D (34.0)	F (221.20)	C (24.11)
			NB	A (0.0)	A (0.0)	F (71.63)	B (13.20)
			SB	A (0.3)	A (0.2)	A (4.29)	F (349.67)
3	Grand Ave & Castle Dr	WB Stop	WB	D (25.2)	D (30.7)	D (32.8)	C (21.0)
			SB	A (0.1)	A (0.0)	-	-
4	Grand Ave & 5th Street	EB/WB Stop / RAB	EB	D (29.2)	D (33.6)	A (4.89)	B (10.79)
			WB	E (37.1)	F (139.2)	B (10.69)	A (9.37)
			NB	A (0.0)	A (0.1)	F (216.52)	B (11.78)
			SB	A (0.1)	A (0.1)	A (3.27)	F (303.34)
5	BCRE & Castle Dr	NB/SB Stop	EB	A (2.2)	A (2.5)	A (0.2)	A (0.2)
			WB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			NB	A (8.8)	A (9.0)	C (23.4)	E (36.0)
			SB	A (8.4)	A (8.4)	B (12.4)	B (13.5)
6	BCRE & South Site Access	NB Stop	WB	A (0.0)	A (0.0)	A (0.0)	A (0.1)
			NB	A (8.6)	A (8.6)	B (14.6)	C (18.6)
7	7th St & McIntire St	NB/SB Stop	EB	A (3.1)	A (2.9)	A (3.0)	A (2.7)
			WB	A (1.9)	A (3.8)	A (1.9)	A (3.6)
			NB	A (8.9)	A (8.9)	A (9.0)	A (9.1)
			SB	A (9.0)	A (9.2)	A (9.1)	A (9.5)
8	6th St & McIntire St	NB/SB Stop	EB	A (5.1)	A (3.9)	A (5.0)	A (3.8)
			WB	A (0.0)	A (2.9)	A (0.0)	A (2.9)
			NB	A (9.3)	A (9.3)	A (9.5)	A (9.5)
			SB	A (9.0)	A (9.3)	A (9.2)	A (9.6)
9	5th St & McIntire St	NB/SB Stop	EB	A (0.2)	A (0.2)	A (0.4)	A (0.4)
			WB	A (1.0)	A (2.2)	A (0.4)	A (1.9)
			NB	A (9.2)	A (9.8)	B (12.0)	B (14.9)
			SB	A (9.1)	A (9.5)	A (10.0)	B (10.7)
10	Brush Creek Rd & Capital St	All Way Stop	EB	-	-	F (57.3)	F (306.2)
			WB	A (9.8)	A (9.9)	F (516.9)	F (414.0)
			NB	A (8.8)	A (9.4)	F (55.6)	F (133.3)
			SB	B (10.2)	C (16.3)	F (120.4)	F (742.1)

As can be seen in **Table 9**, the intersections that have stop control onto Grand Avenue (Intersections #1, #2, #3, and #4) show decreasing and failing LOS for during Year 2024 Total Traffic (Scenario B, and Scenarios A, C & D in the **Appendix**). For these intersections during Year 2045 Total Traffic (Scenario F, and Scenarios E, G & H in the **Appendix**), the roundabouts see failure in peak traffic directions. This is consistent with the *GACP Corridor Plan*, as mentioned above in **Section 3.3**.

Intersection #5 (BCRE & Castle Drive) will see LOS A during Year 2024 Total Traffic (Scenario B, and Scenarios A, C & D in the **Appendix**), until the BCRE connects in Scenarios F (and Scenarios E, H & H in the **Appendix**), where LOS C-E will be on the northbound approach, and LOS B on the southbound approach.

Intersections #7 and #8 will see LOS A operations for all scenarios.

Intersection #9 (5th Street & McIntire Street) will see LOS A operations during Year 2024 Total Traffic (Scenario B) and LOS B operations after 5th Street is converted to a roundabout for the northbound and southbound approaches during Year 2045 Total Traffic (Scenario F, and Scenarios E, G & H in the **Appendix**).

Intersection #10 (Brush Creek Road & Capital Street) sees LOS B and C during Year 2024 Total Traffic (Scenario B, and Scenarios A & C in the **Appendix**). Additionally, it will see LOS F for the southbound approach during scenario D (as shown in the **Appendix**). During Year 2045 Total Traffic (Scenario F, and Scenarios E, G & H in the **Appendix)**, this intersection will experience LOS F. It is suggested that a roundabout be constructed in any of these long-term scenarios to better mitigate traffic at this intersection, as mentioned in the *Brush Creek Road Extension Corridor Study*.

5.2 Auxiliary Turn Lanes

The need for auxiliary turn lanes were assessed per previous studies.

Grand Avenue Corridor Intersections (Intersections #1 to #4): The *GACP* identified these intersections to be reconfigured. King Road and Castle Drive (7th Street Extension) are identified to be reconfigured as Right-in, Right-out intersections. No auxiliary turn lanes are anticipated on these connections at this time. However, if future development that exceeds the anticipated GACP assumptions occurs, turn lanes should be evaluated at that time. The BCRE and 5th Street intersections are proposed to become roundabouts and will not need auxiliary turn lanes.

The BCRE intersections (Intersections #5 and #6): The *BCRE Corridor Study* identified westbound and eastbound left turn lanes at these locations. The recommended geometry for each of these turn lanes should be 50’ of storage with a 7.5:1 taper.

McIntire Intersections (Intersections #7, #8, and #9): All of these intersections have two way stop control. LOS is A for Intersections #7 and #8 for background and total traffic. The 95th percentile queue lengths for intersections #7 and #8 are one vehicle. Therefore, intersections #7 and #8 (7th Street & McIntire Street and 6th Street & McIntire Street) do not need turn lanes based upon anticipated operations.

Intersection #9 (5th Street and McIntire) will see LOS A except for the northbound approach, which will see LOS C during 2045 Total traffic conditions. The 95th percentile queue lengths are two vehicles. Therefore, the addition of a turn lane would not significantly help operations, and therefore no turn lane is recommended.

The Brush Creek Road and Capital Street intersection (Intersection #10) will see LOS F during 2045 traffic conditions. With the addition of the BCRE and conversion to an all way stop control, the intersection will see LOS F operations with significant delays in background and total Year 2045 traffic conditions. As a roundabout is suggested for intersection control, no auxiliary turns lanes are recommended if a roundabout is constructed.

5.3 Site Design, Traffic Circulation, and Queue Evaluation

Based upon the review of the affordable housing's proposed site plan, it is anticipated to have adequate internal street connectivity to accommodate the site traffic. The 95th percentile queues leaving the site to the adjacent street network are all one vehicle or less. Additionally, the LOS is C or better.

The locations of the south side site access (Intersection #6) and the north side site access (Intersection #5) are offset. From an operational perspective, these could be aligned, or the north side could be aligned as shown with Castle Drive. No anticipated LOS or queue degradation would occur if the access to the north side was aligned with the south side.

5.4 Sight Access Entering Distance

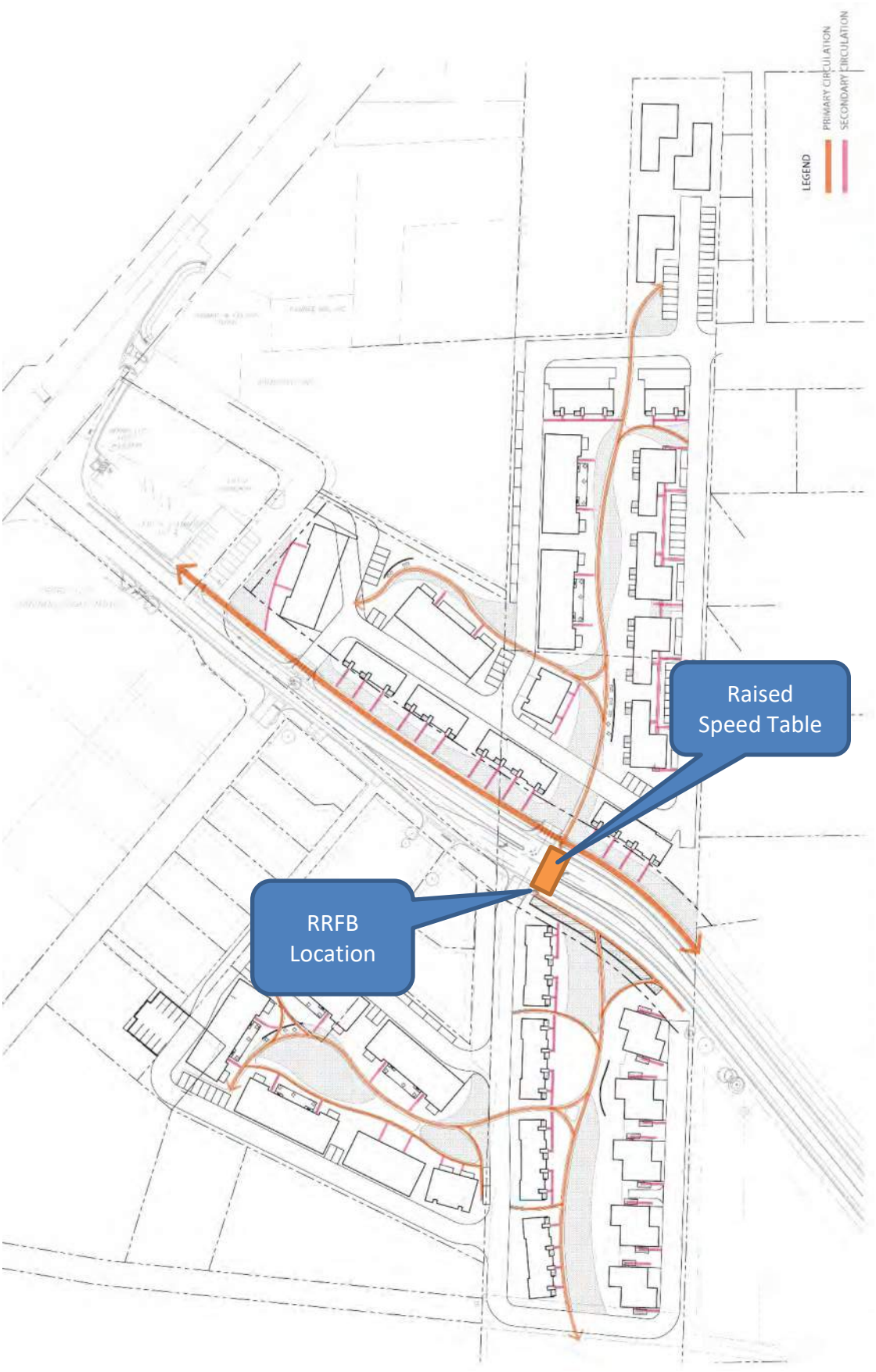
The *AASHTO Green Book*[6] identifies a 200' stopping sight distance for a 30mph roadway. Per the BCRE Corridor Study, 30mph is the recommended design speed for the BCRE.

All site accesses appear to have in excess of 200' of clear sight distance based upon the current horizontal geometry. The civil designer should verify that this sight distance requirement can be met for the accesses to the site.

5.5 Multimodal Improvements

The configuration of the affordable housing site has proposed walkways and paths that connect to the adjacent street network, as well as local trails. One roadway crossing location is planned at Intersection #6. It is suggested to utilize a rectangular rapid flashing beacon (RRFB), and a raised speed table to help mitigate vehicular speeds and provide traffic calming at this crossing area. The combination of a RRFB with a raised speed table has been demonstrated to provide a much higher vehicle yielding compliance and driver awareness. **Figure 16** shows the location of the crossing and the recommended improvements.

Figure 16: Circulation Diagram



6.0 Summary and Recommendations

The West Eagle Affordable Housing project is proposing 113 multifamily units on parcels owned by Eagle County. The county is actively trying to acquire the adjacent USFS parcel to be able to construct all of the units.

Trip Generation: The affordable housing project is expected generate a total of 682 trips over the course of an average weekday. This includes 12 inbound and 36 outbound vehicle trips during the morning peak hour (vph). The evening peak hour is expected to generate 35 inbound trips and 22 outbound trips.

Site Accesses: The project site has been separated into two areas; south side (of Brush Creek Road Extension), and the north side. The south side and north side will take access directly from the BCRE. Additionally, the south side will also have access on the south side to Cascade Road, which directly connects to Castle Drive and King Road.

Future USFS Parcel Access: If the USFS parcel is acquired in the future, the north side will also have access from 7th Street to the east, and a 7th Street extension to the west through future development of the Koonce properties. These scenarios are provided in the **Appendix** but are not part of the current application.

Project Scenarios: Two Scenarios (B and F) are detailed within the TIS. Six other scenarios are provided for reference in the **Appendix**. Scenarios B and F represent the current submission and this TIS focuses on them for simplicity.

Scenarios A-C are analyzed for the short term impacts (Year 2024) and do not take into consideration any road extensions.

Scenario D assumes that the Koonce development has been developed with a 7th Street extension to Grand Avenue, but without a Brush Creek Road Extension. These scenarios are analyzed for the long term (Year 2045) impacts.

Scenarios E-H assume that the Brush Creek Road Extension has been connected to Grand Avenue and are analyzed for long term (Year 2045) impacts.

Intersection Analysis: A total of ten (10) intersections are studied in this analysis.

Scenario B – No Brush Creek Road Extension and No Grand Avenue Corridor Improvements (Year 2024 Total Traffic):

Intersections #1, #2, and #3 (Grand Ave/King Road, Grand Ave/BCRE, Grand Ave/Castle Dr) perform at a LOS E or better based upon the short term (Year 2024) analysis.

Intersection #4 (Grand Ave/5th Street) will experience LOS E-F.

Intersections #5-#9 (BCRE/Castle Dr, BCRE/South Site, 7th St/McIntire, 6th St/McIntire, and 5th St/McIntire) will see LOS A.

Intersection #10 (Brush Creek Rd/Capital St) experience LOS C or better.

Scenario F – Brush Creek Road Extension and Grand Avenue Corridor Improvements (Year 2045 Total Traffic):

Intersections #1, #2, #3, and #4 (Grand Ave/King Road, Grand Ave/BCRE, Grand Ave/Castle Dr, Grand/5th St) will have the roundabouts (Intersections #2 and #4) see failure in peak traffic directions. This is consistent with the *GACP Corridor Plan*, as mentioned above in **Section 3.3**. The RIRO intersections (Intersections #1 and #3) will see LOS C-E during peak hours of operations.

Intersection #5 (BCRE/Castle Dr/North Site Access) will see LOS C-E for the northbound approach. The North Site Access (southbound) for the site will see LOS B.

Intersection #6 (BCRE/South Site Access) will see LOS C or better.

Intersections #7 and #8 (7th St/McIntire and 6th St/McIntire) will see LOS A.

Intersection #9 (5th St/McIntire) will see LOS A-B for operations.

Intersection #10 (Brush Creek Rd/Capital St) with the inclusion of Brush Creek Road Extension and an all way stop control will see LOS F with substantial delay for all legs of the intersection. It is suggested that a roundabout be constructed in to better mitigate traffic at this intersection, as mentioned in the *Brush Creek Road Extension Corridor Study*.

Multimodal Improvements: The configuration of the affordable housing site has proposed walkways and paths that connect to the adjacent street network, as well as local trails. There is one crosswalk proposed on Brush Creek Road Extension. A rectangular rapid flashing beacon (RRFB), and a raised speed table are recommended at this location to help mitigate vehicular speeds, provide traffic calming and increase vehicle yielding compliance and driver awareness.

Auxiliary Turn Lanes: The need for auxiliary turn lanes were assessed per previous studies.

Grand Avenue Corridor Intersections (Intersections #1 to #4): The *GACP* identified these intersections to be reconfigured. King Road and Castle Drive (7th Street Extension) are identified to be reconfigured as Right-in, Right-out intersections. No auxiliary turn lanes are anticipated on these connections at this time. However, if future development that exceeds the anticipated GACP assumptions occurs, turn lanes should be evaluated at that time. The BCRE and 5th Street intersections are proposed to become roundabouts and will not need auxiliary turn lanes.

The BCRE intersections (Intersections #5 and #6): The *BCRE Corridor Study* identified westbound and eastbound left turn lanes at these locations. The recommended geometry for each of these turn lanes should be 50’ of storage with a 7.5:1 taper.

The McIntire Intersections (Intersections #7, #8, and #9) do not need turn lanes based upon good LOS and no appreciable queue lengths.

As a roundabout is suggested for the Brush Creek Road and Capital Street intersection control, no auxiliary turns lanes are recommended if a roundabout is constructed.

In summary, the proposed West Eagle Affordable Housing project is anticipated to be fully served by the surrounding transportation infrastructure, with the above recommended infrastructure improvements. This TIS provides several scenarios that discuss the impacts based upon variables that both can and cannot be controlled by Eagle County. Therefore, it is the intent that when these decisions are made in the future, the county can fully understand what impacts the project will have on the transportation infrastructure.

7.0 Appendix

7.1 Reference Documents

1. *Brush Creek Road Extension Corridor Study*, October 14, 2020, McDowell Engineering.
2. *Grand Avenue Corridor Plan, Corridor Study*, June 14, 2022, McDowell Engineering. https://www.townofeagle.org/DocumentCenter/View/17663/8-GACP-Traffic-Analysis-Report-Draft
3. *Highway Capacity Manual, 6th Edition*. Transportation Research Board, 2016.
4. *Trip Generation Handbook, An ITE Recommended Practice*. Institute of Transportation Engineers, 2017.
5. *Trip Generation Manual, 11th Edition*. Institute of Transportation Engineers, 2021.
6. *A Policy on Geometric Design of Highway and Streets*, 7th Edition, 2018, AASHTO

Appendix G: Geotechnical Study

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GEOTECHNICAL ENGINEERING STUDY
PROPOSED WEST EAGLE HOUSING DEVELOPMENT
BRUSH CREEK ROAD AND CASTLE DRIVE
EAGLE, COLORADO

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Project No. 22-7-698

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FIG's. 1A and 1B - LOCATION OF EXPLORATORY BORINGS
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TABLE 1 - SUMMARY OF LABORATORY TEST RESULTS
TABLE 2 – PERCOLATION TEST RESULTS

SUMMARY

1. The subsurface conditions at the site were evaluated by drilling a total of twenty exploratory borings. Subsoils encountered in the borings, below about 1 to 2 feet of sand, silt and clay with organics, mainly consist of silty sandy gravel with cobbles and probable boulders. Drilling in the coarse granular soils was difficult due to the cobbles and probable boulders to the explored depths of about 10 to 20 feet.

2. Groundwater was not encountered in the borings when measured the day of drilling and the soils encountered in the borings were slightly moist.

3. The natural granular site soils are suitable for support of shallow foundations, floor slabs, concrete flatwork, and asphalt and concrete pavement. Shallow foundations bearing on the natural granular soils, should be designed for a maximum allowable bearing pressure of 3,000 pounds per square foot (psf). Detailed discussions of geotechnical recommendations are presented in the report body.

4. The following recommended pavement section thicknesses were based on an assumed traffic loading of 20 Equivalent Daily Load Applications (EDLA) for side streets and driveways (Standard Duty), and 100 EDLA for primary streets (Heavy Duty).

Location	Asphalt/Aggregate Base Course (Inches)	Concrete Thickness/Aggregate Base Course (inches)
Standard Duty	4 over 6	6 over 4
Heavy Duty	5 over 8	7 over 4

We recommend trash pickup areas, delivery truck lanes, and other areas where truck turning movements are concentrated be paved with Portland cement concrete.

PURPOSE AND SCOPE OF STUDY

This report presents the results of a geotechnical engineering study for the proposed West Eagle Housing Development located at Brush Creek Road and Castle Drive, Eagle, Colorado. The project site is shown on Fig's. 1A and 1B. The study was conducted in general accordance with our proposal to Eagle County, dated August 18, 2022, for the purpose of providing geotechnical engineering recommendations, pavement thickness design and site grading considerations for the project.

This report has been prepared to summarize the data obtained during this study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction of the proposed project are included in the report.

PROPOSED CONSTRUCTION

The proposed development mainly consists of multi-family residential construction accessed by new driveways and streets and new construction of Brush Creek Road as shown on the conceptual site development plan, Fig. 1B. Existing county buildings and other facilities shown on Fig. 1A will be razed for the new planned construction. Excavation for the proposed development is assumed to be relatively minor with cut and fill depths up to around 10 feet. Foundation loadings for the buildings are assumed to be relatively light and typical of the proposed type of construction. The proposed roadways and drives are assumed to mainly be paved with asphalt.

If the proposed construction varies significantly from that described above or depicted herein, we should be notified to reevaluate our recommendations.

SITE CONDITIONS

The site is located in the western part of Eagle, south of Highway 6 and north of Castle Drive as shown on Fig's. 1A and 1B. The property is generally bordered by mixed-use residential and commercial developments. The northwest and southwest areas are occupied by existing Eagle County facilities including buildings, drives and storage areas. The remaining and majority of development area consists of a grass field. The property terrain is relatively flat and gently sloping down to the southwest.

SUBSIDENCE POTENTIAL

Bedrock of the Pennsylvanian age Eagle Valley Evaporite underlies the subject site and nearby areas of Eagle. 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 portions of the property. Dissolution of the gypsum under certain conditions can cause sinkholes to develop and can produce areas of localized subsidence. During previous work in the area, several sinkholes were observed scattered throughout the Eagle and Brush Creek areas. These sinkholes appear similar to others associated with the Eagle Valley Evaporite in other areas of the Eagle River Valley.

Sinkholes were not observed in the immediate area of the subject site. 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 the subject site throughout the service life of the proposed residential buildings, 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.

SUBSURFACE CONDITIONS

Information on subsurface conditions was obtained by drilling twenty exploratory borings at the approximate locations shown on Fig's. 1A and 1B. The boring logs are shown on Fig. 2 and corresponding legend and notes are shown on Fig. 3. The results of gradation tests performed on the minus 1½-inch fraction of the coarse granular soils are presented on Fig's. 4 through 11. Results of Hveem stabilometer test performed on a combined sample of soils within the upper 4 feet are shown on Fig. 12. The laboratory testing was conducted in general accordance with applicable ASTM standards, and is summarized in Table 1.

The following subsurface descriptions are of a generalized nature to highlight the major stratification features encountered in the borings. The boring logs should be referenced for more detailed information at the specific location of the borings.

Subsoils encountered in the borings, below about 1 to 2 feet of sand, silt and clay with organics, consist of medium dense to dense, silty sandy gravel with cobbles and probable boulders. Drilling in the coarse granular soils was difficult due to cobbles and probable boulders to the drilled depths of about 10 to 20 feet. The gravel soils contained occasional medium dense silty sand layers.

Groundwater was not encountered in the borings when measured the day of drilling and the soils were slightly moist.

GEOTECHNICAL ENGINEERING CONSIDERATIONS

The subsurface conditions encountered in the borings were evaluated to develop geotechnical engineering recommendations for the proposed residential structures. The following discussion addresses building foundations, slab-on-grade construction, surface and subsurface drainage, site grading, and pavement sections, which should be considered during project planning, design and construction.

The natural granular site soils are suitable for support of shallow foundations with moderate bearing pressure and relatively low settlement potential. Large size boulders may be encountered in excavations, requiring suitable heavy-duty excavation equipment for removal. Voids in footing subgrade areas created by boulder removal should be properly backfilled with structural fill, lean-mix concrete or structural concrete.

FOUNDATION RECOMMENDATIONS

Shallow Foundations: Considering the subsoil conditions encountered in the exploratory borings, shallow foundations are suitable for support of the proposed residential buildings bearing on the natural granular soils or properly compacted structural fill placed on the natural granular site soils. Existing fill, debris from previous construction at the site and topsoil, should be removed from building excavations. Boulders should be removed from footing excavations, and any resulting voids from boulder removal properly backfilled, to create a relatively level bearing surface.

Footing Foundations: The design and construction criteria presented below should be observed for a spread footing foundation system. The construction details should be considered when preparing project documents.

1. Footings placed on the undisturbed natural on-site granular soils or properly compacted structural fill should be designed for an allowable soil bearing pressure of 3,000 pounds per square foot (psf). Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less.
2. Continuous footings should be at least 16 inches wide and isolated pads at least 24 inches wide.
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 the exterior grade is recommended for this area of Eagle County.

4. Continuous foundation walls should be reinforced top and bottom to span an unsupported length of at least 10 feet.
5. Earthwork recommendations for spread footing foundations are presented in the "Earthwork and Site Grading" section of this report.
6. A representative of the geotechnical engineer should observe all footing excavations prior to fill and concrete placement.

RETAINING AND FOUNDATION WALLS

Lateral Earth Pressures: Below-grade foundation walls and retaining structures, if constructed, should be designed for the lateral earth pressure generated by the backfill, which is a function of the degree of rigidity of the wall and the type of backfill material used. Foundation walls and retaining structures that are laterally supported and can be expected to undergo only a moderate amount of deflection should be designed for earth pressures based on the following equivalent fluid densities:

Granular backfill with < 5% passing No. 200 sieve .....40 pcf
CDOT Class 1 backfill (<20% passing No. 200 sieve) .....45 pcf
On-site sand and gravel backfill .....45 pcf

Cantilevered retaining structures that can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for earth pressures based on the following equivalent fluid densities:

Granular backfill with < 5% passing No. 200 sieve .....35 pcf
CDOT Class 1 backfill (<20% passing No. 200 sieve) .....40 pcf
On-site sand and gravel backfill .....40 pcf

The equivalent fluid density values recommended above assume drained conditions behind the walls and retaining structures, and a horizontal backfill surface. The buildup of water behind a wall or retaining structure, or an upward sloping backfill surface, will increase the lateral earth pressure imposed on the wall or retaining structure. Below-grade walls and retaining structures should also be designed for appropriate surcharge pressures due to adjacent structures, vehicle traffic, and construction activities.

Backfill should be placed in uniform lifts and compacted to at least 95% of the maximum Proctor dry density (ASTM D 698). The backfill should be compacted at moisture contents within 2 percentage points of optimum. Care should be taken not to over-compact the backfill since this could cause excessive lateral pressure on the walls. Hand compaction procedures, if necessary, should be used to prevent lateral pressures from exceeding the design values. Settlement of deep wall backfills can occur even if the fill is properly placed and compacted.

The lateral resistance of footings will be a combination of the sliding resistance of the footing on the bearing materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.50. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 450 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a granular material compacted to at least 95% of the maximum standard Proctor dry density at a moisture content near optimum.

FLOOR SLABS

The natural on-site granular soils and moisture-conditioned, properly compacted structural fill are suitable to support lightly loaded slab-on-grade floors. Existing fill, debris, topsoil and organic matter are not suitable for support of floor slabs and should be removed from floor slab areas and replaced with properly compacted structural fill. 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 joint spacing and slab reinforcement should be established by the designer based on experience in concrete floor slab design using criteria such as that of the Portland Cement Association or American Concrete Institute. A perimeter foundation drain should not be needed for slab-on-grade construction.

We recommend vapor retarders conform to at least the minimum requirements of ASTM E1745 Class C material. Certain floor types are more sensitive to water vapor transmission than others. For floor slabs bearing on angular gravel or where flooring system sensitive to water vapor transmission are utilized, we recommend a vapor barrier be utilized conforming to the minimum requirements of ASTM E1745 Class A material. The vapor retarder/barrier should be installed in accordance with the manufacturers' recommendations and ASTM E1643.

EARTHWORK AND SITE GRADING

We recommend the following criteria be used when preparing the site grading plans:

Removal and Replacement Requirement: Part of the project site is occupied by existing buildings and related utilities. Existing fill related to the previous construction, including utility trench backfill, should be removed from within the proposed building footprint and to a minimum 1:1 (horizontal to vertical) projection down and away from the edges of the foundations and replaced with properly compacted structural fill.

All previous construction foundation elements and existing concrete slabs should be removed during the demolition process. We also recommend that existing utilities not used for the new facility be removed within new structure footprint. Recommendations regarding the demolition process and removal of the existing structures is beyond the scope of this study.

Fill Material Specifications: The following material specifications are presented for fills on the project site.

1. *Foundation and Pavement Subgrade and Backfill*: The on-site native soils will be suitable for reuse throughout the site including under foundations and as foundation backfill or pavement subgrade, following screening to remove over-size rock and moisture conditioning. While not encountered within the borings, construction debris or other deleterious materials may be present as remnants of the demolition of the existing structures. These materials should be removed from the excavated soils before placement and re-compaction. Import fill should consist of a minus 2-inch non-expansive soil having less than 25 percent passing the No. 200 sieve, a liquid limit less than 30, and a plasticity index less than 15.
2. *Utility Trench Backfill*: Screened on-site native materials and materials excavated from the existing utility trenches may be used for trench backfill above the pipe zone fill provided they do not contain unsuitable material such as construction debris or particles larger than 4 inches.
3. *Material Suitability*: All structural fill material should be non-expansive and free of vegetation, brush, sod and other deleterious substances and should not contain rocks or lumps having a diameter of more than 4 inches. The geotechnical engineer should evaluate the suitability of all proposed fill materials prior to placement.
4. *Subgrade Preparation*: The ground surface shall be stripped of vegetation/organics, loose soils, or any other deleterious materials prior to fill placement. The resulting ground

surface should be scarified to a depth of 8 inches, moisture conditioned as necessary, and compacted in a manner specified below for the subsequent layers of fill. Loose or unstable soils shall be removed, where present, in order to provide a stable platform prior to placement of fill.

Compaction Requirements: A representative of the geotechnical engineer should observe fill placement operations on a regular basis. We recommend the following minimum compaction criteria be used on the project.

Area	Percentage of Standard Proctor Maximum Dry Density (ASTM D 698)
Below Foundation Elements	98%
Floor Slab Subgrade and Foundation Wall Backfill	95%
Pavement, Flatwork and Utility Trenches	95%
Landscape and Other Misc. Over-lot Fill Areas	90%
For compaction of onsite or import soils, a moisture content within 2 percent of optimum should be maintained during placement and compaction.	

EXCAVATION CONSIDERATIONS

In our opinion, it is anticipated that the on-site soils encountered in the exploratory borings drilled for this study can be excavated with conventional heavy-duty construction equipment. All excavations should be in accordance with OSHA, state and local requirements. The contractor should follow appropriate safety precautions. In accordance with OSHA guidelines, the onsite soils will likely classify as a Type C material. If materials different from those indicated in this report are encountered, the OSHA soil type may vary and need to be adjusted. The contractor's competent person should make decisions regarding cut slopes. Per OSHA criteria, unless excavations are shored, temporary dry excavations in Type C materials should have slopes no steeper than 1½H:1V. Shoring will be required where excavated slopes cannot be accommodated. OSHA regulations require that excavations greater than 20 feet in depth and excavations that extend below the ground water level be designed by a professional engineer.

Groundwater was not encountered in the borings but may be encountered during construction such as from seasonal snow melt. If groundwater seepage is encountered, flatter slopes may be required. Dewatering during construction can likely be handled by the use of trenches and sumps. Surface drainage should be diverted away from all temporary cut slopes in order to reduce the potential for slope erosion and instability.

SEISMIC DESIGN CRITERIA

Using estimated shear wave velocities for the subgrade materials encountered based on standard penetration testing, calculations indicate a design Site Class C per the International Building Code (IBC). Based on the subsurface profile and the anticipated ground conditions, liquefaction is not a design consideration.

SURFACE DRAINAGE

Proper surface drainage is very important for acceptable performance of the facility during construction and after construction has been completed. Drainage recommendations provided by local, state and national entities should be followed based on the intended use of the structure. The following recommendations should be used as guidelines and changes should be made only after consultation with the geotechnical engineer.

1. Excessive wetting of the foundation and slab subgrades should be avoided during construction.
2. Exterior backfill should be compacted according to the “Earthwork and Site Grading” section of this report.
3. Care should be taken when compacting around the foundation walls and underground structures to avoid damage to the structure. Hand compaction procedures, if necessary, should be used to prevent lateral pressures from exceeding the design values.
4. 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. Site drainage beyond the 10-foot zone should be designed to promote runoff and reduce infiltration. A minimum slope of 2 inches in the first 10 feet is recommended in the paved areas. These slopes may be changed as required for handicap access points in accordance with the Americans with Disabilities Act.
5. Ponding of water should not be allowed in backfill material or in a zone within 10 feet of the foundation walls, whichever is greater.
6. Backfill material should meet the requirements stated in the “Earthwork and Site Grading” section of the report.
7. Roof downspouts and drains should discharge well beyond the limits of all backfill.

PAVEMENT DESIGN

Subgrade Materials: The subgrade materials tested generally classified as A-1-b with a group index of 0, in accordance with the American Association of State Highway Transportation Officials

(AASHTO) classification. Based on the soil classification, the Hveem stabilometer R-value test of 61 shown on Fig. 12, and our experience with similar projects, an R-value of 40 was assumed for design of flexible pavements and a subgrade modulus of 150 pounds per cubic inch (pci) was assumed for rigid pavements.

Design Traffic: Traffic loading information was not available at the time of report preparation. Based on our experience, we assumed an equivalent 18-kip daily load application (EDLA) of 20 for standard duty areas (side streets and driveways) and an EDLA of 100 for the heavy-duty areas (primary streets such as Brush Creek Road with truck traffic). The project civil engineer should check and updated the assumed traffic loading for final pavement section design. If it is determined that design traffic loading is significantly different from that assumed, we should be contacted to reevaluate the pavement thickness design.

Pavement Sections: Based on the subgrade conditions encountered and the traffic information provided, the following pavement sections are recommended for preliminary design:

Location	Asphalt/Aggregate Base Course (inches)	Concrete Thickness/Aggregate Base Course (inches)
Standard Duty	4 over 6	6 over 4
Heavy Duty	5 over 8	7 over 4

We recommend trash pickup areas and other areas where truck turning movements are concentrated be paved with Portland cement concrete.

Pavement Materials: Asphalt should consist of a mixture of aggregate, filler and asphalt cement established by a qualified engineer. Aggregate Base Course (ABC) should conform to the requirements of AASHTO M147 and to Section 703.03 of the CDOT Standard Specifications for Road and Bridge Construction. The ABC should meet Class 6 grading and quality as defined by the CDOT specifications. The ABC should have a minimum R-value of 77 and a minimum dry unit weight of 120 pcf when placed at the required compaction. The ABC must also meet all other appropriate CDOT specifications.

Concrete pavement should meet the requirements of a Class P Mix, per Section 601 of the CDOT standard specifications, and should be based on a mix design established by a qualified engineer.

Concrete joint spacing should be established by a qualified engineer. Concrete should be cured by protecting against loss of moisture, rapid temperature changes and mechanical injury for at least three days after placement. The concrete sections presented above are assumed to be unreinforced. Providing dowels at construction joints would help reduce the risk of differential movements between panel sections. Providing a grid mat of deformed rebar or welded wire mesh within the concrete pavement section would assist in mitigating corner breaks and differential panel movements. If a rebar mat is installed, we recommend that the bars be placed in the lower half of the pavement section. Also, if reinforcing is used, we have commonly seen No. 4 rebar placed at 24-inch center in each direction, however, we recommend that a structural engineer evaluate the placement and spacing of rebar as needed. Concrete pavement will be more sensitive to settlement or heave-related movements than asphalt pavement.

Subgrade Preparation: Prior to placing the pavement section, the entire subgrade area should be thoroughly scarified and well-mixed to a minimum depth of 8 inches, and adjusted to the moisture content and compaction criteria presented in the "Earthwork and Site Grading" section of the report. Boulders in pavement subgrade areas should be removed and voids properly backfilled to create a relatively level subgrade surface. Following scarification, boulder removal and compaction, the pavement subgrade should be proof rolled with a heavily loaded pneumatic-tired vehicle. The vehicle should have a gross weight of at least 50,000 lbs., with a single loaded axel weight of 18,000 lbs., and a tire pressure of 100 psi. Pavement design procedures assume a stable subgrade. Areas that deform excessively under heavy wheel loads are not stable and should be removed and replaced to achieve a stable subgrade prior to paving.

Drainage: The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of the pavement. Drainage design should provide for the removal of water from paved areas and prevent the wetting of the subgrade soils.

Maintenance

Periodic maintenance of paved areas is critical to achieve the design pavement life. Crack sealing should be performed annually as new cracks appear. Joint seals in concrete should be replaced as they deteriorate. Chip seals, fog seals, or slurry seals applied at approximate intervals of 3 to 5 years are usually necessary for asphalt. As conditions warrant, it may be necessary to perform patching and structural overlays at approximate 10-year intervals.

DRYWELLS

Drywells and bio-swales are often used for site runoff detention and disposal. The natural granular soils encountered are typically free draining and should be suitable for surface water treatment and disposal as needed with proper design and construction. The results of percolation testing performed in Borings 2, 12 and 19, presented in Table 2, indicate an infiltration rate of about 1 minute per inch. The bedrock and groundwater level are generally known to be relatively deep in this area and should not affect drywell or bio-swale designs. Where drywells are used, they should have solid casing down to at least 5 feet below ground surface and 10 feet from building foundations. The solid casing should also extend down to at least basement level with casing perforation below that level.

DESIGN AND SUPPORT SERVICES

Kumar & Associates, Inc. should be retained to review the project plans and specifications for conformance with the recommendations provided in our report. We are also available to assist the design team in preparing specifications for geotechnical aspects of the project, and performing additional studies if necessary to accommodate possible changes in the proposed construction.

We recommend that Kumar & Associates, Inc. be retained to provide construction observation and testing services to document that the intent of this report and the requirements of the plans and specifications are being followed during construction. This will allow us to identify possible variations in subsurface conditions from those encountered during this study and to allow us to re-evaluate our recommendations, if needed. We will not be responsible for implementation of the recommendations presented in this report by others, if we are not retained to provide construction observation and testing services.

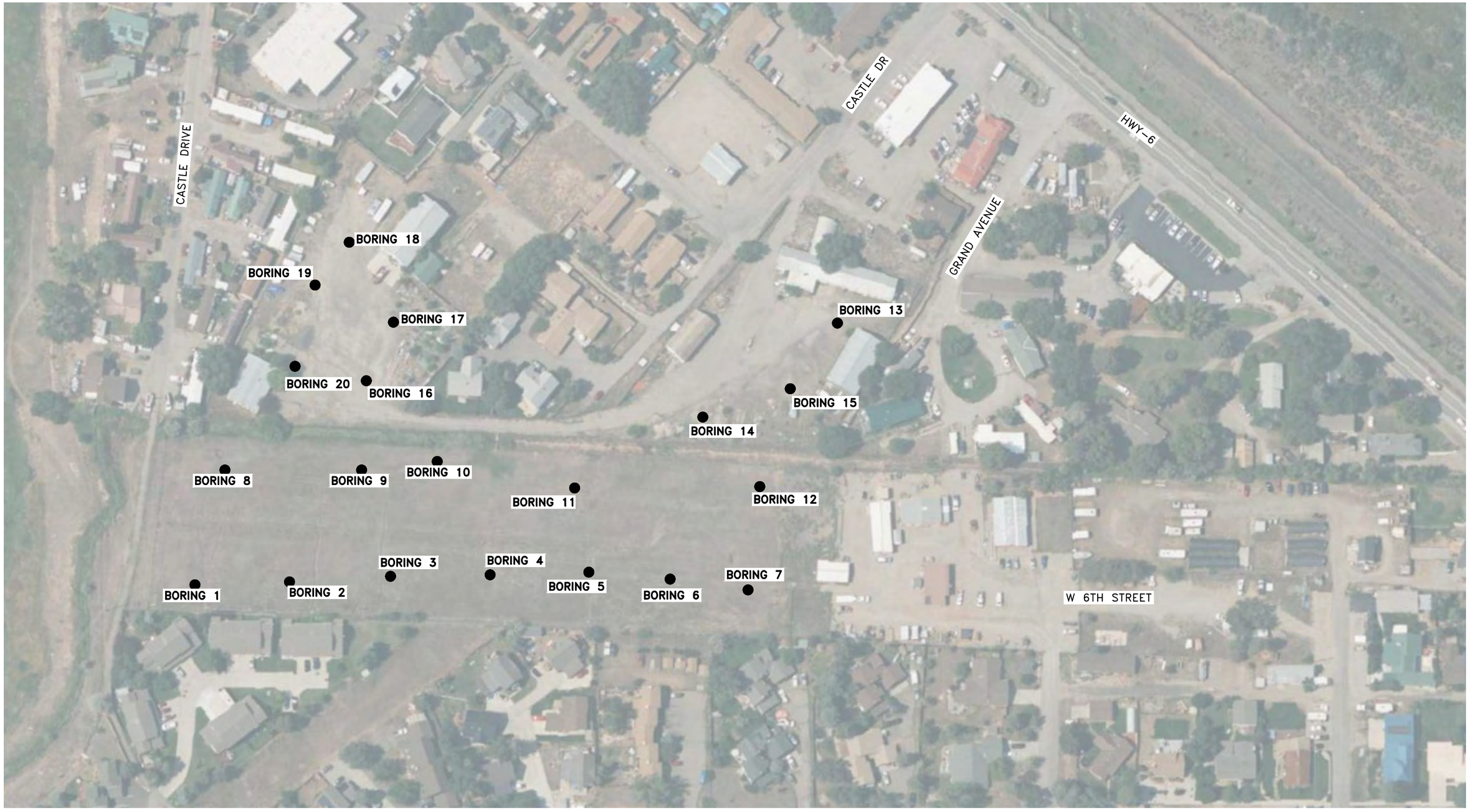
LIMITATIONS

This study has been conducted for exclusive use by the client for geotechnical related design and construction criteria for the project. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings at the locations indicated on Fig's. 1A and 1B and the proposed type of construction. 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.

Our services do not include determining the presence, prevention or possibility of mold or other

biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted.

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.



60 0 60 120

APPROXIMATE SCALE-FEET

EXISTING CONDITIONS

22-7-698	Kumar & Associates	WEST EAGLE HOUSING DEVELOPMENT	LOCATION OF EXPLORATORY BORINGS	Fig. 1A

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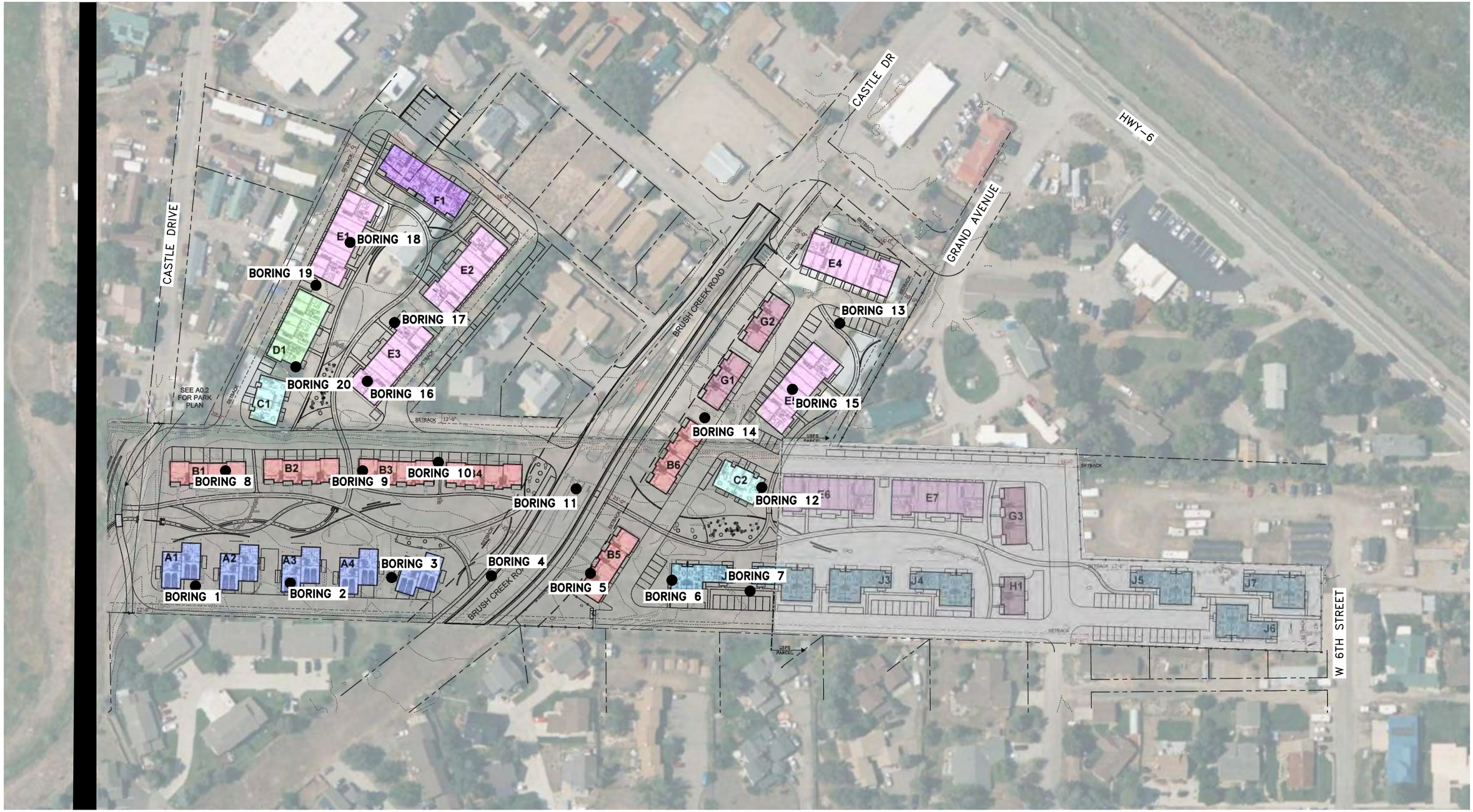

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APPROXIMATE SCALE-FEET

PROPOSED CONDITIONS

22-7-698	Kumar & Associates	WEST EAGLE HOUSING DEVELOPMENT	LOCATION OF EXPLORATORY BORINGS	Fig. 1B

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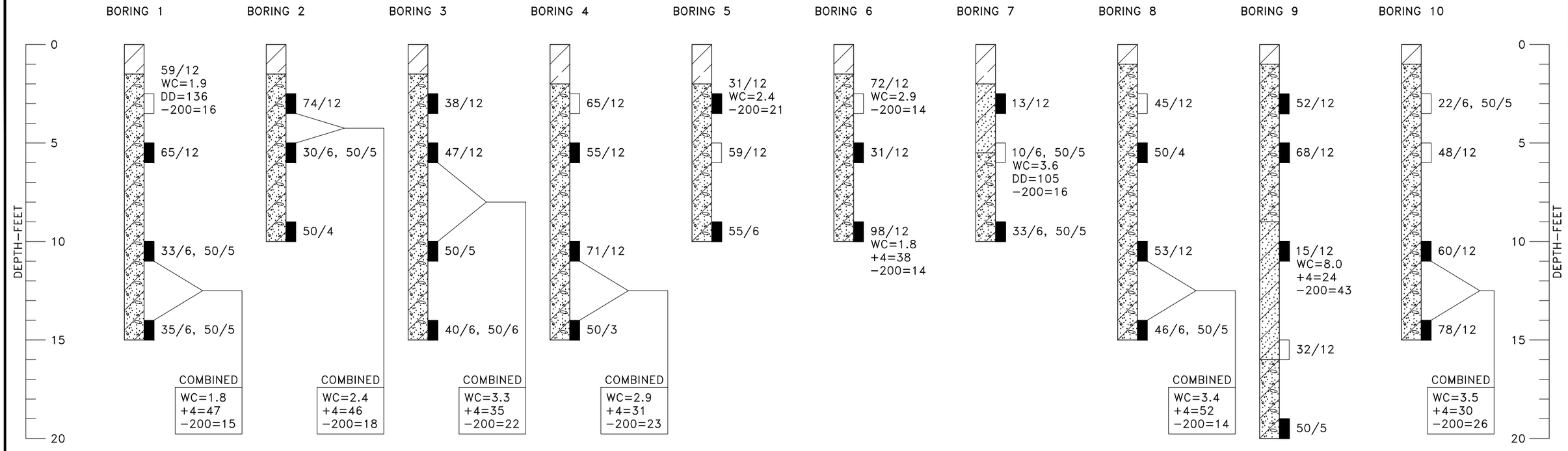

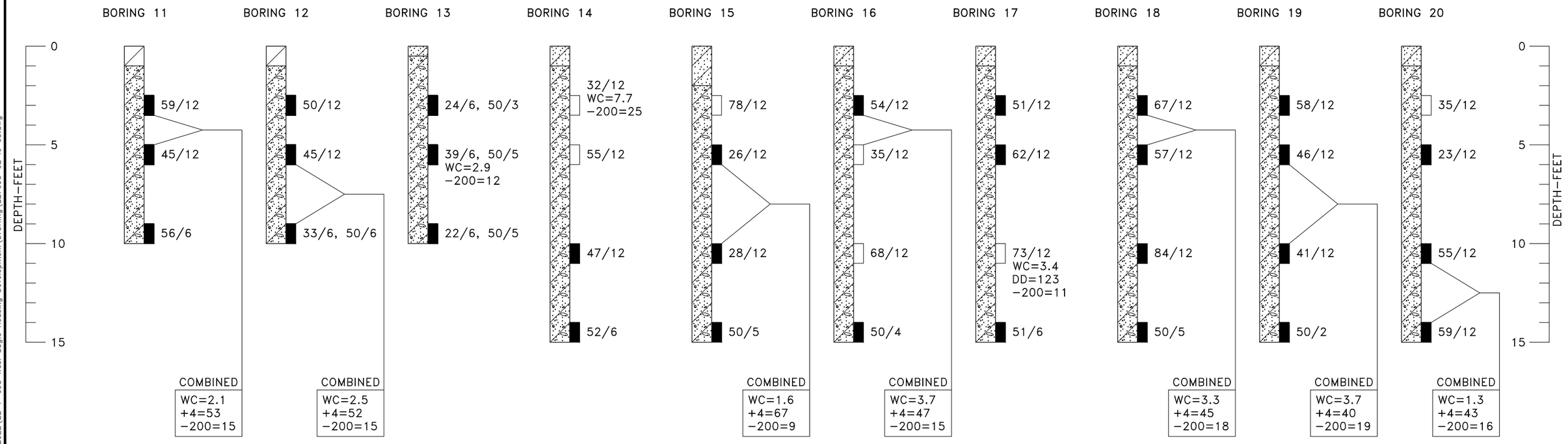

22−7−698	Kumar & Associates	WEST EAGLE HOUSING DEVELOPMENT	LOGS OF EXPLORATORY BORINGS	Fig. 2

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LEGEND



ORGANIC SILT AND CLAY (OL); TOPSOIL, SANDY, FIRM, MOIST, DARK BROWN TO BLACK.



SAND AND GRAVEL (SM–GM); SILTY, SLIGHTLY CLAYEY, MEDIUM DENSE, SLIGHTLY MOIST, BROWN.



GRAVEL (GM–GP); SLIGHTLY SILTY TO SILTY, SANDY, OCCASIONAL SAND LAYERS, COBBLES, SCATTERED BOULDERS, DENSE, SLIGHTLY MOIST, BROWN, ROUNDED ROCK.



DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.



DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

59/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 59 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON NOVEMBER 21, 22 AND 23, 2022 WITH A 4–INCH DIAMETER CONTINUOUS–FLIGHT POWER AUGER.

2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.

3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED 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 THE TRANSITIONS MAY BE GRADUAL.

6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING.

7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   –200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140);
   LL = LIQUID LIMIT (ASTM D4318);
   PI = PLASTICITY INDEX (ASTM D4318).

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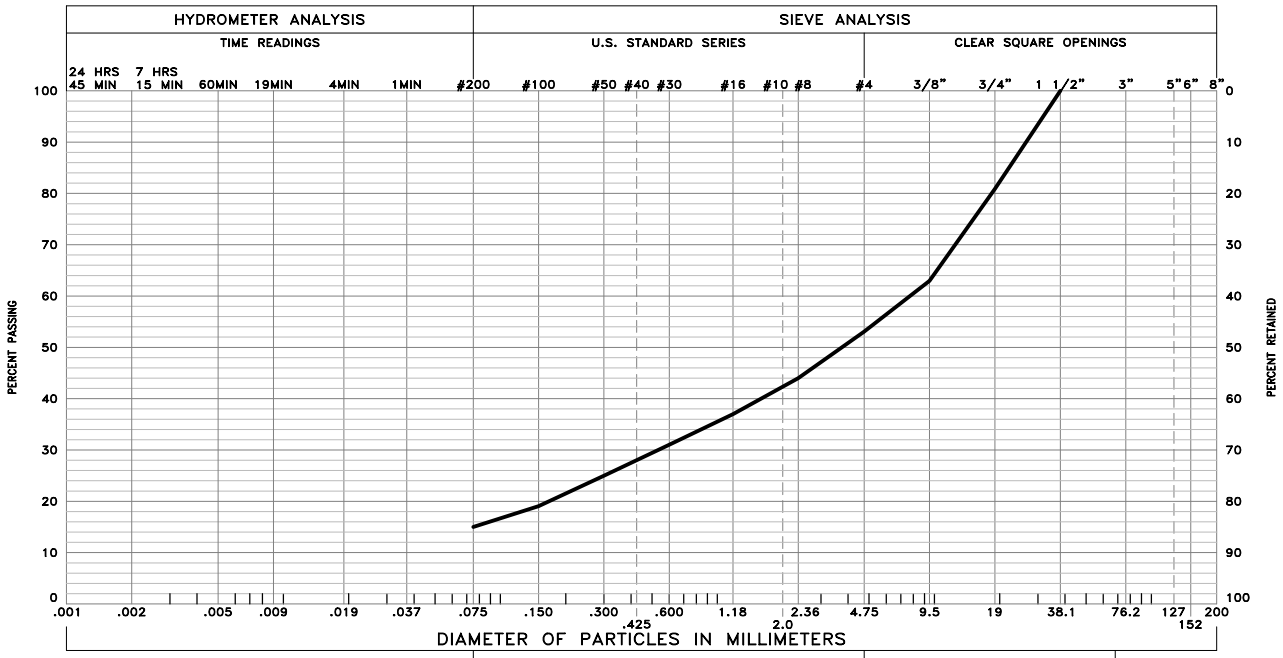
22–7–698	Kumar & Associates	LEGEND AND NOTES	Fig. 3



GRAVEL 47 % SAND 38 % SILT AND CLAY 15 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 1 @ 10' & 15' (Combined)



GRAVEL 46 % SAND 36 % SILT AND CLAY 18 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 2 @ 2.5' & 5' (Combined)

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 4

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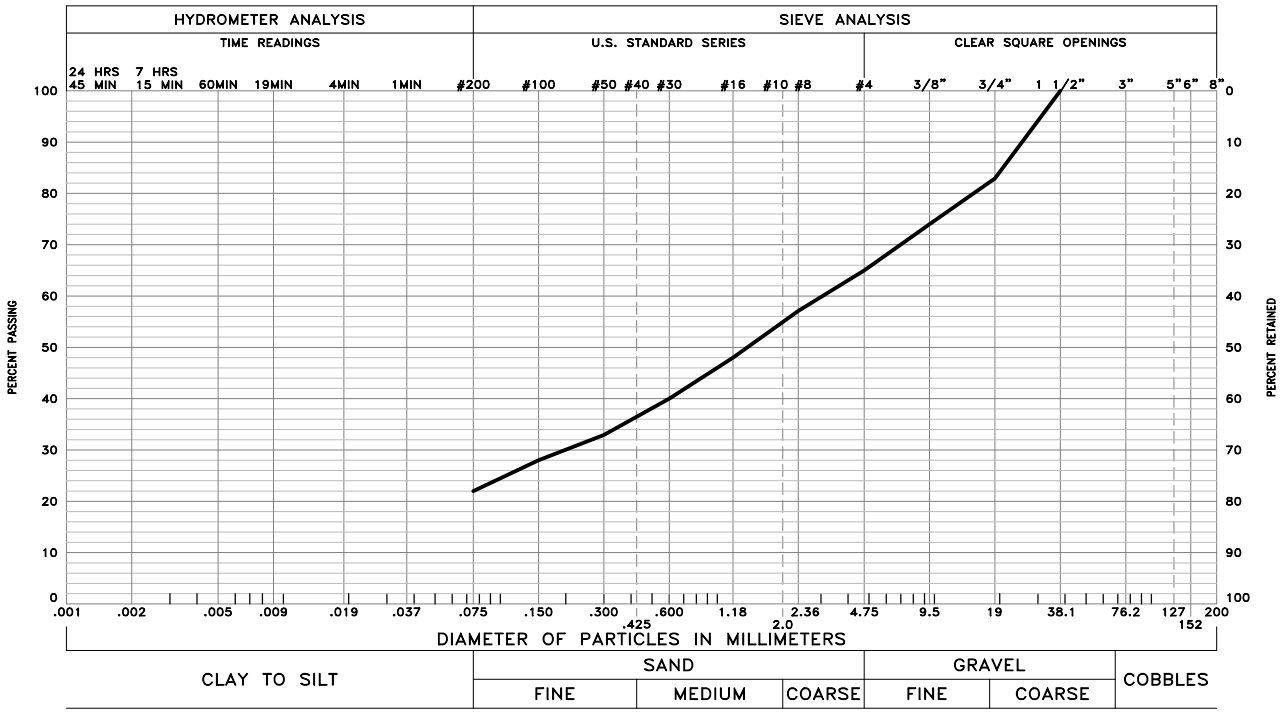
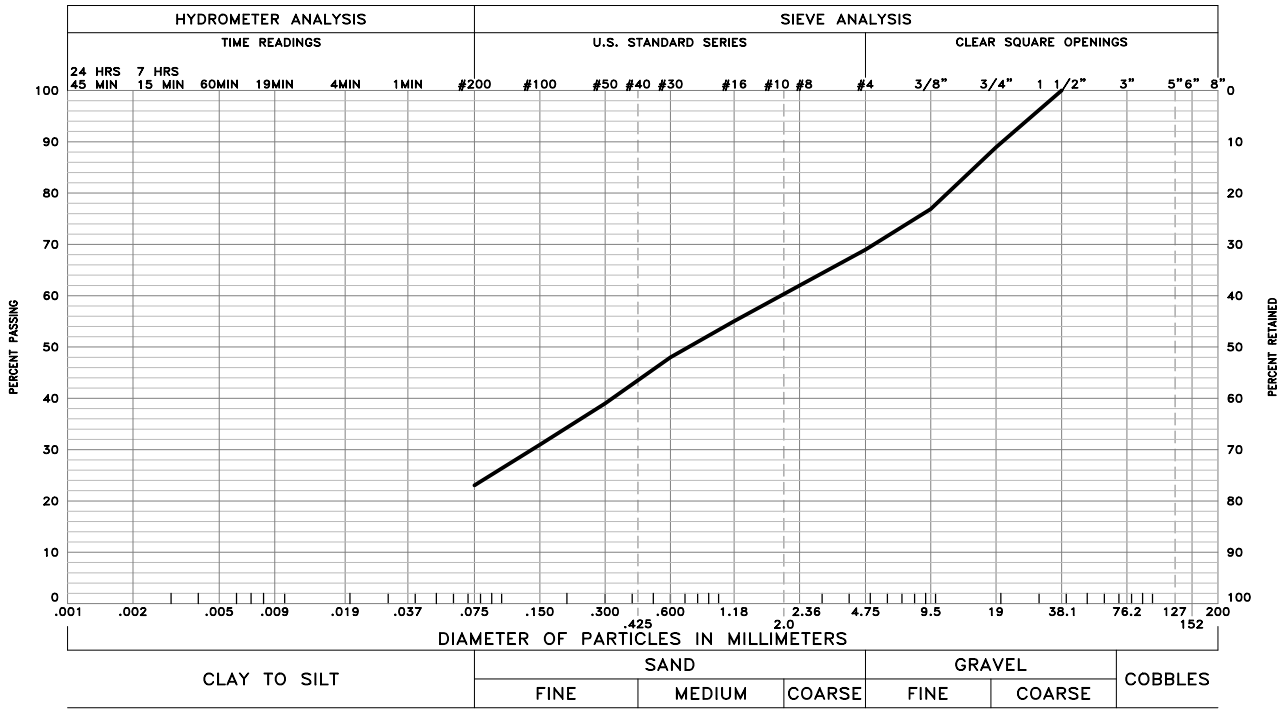


GRAVEL 35 % SAND 43 % SILT AND CLAY 22 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 3 @ 5' & 10' (Combined)



GRAVEL 31 % SAND 46 % SILT AND CLAY 23 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 4 @ 10' & 15' (Combined)

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 5

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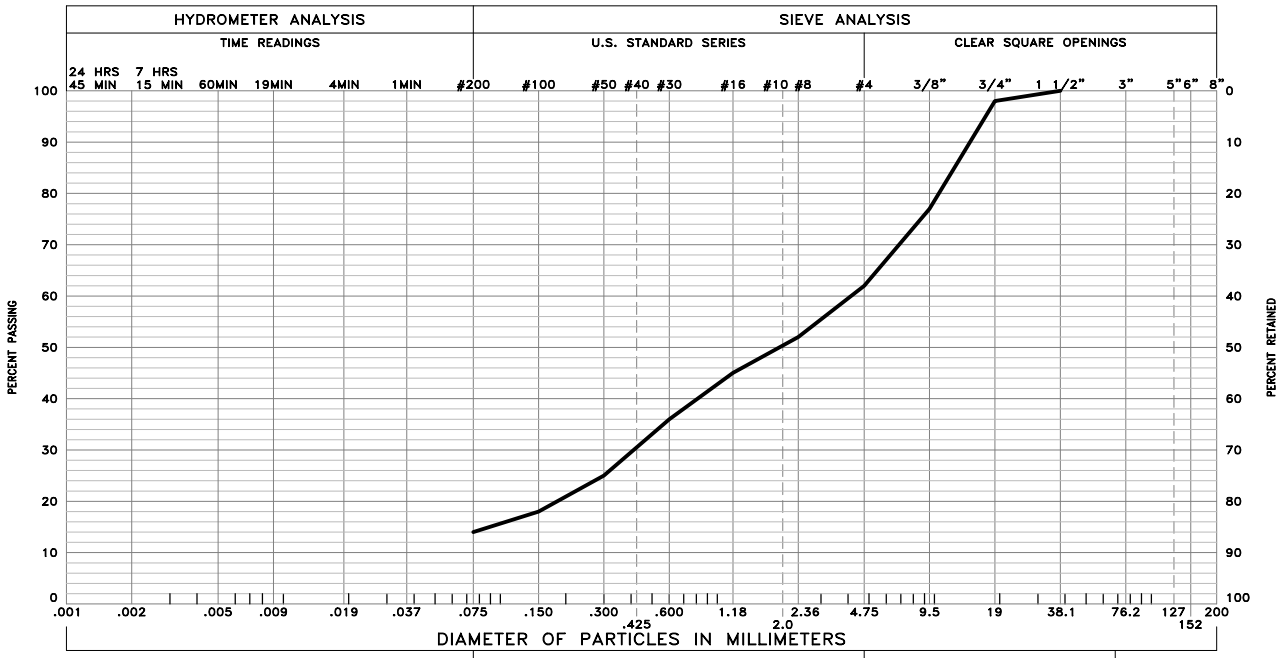

GRAVEL 38 % SAND 48 % SILT AND CLAY 14 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 6 @ 10'



GRAVEL 52 % SAND 34 % SILT AND CLAY 14 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 8 @ 10' & 15' (Combined)

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 6

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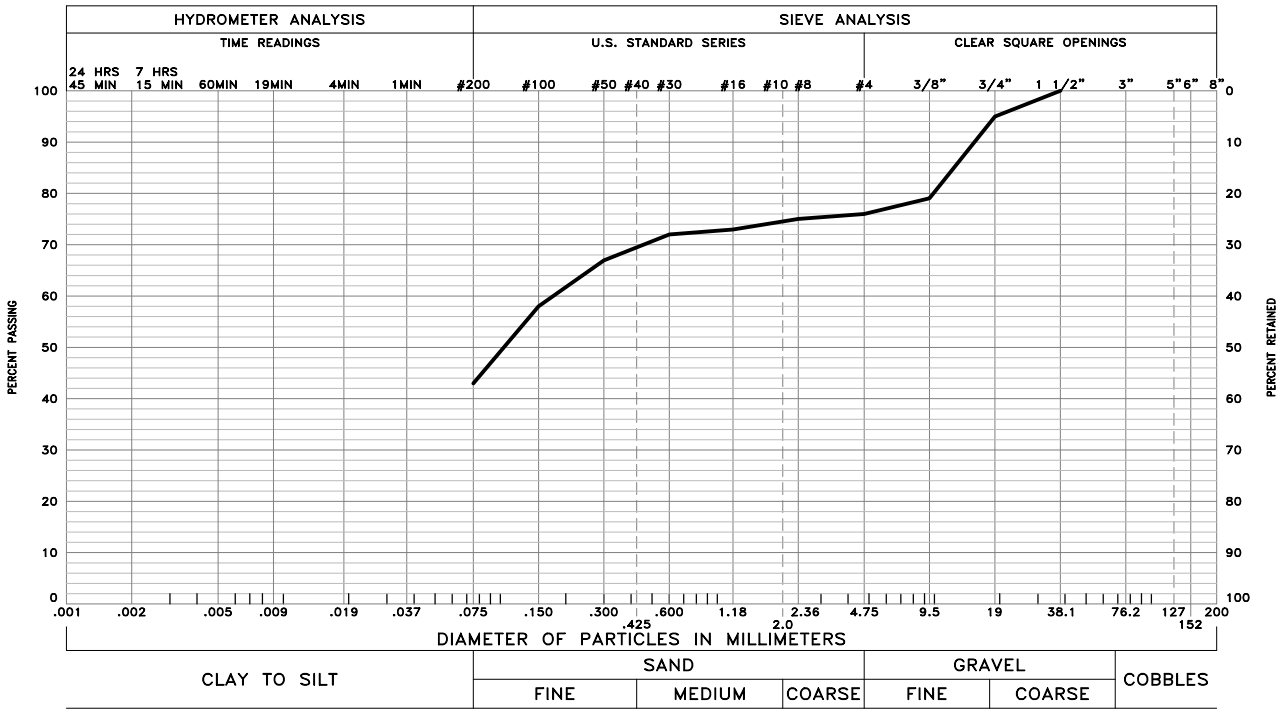
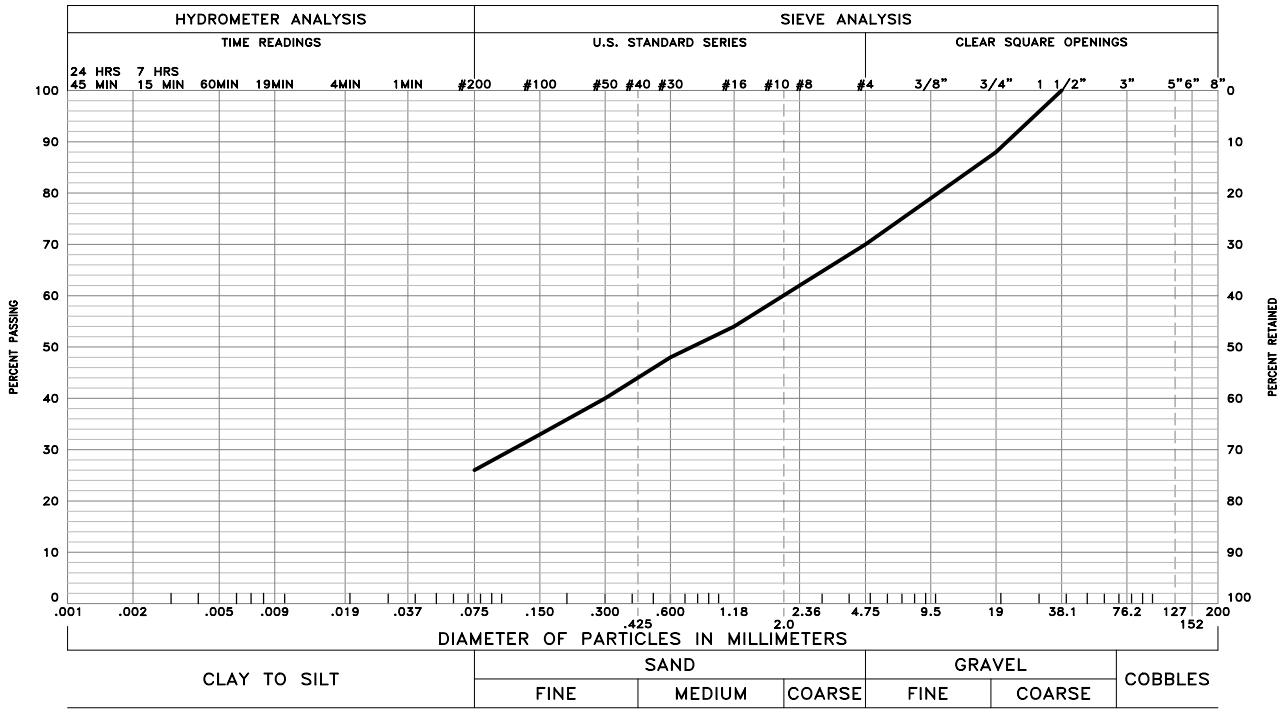


GRAVEL 24 % SAND 33 % SILT AND CLAY 43 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Very Silty Sand with Gine Gravel FROM: Boring 9 @ 10'



GRAVEL 30 % SAND 44 % SILT AND CLAY 26 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 10 @ 10' & 15' (Combined)

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 7

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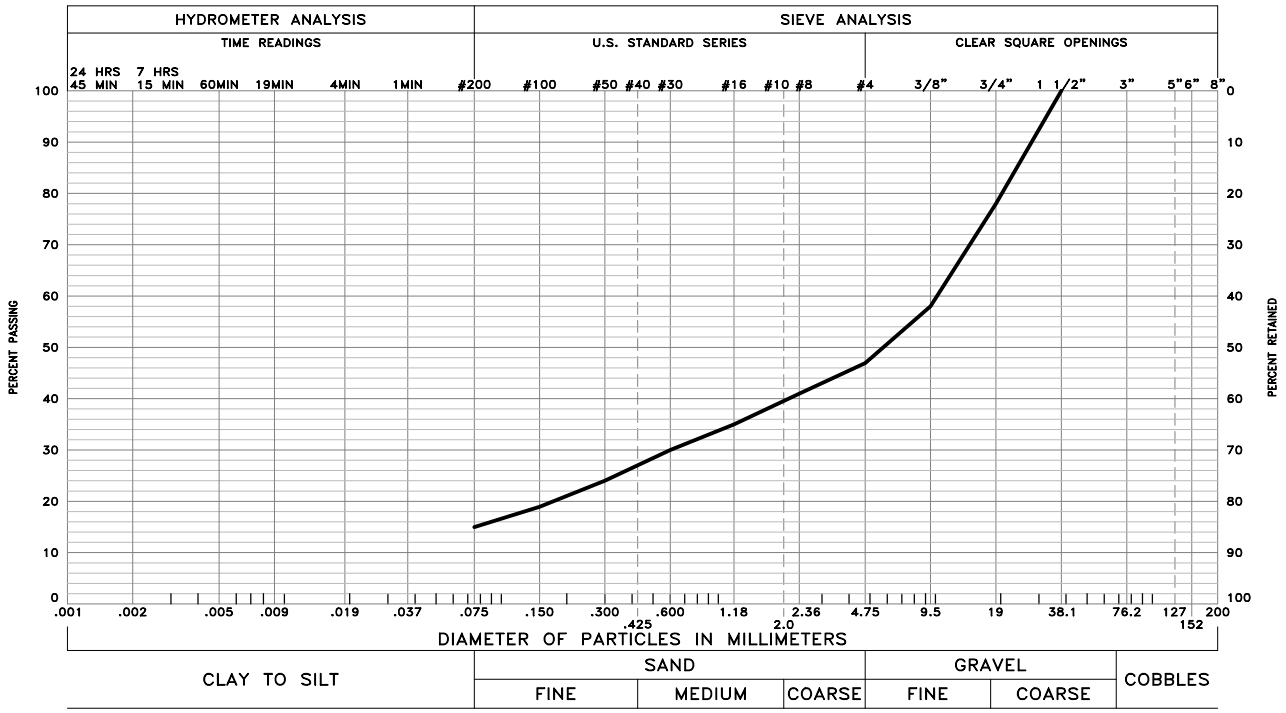
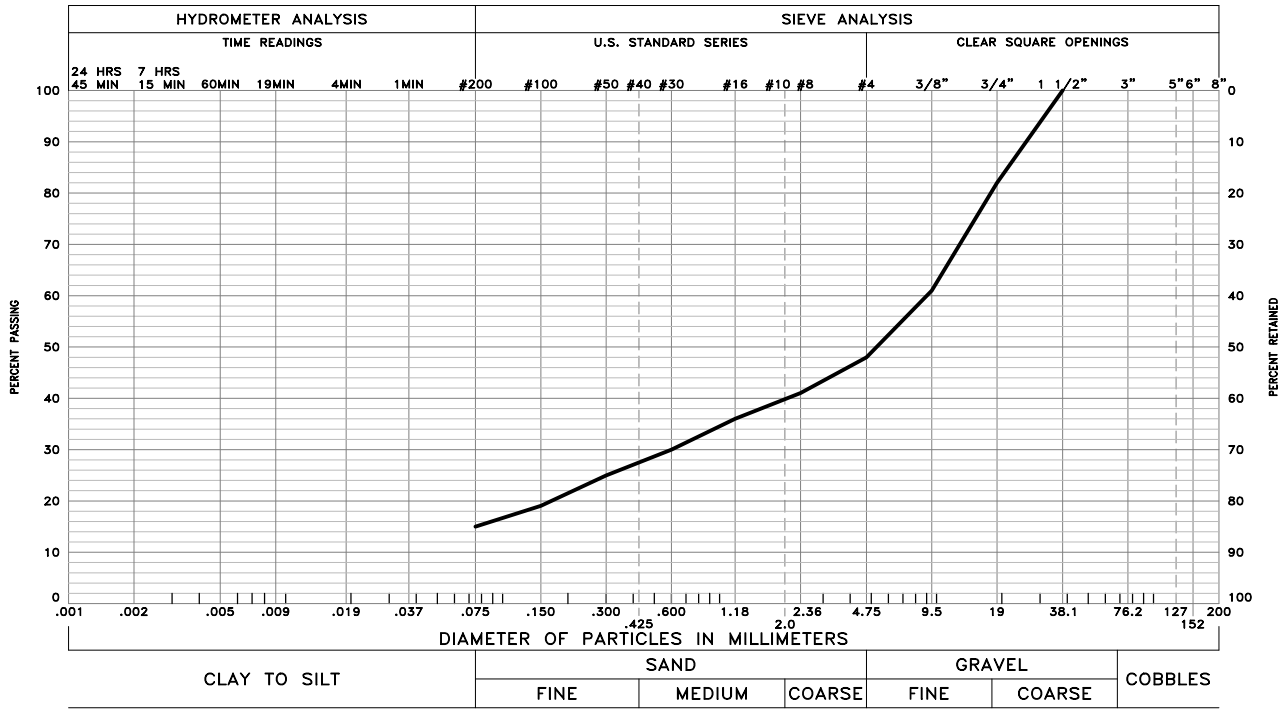


GRAVEL 53 % SAND 32 % SILT AND CLAY 15 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 11 @ 2.5' & 5' (Combined)



GRAVEL 52 % SAND 33 % SILT AND CLAY 15 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 12 @ 5' & 10' (Combined)

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 8

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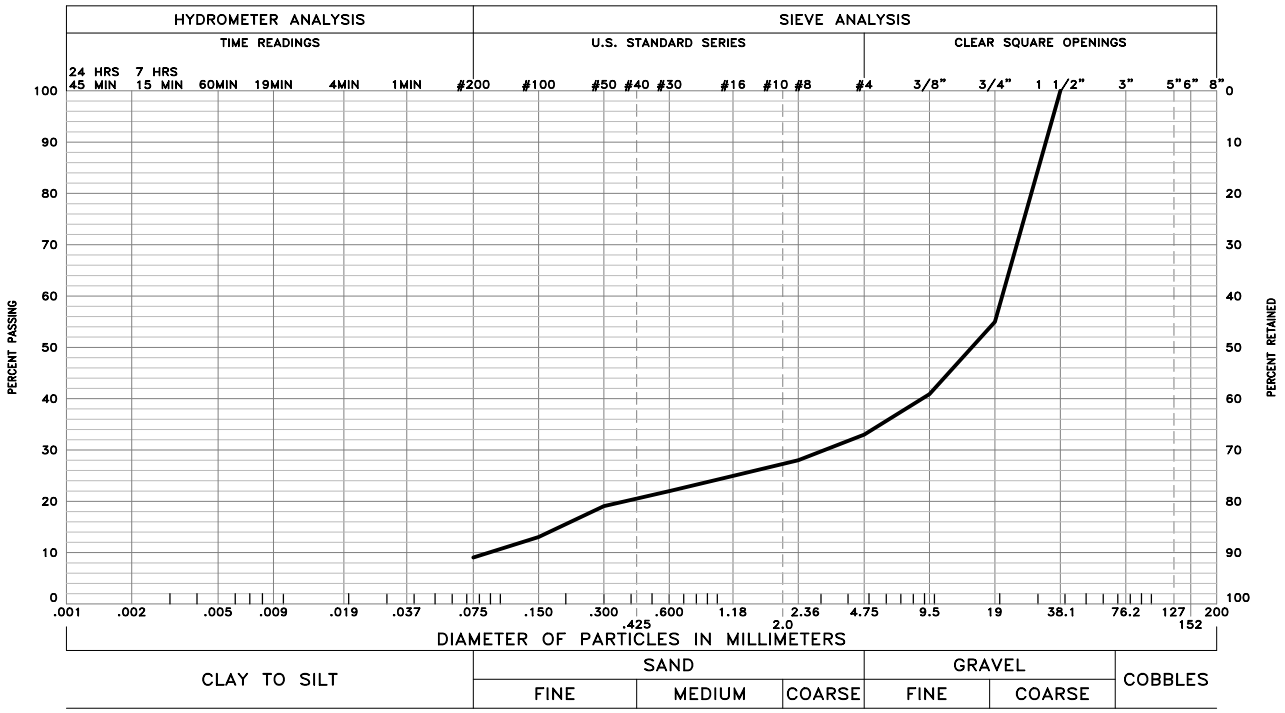
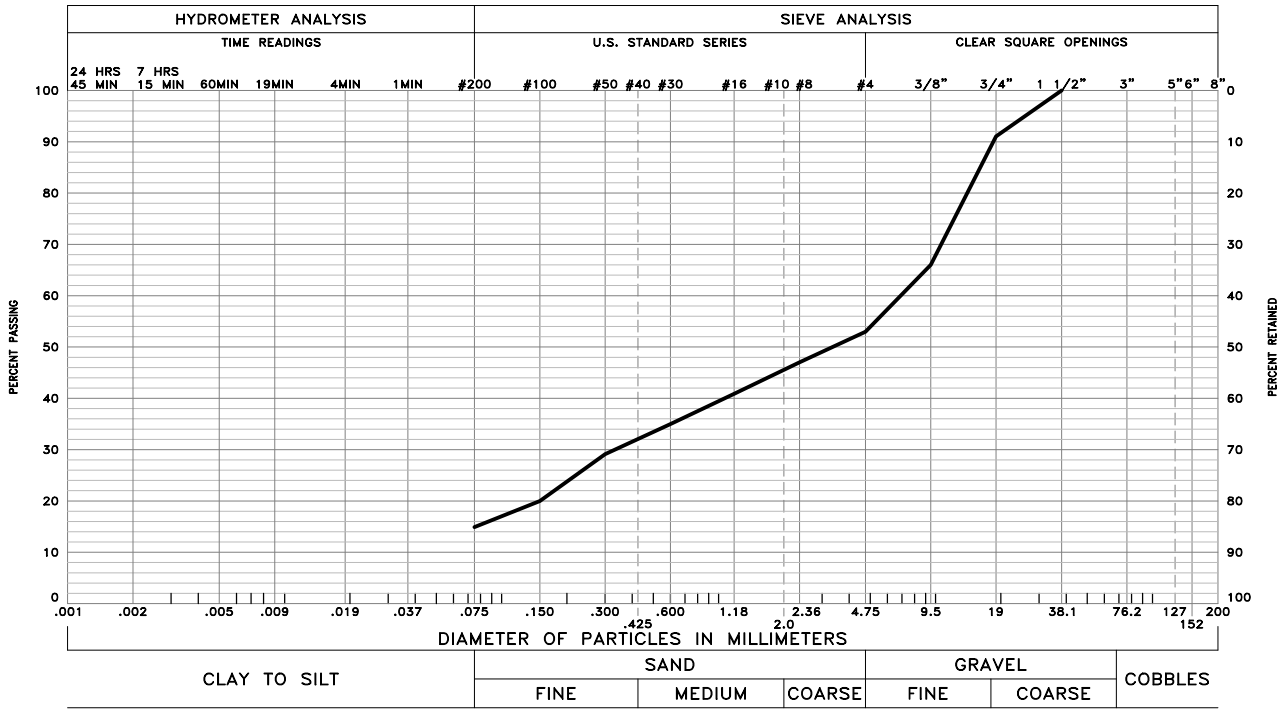


GRAVEL 67 % SAND 24 % SILT AND CLAY 9 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Slightly Silty Sandy Gravel FROM: Boring 15 @ 5' & 10' (Combined)



GRAVEL 47 % SAND 38 % SILT AND CLAY 15 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 16@ 2.5' & 5'

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 9

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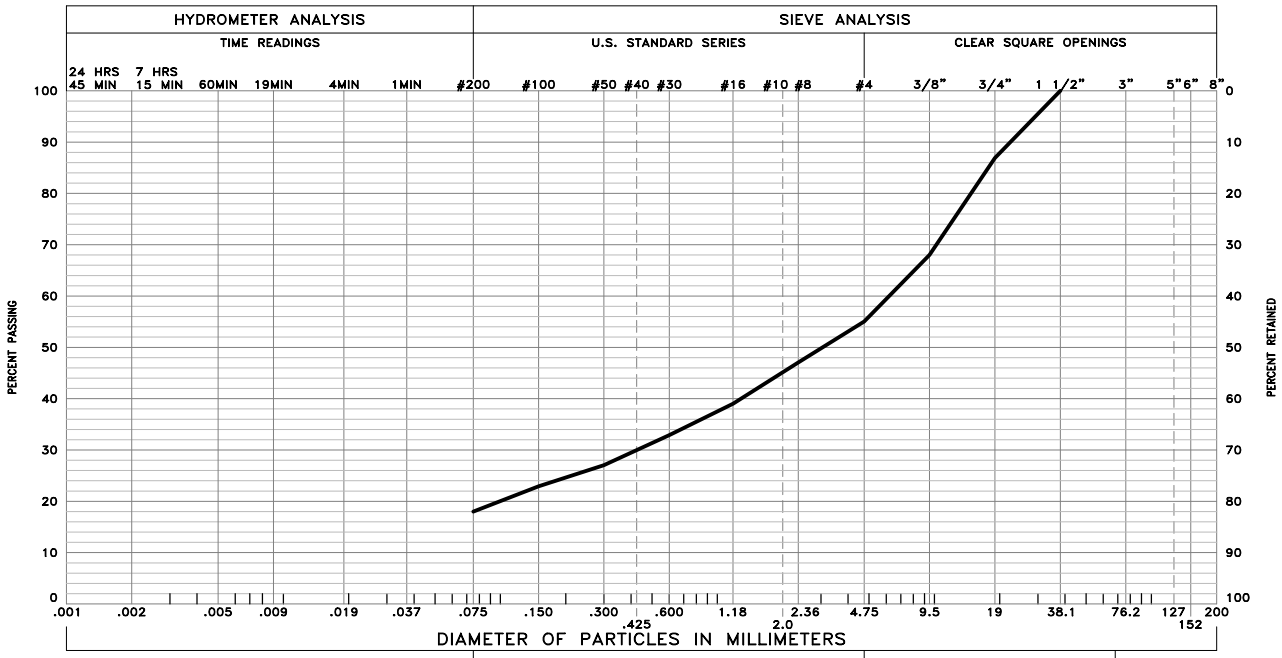

GRAVEL 45 % SAND 37 % SILT AND CLAY 18 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 18 @ 2.5' & 5'



GRAVEL 40 % SAND 41 % SILT AND CLAY 19 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 19 @ 5' & 10' (Combined)

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 10

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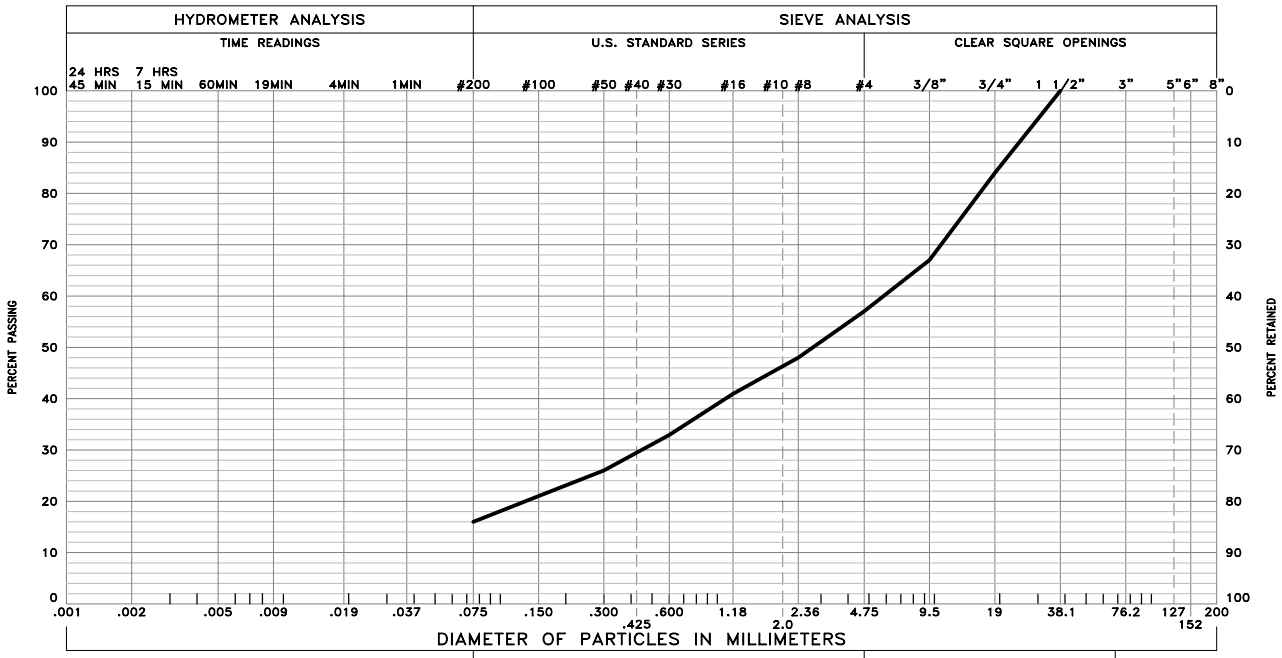

GRAVEL 43 % SAND 41 % SILT AND CLAY 16 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 20 @ 10' & 15' (Combined)



GRAVEL 34 % SAND 37 % SILT AND CLAY 29 %

LIQUID LIMIT 20 PLASTICITY INDEX 2

SAMPLE OF: Silty Sand and Gravel FROM: Combined @ 1'–4'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

22–7–698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 11

December 28, 2022 – 10:41am
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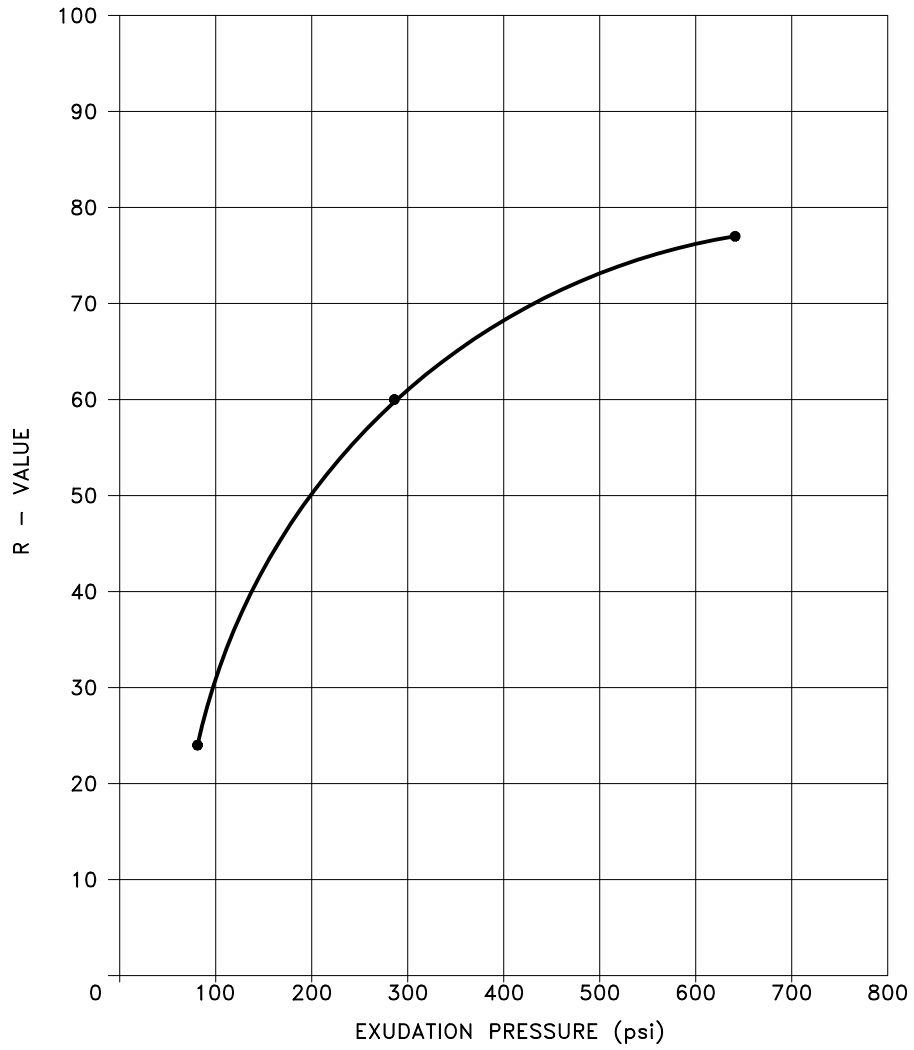
TEST SPECIMEN	1	2	3	4	R -VALUE (300 psi)
MOISTURE CONTENT (%)	14.2	13.4	12.5		
DENSITY (pcf)	125.4	127.5	131.9		
EXPANSION PRESSURE (psi)	-0.001	-0.001	0.000		
EXUDATION PRESSURE (psi)	81	286	641		
R VALUE	24	60	77		61



SOIL TYPE: Silty Sand and Gravel

LOCATION: Combined @ 1'-4'

DATE SAMPLED: 12-9-2022 DATE RECEIVED: 12-9-2022 DATE TESTED: 12-16-2022

GRAVEL: 44 % SAND: 37 % SILT AND CLAY: 29 %

LIQUID LIMIT: 20 PLASTICITY INDEX: 2

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. R-value performed in accordance with ASTM D2844. Atterberg limits performed in accordance with ASTM D4318. Sieve analyses performed in accordance with ASTM D422, D1140.

22-7-698	Kumar & Associates	HVEEM STABILOMETER TEST RESULTS	Fig. 12

December 28, 2022 - 10:41am
V:\Projects\2022\22-7-698 West Eagle Housing Development\Drafting\227698-12.dwg

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
1	2½	1.9	136			16					Silty Sandy Gravel
	10 and 15 combined	1.8		47	38	15					Silty Sandy Gravel
2	2½ and 5 combined	2.4		46	36	18					Silty Sandy Gravel
3	5 and 10 combined	3.3		35	43	22					Silty Sand and Gravel
4	10 and 15 combined	2.9		31	46	23					Silty Sand and Gravel
5	2½	2.4				21					Silty Sandy Gravel
6	2½	2.9				14					Silty Sandy Gravel
	10	1.8		38	48	14					Silty Sand and Gravel

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TABLE 1
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SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
7	5	3.6	105			16					Silty Sand with Fine Gravel
8	10 and 15 combined	3.4		52	34	14					Silty Sandy Gravel
9	10	8.0		24	33	43					Very Silty Sand with Fine Gravel
10	10 and 15 combined	3.5		30	44	26					Silty Sand and Gravel
11	2½ and 5 combined	2.1		53	32	15					Silty Sandy Gravel
12	5 and 10 combined	2.5		52	33	15					Silty Sandy Gravel
13	5	2.9				12					Silty Sandy Gravel

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TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
14	2½	7.7				25					Silty Sand and Gravel
15	5 and 10 combined	1.6		67	24	9					Slightly Silty Sandy Gravel
16	2½ and 5 combined	3.7		47	38	15					Silty Sandy Gravel
17	10	3.4	123			11					Slightly Silty Sand and Gravel
18	2½ and 5 combined	3.3		45	37	18					Silty Sandy Gravel
19	5 and 10 combined	3.7		40	41	19					Silty Sand and Gravel
20	10 and 15 combined	1.3		43	41	16					Silty Sand and Gravel

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and Environmental Scientists

TABLE 2
PERCOLATION TEST RESULTS

PROJECT NO. 22-7-698

HOLE NO.	HOLE DEPTH (INCHES)	LENGTH OF INTERVAL (MIN)	WATER DEPTH AT START OF INTERVAL (INCHES)	WATER DEPTH AT END OF INTERVAL (INCHES)	DROP IN WATER LEVEL (INCHES)	AVERAGE PERCOLATION RATE (MIN./INCH)
B-2	99	1	22	20	2	0.5
			20	19	1	1.0
			19	17	2	0.5
			17	16	1	1.0
			16	15	1	1.0
			15	14	1	1.0
			14	13	1	1.0
			13	12	1	1.0
B-12	100	1	22	20	2	0.5
			20	17½	2½	0.4
			17½	16	1½	0.7
			16	14½	1½	0.7
			14	12½	1½	0.7
			12½	11	1½	0.7
			11	9½	1½	0.7
			9½	8	1½	0.7
B-19	110	1	37	33½	3½	0.3
			33½	31	2½	0.4
			31	29	2	0.5
			29	27	2	0.5
			27	25½	1½	0.7
			25½	24	1½	0.7
			24	23	1	1.0
			23	22	1	1.0

Note: Percolation tests were conducted in 4-inch diameter boreholes on November 21, 22 and 23, 2022.

Appendix H: "Will Serve" Letters

3799 HIGHWAY 82 · P.O. BOX 2150
GLENWOOD SPRINGS, COLORADO 81602
(970) 945-5491 · FAX (970) 945-4081

05/10/2023

Evelyn Volz
225 Main Street
#201
Carbondale, CO 81623

RE: West Eagle Housing

To whom it may concern,

The above mentioned development is within the certified service area of Holy Cross Energy.

Holy Cross Energy has adequate power supply to provide electric power to the development, subject to tariffs, rules and regulations on file. Any power line enlargements, relocations, and new extensions necessary to deliver adequate power to and within the development will be undertaken by Holy Cross Energy upon completion of appropriate contractual agreements and subject to necessary governmental approvals.

Additionally, due to current economic conditions, Holy Cross Energy is not stocking the quantity of construction materials as in past years. If your project is slated for construction this year, please advise us as soon as possible. You will need to enter into agreements with Holy Cross Energy, and pay for the project, sufficiently in advance of construction to avoid possible delays while materials are procured. For a project of this scope, material lead times can be in excess of a year.

Please advise when you wish to proceed with the development of the electric system for this project.

Sincerely,
HOLY CROSS ENERGY



Conner Swatloski
Engineer 1
cswatloski@holycross.com

6/5/2023

Evelyn Volz
DHM DESIGN
225 MAIN STREET, #201
CARBONDALE, COLORADO 81623
Email: EVolz@dhmdesign.com
Cell: 740.507.2593
Office: 720.763.3955

RE: West Eagle Housing

To whom it may concern:

Your request for facilities to West Eagle Housing is within CenturyLink/Lumen's serving area and will be provided in accordance with all the rates and tariffs set forth by the Colorado Public Utilities Commission.

Connections to CenturyLink/Lumen facilities are contingent upon the customer meeting all the requirements of the Utilities tariffs that are in effect for each requested utility service at the time the application for service is made by the customer and formally accepted by CenturyLink/Lumen. Connection requirements may include provisions for necessary line extensions and/or other system improvements, and payment of all applicable system development charges, recovery agreement charges and other fees or charges applicable to the requested service.

Although CenturyLink/Lumen diligently seeks to expand its facilities as necessary to meet anticipated growth, CenturyLink/Lumen services are provided to eligible customers at the time of connection to the facilities on a "first come, first served" basis after acceptance of the customer's application as described above. In certain instances, our facilities and capacities may be limited. Accordingly, no specific allocations or amounts of CenturyLink/Lumen facilities or supplies are reserved for service to the subject property, and no commitments are made as to the availability of CenturyLink/Lumen service at future times.

Sincerely,

Jason Sharpe
Senior Field Engineer
970-328-8290

Appendix I: LERP

HOUSING EAGLE COUNTY

Eagle County Good Deeds Program
Price Capped Deed Restriction

DEED RESTRICTION AGREEMENT FOR OCCUPANCY AND RESALE OF PRICE CAPPED FOR SALE HOUSING

THIS DEED RESTRICTION AGREEMENT FOR PRICE CAPPED FOR SALE HOUSING (the "Agreement") is made and entered into this **___ day of _____, 20____**, by _____ (hereinafter known as "Owner") for the benefit of the parties and is enforceable by the Eagle County Housing and Development Authority (the "ECHDA"), or its assign or designee as and to the extent set forth herein.

RECITALS:

WHEREAS, Owner is purchasing the real property and improvements known as _____ and more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference (the "Subject Property"); and

WHEREAS, in exchange for compensation as set forth in a Deed Restriction Purchase Agreement of even date herewith, and pursuant to the Eagle County Good Deeds Program, Owner has agreed to place certain restrictions on the occupancy and resale of the Subject Property for the benefit of the ECHDA by requiring occupancy of the Subject Property by an Eligible Household, as that term is defined below. Owner also agrees that this Agreement shall constitute a resale agreement setting forth the maximum sales price for which the Subject Property may be sold ("Maximum Sales Price"), the amount of appreciation and the terms and provisions controlling the resale of the Subject Property, all in accordance with the terms and conditions of the Agreement.

NOW, THEREFORE, in consideration of the foregoing, Owner hereby represents, covenants, and agrees as follows:

1. **Definitions**:
    A. **"Eligible Households"** means Households that will (i) use the Subject Property as their Primary Residence, (ii) are qualified employees, and (iii) own no other real estate. Each of the criteria are further defined below:
        i. Employment Qualification:
            1. At least one member of the Household must meet one or more of the following criteria:
                a. Has earned a living primarily in Eagle County by having worked an average of at least thirty (30) hours per week on an annual basis at a business with an office or job site physically located in Eagle County (multiple jobs in Eagle County may be combined to reach 30 hours per week); or
                b. The Household must cumulatively earn at least 75% of the Household's Gross Household Income in Eagle County: or
                c. Has been hired for a job in Eagle County on a permanent basis to work at least thirty (30) hours per week; or
                d. Employment qualifications may include other classifications of workers (i.e. retirees, telecommuters) in accordance with the Eagle County Affordable Housing Guidelines, as may be amended from time to time.

ii. Limits on owning other real estate:
   1. No member of an Eligible Household, including, but not limited to, spouses and children under 18 years of age, may own real estate anywhere as of the date of purchase of the Subject Property.
   2. A member of an Eligible Household that owns commercial property for business use or vacant land may request an exemption from this requirement, which may be granted at the sole discretion of ECHDA or its assign.
   3. During ownership of a Subject Property, no Household member shall own any interest alone or in conjunction with others, in any other residential real estate.
   4. Real estate that is owned by a prospective Eligible Household may not be deeded to a corporation or other person or entity except at fair market value nor may real estate be deeded to a corporation or other legal entity in which any Household member has any financial interest in order to meet the requirements in this subsection 1.A.ii.

iii. Title of the Subject Property shall be held in the name of the natural person(s) who are members of the Household which qualifies under criteria 1.A i. and ii. above. For example, title may be held jointly in the name of a husband and wife who are members of an Eligible Household.
   1. Notwithstanding the foregoing, an Eligible Household may seek a variance to allow title of the Subject Property to be held in trust for the benefit of a natural person who also meets the definition of an Eligible Household. Such ownership in trust may only occur in the circumstances provided herein and at the sole discretion of the ECHDA, or its assign. To request a variance, the applicant shall submit a letter to ECHDA, or its assign, requesting a special review and a determination that title of the Subject Property may be held in trust as set forth herein.
   2. To be eligible for a variance, the following conditions must be met: (i) The beneficiary of the trust may not own other real property; and (ii) The beneficiary of the trust must be of the age of majority to qualify for this variance.
   3. Upon receipt of a request for a special review and any requested information and documentation, ECHDA, or its assign, may grant the request with or without conditions.

B. **"Qualified Employer"** means an individual or entity that regularly conducts business in Eagle County. Individuals or entities that regularly conduct business in Garfield and Pitkin Counties may be considered Qualified Employers for purposes of qualifying employees who apply to purchase or rent Affordable Housing in Eagle County in the Roaring Fork Valley. Qualified Employers may hold title to the Subject Property and lease to employees who are members of Eligible Households. Qualified Employers may not impose additional restrictions on the Subject Property without written consent of the ECHDA.
C. **"Gross Household Income"** means the total amount of income a Household earns in one year from all sources before taxes.
D. **"Household"** means all individuals who will occupy the Subject Property regardless of legal status or relation to the owner or lessee.

E. **"Initial Sales Price"** means an amount equal to the purchase price of the Subject Property less the compensation paid pursuant to the Deed Restriction Purchase Agreement or the amount paid by an Owner in a subsequent sale.
F. **"Owner"** means the owner of record of the Subject Property according to the Clerk and Recorder of Eagle County, it being understood that that such person or persons shall be deemed an "Owner" hereunder only during the period of his, her, or their ownership interest in the Subject Property and shall be obligated hereunder for the full and complete performance and observance of all covenants, conditions and restrictions contained herein during such period.
G. **"Primary Residence"** means the residence in which an Owner lives for at least 9 out of any 12 months. Determination of Eagle County residency status shall be based on criteria including, but not limited, to 1) copy of deed or property tax statement, or 2) utility statements from service providers, or 3) other documentation that ECHDA, or its assign, deems necessary to make a determination, such as voter registration information, place of automobile registration, driver's license address and income tax returns.
H. **"Price Capped For Sale Housing"** means housing with a deed restriction recorded against it requiring that it be owned and occupied by an Eligible Household as its Primary Residence and sold subject to the Maximum Sales Price, as those terms are defined herein.
I. "**Short Term Renta**l" means a non-Owner providing compensation to lodge in the Subject Property for periods of less than thirty (30) days. Owner shall not advertise any part of the Subject Property for short term lease on an open, public forum such as Airbnb, VRBO, Homeaway or equivalent.

2. **Use and Occupancy Restrictions**:
   A. The use and occupancy of the Subject Property is restricted as follows: (i) the Subject Property shall be owned and occupied by an Owner who either qualifies as an Eligible Household or is a Qualified Employer who leases the Subject Property to an Eligible Household; (ii) the Owner or Qualified Employer lessee own no other real property, subject to the exceptions set forth in the definition of Eligible Household, in Section 1 above, and (iii) the Owner or Qualified Employer lessee uses the Subject Property as its Primary Residence.
   B. The Subject Property may not be sold or otherwise transferred to any person other than an Eligible Household in accordance with the procedures for prior verification contained in Section 3 below. It is understood and agreed by the parties that notwithstanding the foregoing, title to the Subject Property may be held from time to time by the ECHDA in the event of a foreclosure or as permitted by this Agreement or the Eagle County Affordable Housing Guidelines. Further, it is understood and agreed to by the parties that notwithstanding the foregoing, the Subject Property may be held from time to time by certain districts or governmental entities which qualify as a Qualified Employer, as that term is defined in Section 1 above.
   C. An Owner of the Subject Property is subject to annual recertification confirming and verifying the Owner's continued eligibility as an Eligible Household and its compliance with this Agreement. To confirm such eligibility, the Owner of the Subject Property shall submit the following information to ECHDA: (i) a verification that the Owner continues to meet the requirements of an Eligible Household who uses the Subject Property as its Primary Residence; and (ii) a statement that the Owner owns no other real property, subject to the exceptions set forth in the definition of Eligible Household,

in Section 1 above, and other documentation that be required by the Eagle County Affordable Housing Guidelines, as may be amended from time to time .

D. An Owner must not engage in any business activity on or in such Subject Property, other than as permitted within the zone district applicable to the Subject Property.
E. The Short Term Rental of all or any portion of the Subject Property is prohibited.
F. An Owner of the Subject Property may not permit any use or occupancy of the Subject Property except in compliance with this Agreement.
G. Owner, other than a Qualified Employer, may not, except with prior written approval of ECHDA and subject to the most current Eagle County Affordable Housing Guidelines and Eagle County Affordable Housing Guidelines: Administrative Procedures, rent the Subject Property for any period of time.
H. Any subsequent Owner of the Subject Property must execute an Acknowledgement of this Deed Restriction Agreement for Price Capped For Sale Housing, in the form set forth in Exhibit C attached hereto and incorporated herein by this reference.
I. All sales of the Subject Property shall be subject to the Maximum Sales Price as calculated in Section 4 below.

3. **Resale Restrictions:** The Subject Property may not be sold or otherwise transferred to any person other than an Eligible Household and subject to the calculation of the Maximum Sales Price in accordance with Section 4.
    A. In the event that an Owner desires to sell the Subject Property, the sale or transfer of the property shall be executed by the ECHDA or its assigns in accordance with the most current Eagle County Affordable Housing Guidelines and Eagle County Affordable Housing Guidelines: Administrative Procedures.
    B. Upon sale and conveyance of the Subject Property by Owner to a buyer, the buyer shall be subject to the same occupancy and use requirements set forth in this Agreement.
4. **Maximum Sales Price**: In no event shall the Subject Property be sold for an amount ("Maximum Sales Price") in excess of the Initial Sales Price plus the percentage increase per year of the average wage for Eagle County as determined by the Colorado Department of Labor and Employment.
    A. If the percentage increase in the average wage for Eagle County as determined by the Colorado Department of Labor and Employment is greater than three (3)% in a given year, the percentage increase which an Owner may claim for purposes of determining Maximum Sales Price shall be three (3)% for that year.
        i. In the event that an Owner owns a Subject Property for only a portion of any year, the percentage increase shall be prorated quarterly, from purchase date, and the Owner shall be given credit through the quarter in which the sale is initiated.
        ii. If there is no increase in the average wage for Eagle County as determined by the Colorado Department of Labor and Employment, the percentage increase which an Owner may claim for purposes of determining Maximum Sales Price shall be zero (0)% for that year.
        iii. The parties agree that there may be a delay in the publication of statistics from the Colorado Department of Labor and Employment. Therefore, the calculation of Maximum Sales Price shall be based upon the most current available data. If data for the year of sale is not available then the Owner shall rely on the most current full year's data that is available for purposes of calculating the Maximum Sales Price.

iv. In the event that the Colorado Department of Labor and Employment no longer publishes the average wage for Eagle County, the Eagle County Board of County Commissioners shall identify a similar indicator from a reliable source and shall provide notice to all Owners of the change.

B. Permitted Capital Improvements shall not increase the Owner's Initial Sales Price. For the purpose of determining the Maximum Sales Price, the Owner may add the following amounts:
   i. The cost of permitted capital improvements as set forth in the most current Eagle County Affordable Housing Guidelines and Eagle County Affordable Housing Guidelines: Administrative Procedures.
   ii. The cost of any permanent improvements constructed or installed as a result of any requirement imposed by any government agency or special assessment by a homeowner's association for such permanent improvements, provided that written certification is provided to the ECHDA.

C. Real estate sales fees as identified in the most current Eagle County Affordable Housing Guidelines and Eagle County Affordable Housing Guidelines: Administrative Procedures.

D. Owner shall not permit any prospective buyer to assume any or all of the Owner's customary closing costs nor accept any other consideration which would cause an increase in the purchase price above the bid price so as to induce the Owner to sell to such prospective buyer.

NOTHING HEREIN SHALL BE CONSTRUED TO CONSTITUTE A REPRESENTATION OR GUARANTEE BY ECHDA THAT ON RESALE THE OWNER SHALL OBTAIN A PARTICULAR PRICE INCLUDING BUT NOT LIMITED TO THE MAXIMUM SALES PRICE.

5. **Default by Owner**: If the ECHDA has reasonable cause to believe that the occupancy or use of the Subject Property is in violation of any provision of this Agreement, ECHDA or its assigns may inspect the Subject Property between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, after providing the Owner and occupants with at least twenty four (24) hours written notice. Notice to the occupants may be given by posting notice on the door to the Subject Property. This Agreement shall constitute permission to enter the Subject Property during such times upon such notice without further consent.

   A default by Owner shall include breach of the covenants set forth in this Deed Restriction, including without limitation any of the following:

   A. Transfer or conveyance of the Subject Property to a person or entity that is not an Eligible Household.
   B. Failure to follow resale procedures as outlined in Section 3.A. above.
   C. Acceptance of the Subject Property by a person or entity that is not an Eligible Household.
   D. Any ownership, use or occupancy of the Subject Property in violation of Section 2 above.
   E. Failure to submit an annual certification of occupancy and use as described in Section 2.C above.
   F. Failure to make payments and comply with the terms of any deed of trust placed on the Subject Property. Owner must notify the ECHDA, in writing, of any notification received from a lender or its assigns, of past due payments or default in payment or other obligations due or to be performed under a promissory note secured by a first

deed of trust, as described herein, within five (5) calendar days of Owner's notification from lender, or its assigns, of said default or past due amounts.

G. Any action by the Owner to encumber the Subject Property in a manner that conflicts with the terms of this Agreement or renders compliance with the terms of this Agreement impossible or impractical.

H. Permitting the use of the Subject Property as a Short Term Rental.

6. **Notice and Cure**:

A. In the event of a violation of this Agreement, the ECHDA or its assigns shall send a written notice of default to the Owner detailing the nature of the default and providing sixty (60) days for the Owner to cure such default. Notwithstanding the foregoing or any other term of this Agreement, a default for lease or use of the Subject Property as a Short Term Rental shall be cured by the Owner immediately. The notice shall state that the Owner may request an appeal of the violation finding in writing within ten (10) days of such notice, in which event the ECHDA shall administratively review the finding. If the violation finding is upheld, the Owner may request in writing within ten (10) days of such administrative decision a hearing before the ECHDA Board of Commissioners ("Board"). A decision of the ECHDA Board may only be judicially appealed in the District Court of Eagle County pursuant to C.R.C.P. 106. If no administrative or ECHDA Board appeal is timely requested in writing and the violation is not cured within sixty (60) days of mailing the notice of default, the Owner shall be deemed to be in violation of this Agreement. If an administrative or ECHDA Board appeal is requested, the decision of the ECHDA Board (or administrative decision if such decision is not timely appealed to the ECHDA Board) shall be final for the purpose of determining if a violation has occurred and, if such violation is not cured within sixty (60) days of such final determination, the Owner shall be deemed to be violation of this Agreement. If a decision of the ECHDA Board is judicially appealed, an order of the Court confirming the violation shall be final for the purpose of determining if a violation has occurred and, if such violation is not cured within sixty (60) days of such final determination, the Owner shall be deemed to be violation of this Agreement. In the event of any lease to a person or use of the Subject Property as a Short Term Rental, any amounts collected or receipt of other things of value by the Owner or assigns under such leases shall be paid to the ECHDA as a material requirement of curing the notice of default.

B. Upon receipt of notice as provided in Section 5.F. above, the ECHDA shall have the right, in its sole discretion, to cure the default or any portion thereof. In such event, the Owner shall be personally liable to the ECHDA for past due payments made by the ECHDA together with interest thereon at the rate specified in the promissory note secured by the deed of trust, plus one percent (1%) in addition to the interest rate identified in the promissory note and all actual expenses of the ECHDA incurred in curing the default. The Owner shall be required by the ECHDA to execute a promissory note on commercially reasonable terms acceptable to ECHDA and secured by a deed of trust encumbering the Subject Property in favor of the ECHDA for the amounts expended by the ECHDA as specified herein, including future advances made for such purposes. The ECHDA shall be entitled to all rights and remedies under the deed of trust including rights of foreclosure. The Owner may cure the default and satisfy the obligations to ECHDA under this subsection at any time prior to execution of a contract for sale, upon such reasonable terms as specified by the ECHDA. Otherwise, Owner's indebtedness to ECHDA shall be satisfied from the Owner's proceeds at closing.

7. **Remedies and Enforcement**: In the event of violation, non-performance, default or breach of any term of this Agreement by the Owner, ECHDA, or its assigns, shall have the right to enforce Owner's obligations herein by an action for any equitable remedy, including injunction or specific performance, as well as pursue an action to recover damages. In addition, any amount due and owing to the ECHDA shall bear interest at the rate of one percent (1%) per month (12% per annum, compounded annually) until paid in full. The ECHDA shall be entitled to recover any costs related to enforcement of this Agreement, including but not limited to attorney's fees, court filing costs and county recording costs. In the event of a transfer or conveyance of the Subject Property which violates the terms of this Agreement and constitutes a violation of this Agreement, both the grantor and grantee shall be jointly and severally liable for any damages and costs due under this Agreement. Penalties which the ECHDA may assess against the Owner include, but shall not be limited to, eliminating resale gain, requiring sale of the Subject Property, assessing penalties and seeking remedies set forth in the Eagle County Land Use Regulations or the most current Eagle County Affordable Housing Guidelines. In the event of a breach of any of the terms or conditions contained herein by the Owner, his or her heirs, successors or assigns, the Maximum Sales Price of the Subject Property as set forth in Paragraph 4 of this Agreement shall, upon the date of such breach as determined by the ECHDA cease to increase, and shall remain fixed until the date of cure of said breach.The remedies provided herein are cumulative and not exclusive, of all other remedies provided by law.
8. **Foreclosure:**
   A. In the event of a foreclosure or acceptance of a deed in lieu of foreclosure by the holder (including assigns of the holder) of the promissory note secured by a first deed of trust on the Subject Property, and subject to the issuance of a public trustee's deed to the holder following expiration of all statutory redemption rights, or issuance of a deed in lieu of foreclosure to the holder, the ECHDA or its assigns shall have the option to purchase the Subject Property as provided in the Option to Purchase, attached hereto as **Exhibit B** and incorporated herein.
   B. Notwithstanding any provision herein to the contrary, except for persons or entities having a valid lien on the Subject Property, only Eligible Households may acquire an interest in the Subject Property at a foreclosure sale or in lieu of foreclosure.
   C. Notwithstanding the foregoing, in the event of foreclosure or acceptance of a deed in lieu of foreclosure by the holder (including assigns of the holder) of the promissory note secured by a first deed of trust on the Subject Property, if the holder of such deed of trust is the grantee under the public trustee's deed or deed in lieu of foreclosure and ECHDA does not exercise its Option to Purchase as provided in Section xx, then ECHDA agrees to release the Subject Property from the requirements of this Deed Restriction.
   D. It is specifically agreed that nothing contained herein shall require the ECHDA to release and waive its ability to enforce this Agreement in the event of a foreclosure of a lien secured in second or subsequent position.
   E. If ECHDA or its assigns exercises the Option to Purchase described in Section 8.A above, and acquires title to the Subject Property, the ECHDA or its assigns may sell the Subject Property to an Eligible Household or rent the Subject Property to qualified tenants who meet the income, occupancy and all other qualifications, established by the Eagle County Affordable Housing Guidelines, as amended from time to time, until such time that the Subject Property can be sold to an Eligible Household.
   F. All obligations recorded of record against the Subject Property and subsequent to this Agreement shall be subordinate to terms hereof.
9. **Agreement Runs with the Land**: Owner and any subsequent Owner of the Subject Property, and all other parties with an interest in title to the Subject Property hereby acknowledge, or are

deemed to acknowledge by virtue of recordation of the deed by which such Owner takes title to the Subject Property, that this Agreement shall constitute an irrevocable covenant running with title to the Subject Property as a burden thereon for the benefit of the ECHDA, or its assign, and shall be binding on the Owner of the Subject Property, and on its heirs, personal representatives, assigns, lessees, licensees and any transferee of the Owner of the Subject Property.

10. **Notices:** Any notice, consent or approval which is required to be given hereunder shall be given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to any address provided herein or to any subsequent mailing address of the party as long as prior written notice of the change of address has been given to the other parties to this Agreement.

Said notices, consents and approvals shall be sent to the parties hereto at the following addresses unless otherwise notified in writing:

To Owner:	**<<INSERT OWNER ADDRESS>>**
	With copy to:
To Eagle County:	Eagle County Housing and Development Authority Post Office Box 850 Eagle, CO 81631
With copy to:	Eagle County Attorney Post Office Box 850 Eagle, CO 81631

11. **Disputes:** If any action is brought in a court of law by either party to this Agreement concerning the enforcement, interpretation or construction of this Agreement, the prevailing party, either at trial or upon appeal, shall be entitled to reasonable attorney's fees as well as costs, including expert witness's fees, incurred in the prosecution or defense of such action. The exclusive forum for any dispute arising from or relating to this Agreement shall be the Eagle County District Court.
12. **Severability**: Whenever possible, each provision of this Agreement and any other related document shall be interpreted in such a manner as to be valid under applicable law; but if any provision of any of the foregoing shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provisions of such documents.
13. **Choice of Law**: This Agreement and each and every related document is to be governed and construed in accordance with the laws of the State of Colorado.
14. **Successors**: Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors and assigns of any Owner of the Subject Property, and the ECHDA.
15. **Section Headings**: Paragraph or section headings within this Agreement are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.
16. **Waiver**: No claim of waiver, consent or acquiescence with respect to any provision of this Agreement shall be valid against any party hereto except on the basis of a written instrument

executed by the parties to this Agreement. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

17. **Gender and Number**: Whenever the context so required herein, the neuter gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.
18. **Personal Liability**: By taking title to a Subject Property, an Owner agrees that he or she shall be personally liable for compliance with the applicable terms and conditions of this Agreement.
19. **Further Actions:** Any Owner of the Subject Property and the ECHDA agree to execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Agreement or any agreement or document relating hereto or entered into in connection herewith.
20. **Modifications:** Any Owner of the Subject Property, and the ECHDA agree that any modifications of this Agreement shall be effective only when made by writings signed by the parties and recorded with the Clerk and Recorder of Eagle County, Colorado. The ECHDA reserves the right to amend this Agreement unilaterally where deemed necessary to effectuate the purpose and intent of this Agreement, and where such unilateral action does not materially impair an Owner's rights or any lender's rights under this Agreement.
21. **Perpetuities Savings Clause:** If any of the terms, covenants, conditions, restrictions, uses, limitations, obligations or options created by this Agreement or any of its Exhibits shall be unlawful or void for violation of: (a) the rule against perpetuities or some similar statutory provision, (b) the rule restricting restraints on alienation, or (c) any other statutory or common law rules imposing like or similar time limits, then such provision shall continue only for the period of the lives of the then-current duly elected and seated Eagle County Commissioners, and the then-current Eagle County employees, their now living descendants, if any, and the survivor of them, plus twenty-one (21) years.
22. **Assignment:** The ECHDA may in its sole discretion assign the benefits and delegate the responsibilities hereunder to a nonprofit private entity or public agency or authority organized or operated in whole or in part to provide housing programs in Eagle County.
23. **Entire Agreement:** This Agreement constitutes the entire agreement and understanding between the parties relating to the subject matter of this Agreement, and supersedes any prior agreement or understanding relating thereto.
24. **Recording:** This Agreement shall be recorded in the real property records of Eagle County, Colorado.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the day and year above first written.

[remainder of page intentionally left blank]

OWNER:

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____,

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

ACCEPTANCE BY EAGLE COUNTY HOUSING AND DEVELOPMENT AUTHORITY

The foregoing Deed Restriction Agreement For Occupancy And Resale Of Price Capped For Sale Housing and its terms are hereby adopted and declared by the Eagle County Housing and Development Authority.

EAGLE COUNTY HOUSING AND DEVELOPMENT AUTHORITY

By:_____

Kimberly Bell Williams

Executive Director

EXHIBIT A

Legal Description of Subject Property

<<INSERT LEGAL DESCRIPTION>>

EXHIBIT B

OPTION TO PURCHASE

In the event of a foreclosure or acceptance of a deed in lieu of foreclosure by the holder (including assigns of the holder) of the promissory note secured by a first deed of trust ("Holder") on the on the real property known as [Legal Description]_____, (the "Subject Property"), and subject to the issuance of a public trustee's deed to the Holder following expiration of all statutory redemption rights, or issuance of a deed in lieu of foreclosure to the Holder, the ECHDA or its assigns shall have the option to purchase the Subject Property, which shall be exercised in the following manner:

1. **Notice:** The Owner and the Holder shall give such notice to the ECHDA as is required by law in the foreclosure proceeding.

   Said notice shall be sent by certified mail, return receipt requested, and addressed as follows:

   Eagle County Housing and Development Authority
   Post Office Box 850
   Eagle, CO 81631

2. **Option to Purchase**: The ECHDA or its assigns shall have 30 days after issuance of the public trustee's deed or deed in lieu of foreclosure in which to exercise this Option to Purchase. In the event of a deed in lieu of foreclosure, ECHDA may exercise the Option to Purchase by tendering to the Holder or its assigns, in cash or certified funds, an amount equal to the amount due on the note and any additional reasonable costs incurred by the Holder during the option period. In the event of foreclosure and issuance of a public trustee's deed, ECHDA may exercise the Option to Purchase by tendering to the Holder or its assigns, in cash or certified funds, the redemption price which would have been required of the borrower or any person who might be liable upon a deficiency on the last day of the statutory redemption period(s) and any additional reasonable costs incurred by the Holder during the option period which are directly related to the foreclosure.
3. **Title:** Upon receipt of the option price, the Holder shall deliver to the ECHDA or its assignee a special warranty deed, conveying the Subject Property to the ECHDA or its assignee. The Holder shall convey only such title as it received through the public trustee's deed or deed in lieu of foreclosure and shall not create or participate in the creation of any additional liens or encumbrances against the Subject Property following issuance of the public trustees' deed to the Holder. The Holder shall not be liable for any of the costs of conveyance to the ECHDA or its assignee.
4. **Release:** Upon issuance of a public trustee's deed or deed in lieu of foreclosure to the Holder; the ECHDA or its assigns shall have thirty (30) days in which to exercise the Option to Purchase as set forth herein by notifying the Holder in writing of its intent to exercise the option.

   In the event that the ECHDA or its assigns does not notify the Holder in writing of its intent to exercise the Option to Purchase as set forth herein, the ECHDA's Option to Purchase and the Deed Restriction Agreement For Occupancy And Resale Of Price Capped For Sale Housing recorded at Reception Number _____in the records of the Clerk and

Recorder of Eagle County, Colorado shall be automatically released only with respect to the Subject Property which is the subject of foreclosure as of the thirty-first day after the issuance of such public trustee's deed or deed in lieu of foreclosure. The Holder shall not be required to take any affirmative action to obtain such release.

It is the intent of the ECHDA that the Option to Purchase and the referenced Deed Restriction Agreement be terminated automatically upon the failure of the ECHDA or its assigns to provide written notice of its intent to exercise its Option to Purchase to the Holder, whether such failure is intentional or unintentional, and that such termination will be effected without the necessity of any affirmative action on the part of the Holder and without the necessity of filing a release of such Deed Restriction Agreement or option of public record.

It is agreed that this Section 4 shall not result in a release of the Deed Restriction Agreement from any other property which is not the subject of foreclosure and nothing contained herein shall require ECHDA to release and waive its ability to enforce the Deed Restriction Agreement in the event of foreclosure of a lien secured in second or subsequent position.

5. **Perpetuities Savings Clause**:If any of the terms, covenants, conditions, restrictions, uses, limitations, obligations or options created by this Option to Purchase shall be unlawful or void for violation of (I) the rule against perpetuities or some analogous statutory provision, (2) the rule restricting restraints on alienation, or (3) any other statutory or common law rules imposing like or similar time limits, then such provision shall continue only for the period of the lives of the current duly elected and seated Board of County Commissioners of Eagle County, Eagle, Colorado, their now living descendants, if any, and the survivor of them, plus twenty-one (21) years.
6. **Successors and Assigns**: Except as otherwise provided herein, the provisions and covenants contained herein shall insure to and be binding upon the heirs, successors and assigns of the parties hereto.
7. **Modifications:**The parties hereto agree that any modifications to this Option to Purchase shall be effective only when made by writings signed by all parties and recorded with the Clerk and Recorder of Eagle County, Colorado.

IN WITNESS WHEREOF, the parties hereto have executed this Option to Purchase on the _____ day of _____, 20__.

OWNER:

By: _____

Name: _____

Title: _____

By: _____

Name: _____

Title: _____

STATE OF COLORADO)
)ss.
COUNTY OF EAGLE)

The foregoing instrument was acknowledged before me this ____ day of _____, _____, by _____.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

EAGLE COUNTY HOUSING AND DEVELOPMENT AUTHORITY

By:_____

Executive Director

EXHIBIT C

ACKNOWLEDGEMENT OF THE DEED RESTRICTION AGREEMENT FOR OCCUPANCY AND RESALE OF PRICE CAPPED FOR SALE HOUSING

WHEREAS, [Buyer Name]_____ (the "Buyer") is purchasing from [Seller Name]_____ (the "Seller") at a price of $[purchase price amount]_____, the real property and improvements located in [Address & Neighborhood] _____ more particularly described as:

[Legal Description]_____, according to the plat recorded under Reception No. _____, in the real property records of Eagle County of Eagle, Colorado (the "Subject Property"); and

WHEREAS, the Seller of the Subject Property is requiring, as a prerequisite to the sales transaction, that the Buyer acknowledge and agree to the terms, conditions and restrictions found in that certain instrument entitled "DEED RESTRICTION AGREEMENT FOR OCCUPANCY AND RESALE OF PRICE CAPPED FOR SALE HOUSING", recorded on _____, 20__, under Reception No. _____, in the real property records of Eagle County, Colorado (the "Deed Restriction"). A copy of the Deed Restriction is attached to this Acknowledgement as Exhibit A.

NOW, THEREFORE, as an inducement to the Seller to sell the Subject Property, the Buyer:

1. Acknowledges that Buyer has carefully read the entire Deed Restriction, has had the opportunity to consult with legal and financial counsel concerning the Deed Restriction and fully understands the terms, conditions, provisions, and restrictions contained in the Deed Restriction, and agrees to abide by the Deed Restriction.

2. Buyer acknowledges that the Deed Restriction imposes a future sale to an Eligible Household at no greater than the Maximum Sales Price exclusively on the sale or conveyance of the Subject Property.

3. I/we acknowledge that no sales/purchases are exempt from the requirement that the Subject Property be occupied by an Eligible Household in accordance with the Deed Restriction. All future buyers shall complete an application for approval of Eligible Household status with the Eagle County Housing and Development Authority or its designee. Current and future buyers agree that (i) the Owner or lessee qualifies as an Eligible Household; (ii) the Owner uses the Subject Property as its Primary Residence; and (iii) the Owner is in compliance with the terms and conditions of this Deed Restriction.

4. Notice to Buyer, pursuant to Section 10 of the Deed Restriction, should be sent to:
   _____
   _____
   _____

5. I/we direct that this acknowledgement be placed of record in the real estate records of Eagle County of Eagle, Colorado and a copy provided to ECHDA.

IN WITNESS WHEREOF, the parties hereto have executed this instrument on the _____day of _____, 20__.

BUYER(S):

_____ _____

Printed Name(s): _____ _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me this _____ day of _____, by _____.

Witness my hand and official seal.

My commission expires: _____

_____
Notary Public

Eagle County Good Deeds Program

Price Capped Deed Restriction

EXHIBIT A

DEED RESTRICTION

Eagle County Housing Development Authority (ECHDA)

Local Employee Residency Plan (LERP)

Definition of Eligible Household*

**Excerpt taken from the Eagle County Deed Restriction*

*A. **"Eligible Households"** means Households that will (i) use the Subject Property as their Primary Residence, (ii) are qualified employees, and (iii) own no other real estate. Each of the criteria are further defined below:*

i. Employment Qualification

1. At least one member of the Household must meet one or more of the following criteria:

a. Has earned a living primarily in Eagle County by having worked an average of at least thirty (30) hours per week on an annual basis at a business with an office or job site physically located in Eagle County (multiple jobs in Eagle County may be combined to reach 30 hours per week); or

b. The Household must cumulatively earn at least 75% of the Household's Gross Household Income in Eagle County: or

c. Has been hired for a job in Eagle County on a permanent basis to work at least thirty (30) hours per week; or

d. Employment qualifications may include other classifications of workers (i.e. retirees, telecommuters) in accordance with the Eagle County Affordable Housing Guidelines, as may be amended from time to time.

ii. Limits on Owning Other Real Estate:

1. No member of an Eligible Household, including, but not limited to, spouses and children under 18 years of age, may own real estate anywhere as of the date of purchase of the Subject Property.

2. A member of an Eligible Household that owns commercial property for business use or vacant land may request an exemption from this requirement, which may be granted at the sole discretion of ECHDA or its assign.

3. During ownership of a Subject Property, no Household member shall own any interest alone or in conjunction with others, in any other residential real estate.

4. Real estate that is owned by a prospective Eligible Household may not be deeded to a
corporation or other person or entity except at fair market value nor may real estate be deeded to a corporation or other legal entity in which any Household

member has any financial interest in order to meet the requirements in this subsection 1.A.ii.

iii. Title of the Subject Property shall be held in the name of the natural person(s) who are members of the Household which qualifies under criteria 1.A i. and ii. above. For example, title may be held jointly in the name of a husband and wife who are members of an Eligible Household.

1. Notwithstanding the foregoing, an Eligible Household may seek a variance to allow title of the Subject Property to be held in trust for the benefit of a natural person who also meets the definition of an Eligible Household. Such ownership in trust may only occur in the circumstances provided herein and at the sole discretion of the ECHDA, or its assign. To request a variance, the applicant shall submit a letter to ECHDA, or its assign, requesting a special review and a determination that title of the Subject Property may be held in trust as set forth herein.

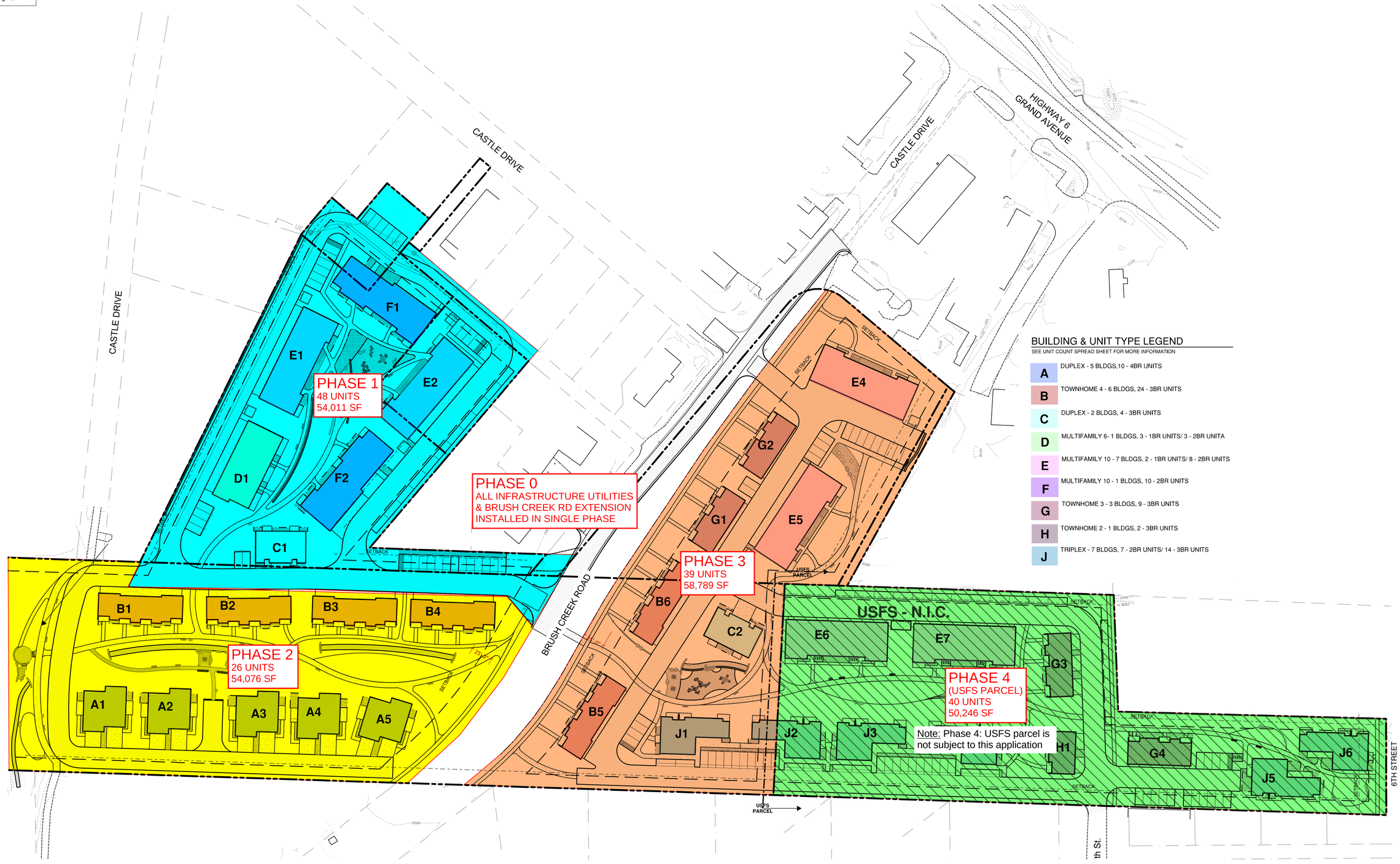
2. To be eligible for a variance, the following conditions must be met: (i) The beneficiary of the trust may not own other real property; and (ii) The beneficiary of the trust must be of the age of majority to qualify for this variance.

3. Upon receipt of a request for a special review and any requested information and documentation, ECHDA, or its assign, may grant the request with or without conditions.

*B. "**Qualified Employer**" means an individual or entity that regularly conducts business in Eagle County. Individuals or entities that regularly conduct business in Garfield and Pitkin Counties may be considered Qualified Employers for purposes of qualifying employees who apply to purchase or rent Affordable Housing in Eagle County in the Roaring Fork Valley. Qualified Employers may hold title to the Subject Property and lease to employees who are members of Eligible Households. Qualified Employers may not impose additional restrictions on the Subject Property without written consent of the ECHDA.*

Appendix J: Project Phasing and Construction Timeline

Note: WEH is a comprehensively planned development. Project Phasing Plan includes the adjacent USFS parcel (Phase 4), not subject to this application.



BUILDING & UNIT TYPE LEGEND

SEE UNIT COUNT SPREAD SHEET FOR MORE INFORMATION

- A — DUPLEX - 5 BLDGS,10 - 4BR UNITS
- B — TOWNHOME 4 - 6 BLDGS, 24 - 3BR UNITS
- C — DUPLEX - 2 BLDGS, 4 - 3BR UNITS
- D — MULTIFAMILY 6- 1 BLDGS, 3 - 1BR UNITS/ 3 - 2BR UNITA
- E — MULTIFAMILY 10 - 7 BLDGS, 2 - 1BR UNITS/ 8 - 2BR UNITS
- F — MULTIFAMILY 10 - 1 BLDGS, 10 - 2BR UNITS
- G — TOWNHOME 3 - 3 BLDGS, 9 - 3BR UNITS
- H — TOWNHOME 2 - 1 BLDGS, 2 - 3BR UNITS
- J — TRIPLEX - 7 BLDGS, 7 - 2BR UNITS/ 14 - 3BR UNITS

SITE PLAN
1:50

N

caddis collaborative
1521 Easy Rider Ln. #102
Boulder, CO 80304
tel: 303.443.3629

hello@caddispc.com
www.caddispc.com

WEST EAGLE HOUSING

EAGLE COUNTY HOUSING
P.O. Box 850
500 Broadway
Eagle, Colorado 81631

This document contains proprietary information belonging to Caddis, or its affiliated companies and shall be used only for the purpose for which it was supplied with the prior written consent of Caddis pc

Full Size: 0" 1" 2"
Date: 5-13-2022
Project: Project Number
Archive:
Plot Date: 5/23/2022 9:22:57 AM
Revisions:

Rev#	Date	Description

DESIGN DEVELOPMENT

WEH Phasing Plan

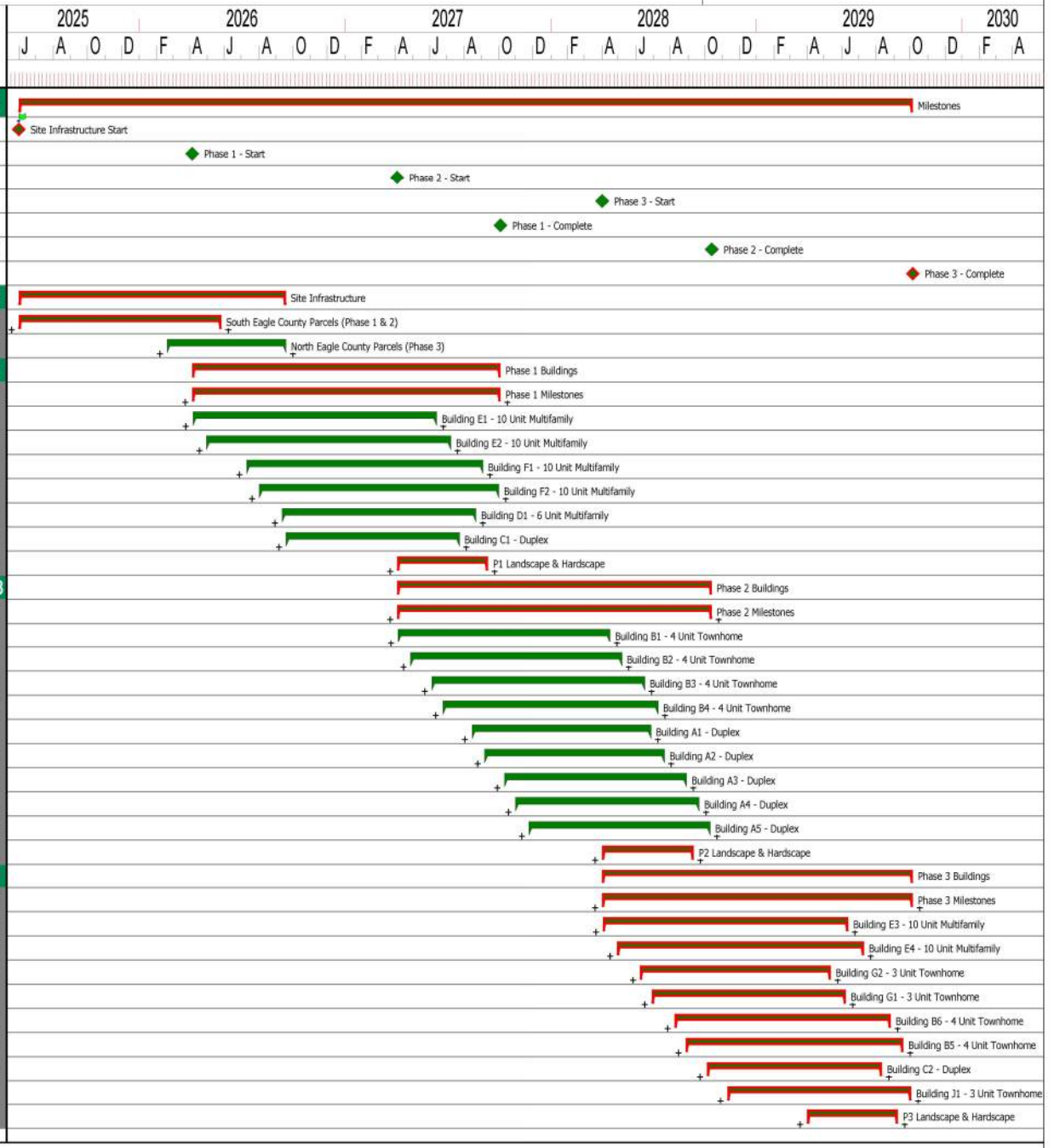
A0.1

RA NELSON
BUILDING MOUNTAIN COMMUNITIES

West Eagle Housing

Rev. date: 7/24/2024 2:47:05 PM

Line	Name	Working Days	Start	Finish
	Milestones	**1079d**	**6/2/2025**	**10/5/2029**
2	Site Infrastructure Start		6/2/2025 *	6/2/2025
3	Phase 1 - Start		4/6/2026	4/6/2026
4	Phase 2 - Start		4/5/2027	4/5/2027
5	Phase 3 - Start		4/3/2028	4/3/2028
6	Phase 1 - Complete		10/4/2027	10/4/2027
7	Phase 2 - Complete		10/13/2028	10/13/2028
8	Phase 3 - Complete		10/5/2029	10/5/2029
	Site Infrastructure	**301d**	**6/2/2025**	**9/17/2026**
10	South Eagle County Parcels (Phase 1 & 2)	272d	6/2/2025	5/26/2026
11	North Eagle County Parcels (Phase 3)	139d	2/19/2026	9/17/2026
	Phase 1 Buildings	**349d**	**4/6/2026**	**10/4/2027**
13	Phase 1 Milestones	376d	4/6/2026	10/4/2027
14	Building E1 - 10 Unit Multifamily	272d	4/7/2026	6/11/2027
15	Building E2 - 10 Unit Multifamily	272d	4/30/2026	7/7/2027
16	Building F1 - 10 Unit Multifamily	265d	7/10/2026	9/2/2027
17	Building F2 - 10 Unit Multifamily	268d	8/3/2026	9/30/2027
18	Building D1 - 6 Unit Multifamily	215d	9/11/2026	8/20/2027
19	Building C1 - Duplex	190d	9/18/2026	7/22/2027
20	P1 Landscape & Hardscape	105d	4/5/2027	9/10/2027
	Phase 2 Buildings	**355d**	**4/5/2027**	**10/12/2028**
22	Phase 2 Milestones	383d	4/5/2027	10/12/2028
23	Building B1 - 4 Unit Townhome	235d	4/6/2027	4/14/2028
24	Building B2 - 4 Unit Townhome	235d	4/28/2027	5/5/2028
25	Building B3 - 4 Unit Townhome	238d	6/4/2027	6/15/2028
26	Building B4 - 4 Unit Townhome	238d	6/24/2027	7/10/2028
27	Building A1 - Duplex	198d	8/16/2027	6/27/2028
28	Building A2 - Duplex	198d	9/7/2027	7/20/2028
29	Building A3 - Duplex	201d	10/12/2027	8/29/2028
30	Building A4 - Duplex	201d	11/1/2027	9/20/2028
31	Building A5 - Duplex	200d	11/24/2027	10/10/2028
32	P2 Landscape & Hardscape	105d	4/3/2028	9/11/2028
	Phase 3 Buildings	**350d**	**4/3/2028**	**10/4/2029**
34	Phase 3 Milestones	375d	4/3/2028	10/4/2029
35	Building E3 - 10 Unit Multifamily	273d	4/4/2028	6/12/2029
36	Building E4 - 10 Unit Multifamily	276d	4/28/2028	7/10/2029
37	Building G2 - 3 Unit Townhome	211d	6/8/2028	5/11/2029
38	Building G1 - 3 Unit Townhome	213d	6/29/2028	6/7/2029
39	Building B6 - 4 Unit Townhome	242d	8/9/2028	8/27/2029
40	Building B5 - 4 Unit Townhome	242d	8/29/2028	9/18/2029
41	Building C2 - Duplex	193d	10/5/2028	8/10/2029
42	Building J1 - 3 Unit Townhome	204d	11/10/2028	10/2/2029
43	P3 Landscape & Hardscape	105d	4/2/2029	9/7/2029



Milestone Appearances
◇ Diamond

Appendix K: Drainage Report

Preliminary Drainage Report

For:
West Eagle Affordable Housing Project

Prepared on Behalf of:
Eagle County Housing and Development Authority

HOUSING EAGLE COUNTY

JVA, Inc.
817 Colorado Avenue, Suite #301
Glenwood Springs, CO 81601

CONTACT: J.R. SPUNG
(970) 404-3085

JVA Project No. 3522c

July 19th, 2024

JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
303.444.1951
info@jvajva.com

www.jvajva.com

July 19, 2024

Town of Eagle
P.O. Box 609
200 Broadway
Eagle, CO 81631

RE: West Eagle Affordable Housing
Preliminary Drainage Report
JVA Job No. 3522c

Dear Town of Eagle Community Development Staff:

The following preliminary Drainage Report and attached drainage maps have been prepared for the above referenced project. The drainage report and drainage maps have been produced in accordance with the Town of Eagle's "Land Use and Development Code", and the Mile High Flood District "Urban Storm Drainage Criteria Manual, Latest Edition," and comply with provisions thereof.

It is our understanding that the information provided herein meets all requirements of the Town of Eagle's criteria for a final drainage report.

Please contact us if you have any questions regarding this submission.

Sincerely,
JVA, Inc.



J.R. Spung, P.E.
Project Manager

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GENERAL LOCATION AND DESCRIPTION 2
DRAINAGE BASINS AND HISTORIC RUNOFF 3
DESIGN DRAINAGE CRITERIA 4
WETLAND MITIGATION AND PRESERVATION 5
DRAINAGE FACILITY DESIGN 5
CONCLUSIONS 7
REFERENCES 8

APPENDIX A – SITE MAPS
- Vicinity Map
- FEMA Flood Map
- Soils Map
- Figure 1 – Historic Drainage Map
- Figure 2 – Developed Drainage Map

APPENDIX B – CALCULATIONS
- Rational Calculations
- Mile High Flood District – Detention Calculations

APPENDIX C – REPORTS
- Memorandum – Spronk Water Engineers, Inc.

PRELIMINARY DRAINAGE REPORT

GENERAL LOCATION AND DESCRIPTION

LOCATION

The Eagle County Housing Development Authority (ECHDA) is proposing to develop six parcels located near the Town of Eagle's downtown area to provide affordable housing for Eagle County residents. Most of the 9.45-acre site is contained within one parcel (Parcel 1) which is approximately 5.02 acres of undeveloped pastureland and is currently located in unincorporated Eagle County between W. 7th Street and Castle Drive in Eagle, Colorado. The remaining five parcels include two parcels located at 751 Castle Drive (Parcel 2 and 3) and parcels located at 766 Castle Drive (Parcel 4), 800 Castle Drive (Parcel 5), and 712 Caste Drive (Parcel 6). The six parcels are located in the northeast quarter of Section 5, Township 5 South, Range 84 West of the 6th P.M., Town of Eagle, Eagle County, State of Colorado. The site is bounded by residential development on all sides with access to the site provided by Castle Drive to the west and south. A vicinity map depicting the location of the site and the legal description of each parcel is included in Appendix A.

Public underground utility infrastructure including a water main, sanitary main, gas main, and communication lines are installed within Castle Drive. Parcel 1 does not include any utility service connections. Parcel 2 and 3 (1.52 and 0.37 acres, respectively) are located west of Parcel 1 and currently contain an Eagle County shop building, a gravel access drive and service yard and utility connections including overhead electric, underground electric, and telephone services. Parcel 4 (0.36 acres) is north of parcel 2 and 3 and includes a small shop building and gas and electric utility connections. Parcel 5 (0.20 acres) is located south of parcel 2 and 3 and is currently developed with a two-story house and water, sanitary, gas, electric and telephone service connections. Parcel 6 (2.11 acres) is located north of Street 7 and west of Parcel 1. It is developed with three structures that serve as county shop buildings, an asphalt access drive, gravel parking, and utility connections including gas, electric and telephone services. It is the intent of this project to merge the lots into a single lot for development.

The Nielson South Ditch currently conveys irrigation water through Parcel 1 from south to north while a secondary irrigation ditch (Ditch No. 2) discharges onto Parcel 1 where it historically sheet flows west until it reached a berm and is conveyed north until the ditch terminates just south of the US Forest Service property. The Nielson South Ditch has a decreed flow rate of 10.854 cfs while Ditch No. 2 has a decreed flow rate of 1.6 cfs. Eagle County owns the majority of the flow in the Neilson South ditch. Only 1.74 cfs will continue to be conveyed through Neilson South ditch through the site. Refer to the Memorandum in Appendix C for more information. There are no major drainageways or facilities located within Parcel 2 through 6. Runoff from these parcels generally flows overland southeast to northwest towards the Castle Drive right-of-way and adjacent properties. The Town of Eagle does not have existing stormwater infrastructure in this area, so runoff infiltrates in pervious areas, pools in local low spots, or is conveyed by Castle Drive towards Highway 6. There is one storm inlet located on the east side of Highway 6 that conveys stormwater under the highway, under the railroad and to the Eagle River.

Proposed Project

The proposed development includes the construction of 23 residential buildings which include a combination of duplexes, townhomes, multifamily homes, and triplexes. Together, the buildings will account for approximately 70,400 square feet. The development will include the extension of Brush Creek Road from Highway 6 through the site which will divide the site into north and south areas. Each area will include an asphalt access drive, asphalt parking areas, playgrounds, landscaped areas with paved pedestrian paths, stormwater infrastructure, and utility connections.

Drainage improvements will include the implementation of storm infrastructure directed towards 11 proposed drywells located throughout the site. Detention will be provided for all proposed improvements on the site. The drywells are sized per the Mile High Flood District (MHFD) criteria manual to detain the 100-year storm event volume with water quality/pretreatment provided in the primary chamber. In order to develop Parcel 1 and build the Brush Creek Road Extension through the site, the existing Nielson South Ditch has to be piped from where it enters the site and conveyed to the location where the ditch currently exits the site. Ditch owners and the ditch manager have been contacted and made aware of the changes to the ditch. The site has been graded so that the irrigation ditch will receive no additional stormwater.

Public right-of-way improvements associated with the development include the extension of Brush Creek Road through the development. The road extension will include the installation of curb and gutter and storm infrastructure for runoff within the right-of--way. The water main and sanitary main in Castle Drive will be removed and replaced with new pipelines to meet the increased demands from the proposed and other future development. The installation of the pipelines will require existing asphalt within Highway 6 where the mains tie in to be removed and replaced.

Drainage Basins and Historic Runoff

Major Drainage Basin Description

The project site is located within the Brush Creek basin which contributes to the Eagle River watershed. Stormwater runoff from the site is currently conveyed overland to infiltrate in pervious areas or flow into the Eagle River which is located approximately a quarter of a mile northwest of the proposed site. JVA reviewed FEMA Flood Insurance Rate Map 08037C0389D, dated December 4, 2007 (Revised) and determined that the site lies outside FEMA's Special Flood Hazard Area (Base Flood or 100-year floodplain). A copy of a portion of the referenced flood map is included in the Appendix.

Site Drainage and Existing Facilities

The subject site is located between the residences on Castle Drive on the west and Bull Run on the east side. The existing site lies between 6594 and 6575 feet on the NAVD 88 datum. The average slope across the site is 7.5% generally from the southeast to northwest. A plan showing existing drainage patterns is provided in Figure 1 of Appendix A.

The U.S. Department of Agriculture, Natural Resources Conservation Service (NRCS) mapping of the area indicates that the soils are predominately Dahlquist-Southace complex 6 to 12 percent slopes and 25 to 50 percent slopes. This complex is classified as hydrological soil group B. Soils in this group have a moderate runoff potential when thoroughly wet. Approximately 5.3% of the site is comprised of Evanston loam 1 to 6 percent slopes which is a hydrologic soil group C soil with moderately high runoff potential. A Soils Map is provided in Appendix A.

The existing site has been divided into 7 historic drainage basins to characterize the existing impact of runoff from the site to surrounding, downstream areas. Offsite irrigation is conveyed through the site from the south and east of the site. The basin delineations are shown within the Historic Drainage Maps with corresponding design points for each basin.

Table 1 below presents a detailed summary of historic peak flows.

Table 1: Historic Peak Flow

Basin	Design Point	Area (acre)	25-Year Flow (cfs)	100-Year Flow (cfs)
A	1	2.39	2.31	4.51
B	2	0.12	0.31	0.31
C	3	1.98	2.01	3.70
D	4	4.45	2.31	6.82
E	5	0.28	0.22	0.66
F	6	0.24	0.18	0.55
OS1	7	0.70	0.32	0.96

DESIGN DRAINAGE CRITERIA

REGULATIONS AND DEVELOPMENT CRITERIA

The proposed drainage facilities have been designed to comply with the Town of Eagle's "Land Use and Development Code" (May 4, 2023 Version) and the Mile High Flood District "Urban Storm Drainage Criteria Manual" (USDCM), revised January 2021.

HYDROLOGICAL CRITERIA AND DESIGN STORM FREQUENCIES

The Rational Method (Q=CIA) was used to determine the storm runoff (Q) from the areas tributary to the new storm system, with composite runoff coefficients (C) and contributing areas (A) given for design points in sub-basins.

The runoff coefficients for various land usages were obtained from Mile High Flood District (MHFD) Urban Storm Drainage Criteria Manual (USDCM) Volume 1 - Table 6-4 dated August 2018. Intensities (I) were determined using the Time-Intensity-Frequency Values listed in the Town of Eagle Public Works Manual and a calculated Time of Concentration (t_c) using equations 5-1, 6-2, 6-3, 6-4, and 6-5 respectively from USDCM Volume 1 dated August 2018. Post-development Time of Concentration calculations for each sub-basin, corresponding rainfall intensities, composite runoff coefficients, and storm flows for the 25-year and 100-year storms for

each design point are provided in Appendix B. Specific equations and references to the USDCM are provided within the calculation spreadsheets.

Hydraulic Criteria

Design storm recurrence intervals are consistent with the Town of Eagle requirements: the minor storm is the 25-year event, and the major storm is the 100-year event. The storm sewer system will be designed to convey at least the 25-year event within the pipe with an overflow path to convey flows toward downstream facilities for the 100-year event where necessary. The 11 onsite drywells are sized to detain the 100-year (major) storm event. Fig 3 in Appendix A shows overflow paths for each drywell and Appendix B includes the sizing calculations for each drywell.

Calculations for the storm system, drywells, swales, and ditches are in accordance with the Town of Eagle standards and are included in Appendix B of this report. Complete storm drainage plans, details, dimensions, etc. will be included in the Construction Documents set.

Stormwater Quality Criteria

Though the Town of Eagle does not define stormwater quality requirements, each drywell is designed to have a pretreatment chamber with a slow release through filter fabric into the detention chamber below.

Variances from the Criteria

No variances are requested.

Wetland Mitigation and Preservation

No mapped wetlands exist onsite.

Drainage Facility Design

General Concept

The general drainage concept for the developed site is to divide the onsite area into 14 major drainage basins which will each have a combination of inlets and underground stormwater infrastructure that will collect and convey runoff to a designated drywell for that basin. The basins have been graded so that no runoff will enter the irrigation ditches flowing through the site. The storm sewer, inlets, and swales will be designed to contain the generated runoff for the 25-year storm event while the drywells are designed to contain the generated runoff from the 100-year storm event. Offsite runoff in the Brush Creek right-of-way will be conveyed via curb and gutter, valley pans, and underground storm infrastructure to an existing 24” CMP currently crossing Highway 6. All onsite stormwater runoff is designed to be captured on site and detained within the site drywells. Overflow paths from the drywells have been designed to either sheet flow toward Brush Creek or via storm infrastructure connecting back to the proposed Brush Creek storm dain main.

PROPOSED BASINS

The proposed site has been divided into 11 major basins designated as onsite basins A, B, C, D, E, F, G, H, I, J and K. Runoff from the basins will outfall to 11 different drywells. The offsite Brush Creek ROW basin includes the entire ROW and proposed road section. The offsite Brush Creek ROW basin includes the areas of the site and the Brush Creek Road right-of-way that are captured in the right-of-way and are conveyed to proposed stormwater infrastructure. Refer to Figure 2 for the Developed Drainage Map within Appendix C. Proposed runoff from each basin is summarized on the drainage maps (Figures 1 and 2) and included in the calculations in Appendix B.

Runoff rates for the design points have been shown on the included Developed Drainage map. Calculations showing how the runoff rates were determined are shown in the Appendix.

Table 2 below presents a summary of the developed stormwater peak flows based on the rational method.

Table 2: Developed Peak Flow

Major Basin	Design Point	Area (acre)	25-Year Flow (cfs)	100-Year Flow (cfs)
A	1	0.61	0.99	1.79
B	2	0.47	0.75	1.38
C	3	0.92	2.54	3.92
D	4	0.81	1.48	2.51
E	5	0.32	0.72	1.09
F	6	1.00	1.44	2.73
G	7	1.03	1.47	2.80
H	8	0.71	1.60	2.42
I	9	0.72	1.16	2.09
J	10	0.39	0.90	1.35
K	11	0.88	1.52	2.62
OS1	12	1.44	3.27	4.92
OS2	13	0.05	0.03	0.09
OS3	14	0.58	0.64	1.43
OS4	15	0.70	0.43	0.96

RUNOFF AND DETENTION

The proposed design will be completed in accordance with Town of Eagle requirements. 11 proposed detention and water quality drywells, designed per current Mile High Flood District guidelines, provide stormwater runoff quality enhancement and pollutant removal beyond the requirement of the referenced guidelines for the development site. The drywells are designed to reduce urban peak discharges to levels similar to pre-development conditions from small, frequent storms up to the 100-year event through infiltration.

The proposed drywells are provided throughout the site. Each drywell is designed for the 100-year event while providing a level of water quality through the pretreatment chamber and slow release through filter fabric into the detention chamber below.

Runoff from some portions of the site around the perimeter will not be feasible to route to the drywells due to elevation constraints. These untreated redeveloped areas include Basin OS3. While there is additional runoff generated by the proposed asphalt road, excess runoff sheet flows south down an existing heavily vegetated hill and into the existing wetlands.

The storm main in Brush Creek has been sized to convey the 100-year event with additional capacity for future connection. Basin OS1 generates a proposed flow of 4.92cfs while basin OS4 generates a proposed flow of 0.96cfs totaling approximately 5.88cfs. The 24" RCP pipe at full flow capacity at 1.00% can convey 22.62cfs leaving approximately 16.74cfs of excess capacity. Calculations are included in Appendix B.

CONCLUSIONS

The proposed storm drainage facilities for the project have been designed to comply with the Town of Eagle's "Land Use and Development Code" (May 4, 2023 Version) and the Mile High Flood District "Urban Storm Drainage Criteria Manual" (USDCM), revised January 2021. Calculations, drainage maps, and other reference materials used are included in the Appendices. We anticipate no negative impacts to upstream or downstream properties.

REFERENCES

1. Town of Eagle's "Land Use and Development Code," Revised May 4, 2023
2. "Urban Storm Drainage Criteria Manual," Mile High Flood District, Volume 1 – Management, Hydrology, and Hydraulics (Revised August 2018), Volume 2 – Structures, Storage, and Recreation (Revised September 2017), Volume 3 – Stormwater Quality (revised October 2019).
3. Flood Insurance Rate Maps, Town of Eagle, Colorado, Eagle County, Map No. 08037C0389D, Federal Emergency Management Agency, December 4, 2007.
4. "Geotechnical Engineering Study Proposed West Eagle Housing Development" Prepared by Kumar and Associates, Inc, (Dated December 28, 202n).

APPENDIX A – SITE MAPS

West Eagle Affordable Housing

AT

Street 7, Eagle, CO 81631

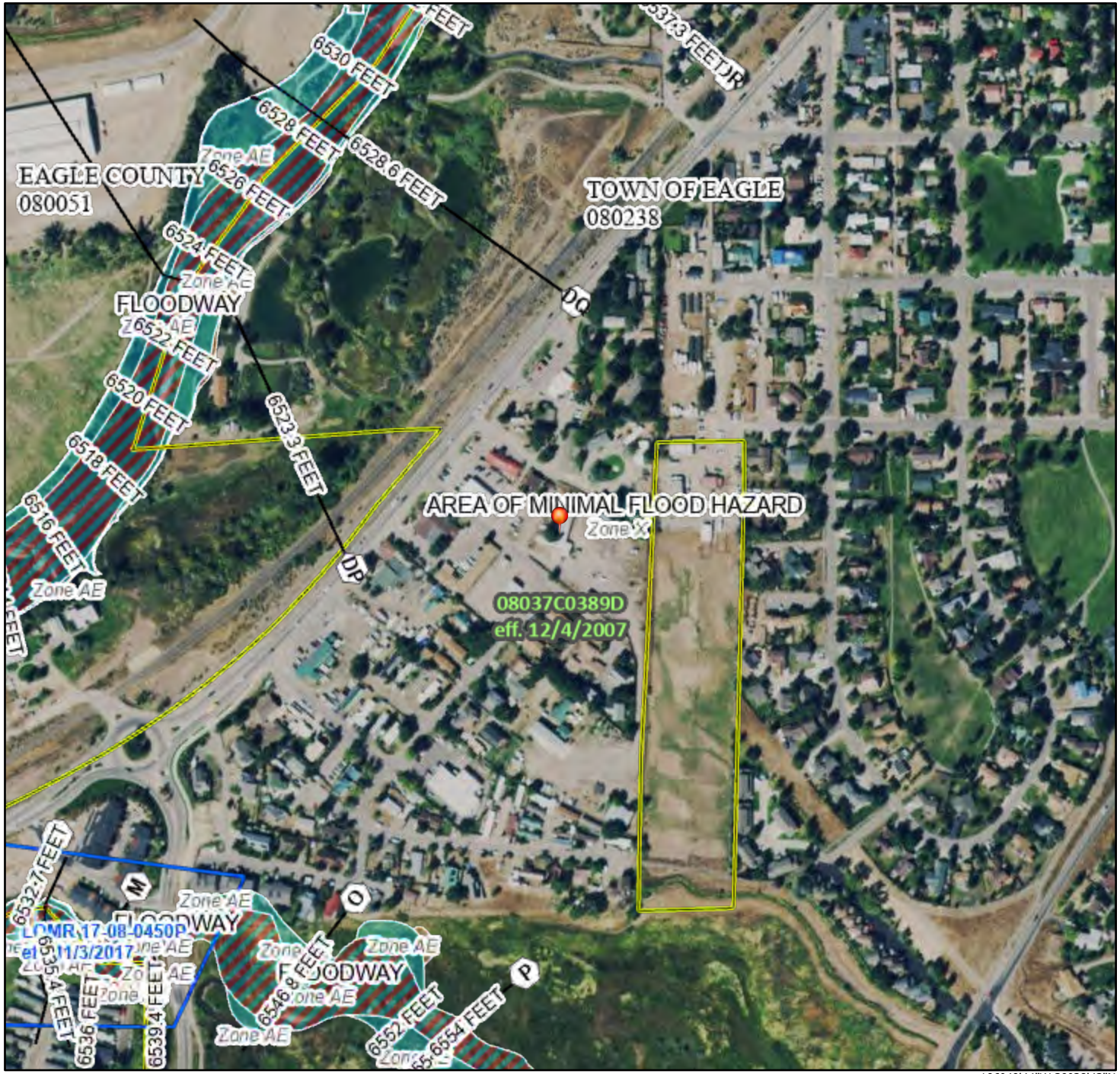


VICINITY MAP NOT TO SCALE

National Flood Hazard Layer FIRMette

FEMA

106°50'21"W 39°39'11"N



106°49'44"W 39°38'43"N

Feet

0 250 500 1,000 1,500 2,000

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/18/2023 at 1:14 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.


106° 50' 7" W
106° 49' 54" W
342530
342580
342630
342680
342730
342780
342830
39° 38' 59" N
39° 38' 45" N
4390500
4390450
4390400
4390350
4390300
4390250
4390200
4390150
4390100
6
Castle Dr
26
38
28
69
Soil Map may not be valid at this scale.
Map Scale: 1:2,090 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 30 60 120 180
Feet
0 100 200 400 600
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 13, Sep 7, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2021—Sep 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
26	Dahlquist-Southace complex, 6 to 12 percent slopes	B	9.2	89.1%
28	Dahlquist-Southace complex, 25 to 50 percent slopes	B	0.6	5.5%
38	Evanston loam, 1 to 6 percent slopes	C	0.5	5.3%
69	Kilgore silt loam	C	0.0	0.1%
Totals for Area of Interest			**10.3**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

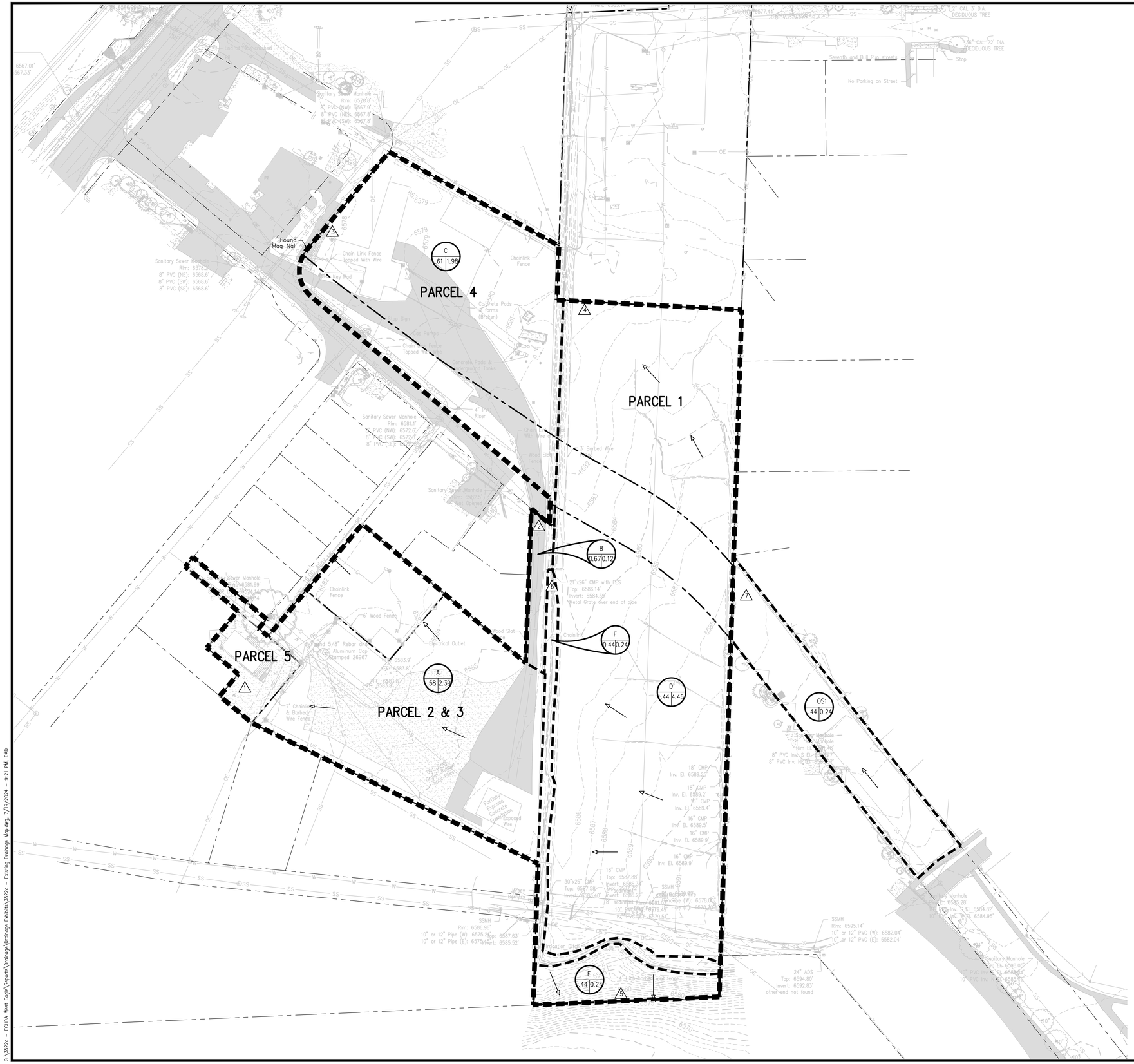
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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WEST EAGLE AFFORDABLE HOUSING

DRAINAGE MAP - EXISTING

SHEET NO.

FIG 1

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DEVELOPED RUNOFF SUMMARY TABLE

BASIN	DESIGN POINT	AREA (ACRES)	25-YR RUNOFF (CFS)	100-YR RUNOFF (Cfs)
A	B	0.52	0.99	1.79
B	B	0.46	0.75	1.38
C	B	0.69	2.54	3.92
D	B	0.58	1.48	2.51
E	B	0.71	0.72	1.09
F	B	0.58	1.44	2.73
G	B	0.56	1.47	2.80
H	B	0.72	1.60	2.42
I	B	0.60	1.16	2.09
J	B	0.80	0.90	1.35
K	B	0.67	1.52	2.62
OS1	B	0.71	3.27	4.92
OS2	B	0.20	0.03	0.09
OS3	B	0.42	0.64	1.43
OS4	B	0.20	0.43	0.96

DRAINAGE MAP LEGEND

- EXISTING INDEX CONTOUR (5220)
- EXISTING INTERMEDIATE CONTOUR (5221)
- PROPOSED INDEX CONTOUR (20)
- PROPOSED INTERMEDIATE CONTOUR (21)
- EXISTING SPOT ELEVATION (+03.3)
- PROPOSED SPOT ELEVATION (+03.54)
- HISTORIC DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- HISTORIC DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (MAJOR BASIN)
- DEVELOPED DRAINAGE BASIN BOUNDARY (SUB BASIN)
- DIRECTION OF FLOW (HISTORIC)
- DIRECTION OF FLOW (DEVELOPED)
- OVERFLOW PATH
- BASIN DESIGN POINT
- DRAINAGE BASIN IDENTIFICATION BUBBLE

A = DEVELOPED BASIN DESIGNATION
.50 = 100-YR RUNOFF COEFFICIENT
1.0 = AREA ACRES

60 0 60 120
SCALE IN FEET

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NO	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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WEST EAGLE AFFORDABLE HOUSING

DRAINAGE MAP - PROPOSED

SHEET NO.

FIG 2

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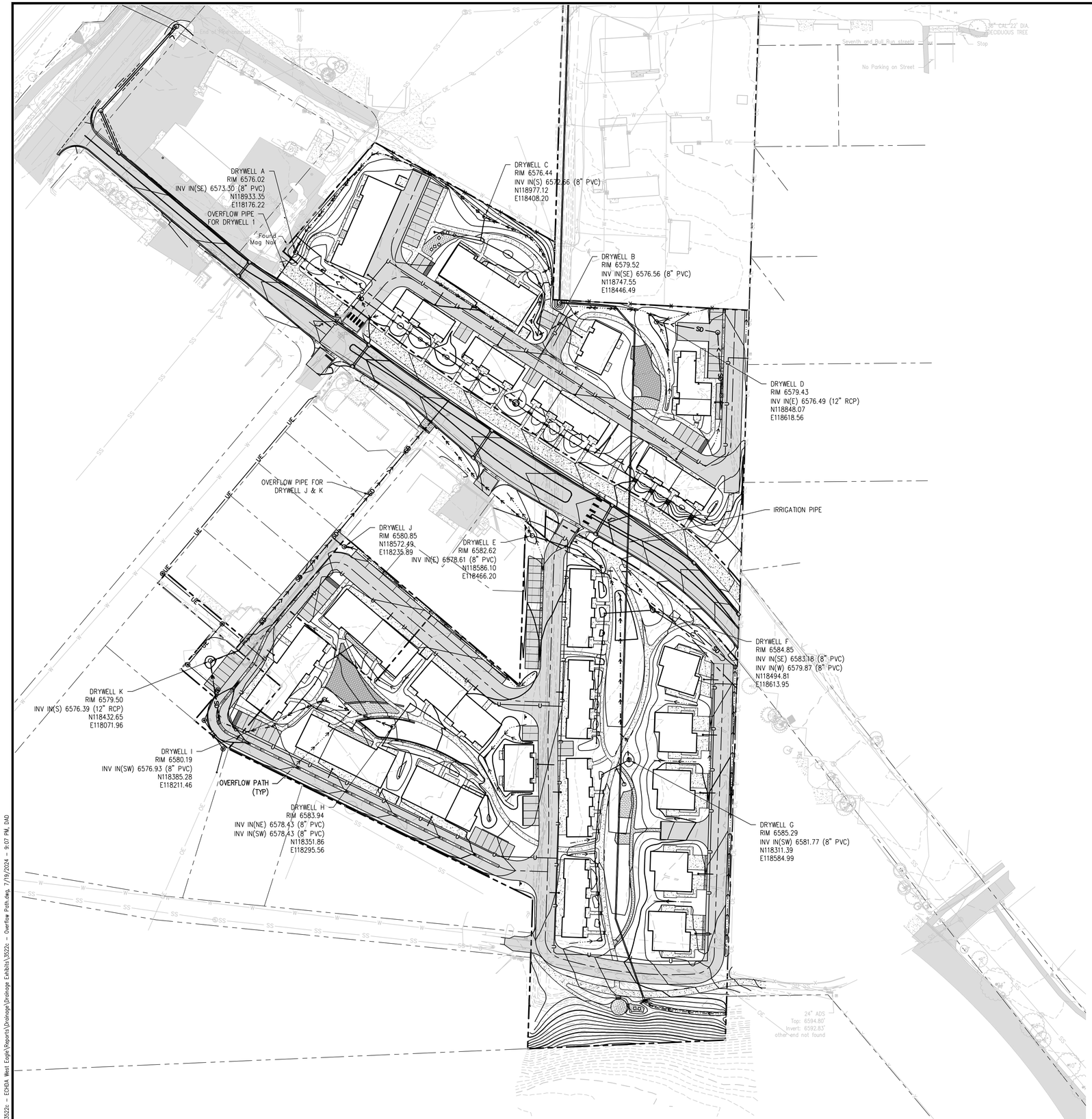

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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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OVERFLOW PATHS

SHEET NO.

FIG 3

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APPENDIX B – CALCULATIONS

JVA Incorporated
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Boulder, CO 80302
Ph: (303) 444 1951

Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

Municipality: Eagle

West Eagle

Historic Runoff Coefficient & Time of Concentration Calculations

Municipality: Eagle
Impervious Values: MHFD
Runoff Coefficients: MHFD Formulae
Major Design Storm: 100
Minor Design Storm: 25

Basin Design Data

		I (%) =	95%	95%	90%	20%	50%			I (%)	Runoff Coefficients (MHFD Forumulae Table 6-5)				Initial Overland Time (t_i) MHFD Eq 6-3			Channelized Travel Time (t_t) MHFD Eq 6-4						t_c Comp	Regional Check ($t_{regional}$) MHFD Eq 6-5			t_c Final
Basin Name	Soil Type	Design Point	Area (sf) Streets Paved	Area (sf) Concrete Drives/Walks	Area (sf) Roof	Area (sf) Landscaping	Area (sf) Gravel (Pedestrian)	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C25	C100	Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	K	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Channelized Length (ft)	Channelized Slope (ft/ft)	$t_{regional}$	t_c or $t_{regional}$
A	B	1	10,318	4,000	5,812	51,510	32,574	104,214	2.39	43.6%	0.32	0.35	0.41	0.63	466.7	1.6%	25.5			Paved areas & shallow paved swales	20	0.0	0.0	25.5	0	0.000	N/A	25.5
B	B	2	2,714			2,548		5,262	0.12	58.7%	0.45	0.48	0.53	0.70	198	1.2%	15.1			Paved areas & shallow paved swales	20	0.0	0.0	15.1	0	0.000	N/A	15.1
C	B	3	22,567		11,025	52,477		86,069	1.98	48.6%	0.36	0.39	0.45	0.65	471	1.1%	27.3			Paved areas & shallow paved swales	20	0.0	0.0	27.3	0	0.000	N/A	27.3
D	B	4	1,878			192,007		193,885	4.45	20.7%	0.13	0.15	0.22	0.52	217.9	3.2%	17.4	751	7.0%	Tillage/field	5	1.3	9.5	26.8	751	0.070	26.5	26.5
E	B	5				11,986		11,986	0.28	20.0%	0.13	0.15	0.22	0.52	64.38	21.9%	5.0			Paved areas & shallow paved swales	20	0.0	0.0	5.0	0	0.000	N/A	5.0
F	B	6				10,343		10,343	0.24	20.0%	0.13	0.15	0.22	0.52	1	50.0%	0.5	752.7	1.1%	Paved areas & shallow paved swales	20	2.1	6.0	6.5	752.7	0.011	32.7	6.5
OS1	B	7				30,343		30,343	0.70	20.0%	0.13	0.15	0.22	0.52	415	1.5%	31.0			Paved areas & shallow paved swales	20	0.0	0.0	31.0	0	0.000	N/A	31.0
	TOTAL SITE		37,477	4,000	16,837	351,214	32,574	442,102	10.15		0.22	0.25	0.31	0.57														

			Runoff Coeff's				Rainfall Intensities (in/hr)				Area		Flow Rates (cfs)			
Basin Name	Design Point	Time of Conc (tc)	C2	C5	C25	C100	2	5	C25	100	A_{Total} (sf)	A_{Total} (ac)	Q2	Q5	C25	Q100
A	1	25.5	0.32	0.35	0.41	0.63	1.05	1.59	2.37	3.00	104,214	2.39	0.79	1.32	2.31	4.51
B	2	15.1	0.45	0.48	0.53	0.70	1.30	1.98	2.92	3.70	5,262	0.12	0.07	0.11	0.19	0.31
C	3	27.3	0.36	0.39	0.45	0.65	1.00	1.52	2.26	2.87	86,069	1.98	0.71	1.18	2.01	3.70
D	4	26.5	0.13	0.15	0.22	0.52	1.03	1.55	2.31	2.93	193,885	4.45	0.61	1.07	2.31	6.82
E	5	5.0	0.13	0.15	0.22	0.52	1.61	2.43	3.62	4.59	11,986	0.28	0.06	0.10	0.22	0.66
F	6	6.5	0.13	0.15	0.22	0.52	1.57	2.36	3.52	4.46	10,343	0.24	0.05	0.08	0.18	0.55
OS1	7	31.0	0.13	0.15	0.22	0.52	0.93	1.40	2.09	2.65	30,343	0.70	0.08	0.14	0.32	0.96
										TOTAL SITE	442,102	10.15	2.37	4.01	7.54	17.50

JVA Incorporated
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Ph: (303) 444 1951

Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

West Eagle

Composite Runoff Coefficient Calculations

Municipality: Eagle
Impervious Values: MHFD
Runoff Coefficients: MHFD Formulae

Basin Design Data

		I (%) =	95%	95%	90%	20%	50%			I (%)	Runoff Coefficients (MHFD Forumulae Table 6-5)			
Basin Name	Soil Type	Design Point	Area (sf) Streets Paved	Area (sf) Concrete Drives/Walks	Area (sf) Roof	Area (sf) Landscaping	Area (sf) Gravel (Pedestrian)	A_{Total} (sf)	A_{Total} (ac)	Imp (%)	C2	C5	C25	C100
A	B	1	1,073	1,867	8,859	14,761		26,560	0.61	51.7%	0.39	0.42	0.47	0.67
B	B	2		2,256	5,362	13,009		20,627	0.47	46.4%	0.34	0.37	0.43	0.64
C	B	3	16,020	5,804	4,840	13,604		40,268	0.92	69.1%	0.54	0.57	0.61	0.75
D	B	4	9,936	3,473	4,460	17,114	466	35,449	0.81	57.6%	0.44	0.47	0.52	0.69
E	B	5	6,716	1,891	1,023	4,431		14,061	0.32	71.0%	0.56	0.59	0.63	0.76
F	B	6	4,722	7,200	10,961	20,761		43,644	1.00	58.1%	0.44	0.47	0.53	0.70
G	B	7	5,622	5,645	9,778	23,907	1,751	44,952	1.03	56.0%	0.42	0.46	0.51	0.69
H	B	8	4,824	2,122	12,181	24,030		30,976	0.71	72.2%	0.57	0.60	0.64	0.76
I	B	9		4,574	12,980	13,373	651	31,578	0.72	60.3%	0.46	0.49	0.54	0.71
J	B	10	10,924	2,644		3,456		17,024	0.39	79.8%	0.00	0.67	0.70	0.80
K	B	11	21,800	2,133		14,323		38,256	0.88	66.9%	0.52	0.55	0.60	0.74
OS1	B	12	31,323	11,115		20,337		62,775	1.44	70.7%	0.56	0.59	0.63	0.75
OS2	B	13				2,056		2,056	0.05	20.0%	0.13	0.15	0.22	0.52
OS3	B	14	5,090	2,197		17,969		25,256	0.58	41.6%	0.30	0.33	0.39	0.62
OS4	B	15				30,343		30,343	0.70	20.0%	0.13	0.15	0.22	0.52
	TOTAL SITE		118,050	52,921	70,444	233,473	2,868	477,756	10.97	57.3%	0.42	0.47	0.52	0.68

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Municipality: Eagle

Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

West Eagle

Time of Concentration Calculations

Municipality: Eagle
Impervious Values: MHFD
Runoff Coefficients: MHFD Formulae

Sub-Basin Data				Initial Overland Time (t_i) MHFD Eq 6-3			Channelized Travel Time (t_t) MHFD Eq 6-4						t_c Comp	Regional Check ($t_{regional}$) MHFD Eq 6-5			t_c Final
Basin Name	Design Point	A_{Total} (ac)	C5	Length (ft)	Slope (%)	t_i (min)	Length (ft)	Slope (%)	Type of Land Surface	C_v	Velocity (fps)	t_t (min)	Time of Conc $t_i + t_t = t_c$	Channelized Length (ft)	Channelized Slope (ft/ft)	$t_{regional}$	t_c or $t_{regional}$
A	1	0.61	0.42	50	5.00%	5.2	165	1.00%	Grassed waterway	15	1.5	1.8	7.0	165	0.010	18.9	7.0
B	2	0.47	0.37	78	10.00%	5.5	0	0.00%	Paved areas & shallow paved swales	20	0.0	0.0	5.5	0	0.000	N/A	5.5
C	3	0.92	0.57	15	25.00%	1.3	70	1.00%	Grassed waterway	15	1.5	0.8	2.1	70	0.010	14.9	2.1
D	4	0.81	0.47	103	10.00%	5.4	100	1.00%	Grassed waterway	15	1.5	1.1	6.6	100	0.010	17.2	6.6
E	5	0.32	0.59	61	2.50%	5.4	100	1.00%	Paved areas & shallow paved swales	20	2.0	0.8	6.2	100	0.010	14.8	6.2
F	6	1.00	0.47	189	2.00%	12.5	0	0.00%	Grassed waterway	15	0.0	0.0	12.5	0	0.000	N/A	12.5
G	7	1.03	0.46	213	3.00%	12.0	0	0.00%	Grassed waterway	15	0.0	0.0	12.0	0	0.000	N/A	12.0
H	8	0.71	0.60	90	2.50%	6.4	0	0.00%	Grassed waterway	15	0.0	0.0	6.4	0	0.000	N/A	6.4
I	9	0.72	0.49	263	5.00%	10.5	0	0.00%	Paved areas & shallow paved swales	20	0.0	0.0	10.5	0	0.000	N/A	10.5
J	10	0.39	0.67	41	1.00%	5.0	255	1.00%	Grassed waterway	15	1.5	2.8	7.9	255	0.010	14.5	7.9
K	11	0.88	0.55	115	2.50%	7.9	385	1.10%	Paved areas & shallow paved swales	20	2.1	3.1	11.0	385	0.011	18.0	11.0
OS1	12	1.44	0.59	40	2.50%	4.4	168	1.00%	Paved areas & shallow paved swales	20	2.0	1.4	5.8	168	0.010	15.5	5.8
OS2	13	0.05	0.15	5	0.00%	10.0	370	1.00%	Grassed waterway	15	1.5	4.1	14.1	370	0.010	27.8	14.1
OS3	14	0.58	0.33	132	12.50%	7.0	572	1.00%	Paved areas & shallow paved swales	20	2.0	4.8	11.8	572	0.010	25.3	11.8
OS4	15	0.70	0.15	415	1.50%	31.0	0	0.00%	Paved areas & shallow paved swales	20	0.0	0.0	31.0	0	0.000	N/A	31.0

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Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

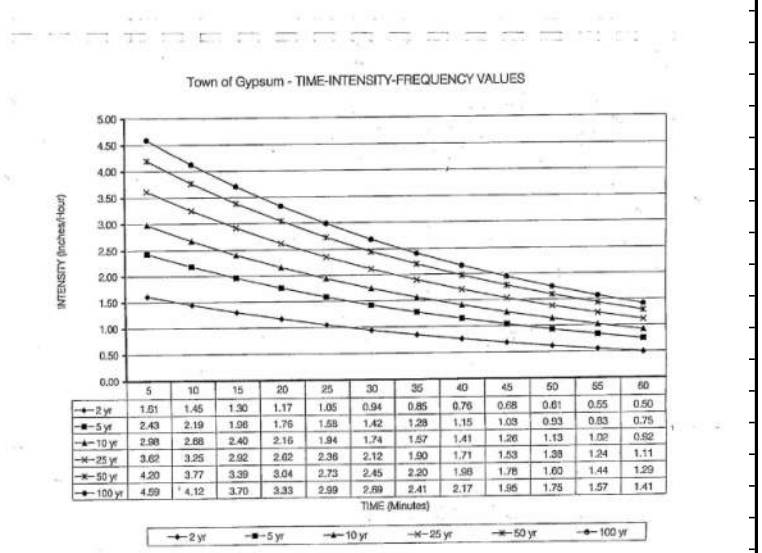
West Eagle

Developed Storm Runoff Calculations

Design Storm : **100 Year**

Point Hour Rainfall (P_1) : **1.41**

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time				
Basin Name	Design Point	Area (ac)	C100	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)	Notes
A	1	0.61	0.67	7.0	0.41	4.40	1.79	7.01	0.41	4.40	1.79														
B	2	0.47	0.64	5.5	0.30	4.55	1.38	5.47	0.30	4.55	1.38														
C	3	0.92	0.75	2.1	0.69	5.68	3.92	2.06	0.69	5.68	3.92														
D	4	0.81	0.69	6.6	0.56	4.45	2.51	6.55	0.56	4.45	2.51														
E	5	0.32	0.76	6.2	0.24	4.48	1.09	6.21	0.24	4.48	1.09														
F	6	1.00	0.70	12.5	0.70	3.91	2.73	12.52	0.70	3.91	2.73														
G	7	1.03	0.69	12.0	0.71	3.96	2.80	11.95	0.71	3.96	2.80														
H	8	0.71	0.76	6.4	0.54	4.47	2.42	6.39	0.54	4.47	2.42														
I	9	0.72	0.71	10.5	0.51	4.08	2.09	10.54	0.51	4.08	2.09														
J	10	0.39	0.80	7.9	0.31	4.33	1.35	7.88	0.31	4.33	1.35														
K	11	0.88	0.74	11.0	0.65	4.04	2.62	10.97	0.65	4.04	2.62														
OS1	12	1.44	0.75	5.8	1.09	4.52	4.92	5.78	1.09	4.52	4.92														
OS2	13	0.05	0.52	14.1	0.02	3.78	0.09	14.11	0.02	3.78	0.09														
OS3	14	0.58	0.62	11.8	0.36	3.98	1.43	11.75	0.36	3.98	1.43														
OS4	15	0.70	0.52	31.0	0.36	2.65	0.96	31.04	0.36	2.65	0.96														



	5	10	15	20	25	30	35	40	45	50	55	60
2 yr	1.61	1.45	1.30	1.17	1.05	0.94	0.85	0.76	0.68	0.61	0.55	0.50
5 yr	2.43	2.19	1.96	1.76	1.58	1.42	1.28	1.15	1.03	0.93	0.83	0.75
10 yr	2.98	2.68	2.40	2.16	1.94	1.74	1.57	1.41	1.26	1.13	1.02	0.92
25 yr	3.62	3.25	2.92	2.62	2.36	2.12	1.90	1.71	1.53	1.38	1.24	1.11
50 yr	4.20	3.77	3.39	3.04	2.73	2.45	2.20	1.98	1.78	1.60	1.44	1.29
100 yr	4.59	4.12	3.70	3.33	2.99	2.69	2.41	2.17	1.95	1.75	1.57	1.41

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Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

West Eagle

Developed Storm Runoff Calculations

Design Storm : **25 Year**

Point Hour Rainfall (P_1) : **1.11**

	Direct Runoff							Total Runoff				Inlets				Pipe					Pipe/Swale Travel Time				
Basin Name	Design Point	Area (ac)	C25	tc (min)	C*A (ac)	I (in/hr)	Q (cfs)	Total tc (min)	ΣC*A (ac)	I (in/hr)	Q (cfs)	Inlet Type	Q intercepted	Q carryover	Q bypass	Pipe Size (in) or equivalent	Pipe Material	Slope (%)	Pipe Flow (cfs)	Max Pipe Capacity (cfs)	Length (ft)	Velocity (fps)	tt (min)	Total Time (min)	Notes
A	1	0.61	0.47	7.01	0.29	3.41	0.99	7.01	0.29	3.41	0.99														
B	2	0.47	0.43	5.47	0.20	3.67	0.75	5.47	0.20	3.67	0.75														
C	3	0.92	0.61	2.06	0.57	4.47	2.54	2.06	0.57	4.47	2.54														
D	4	0.81	0.52	6.55	0.42	3.48	1.48	6.55	0.42	3.48	1.48														
E	5	0.32	0.63	6.21	0.20	3.54	0.72	6.21	0.20	3.54	0.72														
F	6	1.00	0.53	12.52	0.53	2.74	1.44	12.52	0.53	2.74	1.44														
G	7	1.03	0.51	11.95	0.52	2.79	1.47	11.95	0.52	2.79	1.47														
H	8	0.71	0.64	6.39	0.45	3.51	1.60	6.39	0.45	3.51	1.60														
I	9	0.72	0.54	10.54	0.39	2.94	1.16	10.54	0.39	2.94	1.16														
J	10	0.39	0.70	7.88	0.27	3.28	0.90	7.88	0.27	3.28	0.90														
K	11	0.88	0.60	10.97	0.52	2.89	1.52	10.97	0.52	2.89	1.52														
OS1	12	1.44	0.63	5.78	0.90	3.62	3.27	5.78	0.90	3.62	3.27														
OS2	13	0.05	0.22	14.11	0.01	2.59	0.03	14.11	0.01	2.59	0.03														
OS3	14	0.58	0.39	11.75	0.23	2.81	0.64	11.75	0.23	2.81	0.64														
OS4	15	0.70	0.22	31.04	0.15	2.81	0.43	31.04	0.15	2.81	0.43														

DRYWELL A

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Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	1437.0	
TARGET	1437.0	100yr Runoff

Dry Well 1

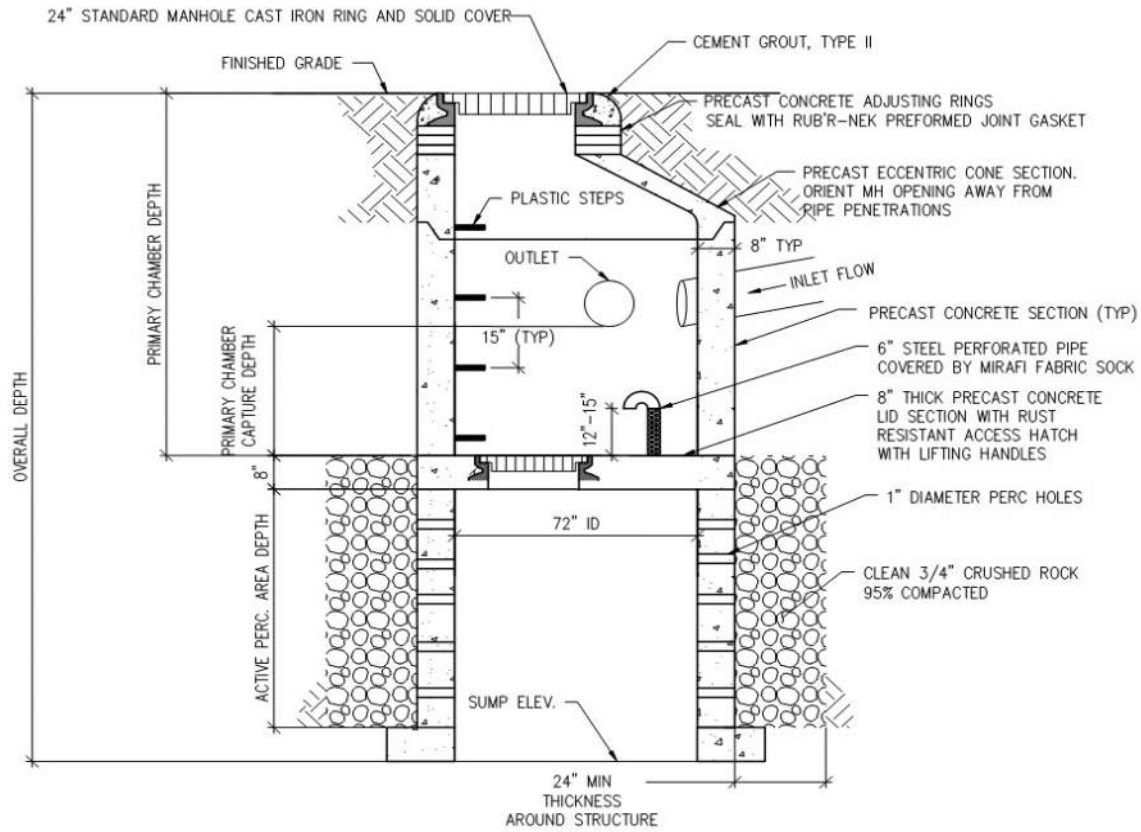
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	84	(in)
Diameter	21.33	
Rim Eleva	6575.83	(ft)
Invert In:	6574.02	(ft)
Overall D	17.50	(ft)
Pimary Cl	5.00	(ft)
Primary C	6570.83	(ft)
Primary C	3.19	(ft)
Sump Inv	6558.33	(ft)
Active Pe	11.83	(ft)
Structure	424.6	ft^3
Vol. in Gr	1,055.5	ft^3 (0.3 Void ratio)
Total Volu	1,480.0	ft^3

Total Cap 1,480.01

K	0.001389	ft/sec
Required	23.948	ft^2/hr
Provided	222.94	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	9559	(s)	159.3 (min)	2.66	(hr)



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Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	1001.9	
TARGET	1001.9	100yr Runoff

Dry Well 1

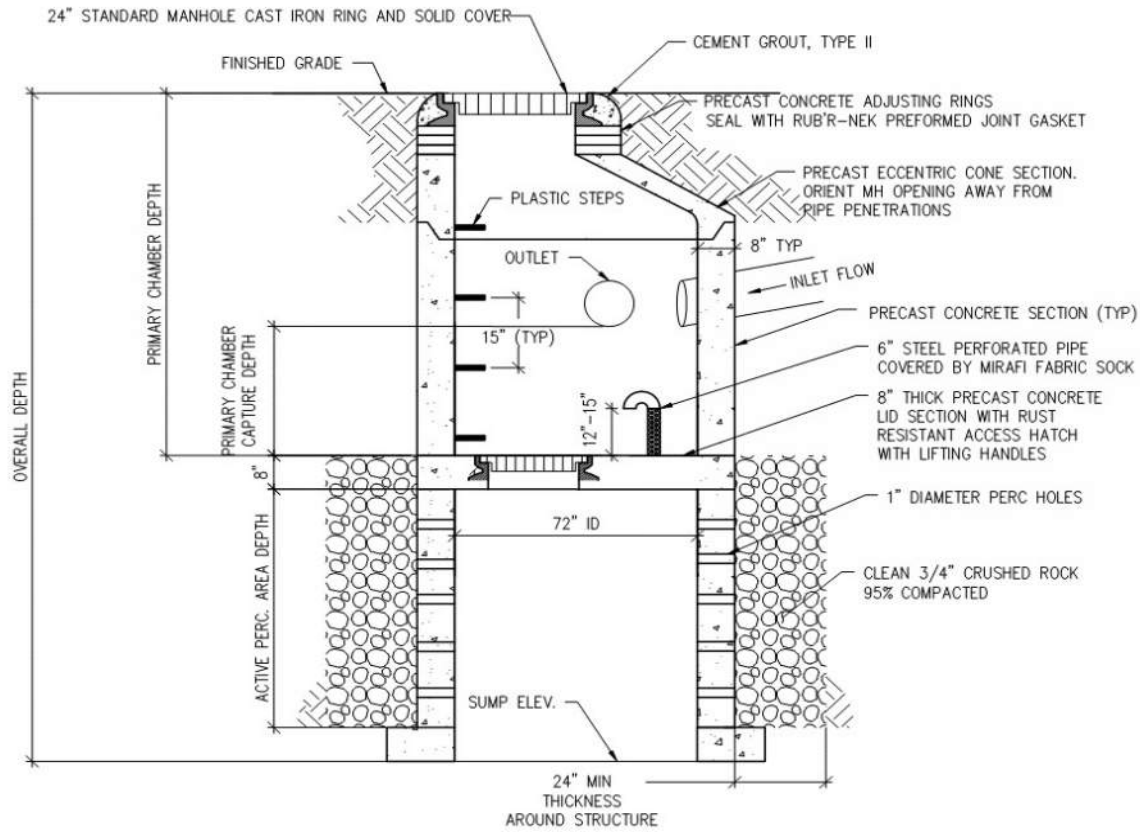
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	72	(in)
Diameter	19.33	
Rim Eleva	6580.09	(ft)
Invert In:	6576.56	(ft)
Overall D	16.00	(ft)
Pimary Cl	5.00	(ft)
Primary C	6575.09	(ft)
Primary C	1.47	(ft)
Sump Inv	6564.09	(ft)
Active Pe	10.33	(ft)
Structure	333.6	ft^3
Vol. in Gr	728.5	ft^3 (0.3 Void ratio)
Total Volu	1,062.1	ft^3

Total Cap 1,062.08

K	0.001389	ft/sec
Required	16.697	ft^2/hr
Provided	194.68	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	7855	(s)	130.9	(min)	2.18 (hr)



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Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	2701.0	
TARGET	2701.0	100yr Runoff

Dry Well 1

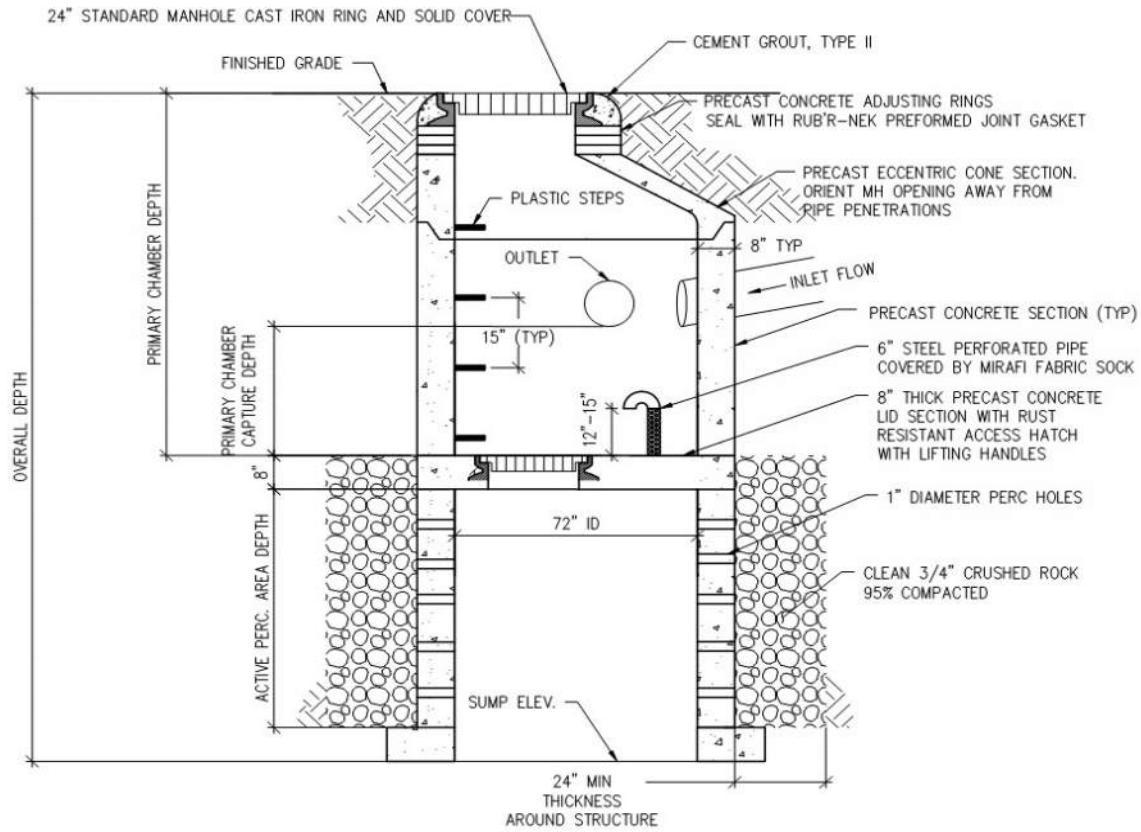
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	126	(in)
Diameter	28.33	
Rim Eleva	6576.44	(ft)
Invert In:	6572.66	(ft)
Overall D	19.50	(ft)
Pimary Cl	5.00	(ft)
Primary C	6571.44	(ft)
Primary C	1.22	(ft)
Sump Inv	6556.94	(ft)
Active Pe	13.83	(ft)
Structure	425.4	ft^3
Vol. in Gr	2,322.5	ft^3 (0.3 Void ratio)
Total Volu	2,748.0	ft^3

Total Cap 2,747.96

K	0.001389	ft/sec
Required	45.013	ft^2/hr
Provided	260.62	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	15182	(s)	253.0 (min)	4.22	(hr)



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Job Name: West Eagle
Job Number: 3522c
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DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	2047.0	
TARGET	2047.0	100yr Runoff

Dry Well 1

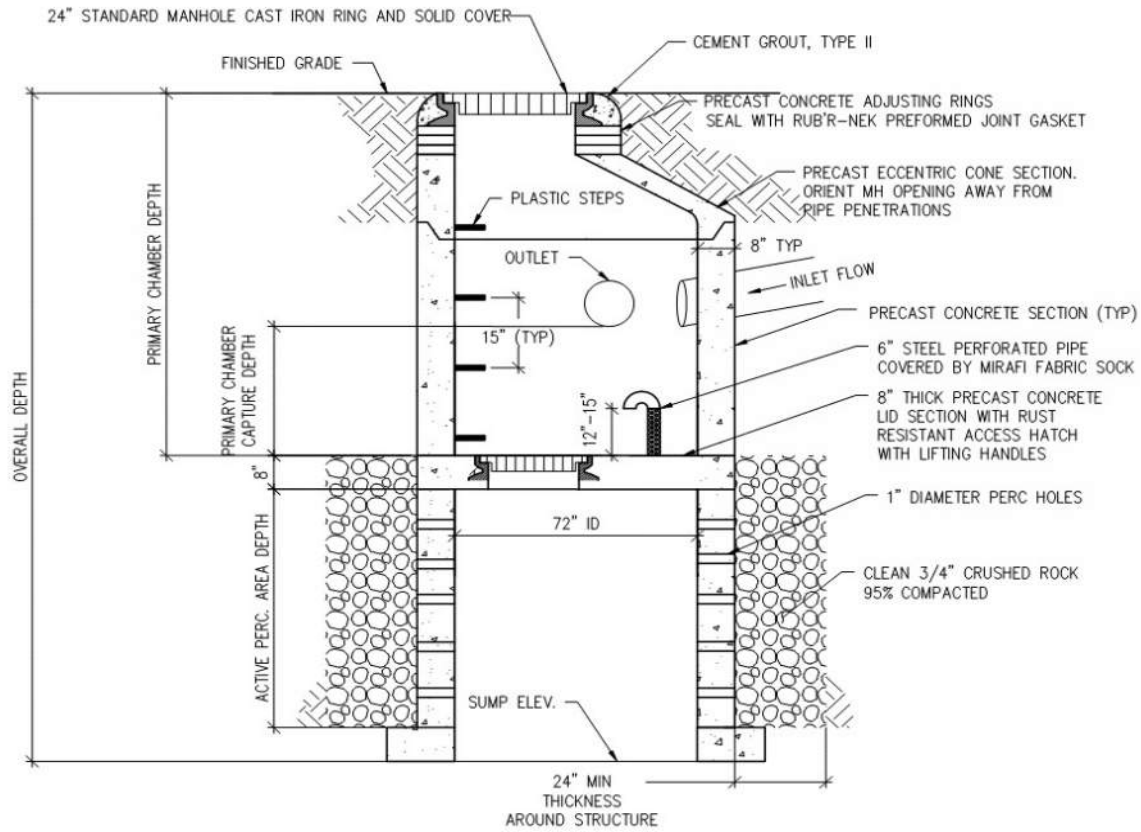
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	96	(in)
Diameter	23.33	
Rim Eleva	6579.43	(ft)
Invert In:	6576.49	(ft)
Overall D	20.50	(ft)
Pimary Cl	5.00	(ft)
Primary C	6574.43	(ft)
Primary C	2.06	(ft)
Sump Inv	6558.93	(ft)
Active Pe	14.83	(ft)
Structure	477.4	ft^3
Vol. in Gr	1,637.1	ft^3 (0.3 Void ratio)
Total Volu	2,114.5	ft^3

Total Cap 2,114.46

K	0.001389	ft/sec
Required	34.114	ft^2/hr
Provided	279.46	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	10895	(s)	181.6	(min)	3.03	(hr)



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DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	958.0	
TARGET	958.0	100yr Runoff

Dry Well 1

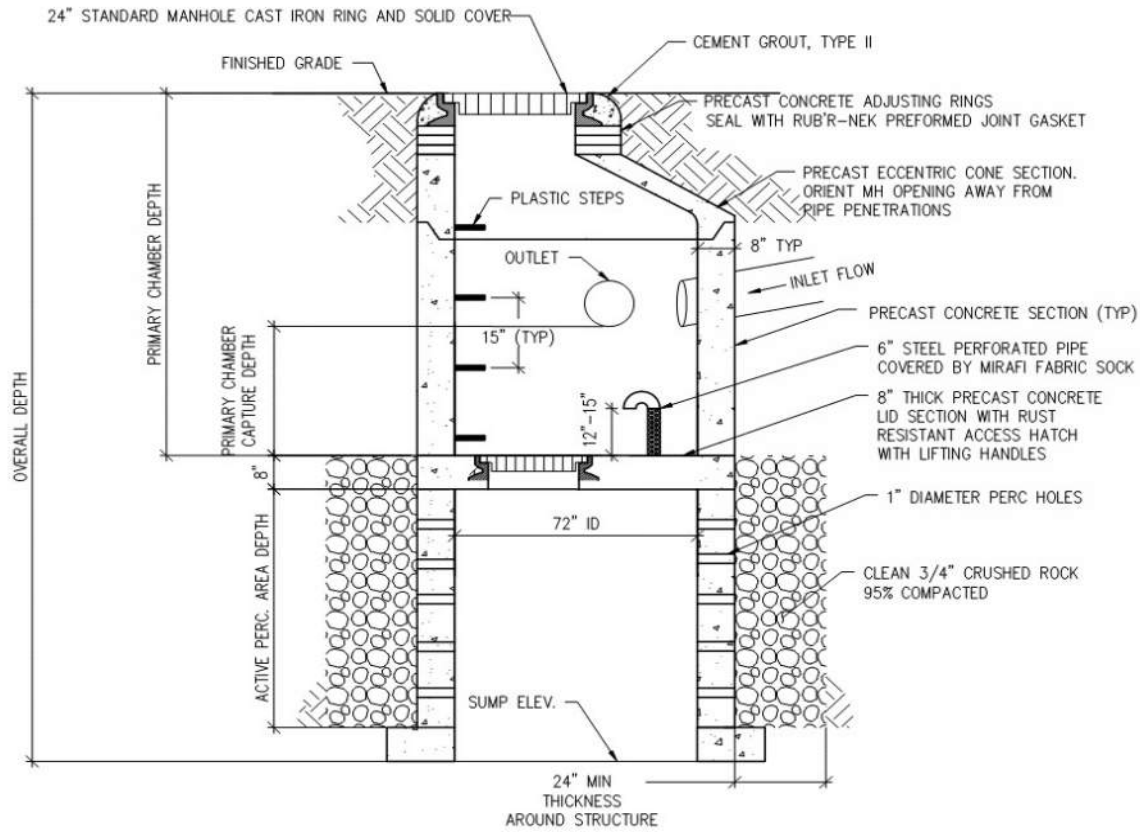
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	48	(in)
Diameter	15.33	
Rim Eleva	6582.36	(ft)
Invert In:	6578.61	(ft)
Overall D	20.00	(ft)
Pimary Cl	5.00	(ft)
Primary C	6577.36	(ft)
Primary C	1.25	(ft)
Sump Inv	6562.36	(ft)
Active Pe	14.33	(ft)
Structure	440.4	ft^3
Vol. in Gr	583.7	ft^3 (0.3 Void ratio)
Total Volu	1,024.0	ft^3

Total Cap 1,024.04

K	0.001389	ft/sec
Required	15.965	ft^2/hr
Provided	270.04	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	5460	(s)	91.0 (min)	1.52	(hr)



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By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	2570.0	
TARGET	2570.0	100yr Runoff

Dry Well 1

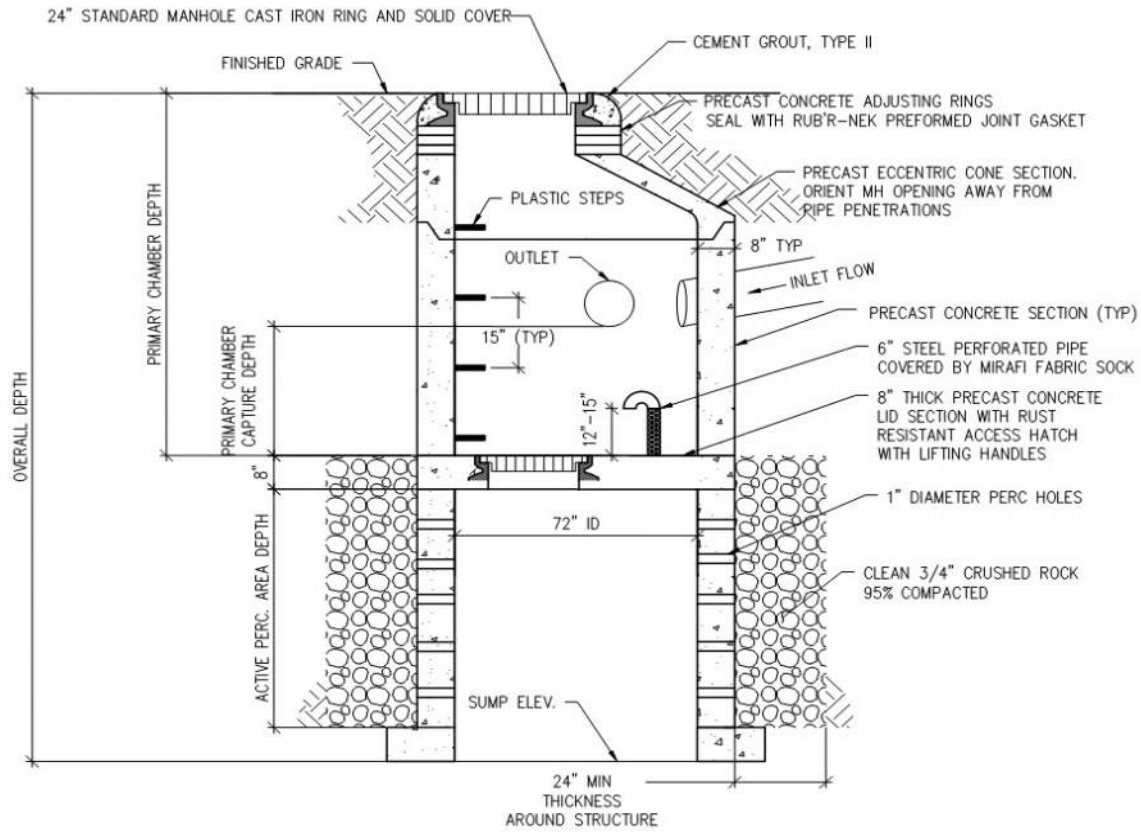
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	126	(in)
Diameter	28.33	
Rim Eleva	6584.85	(ft)
Invert In:	6579.87	(ft)
Overall D	19.75	(ft)
Pimary Cl	6.00	(ft)
Primary C	6578.85	(ft)
Primary C	1.02	(ft)
Sump Inv	6565.10	(ft)
Active Pe	13.08	(ft)
Structure	398.6	ft^3
Vol. in Gr	2,190.3	ft^3 (0.3 Void ratio)
Total Volu	2,588.8	ft^3

Total Cap 2,588.81

K	0.001389	ft/sec
Required	42.831	ft^2/hr
Provided	246.49	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	15123	(s)	252.0	(min)	4.20	(hr)



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Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	2570.0	
TARGET	2570.0	100yr Runoff

Dry Well 1

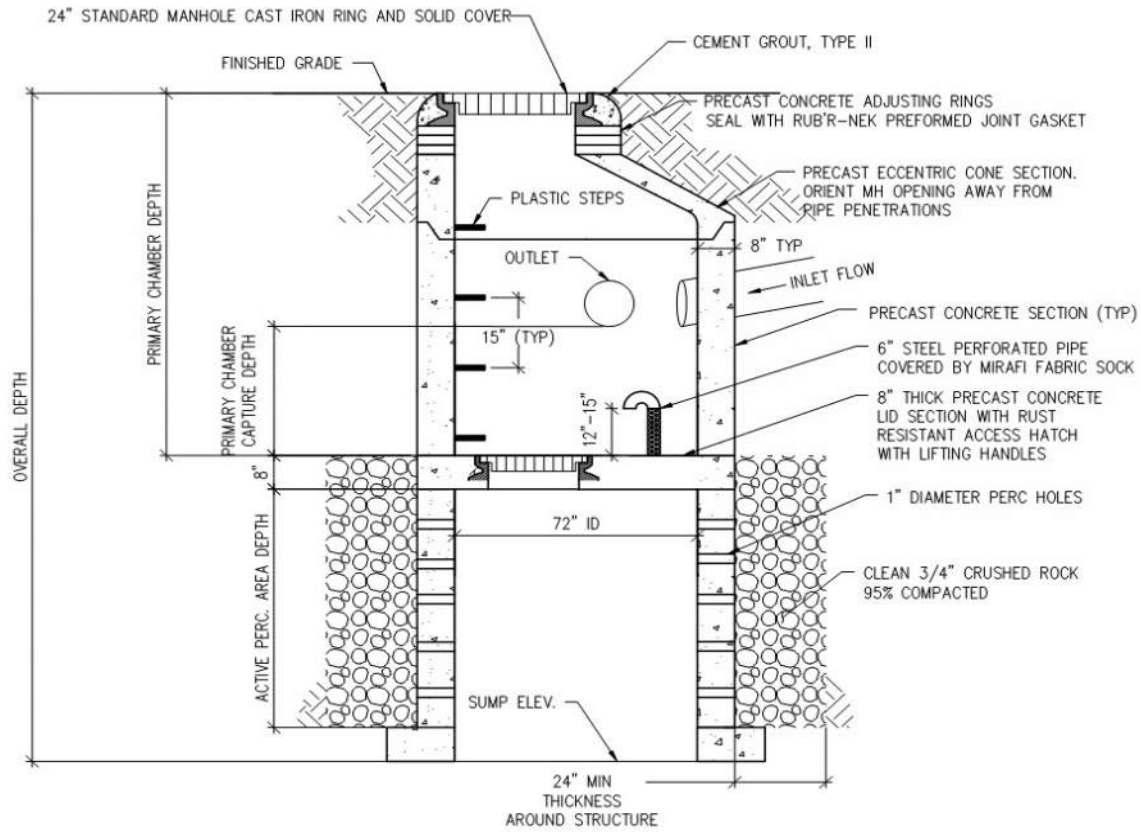
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	126	(in)
Diameter	28.33	
Rim Eleva	6585.29	(ft)
Invert In:	6581.77	(ft)
Overall D	18.75	(ft)
Pimary Cl	5.00	(ft)
Primary C	6580.29	(ft)
Primary C	1.48	(ft)
Sump Inv	6566.54	(ft)
Active Pe	13.08	(ft)
Structure	411.6	ft^3
Vol. in Gr	2,190.3	ft^3 (0.3 Void ratio)
Total Volu	2,601.8	ft^3

Total Cap 2,601.81

K	0.001389	ft/sec
Required	42.831	ft^2/hr
Provided	246.49	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	15199	(s)	253.3 (min)	4.22	(hr)



DRYWELL H

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Glenwood Springs, CO 81601
Ph: (970) 404 3100

Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	2134.4	
TARGET	2134.4	100yr Runoff

Dry Well 1

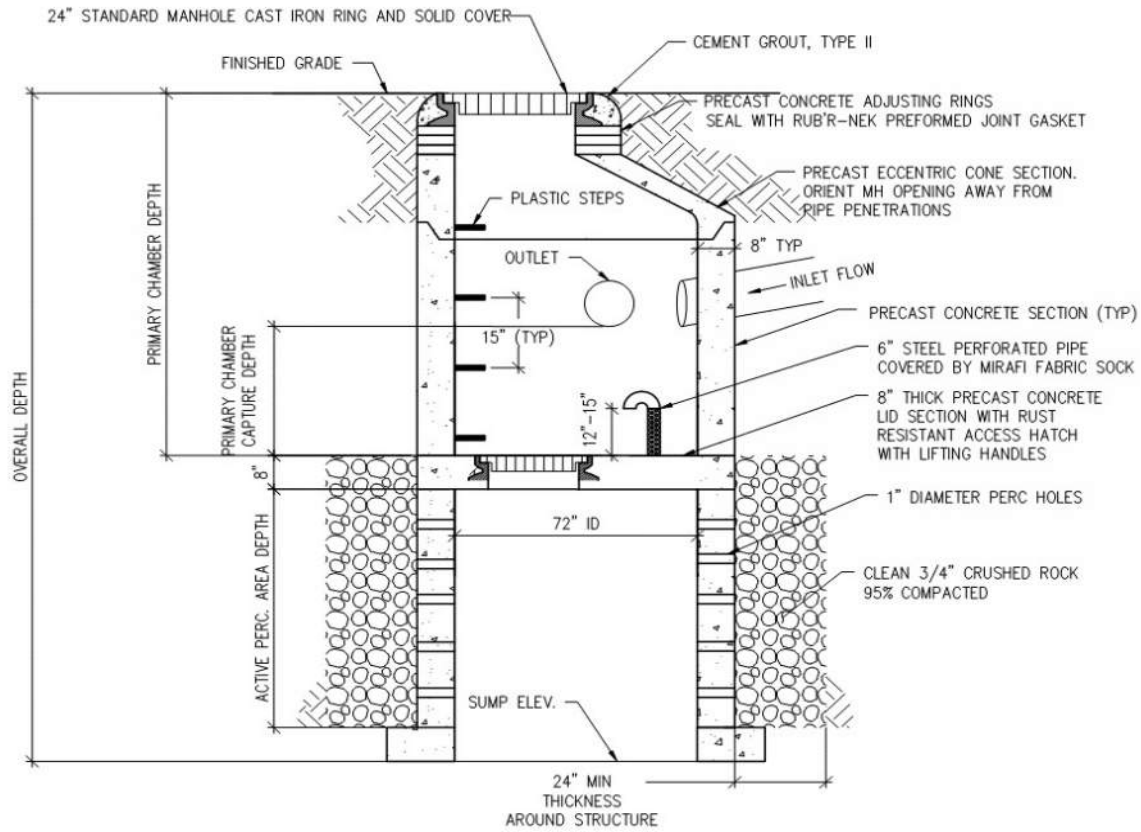
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	126	(in)
Diameter	28.33	
Rim Eleva	6583.94	(ft)
Invert In:	6578.43	(ft)
Overall D	19.00	(ft)
Pimary Cl	7.00	(ft)
Primary C	6576.94	(ft)
Primary C	1.49	(ft)
Sump Inv	6564.94	(ft)
Active Pe	11.33	(ft)
Structure	362.4	ft^3
Vol. in Gr	1,881.6	ft^3 (0.3 Void ratio)
Total Volu	2,243.9	ft^3

Total Cap 2,243.95

K	0.001389	ft/sec
Required	35.570	ft^2/hr
Provided	213.52	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	15132	(s)	252.2 (min)	4.20	(hr)



DRYWELL I

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Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	1873.1	
TARGET	1873.1	100yr Runoff

Dry Well 1

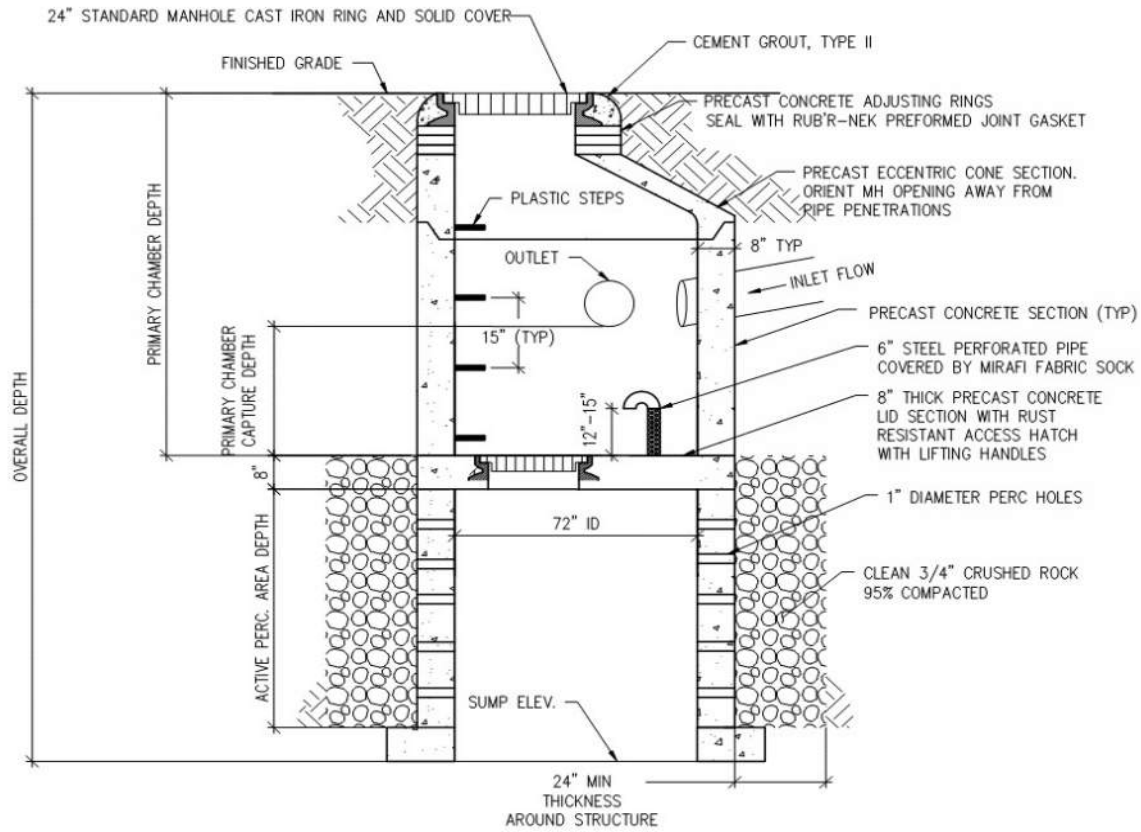
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	96	(in)
Diameter	23.33	
Rim Eleva	6580.14	(ft)
Invert In:	6576.93	(ft)
Overall D	19.00	(ft)
Pimary Cl	5.00	(ft)
Primary C	6575.14	(ft)
Primary C	1.79	(ft)
Sump Inv	6561.14	(ft)
Active Pe	13.33	(ft)
Structure	427.4	ft^3
Vol. in Gr	1,463.7	ft^3 (0.3 Void ratio)
Total Volu	1,891.1	ft^3

Total Cap 1,891.11

K	0.001389	ft/sec
Required	31.216	ft^2/hr
Provided	251.2	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	10840	(s)	180.7 (min)	3.01	(hr)



DRYWELL J

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Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr 1263.2
TARGET 1263.2 100yr Runoff

Dry Well 1

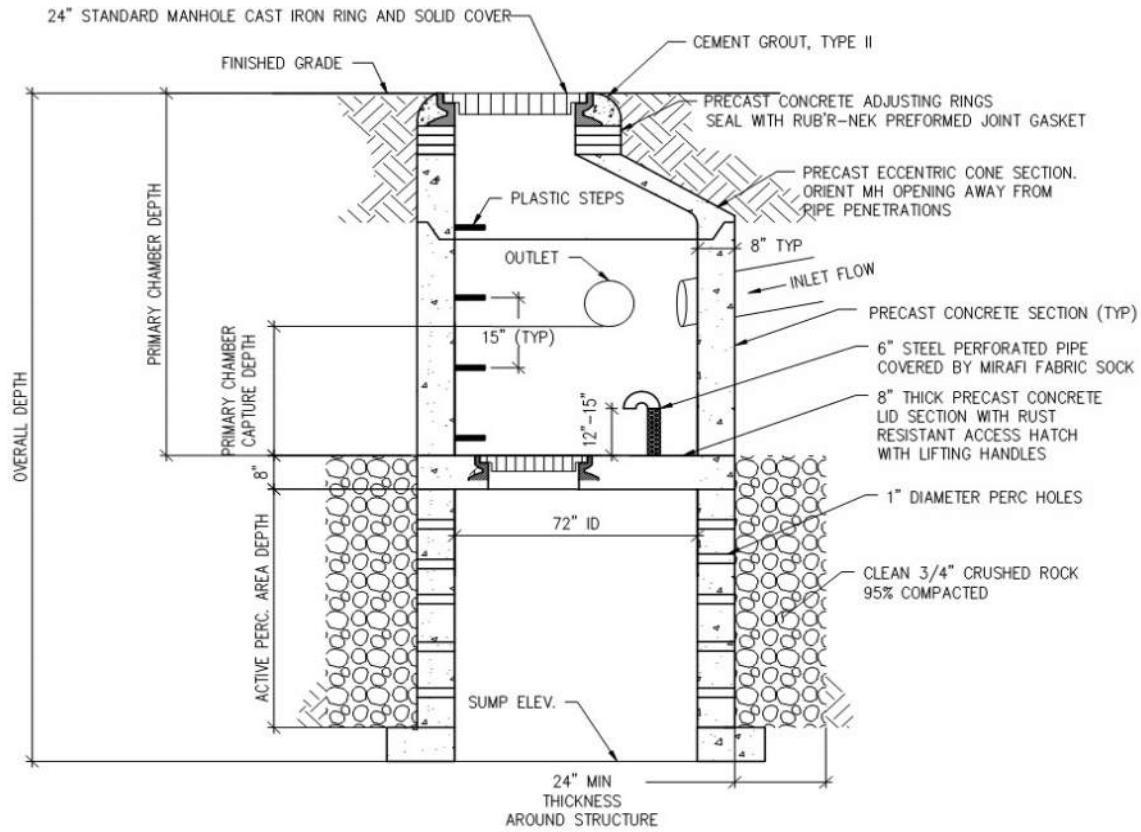
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	72	(in)
Diameter	19.33	
Rim Eleva	6580.84	(ft)
Invert In:	6580.84	(ft)
Overall D	17.00	(ft)
Pimary Cl	5.00	(ft)
Primary C	6575.84	(ft)
Primary C	5.00	(ft)
Sump Inv	6563.84	(ft)
Active Pe	11.33	(ft)
Structure	461.6	ft^3
Vol. in Gr	803.9	ft^3 (0.3 Void ratio)
Total Volu	1,265.5	ft^3

Total Cap 1,265.46

K	0.001389	ft/sec
Required	21.052	ft^2/hr
Provided	213.52	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	8534	(s)	142.2 (min)	2.37	(hr)



DRYWELL K

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817 Colorado Ave, Ste 301
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Ph: (970) 404 3100

Job Name: West Eagle
Job Number: 3522c
Date: 7/19/24
By: DAD

DRY WELL SIZING
(Reference: Figure 8.69 Typical WQCV Dry Well "Urban Runoff Management Plan – A Guide to Stormwater Management in the City of Aspen", City of Aspen, Revised December 2014 Edition)

100yr	2482.0	
TARGET	2482.0	100yr Runoff

Dry Well 1

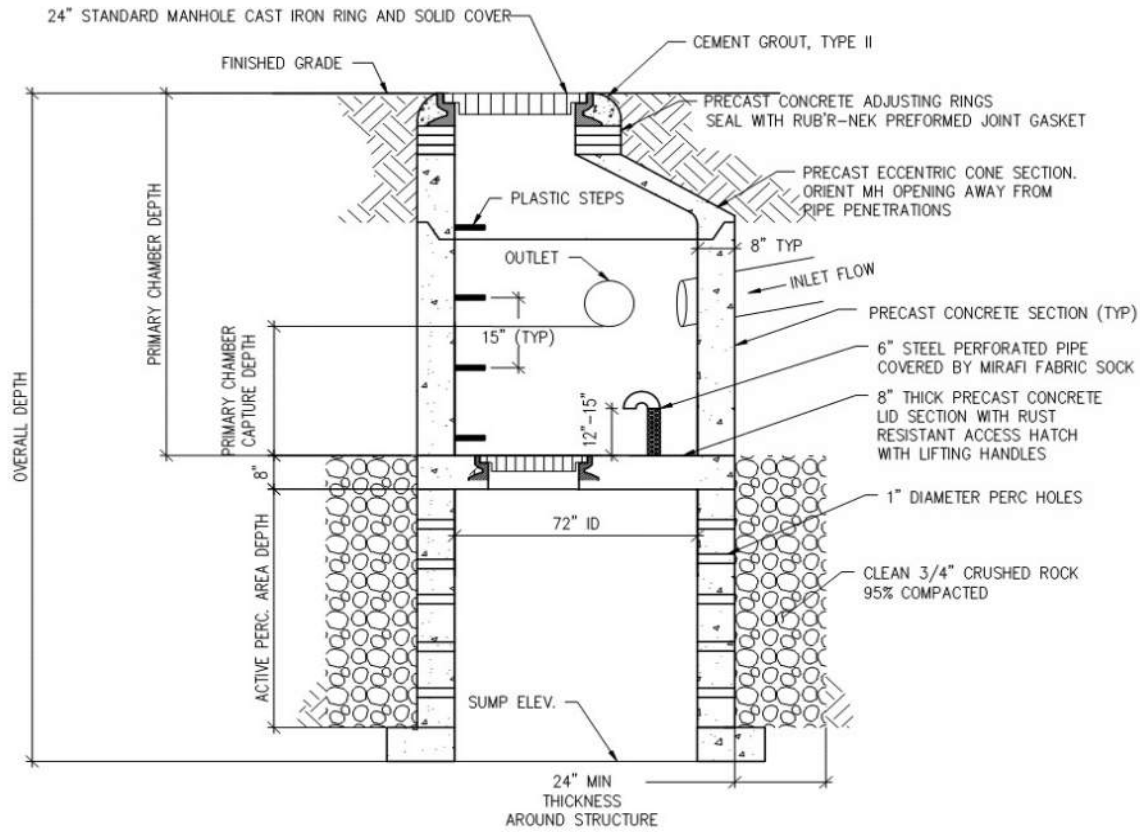
Inner Dia	6.00	(ft)
Outer Dia	7.33	(ft) (8" wall)
Gravel Ba	126	(in)
Diameter	28.33	
Rim Eleva	6580.86	(ft)
Invert In:	6576.39	(ft)
Overall D	19.50	(ft)
Pimary Cl	6.00	(ft)
Primary C	6574.86	(ft)
Primary C	1.53	(ft)
Sump Inv	6561.36	(ft)
Active Pe	12.83	(ft)
Structure	405.9	ft^3
Vol. in Gr	2,146.2	ft^3 (0.3 Void ratio)
Total Volu	2,552.1	ft^3

Total Cap 2,552.06

K	0.001389	ft/sec
Required	41.363	ft^2/hr
Provided	241.78	ft^2

Drain Down Time (s) = Total Capture Vol. / (K x Perc. Area x .5 clogging factor)

me DW1:	15198	(s)	253.3 (min)	4.22	(hr)

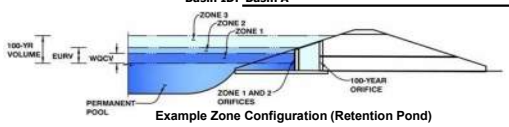


DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: **West Eagle**

Basin ID: **Basin A**



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	**EDB**	
Watershed Area =	0.61	acres
Watershed Length =	310	ft
Watershed Length to Centroid =	130	ft
Watershed Slope =	0.019	ft/ft
Watershed Imperviousness =	51.70%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.011	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.034	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.010	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.016	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.021	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.029	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.036	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.043	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.129	acre-feet		inches
Approximate 2-yr Detention Volume =	0.011	acre-feet		
Approximate 5-yr Detention Volume =	0.017	acre-feet		
Approximate 10-yr Detention Volume =	0.024	acre-feet		
Approximate 25-yr Detention Volume =	0.028	acre-feet		
Approximate 50-yr Detention Volume =	0.030	acre-feet		
Approximate 100-yr Detention Volume =	0.033	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	1	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

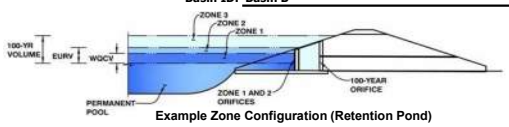
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: **West Eagle**

Basin ID: **Basin B**



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	**EDB**	
Watershed Area =	0.47	acres
Watershed Length =	330	ft
Watershed Length to Centroid =	150	ft
Watershed Slope =	0.027	ft/ft
Watershed Imperviousness =	46.40%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.008	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.023	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.007	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.011	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.014	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.020	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.026	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.031	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.097	acre-feet		inches
Approximate 2-yr Detention Volume =	0.007	acre-feet		
Approximate 5-yr Detention Volume =	0.012	acre-feet		
Approximate 10-yr Detention Volume =	0.017	acre-feet		
Approximate 25-yr Detention Volume =	0.020	acre-feet		
Approximate 50-yr Detention Volume =	0.021	acre-feet		
Approximate 100-yr Detention Volume =	0.023	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	1	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

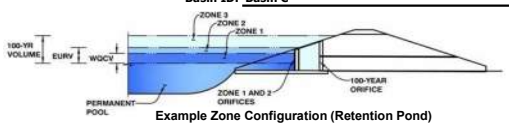
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: West Eagle

Basin ID: Basin C



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	0.92	acres
Watershed Length =	290	ft
Watershed Length to Centroid =	94	ft
Watershed Slope =	0.021	ft/ft
Watershed Imperviousness =	69.10%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.021	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.070	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.020	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.033	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.042	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.055	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.067	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.077	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.204	acre-feet		inches
Approximate 2-yr Detention Volume =	0.023	acre-feet		
Approximate 5-yr Detention Volume =	0.036	acre-feet		
Approximate 10-yr Detention Volume =	0.048	acre-feet		
Approximate 25-yr Detention Volume =	0.055	acre-feet		
Approximate 50-yr Detention Volume =	0.059	acre-feet		
Approximate 100-yr Detention Volume =	0.062	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	3	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

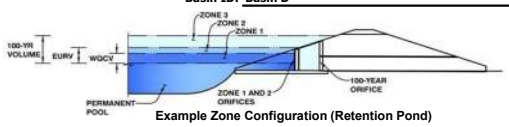
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: West Eagle

Basin ID: Basin D



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	0.81	acres
Watershed Length =	275	ft
Watershed Length to Centroid =	96	ft
Watershed Slope =	0.024	ft/ft
Watershed Imperviousness =	57.60%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.015	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.050	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.014	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.023	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.030	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.041	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.051	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.060	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.171	acre-feet		inches
Approximate 2-yr Detention Volume =	0.016	acre-feet		
Approximate 5-yr Detention Volume =	0.026	acre-feet		
Approximate 10-yr Detention Volume =	0.036	acre-feet		
Approximate 25-yr Detention Volume =	0.041	acre-feet		
Approximate 50-yr Detention Volume =	0.044	acre-feet		
Approximate 100-yr Detention Volume =	0.047	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	2	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

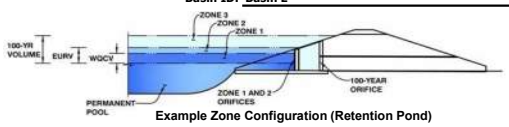
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: West Eagle

Basin ID: Basin E



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	0.32	acres
Watershed Length =	172	ft
Watershed Length to Centroid =	86	ft
Watershed Slope =	0.019	ft/ft
Watershed Imperviousness =	71.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.007	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.025	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.007	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.012	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.015	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.020	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.024	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.027	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.072	acre-feet		inches
Approximate 2-yr Detention Volume =	0.008	acre-feet		
Approximate 5-yr Detention Volume =	0.013	acre-feet		
Approximate 10-yr Detention Volume =	0.017	acre-feet		
Approximate 25-yr Detention Volume =	0.020	acre-feet		
Approximate 50-yr Detention Volume =	0.021	acre-feet		
Approximate 100-yr Detention Volume =	0.022	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	1	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

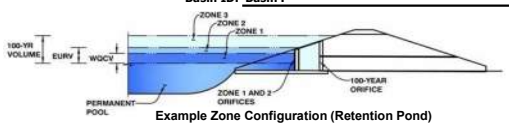
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: West Eagle

Basin ID: Basin F



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	1.00	acres
Watershed Length =	266	ft
Watershed Length to Centroid =	97	ft
Watershed Slope =	0.019	ft/ft
Watershed Imperviousness =	58.10%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.019	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.063	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.018	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.029	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.038	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.051	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.064	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.074	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.212	acre-feet		inches
Approximate 2-yr Detention Volume =	0.020	acre-feet		
Approximate 5-yr Detention Volume =	0.033	acre-feet		
Approximate 10-yr Detention Volume =	0.044	acre-feet		
Approximate 25-yr Detention Volume =	0.051	acre-feet		
Approximate 50-yr Detention Volume =	0.055	acre-feet		
Approximate 100-yr Detention Volume =	0.059	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	3	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

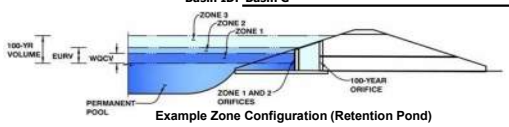
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: West Eagle

Basin ID: Basin G



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB	
Watershed Area =	1.03	acres
Watershed Length =	275	ft
Watershed Length to Centroid =	115	ft
Watershed Slope =	0.025	ft/ft
Watershed Imperviousness =	56.00%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.019	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.062	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.018	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.029	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.037	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.050	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.064	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.075	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.216	acre-feet		inches
Approximate 2-yr Detention Volume =	0.020	acre-feet		
Approximate 5-yr Detention Volume =	0.032	acre-feet		
Approximate 10-yr Detention Volume =	0.044	acre-feet		
Approximate 25-yr Detention Volume =	0.051	acre-feet		
Approximate 50-yr Detention Volume =	0.055	acre-feet		
Approximate 100-yr Detention Volume =	0.059	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	3	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

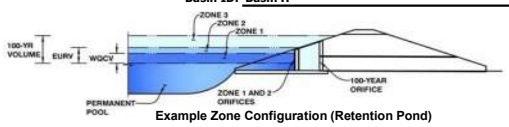
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: **West Eagle**

Basin ID: **Basin H**



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	**EDB**	
Watershed Area =	0.71	acres
Watershed Length =	254	ft
Watershed Length to Centroid =	89	ft
Watershed Slope =	0.012	ft/ft
Watershed Imperviousness =	72.20%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.017	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.056	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.017	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.027	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.034	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.044	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.054	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.062	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.161	acre-feet		inches
Approximate 2-yr Detention Volume =	0.019	acre-feet		
Approximate 5-yr Detention Volume =	0.029	acre-feet		
Approximate 10-yr Detention Volume =	0.039	acre-feet		
Approximate 25-yr Detention Volume =	0.044	acre-feet		
Approximate 50-yr Detention Volume =	0.047	acre-feet		
Approximate 100-yr Detention Volume =	0.049	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	2	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

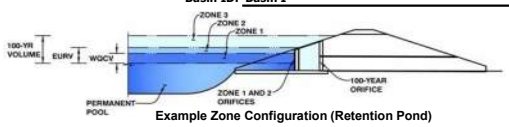
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: **West Eagle**

Basin ID: **Basin I**



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	**EDB**	
Watershed Area =	0.72	acres
Watershed Length =	263	ft
Watershed Length to Centroid =	60	ft
Watershed Slope =	0.021	ft/ft
Watershed Imperviousness =	60.30%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.014	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.047	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.013	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.022	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.028	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.037	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.046	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.054	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.151	acre-feet		inches
Approximate 2-yr Detention Volume =	0.015	acre-feet		
Approximate 5-yr Detention Volume =	0.024	acre-feet		
Approximate 10-yr Detention Volume =	0.033	acre-feet		
Approximate 25-yr Detention Volume =	0.038	acre-feet		
Approximate 50-yr Detention Volume =	0.041	acre-feet		
Approximate 100-yr Detention Volume =	0.043	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	2	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

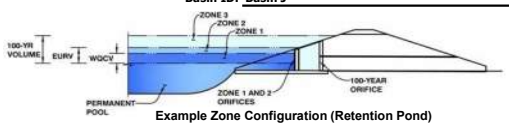
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: **West Eagle**

Basin ID: **Basin J**



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	**EDB**	
Watershed Area =	0.39	acres
Watershed Length =	335	ft
Watershed Length to Centroid =	165	ft
Watershed Slope =	0.016	ft/ft
Watershed Imperviousness =	79.80%	percent
Percentage Hydrologic Soil Group A =	0.0%	percent
Percentage Hydrologic Soil Group B =	100.0%	percent
Percentage Hydrologic Soil Groups C/D =	0.0%	percent
Target WQCV Drain Time =	40.0	hours
Location for 1-hr Rainfall Depths =	User Input	

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.011	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.035	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.011	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.017	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.022	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.028	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.034	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.038	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.095	acre-feet		inches
Approximate 2-yr Detention Volume =	0.011	acre-feet		
Approximate 5-yr Detention Volume =	0.018	acre-feet		
Approximate 10-yr Detention Volume =	0.024	acre-feet		
Approximate 25-yr Detention Volume =	0.027	acre-feet		
Approximate 50-yr Detention Volume =	0.029	acre-feet		
Approximate 100-yr Detention Volume =	0.029	acre-feet		

Define Zones and Basin Geometry

Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	1	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

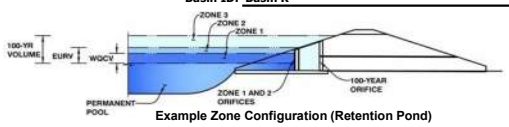
Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)

Project: West Eagle

Basin ID: Basin K



Example Zone Configuration (Retention Pond)

Watershed Information

Selected BMP Type =	EDB		**Note: L / W Ratio > 8**
Watershed Area =	0.88	acres	**L / W Ratio = 8.69**
Watershed Length =	577	ft	
Watershed Length to Centroid =	216	ft	
Watershed Slope =	0.012	ft/ft	
Watershed Imperviousness =	66.90%	percent	
Percentage Hydrologic Soil Group A =	0.0%	percent	
Percentage Hydrologic Soil Group B =	100.0%	percent	
Percentage Hydrologic Soil Groups C/D =	0.0%	percent	
Target WQCV Drain Time =	40.0	hours	
Location for 1-hr Rainfall Depths =	User Input		

After providing required inputs above including 1-hour rainfall depths, click 'Run CUHP' to generate runoff hydrographs using the embedded Colorado Urban Hydrograph Procedure.

			Optional User Overrides	
Water Quality Capture Volume (WQCV) =	0.019	acre-feet		acre-feet
Excess Urban Runoff Volume (EURV) =	0.064	acre-feet		acre-feet
2-yr Runoff Volume (P1 = 0.5 in.) =	0.020	acre-feet	0.50	inches
5-yr Runoff Volume (P1 = 0.75 in.) =	0.032	acre-feet	0.75	inches
10-yr Runoff Volume (P1 = 0.92 in.) =	0.041	acre-feet	0.92	inches
25-yr Runoff Volume (P1 = 1.11 in.) =	0.054	acre-feet	1.11	inches
50-yr Runoff Volume (P1 = 1.29 in.) =	0.066	acre-feet	1.29	inches
100-yr Runoff Volume (P1 = 1.41 in.) =	0.076	acre-feet	1.41	inches
500-yr Runoff Volume (P1 = 3.14 in.) =	0.205	acre-feet		inches
Approximate 2-yr Detention Volume =	0.021	acre-feet		
Approximate 5-yr Detention Volume =	0.034	acre-feet		
Approximate 10-yr Detention Volume =	0.045	acre-feet		
Approximate 25-yr Detention Volume =	0.051	acre-feet		
Approximate 50-yr Detention Volume =	0.055	acre-feet		
Approximate 100-yr Detention Volume =	0.057	acre-feet		

Define Zones and Basin Geometry

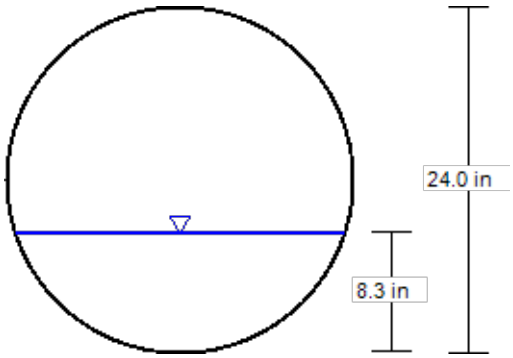
Select Zone 1 Storage Volume (Required) =		acre-feet
Select Zone 2 Storage Volume (Optional) =		acre-feet
Select Zone 3 Storage Volume (Optional) =		acre-feet
Total Detention Basin Volume =		acre-feet
Initial Surcharge Volume (ISV) =	3	ft^3
Initial Surcharge Depth (ISD) =		ft
Total Available Detention Depth (H_{total}) =		ft
Depth of Trickle Channel (H_{TC}) =		ft
Slope of Trickle Channel (S_{TC}) =		ft/ft
Slopes of Main Basin Sides (S_{main}) =		H:V
Basin Length-to-Width Ratio ($R_{L/W}$) =		

Initial Surcharge Area (A_{ISV}) =		ft^2
Surcharge Volume Length (L_{ISV}) =		ft
Surcharge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{FLOOR}) =		ft
Length of Basin Floor (L_{FLOOR}) =		ft
Width of Basin Floor (W_{FLOOR}) =		ft
Area of Basin Floor (A_{FLOOR}) =		ft^2
Volume of Basin Floor (V_{FLOOR}) =		ft^3
Depth of Main Basin (H_{MAIN}) =		ft
Length of Main Basin (L_{MAIN}) =		ft
Width of Main Basin (W_{MAIN}) =		ft
Area of Main Basin (A_{MAIN}) =		ft^2
Volume of Main Basin (V_{MAIN}) =		ft^3
Calculated Total Basin Volume (V_{total}) =		acre-feet

BRUSH CREEK ROAD EXTENSION - STORM MAIN

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.013
Channel Slope	1.000 %
Normal Depth	8.3 in
Diameter	24.0 in
Discharge	5.88 cfs



Results	
Normal Depth	8.3 in
Flow Area	1.0 ft²
Wetted Perimeter	2.5 ft
Hydraulic Radius	4.6 in
Top Width	1.91 ft
Critical Depth	10.3 in
Percent Full	34.8 %
Critical Slope	0.463 %
Velocity	6.05 ft/s
Velocity Head	0.57 ft
Specific Energy	1.26 ft
Froude Number	1.494
Maximum Discharge	24.33 cfs
Discharge Full	22.62 cfs
Slope Full	0.068 %
Flow Type	Supercritical

APPENDIX C – DRAINAGE MAPS

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Dale E. Book
Douglas H. Clements
Gregory K. Sullivan
Mary Kay Brengosz
Karen L. Wogsland
Brent E. Spronk (1955-1996)

Memorandum

TO: Ron Siebert, Facilities Project Manager, Eagle County

FROM: Jon W. Mayberry P.E.

DATE: June 3, 2011

RE: **Neilson South Ditch and Ditch No. 2 Ditch users – POST FIELD WORK UPDATE**

This memo is to summarize information regarding water rights and users in the Neilson South Ditch (NSD) and Ditch No. 2 Ditch (No. 2) following a Spronk Water Engineers, Inc. (SWE) site visit on May 26, 2011 with Ron Seibert, Facilities Project Manager of Eagle County. Additional findings are based on the following sources: CDWR CDSS website, Tom Ehrenburg, Bill Johnson of the USFS, Bill McEwen - Water Commissioner of Water District 37, Willy Powell - Town of Eagle town manager, and the Eagle County website.

Neilson South Ditch

It is our understanding that Eagle County (the County) owns 9.11 cfs of the total 10.854 cfs in the Neilson South Ditch with 1.7 cfs belonging to other users. See Table 1. These other users may include Suzanne Barnes DVM, John Hardesty, and members of the Koonce family. The Buchholz family owns 0.044 cfs of rights that were transferred to the NSD from Ditch No.1 Ditch in case 03CW311. See attached copy of case 03CW311.

1 - Suzanne Barnes' property is located at 550 Grand Avenue, west of and adjacent to the NSD, County parcel number 210905140001. Near the east fence of the property is a 1.5 horsepower electrical centrifugal pump that diverts water from the NSD. The pipe intake rests in a perforated blue barrel set in the channel of the ditch. See Figure 1 and Figure 2 for locations.



Barnes pump



Barnes intake

2 - John Hardesty formerly owned the property to the north and west of HWY 6 near W. 5th St., but sold the property to Thermo Dynamics in 2009, County parcel number 210905200001. It is unknown if any water rights were transferred in the sale. NSD crosses under HWY 6 and passes through a splitter box at the east border of the property. At the splitter box the water can be directed into the NSD siphon that carries the water across the Eagle River to the County's Fairground area, or it can be directed northeasterly in an open channel through a six inch Parshall flume for use on the Hardesty/Thermo Dynamics property. On May 26, 2001 the staff gage in the Parshall flume was observed to be 0.46 feet, or 0.61 cfs. See Figure 1 and Figure 2 for locations.



Splitter box with screw gate for siphon



Hardesty Parshall flume

3 - The Koonce family owns properties to the south of Barnes between Grand Ave. and the NSD. Alice Koonce is listed as the owner of County parcel number 210905140002, the property at 622 Grand Avenue where two separate diversions can take water from the NSD. One diversion is a screened pipe that is the intake for a gasoline powered centrifugal pump, while the second is a cut out from the west bank of the NSD.



Koonce 622 Grand Ave. POD 1



Koonce 622 Grand Ave. POD 2

Koonce Co. Inc. is listed as the owner of County parcel number 210905100010, the property at 650 Grand Avenue where a cut out in the west bank of the NSD can take water from the ditch. A sawhorse was observed in the ditch near the cut out and could be used to back up water into the cut out. See Figure 1 and Figure 2 for the locations of the diversions.



Koonce 650 Grand Ave point of diversion

4 - There are two users in the NSD that have annual agreements with the County to divert water from the NSD, Claude Seeman and Penny Clough, and Craig and Brunilda Butters. The agreements are attached and both limit the amount of water to be diverted to two acre feet per year at a maximum rate of 20 gallons per minute. Both properties are located on the north side of the Eagle River. The Seeman/Clough property is located at 808 Fairgrounds Rd, County parcel number 193932300008, while the Butters' property is located at 766 Fairgrounds Rd, County parcel number 193932300002. Neither system appeared to be equipped with a totalizing flowmeter. See Figure 1 for property locations.



Seeman Clough Intake



Seeman/Clough Pump



Butters intake



Butters Pump and distribution system

5 - Water Court case number 03CW311 describes the Buchholz transfer of 0.044 cfs (20 gpm) of water from the Ditch No. 1 Ditch to the NSD. See Table 1 and the attached decree. The Buchholz use of the NSD is the result of an agreement reached between Buchholz, the Town of Eagle, and Eagle County. The Buchholz's were compensated for the loss of their ability to divert from Ditch No. 1 Ditch that went through the Town of Eagle with a right to divert from the NSD. Willy Powell, Town of Eagle town manager, said that the Bucholz's do not divert anymore and that their right is in the process of being transferred to the town as part of a development plan.

Conclusion - The Neilson South Ditch has 1.7 cfs of water rights with unknown ownership and four diverters who appear to have been diverting from the ditch for many years without any formal arrangement with the County: Barnes, Koonce (2), and Hardesty. A title search is necessary to determine the legal ownership of these remaining rights in the NSD and to verify if diversions observed are authorized. It would be more efficient for the County to perform this work given the location of the records, but SWE is available to perform the chain of title work should the County prefer us to do so.

Ditch No. 2 Ditch

On June 12, 2009 the County acquired 0.127 cfs of Ditch No. 2 Ditch from the USFS as part of a purchase of 5 acres of a total 8 acre USFS parcel. Through an agreement with the County the USFS has continued to operate the No.2 and to irrigate the land sold to the County. The No. 2 has water rights that total 2.55 cfs. See Table 2. According to Bill Johnson of the USFS, the County purchased a prorata share of the water rights in the ditch that the USFS owned, but the share retained by the USFS will not be used because the land retained by the USFS is developed. He surmised that the Town of Eagle may own the other portions of the water rights in this ditch, and that they may have acquired those when the Town annexed and developed the Bull Pasture area of town from the Mayer Ranch. Willy Powell stated that the Town may have rights in the No.2 but they are not actively diverting any water from the ditch and he doesn't think that anyone other than the USFS does. In his 35 years of knowledge of the ditch, Mr. Johnson stated that no one used the ditch other than the USFS, and that the USFS maintained and operated the ditch to irrigate the horse pasture that was also acquired by the County.

He mentioned that on occasion two or three townhouse owners would place pumps into the ditch for irrigating their yards. These pumps could lower the flow in the ditch to the point that the USFS could not effectively irrigate the horse pasture. Mr. Johnson would visit the home owners to request them to remove the pumps from the ditch. No agreements were ever made between the USFS and the townhouse owners to take water from the ditch.

During a field investigation of the No.2 on May 26, 2011 no pumps or other diversions from the No.2 were observed. However, the westernmost townhouse, closest to the bike path, had a small drop structure in the ditch that created a deep hole, and hose was observed along the fence leading to the ditch.

The No. 2 diverts water from another ditch, known as Little Brush Creek or Warm Springs Ditch that diverts from springs or seepage from Brush Creek approximately one tenth of a mile east and upstream from the head gate for the NSD. There is a head gate with a screw gate in operable condition, but no measuring flume was observed. No. 2 carries water in a north westerly direction along the south side of Brush Creek Road before it crosses under Capitol Street. No. 2 and the NSD run parallel to each other as the ditches pass behind a series of town homes on Shorthorn Drive. No. 2 turns northward at the south east corner of the horse pasture, County parcel number 210905100028. Water is distributed across the pasture using tarp dams with the grade of the field sloping to the north and west. The field was being irrigated during our visit. The south half of the field drained into the NSD, while the north half was reported to have a culvert that returned any excess water to the Eagle River. See Figure 1 and Figure 3 for locations.

In conclusion, no unauthorized diversions were observed out of Ditch No.2 Ditch during our visit, and the USFS appeared to be operating the ditch as it has in the past. Ditch No2. Ditch has 1.6 cfs of water rights with unknown ownership, but a title search would be necessary to determine the legal ownership of the remaining rights.

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GEOTECHNICAL ENGINEERING STUDY
PROPOSED WEST EAGLE HOUSING DEVELOPMENT
BRUSH CREEK ROAD AND CASTLE DRIVE
EAGLE, COLORADO

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Project No. 22-7-698

December 28, 2022

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FIG's. 1A and 1B - LOCATION OF EXPLORATORY BORINGS
FIG. 2 - LOGS OF EXPLORATORY BORINGS
FIG. 3 - LEGEND AND NOTES
FIG's. 4 through 11 - GRADATION TEST RESULTS
FIG 12 – HVEEM STABILOMETER TEST RESULTS
TABLE 1 - SUMMARY OF LABORATORY TEST RESULTS
TABLE 2 – PERCOLATION TEST RESULTS

SUMMARY

1. The subsurface conditions at the site were evaluated by drilling a total of twenty exploratory borings. Subsoils encountered in the borings, below about 1 to 2 feet of sand, silt and clay with organics, mainly consist of silty sandy gravel with cobbles and probable boulders. Drilling in the coarse granular soils was difficult due to the cobbles and probable boulders to the explored depths of about 10 to 20 feet.

2. Groundwater was not encountered in the borings when measured the day of drilling and the soils encountered in the borings were slightly moist.

3. The natural granular site soils are suitable for support of shallow foundations, floor slabs, concrete flatwork, and asphalt and concrete pavement. Shallow foundations bearing on the natural granular soils, should be designed for a maximum allowable bearing pressure of 3,000 pounds per square foot (psf). Detailed discussions of geotechnical recommendations are presented in the report body.

4. The following recommended pavement section thicknesses were based on an assumed traffic loading of 20 Equivalent Daily Load Applications (EDLA) for side streets and driveways (Standard Duty), and 100 EDLA for primary streets (Heavy Duty).

Location	Asphalt/Aggregate Base Course (Inches)	Concrete Thickness/Aggregate Base Course (inches)
Standard Duty	4 over 6	6 over 4
Heavy Duty	5 over 8	7 over 4

We recommend trash pickup areas, delivery truck lanes, and other areas where truck turning movements are concentrated be paved with Portland cement concrete.

PURPOSE AND SCOPE OF STUDY

This report presents the results of a geotechnical engineering study for the proposed West Eagle Housing Development located at Brush Creek Road and Castle Drive, Eagle, Colorado. The project site is shown on Fig's. 1A and 1B. The study was conducted in general accordance with our proposal to Eagle County, dated August 18, 2022, for the purpose of providing geotechnical engineering recommendations, pavement thickness design and site grading considerations for the project.

This report has been prepared to summarize the data obtained during this study and to present our conclusions and recommendations based on the proposed construction and the subsurface conditions encountered. Design parameters and a discussion of geotechnical engineering considerations related to construction of the proposed project are included in the report.

PROPOSED CONSTRUCTION

The proposed development mainly consists of multi-family residential construction accessed by new driveways and streets and new construction of Brush Creek Road as shown on the conceptual site development plan, Fig. 1B. Existing county buildings and other facilities shown on Fig. 1A will be razed for the new planned construction. Excavation for the proposed development is assumed to be relatively minor with cut and fill depths up to around 10 feet. Foundation loadings for the buildings are assumed to be relatively light and typical of the proposed type of construction. The proposed roadways and drives are assumed to mainly be paved with asphalt.

If the proposed construction varies significantly from that described above or depicted herein, we should be notified to reevaluate our recommendations.

SITE CONDITIONS

The site is located in the western part of Eagle, south of Highway 6 and north of Castle Drive as shown on Fig's. 1A and 1B. The property is generally bordered by mixed-use residential and commercial developments. The northwest and southwest areas are occupied by existing Eagle County facilities including buildings, drives and storage areas. The remaining and majority of development area consists of a grass field. The property terrain is relatively flat and gently sloping down to the southwest.

SUBSIDENCE POTENTIAL

Bedrock of the Pennsylvanian age Eagle Valley Evaporite underlies the subject site and nearby areas of Eagle. 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 portions of the property. Dissolution of the gypsum under certain conditions can cause sinkholes to develop and can produce areas of localized subsidence. During previous work in the area, several sinkholes were observed scattered throughout the Eagle and Brush Creek areas. These sinkholes appear similar to others associated with the Eagle Valley Evaporite in other areas of the Eagle River Valley.

Sinkholes were not observed in the immediate area of the subject site. 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 the subject site throughout the service life of the proposed residential buildings, 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.

SUBSURFACE CONDITIONS

Information on subsurface conditions was obtained by drilling twenty exploratory borings at the approximate locations shown on Fig's. 1A and 1B. The boring logs are shown on Fig. 2 and corresponding legend and notes are shown on Fig. 3. The results of gradation tests performed on the minus 1½-inch fraction of the coarse granular soils are presented on Fig's. 4 through 11. Results of Hveem stabilometer test performed on a combined sample of soils within the upper 4 feet are shown on Fig. 12. The laboratory testing was conducted in general accordance with applicable ASTM standards, and is summarized in Table 1.

The following subsurface descriptions are of a generalized nature to highlight the major stratification features encountered in the borings. The boring logs should be referenced for more detailed information at the specific location of the borings.

Subsoils encountered in the borings, below about 1 to 2 feet of sand, silt and clay with organics, consist of medium dense to dense, silty sandy gravel with cobbles and probable boulders. Drilling in the coarse granular soils was difficult due to cobbles and probable boulders to the drilled depths of about 10 to 20 feet. The gravel soils contained occasional medium dense silty sand layers.

Groundwater was not encountered in the borings when measured the day of drilling and the soils were slightly moist.

GEOTECHNICAL ENGINEERING CONSIDERATIONS

The subsurface conditions encountered in the borings were evaluated to develop geotechnical engineering recommendations for the proposed residential structures. The following discussion addresses building foundations, slab-on-grade construction, surface and subsurface drainage, site grading, and pavement sections, which should be considered during project planning, design and construction.

The natural granular site soils are suitable for support of shallow foundations with moderate bearing pressure and relatively low settlement potential. Large size boulders may be encountered in excavations, requiring suitable heavy-duty excavation equipment for removal. Voids in footing subgrade areas created by boulder removal should be properly backfilled with structural fill, lean-mix concrete or structural concrete.

FOUNDATION RECOMMENDATIONS

Shallow Foundations: Considering the subsoil conditions encountered in the exploratory borings, shallow foundations are suitable for support of the proposed residential buildings bearing on the natural granular soils or properly compacted structural fill placed on the natural granular site soils. Existing fill, debris from previous construction at the site and topsoil, should be removed from building excavations. Boulders should be removed from footing excavations, and any resulting voids from boulder removal properly backfilled, to create a relatively level bearing surface.

Footing Foundations: The design and construction criteria presented below should be observed for a spread footing foundation system. The construction details should be considered when preparing project documents.

1. Footings placed on the undisturbed natural on-site granular soils or properly compacted structural fill should be designed for an allowable soil bearing pressure of 3,000 pounds per square foot (psf). Based on experience, we expect settlement of footings designed and constructed as discussed in this section will be about 1 inch or less.
2. Continuous footings should be at least 16 inches wide and isolated pads at least 24 inches wide.
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 the exterior grade is recommended for this area of Eagle County.

4. Continuous foundation walls should be reinforced top and bottom to span an unsupported length of at least 10 feet.
5. Earthwork recommendations for spread footing foundations are presented in the "Earthwork and Site Grading" section of this report.
6. A representative of the geotechnical engineer should observe all footing excavations prior to fill and concrete placement.

RETAINING AND FOUNDATION WALLS

Lateral Earth Pressures: Below-grade foundation walls and retaining structures, if constructed, should be designed for the lateral earth pressure generated by the backfill, which is a function of the degree of rigidity of the wall and the type of backfill material used. Foundation walls and retaining structures that are laterally supported and can be expected to undergo only a moderate amount of deflection should be designed for earth pressures based on the following equivalent fluid densities:

Granular backfill with < 5% passing No. 200 sieve .....40 pcf
CDOT Class 1 backfill (<20% passing No. 200 sieve) .....45 pcf
On-site sand and gravel backfill .....45 pcf

Cantilevered retaining structures that can be expected to deflect sufficiently to mobilize the full active earth pressure condition should be designed for earth pressures based on the following equivalent fluid densities:

Granular backfill with < 5% passing No. 200 sieve .....35 pcf
CDOT Class 1 backfill (<20% passing No. 200 sieve) .....40 pcf
On-site sand and gravel backfill .....40 pcf

The equivalent fluid density values recommended above assume drained conditions behind the walls and retaining structures, and a horizontal backfill surface. The buildup of water behind a wall or retaining structure, or an upward sloping backfill surface, will increase the lateral earth pressure imposed on the wall or retaining structure. Below-grade walls and retaining structures should also be designed for appropriate surcharge pressures due to adjacent structures, vehicle traffic, and construction activities.

Backfill should be placed in uniform lifts and compacted to at least 95% of the maximum Proctor dry density (ASTM D 698). The backfill should be compacted at moisture contents within 2 percentage points of optimum. Care should be taken not to over-compact the backfill since this could cause excessive lateral pressure on the walls. Hand compaction procedures, if necessary, should be used to prevent lateral pressures from exceeding the design values. Settlement of deep wall backfills can occur even if the fill is properly placed and compacted.

The lateral resistance of footings will be a combination of the sliding resistance of the footing on the bearing materials and passive earth pressure against the side of the footing. Resistance to sliding at the bottoms of the footings can be calculated based on a coefficient of friction of 0.50. Passive pressure of compacted backfill against the sides of the footings can be calculated using an equivalent fluid unit weight of 450 pcf. The coefficient of friction and passive pressure values recommended above assume ultimate soil strength. Suitable factors of safety should be included in the design to limit the strain which will occur at the ultimate strength, particularly in the case of passive resistance. Fill placed against the sides of the footings to resist lateral loads should be a granular material compacted to at least 95% of the maximum standard Proctor dry density at a moisture content near optimum.

FLOOR SLABS

The natural on-site granular soils and moisture-conditioned, properly compacted structural fill are suitable to support lightly loaded slab-on-grade floors. Existing fill, debris, topsoil and organic matter are not suitable for support of floor slabs and should be removed from floor slab areas and replaced with properly compacted structural fill. 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 joint spacing and slab reinforcement should be established by the designer based on experience in concrete floor slab design using criteria such as that of the Portland Cement Association or American Concrete Institute. A perimeter foundation drain should not be needed for slab-on-grade construction.

We recommend vapor retarders conform to at least the minimum requirements of ASTM E1745 Class C material. Certain floor types are more sensitive to water vapor transmission than others. For floor slabs bearing on angular gravel or where flooring system sensitive to water vapor transmission are utilized, we recommend a vapor barrier be utilized conforming to the minimum requirements of ASTM E1745 Class A material. The vapor retarder/barrier should be installed in accordance with the manufacturers' recommendations and ASTM E1643.

EARTHWORK AND SITE GRADING

We recommend the following criteria be used when preparing the site grading plans:

Removal and Replacement Requirement: Part of the project site is occupied by existing buildings and related utilities. Existing fill related to the previous construction, including utility trench backfill, should be removed from within the proposed building footprint and to a minimum 1:1 (horizontal to vertical) projection down and away from the edges of the foundations and replaced with properly compacted structural fill.

All previous construction foundation elements and existing concrete slabs should be removed during the demolition process. We also recommend that existing utilities not used for the new facility be removed within new structure footprint. Recommendations regarding the demolition process and removal of the existing structures is beyond the scope of this study.

Fill Material Specifications: The following material specifications are presented for fills on the project site.

1. *Foundation and Pavement Subgrade and Backfill*: The on-site native soils will be suitable for reuse throughout the site including under foundations and as foundation backfill or pavement subgrade, following screening to remove over-size rock and moisture conditioning. While not encountered within the borings, construction debris or other deleterious materials may be present as remnants of the demolition of the existing structures. These materials should be removed from the excavated soils before placement and re-compaction. Import fill should consist of a minus 2-inch non-expansive soil having less than 25 percent passing the No. 200 sieve, a liquid limit less than 30, and a plasticity index less than 15.
2. *Utility Trench Backfill*: Screened on-site native materials and materials excavated from the existing utility trenches may be used for trench backfill above the pipe zone fill provided they do not contain unsuitable material such as construction debris or particles larger than 4 inches.
3. *Material Suitability*: All structural fill material should be non-expansive and free of vegetation, brush, sod and other deleterious substances and should not contain rocks or lumps having a diameter of more than 4 inches. The geotechnical engineer should evaluate the suitability of all proposed fill materials prior to placement.
4. *Subgrade Preparation*: The ground surface shall be stripped of vegetation/organics, loose soils, or any other deleterious materials prior to fill placement. The resulting ground

surface should be scarified to a depth of 8 inches, moisture conditioned as necessary, and compacted in a manner specified below for the subsequent layers of fill. Loose or unstable soils shall be removed, where present, in order to provide a stable platform prior to placement of fill.

Compaction Requirements: A representative of the geotechnical engineer should observe fill placement operations on a regular basis. We recommend the following minimum compaction criteria be used on the project.

Area	Percentage of Standard Proctor Maximum Dry Density (ASTM D 698)
Below Foundation Elements	98%
Floor Slab Subgrade and Foundation Wall Backfill	95%
Pavement, Flatwork and Utility Trenches	95%
Landscape and Other Misc. Over-lot Fill Areas	90%
For compaction of onsite or import soils, a moisture content within 2 percent of optimum should be maintained during placement and compaction.	

EXCAVATION CONSIDERATIONS

In our opinion, it is anticipated that the on-site soils encountered in the exploratory borings drilled for this study can be excavated with conventional heavy-duty construction equipment. All excavations should be in accordance with OSHA, state and local requirements. The contractor should follow appropriate safety precautions. In accordance with OSHA guidelines, the onsite soils will likely classify as a Type C material. If materials different from those indicated in this report are encountered, the OSHA soil type may vary and need to be adjusted. The contractor's competent person should make decisions regarding cut slopes. Per OSHA criteria, unless excavations are shored, temporary dry excavations in Type C materials should have slopes no steeper than 1½H:1V. Shoring will be required where excavated slopes cannot be accommodated. OSHA regulations require that excavations greater than 20 feet in depth and excavations that extend below the ground water level be designed by a professional engineer.

Groundwater was not encountered in the borings but may be encountered during construction such as from seasonal snow melt. If groundwater seepage is encountered, flatter slopes may be required. Dewatering during construction can likely be handled by the use of trenches and sumps. Surface drainage should be diverted away from all temporary cut slopes in order to reduce the potential for slope erosion and instability.

SEISMIC DESIGN CRITERIA

Using estimated shear wave velocities for the subgrade materials encountered based on standard penetration testing, calculations indicate a design Site Class C per the International Building Code (IBC). Based on the subsurface profile and the anticipated ground conditions, liquefaction is not a design consideration.

SURFACE DRAINAGE

Proper surface drainage is very important for acceptable performance of the facility during construction and after construction has been completed. Drainage recommendations provided by local, state and national entities should be followed based on the intended use of the structure. The following recommendations should be used as guidelines and changes should be made only after consultation with the geotechnical engineer.

1. Excessive wetting of the foundation and slab subgrades should be avoided during construction.
2. Exterior backfill should be compacted according to the “Earthwork and Site Grading” section of this report.
3. Care should be taken when compacting around the foundation walls and underground structures to avoid damage to the structure. Hand compaction procedures, if necessary, should be used to prevent lateral pressures from exceeding the design values.
4. 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. Site drainage beyond the 10-foot zone should be designed to promote runoff and reduce infiltration. A minimum slope of 2 inches in the first 10 feet is recommended in the paved areas. These slopes may be changed as required for handicap access points in accordance with the Americans with Disabilities Act.
5. Ponding of water should not be allowed in backfill material or in a zone within 10 feet of the foundation walls, whichever is greater.
6. Backfill material should meet the requirements stated in the “Earthwork and Site Grading” section of the report.
7. Roof downspouts and drains should discharge well beyond the limits of all backfill.

PAVEMENT DESIGN

Subgrade Materials: The subgrade materials tested generally classified as A-1-b with a group index of 0, in accordance with the American Association of State Highway Transportation Officials

(AASHTO) classification. Based on the soil classification, the Hveem stabilometer R-value test of 61 shown on Fig. 12, and our experience with similar projects, an R-value of 40 was assumed for design of flexible pavements and a subgrade modulus of 150 pounds per cubic inch (pci) was assumed for rigid pavements.

Design Traffic: Traffic loading information was not available at the time of report preparation. Based on our experience, we assumed an equivalent 18-kip daily load application (EDLA) of 20 for standard duty areas (side streets and driveways) and an EDLA of 100 for the heavy-duty areas (primary streets such as Brush Creek Road with truck traffic). The project civil engineer should check and updated the assumed traffic loading for final pavement section design. If it is determined that design traffic loading is significantly different from that assumed, we should be contacted to reevaluate the pavement thickness design.

Pavement Sections: Based on the subgrade conditions encountered and the traffic information provided, the following pavement sections are recommended for preliminary design:

Location	Asphalt/Aggregate Base Course (inches)	Concrete Thickness/Aggregate Base Course (inches)
Standard Duty	4 over 6	6 over 4
Heavy Duty	5 over 8	7 over 4

We recommend trash pickup areas and other areas where truck turning movements are concentrated be paved with Portland cement concrete.

Pavement Materials: Asphalt should consist of a mixture of aggregate, filler and asphalt cement established by a qualified engineer. Aggregate Base Course (ABC) should conform to the requirements of AASHTO M147 and to Section 703.03 of the CDOT Standard Specifications for Road and Bridge Construction. The ABC should meet Class 6 grading and quality as defined by the CDOT specifications. The ABC should have a minimum R-value of 77 and a minimum dry unit weight of 120 pcf when placed at the required compaction. The ABC must also meet all other appropriate CDOT specifications.

Concrete pavement should meet the requirements of a Class P Mix, per Section 601 of the CDOT standard specifications, and should be based on a mix design established by a qualified engineer.

Concrete joint spacing should be established by a qualified engineer. Concrete should be cured by protecting against loss of moisture, rapid temperature changes and mechanical injury for at least three days after placement. The concrete sections presented above are assumed to be unreinforced. Providing dowels at construction joints would help reduce the risk of differential movements between panel sections. Providing a grid mat of deformed rebar or welded wire mesh within the concrete pavement section would assist in mitigating corner breaks and differential panel movements. If a rebar mat is installed, we recommend that the bars be placed in the lower half of the pavement section. Also, if reinforcing is used, we have commonly seen No. 4 rebar placed at 24-inch center in each direction, however, we recommend that a structural engineer evaluate the placement and spacing of rebar as needed. Concrete pavement will be more sensitive to settlement or heave-related movements than asphalt pavement.

Subgrade Preparation: Prior to placing the pavement section, the entire subgrade area should be thoroughly scarified and well-mixed to a minimum depth of 8 inches, and adjusted to the moisture content and compaction criteria presented in the "Earthwork and Site Grading" section of the report. Boulders in pavement subgrade areas should be removed and voids properly backfilled to create a relatively level subgrade surface. Following scarification, boulder removal and compaction, the pavement subgrade should be proof rolled with a heavily loaded pneumatic-tired vehicle. The vehicle should have a gross weight of at least 50,000 lbs., with a single loaded axel weight of 18,000 lbs., and a tire pressure of 100 psi. Pavement design procedures assume a stable subgrade. Areas that deform excessively under heavy wheel loads are not stable and should be removed and replaced to achieve a stable subgrade prior to paving.

Drainage: The collection and diversion of surface drainage away from paved areas is extremely important to the satisfactory performance of the pavement. Drainage design should provide for the removal of water from paved areas and prevent the wetting of the subgrade soils.

Maintenance

Periodic maintenance of paved areas is critical to achieve the design pavement life. Crack sealing should be performed annually as new cracks appear. Joint seals in concrete should be replaced as they deteriorate. Chip seals, fog seals, or slurry seals applied at approximate intervals of 3 to 5 years are usually necessary for asphalt. As conditions warrant, it may be necessary to perform patching and structural overlays at approximate 10-year intervals.

DRYWELLS

Drywells and bio-swales are often used for site runoff detention and disposal. The natural granular soils encountered are typically free draining and should be suitable for surface water treatment and disposal as needed with proper design and construction. The results of percolation testing performed in Borings 2, 12 and 19, presented in Table 2, indicate an infiltration rate of about 1 minute per inch. The bedrock and groundwater level are generally known to be relatively deep in this area and should not affect drywell or bio-swale designs. Where drywells are used, they should have solid casing down to at least 5 feet below ground surface and 10 feet from building foundations. The solid casing should also extend down to at least basement level with casing perforation below that level.

DESIGN AND SUPPORT SERVICES

Kumar & Associates, Inc. should be retained to review the project plans and specifications for conformance with the recommendations provided in our report. We are also available to assist the design team in preparing specifications for geotechnical aspects of the project, and performing additional studies if necessary to accommodate possible changes in the proposed construction.

We recommend that Kumar & Associates, Inc. be retained to provide construction observation and testing services to document that the intent of this report and the requirements of the plans and specifications are being followed during construction. This will allow us to identify possible variations in subsurface conditions from those encountered during this study and to allow us to re-evaluate our recommendations, if needed. We will not be responsible for implementation of the recommendations presented in this report by others, if we are not retained to provide construction observation and testing services.

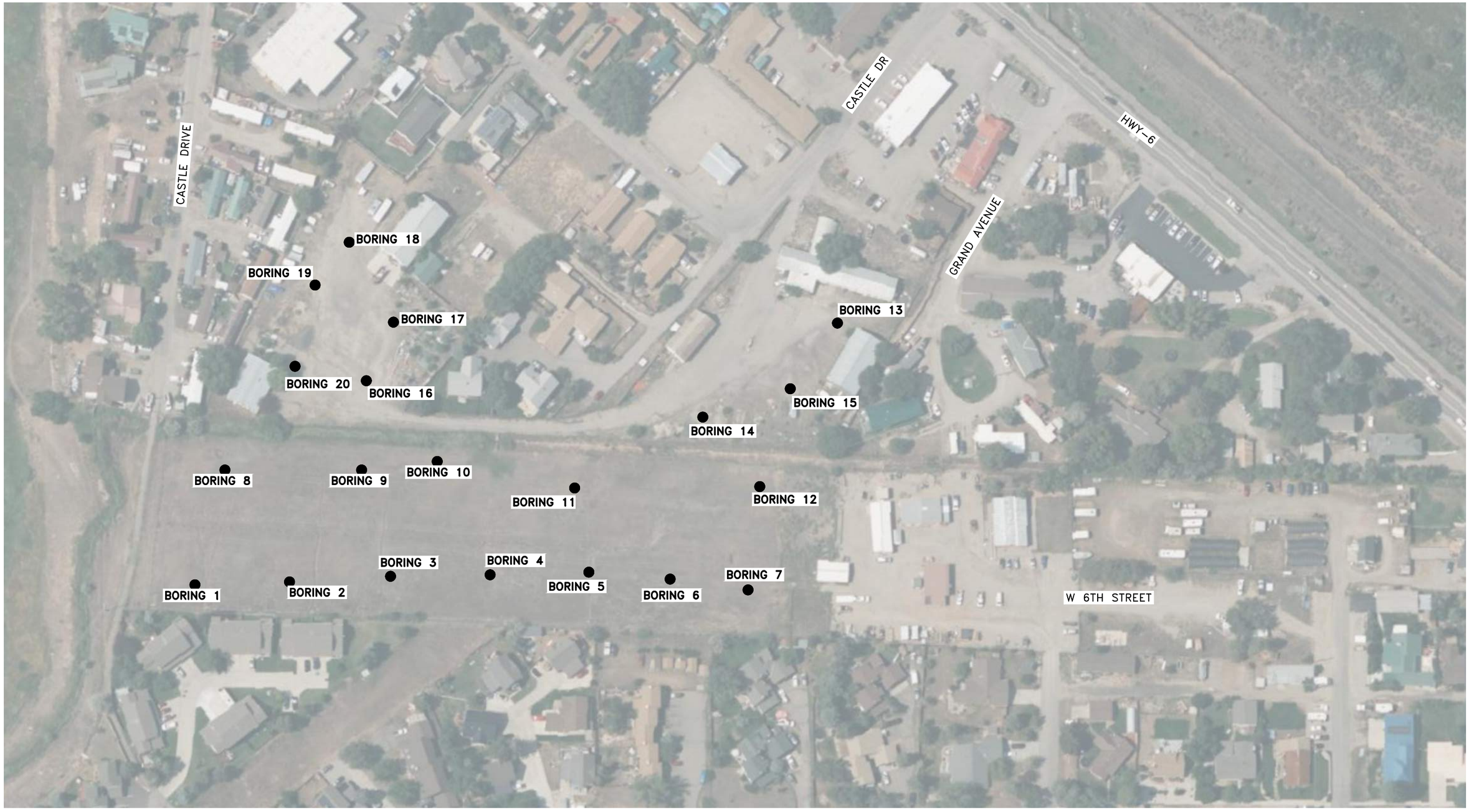
LIMITATIONS

This study has been conducted for exclusive use by the client for geotechnical related design and construction criteria for the project. The conclusions and recommendations submitted in this report are based upon the data obtained from the exploratory borings at the locations indicated on Fig's. 1A and 1B and the proposed type of construction. 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.

Our services do not include determining the presence, prevention or possibility of mold or other

biological contaminants (MOBC) developing in the future. If the client is concerned about MOBC, then a professional in this special field of practice should be consulted.

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.



60 0 60 120

APPROXIMATE SCALE-FEET

EXISTING CONDITIONS

22-7-698	Kumar & Associates	WEST EAGLE HOUSING DEVELOPMENT	LOCATION OF EXPLORATORY BORINGS	Fig. 1A

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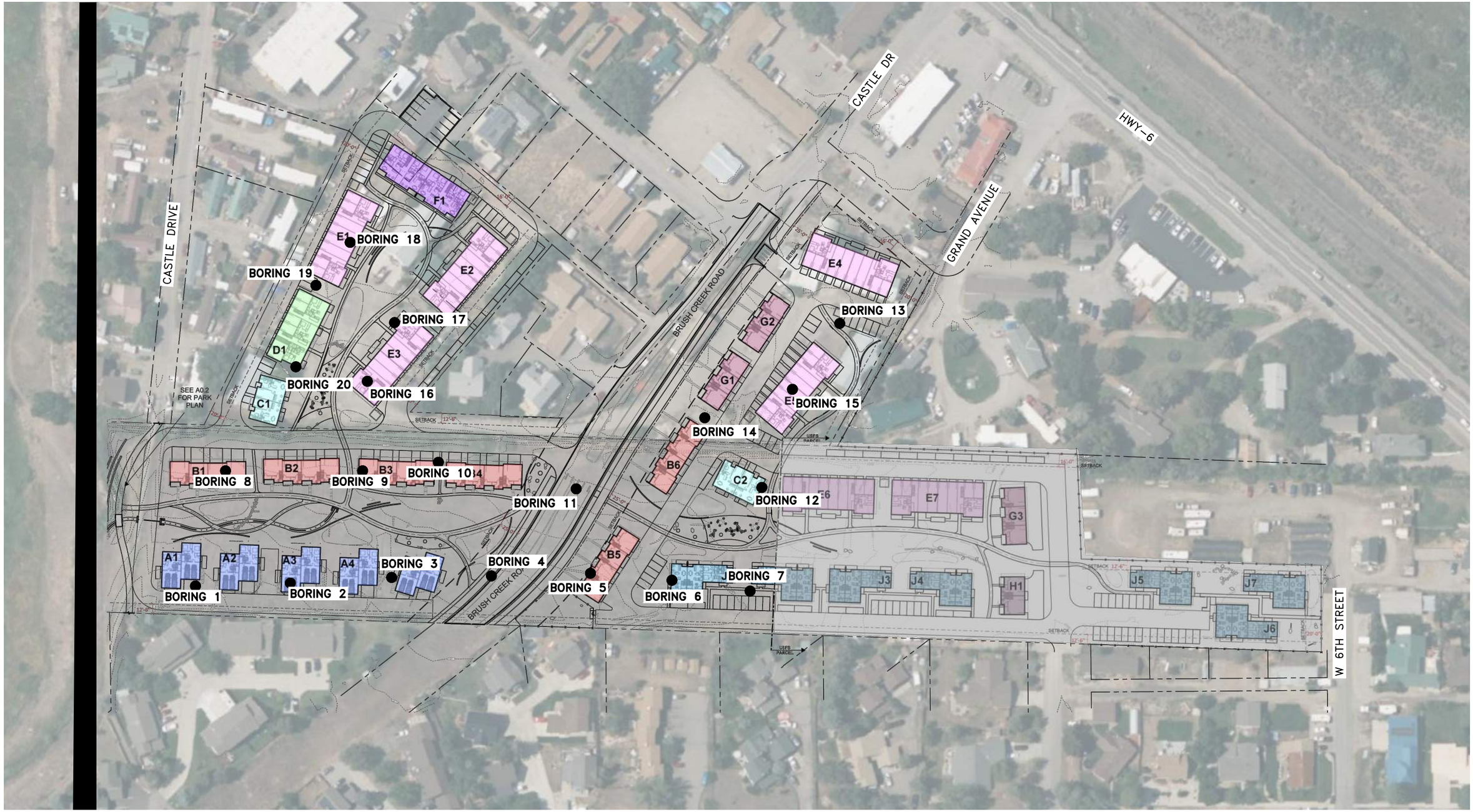

60 0 60 120

APPROXIMATE SCALE-FEET

PROPOSED CONDITIONS

22-7-698	Kumar & Associates	WEST EAGLE HOUSING DEVELOPMENT	LOCATION OF EXPLORATORY BORINGS	Fig. 1B

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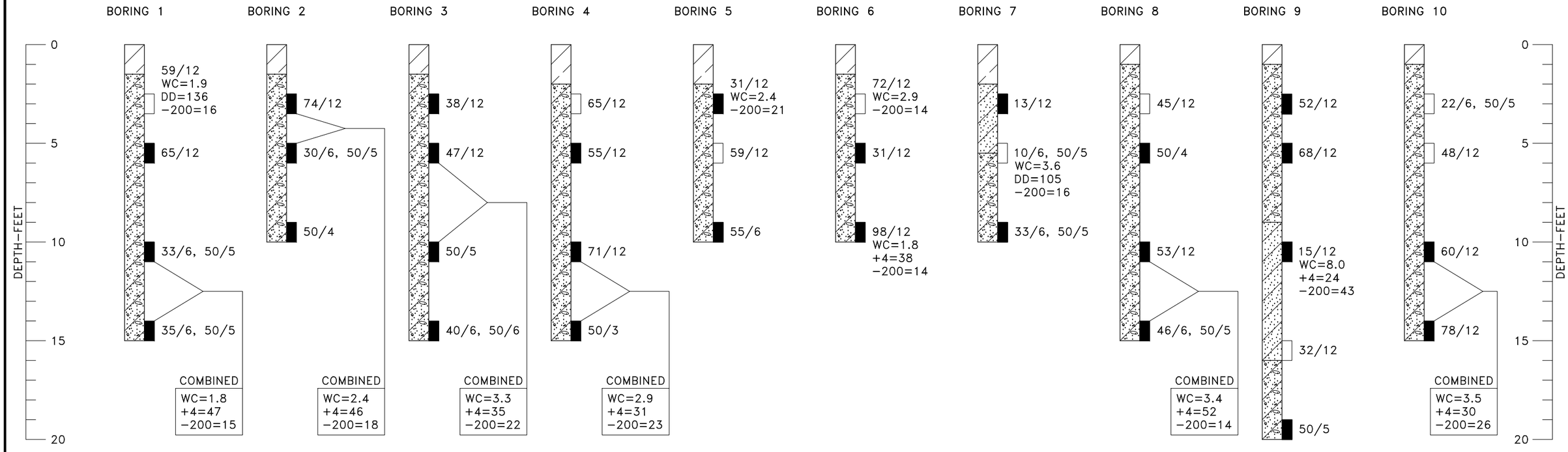

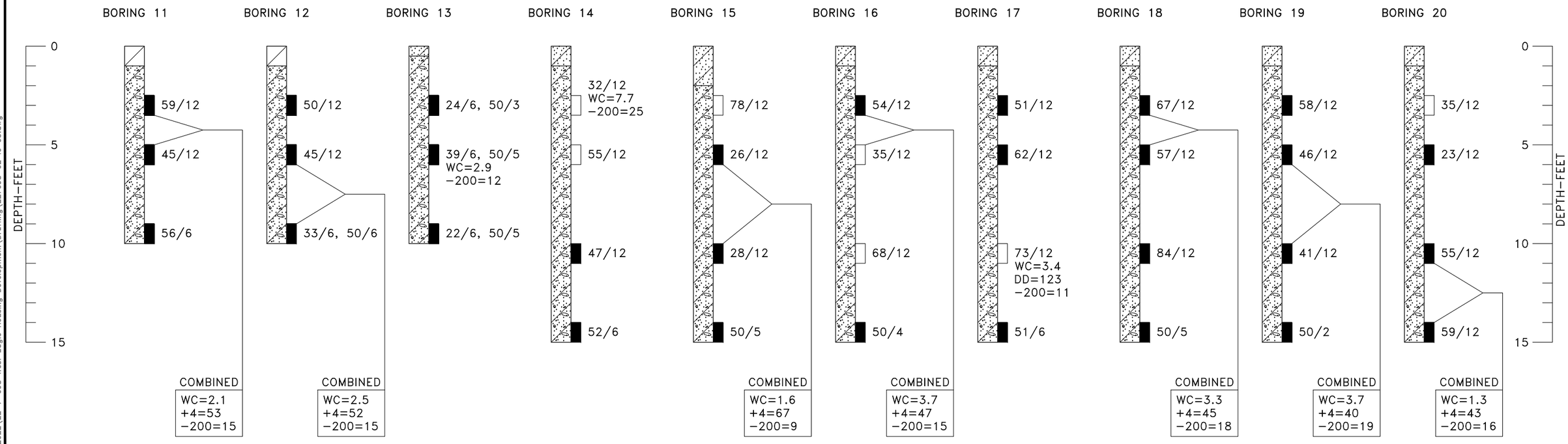

22−7−698	Kumar & Associates	WEST EAGLE HOUSING DEVELOPMENT	LOGS OF EXPLORATORY BORINGS	Fig. 2

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LEGEND



ORGANIC SILT AND CLAY (OL); TOPSOIL, SANDY, FIRM, MOIST, DARK BROWN TO BLACK.



SAND AND GRAVEL (SM–GM); SILTY, SLIGHTLY CLAYEY, MEDIUM DENSE, SLIGHTLY MOIST, BROWN.



GRAVEL (GM–GP); SLIGHTLY SILTY TO SILTY, SANDY, OCCASIONAL SAND LAYERS, COBBLES, SCATTERED BOULDERS, DENSE, SLIGHTLY MOIST, BROWN, ROUNDED ROCK.



DRIVE SAMPLE, 2–INCH I.D. CALIFORNIA LINER SAMPLE.



DRIVE SAMPLE, 1 3/8–INCH I.D. SPLIT SPOON STANDARD PENETRATION TEST.

59/12 DRIVE SAMPLE BLOW COUNT. INDICATES THAT 59 BLOWS OF A 140–POUND HAMMER FALLING 30 INCHES WERE REQUIRED TO DRIVE THE SAMPLER 12 INCHES.

NOTES

1. THE EXPLORATORY BORINGS WERE DRILLED ON NOVEMBER 21, 22 AND 23, 2022 WITH A 4–INCH DIAMETER CONTINUOUS–FLIGHT POWER AUGER.

2. THE LOCATIONS OF THE EXPLORATORY BORINGS WERE MEASURED APPROXIMATELY BY PACING FROM FEATURES SHOWN ON THE SITE PLAN PROVIDED.

3. THE ELEVATIONS OF THE EXPLORATORY BORINGS WERE NOT MEASURED AND THE LOGS OF THE EXPLORATORY BORINGS ARE PLOTTED 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 THE TRANSITIONS MAY BE GRADUAL.

6. GROUNDWATER WAS NOT ENCOUNTERED IN THE BORINGS AT THE TIME OF DRILLING.

7. LABORATORY TEST RESULTS:
   WC = WATER CONTENT (%) (ASTM D2216);
   DD = DRY DENSITY (pcf) (ASTM D2216);
   +4 = PERCENTAGE RETAINED ON NO. 4 SIEVE (ASTM D6913);
   –200= PERCENTAGE PASSING NO. 200 SIEVE (ASTM D1140);
   LL = LIQUID LIMIT (ASTM D4318);
   PI = PLASTICITY INDEX (ASTM D4318).

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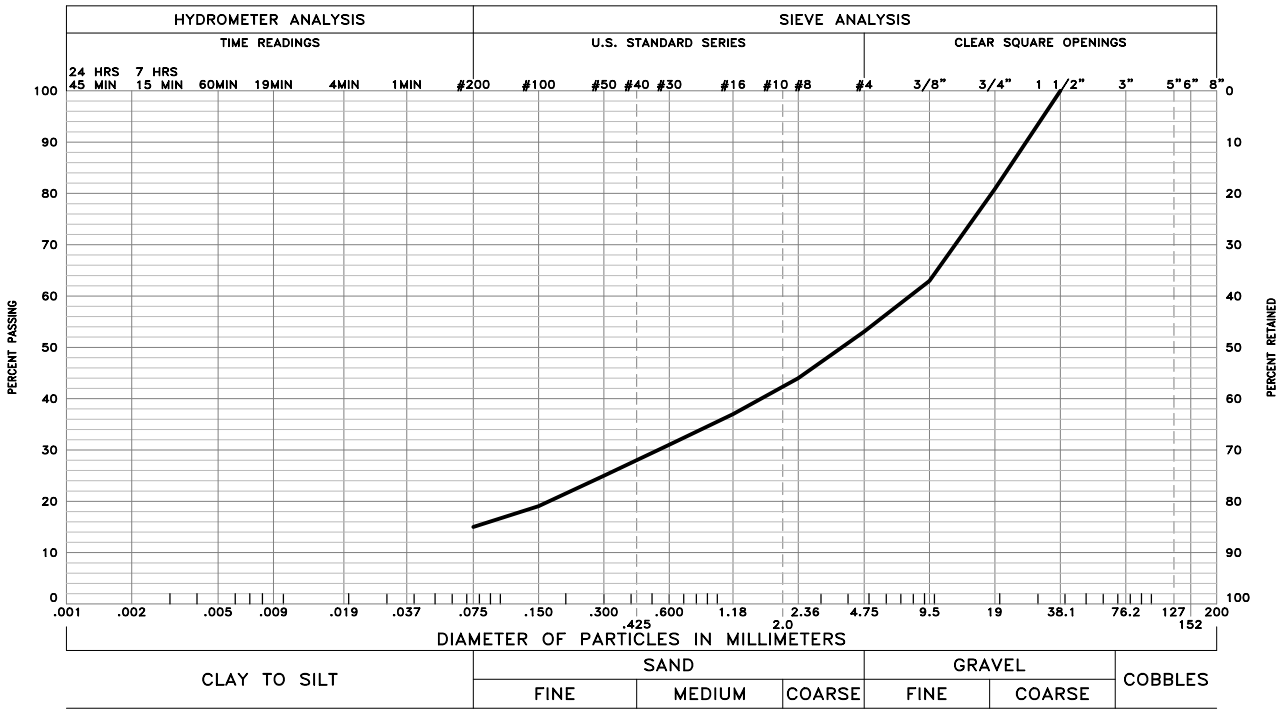
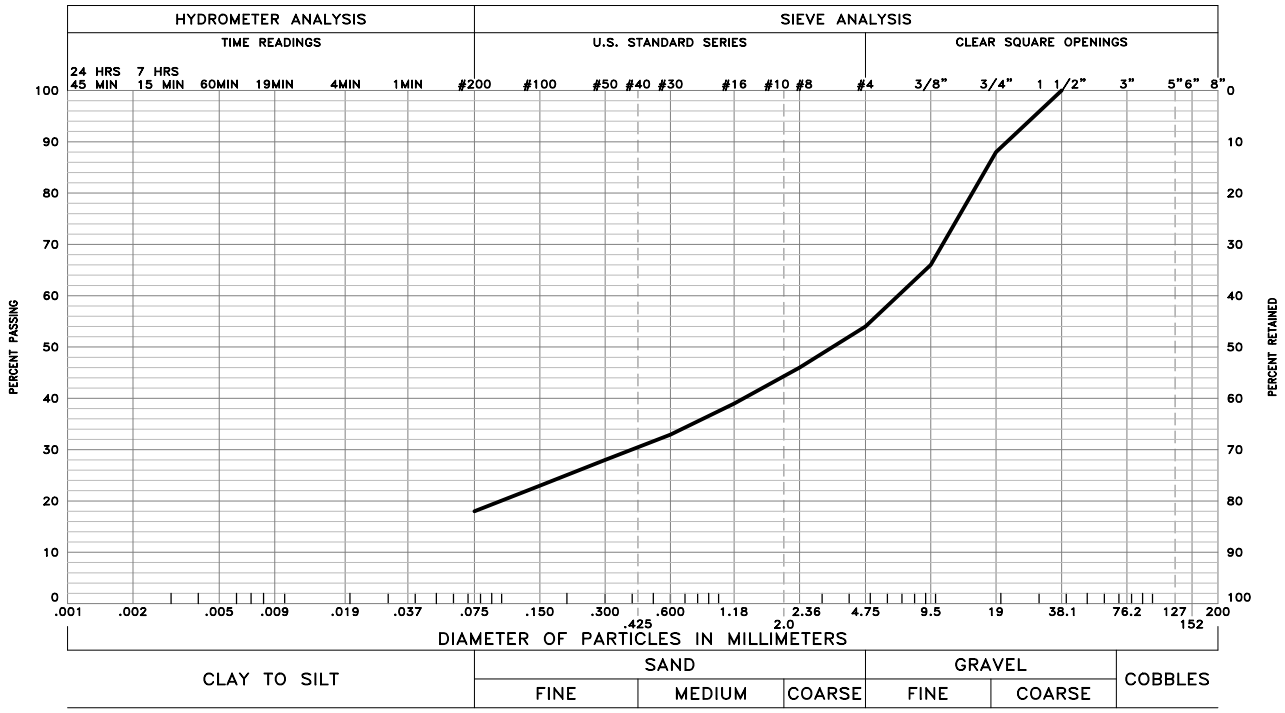
22–7–698	Kumar & Associates	LEGEND AND NOTES	Fig. 3



GRAVEL 47 % SAND 38 % SILT AND CLAY 15 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 1 @ 10' & 15' (Combined)



GRAVEL 46 % SAND 36 % SILT AND CLAY 18 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 2 @ 2.5' & 5' (Combined)

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 4

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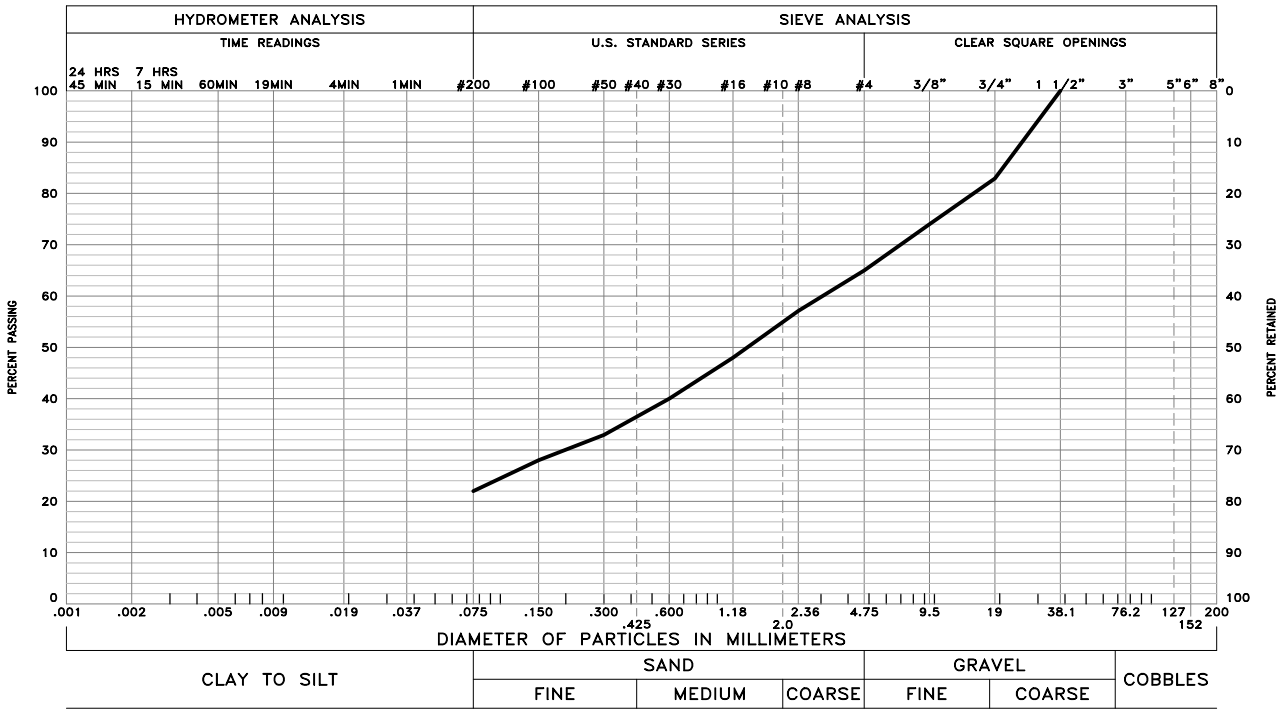
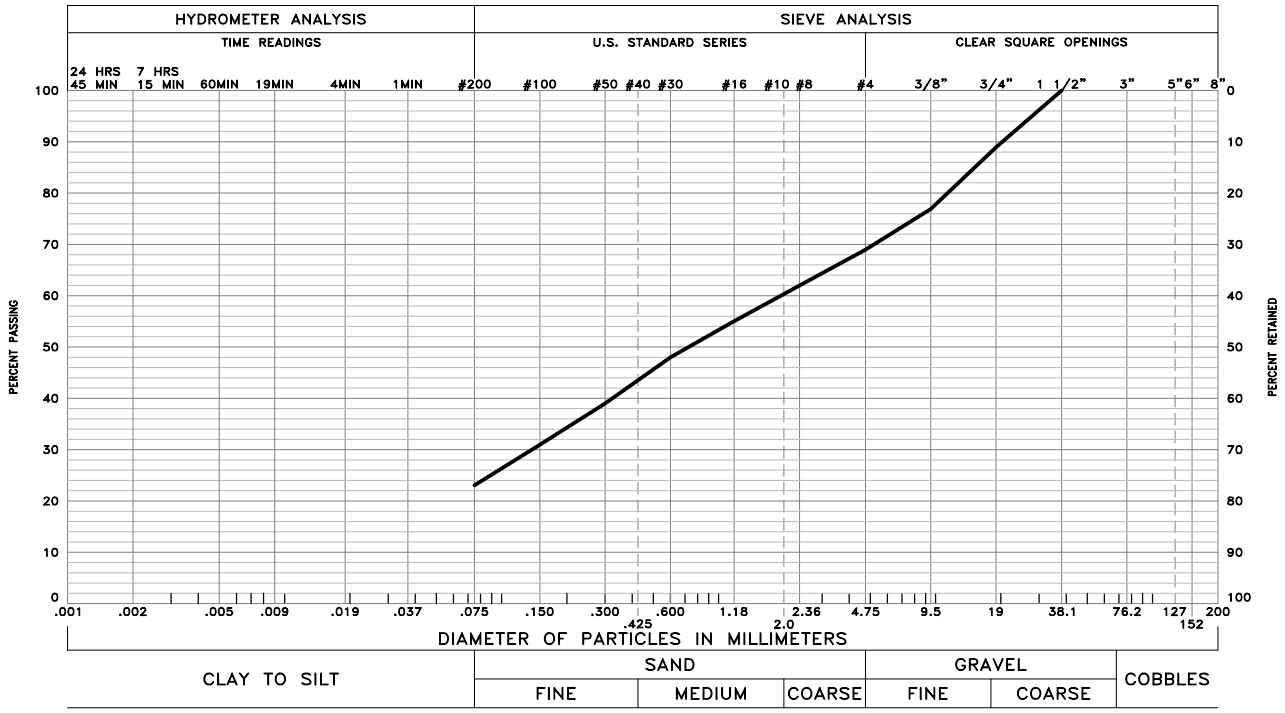


GRAVEL 35 % SAND 43 % SILT AND CLAY 22 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 3 @ 5' & 10' (Combined)



GRAVEL 31 % SAND 46 % SILT AND CLAY 23 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 4 @ 10' & 15' (Combined)

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 5

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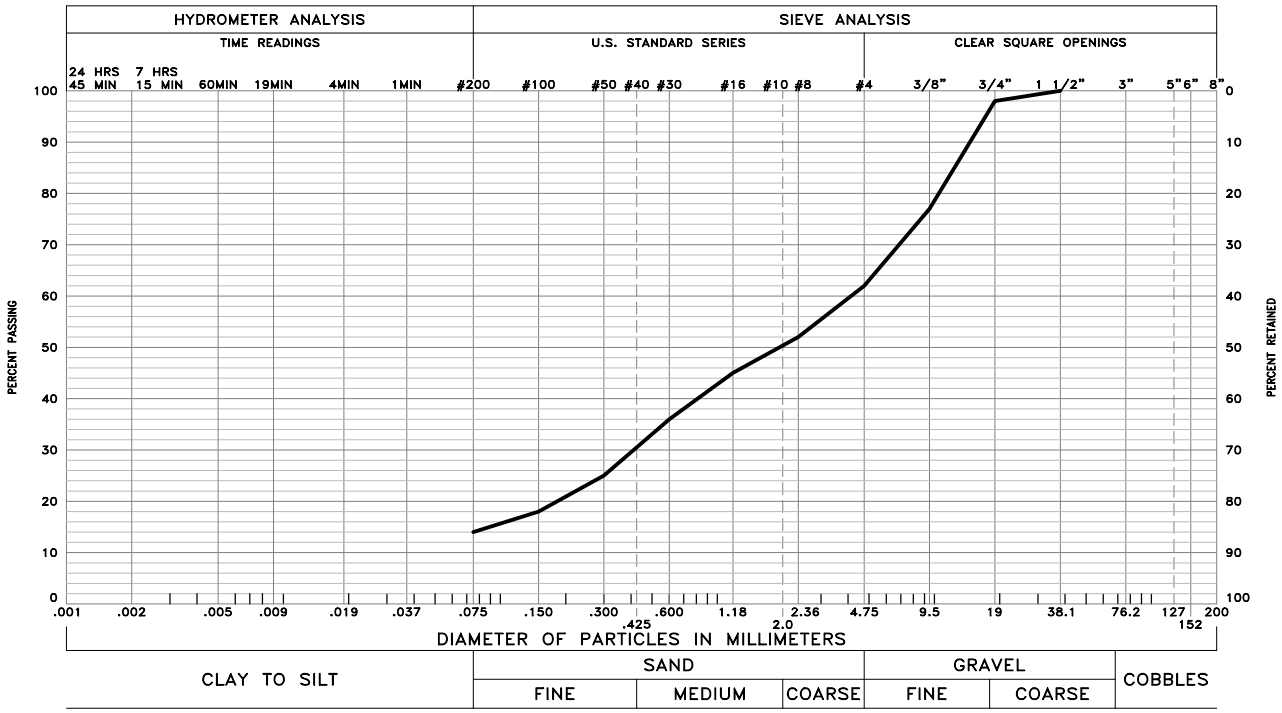
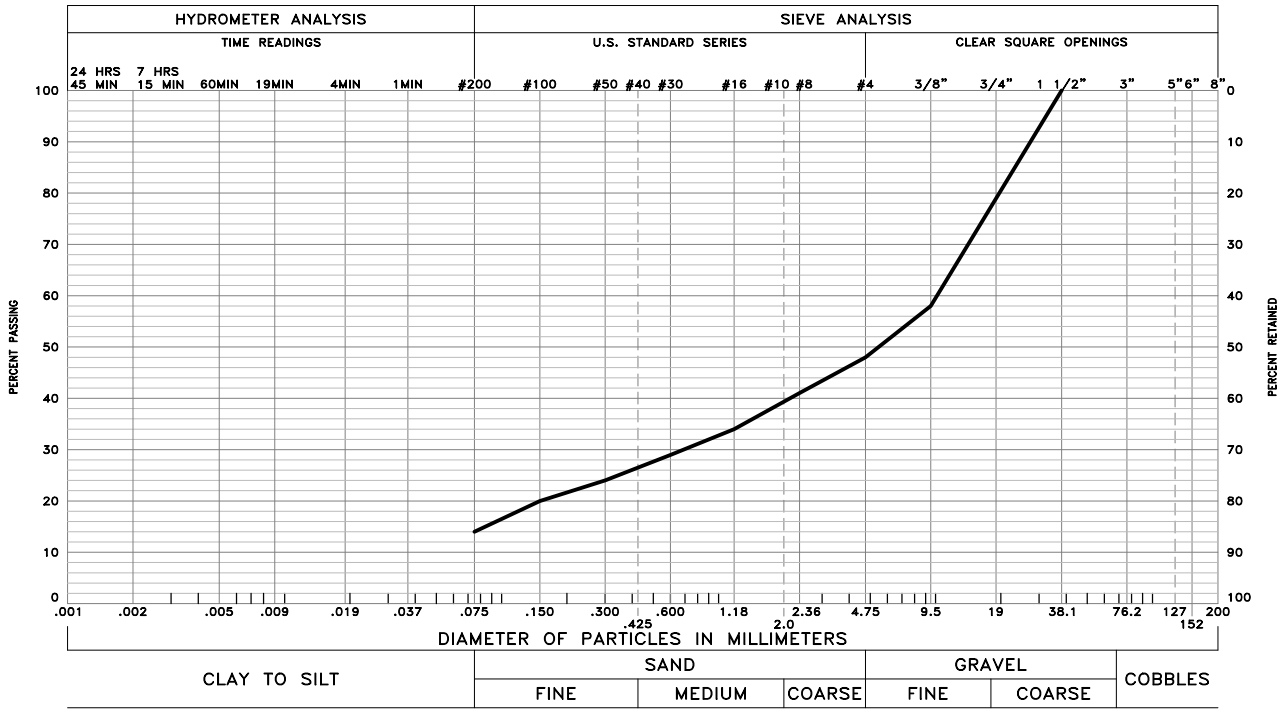


GRAVEL 38 % SAND 48 % SILT AND CLAY 14 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 6 @ 10'



GRAVEL 52 % SAND 34 % SILT AND CLAY 14 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 8 @ 10' & 15' (Combined)

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 6

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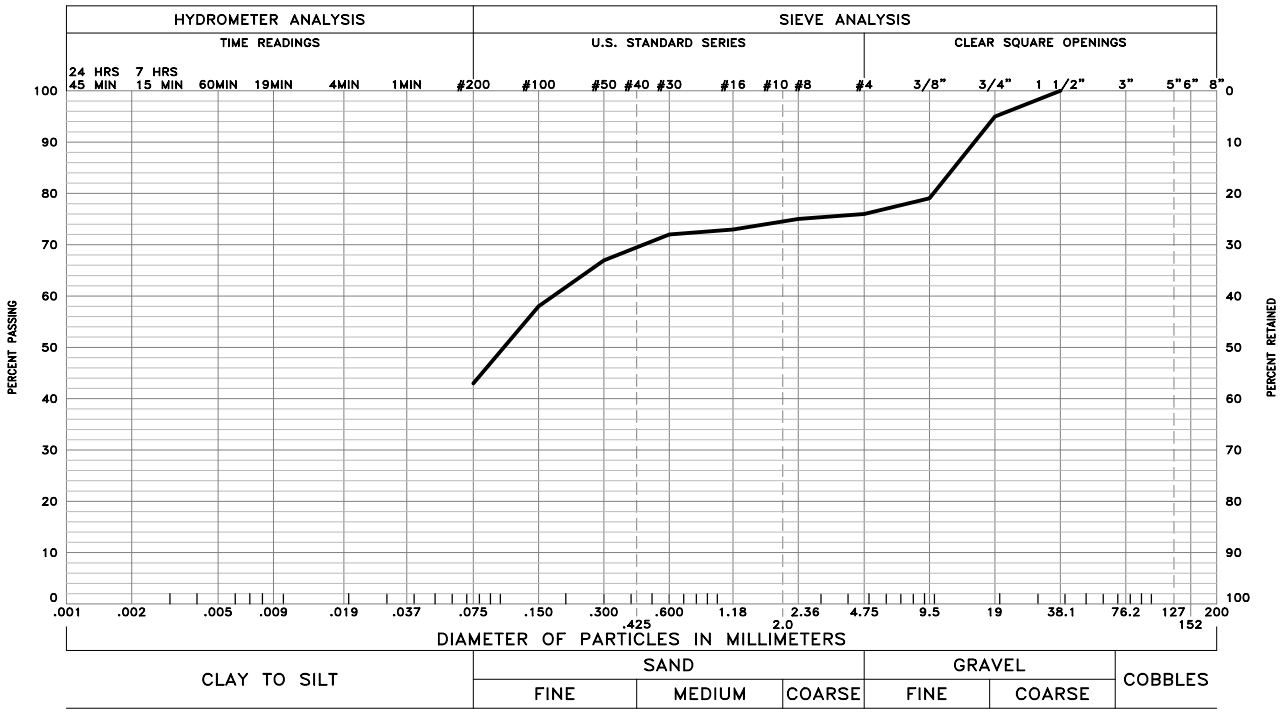
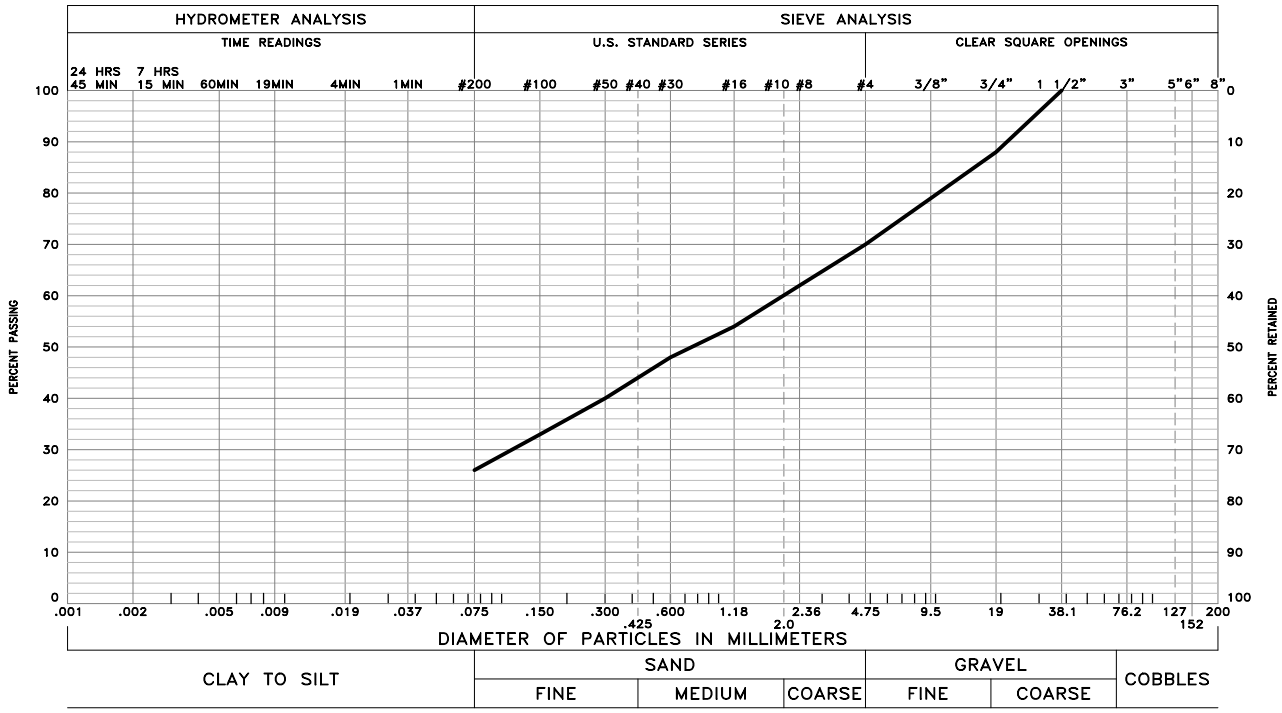


GRAVEL 24 % SAND 33 % SILT AND CLAY 43 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Very Silty Sand with Gine Gravel FROM: Boring 9 @ 10'



GRAVEL 30 % SAND 44 % SILT AND CLAY 26 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 10 @ 10' & 15' (Combined)

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 7

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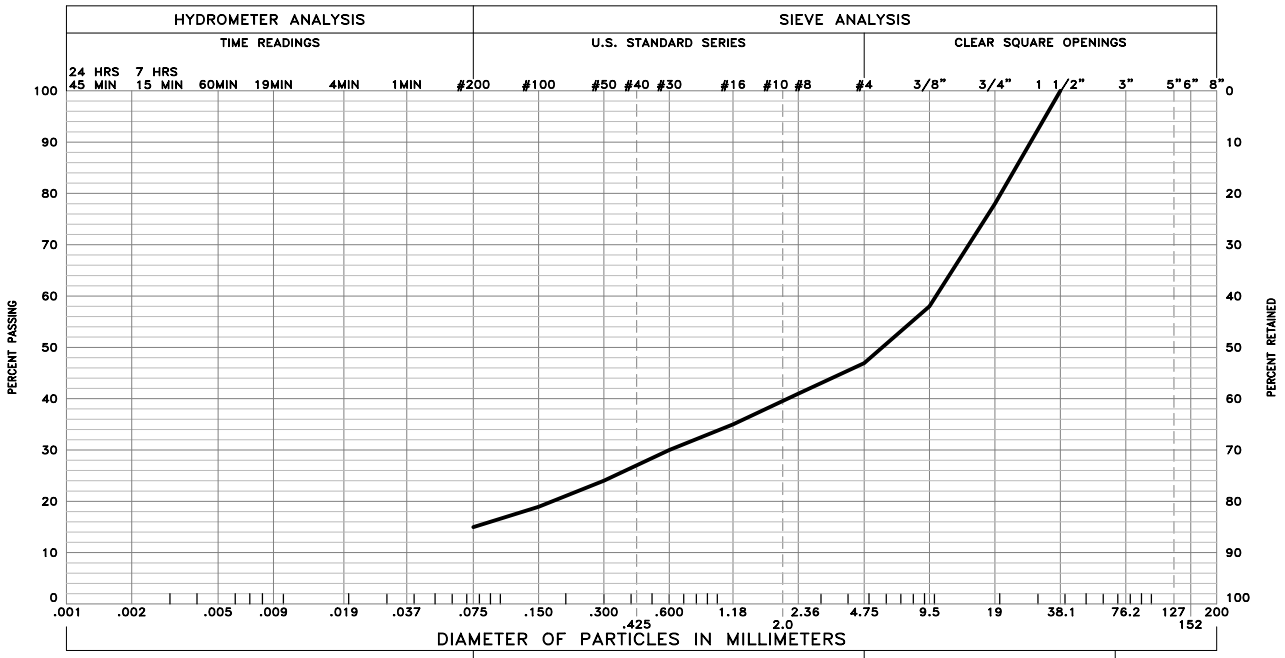
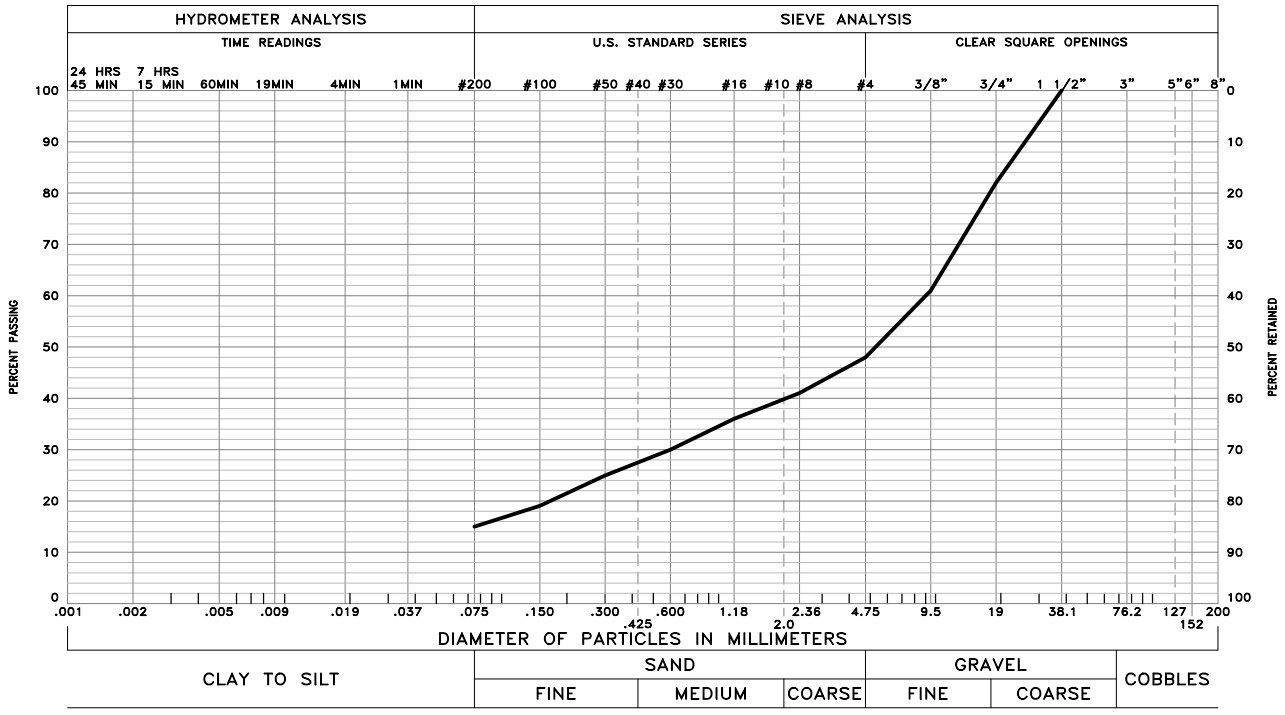


GRAVEL 53 % SAND 32 % SILT AND CLAY 15 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 11 @ 2.5' & 5' (Combined)



GRAVEL 52 % SAND 33 % SILT AND CLAY 15 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 12 @ 5' & 10' (Combined)

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 8

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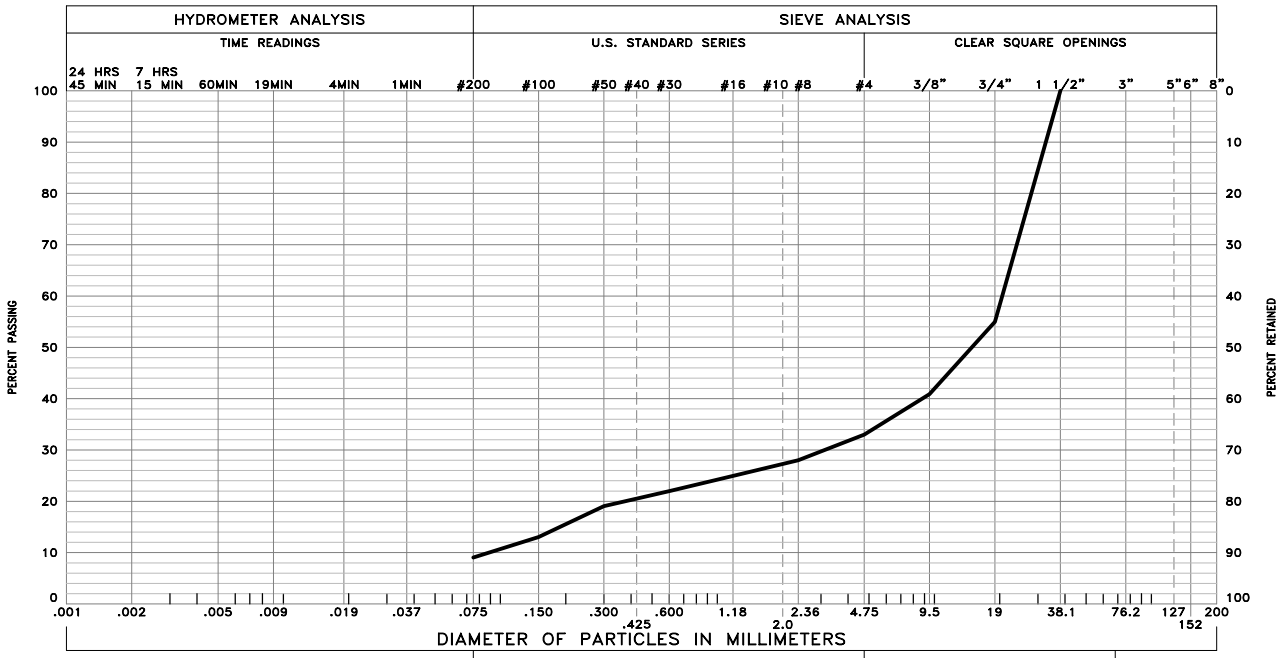

GRAVEL 67 % SAND 24 % SILT AND CLAY 9 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Slightly Silty Sandy Gravel FROM: Boring 15 @ 5' & 10' (Combined)



GRAVEL 47 % SAND 38 % SILT AND CLAY 15 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sandy Gravel FROM: Boring 16@ 2.5' & 5'

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 9

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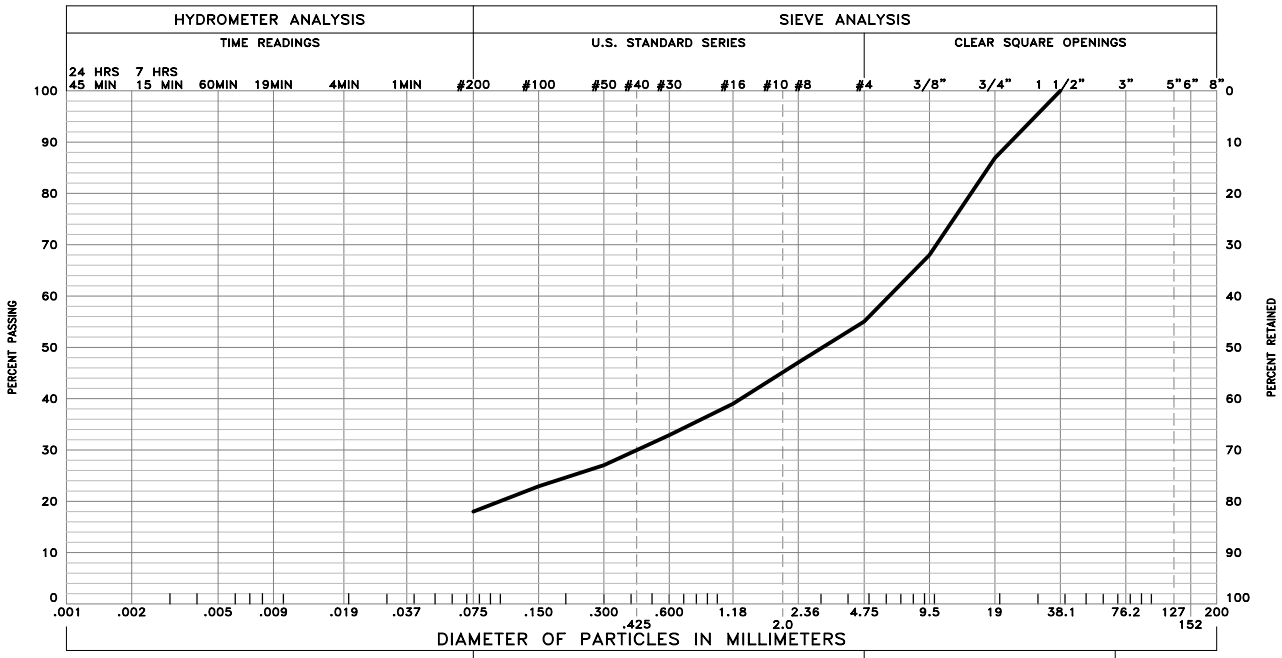

GRAVEL 45 % SAND 37 % SILT AND CLAY 18 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 18 @ 2.5' & 5'



GRAVEL 40 % SAND 41 % SILT AND CLAY 19 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 19 @ 5' & 10' (Combined)

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22-7-698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 10

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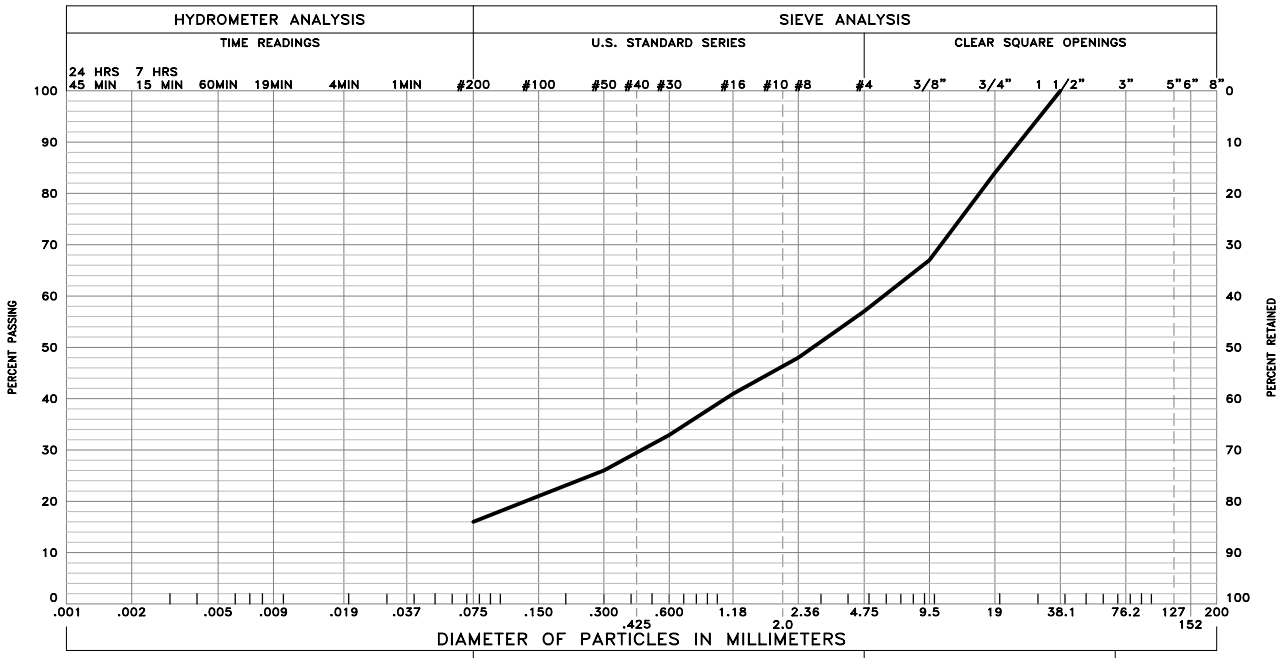

GRAVEL 43 % SAND 41 % SILT AND CLAY 16 %

LIQUID LIMIT – PLASTICITY INDEX –

SAMPLE OF: Silty Sand and Gravel FROM: Boring 20 @ 10' & 15' (Combined)



GRAVEL 34 % SAND 37 % SILT AND CLAY 29 %

LIQUID LIMIT 20 PLASTICITY INDEX 2

SAMPLE OF: Silty Sand and Gravel FROM: Combined @ 1'–4'

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. Sieve analysis testing is performed in accordance with ASTM D6913, ASTM D7928, ASTM C136 and/or ASTM D1140.

22–7–698	Kumar & Associates	GRADATION TEST RESULTS	Fig. 11

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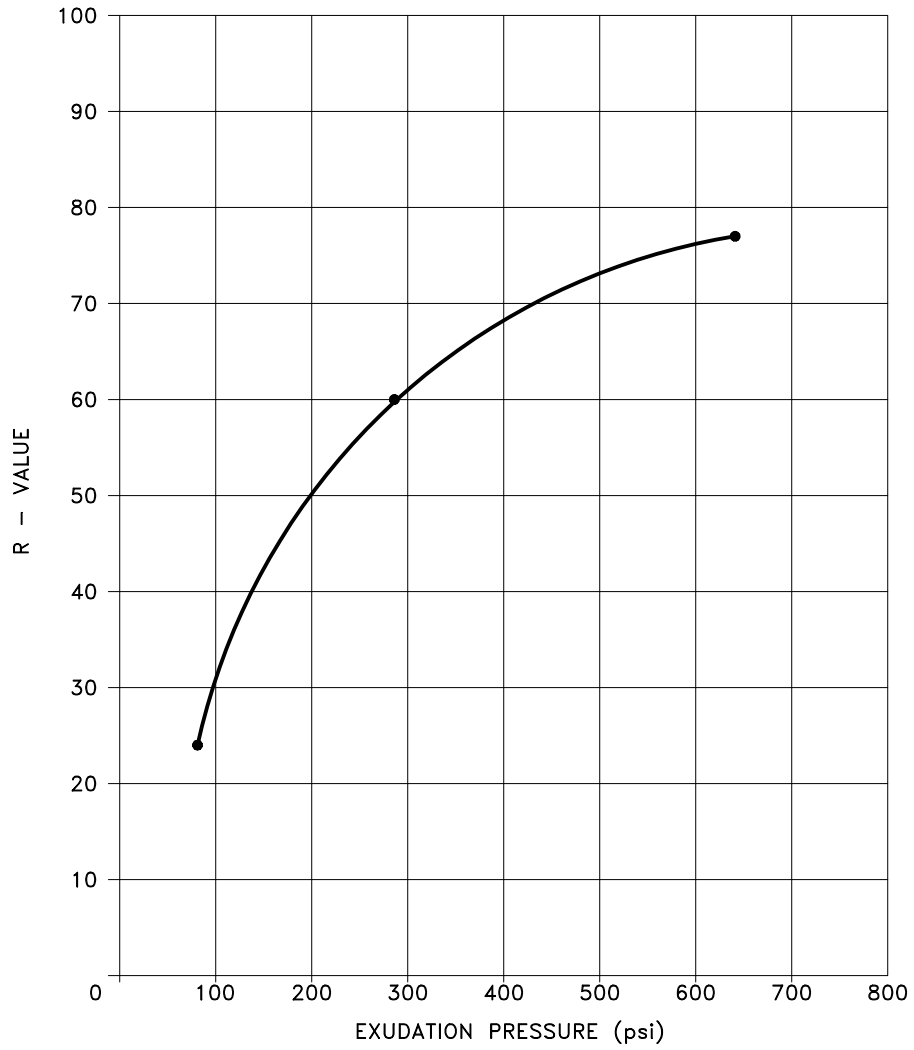
TEST SPECIMEN	1	2	3	4	R –VALUE (300 psi)
MOISTURE CONTENT (%)	14.2	13.4	12.5		
DENSITY (pcf)	125.4	127.5	131.9		
EXPANSION PRESSURE (psi)	–0.001	–0.001	0.000		
EXUDATION PRESSURE (psi)	81	286	641		
R VALUE	24	60	77		61



SOIL TYPE: Silty Sand and Gravel

LOCATION: Combined @ 1'–4'

DATE SAMPLED: 12–9–2022 DATE RECEIVED: 12–9–2022 DATE TESTED: 12–16–2022

GRAVEL: 44 % SAND: 37 % SILT AND CLAY: 29 %

LIQUID LIMIT: 20 PLASTICITY INDEX: 2

These test results apply only to the samples which were tested. The testing report shall not be reproduced, except in full, without the written approval of Kumar & Associates, Inc. R–value performed in accordance with ASTM D2844. Atterberg limits performed in accordance with ASTM D4318. Sieve analyses performed in accordance with ASTM D422, D1140.

22–7–698	Kumar & Associates	HVEEM STABILOMETER TEST RESULTS	Fig. 12

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Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
1	2½	1.9	136			16					Silty Sandy Gravel
	10 and 15 combined	1.8		47	38	15					Silty Sandy Gravel
2	2½ and 5 combined	2.4		46	36	18					Silty Sandy Gravel
3	5 and 10 combined	3.3		35	43	22					Silty Sand and Gravel
4	10 and 15 combined	2.9		31	46	23					Silty Sand and Gravel
5	2½	2.4				21					Silty Sandy Gravel
6	2½	2.9				14					Silty Sandy Gravel
	10	1.8		38	48	14					Silty Sand and Gravel

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Geotechnical and Materials Engineers
and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
7	5	3.6	105			16					Silty Sand with Fine Gravel
8	10 and 15 combined	3.4		52	34	14					Silty Sandy Gravel
9	10	8.0		24	33	43					Very Silty Sand with Fine Gravel
10	10 and 15 combined	3.5		30	44	26					Silty Sand and Gravel
11	2½ and 5 combined	2.1		53	32	15					Silty Sandy Gravel
12	5 and 10 combined	2.5		52	33	15					Silty Sandy Gravel
13	5	2.9				12					Silty Sandy Gravel

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and Environmental Scientists

TABLE 1
SUMMARY OF LABORATORY TEST RESULTS

SAMPLE LOCATION		NATURAL MOISTURE CONTENT	NATURAL DRY DENSITY	GRADATION		PERCENT PASSING NO. 200 SIEVE	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH		SOIL TYPE
BORING	DEPTH (ft)	(%)	(pcf)	GRAVEL (%)	SAND (%)		LIQUID LIMIT (%)	PLASTIC INDEX (%)	(psf)		
14	2½	7.7				25					Silty Sand and Gravel
15	5 and 10 combined	1.6		67	24	9					Slightly Silty Sandy Gravel
16	2½ and 5 combined	3.7		47	38	15					Silty Sandy Gravel
17	10	3.4	123			11					Slightly Silty Sand and Gravel
18	2½ and 5 combined	3.3		45	37	18					Silty Sandy Gravel
19	5 and 10 combined	3.7		40	41	19					Silty Sand and Gravel
20	10 and 15 combined	1.3		43	41	16					Silty Sand and Gravel

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TABLE 2
PERCOLATION TEST RESULTS

PROJECT NO. 22-7-698

HOLE NO.	HOLE DEPTH (INCHES)	LENGTH OF INTERVAL (MIN)	WATER DEPTH AT START OF INTERVAL (INCHES)	WATER DEPTH AT END OF INTERVAL (INCHES)	DROP IN WATER LEVEL (INCHES)	AVERAGE PERCOLATION RATE (MIN./INCH)
B-2	99	1	22	20	2	0.5
			20	19	1	1.0
			19	17	2	0.5
			17	16	1	1.0
			16	15	1	1.0
			15	14	1	1.0
			14	13	1	1.0
			13	12	1	1.0
B-12	100	1	22	20	2	0.5
			20	17½	2½	0.4
			17½	16	1½	0.7
			16	14½	1½	0.7
			14	12½	1½	0.7
			12½	11	1½	0.7
			11	9½	1½	0.7
			9½	8	1½	0.7
B-19	110	1	37	33½	3½	0.3
			33½	31	2½	0.4
			31	29	2	0.5
			29	27	2	0.5
			27	25½	1½	0.7
			25½	24	1½	0.7
			24	23	1	1.0
			23	22	1	1.0

Note: Percolation tests were conducted in 4-inch diameter boreholes on November 21, 22 and 23, 2022.

Appendix L: Emergency Communication

Evelyn Volz

From: Dylan A. Dunn <ddunn@jvajva.com>
Sent: Monday, May 23, 2022 7:40 PM
To: Randel Q. Cohen
Cc: J.R. Spung; Alpha M. Barry
Subject: RE: Sprinkler Incentives
Attachments: 3522c - Prelim Utility Exhibit.pdf; 3522c - Fire Turning Movements.pdf

Randy,

See attached for our preliminary waterline alignment with proposed hydrants shown. The dashed circles you see represent a 250' radius.

Also see attached for our preliminary autoturn exhibits showing the movements of a 40' pumper truck and showing the tightest turning maneuver at each intersection. It certainly helps not having curb & gutter proposed on the site. In regards to the fire "turnaround", we are showing the IBC regulation turnaround with the dashed line and one matching the road outline. The turnarounds work with the movements but I wanted to ask your thoughts. Using the IBC dimensions would require the team to shift a couple of buildings. Whichever you prefer we will react to.

I never saw an email come through with the specific dimensions of the Town of Eagle fire truck, but I can get that updated when that comes through.

Thanks for being available for input this early in the process. Let us know of any questions or concerns as you review.

Thanks,

CONSULTING ENGINEERS
STRUCTURAL - CIVIL - ENVIRONMENTAL

DYLAN A. DUNN | Project Engineer

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817 Colorado Avenue, Suite 301, Glenwood Springs, CO 81601
Direct: 720.975.1434 | Phone: 303.444.1951
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---

From: Stephen Eckert <stephen@caddispc.com>
Sent: Wednesday, April 20, 2022 9:27 AM
To: Randel Q. Cohen <rcohen@gefpd.org>; Dylan A. Dunn <ddunn@jvajva.com>
Subject: Re: Sprinkler Incentives

Here it is.... I missed your email. ddunn@jvajva.com
Thanks- Looking forward to working with you to make this happen!

Stephen

On Thu, Apr 14, 2022 at 3:44 PM Randel Q. Cohen <rcohen@gefpd.org> wrote:

> Stephen,
>
> If you could send me Dylan's email that would be helpful.

I believe I wrote it down incorrectly.

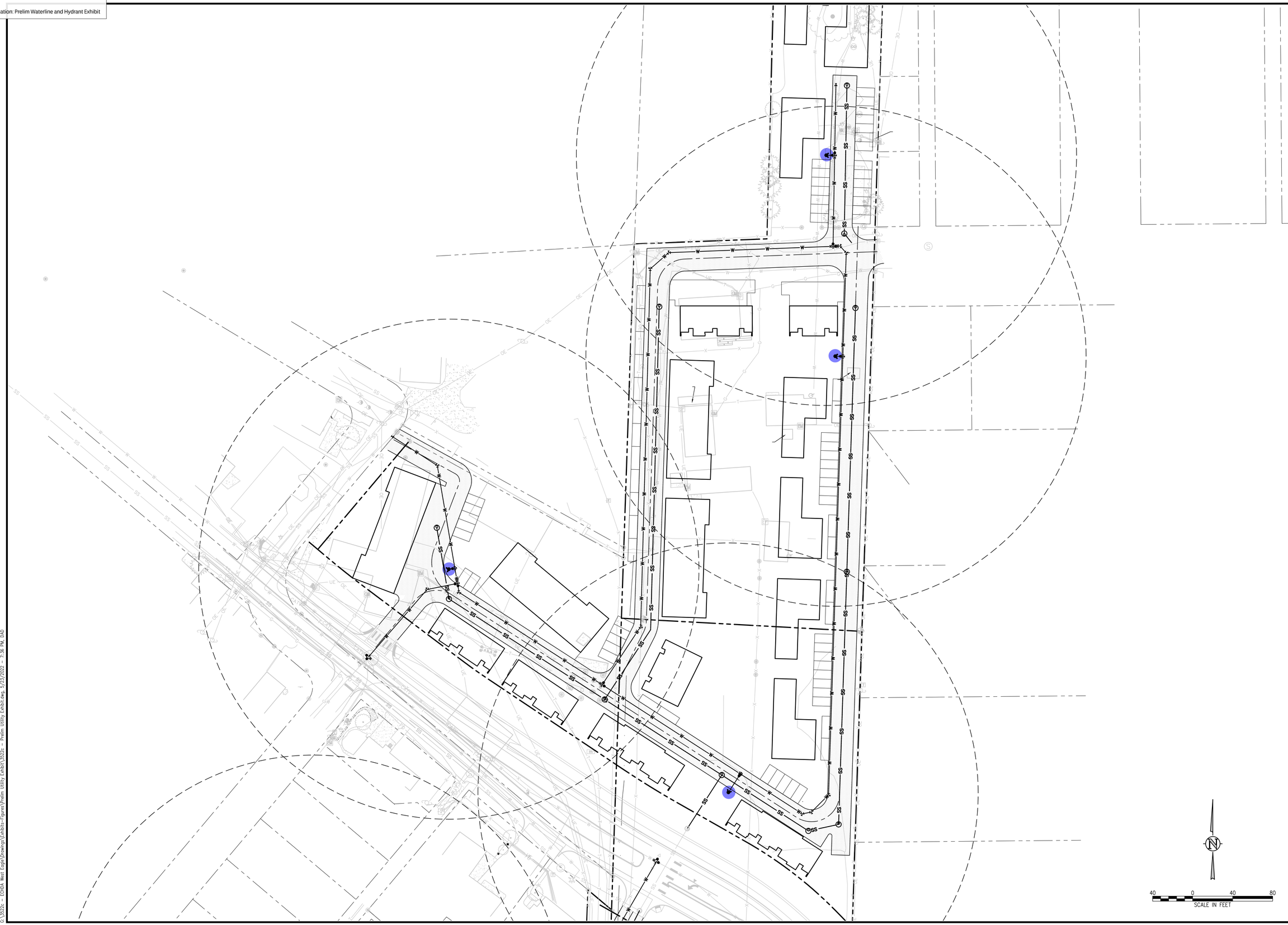
Thank You,

Randy

On Thu, Apr 14, 2022 at 3:35 PM Randel Q. Cohen <rcohen@gefpd.org> wrote:

> Stephen,
>
> Thank you for the information during our meeting this morning.
> I think this is a good project for Eagle and adds value to the town.
>
> I have attached the Home Fire Sprinkler Coalition fact page regarding incentives for sprinklering.
> Not all of them are applicable but there are some definite cost savings to capitalize on.
> If you need any information let me know.
>
> Thanks,
>
> Randy
>
> --
> **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



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NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	MAY 2022

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WEST EAGLE AFFORDABLE HOUSING

UTILITY EXHIBIT

SHEET NO.

FIG1

G:\3522c - EGHBA West Eagle\Drawings\Exhibits-Figures\Prelim Utility Exhibit\3522c - Prelim Utility Exhibit.dwg, 5/23/2022 - 7:36 PM, DAD

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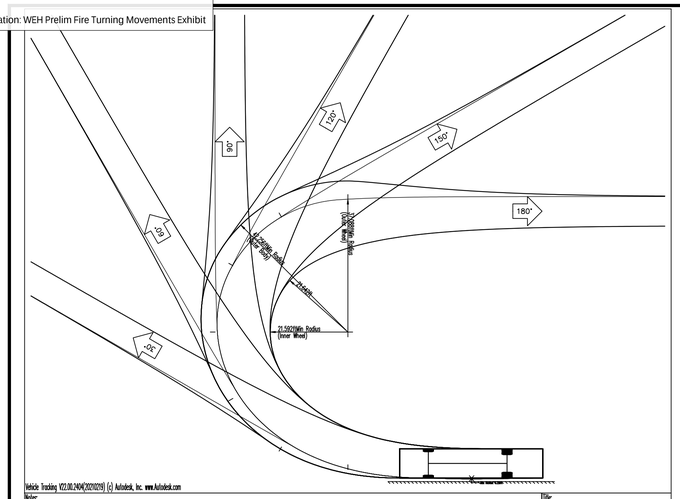
UTILITY EXHIBIT

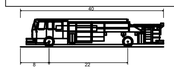
SHEET NO.

FIG2

30 0 30 60
SCALE IN FEET

G:\3522c - ECHDA West Eagle\Drawings\Exhibits-Figures\Prelim Utility Exhibit\3522c - Prelim Utility Exhibit.dwg, 5/23/2022 - 7:36 PM, DAD





Pumper Fire Truck	
Overall Length	40.000ft
Overall Width	8.167ft
Overall Body Height	7.745ft
Min Body Ground Clearance	0.656ft
Track Width	8.167ft
Lock-to-lock time	5.00s
Max Wheel Angle	45.00°

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DRAWN BY:	AMB
CHECKED BY:	JLS
JOB #:	3522c
DATE:	05/23/2022

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FIRE TRUCK TURNING TEMPLATE

SHEET NO.
EX 1

G:\3522c - EDGA West Eagle\Drawings\Exhibits-Figures\Fire Turning Movements\v3522c-Turning Exhibit.dwg, 5/23/2022 - 7:16 PM, DAD



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FIRE TRUCK TURNING TEMPLATE

SHEET NO.
EX 2

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DATE:	05/23/2022

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FIRE TRUCK TURNING TEMPLATE

SHEET NO.
EX 3

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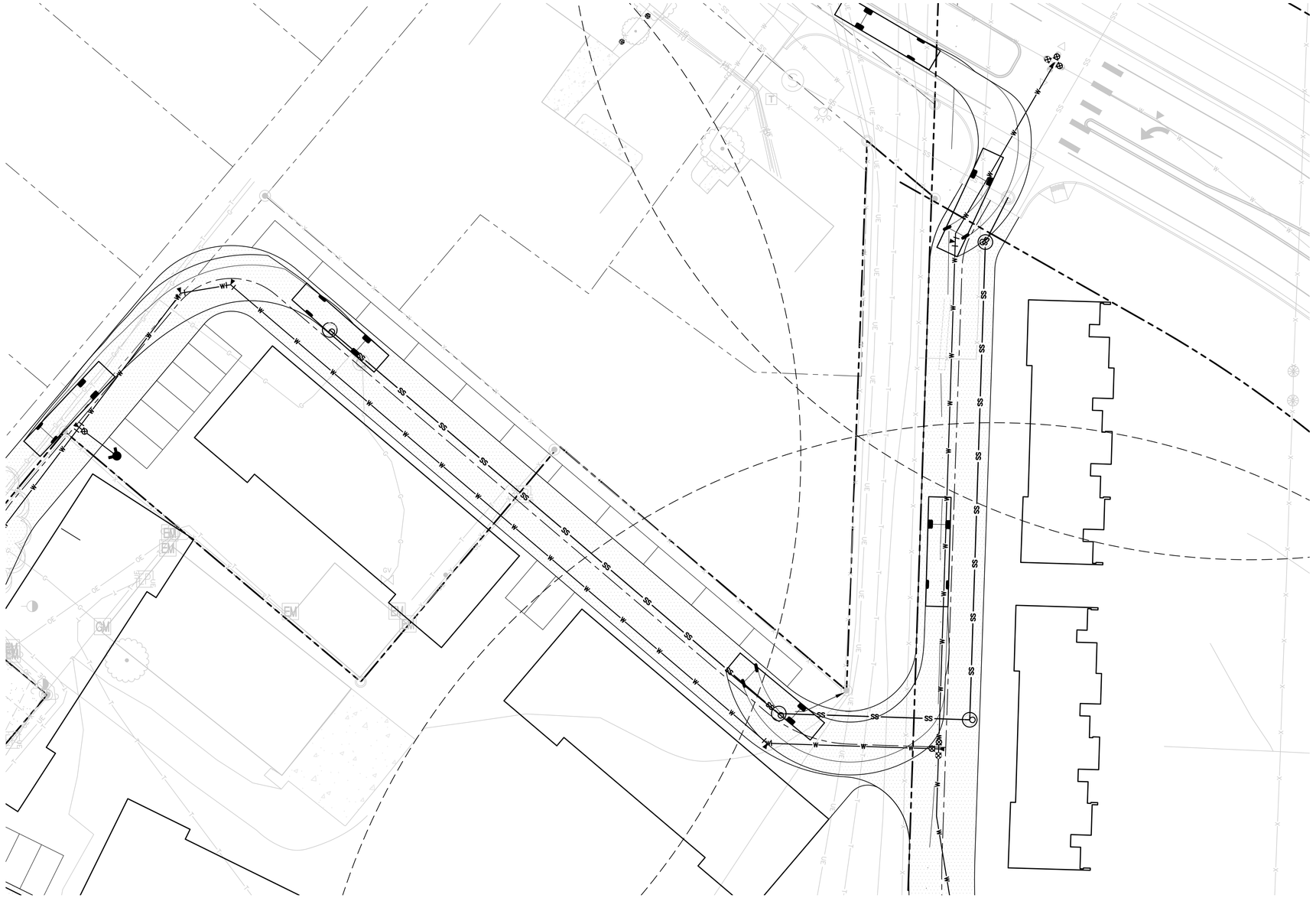

20 0 20 40
SCALE IN FEET

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FIRE TRUCK TURNING TEMPLATE

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EX 4

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FIRE TRUCK TURNING TEMPLATE

SHEET NO.
EX 5

20 0 20 40
SCALE IN FEET

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FIRE TRUCK TURNING TEMPLATE

SHEET NO.
EX 6

G:\3522c - ECHDA West Eagle\Drawings\Exhibits-Figures\Fire Turning Movements\v3522c-Turning Exhibit.dwg, 5/23/2022 - 7:17 PM, DAD

Evelyn Volz

From: Dylan A. Dunn <ddunn@jvajva.com>
Sent: Thursday, December 8, 2022 11:38 AM
To: Randel Q. Cohen
Cc: J.R. Spung; Tori Franks
Subject: RE: West Eagle Affordable Housing - Fire Flow & Duration

Awesome, Randy. Thank you for your help on this.

DYLAN A. DUNN, P.E. | Project Engineer

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From: Randel Q. Cohen <rcohen@gefpd.org>
Sent: Thursday, December 8, 2022 11:33 AM
To: Dylan A. Dunn <ddunn@jvajva.com>
Subject: Re: West Eagle Affordable Housing - Fire Flow & Duration

Dylan,

The math you have done is correct but there is a caveat for Table 105.2 in that the required fire flow can not go below 1,500 gallons per minute.
The required fire flow would be 1,500 gpm for the 3 hours.

Any questions let me know.

Thanks,

Randy

On Thu, Dec 8, 2022 at 11:06 AM Dylan A. Dunn <ddunn@jvajva.com> wrote:

> Randy,
>
> Our mistake. We are in the R2 occupancy group. Per Table B105.1(2) we are required 3,000gpm for 3 hours. Taking into account Table B105.2 we only need to provide 25% of the value shown in Table B105(2). Therefore, we are required to provide 750gpm for 3 hours.
>
> Is this the correct approach?

Thanks,

DYLAN A. DUNN, P.E. | Project Engineer

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From: Randel Q. Cohen <rcohen@gefpd.org>
Sent: Thursday, December 8, 2022 10:50 AM
To: Dylan A. Dunn <ddunn@jvajva.com>
Cc: J.R. Spung <jspung@jvajva.com>; Tori Franks <tori.franks@eaglecounty.us>
Subject: Re: West Eagle Affordable Housing - Fire Flow & Duration

Dylan,

Thank you for the email and information.

Regarding the code reference you stated, you are correct as long as the occupancy is a one- and two-family dwelling, occupancy group R-3 and R-4 building or townhouses.

If the structure is a multifamily building (apartment building) the occupancy class is an R-2 and would not fall into this category.

Looking at A1.0 Unit.Br.Counts graphic it appears that buildings E and F would not fall into this category and would be required to meet the reference fire flows required in Table B105.1(2).

I would be able to meet with you and line out the required fire flows for each building.

I want you to be aware that we still have to plan on meeting the requirements for the most demanding building and not the least demanding building.

I hope this helps.

Please let me know if you have any questions.

Thank You,

Randy

On Thu, Dec 8, 2022 at 10:29 AM Dylan A. Dunn <ddunn@jvajva.com> wrote:

> Randy,
>
> I hope this finds you well.
>
> We are helping the town pull together information in order to do a capacity study on the existing water infrastructure serving our development. A piece of that is the required fire flow and duration, and an email or letter from the local fire district stating that they have determined (conditionally) that the required flow be xxxx gpm for N hours.
>
> We have looked into this briefly and have come up with the following based off of IFC 2021:
>
> - Construction Type – V-B – Fully Sprinklered
> - Largest proposed building 11,808sf
> - Per table B105.1(2) in Appendix B of the 2021 IFC, the required fire flow for buildings between 11,301sf and 13,400sf with Type V-B construction is 3,000 gpm for 3 hours. Per table B105.1(1), this number can be reduved to ½ of that value with automatic sprinkler systems, which are planned for this development, for 1 hour. Therefore, the maximum required fire flow is 1,500 gpm for 1 hour.
>
> I have attached some exhibits for reference. Please reach out with any questions or concerns as you review.

Thanks,

DYLAN A. DUNN, P.E. | Project Engineer

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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

Evelyn Volz

From: Randel Q. Cohen <rcohen@gefpd.org>
Sent: Tuesday, May 9, 2023 3:19 PM
To: Evelyn Volz
Subject: Re: West Eagle Housing Life Safety Meeting Takeaways

Evelyn,

Thanks for getting these notes out.
I have reviewed them and they look exactly what we covered.

If there are any questions please let me know.

Thanks,

Randy

On Tue, May 9, 2023 at 2:51 PM Evelyn Volz <EVolz@dhmdesign.com> wrote:

> Hi Randy,
>
> Thanks again for your time yesterday meeting to review West Eagle Housing life safety. We really appreciate your input. Below are our meeting notes and takeaways. Please let us know if these are consistent with your recollection of the meeting or if you have anything to add or amend.
>
> Thank you, Evelyn
>
> # GEFPD Discussion - 5/8/2023
> Monday, May 8, 2023
> 3-345 PM
>
> In Attendance:
>
> Randy Cohen, GEFPD
>
> Dylan Dunn, J.R. Sprung, JVA
>
> Tori Franks, Eagle County
>
> Jim Kehoe, Stephen Eckert, Caddis
>
> Evelyn Volz, Chad Schultz, DHM

Items Discussed:

- Site
    - Turn arounds
        - GEFPD had no issues with the site plan's current fire turnaround locations
            - The team will be adding a turnaround adjacent to J Triplex north of Brush Creek Road for turnaround purposes until USFS parcel is acquired
            - No plans to tie-in drive to Brush Creek Road from southside of site
            - No additional turnarounds needed
    - Street turning radii
        - These looked good to Randy
        - Largest truck – width, height, and ground clearance looked off; Randy to send updated specification to confirm radii works
    - Hydrant Locations
        - 500' (typical) measured along streets
        - 625' when structures are sprinklered (required for any building over 4 units; discussed adding sprinklers to all buildings including duplexes/triplexes)
            - Also reduction in required fireflow when buildings have sprinklers
            - Can still have 625' distance between hydrants when one duplex does not have sprinklers if the hydrant is adjacent/near building
        - Randy requested moving an existing hydrant closer to south entrance to site off of Brush Creek Road extension
        - Addition of 3 hydrants total:
            - 1 (within USFS)
            - 1 (C2.2 in the corner)
            - 1 (C2.1 north of turnaround)
- Buildings

- Tele/Fiber to Each Building
    - 3 acceptable methods
        - POTS - Plain Old Telephone
        - VOIP - CAT5/Internet
        - Cell
        - Need two of the three (not two of the same, ie. not two cell)
        - West Eagle Housing (WEH) meets the requirements with VOIP & Cell
    - Each structure to have their own panel to avoid a mixup or errors if/when they need reprogrammed or reset in the future
- GEFPD will defer to Town's height requirements
    - Height is measured to eave height for ladder access, no roof peak
- IBC: Duplexes are R3 and Multifamily is R2

- Outstanding Items:
    - Tie-ins to town infrastructure is still to be confirmed, capacity study is currently underway. No major changes are anticipated.

Evelyn Volz

Associate

DHM DESIGN

Landscape Architecture | Land Planning | Ecological Planning | Urban Design

O: 720.763.3955 | C: 740.507.2593

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Eagle, CO 81631
Office: 970.328.7244 ext.112
Cell: 970.977.6269
www.gefpd.org

Ready...

From: Dylan A. Dunn
To: Steve Vardaman
Cc: Tori Franks; Jason Jaynes; Evelyn Volz; Stephen Eckert; Jim Keo; Kristen Uitto; J.R. Spung
Subject: RE: West Eagle Affordable Housing
Date: Thursday, May 2, 2024 1:18:31 PM
Attachments: image001.png
image002.png

Thank you, Steve. Appreciate you taking the time to review.

We will reach out as needed moving forward.

DYLAN A. DUNN, P.E. | Project Engineer

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From: Steve Vardaman <svardaman@ecparamedics.com>
Sent: Thursday, May 2, 2024 1:15 PM
To: Dylan A. Dunn <ddunn@jvajva.com>
Cc: Tori Franks <tori.franks@eaglecounty.us>; Jason Jaynes <jjaynes@dhmdesign.com>; Evelyn Volz <EVolz@dhmdesign.com>; Stephen Eckert <stephen@caddispc.com>; Jim Keo <jim@keostudioworks.com>; Kristen Uitto <kristen@caddispc.com>; J.R. Spung <jspung@jvajva.com>
Subject: Re: West Eagle Affordable Housing

Dylan,

After reviewing the provided materials, Eagle County Paramedic Services has no specific concerns with this development as proposed. Specifically, the emergency vehicle turnaround areas are acceptable and we will be able to provide ambulance service to this development. The proposed emergency ingress / egress access is beneficial.

Please let me know if you require any additional information.

Steve Vardaman
Operations Manager
P: 970.569.7001
C: 970.445.4816
eaglecountyparamedics.com

On Wed, May 1, 2024 at 9:24 AM Dylan A. Dunn <ddunn@jvajva.com> wrote:

> Steve,
>
> Appreciate the call back yesterday. As discussed, see attached for the site plan showing the turning movements for the fire apparatus approved by GEFPD. I looked back and wasn't able to find any email correspondence regarding our site plan as it relates to serviceability, but this site plan was brought in front of GEFPD for review and comment, and they had no comment toward our site layout.
>
> A couple of items to note:
>
> - The site area with the red hatch is the USFS property discussed yesterday. Although there are plans to acquire this property, we aren't sure when that will happen.

- The private drive on the south portion of the property is proposed as a “dead end” for the general public, but we are proposing to install an emergency ingress/egress for first responders.

Please review and reach out with any questions or concerns.

Site Location



DYLAN A. DUNN, P.E. | Project Engineer

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Appendix M: Engineering Specifications

SECTION 31 00 00

EARTHWORK

PART 1 GENERAL

1.1 RELATED DOCUMENTS

A. Drawings and general provisions of the Contract, and Division One and other related specification sections apply to work of this section.

1.2 SECTION INCLUDES

A. Clearing, grubbing and site preparation

B. Removal and disposal of debris

C. Handling, storage, transportation, and disposal of excavated material

D. Sheeting, shoring, bracing and protection work

E. Pumping and dewatering as required or necessary

F. Backfilling

G. Pipe embedment

H. Construction of fills and embankments

I. Excavation for buildings & structures

J. Pavement Subgrade preparation

K. Trench Stabilization

L. Final grading

M. Slope Stabilization

N. Appurtenant work

1.3 RELATED SECTIONS

A. Section 00 00 00 – Geotechnical Report

B. Section 32 12 00 – Flexible Paving

C. Section 32 13 00 – Rigid Paving

1.4 REFERENCES

A. AASHTO – American Association of State Highway and Transportation Officials

B. ASTM – American Society for Testing and Materials
   1. C33 – Concrete Aggregates
   2. C136 – Sieve Analysis of Fine and Coarse Aggregates
   3. D698 – Test Methods for Moisture-Density Relations of Soils and Soil-Aggregate Mixtures Using 5.5 lb. Rammer and 12-Inch Drop
   4. D1241 – Material for Soil Aggregate Subbase, Base and Surface Courses
   5. D1557 – Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort
   6. D4253 – Test Methods for Maximum Index Density of Soils and Unit Weight of Soils Using a Vibratory Table
   7. D4254 – Test Methods for Minimum Index Density and Unit Weight of Soils and Calculation of Relative Density
   8. D4318 – Test Methods for Liquid Limit, Plastic Limit, and Plasticity Index of Soils
   9. D6938 – Test Method for In-Place Density and Water Content of Soil and Soil Aggregate by Nuclear Methods (Shallow Depth)

C. ACI – American Concrete Institute
   1. 229 – Controlled Low-Strength Materials

D. CABO/ANSI – Council of American Building Officials/American National Standards Institute
   1. A117.1 – Accessible and Useable Buildings and Facilities Standards

E. CDOT – Colorado Department of Transportation

F. OSHA – Occupational Safety and Health Administration
   1. Part 1926 – Safety and Health Regulations for Construction

1.5 SUBMITTALS

A. Submit under provisions of Division One specifications.

B. Product Data: Submit on all products or materials supplied herein

C. Test Reports: Indicate supplier, sieve analysis, optimum moisture content and density in accordance with ASTM D698 if appropriate for crushed rock or gravel, pipe embedment and material for fills and embankment

1.6 REGULATORY REQUIREMENTS

A. Burning will not be allowed on-site. Comply with all applicable codes, regulations, and laws.

B. Comply with applicable requirements of CABO/ANSI A117.1 for accessibility requirements related to walks, ramps, parking areas, drives, curb ramps, etc.

C. Obtain and comply with all requirements of Town of Eagle and CDPHE Stormwater and/or Groundwater Discharge Permits, as required.

D. For public improvements only, in the event of a conflict between municipal standards and this specification, municipal standards for products and installation will govern.

E. Excavation work will be performed in compliance with Town of Eagle and current OSHA requirements.

1.7 ENVIRONMENTAL REQUIREMENTS

A. Protect adjacent structures and surrounding areas from damage during excavation, filling, and backfilling

B. Protect work from erosion or other similar types of damage until the project has been accepted. Leave protection in place for subsequent contractors' use.

C. Do not backfill or construct fills during freezing weather. Backfill or construct fills only when temperature is 35°F and rising

D. Do not use frozen materials, snow, or ice in any backfill or fill area

E. Do not backfill or construct fill on frozen surfaces

F. Protect excavated material from becoming frozen

G. Do not backfill or construct fills or embankments during periods of heavy rainfall or precipitation when soil moisture conditions will not allow proper compaction to be achieved

H. Do not remove trees from outside excavation or fill areas unless authorized by the Owner; protect from permanent damage by construction activities

I. Provide temporary bridges for roadways, walkways, driveways, etc.

1.8 QUALITY ASSURANCE

A. All imported material to be free of hazardous and organic wastes, "clean" as defined by EPA, and approved for its intended use by the Owner or project Geotechnical Engineer.

PART 2 PRODUCTS

2.1 MATERIALS

A. General - Soil materials, whether from sources on or off the site must be approved by the Geotechnical Engineer as suitable for intended use and specifically for required location or purpose.

B. Classification of Excavated Materials:
   1. No classification applies. Remove and handle all excavated materials regardless of its type, character, composition, condition, or depth. This includes all material that is not classified as rock excavation as described in Paragraph 2.1.B.2 Rock Excavation is included herein.
   2. Rock Excavation: classified as removal of solid material that by actual demonstration, in the Engineer's opinion, cannot be reasonably loosened or ripped by either a single-tooth, hydraulically operated ripper mounted on a crawler tractor in good condition rated at a minimum 300 flywheel horsepower or excavated with a minimum 325 flywheel horsepower hydraulic excavator in good condition equipped with manufacturer's standard boom, two rippers and rock points, or
      a. Material that for convenience or economy is loosened by drilling, or the use of pneumatic tools, is not considered rock excavation
      b. Removal of boulders larger than 1/2 cubic yard will be classified as rock excavation, if drilling or breaking them apart with power operated hammer, hydraulic rock breaker, expansive compounds, or similar means is both necessary and actually used for their removal
      c. Contractor to inform Engineer when rock excavation is required prior to performing Work
      d. Contractor to provide accurate records of excavated rock to confirm quantity of rock excavated.
   3. Excavation of rock that cannot be excavated as outlined above will be considered rock excavation and may require alternative means that may include drilling, blasting, or expansive compounds.
   4. Waste Materials:
      a. Waste materials are considered unacceptable materials for compaction or placement fill. Site fills will not include environmental pollutants, hazardous substances or waste, hazardous products or by-products.
      b. Transport and properly dispose of any rubble and waste materials found in excavation off the Owner’s property
      c. If hazardous, transite or asbestos containing materials are found in excavation, stop work immediately and notify the Owner within one hour of discovery. Comply with special handling requirements.

C. Fills and Embankments
   1. To the maximum extent practical use excess earth from onsite excavation for fills and embankments.
   2. Free from rocks or stones larger than 12 inch in greatest dimension and free from brush, stumps, logs, roots, debris, and organic and other deleterious materials

3. Fill and embankment material must be acceptable to Engineer
4. No rocks or stones larger than 6 inch in upper 18 inches of fill or embankment. Where allowed, distribute rocks and stones through the fill to not interfere with compaction.

D. Imported Fill for Fills and Embankments:
1. The Contractor is responsible for obtaining additional material for fills and embankments as necessary to meet the requirements shown on the Drawings.
2. Imported fill conforming to the following:
   a. Gradation (percent finer by weight ASTM C136): 3" – 100% passing, No. 4 Sieve – 50-100% passing, and No. 200 Sieve – 35% passing (maximum)
   b. Liquid Limit: 35 (maximum), Plasticity Index: 15 (maximum), Group Index: 10 (maximum)

E. Structural Fill
1. Imported structural fill, such as a ½-inch minus, CDOT Class 7 Aggregate Road Base, conforming to the following:
   a. Gradation: 1" – 100% passing (percent finer by weight ASTM C136), No. 8 Sieve – 20-85% passing, and No. 200 Sieve – 15% (maximum)
   b. Liquid Limit: 30 (maximum), Plasticity Index: 6 (maximum)

F. Topsoil
1. Topsoil is defined as fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of rocks, stumps, stones larger than 2 inches in any dimension, and other extraneous or toxic matter harmful to plant growth for areas to be seeded or planted. Coordinate testing requirements with Landscape Architect and Owner.
2. Clean topsoil free of plants and seeds will be spread to 4-inch minimum depth or as specified by Drawings, whichever is greater.

G. Grubbings
1. Grubbings are defined as the first 1 inch of surface vegetation and topsoil consisting of primarily existing grass groundcover free of roots, brush, and other objectionable material and debris.
2. Reuse grubbing and surface topsoil containing plants and seeds in designated revegetation areas only.

H. Pipe Embedment: Graded gravel
1. Comply with Town of Eagle requirements for pipe embedment for public utilities.

2. 1-1/2" Washed rock

Sieve Size (Inch)	Percent Passing by Weight
2"	100
1-1/2"	95-100
1"	80-95
3/4"	30-45
1/2"	10-25
3/8"	<1

3. 3/4” – 1” Crushed rock – AASHTO 57/67

Sieve Size (Inch)	Percent Passing by Weight
1	100
3/4”	90-100
1/2”	25-60
3/8”	20-55
NO. 4	0-10
NO. 8	0-5
NO. 200	0-2

4. Well-Graded Sand

Sieve Size	Percent Passing by Weight
3/8”	100
No. 4	95-100
No. 8	80-100
No. 16	50-85
No. 30	25-60
No. 50	10-30
No. 100	10-30
No. 200	2-10

5. Drain Gravel
   a. Crushed rock, granular material with a maximum size of 1-1/2 inch.
   b. Minimum 50% passing No. 4 sieve, maximum 5% retained on No. 200 sieve
6. Refer to Foundation or Underdrain specification for perforated pipe bedding requirements

I. Compacted Trench Backfill
1. Job excavated material finely divided, free of debris, organic material, and stones larger than 6 inches in greatest dimension without masses of moist, stiff clay, or topsoil
2. In upper 18 inches, no rock or rock excavated detritus, larger than 6 inches except with specific approval from Geotechnical Engineer.
3. No rock greater than 3 inches in greatest dimension within 3 feet of top of pipe
4. Graded gravel: as specified or shown on Drawings for pipe embedment

J. Coarse Base Rock
1. Granular material, maximum 3 inches, less than 10% passing 1-inch sieve.
2. Free of trash, clay and dust
3. Compaction as specified by Geotechnical Engineer

K. Road Base
1. Will meet ASTM specification for Class II aggregate base and CDOT Class 6 gradation

Sieve Size	**Percent Passing by Weight**
3/4"	90-100
No. 4	30-65

No. 8	22-55
No. 200	3-12

2.2 ACCESSORIES

A. Controlled Low Strength Material (Flow Fill)
   1. Comply with Town of Eagle requirements and ACI 229 for the use of flowable fill within the right-of-way or for public utility trench backfill.
   2. Product will be a lean, sand-cement slurry, “flowable fill” or similar material with a 28-day unconfined compressive strength between 50 and 200 psi.

B. Non-woven geotextile fabric
   1. Needle-punched nonwoven geotextile composed of polypropylene fibers, which are formed into a stable network such that the fibers retain their relative position. Product must be inert to biological degradation and resists naturally encountered chemicals, alkalis, and acids. Product must meet AASHTO M288-06 Class 3 for elongation > 50%.
      a. Mirafi 140N or accepted substitution

PART 3 EXECUTION

3.1 EXAMINATION

A. Field verify the location of all underground utilities, pipelines and structures prior to excavation

3.2 PERFORMANCE — GENERAL

A. Contractor to verify quantities of cuts and fills and perform all earthwork required to meet the grades as shown on the Drawings, including but not limited to, additional import or export required to handle compaction, building and pavement subgrade preparation, and pipe bedding.

B. Perform work in a safe and proper manner with appropriate precautions against hazard

C. Provide adequate working space and clearances for work performed within excavations and for installation and removal of utilities

D. Contain all construction activity on the designated site and within the limits of work. Cost of restoration offsite will be the responsibility of the Contractor

E. Maintain service to pipelines and utilities indicated on Drawings during construction

3.3 PREPARATION

A. Clearing and Grubbing

1. Clear all site areas within the limits of work of grasses, roots, brush, and other objectionable material and debris.
2. Strip subgrade for fills and embankments of surface vegetation, sod, tree stumps and organic topsoil. Strip and stockpile all on-site material meeting the topsoil definition for all areas receiving grading where shown on Drawings
3. Remove all waste materials from site and dispose. Stockpile all acceptable grubbings for reuse in revegetation areas.
4. Remove and dispose of tree stumps and roots over 3 inches in diameter to a minimum depth of 18 inches below the natural surface or 5 feet below finished surface level, whichever is lower.
5. Remove debris including all demolished trees, underbrush, stumps, roots and other combustible materials from site and dispose of off-site; on-site burning is not permitted
6. Backfill all excavated depression include grub holes with approved material

B. Preservation of Trees
1. Do not remove trees outside fill or excavated areas, except as authorized by Engineer
2. Protect trees and their roots within the drip line that are to remain from permanent damage by construction operation
3. Trim standing trees in conflict with construction operations as directed by Owner and Landscape Architect.

C. Topsoil Stripping
1. Strip onsite material meeting the topsoil definition to minimum depth of 4 inches from areas to receive grading as shown on Drawings.
2. Stockpile topsoil in areas designated by Owner and indicated on Drawings where it will not interfere with construction operations and activities and existing facilities
3. At the completion of work in each area, place and grade topsoil to maintain gradient as indicated and required. Roughen surface as required for erosion control.

D. Waste and Debris
1. Stockpile all acceptable grubbing for reuse in native revegetation areas
2. Remove and dispose of all waste materials and debris from clearing, grubbing, stripping and demolition off site

E. Stockpiles
1. Segregate materials suitable for the following:
   a. Topsoil
   b. Embankments and fills
   c. Backfill
   d. Spoils and waste only
2. No excavation will be deposited or stockpiled at any time so as to endanger stability of banks or structures, health of trees and shrubs to be protected, or portions of the Work, either by direct pressure or indirectly by overloading banks contiguous to the operation
3. Stockpile soil materials away from edge of excavations

4. Do not obstruct or prevent access to roads, driveways, ditches, natural drainage channels, and utility control devices
5. If in result of adjacent structures, easement limitations, or other restrictions sufficient storage is not available within Project limits, Contractor will arrange for off-site areas for stockpiling and for moving material to and from the storage area at no additional cost to the Owner

3.4 PROTECTION OF EXISTING UTILITIES AND STRUCTURES

A. Excavation and backfill operations will be performed in such a manner to prevent cave-ins of excavations or the undermining, damage or disturbing of existing utilities and structures or of new work.

B. Backfill will be placed and compacted so as to prevent future settlement or damage to existing utilities and structures and new work

C. Any excavations improperly backfilled or where settlement occurs will be reopened to the depth required then refilled with approved materials and compacted, and the surface restored to the required grade and condition, at no additional costs to the Owner

D. Any damage due to excavation, backfilling, or settlement of the backfill, or injury to persons or damage to property occurring as a result of such damage will be the responsibility of the Contractor. All costs to repair such damage, in a manner satisfactory to the Engineer, will be borne by the Contractor at no additional expense to the Owner

3.5 DEWATERING

A. General
1. All dewatering activities in accordance with all federal, state, and local regulations regarding site drainage, dewatering, and erosion and sediment control including permitting requirements
2. Design and provide dewatering system using accepted and professional methods consistent with current industry practice to eliminate water entering the excavation under hydrostatic head from the bottom and/or sides. Design system to prevent differential hydrostatic head, which would result in floating out soil particles in a manner, termed as a “quick” or “boiling” condition. System will not be dependent solely upon sumps and/or pumping water from within the excavation where differential head would result in a quick condition, which would continue to worsen the integrity of the excavation’s stability
3. Provide and maintain adequate dewatering equipment including power supply, if necessary, to remove and dispose of surface and groundwater entering excavations, trenches, and other parts of the Work
4. Provide dewatering system of sufficient size and capacity to prevent ground and surface water flow into the excavation and to allow all Work to be installed in a dry condition
5. Control groundwater in a manner that preserves strength of foundation soils, does not cause instability or raveling of excavation slopes, and does not result in damage to

existing structures. Where necessary to these purposes, lower water level in advance of excavation, utilizing wells, wellpoints, jet educators, or similar positive methods
6. Keep each excavation dry during subgrade preparation and continually thereafter until the structure to be built or the pipe to be installed is completed to the extent that no damage from hydrostatic pressure, flotation, or other cause will result
7. Dewater excavations which extend to or below groundwater by lowering and keeping the groundwater level beneath such excavation at least 12 inches below the bottom of the excavation
8. Design, furnish, install, test, operate, monitor and maintain dewatering system of sufficient scope, size and capacity to control hydrostatic pressures and to lower, control, remove, and dispose of groundwater and permit excavation and construction to proceed on dry, stable subgrades
9. Divert surface water or otherwise prevent it from entering excavated areas or trenches to the extent practical without damaging adjacent property
10. Maintain all drainage pipes, keep clean and free of sediment during construction and final cleanup
11. Open pumping with sumps and ditches will be allowed, provided it does not result in boils, loss of fines, softening of the ground, or instability of slopes
12. No additional payment will be made for any supplemental measures to control seepage, groundwater, or artesian head
13. Dewatering to surface waterways requires Colorado Department of Public Health and Environment dewatering permit. Contractor must obtain dewatering permit and comply with discharge requirements therein, including water treatment prior to discharge, if necessary

B. Design
1. Contractor will be responsible for the accuracy of the Drawings, design data, and operational records required
2. Contractor will be solely responsible for the design, installation, operation, maintenance, and any failure of any component of the system

C. Damages
1. Contractor will be responsible for and will repair without cost to the Owner any damage to work in place, or other contractor's equipment, utilities, residences, highways, roads, railroads, private and municipal well systems, adjacent structures, natural resources, habitat, existing wells, and the excavation including, damage to the bottom due to heave and including but not limited to, removal and pumping out of the excavated area that may result from Contractor's negligence, inadequate or improper design and operation of the dewatering system, and any mechanical or electrical failure of the dewatering system
2. Remove sub grade materials rendered unsuitable by excessive wetting and replace with approved backfill material at no additional cost to the Owner

D. Maintaining Excavation in Dewatered Condition
1. Dewatering will be a continuous operation. Interruptions due to power outages, or any other reason will not be permitted

2. Continuously maintain excavation in a dry condition with positive dewatering methods during preparation of subgrade, installation of pipe, and construction of structures until the critical period of construction and/or backfill is completed to prevent damage of subgrade support, piping, structure, side slopes, or adjacent facilities from flotation or other hydrostatic pressure imbalance
3. Provide standby equipment on site, installed, wired, and available for immediate operation if required to maintain dewatering on a continuous basis in the event any part of the system becomes inadequate or fails. If dewatering requirements are not satisfied due to inadequacy or failure of dewatering system, perform such work as may be required to restore damaged structures and foundation soils at no additional cost to Owner
4. System maintenance will include supervision by personnel skilled in the operation, maintenance, and replacement of system components, and any other work required to maintain excavation in dewatered condition

E. System Removal
1. Remove dewatering equipment from the site, including related temporary electrical service
2. Wells will be removed or cut off a minimum of 3 feet below final ground surface, capped, and abandoned in accordance with regulations by agencies having jurisdiction

3.6 SHEETING, SHORING AND BRACING

A. All sheeting, shoring and bracing in accordance with OSHA and IBC requirements

B. Prevent undermining and damage to all structures, buildings, underground facilities, pavements and slabs

C. Contractor will responsible for obtaining all required permits or easements for encroachments into the public right-of-way and for coordinating any encroachments onto adjacent properties.

D. If sheet pile cut off walls are required, submit design calculations, stamped by a Colorado licensed Professional Engineer

E. Contractor will be solely responsible for proper design, installation, operation, maintenance, and any failure of any system component
1. Engineer review of Contractor's design and data does not relieve the Contractor from full responsibility for errors or from the entire responsibility for complete and adequate design and performance of the sheeting, shoring and bracing system

F. Provide proper and substantial sheeting, shoring, and bracing, in accordance with OSHA Standards as required, to prevent caving or sliding, to protect workmen and the Work, and to protect existing structures and facilities

G. Design, furnish, build, maintain and subsequently remove, to extent required a system of temporary supports for cut and cover, open cut, temporary bypass road, or trench excavations, including bracing, dewatering, and all associated items to support the sides

and ends of excavations where excavation slopes may endanger in-place or proposed improvements, extend beyond construction right-of-ways or as otherwise specified or indicated in the Drawings
   1. Design and build sheeting, shoring, and bracing to withstand all loads that might be caused by earth movement or pressure
   2. Design and build sheeting, shoring and bracing to be rigid, maintain shape and position under all circumstances.

H. Design excavation support system and components for the following to allow safe and expeditious construction of permanent structures without movement/settlement of the ground and to prevent damage to or movement of adjacent buildings, structures, other improvements and underground facilities
   1. To support lateral earth pressures
   2. Loads from utilities, traffic, construction, buildings and surcharge loads

I. Provide sheeting, shoring and bracing equipment and materials onsite prior to start of excavation in each section, making adjustments as required to meet unexpected conditions

J. Contractor will make his own assessment of existing conditions including adjacent property, the possible effects of his proposed temporary works and construction methods, and will select and design support systems, methods, and details as will assure safety to the public, adjacent property, and the completed Work.

K. Employ caution in areas of underground facilities, which will be exposed by hand or other excavation methods acceptable to Owner or Engineer.

L. Space and arrange sheeting and bracing as required to exclude adjacent material and according to the stability of excavation slopes

M. Do not pull trench sheeting before backfilling

N. Do not brace sheeting left in place against the pipe, but support it in a manner that precludes concentrated loads or horizontal thrusts on pipe

O. Cross braces installed above the pipe to support sheeting may be removed after pipe embedment is completed

P. Damages
   1. Contractor will document and all existing damage to adjacent facilities and submit written documentation to Owner and Engineer prior to performing any excavation. Documentation will include written description of existing damages, measurements, diagrams, maps and associated photographs
   2. Repair all damage resulting from excavation and remove and place any existing structure or underground facility damaged during shoring and sheeting and all undermined pavements with Owner-approved equal, concrete or asphalt, at no cost to the Owner.

3.7 TRENCH STABILIZATION

A. Thoroughly compact and consolidate subgrades for concrete structures, precast structures, and utility trench bottoms so they remain firm, dense and intact during required construction activities

B. Remove all mud and muck during excavation

C. Reinforce subgrades with crushed rock or gravel if they become mucky during construction activities

D. Finished elevation of stabilized subgrades are to be at or below subgrade elevations indicated on Drawings

E. Allow no more than ½ inch depth of mud or muck to remain on trench bottoms when pipe bedding material is placed thereon

F. Scarify trench subgrade to a depth of 6 to 8 inches before compaction

3.8 EXCAVATION FOR STRUCTURES

A. Excavate to indicated elevations and dimensions within a tolerance of plus or minus 0.10 foot

B. Remove existing unsuitable/uncompacted fill, old foundations, rubble/debris, soft or otherwise unsuitable material, and replace with suitable material in excavation

C. Extend excavations to a sufficient distance from structures for placing and removing concrete formwork, installing services and other construction and inspections

D. Trim to neat lines where details call for concrete to be deposited against earth

E. Excavate by hand in areas where space and access will not permit use of machines

F. Provide dewatering and temporary drainage as required to keep excavations dry.

G. Reshape subgrade and wet as required

H. Notify Geotechnical Engineer when structure excavation has reached designated depth. Do not proceed with structure construction until excavation is approved by Geotechnical Engineer.

I. [Per the geotechnical report, for overexcavation and recompaction areas at structures, soils will be excavated to a depth of 3 feet below the bottom of all floor slabs. The subexcavation will be configured at a minimum side slope inclination of 1(horizontal):1(vertical) from the toe of the subexcavation slope. The toe of the subexcavation slope will be no closer than 5 feet outside the outermost edge of all concrete footings or building boundaries laterally, whichever is larger. Slope will continue to the proposed surface grades.

3.9 PAVEMENT OVEREXCAVATION AND SUBGRADE PREPARATION

A. Excavate subgrade for asphalt pavement areas per the lines, grades, and dimensions indicated on Drawings within a tolerance of plus or minus 0.10 foot. Excavate subgrade for concrete pavement areas per the lines, grades, and dimensions indicated on Drawings within a tolerance of plus or minus 0.05 foot.

B. Overexcavate and scarify existing soil as required under pavement areas, slabs, curbs and walks to meet the moisture and compaction specifications herein to depth shown on Drawings.

C. Extend subgrade preparation a minimum of one foot beyond back of proposed pavement, slabs, curbs and walks.

D. Extend subgrade preparation a minimum of two feet beyond back of proposed structure foundation limit.

E. Proof roll with a pneumatic tire equipment with a minimum axle load of 18 kips per axle a maximum of 24 hours prior to paving to locate any soft spots that exhibit instability and deflection beyond subgrade tolerances listed above. Areas that are observed to have soft spots in the subgrade, where deflection is not uniform or is excessive as determined by the Geotechnical Engineer, will be ripped, scarified, dried or wetted as necessary and recompacted to the requirements for density and moisture at the Contractor's expense. After recompaction, these areas will be proof rolled again and all failures again corrected at the Contractor's expense.

F. If the Contractor fails to place the sub base, base course, or initial pavement course within 24 hours or the condition of the subgrade changes due to weather or other conditions, proof rolling and correction will be performed again at the Contractor's expense.

3.10 FILLS AND EMBANKMENTS

A. Using suitable approved materials, shape, trim, and finish cut slopes to conform with contours and elevations indicated on Drawings

B. Suitable materials will consist of excavations or borrow areas
   1. Borrow
      a. Borrow areas will be arranged by Contractor at no additional cost to Owner and will be subject to approval by Engineer or Geotechnical Engineer
      b. Includes all topsoils and fill materials from approved offsite locations

C. Place in layers from 4 to 8 inches where high degree of compaction is required. Otherwise, place in 8 to 12 inch layers. Will be placed on subgrades approved by Engineer or Geotechnical Engineer

D. Will not be placed on frozen surface. Do not place snow, ice or frozen materials in fill

E. Level and roll subgrade so surface materials will be compact and bond with the first layer of fill or embankment
   1. Plow and scarify subgrade to a minimum depth of 6 inches until uniform and free of large clods

F. Place in horizontal layers at maximum uncompacted depth per compaction specifications herein.

G. Spread and level material deposited in piles and windrows before compacting

H. Thoroughly compact each layer by rolling or other means acceptable to Geotechnical Engineer to meet the moisture and compaction specifications herein.

I. Alter compaction methods if material fails to meet specified density

J. Where a trench passes through a fill or embankment, place and compact fill or embankment to 12 inch above the top of the pipe before excavating the trench

K. Add water and harrow, disc, blade, or otherwise work each layer to obtain the uniform moisture content and adequate compaction

L. Refer to geotechnical report for additional requirements for fill and embankment preparation requirements.

3.11 COMPACTION

A. Place backfill and fill materials in layers not more than 8 inches in loose depth for material compacted by heavy compaction equipment, and not more than 4 inches in loose depth for material compacted by hand-operated tampers.

B. Place backfill and fill materials evenly on all sides of structures to required elevations. Place backfill and fill uniformly along the full length of each structure as described herein.

C. Refer to geotechnical report for additional requirements for site development material, subexcavation, compaction and related earthwork operations.

D. Percentage of Maximum Dry Density Requirements: Moisture treat and compact soil to not less than the following percentages of maximum dry density and to within the specified moisture content range of optimum moisture content according to ASTM D698 as follows:

Surface Improvement	Compaction %	Moisture Content
Structures	98%	-2 to +2
Paved Areas	95%	-2 to +2
Utility Trenches	95%	-2 to +2
Lawns or Unpaved Areas	90%	-2 to +2
Public Right-of-way	Per municipal standards	

1. Do not deposit or compact tamped or otherwise mechanically compacted backfill if frozen or if in water.
2. Take particular care to compact backfill which will be beneath slabs, pipes, drives, roads, parking areas, curb, gutters, or other surface construction.

3.12 BORROW OR SPOIL AREA

A. Obtain suitable material required to complete fill and embankments from excavation, on-site areas.

B. Offsite borrow or export areas
   1. Coordinate with Owner

C. The location, size, shape, depth, drainage, and surfacing of borrow or spoil pits will be acceptable to Owner.

D. Make all areas regular in shape with graded and surfaced side and bottom slopes when completed

E. Cut side slopes not steeper than 1:1 and uniform for the entire length of any one side

F. Final grade disturbed areas of borrow to uniform slope (maximum slope = 4:1, minimum slope = 50:1).

G. Use material free of debris and deleterious material

H. Contractor is responsible for compliance with Colorado Discharge Permit System and local erosion control permitting requirements for any and all onsite and offsite, disturbed spoil and borrow areas. Upon completion of spoil and/or borrow operations, clean up spoil and/or borrow areas in a neat and reasonable manner to the satisfaction of the offsite property owner, Owner and Engineer.

3.13 DISPOSAL OF EXCESS EXCAVATED MATERIALS

A. Use excess excavated materials in fills and embankments as indicated on the Drawings to the extent needed. Coordinate with Owner and Engineer on locations for excess material placement.

B. The Contractor is responsible for disposing of all excess excavated materials from the site to a location approved by the Owner or Engineer and permitted with the local authorities.

C. Remove debris, junk, broken concrete, broken asphalt, rock, stones, stumps, logs, roots, and other unsuitable material from the site and dispose of it.

3.14 BLASTING

A. Blasting or other use of explosives is not permitted without Town of Eagle approval

3.15 TRENCH EXCAVATION

A. Establish alignment and grade or elevation from offset stakes provided by the Contractor's surveyor.

B. Excavate trenches so pipes can be laid straight at uniform grade without dips or bumps, between the terminal elevations indicated on the Drawings

C. Comply with pipe specification sections regarding vertical and horizontal alignment and maximum joint deflection

D. Where grades or elevations are not fixed on the Drawings, excavate trenches to provide a minimum depth of backfill cover over the top of pipe as follows. Coordinate depth of cover with utility owners. Increase depth as required by utility owner and at crossings. Minimum depths are:
   1. 2.0 feet for drainage piping
   2. 2.5 feet for gas piping
   3. 2.5 feet for electric, telecom, and fiber optic conduit
   4. 2.0 feet for irrigation piping
   5. 4.5 feet for sanitary sewer
   6. 6 feet for water piping
   7. Increase depth as required at vertical curves and for clearance beneath existing pipes, conduits, drains, drainage structures, or other obstructions encountered at normal pipe grades

E. Measure pipe cover depth vertically from top of pipe to finished ground or surface elevation

F. Do not open more trench in advance of pipe laying than is necessary to expedite the work; not more than 200 feet

G. Total length of open trench will be limited to 200 feet unless otherwise approved by the Engineer

H. Except where tunneling or boring is indicated on the Drawings, specified, required by jurisdictional agency or permitted by Engineer, excavate trenches by open cut from the surface

I. Limiting trench widths
   1. Excavate to a width which will provide adequate working space and pipe clearances for proper pipe installation, jointing, embedment
   2. If needed to reduce earth loads to prevent sliding, cut banks back on slopes which extend not lower than 1 foot above the top of the pipe
   3. Stipulated minimum clearances are minimum clear distances, not minimum average distances
   4. Maximum trench width from six inches above the top of pipe to trench bottom is the pipe outside diameter plus 24 inches

5. Limiting trench widths and permissible clearances from 6 inches above top of pipe to trench bottom for installed pressure and non-pressure piping

Pipe Size (inch)	Minimum Trench Width	Maximum Trench Width
3	1’ 6”	2’ 6”
4	1’ 6”	2’ 6”
6	1’ 6”	2’ 6”
8	1’ 8”	2” 8”
10	2’ 0”	3’ 0”
12	2’ 0”	3’ 0”
16	2’ 8”	3’ 8”
18	3’ 0”	4’ 0”
24	3’ 6”	4’ 6”
36	4’ 6”	5’ 0”

6. If the width of the lower portion of the trench exceeds the maximum permitted, provide special pipe embedment, or concrete encasement as required by loading conditions
7. No excessive trench widths will be allowed to avoid the use of sheeting or shoring and bracing

J. Trench Side Walls
1. Will be sloped, shored, sheeted, braced, or otherwise supported by means of sufficient strength to protect workmen in accordance with applicable rules and regulations established for construction by the federal, state, and local ordinances and regulations
2. Sheet and brace where necessary and as specified herein
3. Excavate without undercutting

K. Trench Bottom
1. Will be thoroughly protected and maintained when suitable natural materials are encountered
2. Will be thoroughly compacted and in approved condition prior to placing gravel bedding, if required
3. Where in earth, trench bottoms for 6 inches and smaller pipe may be excavated below pipe subgrade and granular embedment provided or the trench may be graded to provide uniform and continuous support between bell holes or end joints of the installed pipe at the Contractor's option
4. Whenever so directed by Engineer, excavate to such depth below grade as Engineer directs and bring the trench bottom to grade with such material approved by Engineer
5. Do not allow any part of bells or couplings to contact the trench bottom, walls, or granular embedment when pipe is joined
6. PVC pipe will not be laid directly on trench bottom

L. Mechanical excavation
1. Do not use where its operation would damage buildings, culverts, or other existing property, structures, or utilities above or below ground; hand excavate only in such areas

2. Use mechanical equipment of a type and design which can be operated to provide the following:
    a. Rough trench bottom to a controlled elevation
    b. Uniform trench widths and vertical sidewalls are obtained from 1 foot above the top of the installed pipe to the bottom of the trench
    c. Trench alignment is such that pipe is accurately laid to specified alignment and is centered in the trench with adequate clearance between pipe and trench sidewalls
3. Do not undercut trench sidewalls
4. Recompact trench bottom disturbed by bucket teeth prior to placement of embedment material

M. Except as otherwise required, excavate trenches below the underside of pipes as indicated in the Drawings to provide for installation of granular embedment pipe foundation material

N. Whenever so directed by Engineer, excavate to such depth below grade as Engineer directs and bring the trench bottom to grade with such material as Engineer may direct

O. For unstable soils, provide concrete or other bedding as directed by Engineer

P. Do not allow any part of bells or couplings to contact the trench bottom, walls, or granular embedment when pipe is joined

Q. Cuts in existing surface construction
1. No larger than necessary to provide adequate working space
2. Cut a clean groove not less than 1½ inch deep along each side of trench or around perimeter of excavation area
3. Remove pavement and base pavement to provide shoulder not less than 6 feet wide between cut edge and top edge of trench
4. Do not undercut trenches, resulting in bottom trench width greater than top widths
5. Make pavement cuts to and between straight or accurately marked curved lines parallel to trench centerline or limits of excavation
6. Remove pavement for connections to existing lines or structures only to the extent required for the installation
7. Replace the pavements between saw cuts to match original surface construction

3.16 PIPE EMBEDMENT

A. Embed pipes above and below the bottom of pipe as indicated on the Drawings and as specified herein

B. Granular embedment
1. Spread and surface grade granular embedment to provide continuous and uniform support beneath pipe at all points between pipe joints.
    a. Level bottom layer at proper grade to receive and uniformly support pipe barrel throughout length
    b. Barrel of pipe will have a bearing for its full length

2. Form depressions under each joint to permit the proper jointing. No part of joint will be in contact with trench when pipe is placed in position
3. After grading, aligning, and placing pipe in final position, and shoring home, deposit and compact sufficient embedment under and around each side of the pipe to hold the pipe in proper position and alignment during subsequent operations
4. Place and compact embedment material uniformly and simultaneously on both sides of pipe to prevent displacement
5. Complete embedment promptly after jointing operations and approval to proceed by Engineer
6. Granular embedment compaction by slicing with shovel or vibrating
    a. Maximum uncompacted thickness of layers: 6 inch
7. Compacted embedment will be compacted to 90 percent maximum density per ASTM D1557
    a. Maximum uncompacted depth thickness of horizontal layers: 8 inch

C. Arch and concrete encasement
1. Include in locations indicated on Drawings or where over-width trench conditions need correction as approved by Engineer
2. Install and form as indicated on Drawings or as specified
3. Concrete will have a 28-day minimum 3,000 psi compressive strength

D. Do not backfill until tests and inspections have been made and backfilling is authorized by Engineer. Use care in backfilling to avoid damage or displacement of pipe systems

3.17 TRENCH BACKFILL

A. Backfilling will be conducted in a continuous manner to prevent damage to the pipe and its coating and kept as close to the pipe laying operation as possible. Backfilling procedures will be in accordance with additional requirements, if any, of local authorities or private right-of-way agreements.

B. Compacted backfill
1. Provide full depth of trench above embedment at all locations
2. Beneath pavements, surfacing, driveways, curbs, gutters, walks or other surface construction or structures
3. In street or highway shoulders
4. Beneath fills and embankments

C. Where the trench for one pipe passes beneath the trench of another pipe, compact the backfill for the lower trench to the bottom of the upper trench

D. Site excavated materials
1. Place job excavated materials in 8 inches maximum uncompacted thickness, uniform layers
2. Increased layer thickness may be permitted for incohesive material if Contractor demonstrates to Engineer's satisfaction that specified compacted density will be achieved

3. Use methods and equipment appropriate to the material to be compacted to prevent transmission of damaging shocks to pipe
4. Thoroughly compact each layer to meet the moisture and compaction specifications herein.

E. Graded gravel
1. Deposit in uniform layers of 9 inches maximum uncompacted thickness
2. Compact with suitable vibrating roller or platform vibrator to not less than 70 percent relative density per ASTM D4253/D4254

F. Uncompacted backfill
1. Compaction of backfill above pipe embedment in locations other than those specified, is required only to prevent future settlement
2. May be placed by any method acceptable to Engineer which will not impose excessive concentrated or unbalanced loads, shock, or impact on, and will not result in displacement of installed pipe
3. Until compacted depth over conduit exceeds 3 feet, do not drop fill material over 5 feet. Distance may be increased 2 feet for each additional 1 foot of cover

G. Finish the top portion of backfill with at least 4 inches of topsoil or as specified by landscaping specifications, whichever is greater, corresponding to, or better than, that underlying adjoining turf areas.

H. Trench backfill within the public right-of-way will conform to municipal street and utility standards.

I. Trench backfills through unimproved areas should be restored to previous conditions and left 3” above adjacent grades to allow for settlement. Seed all disturbed areas according to erosion control and landscape specifications.

J. Protection of trench backfill
1. Where trenches are constructed in ditches or other water courses, protect backfill from erosion
2. Install ditch checks where the ditch grade exceeds 1 percent
   a. Minimum depth: 2 feet below the original ditch or water course bottom for the full bottom width
   b. Minimum width: 18 inches into the side slopes
   c. Minimum thickness: 12 inches

3.18 DRAINAGE MAINTENANCE

A. Do not backfill trenches across roadways, drives, walks or other trafficways adjacent to drainage ditches or water courses prior to backfilling the trench on the upstream side of the trafficway to prevent impounding water after pipe is laid

B. Backfill so that water does not accumulate in unfilled or partially filled trenches

C. Remove materials deposited in roadway ditches or other water courses crossed by the trench line immediately after backfilling is completed and restore ditches and water courses to original section, grade, and contours

D. Do not obstruct surface drainage any longer than necessary

E. Provide and maintain temporary bridges and other structures across unfilled trenches as required to maintain traffic

F. Provide adequate storm flow conveyance through the site at all times during construction to avoid flooding of any buildings or adjacent property. Provide overland drainage routing when storm sewer inlets are not fully functioning due to erosion and sediment control measures.

3.19 FINAL GRADING

A. After completion of all other outside work and after backfilling is completed and settled, bring to grade at the indicated elevations, slopes and contours, all areas being graded on site

B. Graders and other power equipment may be used for final grading and slope dressing if the result is uniform and equivalent to hand work

C. Grade all surfaces for effective drainage, provide a 2 percent minimum slope except as otherwise shown on the Drawings

D. Provide a smooth transition between adjacent existing grades and new grades

E. Cut out soft spots, fill low spots, and trim high spots to comply with required surface tolerances

F. Slope grades to direct water away from buildings and prevent ponds from forming where not intended

G. Finish subgrades at lawns and unpaved areas to required elevations within a tolerance of plus or minus one (1) inch

H. Finish grades will be no more than 0.1 foot above or below those indicated

I. Finish all ditches, swales and gutters to drain readily

J. Coordinate final subgrade depth with finish landscape treatment and required topsoil depths

K. Topsoil
1. Clean topsoil, free of plants and seed will be spread to 4-inch minimum depth, or as specified by landscaping specifications and Drawings, whichever is greater, for areas of the site as detailed by the landscape Drawings.

2. Reuse grubbings and surface topsoil containing plants and seeds in designated revegetation areas only.

3.20 SLOPE AND CHANNEL STABILIZATION

A. Cover channel banks, slopes, bottom and thalweg (water flowline at lowest point in channel) with erosion control fabric mat where grade is steeper than 4H to 1Vand where indicated on the Drawings

B. Lay fabric smoothly on surface, bury top end of each section in 6-inch deep excavated topsoil trench. Provide 6-inch overlap minimum of adjacent rolls. Backfill trench and rake smooth, level with adjacent soil

C. Secure outside edges and overlaps at 48 inch intervals with 4-inch to 6-inch U-shaped type pins or wooden stakes depending on ground condition

D. Lightly dress slopes with topsoil to ensure close contact between fabric and soil

E. At sides of ditches, lay fabric laps in direction of water flow. Lap ends and edges minimum 6 inches

F. Maintain integrity of erosion control fabric

G. Prior to laying fabric, seed disturbed areas under provisions of related seeding and landscaping specification sections

3.21 SETTLEMENT

A. Warranty for settlement of all fills, embankments, and backfills is stipulated in the General Conditions from final completion of Contract under which Work is performed

B. Repair or replace within 30 days after notice by Engineer or Owner

3.22 FIELD QUALITY CONTROL

A. Provide under provisions of General Conditions and Division One Specifications

B. Coordinate testing with Owner. Owner will provide all field testing] to determine compliance of in-place and backfill materials and compaction in accordance with the specifications, and to verify design bearing capacities.

C. It is the Contractor's responsibility to initiate, coordinate and accommodate all required tests and inspections including conformance with requirements of all applicable public agencies and authorities. Contractor will be responsible for coordinating the testing requirement with testing agency and provide the testing agency contractually requiredadvance notification to schedule tests.

D. Fills and Embankment Testing
1. Two moisture-density relationship tests, ASTM D698, on each type of fill material

2. One in-place compaction test for each 5,000 square feet every 1.5 feet of vertical lift of material placed
3. Additional in-place compaction tests at the discretion of the Owner

E. Pipe Embedment and Backfill Testing
1. Two moisture-density relationship tests, ASTM D698, or two relative density tests, ASTM D4253/D4254, as appropriate for each type of embedment on backfill material proposed, except granular embedment material
2. One in-place compaction test every 200 lineal feet of trench in the compacted embedment zone and at every 1.5 feet of vertical lift of backfill materials, per ASTM D6938
3. One in-place compaction test near top of trench for trench depth of 2 feet or less, per ASTM D6938
4. Additional in-place compaction tests at the discretion of the Owner

F. Pavement and Structural Subgrade Testing
1. At a minimum, two moisture-density relationship tests, ASTM D698, or two relative density tests, ASTM D4253/D4254, as appropriate and adequate for each type backfill material proposed.
2. Perform tests for each footing, concrete site feature, and drainage structure subgrade. Perform tests at every 100 linear feet of subgrade of foundation walls, retaining walls, and every 150 feet for curbing, pans, drainage features, walks, etc. (or portions thereof). Perform tests every 2,000 square feet required of building slab area, exterior slabs and pavement/flatwork areas (with no less than 3 tests). Test at subgrade and at every vertical lift of backfill materials placed.
3. Additional in-place compaction tests at the discretion of the Owner

G. Inspection and approval
1. A qualified Geotechnical Engineer will inspect the natural soil at bottom of excavations for structures
2. Do not prepare subgrade or place concrete until Geotechnical Engineer's inspection has taken place and any resulting recommendations of the Geotechnical Engineer have been fulfilled or until the inspection has been waived by the Geotechnical Engineer
3. Prior to placement of structural fill, overexcavated foundations subgrades will be observed and tested by a qualified Geotechnical Engineer to ensure suitable bearing materials exist
4. Geotechnical Engineer will provide a letter to Engineer to confirm the presence of suitable subgrade material and properly placed fill materials by Contractor in accordance with Drawings and geotechnical report.

H. Retesting of failed compaction will be performed by Geotechnical Engineer for Owner, but paid for the Contractor

END OF SECTION

SECTION 32 12 00

FLEXIBLE PAVING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Full depth and/or composite hot bituminous pavement (asphalt) over prepared subgrade

B. Overlay, patch and/or pavement rehabilitation applications for streets, parking lots and other miscellaneous asphalt pavement

1.2 RELATED SECTIONS

A. Section 31 00 00 – Earthwork

B. Section 32 13 00 – Rigid Paving

1.3 REFERENCES

A. American Association of State Highway and Transportation Officials (AASHTO):
   1. T 230: Standard Method of Test of Determining Degree of Pavement Compaction of Bituminous Aggregate Mixtures

B. American Society for Testing and Materials (ASTM):
   1. C29: Unit Weight and Voids in Aggregate
   2. C88: Soundness of Aggregates by Use of Sodium Sulfate or Magnesium Sulfate
   3. C117: Materials Finer than No. 200 Sieve in Mineral Aggregates by Washing
   4. C128: Specific Gravity Test and Absorption of Fine Aggregate
   5. C131: Resistance to Degradation of Small Size Coarse Aggregate by Abrasion and Impact in the Los Angeles Machine
   6. C136: Sieve or Screen Analysis of Fine and Coarse Aggregates
   7. D70: Specific Gravity of Semi-Solid Bituminous Materials
   8. D2726: Bulk Specific Gravity of Compacted Bituminous Mixtures
   9. D2041: Theoretical Maximum Specific Gravity of Bituminous Paving Mixtures
   10. D4462: Viscosity of Asphalts (Bitumens)
   11. 2172: Quantities Extraction of Bitumens from Bituminous Paving Mixtures
   12. D2419: Sand Equivalent Value of Soils and Fine Aggregate
   13. D290: Bituminous Mixing Plant Inspection
   14. D6373: Performance Graded Asphalt Binder
   15. D692: Course Aggregate for Bituminous Paving
   16. D1073: Fine Aggregate for Bituminous Paving Mixtures
   17. D1241: Materials for Soil-Aggregate Subbase, Base and Surface Courses
   18. D2026: Cutback Asphalt (Slow-Curing Type)
   19. D2027: Cutback Asphalt (Medium-Curing Type)

20. D2028: Cutback Asphalt (Rapid-Curing Type)
21. D2950: Density of Bituminous Concrete in Place by Nuclear Methods

C. Surface Preparation Standards (SSPC)
   1. SP-2: Superior Performing Asphalt Pavement System (Superpave) Level 1 Mix Design

D. Colorado Department of Transportation

E. Colorado Asphalt Pavement Association

F. Town of Eagle construction specifications, standards and details.

1.4 SUBMITTALS

A. Submit under provisions of Division One Specifications

B. Record of Work: Maintain record of time and date of placement, temperature, and weather conditions, retain until completion and furnish copy to engineer.

C. Proposed Design Job Mix Formula for each mixture required by the contract. The mixture design shall be determined using AASHTO T-312 or Colorado Procedure CP-L 5115 for the Superpave Method of Mixture Design.

D. Test Reports: Proposed Design Job Mix testing shall be performed in a materials laboratory under the direct supervision of; and shall be stamped and signed by a Professional Engineer licensed in the State of Colorado practicing in this field. In addition, the General Contractor shall submit as part of the Proposed Design Job Mix, documents to verify the following:
   1. Source of materials
   2. Gradation, specific gravity, source and description of individual aggregates and the final blend
   3. Aggregate physical properties
   4. Source and Grade of the Performance Graded Binder (PG Binder)
   5. Proposed Design Job Mix – aggregate and additive blending, final gradation shown on 0.45 power graph, optimum asphalt content
   6. Required mixing and compaction temperatures
   7. Mixture properties determined at a minimum of four asphalt contents and interpolated at optimum and graphs showing mixture properties versus asphalt content.
   8. Sampling and testing of asphalt concrete mixtures for quality control during paving operations
      a. Uncompacted asphalt concrete mix
         i) Asphalt cement content: ASTM D2172 (AASHTO T164)
         ii) Maximum Specific Gravity: ASTM D2041 (AASHTO T209)
      b. Compacted asphalt concrete mix
         i) Bulk density: ASTM D1188 (AASHTO T166)
      c. Perform at least one test for each day's paving but not less than one test per each 4000 sf of each lift.

1.5 QUALITY ASSURANCE

A. Materials and installation shall conform to applicable portions of Colorado Department of Transportation (CDOT) and Town of Eagle construction specifications, standards and details.

1.6 REGULATORY REQUIREMENTS

A. For work on public streets or rights-of-way conform to the requirements of Town of Eagle construction specifications, standards and details for the construction of concrete, curbs, gutters, sidewalks, driveways, roadways, street paving, and other public right-of-way Improvements.

B. Comply with applicable requirements of CABO/ANSI A117.1 for accessibility requirements related to walks, ramps, parking areas, drives, curb ramps, etc.

1.7 DELIVERY, STORAGE AND HANDLING

A. Deliver, store, protect and handle materials under provisions of Division One Specifications

B. Transport mixture from mix plant in trucks with tight, clean, smooth, non-sticking compartments. Thinly coat hauling compartments with lime-water mixture, paraffin oil or other approved release agent to prevent sticking. Petroleum distillates such as kerosene or fuel oil are not approved release agents. Elevate and drain compartment of excess solution before loading mix.

C. Cover to protect from weather and prevent loss of heat

D. Provide insulated truck beds during temperature below 50 degrees F on long distance deliveries

1.8 ENVIRONMENTAL REQUIREMENTS

A. Do not apply when underlying surface is muddy, frozen or wet

B. Weather conditions permit pavement to be properly placed and compacted

C. The hot mix asphalt will be placed only when both the air and surface temperatures are equal to or exceed the temperatures specified in the table below:

CDOT Table 401-3: Placement Temperature Limitations in F

Compacted Layer Thickness (Inches)	Minimum Air and Surface Temp. (Degrees F and rising)	
	Top Layer	Other Layers
1½ or less	60	50

>1½ to 3	50	40
3 to 4	45	35

Air temperature shall be taken in the shade. Surface is defined as the existing base on which the new pavement is to be placed.

PART 2 PRODUCTS

2.1 MATERIALS

A. General: Pavement shall be asphalt of the plant hot mix type. Materials and construction shall comply with Section 403 and 702 of the CDOT Standards and Specifications for Road and Bridge Construction.

B. Tack Coat:
   1. SS-1 or CSS-1h
   2. AASHTO M208 or M140

C. Asphaltic Cement:
   1. Superpave Performance Graded (PG) binder of PG64-22 or PG58-28 Table 702-1 of CDOT standard section 702
   2. Will not be acidic modified or alkaline modified
   3. Will not contain any used oils that have not been refined
   4. Modifiers will not be carcinogenic

D. Aggregate for Asphaltic Concrete, General
   1. Sound, angular crushed stone, crushed gravel, or crushed slag: ASTM D692
   2. Sand, stone, or slag screening: ASTM D1073
   3. Percent wear: ASTM C131, less than 45 for aggregates retained in #10 sieve

E. Base Course Aggregates for Asphaltic Concrete
   1. Uncrushed gravel may be used in mixture if it meets design criteria specified
   2. Provide uniform quality combined aggregates with a minimum sand equivalent value of 40
   3. Provide aggregate in gradations for courses to comply with Class S and SG, Colorado Department of Transportation, ASTM C136

F. Surface Course Aggregates for Asphaltic Concrete
   1. Provide natural sand, unless sand prepared from stone, slag, or gravel or combinations are required to suit local conditions
   2. Provide uniform quality combined aggregate with a minimum sand equivalent value of 50
   3. Provide aggregate in gradations for courses to comply with Class SX, Colorado Department of Transportation, ASTM C136.

G. Hydrated Lime for Aggregate:
   1. May be added at the rate of 1% by dry weight of the aggregate and shall be included in the amount of material passing the No. 200 sieve. Hydrated lime for aggregate

pretreatment will conform to ASTM C207, Type N. Residue retained on a No. 200 sieve will not exceed 10% when determined in accordance with ASTM C110. Drying of the residue in an atmosphere free from carbon dioxide will not be required.

H. Weed Control: First application, “Roundup.” Second application, Casoron “W-50" or “G-10” with colored marker dye, manufactured by Pacific Coast Borax Company or an accepted substitute of non-flammable type.

2.2 ACCESSORIES

A. Traffic Control Devices
   1. Signs.
      a. Comply with Town of Eagle standards and specifications for signs within the public right-of-way.
      b. Sign faces, posts and bases shall be in conformance with the following materials specifications. All nonstandard sign faces, posts and bases must be approved by Town of Eagle. Private property or nonstandard signs will be maintained by the owner. Submit shop drawings for approval prior to fabrication. All signs shall conform to current M.U.T.C.D. Standards and Colorado Supplements. All signs shall be 3M-engineer grade reflective sheeting or accepted substitute.
      c. Traffic/Parking Signs: Sign blanks shall be 6061 or 5052-H38 aluminum alloy .080 inches thick. Facing shall be specified reflective sheeting with standard sign colors based on standard graphics and as shown on the plans.
   2. Sign Posts.
      a. For large signs greater than 12”W x 18”H and for multiple signs of any size mounted on the same post: sign posts shall be two (2) inch by two (2) inch galvanized telespar tube.
      b. For regular single signs 12”W x 18”H or smaller: sign posts shall be one and one-half (1-1/2) inch by one and one-half (1-1/2) inch galvanized telespar tube.
      c. Galvanized telespar tube shall have 0.120-inch wall thickness, and three-eighths (3/8) inch holes drilled on one (1) inch centers, all sides over full length, ten (10) feet in length (min).
   3. Sign Post Anchor Bases (Stubs). All sign post anchor bases shall be twist resistant square galvanized telespar tube post with thickness and hole pattern the same as sign posts. Use 2-1/4” by 2-1/4” anchor for large posts and 1-3/4” by 1-3/4” anchor for regular posts. Bases shall be embedded a minimum of 36” below finished grade and shall extend 3” above finished grade.
   4. Signs Post Anchor Bases with concrete footing: Sign, post, base and compacted soil shall be rigid and able to withstand wind loads. Where predominantly clay soils are present which will not properly compact at sign base, install a 6” diameter by 36” deep concrete footing around signs post anchor base for all signs in landscaped areas.
   5. All signs and posts shall be mounted and secured with municipal-approved vandal-proof type TL-3896 drive rivets with washers, or accepted substitute.

B. Pavement Marking. Specified pavement marking materials shall be used at locations as identified below.

1. Comply with Town of Eagle standards and specifications for pavement marking within the public right-of-way.
2. FS TT-P-1952, Type I Alkyd, white, blue, yellow and red color paint meeting requirements of CDOT Standard Specification 708. Verify colors and extent of painting prior to painting. Unless noted on plans, evident at existing striping or instructed, provide white in color for traffic striping, parking stalls, and other control markings on internal pavement, yellow in color for traffic control markings or restricted parking or where indicated, blue in color for accessible parking stalls, and red in color for curbs where no parking is indicated. Reflectorized paint required for traffic stripes and control markings on internal drive, road or street pavements.
3. Furnish paint with a no-pick-up maximum drying time of 20 minutes, when tested according to ASTM D711 using a wet film thickness of 0.015-inch when tested and applied at 77 degrees F.
4. 3M Stamark 5730 preformed plastic marking material or an accepted substitute shall be used for crosswalks, stop bars, symbols (i.e. turn arrows) and striping for separation of turn and through lanes in right-of-way. Use of thermoplastic pavement marking is not permitted.

2.3 MIXES/SOURCE QUALITY CONTROL

A. Determine full depth design mix based upon aggregates furnished
   1. Test mix by independent laboratory at Contractor's expense
   2. Grade dependent on temperature during placement
   3. Submit mix designs under provisions of Division One specifications for review and acceptance by Engineer

B. Submit mix design giving unit weight and to meet following requirements prior to placement of asphalt:

Property	S(75)	SX(75)
Air Voids in Mix, % (N Design)	3.5-4.5	3.5-4.5
Initial Gyrations	7	7
Design Gyrations	75	75
Hveem Stability	28 min	28 min
Voids Filled w/ Asphalt	65-80	65-80

Establish a single percentage passing each sieve size, a single percent of asphalt and a mix temperature. Maintain job mixes within following percentages of design mix:

Aggregates:	
¾" and larger	± 6%
#4 to #8	± 5%
#30	± 4%
#200	± 2%
Asphalt Content Tolerance	± 0.3%
Discharge Mix temp	± 20˚ F

PART 3 EXECUTION

3.1 EXAMINATION

A. Establish and maintain required lines and elevations. Provide grade and location stakes under this section as required for asphaltic concrete paving work.

B. Operate heavy, rubber-tired front loader over subgrade of paved areas. Where soft spots occur, remove loose materials and replace with Class 6 road base aggregate complying with CDOT standards compacted to level of subgrade.

3.2 PREPARATION

A. Prepare subgrade under provisions of Section 31 00 00

B. Loose and Foreign Material
   1. Remove loose and foreign material from compacted subgrade surface immediately before application of paving. Clean surface with mechanical sweeper, blowers, or hand brooms, until surfaces are free from dust

C. Weed Control
   1. If weeds or vegetation exist at or on the subgrade, apply "Round-up" at rates following manufacturer's instructions. Apply "Round-up" three days prior to removal of vegetation, subgrade preparation and application of Casoron as described below to allow "Round-up" to kill all vegetation. Remove all living and dead weeds, root balls, tree/shrub roots, vegetation, and/or any organic matter from on or in the subgrade per applicable earthwork specifications prior to subgrade preparation and paving at all areas to be paved.
   2. After all fine grading, checking, shaping, and compacting of the subgrade has been completed, and just prior to placing asphalt or aggregate base course, all subgrade soil in the area to receive asphalt pavement shall be thoroughly treated with Casoron soil sterilant (in addition to "Round-up" and regardless of presence of existing weeds or vegetation). Casoron shall be thoroughly sprinkled to distribute the chemical through the first two or three inches of the subgrade. For all areas to be paved, apply Casoron weed control at a minimum rate per 100 square yards of 2.4 pounds for G-10 or 4.0 pounds for 50w at rates and methods recommended by manufacturer within one day of paving.
   3. The Contractor shall provide all necessary protection to prevent injury to animal, fish, or plant life and property occasioned by the application of the soil sterilant. Apply on a calm, wind-free day. The Contractor will be held responsible for all application of soil sterilant or the storage of same. Protect existing and new trees and shrubs beyond the limit of paving from damage due to weed killer or soil sterilant overspray or root contact. Extra caution is required to prevent over-application of products in areas to be paved under tree canopies. Trees and shrubs damaged or killed by weed killer or sterilant application shall be replaced by the contractor at contractor's expense.

4. Do not apply within 20 feet of trees or shrubs

D. Tack Coat
   1. Apply in similar manner as prime coat, except as modified
   2. Dilute material with equal parts of water and apply to contact surfaces of previously constructed asphaltic concrete or portland cement concrete and surfaces
   3. Apply at rate of 0.05 to 0.15 gallons per square yard of surface
   4. Apply tack coat by brush to contact surfaces of curbs, gutters, catch basins, and other structures projecting into or abutting asphaltic concrete pavement
   5. Allow surfaces to dry until material is at condition of tackiness to receive pavement
   6. Where asphaltic concrete will adhere to surface, tack coat may be eliminated by Engineer

3.3 COLD MILLING

A. Clean existing pavement surface of loose and deleterious material immediately before cold milling. Remove existing asphalt pavement by cold milling to grades and cross sections indicated.
   1. Mill to minimum depth of 1 ½-inches, or as indicated on the plans.
   2. Mill to a uniform finished surface free of gouges, grooves, and ridges of more than ¼ inch depth.
   3. Control rate of milling to prevent tearing of existing asphalt course.
   4. Repair or replace curbs, manholes, and other construction damaged during cold milling.
   5. Excavate and trim unbound-aggregate base course, if encountered, and keep material separate from milled hot-mix asphalt.
   6. Transport milled hot-mix asphalt to asphalt recycling facility.
   7. Keep milled pavement surface free of loose material and dust.

3.4 RING/FRAME ADJUSTMENTS

A. Set ring/frames of subsurface structures to final grade as a part of this work.

B. Placing Ring/Frames
   1. Surround ring/frames set to elevation with a ring of compacted asphalt concrete base prior to paving
   2. Place asphalt concrete mixture up to 1-inch below top of ring/frame, slope to grade, and compact by hand tamping

C. Adjust frames to proper position to meet paving

D. If permanent covers are not in place, provide temporary covers over openings until completion of rolling operations

E. Set ring/frames to grade, flush with surface of adjacent pavement

3.5 PREPARING THE MIXTURE

A. Comply with ASTM D995 for material storage, control, and mixing and for plant equipment and operation

B. Stockpile
   1. Keep each component of the various sized combined aggregates in separate stockpiles
   2. Maintain stockpiles so that separate aggregate sizes will not be intermixed and to prevent segregation

C. Heating
   1. Heat the asphalt cement at the mixing plant to viscosity at which it can be uniformly distributed throughout mixture
   2. Use lowest possible temperature to suite temperature viscosity characteristics of asphalt
   3. Do not exceed 350 degrees F

D. Aggregate
   1. Heat-dry aggregates to acceptable moisture content
   2. Deliver to mixer at recommended temperature to suite penetration grade and viscosity characteristics of asphalt cement, ambient temperature, and workability of mixture
   3. Accurately weigh or measure dry aggregates and weigh or meter asphalt cement to comply with job-mix formula requirements

E. Mix aggregate and asphalt cement to achieve 90-95 percent coated particles for base mixtures and 85-90 percent coated particles for surface mixture, per ASTM D2489

3.6 EQUIPMENT

A. Bituminous Pavers:
   1. Self-propelled, spreads without tearing surfaces, equipped with an activated screed assembly, heated if necessary, controls pavement edges to true lines without use of stationary forms and capable of spreading and finishing the asphalt plant mix material in widths applicable to the typical sections and thicknesses shown in the contract documents.
   2. Pavers used for roadway shoulders, recreational paths and similar construction will be capable of spreading and finishing the courses of asphalt plant mix material in width shown in the contract documents.
   3. Pavers will be equipped with automatic screed controls with sensors capable of sensing grade from an outside reference line, and maintaining the screed at the specified longitudinal grade and transverse slope. The sensor will be constructed to operate from either or both sides of the paver and will be capable of working with the following devices:
      a. Ski-type device at least 30 feet in length
      b. Short ski or short shoe
      c. At least 5,000 feet of control line and stakes

4. The controls will be capable of maintaining the screed at the specified transverse slope within plus or minus 0.1 percent.
5. Manual operation will be permitted:
    a. For constructing irregularly shaped or minor areas
    b. If the automatic controls fail or malfunction the equipment may be operated manually for the remainder of the normal working day, provided specified results are obtained. However, if specified surface tolerances cannot be achieved, paving operations will be suspended until satisfactory correction, repairs of equipment replacements are made.

B. Rolling Equipment
1. Steel-wheel roller: Self-propelled, contact pressure of 250 to 350 psi per inch of width of roller wheel, equipped with adjustable scrapers and means for keeping wheel wet to prevent mix from sticking
2. Pneumatic-tired rollers: Self-propelled, contact pressure under each tire of 85 to 110 psi, wheels spaced so that one pass will accomplish one complete coverage equal to rolling width of machine, oscillating wheels. Remove and replace immediately tires picking up fines

C. Hand Tools: Provide rakes, lutes, shovels, tampers, smoothing irons, pavement cutters, portable heaters, and other miscellaneous small tools

3.7 PLACING THE MIX

A. Place asphalt concrete mixture on prepared surface, spread and strike-off using paving machine

B. Complete placement over full width of section on each day's run

C. Spread mixture at minimum temperature specified by CDOT Table 401-5 for the specific binder used in the asphalt mix:
1. PG 64-22: 320 F minimum mix discharge temperature, 235 F minimum delivered mix temperature
2. PG 58-28: 275 F minimum mix discharge temperature, 235 F minimum delivered mix temperature
3. The maximum mix discharge temperature will not exceed the minimum discharge temperature by more than 30 F.
4. Delivered mix temperature will be measured behind the paver screed
5. Hot asphalt mixture will be produced at the lowest temperature with the specified temperature range:
    a. producing a workable mix and provides for uniform coating of aggregates, in accordance with AASHTO T195
    b. allowing the required compaction to be achieved

D. Inaccessible and small areas may be placed by hand

E. Conform to the grade, cross section, finish thickness, and density indicated.

F. Lift Thickness
   1. Place in multiple lifts. Place asphalt in lifts such that each compacted lift thickness is no less than 2.0" thick and no greater than 3.0" thick. Top lift to be 2" thick.
   2. Typical Lift Thickness Sequencing:

Final Asphalt Section Required (inches)	No. of Lifts	Thickness of each Lift (inches) from bottom to top lift
2"	1	2
3"	1	3
4"	2	2-2
5"	2	3-2
6"	3	2-2-2
7"	3	3-2-2
8"	3	3-3-2
9"	4	3-2-2-2
10"	4	3-3-2-2
>10	Review with Engineer	

G. Paver Placing
   1. Unless otherwise directed, being placing along centerline of areas in crowned section and at high side on one-way slope and in direction of traffic flow
   2. After first strip has been placed and rolled, place succeeding strips and extend rolling to overlap previous strips
   3. Complete base courses before placing surface courses
   4. Place mixture in continuous operation as practicable

H. Hand Placing
   1. Spread, tamp, and finish mixing using hand tools in areas where machine spreading is not possible as acceptable to Engineer
   2. Place mixture at a rate that will insure handling and compaction before mixture becomes cooler than acceptable working temperature

I. Joints
   1. Construct transverse joint at right angles to centerline when operations are suspended long enough for mixture to chill
   2. Construct joints to have same texture, density, and smoothness as adjacent sections of asphalt concrete course
   3. Clean contact surfaces free of sand, dirt, or other objectionable material and apply tack coat
   4. Offset transverse joints in succeeding courses not less than 24 inches
   5. Cut back edge of existing pavement or previously placed course to expose an even, vertical surface for full course thickness
   6. Offset longitudinal joints in succeeding courses not less than 6 inches
   7. When the edges of longitudinal joints are irregular, honeycombed or inadequately compacted, cut back unsatisfactory sections to expose an even, vertical surface for full course thickness

8. Wearing course constructed in even number of strips; place 1 longitudinal joint on centerline of road
9. Wearing course constructed in odd number of strips; place the centerline of 1 strip on centerline of road

J. Gutter: Finish surface high adjacent to concrete gutter so when compacted surface is slightly higher than edge of curb and flashing

3.8 COMPACTING THE MIX

A. All paving will be compacted to 94 +/- 2% of Maximum Theoretical (RICE) density, CP-51 or AASHTO T209: Maximum Specific Gravity of Bituminous Paving Mixtures, as determined by ASTM D 2950. RICE values will be used in calculating Relative Compaction according to CP-44 or AASHTO T166.

B. Provide pneumatic and steel-wheel type rollers to obtain the required pavement density, surface texture and rideability

C. Begin rolling operations when the mixture will bear weight of roller without excessive displacement and complete as quickly as possible after placement occurs.

D. Compaction operations will be continuous until the required density is achieved or the density requirements are not met and the mix temperature falls below 185˚ F or there is obvious surface distress or breakage. Minimum compaction temperatures may be adjusted according to the asphalt binder supplier recommendations. Adjusted minimum compaction temperatures must be shown on the approved mix design or on the asphalt binder supplier documentation kept on file at the jobsite.

E. Do not permit heavy equipment, including rollers to stand on finished surface before it has thoroughly cooled or set

F. Compact mixture with hot hand tampers or vibrating plate compactors in areas inaccessible to rollers

G. Start rolling longitudinally at extreme lower side of sections and proceed toward center of pavement. Roll to slightly different lengths on alternate roller runs

H. Do not roll centers of sections first under any circumstances

I. Breakdown Rolling
1. Accomplish breakdown or initial rolling immediately following rolling of transverse and longitudinal joints and outside edge
2. Operate rollers as close as possible to paver without causing pavement displacement
3. Check crown, grade, and smoothness after breakdown rolling
4. Repair displaced areas by loosening at once with lutes or rakes and filling, if required, with hot loose material before continuing rolling

J. Second Rolling

1. Follow breakdown rolling as soon as possible, while mixture is hot and in condition for compaction
2. Continue second rolling until mixture has been thoroughly compacted

K. Finish Rolling
1. Perform finish rolling while mixture is still warm enough for removal of roller marks by combination of steel and pneumatic rollers
2. Continue rolling until roller marks are eliminated and course has attained specified density, and required surface texture and surface tolerances
3. After final rolling, do not permit vehicular traffic on pavement until it has cooled and hardened. Erect barricades to protect paving from traffic until mixture has cooled and attained its maximum degree of hardness

L. Patching
1. Remove and replace defective areas
2. Cut-out and fill with fresh, hot asphaltic concrete
3. Remove deficient areas for full depth of course
4. Cut sides perpendicular and parallel to direction of traffic with edges vertical
5. Apply tack coat to exposed surfaces before placing new asphaltic concrete mixture
6. Compact by rolling to specified surface density and smoothness

3.9 JOINING TO EXISTING WORK

A. Cut sides vertically and apply tack coat to exposed asphalt surfaces before placing new pavement. Meet existing thickness of surface and base courses, but not less than specified for new work.

B. All joins shall be compacted to 92.0% +/- 2.0% of RICE, taken fully on each side of joint, every 200 lineal feet. RICE values shall be used in calculating Relative Compaction according to AASHTO T166.

3.10 FIELD QUALITY CONTROL

A. The Owner (or Town of Eagle if work is in public R-o-W) will engage a certified testing agency to perform field testing to determine compliance of in-place asphaltic concrete paving materials and compaction in accordance with Division One Specifications.

B. It is the Contractor's responsibility to initiate, coordinate and accommodate all required tests and inspections including conformance with requirements of all applicable public agencies and authorities. Contractor will be responsible for coordinating the testing requirement with testing agency and provide the testing agency contractually required advance notification to schedule tests.

C. Testing Agency will test in-place pavement for density and thickness.

D. Asphalt density testing:
1. Every one-hundred fifty (150) lineal feet per driving lane.
2. Every 2,000 square feet of parking lot

3. Densities shall be between ninety-two percent (92%) and ninety-six percent (96%) of the RICE unit weight

E. Contractor to verify final surfaces are of uniform texture, conforming to required grades and cross sections

F. The Contractor will core the pavement as required by the testing agency for field density tests in accordance with AASHTO T 230, Method B, or for field calibration of nuclear density equipment in accordance with ASTM D 2950.
   1. Testing agency will take not less than 4-inch diameter pavement specimens
   2. At the testing agency's discretion, cores may be required at the beginning of placement of each pavement layer or change of mixture materials or gradation.
   3. Untested areas during placement will require cores to be taken to verify compaction
   4. Contractor to repair holes from test specimens

G. For each completed course or from locations directed by the testing agency, and at a minimum, a representative asphalt pavement sample shall be taken from the first one thousand (1,000) tons, and all mix properties shall be verified. The percent voids filled with asphalt cement, Hveem stability, and Lottman shall be verified at a minimum of every ten-thousand (10,000) tons. Asphalt testing shall comply with ASTM D1559. Two copies of all test reports shall be submitted directly to the Engineer.

H. Acceptable density of in-place course materials is between 92 and 96 percent of the recorded laboratory RICE unit weight. Immediately re-compact asphaltic concrete not conforming to acceptable density. Remove and replace all sections not in conformance density requirements

I. Thickness: Variations from drawings
   1. Base course: 1/4-inch +
   2. Remove and replace paving less than minimum thickness

J. Grade Tolerance: ±0.1 feet

K. Surface Smoothness
   1. Test using a 10-foot straight edge applied parallel to direction of drainage
   2. Advance straight edge five feet, maximum 1/4-inch per foot from nearest point of contact
   3. Do not permit pockets or depressions where water may pool
   4. Remove and replace areas, deficient in smoothness. Overlay corrections may be permitted only if acceptable to Engineer

L. Inspection: The work of this section is subject to the inspection and approval of the engineer and/or owner. The following inspections are required:
   1. Protection of adjacent property
   2. Staking and establishment of elevations
   3. Establishment and compaction of subgrade
   4. Placement and compaction of bituminous base course and wearing surface
   5. Final inspection

6. Obtain approval of each element of work listed above in sequence of its completion before proceeding with the next item

3.11 CLEANING

A. After completion of paving operations, clean surfaces of excess or spilled asphalt materials to the satisfaction of Engineer

3.12 PROTECTION OF FINISHED WORK

A. After final rolling, do not permit vehicular traffic on asphalt concrete pavement until it has cooled and hardened and in no case sooner than 6 hours

B. Provide barricades and warning devices as required to protect pavement and the general public

3.13 WARRANTY

A. Provide installer's 2-year written warranty endorsed by the contractor warranting the pavement from creeping, shoring, cracking, softening, settling, ponding and other defects due to improper placing or defective materials. Replace defective materials upon notification by the owner in accordance with the requirements of the original work.

3.14 SCHEDULE OF MIX PLACEMENT:

A. Refer to Drawings for asphalt thickness and subgrade requirements.

END OF SECTION

SECTION 32 13 00

RIGID PAVING

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Forming, jointing, placing and curing of concrete pavements, curbs, gutters, cross pans, islands and sidewalks.

1.2 RELATED SECTIONS

A. Section 31 00 00 – Earthwork

1.3 REFERENCES

A. American Association of State Highway and Transportation Officials (AASHTO):
   1. AASHTO M171 – Sheet Materials for Curing Concrete

B. American Concrete Institute (ACI)
   1. 214 – Recommended Practice for Evaluating Compression Test Results of Field Concrete
   2. 301 – Specifications for Structural Concrete for buildings
   3. 304 – Recommended Practice for Measuring, Mixing, Transporting and Placing Concrete
   4. 305/305R – Hot Weather Concreting
   5. 306/306R – Cold Weather Concreting
   6. 308 – Standard Practice for Curing Concrete

C. American Society for Testing and Materials (ASTM)
   1. A1064 – Carbon Steel Wire and Welded Wire Reinforcement, Plain and Deformed for Concrete
   2. A615 – Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement
   3. C31 – Making and Curing Concrete Test Specimens in the Field
   4. C33 – Concrete Aggregates
   5. C39 – Test Method for Compressive Strength of Cylindrical Concrete Specimens
   6. C94 – Ready Mix Concrete
   7. C143 – Test Method of Slump of Hydraulic Cement Concrete
   8. C150 – Portland Cement
   9. C260 – Air-Entraining Admixtures for Concrete
   10. C309/AASHTO M148 – Liquid Membrane-Forming Compounds for Curing Concrete
   11. C494 – Chemical Admixtures for Concrete
   12. C618 – Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete
   13. C1116 – Fiber Reinforced Concrete

14. D994 – Preformed Expansion Joint Filler for Concrete (Bituminous Type)
15. D6690 – Joint and Crack Sealants, Hot Applied, for Concrete and Asphalt Pavements
16. C979 – Pigments for Integrally Colored Concrete
17. D1751 – Preformed Expansion Joint Fillers for Concrete Paving and Structural Construction
18. D1752 – Preformed Sponge Rubber Cork Expansion and Recycled PVC Expansion Joint Fillers for Concrete Paving and Structural Construction
19. D7508 – Polyolefin Chopped Stands for Use in Concrete

D. CABO/ANSI A117.1 for accessibility requirements related to walks, ramps, parking areas, drives, curb ramps, etc.

E. Town of Eagle construction specifications, standards and details.

1.4 SUBMITTALS

A. Provide under provisions of Division One Specifications

B. Product Data: Provide sufficient information on mix design and products specified to verify compliance with specifications. Provide data on joint filler admixtures and curing compounds
1. Existing data on proposed design mixes, certified and complete
2. Submit reports of field quality control testing

1.5 QUALITY ASSURANCE

A. Perform work in accordance with ACI 301, Conform materials and installation to applicable portions of Colorado Department of Transportation, and the Town of Eagle construction specifications, standards and details.

1.6 REGULATORY REQUIREMENTS

A. For work on public streets or rights-of-way conform to the requirements of Town of Eagle construction specifications, standards and details for the Construction of Curbs, Gutters, Sidewalks, Driveways, Street Paving, and other public right-of-way Improvements.

B. Comply with applicable requirements of CABO/ANSI A117.1 for accessibility requirements related to walks, ramps, parking areas, drives, curb ramps, etc.

C. Obtain cementitious materials and aggregate from same source for all work

1.7 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, protect and handle materials under provisions of Division One Specifications

B. Reinforcing steel: Store on supports which will keep materials from contact with the ground and cover

C. Rubber and plastic materials: Store in a cool place, do not expose to direct sunlight

D. Prepare a delivery ticket for each load of ready-mixed concrete

E. Contractor shall submit tickets for all concrete delivered to site:
   1. Quantity delivered
   2. Actual quantity of each material in batch
   3. Outdoor temp in the shade
   4. Time at which cement was added
   5. Numerical sequence of the delivery
   6. Quantity of water that can be added in the field based on mix design
   7. Free moisture in fine and coarse aggregate in percent by weight
   8. Temperature of batch

1.8 ENVIRONMENTAL REQUIREMENTS

A. Do not place concrete when base surface temperature is less than 40 degrees F, or surface is wet or frozen

B. Protect concrete from rapid loss of moisture during hot water placement

PART 2 PRODUCTS

2.1 MATERIALS

A. Form Materials
   1. Form Materials: Plywood: PS 1, waterproof resin-bonded, exterior type Douglas Fir; face adjacent to concrete Grade B or better
   2. Fiberboard: FS LL-B-810, Type IX, tempered, waterproof, screen back, concrete form hardboard
   3. Capable of supporting loads imposed by construction equipment, straight and free from warp. Clean and strong enough to resist pressure of concrete when placed and retain horizontal and vertical alignment. Coat forms with a non-staining form release agent that will not discolor or deface the surface of the concrete
   4. Joint filler: ASTM D1751 or D1752 type; 3/4-inch thick unless indicated otherwise

B. Reinforcement
   1. Where reinforcement is specified herein or indicated on the plans:
      a. Bars: ASTM A615, Grade 60
      b. Reinforcing Welded Wire Fabric (WWF): ASTM A1064, steel, 16 gage minimum
         i) Furnish in flat sheets
      c. Dowels: ASTM A615; 40 ksi yield, Grade 60, plain steel, unfinished finish
      d. Fibrous reinforcement: Collated, fibrillated, polypropylene fibers, tensile strength 70,000 psi

i) ASTM C1116 and ASTM D7508
ii) Use minimum of 1.5 pounds per cubic yard
iii) Fibermesh or accepted substitution

C. Weed Control: First application, “Roundup.” Second application, Casoron “W-50" or “G-10” with colored marker dye, manufactured by Pacific Coast Borax Company or an accepted substitute of non-flammable type.

2.2 ACCESSORIES

A. Curing Compound: ASTM C309, AASHTO M-148, white pigmented liquid membrane

B. Joint Sealers: Polyurethane base, elastomeric, self leveling, chemical cure, handling 50% joint movement; Sikaflex-2C-SL or accepted substitutions

C. Sheet Materials: AASHTO M171, 4 mil

D. Expansion Joint Material: 0.5-inch thick, ASTM D1751, asphalt impregnated fiber board, glass fiber or sponge, or closed cell polyethylene foam; Texmastic “vinylex 3600,” Sonneborn “Sonoflex F,” or accepted substitutions

2.3 CONCRETE MIX

A. Comply with ASTM C94

B. Maximum Coarse Aggregate Size: 1-inch

C. Portland Cement: ASTM C150, Type II; 555 pounds minimum per cubic yard of concrete

D. Water/Cementitious Material (Cement and Fly Ash) Ratio: Less than or equal to 0.45

E. Slump: 4-inch maximum
1. May be increased to 4.5 inches for hand work, acceptable to Engineer
2. As low as possible consistent with proper handling and thorough compaction

F. Volumetric Air Content: 6.0%±2% after placement for 1-inch aggregate
1. Vary air content with maximum size aggregate, ASTM C94, Table 3.

G. Strength: Compressive strength as determined by ASTM C39, 4,500 psi minimum at 28 days

H. Consistency: Uniform slump, suitable for the placement conditions with aggregate floating uniformly throughout the concrete mass, flowing sluggishly when vibrated or spaded

I. Adjust mix as required to meet specifications

J. Approved fly ash may be substituted for ASTM C150 cement up to a maximum of 25 percent Class C or Class F by weight of the cementitious material content. Fly ash for concrete shall conform to the requirements of ASTM C618 with the following exceptions:

1. The loss on ignition shall not exceed 3.0 percent
2. The CaO in Class F fly ash shall not exceed 18 percent

K. Admixtures: Content, batching method, and time of introduction in accordance with the manufacturer's recommendations for compliance with this specification
   1. Include a water reducing admixture
   2. Calcium chloride content shall not exceed 0.05% of the cement content by weight

L. Coloring
   1. ASTM C979 pure mineral pigments, specially formulated for concrete coloring as manufactured by Davis Colors, L.M. Scofield Co., Tamm's or acceptable substitution.
   2. Colors: As Selected by the Landscape Architect. […OR, if no Landscape Architect… As shown on plans.] Provide submittals, samples and 5'x5' test area for each color for approval prior to construction. Assume not less than 4 pounds of color admixture per cubic foot of Type II cement.

2.4 SOURCE QUALITY CONTROL AND TESTS

A. Provide under provisions of Division One Specifications

B. Submit proposed mix design to Engineer for review prior to commencement of work

C. Tests on cement and aggregates will be performed to ensure conformance with specified requirements

D. Test samples in accordance with ACI 301.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify compacted subgrade is acceptable and ready to support paving and imposed loads

B. Verify gradients and elevations of base are correct

C. Check completed formwork for grade and alignment to the following tolerances:
   1. Top of forms not more than 1/8-inch in 10 feet
   2. Vertical face on longitudinal axis, not more than 1/4-inch in 10 feet

3.2 PREPARATION

A. Subgrade
   1. Prepare subgrade in accordance with Section 31 00 00 – Earthwork
   2. Moisten subgrade to depth of 6 inches at optimal moisture not more than 12 hours prior to placement to minimize absorption of water from fresh concrete

3. Check for soft spots by proof-rolling or other means prior to setting forms. Remove soft yielding material and replace. Compact to specifications under provisions of Section 31 00 00 – Earthwork.
4. Check crown and/or elevation of subgrade to assure specified thickness. Compact to specification additional material used to bring to correct elevation. Remove excess material where subgrade is too high
5. Clean subgrade of all loose materials before placement of concrete. Do not disturb area inside forms after fine grading is complete
6. Weed Control:
    a. If weeds or vegetation exist at or on the subgrade, apply "Round-up" at rates following manufacturer's instructions. Apply "Round-up" three days prior to removal of vegetation, subgrade preparation and application of Casoron as described below to allow "Round-up" to kill all vegetation. Remove all living and dead weeds, root balls, tree/shrub roots, vegetation, and/or any organic matter from on or in the subgrade per applicable earthwork specifications prior to subgrade preparation and paving at all areas to be paved.
    b. After all fine grading, checking, shaping, and compacting of the subgrade has been completed, and just prior to placing pavement, all subgrade soil in the area to receive pavement shall be thoroughly treated with Casoron soil sterilant (in addition to "Round-up" and regardless of presence of existing weeds or vegetation). Casoron shall be thoroughly sprinkled to distribute the chemical through the first two or three inches of the subgrade. For all areas to be paved, apply Casoron weed control at a minimum rate per 100 square yards of 2.4 pounds for G-10 or 4.0 pounds for 50w at rates and methods recommended by manufacturer within one day of paving.
    c. The Contractor shall provide all necessary protection to prevent injury to animal, fish, or plant life and property occasioned by the application of the soil sterilant. Apply on a calm, wind-free day. The Contractor will be held responsible for all application of soil sterilant or the storage of same. Protect existing and new trees and shrubs beyond the limit of paving from damage due to weed killer or soil sterilant overspray or root contact. Extra caution is required to prevent over-application of products in areas to be paved under tree canopies. Trees and shrubs damaged or killed by weed killer or sterilant application shall be replaced by the contractor at contractor's expense.
    d. Do not apply within 20 feet of trees or shrubs

B. Frame Adjustment
    1. Coat surfaces of manhole and catch basin frames with oil to prevent bond with concrete pavement for concrete collars
    2. Set frames of structures in full grout bed to provide bearing. Set to final grade
    3. Form construction joints and blockouts as indicated on drawings

3.3 PERFORMANCE AND INSTALLATION

A. Transporting mixed concrete
    1. Transporting of mixed concrete shall conform to ACI 305R

2. Do not exceed manufacturer's guaranteed capacity of truck agitators. Maintain the mixed concrete in a thoroughly mixed and uniform mass during handling
3. Do not incorporate additional mixing water into the concrete during hauling or after arrival at the delivery point, unless ordered by the Engineer. If additional water is to be incorporated into the concrete, revolve the drum not less than 30 revolutions at mixing speed after the water is added and before placing concrete.
4. Furnish a water measuring device in good working condition, mounted on each transit mix truck, for measuring the water added to the mix on the site by the Engineer
5. Provide delivery ticket and comply with delivery requirements of this section

B. Forming
1. Place and secure forms to correct location, dimension, profile, and gradient
2. Install sufficient quantity of forms to allow continuous progress of work so that forms can remain in place at least 24 hours after concrete placement
3. Join neatly and mechanically tamp to assure firm placement. Assemble formwork to permit easy stripping and dismantling without damaging concrete
4. Oil forms prior to concrete placement
5. Place joint filler vertical in position, in straight lines. Secure to formwork during concrete placement
6. Set dowels, expansion joints, preformed construction joints and header boards as specified or indicated on the drawings
7. Low roll or mountable curbs may be formed without the use of face form by using a straight edge and template to form curb face
8. Backfill behind forms as required to prevent water from entering subgrade

C. Reinforcement
1. Add fiber reinforcement to mix at plant prior to delivery to jobsite. Mixing shall be as recommended by the manufacturer to distribute the product evenly throughout the concrete mix
2. Place bar or WWF reinforcement at mid-height of slabs-on-grade or as shown on the drawings
    a. Install in as long lengths as possible. Lap adjoining pieces at least one full mesh and lace with wire
    b. Support with metal chairs, brick or stone is unacceptable
3. Hold all tie and marginal dowels in proper position by sufficient supports or pins
4. Mechanically install dowels or place on supports if center longitudinal joint is sawed in lieu of placing plastic strip
5. Interrupt reinforcement at expansion joints
6. Place dowels to achieve pavement and curb alignment as detailed.
7. Provide doweled joints inch at interruptions of concrete with one end of dowel set in capped sleeve to allow longitudinal movement
8. Grease dowels on one side of joints with caps on greased end

D. Placing concrete
1. Place concrete in accordance with ACI 301
2. Lightly moisten subgrade or base course immediately before placing concrete.
3. Ensure reinforcement, inserts, embedded parts, and formed joints are not disturbed

4. during concrete placement
5. Deposit concrete near final position. Minimize segregation and damage to subgrade
6. Place concrete continuously over the full width of the panel and between predetermined construction joints. Spread mechanically to prevent segregation and separation of materials
7. Consolidate concrete with vibrators and spade next to forms to remove air spaces or honeycombs
8. Do not place concrete in forms that has begun to set
9. Do not place more concrete in one day than can be finished before dark the same day
10. Curbs and Gutters: Automatic machine may be used for curb and gutter placement at Contractor's option. If machine placement is to be used, submit revised mix design and laboratory test results which meet or exceed minimums specified. Machine placement must produce curbs and gutters to required cross-section, lines, grades, finish, and jointing as specified for formed concrete. If results are not acceptable, remove and replace with formed concrete as specified
11. Walks: Construct sidewalks with a minimum thickness of 4-inch. Tool edges to rounded profile and finish as specified or as shown on the drawings. Pitch walks 1/4-inch per foot for cross drainage unless otherwise indicated

E. Cold weather concreting
1. Conform to ACI 306/306R, except as modified herein
2. Minimum concrete temp at the time of mixing

Outdoor Temp at Placement (in shade)	Concrete Temp at Mixing
Below 30°F	70°F
Between 30°F & 45°F	60°F
Above 45°F	45°F

3. Do not place heated concrete which is warmer than 80 degrees F
4. If freezing temp are expected during curing, maintain the concrete temp at or above 50 deg F for 5 days or 70 deg F for 3 days with forms in place
5. Do not allow concrete to cool suddenly

F. Hot weather concreting
1. Conform to ACI 305/305R, except as modified herein
2. At air temp of 90 degrees F and above keep concrete as cool as possible during placement and curing. Fog sprayers or special wetting agents may be required for protection
3. Do not allow concrete temperature to exceed 70 deg F at placement
4. Prevent plastic shrinkage cracking due to rapid evaporation of moisture
5. Do not place concrete when the actual or anticipated evaporation rate equals or exceeds 0.2 lbs per sq ft per hr as determined from ACI 305, Fig 2.1.4

G. Joints
1. Provide concrete joints per CDOT Standard Details
2. Sidewalk and pavement

a. Contraction joints: At intervals not to exceed 10 feet and 1 1/2 inches deep, tooled or sawcut
b. Expansion joints: 1/2-inch premolded joints where sidewalks end at curb returns, against fixed objects, at points of sharp radius, and between sidewalk and driveway slabs. Place expansion joint at minimum of every 100 feet.
c. Construction joints: At all separate pours, and around all appurtenances such as manholes, utility poles, and other penetrations extending into and through sidewalks. Place backer rod and polyurethane sealant for entire joint length

3. Curb and Gutter
   a. Contraction joints: At intervals not to exceed 10 feet made by insertion of 1/8-inch template at right angles to curb and 1 1/2-inch deep.
   b. Expansion joints: At curb returns, against fixed objects, at points of sharp radius, between adjacent sidewalk and curb at all curb returns, between sidewalk and all driveway slabs, and along straight lengths every 200 linear feet. Install expansion joint filler between concrete sidewalks and any fixed structure. Extend expansion joint material for full depth of concrete, except stop 1/2-inch below finish surface.
   c. Construction joints: At all separate pours, place backer rod and polyurethane sealant for entire joint length.
4. Place expansion joint filler between paving components and buildings or other appurtenances at temperatures above 50 deg F. Clean all dust, debris and water from joint. Recess top of filler 1/2-inch for sealant placement.
5. Provide keyed joints as indicated in details.

H. Finishing
1. Run straight-edge over forms with sawing motion to fill all holes and depressions.
2. After striking-off and consolidating concrete, smooth surface by screeding and floating. Use hand methods only where mechanical floating is not possible. Adjust floating to compact surface and produce uniform texture.
3. After floating, test surface for trueness with a 10' straightedge. Distribute concrete as required to remove surface irregularities, and re-float repaired areas to provide a continuous smooth finish
4. Finish surfaces with a wooden or magnesium float. Plastering of surfaces is not permitted
5. Immediately after float finishing, slightly roughen the concrete surface by brooming in the direction perpendicular to the main traffic route. Use fine hair fiber-bristle broom unless otherwise directed. Coordinate the required final finish with the Engineer before application.
6. On inclined slab surfaces and steps, provide a coarse, non-slip finish by scoring surface with a stiff-bristled broom, perpendicular to line of traffic
7. Edge all outside edges of the slab and all joints with a 0.25-inch radius edging tool.
8. Work edges of gutters, back top edge of curb, and formed joints with an edging tool, and round to 0.5-inch radius, unless otherwise indicated. Eliminate tool marks on concrete surface
9. Brush with soft bristle brush to remove trowel marks and leave a uniform appearance just before concrete takes initial set.
10. Direction of Texturing:
    a. Curb and Gutter: At right angles to the curb line

b. Sidewalk: At right angles to centerline of sidewalk.

11. Place curing compound on exposed concrete surfaces immediately after finishing. Apply under pressure at the rate of one gallon to not more than 135 square feet by mechanical sprayers in accordance with manufacturer's instructions acceptable to Engineer.

I. Joint sealing
   1. Seal joints and clean concrete prior to opening to traffic.
   2. Seal all expansion joints.
   3. Separate concrete from other structures with 3/4-inch thick joint filler.
   4. Place joint filler in concrete pattern placement sequence. Set top to required elevations. Secure to resist movement by wet concrete.
   5. Extend joint filler from bottom of pavement to within 1/4-inch of finished surface.

J. Curing and protection
   1. Immediately after placement, protect pavement from premature drying, excessive hot or cold temperatures, and mechanical injury
   2. Have plastic sheeting, straw, burlap and/or canvas materials available at all times to protect fresh uncured surfaces from adverse weather conditions
   3. Do not permit pedestrian traffic over sidewalks for 7 days minimum after finishing. Do not permit vehicular traffic over pavement for 14 days minimum after finishing or until 75 percent design strength of concrete has been achieved

3.4 FIELD QUALITY CONTROL

A. Comply with Division One Specifications - Quality Assurance: Field inspections and testing

B. It is the Contractor’s responsibility to initiate, coordinate and accommodate all required tests and inspections including conformance with requirements of all applicable public agencies and authorities. Contractor will be responsible for coordinating the testing requirement with testing agency and provide testing agency contractually required advance notification to schedule tests.

C. Tolerances
   1. Division One Specifications - Quality Assurance: Tolerances
   2. Maximum Variation of Surface Grade: 1/4- inch in 10 ft
   3. Maximum Variation from True Alignment: 3/8-inch in 10 ft

D. Take cylinders and perform slump and air entrainment tests as required by Division One Specifications in accordance with ACI 301. Unit weight and mix temperature will also be taken

E. The first three loads will be tested for slump and air content. If any one test fails to meet requirements, that load will be rejected and tests will continue on each load until three consecutive loads meet requirements. Thereafter, five concrete test cylinders will be taken for every 75 cu yds or less cu yds of concrete placed each day

F. One additional test cylinder will be taken during cold weather and cured on site under same conditions as concrete it represents

G. One slump and air entrainment test will be taken for each set of test cylinders taken

H. Cylinders will be tested as follows: 2 at 7 days, 2 at 28 days and one at a later date, if necessary, as directed by the Engineer

I. Maintain records of placed concrete items. Record date, location of pour, quantity, air temperature, and test samples taken

J. Thickness of fresh concrete may be checked by Owner at random. Coring will be conducted in accordance with Town of Eagle requirements. Where average thickness of concrete is deficient in thickness by more than 0.20-inch, but not more than 1.0-inch, payment to Contractor will be adjusted based on amount indicated in schedule of values for portland cement concrete paving as specified in the following table.

CONCRETE PAVEMENT DEFICIENCY	
Deficiency in Thickness (Determined by Cores) INCHES	Proportional Part of Contract Price Allowed
0.00 to 0.20	100%
0.21 to 0.30	80%
0.31 to 0.40	72%
0.41 to 0.50	68%
0.51 to 0.75	57%
0.76 to 1.00	50%
Over 1.00	NONE

Note: When thickness of pavement is deficient by more than one inch, and judgment of the Engineer is that area of such deficiency should not be removed and replaced, there will be no payment for the area retained.

K. Failure of Test Cylinders or Coring Results: Engineer may order removal and replacement of concrete as required upon failure of 28-day tests or if thickness of pavement is less than 95% of specified thickness

3.5 SCHEDULE OF CONCRETE

A. See plans for concrete thicknesses and subgrade preparation.

3.6 SCHEDULE OF CONCRETE REINFORCEMENT

A. Fiber reinforcement required for all concrete flatwork, including curb and gutter, sidewalk and pavement

B. Rebar reinforcement required for all cross pans. See plans for rebar sizes and installation pattern.

C. Trash pad, dumpster locations and other locations shown on plans as heavy duty concrete: 8-inch thick concrete with #4 rebar, 12-inches on center, each way, three inches clear on all sides

END OF SECTION

SECTION 33 10 00

WATER UTILITIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Buried pipe, fittings, hydrants, valves, appurtenances, and associated accessories for water distribution

B. Disinfection of potable water piping

1.2 RELATED SECTIONS

A. Section 31 00 00 – Earthwork

1.3 REFERENCES

A. American Society for Testing and Materials (ASTM)
1. A36 – Standard Specification for Carbon Structural Steel
2. A48 – Standard Specification for Gray Iron Castings
3. A53 – Standard Specification for Pipe, Steel, Black and Hot Dipped, Zinc Coated, Welded and Seamless
4. A126 – Standard Specification for Gray Iron Castings for Valves, Flanges, and Pipe Fittings
5. A185 – Standard Specification for Welded Steel Wire Fabric for Concrete Reinforcement
6. A242 – Standard Specification for High-Strength Low-Allow Structural Steel
7. A276 – Standard Specification for Stainless Steel Bars and Shapes
8. A307 – Standard Specification for Carbon Steel Bolts, Studs, and Threaded Rod 60,000 PSI Tensile Strength
9. A449 – Standard Specification for Hex Cap Screws, Bolts and Studs, Steel, Heat Treated, 120/105/90 ksi Minimum Tensile Strength, General Use
10. A536 – Standard Specification for Ductile Iron Castings
11. A674 – Standard Practice for Polyethylene Encasement for Ductile Iron Pipe for Water or Other Liquids
12. A615 – Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement
13. A1011 – Standard Specification for Steel, Sheet and Strip, Hot-Rolled, Carbon, Structural, High-Strength Low-Alloy, High-Strength Low-Alloy with Improved Formability, and Ultra-High Strength
14. B62 – Standard Specification for Composition Bronze or Ounce Metal Castings
15. B88 – Standard Specification for Seamless Copper Water Tube
16. B96 – Standard Specification for Copper-Silicon Alloy Plate, Sheet, Strip, and Rolled Bar for General Purposes and Pressure Vessels

17. B763 – Standard Specification for Copper Alloy Sand Castings for Valve Applications
18. B843 – Magnesium Alloy Anodes for Cathodic Protection
19. C33 – Standard Specification for Concrete Aggregates
20. C136 – Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates
21. C150 – Standard Specification for Portland Cement
22. C913 – Standard Specification for Precast Concrete Water and Wastewater Structures
23. C1227 – Standard Specification for Precast Concrete Septic Tanks
24. D429 – Standard Test Methods for Rubber Property-Adhesion to Rigid Substrates
25. D698 – Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft3 (600 kn-m/m3))
26. D1241 – Standard Specification for Materials for Soil-Aggregate Subbase, Base, and Surface Courses
27. D1248 – Standard Specification for Polyethylene Plastics Extrusion Materials for Wire and Cable
28. D1330 – Standard Specification for Rubber Sheet Gaskets
29. D1351 – Standard Specification for Thermoplastic Polyethylene Insulation for Electrical Wire and Cable
30. D1784 – Standard Specification for Rigid Poly(Vinyl Chloride) (PVC) Compounds and Chlorinated Poly(Vinyl Chloride) (CPVC) Compounds
31. D1785 – Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120
32. D2000 – Standard Classification System for Rubber Products in Automotive Applications
33. D2239 – Standard Specification for Polyethylene (PE) Plastic Pipe (SIDR-PR) Based on Controlled Inside Diameter
34. D2241 – Standard Specification for Poly(Vinyl Chloride) (PVC) Pressure-Rated Pipe (SDR Series)
35. D2467 – Standard Specification for Poly(Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 80
36. D2454 – Standard Specification for Solvent Cements for Poly(Vinyl Chloride) (PVC) Plastic Piping Systems
37. D2737 – Standard Specification for Polyethylene (PE) Plastic Tubing
38. D2774 – Standard Practice for Underground Installation of Thermoplastic Pressure Piping
39. D2837 – Standard Test Method for Obtaining Hydrostatic Design Basis for Thermoplastic Pipe Materials or Pressure Design Basis for Thermoplastic Pipe Products
40. D3035 – Standard Specification for Polyethylene (PE) Plastic Pipe (DR-PR) Based on Controlled Outside Diameter
41. D3139 – Standard Specification for Joints for Plastic Pressure Pipes Using Flexible Elastomeric Seals
42. D3212 – Standard Specification for Joints for Drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals
43. D3261 – Standard Specification for Butt Heat Fusion Polyethylene (PE) Plastic Fittings for Polyethylene (PE) Plastic Pipe and Tubing

44. D3350 – Standard Specification for Polyethylene Plastics Pipe and Fittings Materials
45. D3139 – Standard Specification for Joints for Plastic Pressure Pipes Using Flexible Elastomeric Seals
46. D3950 – Standard Specification for Strapping, Nonmetallic (and Joining Methods)
47. D4253 – Standard Test Methods for Maximum Index Density and Unit Weight of Soils Using a Vibratory Table
48. D4254 – Standard Test Methods for Minimum Index Density and Unit Weight of Soils and Calculation of Relative Density
49. D6938 – Standard Test Method for In-Place Density and Water Content of Soil and Soil-Aggregate by Nuclear Methods (Shallow Depth)
50. E8 – Standard Test Methods for Tension Testing of Metallic Materials
51. F412 – Standard Terminology Relating to Plastic Piping Systems
52. F477 – Standard Specification for Elastomeric Seals (Gaskets) for Joining Plastic Pipe
53. F714 – Standard Specification for Polyethylene (PE) Plastic Pipe (DR-PR) Based on Outside Diameter
54. G97 – Standard Test Method for Laboratory Evaluation of Magnesium Sacrificial Anode Test Specimens for Underground Applications

B. American Water Works Association (AWWA)
1. B300 – Standard for Hypochlorites
2. B301 – Standard for Liquid Chlorine
3. B302 – Standard for Ammonium Sulfate
4. B303 – Standard for Sodium Chlorite
5. C104 – Standard for Cement-Mortar Lining for Ductile-Iron Pipe and Fittings
6. C105 – Standard for Polyethylene Encasement for Ductile-Iron Pipe Systems
7. C110 – Standard for Ductile-Iron and Gray-Iron Fittings
8. C111 – Standard for Rubber-Gasket Joints for Ductile-Iron Pressure Pipe and Fittings
9. C115 – Flanged Ductile-Iron Pipe with Ductile-Iron or Grey-Iron Threaded Flanges
10. C116 – Standard for Protective Fusion-Bonded Epoxy Coatings for Interior and Exterior Surfaces of Ductile-Iron and Gray-Iron Fittings
11. C150 – Standard for Thickness Design of Ductile-Iron Pipe
12. C151 – Standard for Ductile-Iron Pipe, Centrifugally Cast
13. C153 – Standard for Ductile-Iron Compact Fittings
14. C200 – Standard for Steel Water Pipe 6 In. (150 mm) and Larger
15. C203 – Standard for Coal-Tar Protective Coatings & Linings for Steel Water Pipes
16. C206 – Standard for Field Welding of Steel Water Pipe
17. C207 – Standard for Steel Pipe Flanges for Waterworks Service, Sizes 4 In. Through 144 In. (100 mm Through 3,600 mm)
18. C213 – Standard for Fusion-Bonded Epoxy Coatings and Linings for Steel Water Pipe and Fittings
19. C214 – Standard for Tape Coatings for Steel Water Pipelines
20. C219 – Standard for Bolted, Sleeve-Type Couplings for Plain-End Pipe
21. C500 – Standard for Metal-Seated Gate Valves for Water Supply Service
22. C502 – Standard for Dry-Barrel Fire Hydrants
23. C504 – Standard for Rubber-Seated Butterfly Valves
24. C509 – Standard for Resilient-Seated Gate Valves for Water Supply Service

25. C515 – Standard for Reduced-Wall, Resilient-Seated Gate Valves for Water Supply Service
26. C550 – Standard for Protective Epoxy Interior Coatings for Valves and Hydrants
27. C600 – Standard for Installation of Ductile Iron Mains and Their Appurtenances
28. C604 – Standard for Installation of Buried Steel Water Pipe – 4 In. (100 mm) and Larger
29. C605 – Standard for Underground Installation of Polyvinyl Chloride (PVC) and Molecularly Oriented Polyvinyl Chloride (PVCO) Pressure Pipe and Fittings
30. C651 – Disinfecting Water Mains
31. C700 – Standard for Cold-Water Meters – Displacement Type, Metal Alloy Main Case
32. C800 – Standard for Underground Service Line Valves and Fittings
33. C900-2016 – Standard for Polyvinyl Chloride (PVC) Pressure Pipe and Fabricated Fittings, 4 In. Through 60 In. (100 mm Through 1,500 mm) for Water Transmission and Distribution
34. C901 – Standard for Polyethylene (PE) Pressure Pipe and Tubing 1/2 In. (13 mm) Through 3 In. (76 mm) for Water Service
35. C906 – Polyethylene (PE) Pressure Pipe and Fittings 4 in. (100 mm) Through 63 In. (1,600 mm) for Water Distribution and Transmission
36. M11 – Steel Pipe: A Guide for Design and Installation
37. M17 – Standard for Installation, Field Testing, and Maintenance of Fire Hydrants
38. M23 – Standard for PVC Pipe Design and Installation
39. M41 – Standard for Ductile-Iron Pipe and Fittings

C. Colorado Department of Transportation (CDOT)

D. National Fire Protection Agency (NFPA)

E. Occupational Safety and Health Administration (OSHA)

F. NSF International:
   1. Standard 60 – Drinking Water Treatment Chemicals – Health Effects
   2. Standard 61 – Drinking Water System Components – Health Effects

G. Surface Preparation Standards (SSPC)

H. American Welding Society (AWS):
   1. D1.1 – Structural Welding Code – Steel

I. National Association of Corrosion Engineers (NACE):
   1. SP0169 – Control of External Corrosion on Underground or Submerged Metallic Piping Systems
   2. SP0286 – Electrical Isolation of Cathodically Protected Pipelines

J. Uni-Bell PVC Pipe Association:
   1. Uni-Pub-8: Tapping Guide for PVC Pressure Pipe

K. Plastics Pipe Institute (PPI):

1. TR-4 – HDB / HDS / SDB / PDB / MRS Ratings for Thermoplastic Piping Materials or Pipe
2. TR-33 – Generic Butt Fusion Joining Procedure for Field Joining of Polyethylene Pipe
3. Handbook of Polyethylene Pipe
4. Material Handling Guide

L. Ductile Iron Pipe Research Association (DIPRA):
1. Thrust Restraint Design for Ductile Iron Pipe

M. International Plumbing Code (IPC)

1.4 SUBMITTALS

A. Submit under provisions of Division 1 Specifications

B. Shop Drawings: Provide piping layout and assembly drawings with fitting dimensions. Provide sufficient information to verify compliance with specifications

C. Product Data: Provide manufacturer's catalog information with dimensions, material and assembled weight. Indicate pressure ratings for pipe, fittings, valves
1. Pipe materials
2. Special, fitting, and coupling details
3. Joint restraint system
4. Valves
5. Laying and installation schedule
6. Specifications and data sheets
7. Affidavits of compliance for protective shop coatings and linings

D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements and applicable standards. Provide prior to shipment.

E. Test Reports: Submit reports of field pressure and disinfection tests under provisions of Division One

F. Test Reports: Indicate disinfection results comparative to specified requirements

1.5 PROJECT RECORD DOCUMENTS

A. Submit under provisions of Division 1 Specifications

B. Accurately record actual locations of piping mains, valves, connections, top of pipe elevations, and any mapped or unmapped utilities

C. Identify and describe unexpected variations to subsoil conditions or discovery of uncharted utilities

D. Disinfection report; record:

1. Type and form of disinfectant used
2. Date and time of disinfectant injection start and time of completion
3. Test locations
4. Initial and 24 hour disinfectant residuals (quantity in treated water) in parts per million (ppm) or milligram per liter (mg/L) for each outlet tested
5. Date and time of flushing start and completion
6. Disinfectant residual after flushing in ppm for each outlet tested

E. Bacteriological report; record:
1. Date issued, project name, and testing laboratory name, address, and telephone number
2. Time and date of water sample collection
3. Name of person collecting samples
4. Test locations
5. Initial and 24 hour disinfectant residuals in ppm for each outlet tested
6. Coliform bacteria test results for each outlet tested
7. Bacteriologist's signature and authority

1.6 QUALITY ASSURANCE

A. Manufacturers shall be experienced in the design and manufacturing of materials specified herein for a minimum period of 5 years

B. All ductile iron pipe, regardless of diameter, shall be supplied by a single manufacturer

C. Perform Work in accordance with AWWA C651, and the Colorado Department of Public Health and Environment (CDPHE), Eagle County, and Town of Eagle

D. Contractor shall conduct visual inspection before installation

E. Provide manufacturer's name and pressure rating marked on piping and valves

F. Provide piping complete with all fittings, jointing materials, supports, joint restraint system, and necessary appurtenances for watertight, fully operational water lines

1.7 REGULATORY REQUIREMENTS

A. Conform to all municipal codes and ordinances, laws and regulations of Eagle County, Town of Eagle, CDPHE, the notes and details on the drawings and as specified herein, and CDPHE Stormwater Management and/or Construction Dewatering Permit

B. Conform to AWWA C651, as appropriate, and CDPHE Design Criteria for Potable Water Systems for performing the work of this Section

C. In case of apparent conflict, CDPHE requirements govern over these specifications

D. In absence of State and local regulations, International Plumbing Code applies

E. NFPA Compliance: Install fire water systems in accordance with NFPA 24 “Standard for the Installation of Private Fire Service Mains and Their Appurtenances”

F. UL Compliance: Provide fire hydrants that comply with UL 246 “Hydrants for Fire-Protection Service,” and are listed by UL.

G. Contractor, not Owner, shall prepare, submit, pay, and otherwise obtain all necessary permits from all appropriate entities

1.8 DELIVERY, STORAGE, AND HANDLING

A. Deliver, store, protect and handle products to site under provisions of Division 1 specifications

B. Delivery
   1. Ship rubber gaskets in cartons and store in a clean area away from grease, oil, ozone producing electric motors, heat and the direct sunlight

C. Storage
   1. Store pipe, fittings and gaskets in clean locations protected from environmental conditions such as: direct sunlight, mud, etc.
   2. Do not use pipe and fittings stored in direct sunlight for periods in excess of 18 months
   3. Store pipe on a flat surface which provides even support for the barrel with bell ends overhanging
      a. Do not stack pipe higher than 5 feet

D. Storage: Use the following precautions for valves, during storage:
   1. Do not remove end protectors unless necessary for inspection; then reinstall for storage
      a. Protect valves from weather by storing indoors or support valves off ground or pavement in watertight enclosures when outdoor storage is necessary

E. Handling
   1. Handle so as to insure installation in sound undamaged condition
   2. Use equipment, tools and methods for unloading, reloading, hauling and laying that do not damage pipe or cause an impact. Damaged pipe will be cause for rejection.
   3. Use hooks or straps with broad, well-padded contact surfaces for lifting sections of pipe

F. Preparation for Transport: Prepare valves, for shipping as follows: Ensure that valves are dry and internally protected against rust and corrosion. Protect valves against damage to threaded ends, flange faces, and weld ends. Set valves in best position for handling. Set valves closed to prevent rattling

G. Deliver and store valves and accessories in shipping containers with labeling in place in accordance with AWWA C500

H. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation

I. Seal valve ends to prevent entry of foreign materials into valve body

J. During loading, transporting and unloading, exercise care to prevent damage to material
   1. Use nylon slings only
   2. Do not drop pipe or fittings
   3. Do not roll or skid against pipe already on ground
   4. Repair any damage done to coating or lining
   5. Handle per manufacturer's recommendations
   6. Store rubber gaskets in cool dark location
   7. Store all material on wood pallets or timbers

K. Adequately tag or otherwise mark all piping, fittings, and valves as to size per AWWA C509 and C900

L. Shop coated materials shall be handled, transported, stored and shipped in a manner that will prevent damage to the coating and lining. Coating or lining damaged in handling or other operations shall be repaired to the approval of and at no additional cost to the Owner

M. Any damage to the pipe or the protective coating from any cause during the installation of the pipeline and before final acceptance by the Engineer shall be repaired in accordance with these Specifications and at no additional cost to the Owner

1.9 JOB CONDITIONS

A. All work which requires the interruption of active water service lines must be completed as quickly as possible in order to minimize inconvenience to customers and risk to the Town of Eagle and coordinated as specified in Division 1

B. Underground Obstructions
   1. Underground Obstructions known to Engineer are shown on Drawings
      a. Locations shown may prove inaccurate and other obstructions not known to Engineer may be encountered
      b. Contractor shall field locate and verify all obstructions where or not shown on the Drawings
   2. Notify each utility owner and request utility be field located by surface reference at least 48 hours prior to trenching or excavation
   3. Expose and verify size, location and elevation of underground utilities and other obstructions where conflicts might exist sufficiently in advance to permit changes in the event of a conflict
      a. Notify Engineer and Owner in case of a conflict
      b. In case of a conflict, the proposed work may be changed by Engineer
   4. Maintain, protect, and support by shoring, bracing or other means existing utilities and appurtenances

C. Verify existing system operation, pressures, and valve settings (open or closed) prior to construction

PART 2 PRODUCTS

2.1 PIPE, FITTINGS, AND ACCESSORIES

A. Comply with the most current Town of Eagle standards and specifications for the public water system products and accessories.

PART 3 EXECUTION

3.1 EXAMINATION

A. Verify existing conditions under provisions of Division 1 Specifications

B. Verify locations and inverts or tops of pipe for connections to existing system as well as crossings with other utilities as indicated on the drawings. Report any discrepancies to Engineer

C. Carefully examine pipe and fittings for cracks, damage to linings, and other defects prior to installation

D. Remove all defective piping from site and replace

E. Examine areas for weak or structural defects or deviations beyond allowable tolerances for piping clearances that adversely affect excavation and quality of Work

F. Start installation only when conditions are satisfactory

3.2 PERFORMANCE - GENERAL

A. Perform work in a safe and proper manner with appropriate precautions against hazard

B. Provide adequate working space and clearances for work performed within excavations and for installation and removal of utilities

C. Contain all construction activity on the designated site and within the limits of work. Cost of restoration of site will be the responsibility of the Contractor

D. Contractor to verify quantities to perform all earthwork required according to Drawings, including but not limited to, additional import or export required to handle compaction, pavement subgrade preparation, and pipe bedding

E. Contractor shall take precautions to limit the removal of or damage to existing pavements, multi-use paths sidewalks, curbs, lawns, shrubbery, trees, hedges, walls, fences, buildings, or other existing improvements to the least practicable amounts and

shall replace or restore such improvements to their original location and condition after the excavation has been backfilled and compacted

3.3 PROTECTION OF EXISTING UTILITIES AND STRUCTURES

A. Excavation and backfill operations shall be performed in such a manner to prevent cave-ins of excavations or the undermining, damage or disturbing of existing utilities and structures or of new work

B. Backfill shall be placed and compacted so as to prevent future settlement or damage to existing utilities and structures and new work

C. Any excavations improperly backfilled or where settlement occurs shall be reopened to the depth required then refilled with approved materials and compacted, and the surface restored to the required grade and condition, at no additional costs to the Owner

D. Any damage due to excavation, backfilling, or settlement of the backfill, or injury to persons or damage to property occurring as a result of such damage shall be the responsibility of the Contractor. All costs to repair such damage, in a manner satisfactory to the Engineer, shall be borne by the Contractor at no additional expense to the Owner

3.4 SITE PREPARATION

A. Clear all site areas within the limits of work of grasses, roots, brush, and other objectionable material and debris

B. Remove all waste materials from site and dispose. Stockpile all acceptable grubbings for reuse in revegetation areas.

C. Remove debris including all demolished trees, underbrush, stumps, roots and other combustible materials from site and dispose of off-site; on-site burning is not permitted

3.5 DEWATERING

A. Comply with CDPHE Dewatering Requirements

B. Dewatering discharge to surface waterways requires CDPHE dewatering permit. Contractor must obtain dewatering permit and comply with discharge requirements therein, if necessary

3.6 PIPE PREPARATION

A. Ream pipe and tube ends and remove burrs

B. Remove scale and dirt, on inside and outside, before assembly

C. Cut ends of metallic pipe, recoat with coating approved for potable water service and compatible with manufacturer's coatings.

3.7 BEDDING

A. Comply with Town of Eagle standards and specifications

B. Excavate pipe trench in accordance with Section 31 00 00 for work of this Section. Do not disturb trench bottom during excavation. Hand trim excavation for accurate placement of pipe to elevations indicated.

C. Place bedding material in accordance with Section 31 00 00 at trench bottom, level fill materials in one continuous layer not exceeding 6 inches compacted depth, compact to 95 percent. Protect from lateral displacement by placing embedment evenly on both sides of pipe

D. Provide dewatering and backfill trench in accordance with Section 31 00 00

3.8 PIPE INSTALLATION

A. Comply withTown of Eagle standards and specifications. Use the manufacturer's recommendations if the Town of Eagle standards do not specifically apply.

B. Install PVC Pipe in accordance with AWWA M23 and AWWA C605

C. Install Ductile Iron Pipe in accordance with AWWA C600

D. Install Ductile Iron Fittings in accordance with AWWA M41

E. Route pipe as indicated on the Drawings

F. The inside of all pipe, valves, and fittings shall be smooth, clean, and free from blisters, loose mill scale, sand, and dirt when connected

G. Install as specified or in accordance with the manufacturer's recommendations

H. Cutting Pipe
   1. Cut pipe to measurement taken at the site, not from the drawings
   2. Cut pipe neatly without damage to pipe
   3. Cut smooth, straight, and at right angles to pipe axis
   4. Dress and bevel end of cut pipe to remove roughness and sharp corners
   5. Cut pipe with saw or abrasive wheel
   6. Follow state and federal safety regulations pertaining to cutting asbestos concrete pipe as necessary

I. Provide an isolation or shutoff valve and union at the water connections to each fixture and unit of equipment, whether shown on the drawings or not

J. Install pipe to indicated elevations. Maintain minimum 6.5 feet depth of ground cover and maintain minimum grade for drainage. Establish elevations of buried piping to ensure minimum cover is achieved. Maximum depth of 9.0 feet is allowed to avoid a local high

point unless shown otherwise on the plans. Add additional soil in areas of future fill to provide minimal cover at all times. Report any variations from plan to Owner and Engineer

1. Provide air release valve at all high points and blow-offs or hydrant at all low points. Coordinate locations and details with Engineer.
2. Where minimum depth cannot be maintained, provide a minimum of 2 inch of specified insulation board per 1 foot of cover not provided. Contractor must have Owner and Engineer approval prior to installation.
    a. Place insulation board over bedding material for the width of the trench

K. Install pipe to allow for expansion and contraction without stressing pipe or joints

L. Protect from lateral displacement by placing embedment evenly on both sides of pipe

M. Do not lay pipe in water. Maintain groundwater level a minimum of 12 inches below pipe to be installed. Do not lay pipe under unsuitable weather or trench conditions

N. Make changes in horizontal, vertical, and curved alignment shown on drawings by using joint deflections in the amount permissible by manufacturer and shown on drawings

O. Do not bend pipe

P. Deflect pipe at joints

Q. Do not deflect PVC pipe at connection to ductile iron fittings

R. Form and place concrete for thrust blocks at each elbow or change of direction of pipe main as indicated on Drawings

S. Utility crossings

1. Whenever possible, lay water mains over sanitary and storm sewers to provide vertical separation of at least 18-inch between invert of water main and crown of sewer
2. If standard crossing detail is not available and above separation cannot be met, provide one continuous length of watertight sewer pipe 20' long centered on water main with joints between different pipes encased in 6-inch minimum of concrete and extending 6-inch either side of joint or encase sewer pipe in 6-inch of concrete completely around pipe, for not less than 10' either side of water main
3. Water Mains Passing Under Sanitary Sewers: If vertical separation is less than 18-inch, provide structural support for sewer. Provide concrete encasement where water lines pass under sanitary sewer line. Reference detail shown on Drawings

T. Maintain a minimum 10 feet of horizontal separation and 18 inches of vertical separation between water main and storm or sanitary sewer lines in accordance with the CDPHE

1. Provide concrete encasement if these clearances cannot be achieved and when water line is below sanitary sewer line

U. Tracer wire and marker tape

1. Install tracer wire continuous over top of pipe
2. Install tracer wire test stations at maximum 500 LF of water line per Town of Eagle requirements. Locate test station at fire hydrants, gate valves, or special test station locations in a valve box
3. Terminate tracer wire following drawing details
4. Tape tracer wire to top of pipe using PVC tape every 4 feet along the pipe, and on each side of fitting
    a. Tape: minimum 2 inches wide and wrapping full circumference of pipe
5. Install identification /warning marker tape in fill area of trench above all water lines

V. Protect piping systems from entry of foreign materials by temporary covers, completing sections of the work, and isolating parts of completed system

W. Install access fittings to permit disinfection of water system, subject to approval by Engineer

X. Backfill trench in accordance to specifications herein

Y. Protect pipe from floatation or movement until completely backfilled and put into service

3.9 WATER MAIN CONNECTIONS

A. Comply with Town of Eagle standards and specifications. Coordinate with Town of Eagle and fire department representatives for any impacts to the existing water system and provide advanced notice to impacted properties if applicable.

B. Connect to water main per plans and referenced standards or details.

3.10 JOINTS

A. Make pipe joints carefully and neatly

B. Connect piping in accordance with manufacturer's recommendations

C. Push-on joints
1. Lay pipe with bell ends facing the direction of laying except when Engineer authorizes reverse laying
2. Assembly of PVC plain end into bell: follow PVC pipe manufacturer's recommendation
3. For PVC pipe, Contractor to ensure that pipe is not inserted into the bell ends beyond the push line
    a. Utilize EBAA Mega-Stop bell protection, or approved substitution, if necessary, to ensure previously laid pipe joints are not impacted by ongoing installation
4. Lubricate joint surfaces immediately before completing the joint
5. Bevel spigot ends of field cut piping
6. Groove spigot ends of field cut restrained joint piping if required by joint system
7. Install restrained joints following manufacturer's recommendations

D. Mechanical joints
   1. Before assembling joint, clean both bell and plain end of rust and foreign matter
   2. Assemble joint following AWWA C111, C600, C605 and as specified
   3. Lubricate gasket and install in accordance with manufacturer's instructions
   4. If an effective seal is not obtained, disassemble joint, clean thoroughly, and reassemble
   5. Do not over tighten bolts to compensate for poor installation
   6. Carefully align holes in mechanical joints with restraint device to permit installation of the harness bolts
   7. Install mechanical joint pieces so the mechanical joint holes straddle the top centerline for horizontal piping, or the side centerline for vertical piping

3.11 PROTECTIVE COATING

A. Provide polyethylene tube encasement on all buried ductile iron fittings, valves, and fire hydrant extensions
   1. Encase ductile iron fittings and valves in polyethylene per AWWA C105, Method A, secured with polyethylene compatible adhesive tape. Overlap polyethylene onto PVC pipe a minimum of 6 inches
   2. Before backfilling, inspect polyethylene for rips, punctures and other damage and repair following AWWA C105

B. Coat exposed ferrous metal surfaces of joints, couplings, and uncoated steel with primer and tape coating system after installation. Do not coat stainless steel or high strength low alloy steel nuts and bolts
   1. Surface Preparation: Clean surfaces of rust, scale, soil, mud, oil, grease, and other contaminants by hand or power tool following SSPC-SP2 or SP3 and other appropriate means as recommended by coating manufacturer Remove excess moisture and provide surface dryness as recommended by coating manufacturer
   2. Application: Apply primer in uniform manner to clean and dry surfaces following coating manufacturer's recommendations
      a. Fill complex and irregular surfaces with appropriate mastic or filler tape to eliminate bridging; then apply tape/wrap to primed and filled surfaces following coating manufacturer's recommendations.
      b. When coating restraining rods or strapping, apply tape wrap longitudinally
      c. Where metal being coated enters concrete, overlap coating onto concrete by minimum of 2 inches after placement of concrete
   3. Inspection: After field coating of specified items, conduct visual inspection to verify complete coverage has been accomplished.
      a. Repair damaged or incompletely coated surfaces following coating manufacturer's recommendations

C. Metal Surfaces not Protected by Poly Wrap
   1. Coat all steel clamp rods, bolts, and other metal accessories used in tapping saddles, anchorages, cut ends of pipe, follower rings and bolts or joint harnesses subject to submergence or contract with the earth and not concrete encased, but including pipe fittings and bolts in polyethylene tube protection

2. Apply 2 coats of coal tar paint to clean, dry metal surfaces, allow first coat to dry before applying second coat

D. Metal Harness Rods
1. Provide field applied primer and Polyken tape wrap

3.12 CONCRETE ENCASEMENT

A. Provide where indicated on the Drawings

B. Comply with Town of Eagle standards and specifications.

C. Suitably support and block pipe and anchor against flotation

3.13 VALVES AND HYDRANTS INSTALLATION

A. Carefully inspect valve before installation. Clean interior. Operate valve to determine parts in proper working order, with valves seating and drain valve operating properly. Set plumb and center stem in valve box and securely brace into place. Comply with AWWA C600 and referenced standards

B. Center and plumb valve box over valve. Set box cover flush with finished grade.
1. Backfill and compact under and around valve boxes to ensure no vertical loads are transmitted to valve operators or bonnets

C. Comply with AWWA M17 for fire hydrant installation. Install with gate valve and provisions for drainage

D. Install valves, hydrants, and accessories in accordance with the manufacturer's recommendations and in accordance with referenced standards and specifications.

E. Hydrants and valves to be set plumb on solid bearing surface

F. Locate hydrant flange a minimum of 3” and maximum 6” above adjacent finished grade or flush with the adjacent top of curb. Contractor to verify final grade or adjust flange height upon the completion of final grading

G. Drainage shall be provided at the base of the hydrant by placing rock from the bottom of the trench to at least 12 inches above the barrel flange of the hydrant and to a distance of 12 inches around the elbow. The minimum distance from the bottom of the trench to the bottom of the hydrant elbow shall be 6 inches. The minimum amount of rock placed shall be 1/3 cubic yard

3.14 VALVE INSTALLATION

A. Comply with Town of Eagle standards and specifications

B. Carefully inspect valve before installation. Clean interior. Operate valve to determine parts in proper working order, with valves seating and drain valve operating properly. Set

plumb and center stem in valve box and securely brace into place. Comply with AWWA C600 and referenced standards.

C. Provide concrete collar for installations within landscaped areas

D. Protect valve box and cover during paving operations and clean any excess concrete, or asphalt, or road base from valve box and cover to ensure visibility and proper operation

3.15 TAPPING

A. Tapping shall be performed using standard tapping saddles designed for use on PVC piping in accordance with AWWA C605. Tapping shall be performed only with use of tap saddles or sleeves. NO DIRECT TAPPING WILL BE PERMITTED. Tapping shall be performed in accordance with the applicable sections for saddle tapping as per “Uni-Pub-8: Tapping Guide for PVC Pressure Pipe by Uni-Bell PVC Pipe Association"

B. All connections requiring a larger diameter than that recommended by the pipe supplier, should be made with a pipe connection as specified and indicated on the drawings.

C. Equipment used for tapping shall be made specifically for tapping PVC pipe:
   1. Tapping bits shall be slotted “shell” style cutters, specifically made for PVC pipe. ‘Hole saws’ made for cutting wood, steel, ductile iron, or other materials are strictly prohibited

3.16 WATER SERVICES

A. Water services are to be connected to the new water main per the Contract Drawings and Town of Eagle Standards

B. Water services are to be tapped per the Contract Drawings. Direct taps are not permitted.

3.17 THRUST BLOCKS

A. Installation:
   1. Thrust blocks shall be constructed at bends and fittings that require support due to unbalanced line thrust. Care shall be taken to ensure that outlets, cover bolts, nuts, clamps, and other fittings are accessible. A bond breaker shall be placed between the pipe and the thrust block to aid in future removal. If a large thrust block is to be placed, it shall be separated into sections by a suitable material. Bearing surface areas are minimum areas to bear against the undisturbed trench wall. If the soil bearing capacity is insufficient to provide adequate support based on minimum bearing areas established by Drawing Details, then the minimum bearing area shall be increased to a size that shall ensure support restraint. In every instance, the thrust block shall bear against undisturbed earth
   2. Before placing concrete, equipment used in the mixing and transport shall be cleaned. Debris, water, or ice shall be removed from the area to be occupied by concrete. Concrete shall not be placed on frozen subgrade. Concrete shall be placed only in the presence of the Owner or Engineer unless inspection is waived prior to the placement

B. Formwork for Thrust blocks:
   1. Forming for concrete thrust blocks and anchors shall be done by bulkheading around the shape of the thrust block or anchor with wood, burlap sacks, or reinforced paper sacks that are filled with sand or earth. Sacks shall be constructed of a size easily handled when full and left in place in the trench. Wood forms shall be removed before backfilling.
   2. Horizontal struts or braces required for trench shoring shall not remain in concrete thrust blocks. Prior to placing concrete, the forms and ditch bank will be inspected and approved by Owner or Engineer
   3. When concrete is deposited against the ground without the use of forms, the ground shall be thoroughly moistened or other provisions made to prevent the ground from drawing water in from the concrete

C. Thrust block Curing Time:
   1. Newly placed concrete shall be allowed to set undisturbed for a minimum of 24 hours

D. Compaction of Fill Over Thrust blocks
   1. Backfill may be placed over thrust blocks once the surface has set sufficiently and they are able to resist the weight of the backfill. However, tamping or compacting shall not be allowed above the thrust block for a minimum of 24 hours after placement

E. Hydrostatic testing shall not be conducted until thrust blocks have fully cured, a minimum of 7 days

3.18 ABANDONMENT

A. Cap ends of main as shown. Place required concrete blocking as shown on drawing details

B. Where mains are to be abandoned and removed to a fitting or valve, cut and plug main at fitting or valve
   1. When shown on drawings, remove fire hydrants and valves, including lead joint tees when encountered; salvage and deliver removed fire hydrants and valves to the Town of Eagle
   2. Pipe, fittings, and other appurtenances that are removed, but are not required to be salvaged become property of Contractor
      a. Remove and dispose of offsite

3.19 ERECTION TOLERANCES

A. Establish invert elevations as shown on the drawings

B. Construct pipe within manufacturer’s tolerances of horizontal and vertical deflection. Refer to Town of Eagle for allowable deflections at joints and fittings.

3.20 FIELD QUALITY CONTROL

A. Comply with Town of Eagle standards and specifications. Test each line at the Contractor's expense in the presence and to the satisfaction of Town of Eagle inspectors.

B. Field inspection and testing will be performed under provisions set forth by the referenced standards

C. Test each line at the Contractor's expense in the presence and to the satisfaction of Owner or Engineer at a maximum of 1,000 foot intervals

D. Water Line Disinfection
   1. Comply with AWWA C651 and provide Engineer and Owner with results.
   2. Flush water lines prior to disinfection, except when tablet method is used. Acceptable chlorine disinfectants are calcium hypochlorite granules, sodium hypochlorite solutions, and calcium hypochlorite solutions, and calcium hypochlorite tablets.
   3. After the pipe is filled with water and chlorine, the chlorinated water shall be held in contact with the pipe for 24 hours. At the end of the 24 hour period, the water in the pipeline shall be tested by the local health authority having jurisdiction, or their designated representative, to ensure a residual chlorine content in compliance with Town of Eagle requirements. The pipeline shall then be thoroughly flushed to remove the heavily chlorinated water. This activity requires a permit from the CDPHE WQCD prior to flushing. Comply with all provisions of the permit. Care shall be taken in flushing the pipeline to prevent property damage and danger to the public. Discharges of water from blowoff assemblies or other appurtenances shall be contained or discharged in a manner approved by Town of Eagle and the CDPHE.
   4. For fire lines, flush piping complying with NFPA 24
   5. If water in pipe does not meet the governing agency requirements, repeat disinfection procedure until acceptable. Furnish copies of acceptance forms from governing agency to Owner and Engineer.

E. Valve Testing
   1. Conduct pressure and leakage tests on all newly installed valves
   2. Furnish all necessary equipment and material and make all connections to the pipe, as required. The Engineer shall monitor the tests.

F. Hydrostatic Pressure Testing
   1. Provide all necessary pumping equipment, piping connections, pressure gauges with maximum of 5 psi increments, and other required equipment, facilities, and materials.
   2. Test only using potable water in conformance with Town of Eagle standards.
   3. If tests indicate work does not meet specified requirements, remove work, replace and retest at no cost to Owner.
   4. Hydrostatic Test Conditions: At lowest point in the line or section under test, pressurize to 150 psi minimum. The pipeline shall be filled at a rate that does not create surges and does not exceed the rate at which air can be released.

5. While the test pressure is maintained, an examination shall be made of the pipeline and any leaks located and repaired. Pipe or fittings found to be faulty shall be removed and replaced. Leakage is not allowed through the bonnet of the line valve. A valve leaking through the bonnet may be repaired in place or removed and replaced. Cutting and replacement of pavement as well as excavation and backfilling may be necessary when locating and repairing leaks discovered during pressure testing.
6. After visible leaks are stopped, the full test pressure shall be maintained for 1 continuous hour. Allowable leakage for each section between line valves shall not exceed Town of Eagle requirements.

G. PVC Water Pipe Continuity Testing
1. Test tracer wire for continuity, in the presence of Owner and Engineer, after backfill is complete and before Substantial Completion
2. Notify Owner and Engineer five working days in advance to schedule testing
3. Continuity test to consist of locating the PVC water pipe with an electronic-type pipe locator
4. If test is negative for continuity, repair or replace as necessary to achieve continuity

H. Bac-T Testing
1. After completion of water line disinfection, Contractor shall take Bac-T samples to ensure pipe has been properly disinfected and submit results to Engineer
2. If water line fails Bac-T sampling, any repeat disinfection and Bac-T testing will be at the Contractor's expense
3. The Contractor shall receive Town of Eagle approval before placing a water line in service

3.21 CLEANING

A. Verify that piping has been cleaned and inspected

B. Verify that piping has been successfully pressure tested and flushed

C. Perform scheduling and disinfection activity with start-up, testing, adjusting, demonstration procedures, including coordination with related systems

3.22 DISINFECTION

A. Provide and attach required equipment to perform the work of this Section

B. Tablet, continuous, or slug disinfection may be followed in accordance with AWWA C651

C. The preferred method is continuous disinfection, summarized as follows:
1. Inject treatment disinfectant, free chlorine in liquid form into piping system to obtain 50 to 80 ppm residual
2. Bleed water from outlets to ensure distribution and test for disinfectant residual
3. Maintain disinfectant in system for 24 hours
4. If final disinfectant residual tests less than 25 ppm, repeat treatment

5. Flush, circulate and clean until residual equal to that of incoming potable water or 1.0 mg/L is achieved

D. Replace permanent system devices removed for disinfection

3.23 FINAL FLUSHING

A. Maintain a flushing velocity of 2.5 feet per second in piping

B. Collect chlorinated water for proper disposal and/or dechlorinate to less than 0.1 ppm free chlorine prior to discharge in accordance with State, County, and local regulations

3.24 DISINFECTION FIELD QUALITY CONTROL

A. After final flush, and before main or equipment is placed in service, collect water samples from representative points along the main and field test for chlorine residual

B. Chlorine residual shall be within 50 percent of the chlorine residual prevailing in the source

C. If initial disinfection fails to provide satisfactory samples, repeat disinfection until satisfactory samples have been obtained

3.25 DISINFECTION TESTING AND ACCEPTANCE

A. The Contractor will perform Bacteriological (Bac-T) sampling and testing after pipes have been disinfected and flushed as specified herein

B. If any portion of the piping or equipment or tanks fails Bac-T testing, the Contractor is responsible for repeating disinfection procedures until passing Bac-T test is obtained

3.26 FINAL ACCEPTANCE

A. Comply with Town of Eagle standards and specifications for placing water line in service

B. The inside of all pipe, valves, and fittings shall be smooth, clean, and free from blisters, loose mill scale, sand, and dirt when connected.
1. Wire brush, if necessary, wipe clean and keep joint contact surfaces clean until connection is complete

C. Drain all test water from the new pipe system prior to placing in service

D. Provide water tap locations shown on the Drawings

E. Provide operation and maintenance manuals for air and line valves and fire hydrants

F. Provide final reports to Engineer for:
1. Bac-T results
2. Residual chlorine tests

3. Hydrostatic tests for each section or pipe
4. Tracer wire continuity test

END OF SECTION

SECTION 33 33 00

SANITARY SEWER UTILITIES

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Polyvinyl chloride (PVC) non-pressure pipe for gravity sanitary sewer with all jointing materials, fittings, and other appurtenances required for a complete installation

B. All precast manholes complete with steps, ring and cover as required

1.2 RELATED SECTIONS

A. Section 31 00 00 – Earthwork

1.3 REFERENCES

A. American Society for Testing and Materials (ASTM):
1. A48 – Standard Specification for Gray Iron Castings
2. A126 – Standard Specification for Gray Iron Castings for Valves, Flanges, and Pipe Fittings
3. A185 – Standard Specification for Welded Steel Wire Fabric for Concrete Reinforcement
4. A307 – Standard Specification for Carbon Steel Bolts, Studs, and Threaded Rod 60,000 PSI Tensile Strength
5. A615 – Standard Specification for Deformed and Plain Carbon-Steel Bars for Concrete Reinforcement
6. C33 – Standard Specification for Concrete Aggregates
7. C150 – Standard Specification for Portland Cement
8. C443 – Standard Specification for Joints for Concrete Pipe and Manholes, Using Rubber Gaskets
9. C478 – Standard Specification for Circular Precast Reinforced Concrete Manhole Sections
10. C497 – Standard Test Methods for Concrete Pipe, Manhole Sections, or Tile
11. C913 – Standard Specification for Precast Concrete Water and Wastewater Structures
12. C923 – Standard Specification for Resilient Connectors Between Reinforced Concrete manhole Structures, Pipes, and Laterals
13. C1227 – Standard Specification for Precast Concrete Septic Tanks
14. C1619 – Standard Specification for Elastomeric Seals for Joining Concrete
15. C1821 – Standard Practice for Installation of Underground Circular Precast Manhole Structures
16. D698 – Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Standard Effort (12,400 ft-lbf/ft^3 (600 kN-m/m^3))
17. D1248 – Standard Specification for Polyethylene Plastics Extrusion Materials for Wire and Cable

18. D1330 – Standard Specification for Rubber Sheet Gaskets
19. D1351 – Standard Specification for Thermoplastic Polyethylene Insulation for Electrical Wire and Cable
20. D1784 – Standard Specification for Rigid Poly (Vinyl Chloride) (PVC) Compounds and Chlorinated Poly (Vinyl Chloride) (CPVC)
21. D1785 – Standard Specification for Poly (Vinyl Chloride) (PVC) Plastic Pipe, Schedules 40, 80, and 120
22. D2122 – Standard Test Method for Determining Dimensions of Thermoplastic Pipe and Fittings
23. D2240 – Standard Test Method for Rubber Property – Durometer Hardness
24. D2321 – Standard Specification for Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications
25. D2466 – Standard Specification for Poly (Vinyl Chloride) (PVC) Plastic Pipe Fittings, Schedule 40
26. D2774 – Standard Specification for Underground Installation of Thermoplastic Pressure Piping
27. D2837 – Standard Test Method for Obtaining Hydrostatic Design Basis for Thermoplastic Pipe Materials or Pressure Design Basis for Thermoplastic Pipe Products
28. D3034 – Standard Specification for Type PSM Poly (Vinyl Chloride) (PVC) Sewer Pipe and Fittings
29. D3035 – Standard Specification for Polyethylene (PE) Plastic Pipe (DR-PR) Based on Controlled Outside Diameter
30. D3139 – Standard Specification for Joints for Plastic Pressure Pipes Using Flexible Elastomeric Seals
31. D3212 – Standard Specification for Joints for Drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals
32. D3261 – Standard Specification for Butt Heat Fusion Polyethylene (PE) Plastic Fittings for Polyethylene (PE) Plastic Pipe and Tubing
33. D3350 – Standard Specification for Polyethylene Plastics Pipe and Fittings Materials
34. F412 – Standard Terminology Relating to Plastic Piping Systems
35. F477 – Standard Specification for Elastomeric Seals (Gaskets) for Joining Plastic Pipe
36. F714 – Standard Specification for Polyethylene (PE) Plastic Pipe (DR-PR) Based on Outside Diameter
37. F679 – Standard Specification for Poly(Vinyl Chloride) (PVC) Large-Diameter Plastic Gravity Sewer Pipe and Fittings
38. F1055 – Standard Specification for Electrofusion Type Polyethylene Fittings for Outside Diameter Controlled Polyethylene and Crosslinked Polyethylene (PEX) Pipe and Tubing
39. F2164 – Standard Specification for Field Leak Testing of Polyethylene (PE) and Crosslinked Polyethylene (PEX) Pressure Piping Systems Using Hydrostatic Pressure

B. American Water Works Association (AWWA):
   1. C104 – Standard for Cement-Mortar Lining for Ductile-Iron Pipe and Fittings
   2. C105 – Standard for Polyethylene Encasement for Ductile-Iron Pipe Systems
   3. C111 – Standard for Rubber-Gasket Joints for Ductile-Iron Pressure Pipe and Fittings

4. C115 – Standard for Flanged Ductile-Iron Pipe with Ductile-Iron or Grey-Iron Threaded Flanges
5. C150 – Standard for Thickness Design of Ductile-Iron Pipe
6. C151 – Standard for Ductile-Iron Pipe, Centrifugally Cast
7. C504 – Standard for Rubber-Seated Butterfly Valves
8. C512 – Standard for Air Release, Air/Vacuum, and Combination Air Valves for Water and Wastewater Service
9. C600 – Standard for Installation of Ductile Iron Mains and Their Appurtenances
10. C900 – Standard for Polyvinyl Chloride (PVC) Pressure Pipe and Fabricated Fittings, 4 In. Through 12 In. (100 mm Through 300 mm), for Water Transmission and Distribution
11. C905 – Standard for Polyvinyl Chloride (PVC) Pressure Pipe and Fabricated Fittings, 14 In. Through 48 In. (350 mm Through 1,200 mm), for Water Transmission and Distribution
12. M23 – PVC Pipe: Design and Installation

C. Colorado Department of Transportation (CDOT)

D. Occupational Safety and Health Administration (OSHA)

E. National Association of Corrosion Engineers (NACE):
1. SP0169 – Control of External Corrosion on Underground or Submerged Metallic Piping Systems
2. SP0286 – Electrical Isolation of Cathodically Protected Pipelines

F. Plastics Pipe Institute (PPI):
1. TR-4 – HDB / HDS / SDB / PDB / MRS Ratings for Thermoplastic Piping Materials or Pipe
2. TR-33 – Generic Butt Fusion Joining Procedure for Field Joining of Polyethylene Pipe
3. Handbook of Polyethylene Pipe
4. Polyethylene Piping Systems Field Manual for Municipal Water Applications
5. Material Handling Guide

1.4 SUBMITTALS

A. Submit under provisions of Division 1 Specifications

B. Shop Drawings: Provide piping layout and assembly drawings with fitting dimensions. Provide sufficient information to verify compliance with specifications

C. Product Data: Provide manufacturer's catalog information with dimensions, material and assembled weight.
1. Pipe materials
2. Special, fitting, and coupling details
3. Gasket materials
4. Valves
5. Laying and installation schedule

6. Specifications and data sheets
7. Affidavits of compliance for protective shop coatings and linings

D. Manufacturer's Certificate: Certify that products meet or exceed specified requirements and applicable standards. Provide prior to shipment.

E. Test Reports: Submit reports of field exfiltration/infiltration, mandrel and lamp tests under provisions of Division 1 Specifications

F. TV Inspection Files: Submit videos and reports

1.5 PROJECT RECORD DOCUMENTS

A. Submit under provisions of Division 1 Specifications

B. Accurately record actual locations of piping mains, valves, connections, invert elevations, and any mapped or unmapped utilities

C. Identify and describe unexpected variations to subsoil conditions or discovery of uncharted utilities

1.6 QUALITY ASSURANCE

A. Perform Work in accordance with Town of Eagle and CDPHE Stormwater and/or Groundwater Discharge Permit, notes on the drawings and as specified herein.

B. Manufacturers shall be experienced in the design and manufacturing of materials specified herein for a minimum period of 5 years

C. All PVC pipe, regardless of diameter, shall be supplied by a single manufacturer

D. Perform Work in accordance with the Colorado Department of Public Health and Environment (CDPHE) and Eagle County

E. Contractor shall conduct visual inspection before installation

F. Provide manufacturer's name and pressure rating marked on piping and valves

G. Provide piping complete with all fittings, jointing materials, supports, joint restraint system, and necessary appurtenances for watertight, fully operational sewer lines

1.7 REGULATORY REQUIREMENTS

A. Conform to all municipal codes and ordinances, laws and regulations of Eagle County, Town of Eagle, CDPHE, the notes and details on the drawings and as specified herein, and CDPHE Stormwater Management and/or Construction Dewatering Permit

B. In case of apparent conflict, CDPHE requirements govern over these specifications

C. Contractor, not Owner, shall prepare, submit, pay, and otherwise obtain all necessary permits from all appropriate entities

1.8 DELIVERY, STORAGE AND HANDLING

A. Deliver, store, protect and handle products to site under provisions of Division 1 Specifications

B. During loading, transporting and unloading, exercise care to prevent damage to material
   1. Use nylon slings only
   2. Do not drop pipe or fittings
   3. Do not roll or skid against pipe already on ground
   4. Repair any damage done to coating or lining
   5. Handle per manufacturer's recommendations
   6. Store rubber gaskets in cool dark location
   7. Store all material on wood pallets or timbers

C. Shop coated materials shall be handled, transported, stored and shipped in a manner that will prevent damage to the coating and lining. Coating or lining damaged in handling or other operations shall be repaired to the approval of and at no additional cost to the Owner

D. Any damage to the pipe or the protective coating from any cause during the installation of the pipeline and before final acceptance by the Engineer shall be repaired in accordance with these Specifications and at no additional cost to the Owner

E. Pipe
   1. Provide temporary end caps and closures on piping and fittings. Maintain in place until installation
   2. PVC pipe has reduced flexibility and impact resistance as temperatures approach and drop below freezing. Extra care should be used in handling PVC pipe during cold weather
   3. Do not store PVC pipe uncovered in direct UV light
   4. Pipe stored along the trench side shall be suitably supported off the ground to avoid damage to the coating

F. Valves
   1. Prepare valves for shipping as follows:
      a. Ensure that valves are dry and internally protected against rust and corrosion
      b. Protect vales against damage to threaded ends, flange faces, and weld ends
      c. Seal valve ends to prevent entry of foreign materials into valve body
      d. Set valves in best position for handling
      e. Set valves closed to prevent damage
   2. Deliver and store valves and accessories in shipping containers with labeling in place
   3. Storage: Use the following precautions for valves during storage:
      a. Do not remove end protectors unless necessary for inspection; then reinstall for storage

b. Protect valves from weather by storing indoors or support valves off ground or pavement in watertight enclosures when outdoor storage is necessary

G. Precast Concrete Structures
1. Transport and handle precast concrete units with equipment to protect from dirt and damage
2. Do not place precast concrete units in position which will cause damage
3. Handle precast concrete structures by means of lifting inserts. Do not move from manufacturer's yard until curing is complete.

1.9 JOB CONDITIONS

A. All work which requires the interruption of active sanitary sewer service lines must be completed as quickly as possible in order to minimize inconvenience to customers and risk to the Town of Eagle and coordinated as specified in Division 1

B. Underground Obstructions
1. Underground Obstructions known to Engineer are shown on Drawings
a. Locations shown may prove inaccurate and other obstructions not known to Engineer may be encountered
b. Contractor shall field locate and verify all obstructions where or not shown on the Drawings
2. Notify each utility owner and request utility be field located by surface reference at least 48 hours prior to trenching or excavation
3. Expose and verify size, location and elevation of underground utilities and other obstructions where conflicts might exist sufficiently in advance to permit changes in the event of a conflict
a. Notify Engineer and Owner in case of a conflict
b. In case of a conflict, the proposed work may be changed by Engineer
4. Maintain, protect, and support by shoring, bracing or other means existing utilities and appurtenances

PART 2 PRODUCTS

2.1 PIPE, MANHOLES, AND ACCESSORIES

A. Comply with Town of Eagle standards and specifications.

PART 3 EXECUTION

3.1 INSPECTION

A. Examine pipe and fittings and do not use individual sections containing cracks, dents, abrasions, and other defects

3.2 INSTALLATION OF HDPE PRESSURE PIPE

A. Trenching, Pipe Embedment, Backfill, and Compaction: See Section 31 00 00

B. Pipe and Fittings
   1. Follow pipe manufacturers installation instructions for field cutting and fusion joining techniques for HDPE pipe
      a. Include acceptable size and shape of fusion bead; and minimum radius of curvature of various sizes of pipe for installing curved sections of pipe
   2. Carefully lower pipe, fittings, valves, and accessories into the trench with derricks, ropes, and other suitable equipment to prevent damage
   3. Do not dump or drop pipe or accessories into trench
   4. Lay to lines and grades indicated on drawings or as specified
      a. Lay piping beginning at a low point of system, true to line and grade with unbroken continuity of invert.
      b. Join to form a smooth flow line
   5. Do not install flanges, fittings, or valves in curved sections of pipe
   6. Keep pipe clean during and after laying
   7. Close all open ends with watertight expandable type sewer plugs or test plugs
   8. Do not lay pipe when
      a. There is water in the trench
      b. Trench conditions are unsuitable
      c. Weather conditions are unsuitable
   9. Use acceptable adaptors at manhole and structure connections to provide a watertight seal and flexibility; provide a short length of pipe outside each connection
   10. Protect from lateral displacement by placing and compacting bedding material under provisions of Section 31 00 00
   11. Protect pipe from hot and cold thermal expansion using manufacturer and other recommended techniques

C. Joining
   1. Use butt fusion joining technique for connections between pipe sections or fittings unless otherwise noted herein.
   2. Butt Fusion
      a. Sections of polyethylene pipe should be joined into continuous lengths on the jobsite above ground.
      b. The joining method shall be the butt fusion method and shall be performed in strict accordance with the pipe manufacturer’s recommendations.
      c. The butt fusion equipment used in the joining procedures should be capable of meeting all conditions recommended by the pipe manufacturer.
      d. The butt fusion joining will produce a joint weld strength equal to or greater than the tensile strength of the pipe itself.
   3. Sidewall Fusion
      a. Sidewall fusions for connections to outlet piping shall be performed in accordance with HDPE pipe and fitting manufacturer’s specifications.
      b. The heating irons used for sidewall fusion shall have an inside diameter equal to the outside diameter of the HDPE pipe being fused.

c. The size of the heating iron shall be ¼ inch larger than the size of the outlet branch being fused.

4. Mechanical
   a. Bolted joining may be used where the butt fusion method cannot be used.
   b. Flange joining will be accomplished by using a HDPE flange adapter with a ductile iron back-up ring.
   c. Mechanical joint joining will be accomplished using either a molded mechanical joint adapter or the combination of a Sur-Grip Restrainer and Pipe Stiffener as manufactured by JCM Industries, Inc.
   d. Either mechanical joint joining method will have a ductile iron mechanical joint gland.
5. Other
   a. Socket fusion, hot gas fusion, threading, solvents, and epoxies may not be used to join HDPE pipe.

D. Water Line and Sanitary Sewer Crossings
1. Whenever possible lay water mains over sanitary sewers to provide vertical separation of at least 18-inches between invert of water main and crown of sewer.
2. If above separation cannot be met, provide one continuous length of watertight sewer pipe 20 feet long centered on water main with joints between different pipes encased in 6-inch minimum of concrete and extending 6-inches either side of joint or encase sewer pipe in 6-inches of concrete completely around pipe, for not less than 10 feet either side of water main.
3. Water Mains Passing Under Sewers: If vertical separation less than 18-inches provide structural support for sewer

3.3 INSTALLATION OF PVC GRAVITY SANITARY SEWER PIPE (NON-PRESSURE)

A. Trenching, Pipe Embedment, Backfill, and Compaction: See Section 31 00 00

B. Install pipe in accordance with ASTM D2321 as modified herein or on the drawings

C. Cutting
1. Cut and bevel ends in accordance with manufacturer's standard recommendations
2. Machine cut ends smooth and square to proper dimensions
3. Do not cut with a cold chisel, iron pipe cutter, flame or any other method that may fracture the pipe or leave ragged, uneven edges
4. Remove burrs and wipe off all dust and dirt from jointing surfaces

D. Pipe Laying
1. Inspect pipe and accessories for cracks and other defects before lowering into trench
2. Repair or replace any defective, damaged or unsound pipe
3. Remove all dirt and foreign material from the inside of pipe before laying
4. Check bedding for firmness and uniformity of surface immediately before laying each section of pipe
5. Carefully lower pipe, fittings, valves, and accessories into the trench with derricks, ropes, and other suitable equipment to prevent damage

6. Do not dump or drop pipe or accessories into trench
7. Lay to lines and grades indicated on drawings or as specified
    a. Lay piping beginning at a low point of system, true to line and grade with unbroken continuity of invert.
    b. Closely joint to form a smooth flow line
    c. Place bell end or groove ends of piping facing upstream
    d. Maximum length of pipe that can be used without exceeding the allowable deflection at a coupling shall be determined
    e. Maximum deflection at flexible couplings as recommended by the manufacturer
    f. Maximum deflection at a joint: As recommended by the manufacturer, but not more than 3-1/2 inches
8. Utilize implements, tools, and facilities as recommended by the manufacturer
9. Keep pipe clean during and after laying
10. Close all open ends with watertight expandable type sewer plugs or test plugs
11. Remove and relay any pipe which has floated
12. Do not lay pipe when
    a. There is water in the trench
    b. Trench conditions are unsuitable
    c. Weather conditions are unsuitable
13. Use acceptable adaptors at manhole and structure connections to provide a watertight seal and flexibility; provide a short length of pipe outside each connection
14. Protect from lateral displacement by placing and compacting bedding material under provisions of Section 31 00 00

E. Jointing
1. Assemble in accordance with the manufacturer's instructions
2. Wipe clean pipe ends, gasket and gasket groove before inserting gasket
3. Apply lubricant furnished by the pipe manufacturer to the gasket and the outside of the spigot end
4. Utilize an assembly tool as recommended by the manufacturer to center the sleeve over the spigot end
5. Insert the spigot end to the reference mark
6. Check gasket location after assembly with a suitable gage
    a. Gasket locations to be the distance from the sleeve and recommended by the coupling manufacturer for their full circumference
    b. If not within the required limits, disassemble and reassemble the joint

F. Fittings
1. Install utilizing standard methods
2. Lower into trench with rope or other means to prevent damage
3. Attach rope around the exterior
4. Do not attach rope through the interior
5. Carefully connect to pipe or other facility
6. Check joint to insure a sound and proper joint

G. Water Line and Sanitary Sewer Crossings

1. Whenever possible lay water mains over sanitary sewers to provide vertical separation of at least 18-inches between invert of water main and crown of sewer.
2. If above separation cannot be met, provide one continuous length of watertight sewer pipe 20 feet long centered on water main with joints between different pipes encased in 6-inch minimum of concrete and extending 6-inches either side of joint or encase sewer pipe in 6-inches of concrete completely around pipe, for not less than 10 feet either side of water main.
3. Water Mains Passing Under Sewers: If vertical separation less than 18-inches provide structural support for sewer

3.4 INSTALLATION OF HATCH

A. The installer shall comply with the hatch Manufacturer's installation instructions

3.5 MANHOLE PREPARATION

A. Verify items provided by other section of Work are properly sized and located

B. Verify that built-in items are in proper location, ready for roughing into Work

C. Verify excavation for manholes is correct

D. Excavation, Backfill, Subgrade Compaction: Refer to Section 31 00 00 for requirements

E. Rock Subbase
1. Remove water and place 6-inch minimum depth
2. Vibrate for compaction
3. Level top to accept precast sections with uniform bearing all around
4. If material below vault is unsuitable, excavate as directed by the Engineer and backfill to grade with 1-1/2 inch minus rock and compact

3.6 PLACING MANHOLE

A. Place base pad, trowel top surface level to accept manhole section with uniform bearing all around [FOR CAST IN PLACE ONLY]

B. Place sufficient non-shrink grout on base to ensure watertight fit between first manhole section and base of place first manhole section directly in wet concrete [FOR CAST IN PLACE ONLY]

C. Place manhole sections plumb and level, trim to correct elevations

D. Clean ends of sections and place double mastic gasket

E. Fill inside and outside of joint completely with non-shrink grout and trowel smooth

F. Cure non-shrink grout using approved methods outlined in Division 3 Specifications.

G. Set cover rings and covers level without tipping, to correct elevations or set cover rings and covers with slight tip to match cross slope of finished surface where directed by Engineer

H. Completed manholes shall be rigid and watertight

I. Coordinate with other sections of work to provide correct size, shape, and location

3.7 PREFORMED GASKETS

A. Remove and replace manhole sections which have chipped or cracked joints

B. Thoroughly clean section joints

C. Install gasket in conformance with manufacturer's recommendations

D. Only use primer furnished by gasket manufacturer

3.8 MANHOLE INVERT

A. Place concrete in bottom of manhole and form smooth transition. Trowel smooth and brush for non-skid finish. Slope bench 1 inch per foot for drainage to invert.

B. Invert shape to conform to radius of pipe it connects

C. Remove all rough sections or sharp edges which tend to obstruct flow or cause material to snag. Remove all grout droplets from invert

D. Construct in conformance with standard drawings

3.9 MANHOLE RINGS AND COVERS

A. Place rings in bed of non-shrink grout on top of manholes

B. Ensure no infiltration will enter manhole at this location

C. Carry non-shrink grout over flange of ring

D. Set top of ring flush with all surfaces subject to foot and vehicular traffic or as required by Town of Eagle

E. Set manhole ring and cover 1/4-inch to 1/2-inch below roadway surface

F. Use precast grade rings for height adjustment of manhole ring and cover

3.10 CONNECTION TO EXISTING MANHOLES

A. Maintain flow at all times

B. Prior approval of proposed method for maintaining flow must be obtained from Engineer

C. Cover area around new pipe with non-shrink grout and or waterstop gasket to ensure a watertight structure

D. Make connection during low flow periods

3.11 FIELD QUALITY CONTROL – PIPE

A. General
1. Utilize pressures, media and pressure test durations as specified on Piping Schedules
2. Isolate equipment which may be damaged by the specified pressure test conditions
3. Perform pressure test using calibrated pressure gauges and calibrated volumetric measuring equipment to determine leakage rates. Select each gauge so that the specified test pressure falls within the upper half of the gauge's range. Notify Engineer 24 hours prior to each test
4. Completely assemble and test new piping systems prior to connection to existing pipe systems
5. Acknowledge satisfactory performance of tests and inspections in writing to Engineer prior to final acceptance
6. Provide all necessary equipment and perform all work required in connection with the tests and inspections
7. Bear the cost of all testing and inspecting, locating and remedying of leaks and any necessary retesting and re-examination

B. Testing methods and criteria
1. Ductile iron pipe systems: Test ductile iron pipe in accordance with the latest version of AWWA C600. Per AWWA C600, the allowable leakage in gallons per hour from buried ductile iron pipe systems shall be less than the length of pipeline tested in feet, times the nominal diameter of the pipe in inches, times the square root of the average test pressure during the leakage test in pounds per square inch (gauge), divided by 133,200. The duration of each leakage test shall be two hours. The equation for computing the allowable leakage is:

i) $L = (SDP^{0.5})/133,200$

Where:
L = allowable leakage, in gallons per hour
S = length of the pipe tested, in feet
D = nominal diameter of the pipe, in inches
P = average test pressure during the leakage test, in psi

2. Polyethylene (PE) pressure pipe systems: Test PE pressure pipe in accordance with the latest version of ASTM F2164. For PE pipe, pressurize the test section to the system test pressure and maintain this pressure for four hours by adding make-up water. After this initial expansion phase, reduce the test pressure by 10 PSI and stop adding make-up water. If the test pressure remains steady (within 5% of the target value) for one hour, no leakage is indicated

3. Unless otherwise specified, the allowable leakage in gallons per hour from other buried liquid piping systems shall be less than the length of pipeline tested in feet, times the nominal diameter of the pipe in inches, times the square root of the average test pressure during the leakage test in pounds per square inch (gauge), divided by 133,200. The duration of each leakage test shall be two hours. The equation for computing the allowable leakage is:

    i) $L = (SDP^{0.5})/133{,}200$

    Where:
    L = allowable leakage, in gallons per hour
    S = length of the pipe tested, in feet
    D = nominal diameter of the pipe, in inches
    P = average test pressure during the leakage test, in psi

4. The following liquid piping systems shall have zero allowable leakage at the specified test pressure throughout the specified duration:
    a. Exposed piping
    b. Buried insulated piping
    c. Buried or exposed piping carrying liquid chemicals
5. Hydrostatic pressure testing
    a. For buried piping: Perform testing after backfill and proper compaction of trenches. Where lines are installed under roadways and parking areas, perform tests after completion of final grade preparation and prior to application of surface courses. Notify Engineer at least 48 hours prior to testing. Provide temporary restraints for expansion joints for additional pressure load under test. Isolate equipment in piping system with rated pressure lower than pipe test pressure by valves or blind flanges
6. Low pressure air test
    a. Check pneumatic plugs for proper sealing
    b. Place plugs in line at each manhole and inflate to 25 PSIG
    c. Introduce low pressure air into sealed line segment until air pressure reaches 4 PSIG greater than ground water that may be over the pipe. Use test gauge conforming to ANSI B40.1 with 0 to 15 PSI scale and accuracy of 1 percent of full range
    d. Allow 2 minutes for air pressure to stabilize
    e. After stabilization period (3.5 PSIG minimum pressure in pipe) discontinue air supply to line segment
    f. Acceptable time for loss of 0.5 PSIG of air pressure in plastic pipe shall be:

	Minimum Time for 0.5 PSIG Loss in Plastic Pipe (minutes: seconds)								
Pipe Size	≤100 Feet	150 Feet	200 Feet	250 Feet	300 Feet	350 Feet	400 Feet	450 Feet	500 Feet
4 Inch	1:53	1:53	1:53	1:53	1:53	1:53	1:53	1:53	1:53
6 Inch	2:50	2:50	2:50	2:50	2:50	2:50	2:51	3:12	3:34
8 Inch	3:47	3:47	3:47	3:47	3:48	4:26	5:04	5:42	6:20
10 Inch	4:43	4:43	4:43	4:57	5:56	6:55	7:54	8:54	9:53
12 Inch	5:40	5:40	5:42	7:08	8:33	9:58	11:24	12:50	14:14
15 Inch	7:05	7:05	8:54	11:08	13:21	15:35	17:48	20:02	22:16
18 Inch	8:30	9:37	12:49	16:01	19:14	22:26	25:38	28:51	32:03
21 Inch	9:55	13:05	17:27	21:49	26:11	30:32	34:54	39:16	43:38

	Minimum Time for 0.5 PSIG Loss in Plastic Pipe (minutes: seconds)								
Pipe Size	≤100 Feet	150 Feet	200 Feet	250 Feet	300 Feet	350 Feet	400 Feet	450 Feet	500 Feet
24 Inch	11:24	17:57	22:48	28:30	34:11	39:53	45:35	51:17	56:59
27 Inch	14:25	21:38	28:51	36:04	43:16	50:30	57:42	64:54	72:07
30 Inch	17:48	26:43	35:37	44:31	53:25	62:19	71:13	80:07	89:02

NOTE: If there has been no (zero psi) drop after 1 hour of testing, the test section shall be accepted and the test completed

h. For pipe lengths not shown in the above table, use the two nearest pipe lengths to estimate the minimum time necessary for a 0.5 PSIG loss
i. For concrete pipe 24" and smaller refer to ASTM C-924 for acceptable test procedures and times
j. For concrete pipe 24" and larger refer to ASTM C-1103 for acceptable test procedures and times

7. Hydrostatic Exfiltration/Infiltration Test
   a. Hydrostatic Exfiltration Test (groundwater level is below the top of pipe)
      i) Allowable Leakage rate: 50 gallons per IN diameter per mile of pipe per day
   b. Hydrostatic Infiltration Test (groundwater level is above the top of pipe)
      i) Allowable leakage rate: 50 gallons per IN diameter per mile of pipe per day
8. Notify Engineer of the date and time for each pipe test 1 week prior to actual testing

C. Exfiltration/Infiltration Test
   1. Perform an exfiltration test on each reach of sanitary service and sewer pipe between manholes or discharge
      a. Test the first reach prior to backfilling and before installing any of the remaining pipe
      b. Provide all necessary piping between the reach to be tested and the water supply, together with all required materials and equipment
      c. Methods used, scheduling, and duration of tests shall be acceptable to Engineer
      d. Air testing may be allowed: Submit complete information to Engineer for review describing the proposed test method including the method of testing manholes before beginning testing
   2. Procedure
      a. Block off all manhole openings except those connecting with the reach under test
      b. Fill the line
         i) Average depth: 10 feet above invert except as required by manhole depth
         ii) Maximum depth at lower end: 25 feet above crown
         iii) Minimum depth at upper end: 5 feet above crown
      c. Add and measure water as required to maintain a constant level
         i) Maximum exfiltration/infiltration: 0.039 gallons per inch of nominal diameter per hour per 100 feet of pipe.
         ii) Manholes considered section of 48-inch pipe
         iii) Maintain test for at least 2 hours or as long as necessary, in the inspector's opinion, to locate all leaks
   3. Repair and retest any reach which exceeds the allowable exfiltration/infiltration

D. Infiltration
   1. At any time prior to expiration of the correction period, infiltration exceeds 0.039 gallons per inch of nominal diameter per 100 feet per hour, locate the leaks and make repairs

E. Dielectric Testing Methods and Criteria
   1. Provide electrical check between metallic non-ferrous pipe or appurtenances and ferrous elements of construction to assure discontinuity has been maintained
   2. Wherever electrical contact is demonstrated by such test, locate the point or points of continuity and correct the condition
   3. Check the integrity of each cadwelding connection using a light hammer blow at a 45-degree angle

F. Pipe Deflection Test
   1. No sooner than 30 days after placement and compaction of backfill, but prior to placement of permanent surface materials, clean and mandrel each line to detect obstructions (deflections, joint offsets, lateral pipe intrusions, etc.)
   2. Use a rigid mandrel with diameter of at least 95 percent of the pipes specified average inside diameter and a length of the mandrel circular portion at least equal to the nominal pipe diameter
   3. Maximum allowable deflection is 5 percent of the base internal diameter. Mandrel outside diameters in inches are as follows:

Pipe Size	Base I.D.	Mandrel O.D.
6	5.792	5.50
8	7.764	7.38
10	9.711	9.23
12	11.558	10.98

   4. Pull the mandrel through the pipe by hand
   5. Relay or replace all pipe exceeding the 5 percent deflection at no additional cost to the Owner
   6. Retest repaired sections
   7. Maximum allowable deflection at end of one year correction period, 7-1/2 percent of the base internal diameter tested in the same manner. Uncover and repair sections exceeding the allowable deflection

G. TV Inspection will be provided as requested by Owner and approved by the Engineer at the expense of the Contractor. Digital video files to be provided with reach noted, footage, inverts, and manhole number at each end, and pipe size and type

H. All sewer lines shall be inspected visually to verify accuracy of alignment and freedom from debris and obstructions. The full diameter of the pipe should be visible when viewed between consecutive manholes. The method of test can be photography, closed circuit television or visually lamping with mirrors and lights.

I. Lamp Test

1. Each section between manholes will be lamped by Contractor in the presence of engineer
2. A true circle will be required in the lamp tests to indicate a properly constructed sewer line
3. Repair any sections not passing the lamp test at Contractor's expense.

3.12 FIELD QUALITY CONTROL – MANHOLES

A. Test all manholes:
   1. Vacuum test:
      a. Plug all inlets and outlets in such a manner as to prevent displacement of plugs
      b. Install and operate vacuum tester head assembly in accordance with equipment specifications and manufacturer instructions
      c. Attach the vacuum pump assembly to the proper connection on the test head assembly. Ensure that vacuum inlet/outlet valve is closed
      d. Inflate sealing element to twice the pressure test to be used. Do not over inflate
      e. Start vacuum pump assembly engine and allow preset RPM to stabilize
      f. Open vacuum inlet/outlet valve and evacuate manhole to 5-inches Hg (mercury)
      g. Close vacuum inlet/outlet valve, disconnect vacuum pump and monitor vacuum. Record time for vacuum to drop from initial 5 inches Hg to 4 inches Hg.
      h. Acceptance for 5 foot diameter manhole is when the time to drop from 5 inches Hg to 4 inches Hg meets or exceeds requirements as defined below:

Maximum Allowable Vacuum Drop		
Manhole Depth Rim to Invert	**Manhole Diameter in feet**	**Time for Vacuum to Drop 1 inch Hg**
10 feet or less	5	150 seconds
10 feet to 15 feet	5	180 seconds
15 feet to 25 feet	5	210 seconds

      i. Adjust time to drop from 5 inches Hg to 4 inches Hg for other manhole diameters as follows:
         i) 4 foot diameter manhole: Subtract 30 seconds from time shown above
         ii) 6 foot diameter manhole: Add 30 seconds to time shown above
      j. Repair all manholes that fail leakage test and retest until manhole passes test at no additional cost
      k. If joint mastic or gasket is displaced during vacuum test, disassemble manhole and replace seal
      l. If the manhole fails the initial test, necessary repairs shall be made with a non-shrink grout while the vacuum is still being drawn, Retesting shall proceed until a satisfactory test is obtained.
   2. All testing shall be witnessed by Engineer. Contractor shall provide a minimum of 48 hours notice to Engineer prior to testing.

3.13 CLEANUP AND RESTORATION

A. Restore pavements, curbs and gutters, utilities, and other improvements to condition equal to or better than before work began and to satisfaction of Engineer.

B. Deposit waste material in designated waste areas and disposal site graded and shaped.

3.14 FINAL ACCEPTANCE

A. Comply with Town of Eagle standards and specifications for placing sewer line in service

B. The inside of all pipe, valves, and fittings shall be smooth, clean, and free from blisters, loose mill scale, sand, and dirt when connected.
   1. Wire brush, if necessary, wipe clean and keep joint contact surfaces clean until connection is complete

C. Provide record drawings with manhole number, inverts, and location (x, y, z) for each service connection

D. Provide test report for tracer wire continuity

E. Provide pipe and manhole tests and results

F. Provide video files of TV inspection on a DVD

END OF SECTION

SECTION 33 40 00

STORM DRAINAGE SYSTEMS

PART 1 GENERAL

1.1 SECTION INCLUDES

A. Piping and concrete structures for storm sewer system, roof drainage, and culverts

B. Riprap for channel lining, outlet protection and rock check dams

1.2 RELATED SECTIONS

A. Section 31 00 00 – Earthwork

1.3 REFERENCES

A. ACPA - American Concrete Pipe Association

B. ASTM C76 - Reinforced Concrete Culvert, Storm Drain, and Sewer Pipe

C. ASTM C150 - Portland Cement

D. ASTM C443 - Joints for Circular Concrete Sewer and Culvert Pipe, Using Rubber Gaskets

E. ASTM C478 – Precast Concrete Structures

F. ASTM C497 - Testing Concrete Pipe, Manhole Sections, or Tile

G. ASTM A48 - Gray Iron Castings

H. ASTM A185 - Steel Welded Wire Fabric, Plain, for Concrete Reinforcement

I. ASTM A615 - Deformed and Plain Billet-Steel Bars for Concrete Reinforcement

J. ASTM C33 - Concrete Aggregates

K. ASTM C478 - Precast Reinforced Concrete Manhole Sections

L. ASTM C990 – Joints for Concrete Pipe, Manholes, and Precast Box Sections Using Preformed Flexible Joint Sealants

M. ASTM D2321 – Underground Installation of Thermoplastic Pipe for Sewers and Other Gravity-Flow Applications

N. ASTM D3212 – Joints for Drain and Sewer Plastic Pipes Using Flexible Elastomeric Seals

O. ASTM F477 – Elastomeric Seals (Gaskets) for Joining Plastic Pipe

P. ASTM F2881 – 30 to 60 in. [762 to 1500 mm] Polypropylene (PP) Dual Wall Pipe and Fittings for Non-Pressure Storm Sewer Applications

Q. Urban Storm Drainage Criteria Manual, Mile High Flood District (MHFD), previously known as Urban Drainage and Flood Control District (UDFCD)

R. Colorado Department of Transportation (CDOT) Standard Specifications for Road and Bridge Construction

1.4 DESIGN REQUIREMENTS

A. Comply with applicable requirements of ASTM C76

B. Comply with applicable requirements of ASTM D2321

C. Comply with Town of Eagle, Urban Storm Drainage Criteria Manual, Mile High Flood District (MHFD), previously known as Urban Drainage and Flood Control District (UDFCD), and Colorado Department of Public Health and Environment (CDPHE) Stormwater and/or Groundwater Discharge Permit and related storm design criteria. If standards conflict, the more stringent criteria shall govern.

1.5 SUBMITTALS

A. Submit under provisions of Division One Specifications

B. Shop Drawings: Provide drawings with pipe and structure details, design standards, reinforcement, dimensions, etc. Provide additional detailed information (including elevations, fittings, specialty materials or fabrications, etc.) for special or custom features, structures, junctions and/or pipes. Provide pipe-laying schedule.

C. Product Data: Provide sufficient data on features, pipe, joints, gasket material, lubricant and accessories to verify compliance with specifications.

D. Manufacturers Certificate: Certify that pipe, meets or exceeds specified requirements. Confirm all materials comply with applicable standards.

E. Test Reports: Submit all shop and field test reports in accordance with Division One Specifications

F. Provide sufficient data to verify compliance with these specifications.

1.6 DELIVERY, STORAGE, AND HANDLING

A. Delivery

1. Ship rubber gaskets in cartons and store in a clean area away from grease, oil, ozone producing electric motors, heat and the direct rays of the sun

B. Storage
   1. Store pipe, fittings and gaskets in clean locations protected from environmental conditions such as: (direct sunlight, mud, etc.)
   2. Do not use pipe and fittings stored in direct sunlight for periods in excess of 18 months
   3. Store pipe on a flat surface which provides even support for the barrel with bell ends overhanging
      a. Do not stack pipe higher than 5 feet
   4. All pipe and fittings shall be delivered to the site and unloaded with handling that conforms to the manufacturer's instructions for reasonable care. Pipe shall not be rolled or dragged over gravel or rock during handling. The Contractor shall take necessary precautions to ensure the method used in lifting or placing the pipe does not induce undue stress fatigue in the pipe.

C. Handling
   1. Handle so as to insure installation in sound undamaged condition.
   2. Use equipment, tools and methods for unloading, reloading, hauling and laying that do not damage pipe or cause an impact. Damaged pipe will be cause for rejection
   3. Use hooks or straps with broad, well-padded contact surfaces for lifting sections of pipe

1.7 ENVIRONMENTAL REQUIREMENTS

A. Weather limitations: Do not install piping over frozen surfaces or in standing water.

PART 2 GENERAL PRODUCTS

2.1 PIPE AND FITTINGS MATERIALS [REMOVE PIPE MATERIALS THAT DO NOT APPLY]

A. Comply with Town of Eagle standards and specifications for public storm sewer products.

B. General: Provide pipes of one of the following materials, of weight/class indicated. Provide pipe fittings and accessories of same material and weight/class as pipes, with joining method as indicated

C. Fittings: Furnish bends, ells, tees, wyes, couplings and other fittings of the same type and class of material having equal or superior physical and chemical properties as acceptable to the Engineer

D. Reinforced Concrete Pipe: ASTM C76,
   1. 12-inch RCP Class V, with modified tongue-and-groove compression gasket joints complying with ASTM C443.

2. 15-inch RCP Class IV (Class V when specified on plans), with modified tongue-and-groove compression gasket joints complying with ASTM C443.
3. 18-inch thru 24-inch RCP Class III (Class IV or V when specified on plans), with modified tongue-and-groove compression gasket joints complying with ASTM C443.
4. 24-inch thru 36-inch RCP Class II (Class III, IV or V when specified on plans), with modified tongue-and-groove compression gasket joints complying with ASTM C443.

E. PVC Sewer Pipe: ASTM D3034, Type PSM, SDR 35 with PVC, elastomeric joints complying with ASTM D3212 using elastomeric seals complying with ASTM F477.

F. Corrugated Polypropylene (PP) storm sewer pipe
1. Twelve- through 60-inch (300 through 1500 mm) pipe shall be smooth interior and annular exterior corrugated polypropylene (PP) pipe meeting the requirements of ASTM F2881 or AASHTO M330, Type S, for respective diameters. The pipe supplied shall be watertight as defined in the joint performance requirements of this specification.
2. Virgin material for 12- through 60-inch pipe and fitting production shall be an impact modified copolymer meeting the material requirements of ASTM F2881 and AASHTO M330, for respective pipe diameters.
3. Watertight joints shall be bell-and-spigot meeting the watertight requirements of ASTM F2881. Gaskets shall be made of polyisoprene meeting the requirements of ASTM F477. Gaskets shall be installed by the pipe manufacturer and covered with a removable wrap to ensure the gasket is free from debris. A joint lubricant supplied by the manufacturer shall be used on the gasket and bell during assembly.

G. HDPE Sewer Pipe: smooth interior, corrugated exterior piping conforming to ASTM D 2412, ASTM D 3212, AASHTO specifications M252 and M 294, joints to conform to ASTM F 477.

H. Corrugated Metal Pipe (CMP): AASHTO M218 or ASTM A444, helically or circumferentially corrugated, mill galvanized steel.
1. Furnish galvanized sheet metal, 16 gauge, 0.064-inch galvanized thickness, 0.0598-inch base metal thickness and size of conduit as indicated. Sizes indicated are minimal inside diameters. [12 OR 14 GAUGE MAY BE NEEDED FOR HIGH ABRASION USES]
2. Furnish width and lap depths and corrugations conforming to AASHTO M36.

2.2 MATERIALS

A. Comply with Town of Eagle standards and specifications for public storm sewer products.

B. Plugs and Caps: Use pipe plugs or caps provided by the pipe manufacturer and approved by the Engineer for pipe stubouts.

C. Cleanouts: Provide as indicated, pipe extension to grade with ferrule and countersink cleanout plug. Provide round cast-iron access frame over cleanout, with heavy duty secured scoriated cover with lifting device cast with the word “STORM”.

D. Reinforcement
   1. Reinforcing Steel: ASTM A615 Grade 60
   2. Welded Wire Fabric: ASTM A185

E. Concrete:
   1. Minimum compressive strength: ASTM C39, 4500 psi at 28 days
   2. Cement: ASTM C150, Portland Cement, Type II
   3. Aggregates: ASTM C33, free of deleterious substances

F. Gaskets:
   1. ASTM C990 for preformed flexible joint sealants
   2. FS SS-S-210A, "RAM-NEK" or accepted substitution
   3. Rubber: 40± 5 hardness when measured by ASTM D2240, Type A durometer

G. Inlet Gratings and Manhole Rings and Covers
   1. Cast iron, heavy duty traffic type, ASTM A48, Class 35B. Grind bearing surfaces to ensure flat, true surfaces
   2. Provide bike/pedestrian-safe grates where such traffic is anticipated
   3. Set grate on frame such that openings maximize inlet intake
   4. Covers to seat at all points on ring
   5. Covers to be cast with "STORM" in 2-inch tall flush letters
   6. Manhole covers to receive asphalt varnish coating hot dip applied at foundry, 6 mils thick

H. Manhole Height Adjustment: Use precast concrete grade rings

I. Rock Subbase: 1-1/2 inch minus, well-graded gravel over compacted subgrade

J. Water: Clean and free of deleterious substances

K. Grout:
   1. Non-Shrink, Non-Metallic Grout: Factory premixed compound consisting of non-metallic aggregate, cement, water reducing and plasticizing agents, capable of developing minimum compressive strength of 4000 psi in one day and 8000 psi in 7 days
   2. Epoxy Grout: Three Component Epoxy Resin System
      i) Two liquid epoxy components
      ii) One inert aggregate filtered component
      iii) Each component furnished in separate package for mixing at job site

2.3 CONCRETE CATCH BASINS AND MANHOLES

A. Comply with Town of Eagle standards and specifications for public storm sewer products.

B. Precast Concrete Units:
   1. Manufacturers: Carder Concrete Products, Amcor Precast, or accepted equal
   2. Specification: ASTM C478 and C789
   3. Minimum wall thickness: greater of 6 inches or 1/12 of internal diameter
   4. Reinforced
   5. Grade rings as required
   6. Cast steps into units.

C. Precast Units or Cast-in-place as shown. Use concrete that will attain a 28-day compressive strength of not less than 4500 psi with a cement content of not less than 6 sacks per cu. yd. Openings to be precast per plan or sawcut in field.

D. Cast-in-place Concrete Units: As shown on the drawings complying with the Town of Eagle and Colorado Department of Transportation drainage and design standards.

E. Manhole Steps: Steel bar, 1/2 inch Grade 60, drop-front type, with polypropylene coating applied by manufacturer, Type MA Industries, Inc. "PS2-PF"

2.4 PVC PLASTIC INLINE DRAINS AND DRAIN BASINS

A. Manufacturer: Nyloplast America Inc. or accepted substitution.

B. Inline drains and drain basins shall be manufactured from PVC pipe stock, utilizing a thermo molding process to reform the pipe stock to the furnished configuration. The drainage pipe connection stubs shall be manufactured from PVC pipe stock and formed to provide a watertight connection with the specified pipe system. The joint tightness shall conform to ASTM D3212.

C. Surface drainage products shall meet the mechanical property requirements for fabricated fittings as described in ASTM F794, F949 and F1336.

D. Inline drain and drain basin adapters and accessories
   1. Adaptable to SDR-35 PVC piping.
   2. Watertight adaptors.

E. Cast iron or ductile iron frames and grates:
   1. Light –traffic rated
   2. Pedestrian rated
   3. Hinged and locking
   4. Made specifically for use with the specified inline drains and drain basins
   5. Painted black
   6. ASTM A-48-83 Class 30B or A536 grade 70-50-05 grade iron
   7. Size indicated on the drawings

2.5 CONCRETE FABRICATION

A. Comply with Town of Eagle standards and specifications for public storm sewer products.

B. Vault/Manhole Sections

1. Precast concrete dimensions as shown on plans
2. Minimum manhole inside diameter: 48 inch
3. Precast lid and Cones: Same or greater reinforcement and wall thickness as vault or manhole section with capability for H20 loading
4. Vault Joints: Shiplap or tongue and groove with double mastic gaskets, each joint to set equally and tightly
5. Manhole Joints: Keylock type with double mastic gaskets, each joint to set equally and tightly
6. Access opening: Minimum 24 clear or as indicated
7. Pipe connection: As indicated on Drawings
8. Pipe knockout: As indicated on Drawings
9. Precast concrete, monolithic base or cast-in-place base
10. Manhole steps: 12 inch on center, vertical alignment above largest bench or open area

C. Grating and Metal Frame: As specified on drawings

2.6 SOIL MATERIALS

A. Comply with Town of Eagle standards and specifications for public storm sewer products.

B. Furnish pipe bedding and cover as specified in Section 31 00 00 – Earthwork.

C. Riprap Materials:
1. Hard, dense, durable stone, angular in shape and resistant to weathering
2. Minimum specific gravity of 2.5
3. Material may be approved by Engineer, if by visual inspection, the rock is determined to be sound and durable
4. Engineer may require Contractor to furnish laboratory test results if the material appears to be marginal or unacceptable
5. Tested material shall meet the following requirements for abrasion resistance or compressive strength:

Test	Test Method	Requirement
Abrasion Resistance by Los Angeles Machine	ASTM C 535	50% loss, max
Unconfined Compressive Strength of Drilled Core Specimen	AASHTO T 24	2500, min

6. Contractor shall provide a five ton sample of riprap indicating the compliance to required material soundness and gradation specifications if requested by the Engineer.
7. Gradation:

Riprap Designation	% Smaller Than Given Size By Weight	Intermediate Rock Dimension (Inches)	Mean Particle Size,d_{50} (Inches)
Type L	70-100 50-70	15 12	9

	35-50 2-10	9 3	
Type M	70-100 50-70 35-50 2-10	21 18 12 4	12
Type H	70-100 50-70 35-50 2-10	30 24 18 18 6	18

8. Granular Riprap Bedding:
   a. 3/4" – 1" Crushed rock – AASHTO 57/67

Sieve Size (Inch)	Percent Passing by Weight
1	100
3/4"	90-100
1/2"	25-60
3/8"	20-55
NO. 4	0-10
NO. 8	0-5
NO. 200	0-2

D. Pipe Bedding:
   1. Refer to Section 31 00 00 – Earthwork
   2. Minimum 6 inch deep, unless specified otherwise

E. Drainage Fabric: Nonwoven geotextile, specifically manufactured as a drainage geotextile; made from polyolefins, polyesters, or polyamides; and with the following minimum properties determined according to ASTM D 4759 and referenced standard test methods:
   1. Grab Tensile Strength: 110 lbf (490 N); ASTM D 4632.
   2. Tear Strength: 40 lbf (178 N); ASTM D 4533.
   3. Puncture Resistance: 50 lbf (222 N); ASTM D 4833.
   4. Water Flow Rate: 150 gpm per sq. ft. (100 L/s per sq. m); ASTM D 4491.
   5. Apparent Opening Size: No. 50 (0.3 mm); ASTM D 4751.

PART 3 EXECUTION

3.1 REGULATORY REQUIREMENTS

A. Comply with Town of Eagle standards and specifications for public storm sewer installation.

3.2 PIPE PREPARATION

A. Shape trench and place bedding as specified in Section 31 00 00 and as shown on the drawings.
   1. Dig bell or coupling holes
   2. Do not support pipe on blocks or mounds of earth.
   3. Provide uniform and continuous bearing and support for full length of pipe between bell holes
   4. Minor disturbance over a maximum length of 18 inches near the middle of each length of pipe will be permissible by the withdrawal of pipe slings or other lifting tackle

B. Alignment and Grade
   1. Except as indicated on the Drawings, lay all pipe straight and at a uniform grade.
   2. Use batter boards to determine and check pipe subgrades.
   3. Other methods of maintaining alignment and grade may be acceptable if approved by the Engineer.

3.3 PIPE INSTALLATION

A. Inspect pipe and accessories for defects before lowering into trench.

B. Replace any defective, damaged or unsound pipe.

C. Carefully lower pipe, fittings, and accessories into the trench with derricks, ropes, and other suitable equipment to prevent damage. Do not dump or drop pipe or accessories into trench.

D. Pipe embedment shall be as specified in Section 31 00 00 for pipe.

E. Protect from lateral displacement by placing the specified pipe embedment material.

F. Do not lay pipe in water, under unsuitable weather conditions or under unsuitable trench conditions

G. Joint to form true and smooth line.

H. Remove any pipe not making a good fit.

I. Begin pipe laying at the lowest point unless reverse laying is accepted by Engineer.

J. Utilize implements, tools and facilities as recommended by the manufacturer and/or catch basins if required to remove debris.

K. Keep pipe clean during and after laying.

L. During construction, close all open ends with watertight expandable type plugs.
   1. At the end of each day's operations.

2. Whenever pipe ends are left unattended.
3. Deposit adequate backfill on pipe to prevent flotation.
4. Do not use wood, burlap or other similar temporary plugs.

M. Remove and re-lay any pipe which has floated.

3.4 PIPE INSTALLATION – POLYPROPYLENE PIPE

A. Any pipe, fittings, or drainage structures with cuts, punctures, or other damage on the interior or exterior shall be rejected and replaced.

B. Any pipe, fittings or drainage structures with damaged ends or joints, which would prevent proper sealing of the joints, shall be rejected and replaced.

C. General Locations and Arrangements: Drawing plans and details indicate general location and arrangement of underground storm and drainage piping system. Location and arrangement of piping layout take design considerations into account. Install piping system as indicated herein and as directed by the product manufacturer, to extent practical. Where specific installation procedure is not indicated, follow product manufacturer's written instructions.

D. All products shall be inspected for defects and cracks before being lowered into the trench, piece by piece. Any defective, damaged or unsound pipe, fitting or drainage structure or any product that has had its grade disturbed after laying, shall be taken up and replaced. Open ends shall be protected with a pipe plug to prevent earth or other material from entering the pipe during construction. The interior of the pipe shall be free from dirt, excess water and other foreign materials as the pipe laying progresses and left clean at the completion of the installation.

E. Install piping system beginning at low point, true to grades and alignment indicated with unbroken continuity of invert. Place bell ends of piping facing upstream. Install gaskets, seals, sleeves, and couplings according to manufacturer's written instructions. Follow product manufacturer's instructions for the use of lubricants, cements, and other special installation requirements.

F. Use Manholes or Catch Basins for changes in direction, unless fittings are indicated. Use fittings for branch connections, unless direct tap into existing sewer is indicated.

G. Use proper size increasers, reducers, and couplings where different sizes or materials of pipes and fittings are connected. Reducing size of piping in direction of flow is prohibited.

H. Trench Excavation
1. Excavate trenches to ensure that sides will be stable under all working conditions. Slope trench walls or provide supports in conformance with all local and national standards for safety. Open only as much trench as can be safely maintained by available equipment. Backfill all trenches as soon as practicable, but not later than the end of each working day.

2. Where trench walls are stable or supported, provide a width sufficient, but no greater than necessary, to ensure working room to properly and safely place and compact haunching and other embedment materials. The space between the pipe and trench wall must be wider than the compaction equipment used in the pipe zone. Minimum width shall be not less than the greater of either the pipe outside diameter plus 16 in. or the pipe outside diameter times 1.25, plus 12 in. In addition to safety considerations, trench width in unsupported, unstable soils will depend on the size and stiffness of the pipe, stiffness of the embedment and in-situ soil, and depth of cover.
3. When supports such as trench sheeting, trench jacks, trench shields or boxes are used, ensure that support of the pipe and its embedment is maintained throughout installation. Ensure that sheeting is sufficiently tight to prevent washing out of the trench wall from behind the sheeting. Provide tight support of trench walls below viaducts, existing utilities, or other obstructions that restrict driving of sheeting.

I. Bedding
1. A stable and uniform bedding shall be provided for the pipe and any protruding features of its joint and/or fittings. The middle of the bedding, equal to one-third of the pipe outside diameter, shall be loosely placed while the remainder shall be compacted to a minimum of 90% of maximum density per AASHTO T99, or as shown in the plans. Pipe bedding shall be a minimum of 4" – 6" in thickness. The bedding surface for the pipe shall provide a firm foundation of uniform density throughout the entire length of the pipe.

J. Placing Pipe
1. Each pipe shall be thoroughly examined before being laid; defective or damaged pipe shall not be used. Pipelines shall be laid to the grades and alignment indicated. Proper facilities shall be provided for lowering sections of pipe into trenches. Pipe shall not be laid in water, and the pipe shall not be laid when trench conditions or weather are unsuitable for such work. Diversion of drainage or dewatering of trenches shall be provided as directed by the engineer; see dewatering section.

K. Jointing
1. Joints shall be constructed as described herein and in accordance with manufacturer's installation instructions.
2. All Bell-and-Spigot pipe joints shall be thoroughly cleaned. Joint lubricant, supplied by the manufacturer, shall be liberally applied to entire interior of bell and gasket on spigot prior to assembly.

L. Backfilling
1. Backfill placement and compaction shall be constructed in accordance with the specifications herein and the product manufacturer's published installation guides.
2. After the pipe and pipe system have been properly bedded, selected material from excavation or borrow, at a moisture content that will facilitate compaction, shall be placed along both sides of pipe in layer depths to ensure minimum compaction density is obtained evenly throughout the backfill material. The backfill shall be brought up evenly on both sides of pipe and pipe system for the full length of pipe.

The fill shall be thoroughly compacted under the haunches of the pipe. Each layer shall be thoroughly compacted with mechanical tampers or rammers. This method of filling and compacting shall continue until the fill has reached an elevation of at least 6 inches above the top of the pipe. The remainder of the trench shall be backfilled and compacted by spreading and rolling or compacted by mechanical rammers or tampers in layers not exceeding 8 inches. Tests for density shall be made as necessary to ensure conformance to the compaction requirements specified below. Where it is necessary, in the opinion of the Engineer, that sheeting or portions of bracing used be left in place, the contract will be adjusted accordingly. Untreated sheeting shall not be left in place beneath structures or pavements.

3. For pipe placed in fill sections, fill shall be constructed to at least 6 inches above the top of proposed pipe prior to trench excavation. Fill shall be placed in 12 inch lifts and shall be compacted to achieve 90% of maximum density, or as shown on plans. Once fill is placed and compacted pipe trench shall be constructed in accordance with the Trench Excavation section of this specification.

3.5 PRECAST STRUCTURE PREPARATION

A. Verify items provided by other section of Work are properly sized and located

B. Verify that built-in items are in proper location, ready for roughing into Work

C. Verify excavation for manholes is correct

D. Excavation and Backfill: Refer to Section 31 00 00 - Earthwork for requirements

E. Coordinate placement of inlet and outlet pipe or duct sleeves required by other sections

F. Rock Subbase: Remove water, excavate, and place 1-1/2 inch washed rock 6-inch minimum depth, vibrate for compaction

3.6 CATCH BASINS

A. Construct catch basins to the sizes and shapes indicated, and to conform to requirements of authorities having jurisdiction.
   1. Rock Subbase: Remove water, excavate, and place 1-1/2 inch washed rock 6-inch minimum depth, vibrate for compaction
   2. For precast units, set in place to accurate elevations on firm, solid bed, plumb and level.
   3. Pipe openings, elevations and alignment per plans
   4. Seal and grout all pipe penetrations
   5. Set cast iron frames and gratings to the elevations indicated.

3.7 PLACING MANHOLE SECTION OR CAST-IN PLACE BASE

A. Rock Subbase: Remove water, excavate, and place 1-1/2 inch washed rock 6-inch minimum depth, vibrate for compaction

B. Place base pad, trowel top surface level to accept manhole section with uniform bearing all around

C. Place sufficient non-shrink grout on base to ensure watertight fit between first manhole section and base or place first manhole section directly in wet concrete

D. Place manhole sections plumb and level, trim to correct elevations

E. Clean ends of sections and place double mastic gasket

F. Fill inside and outside of joint completely with non-shrink grout and trowel smooth

G. Cure non-shrink grout using approved methods

H. Set cover rings and covers level without tipping, to correct elevations or set cover rings and covers with slight tip to match cross slope of finished surface where directed by Engineer

I. Completed manholes shall be rigid and watertight

J. Coordinate with other sections of work to provide correct size, shape, and location

3.8 PREFORMED GASKETS

A. Remove and replace manhole sections which have chipped or cracked joints

B. Thoroughly clean section joints

C. Install gasket in conformance with manufacturer's recommendations

D. Only use primer furnished by gasket manufacturer

3.9 MANHOLE INVERT

A. Place concrete in bottom of manhole and form smooth transition. Trowel smooth and brush for non-skid finish. Slope bench 1 inch per foot for drainage to invert.

B. Invert shape to conform to radius of pipe it connects

C. Remove all rough sections or sharp edges which tend to obstruct flow or cause material to snag. Remove all grout droplets from invert

D. Construct in conformance with standard drawings

3.10 MANHOLE RINGS AND COVERS

A. Place rings in bed of non-shrink grout on top of manholes

B. Ensure no infiltration will enter manhole at this location

C. Carry non-shrink grout over flange of ring

D. Set top of ring flush with all surfaces subject to foot and vehicular traffic

E. Set top of ring 6 inches above surfaces in open, unraveled, non-pedestrian areas

F. Use precast grade rings for height adjustment

3.11 CONNECTION TO EXISTING MANHOLES

A. Maintain flow at all times

B. Prior approval of proposed method for maintaining flow must be obtained from Engineer

C. Cover area around new pipe with non-shrink grout and or waterstop gasket to ensure a watertight structure

D. Make connection during low flow periods

3.12 GROUT

A. PREPARATION
1. Non-Shrink, Non-Metallic Grout, General Use
   a. Clean concrete surface to receive grout
   b. Saturate concrete with water for 24 hrs prior to grouting and remove excess water just prior to placing grout
   c. Cold weather conditions
      i) Warm concrete, substrate and base plate to 40 deg F, or above; store grout in warm area
      ii) Follow manufacturer's recommendations for cold weather application
   d. Hot weather conditions
      i) Use cold mixing water and cool base plate if possible; store grout in cool area
      ii) Follow manufacturer's recommendations for hot weather application
   e. Apply to clean, sound surface
   f. Apply latex bonding agent to hardened concrete, mix-in-grout, or as directed by Engineer
2. Epoxy Grout: Apply only to clean, dry, sound surface
   a. Patching cavities in concrete including, but not limited to, tie holes, and structural and equipment support

B. APPLICATION
1. Non-Shrink, Non-Metallic Grout
   a. Mix in a mechanical mixer
   b. Use no more water than necessary to produce flowable grout
   c. Provide air vents where necessary to eliminate air pockets
   d. Place in accordance with manufacturer's instructions
   e. Where exposed to view finish grout edges smooth

f. Protect against rapid moisture loss by immediately covering with wet rags and polyethylene sheets or curing compound
g. Wet cure grout for 7 days, minimum
h. Maintain the temperature at a minimum of 40 deg F until grout reaches 3000 psi
i. After placement of grout, eliminate excessive external vibration

2. Epoxy Grout
   a. Mix and place in accordance with manufacturer's instructions
   b. Completely fill all cavities and spaces around dowels and anchors without voids
   c. Obtain manufacturer's technical assistance as required to insure proper placement

3.13 RIPRAP

A. Do not place riprap over frozen or spongy subgrade surfaces.

B. Place riprap at pipe outlets and in channels as indicated on plans. Top of riprap to match invert of outlet pie and channels.

C. Excavate and prepare subgrade.

D. Place geotextile fabric per plans under all bedding. Place bedding and place riprap on bedding per plans.

E. Material may be machine placed and then arranged as necessary by use of a Gradall with multi-prong grapple device or by hand to minimize voids. Dumping alone is not sufficient to achieve properly placed riprap.

3.14 FIELD QUALITY CONTROL

A. Field inspection and testing including a lamp test will be performed for every section of pipe after backfill has occurred
   1. Contractor shall furnish suitable assistance to the Engineer
   2. A minimum of 75% of a true circle will be required to indicate a properly constructed line
   3. Contractor will repair any section not passing the lamp test.

B. Request inspection immediately after placing cover over pipe.

C. Backfilling and testing as required per Section 31 00 00 - Earthwork.

END OF SECTION

Appendix N: Public Utilities Cost Estimate

JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
Ph: 303.444.1951
Fax: 303.444.1957

Job Name: WEST EAGLE AFFORDABLE HOUSING
Job Number: 3522C
Date: 07/24/2024
By: CMS
Phase: LUA

Opinion of Probable Costs
for
WEST EAGLE AFFORDABLE HOUSING - PUBLIC IMPROVEMENTS

	Quantity	Units	Unit Cost	Total
Utility - Sanitary Sewer				
Traffic Control for Sewer work in Street		LS	VARIES	$0.00
Sewer Line - 6" PVC SDR 35	576	LF	$32.00	$18,432.00
Sewer Line - 8" PVC SDR 35	4,188	LF	$95.00	$397,860.00
Cleanout w/ conc collar	25	EA	$800.00	$20,000.00
Manhole - 4' diameter (6' depth)	30	EA	$7,000.00	$210,000.00
			Utility - Sanitary Sewer Subtotal	**$646,292.00**
Utility - Water				
Water Line - 6" DIP	124	LF	$110.00	$13,640.00
Water Line - 8" DIP	3183	LF	$125.00	$397,875.00
Water Line - 12" DIP	1003	LF	$175.00	$175,525.00
Gate Valve - 8" w/ Box	37	EA	$3,500.00	$129,500.00
Gate Valve - 12" w/ Box	16	EA	$5,000.00	$80,000.00
Tee - 8"	11	EA	$750.00	$8,250.00
Tee - 12"	8	EA	$1,000.00	$8,000.00
Reducer - 12"	1	EA	$750.00	$750.00
Bend - 8" (less than 90 degrees)	20	EA	$750.00	$15,000.00
Bend - 12" (less than 90 degrees)	4	EA	$900.00	$3,600.00
Cut in 12" x 8" Tee	1	EA	$5,000.00	$5,000.00
Stubout with Blowoff Assembly	2	EA	$2,000.00	$4,000.00
Fire Hydrant Assembly - 6"	10	EA	$10,000.00	$100,000.00
Tracer Wire	4310	LF	$1.00	$4,310.00
Tracer Wire Test Station	10	EA	$500.00	$5,000.00
			Utility - Water Subtotal	**$936,810.00**
Pavements (Brush Creek Road Only)				
Road Base - 8"	1,411	TONS	$145.00	$204,595.00
Asphalt Paving - 5"	983	TONS	$145.00	$142,535.00
Concrete - Curb & Gutter - 6" Vertical, 1' Pan	2,090	LF	$38.00	$79,420.00
			Pavements Subtotal	**$426,550.00**
			Subtotal	**$2,009,652.00**
			Contingency (10%)	$200,970.00
			Contractor's OH&P (15%)	$331,595.00
			Engineering Fees (10%)	$254,225.00
			PROJECT TOTAL	**$2,796,442.00**

Engineer's opinions of probable Construction Cost provided for herein are to made on the basis of Engineer's experience and qualifications and represent Engineer's best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Engineer has no control over the cost of labor, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Engineer. Actual required quantities will vary from this estimate. Owner/Contractor to verify all required quantities and other estimate items, permits, fees, etc. not included above that may be specified in the Construction documents. If Owner wishes to greater assurance as to probable Construction Cost, Owner shall employ an independent cost estimator.

JVA, Incorporated
1319 Spruce Street
Boulder, CO 80302
Ph: 303.444.1951
Fax: 303.444.1957

Job Name: WEST EAGLE AFFORDABLE HOUSING
Job Number: 3522C
Date: 07/24/2024
By: JLS
Phase: LUA

Opinion of Probable Costs
for
WEST EAGLE AFFORDABLE HOUSING - EARTHWORK

	Quantity	Units	Unit Cost	Total
General Sitework				
Cut, Fill and Compact Onsite Material	4,758	CY	$27.00	$128,466.00
Export Excess Cut	3,339	CY	$33.00	$110,187.00
			General Sitework Subtotal	**$238,653.00**
			Subtotal	**$238,653.00**
			Contingency (10%)	$23,870.00
			Contractor's OH&P (15%)	$39,380.00
			Engineering Fees (10%)	$30,195.00
			PROJECT TOTAL	**$332,098.00**

Engineer's opinions of probable Construction Cost provided for herein are to made on the basis of Engineer's experience and qualifications and represent Engineer's best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Engineer has no control over the cost of labor, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, Engineer cannot and does not guarantee that proposals, bids, or actual Construction Cost will not vary from opinions of probable Construction Cost prepared by Engineer. Actual required quantities will vary from this estimate. Owner/Contractor to verify all required quantities and other estimate items, permits, fees, etc. not included above that may be specified in the Construction documents. If Owner wishes to greater assurance as to probable Construction Cost, Owner shall employ an independent cost estimator.

Appendix P: Fiscal Impact Analysis

WEST EAGLE HOUSING										
Fiscal Impact Report										
Assumptions										
7.2.24										
GENERAL FUND										
Ongoing Revenues	**# Units**	**$**	**Total**	**Timing**	**Notes**		Property Tax Calculation			
property tax	113	$ 0.05	$ 5.31	annual	See calculation		Avg sales price	$ 550,000		
sales tax	113	$ -	$ -	annual			Exemption	$ (15,000)		
totals			**$ 5.31**	annual			Taxable	$ 535,000		
							RAR	6.765%		
Expenses										
General Government	113	$ 21.03	$ 2,376.39		21.03 per household**		Mills	2.301		
General Administration	113	$ 121.07	$ 13,680.91		121.07 per household**		**Annual Tax**	**$ 2.90**		
Building, Zoning, Planning	113	$ -	$ -		n/a					
Streets	113	$ 64.00	$ 7,232.00		64.00 per household**		140% AMI HH Income (4ppl)		$165,620	
Engineering	113	$ 44.67	$ 5,047.71		44.67 per household**		Annual Payroll Tax	29%	$ (48,030)	
Buildings & Grounds	113	$ 144.55	$ 16,334.15		144.55 per household**		Disposable Income		$117,590	
Public Safety	113	$ 740.00	$ 83,620.00		740 per household**		Eagle Sales Tax Rate		4.50%	
Municipal Court	113	$ 6.68	$ 754.84		6.68 per household**					
Information Center	113	$ 32.31	$ 3,651.03		32.31 per household**			%*	% in Eagle	Annual $
Marketing and Events	113	$ 14.99	$ 1,693.87		14.99 per household**		Food	12.40%	85.0%	$ 557.73
totals			**$ 134,390.90**				Housing	33.30%	0.0%	$ -
							Apparel	2.70%	75.0%	$ 107.15
							Transportation	16.80%	25.0%	$ 222.25
One Time Fee Payment to TOE							Healthcare	8.00%	5.0%	$ 21.17
public safety fee	113	$ 1,522.90	$ 172,087.70	final plat			Entertainment	4.70%	40.0%	$ 99.48
street impact	113	$ 646.00	$ 72,998.00	final plat			Insurance	12.00%	0.0%	$ -
municipal and park land dedication fee	113	unknown		final plat			Other	10.10%	25.0%	$ 133.61
building permit fee	113	$ 2,341.28	$264,564.55	bldg permit	(60,455,000)***		Total	100.00%		$ 1,141.39
plan check fee	113	$ 1,521.83	$ 171,966.96	bldg permit	65% of Building permit fee***		* Bureau of Labor Statistics 2022 consumer spending			
totals			**$ 681,617.21**							
							** These per household figures were included in a Fiscal			
							***During the project's referral period and in discussions			
ENTERPRISE FUNDS										
plant investment fee water	113	$ 6,224.90	$ 703,414.17	bldg permit	$14,501.89 per EQR based on 38.24 EQR for "pasture" and 58.77 EQR for					
plant investment fee waste water	113	$ 6,553.98	$ 740,600.00	bldg permit	$10,000 per EQR based on 26.88 EQR for "pasture" and 47.18 EQR for "previously					
plant investment fee water ongoing	113	$ 40.91	$ 55,473.96	annual	$40.91 per month per unit (2024)					
plant investment fee waste water ongoing	113	$ 67.49	$ 91,516.44	annual	$67.49 per month per unit (2024)					
cash-in-lieu of water rights dedication	97.01	$ 10.00	$ 970.10	final plat	$10 per EQR					
refuse fees		$ -	$ -		contracted					
totals			**$ 1,591,974.67**							
CAPITAL FUND										
use tax	0	$ -		bldg permit	ECG is tax exempt.					
Other entity Revenues										
fire impact fee	113	$ 1,528.00	$ 172,664.00	final plat						
school land dedication fee	113	unknown		final plat						

Appendix Q: Ownership + Maintenance Plan

West Eagle Housing Project						
Ownership and Maintenance Table						
7/26/2024						
Item	**Ownership**	**Maintenance**	**Replacement**	**Enforcement**	**Timing of Dedication**	**Notes**
Project Trails and Trail Connection	HOA owns land, Pedestrian easement dedicated to the town	HOA	HOA	HOA	Final Plat	Public access to private roads/sidewalks
Private Drives and Alleys (including paving, striping, street lights, signage, etc)	HOA	HOA	HOA	HOA	N/A	
Brush Creek Road ROW (including paving, striping, landscape, weed management, sidewalks/paths, street lights, any furnishings, signage, drainage, etc)	Town	Town	Town	Town	Final Plat	Dedication of ROW only at Final Plat
Brush Creek Road Improvements	Town	Town	Town	Town	CO of last unit of the first phase of the project	Dedication of all improvements in ROW.
Private Drive Encroachment into Public Alley (off of St 7)	Town	HOA	HOA	HOA	Building Permit	Encroachment Agreement to be executed before issuance of building permit. Access for adjacent owners to be preserved. Maintenance of encroachment area by HOA.
Private Surface Parking (including paving, striping, signage, etc)	HOA	HOA	HOA	HOA	N/A	Driveways to be maintained by homeowner
Common Open Spaces (including hardscape, landscape, signage, weed management, amenities, furnishings, lighting, fences, etc)	HOA	HOA	HOA	HOA	N/A	
Snow Removal and Storage: Brush Creek ROW	Town	Town		Town	N/A	
Snow Removal and Storage: Private Drives and Walks	HOA	HOA		HOA	N/A	
Irrigation - Common Open Spaces	HOA	HOA	HOA	HOA	N/A	Project irrigation main and controller to serve separate zones in the BCR ROW; Town to own/maintain all improvements in ROW.
Water and Sewer Mains	Town	Town	Town	Town	Final Plat	
Water and Sewer Easements	HOA owns land, Easements dedicated to the Town	HOA Maintains Easements, Town repairs damage due to utility maintenance or repair		HOA and Town	Final Plat	
Water and Sewer Service	HOA	HOA		HOA	N/A	
Public Utility Distribution	Utility owns physical infrastructure	Utility Maintains	Utility	Utility	Final Plat	
Public Utility Easement	HOA	HOA Maintains Easement, Utility provider repairs damage due to utility maintenance or repair		HOA and Utility	Final Plat	
Irrigation Ditch	HOA owns land, Ditch Company owns pipes and easement	Routine maintenance by HOA, Inspection and functional maintenance by Ditch Company		HOA and Ditch Company	Per preexisting agreements not related to this application	
Storm Drainage - Common Open Spaces	HOA	HOA	HOA	HOA	N/A	HOA ownership extends to fitting at town-owned main(s)
Shallow Utilities (Electric and Communication)	HOA owns land, Electrical easement dedicated to the town, Utilities own communication infrastructure	HOA Maintains Easement, Town and Utility repair damage due to utility maintenance or repair.		HOA, Town, Utility	Final Plat	Town reserves the right to have joint conduits for existing obligations
Shallow Utilities Service (Electric and Communication)	HOA owns service from utility provider's specified demarcation point	HOA	HOA	HOA	N/A	
Fire Hydrants	Town	Town		Town	Final Plat	

Appendix R: Master Declaration for West Eagle

MASTER DECLARATION
FOR WEST EAGLE

THIS MASTER DECLARATION FOR WEST EAGLE (this "Declaration"), dated _____, shall be effective upon recordation and is made by _____, a _____ TBD ("Declarant"). Declarant is the owner of certain real property in Eagle County, Colorado, more particularly described on Exhibit ___ attached hereto and made part of this Declaration by this reference (the "Property"). Declarant hereby makes the following grants, submissions, and declarations:

ARTICLE 1

IMPOSITION OF COVENANTS

Section 1.1 Purpose. The purpose of this Declaration is to create a Planned Community pursuant to the Colorado Common Interest Ownership Act as set forth in Colorado Revised Statutes 38-33.3-101, et. seq. on the Property, the name of which is "West Eagle". The Association (as hereinafter defined) shall act as a common interest community association with respect to all Units (as hereinafter defined) initially subject to this Declaration and any Units hereinafter made subject to this Declaration.

Section 1.2 Intention of Declarant. Declarant intends to develop the Property as a residential community for the benefit of all persons residing in West Eagle. Declarant desires to protect the value and desirability of the Property, to own and operate certain common amenities and properties for the benefit of the owner(s) of the Property and the separate projects which may be formed thereon and to promote and safeguard the health, comfort, safety, convenience, and welfare of the owners in West Eagle.

Section 1.3 Number of Units. The Town Documents (as that term is hereinafter defined) in effect as of the date hereof permit the development of a maximum of 113 Units within West Eagle.

Section 1.4 Declaration. To accomplish the purposes and intentions recited above, Declarant hereby submits the Property, together with all improvements, appurtenances, and facilities relating to or located on the Property now and in the future, to the provisions of the Act, and hereby imposes upon all of the Property the covenants, conditions, restrictions, easements, reservations, and other provisions of this Declaration below, and Declarant hereby declares that all of the Property shall be held, sold, conveyed, encumbered, leased, rented, occupied and improved subject to the provisions of this Declaration.

Section 1.5 Covenants Running With the Land. All provisions of this Declaration shall be deemed to be covenants running with the land, or equitable servitudes, as the case may be. The benefits, burdens, and other provisions contained in this Declaration shall be binding upon and shall inure to the benefit of Declarant, all Owners, and their respective heirs, executors, administrators, personal representatives, successors, and assigns.

ARTICLE 2

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DEFINITIONS

The following words, when used in this Declaration or any Supplemental Declaration, shall have the meanings designated below unless the context shall expressly provide otherwise:

Section 2.1 "Act" means the Colorado Common Interest Ownership Act as set forth in the Colorado Revised Statutes, Section 38-33.3-101, et. seq.

Section 2.2 "Assessment Obligation" means the apportionment of Assessments for which a Unit is responsible as calculated pursuant to Section 5.4 below.

Section 2.3 "Assessments" means the annual, special and default Assessments. Assessments are also referred to as a Common Expense Liability under the Act.

Section 2.4 "Association" means West Eagle Association, a Colorado nonprofit corporation, and its successors and assigns. The Association acts through its Executive Board unless a vote of the Owners is otherwise specifically required by the Act, this Declaration or the articles of incorporation or bylaws of the Association.

Section 2.5 "Association Documents" means the basic documents governing the Association, including, but not limited to, this Declaration, the articles of incorporation and bylaws of the Association, and any procedures, rules, regulations, or policies relating to the Association adopted under such documents by the Association or the Executive Board.

Section 2.6 "Building" means any building (including all fixtures and improvements contained within it) located on the Property.

Section 2.7 "Common Area" means, to the extent of the Association's interest in such real property or improvements, if any, any real property or improvements within West Eagle (a) that are owned by the Association, or (b) that the Association is otherwise required to operate, manage, maintain or repair, together with any improvements located thereon.

Section 2.8 "Common Expenses" means (a) all expenses expressly declared to be common expenses by this Declaration or the bylaws of the Association; (b) all other expenses of administering, servicing, conserving, managing, maintaining, repairing or replacing the Common Area; (c) insurance premiums for the insurance carried under Article 9; and (d) all expenses lawfully determined to be common expenses by the Executive Board.

Section 2.9 "Declarant" means TBD, and its successors and assigns. No party other than TBD shall exercise the rights and privileges reserved herein to Declarant unless such party shall receive and record in the real property records of Eagle County, Colorado a written assignment from TBD of all or a portion of such rights and privileges.

Section 2.10 "Declarant Control Period" means the period of time commencing on the date of incorporation of the Association and terminating on the earliest of the following events: TBD

Section 2.11 "Declaration" means this Declaration for West Eagle, together with any supplement or amendment to this Declaration, recorded by Declarant in the office of the Clerk and Recorder of Eagle County, Colorado.

Section 2.12 "Design Guidelines" means the guidelines and rules published and amended and

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supplemented from time to time by the Design Review Committee.

Section 2.13 "Design Review Committee" means and refers to the Design Review Committee defined in and created pursuant to Article 6 below.

Section 2.14 "Development Parcel" means a parcel of property that is allocated residential density by the Town Documents or by other recorded document and identified as a "Development Parcel" on Exhibit _____.

Section 2.15 "Director" means a member of the Executive Board.

Section 2.16 "Duplex" means a Building containing two (2) Units, together with the two lots related thereto.

Section 2.17 "Executive Board" means the governing body of the Association, as provided in this Declaration and in the articles of incorporation and bylaws of the Association.

Section 2.19 "First Mortgage" means a Mortgage which has priority of record over all other recorded liens except those governmental liens made superior by statute (such as general ad valorem tax liens, special and governmental transfer assessments).

Section 2.20 "First Mortgagee" means the Mortgagee under a First Mortgage.

Section 2.21 "Function" means any activity, function or service required under this Declaration to be undertaken or performed by the Association as well as any activity, function or service otherwise undertaken or performed by the Association.

Section 2.22 "Guest" means any family member, agent, independent contractor, guest, invitee or Lessee of an Owner and any person or persons, entity or entities who have any right, title or interest in a Unit which is not the fee simple title to the Unit (including a Lessee), and any family member, agent, independent contractor, guest or invitee of such person or persons, entity or entities.

Section 2.23 "West Eagle" means the entirety of the Property subject to the terms and provisions of this Declaration.

Section 2.24 "Lessee" means the person or persons, entity or entities which constitute the lessee under a lease of all or any part of a Unit. The term Lessee shall include Declarant to the extent it is a Lessee as defined above and shall include a sublessee, but it shall not include the Association or any governmental entity (which term shall include but is not limited to special districts formed pursuant to Colorado law).

Section 2.25 "Management Agreement" means any contract or arrangement entered into for purposes of discharging the responsibilities of the Executive Board relative to the operation, maintenance and management of the Common Area or for purposes of undertaking or discharging any Function.

Section 2.26 "Managing Agent" means a person, firm, corporation, or other entity employed or engaged as an independent contractor pursuant to a Management Agreement to perform management services for the Common Area and/or the Association.

Section 2.27 "Maximum Rate" shall mean two percentage points greater than that rate of interest charged by a bank designated from time to time by the Executive Board to the best commercial customers

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of the designated bank for short-term loans and identified as the "prime rate" by such bank as of the date on which such Maximum Rate is imposed with respect to any amount payable under this Declaration, or if less, the maximum rate allowed by law.

Section 2.28 "Mortgage" means any unpaid and outstanding mortgage, deed of trust, or other security instrument recorded in the office of the Clerk and Recorder of Eagle County, Colorado, which secures financing for the construction or development of any portion of the Property or which encumbers a Unit.

Section 2.29 "Mortgagee" means any person or entity named as a mortgagee or beneficiary under any Mortgage, or any successor to the interest of any such person under such Mortgage.

Section 2.30 "Non-Association Amenities" means certain real property and any improvements and facilities thereon located adjacent to, in the vicinity of, or within the Property, which are privately or publicly owned and operated by persons other than the Association for recreational, commercial and related purposes, on a membership basis or otherwise.

Section 2.31 "Owner" means any record owner (including Declarant, and including a contract seller, but excluding a contract purchaser), whether a natural person or persons or an entity, of a fee simple title interest in and to any Unit, excluding, however, any record owner with an interest therein merely as a Mortgagee (unless such Mortgagee has acquired fee simple title interest in the Unit pursuant to foreclosure or any proceedings in lieu of foreclosure).

Section 2.32 "Party Wall" means any common wall adjoining two or more Duplex Units and shall be deemed to include the roofing underlying the portion of the roof over, and the utility lines within a common wall. Party walls in condominium or townhouse Units shall be governed by the provisions of the respective Project Declaration.

Section 2.32 "Plat" means that certain Final Plat_____ of West Eagle, recorded in the office of the Clerk and Recorder of Eagle County, Colorado, on _____ as Reception No. _____, and as amended from time to time.

Section 2.33 "Project" or "Projects" means one or more buildings, together with the Development Parcel or other real property upon which such building(s) are located, that is submitted to a condominium or planned community regime by a Project Declaration and the associated Project Map.

Section 2.34 "Project Association" or "Project Associations" means the association(s), formed for the purpose of representing owners of Units within a particular Project.

Section 2.35 "Project Declaration" means each Declaration creating a Common Interest Community upon a Development Parcel, as defined in the Act and subject to this Declaration.

Section 2.36 "Project Map" or "Project Maps" means and includes any engineering survey or surveys, condominium map, or townhome subdivision plat of a Development Parcel depicting, in the case of a condominium Project the floor plans of the Units, together with other drawings or diagrammatic plans and information regarding any portion of a Development Parcel as recorded in the office of the Clerk and Recorder of Eagle County, Colorado.

Section 2.37 "Property" means the real property described in the attached Exhibit _____

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Section 2.38 "Residential Unit" means, individually or collectively, (1) any parcel of property identified on Exhibit _____ as a Residential Unit, which shall be permitted for duplex residential dwellings, and (2) any condominium or townhome residential dwelling unit created pursuant to any Project Declaration and Project Map, whether or not identified on Exhibit _____

Section 2.40 "Successor Declarant" means any party or entity to whom Declarant assigns any or all of its rights, obligations, or interest as Declarant, as evidenced by an assignment or deed of record executed by both Declarant and the transferee or assignee and recorded in the office of the Clerk and Recorder of Eagle County, Colorado, designating such party as a Successor Declarant. Upon such recording, Declarant' s rights and obligations under this Declaration shall cease and terminate to the extent provided in such document. No party other than TBD shall exercise the rights and privileges reserved herein to Declarant unless such party shall receive and record, in the real property records of Eagle County, Colorado, a written assignment from TBD as provided herein.

Section 2.43 "Town" means the Town of Eagle, State of Colorado, the municipality which has the planning and zoning authority with respect to the Property.

Section 2.44 "Town Documents" means those certain documents relating to the development for West Eagle covering, without limitation, the Property and other property, such documents to include, without limitation, zoning requirements, annexation agreements, subdivision improvement agreements, and the West Eagle Annexation and Development Agreement.

Section 2.45 "Unit" means the fee simple interest in and to any parcel of real property subject to this Declaration that is designated for separate ownership and that may be conveyed in fee in compliance with all applicable subdivision regulations, including subdivided parcels of real property whether currently existing or created by subsequent resubdivision of the Property. Each Residential Unit shall be a "Unit" as defined herein. Each Development Parcel shall be an individual "Unit" as defined herein until the Development Parcel is subdivided into Residential Units whether pursuant to a Project Declaration and Plat, or pursuant to a Supplemental Plat; provided, however, that a portion of a phased Project may remain as a Development Parcel as provided in Subsection 4.2.3 below. Common Area is not included within the definition of Unit hereunder.

Section 2.46 "Voting Allocation" TBD

Each capitalized term not otherwise defined in this Declaration or in the Plat shall have the same meanings specified or used in the Act.

ARTICLE 3
ASSOCIATION FUNCTIONS AND DUTIES

Section 3.1 Property Maintenance Function. The Association shall provide for the care, operation, management, maintenance, repair and replacement of all Common Areas. Moreover, the Association may provide for the care and maintenance of other areas of the Property if the Executive Board, in its sole and exclusive discretion, deems such care and maintenance to be necessary or desirable for access to the boundary of or full utilization of any Unit or any improvements within West Eagle.

Section 3.2 Animal Control Function. The Association may provide for regulations, facilities, personnel and funds to enforce animal control or exclude animals from West Eagle.

Section 3.3 Exterior Maintenance Function.

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3.3.1 All Owners are expected to maintain their Units, and all Project Associations are expected to maintain their Projects, in accordance with the standards of quality typical within West Eagle and the Town of Eagle, and the Association does not intend to provide any exterior maintenance and repair of such property. In addition, each Owner or Project Association, if applicable, shall be required to maintain the landscaping within any right of way adjacent to such Owner's or Project Association's property. If any Owner fails to maintain its Unit, or any Project Association fails to maintain its Project, related improvements or property, or fails to perform any acts of maintenance or repair required under this Declaration, the Association may provide, by the affirmative vote of the Executive Board, exterior maintenance and repair upon such property after thirty (30) days' notice of such failure to the Owner of such Unit or the applicable Project Association. In addition, the Association may, without notice, make such emergency repairs and maintenance as may in its judgment be necessary for the safety of any person or to prevent damage to any other property. The cost of such exterior maintenance and repairs of a Unit shall be assessed against the Owner of such Unit, shall be a lien and obligation of the Owner and shall become due and payable in all respects as set forth in Article 5 herein. The cost of such maintenance or repairs of a Project shall be assessed against all Owners of Units within such Project and shall be a lien and obligation of such Owners pursuant to Article 5 herein. For the purpose of performing the exterior maintenance authorized by this Section, the Association, through its duly authorized agents or employees, shall have the right, after reasonable notice to the Owner or Project Association, to enter upon such Unit or Project during reasonable hours on any day. The Association or its designee is hereby granted an irrevocable license over all property in West Eagle to inspect (in a reasonable manner) property within West Eagle in order to determine whether any maintenance or repair is necessary under this Section.

3.3.2 Neither Declarant, the Association, nor any of their respective directors, members, officers, agents or employees, shall be liable for any incidental or consequential damages for failure to inspect any Unit or Project or improvements or portion thereof or to repair or maintain the same. Declarant, the Association or any member of the general public, firm or corporation undertaking such repairs or maintenance shall not be liable for any personal injury or other incidental or consequential damages occasioned by any act or omission in the repair or maintenance of any Unit or Project or improvements or portion thereof.

Section 3.4 Right to Make Rules and Regulations. The Association shall be authorized to and shall have the power to adopt, amend and enforce rules and regulations applicable within West Eagle with respect to any Common Area or Function, and to implement the provisions of this Declaration or other Association Documents, including but not limited to, rules and regulations to regulate use of any and all Common Area in order to assure compliance with the Town Documents or to protect the natural features thereof or the interests of all Owners and Guests; to prevent or reduce fire hazard; to prevent disorder and disturbances of the peace; to regulate pedestrian and vehicular traffic; to regulate animals; to protect wildlife; to regulate signs; to regulate weed and pest control on property within West Eagle; to promote the general health, safety and welfare of persons residing, visiting and doing business within West Eagle; and to protect and preserve property and property rights. All rules and regulations shall comply with the Association Documents, the Town Documents, and other applicable land use restrictions for West Eagle. The rules and regulations shall be reasonable and shall be uniformly applied, except such rules may differentiate between reasonable categories of Units, Projects, Owners, Lessees, Guests or members of the general public. The Association may provide for enforcement of any such rules and regulations through reasonable and uniformly applied fines and penalties, through exclusion of violators from the Common Area or from enjoyment of any Functions, or otherwise. Each Project Association, Owner, Lessee, Guest and member of the general public shall be obligated to and shall comply with and abide by such rules and regulations and pay such fines or penalties upon failure to comply with or abide by

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such rules and regulations, and such unpaid fines and penalties shall be enforceable as a default Assessment in accordance with Section 5.10.

Section 3.6 Taxes. The Association shall pay all ad valorem real estate taxes, special improvement and other assessments (ordinary and extraordinary), ad valorem personal property taxes, and all other taxes, duties, charges, fees and payments required to be made to any governmental or public authority which shall be imposed, assessed or levied upon, or arise in connection with the Common Area or Functions.

Section 3.5 Right to Dispose of Common Area; Third Party Rights in Common Area. Subject to Subsection 3.10.7 below, the Association shall have the full power and authority to sell, lease, grant easements, rights-of-way, licenses, leases or concessions in or to, transfer, encumber, abandon or dispose of any Common Area provided that such action does not result in a violation of the Town Documents. The Association shall be entitled to contract with third parties, including, without limitation, other residential or recreational associations or individuals, allowing such persons the use and enjoyment of all or a portion of the Common Area under such terms and for such charges as may be acceptable to the Executive Board.

Section 3.6 Governmental Successor. Subject to applicable provisions of the Act, any Common Area and any Function may be turned over to a governmental or quasi-governmental entity including any special district or metropolitan district which is willing to accept and assume the same upon such terms and conditions as the Association shall deem to be appropriate.

Section 3.7 Records. The Association shall keep financial records sufficiently detailed to enable the Association to comply with Section 38-33.3-316(8) of the Act concerning statements of unpaid assessments.

Section 3.8 Implied Rights of the Association. The Association shall have and may exercise any right or privilege given to it expressly in this Declaration or, except to the extent limited by the terms and provisions of this Declaration, given to it by law and shall have and may exercise every other right, privilege, power and/or authority necessary or desirable to fulfill its obligations under this Declaration, including without limitation the rights to:

3.9.1 adopt and amend the bylaws and rules and regulations of the Association;

3.9.2 adopt and amend budgets for revenues, expenditures and reserves and collect Assessments, including, without limitation, Assessments for Common Expenses, from Owners;

3.9.3 hire and terminate Managing Agents and other employees, agents and independent contractors. The Managing Agent shall not have the authority to make expenditures except upon prior approval and direction by the Executive Board. The Executive Board shall not be liable for any omission or improper exercise by a Managing Agent of any duty, power or Function so delegated by written instrument executed by or on behalf of the Executive Board;

3.9.4 institute, defend or intervene in litigation or administrative proceedings in its own name on behalf of itself or two or more Owners on matters affecting West Eagle;

3.9.5 make contracts and incur liabilities;

3.9.6 regulate the use, maintenance, repair, replacement and modification of the

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Common Area;

3.9.7 acquire, hold, encumber and convey in its own name any right, title or interest in real or personal property; provided, however, that the fee interest of any Common Area may not be conveyed or subjected to a security interest unless (a) such action receives approval of Owners holding a majority of the total voting interest in the Association or any greater level of approval if required by the Act; (b) such action is evidenced by a written agreement, or a written ratification of an agreement, executed in the same manner as a deed by the required number of Owners; and (c) such action does not deprive any Unit of its rights of ingress, egress and support;

3.9.8 impose and receive any payments, fees or charges for the use, rental or operation of Common Area;

3.9.9 impose charges for late payments of Assessments, recover reasonable attorney's fees and disbursements and other costs of collection for Assessments and other actions to enforce the rights of the Association, regardless of whether or not suit was initiated, and after notice and opportunity to be heard, levy reasonable fines and penalties for violations of the Association Documents;

3.9.10 impose reasonable charges for the preparation and recordation of amendments to the Declaration or statements of unpaid Assessments;

3.9.11 provide for the indemnification of the Association's officers and directors and maintain directors' and officers' liability insurance;

3.9.12 assign its right to future income, including without limitation, its right to receive Assessments;

3.9.13 obtain and pay for legal, accounting and other professional services;

3.9.14 perform any Function by, through or under contractual arrangements, licenses or other arrangements with any governmental or private entity as may be necessary or desirable; and

3.9.15 enjoy and exercise any other power or authority which similar associations may now or hereafter enjoy or exercise in the state of Colorado.

Section 3.10 Association Documents. Each Owner shall comply with and may benefit from each term, provision, covenant, condition, restriction, reservation and easement contained in the Association Documents. The obligations, burdens and benefits of membership in the Association touch and concern the Property and are, and shall be, covenants running with each Unit for the benefit of all other Units and the Common Area.

Section 3.11 Indemnification. The Association shall be obligated to and shall indemnify Declarant and hold it harmless from all liability, loss, cost, damage and expense, including without limitation attorneys' fees and disbursements, arising with respect to any operations of the Association or any of the Common Area or any Functions undertaken by the Association pursuant to this Declaration.

Section 3.12 Owner's Negligence. In the event that the need for maintenance, repair, or replacement of all or any portion of the Common Area is caused through or by the negligent or willful act or omission of an Owner or an Owner's Guest or Lessee, or by any Project Association, then the expenses incurred by the Association for such maintenance, repair, or replacement shall be a personal

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obligation of such Owner or, in the case of a negligent or willful act or omission of a Project Association, then of all Owners of Units within that Project; and, if an Owner fails to repay the expenses incurred by the Association within seven (7) days after notice to the Owner of the amount owed, then the failure to so repay shall be a default by the Owner under the provisions of this Declaration, and such expenses shall automatically become a default Assessment determined and levied against such Unit, enforceable by the Association in accordance with Sections 5.10, 5.11 and 5.12 below.

Section 3.13 Enforcement of Association Documents. The Association or any aggrieved Owner or Project Association may take action against any Owner or Project Association pursuant to Article 19 of this Declaration to enforce compliance with the rules and regulations of the Association and with the other provisions of the Association Documents to obtain damages for noncompliance or for injunctive relief, or both, all to the extent permitted by law.

Section 3.14 Cooperation with District and Other Associations. The Association may contract or cooperate with the Project Associations or with other homeowners' associations or entities as convenient or necessary to provide services and privileges and to fairly allocate costs among the parties utilizing such services and privileges which may be administered by the Association or such other organizations, for the benefit of Owners and their Lessees and Guests. The costs associated with such efforts by the Association (to the extent not chargeable to other organizations) shall be a Common Expense.

Section 3.15 Assistance to Project Associations. The Executive Board shall assist the Project Associations in the performance of their duties and obligations under their respective Project Declarations and other documents governing the applicable Project, and the Association shall cooperate with each Project Association so that each of those entities may most efficiently and economically provide their respective services to Owners. It is contemplated that from time to time the Association and the various Project Associations may use the services each of the other in the furtherance of their respective obligations, and they may contract with each other to better provide for such cooperation. The payment for such contract services or a variance in services provided may be reflected in an increased Assessment by the Association for the Owners of Units in the particular Project or by an item in the Project Association's budget which shall be collected through the assessments of such Project Association and remitted to the Association. If a Project Association fails, neglects or is unable to perform a duty or obligation required by its Project Declaration or other Project documents, then the Association may, after reasonable notice and an opportunity to cure given to the Project Association, perform such duties or obligations until such time as the Project Association is able to resume such functions, and the Association may charge the Project Association a reasonable fee for the performance of such functions.

Section 3.16 LIMITATION OF LIABILITY OF ASSOCIATION.

NOTWITHSTANDING THE DUTY OF THE ASSOCIATION TO MAINTAIN AND REPAIR THE COMMON AREA, AND EXCEPT TO THE EXTENT COVERED BY ASSOCIATION INSURANCE AS DESCRIBED IN ARTICLE 9, THE ASSOCIATION SHALL NOT BE LIABLE TO OWNERS OR THE PROJECT ASSOCIATIONS FOR INJURY OR DAMAGE, OTHER THAN FOR THE COST OF MAINTENANCE AND REPAIR, CAUSED BY ANY LATENT CONDITION OF THE COMMON AREA TO BE MAINTAINED AND REPAIRED BY THE ASSOCIATION OR CAUSED BY THE ELEMENTS OR OTHER OWNERS OR PERSONS OR THE PROJECT ASSOCIATIONS.

Section 3.17 Association Standard of Care. The duty of care which the Association owes to the Owners is that of a landowner to a licensee, notwithstanding the interest which the Owners hold in the

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Common Area through their membership in the Association. NEITHER DECLARANT, THE ASSOCIATION, NOR ANY OF THEIR RESPECTIVE DIRECTORS, MEMBERS, OFFICERS, AGENTS OR EMPLOYEES, SHALL BE LIABLE, OTHER THAN FOR ACTIONS TAKEN IN A GROSSLY NEGLIGENT MANNER, FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES FOR FAILURE TO INSPECT THE COMMON AREA OR TO REPAIR OR MAINTAIN THE SAME. DECLARANT, THE ASSOCIATION OR ANY MEMBER OF THE GENERAL PUBLIC, FIRM OR CORPORATION UNDERTAKING SUCH REPAIRS OR MAINTENANCE SHALL NOT BE LIABLE TO AN OWNER, GUEST OR ANY MEMBER OF THE GENERAL PUBLIC FOR ANY PERSONAL INJURY OR OTHER INCIDENTAL OR CONSEQUENTIAL DAMAGES OCCASIONED BY ANY ACT OR OMISSION IN THE REPAIR OR MAINTENANCE OF THE COMMON AREA OR ANY PORTION THEREOF, OTHER THAN FOR ACTIONS TAKEN IN A GROSSLY NEGLIGENT MANNER. Signage to this effect may be placed by the Association along and within the Common Area.

ARTICLE 4

MEMBERSHIP IN ASSOCIATION

Section 4.1 Association Membership. Every Owner of a Residential Unit shall be a member of the Association. Every Owner of a Development Parcel shall be a member of the Association until such time, if at all, as the Development Parcel is further subdivided in accordance with a Project Declaration or otherwise, at which time each Owner of the subdivided Residential Units within the Project shall be a member for the period of the Owner's ownership of the Unit. No Owner, whether one or more persons, shall have more than one membership per Unit owned, as applicable. Membership in the Association shall be appurtenant to, and may not be separated from, ownership of a Unit.

Section 4.2 Voting Rights. Each Unit shall be allocated a number of votes for the purpose of matters relating to Association issues as set forth below ("Voting Allocation").

4.2.1 Residential Units. Each Residential Unit shall be allocated one (1) vote.

4.2.2 Development Parcel. Until such time as individual Residential Units are created by further subdivision of any Development Parcel, each Development Parcel shall be allocated one (1) vote unless the Owner thereof shall give written notice to the Association of its election that the Development Parcel be allocated one (1) vote with respect to each approved but undeveloped Residential Unit that may be constructed on the Development Parcel based upon the maximum residential density of such Development Parcel permitted by the Town Documents or other recorded instrument.

4.2.3 Phasing Within a Project. Each Project may be developed in phases. In the event that less than all of the Residential Units permitted to be developed on a Development Parcel are created by subdivision at one time, then (i) the Owner of each subdivided, developed Residential Unit shall be entitled to cast the vote on Association matters with respect to such Residential Unit, and (ii) the Owner of the remainder of the Development Parcel that has not been made subject to the Project Declaration and/or further subdivided shall be entitled to vote with respect to such Development Parcel, as determined as provided in Subsection 4.2.2 above.

Section 4.3 Election of Directors. The Executive Board shall consist of not less than three (3) Directors, or more than five (5) Directors, appointed or elected as provided in Section 4.4 below or the bylaws of the Association. Following termination of the Declarant Control Period and election of the first Executive Board thereafter as provided in Subsection 4.4.3 below, Directors shall be elected as

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provided in the Bylaws.

Section 4.4 Declarant Control. Notwithstanding anything to the contrary provided for herein, Declarant shall be entitled during the Declarant Control Period to appoint and remove the members of the Association's Executive Board and officers of the Association, subject to the following restrictions: TBD

Section 4.5 Owner's and Association's Address for Notices. All Owners of an individual Unit shall have one and the same registered mailing address to be used by the Association or other Owners for notices, demands, and all other communications regarding Association matters. The Owner or Owners shall furnish such registered address to the secretary of the Association within five (5) days after transfer of title to the Unit to such Owner or Owners. Such registration shall be in written form and signed by all of the Owners or by such persons as are authorized by law to represent the interests of all Owners. Notwithstanding the foregoing, the Association shall be entitled to rely upon any such registration or other notice of a change in address of the Owners of the Unit which is signed by less than all of the Owners of such Unit.

If the address of the Unit is the registered address of the Owners, then any notice shall be deemed duly given if delivered to any person occupying the Unit or, if the Unit is unoccupied, if the notice is held and available for the Owners at the principal office of the Association.

All notices and demands intended to be served upon the Executive Board shall be sent to the following address or such other address as the Executive Board may designate from time to time by notice to all of the Owners or that is on record with the Colorado Secretary of State as the Association's registered address:

Executive Board West
Eagle Association
TBD

All notices given in accordance with this Section shall be sent by personal delivery, which shall be effective upon receipt; by overnight courier service, which shall be effective one business day following timely deposit with the courier service; or regular, registered or certified mail, postage prepaid, which shall be effective three (3) days after deposit in the U.S. mail.

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ARTICLE 5
PARTY WALLS AND DUPLEX MAINTENANCE

Section 5.1 Joint Expense. The cost of reasonable repair and replacement of a Party Wall shall be a joint expense of the Owners of the Units sharing such Party Wall and each such Owner shall have a perpetual easement in and to that part of the Property on which the Party Wall is located, for Party Wall purposes, including maintenance, repair and inspection. No Owner shall alter or change the Party Wall in any manner, interior decoration excepted, and the Party Wall shall always remain in the same location as when erected.

Section 5.2 Damage. In the event of damage or destruction of a Party Wall from any cause, other than the negligence or wilful misconduct of an Owner, the then Owners of the Units sharing the

Party Wall shall bear equally the expense to repair or rebuild said wall to its previous condition, which specifically includes the previous sound transmission coefficient and fire rating, and such Owners, their successors and assigns shall have the right to the full use of said wall so repaired and rebuilt. If an Owner's negligence or willful misconduct shall cause damage to or destruction of said wall, such negligent party shall bear the cost of repair and reconstruction to the extent such Owner's negligence caused such damage.

Section 5.3 Repairs. The Association and each of the Owners sharing a Party Wall shall have the right to break through a Party Wall for the purpose of repairing or restoring sewage, water, utilities, and structural components, subject to the obligation to restore said wall to its previous structural condition, which specifically includes the previous sound transmission coefficient and fire rating, and the payment to the adjoining Owner of any damage caused thereby. Adjoining Owners shall have the right ot make use of the Party Wall provided such use shall not impair the structural support, sound transmission coefficient and fire rating of the Party Wall.

Section 5.4 Association Easements. Declarant hereby grants to the Association and the Executive Board and their respective representatives a nonexclusive easement to enter upon and use the Property on which a Party Wall is located as may be necessary or appropriate to perform the duties and functions which they may be obligated or permitted to perform under this Declaration.

Section 5.5 Maintenance. The Owner of one lot sharing a Duplex shall not unreasonably affect the value of the other lot sharing such Building such as by poor maintenance and upkeep outside, and both Owners shall make all reasonable efforts to preserve a harmonious common appearance of the lots. To the extent that the two Owners sharing the single Duplex share certain improvements, including, without limitation, the roof of the Building, a common driveway and/or other joint improvements other than the Party Wall (the "Joint Maintenance Area"), such two Owners shall share equally all expenses related to the reasonable maintenance and repair of the Joint Maintenance Area. Unless otherwise agreed mutually by the Owners, the Owners shall use a single contractor to maintain the Joint Maintenance Area, regardless of ownership of property located within the Joint Maintenance Area. Replacement or improvement of the Joint Maintenance Area may be required from time to time and shall be undertaken upon the unanimous agreement of the Owners who shall share all expenses equally. Maintenance, repair or improvement of all driveway areas of the lots other than the portion shared by the two Owners shall be the responsibility of the Owner of the lot on which the driveway area is located.

Section 5.6 Common Utilities. Common utility or service connections, common facilities or other common equipment and property, if any, shall be owned as tenants in common, and all expenses and liabilities concerned with such property shall be shared equally among the Duplex Owners, except for any expenses or liability caused through the negligence or willful act of any Owner, his family, agent or invitee, which shall be borne solely by such Owner. Notwithstanding the above, if a utility is separately metered but such service or any portion thereof is for the benefit of both lots sharing a Duplex Building, then the cost of such service shall be equitably adjusted between the two Owners.

Section 5.7 Owner Responsibility. Except as specifically set forth in this Article above, and except for the landscaping area for which the Association is responsible, each Owner shall be solely responsible for all maintenance and repair of the exterior and interior of his Duplex, including all fixtures and improvements and all utility lines and equipment located therein and serving such lot only.

ARTICLE 6

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ASSESSMENTS

Section 6.1 Covenant of Personal Obligation of Assessments. Declarant and every other Owner of a Unit, by acceptance of the deed or other instrument of transfer of their Unit (whether or not it shall be so expressed in such deed or other instrument of transfer), is deemed to personally covenant and agree, jointly and severally, with every other Owner and with the Association, and hereby does so covenant and agree to pay to the Association the (a) annual Assessments, (b) special Assessments, (c) default Assessments, applicable to the Owner's Unit. No Owner may waive or otherwise escape personal liability for the payment of the Assessments provided for in this Declaration by not using the Common Area or the facilities contained in the Common Area or by abandoning or leasing their Unit.

Section 6.2 Purpose of Assessments. The Assessments levied by the Association shall be used for the purpose of promoting the health, safety, convenience, and general welfare of the Owners and the improvement and maintenance of the Common Area and the performance of Functions, and of the services and facilities located on the Common Area. Proper uses of the Assessments may include, but are not limited to, the following:

6.2.1 Protecting, repairing, replacing, renovating and maintaining any of the Common Area or other improvements maintained by the Association not made the responsibility of the Owners by Section 3.4 above or other provisions of this Declaration;

6.2.2 Furnishing garbage and trash pickup and water, sewer and other utility services to the Common Area;

6.2.3 Obtaining and maintaining insurance in accordance with the provisions of Article 9 below;

6.2.4 Establishing and maintaining reserves for repairs, replacement, maintenance, taxes, capital improvements, and other purposes;

6.2.5 Protecting and managing wildlife;

6.2.6 Protecting, enhancing or restoring any environmental features or concerns within the Property;

6.2.7 Carrying out all other powers, rights, and duties of the Association specified in the Association Documents; and

6.2.8 Generally, addressing any other expenses necessary to meet the purposes of the Association.

Section 6.3 Amount of Total Annual Assessments. The total annual Assessments against all Units shall be based upon the Association's advance budget of the cash requirements needed by it to provide for the administration and performance of its duties during such fiscal year, as approved pursuant to Section 5.5 below, which estimates may include, among other things, thecosts associated with the items enumerated in Section 5.2 above, together with any other costs and fees which may reasonably be expected to be incurred by the Association for the benefit of the Owners under or by reason of the Association Documents. In the event of surplus funds remaining after payment of or provision for Common Expenses and any prepayment of or provision for reserves, the Executive Board may within its discretion apply the surplus funds (a) into reserves, (b) toward the following year's Common Expenses, (c) toward a credit to Owners against future Assessments or in the form of a distribution, or (d) any

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combination of the foregoing.

Section 6.4 Apportionment of Annual Assessments.

6.4.1 The total annual Assessment for any fiscal year of the Association shall be assessed to each Unit and its Owner in the same proportion that the number of votes in Association matters appurtenant to the Unit bears to the total number of votes entitled to be cast on Association matters and appurtenant to all Units.

6.4.2 Any Owner's Assessment obligation computed in accordance with Subsection 5.4.1 above is hereinafter referred to as its "Assessment Obligation"

6.4.3 Notwithstanding any terms in this Section to the contrary, (a) the Executive Board, with the assistance of any company providing insurance for the benefit of the Owners under Article 9, may reasonably adjust the allocation to each Owner of the cost of premiums for any insurance carried for, and to be charged to, a particular Owner, as more fully detailed in Article 9; and (b) in the event a specific item in the Association's budget may more directly benefit a certain Project or Unit or group of Units in excess of its Assessment Obligation, or in the event the Association has provided services to such Project or Units in excess of those provided to other Projects or Units within the Property, the amount or rate of Assessments levied with respect to such item or services may be modified to reflect such additional benefit at the sole and exclusive discretion of the Executive Board; provided, however, that such amount or rate of Assessments shall be uniform within each Project or Units benefited and shall not be used to circumvent the Assessment apportionment formulas as generally set forth in this Declaration.

6.4.4 The total annual Assessments of the Association shall be apportioned among all Units as provided in this Section.

Section 6.5 Annual Budget. Any budget proposed to be adopted by the Executive Board shall include (i) the estimated Common Expenses, other costs and proposed capital expenditures which will be chargeable to the Association to fulfill its obligations under the Association Documents; (ii) the estimated income and other funds which will be received by the Association; and (iii) the estimated total amounts required to be raised by the annual, special and default Assessments to cover such costs, expenses and capital expenditures of the Association and to provide a reasonable reserve. Within thirty (30) days after the adoption of any proposed budget for the Association, the Executive Board shall mail, by ordinary first-class mail, or otherwise deliver a summary of the budget to all Owners of Units and shall set a date for a meeting to consider ratification of the budget not less than fourteen (14) nor more than sixty (60) days after mailing or other delivery of the summary. Unless at that meeting Owners of a majority of all votes entitled to be cast on Association matters reject the budget, the budget is ratified, whether or not a quorum is present. In the event that the proposed budget is rejected, the periodic budget last ratified in accordance with this Section must be continued until such time as the Owners ratify a subsequent budget proposed by the Executive Board. The Executive Board shall adopt a budget and submit the budget to a vote as provided herein no less frequently than annually. The Executive Board shall levy and assess the Association's annual Assessments in accordance with the annual budget.

Section 6.6 Special Assessments. In addition to the annual Assessments authorized above, the Executive Board, if permitted under the Act, may at any time and from time to time determine, levy, and assess in any fiscal year (without the vote of the members of the Association, except as provided in the Act and in this Section below) a special Assessment applicable to that particular fiscal year (and for any such longer period as the Executive Board may determine) for the purpose of defraying, in whole or in

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part, the unbudgeted costs, fees, and expenses of any construction, reconstruction, repair, demolishing, replacement, renovation or maintenance of the Common Area, any facilities located on the Common Area or any other improvements maintained and operated by the Association, specifically including any related fixtures and personal property. Any amounts determined, levied, and assessed pursuant to this Section shall be assessed to the Units in the same manner as described with respect to annual Assessments in Section 5.4 above; provided, however, that any extraordinary insurance costs incurred as a result of the value of a particular Owner's Unit or the actions of a particular Owner (or their agents, servants, Guests or Lessees) shall be borne by that Owner. Special Assessments shall be based on a budget adopted in accordance with Section 5.5 provided that if necessary, the Association may adopt a new budget pursuant to Section 5.5 prior to levying a special Assessment. Such special Assessment(s) shall be due and payable as determined by the Executive Board.

Section 6.7 Due Dates for Assessment Payments. Unless otherwise determined by the Executive Board, the annual Assessments and any special Assessments which are to be paid in installments shall be paid quarterly in advance, or as otherwise determined by the Executive Board from time to time, and shall be due and payable to the Association at its office or as the Executive Board may otherwise direct in any Management Agreement, without notice (except for the notices required by this Article), on the first day of each calendar quarter. If any such installment shall not be paid when due and payable, then the Board may assess a "late charge" on the installment, impose interest on the outstanding amount and assess other costs and charges as set forth in the Collections Policy of the Association or other rule, regulation or policy adopted by the Board and in effect from time to time. An Owner's Assessment shall be prorated if the ownership of a Unit commences or terminates on a day other than the first day or last day, respectively, of a quarter or other applicable payment period.

Section 6.8 Declarant's Obligation to Pay Assessments. Declarant shall be obligated to pay the annual and special Assessments (including installments thereof) on each Unit owned by it.

Section 6.9 Default Assessments. All monetary fines assessed against an Owner pursuant to the Association Documents, or any expense of the Association that is the obligation of an Owner and collected in accordance with this Declaration shall become liens against such Owner's Unit which may be foreclosed or otherwise collected as provided in this Declaration. Notice of the amount and due date of such default Assessment shall be sent to the Owner subject to the Assessment at least thirty (30) days prior to the due date.

Section 6.10 Lien for Assessments. The annual, special and default Assessments (including installments of the Assessments) arising under the provisions of this Declaration (together with any and all interest, costs, late charges, expenses, and reasonable attorneys' fees, which may arise under the provisions of Section 6.11 below) shall be burdens running with, and a perpetual lien in favor of the Association upon, the specific Unit to which such Assessments apply. To further evidence such lien upon a specific Unit, the Association may, but shall not be obligated to, prepare a written lien notice setting forth the description of the Unit, the amount of Assessments on the Unit unpaid as of the date of such lien notice, the rate of default interest as set by Section 5.12 below, the name of the Owner or Owners of the Unit, and any and all other information that the Association may deem proper. Any such lien notice shall be signed by a member of the Executive Board, an officer of the Association, or the Managing Agent and shall be recorded in the office of the Clerk and Recorder of Eagle County, Colorado. Any such lien notice shall not constitute a condition precedent or delay the attachment of the lien, but such lien is a perpetual lien upon the Unit and attaches without notice at the beginning of the first day of any period for which any Assessment is levied.

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Section 6.11 Effect of Nonpayment of Assessments. If any annual, special or default Assessment (or any installment of the Assessment) is not fully paid within thirty (30) days after the same becomes due and payable, then as often as the same may happen, (i) interest shall accrue as provided in the collections policy of the Association or other rule, regulation or policy adopted by the Board and in effect from time to time, (ii) the Association may declare due and payable all unpaid monthly or other installments of the annual Assessment or any special Assessment otherwise due during the fiscal year during which such default occurred or in any future fiscal year if the default has not been cured, (iii) subject to applicable provisions of the Act and the Collections Policy of the Association or other rule, regulation or policy adopted by the Board and in effect from time to time, the Association may thereafter bring an action at law or in equity, or both, against any Owner personally obligated to pay the same, and (iv) the Association may proceed to foreclose its lien against the particular Unit in the manner and form provided by Colorado law for foreclosure of real estate mortgages.

An action at law or in equity by the Association against an Owner to recover a money judgment for unpaid Assessments (or any installment thereof) may be commenced and pursued by the Association without foreclosing or in any way waiving the Association's lien for the Assessments. If any such Assessment (or installment thereof) is not fully paid when due and if the Association commences such an action (or counterclaims or cross-claims for such relief in any action) against any Owner personally obligated to pay the same, or proceeds to foreclose its lien against the particular Unit, then all unpaid installments of annual and special Assessments and all default Assessments (including any such installments or Assessments arising during the proceedings of such action or foreclosure proceedings), any late charges under Section 5.7 above, any accrued interest under this Section, the Association's costs, expenses, and reasonable attorneys' fees incurred for any such action and/or foreclosure proceedings shall be taxed by the court as part of the costs of any such action or foreclosure proceedings and shall be recoverable by the Association from any Owner personally obligated to pay the same and from the proceeds from the foreclosure sale of the particular Unit in satisfaction of the Association's lien.

Foreclosure or attempted foreclosure by the Association of its lien shall not be deemed to estop or otherwise preclude the Association from again foreclosing or attempting to foreclose its lien for any subsequent Assessments (or installments thereof) which are not fully paid when due or for any subsequent default Assessments. The Association shall have the power and right to bid in or purchase any Unit at foreclosure or other legal sale and to acquire and hold, lease, or mortgage the Unit, and to convey, or otherwise deal with the Unit acquired in such proceedings.

Section 6.12 Successor's Liability for Assessments. Notwithstanding the personal obligation of each Owner of a Unit to pay all Assessments on the Unit, and notwithstanding the Association's perpetual lien upon a Unit for such Assessments, all successors in interest to the fee simple title of a Unit, except as provided in Section 5.14 and Section 5.15 below, shall be jointly and severally liable with the prior Owner or Owners of the Unit for any and all unpaid Assessments, interest, late charges, costs, expenses, and attorneys' fees against such Unit, without prejudice to any such successor's right to recover from any prior Owner any amounts paid thereon by such successor. However, such successor in interest shall be entitled to rely upon the existence and status of unpaid Assessments, interest, late charges, costs, expenses, and attorneys' fees as shown upon any certificate issued by or on behalf of the Association to such named successor in interest pursuant to the provisions of Section 5.15 below.

Section 6.13 Waiver of Homestead Exemption; Subordination of Association's Lien for Assessments. By acceptance of the deed or other instrument of transfer of a Unit, each Owner irrevocably waives the homestead exemption provided by Part 2, Article 41, Title 38, Colorado Revised Statutes, as amended. The Association's perpetual lien for Assessments shall be superior to all other liens and encumbrances except the following:

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6.13.1 Real property ad valorem taxes and special assessment liens duly imposed by a Colorado governmental or political subdivision or special taxing district, or any other liens made superior by statute; and

6.13.2 To the extent permitted under the Act, after taking into account the superiority of a certain amount of assessment liens permitted by Section 38-33.3-316(2) of the Act,the lien of any First Mortgage, including any and all advances made by the First Mortgagee and notwithstanding that any of such advances may have been made subsequent to the date of the attachment of the Association's liens.

With respect to the foregoing Subsection 5.14.2, to the extent permitted under the Act and as provided in Subsection 5.14.2, any First Mortgagee who acquires title to a Unit by virtue of foreclosing the First Mortgage or by virtue of a deed or assignment in lieu of such a foreclosure, or any purchaser at a foreclosure sale of the First Mortgage, will take the Unit free of any claims for unpaid Association Assessments, interest, late charges, costs, expenses, and attorneys' fees against the Unit which accrue prior to the time such First Mortgagee or purchaser acquires title to the Unit, and the amount of the extinguished lien may be reallocated and assessed to all Units as a Common Expense at the direction of the Executive Board.

All other persons not holding liens described in Section 5.14 above and obtaining a lien or encumbrance on any Unit after the recording of this Declaration shall be deemed to consent that any such lien or encumbrance shall be subordinate and inferior to the Association's future liens for Assessments, interest, late charges, costs, expenses, and attorneys' fees, as provided in this Article, whether or not such consent is specifically set forth in the instrument creating any such lien or encumbrance.

A sale or other transfer of any Unit, including but not limited to a foreclosure sale, except as provided in Subsections 5.14.1 and 5.14.2 above, and except as provided in Section 5.15 below, shall not affect the Association's lien on such Unit for Assessments, interest, late charges, costs, expenses, and attorneys' fees due and owing prior to the time such purchaser acquires title and shall not affect the personal liability of each Owner who shall have been responsible for the payment thereof. Further, no such sale or transfer shall relieve the purchaser or transferee of a Unit from liability for, or the Unit from the lien of, any Assessments made after the sale or transfer.

Section 6.14 Statement of Status of Assessments. Upon fourteen (14) calendar days' written request to the Managing Agent, Executive Board or the Association's registered agent and payment of a reasonable fee set from time to time by the Executive Board, any Owner, prospective purchaser of a Unit, or Mortgagee shall be furnished, by personal delivery or by certified mail, first class postage prepaid, return receipt requested, to the inquiring party (in which event the date of posting shall be deemed the date of delivery), a statement of the Owner's account setting forth:

6.14.1 The amount of any unpaid Assessments, interest, late charges, costs, expenses, and attorneys' fees then existing against a particular Unit;

6.14.2 The amount of the current installments of the annual Assessment and the date that the next installment is due and payable;

6.14.3 The date of the payment of any installments of any special Assessments then existing against the Unit; and

6.14.4 Any other information deemed proper by the Association, including the amount of any unpaid lien created or imposed under the terms of the Declaration and collected by the

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Association as permitted under this Declaration. Upon the issuance of such a certificate signed by a member of the Executive Board, by an officer of the Association, or by a Managing Agent, the information contained therein shall be conclusive upon the Association as to the person or persons to whom such certificate is addressed and who rely on the certificate in good faith. Unless such a statement of status of Assessments is delivered as described above within said fourteen (14) calendar day period, the Association shall have no right to assert a priority lien upon the Unit over the inquiring party's interest for unpaid Assessments which were due as of the date of the request.

ARTICLE 7

DESIGN REVIEW

Section 7.1 Design Review Committee and Guidelines. There is hereby established a Design Review Committee (the "Design Review Committee"), which will be responsible for the establishment and administration of Design Guidelines to facilitate the purpose and intent of this Declaration.

Section 7.2 Purpose and General Authority. The Design Review Committee will review, study and either approve or reject proposed improvements on the Property, which shall be reviewed for compliance with (i) this Declaration, (ii) the Design Guidelines, (iii) any rules and regulations that the Design Review Committee may establish from time to time to govern its proceedings, and (iv) the Town Documents. No improvement will be erected, placed, reconstructed, replaced, repaired or otherwise altered, nor will any construction, repair or reconstruction be commenced within West Eagle until plans for the improvements shall have been approved by the Design Review Committee; provided, however, improvements that are completely within a structure may be undertaken without such approval. Upon approval of the plans for any improvements by the Design Review Committee, a certificate of approval shall be executed by an officer of the Design Review Committee, which certificate shall be affixed to the approved plans. As such Design Review Committee approval shall be required by the Town as part of any application by an Owner for a building permit submitted to the Town, the Association hereby agrees to indemnify and hold harmless the Town, its officers, agents and insurers from and against all liability, claims and demands, including the Town's reasonable attorneys' fees and costs, which arise out of or in any manner are connected with the Town's refusal to issue a building permit if such liability, claim or demand is alleged to be caused in whole or in part by the acts, omissions, errors, mistakes or negligence of the Design Review Committee in refusing to issue a certificate of approval as set forth above.

The Design Review Committee shall have the sole responsibility for interpreting and enforcing the Design Guidelines. The Town shall have no responsibility to interpret or enforce such Design Guidelines. Within the Town Documents, the Town has expressly reserved the right to refuse to approve any application for a building permit or certificate of occupancy for the construction or occupancy of any building or structure within the Project if any building or structure fails to comply with the requirements set forth under the Town Documents in the Town's sole determination. This provision shall not be construed as a waiver by Declarant, an Owner or the Association of any right to appeal the Town's refusal to approve any application pursuant to the appeal rights otherwise available under the Municipal Code of the Town or other applicable law.

Any modification of an approved building envelope shall require approval from the Design Review Committee and the Town. Any modification to such approved building envelope shall be requested by the Owner or building architect prior to any Design Review Committee concept approval. The proposed modified building envelope shall be indicated graphically on a landscape/site plan.

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Following approval of a request for a modified building envelope by the Design Review Committee, such request shall then be submitted to the Town for approval. The Town has reserved the right in the Town Documents not to issue a building or site improvement permit until a designated building envelope, if required, has been approved by the Town. Any term or provision set forth in this Section which benefits the Town shall not be modified, amended or repealed without the prior written consent of the Town.

Section 7.3 Discretion. The Design Review Committee will exercise its best judgment to see that all improvements conform and harmonize with any existing structures as to external design, quality and type of construction, seals, materials, color, location on the building site, height, grade and finished ground elevation, landscaping, and the schemes and aesthetic considerations set forth in the Design Guidelines and other Association Documents. The Design Review Committee, in its sole discretion, may excuse compliance with such requirements as are not necessary or appropriate in specific situations and may permit compliance with different or alternative requirements. The approval by the Design Review Committee of improvements on the Property shall carry no precedential weight when reviewing subsequent requests for approvals, and the Design Review Committee shall not be required to approve requests for the same or similar improvements.

Section 7.4 Design Guidelines. The Design Guidelines may include, among other things, at the sole discretion of the Design Review Committee, the restrictions and limitations set forth below:

7.4.1 Procedures and necessary fees for making application to the Design Review Committee for design review approval, including the documents to be submitted and the time limits in which the Design Review Committee must act to approve or disapprove any submission.

7.4.2 Time limitations for the completion, within specified periods after approval, of the improvements for which approval is required under the Design Guidelines.

7.4.3 Designation of the building site on a residential lot and establishing the maximum developable area of the residential lot.

7.4.4 Minimum and maximum square foot areas of living space that may be developed on any Unit.

7.4.5 Landscaping regulations, with limitations and restrictions prohibiting the removal or requiring the replacement of existing trees, the type and use of plants, and other practices benefiting the protection of the environment, conservation of water, aesthetics and architectural harmony of West Eagle.General instructions for the construction, reconstruction, refinishing or alteration of any improvement, including any plan to excavate, fill or make any other temporary or permanent change in the natural or existing surface contour or drainage or any installation or utility lines or conduits on the Property, addressing matters such as loading areas, waste storage, trash removal, equipment and materials storage, grading, transformers and meters.

The Design Review Committee is authorized to adopt different Design Guidelines to apply to different portions of West Eagle at the discretion of the Design Review Committee.

Section 7.5 Modification of Design Guidelines. The Design Review Committee may amend, repeal and augment the Design Guidelines from time to time, in the Design Review Committee's sole discretion. The Design Guidelines will be binding on all Owners and other persons governed by this

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Declaration. Notwithstanding the foregoing, the Design Review Committee is empowered in its discretion to grant variances from the requirements of the Design Guidelines under unique or unusual circumstances.

Section 7.6 Design Review Committee Membership. The Design Review Committee will be composed of not less than three (3) persons nor more than five (5) persons. The Design Review Committee need not include any member of the Association. All of the members of the Design Review Committee will be appointed, removed and replaced by Declarant, in its sole discretion, until all the Units comprising the Property are sold to Owners other than Declarant unless required otherwise by the Act, or such earlier time as Declarant may elect to voluntarily waive this right by written notice to the Association, and at that time the Executive Board will succeed to Declarant's right to appoint, remove or replace the members of the Design Review Committee.

Section 7.7 Organization and Operation of Design Review Committee.

7.7.1 The term of office of each member of the Design Review Committee, subject to Section 6.6, will be at the pleasure of the Declarant or the Executive Board, whichever shall have the right to appoint the members of the Design Review Committee. Should a Design Review Committee member die, retire or become incapacitated, or in the event of a temporary absence of a member, a successor may be appointed as provided below.

7.7.2 So long as Declarant appoints the Design Review Committee, Declarant will appoint the chairman. At such time as the Design Review Committee is appointed by the Executive Board, the chairman will be elected annually from among the members of the Design Review Committee by a majority vote of such members. In the absence of a chairman, the party responsible for appointing or electing the chairman may appoint or elect a successor, or if the absence is temporary, an interim chairman.

7.7.3 The Design Review Committee chairman will take charge of and conduct all meetings and will provide reasonable notice to each member of the Design Review Committee prior to any meeting. The notice will set forth the time and place of the meeting, and notice may be waived by any member.The affirmative vote of a majority of the members of the Design Review Committee will govern its actions and be the act of the Design Review Committee.

7.7.4 The Design Review Committee may avail itself of other technical and professional advice and consultants as it deems appropriate, and the Design Review Committee may delegate its plan review responsibilities to one or more of its members or to consultants retained by the Design Review Committee. Upon that delegation, the approval or disapproval of plans and specifications by such member or consultant will be equivalent to approval or disapproval by the entire Design Review Committee.

Section 7.8 Expenses. Except as provided in this Section below, all expenses of the Design Review Committee will be paid by the Association and will constitute a Common Expense. The Design Review Committee will have the right to charge a fee for each application submitted to it for review, in an amount which may be established by the Design Review Committee from time to time, and such fees will be collected by the Design Review Committee and remitted to the Association to help defray the expenses of the Design Review Committee's operation. Further, the Design Review Committee may retain the services of a third party consultant to assist the Design Review Committee in reviewing a particular application. In such event, the Design Review Committee may charge the applicant for the professional fees incurred in retaining such consultant.

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Section 7.9 Other Requirements. Compliance with the Association's design review process is not a substitute for compliance with the Town of Eagle building requirements, including any building envelope requirements, zoning and subdivision regulations, and each Owner is responsible for obtaining all approvals, licenses, and permits as may be required prior to commencing construction.

Further, the establishment of the Design Review Committee and procedures for architectural review will not be construed as changing any rights or restrictions upon Owners to maintain and repair their Units and improvements as otherwise required under the Association Documents.

Section 7.10 Limitation of Liability. The Design Review Committee will use reasonable judgment in accepting or disapproving all plans and specifications submitted to it. Neither the Design Review Committee nor any individual Design Review Committee member will be liable to any person for any official act of the Design Review Committee in connection with submitted plans and specifications, except to the extent the Design Review Committee or any individual Design Review Committee member acted with malice or wrongful intent. Approval by the Design Review Committee does not assure approval by the appropriate governmental body or commission for the Town of Eagle. Notwithstanding that the Design Review Committee has approved plans and specifications, neither the Design Review Committee nor any of its members will be responsible or liable to any Owner, developer or contractor with respect to any loss, liability, claim or expense which may arise by reason of such approval relating to the improvements. Neither the Executive Board, the Design Review Committee, nor any agent thereof, nor Declarant, nor any of its partners, employees, agents or consultants will be responsible in any way for any defects in any plans or specifications submitted, revised or approved in accordance with the provisions of the Association Documents, nor for any structural or other defects in any work done according to such plans and specifications. In all events the Design Review Committee will be defended and indemnified by the Association in any such suit or proceeding which may arise by reason of the Design Review Committee's decisions. The Association, however, will not be obligated to indemnify each member of the Design Review Committee to the extent that any such member of the Design Review Committee is adjudged to be liable for malice or wrongful intent in the performance of their duty as a member of the Design Review Committee, unless and then only to the extent that the court in which such action or suit may be brought determines upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnification for such expense as such court shall deem proper.

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Section 7.11 Enforcement.

7.11.1 Any member or authorized consultant of the Design Review Committee, or any authorized officer, Director, employee or agent of the Association may enter upon any Unit at any reasonable time after notice to the Owner, without being deemed guilty of trespass, in order to inspect improvements constructed or under construction on the Unit to determine whether the improvements have been or are being built in compliance with the Association Documents and the plans and specifications approved by the Design Review Committee. In the event a violation of the Design Guidelines or any rules and regulations of the Design Review Committee, the Design Review Committee shall have the authority to issue a stop work order to suspend all work at a Unit and issue fines in connection therewith, until any such violation is cured by the Owner.

7.11.2 Upon completion of construction, the Design Review Committee will issue an acknowledged certificate of compliance setting forth generally whether, to the best of the Design Review Committee's knowledge, the Unit or Project is in compliance with the terms and conditions of the Design Guidelines.

7.11.3 Every violation of these covenants is hereby declared to be and to constitute a nuisance,

and every public or private remedy allowed for such violation by law or equity against an Owner will be applicable. Without limiting the generality of the foregoing, these covenants may be enforced as provided below:

7.11.3.1 The Design Review Committee may adopt a schedule of fines for failure to abide by the Design Review Committee rules and the Design Guidelines, including fines for failure to obtain any required approval from the Design Review Committee.

7.11.4 All improvements commenced on any Unit will be prosecuted diligently to completion and will be completed within fifteen (15) months after commencement, unless an exception is granted in writing by the Design Review Committee. If an improvement is commenced and construction is then abandoned for more than ninety (90) days, or if construction is not completed within the required period of time, then after notice and opportunity for hearing as provided in the bylaws of the Association, the Association may impose a fine of $_____TBD per day (or such other reasonable amount as the Association may set) to be charged against the Owner of the Unit or Project until construction is resumed, or the improvement is completed, as applicable, unless the Owner can prove to the satisfaction of the Executive Board that such abandonment is for circumstances beyond the Owner's control. Such charges will be a default Assessment and lien as provided in Article 5.

Section 7.12 Binding Effect. The actions of the Design Review Committee in the exercise of its discretion by its approval or disapproval of plans and other information submitted to it or with respect to any other matter before it, will be conclusive and binding on all interested parties.

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ARTICLE 8

EASEMENTS

Section 8.1 Recorded Easements. The Property shall be subject to all easements, licenses, covenants and restrictions as shown on any recorded Plat affecting the Property and to any other easements of record or of use as of the date of recordation of this Declaration. All easements and licenses to which the Property is presently subject are set forth on Exhibit ____ In addition, the Property is subject to those easements set forth in this Article and elsewhere in this Declaration.

Section 8.2 Easement of Enjoyment. Every Owner shall have a nonexclusive easement for the use and enjoyment of the Common Area, which shall be appurtenant to and shall pass with the title to every Unit, subject to the easements set forth in this Article. Such easement is subject to such reasonable regulation on access and use as described in Article 8 and as otherwise imposed by the Association or the Town Documents.

Section 8.3 Delegation of Use. Any Owner may delegate, in accordance with the Association Documents, the Owner's right of enjoyment in the Common Area to the Owner's Guests or Lessees.

Section 8.4 Recorded Easements. The Property shall be subject to any easements, rights-of-way or other matters as shown on any recorded Plat or Supplemental Plat affecting the Property, as shown on the recorded Maps, as reserved or granted under the Project Declarations, or as reflected in any other recorded documents.

Section 8.5 Easements for Encroachments. The Common Area, and all portions of it, are subject to easements hereby created for encroachments of any portion of a Project or the Common Area as follows:

8.5.1 In favor of the Association so that it shall have no legal liability when any part of the Common Area encroaches upon a Unit or any portion of a Project;

8.5.2 In favor of each Project Association so that the Project Association shall have no legal liability when any part of the common area or common elements of a Project encroaches upon the Common Area;

8.5.3 In favor of all Owners, the Project Associations and the Association for the existence, maintenance and repair of such encroachments.

Encroachments referred to in this Section include, but are not limited to, encroachments of improvements located on the Common Area onto Units, or common area or common elements of Projects, encroachments of overhangs or other portions of Buildings or other improvements which are part of the common area or common elements of the Projects onto the Common Area, and other encroachments caused by error or variance from the original plans in the construction of improvements on the Common Area or within a Project, by error in a Map, by settling, rising, or shifting of the earth, or by changes in position caused by repair or reconstruction of any part of the improvements on the Common Area or the Projects. Such encroachments shall not be considered to be encumbrances upon any Unit, any part of the Projects or the Common Area.

Section 8.6 Utility Easements. There is hereby created a general easement upon, across, over, in, and under all of the Property outside the footprint of any Building for ingress and egress and for installation, replacement, repair, and maintenance of all utilities, including but not limited to water, sewer, gas, telephone, electricity and a cable communication system. By virtue of this easement, it shall be expressly permissible and proper for the companies providing electrical, telephone and other communication services to erect and maintain the necessary equipment on the Property and to affix and maintain electrical, communications and telephone wires, circuits and conduits under the Property. Any utility company using this general easement shall use its best efforts to install and maintain the utilities provided without disturbing the uses of the Owners, the Project Associations, the Association and Declarant; shall prosecute its installation and maintenance activities as promptly as reasonably possible; and shall restore any disturbed property to its original condition as soon as possible after completion of its work. Should any utility company furnishing a service covered by the general easement request a specific easement by separate recordable document, Declarant or the Executive Board shall have, and are hereby given, the right and authority to grant such easement upon, across, over or under any part or all of the Property outside the footprint of any Building without conflicting with the terms hereof The easements provided for in this Section shall in no way affect, avoid, extinguish or modify any other recorded easement on the Property.

Section 8.7 Reservation of Easements, Exceptions and Exclusions. Declarant reserves for itself and its successors and assigns and hereby grants to the Association the concurrent right to establish from time to time by declaration or otherwise, utility and other easements for purposes including but not limited to streets, paths, walkways, drainage, recreation areas, parking areas, ducts, shafts, flues and conduit installation areas, consistent with the ownership of the Property for the best interest of all of the Owners and the Association, in order to serve all the Owners.

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Section 8.8 Emergency Access Easement. A general easement is hereby granted to all police, sheriff, fire protection, ambulance, and all other similar emergency agencies or persons to enter upon all private streets (if any) or alleys and upon the Property in the proper performance of their duties.

Section 8.9 Maintenance Easement. An easement is hereby granted to the Association and any Managing Agent and their respective officers, agents, employees, and assigns upon, across, over, in and under the Property and a right to make such use of the Property as may be necessary or appropriate to perform the duties and functions which they are obligated or permitted to perform pursuant to this Declaration.

Section 8.10 Drainage Easement. An easement is hereby reserved to Declarant and its successors and assigns and granted to the Association and its officers, agents, employees, successors and assigns to enter upon, across, over, in and under any portion of the Property outside the footprint of any Building for the purpose of changing, correcting or otherwise modifying the grade or drainage channels of the Property so as to improve the drainage of water on the Property.

Section 8.11 Easements of Access for Repair, Maintenance and Emergencies. Some portions of the Common Area or the facilities serving the same are or may be located on or within certain Units or common area or common elements of certain Projects, or may be conveniently accessible only through certain Units or common area or common elements of certain Projects. The Association shall have the irrevocable right to have access to each Unit and to all common elements or common areas of any Project from time to time during such reasonable hours as may be necessary for the maintenance, repair, removal or replacement of any of the Common Area therein or accessible therefrom or for making emergency repairs therein necessary to prevent damage to the Common Area or to any Unit. Additionally, there is hereby created an easement for such Common Area as it currently exists within the Units. Subject to the provisions of Section 3.4 above, damage to the interior of any part of a Unit resulting from the maintenance, repair, emergency repair, removal or replacement of any of the Common Area or as a result of emergency repair within another Unit at the instance of the Association shall be a Common Expense.

Section 8.12 Declarant's Rights Incident to Construction and Marketing. Declarant, for itself and its successors and assigns, hereby retains a right and easement of ingress and egress over, in, upon, under and across the Property and the right to store materials on the Property and to make such other use of the Property as may be reasonably necessary or incident to the complete construction of improvements on the Property and/or sale of the Units and the Projects, including, but not limited to, construction trailers, temporary construction offices, sales offices, and directional and marketing signs. Declarant may designate a portion of the Common Area for the foregoing construction and other purposes in connection with the development of a particular Unit or Project. Declarant, for itself and its successors and assigns, hereby retains a right to maintain any Unit or Units as sales offices, management offices or model residences so long as Declarant, or its successors or assigns, continues to be an Owner of a Unit. The use by Declarant of any Unit as a model residence, office or other use shall not affect the Unit's designation on the Plat, Supplemental Plat or any Map as a separate Unit. Declarant further reserves exclusive easement rights over and across the Property for the purpose of marketing, sales and rental of Units or of other projects developed or marketed by Declarant or its affiliates from time to time, including, without limitation, the right to show the Property and to display signs and other promotional devices. Declarant also reserves the right to lease unsold Units. None of the foregoing rights shall be exercised by Declarant in such a way as to unreasonably interfere with the occupancy, use, enjoyment or access by any Owner, Lessee, or Guest, or so as to be in contravention of applicable laws, regulations, rules, or other governmental requirements.

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Section 8.13 Governmental Requirements. Declarant hereby reserves the right to grant such easements and rights-of-way across the Property, from time to time, as may be required by any government agency. Such easements and rights-of-way shall specifically include, but not be limited to, any public rights-of-way and any environmental easements required by federal, state or local environmental agencies, for so long as the Declarant holds an interest in any Unit subject to this Declaration.

Section 8.14 Declarant Easements. Declarant reserves unto itself, its successors, assigns, Lessees and Guests, for so long as it holds any interest in any Unit, the same easement rights granted to Owners under this Declaration and specific easement rights over and across the Property as it may deem necessary for its use from time to time.

Section 8.15 Right of Declarant and Association to Own Units and to Use Common Area. An easement is hereby reserved by Declarant for itself and its successors and assigns and granted to the Association and its officers, agents, employees, successors and assigns to maintain offices, storage areas, conference areas and recreational areas for use by the Association within the Common Area, subject to all rules and regulations established under this Declaration. The Association shall also have the right (but not the obligation) to purchase and own any Unit for the purpose of maintaining an office for the Association or for any other use which the Association determines is consistent with the operation of West Eagle. The costs and carrying charges incurred by the Association in purchasing and owning any such Unit shall be part of the Common Expenses.

Section 8.16 Remodeling Easement. Declarant, for itself and its successors and assigns, including Owners, retains a right and easement in and about the Buildings for the construction and installation of any duct work, additional plumbing, or other additional services or utilities serving the Common Area in connection with the maintenance, repair, improvement or alteration of the Common Area, including the right of access to such areas of the Property as are reasonably necessary to accomplish such improvements. In the event of a dispute among Owners with respect to the scope of the easement reserved in this Section, the decision of the Executive Board shall be final.

Section 8.17 Easements Deemed Created. All conveyances of Units hereafter made, whether by Declarant or otherwise, shall be construed to grant and reserve the easements contained in this Article, even though no specific reference to such easements or to this Article appears in the instrument for such conveyance.

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ARTICLE 9
RESTRICTIONS ON USE

Section 9.1 Land Use Restrictions. In addition to the restrictions found in this Article 8, all or any portion of the Property shall be further restricted in its use, density or design according to the Town Documents; any supplemental declarations of land use restrictions for West Eagle recorded with the Clerk and Recorder of Eagle County, Colorado, if any such supplemental declarations are recorded prior to the time Declarant transfers or conveys any such Property to the Association or to any third party; and the rules and regulations of the Association. Each Owner shall comply with all other terms, provisions, covenants, conditions, restrictions, easements and reservations on the Owner's part to be complied with under this Declaration.

Section 9.2 Affordable Housing Restrictions. In order to further the goal of the Association to assist in providing housing for permanent residents of the area, certain Residential Units (the "Restricted Units") may be restricted in one or more manners, including, without limitation, the following: (a) the sales prices of such Restricted Units, whether applicable to the initial sale from

Declarant or any subsequent sale, may be restricted to an amount which is less than Fair Market Value, (b) the amounts of rent chargeable for the rental of the Restricted Units may be restricted to amounts that may be less than Fair Market Value, (c) the amounts of income of the Owners and the tenants of the Restricted Units may be restricted to amounts which are less than the amounts made by other Owners and tenants, and (d) the Restricted Units may be restricted in occupancy as primary residences by Owners or their tenants who satisfy certain requirements. The terms of the restrictions imposed on the Restricted Units shall be set forth in a separate instrument recorded in the real property records of Eagle County, Colorado. Such terms may include monitoring or other requirements which may be administered by the Project Association or another governmental or non-governmental entity. The Project Association or other entity may be granted a right of first refusal to purchase the Restricted Units as they are sold, as well as certain rights upon the default of an Owner on a loan made for the purchase of a Restricted Unit by such Owner.

Section 9.3 Use Limitations. All Residential Units may be used only for dwelling purposes and typical residential activities incident thereto in accordance with applicable zoning regulations in effect from time to time. Except as set forth in Section 8.17, Owners may rent or lease their Units to others for these purposes. Except as otherwise provided in Section 8.12 or as expressly permitted in writing by the Design Review Committee, no trailers, or temporary structures shall be permitted on the Property. All Units must comply with the Uniform Building Code approved and enforced by the Town.

Section 9.4 Maintenance of Property. Units, except for any portion of the Property then undergoing major construction, including all improvements on such Property, shall be kept and maintained by the Owner thereof in a clean, safe, attractive and sightly condition and in good repair, and no trash, litter, junk, boxes, containers, bottles, cans, implements, machinery, lumber or other building materials shall be permitted to remain exposed upon any Unit or common area or common elements of a Project so that they are visible from, or are a nuisance in any way to, any other Unit, the Common Area or any road.

Section 9.5 Use of Property During Construction. It shall be expressly permissible and proper for Declarant and any Owner acting in accordance with the Design Review Guidelines or with the prior written consent of the Design Review Committee, and their respective employees, agents, independent contractors, successors and assigns involved in the construction of improvements on, or the providing of utility service to, the Property, to perform such activities and to maintain upon portions of the Property as they deem necessary such facilities as may be reasonably required, convenient, necessary or incidental to such construction and development of the Property. However, no activity by an Owner will be performed and no facility will be maintained by an Owner on any portion of the Property in such a way as to unreasonably interfere with the use or access of any other Owner or its Guests or Lessees to such Owner's Unit. If any Owner's use under this provision is deemed objectionable by the Design Review Committee, then the Design Review Committee, in its sole discretion, may withdraw any permission granted.

Section 9.6 No Noxious or Offensive Activity. No noxious or offensive activity shall be carried on upon any Unit or the Common Area nor shall anything be done or placed on any Unit, the common area or common elements of any Project or the Common Area which is or may become a nuisance. As used herein, the term "noxious or offensive activity" shall not include any activities of an Owner, Declarant or their respective designees which are reasonably necessary to the development of and construction on the Property so long as such activities do not violate Association Documents or the statutes, rules or regulations of any governmental authority having jurisdiction with respect thereto and do not unreasonably interfere with any Owner's use of its Unit or with any Owner's ingress and egress to or from its Unit and a roadway.

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Section 9.7 No Hazardous Activities. No activities shall be conducted on any Unit, the common area or common elements of any Project or the Common Area and no improvements shall be constructed on any part of Property, which are or might be unsafe or hazardous to any person or property.

Section 9.8 No Unsightliness. No unsightliness shall be permitted on any Unit or the common area or common elements of any Project. Without limiting the generality of the foregoing:

9.8.1 All unsightly structures, facilities, equipment, objects and conditions shall be kept within an enclosed structure at all times;

9.8.2 Mobile homes, travel trailers, tent trailers, trailers, trucks (except pickup trucks), snowmobiles, golf carts, boats, boat trailers, tractors, detached campers, camper shells, snow removal equipment and garden or maintenance equipment shall be kept in an enclosed structure at all times, except when in actual use; and

9.8.3 Pipes for water, gas, sewer, drainage or other purposes, wires, cables, poles, antennas and other facilities for the transmission or reception of audio or visual signals or electricity, utility meters or other utility facilities, gas, oil, water or other tanks, and sewage disposal systems or devices shall be kept and maintained within an enclosed structure or below the surface of the ground, and satellite dishes shall be appropriately regulated by the Design Review Committee as permitted by applicable law.

All structures, including outdoor swimming pools, outdoor hot tubs or jacuzzis, or similar facilities shall be in compliance with the rules and regulations of the Design Review Committee as in effect from time to time. The Design Review Committee shall have the power to grant a variance from the provisions of this Section from time to time as it deems necessary or desirable.

Section 9.9 Restriction on Animals. No animals of any kind shall be raised, bred or kept on any Unit or Project except domestic cats, dogs or other household pets permitted by the Association so long as they are (i) maintained in accordance with this Declaration, the rules and regulations of the Association and any other Association Document, and (ii) not a nuisance or kept, bred or maintained for any commercial purposes. No person shall allow any dog owned or controlled by such person to roam within West Eagle unattended. Dogs shall either be contained indoors or confined within the boundary of a Unit in a manner approved by the Design Review Committee. At all other times, dogs shall be on a leash and under the direct control and supervision of their owners.

Section 9.10 Restriction on Signs. Except as otherwise provided in Section 8.12, no signs or advertising devices of any nature shall be erected or maintained on any Unit or the common area or common elements of any Project in such a manner as to be visible from any other Unit or the Common Area except signs approved by the Design Review Committee, political signs, signs required by applicable law or legal proceedings, signs which are required by law to be allowed, identification signs for work under construction (as approved by the Design Review Committee), temporary signs to caution or warn of danger or the Association signs necessary or desirable to give directions or advise of rules or regulations. Permitted signs shall be subject to the reasonable regulation by the Design Review Guidelines.

Section 9.11 Drainage Restriction. The flow of any surface drainage into any sewer system on the Property, except into storm sewers constructed for that purpose, shall be prohibited.

Section 9.12 Declarant's Exemption. Nothing contained in this Declaration shall be construed to prevent (i) the exercise by Declarant of any special declarant rights (as that term is defined in the Act); or (ii) the erection or maintenance by Declarant or its duly authorized agents, of temporary

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structures, trailers, improvements or signs necessary or convenient to the development, marketing or sale of property within West Eagle; provided, however, that Declarant shall comply with all applicable laws in the exercise of the rights in this Section.

Section 9.13 Health, Safety and Welfare. In the event additional uses, activities and/or facilities are deemed by the Executive Board to be nuisances or to adversely affect the health, safety or welfare of Owners or members of the general public or the value of any Property, the Executive Board may adopt rules and regulations restricting or regulating the same.

Section 9.14 Compliance with Law. In addition to the compliance requirements set forth in Section 8.1 above, no portion of the Property shall be used, occupied, altered, changed, improved or repaired except in compliance with all present and future laws, rules, requirements, orders, directions, ordinances and regulations of the United States of America, State of Colorado, County of Eagle, Town of Eagle and all other municipal, governmental or lawful authority whatsoever, affecting the Property or the improvements thereon or any part thereof, and of all their departments, bureaus and officials. Furthermore, no Owner shall release, discharge or emit from the Property or dispose of, or allow any person under such Owner's control or direction to release, discharge or emit from the Property or dispose of, any material on, above or under the Property that is designated as a pollutant or contaminant under any federal, state or local law, regulation or ordinance.

Section 9.15 Rental and Leasing. The Executive Board shall be authorized to and shall have the power to adopt, amend and enforce rules and regulations applicable within West Eagle with respect to the rental or leasing of the Units. Short-term rentals are expressly prohibited in West Eagle.

Section 9.16 Violation. Determination with respect to whether or not a particular activity or occurrence shall constitute a violation of this Article 8 shall be made by the Executive Board after notice and an opportunity to be heard and shall be final.

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ARTICLE 10
INSURANCE AND FIDELITY BONDS

Section 10.1 General Insurance Provisions. Provisions. The Association shall maintain, to the extent reasonably available

10.1.1 Property insurance on the Common Area for broad form covered causes of loss; except that the total amount of insurance must be not less than the full insurable replacement costs of the insured property less reasonable deductibles at the time the insurance is purchased and at each renewal date, exclusive of land, excavations, foundations, paving areas, landscaping and other items normally excluded from property policies; and

10.1.2 Commercial general liability insurance against claims and liabilities arising in connection with performance of Functions and the ownership, existence, use or management of the Common Area and the Association insuring the Executive Board, the Association, the Managing Agent and their respective employees, agents and all persons acting as agents. Limits of liability will be determined by the Executive Board and will be at least $2,000,000 for any injuries or death sustained by any person in any single occurrence, and at least $1,000,000 for property damage resulting from each occurrence. Such policy will include coverage for contractual liability, liability for non-owned and hired automobiles, and such other risks as are customarily covered with respect to developments similar to West Eagle in construction, location and use. Declarant shall be included as an additional insured in Declarant's capacity as an Owner. The Owners shall be included as additional insureds but only for claims and

liabilities arising in connection with the ownership, existence, use or management of the Common Area. The insurance shall cover claims of one or more insured parties against other insured parties.

10.1.3 The Association may carry such other and further insurance that the Executive Board considers appropriate, including insurance on Units, insurance covering the acts or omissions of officers, directors, employees or agents of the Association, or other insurance that the Association is not obligated to insure to protect the Association or the Owners.

Section 10.2 Cancellation. If the insurance described in Section 9.1 above is not reasonably available, or if any policy of such insurance is canceled or not renewed without a replacement policy therefore having been obtained, the Association promptly shall cause notice of that fact to be hand delivered or sent prepaid by United States mail to all Owners. Section 9.3 must provide that:

Section 10.3 Policy Provisions. Insurance policies carried pursuant to Section 9.1 above

10.3.1 Each Owner is an insured person under the policy with respect to liability arising out of such Owner's interest in the Common Area or membership in the Association;The insurer waives its rights to subrogation under the policy against any Owner or member of their household;

10.3.2 No act or omission by any Owner, unless acting within the scope of such Owner's authority on behalf of the Association, will void the policy or be a condition to recovery under the policy; and

10.3.3 If, at the time of a loss under the policy, there is other insurance in the name of an Owner covering the same risk covered by the policy, the Association's policy provides primary insurance

Section 10.4 Insurance Proceeds. Any loss covered by the property insurance policy described in Section 9.1 above must be adjusted with the Association, but the insurance proceeds for that loss shall be payable to any insurance trustee designated for that purpose, or otherwise to the Association, and not to any holder of a security interest. The insurance trustee or the Association shall hold any insurance proceeds in trust for the Owners and First Mortgagees as their interests may appear. Subject to the provisions of Article 12 below, the proceeds must be disbursed first for the repair or restoration of the damaged property, and the Association, Owners and First Mortgagees are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the damaged property has been completely repaired or restored or the regime created by this Declaration is terminated.

Section 10.5 Association Policies. The Association may adopt and establish written nondiscriminatory policies and procedures relating to the submittal of claims, responsibility for deductibles, and any other matters of claims adjustment. To the extent the Association settles claims for damages to the Property, it shall have the authority to assess negligent Owners causing such loss or benefiting from such repair or restoration all or any equitable portion of the deductibles paid by the Association.

Section 10.6 Insurer Obligation. To the extent the following is available, an insurer that has issued an insurance policy for the insurance described in Section 9.1 shall issue insurance policies to the Association and, upon request from any Owner, the Association's insurance agent shall issue certificates of insurance to said Owner. To the extent reasonably available, unless otherwise provided by statute, the insurer issuing the policy may not cancel or refuse to renew it until sixty (60) days after

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notice of the proposed cancellation or nonrenewal has been mailed to the Association and to each Owner to whom a certificate or memorandum of insurance has been issued at their respective last-known addresses. The notice requirement above may not apply should the insurance be placed with non-admitted insurance companies, which are not subject to the same regulatory notice requirements as admitted insurance companies.

Section 10.7 Repair and Replacement.

10.7.1 Subject to Article 12 below with respect to insufficient insurance proceeds, any portion of the Common Area for which insurance is required under this Article which is damaged or destroyed must be repaired or replaced by the Association in a diligent manner and timeframe as reasonably determined by the Executive Board;

10.7.1.1 The regime created by this Declaration is terminated;

10.7.1.2 Repair or replacement would be illegal under any state or local statute or ordinance governing health or safety;

10.7.1.3 Owners representing ninety percent (90%) of all votes in the Association vote not to rebuild; or

10.7.1.4 Prior to the conveyance of any Unit to a Person other than Declarant, the party holding a deed of trust or mortgage on the damaged portion of the Common Area rightfully demands all or a substantial part of the insurance proceeds.

10.7.2 The cost of repair or replacement in excess of insurance proceeds and reserves is a Common Expense. If the entire Common Area is not repaired or replaced, the insurance proceeds attributable to the damaged Common Area must be used to restore the damaged area to a condition compatible with the remainder of West Eagle, and except to the extent that other Persons will be distributees, the insurance proceeds must be distributed to all the Owners, as their interests may appear in proportion to the Common Expense liabilities of all the Units.

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Section 10.8 Fidelity Insurance. Fidelity insurance must be maintained by the Association to protect against dishonest acts on the part of its officers, Directors, trustees, and employees and on the part of all others who handle or are responsible for handling the funds belonging to or administered by the Association in an amount not less than two (2) months' current Assessments plus reserves as calculated from the current budget of the Association. In addition, if responsibility for handling funds is delegated to a Managing Agent, such insurance may be obtained for the Managing Agent and its officers, employees and agents, as applicable. Any such fidelity coverage shall name the Association as an obligee and such fidelity bonds shall contain waivers by the issuers of all defenses based upon the exclusion of Persons serving without compensation from the definition of "employees," or similar terms or expressions. This section complies with Section 38-33.3-313 of the Act.

Section 10.9 Workmen's Compensation Insurance. The Association shall obtain workmen's compensation insurance compliant with state requirements, if applicable, in the amounts and forms as may now or hereafter be required by law.

Section 10.10 Other Insurance. The Association shall also maintain insurance to the extent reasonably available and in such amounts as the Executive Board may deem appropriate on behalf of Directors against any liability asserted against the Executive Board, an individual Director or a member

of the Design Review Committee or incurred by them in their capacity of or arising out of their status as a Director or Design Review Committee member, as applicable. The Executive Board may obtain insurance against such other risks, of a similar or dissimilar nature as it shall deem appropriate with respect to the Association's responsibilities and duties.

Section 10.11 Insurance Obtained by Owners. Each Owner shall obtain and at all times maintain physical damage and liability insurance for such Owner's benefit, at such Owner's expense, covering the full replacement value of the improvements upon the Owner's Unit, personalproperty as well as personal liability insurance in a limit of not less than One Million Dollars ($1,000,000) per occurrence with respect to bodily injury, death or personal injury (including libel and slander) to any number of persons, or for damage to third party property, and if higher limits shall at any time be customary to protect against tort liability, such higher limits shall be carried. Personal liability insurance of One Million Dollars ($1,000,000) may be achieved as a stand-alone Homeowners Insurance Policy, or combination of a Homeowners Insurance Policy and Personal Umbrella Liability Policy. In addition, an Owner may obtain such other and additional insurance coverage on the Unit and related improvements as such Owner in their sole discretion shall conclude to be desirable; provided, however, that none of such insurance coverage obtained by the Owner shall operate to decrease the amount which the Executive Board, on behalf of all Owners, may realize under any policy maintained by the Executive Board or otherwise affect any insurance coverage obtained by the Association or cause the diminution or termination of that insurance coverage. Any insurance obtained by an Owner shall include a provision waiving the particular insurance company's right of subrogation against the Association and other Owners, including Declarant, should Declarant be the Owner of any Unit. No Owner shall obtain separate insurance policies on the Common Area.

Upon request of the Association, any Owner shall submit and maintain on file with the Association copies of all such current policies to evidence their obligations hereunder and to facilitate recovery of all appropriate awards or proceeds by the Association.

ARTICLE 11
MECHANICS' LIENS

Section 11.1 No Liability. If any Owner shall cause any material to be furnished to their Unit or any labor to be performed therein or thereon, no Owner of any other Unit shall under any circumstances be liable for the payment of any expense incurred or for the value of any work done or material furnished. All such work shall be at the expense of the Owner causing it to be done, and such Owner shall be solely responsible to contractors, laborers, material suppliers and other persons furnishing labor or materials to their or her Unit. Nothing herein contained shall authorize any Owner or any person dealing through, with or under any Owner to charge the Common Area or any Unit other than the Unit of such Owner with any mechanic's lien or other lien or encumbrance whatsoever. On the contrary (and notice is hereby given) the right and power to charge any lien or encumbrance of any kind against the Common Area or against any Owner or any Owner's Unit for work done or materials furnished to any other Owner's Unit is hereby expressly denied.

Section 11.2 Indemnification. If, because of any act or omission of any Owner, any mechanic's or other lien or order for the payment of money shall be filed against the Common Area or against any other Owner's Unit or an Owner or the Association (whether or not such lien or order is valid or enforceable as such), the Owner whose act or omission forms the basis for such lien or order shall at their own cost and expense cause the same to be canceled and discharged of record or bonded by a surety company reasonably acceptable to the Association, or to such other Owner or Owners, within twenty (20) days after the date of filing thereof, and further shall indemnify and save all the other Owners and the Association harmless from and against any and all costs,

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expenses, claims, losses or damages including, without limitation, reasonable attorneys' fees resulting therefrom terminated;

Section 11.3 Association Action. Labor performed or materials furnished for the Common Area, if duly authorized by the Association in accordance with this Declaration, shall be the basis for the filing of a lien pursuant to law against the Common Area. Any such lien shall be limited to the Common Area and no lien may be affected against an individual Unit or Units.

ARTICLE 12
ASSOCIATION AS ATTORNEY-IN-FACT

Section 12.1 Appointment. Each and every Owner hereby irrevocably constitutes and appoints the Association as such Owner's true and lawful attorney-in-fact in such Owner's name, place, and stead for the purpose of dealing with the Common Area upon its damage, destruction, condemnation, or obsolescence as provided below in Articles 12, 13 and 14. In addition, the Association, or any insurance trustee or substitute insurance trustee designated by the Association, is hereby appointed as attorney-in-fact under this Declaration for the purpose of purchasing and maintaining insurance under Article 9 above, including: the collection and appropriate disposition of the proceeds of such insurance; the negotiation of losses and the execution of releases of liability; the execution of all documents; and the performance of all other acts necessary to accomplish such purpose. The Association, or any insurance trustee, shall hold or otherwise properly dispose of any insurance proceeds in trust for the Owners and their Mortgagees, as their interests may appear. Acceptance by any grantee of a deed or other instrument of conveyance from Declarant or from any Owner shall constitute appointments of the attorneys-in-fact as provided above.

Section 12.2 General Authority. As attorney-in-fact, the Association shall have full and complete authorization, right, and power to make, execute, and deliver any contract, assignment, deed, waiver, or other instrument with respect to the interest of any Owner which may be necessary or appropriate to exercise the powers granted to the Association as attorney-in-fact.

ARTICLE 13
DAMAGE OR DESTRUCTION

Section 13.1. The Role of the Executive Board. Except as provided in Section 12.6, in the event of damage to or destruction of all or part of any Common Area, improvement, or other property covered by insurance written in the name of the Association under Article 9, the Executive Board shall arrange for and supervise the prompt repair and restoration of the damaged Property (the Property insured by the Association pursuant to Article 9 is sometimes referred to as the "Association-Insured Property").

Section 13.2. Estimate of Damages or Destruction. As soon as practicable after an event causing damage to or destruction of any part of the Association-Insured Property, the Executive Board shall, unless such damage or destruction shall be minor, obtain an estimate or estimates that it deems reliable and complete of the costs of repair and reconstruction. "Repair and reconstruction" as used in Article 12 shall mean restoring the damaged or destroyed improvements to substantially the same condition in which they existed prior to the damage or destruction. Such costs may also include professional fees and premiums for such bonds as the Executive Board or the Insurance Trustee, if any, determines to be necessary.

Section 13.3. Repair and Reconstruction. As soon as practical after the damage occurs and any required estimates have been obtained, the Association shall diligently pursue to completion the repair and reconstruction of the damaged or destroyed Association-Insured Property. As attorney-in-fact for

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the Owners, the Association may take any and all necessary or appropriate action to effect repair and reconstruction of any damage to the Association-Insured Property, and no consent or other action by any Owner shall be necessary. Assessments of the Association shall not be abated during the period of insurance adjustments and repair and reconstruction.

Section 13.4. Funds for Repair and Reconstruction; Insufficient Funds. The proceeds received by the Association from any hazard insurance carried by the Association shall be used for the purpose of repair and reconstruction of the Association-Insured Property. If the proceeds of the Association's insurance are insufficient to pay the estimated or actual cost of such repair and reconstruction, or if upon completion of such work the insurance proceeds for the payment of such work are insufficient, the Association may, pursuant to Section 5.6 but subject to applicable law, levy, assess, and collect in advance from the Owners, without the necessity of a special vote of the Owners, a special Assessment sufficient to provide funds to pay such estimated or actual costs of repair and reconstruction. Further levies may be made in like manner if the amounts collected prove insufficient to complete the repair and reconstruction. Notwithstanding the foregoing, in the event that insurance proceeds are insufficient to pay the estimated cost of repair, replacement or reconstruction of the damaged improvements based on the estimate or estimates of the costs to complete same and such damage is less than the seventy percent (70%) of the total replacement cost of all Common Areas, then Owners representing at least sixty-seven percent (67%) of the total allocated votes in the Association and sixty-seven percent (67%) of all directly adversely affected Owners may agree in writing not to repair and reconstruct the damaged improvements or may adopt a plan for the construction of alternative improvements. Any improvements not reconstructed shall be restored to an attractive state and maintained by the Association in a neat and attractive condition. Any remaining insurance proceeds shall be distributed in accordance with the Act.

Section 13.5. Disbursement of Funds for Repair and Reconstruction. The insurance proceeds held by the Association and the amounts received from the special Assessments provided for above, constitute a fund for the payment of the costs of repair and reconstruction after casualty. It shall be deemed that the first money disbursed in payment for the costs of repair and reconstruction shall be made from insurance proceeds, and the balance from the special Assessments. If there is a balance remaining after payment of all costs of such repair and reconstruction, such balance shall be distributed to the Owners in proportion to the contributions each Owner made as special Assessments, then in equal shares per Unit, if any, to the Owners thereof, as their interests appear or, in the reasonable discretion of the Executive Board, the balance may be paid to any maintenance or working capital reserves maintained by the Executive Board.

Section 13.6. Decision Not to Rebuild Common Areas. If Owners representing at least ninety percent (90%) of the total votes in the Association and all directly adversely affected Owners agree in writing not to repair and reconstruct improvements, if any, within the affected Common Area, and if no alternative improvements are authorized, then and in that event the damaged property shall be restored to its natural state and maintained as an undeveloped portion of the Common Area by the Association in a neat and attractive condition; provided, however, ithe event such decision is made during the Declarant Control Period, the same shall require the approval of the Declarant. Any remaining insurance proceeds shall be distributed in accordance with the Act.

ARTICLE 14
ACKNOWLEDGMENTS

Section 14.1 Acknowledgments. Each Owner is hereby advised of the following matters affecting the Property and the Owners' use and enjoyment thereof:

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14.1.1 No interest in or right to use any Non-Association Amenities located near or on the Property, such as recreational facilities permitted by the Town Documents, including the community center, recreational fields, or swimming pools, and spas, golf facilities, ski facilities or the like, shall be conveyed to any Owner pursuant to this Declaration. The owners of those facilities shall have the right, in their sole discretion, to remove, relocate, discontinue operation of, restrict access to, charge fees for the use of, sell interests in or otherwise deal with such assets in their sole discretion without regard to any prior use of or benefit to any Owners. To the extent any of such facilities are made available to the public, the Owners will be subject to all applicable rules and procedures for use of such Non-Association Amenities. Access to and use of the Non- Association Amenities are strictly subject to the rules and procedures of the respective owners of the Non-Association Amenities, and no person gains any right to enter or to use those facilities by virtue of membership in the Association or ownership or occupancy of a Unit.

14.1.2 ALL PERSONS, INCLUDING ALL OWNERS, ARE HEREBY ADVISED THAT NO REPRESENTATIONS OR WARRANTIES, EITHER WRITTEN OR ORAL, HAVE BEEN MADE OR ARE MADE BY DECLARANT OR ANY OTHER PERSON WITH REGARD TO THE NATURE OR SIZE OF IMPROVEMENTS TO, OR THE CONTINUING OWNERSHIP OR OPERATION OF, THE NON-ASSOCIATION AMENITIES. NO PURPORTED REPRESENTATION OR WARRANTY, WRITTEN OR ORAL, IN REGARD TO THE NON-ASSOCIATION AMENITIES SHALL EVER BE EFFECTIVE WITHOUT AN AMENDMENT HERETO EXECUTED OR JOINED INTO BY DECLARANT.

14.1.3 Substantial construction-related activities relating to the development of Units or Projects or other development within or near West Eagle may cause considerable noise, dust and other inconveniences to the Owners.

14.1.4 Properties located within West Eagle may be developed pursuant to the land uses and restrictions set forth in the Town Documents with no representation being made herein concerning the planned uses of such other properties. The zoning for West Eagle is established and governed by the Town Documents. Any amendment of the Town Documents requires approval by the Town of Eagle. Each Owner acknowledges and agrees that such Owner has not relied upon any statements or representation regarding West Eagle or any other properties except for the statements and representations expressly set forth in this Declaration and the Town Documents. Each Owner and Project Association further acknowledges and agrees that such Owner and Project Association will not take any action to impair or delay any development of real property governed by the Town Documents so long as such development complies with the Town Documents, and each Owner and Project Association hereby waives any right it may have to object to any Project to be developed on any Development Parcel so long as such Project is in conformance with the terms, conditions and restrictions of the Town Documents as the same may be amended from time to time.

ARTICLE 15

DURATION OF COVENANTS AND AMENDMENT

Section 15.1 Term. The covenants and restrictions of this Declaration shall run with and bind the land in perpetuity, subject to the termination provisions of the Act.

Section 15.2 Amendment. The provisions of this Declaration may be amended or terminated,

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in whole or in part, from time to time, upon the written consent of Owners holding an aggregate of sixty-seven percent (67%) or more of the total voting interest in the Association. No amendment shall be effective to change, limit, impair or reduce any right ofDeclarant as provided herein unless such amendment is approved in writing by Declarant. Notwithstanding the foregoing, Declarant, acting alone, reserves to itself the right and power to modify and amend this Declaration and/or the Plat to the fullest extent permitted under the Act including, without limitation, to correct clerical, typographical or technical errors, or to comply with the requirements, standards, or guidelines of recognized secondary mortgage markets, the Department of Housing and Urban Development, the Federal Housing Administration, the Veterans Administration, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or the Federal National Mortgage Association.

Section 15.3 Recording of Amendments. Any amendment to this Declaration made in accordance with this Article shall be immediately effective upon recording in the office of the Clerk and Recorder of Eagle County, Colorado a copy of the amendment, executed and acknowledged by the appropriate number of Owners, accompanied by a certificate of a licensed title insurance company as to ownership, or upon the recording of a copy of the amendment, together with a duly authenticated certificate of the secretary of the Association stating that the required number of consents of Owners and a certificate of a licensed title company as to title to the Units were obtained and are on file in the office of the Association.

ARTICLE 16

ALTERNATIVE DISPUTE RESOLUTION

Section 16.1 Agreement to Avoid Litigation. The Declarant, the Master Association, its officers, directors and committee members, all persons subject to this Declaration, and any person not otherwise subject to this Declaration who agrees to submit to this Article (collectively, "Bound Parties") agree to encourage the amicable resolution of disputes involving the Project, without the emotional and financial costs of litigation. Accordingly, each Bound Party covenants and agrees that those claims, grievances or disputes described herein ("Claims") shall be resolved using the procedures set forth below in lieu of filing suit in any court.

Section 16.2 Claims. Unless specifically exempted below, all claims, grievances or disputes arising out of or relating to the interpretation, application or enforcement of the Association Documents, or the rights, obligations and duties of any Bound Party under the Association Documents or relating to the design or construction of improvements on the Project shall be subject to the provisions of this Section.

Notwithstanding the above, unless all parties thereto otherwise agree, the following shall not be Claims and shall not be subject to the provisions of this Section:

16.2.1 Any suit by the Association against any Bound Party to enforce the provisions of Article 6 (Assessments).

16.2.2 Any suit by the Master Association to obtain a temporary restraining order (or equivalent emergency equitable relief) and such other ancillary relief as the court may deem necessary in order to maintain the status quo and preserve the Master Association's ability to enforce the architectural standards and use restrictions and rules;

16 .2.3 Any suit between Owners, which does not include Declarant or the Master Association as a party, if such suit asserts a Claim which would constitute a cause of action independent of the

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Master Association Documents;

16.2.4 Any suit in which any indispensable party is not a Bound Party; and

16.2.5 Any suit as to which any applicable statute of limitations would expire within 180 days of giving the notice required below.

With the consent of all parties thereto, any of the above may be submitted to the alternative dispute resolution procedures set forth below.

Section 16.3 Mandatory Procedures.

16.3.1 Notice. Any Bound Party having a Claim ("Claimant") against any other Bound Party ("Respondent") (collectively, the "Parties") shall notify each Respondent in writing (the "Notice"), stating plainly and concisely:

16.3.1.1 The nature of the Claim, including the Persons involved and Respondent's role in the Claim;

16.3.1.2 The legal basis of the Claim (i.e., the specific authority out of which the Claim arises);

16.3.1.3 Claimant's proposed remedy; and

16.3.1.4 That Claimant will meet with Respondent to discuss in good faith ways to resolve the Claim.

16.3.2 Negotiation and Mediation.

16.3.2.1 The Parties shall make every reasonable effort to meet in person and confer for the purpose of resolving the Claim by good faith negotiation. If requested in writing, accompanied by a copy of the Notice, the Executive Board may appoint a representative to assist the Parties in resolving the dispute by negotiation.

16.3.2.2 If the Parties do not resolve the Claim within thirty (30) days of the date of the Notice (or within such other period as may be agreed upon by the Parties) ("Termination of Negotiations"), Claimant shall have thirty (30) additional days to submit the Claim to mediation under the auspices of a reputable and knowledgeable mediation group providing such services in Eagle County, or, if the Parties otherwise agree, to an independent agency providing dispute resolution services in the Eagle County, Colorado, area.

16.3.2.3 If Claimant does not submit a claim to mediation within thirty (30) days after Termination of Negotiations, or does not appear for the mediation, Claimant shall be deemed to have waived the Claim, and Respondent shall be released and discharged from any and all liability to Claimant on account of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to any person other than the Claimant.

16.3.2.4 Any settlement of the Claim through mediation shall be documented in writing by the mediator. If the Parties do not settle the Claim within thirty (30) days after submission of the matter to the mediation process, or within such time as determined by the mediator, the mediator shall issue a notice of termination of the mediation

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proceedings ("Termination of Mediation"). The Termination of Mediation notice shall set forth that the Parties are at an impasse and the date that the mediation was to be mediated.

16.3.2.5 Within five (5) days of the Termination of Mediation, the Claimant shall make a final written settlement demand ("Settlement Demand") to the Respondent and the Respondent shall make a final written settlement offer ("Settlement Offer") to the Claimant. If the Claimant fails to make a Settlement Demand, Claimant's original Notice shall constitute the Settlement Demand. If the Respondent fails to make a Settlement Offer, Respondent shall be deemed to have made a "zero" or "take nothing" Settlement Offer.

16.3.3 Final and Binding Arbitration.

16.3.3.1 If the Parties do not agree in writing to a settlement of the Claim· within fifteen (15) days of the Termination of Mediation, the Claimant shall have fifteen (15) additional days to submit the Claim to arbitration in accordance with the rules of arbitration as may be required by the agency providing the arbitrator. If not timely submitted to arbitration or if the Claimant fails to appear for the arbitration proceeding, the Claim shall be deemed abandoned, and Respondent shall be released and discharged from any and all liability to Claimant arising out of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to persons other than Claimant.

16.3.3.2 This subsection is an agreement to arbitrate and is specifically enforceable under the applicable arbitration laws of the State of Colorado. The arbitration award (the "Award") shall be final and binding, and judgment may be entered upon it in any court of competent jurisdiction to the fullest extent permitted under the laws of the State of Colorado.

16.3.4 Allocation of Costs of Resolving Claims.

16.3.4.1 Subject to Section 23.3.4.2 below, each Party shall bear its own costs, including any attorneys' fees incurred, and each Party shall share equally all charges rendered by the mediator(s) and all filing fees and costs of conducting the arbitration proceeding ("Post Mediation Costs").

16.3.4.2 Any Award, which is equal to or more favorable to Claimant than Claimant's Settlement Demand, shall add Claimant's Post Mediation costs to the Award, such costs to be borne equally by all Respondents. Any Award, which is equal to or less favorable to Claimant than any Respondent's Settlement Offer, shall award to such Respondent its Post Mediation Costs.

16.3.5 Enforcement of Resolution. After resolution of any Claim, if any Party fails to abide by the terms of any agreement or Award, then any other Party may file suit or initiate administrative proceedings to enforce such agreement or Award without the need to again comply with the procedures set forth in this Section. In such event, the Party taking action to enforce the agreement or Award shall be entitled to recover from the non-complying Party (or if more than one non-complying Party, from all such Parties pro rata) all costs incurred in enforcing such agreement or Award including, without limitation, attorneys' fees and court costs.

Section 16.4 Claim for Damages. Damages alleged or awarded in connection with a Claim shall be limited to actual damages. No punitive, incidental, consequential or other damages shall be claimed or

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awarded. Notwithstanding anything contained herein to the contrary, any claims, grievances or disputes against Declarant arising out of or relating to the design or construction of improvements on the Project shall require notification to Declarant in writing and provide for a reasonable amount of time for Declarant to correct the defect before any Claim may be made.

ARTICLE 17
DECLARANT'S RIGHTS REGARDING TRANSFER

Any right or any interest reserved or contained in this Declaration for the benefit of Declarant may be transferred or assigned by Declarant, either separately or with one or more other such rights or interests, to any person, corporation, partnership, association, or other entity, only by written instrument executed by both Declarant and the transferee or assignee and recorded in the office of the Clerk and Recorder of Eagle County, Colorado. Upon such recording, Declarant's rights and obligations under this Declaration shall cease and terminate to the extent provided in such instrument.

ARTICLE 18
MISCELLANEOUS

Section 18.1 Compliance with the Act. Notwithstanding anything to the contrary in this Declaration, no rights or powers reserved to Declarant hereunder shall exceed the time limitations or permissible extent of such rights or powers as restricted under the Act. Any provision in this Declaration in conflict with the requirements of the Act shall not be deemed to invalidate such provision as a whole but shall be adjusted as is necessary to comply with the Act.

Section 18.2 Nonwaiver. Failure by Declarant, the Association, or any Owner or First Mortgagee to enforce any covenant, condition, restriction, easement, reservation, right-of-way, or other provision contained in this Declaration shall in no way or event be deemed to be a waiver of the right to do so thereafter.

Section 18.3 Severability. The provisions of this Declaration shall be deemed to be independent and severable, and the invalidity of any one or more of the provisions of it by judgment or court order or decree shall in no way affect the validity or enforceability of any of the other provisions, which provisions shall remain in full force and effect.Section 22.4 Number and Gender. Unless the context provides or requires to the contrary, the use of the singular herein shall include the plural, the use of the plural shall include the singular, and the use of any gender shall include all genders.

Section 18.4 Captions. The captions to the Articles and Sections and the Table of Contents at the beginning of this Declaration are inserted only as a matter of convenience and for reference and are in no way to be construed to define, limit, or otherwise describe the scope of this Declaration or the intent of any provision of this Declaration.

Section 18.5 Conflicts in Legal Documents. In case of conflicts between the provisions in this Declaration and the articles of incorporation of the Association or the bylaws of the Association, this Declaration shall control. In case of conflicts in the provisions in the articles of incorporation of the Association and the bylaws of the Association, the articles of incorporation of the Association shall control. In case of conflicts in the provisions in the articles of incorporation, bylaws or this Declaration, on the one hand, and the Act, on the other hand, the terms of the Act shall control subject to the provisions of Section 22.1 above. Any and all policies, rules and regulations of the Association shall be construed to be consistent with the terms of this Declaration, and in the case of any inconsistency, the provisions of this Declaration shall be deemed substituted for any inconsistent provisions of any

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such policies, rules and regulations.

Section 18.6 Exhibits. All the Exhibits attached to and described in this Declaration are incorporated in this Declaration by this reference.

Executed as of the ____ day of _____, 2023.

[*Signature page follows]*

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EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

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EXHIBIT B

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EXHIBIT C

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Appendix U: Gas Tank Removal

Test Report

eANALYTICS
LABORATORY

September 26, 2022

Client:	Storage Tank Technology, Inc.
Project:	Eagle Co Yard Tank Pull
Lab ID:	8198
Date Samples Received:	9/16/2022
Sample Condition:	The samples arrived intact and in appropriate sample containers. The samples were received within the temperature range specified in the test method(s) and/or with thermal preservation in process.
Comments:	

Thank you for allowing eAnalytics Laboratory to provide laboratory services for you.

Chris Dieken
QA Manager

Todd Rhea
Lab Manager

eAnalytics Laboratory
4130 Clydesdale Parkway Loveland CO 80538

The results contained within this report relate only to the items analyzed

Chain of Custody

eANALYTICS LABORATORY

Chain of Custody Form

eANALYTICS LABORATORY

4130 Clydesdale Parkway Loveland CO 80538 (970) 667-6975 www.eAnalyticsLab.com

Client Information (New Clients please fill out completely)

Company: Storage Tank Technology, Inc.

Project: Eagle Co Yard Tank Pull

Send Report & Invoice To: brett@stticnviro.com

Sampler: Zach Remtema

Phone/Email: 970-243-1642

Address: 2385 F 1/2 Rd.
Grand Junction, CO 81505

Analysis Information (Select analysis by checking box on corresponding sample line)

Lab ID	Sample Name	Sampling Date	Number of Containers	Matrix: (S) Soil (W) Water (V) Vapor (A) Air	BTEX / MTBE / TVPH (EPA8260)	BTEX / TVPH (EPA8260)	TEPH (EPA8015)	Volatiles - Full List (EPA8260)	PAHs (EPA8270)	Dissolved RCRA-8 Metals (EPA6010/7470/7471)	Total RCRA-8 Metals (EPA6010/7470/7471)	TCLP RCRA-8 Metals (EPA1311/6010/7470/7471)	Vapor - Soil Vapor BTEX (EPATO-15)	Vapor - Emissions BTEX/TVPH (EPATO-15)	Air (Summa) - BTEX (EPATO-15 SIM)	pH/TSS/TDS				HPC-Aerobic Plate Count	HPC-Anaerobic Plate Count
1	RUL Dispenser	9/7/22	1	S		X	X														
2	Diesel Dispenser					X	X														
3	DT-01					X	X														
4	DT-02					X	X														
5	DT-03					X	X														
6	RT-01					X	X														
7	RT-02					X	X														
8	RT-03					X	X														
9	PL-01					X	X														
10	PL-02					X	X														

Comments:

Turnaround Time (Business Days)

- [X] Standard (5-10 Days)
- [ ] 3 Day (1.5X)
- [ ] 1-2 Day (2X)
- [ ] Same Day (3X)

If possible please inform eAnalytics Lab in advance for rush analysis

Record of Custody

Relinquished by: [signature] Date 9-14-22

Company: STTI Time 1452 AM / PM

Received by: Date

Company: Time AM / PM

For eAnalytics Use

Sample Conditions Upon Arrival

Intact? Yes / No

*On Ice? Yes / No

*Or with thermal preservation in process

Relinquished by: Date

Company: Time AM / PM

Received by: [signature] Date 9/16/22

Company: eAnalytics Laboratory Time 10:48 AM / PM

Lab ID # 8198

eAnalytics Laboratory
4130 Clydesdale Parkway Loveland CO 80538
(970) 667-6975

Page 1 of 1

eANALYTICS
LABORATORY

Client:	Storage Tank Technology, Inc.	Lab ID:	8198
Project:	Eagle Co Yard Tank Pull		
Analysis:	Volatile Organics - BTEX/TVPH	Method:	EPA8260

Sample Name	Benzene mg/kg	Toluene mg/kg	Ethyl-Benzene mg/kg	Total Xylenes mg/kg	TVPH mg/kg	Date Sampled	Date Analyzed	Lab ID
RUL Dispenser	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 1
Diesel Dispenser	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 2
DT-01	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 3
DT-02	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 4
DT-03	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 5
RT-01	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 6
RT-02	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 7
RT-03	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 8
PL-01	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 9
PL-02	<0.010	<0.010	<0.010	<0.010	<0.50	09/07/22	09/19/22	8198 10

eANALYTICS
LABORATORY

Client:	Storage Tank Technology, Inc.	Lab ID:	8198
Project:	Eagle Co Yard Tank Pull		
Analysis:	TEPH - Total Extractable Petroleum Hydrocarbons	Method:	EPA8015

Sample Name	TEPH mg/kg	Date Sampled	Date Analyzed	Lab ID	
RUL Dispenser	<10.0	09/07/22	09/22/22	8198	1
Diesel Dispenser	<10.0	09/07/22	09/22/22	8198	2
DT-01	<10.0	09/07/22	09/21/22	8198	3
DT-02	<10.0	09/07/22	09/22/22	8198	4
DT-03	<10.0	09/07/22	09/22/22	8198	5
RT-01	<10.0	09/07/22	09/21/22	8198	6
RT-02	<10.0	09/07/22	09/22/22	8198	7
RT-03	<10.0	09/07/22	09/22/22	8198	8
PL-01	34.6	09/07/22	09/26/22	8198	9
PL-02	<10.0	09/07/22	09/22/22	8198	10

Quality Control - Surrogate Recoveries

eANALYTICS LABORATORY

Client:	Storage Tank Technology, Inc.	Lab ID:	8198
Project:	Eagle Co Yard Tank Pull	Method:	EPA8260

Sample Name	Dibromo-fluoromethane % Recovery	1,2 Dichloro-ethane-D4 % Recovery	Toluene-D8 % Recovery	4-Bromo-fluorobenzene % Recovery	Date Sampled	Date Analyzed	Lab ID	
RUL Dispenser	103	103	95	80	09/07/22	09/19/22	8198	1
Diesel Dispenser	100	102	98	87	09/07/22	09/19/22	8198	2
DT-01	100	105	98	89	09/07/22	09/19/22	8198	3
DT-02	100	104	96	86	09/07/22	09/19/22	8198	4
DT-03	102	104	98	87	09/07/22	09/19/22	8198	5
RT-01	101	105	97	90	09/07/22	09/19/22	8198	6
RT-02	101	105	98	89	09/07/22	09/19/22	8198	7
RT-03	102	105	100	89	09/07/22	09/19/22	8198	8
PL-01	102	105	99	89	09/07/22	09/19/22	8198	9
PL-02	99	107	100	91	09/07/22	09/19/22	8198	10

eANALYTICS LABORATORY

Client: Storage Tank Technology, Inc. Lab ID: 8198

Project: Eagle Co Yard Tank Pull

Soil		Benzene	Toluene	Ethyl-Benzene	Total Xylenes	TVPH	QC Start Date
Method Blank		<0.010	<0.010	<0.010	<0.010	<0.50	
		mg/kg	mg/kg	mg/kg	mg/kg	mg/kg	
Lab Control Sample	70%-130%	112	108	104	102	109	09/19/22

Soil		TEPH	QC Start Date
Method Blank		<10.0	
		mg/kg	
Lab Control Sample	70%-130%	91	09/21/22
		102	09/26/22

Appendix V: Environmental Site Assessment

Kumar & Associates, Inc.®
Geotechnical and Materials Engineers
and Environmental Scientists

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PHASE I ENVIRONMENTAL SITE ASSESSMENT
PROPOSED WEST EAGLE HOUSING DEVELOPMENT
INTERSTATE 6 AND CASTLE DRIVE
EAGLE, EAGLE COUNTY, COLORADO

Prepared by:

Nancy Otterstrom
Environmental Professional

Reviewed by:

Lawrence Moller
Environmental Scientist

Prepared for:
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Edwards, Colorado 81632

Attention: Tori Franks

Project No. 23-1-168

February 28, 2023

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EXECUTIVE SUMMARY

A summary of the findings of the Phase I Environmental Site Assessment of the approximate 9.59-acres of the proposed West Eagle Housing Development, located east of Interstate 6 and Castle Drive, in Eagle, Eagle County, Colorado, the subject property, is provided below. Details of the assessment of the subject property have not been included or fully developed in this summary, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

FINDING	IDENTIFIED	NOT IDENTIFIED
Recognized Environmental Condition	☒	☒
Controlled Recognized Environmental Condition	☐	☒
Historical Recognized Environmental Condition	☒	☐
Significant Data Gaps	☒	☐
De minimis conditions	☐	☒

This assessment has revealed the following recognized environmental conditions, historical recognized environmental conditions, and significant data gaps in connection with the subject property:

- Presence of a trench drain with no documented/observed discharge point in the heavy motor pool building on the subject property represents a REC
- Historical underground storage tanks (USTs) and leaking underground storage tank (LST) events with closure documentation on the subject property represents an HREC
- Significant snow cover preventing observation of ground surfaces represents a significant data gap

In our opinion, additional investigation is warranted to detect the presence of hazardous substances and petroleum products in connection with the recognized environmental conditions.

1.0 INTRODUCTION

This report presents the results of the Phase I Environmental Site Assessment (ESA) conducted by Kumar & Associates, Inc. (K+A) for the purpose of identifying recognized environmental conditions in connection with the approximate 9.59-acres of the proposed West Eagle Housing Development, located east of Interstate 6 and Castle Drive, in Eagle, Eagle County, Colorado (including buildings and other fixtures and improvements located on the subject property at the time of the reconnaissance) referred to as the "subject property". A site vicinity diagram is included in the attachments as Figure 2, and references to documentation used to prepare this report are included in the applicable sections. Qualifications of the Environmental Professional are presented in Appendix F.

1.1 Scope of Services

This Phase I ESA was performed in accordance with our proposal and consistent with the procedures included in ASTM E1527-13 and E1527-21 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and United States Environmental Protection Agency *All Appropriate Inquiries Final Rule* 40 CFR Part 312. The purpose of the assessment is to identify recognized environmental conditions in connection with the subject property and to satisfy one of the requirements to qualify for the innocent landowner defense to Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability. ASTM E1527-21 defines the following terms as:

Recognized Environmental Condition (REC)

> "(1) the presence of hazardous substances or petroleum products in, on, or at the subject property due to a release into the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the subject property due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the subject property under conditions that pose a material threat of a future release to the environment."

Controlled Recognized Environmental Condition (CREC)

> "recognized environmental condition affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to implementation of required controls (for example, activity and use limitations or other property use limitations)."

Historical Recognized Environmental Condition (HREC)

> "a previous release of hazardous substances or petroleum products affecting the subject property that has been addressed to the satisfaction of the applicable regulatory authority or authorities and meeting unrestricted use criteria established by the applicable regulatory authority or authorities without subjecting the subject property to any controls (for example, activity and use limitations or other property use limitations)."

De Minimis Condition

> "a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

This purpose was undertaken through user-provided information, regulatory database review, historical records review, interviews, including local government inquiries, as applicable, and a visual non-invasive reconnaissance of the subject property and adjoining properties. The nature and/or movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface at the subject

property was not evaluated by obtaining samples and conducting laboratory analysis. It is possible that a sampling and analysis program or excavation of soil could change the conclusions presented in this report. Limitations, ASTM deviations, and significant data gaps (if identified) are evident from reviewing the applicable scope of services and the report text.

ASTM E1527-21 defines “migrate/migration” as “the movement of hazardous substances or petroleum products in any form, including, for example, solid and liquid at the surface or subsurface, and vapor in the subsurface.” This report includes an evaluation of vapor migration in connection with the subject property.

1.2 Limitations, ASTM Deviations, and Significant Data Gaps

Reasonable attempts were made to obtain information within the scope and time constraints set forth by the client; however, in some instances, information requested is not, or was not, received by the issuance date of the report. Consideration of such information is beyond the scope of this assessment. Information obtained for this Phase I ESA was received from several sources that are believed to be reliable; nonetheless, the authenticity or reliability of these sources cannot be and is not warranted hereunder. This Phase I ESA was further limited by the following:

- Approximately four to six inches of snow covered the ground surfaces during the site reconnaissance, preventing a thorough investigation of the subject property. Based on the historical uses of the property as a vehicle repair shop and heavy motor pool shop, the snow cover is considered a significant data gap.
- Data failure occurred since historical sources dating back to 1940 were not readily-available for review. However, based on the undeveloped nature of the subject property in the earliest historical sources, this is not considered a significant data gap.

An evaluation of the significance of limitations and missing information with respect to our findings has been conducted, and where appropriate, significant data gaps are identified and discussed in the text of the report. However, it should be recognized that an evaluation of significant data gaps is based on the information available at the time of report issuance, and an evaluation of information received after the report issuance date may result in an alteration of our findings, conclusions, or opinions. We have no obligation to provide information obtained or discovered by us after the issuance date of the report, or to perform any additional services, regardless of whether the information would affect any conclusions, recommendations, or opinions in the report. This disclaimer specifically applies to any information that has not been provided by the client.

This report represents K+A’s service to the client as of the report date and constitutes our final document; its text may not be altered after final issuance. Findings in this report are based on current utilization of the subject property, information derived from the reconnaissance, and from other activities described herein; such information is subject to change. Certain indicators of the presence of hazardous substances or petroleum products may have been latent, inaccessible, unobservable, or not present during the reconnaissance and may subsequently become observable (such as after site renovation or development). Furthermore, these services are not to be construed as legal interpretation or advice.

1.3 Reliance

This Phase I ESA report was prepared for the exclusive use and reliance of the client, Eagle County Government, which is a “user” of the ESA as defined by ASTM. Use or reliance by any other party is prohibited without the written authorization of Eagle County Government and K+A. Reliance on the Phase I ESA by the client and all authorized parties will be subject to the terms, conditions, and limitations stated in the proposal, Phase I ESA report, and K+A’s agreement for

services. The limitation of liability defined in the agreement for services is the aggregate limit of K+A's liability to the client and all relying parties.

Continued viability of this report is subject to Sections 4.6 and 4.8 of ASTM E1527-21. If the Phase I ESA will be relied on by a user (third party) different than the one(s) for whom the Phase I ESA was originally prepared, the third party must also satisfy the user's responsibilities in Section 6 of ASTM E1527-21.

1.4 User Responsibilities and Provided Information

The following information was requested from Eagle County Government representative Tori Franks, the user of this ESA. The user questionnaire was completed on February 21, 2023.

1.4.1 User's Specialized Knowledge or Experience

Ms. Franks did not indicate to the Environmental Professional that they had information based on specialized knowledge or experiences that is material to recognized environmental conditions associated with the subject property.

1.4.2 User's Actual Knowledge of Environmental Liens or Activity and Use Limitations

Ms. Franks did not indicate to the Environmental Professional that they had actual knowledge of environmental liens or activity and use limitations encumbering the subject property or associated with the subject property.

1.4.3 Valuation Reduction for Environmental Issues

Ms. Franks did not indicate to the Environmental Professional that there is a significantly lower purchase price or value of the subject property because of the presence of hazardous substances or petroleum products.

1.4.4 Commonly Known or Reasonably Ascertainable Information

Ms. Franks did not indicate to the Environmental Professional that they had commonly known or reasonably ascertainable information within the local community about the subject property that is material to recognized environmental conditions associated with the subject property.

1.4.5 Obvious Indicators of Contamination

Ms. Franks indicated to the Environmental Professional that they had information concerning obvious indicators of previous underground storage tanks on the subject property. Ms. Franks stated that the tanks were removed in fall 2022. She further stated that the soils were sampled and tested, and no further mitigation was required.

1.4.6 Reason for Performing the Phase I ESA

Ms. Franks indicated that the request to perform the Phase I ESA was a requirement to apply for /receive a state/federal grant for development.

2.0 PHYSICAL SETTING

K+A reviewed the current United States Geological Survey (USGS) 7.5-minute topographic map and other reasonably ascertainable physical setting sources to obtain information concerning the geologic, hydrogeologic, hydrologic, and topographic characteristic of the subject property. An excerpt of the topographic map reviewed as a source of the subject property's physical setting is included as Figure 1.

Physical Setting

Physical Setting		Source
Site Address(s) or Location	712, 751, 766, and 800 Castle Drive and one undeveloped parcel, Eagle, CO 81631	User Provided
Parcel Identification Number (s)	2109-051-00-028, 2109-051-21-001, 2109-051-21-003, 2109-051-21-004, 2109-051-21-005, and 2109-052-05-013	Eagle County Assessor's Records
Land Area	Approximately 9.59 acres	
Latitude / Longitude	39.648047, -106.832816 (approximate center)	Google Maps
Topography		
Elevation	Approximately 6,585 feet above mean sea level – National Geodetic Vertical Datum	USGS Topographic Map, Eagle, Colorado Quadrangle Published 1962 Photorevised 1987
Gradient	Sloping to the west-northwest	
Closest Surface Water	Brush Creek located approximately 750 feet south	
Hydrogeology		
Aquifer Description	Multiple sedimentary bedrock bedrock aquifers	Colorado State University, Groundwater Resources | Colorado Water Knowledge | Colorado State University (colostate.edu)
Estimated Depth to Groundwater	Depth to water table is 25 to 27 feet below land surface.	Eagle County Road & Bridge Facility Corrective Action Plan, prepared by WESTON, dated June 1995
Hydrogeologic Gradient	Mimics the surface topographic gradient to the west-northwest. However, groundwater flow direction is influenced by factors such as underground structures, seasonal fluctuations, and soil and bedrock properties. Intrusive measurement of groundwater flow is outside the scope of this Phase I ESA.	

3.0 SUBJECT PROPERTY RECONNAISSANCE

The purpose of the site reconnaissance is to collect information and make observations to help identify recognized environmental conditions in connection with the subject property. This section of the report summarizes physically observed characteristics of the subject property identified during the reconnaissance. The subject property and accessible interior areas of structures, if any, located on the subject property were visually observed to the extent not obstructed by bodies of water, adjacent buildings, pavement, or other obstacles. A site and vicinity diagram is included as Appendix A – Figure 2. Property reconnaissance photographs are provided in Appendix C.

3.1 Subject Property Occupants and Operations

The subject property consists of approximately 9.59 acres of mixed-use commercial property and undeveloped land defined by Castle Drive, St 7, and adjoining properties. 712 Castle Drive is developed with a former vehicle repair shop, open garage, and storage garage, located in the northwestern portion of the subject property. 751 Castle Drive is developed with a former motor pool heavy equipment shop, located in the southwestern portion of the property. 766 Castle Drive is developed with a former phone company building, and adjoins 751 Castle Drive to the north. 800 Castle Drive is developed with a multi-family residence, and adjoins 751 Castle Drive to west. The eastern portion of the subject property is undeveloped pastureland and does not have an address. All of the structures are owned by Eagle County, and with the exception of the residence,

were utilized for fleet vehicle maintenance, storage, or for use by Eagle County government departments. K+A was not permitted access to the interior of the 800 Castle Drive residence.

General Subject Property Improvements

Reconnaissance Details	
K+A Personnel	Nancy Otterstrom
Date	February 9, 2023
Site Escort	Bill Baker
Weather Conditions	Clear, calm winds, 25°F
Improvements	
Number of Structures	Six
Potable Water	Eagle County
Sewage Disposal	
Electricity	Holy Cross Electric
Natural Gas / Propane	Black Hills Energy
Roads	None

Building Description

Building Address	*Building Use and/or Occupant*	*Number of Stories*	*Approximate Construction Date**	*Approximate Size (ft²)**	*Heating, Ventilation, and Air Conditioning System*
712 Castle Drive	Former vehicle repair (main building) Open garage Storage garage	1 for all	1960 1960 1989	6,300 ft² 3,500 ft² 2,541 ft²	Natural gas, ceiling-mounted heaters for vehicle repair building – no HVAC for garages
751 Castle Drive	Former motor pool heavy equipment shop	1 with mezzanine	1966	3,781 ft²	Furnace and natural gas, ceiling-mounted heaters
766 Castle Drive	Former phone company building	1	Not listed	120 ft²	Unknown
800 Castle Drive	Residential	2	1999	2,436 ft²	Unknown

* - Source: Eagle County Assessor

3.2 Interior and Exterior Observations

Characteristics observed during the property reconnaissance or reported to K+A by persons knowledgeable of the current conditions of the subject property are indicated with an "**X**" in the following table. Characteristics not observed or reported are indicated with a "**-**". Observed or reported characteristics are discussed in the table on the following page.

Subject Property Characteristics

Characteristic	Observed / Reported	*De Minimis* Condition	REC	HREC
Emergency generators	-	-	-	-
Aboveground storage tanks	X	-	-	-
Underground storage tanks	-	-	-	-
Drums, Totes, and Intermediate Bulk Containers	X	-	-	-
Automobile Repair	-	-	-	-
PCB-Containing Items	X	-	-	-
Drains and sumps	X	-	X	-
Water/Wastewater	-	-	-	-
Trash, debris, or other waste materials	X	-	-	-
Strong, pungent, or noxious odors	-	-	-	-
Other processes or equipment	X	-	-	-
Unidentified substance containers	-	-	-	-
Hazardous substance and petroleum products in connection with identified uses	X	-	-	-
Hazardous substance and petroleum product containers not in connection with identified uses	-	-	-	-
Elevators	-	-	-	-
Air compressors	X	-	-	-
Hydraulic lifts	-	-	-	-
Dry cleaning	-	-	-	-
Photo processing	-	-	-	-
Laboratory hoods or incinerators	-	-	-	-
Floor drains	-	-	-	-
Stains or Corrosion on floors, walls, or ceiling (except water staining)	X	X	-	-
Septic systems or cesspools	-	-	-	-
Oil/water separators	-	-	-	-
Pipeline markers	-	-	-	-
Stained soil or pavement	-	-	-	-
Stressed vegetation	-	-	-	-
Construction/demolition debris or dumped fill dirt	-	-	-	-
Other dumping or disposal areas	-	-	-	-
Surface water discoloration, odor, sheen, or free-floating product	-	-	-	-
Pools or sumps containing liquids likely to hazardous substances or petroleum products	-	-	-	-
Surface water containing liquids likely to hazardous substances or petroleum products	-	-	-	-
Pits, ponds, or lagoons	-	-	-	-
Quarries or pits	-	-	-	-
Wells	-	-	-	-

Aboveground storage tanks

Two aboveground storage tanks (ASTs) were observed within the former small vehicle repair shop at 712 Castle Drive. An approximately 100-gallon steel AST was observed near a pressure washer in the former wash bay. According to Mr. Baker, the AST formerly contained detergent and water, which was utilized to wash their fleet vehicles. Mr. Baker had no knowledge of spills or releases from the AST. No evidence of staining, leaking, or corrosion was noted during the site reconnaissance.

The second, approximately 100-gallon plastic AST was observed within the former wash bay. The AST was approximately 1/10 full and contains antifreeze. No evidence of staining, leaking, or corrosion was noted during the site reconnaissance. Mr. Baker had no knowledge of spills or releases from the AST. Based on the current and former contents, the lack of reported releases, and current site observations, the ASTs are not considered a recognized environmental condition in connection with the subject property.

Drums, Totes, and Intermediate Bulk Containers

Numerous 55-gallon plastic drums were observed within and outside the motor pool shop (751 Castle Drive) and small vehicle repair shop properties (712 Castle Drive). The majority of the drums observed were empty and unlabeled. According to Mr. Baker, the drums are filled with water and utilized as to stabilize tents for outdoor events hosted by Eagle County. No indications of staining, leaking, or spillage was observed in the vicinity of the drums.

Two 55-gallon steel drums were located beneath a salt spreader in the open garage on the 712 Castle Drive property. The drums were observed to be rusted and corroded. Mr. Baker stated that the drums were empty and are used as a base for the salt spreader so it does not rest unevenly on the garage floor and potentially damage the equipment. No indication of leaking or staining of the garage floor was observed during the site reconnaissance.

One 55-gallon plastic drum labeled disinfectant/cleaner/deodorizer was observed on the exterior of the 751 Castle Drive property. The drum was upright and empty, with no indication of leaking or spillage in the immediate area.

Based on visual observations and reported usage, the drums are not considered a recognized environmental condition in connection with the subject property.

PCB-Containing Items

In 1979, the US EPA published the polychlorinated biphenyl (PCB) “Ban Rule”, which included provisions banning the manufacture, processing, distribution in commerce, and use of PCBs. The rule established the classification of transformers based on PCB concentrations of transformer fluids (non-PCB transformer at <50 ppm, PCB-contaminated transformer at 50 to <500 ppm, and PCB transformer at ≥500 ppm).

Six pole-mounted transformers (three sets of three) were identified on the subject property. Two were located on the 712 Castle Drive property and one was located on the 751 Castle Drive property. No labeling concerning the PCB classification of the transformers was observed. Testing and replacement of PCB-containing fluids is not required until a release is reported. No visible staining associated with the transformers was identified during the property reconnaissance. Based on visual observations, the transformers are not considered a recognized environmental condition in connection with the subject property.

Drains and Sumps

A trench drain was observed in the former vehicle repair shop on the 712 Castle Drive property. According to Mr. Baker, the drain leads to a sand trap, which was routinely cleaned out by Mr.

Baker on an as-needed basis. He stated that the debris caught was from vehicle washing activities and was non-hazardous. He stated the sand trap was fully enclosed, does not discharge to the municipal system or the exterior of the property, and reported no knowledge of leaks or maintenance issues from the trap.

Based on visual observations and interview information, the trench drain with associated sand trap is not considered a recognized environmental condition in connection with the subject property.

A trench drain was observed in the heavy motor pool building on the 751 Castle Drive property. The drain was utilized to catch debris from the motor pool activities. Mr. Baker stated that he has no knowledge that the drain discharges to an oil water separator (OWS) or a sand trap. K+A observed the eastern exterior of the motor pool building for evidence of OWS cleanouts and did not find evidence of manholes covers. The western exterior of the motor pool building could not be observed due to the snow cover in the area.

Based on the unknown disposition of the trench drain and surficial soils, the unknown discharge point, and the use of the property for automotive repair since the 1960's, the trench drain is considered a recognized environmental condition in connection with the subject property.

Trash, Debris, or Other Waste Materials

Several areas of debris and material storage were observed on the exteriors of the 712 and 751 Castle Drive properties. The debris observed included decommissioned equipment, parts, fencing, wood, metal, and plastic products. No evidence of staining, noxious odors, or hazardous waste disposal was identified within or in the vicinity of the debris piles; however, the presence of snow cover prevented a thorough observation of the ground surfaces. Based on visual observations, the debris piles are not considered a recognized environmental condition in connection with the subject property.

Other Processes or Equipment

Welding gas tanks were observed within the former vehicle repair shop on the 712 Castle Drive property. According to Mr. Baker, the gases were utilized for welding various materials for maintenance and repair of the vehicle and building components. No indications of leaking or corrosion of the gas tanks was noted during the site reconnaissance. Based on visual observations and interview information, the welding gas tanks are not considered a recognized environmental condition in connection with the subject property.

Hazardous Substance and Petroleum Products in Connection with Identified Uses

Numerous paint cans and buckets, and various chemicals were observed within the vehicle repair shop on the 712 Castle Drive property. The paints were properly stored and labeled on the floor and on shelves. Various chemicals, such as degreasers, lubricants, wood stains, and mineral spirits were observed properly stored and labeled within a fire-proof cabinet. The paints and chemicals did not show evidence of staining, leaking, or corrosion. Based on visual observations, the paints and chemicals are not considered a recognized environmental condition in connection with the subject property.

Air Compressors

One air compressor was observed within the vehicle repair shop on the 712 Castle Drive property. The air compressor appeared to be in good condition and stored on top of a small wooden base. Mr. Baker stated that he serviced the compressor on an as-needed basis, and reported no knowledge of maintenance issues with the compressor. Based on visual observations and interview information, the air compressor is not considered a recognized environmental condition in connection with the subject property.

Stains or Corrosion on Floors, Walls, or Ceiling (except water staining)
A small area of dark staining was observed beneath the air compressor in the vehicle repair shop. The staining appears to be from blown-down or small spills from hydraulic oil within the air compressor. K+A did not observe evidence of a large-scale release in the area. Based on visual observations, the staining is a *de minimis* condition and is not considered a recognized environmental condition in connection with the subject property.

3.3 Subject Property Reconnaissance Summary

Aboveground storage tanks, numerous empty plastic drums, two empty steel drums, pole-mounted transformers, drains, trash/debris, welding gas tanks, paints and chemicals, an air compressor, and staining was observed on the subject property. Based on the unknown disposition of the motor pool trench drain and surficial soils, the unknown discharge point, and the use of the property for automotive repair since the 1960's, the trench drain is considered a recognized environmental condition in connection with the subject property.

The remaining characteristics observed during the reconnaissance are not considered recognized environmental conditions in connection with the subject property.

4.0 ADJOINING PROPERTIES

The area surrounding the subject property generally consists of residential, commercial, and undeveloped properties. Adjoining properties are summarized in the following table.

Adjoining Properties

Direction	Identified Use	Address
Northwest ↖	State of Colorado office Residence Grand Avenue Grill	714 Grand Avenue 710 Castle Drive 678 Grand Avenue
North ↑	Koonce Mobile Home park (west) Residential/farm (east)	676 Grand Avenue 480 West 6th Street
Northeast ↗	Multi-family residential	703 and 707 Bull Run
East →	Residential	Numerous Bull Run and Oxbow Court addresses
Southeast ↘	Undeveloped	No address
South ↓		
Southwest ↙	Residential Umbrella Roofing Company	Numerous Castle Drive addresses 850 Castle Drive
West ←	Residential Holy Cross Electric Eagle Grand Motel	Numerous Castle Drive addresses 777 Castle Drive 738 Grand Avenue

The current adjoining land uses are not considered recognized environmental conditions in connection with the subject property.

5.0 HISTORICAL RESEARCH

The objective of compiling and analyzing historical property information and developing a history of the previous uses of the subject property, adjoining properties, and surrounding area is to help identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property.

5.1 Historical Sources

K+A reviewed reasonably ascertainable historical sources with the objective of identifying obvious uses of the subject property and adjoining properties from the present back to the subject property's first developed use, or back to 1940, whichever was earlier. Standard historical sources include: topographic maps; aerial photographs; local street directories; fire insurance maps; property tax files; land title records; building department records, interviews; and zoning/land use records. Data failure may occur if standard historical sources that are reasonably ascertainable and likely to be useful have been reviewed and all obvious uses of the subject property have not been identified at five-year intervals back to first use or 1940, whichever is earlier. If data failure represents a significant data gap, its impact on the ability of the Environmental Professional to identify recognized environmental conditions will be discussed in Section 5.2 – *Historical Use Summary*.

5.1.1 USGS Topographic Maps

USGS topographic maps were reviewed to identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property.

- Eagle, Colorado: published 1962 from **1960** aerials (1:24,000)
- Eagle, Colorado: published 1962 from 1960 aerials, photorevised 1983 from **1979** aerials (1:24,000)
- Eagle, Colorado: published 1962 from 1960 aerials, photorevised 1987 from **1983** aerials (1:24,000)

Historical USGS Topographic Maps

Direction	Identified Use
Subject ⌖	Developed with one medium structure at the northwest corner and one small structure near the southwest corner of the property (1960) Developed with an additional medium structure at the northwest corner of the property (1979 and 1983)
Northwest ↖	Developed with two small structures (1960) Developed with an additional medium structure (1979 and 1983)
North ↑	Undeveloped land (1960) Developed with one medium structure on the west and a small structure on the east (1979) Developed with two additional small structures on the east (1983)
Northeast ↗	Undeveloped land (1960, 1979) Developed with two small structures (1983)
East →	Undeveloped land (1960, 1979) Developed with two small structures (1983)
Southeast ↘	Undeveloped land (1960, 1979, and 1983)
South ↓	
Southwest ↙	Developed with four small structures (1960) Developed with several small structures and one medium structure (1979 and 1983)
West ←	Developed with several small structures and one medium structures and associated roads (1960) Developed with an additional medium structure and several additional small structures (1979 and 1983)

5.1.2 Aerial Photographs

Reasonably ascertainable historical aerial photographs obtained from Environmental Risk information Services (ERIS) (originally sourced by the USGS, Army Mapping Services [AMS], National Aeronautics and Space Administration [NASA], and the United States Department of Agriculture [USDA]) were reviewed at approximate 5 to 10-year intervals to identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject

property. Evaluation of the photographs may be limited by sufficient resolution to allow identification of development and activities of areas encompassing the subject property. The source and date of each photograph and a summary of the review are included in this section.

- USGS, 1950
- AMS, 1955
- USGS, 1960
- NASA, 1969
- USGS, 1979
- USGS, 1983
- USGS, 1990
- USGS, 1999
- USDA, 2005
- USDA, 2009
- USDA, 2011
- USDA, 2013
- USDA, 2015
- USDA, 2017
- USDA, 2019
- USDA, 2021

Historical Aerial Photographs

Direction	Identified Use
Subject ⌖	Undeveloped land (1950) Appears developed with the current vehicle repair building and storage garage on the northwest, with the remainder of the property undeveloped (1955) Appears developed with the current vehicle repair building and storage garage on the northwest, ground disturbance and a small structure on the southwest, and undeveloped land on the east (1960) The aerial photograph provided is of insufficient quality to make a determination of the property development (1969) Appears developed with the current vehicle repair building, open garage and storage garage on the northwest, the current motor pool shop and phone building with three additional buildings on the southwest, and undeveloped land on the east with a stream along the southern border (1979, 1983) The aerial photograph provided is of insufficient quality to make a determination of the property development; however, the property does not appear to be significantly changed from the 1983 aerial (1990) Appears developed with the current vehicle repair building, open garage and storage garage on the northwest, the current motor pool shop and phone building with three additional buildings on the southwest, and undeveloped land on the east with a stream along the southern border (1999, 2005, 2009, 2011, 2013, 2015, 2017, 2019, and 2021)
Northwest ↖	Appears undeveloped with some ground disturbance evident (1950) Appears developed with two structures (1955) Appears developed with four structures (1960) The aerial photograph provided is of insufficient quality to make a determination of the property development (1969) Appears developed with five structures (1979, 1983) The aerial photograph provided is of insufficient quality to make a determination of the property development; however, the property does not appear to be significantly changed from the 1983 aerial (1990) Appears developed with five structures (1999, 2005, 2009, 2011, 2013, 2015, 2017, 2019, and 2021)
North ↑	Appears graded on the east and undeveloped on the west (1950, 1955) Appears developed with one structure and several small sheds on the east, and undeveloped land with several vehicles on the west (1960)

Historical Aerial Photographs

Direction	Identified Use
	The aerial photograph provided is of insufficient quality to make a determination of the property development (1969) Appears developed with two structures (1979) Appears developed with several structures (1983) The aerial photograph provided is of insufficient quality to make a determination of the property development; however, the property does not appear to be significantly changed from the 1983 aerial (1990) Appears developed with several structures (1999, 2005, 2009, 2011, 2013, 2015, 2017, 2019, and 2021)
Northeast ↗	Appears as undeveloped/agricultural land (1950, 1955, 1960) The aerial photograph provided is of insufficient quality to make a determination of the property development (1969) Appears as undeveloped/agricultural land (1979) Appears residentially developed (1983) The aerial photograph provided is of insufficient quality to make a determination of the property development; however, the property does not appear to be significantly changed from the 1983 aerial (1990) Appears residentially developed (1999, 2005, 2009, 2011, 2013, 2015, 2017, 2019, and 2021)
East →	Appears as undeveloped/agricultural land (1950, 1955, 1960) The aerial photograph provided is of insufficient quality to make a determination of the property development (1969) Appears as undeveloped/agricultural land (1979) Appears developed with several residential structures, with undeveloped lots in the center and southern portions of the property (1983) The aerial photograph provided is of insufficient quality to make a determination of the property development; however, the property does not appear to be significantly changed from the 1983 aerial (1990) Appears residentially developed (1999, 2005, 2009, 2011, 2013, 2015, 2017, 2019, and 2021)
Southeast ↘	Appears as undeveloped land with a stream along the northern border (1950, 1955, 1960) The aerial photograph provided is of insufficient quality to make a determination of the property development (1969) Appears as undeveloped land with a stream on the east (1979, 1983) The aerial photograph provided is of insufficient quality to make a determination of the property development; however, the property does not appear to be significantly changed from the 1983 aerial (1990) Appears as undeveloped land with a stream on the east (1999, 2005, 2009, 2011, 2013, 2015, 2017, 2019, and 2021)
South ↓	
Southwest ↙	Appears as undeveloped/agricultural land (1950, 1955) Appears developed with several small structures and trailers (1960) The aerial photograph provided is of insufficient quality to make a determination of the property development (1969) Appears developed with several trailers and residences, and one commercial structure (1979) Appears developed with numerous trailers and residences, and one commercial structure (1983) The aerial photograph provided is of insufficient quality to make a determination of the property development; however, the property does not appear to be significantly changed from the 1983 aerial (1990) Appears developed with numerous trailers and residences, and one commercial structure (1999, 2005, 2009, 2011, 2013, 2015, 2017, 2019, and 2021)
West ←	Appears developed with three structures on the north and undeveloped on the south (1950) Appears developed with several structures on the north and undeveloped on the south (1955) Appears developed with several commercial and residential structures, and a small pond/depression (1960) The aerial photograph provided is of insufficient quality to make a determination of the property development (1969) Appears developed with several commercial and residential structures, trailers, and a small pond/depression (1979) Appears developed with numerous commercial and residential structures, trailers, and a small pond/depression (1983)

Historical Aerial Photographs

Direction	Identified Use
	The aerial photograph provided is of insufficient quality to make a determination of the property development; however, the property does not appear to be significantly changed from the 1983 aerial (1990) Appears developed with numerous commercial and residential structures, trailers, and a small pond/depression (1999, 2005, 2009, 2011, 2013, 2015, 2017, 2019, and 2021)

5.1.3 Local Street Directories

Historical street directories, published by various companies and provided by Environmental Risk Information Services, were reviewed. Selected years were reviewed at approximate five-year intervals, if the information is practically reviewable from the street directory source.

Historical Street Directories

Direction	Identified Use
Subject ⌖	**712 Castle Drive** Eagle County Road and Bridge (1998-2003) American Red Cross (2007-2022) **751 Castle Drive** Address not provided **766 Castle Drive** Ropir Cablevision (1998-2000) Tex Faulkner (2000) Michael and Mary Moore (2003) Link Com (2003-2007) Brian Fischer (2007) **800 Castle Drive** Address not provided
Northwest ↖	**714 Grand Avenue** Address not provided **710 Castle Drive** Residential (2000- 2007) **678 Grand Avenue** Address not provided
North ↑	**676 Grand Avenue** Address not provided **480 West 6th Street** Address not provided
Northeast ↗	**703 Bull Run** Address not provided **707 Bull Run** Address not provided
East →	**Multiple Bull Run and Oxbow Court addresses – not provided**
Southeast ↘	No address
South ↓	
Southwest ↙	**850 Castle Drive** Intermountain Flooring & Supplies (1998) Michael F Erickson (2000) Bonjour Bakery (2007-2012) Superior Dry Wall (2016-2022) Thompson Welding (2016-2022) Trinity Recycling (2016-2022) **Multiple Castle Drive addresses** Residential (1998-2022)
West ←	**777 Castle Drive** Address not provided **738 Grand Avenue**

Historical Street Directories

Direction	Identified Use
	Address not provided **Multiple Castle Drive addresses** Residential (1998-2022)

5.1.4 Fire Insurance Maps

Collections of historical fire insurance maps produced by the Sanborn Map Company were searched to identify the likelihood of past uses having led to recognized environmental conditions in connection with the subject property. Map coverage for the subject property was not available.

5.1.5 Property Tax Files

Based on a review of information obtained from Eagle County Assessor's records, the subject property is currently owned by Eagle County.

5.1.6 Land Title Records

K+A was not contracted to obtain a chain of title for the subject property and was not provided one by the user. Therefore, review of recorded land title records was not included as part of the scope of services for this Phase I ESA.

5.1.7 Building Department Records

Records obtained from the Eagle County Assessor were reviewed for information concerning improvements to the subject property and adjoining properties.

Building Department Records

Direction	Current Building Description	Year Built	Use / Notes
Subject ⌖	Vehicle Repair Shop/Office Open Garage Storage Garage Heavy Motor Pool Building Phone Company Building	1960/1989 1960 1960 1966 Not listed	Shop D-AV/Office Garage Garage Shop C-AV Not listed
Northwest ↖	State of Colorado Office Residence Grand Avenue Grill	1962 1965 1948	Special Purpose House with apartment Special Purpose
North ↑	Koonce Mobile Home Park Residence/farm	1965/1980 1940/1945	Warehouse/Storage and Mobile Home Park Hookup X TTL Federal/Shed/Garage/ Shop C-GD
Northeast ↗	Multi-family Residential	1980	Dup-Triplex
East →	Residences	1980-1999	Dup-Triplex, Townhouse, SFR
Southeast ↘	Not applicable	Not applicable	Not applicable
South ↓			
Southwest ↙	Residential Umbrella Roofing Company	1973/1983 1972	Mobile Home Park Warehouse/Storage
West ←	Eagle Grand Motel Holy Cross Electric Residential	1956/1961 Not listed 1960-2003	Lodging Vacant utilities SFR

5.1.8 Interviews

February 21, 2023:

K+A conducted an in-person interview with the Eagle County's Facility manager, Bill Baker, during the site reconnaissance. According to Mr. Baker, the current subject property buildings have been utilized by Eagle County since their construction. He stated that all operations involving the heavy motor pool and vehicle repair shop ceased in approximately 2000. The buildings are now primarily utilized for storage. In addition, the storage garage on the 712 Castle Drive property is leased by the forest service for vehicle and equipment storage. Mr. Baker also stated that a mobile home was present on the 766 Castle Drive property and was demolished in 2019. Mr. Baker was aware of the USTs that were installed in 1991 and removed in 2022. He stated that he believes the USTs were properly decommissioned and that Eagle County received closure for the event. He was unaware of any environmental concerns associated with the subject property.

5.2 Historical Use Summary

The following summary is based on a review of historical information.

- Subject Property – undeveloped from at least 1950 until 1955, when the current vehicle repair shop and storage garage were constructed on the 712 Castle Drive property. A residence appears on the 800 Castle Drive property in 1960. By 1966, the current heavy motor pool shop is present on the 751 Castle Drive property. The phone company building and residence are present in 1979 on 766 Castle Drive, along with two outbuildings; however, dates of construction are not identified through the Assessor's office. The open garage on the 712 Castle Drive property is also shown in 1979. In 2019, the residence on the 766 Castle Drive property was demolished and the outbuildings are no longer present. According to Mr. Baker, the current structures have been utilized by Eagle County since their construction. All operations involving the heavy motor pool and vehicle repair shop ceased in approximately 2000. The buildings are now primarily utilized for storage. In addition, the storage garage on the 712 Castle Drive property is leased by the forest service for vehicle and equipment storage.
- Northwest – developed with the Grand Avenue Grill since at least 1948, the State of Colorado office circa 1962, and a residence in approximately 1965.
- North – developed with a residential farmstead on the east since at least 1940, and a mobile home park beginning in 1965, with additions in subsequent years.
- Northeast – undeveloped land from at least 1950 until approximately 1980, when the current multi-family residential structures were built.
- East – undeveloped land from at least 1950 until approximately 1980, when residential construction began. The construction appeared complete by the late 1990's.
- Southeast / South – undeveloped land since at least 1950.
- Southwest – undeveloped from at least 1950, with residential construction beginning circa 1960 and continuing through the early 1980's. The current Umbrella Roofing Company structure was built in 1972.
- West – developed with the Grand Valley Motel since at least 1950, with additional improvements listed in 1961. Residential development began circa 1955 and continued through the early 2000's. The Holy Cross Electric parcel first appeared developed in 1979; however, the date of construction is not listed.

The subject property was identified in the underground storage tank (UST) and leaking underground storage tank (LST) databases. The small vehicle repair shop reportedly housed a total of ten USTs: five 10,000-gallon (diesel and gasoline), three 6,000-gallon USTs (diesel and gasoline), and two 500-gallon waste oil. The tanks were all reportedly installed in 1985; however, a review of closure documents revealed that two of the 10,000-gallon tanks were installed during closure of four USTs in 1991. The USTs were removed in three separate events in 1991, 1992, and 2022. In addition, two of the USTs appear to be duplicated, as the tank registration form submitted to CDLE-OPS indicate that only six tanks were present in 1990.

According to records provided by the Colorado Department of Labor and Employment Division of Oil and Public Safety (CDLE-OPS), three 6,000-gallon USTs and one 10,000-gallon UST were removed on August 14 and 15, 1991. The tanks were located at the 712 Castle Drive property, east-southeast of the small vehicle repair shop. After removal of the tanks and over-excavation of approximately 40 cubic yards of impacted soils, seven soil samples were collected from the sidewalls and base of the tank basin. The soils samples were analyzed for Total Petroleum Hydrocarbons (TPH), Total Extractable Hydrocarbons (TEH), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Low levels of benzene (0.0006 milligrams per kilograms [mg/kg]) and toluene (0.0009 mg/kg) were detected in one base sample, and TEH was detected in two base samples, at 30 and at 140 mg/kg, respectively. No other constituents were detected above their respective laboratory minimum detection limits. The TEH detections did not exceed the Colorado Department of Public Health and Environment (CDPHE) Remedial Action Category (RAC) II guideline for TEH of 250 milligrams per kilogram (mg/kg). The benzene and toluene detections did not exceed the total BTEX guideline of 50 mg/kg. Groundwater was not encountered during the removal of the tanks; therefore, groundwater samples were not collected. This event (#4334) was granted closure in the form of a No Further Action (NFA) letter by the Colorado Department of Health – Hazardous Materials and Waste Management Division (CDH-HMWMD), dated April 14, 1992.

According to records provided by CDLE-OPS, the 500-gallon waste oil tanks were removed on August 15 and 23, 1991. One tank was located near the southeast corner of the vehicle repair shop at 712 Castle Drive, with the second tank located on the southeast side of the diesel shop at 751 Castle Drive. Approximately 18 cubic yards of petroleum-impacted soils were removed from the tank basins, and four soil samples were collected from the excavation area and stockpiled soils. All four samples exceeded the CDPHE RAC II guideline for TEH of 250 mg/kg. Toluene, ethylbenzene and xylenes were detected in one of the samples submitted for analysis; however, all the detections were well below their respective guidelines. Due to the proximity of the tanks to permanent structures, additional over excavation of impacted soils was not conducted. Subsequently, three groundwater monitoring wells were installed in 1994 under a Corrective Action Plan (CAP) to determine the extent of the contamination. Two wells were installed downgradient of the tank basins and one upgradient of the former tanks, with three additional soil samples collected from each well boring. Two soil samples exhibited TEH at 15 and 16 mg/kg, below the suggested state regulatory guideline for delineating soil contamination of 20 mg/kg. Two groundwater sampling events were conducted, in May 1994 and May 1996. The groundwater samples collected were analyzed for BTEX, TEH, and oil and grease during both events. None of the constituents were detected above their respective laboratory minimum detection limits in the samples collected during either event. The groundwater flow was reported to the west-northwest during both events and the depth to groundwater was reported between 25 and 27 feet below ground surface (bgs). This event (#4341) was granted closure in the form of an NFA letter by the Department of Labor and Employment – Oil Inspection Section (CDLE-OIS), dated September 13, 1996.

The 712 Castle Drive property formerly maintained two, 10,000-gallon tanks, installed in 1991 during the closure of four USTs, as described in Event ID 4334. The tanks, associated product lines, and dispensers were removed from the property on September 7, 2022. A suspected release was reported to CDLE-OPS when elevated photoionization detector (PID) readings in the soil beneath the tanks and lines were identified. A total of 10 soil samples were collected from beneath the base of the tanks, dispenser islands, and product lines. The laboratory analytical results indicated total extractable petroleum hydrocarbons (TEPH) were detected in one soil sample at 35 mg/kg, well below the Tier I Subsurface Soil Risk-Based Screening Level (RBSL) of 500 mg/kg for TEPH. The impacted soil was located approximately 2 feet bgs, beneath the diesel fuel line to the dispenser. BTEX, total volatile petroleum hydrocarbons (TVPH) and TEPH were not detected above the respective laboratory minimum detection limits in the remaining soil

samples submitted for analysis. Groundwater was not encountered during the removal activities; therefore, groundwater samples were not collected. Based on the lack of significant soil impacts, this event (#17236) was granted closure in the form of an NFA letter by the CDLE-OPS, dated December 1, 2022.

Based on the closure letters issues by CDPHE and CDLE-OPS, the former USTs and LST events represent a historical recognized environmental condition (HREC), with no further action warranted.

Additional recognized environmental conditions in connection with the subject property were not identified through review of historical information.

6.0 ENVIRONMENTAL REGULATORY RECORDS

Environmental Risk Information Services (ERIS) provided primary regulatory database information. If supplemental information was obtained from others sources, those sources will be described in the text of the following sections. The information described in this report is subject to the accuracy of the data provided by ERIS and other sources, which depends significantly on the date at which time the information was updated by applicable regulatory agencies. Because of the inability of the database provider to geographically locate properties due to inadequate addresses, information concerning facilities identified in the orphan summary of the database report may not be practically reviewable.

When used to describe a listed facility's location, the terms upgradient, cross-gradient, and downgradient refer to the topographic gradient of the listed facility in relation to the subject property. It is generally assumed that groundwater mimics the surface topographic gradient. However, groundwater flow direction is influenced by factors such as underground structures, seasonal fluctuations, and soil and bedrock properties.

K+A completed the regulatory records review on February 25, 2023.

6.1 Federal, State, and Tribal Databases

Facility listings identified on federal, state, or tribal databases within the ASTM-specified approximate minimum search distances are listed below. Database descriptions, sources, regulatory agency information, and reporting frequency are included in the database report presented in Appendix D.

Standard Environmental Record Sources

Database	Description	Search Distance* (miles)	Number of Listings
Federal			
NPL	National Priority List – The United States Environmental Protection Agency list of hazardous waste sites eligible for long-term remedial action financed under the federal Superfund program. The NPL is intended primarily to guide the EPA in determining which sites warrant further investigation.	1.0	0
Delisted NPL	Sites deleted from the NPL based on criteria established by the National Oil and Hazardous Substances Pollution Contingency Plan	0.5	0
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System – US EPA list of potentially hazardous waste sites that are either on, proposed to, or being assessed for inclusion on the NPL	0.5	0

Standard Environmental Record Sources

Database	Description	Search Distance* (miles)	Number of Listings
CERCLIS NFRAP	CERCLA sites that have been assessed with no further remedial action planned and determined not to be a potential NPL site	0.5	0
RCRA CORRACTS	Resource Conservation and Recovery Act – US EPA list of hazardous waste handlers with RCRA corrective action activity	1.0	0
RCRA TSD	Sites that generate, transport, store, treat, and/or dispose of hazardous waste as defined by RCRA	0.5	0
RCRA Generators	Generators are listed as either large (LQG – generate ≥1,000 kg/month of non-acutely hazardous waste or ≥1 kg/month of acutely hazardous waste), small (SQG – generate 100-1,000 kg/month of non-acutely hazardous waste), or conditionally exempt (CESQG – generate <100 kg/month of non-acutely hazardous waste or <1 kg/month of acutely hazardous waste).	subject property and adjoining properties	1
IC / EC	Institutional controls or engineering controls – US EPA list of sites with various forms of IC (e.g. groundwater use, construction, deed, or property use restrictions, post remediation care requirements) or EC (e.g. caps, building foundations, liners, or treatment methods to create pathway elimination for regulated substances to enter environmental media) in place	subject property only	0
ERNS	Emergency Response Notification System – National Response Center list of reported releases of oil and hazardous substances	subject property only	0
State and/or Tribal			
NPL	State-equivalent and/or tribal-equivalent list of NPL sites	1.0	0
CERCLIS	State-equivalent and/or tribal-equivalent list of CERCLIS sites	0.5	0
SWF / LF	Solid waste facilities and landfills – Colorado Department of Public Health and Environment (CDPHE) and/or tribal list of disposal sites, which may include active or inactive facilities or open dumps that failed to meet RCRA Subtitle D criteria	0.5	0
LST	Leaking storage tank – Colorado Department of Labor and Employment (CDLE) Division of Oil and Public Safety (OPS) and/or tribal list of leaking underground storage tank (LUST) or leaking aboveground storage tank (LAST) sites	0.5	10
RST	Regulated storage tank – OPS and/or tribal list of regulated underground storage tank (UST) or aboveground storage tank (AST) sites	subject property and adjoining properties	3
IC / EC	CDPHE and/or tribal-equivalent list of IC / EC sites	subject property only	0
VCP	Voluntary Cleanup Program – CDPHE and/or tribal-equivalent list of sites in programs that encourage voluntary cleanup and determine cleanup responsibilities in planning the reuse of property	0.5	0
Brownfields	US EPA list of sites addressed by Cooperative Agreement Recipients or Targeted Brownfields Assessments	0.5	1

* – Approximate minimum search distance measured from the nearest site boundary

In addition to the previously described ASTM-specified standard environmental record sources and search distances, K+A reviewed other federal, state/tribal, local, and proprietary databases. A list of the additional reviewed databases is included in the database report presented in Appendix D.

Information presented in the database report and/or otherwise obtained by K+A for select listings are included in the following table.

Facility Listings

Name and Location	Estimated Distance / Direction / Gradient	Database Listing	REC	HREC	CREC
Eagle County Yard 712 Castle Drive	Subject Property	UST and LST	-	X	-
CSP Eagle #49432 714 Castle Drive	Adjoining / Northwest / Downgradient	UST and LST	-	-	-
Holy Cross Electric Association 775 Castle Drive	Adjoining / West / Downgradient	UST	-	-	-

Eagle County Yard

The subject property was identified in the underground storage tank (UST) and leaking underground storage tank (LST) databases. The small vehicle repair shop reportedly housed a total of ten USTs: five 10,000-gallon (diesel and gasoline), three 6,000-gallon USTs (diesel and gasoline), and two 500-gallon waste oil. The tanks were all reportedly installed in 1985; however a review of closure documents revealed that two of the 10,000-gallon tanks were installed during closure of four USTs in 1991. The USTs were removed in three separate events in 1991, 1992, and 2022. In addition, two of the USTs appear to be duplicated, as the tank registration form submitted to CDLE-OPS indicate that only six tanks were present in 1990.

According to records provided by the Colorado Department of Labor and Employment Division of Oil and Public Safety (CDLE-OPS), three 6,000-gallon USTs and one 10,000-gallon UST were removed on August 14 and 15, 1991. The tanks were located at the 712 Castle Drive property, east-southeast of the small vehicle repair shop. After removal of the tanks and over-excavation of approximately 40 cubic yards of impacted soils, seven soil samples were collected from the sidewalls and base of the tank basin. The soils samples were analyzed for Total Petroleum Hydrocarbons (TPH), Total Extractable Hydrocarbons (TEH), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Low levels of benzene (0.0006 milligrams per kilograms [mg/kg]) and toluene (0.0009 mg/kg) were detected in one base sample, and TEH was detected in two base samples, at 30 and at 140 mg/kg, respectively. No other constituents were detected above their respective laboratory minimum detection limits. The TEH detections did not exceed the Colorado Department of Public Health and Environment (CDPHE) Remedial Action Category (RAC) II guideline for TEH of 250 milligrams per kilogram (mg/kg). The benzene and toluene detections did not exceed the total BTEX guideline of 50 mg/kg. Groundwater was not encountered during the removal of the tanks; therefore, groundwater samples were not collected. This event (#4334) was granted closure in the form of a No Further Action (NFA) letter by the Colorado Department of Health – Hazardous Materials and Waste Management Division (CDH-HMWMD), dated April 14, 1992.

According to records provided by CDLE-OPS, the 500-gallon waste oil tanks were removed on August 15 and 23, 1991. One tank was located near the southeast corner of the vehicle repair shop at 712 Castle Drive, with the second tank located on the southeast side of the diesel shop at 751 Castle Drive. Approximately 18 cubic yards of petroleum-impacted soils were removed from the tank basins, and four soil samples were collected from the excavation area and stockpiled soils. All four samples exceeded the CDPHE RAC II guideline for TEH of 250 mg/kg. Toluene, ethylbenzene and xylenes were detected in one of the samples submitted for analysis; however, all the detections were well below their respective guidelines. Due to the proximity of the tanks to permanent structures, additional over excavation of impacted soils was not conducted. Subsequently, three groundwater monitoring wells were installed in 1994 under a

Corrective Action Plan (CAP) to determine the extent of the contamination. Two wells were installed downgradient of the tank basins and one upgradient of the former tanks, with three additional soil samples collected from each well boring. Two soil samples exhibited TEH at 15 and 16 mg/kg, below the suggested state regulatory guideline for delineating soil contamination of 20 mg/kg. Two groundwater sampling events were conducted, in May 1994 and May 1996. The groundwater samples collected were analyzed for BTEX, TEH, and oil and grease during both events. None of the constituents were detected above their respective laboratory minimum detection limits in the samples collected during either event. The groundwater flow was reported to the west-northwest during both events and the depth to groundwater was reported between 25 and 27 feet below ground surface (bgs). This event (#4341) was granted closure in the form of an NFA letter by the Department of Labor and Employment – Oil Inspection Section (CDLE-OIS), dated September 13, 1996.

The 712 Castle Drive property formerly maintained two, 10,000-gallon tanks, installed in 1991 during the closure of four USTs, as described in Event ID 4334. The tanks, associated product lines, and dispensers were removed from the property on September 7, 2022. A suspected release was reported to CDLE-OPS when elevated photoionization detector (PID) readings in the soil beneath the tanks and lines were identified. A total of 10 soil samples were collected from beneath the base of the tanks, dispenser islands, and product lines. The laboratory analytical results indicated total extractable petroleum hydrocarbons (TEPH) were detected in one soil sample at 35 mg/kg, well below the Tier I Subsurface Soil Risk-Based Screening Level (RBSL) of 500 mg/kg for TEPH. The impacted soil was located approximately 2 feet bgs, beneath the diesel fuel line to the dispenser. BTEX, total volatile petroleum hydrocarbons (TVPH) and TEPH were not detected above the respective laboratory minimum detection limits in the remaining soil samples submitted for analysis. Groundwater was not encountered during the removal activities; therefore, groundwater samples were not collected. Based on the lack of significant soil impacts, this event (#17236) was granted closure in the form of an NFA letter by the CDLE-OPS, dated December 1, 2022.

Based on the closure letters issues by CDPHE and CDLE-OPS, the former USTs and LST events represent a historical recognized environmental condition (HREC), with no further action warranted.

However, it should be noted that residual soil contamination may exist in the vicinity of the former waste oil tanks, due to the tanks' proximity to the Eagle County structures that remain at the subject property. Should contaminated soils be encountered during re-development activities, K+A recommends an environmental consultant be contacted to provide oversight for the management of soils and that additional investigation may be appropriate.

CSP Eagle #49432

The northwesterly adjoining property was identified in the UST and LST databases. According to CDLE-OPS records, the site formerly maintained a 2,000-gallon gasoline UST. The UST was installed in 1966 and removed on October 25, 1991. Petroleum-impacted soils were excavated from the tank basin and stockpiled on site, and three soil samples were collected from the base of the excavation. The soils were analyzed for BTEX and total volatile hydrocarbons (TVH). None of the base samples exhibited BTEX or TVH above their respective laboratory minimum detection limits. Groundwater was not encountered during the excavation activities; therefore, a water sample was not collected. This LST event (#897) was granted closure in the form of an NFA letter by the Colorado Department of Health – Hazardous Materials and Waste Management Division (CDH-HMWMD), dated May 13, 1992. Based on its regulatory status and topographic gradient, the UST and LST database listings are not considered recognized environmental conditions in connection with the subject property.

Holy Cross Electric
The westerly adjoining property was identified in the UST database. According to CDLE-OPS records, the site formerly maintained a 2,000-gallon gasoline UST. The UST was installed in 1979 and removed on January 1, 1989. CDLE-OPS does not have records indicating a release occurred at the site. Based on the closure of the tank, lack of reported release and topographic gradient, the UST database listing is not considered a recognized environmental condition in connection with the subject property.

Remaining Database Listings
Based on regulatory status, distance, and topographic location, the facility listings are not considered recognized environmental conditions in connection with the subject property.

6.2 Interviews with State and/or Local Government Officials

To enhance and supplement the previously described standard environmental record sources, local and/or additional state/tribal records were reviewed when such additional records are reasonably ascertainable, sufficiently useful, accurate, and complete.

6.2.1 Colorado Department of Public Health and Environment

The Colorado Department of Public Health and Environment (CDPHE) was contacted regarding environmental records that would help identify the likelihood of conditions contributing to recognized environmental conditions in connection with the subject property. Ms. Pearl Campos stated that there are no records for the subject property.

6.2.2 Local Health Department

The Eagle County Health Department (ECHD) was contacted regarding environmental records that would help identify the likelihood of conditions contributing to recognized environmental conditions in connection with the subject property. Ms. Danielle Salinsky stated that ECHD does not maintain records regarding environmental or hazardous material incidences.

6.2.3 Fire Department

The Greater Eagle Fire Protection District was contacted regarding environmental records that would help identify the likelihood of conditions contributing to recognized environmental conditions in connection with the subject property. At the issuance of this report, a reply from the department had not been received. If information is received that is material to a revision of the findings of this report, an addendum will be issued.

6.3 Regulatory Records Summary

The review of environmental records identified 15 regulatory listings within the ASTM-specified approximate minimum search distances. Based on regulatory status, distance, and/or topographic location, the facility listings are not considered recognized environmental conditions in connection with the subject property.

7.0 FINDINGS AND OPINIONS

Kumar & Associates, Inc. has performed a Phase I Environmental Site Assessment consistent with the procedures included in United States Environmental Protection Agency, *All Appropriate Inquiries Final Rule*, 40 CFR Part 312 and ASTM E1527-13 and E1527-21 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. The Phase I ESA was conducted under the supervision or responsible charge of Nancy Otterstrom, Environmental Professional.

A summary of the findings of the Phase I ESA is provided below. Details of the assessment of the subject property have not been included or fully developed in this summary, and the report must be read in its entirety for a comprehensive understanding of the items contained herein.

- The purpose of the assessment was to identify recognized environmental conditions in connection with the approximate 9.59-acres of the proposed West Eagle Housing Development, located east of Interstate 6 and Castle Drive, in Eagle, Eagle County, Colorado, (including buildings and other fixtures and improvements located on the site at the time of the reconnaissance) referred to as the "subject property".

- The subject property consists of approximately 9.59 acres of mixed-use commercial property and undeveloped land defined by Grande Avenue, St 7, and adjoining properties. 712 Castle Drive is developed with a former vehicle repair shop, open garage, and storage garage, located in the northwestern portion of the subject property. 751 Castle Drive is developed with a former motor pool heavy equipment shop, located in the southwestern portion of the property. 766 Castle Drive is developed with a former phone company building, and adjoins 751 Castle Drive to the north. 800 Castle Drive is developed with a multi-family residence, and adjoins 751 Castle Drive to west. The eastern portion of the subject property is undeveloped pastureland and does not have an address. All of the structures are owned by Eagle County, and with the exception of the residence, were utilized for fleet vehicle maintenance, storage, or for use by Eagle County government departments. K+A was not permitted access to the interior of the 800 Castle Drive residence.

    - Aboveground storage tanks, numerous empty plastic drums, two empty steel drums, pole-mounted transformers, drains, trash/debris, welding gas tanks, paints and chemicals, an air compressor, and staining was observed on the subject property. Based on the unknown disposition of the motor pool trench drain and surficial soils, the unknown discharge point, and the use of the property for automotive repair since the 1960's, the trench drain is considered a recognized environmental condition in connection with the subject property.

    - The remaining characteristics observed during the reconnaissance are not considered recognized environmental conditions in connection with the subject property.

- The subject property is bordered by the following adjoining properties:

    - Northwest – State of Colorado office, residence, and the Grand Avenue Grill
    - North – Koonce Mobile Home Park on the west and a residential farmstead on the east
    - Northeast – multi-family residential
    - East – multi-family and single-family residential properties
    - Southeast / South – open space/undeveloped
    - Southwest – Umbrella Roofing and residential properties
    - West – residential properties, Holy Cross Electric, and the Eagle Grand Motel

    The current adjoining land uses are not considered recognized environmental conditions in connection with the subject property.

- The following summary is based on a review of historical information.

    - Subject Property – undeveloped from at least 1950 until 1955, when the current vehicle repair shop and storage garage were constructed on the 712 Castle Drive property. A residence appears on the 800 Castle Drive property in 1960. By 1966, the current heavy motor pool shop is present on the 751 Castle Drive property. The phone company building and residence are present in 1979 on 766 Castle Drive, along with two outbuildings; however, dates of construction are not identified through the Assessor's office. The open

garage on the 712 Castle Drive property is also shown in 1979. In 2019, the residence on the 766 Castle Drive property was demolished and the outbuildings are no longer present. According to Mr. Baker, the current structures have been utilized by Eagle County since their construction. All operations involving the heavy motor pool and vehicle repair shop ceased in approximately 2000. The buildings are now primarily utilized for storage. In addition, the storage garage on the 712 Castle Drive property is leased by the forest service for vehicle and equipment storage.

- Northwest – developed with the Grand Avenue Grill since at least 1948, the State of Colorado office circa 1962, and a residence in approximately 1965.
- North – developed with a residential farmstead on the east since at least 1940, and a mobile home park beginning in 1965, with additions in subsequent years.
- Northeast – undeveloped land from at least 1950 until approximately 1980, when the current multi-family residential structures were built.
- East – undeveloped land from at least 1950 until approximately 1980, when residential construction began. The construction appeared complete by the late 1990's.
- Southeast / South – undeveloped land since at least 1950.
- Southwest – undeveloped from at least 1950, with residential construction beginning circa 1960 and continuing through the early 1980's. The current Umbrella Roofing Company structure was built in 1972.
- West – developed with the Grand Valley Motel since at least 1950, with additional improvements listed in 1961. Residential development began circa 1955 and continued through the early 2000's. The Holy Cross Electric parcel first appeared developed in 1979; however, the date of construction is not listed.

The subject property was identified in the underground storage tank (UST) and leaking underground storage tank (LST) databases. The small vehicle repair shop reportedly housed a total of ten USTs: five 10,000-gallon (diesel and gasoline), three 6,000-gallon USTs (diesel and gasoline), and two 500-gallon waste oil. The tanks were all reportedly installed in 1985; however a review of closure documents revealed that two of the 10,000-gallon tanks were installed during closure of four USTs in 1991. The USTs were removed in three separate events in 1991, 1992, and 2022. In addition, two of the USTs appear to be duplicated, as the tank registration form submitted to CDLE-OPS indicate that only six tanks were present in 1990.

According to records provided by the Colorado Department of Labor and Employment Division of Oil and Public Safety (CDLE-OPS), three 6,000-gallon USTs and one 10,000-gallon UST were removed on August 14 and 15, 1991. The tanks were located at the 712 Castle Drive property, east-southeast of the small vehicle repair shop. After removal of the tanks and over-excavation of approximately 40 cubic yards of impacted soils, seven soil samples were collected from the sidewalls and base of the tank basin. The soils samples were analyzed for Total Petroleum Hydrocarbons (TPH), Total Extractable Hydrocarbons (TEH), and benzene, toluene, ethylbenzene, and xylenes (BTEX). Low levels of benzene (0.0006 milligrams per kilograms [mg/kg]) and toluene (0.0009 mg/kg) were detected in one base sample, and TEH was detected in two base samples, at 30 and at 140 mg/kg, respectively. No other constituents were detected above their respective laboratory minimum detection limits. The TEH detections did not exceed the Colorado Department of Public Health and Environment (CDPHE) Remedial Action Category (RAC) II guideline for TEH of 250 milligrams per kilogram (mg/kg). The benzene and toluene detections did not exceed the total BTEX guideline of 50 mg/kg. Groundwater was not encountered during the removal of the tanks; therefore, groundwater samples were not collected. This event (#4334) was granted closure in the form of a No Further Action (NFA) letter by the Colorado Department of Health – Hazardous Materials and Waste Management Division (CDH-HMWMD), dated April 14, 1992.

According to records provided by CDLE-OPS, the 500-gallon waste oil tanks were removed on August 15 and 23, 1991. One tank was located near the southeast corner of the vehicle repair shop at 712 Castle Drive, with the second tank located on the southeast side of the diesel shop at 751 Castle Drive. Approximately 18 cubic yards of petroleum-impacted soils were removed from the tank basins, and four soil samples were collected from the excavation area and stockpiled soils. All four samples exceeded the CDPHE RAC II guideline for TEH of 250 mg/kg. Toluene, ethylbenzene and xylenes were detected in one of the samples submitted for analysis; however, all the detections were well below their respective guidelines. Due to the proximity of the tanks to permanent structures, additional over excavation of impacted soils was not conducted. Subsequently, three groundwater monitoring wells were installed in 1994 under a Corrective Action Plan (CAP) to determine the extent of the contamination. Two wells were installed downgradient of the tank basins and one upgradient of the former tanks, with three additional soil samples collected from each well boring. Two soil samples exhibited TEH at 15 and 16 mg/kg, below the suggested state regulatory guideline for delineating soil contamination of 20 mg/kg. Two groundwater sampling events were conducted, in May 1994 and May 1996. The groundwater samples collected were analyzed for BTEX, TEH, and oil and grease during both events. None of the constituents were detected above their respective laboratory minimum detection limits in the samples collected during either event. The groundwater flow was reported to the west-northwest during both events and the depth to groundwater was reported between 25 and 27 feet below ground surface (bgs). This event (#4341) was granted closure in the form of an NFA letter by the Department of Labor and Employment – Oil Inspection Section (CDLE-OIS), dated September 13, 1996.

The 712 Castle Drive property formerly maintained two, 10,000-gallon tanks, installed in 1991 during the closure of four USTs, as described in Event ID 4334. The tanks, associated product lines, and dispensers were removed from the property on September 7, 2022. A suspected release was reported to CDLE-OPS when elevated photoionization detector (PID) readings in the soil beneath the tanks and lines were identified. A total of 10 soil samples were collected from beneath the base of the tanks, dispenser islands, and product lines. The laboratory analytical results indicated total extractable petroleum hydrocarbons (TEPH) were detected in one soil sample at 35 mg/kg, well below the Tier I Subsurface Soil Risk-Based Screening Level (RBSL) of 500 mg/kg for TEPH. The impacted soil was located approximately 2 feet bgs, beneath the diesel fuel line to the dispenser. BTEX, total volatile petroleum hydrocarbons (TVPH) and TEPH were not detected above the respective laboratory minimum detection limits in the remaining soil samples submitted for analysis. Groundwater was not encountered during the removal activities; therefore, groundwater samples were not collected. Based on the lack of significant soil impacts, this event (#17236) was granted closure in the form of an NFA letter by the CDLE-OPS, dated December 1, 2022.

Based on the closure letters issues by CDPHE and CDLE-OPS, the former USTs and LST events represent a historical recognized environmental condition (HREC), with no further action warranted.

The review of environmental records identified 15 regulatory listings within the ASTM-specified approximate minimum search distances. Based on regulatory status, distance, and/or topographic location, the facility listings are not considered recognized environmental conditions in connection with the subject property.

8.0 CONCLUSIONS

We have performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E1527-13 and E1527-21 of the approximate 9.59-acres of the proposed West Eagle Housing Development, located east of Interstate 6 and Castle Drive, in Eagle, Eagle County, Colorado, the subject property. Any exceptions to, or deletions from, this practice are described

in Section 1.0 of this report. This assessment has revealed the following recognized environmental conditions, historical recognized environmental conditions and significant data gaps in connection with the subject property:

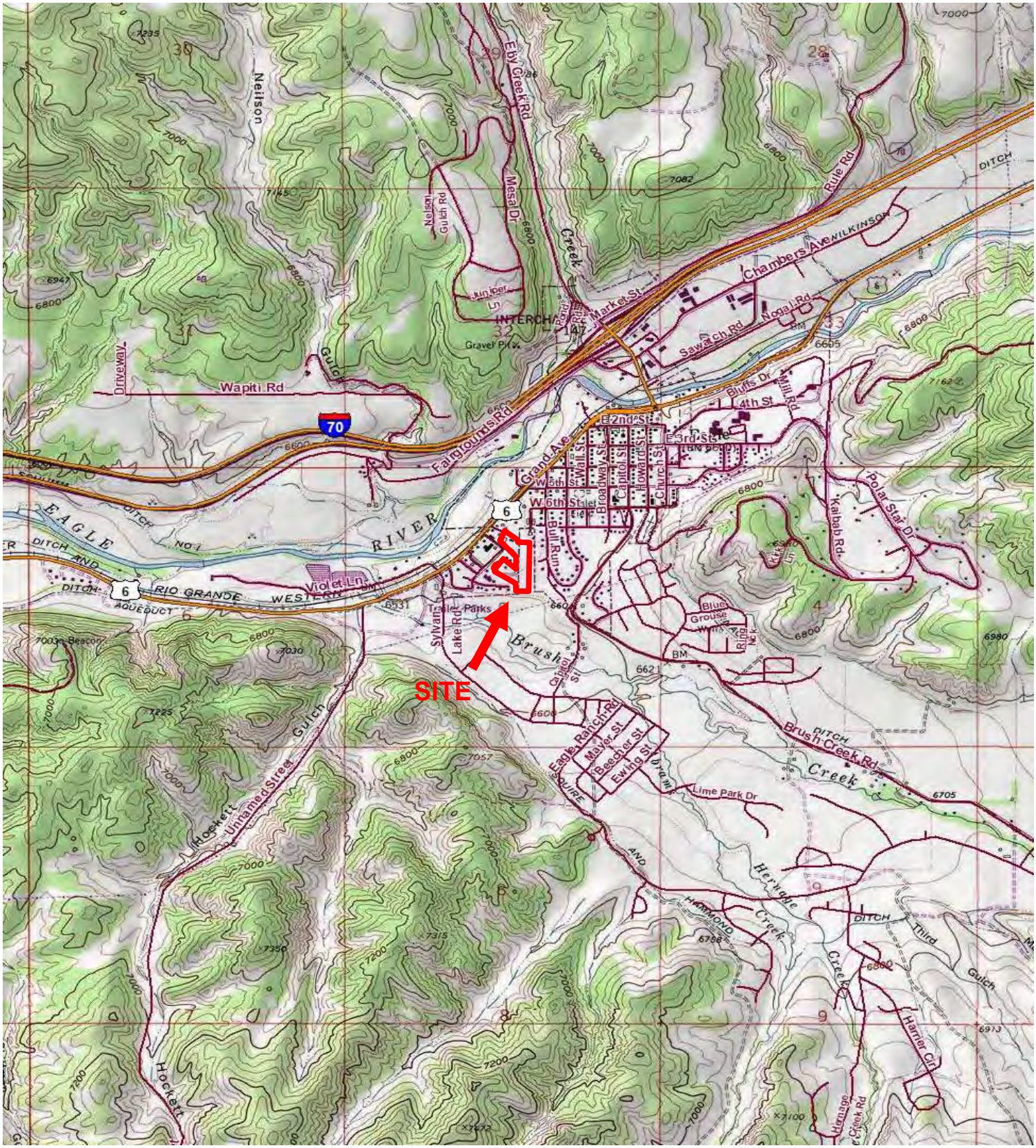
- Presence of a trench drain with no documented/observed discharge point in the heavy motor pool building on the subject property represents a REC
- Historical underground storage tanks (USTs) and leaking underground storage tank (LST) events with closure documentation on the subject property represents and HREC
- Significant snow cover preventing observation of ground surfaces represents a significant data gap

In our opinion, additional investigation is warranted to detect the presence of hazardous substances and petroleum products in connection with the recognized environmental conditions. It should be noted that residual soil contamination may exist in the vicinity of the former waste oil tanks, due to the tanks' proximity to the Eagle County structures that remain at the subject property. Should contaminated soils be encountered during re-development activities, K+A recommends an environmental consultant be contacted to provide oversight for the management of soils and that additional investigation may be appropriate.

9.0 ENVIRONMENTAL PROFESSIONAL STATEMENT

I, Nancy Otterstrom, declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in §312.10 of 40 CFR 312, and I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquires in conformance with the standards and practices set forth in 40 CFR Part 312.

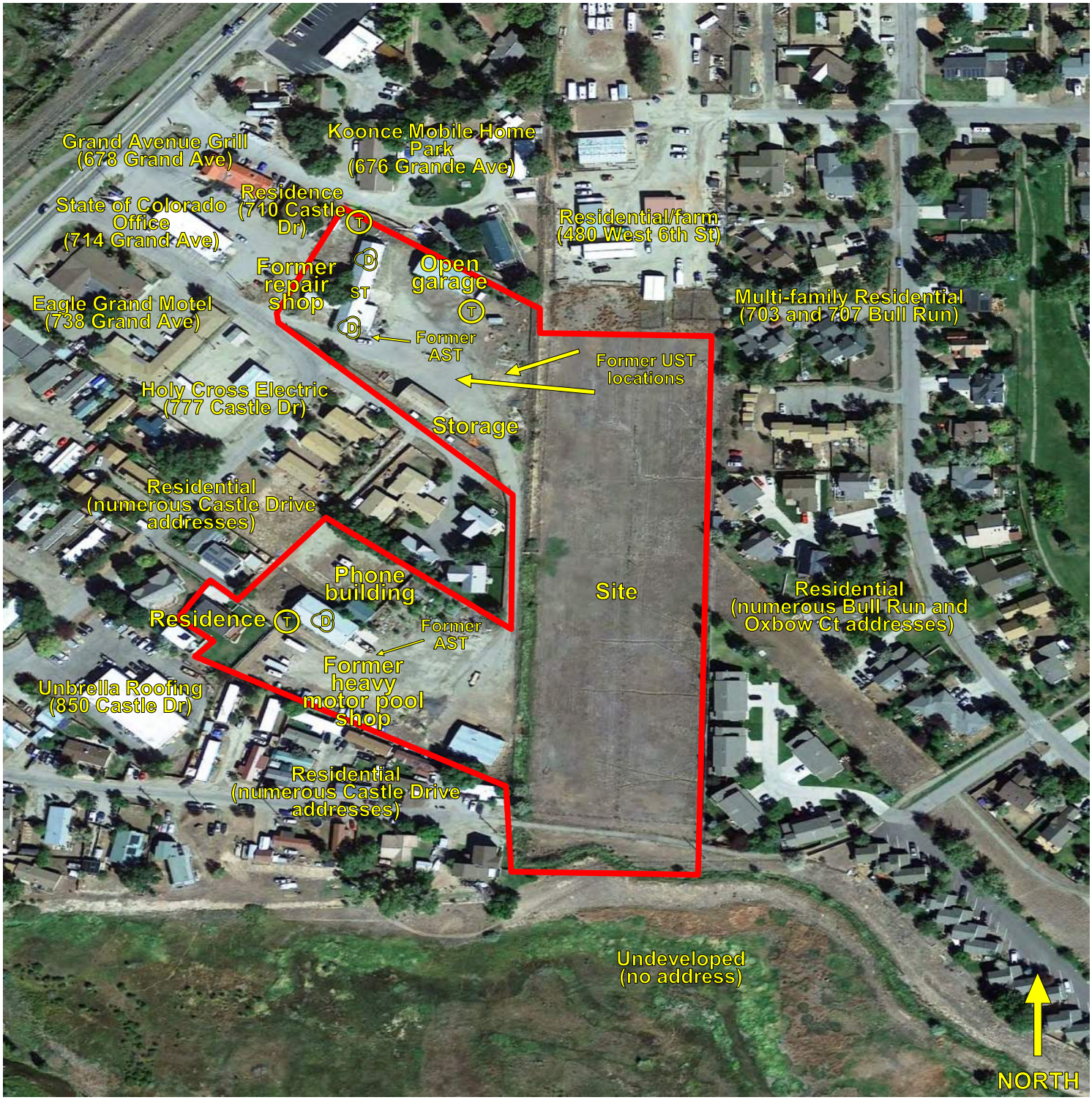
APPENDIX A
FIGURES



USGS 7.5-Minute Series Topographic Map
Eagle, Colorado Quadrangle
Published: 1962 Photorevised: 1987 Scale: 1"=2,000'

NORTH

Proposed West Eagle Housing Development **Interstate 6 and Castle Drive, Eagle, Eagle County, Colorado**	**Appendix A - Figure 1**
Kumar & Associates Project No. 23-1-168	**Topographic Map**



Approximate Site Boundary

T Transformer (Pole-Mounted)

D Drum Storage Area

ST Sand Trap

Source:
Google Earth (Google)

Image Date: **Scale:**
2021 **1" ≈ 210'**

The base aerial photograph depicts conditions at the time the image was recorded; which may differ from conditions at the time of the site reconnaissance.

Proposed West Eagle Housing Development
Interstate 6 and Castle Drive, Eagle, Eagle County, Colorado

Appendix A - Figure 2

Kumar & Associates Project No. 23-1-168

Site and Vicinity Diagram

APPENDIX B
HISTORICAL DOCUMENTATION

HISTORICAL AERIALS

Project Property: West Eagle Housing Development
Interstate 6 and Castle Drive
Eagle CO 81631

Project No: 23-1-168

Requested By: Kumar & Associates, Inc.

Order No: 23020800374

Date Completed: February 09,2023

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Date	Source	Scale	Comments
2021	United States Department of Agriculture	1" = 500'	
2019	United States Department of Agriculture	1" = 500'	
2017	United States Department of Agriculture	1" = 500'	
2015	United States Department of Agriculture	1" = 500'	
2013	United States Department of Agriculture	1" = 500'	
2011	United States Department of Agriculture	1" = 500'	
2009	United States Department of Agriculture	1" = 500'	
2005	United States Department of Agriculture	1" = 500'	
1999	United States Geological Survey	1" = 500'	
1990	United States Geological Survey	1" = 500'	Best Copy Available
1983	United States Geological Survey	1" = 500'	
1979	United States Geological Survey	1" = 500'	
1969	National Aeronautics And Space Admin	1" = 500'	Best Copy Available
1960	United States Geological Survey	1" = 500'	
1955	Army Mapping Service	1" = 500'	
1950	United States Geological Survey	1" = 500'	



Year: 2021
Source: USDA
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 2019
Source: USDA
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 2017
Source: USDA
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 2015
Source: USDA
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 2013
Source: USDA
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 2011
Source: USDA
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 2009
Source: USDA
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 2005
Source: USDA
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 1999
Source: USGS
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 1990
Source: USGS
Scale: 1" = 500'
Comment: Best Copy Available

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 1983
Source: USGS
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 1979
Source: USGS
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374



Year: 1969
Source: NASA
Scale: 1" = 500'
Comment: Best Copy Available

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 1960
Source: USGS
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS

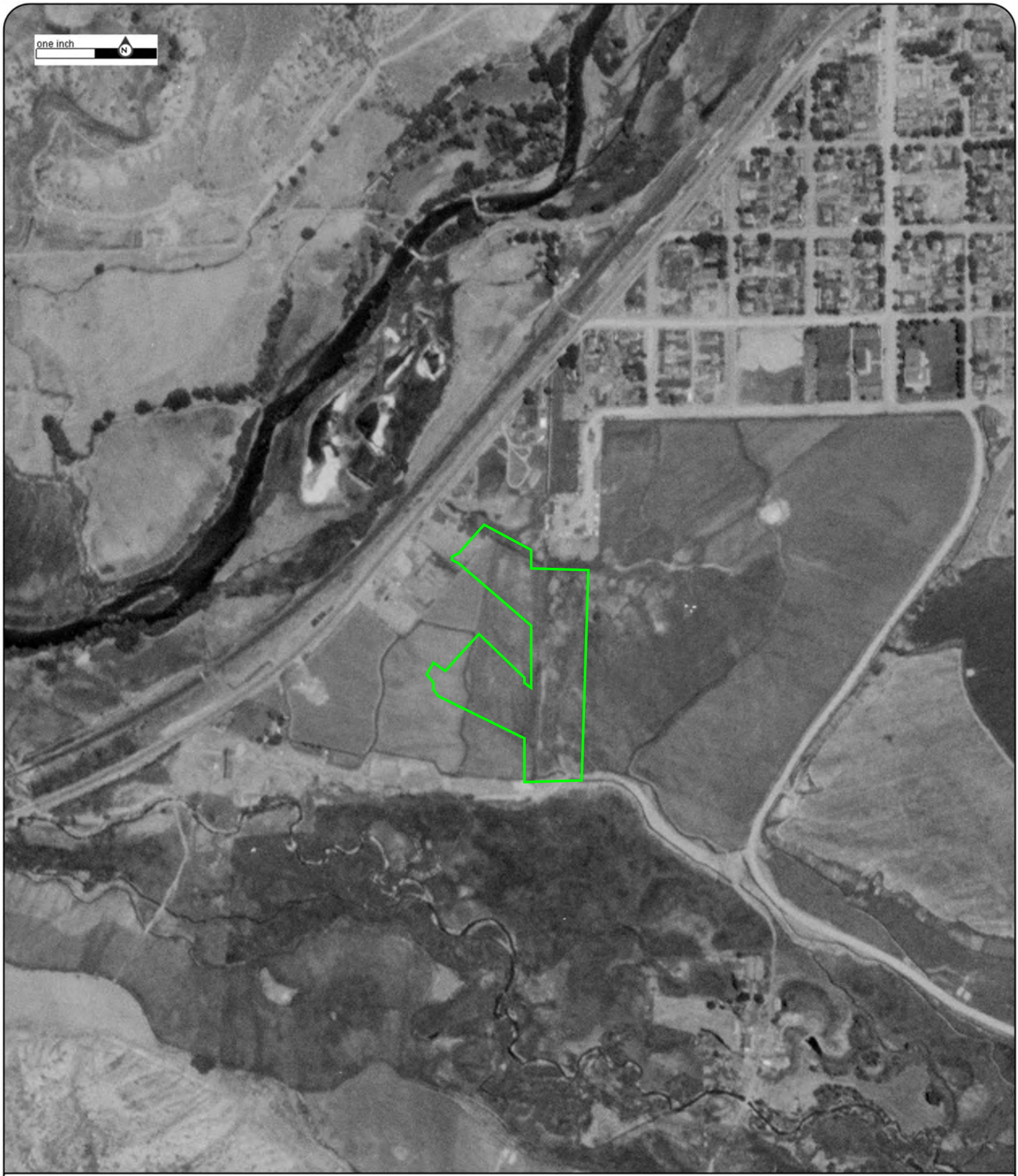


Year: 1955
Source: AMS
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS



Year: 1950
Source: USGS
Scale: 1" = 500'
Comment:

Address: Interstate 6 and Castle Drive, Eagle, CO
Approx Center: -106.8332604,39.64801897

Order No: 23020800374

ERIS

APPENDIX C
PROPERTY RECONNAISSANCE PHOTOGRAPHS



View of the 712 Castle Drive property, the former vehicle repair shop. View to the northwest.



View of the former vehicle repair shop interior. View to the north.



View of an air compressor. View to the northwest.



View of paint storage. View to the northwest.



View of a fire-proof cabinet with chemical storage. View to the northwest.



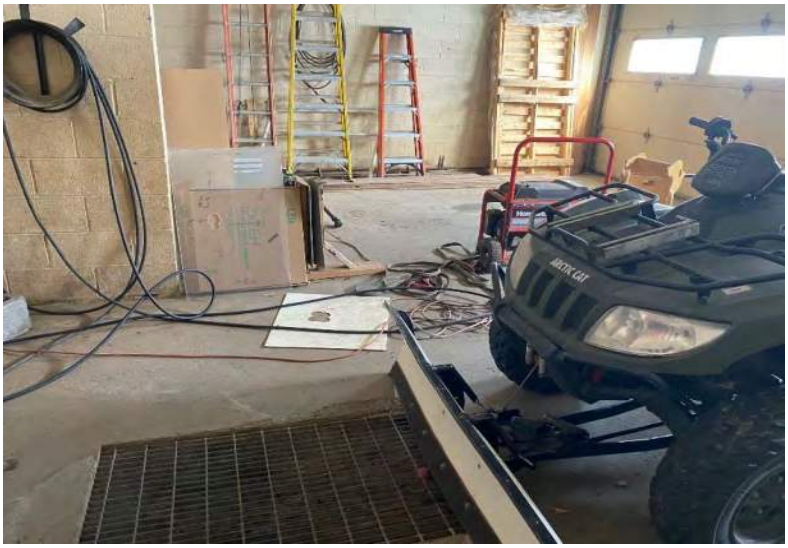
View of power washer. View to the northwest.



View of water/detergent AST associated with the power washer. View to the northwest.



View of an antifreeze AST. View to the north.



View of an enclosed sand trap. View to the north.



View of a ceiling-mounted heater. View to the north.



View of welding gases. View to the northwest.



View of the former vehicle repair shop, storage area interior. View to the southwest.



View of empty 55-gallon drums. View to the southwest.



View of the open garage along the north border of the 712 Castle Drive property. View to the north.



View of the garage interior. View to the east.



View of empty 55-gallon drums used as a base for a salt spreader. View to the northeast.



View of the storage garage near the southeast corner of the 712 Castle Drive property. View to the south.



View of the storage garage interior. View to the southeast.



View of the location of the four former USTs, near the central portion of the 712 Castle Drive property. View to the north.



View of the location of two former USTs, near the eastern border of the 712 Castle property. View to the east.



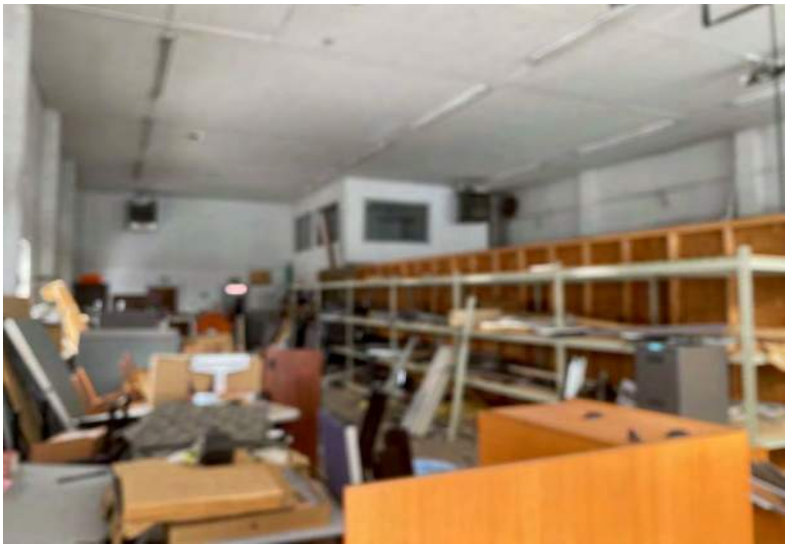
View of the 751 Castle Drive property, the former motor pool heavy eqiupment shop and telephone company. View to the northwest.



View of the 751 Castle Drive property. View to the northwest.



View of the former motor pool heavy equipment shop and telphone company building. View to the north.



View of the heavy equipment shop interior. View to the northwest.



View of a trench dain.



View of a furnace.



View of equipment, parts, and debris storage along the northern border of the 751 Castle Drive property. View to the northeast.



View of the 800 Castle Drive property. View to the south.



View of the vacant parcel on the subject property. View to the southwest.



View of the vacant parcel . View to the north.



View of northwesterly adjoining State of Colorado office. View to the northwest.



View of northwesterly adjoining residential property and Grand Avenue Grill. View to the north.



View of northerly adjoining Koonce Mobile Home park and residence. View to the north.



View of northeasterly adjoining multi-family residences. View to the east.



View of easterly adjoining residential properties. View to the northeast.



View of the southerly and southeasterly undeveloped land. View to the southeast.



View of the southerly and southeasterly undeveloped land. View to the south.



View of southwesterly adjoining residential properties. View to the west.



View of southwesterly adjoining residential properties. View to the west.



View of westerly adjoining residential properties. View to the southwest.



View of westerly adjoining Holy Cross Electric. View to the west.



View of westerly adjoining Eagle Grand Motel. View to the northeast.

APPENDIX D
REGULATORY DATABASE INFORMATION

DATABASE REPORT

Project Property:	*West Eagle Housing Development* *Interstate 6 and Castle Drive* *Eagle CO 81631*
Project No:	*23-1-168*
Report Type:	*Database Report*
Order No:	*23020800374*
Requested by:	*Kumar & Associates, Inc.*
Date Completed:	*February 10, 2023*

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Executive Summary

Property Information:

Project Property:	*West Eagle Housing Development* *Interstate 6 and Castle Drive Eagle CO 81631*
Project No:	*23-1-168*

Coordinates:

Latitude:	*39.64801897*
Longitude:	*-106.8332604*
UTM Northing:	*4,390,273.86*
UTM Easting:	*342,736.54*
UTM Zone:	*UTM Zone 13S*

Elevation: *6,585 FT*

Order Information:

Order No:	*23020800374*
Date Requested:	*February 8, 2023*
Requested by:	*Kumar & Associates, Inc.*
Report Type:	*Database Report*

Historicals/Products:

Aerial Photographs	*Historical Aerials (with Project Boundaries)*
City Directory Search	*CD - 2 Street Search*
ERIS Xplorer	*ERIS Xplorer*
Excel Add-On	*Excel Add-On*
Fire Insurance Maps	*US Fire Insurance Maps*
Physical Setting Report (PSR)	*Physical Setting Report (PSR)*

Executive Summary: Report Summary

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Standard Environmental Records								
Federal								
DOE FUSRAP	Y	1	0	0	0	0	0	0
NPL	Y	1	0	0	0	0	0	0
PROPOSED NPL	Y	1	0	0	0	0	0	0
DELETED NPL	Y	0.5	0	0	0	0	-	0
SEMS	Y	0.5	0	0	0	0	-	0
SEMS ARCHIVE	Y	0.5	0	0	0	0	-	0
ODI	Y	0.5	0	0	0	0	-	0
CERCLIS	Y	0.5	0	0	0	0	-	0
IODI	Y	0.5	0	0	0	0	-	0
CERCLIS NFRAP	Y	0.5	0	0	0	0	-	0
CERCLIS LIENS	Y	PO	0	-	-	-	-	0
RCRA CORRACTS	Y	1	0	0	0	0	0	0
RCRA TSD	Y	0.5	0	0	0	0	-	0
RCRA LQG	Y	0.25	0	0	0	-	-	0
RCRA SQG	Y	0.25	0	0	0	-	-	0
RCRA VSQG	Y	0.25	0	0	0	-	-	0
RCRA NON GEN	Y	0.25	0	**1**	0	-	-	**1**
RCRA CONTROLS	Y	0.5	0	0	0	0	-	0
FED ENG	Y	0.5	0	0	0	0	-	0
FED INST	Y	0.5	0	0	0	0	-	0
LUCIS	Y	0.5	0	0	0	0	-	0
NPL IC	Y	0.5	0	0	0	0	-	0
ERNS 1982 TO 1986	Y	PO	0	-	-	-	-	0
ERNS 1987 TO 1989	Y	PO	0	-	-	-	-	0
ERNS	Y	PO	0	-	-	-	-	0
FED BROWNFIELDS	Y	0.5	0	0	0	**1**	-	**1**
FEMA UST	Y	0.25	0	0	0	-	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
FRP	Y	0.25	0	0	0	-	-	0
DELISTED FRP	Y	0.25	0	0	0	-	-	0
HIST GAS STATIONS	Y	0.25	0	0	0	-	-	0
REFN	Y	0.25	0	0	0	-	-	0
BULK TERMINAL	Y	0.25	0	0	0	-	-	0
SEMS LIEN	Y	PO	0	-	-	-	-	0
SUPERFUND ROD	Y	1	0	0	0	0	0	0
State								
LANDFILL METHANE	Y	0.5	0	0	0	0	-	0
COVENANTS	Y	0.5	0	0	0	0	-	0
SUPERFUND NRD	Y	1	0	0	0	0	0	0
SHWS	Y	1	0	0	0	0	0	0
DELISTED SHWS	Y	1	0	0	0	0	0	0
SWF/LF	Y	0.5	0	0	0	0	-	0
HIST LF	Y	0.5	0	0	0	0	-	0
HIST LANDFILLS	Y	0.5	0	0	0	0	-	0
RECYCLING	Y	0.5	0	0	0	0	-	0
LST	Y	0.5	**1**	**2**	**3**	**4**	-	**10**
LUST TRUST	Y	0.5	0	**1**	**1**	0	-	**2**
DELISTED LST	Y	0.5	0	0	0	0	-	0
UST	Y	0.25	**1**	**4**	**2**	-	-	**7**
AST	Y	0.25	0	0	0	-	-	0
TANKS	Y	0.25	0	0	**1**	-	-	**1**
DTNK	Y	0.25	0	0	**1**	-	-	**1**
AUL	Y	0.5	0	0	0	0	-	0
VCP	Y	0.5	0	0	0	0	-	0
BROWNFIELDS	Y	0.5	0	0	0	**1**	-	**1**
Tribal								
INDIAN LUST	Y	0.5	0	0	0	0	-	0
INDIAN UST	Y	0.25	0	0	0	-	-	0
DELISTED INDIAN LST	Y	0.5	0	0	0	0	-	0
DELISTED INDIAN UST	Y	0.25	0	0	0	-	-	0
County	***No County databases were selected to be included in the search.***							

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
Additional Environmental Records								
Federal								
FINDS/FRS	Y	PO	0	-	-	-	-	0
TRIS	Y	PO	0	-	-	-	-	0
PFAS TRI	Y	0.5	0	0	0	0	-	0
PFAS NPL	Y	0.5	0	0	0	0	-	0
PFAS WATER	Y	0.5	0	0	0	0	-	0
PFAS SSEHRI	Y	0.5	0	0	0	0	-	0
ERNS PFAS	Y	0.5	0	0	0	0	-	0
HMIRS	Y	0.125	0	0	-	-	-	0
NCDL	Y	0.125	0	0	-	-	-	0
TSCA	Y	0.125	0	0	-	-	-	0
HIST TSCA	Y	0.125	0	0	-	-	-	0
FTTS ADMIN	Y	PO	0	-	-	-	-	0
FTTS INSP	Y	PO	0	-	-	-	-	0
PRP	Y	PO	0	-	-	-	-	0
SCRD DRYCLEANER	Y	0.5	0	0	0	0	-	0
ICIS	Y	PO	0	-	-	-	-	0
FED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED FED DRY	Y	0.25	0	0	0	-	-	0
FUDS	Y	1	0	0	0	0	0	0
FORMER NIKE	Y	1	0	0	0	0	0	0
PIPELINE INCIDENT	Y	PO	0	-	-	-	-	0
MLTS	Y	PO	0	-	-	-	-	0
HIST MLTS	Y	PO	0	-	-	-	-	0
MINES	Y	0.25	0	0	0	-	-	0
SMCRA	Y	1	0	0	0	0	0	0
MRDS	Y	1	0	0	0	0	**3**	**3**
LM SITES	Y	1	0	0	0	0	0	0
ALT FUELS	Y	0.25	0	0	**1**	-	-	**1**
CONSENT DECREES	Y	0.25	0	0	0	-	-	0
AFS	Y	PO	0	-	-	-	-	0
SSTS	Y	0.25	0	0	0	-	-	0
PCBT	Y	0.5	0	0	0	0	-	0
PCB	Y	0.5	0	0	0	0	-	0

Database	Searched	Search Radius	Project Property	Within 0.12mi	0.125mi to 0.25mi	0.25mi to 0.50mi	0.50mi to 1.00mi	Total
State								
SPILLS	Y	0.125	0	**2**	-	-	-	**2**
OG SPILLS	Y	0.125	0	0	-	-	-	0
DRYCLEANERS	Y	0.25	0	0	0	-	-	0
DELISTED DRYCLEANERS	Y	0.25	0	0	0	-	-	0
AIR PERMITS	Y	0.125	0	**1**	-	-	-	**1**
PFAS	Y	0.5	0	0	0	0	-	0
ASBESTOS	Y	0.125	0	**1**	-	-	-	**1**
HAZ GEN	Y	0.125	0	0	-	-	-	0
PDES	Y	PO	0	-	-	-	-	0
HAZ TSD	Y	0.5	0	0	0	0	-	0
HAZ CORRACT	Y	1	0	0	0	0	0	0
UMTRA	Y	0.5	0	0	0	0	-	0
Tribal	***No Tribal additional environmental record sources available for this State.***							
County	***No County additional environmental databases were selected to be included in the search.***							
Total:			***2***	***12***	***9***	***6***	***3***	***32***

**** PO – Property Only***
**** 'Property and adjoining properties' database search radii are set at 0.25 miles.***

Executive Summary: Site Report Summary - Project Property

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
1	UST	Eagle County Eagle Yard	712 Castle Dr Eagle 81631 CO	NNW	0.00 / 0.00	-7	22
			Facility ID: *8595* ***Tank Tag | Tank Status:*** *8595-3 | Permanently Closed, 8595-9 | Permanently Closed, 8595-4 | Permanently Closed, 8595-1 | Permanently Closed, 8595-8 | Permanently Closed, 8595-2 | Permanently Closed, 8595-5 | Permanently Closed, 8595-10 | Permanently Closed, 8595-7 | Permanently Closed, 8595-6 | Permanently Closed*				
1	LST	Eagle County Eagle Yard	712 Castle Dr Eagle 81631 CO	NNW	0.00 / 0.00	-7	30
			Facility ID: *8595* ***Event ID | Status:*** *4334 | Closed, 17236 | Open, 4341 | Closed*				

Executive Summary: Site Report Summary - Surrounding Properties

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
2	UST	CSP Eagle #49432	714 Castle Dr Eagle 81631 CO	NW	0.01 / 56.10	-7	32
			Facility ID: 10527 ***Tank Tag | Tank Status:*** 10527-1 | Permanently Closed				
2	LST	CSP Eagle #49432	714 Castle Dr Eagle 81631 CO	NW	0.01 / 56.10	-7	34
			Facility ID: 10527 ***Event ID | Status:*** 897 | Closed				
3	RCRA NON GEN	SUPERIOR DRYWALL INC	850 CASTLE DR EAGLE CO 81631	W	0.03 / 152.04	-10	35
			EPA Handler ID: COR000217471				
4	UST	Holy Cross Electric Assoc Inc	775 Castle Dr Eagle 81631 CO	WNW	0.03 / 176.38	-8	37
			Facility ID: 300 ***Tank Tag | Tank Status:*** 300-1 | Permanently Closed				
5	UST	Loaf N Jug #21	630 Grand Ave Eagle 81631 CO	NNW	0.05 / 286.14	-7	39
			Facility ID: 1869 ***Tank Tag | Tank Status:*** 1869-3 | Permanently Closed, 1869-4 | Permanently Closed, 1869-1 | Permanently Closed, 1869-2 | Permanently Closed				
5	SPILLS		LOAF N JUG; 630 GRAND AVENUE EAGLE CO ***Case No:*** CO97-004	NNW	0.05 / 286.14	-7	42
5	LST	Loaf N Jug #21	630 Grand Ave Eagle 81631 CO	NNW	0.05 / 286.14	-7	43
			Facility ID: 1869 ***Event ID | Status:*** 4703 | Closed, 4746 | Closed, 8851 | Closed				
5	LUST TRUST	Loaf N Jug #21	630 Grand Ave Eagle CO 81631	NNW	0.05 / 286.14	-7	46
			Facility ID | Event ID | Release Date: 1869 | 8851 | 2/7/2002				
6	AIR PERMITS	HI WAY 6 STORE INC	800 GRAND AVE (US 6) EAGLE CO 81631	WNW	0.09 / 469.49	-14	46
7	UST	Corky's Gas and Car Wash	810 Grand Ave Eagle 81631 CO	WNW	0.10 / 548.68	-14	49
			Facility ID: 8793 ***Tank Tag | Tank Status:*** 8793-6 | Permanently Closed, 8793-5 | Permanently Closed, 8793-1 | Permanently Closed, 8793-2 | Permanently Closed, 8793-8 | Currently In Use, 8793-8 | Currently In Use, 8793-3 | Permanently Closed, 8793-7 | Currently In Use, 8793-4 | Permanently Closed, 8793-7 | Currently In Use				
8	ASBESTOS	USDA FOREST SERVICE, WHITE RIVER	486 W. 6TH EAGLE CO	NNE	0.12 / 632.94	2	57
9	SPILLS		0722 PRINCE ALLEY EAGLE CO	WSW	0.12 / 648.84	-19	57

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Case No: 2018-0224				
10	LST	Gonzalez Excavation	448 Grand Ave Eagle 81631 CO ***Facility ID:*** 19879 ***Event ID | Status:*** 11064 | Closed	NNE	0.22 / 1,158.06	2	57
10	TANKS	Gonzalez Excavation	448 Grand Ave Eagle CO 81631 ***Facility ID:*** 19879	NNE	0.22 / 1,158.06	2	59
11	UST	Eagle 66	432 Grand Ave Eagle 81631 CO ***Facility ID:*** 10230 ***Tank Tag | Tank Status:*** 10230-3 | Permanently Closed, 10230-2 | Permanently Closed, 10230-1 | Permanently Closed	NNE	0.23 / 1,222.63	3	59
11	DTNK	Eagle 66	432 Grand Ave Eagle 81631 CO	NNE	0.23 / 1,222.63	3	63
11	LST	Eagle 66	432 Grand Ave Eagle 81631 CO ***Facility ID:*** 10230 ***Event ID | Status:*** 8748 | Closed	NNE	0.23 / 1,222.63	3	63
11	LUST TRUST	Eagle 66	432 Grand Ave Eagle CO 81631 ***Facility ID | Event ID | Release Date:*** 10230 | 8748 | 9/27/2001	NNE	0.23 / 1,222.63	3	65
12	ALT FUELS	ECG COUNTY BLDG 2	551 Broadway St Eagle CO 81631 ***ID:*** 235532	NE	0.23 / 1,227.17	15	65
13	UST	Residence	409 Brooks Ln Eagle 81631 CO ***Facility ID:*** 19969 ***Tank Tag | Tank Status:*** 19969-1 | Not Regulated	N	0.24 / 1,272.21	-17	65
13	LST	Residence	409 Brooks Ln Eagle 81631 CO ***Facility ID:*** 19969 ***Event ID | Status:*** 12568 | Closed	N	0.24 / 1,272.21	-17	66
14	LST	Eagle Ranch	803 Brush Creek Rd Eagle 81631 CO ***Facility ID:*** 13902 ***Event ID | Status:*** 1764 | Closed	ESE	0.33 / 1,742.20	27	68
15	LST	Eagle Yard	Hwy 6 & Washington Eagle 81631 CO ***Facility ID:*** 14266 ***Event ID | Status:*** 6316 | Closed	NNE	0.36 / 1,919.27	4	69
16	BROWNFIELDS	410 Broadway Street - Eagle	410 Broadway St Eagle CO 81631	NE	0.37 / 1,954.75	26	70
16	FED BROWNFIELDS	Town of Eagle - 410 Broadway St.	410 Broadway Street EAGLE CO 81631	NE	0.37 / 1,954.75	26	71

Map Key	DB	Company/Site Name	Address	Direction	Distance (mi/ft)	Elev Diff (ft)	Page Number
			Property ID: 235177				
17	LST	Eagle Auto Parts	248 Grand Ave Eagle 81631 CO ***Facility ID:*** 5515 ***Event ID | Status:*** 3290 | Closed	NNE	0.40 / 2,124.92	10	98
18	LST	KCI Building Viking Garage	127 W 2nd St Eagle 81631 CO ***Facility ID:*** 1941 ***Event ID | Status:*** 8886 | Closed	NNE	0.47 / 2,494.78	17	99
19	MRDS	GRAVEL PIT	EAGLE COUNTY EAGLE CO 81631 ***Dep ID:*** 10288581	N	0.68 / 3,610.77	193	101
20	MRDS	BRUSH CREEK	EAGLE COUNTY EAGLE CO 81631 ***Dep ID:*** 10214881	SW	0.73 / 3,868.07	129	101
21	MRDS	UNKNOWN	EAGLE COUNTY EAGLE CO 81631 ***Dep ID:*** 10017881	N	0.74 / 3,893.61	270	102

Executive Summary: Summary by Data Source

Standard

Federal

RCRA NON GEN - RCRA Non-Generators

A search of the RCRA NON GEN database, dated Nov 7, 2022 has found that there are 1 RCRA NON GEN site(s) within approximately 0.25 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
SUPERIOR DRYWALL INC	850 CASTLE DR EAGLE CO 81631	W	0.03 / 152.04	3
	***EPA Handler ID**: COR000217471*			

FED BROWNFIELDS - The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database

A search of the FED BROWNFIELDS database, dated Sep 13, 2022 has found that there are 1 FED BROWNFIELDS site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Town of Eagle - 410 Broadway St.	410 Broadway Street EAGLE CO 81631	NE	0.37 / 1,954.75	16
	***Property ID**: 235177*			

State

LST - Leaking Storage Tanks

A search of the LST database, dated Oct 18, 2022 has found that there are 10 LST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Gonzalez Excavation	448 Grand Ave Eagle 81631 CO	NNE	0.22 / 1,158.06	10
	***Facility ID**: 19879* ***Event ID | Status**: 11064 | Closed*			
Eagle 66	432 Grand Ave Eagle 81631 CO	NNE	0.23 / 1,222.63	11
	***Facility ID**: 10230* ***Event ID | Status**: 8748 | Closed*			
Eagle Ranch	803 Brush Creek Rd Eagle 81631 CO	ESE	0.33 / 1,742.20	14
	***Facility ID**: 13902* ***Event ID | Status**: 1764 | Closed*			
Eagle Yard	Hwy 6 & Washington Eagle 81631 CO	NNE	0.36 / 1,919.27	15

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
	***Facility ID**: 14266* ***Event ID | Status**: 6316 | Closed*			
Eagle Auto Parts	248 Grand Ave Eagle 81631 CO	NNE	0.40 / 2,124.92	17
	***Facility ID**: 5515* ***Event ID | Status**: 3290 | Closed*			
KCI Building Viking Garage	127 W 2nd St Eagle 81631 CO	NNE	0.47 / 2,494.78	18
	***Facility ID**: 1941* ***Event ID | Status**: 8886 | Closed*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Eagle County Eagle Yard	712 Castle Dr Eagle 81631 CO	NNW	0.00 / 0.00	1
	***Facility ID**: 8595* ***Event ID | Status**: 4334 | Closed, 17236 | Open, 4341 | Closed*			
CSP Eagle #49432	714 Castle Dr Eagle 81631 CO	NW	0.01 / 56.10	2
	***Facility ID**: 10527* ***Event ID | Status**: 897 | Closed*			
Loaf N Jug #21	630 Grand Ave Eagle 81631 CO	NNW	0.05 / 286.14	5
	***Facility ID**: 1869* ***Event ID | Status**: 4703 | Closed, 4746 | Closed, 8851 | Closed*			
Residence	409 Brooks Ln Eagle 81631 CO	N	0.24 / 1,272.21	13
	***Facility ID**: 19969* ***Event ID | Status**: 12568 | Closed*			

LUST TRUST - LUST Trust Sites

A search of the LUST TRUST database, dated Oct 18, 2022 has found that there are 2 LUST TRUST site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Eagle 66	432 Grand Ave Eagle CO 81631	NNE	0.23 / 1,222.63	11
	***Facility ID | Event ID | Release Date**: 10230 | 8748 | 9/27/2001*			

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Loaf N Jug #21	630 Grand Ave Eagle CO 81631	NNW	0.05 / 286.14	5
	***Facility ID | Event ID | Release Date**: 1869 | 8851 | 2/7/2002*			

UST - Underground Storage Tanks

A search of the UST database, dated Oct 18, 2022 has found that there are 7 UST site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Eagle 66	432 Grand Ave Eagle 81631 CO	NNE	0.23 / 1,222.63	11

***Facility ID**: 10230*
***Tank Tag | Tank Status**: 10230-3 | Permanently Closed, 10230-2 | Permanently Closed, 10230-1 | Permanently Closed*

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
Eagle County Eagle Yard	712 Castle Dr Eagle 81631 CO	NNW	0.00 / 0.00	1

***Facility ID**: 8595*
***Tank Tag | Tank Status**: 8595-3 | Permanently Closed, 8595-9 | Permanently Closed, 8595-4 | Permanently Closed, 8595-1 | Permanently Closed, 8595-8 | Permanently Closed, 8595-2 | Permanently Closed, 8595-5 | Permanently Closed, 8595-10 | Permanently Closed, 8595-7 | Permanently Closed, 8595-6 | Permanently Closed*

CSP Eagle #49432	714 Castle Dr Eagle 81631 CO	NW	0.01 / 56.10	2

***Facility ID**: 10527*
***Tank Tag | Tank Status**: 10527-1 | Permanently Closed*

Holy Cross Electric Assoc Inc	775 Castle Dr Eagle 81631 CO	WNW	0.03 / 176.38	4

***Facility ID**: 300*
***Tank Tag | Tank Status**: 300-1 | Permanently Closed*

Loaf N Jug #21	630 Grand Ave Eagle 81631 CO	NNW	0.05 / 286.14	5

***Facility ID**: 1869*
***Tank Tag | Tank Status**: 1869-3 | Permanently Closed, 1869-4 | Permanently Closed, 1869-1 | Permanently Closed, 1869-2 | Permanently Closed*

Corky's Gas and Car Wash	810 Grand Ave Eagle 81631 CO	WNW	0.10 / 548.68	7

***Facility ID**: 8793*
***Tank Tag | Tank Status**: 8793-6 | Permanently Closed, 8793-5 | Permanently Closed, 8793-1 | Permanently Closed, 8793-2 | Permanently Closed, 8793-8 | Currently In Use, 8793-8 | Currently In Use, 8793-3 | Permanently Closed, 8793-7 | Currently In Use, 8793-4 | Permanently Closed, 8793-7 | Currently In Use*

Residence	409 Brooks Ln Eagle 81631 CO	N	0.24 / 1,272.21	13

***Facility ID**: 19969*
***Tank Tag | Tank Status**: 19969-1 | Not Regulated*

TANKS - Storage Tank Information System (COSTIS)

A search of the TANKS database, dated Oct 18, 2022 has found that there are 1 TANKS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Gonzalez Excavation	448 Grand Ave Eagle CO 81631	NNE	0.22 / 1,158.06	10

***Facility ID**: 19879*

DTNK - Delisted Storage Tanks

A search of the DTNK database, dated Oct 18, 2022 has found that there are 1 DTNK site(s) within approximately 0.25 miles of the

project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
Eagle 66	432 Grand Ave Eagle 81631 CO	NNE	0.23 / 1,222.63	11

BROWNFIELDS - Brownfield Sites

A search of the BROWNFIELDS database, dated Jan 31, 2023 has found that there are 1 BROWNFIELDS site(s) within approximately 0.50 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
410 Broadway Street - Eagle	410 Broadway St Eagle CO 81631	NE	0.37 / 1,954.75	16

Non Standard

Federal

MRDS - Mineral Resource Data System

A search of the MRDS database, dated Mar 15, 2016 has found that there are 3 MRDS site(s) within approximately 1.00 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
GRAVEL PIT	EAGLE COUNTY EAGLE CO 81631 ***Dep ID**: 10288581*	N	0.68 / 3,610.77	19
BRUSH CREEK	EAGLE COUNTY EAGLE CO 81631 ***Dep ID**: 10214881*	SW	0.73 / 3,868.07	20
UNKNOWN	EAGLE COUNTY EAGLE CO 81631 ***Dep ID**: 10017881*	N	0.74 / 3,893.61	21

ALT FUELS - Alternative Fueling Stations

A search of the ALT FUELS database, dated Jan 3, 2023 has found that there are 1 ALT FUELS site(s) within approximately 0.25 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
ECG COUNTY BLDG 2	551 Broadway St Eagle CO 81631 ***ID**: 235532*	NE	0.23 / 1,227.17	12

State

SPILLS - Spills

A search of the SPILLS database, dated Apr 8, 2022 has found that there are 2 SPILLS site(s) within approximately 0.12 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
	LOAF N JUG; 630 GRAND AVENUE EAGLE CO ***Case No**: CO97-004*	NNW	0.05 / 286.14	5
	0722 PRINCE ALLEY EAGLE CO ***Case No**: 2018-0224*	WSW	0.12 / 648.84	9

AIR PERMITS - Air Pollution Control Division Permitted Facilities

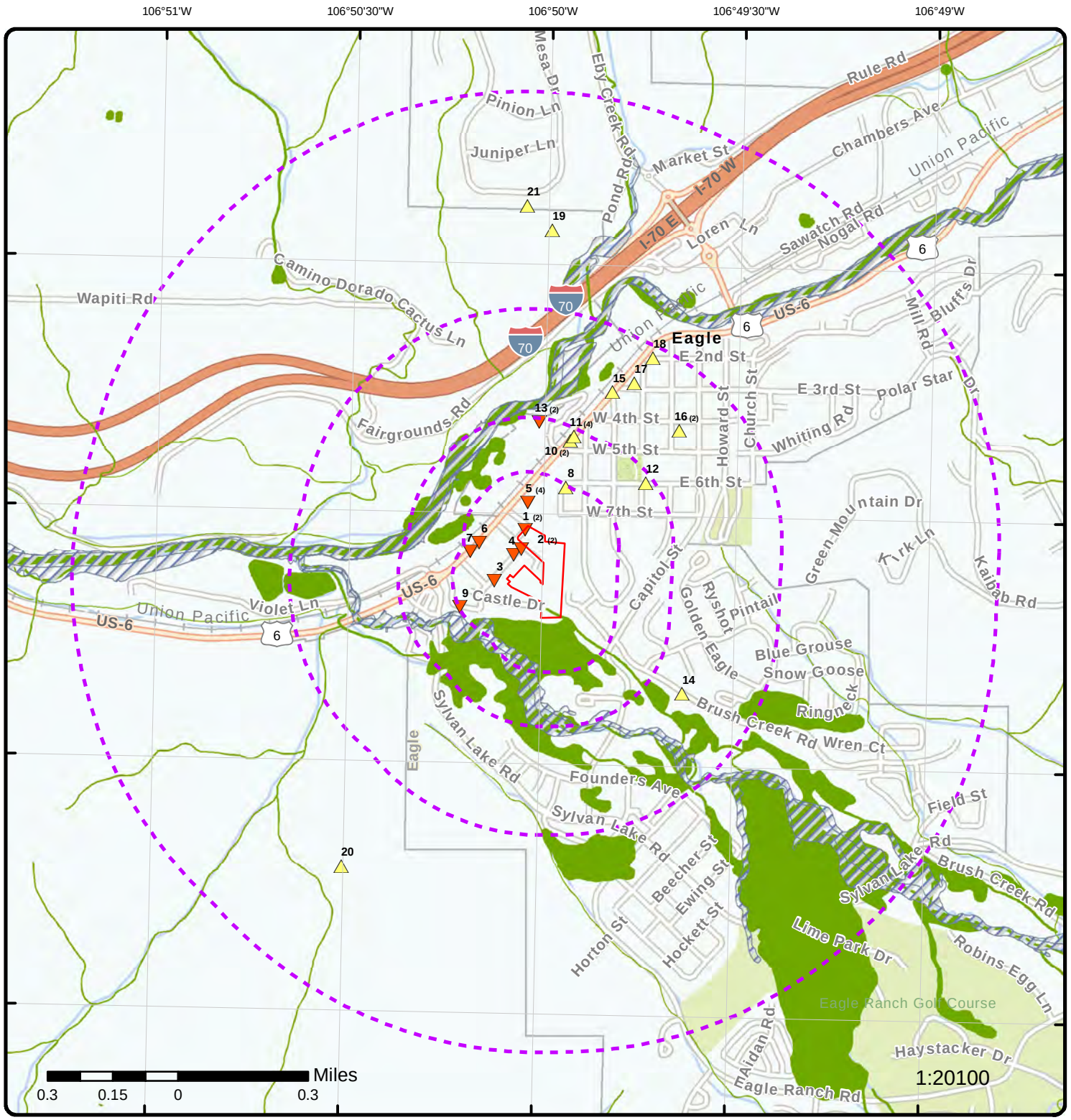
A search of the AIR PERMITS database, dated Nov 15, 2022 has found that there are 1 AIR PERMITS site(s) within approximately 0.12 miles of the project property.

Lower Elevation	Address	Direction	Distance (mi/ft)	Map Key
HI WAY 6 STORE INC	800 GRAND AVE (US 6) EAGLE CO 81631	WNW	0.09 / 469.49	6

ASBESTOS - Asbestos Abatement and Demolition Projects

A search of the ASBESTOS database, dated Dec 28, 2017 has found that there are 1 ASBESTOS site(s) within approximately 0.12 miles of the project property.

Equal/Higher Elevation	Address	Direction	Distance (mi/ft)	Map Key
USDA FOREST SERVICE, WHITE RIVER	486 W. 6TH EAGLE CO	NNE	0.12 / 632.94	8



Map: 1.0 Mile Radius

Order Number: 23020800374

Address: Interstate 6 and Castle Drive, Eagle, CO

ERIS

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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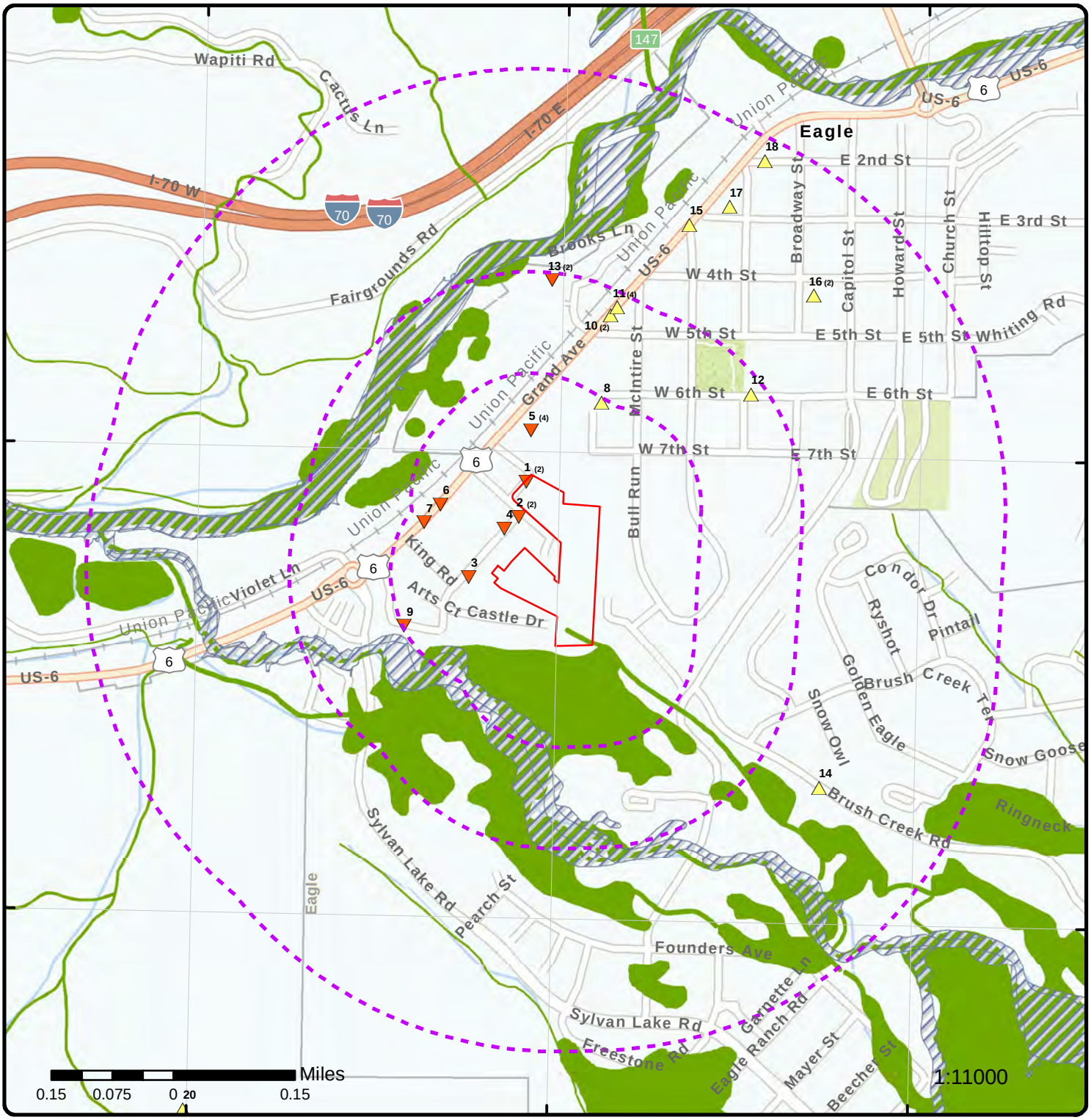

Map: 0.5 Mile Radius

Order Number: 23020800374

Address: Interstate 6 and Castle Drive, Eagle, CO

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

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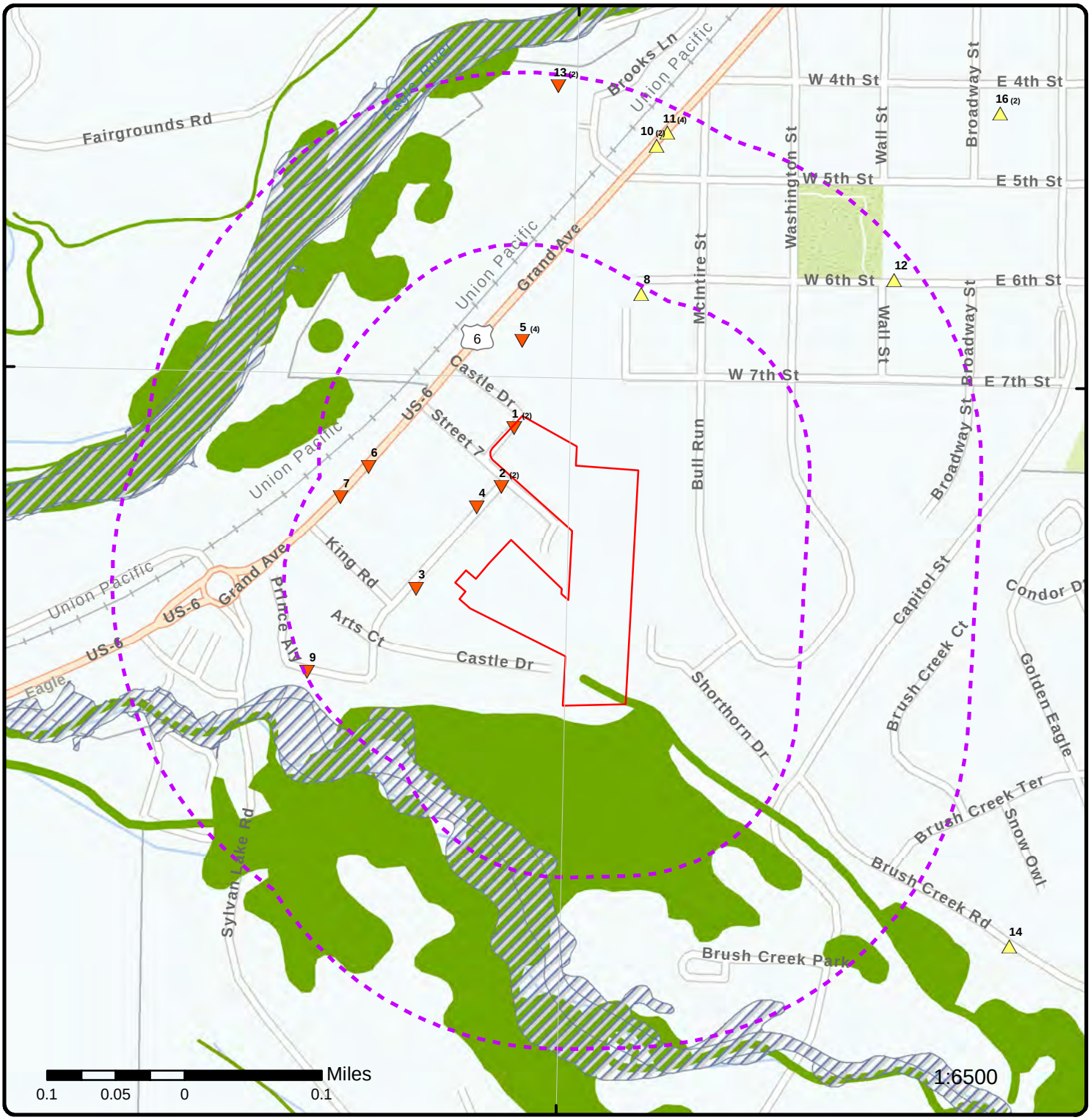

Map: 0.25 Mile Radius

Order Number: 23020800374

Address: Interstate 6 and Castle Drive, Eagle, CO

- Project Property
- Buffer Outline
- Sites with Higher Elevation
- Sites with Same Elevation
- Sites with Lower Elevation
- Sites with Unknown Elevation
- Areas with Higher Elevation
- Areas with Same Elevation
- Areas with Lower Elevation
- Areas with Unknown Elevation
- Freeways; Highways
- Traffic Circle; Ramp
- Major & Minor Arterial
- Traffic Circle; Ramp
- Local Road
- Rail
- State
- Country
- National Wetland
- Indian Reserve Land
- Plume
- 100 Year Flood Zone
- 500 Year Flood Zone
- FWS Special Designation Areas
- National Priorities List (Active, Delisted, Proposed, Institutional Control)

Source: © 2021 ESRI StreetMap Premium

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Aerial **Year: 2021**

Order Number: 23020800374

Address: Interstate 6 and Castle Drive, Eagle, CO

Source: ESRI World Imagery

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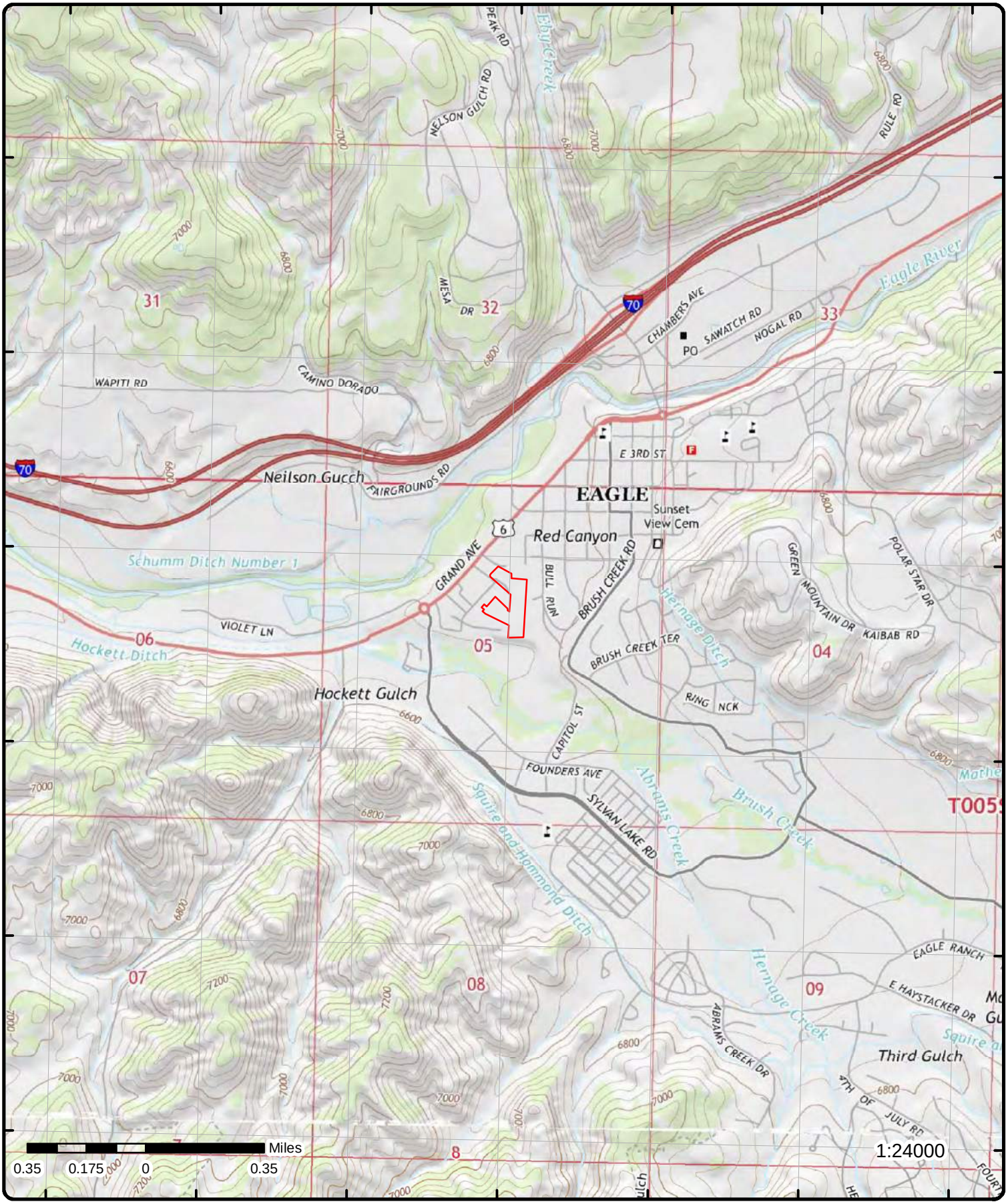

Topographic Map

Year: 2016

Order Number: 23020800374

Address: Interstate 6 and Castle Drive, CO

Quadrangle(s): The Seven Hermits, CO; Eagle, CO

Source: USGS Topographic Map

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Detail Report

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	1 of 2	NNW	0.00 / 0.00	6,578.21 / -7	Eagle County Eagle Yard 712 Castle Dr Eagle 81631 CO	UST

Facility ID: 8595
FacilityName(OPS): Eagle County Eagle Yard
FacilityType(OPS): Non-Retail
Fac Category (OPS): State/Local Government
Address (OPS): 712 Castle Dr
City (OPS): Eagle
Zip Code (OPS): 81631
County (OPS): Eagle
LatLong (OPS): 39.649061,-106.833658
FacName (CDLE): Eagle County Eagle Yard
Address (CDLE): 712 Castle Dr
State (CDLE): CO
Fac Name (COSTIS): Eagle County Eagle Yard
Address (COSTIS): 712 Castle Dr
Eagle 81631
County (COSTIS): Eagle
Latitude (CDLE): 39.649061
Longitude (CDLE): -106.833658
Fac Type (CDLE): Non-Retail
FacCategry(CDLE): State/Local Government
State (OPS): CO
City (CDLE): Eagle
Zip (CDLE): 81631
County (CDLE): Eagle
Data Source(s): Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks

Facility Information (CDLE)

Count of Tank Tag: 0
No. Dispensers: 4
Owner ID: OWNR-1985
Accnt Holdr Name: Eagle County Fleet Services
Type: Non-Retail

Owner Information (CDLE)

Contact Name:
First Name:
Company Name: Eagle County Fleet Services
Last Name: Eagle County Fleet Services
Address: PO Box 1705, Gypsum, CO 81637
Comment:
Middle Init:

UST Tanks (COSTIS) (As of 18 October, 2021)

Tank ID: 22462
Tank Tag: '8595-1
Tank Type Desc: UST
Tank Count: 46668
Capacity: 6000
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631
Owner ID: 1985
Tank Owner:
County: Eagle
Product Name: Diesel

Tank ID: 22468
Tank Tag: '8595-7
Tank Type Desc: UST
Tank Count: 46668
Capacity: 10000
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631
Owner ID: 1985
Tank Owner:
County: Eagle
Product Name: Gasoline

Tank ID: 22469
Tank Tag: '8595-8
Tank Type Desc: UST
Tank Count: 46668
Owner ID: 1985
Tank Owner:
County: Eagle
Product Name: Gasoline

Capacity: 10000
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631

Tank ID: 22463 **Owner ID:** 1985
Tank Tag: '8595-2 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Gasoline
Capacity: 6000
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631

Tank ID: 22465 **Owner ID:** 1985
Tank Tag: '8595-4 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Diesel
Capacity: 6000
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631

Tank ID: 22471 **Owner ID:** 1985
Tank Tag: '8595-10 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Diesel
Capacity: 10000
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631

Tank ID: 22464 **Owner ID:** 1985
Tank Tag: '8595-3 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Gasoline
Capacity: 10000
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631

Tank ID: 22470 **Owner ID:** 1985
Tank Tag: '8595-9 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Unleaded Regular (RUL)
Capacity: 10000
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631

Tank ID: 22467 **Owner ID:** 1985
Tank Tag: '8595-6 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Used Oil (Waste Oil)
Capacity: 500
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631

Tank ID: 22466 **Owner ID:** 1985
Tank Tag: '8595-5 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Used Oil (Waste Oil)
Capacity: 500
Facility Owner: Eagle County Fleet Services
Facility Name Address: Eagle County Eagle Yard
712 Castle Dr
Eagle 81631

UST Tanks 1 (CDLE)

Tank Tag: 8595-3 **Overfill Preven:**
Tank Type: UST **Product Type/Name:** Gasoline
Tank Status: Permanently Closed **Piping Wall Type:** None
Capacity: 10000 **Tank Wall Type:**
Install Date: 12/31/1958 **Piping System:**
Date Closed: 12/11/1991 **Piping Type:** UG: Underground

Tank Material: Asphalt Coated or Bare Steel
Piping Material: FRP: Fiberglass Reinforced Plastic

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	**No Fee:**	Yes
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:	12/11/1991	**Pipe Reld Meth1 ID:**	
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:	0	**Bfill DrtCvr Amt:**	0
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:		**Registration Date:**	
Spl Container Mdel:		**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	No
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-9	**Overfill Preven:**	FV: Fill Tube Valve
Tank Type:	UST	**Product Type/Name:**	Unleaded Regular (RUL)
Tank Status:	Permanently Closed	**Piping Wall Type:**	Double-Walled
Capacity:	10000	**Tank Wall Type:**	
Install Date:	1/1/1992	**Piping System:**	
Date Closed:	9/7/2022	**Piping Type:**	UG: Underground
Tank Material:	JKT: Jacketed Steel Tank		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	**No Fee:**	No
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:		**Pipe Reld Meth1 ID:**	L1: ATG .2/.1gph Mthly Mntrg
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:	5	**Bfill DrtCvr Amt:**	0
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:	OPW	**Registration Date:**	11/3/2021
Spl Container Mdel:	NO 1	**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	Yes
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-4	**Overfill Preven:**	
Tank Type:	UST	**Product Type/Name:**	Diesel
Tank Status:	Permanently Closed	**Piping Wall Type:**	None
Capacity:	6000	**Tank Wall Type:**	
Install Date:	12/31/1958	**Piping System:**	
Date Closed:	12/11/1991	**Piping Type:**	UG: Underground
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	**No Fee:**	Yes
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:	12/11/1991	**Pipe Reld Meth1 ID:**	
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:	0	**Bfill DrtCvr Amt:**	0

Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	No
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-1	***Overfill Preven:***	
Tank Type:	UST	***Product Type/Name:***	Diesel
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	6000	***Tank Wall Type:***	
Install Date:	12/31/1958	***Piping System:***	
Date Closed:	12/11/1991	***Piping Type:***	UG: Underground
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	***No Fee:***	Yes
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:	12/11/1991	***Pipe Reld Meth1 ID:***	
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:	0	***Bfill DrtCvr Amt:***	0
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	No
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-8	***Overfill Preven:***	
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	10000	***Tank Wall Type:***	
Install Date:		***Piping System:***	
Date Closed:		***Piping Type:***	Other
Tank Material:	Unknown		
Piping Material:	Unknown		

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:		***Bfill DrtCvr Amt:***	
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	No
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-2	***Overfill Preven:***	
Tank Type:	UST	***Product Type/Name:***	Gasoline

Tank Status:	Permanently Closed	**Piping Wall Type:**	None
Capacity:	6000	**Tank Wall Type:**	
Install Date:	12/31/1958	**Piping System:**	
Date Closed:	12/11/1991	**Piping Type:**	UG: Underground
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	**No Fee:**	Yes
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:	12/11/1991	**Pipe Reld Meth1 ID:**	
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:	0	**Bfill DrtCvr Amt:**	0
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:		**Registration Date:**	
Spl Container Mdel:		**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	No
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-5	**Overfill Preven:**	
Tank Type:	UST	**Product Type/Name:**	Used Oil (Waste Oil)
Tank Status:	Permanently Closed	**Piping Wall Type:**	None
Capacity:	500	**Tank Wall Type:**	
Install Date:	12/31/1962	**Piping System:**	
Date Closed:	4/10/1992	**Piping Type:**	Other
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	Bare Steel		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	**No Fee:**	Yes
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:	12/11/1991	**Pipe Reld Meth1 ID:**	
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:	0	**Bfill DrtCvr Amt:**	0
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:		**Registration Date:**	
Spl Container Mdel:		**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	No
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-10	**Overfill Preven:**	FV: Fill Tube Valve
Tank Type:	UST	**Product Type/Name:**	Diesel
Tank Status:	Permanently Closed	**Piping Wall Type:**	Double-Walled
Capacity:	10000	**Tank Wall Type:**	
Install Date:	1/1/1992	**Piping System:**	
Date Closed:	9/7/2022	**Piping Type:**	UG: Underground
Tank Material:	JKT: Jacketed Steel Tank		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	**No Fee:**	No
Unregulated:	FALSE	**Anch Method Desc:**	

Last Used Date:		**Pipe Reld Meth1 ID:**	L1: ATG .2/.1gph Mthly Mntrg
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:	5	**Bfill DrtCvr Amt:**	0
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:	OPW	**Registration Date:**	11/3/2021
Spl Container Mdel:	NO 1	**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	Yes
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-7	**Overfill Preven:**	
Tank Type:	UST	**Product Type/Name:**	Gasoline
Tank Status:	Permanently Closed	**Piping Wall Type:**	None
Capacity:	10000	**Tank Wall Type:**	
Install Date:		**Piping System:**	
Date Closed:		**Piping Type:**	Other
Tank Material:	Unknown		
Piping Material:	Unknown		

UST Tanks 2 (CDLE)

Closure Meth ID:		**No Fee:**	No
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:		**Pipe Reld Meth1 ID:**	
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:		**Bfill DrtCvr Amt:**	
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:		**Registration Date:**	
Spl Container Mdel:		**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	No
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8595-6	**Overfill Preven:**	
Tank Type:	UST	**Product Type/Name:**	Used Oil (Waste Oil)
Tank Status:	Permanently Closed	**Piping Wall Type:**	None
Capacity:	500	**Tank Wall Type:**	
Install Date:	12/31/1962	**Piping System:**	
Date Closed:	4/10/1992	**Piping Type:**	Other
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	Bare Steel		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	**No Fee:**	Yes
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:	12/11/1991	**Pipe Reld Meth1 ID:**	
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:	0	**Bfill DrtCvr Amt:**	0
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:		**Registration Date:**	
Spl Container Mdel:		**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	No
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

Operator Information (CDLE)

First Name:
Last Name: Deena Eaton
Certification Name: CABOP-4638-
Certification Type: A/B Operator
Costis ID: CABOP-4638
Accnt Holdr Name: Eagle County Fleet Services
Contact ID: 0033h00000lKz3P
Title:

Oil & Public Safety Regulated Storage Tanks (COSTIS)

Tank Tag: 8595-5
Tank Status: Permanently Closed
Tank Type: UST
Facility Type: Non-Retail
Installation Date: 12/31/1962
Closure Date: 4/10/1992
Capacity Gallons : 500
Product: Used Oil (Waste Oil)
Overfill Preven:
Tank Wall Type:
Tank Material: Asphalt Coated or Bare Steel
Piping Material: Bare Steel
Piping Type: Other
Piping System:
Tank Name: TNK-014661
Piping Wall Type: None
City: Eagle
County: Eagle
ZIP Code: 81631
Facility Name: Eagle County Eagle Yard
Address: 712 Castle Dr
Facility Category: State/Local Government

Tank Tag: 8595-1
Tank Status: Permanently Closed
Tank Type: UST
Facility Type: Non-Retail
Installation Date: 12/31/1958
Closure Date: 12/11/1991
Capacity Gallons : 6000
Product: Diesel
Overfill Preven:
Tank Wall Type:
Tank Material: Asphalt Coated or Bare Steel
Piping Material: FRP: Fiberglass Reinforced Plastic
Piping Type: UG: Underground
Piping System:
Tank Name: TNK-014656
Piping Wall Type: None
City: Eagle
County: Eagle
ZIP Code: 81631
Facility Name: Eagle County Eagle Yard
Address: 712 Castle Dr
Facility Category: State/Local Government

Tank Tag: 8595-3
Tank Status: Permanently Closed
Tank Type: UST
Facility Type: Non-Retail
Installation Date: 12/31/1958
Closure Date: 12/11/1991
Capacity Gallons : 10000
Product: Gasoline
Overfill Preven:
Tank Wall Type:
Tank Material: Asphalt Coated or Bare Steel
Piping Material: FRP: Fiberglass Reinforced Plastic
Piping Type: UG: Underground
Piping System:
Tank Name: TNK-014659
Piping Wall Type: None
City: Eagle
County: Eagle
ZIP Code: 81631
Facility Name: Eagle County Eagle Yard
Address: 712 Castle Dr
Facility Category: State/Local Government

Tank Tag: 8595-9
Tank Status: Permanently Closed
Tank Type: UST
Facility Type: Non-Retail
Installation Date: 1/1/1992
Closure Date: 9/7/2022
Capacity Gallons : 10000
Product: Unleaded Regular (RUL)
Overfill Preven: FV: Fill Tube Valve
Tank Wall Type:
Tank Material: JKT: Jacketed Steel Tank
Piping Material: FRP: Fiberglass Reinforced Plastic
Piping Type: UG: Underground
Piping System:
Tank Name: TNK-014665
Piping Wall Type: Double-Walled
City: Eagle
County: Eagle
ZIP Code: 81631
Facility Name: Eagle County Eagle Yard
Address: 712 Castle Dr
Facility Category: State/Local Government

Tank Tag: 8595-10
Tank Status: Permanently Closed
Tank Type: UST
Facility Type: Non-Retail
Installation Date: 1/1/1992
Closure Date: 9/7/2022
Piping Type: UG: Underground
Piping System:
Tank Name: TNK-014657
Piping Wall Type: Double-Walled
City: Eagle
County: Eagle

Capacity Gallons :	10000	**ZIP Code:**	81631
Product:	Diesel	**Facility Name:**	Eagle County Eagle Yard
Overfill Preven:	FV: Fill Tube Valve	**Address:**	712 Castle Dr
Tank Wall Type:		**Facility Category:**	State/Local Government
Tank Material:	JKT: Jacketed Steel Tank		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

Tank Tag:	8595-8	**Piping Type:**	Other
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-014664
Facility Type:	Non-Retail	**Piping Wall Type:**	None
Installation Date:		**City:**	Eagle
Closure Date:		**County:**	Eagle
Capacity Gallons :	10000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Eagle County Eagle Yard
Overfill Preven:		**Address:**	712 Castle Dr
Tank Wall Type:		**Facility Category:**	State/Local Government
Tank Material:	Unknown		
Piping Material:	Unknown		

Tank Tag:	8595-4	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-014660
Facility Type:	Non-Retail	**Piping Wall Type:**	None
Installation Date:	12/31/1958	**City:**	Eagle
Closure Date:	12/11/1991	**County:**	Eagle
Capacity Gallons :	6000	**ZIP Code:**	81631
Product:	Diesel	**Facility Name:**	Eagle County Eagle Yard
Overfill Preven:		**Address:**	712 Castle Dr
Tank Wall Type:		**Facility Category:**	State/Local Government
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

Tank Tag:	8595-7	**Piping Type:**	Other
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-014663
Facility Type:	Non-Retail	**Piping Wall Type:**	None
Installation Date:		**City:**	Eagle
Closure Date:		**County:**	Eagle
Capacity Gallons :	10000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Eagle County Eagle Yard
Overfill Preven:		**Address:**	712 Castle Dr
Tank Wall Type:		**Facility Category:**	State/Local Government
Tank Material:	Unknown		
Piping Material:	Unknown		

Tank Tag:	8595-6	**Piping Type:**	Other
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-014662
Facility Type:	Non-Retail	**Piping Wall Type:**	None
Installation Date:	12/31/1962	**City:**	Eagle
Closure Date:	4/10/1992	**County:**	Eagle
Capacity Gallons :	500	**ZIP Code:**	81631
Product:	Used Oil (Waste Oil)	**Facility Name:**	Eagle County Eagle Yard
Overfill Preven:		**Address:**	712 Castle Dr
Tank Wall Type:		**Facility Category:**	State/Local Government
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	Bare Steel		

Tank Tag:	8595-2	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-014658
Facility Type:	Non-Retail	**Piping Wall Type:**	None
Installation Date:	12/31/1958	**City:**	Eagle
Closure Date:	12/11/1991	**County:**	Eagle
Capacity Gallons :	6000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Eagle County Eagle Yard
Overfill Preven:		**Address:**	712 Castle Dr
Tank Wall Type:		**Facility Category:**	State/Local Government

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Material: Asphalt Coated or Bare Steel
Piping Material: FRP: Fiberglass Reinforced Plastic

UST Owner (COSTIS) (As of 18 October, 2021)

Owner ID: 1985
First Name:
Middle Init:
Last Name: Eagle County Fleet Services
Full Name:
Address1: PO Box 1705
City: Gypsum
State: CO
County: Eagle
Zip Code: 81637

Oil & Public Safety Regulated Storage Tank Details

No of Tanks: 0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
1	2 of 2	NNW	0.00 / 0.00	6,578.21 / -7	Eagle County Eagle Yard 712 Castle Dr Eagle 81631 CO	LST

Facility ID: 8595
Faclty Name(COSTIS): Eagle County Eagle Yard
Address (COSTIS): 712 Castle Dr
Eagle 81631
County (COSTIS): Eagle
Facility Type(CDLE): Non-Retail
Faclty Catgry(CDLE): State/Local Government
Facility Type(OPS): Non-Retail
Faclty Catgry(OPS): State/Local Government
County(CDLE): Eagle
Zip(CDLE): 81631
City(CDLE): Eagle
Longitude(CDLE): -106.833658
Facility Name(CDLE): Eagle County Eagle Yard
Latitude(CDLE): 39.649061
Address(CDLE): 712 Castle Dr
Event ID:
Original Source: Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events
Facility Name(OPS): Eagle County Eagle Yard
Address(OPS): 712 Castle Dr
City(OPS): Eagle
Zip Code(OPS): 81631
County(OPS): Eagle
State(OPS): CO
Lat Long(OPS): 39.649061,-106.833658

Owner ID: 1985
Owner Name:

Tank Co Gov Tnk Fac

No of Tanks: 0

Tank Co Foia Facility

No of Metred Prod: 4
No of Active Tanks: 0
Owner Costis ID: OWNR-1985
Facility Owner: Eagle County Fleet Services
Type : Non-Retail

Events (CDLE)

Event ID: 4334
Alt Event ID: 75-1
Status: Closed
UST Tank Count: 10
AST Tank Count:
Source of Release:
Cause of Release:
Confirm Rel Dt: 12/10/1991
Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: Larry Delin
Logged On: 12/10/1991
Logged By:

Site Name: Eagle County Eagle Yard
Loc Addr:
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:

Events (CDLE)

Event ID: 17236
Alt Event ID:
Status: Open
UST Tank Count: 10
AST Tank Count:
Source of Release: Line - corrosion
Cause of Release: Phys/Mech Damage
Confirm Rel Dt: 9/7/2022
Site Name: Eagle County Eagle Yard
Loc Addr:
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:

Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: Murray Brown
Logged On:
Logged By:

Events (CDLE)

Event ID: 4341
Alt Event ID: 75-2
Status: Closed
UST Tank Count: 10
AST Tank Count:
Source of Release:
Cause of Release:
Confirm Rel Dt: 5/7/1992
Site Name: Eagle County Eagle Yard
Loc Addr:
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:

Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: Robert Shoup
Logged On: 4/10/1992
Logged By:

Events (COSTIS) (As of 18 October, 2021)

Event ID: 4334
Process Status Name: Closed
Site Name: Eagle County Yard
Facility Name: Eagle County Eagle Yard
Address: 712 Castle Dr Eagle CO 81631
Loc Address: 712 Castle Dr
Eagle 81631
Loc City: Eagle
Loc County: Eagle

Log Date: 12/10/1991

Events (COSTIS) (As of 18 October, 2021)

Event ID: 4341
Process Status Name: Closed
Site Name: Eagle County Yard
Facility Name: Eagle County Eagle Yard
Address: 712 Castle Dr Eagle CO 81631
Loc Address: 712 Castle Dr
Eagle 81631
Loc City: Eagle
Loc County: Eagle

Log Date: 4/10/1992

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	4341	**Phone:**	303-318-4357
Release No:	REL-001694	**City:**	Eagle
Status:	Closed	**Zip:**	81631
Release Date:	5/7/1992	**State:**	CO
Closure Date:	9/13/1996	**County:**	Eagle
NFA Type:	Pre-RBCA	**Latitude:**	39.649061
Release Cause:		**Longitude:**	-106.833658
Reimbursement Total:		**Latitude Longitude:**	39.649061, -106.833658
Contact:	Robert Shoup		
Release Source:			
Site Name:	Eagle County Eagle Yard		
Address:	712 Castle Dr		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KVhI		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	17236	**Phone:**	303-318-4357
Release No:	REL-016188	**City:**	Eagle
Status:	Open	**Zip:**	81631
Release Date:	9/7/2022	**State:**	CO
Closure Date:		**County:**	Eagle
NFA Type:	None	**Latitude:**	39.649061
Release Cause:	Phys/Mech Damage	**Longitude:**	-106.833658
Reimbursement Total:		**Latitude Longitude:**	39.649061, -106.833658
Contact:	Murray Brown		
Release Source:	Line - corrosion		
Site Name:	Eagle County Eagle Yard		
Address:	712 Castle Dr		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003TX8U		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	4334	**Phone:**	303-318-4357
Release No:	REL-001693	**City:**	Eagle
Status:	Closed	**Zip:**	81631
Release Date:	12/10/1991	**State:**	CO
Closure Date:	4/14/1992	**County:**	Eagle
NFA Type:	Pre-RBCA	**Latitude:**	39.649061
Release Cause:		**Longitude:**	-106.833658
Reimbursement Total:		**Latitude Longitude:**	39.649061, -106.833658
Contact:	Larry Delin		
Release Source:			
Site Name:	Eagle County Eagle Yard		
Address:	712 Castle Dr		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KVhH		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	1 of 2	NW	0.01 / 56.10	6,577.82 / -7	CSP Eagle #49432 714 Castle Dr Eagle 81631 CO	UST

Facility ID:	10527	**Fac Name (COSTIS):**	CSP Eagle #49432
FacilityName(OPS):	CSP Eagle #49432	**Address (COSTIS):**	714 Castle Dr Eagle 81631
FacilityType(OPS):	Non-Retail	**County (COSTIS):**	Eagle
Fac Category (OPS):	State/Local Government	**Latitude (CDLE):**	39.646933
Address (OPS):	714 Castle Dr	**Longitude (CDLE):**	-106.83385
City (OPS):	Eagle	**Fac Type (CDLE):**	Non-Retail
Zip Code (OPS):	81631	**FacCategry(CDLE):**	State/Local Government
County (OPS):	Eagle	**State (OPS):**	CO
LatLong (OPS):	39.646933,-106.83385	**City (CDLE):**	Eagle
FacName (CDLE):	CSP Eagle #49432	**Zip (CDLE):**	81631
Address (CDLE):	714 Castle Dr	**County (CDLE):**	Eagle

State (CDLE): CO
Data Source(s): Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks

Facility Information (CDLE)

Count of Tank Tag: 0
No. Dispensers: 0
Owner ID: OWNR-1459
Accnt Holdr Name: Colorado State Patrol
Type: Non-Retail

Owner Information (CDLE)

Contact Name:
Middle Init:
First Name:
Company Name: Colorado State Patrol
Last Name: Colorado State Patrol
Address: 4201 E Arkansas Ave, Denver, CO 80222
Comment:

UST Tanks (COSTIS) (As of 18 October, 2021)

Tank ID: 28589
Tank Tag: '10527-1
Tank Type Desc: UST
Tank Count: 46668
Capacity: 2000
Owner ID: 1459
Tank Owner:
County: Eagle
Product Name: Gasoline
Facility Owner: Colorado State Patrol
Facility Name Address: CSP Eagle #49432
714 Castle Dr
Eagle 81631

UST Tanks 1 (CDLE)

Tank Tag: 10527-1
Tank Type: UST
Tank Status: Permanently Closed
Capacity: 2000
Install Date: 10/1/1966
Date Closed: 9/1/1990
Tank Material: Asphalt Coated or Bare Steel
Piping Material: Bare Steel
Overfill Preven:
Product Type/Name: Gasoline
Piping Wall Type: None
Tank Wall Type:
Piping System:
Piping Type: UG: Underground

UST Tanks 2 (CDLE)

Closure Meth ID:
Unregulated: FALSE
Last Used Date: 9/1/1990
Del Prohib Date:
Spill Protected:
Spl Container Size:
Spl Protection Dt:
Spl Container Mfg:
Spl Container Mdel:
Tank Reld Meth1 ID:
Tank Lining Date:
CP Test Date:
No Fee: Yes
Anch Method Desc:
Pipe Reld Meth1 ID:
Pipe Reldet Date:
Backfill Mat Desc:
Bfill DrtCvr Amt:
Manifold: No
Registration Date:
Compartment: FALSE
Cpmet: No
Invault: FALSE

Operator Information (CDLE)

First Name:
Last Name: Chad Kieler
Certification Name: CABOP-2014-11944
Certification Type: A/B Operator
Costis ID: CABOP-2014
Accnt Holdr Name: CGRS
Contact ID: 0033h00000lKxFN
Title:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Oil & Public Safety Regulated Storage Tanks (COSTIS)

Tank Tag:	10527-1	***Piping Type:***	UG: Underground
Tank Status:	Permanently Closed	***Piping System:***	
Tank Type:	UST	***Tank Name:***	TNK-025074
Facility Type:	Non-Retail	***Piping Wall Type:***	None
Installation Date:	10/1/1966	***City:***	Eagle
Closure Date:	9/1/1990	***County:***	Eagle
Capacity Gallons :	2000	***ZIP Code:***	81631
Product:	Gasoline	***Facility Name:***	CSP Eagle #49432
Overfill Preven:		***Address:***	714 Castle Dr
Tank Wall Type:		***Facility Category:***	State/Local Government
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	Bare Steel		

UST Owner (COSTIS) (As of 18 October, 2021)

Owner ID:	1459	***Address1:***	4201 E Arkansas Ave
First Name:		***City:***	Denver
Middle Init:		***State:***	CO
Last Name:	Colorado State Patrol	***County:***	Denver
Full Name:	Colorado State Patrol;	***Zip Code:***	80222

Oil & Public Safety Regulated Storage Tank Details

No of Tanks: 0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
2	2 of 2	NW	0.01 / 56.10	6,577.82 / -7	CSP Eagle #49432 714 Castle Dr Eagle 81631 CO	LST

Facility ID:	10527	***Facility Name(OPS):***	CSP Eagle #49432
Faclty Name(COSTIS):	CSP Eagle #49432	***Address(OPS):***	714 Castle Dr
Address (COSTIS):	714 Castle Dr Eagle 81631	***City(OPS):***	Eagle
County (COSTIS):	Eagle	***Zip Code(OPS):***	81631
Facility Type(CDLE):	Non-Retail	***County(OPS):***	Eagle
Faclty Catgry(CDLE):	State/Local Government	***State(OPS):***	CO
Facility Type(OPS):	Non-Retail	***Lat Long(OPS):***	39.646933,-106.83385
Faclty Catgry(OPS):	State/Local Government		
County(CDLE):	Eagle		
Zip(CDLE):	81631		
City(CDLE):	Eagle		
Longitude(CDLE):	-106.83385		
Facility Name(CDLE):	CSP Eagle #49432		
Latitude(CDLE):	39.646933		
Address(CDLE):	714 Castle Dr		
Event ID:			
Original Source:	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events		
Owner ID:	1459		
Owner Name:	Colorado State Patrol;		

Tank Co Gov Tnk Fac

No of Tanks: 0

Tank Co Foia Facility

No of Metred Prod:	0	***Facility Owner:***	Colorado State Patrol
No of Active Tanks:	0	***Type :***	Non-Retail

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Owner Costis ID: OWNR-1459

Events (CDLE)

Event ID: 897
Alt Event ID: 7345-1
Status: Closed
UST Tank Count: 1
AST Tank Count:
Source of Release:
Cause of Release:
Confirm Rel Dt: 10/25/1991
Site Name: CSP Eagle #49432
Loc Addr:
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:

Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: Edgar Ethington
Logged On: 12/2/1992
Logged By:

Events (COSTIS) (As of 18 October, 2021)

Event ID: 897
Process Status Name: Closed
Site Name: CDOT Eagle Csp
Facility Name:
Address: 714 Castle Dr Eagle CO 81631
Loc Address: 714 Castle Dr
Eagle 81631
Loc City: Eagle
Loc County: Eagle

Log Date: 12/2/1992

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID: 897
Release No: REL-003705
Status: Closed
Release Date: 10/25/1991
Closure Date: 3/21/1995
NFA Type: Pre-RBCA
Release Cause:
Reimbursement Total:
Contact: Edgar Ethington
Release Source:
Site Name: CSP Eagle #49432
Address: 714 Castle Dr
Email: cdle_ops_public_record_center@state.co.us
Link : https://socgov18.force.com/s/release/a183h000003KWDj

Phone: 303-318-4357
City: Eagle
Zip: 81631
State: CO
County: Eagle
Latitude: 39.646933
Longitude: -106.83385
Latitude Longitude: 39.646933, -106.83385

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
3	1 of 1	W	0.03 / 152.04	6,574.38 / -10	SUPERIOR DRYWALL INC 850 CASTLE DR EAGLE CO 81631	RCRA NON GEN

EPA Handler ID: COR000217471
Gen Status Universe: No Report
Contact Name: KATHY PALLEY
Contact Address: 850, CASTLE DR, EAGLE, CO, 81631, US
Contact Phone No and Ext: 970-328-7125
Contact Email:
Contact Country: US
County Name: EAGLE
EPA Region: 08
Land Type: Private
Receive Date: 20080930
Location Latitude:
Location Longitude:

Violation/Evaluation Summary

Note: NO VIOLATIONS: All of the compliance records associated with this facility (EPA ID) indicate NO VIOLATIONS; Compliance Monitoring and Enforcement table dated Nov, 2022.

Evaluation Details

Evaluation Start Date: 20080809
Evaluation Type Description: FACILITY SELF DISCLOSURE
Violation Short Description:
Return to Compliance Date:
Evaluation Agency: State

Handler Summary

Importer Activity: No
Mixed Waste Generator: No
Transporter Activity: No
Transfer Facility: No
Onsite Burner Exemption: No
Furnace Exemption: No
Underground Injection Activity: No
Commercial TSD: No
Used Oil Transporter: No
Used Oil Transfer Facility: No
Used Oil Processor: No
Used Oil Refiner: No
Used Oil Burner: No
Used Oil Market Burner: No
Used Oil Spec Marketer: No

Hazardous Waste Handler Details

Sequence No: 1
Receive Date: 20070814
Handler Name: SUPERIOR DRYWALL INC
Source Type: Notification
Federal Waste Generator Code: 2
Generator Code Description: Small Quantity Generator

Waste Code Details

Hazardous Waste Code: D035
Waste Code Description: METHYL ETHYL KETONE

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Hazardous Waste Handler Details

Sequence No: 2
Receive Date: 20080930
Handler Name: SUPERIOR DRYWALL INC
Source Type: Notification
Federal Waste Generator Code: N
Generator Code Description: Not a Generator, Verified

Waste Code Details

Hazardous Waste Code: D035
Waste Code Description: METHYL ETHYL KETONE

Hazardous Waste Code: D001
Waste Code Description: IGNITABLE WASTE

Owner/Operator Details

Owner/Operator Ind:	Current Operator	**Street No:**	850
Type:	Private	**Street 1:**	CASTLE DR
Name:	SUPERIOR DRYWALL INC	**Street 2:**	
Date Became Current:	20070814	**City:**	EAGLE
Date Ended Current:		**State:**	CO
Phone:	970-328-7125	**Country:**	US
Source Type:	Notification	**Zip Code:**	81631

Owner/Operator Ind:	Current Owner	**Street No:**	850
Type:	Private	**Street 1:**	CASTLE DR
Name:	MARK BEAGLEY	**Street 2:**	
Date Became Current:	20070814	**City:**	EAGLE
Date Ended Current:		**State:**	CO
Phone:	970-328-7125	**Country:**	US
Source Type:	Notification	**Zip Code:**	81631

Historical Handler Details

Receive Dt: 20070814
Generator Code Description: Small Quantity Generator
Handler Name: SUPERIOR DRYWALL INC

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4 | **1 of 1** | **WNW** | **0.03 / 176.38** | **6,577.12 / -8** | **Holy Cross Electric Assoc Inc 775 Castle Dr Eagle 81631 CO** | **UST**

Facility ID:	300	**Fac Name (COSTIS):**	Holy Cross Electric Assoc Inc
FacilityName(OPS):	Holy Cross Electric Assoc Inc	**Address (COSTIS):**	775 Castle Dr Eagle 81631
FacilityType(OPS):	Non-Retail	**County (COSTIS):**	Eagle
Fac Category (OPS):	Other	**Latitude (CDLE):**	39.648727
Address (OPS):	775 Castle Dr	**Longitude (CDLE):**	-106.834688
City (OPS):	Eagle	**Fac Type (CDLE):**	Non-Retail
Zip Code (OPS):	81631	**FacCategry(CDLE):**	Other
County (OPS):	Eagle	**State (OPS):**	CO
LatLong (OPS):	39.648727,-106.834688	**City (CDLE):**	Eagle
FacName (CDLE):	Holy Cross Electric Assoc Inc	**Zip (CDLE):**	81631
Address (CDLE):	775 Castle Dr	**County (CDLE):**	Eagle
State (CDLE):	CO		

Data Source(s): Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks

Facility Information (CDLE)

Count of Tank Tag:	0	**Accnt Holdr Name:**	Holy Cross Electric Assoc
No. Dispensers:	0	**Type:**	Non-Retail
Owner ID:	OWNR-2799		

Owner Information (CDLE)

Contact Name:		**Middle Init:**	
First Name:			
Company Name:	Holy Cross Electric Assoc		
Last Name:	Holy Cross Electric Assoc		
Address:	775 Castle Dr, Eagle, CO 81631		
Comment:			

UST Tanks (COSTIS) (As of 18 October, 2021)

Tank ID:	1006	***Owner ID:***	2799
Tank Tag:	'300-1	***Tank Owner:***	
Tank Type Desc:	UST	***County:***	Eagle
Tank Count:	46668	***Product Name:***	Gasoline
Capacity:	2000		
Facility Owner:	Holy Cross Electric Assoc		
Facility Name Address:	Holy Cross Electric Assoc Inc 775 Castle Dr Eagle 81631		

UST Tanks 1 (CDLE)

Tank Tag:	300-1	***Overfill Preven:***	
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	2000	***Tank Wall Type:***	
Install Date:	5/7/1976	***Piping System:***	
Date Closed:	1/1/1989	***Piping Type:***	Other
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	Galvanized Steel		

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	Yes
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:	1/1/1989	***Pipe Reld Meth1 ID:***	
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:		***Bfill DrtCvr Amt:***	
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	No
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

Oil & Public Safety Regulated Storage Tanks (COSTIS)

Tank Tag:	300-1	***Piping Type:***	Other
Tank Status:	Permanently Closed	***Piping System:***	
Tank Type:	UST	***Tank Name:***	TNK-000280
Facility Type:	Non-Retail	***Piping Wall Type:***	None
Installation Date:	5/7/1976	***City:***	Eagle
Closure Date:	1/1/1989	***County:***	Eagle
Capacity Gallons :	2000	***ZIP Code:***	81631
Product:	Gasoline	***Facility Name:***	Holy Cross Electric Assoc Inc
Overfill Preven:		***Address:***	775 Castle Dr
Tank Wall Type:		***Facility Category:***	Other
Tank Material:	Asphalt Coated or Bare Steel		
Piping Material:	Galvanized Steel		

UST Owner (COSTIS) (As of 18 October, 2021)

Owner ID:	2799	***Address1:***	775 Castle Dr
First Name:		***City:***	Eagle
Middle Init:		***State:***	CO
Last Name:	Holy Cross Electric Assoc	***County:***	Eagle
Full Name:	Holy Cross Electric Assoc;	***Zip Code:***	81631

Oil & Public Safety Regulated Storage Tank Details

No of Tanks: 0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	1 of 4	NNW	0.05 / 286.14	6,578.00 / -7	Loaf N Jug #21 630 Grand Ave Eagle 81631 CO	UST

Facility ID: 1869
FacilityName(OPS): Loaf N Jug #21
FacilityType(OPS): Retail
Fac Category (OPS): Retail Gas Station
Address (OPS): 630 Grand Ave
City (OPS): Eagle
Zip Code (OPS): 81631
County (OPS): Eagle
LatLong (OPS): 39.650388,-106.834551
FacName (CDLE): Loaf N Jug #21
Address (CDLE): 630 Grand Ave
State (CDLE): CO
Data Source(s): Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks

Fac Name (COSTIS): Loaf N Jug #21
Address (COSTIS): 630 Grand Ave
Eagle 81631
County (COSTIS): Eagle
Latitude (CDLE): 39.650388
Longitude (CDLE): -106.834551
Fac Type (CDLE): Retail
FacCategry(CDLE): Retail Gas Station
State (OPS): CO
City (CDLE): Eagle
Zip (CDLE): 81631
County (CDLE): Eagle

Facility Information (CDLE)

Count of Tank Tag: 0
No. Dispensers: 0
Owner ID: OWNR-2246

Accnt Holdr Name: Feather Petroleum Co
Type: Retail

Owner Information (CDLE)

Contact Name:
First Name:
Company Name: Feather Petroleum Co
Last Name: Feather Petroleum Co
Address: 2492 Industrial Blvd, Grand Junction, CO 81505
Comment:

Middle Init:

Contact Name:
First Name: Ryan
Company Name: Ryan Freiling
Last Name: Freiling
Address:
Comment:

Middle Init:

UST Tanks (COSTIS) (As of 18 October, 2021)

Tank ID: 5302
Tank Tag: '1869-2
Tank Type Desc: UST
Tank Count: 46668
Capacity: 3000
Facility Owner: Feather Petroleum Co
Facility Name Address: Loaf N Jug #21
630 Grand Ave
Eagle 81631

Owner ID: 2246
Tank Owner:
County: Eagle
Product Name: Gasoline

Tank ID: 5303
Tank Tag: '1869-3
Tank Type Desc: UST
Tank Count: 46668
Capacity: 3000
Facility Owner: Feather Petroleum Co
Facility Name Address: Loaf N Jug #21
630 Grand Ave
Eagle 81631

Owner ID: 2246
Tank Owner:
County: Eagle
Product Name: Gasoline

Tank ID: 5301
Tank Tag: '1869-1
Tank Type Desc: UST
Tank Count: 46668
Capacity: 3000
Facility Owner: Feather Petroleum Co

Owner ID: 2246
Tank Owner:
County: Eagle
Product Name: Gasoline

Facility Name Address: Loaf N Jug #21
630 Grand Ave
Eagle 81631

Tank ID: 5304
Tank Tag: '1869-4
Tank Type Desc: UST
Tank Count: 46668
Capacity: 10000
Facility Owner: Feather Petroleum Co
Facility Name Address: Loaf N Jug #21
630 Grand Ave
Eagle 81631
Owner ID: 2246
Tank Owner:
County: Eagle
Product Name: Diesel

UST Tanks 1 (CDLE)

Tank Tag: 1869-3
Tank Type: UST
Tank Status: Permanently Closed
Capacity: 3000
Install Date: 4/23/1979
Date Closed:
Tank Material: ST: Cathodically Protected Steel
Piping Material: Galvanized Steel
Overfill Preven: FV: Fill Tube Valve
Product Type/Name: Gasoline
Piping Wall Type: None
Tank Wall Type:
Piping System:
Piping Type: Other

UST Tanks 2 (CDLE)

Closure Meth ID:
Unregulated: FALSE
Last Used Date:
Del Prohib Date:
Spill Protected:
Spl Container Size: 0
Spl Protection Dt:
Spl Container Mfg:
Spl Container Mdel:
Tank Reld Meth1 ID:
Tank Lining Date:
CP Test Date:
No Fee: No
Anch Method Desc:
Pipe Reld Meth1 ID: T13/L13: Not Listed
Pipe Reldet Date:
Backfill Mat Desc:
Bfill DrtCvr Amt: 0
Manifold: No
Registration Date:
Compartment: FALSE
Cpmet: Yes
Invault: FALSE

UST Tanks 1 (CDLE)

Tank Tag: 1869-4
Tank Type: UST
Tank Status: Permanently Closed
Capacity: 10000
Install Date: 4/23/1977
Date Closed:
Tank Material: ST: Cathodically Protected Steel
Piping Material: Galvanized Steel
Overfill Preven: FV: Fill Tube Valve
Product Type/Name: Diesel
Piping Wall Type: None
Tank Wall Type:
Piping System:
Piping Type: Other

UST Tanks 2 (CDLE)

Closure Meth ID:
Unregulated: FALSE
Last Used Date:
Del Prohib Date:
Spill Protected:
Spl Container Size: 0
Spl Protection Dt:
Spl Container Mfg:
Spl Container Mdel:
Tank Reld Meth1 ID:
Tank Lining Date:
CP Test Date:
No Fee: No
Anch Method Desc:
Pipe Reld Meth1 ID: T13/L13: Not Listed
Pipe Reldet Date:
Backfill Mat Desc:
Bfill DrtCvr Amt: 0
Manifold: No
Registration Date:
Compartment: FALSE
Cpmet: Yes
Invault: FALSE

UST Tanks 1 (CDLE)

Tank Tag: 1869-1
Tank Type: UST
Tank Status: Permanently Closed
Capacity: 3000
Install Date: 4/23/1979
Date Closed:
Tank Material: ST: Cathodically Protected Steel
Piping Material: Galvanized Steel
Overfill Preven: FV: Fill Tube Valve
Product Type/Name: Gasoline
Piping Wall Type: None
Tank Wall Type:
Piping System:
Piping Type: Other

UST Tanks 2 (CDLE)

Closure Meth ID:
Unregulated: FALSE
Last Used Date:
Del Prohib Date:
Spill Protected:
Spl Container Size: 0
Spl Protection Dt:
Spl Container Mfg:
Spl Container Mdel:
Tank Reld Meth1 ID:
Tank Lining Date:
CP Test Date:
No Fee: No
Anch Method Desc:
Pipe Reld Meth1 ID: T13/L13: Not Listed
Pipe Reldet Date:
Backfill Mat Desc:
Bfill DrtCvr Amt: 0
Manifold: No
Registration Date:
Compartment: FALSE
Cpmet: Yes
Invault: FALSE

UST Tanks 1 (CDLE)

Tank Tag: 1869-2
Tank Type: UST
Tank Status: Permanently Closed
Capacity: 3000
Install Date: 4/23/1979
Date Closed:
Tank Material: ST: Cathodically Protected Steel
Piping Material: Galvanized Steel
Overfill Preven: FV: Fill Tube Valve
Product Type/Name: Gasoline
Piping Wall Type: None
Tank Wall Type:
Piping System:
Piping Type: Other

UST Tanks 2 (CDLE)

Closure Meth ID:
Unregulated: FALSE
Last Used Date:
Del Prohib Date:
Spill Protected:
Spl Container Size: 0
Spl Protection Dt:
Spl Container Mfg:
Spl Container Mdel:
Tank Reld Meth1 ID:
Tank Lining Date:
CP Test Date:
No Fee: No
Anch Method Desc:
Pipe Reld Meth1 ID: T13/L13: Not Listed
Pipe Reldet Date:
Backfill Mat Desc:
Bfill DrtCvr Amt: 0
Manifold: No
Registration Date:
Compartment: FALSE
Cpmet: Yes
Invault: FALSE

Operator Information (CDLE)

First Name:
Last Name: Andrew Ritchie
Certification Name: CABOP-1564-DSE8HOZTPV
Certification Type: A/B Operator
Costis ID: CABOP-1564
Accnt Holdr Name: Feather Petroleum Co
Contact ID: 0033h00000lKwsd
Title:

Oil & Public Safety Regulated Storage Tanks (COSTIS)

Tank Tag: 1869-4
Tank Status: Permanently Closed
Tank Type: UST
Piping Type: Other
Piping System:
Tank Name: TNK-042196

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:	4/23/1977	**City:**	Eagle
Closure Date:		**County:**	Eagle
Capacity Gallons :	10000	**ZIP Code:**	81631
Product:	Diesel	**Facility Name:**	Loaf N Jug #21
Overfill Preven:	FV: Fill Tube Valve	**Address:**	630 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

Tank Tag:	1869-1	**Piping Type:**	Other
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-042193
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:	4/23/1979	**City:**	Eagle
Closure Date:		**County:**	Eagle
Capacity Gallons :	3000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Loaf N Jug #21
Overfill Preven:	FV: Fill Tube Valve	**Address:**	630 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

Tank Tag:	1869-3	**Piping Type:**	Other
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-042195
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:	4/23/1979	**City:**	Eagle
Closure Date:		**County:**	Eagle
Capacity Gallons :	3000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Loaf N Jug #21
Overfill Preven:	FV: Fill Tube Valve	**Address:**	630 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

Tank Tag:	1869-2	**Piping Type:**	Other
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-042194
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:	4/23/1979	**City:**	Eagle
Closure Date:		**County:**	Eagle
Capacity Gallons :	3000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Loaf N Jug #21
Overfill Preven:	FV: Fill Tube Valve	**Address:**	630 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

UST Owner (COSTIS) (As of 18 October, 2021)

Owner ID:	2246	**Address1:**	2492 Industrial Blvd
First Name:		**City:**	Grand Junction
Middle Init:		**State:**	CO
Last Name:	Feather Petroleum Co	**County:**	Mesa
Full Name:		**Zip Code:**	81505

Oil & Public Safety Regulated Storage Tank Details

No of Tanks: 0

5	2 of 4	NNW	0.05 / 286.14	6,578.00 / -7	LOAF N JUG; 630 GRAND AVENUE EAGLE CO	SPILLS

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Case No:	CO97-004	**H2O Unit Measure 2:**	
Main ID:		**Quantity 3:**	0
NRC No:	372565	**Unit Measure 3:**	
Dt of Spl or Rel:	1/8/1997	**H2O quantity 3:**	0
Event Time:	12:00:00 AM	**H2O Unit Measure 3:**	
1st Rep Event Dt:	1/8/1997	**Cause:**	F
Date Reported:	1/8/1997	**Death:**	0
Time Reported:	10:51:00 AM	**Injury:**	0
Date Entered:	1/13/1997	**Evacuation:**	N
Time Entered:	10:27:53 AM	**Evacuation No:**	0
Land:	TRUE	**PRP City:**	ENID
Air:	FALSE	**PRP County:**	
Surface Water:	FALSE	**PRP State:**	OK
Ground Water:	FALSE	**PRP Zip:**	73702-
Material Type:	OIL	**PRP Phone:**	800-843-2103-
Quantity 1:	30	**PRP Extension:**	
Unit Measure 1:	G	**Mile Marker:**	
H2O Quantity 1:	0	**Who Took Report:**	JONES, JANET
H2O Unit Measure 1:		**Fixed Facility:**	FALSE
Material 2:		**Event County:**	EAGLE
Quantity 2:	0	**Latitude:**	0
Unit Measure 2:		**Longitude:**	0
H2O Quantity 2:	0		

Source Desc:	
Source:	H
Source Type:	TANKER TRUCK
Medium:	LAND
Waterway:	
Material 1:	GASOLINES:AUTOMOTIVE
Material 3:	
PRP:	GROENDYKE TRANSPORT
PRP Contact:	TERRY BAIN
PRP Street:	P O BOX 632
PRP Fax:	
Responder 1:	FIRE DEPARTMENT
Responder 2:	
Responder 3:	
Response Comments:	
Notified Name:	
Additional Comments:	
Comments:	
Cause Info:	PUMP MALFUNCTIONED ON TANKER DURING LOADING **Note: Many records provided by the department have a truncated [Cause Info] field.
Action:	F.D. RESPONDED & ABSORBED PRODUCT WITH ABSORBENTS. LMCI EN ROUTE.

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
5	3 of 4	NNW	0.05 / 286.14	6,578.00 / -7	Loaf N Jug #21 630 Grand Ave Eagle 81631 CO	LST

Facility ID:	1869	**Facility Name(OPS):**	Loaf N Jug #21
Faclty Name(COSTIS):	Loaf N Jug #21	**Address(OPS):**	630 Grand Ave
Address (COSTIS):	630 Grand Ave Eagle 81631	**City(OPS):**	Eagle
County (COSTIS):	Eagle	**Zip Code(OPS):**	81631
Facility Type(CDLE):	Retail	**County(OPS):**	Eagle
Faclty Catgry(CDLE):	Retail Gas Station	**State(OPS):**	CO
Facility Type(OPS):	Retail	**Lat Long(OPS):**	39.650388,-106.834551
Faclty Catgry(OPS):	Retail Gas Station		
County(CDLE):	Eagle		
Zip(CDLE):	81631		
City(CDLE):	Eagle		
Longitude(CDLE):	-106.834551		
Facility Name(CDLE):	Loaf N Jug #21		
Latitude(CDLE):	39.650388		
Address(CDLE):	630 Grand Ave		
Event ID:			
Original Source:	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum		

Release Events

Owner ID: 2246
Owner Name:

Tank Co Foia Facility

No of Metred Prod: 0
No of Active Tanks: 0
Owner Costis ID: OWNR-2246
Facility Owner: Feather Petroleum Co
Type : Retail

Tank Co Gov Tnk Fac

No of Tanks: 0

Events (CDLE)

Event ID: 4703
Alt Event ID: 1374-1
Status: Closed
UST Tank Count: 4
AST Tank Count:
Source of Release:
Cause of Release:
Confirm Rel Dt: 3/7/1996
Site Name: Loaf N Jug #21
Loc Addr:
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:
Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: Dennis Hotovec
Logged On: 3/7/1996
Logged By:

Events (CDLE)

Event ID: 4746
Alt Event ID: 1374-2
Status: Closed
UST Tank Count: 4
AST Tank Count:
Source of Release:
Cause of Release:
Confirm Rel Dt: 1/8/1997
Site Name: Loaf N Jug #21
Loc Addr:
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:
Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: Dennis Hotovec
Logged On: 1/8/1997
Logged By:

Events (CDLE)

Event ID: 8851
Alt Event ID:
Status: Closed
UST Tank Count: 4
AST Tank Count:
Source of Release:
Cause of Release:
Confirm Rel Dt: 2/7/2002
Site Name: Loaf N Jug #21
Loc Addr:
Loc Addr2:
Loc Addr3:
Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt: 4431.78
Reviewer Full Name: Tim Kelley
Logged On: 2/11/2002
Logged By:

Aka Name:
Aka Loc Addr:

Reimbursement Application (CDLE)

Rap ID:	RAP-8922	***Eligibil Type Desc:***	Tank Owner/Operator
Protest ID:		***Rap Payee Type ID:***	
Rap Status:	Paid	***Reimbursement Req:***	14431.78
Application Type:	Original	***Total Reimburse:***	14431.78
User Group Name:		***Max Amt Reduction:***	
FPR Date:	6/18/2004	***PSTC Date:***	6/18/2004
Protest Amount:			
Payee:	Feather Petroleum Company		
Cap Status:			
Spec Cond:			
Note:	Colorado Department of Labor and Employment (CDLE)		

Events (COSTIS) (As of 18 October, 2021)

Event ID:	4703	***Log Date:***	3/7/1996
Process Status Name:	Closed		
Site Name:	Loaf N Jug 21		
Facility Name:			
Address:	630 Grand Ave Eagle CO 81631		
Loc Address:	630 Grand Ave Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

Events (COSTIS) (As of 18 October, 2021)

Event ID:	4746	***Log Date:***	1/8/1997
Process Status Name:	Closed		
Site Name:	Loaf N Jug 21		
Facility Name:			
Address:	630 Grand Ave Eagle CO 81631		
Loc Address:	630 Grand Ave Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

Events (COSTIS) (As of 18 October, 2021)

Event ID:	8851	***Log Date:***	2/11/2002
Process Status Name:	Closed		
Site Name:	Loaf N Jug #21		
Facility Name:			
Address:	630 Grand Ave Eagle CO 81631		
Loc Address:	630 Grand Ave Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

Reimbursement Application (COSTIS) (As of 18 October, 2021)

RAP ID:	8922	***Event ID:***	8851
Facility ID:	1869	***PSTC Date:***	6/18/2004
Payee Name:	Feather Petroleum Company		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	4703	***Phone:***	303-318-4357
Release No:	REL-007921	***City:***	Eagle
Status:	Closed	***Zip:***	81631
Release Date:	3/7/1996	***State:***	CO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Closure Date: 6/19/1998
NFA Type: Pre-RBCA
Release Cause:
Reimbursement Total:
Contact: Dennis Hotovec
Release Source:
Site Name: Loaf N Jug #21
Address: 630 Grand Ave
Email: cdle_ops_public_record_center@state.co.us
Link : https://socgov18.force.com/s/release/a183h000003KXJj
County: Eagle
Latitude: 39.650388
Longitude: -106.834551
Latitude Longitude: 39.650388, -106.834551

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID: 8851
Release No: REL-007857
Status: Closed
Release Date: 2/7/2002
Closure Date: 8/21/2002
NFA Type: Tier I
Release Cause:
Reimbursement Total:
Contact: Tim Kelley
Release Source:
Site Name: Loaf N Jug #21
Address: 630 Grand Ave
Email: cdle_ops_public_record_center@state.co.us
Link : https://socgov18.force.com/s/release/a183h000003KXIh
Phone: 303-318-4357
City: Eagle
Zip: 81631
State: CO
County: Eagle
Latitude: 39.650388
Longitude: -106.834551
Latitude Longitude: 39.650388, -106.834551

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID: 4746
Release No: REL-007922
Status: Closed
Release Date: 1/8/1997
Closure Date: 6/19/1998
NFA Type: Pre-RBCA
Release Cause:
Reimbursement Total:
Contact: Dennis Hotovec
Release Source:
Site Name: Loaf N Jug #21
Address: 630 Grand Ave
Email: cdle_ops_public_record_center@state.co.us
Link : https://socgov18.force.com/s/release/a183h000003KXJk
Phone: 303-318-4357
City: Eagle
Zip: 81631
State: CO
County: Eagle
Latitude: 39.650388
Longitude: -106.834551
Latitude Longitude: 39.650388, -106.834551

5	4 of 4	NNW	0.05 / 286.14	6,578.00 / -7	Loaf N Jug #21 630 Grand Ave Eagle CO 81631	LUST TRUST

Facility ID: 1869
TtlAmtAppvdForReim: 14431.78
UST Tank Count:
County: Eagle
Event ID: 8851
Release Date: 2/7/2002
AST Tank count:

6	1 of 1	WNW	0.09 / 469.49	6,570.59 / -14	HI WAY 6 STORE INC 800 GRAND AVE (US 6) EAGLE CO 81631	AIR PERMITS

APCD Site ID: 037-0050
Site ID: 0050
State Fips: 08
County Fip: 037
County: EAGLE
Sip Status Co: FALSE
Sip Status O3: FALSE
Site Cont Company:
Site First Name: PAUL
Site Full Name: PAUL MAYME

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Address Type:	STREET	**Site Last Name:**	MAYME
Air Program:	B	**Site Title:**	
Air Acid Precip:		**Site Fax:**	
Class Apen Exempt:		**Site Geocode Date:**	16-Feb-2012 14:46:27
Class CFC:		**Site Horiz Dat:**	2
Class Condensate :		**Site Latitude:**	393854.9797
Class Fesop:		**Acc Units:**	METERS
Class Mact:		**Accuracy:**	40.0
Class Neshap:		**Date Coll:**	16-Feb-2012 14:46:27
Class Non Fed Rpt:		**Descriptn Category:**	PC
NSPS Federal:		**Method Code:**	I2
Class NSPS State:		**Pt Lin Are:**	P
Class NSR:		**Src Scale:**	2
Class PSD:		**Verification:**	
Sip Fed Jd:		**Site Longit:**	1065010.0776
Class Sip Federal:	B	**NAICS Prime:**	447110
Air Title:		**NAICS Second:**	
Class Tribal:		**Site Operat Stat:**	O
City Fips Code:	22200	**Owner Cust:**	8409433450
CMS Category:		**Site Phone:**	(970)524-9418
CMS Frequency:	0	**Sic Prime:**	5541
Cpts Bogus Ind:	FALSE	**Sic Second:**	
Fed Facility ID:	4248911	**Utm Horiz:**	342.462
Govt Fac Classifi:	0	**Utm Vert:**	4390.368
Hap Classifi:		**Utm Zone:**	13.0
NAA NSR Classifi:		**Vert Dat:**	1
No Employees:	6.0	**Vert Meas:**	2002.99
Op Classification:		**Vert Meas Acc:**	8.0
Property Area:	0.0	**Vert Meth Coll:**	OT
Psd Classifi:		**Addr County Fips:**	037
Addr County Name:	EAGLE		

Permit App: HI WAY 6 STORE INC
SIC Pri Desc: AUTOMOTIVE DEALERS AND GASOLINE SERVICE STATIONS - Gasoline Service Station
SIC Sec Desc:
Site Description: RETAIL GASOLINE STATION
Site Email:
Site LL Description: Elevation source: National Elevaton Dataset 1/3 Arc Second

Sip Prog1:		**Sip Prog3 Area:**	
Sip Prog1 Area:		**Sip Prog4:**	
Sip Prog2:		**Sip Prog4 Area:**	
Sip Prog2 Area:		**Sip Prog5:**	
Sip Prog3:			

Site Owner

Owner Bill Cycle:	2	**Mail Fax:**	
Owner Description:	RETAIL GASOLINE STATION	**Mail Full Name:**	PAUL MAYME
Mail Addr 1:	PO BOX 270	**Mail First Name:**	PAUL
Mail Addr 2:		**Mail Last Name:**	MAYME
Mail Type:	POBOX	**Mail Phone:**	(970)524-9418
Mail City:	GYPSUM	**Mail Province:**	
Mail City Cd:	33695	**Mail State:**	08
Mail Company:		**Mail Title:**	
Mail Country Cd:	US	**Mail Zip:**	81637

Owner Name: HI WAY 6 STORE INC
Owner Mail Email:

Site Pollutant

Site ID:	0050	**Pk Co:**	
State Fips:	08	**Pk Co Mc:**	Z
County Fip:	037	**Pk Co Re:**	
Data Year:	1996	**Pk Co Re Mc:**	Z
Inventory Year:	2022	**Pk Co Re Units:**	PD
Inventory Year 2:	22	**Pk Co Unc:**	
Pollutant Code:	VOC	**Pk Co Units:**	PD

Is Colorado Hap:	FALSE	**Pk O3:**	
Is Criteria:	TRUE	**Pk O3 Mc:**	Z
Is Epcra Only:	FALSE	**Pk O3 Re:**	
Is Hap:	FALSE	**Pk O3 Re Mc:**	Z
Nei Pollutant ID:	VOC	**Pk O3 Re Units:**	PD
Ozone Depleting:	FALSE	**Pk O3 Unc:**	
Estim:	7.45775	**Pk O3 Units:**	PD
Estim Mc:	Z	**Emis Pot:**	
Estim Unc:	7.45775	**Pot Mc:**	
Estim Units:	TY	**Pot Unc:**	
Limit1:		**Pot Unc Mc:**	
Limit1 Mc:		**Pot Unc Units:**	
Limit1 Units:		**Pot Units:**	
Limit2:		**Re Estim:**	0.0
Limit2 Mc:		**Re Estim Mc:**	Z
Limit2 Units:		**Re Estim Units:**	TY
Pollutant Name:	VOLATILE ORGANIC COMPOUNDS		

Stack

Site ID:	0050	**Plume Height:**	15
Stack ID:	001	**Rough Terrain Ind:**	
State Fips:	08	**Diameter:**	0.0
County Fip:	037	**Diameter Meter:**	0.0
Data Year:	1996	**Geo Origin:**	plant
Inventory Year:	2022	**Height:**	0.0
Inventory Year 2:	22	**Height Meter:**	0.0
Apcd Stack ID:	037-0050-S001	**Horiz Dat:**	2
Cem Recorder Flag:		**Lining Code:**	
Distance:		**Acc Units:**	4
Exit Gas Flow Rate:	0.0	**Accuracy:**	40.0
Exit Gas Temp:	70.0	**Method Code:**	I2
Exit Gas Kelvin:	294.0	**Pt Lin Area:**	P
Gas Velocity:	0.0	**Src Scale:**	2
Gas Meters Sec:	0.0	**Latitude:**	393854.9797
Bldg Height:	0	**Longitude:**	1065010.0776
Bldg Length:	0	**Type Code:**	F
Bldg Width:	0	**Utm Horiz:**	342.462
Stack Height:	0	**Utm Vert:**	4390.368
Nei Em Rls Pt Typ:	1	**Vert Meas:**	2002.99
Nei Exit Gas Flow:	0.0	**Utm Zone:**	13.0
Nei Horiz Mc:	019	**X Coord:**	-106.83613266666666
Nei Ref Pt Code:	105	**Y Coord:**	39.64860547222222
Emission Release Desc:			
Description:	Elevation source: National Elevaton Dataset 1/3 Arc Second		
Description Category:	PC		
Stack Type:	FUGITIVE EMISSIONS, NO STACK EXISTS		

Stack Pollutant

Site ID:	0050	**Pk Co:**	
Stack ID:	001	**Pk Co Mc:**	Z
State Fips:	08	**Pk Co Re:**	
County Fip:	037	**Pk Co Re Mc:**	Z
Data Year:	1996	**Pk Co Re Units:**	PD
Inventory Year:	2022	**Pk Co Unc:**	
Inventory Year 2:	22	**Pk Co Units:**	PD
Pollutant Code:	VOC	**Pk O3:**	
Is Colorado Hap:	FALSE	**Pk O3 Mc:**	Z
Is Criteria:	TRUE	**Pk O3 Re:**	
Is Epcra Only:	FALSE	**Pk O3 Re Mc:**	Z
Is Hap:	FALSE	**Pk O3 Re Units:**	PD
Ozone Depleting:	FALSE	**Pk O3 Unc:**	
Estim:	7.45775	**Pk O3 Units:**	PD
Estim Mc:	Z	**Pot:**	
Estim Unc:	7.45775	**Pot Mc:**	
Estim Units:	TY	**Pot Unc:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Limit1:		**Pot Unc Mc:**	
Limit1 Mc:		**Pot Unc Units:**	
Limit1 Units:		**Pot Units:**	
Limit2:		**Re Estim:**	0.0
Limit2 Mc:		**Re Estim Mc:**	Z
Limit2 Units:		**Re Estim Units:**	TY
Pollutant Name:	VOLATILE ORGANIC COMPOUNDS		

7	1 of 1	WNW	0.10 / 548.68	6,570.60 / -14	Corky's Gas and Car Wash 810 Grand Ave Eagle 81631 CO	UST

Facility ID:	8793	**Fac Name (COSTIS):**	Corky's Gas and Car Wash
FacilityName(OPS):	Corky's Gas and Car Wash	**Address (COSTIS):**	810 Grand Ave Eagle 81631
FacilityType(OPS):	Retail	**County (COSTIS):**	Eagle
Fac Category (OPS):	Retail Gas Station	**Latitude (CDLE):**	39.648708
Address (OPS):	810 Grand Ave	**Longitude (CDLE):**	-106.836395
City (OPS):	Eagle	**Fac Type (CDLE):**	Retail
Zip Code (OPS):	81631	**FacCategry(CDLE):**	Retail Gas Station
County (OPS):	Eagle	**State (OPS):**	CO
LatLong (OPS):	39.648708,-106.836395	**City (CDLE):**	Eagle
FacName (CDLE):	Corky's Gas and Car Wash	**Zip (CDLE):**	81631
Address (CDLE):	810 Grand Ave	**County (CDLE):**	Eagle
State (CDLE):	CO		
Data Source(s):	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks		

Facility Information (CDLE)

Count of Tank Tag:	2	**Accnt Holdr Name:**	James Fitzsimmons
No. Dispensers:	14	**Type:**	Retail
Owner ID:	OWNR-2976		

Owner Information (CDLE)

Contact Name:		**Middle Init:**	
First Name:	James		
Company Name:	James Fitzsimmons		
Last Name:	Fitzsimmons		
Address:	10000 Gypsum Creek Rd, Gypsum, CO 81637		
Comment:	OLD ADDRESSS: 3316 GYPSUM CREEK RD		

UST Tanks (COSTIS) (As of 18 October, 2021)

Tank ID:	23132	**Owner ID:**	2976
Tank Tag:	'8793-8	**Tank Owner:**	
Tank Type Desc:	UST	**County:**	Eagle
Tank Count:	46668	**Product Name:**	Unleaded Regular (RUL)
Capacity:	10000		
Facility Owner:	James Fitzsimmons		
Facility Name Address:	Corky's Gas and Car Wash 810 Grand Ave Eagle 81631		

Tank ID:	23129	**Owner ID:**	2976
Tank Tag:	'8793-5	**Tank Owner:**	
Tank Type Desc:	UST	**County:**	Eagle
Tank Count:	46668	**Product Name:**	Gasoline
Capacity:	2000		
Facility Owner:	James Fitzsimmons		
Facility Name Address:	Corky's Gas and Car Wash 810 Grand Ave Eagle 81631		

Tank ID:	23127	**Owner ID:**	2976
Tank Tag:	'8793-3	**Tank Owner:**	
Tank Type Desc:	UST	**County:**	Eagle
Tank Count:	46668	**Product Name:**	Gasoline
Capacity:	2000		

Facility Owner: James Fitzsimmons
Facility Name Address: Corky's Gas and Car Wash
810 Grand Ave
Eagle 81631

Tank ID: 23125 **Owner ID:** 2976
Tank Tag: '8793-1 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Gasoline
Capacity: 2000
Facility Owner: James Fitzsimmons
Facility Name Address: Corky's Gas and Car Wash
810 Grand Ave
Eagle 81631

Tank ID: 23130 **Owner ID:** 2976
Tank Tag: '8793-6 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Gasoline
Capacity: 2000
Facility Owner: James Fitzsimmons
Facility Name Address: Corky's Gas and Car Wash
810 Grand Ave
Eagle 81631

Tank ID: 23131 **Owner ID:** 2976
Tank Tag: '8793-7 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Diesel/Gas (Multi-Comp)
Capacity: 10000
Facility Owner: James Fitzsimmons
Facility Name Address: Corky's Gas and Car Wash
810 Grand Ave
Eagle 81631

Tank ID: 23126 **Owner ID:** 2976
Tank Tag: '8793-2 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Gasoline
Capacity: 2000
Facility Owner: James Fitzsimmons
Facility Name Address: Corky's Gas and Car Wash
810 Grand Ave
Eagle 81631

Tank ID: 23128 **Owner ID:** 2976
Tank Tag: '8793-4 **Tank Owner:**
Tank Type Desc: UST **County:** Eagle
Tank Count: 46668 **Product Name:** Diesel
Capacity: 2000
Facility Owner: James Fitzsimmons
Facility Name Address: Corky's Gas and Car Wash
810 Grand Ave
Eagle 81631

UST Tanks 1 (CDLE)

Tank Tag: 8793-6 **Overfill Preven:** FV: Fill Tube Valve
Tank Type: UST **Product Type/Name:** Gasoline
Tank Status: Permanently Closed **Piping Wall Type:** None
Capacity: 2000 **Tank Wall Type:**
Install Date: **Piping System:**
Date Closed: 7/17/1998 **Piping Type:** UG: Underground
Tank Material: ST: Cathodically Protected Steel
Piping Material: Galvanized Steel

UST Tanks 2 (CDLE)

Closure Meth ID: **No Fee:** No
Unregulated: FALSE **Anch Method Desc:**
Last Used Date: **Pipe Reld Meth1 ID:**
Del Prohib Date: **Pipe Reldet Date:**
Spill Protected: **Backfill Mat Desc:**
Spl Container Size: **Bfill DrtCvr Amt:**
Spl Protection Dt: **Manifold:** No
Spl Container Mfg: **Registration Date:**
Spl Container Mdel: **Compartment:** FALSE
Tank Reld Meth1 ID: **Cpmet:** Yes
Tank Lining Date: **Invault:** FALSE

CP Test Date:

UST Tanks 1 (CDLE)

Tank Tag:	8793-5	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	2000	***Tank Wall Type:***	
Install Date:		***Piping System:***	
Date Closed:	7/17/1998	***Piping Type:***	UG: Underground
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:		***Bfill DrtCvr Amt:***	
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8793-1	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	2000	***Tank Wall Type:***	
Install Date:		***Piping System:***	
Date Closed:	7/17/1998	***Piping Type:***	UG: Underground
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:		***Bfill DrtCvr Amt:***	
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8793-2	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	2000	***Tank Wall Type:***	
Install Date:		***Piping System:***	
Date Closed:	7/17/1998	***Piping Type:***	UG: Underground
Tank Material:	ST: Cathodically Protected Steel		

Piping Material: Galvanized Steel

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:		***Bfill DrtCvr Amt:***	
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8793-8	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Unleaded Regular (RUL)
Tank Status:	Currently In Use	***Piping Wall Type:***	None
Capacity:	10000	***Tank Wall Type:***	
Install Date:	1/1/2003	***Piping System:***	
Date Closed:		***Piping Type:***	UG: Underground
Tank Material:	COMP: Steel/FRP Composite		
Piping Material:	FLEX: Flexible Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	L1: ATG .2/.1gph Mthly Mntrg
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:	5	***Bfill DrtCvr Amt:***	0
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:	OPW	***Registration Date:***	1/20/2022
Spl Container Mdel:	101 BG	***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8793-8	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Currently In Use	***Piping Wall Type:***	None
Capacity:	10000	***Tank Wall Type:***	
Install Date:	1/1/2003	***Piping System:***	
Date Closed:		***Piping Type:***	UG: Underground
Tank Material:	COMP: Steel/FRP Composite		
Piping Material:	FLEX: Flexible Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	L1: ATG .2/.1gph Mthly Mntrg
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:	5	***Bfill DrtCvr Amt:***	0
Spl Protection Dt:		***Manifold:***	No

Spl Container Mfg:	OPW	***Registration Date:***	1/20/2022
Spl Container Mdel:	101 BG	***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8793-3	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	2000	***Tank Wall Type:***	
Install Date:		***Piping System:***	
Date Closed:	7/17/1998	***Piping Type:***	UG: Underground
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:		***Bfill DrtCvr Amt:***	
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8793-7	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Diesel
Tank Status:	Currently In Use	***Piping Wall Type:***	None
Capacity:	10000	***Tank Wall Type:***	
Install Date:	1/1/2003	***Piping System:***	
Date Closed:		***Piping Type:***	UG: Underground
Tank Material:	COMP: Steel/FRP Composite		
Piping Material:	FLEX: Flexible Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:		***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	L1: ATG .2/.1gph Mthly Mntrg
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:	5	***Bfill DrtCvr Amt:***	0
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:	OPW	***Registration Date:***	1/20/2022
Spl Container Mdel:	101 BG	***Compartment:***	TRUE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8793-4	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Diesel
Tank Status:	Permanently Closed	***Piping Wall Type:***	None

Capacity:	2000	**Tank Wall Type:**	
Install Date:		**Piping System:**	
Date Closed:	7/17/1998	**Piping Type:**	UG: Underground
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

UST Tanks 2 (CDLE)

Closure Meth ID:		**No Fee:**	No
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:		**Pipe Reld Meth1 ID:**	
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:		**Bfill DrtCvr Amt:**	
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:		**Registration Date:**	
Spl Container Mdel:		**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	Yes
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	8793-7	**Overfill Preven:**	FV: Fill Tube Valve
Tank Type:	UST	**Product Type/Name:**	Unleaded Premium (PUL)
Tank Status:	Currently In Use	**Piping Wall Type:**	None
Capacity:	10000	**Tank Wall Type:**	
Install Date:	1/1/2003	**Piping System:**	
Date Closed:		**Piping Type:**	UG: Underground
Tank Material:	COMP: Steel/FRP Composite		
Piping Material:	FLEX: Flexible Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:		**No Fee:**	No
Unregulated:	FALSE	**Anch Method Desc:**	
Last Used Date:		**Pipe Reld Meth1 ID:**	L1: ATG .2/.1gph Mthly Mntrg
Del Prohib Date:		**Pipe Reldet Date:**	
Spill Protected:		**Backfill Mat Desc:**	
Spl Container Size:	5	**Bfill DrtCvr Amt:**	0
Spl Protection Dt:		**Manifold:**	No
Spl Container Mfg:	OPW	**Registration Date:**	1/20/2022
Spl Container Mdel:	101 BG	**Compartment:**	TRUE
Tank Reld Meth1 ID:		**Cpmet:**	Yes
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

Operator Information (CDLE)

First Name:		**Costis ID:**	CABOP-482
Last Name:	James Fitzsimmons	**Accnt Holdr Name:**	James A Fitzsimmons
Certification Name:	CABOP-482-	**Contact ID:**	0033h00000lL0a2
Certification Type:	A/B Operator	**Title:**	

Oil & Public Safety Regulated Storage Tanks (COSTIS)

Tank Tag:	8793-8	**Piping Type:**	UG: Underground
Tank Status:	Currently In Use	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-016133
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:	1/1/2003	**City:**	Eagle
Closure Date:		**County:**	Eagle
Capacity Gallons :	10000	**ZIP Code:**	81631

Product:	Gasoline	**Facility Name:**	Corky's Gas and Car Wash
Overfill Preven:	FV: Fill Tube Valve	**Address:**	810 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	COMP: Steel/FRP Composite		
Piping Material:	FLEX: Flexible Plastic		

Tank Tag:	8793-7	**Piping Type:**	UG: Underground
Tank Status:	Currently In Use	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-016132
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:	1/1/2003	**City:**	Eagle
Closure Date:		**County:**	Eagle
Capacity Gallons :	10000	**ZIP Code:**	81631
Product:	Unleaded Premium (PUL)	**Facility Name:**	Corky's Gas and Car Wash
Overfill Preven:	FV: Fill Tube Valve	**Address:**	810 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	COMP: Steel/FRP Composite		
Piping Material:	FLEX: Flexible Plastic		

Tank Tag:	8793-4	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-016129
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:		**City:**	Eagle
Closure Date:	7/17/1998	**County:**	Eagle
Capacity Gallons :	2000	**ZIP Code:**	81631
Product:	Diesel	**Facility Name:**	Corky's Gas and Car Wash
Overfill Preven:	FV: Fill Tube Valve	**Address:**	810 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

Tank Tag:	8793-2	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-016127
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:		**City:**	Eagle
Closure Date:	7/17/1998	**County:**	Eagle
Capacity Gallons :	2000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Corky's Gas and Car Wash
Overfill Preven:	FV: Fill Tube Valve	**Address:**	810 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

Tank Tag:	8793-6	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-016131
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:		**City:**	Eagle
Closure Date:	7/17/1998	**County:**	Eagle
Capacity Gallons :	2000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Corky's Gas and Car Wash
Overfill Preven:	FV: Fill Tube Valve	**Address:**	810 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	ST: Cathodically Protected Steel		
Piping Material:	Galvanized Steel		

Tank Tag:	8793-3	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-016128
Facility Type:	Retail	**Piping Wall Type:**	None
Installation Date:		**City:**	Eagle
Closure Date:	7/17/1998	**County:**	Eagle
Capacity Gallons :	2000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Corky's Gas and Car Wash
Overfill Preven:	FV: Fill Tube Valve	**Address:**	810 Grand Ave
Tank Wall Type:		**Facility Category:**	Retail Gas Station
Tank Material:	ST: Cathodically Protected Steel		

Piping Material: Galvanized Steel

Tank Tag: 8793-1
Tank Status: Permanently Closed
Tank Type: UST
Facility Type: Retail
Installation Date:
Closure Date: 7/17/1998
Capacity Gallons : 2000
Product: Gasoline
Overfill Preven: FV: Fill Tube Valve
Tank Wall Type:
Tank Material: ST: Cathodically Protected Steel
Piping Material: Galvanized Steel

Piping Type: UG: Underground
Piping System:
Tank Name: TNK-016126
Piping Wall Type: None
City: Eagle
County: Eagle
ZIP Code: 81631
Facility Name: Corky's Gas and Car Wash
Address: 810 Grand Ave
Facility Category: Retail Gas Station

Tank Tag: 8793-5
Tank Status: Permanently Closed
Tank Type: UST
Facility Type: Retail
Installation Date:
Closure Date: 7/17/1998
Capacity Gallons : 2000
Product: Gasoline
Overfill Preven: FV: Fill Tube Valve
Tank Wall Type:
Tank Material: ST: Cathodically Protected Steel
Piping Material: Galvanized Steel

Piping Type: UG: Underground
Piping System:
Tank Name: TNK-016130
Piping Wall Type: None
City: Eagle
County: Eagle
ZIP Code: 81631
Facility Name: Corky's Gas and Car Wash
Address: 810 Grand Ave
Facility Category: Retail Gas Station

Tank Tag: 8793-7
Tank Status: Currently In Use
Tank Type: UST
Facility Type: Retail
Installation Date: 1/1/2003
Closure Date:
Capacity Gallons : 10000
Product: Diesel
Overfill Preven: FV: Fill Tube Valve
Tank Wall Type:
Tank Material: COMP: Steel/FRP Composite
Piping Material: FLEX: Flexible Plastic

Piping Type: UG: Underground
Piping System:
Tank Name: TNK-016132
Piping Wall Type: None
City: Eagle
County: Eagle
ZIP Code: 81631
Facility Name: Corky's Gas and Car Wash
Address: 810 Grand Ave
Facility Category: Retail Gas Station

Tank Tag: 8793-8
Tank Status: Currently In Use
Tank Type: UST
Facility Type: Retail
Installation Date: 1/1/2003
Closure Date:
Capacity Gallons : 10000
Product: Unleaded Regular (RUL)
Overfill Preven: FV: Fill Tube Valve
Tank Wall Type:
Tank Material: COMP: Steel/FRP Composite
Piping Material: FLEX: Flexible Plastic

Piping Type: UG: Underground
Piping System:
Tank Name: TNK-016133
Piping Wall Type: None
City: Eagle
County: Eagle
ZIP Code: 81631
Facility Name: Corky's Gas and Car Wash
Address: 810 Grand Ave
Facility Category: Retail Gas Station

UST Owner (COSTIS) (As of 18 October, 2021)

Owner ID: 2976
First Name: James
Middle Init: A
Last Name: Fitzsimmons
Full Name: Fitzsimmons; James

Address1: 10000 Gypsum Creek Rd
City: Gypsum
State: CO
County: Eagle
Zip Code: 81637

Oil & Public Safety Regulated Storage Tank Details

No of Tanks: 2

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
8	1 of 1	NNE	0.12 / 632.94	6,586.87 / 2	USDA FOREST SERVICE, WHITE RIVER 486 W. 6TH EAGLE CO	ASBESTOS

Permit: 11EA0471D
Permit Beg: 02/28/11
Begin Date:
End Date:
Project: DEMOLITION PROJECT
Projec Len: 4
Owner Name:
Location:

Source Lat:
Source Lon:
Source County:
Elevation:
Linear Feet:
Sq Feet:
Drums:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
9	1 of 1	WSW	0.12 / 648.84	6,566.14 / -19	0722 PRINCE ALLEY EAGLE CO	SPILLS

Case No: 2018-0224
Main ID:
NRC No:
Dt of Spl or Rel: 5/9/2018
Event Time: 8:00:00 AM
1st Rep Event Dt: 5/9/2018
Date Reported: 5/10/2018
Time Reported: 8:05:00 AM
Date Entered: 5/10/2018
Time Entered: 8:19:49 AM
Land: TRUE
Air: FALSE
Surface Water: FALSE
Ground Water: FALSE
Material Type: SANITARY SEWER OVERFLOW
Quantity 1: 200
Unit Measure 1: GALLONS
H2O Quantity 1:
H2O Unit Measure 1:
Material 2:
Quantity 2:
Unit Measure 2:
H2O Quantity 2:
Source Desc:
Source: SS
Source Type: SANITARY SEWER/LIFT STATION
Medium: LAND
Waterway:
Material 1: SEWAGE
Material 3:
PRP: YW CONSTRUCTION
PRP Contact: KENNY MARTIN
PRP Street:
PRP Fax: john@townofeagle.org
Responder 1: TOWN OF EAGLE WATER
Responder 2:
Responder 3:
Response Comments:
Notified Name: WQCD: Michelle Thiebaud, David Kurz, KC Kay, Heather Drissel, Carol Keever; CPW: Mindi May, Lori Martin, Kendall Bakich, Perry Will; **Note: Many records provided by the department have a truncated [Notified Name] field.
Additional Comments:
Comments: EAGLE COUNTY EH
Cause Info: Contractor was excavating and struck a 10-inch sewer main, releasing approx. 200 gallons to the dirt.
Action: The break was bypassed, stopping the release. The impacted area is being excavated and the area is being treated with lime.

H2O Unit Measure 2:
Quantity 3:
Unit Measure 3:
H2O quantity 3:
H2O Unit Measure 3:
Cause: ERROR OPERATOR
Death:
Injury:
Evacuation:
Evacuation No:
PRP City: EAGLE
PRP County:
PRP State: CO
PRP Zip:
PRP Phone: 970-306-1656
PRP Extension:
Mile Marker:
Who Took Report: ANN NEDROW
Fixed Facility: FALSE
Event County: EAGLE
Latitude:
Longitude:

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
10	1 of 2	NNE	0.22 /	6,587.31 /	Gonzalez Excavation	LST

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
			1,158.06	2	448 Grand Ave Eagle 81631 CO	

Facility ID: 19879
Faclty Name(COSTIS): Gonzalez Excavation
Address (COSTIS): 448 Grand Ave
Eagle 81631
County (COSTIS): Eagle
Facility Type(CDLE): Non-Retail
Faclty Catgry(CDLE): Commercial/Industrial
Facility Type(OPS): Non-Retail
Faclty Catgry(OPS): Commercial/Industrial
County(CDLE): Eagle
Zip(CDLE): 81631
City(CDLE): Eagle
Longitude(CDLE): -106.832051
Facility Name(CDLE): Gonzalez Excavation
Latitude(CDLE): 39.652183
Address(CDLE): 448 Grand Ave
Event ID:
Original Source: Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events

Facility Name(OPS): Gonzalez Excavation
Address(OPS): 448 Grand Ave
City(OPS): Eagle
Zip Code(OPS): 81631
County(OPS): Eagle
State(OPS): CO
Lat Long(OPS): 39.652183,-106.832051

Owner ID: 9999
Owner Name: Unknown;

Tank Co Gov Tnk Fac

No of Tanks: 0

Tank Co Foia Facility

No of Metred Prod: 0
No of Active Tanks: 0
Owner Costis ID: OWNR-9999

Facility Owner: larry lyster
Type : Non-Retail

Events (CDLE)

Event ID: 11064
Alt Event ID:
Status: Closed
UST Tank Count:
AST Tank Count:
Source of Release:
Cause of Release: Other
Confirm Rel Dt: 11/18/2009
Site Name: Gonzalez Excavation
Loc Addr:
Loc Addr2:
Loc Addr3:
Aka Name:
Aka Loc Addr:

Proj. Closure Date:
Category:
Sardonyx ID:
MTBE Classifica:
Sum of Reimbur Amt:
Reviewer Full Name: Kirk Thomson
Logged On: 1/27/2010
Logged By:

Events (COSTIS) (As of 18 October, 2021)

Event ID: 11064
Process Status Name: Closed
Site Name: Gonzalez Excavation
Facility Name:
Address: 448 Grand Ave Eagle CO 81631
Loc Address: 448 Grand Ave
Eagle 81631
Loc City: Eagle
Loc County: Eagle

Log Date: 1/27/2010 9:42:57 AM

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	11064	**Phone:**	303-318-4357
Release No:	REL-006235	**City:**	Eagle
Status:	Closed	**Zip:**	81631
Release Date:	11/18/2009	**State:**	CO
Closure Date:	2/3/2010	**County:**	Eagle
NFA Type:		**Latitude:**	39.652183
Release Cause:	Other	**Longitude:**	-106.832051
Reimbursement Total:		**Latitude Longitude:**	39.652183, -106.832051
Contact:	Kirk Thomson		
Release Source:			
Site Name:	Gonzalez Excavation		
Address:	448 Grand Ave		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KWsX		

10	*2 of 2*	*NNE*	*0.22 / 1,158.06*	*6,587.31 / 2*	***Gonzalez Excavation 448 Grand Ave Eagle CO 81631***	***TANKS***

Facility ID:	19879	**Facility Type (OPS):**	Non-Retail
Fac Type (CDLE):	Non-Retail	**Fac Category (OPS):**	Commercial/Industrial
Fac Category (CDLE):	Commercial/Industrial	**Lat/Longitude (OPS):**	39.652183,-106.832051
County:	Eagle		
Data Source(s):	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks		

Facility Information (CDLE)

Owner ID:	OWNR-9999	**Count of Tank Tag:**	0
Type :	Non-Retail	**No. Dispensers:**	0
Account Holder Name:	larry lyster		

Owner Infomation (CDLE)

Contact Name:	
Company Name:	Unknown
Last Name:	Unknown
First Name:	
Middle Init:	
Address:	
Comment:	

Tank Owner (COSTIS)

Owner ID:	9999	**Address1:**	Unknown
First Name:		**City:**	Zipcode Unknown
Middle Init:		**State:**	XX
Last Name:	Unknown	**County:**	
Full Name:	Unknown;	**Zip Code:**	99999

Oil & Public Safety Regulated Storage Tank Details

No of Tanks:	0

11	*1 of 4*	*NNE*	*0.23 / 1,222.63*	*6,587.35 / 3*	***Eagle 66 432 Grand Ave Eagle 81631 CO***	***UST***

Facility ID:	10230	**Fac Name (COSTIS):**	Eagle 66
FacilityName(OPS):	Eagle 66	**Address (COSTIS):**	432 Grand Ave Eagle 81631

FacilityType(OPS):	Non-Retail	**County (COSTIS):**	Eagle
Fac Category (OPS):	LPG Only	**Latitude (CDLE):**	39.652721
Address (OPS):	432 Grand Ave	**Longitude (CDLE):**	-106.831918
City (OPS):	Eagle	**Fac Type (CDLE):**	Non-Retail
Zip Code (OPS):	81631	**FacCategry(CDLE):**	LPG Only
County (OPS):	Eagle	**State (OPS):**	CO
LatLong (OPS):	39.652721,-106.831918	**City (CDLE):**	Eagle
FacName (CDLE):	Eagle 66	**Zip (CDLE):**	81631
Address (CDLE):	432 Grand Ave	**County (CDLE):**	Eagle
State (CDLE):	CO		
Data Source(s):	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks		

Facility Information (CDLE)

Count of Tank Tag:	0	**Accnt Holdr Name:**	Evergreen Oil Company
No. Dispensers:	0	**Type:**	Non-Retail
Owner ID:	OWNR-4663		

Owner Information (CDLE)

Contact Name:		**Middle Init:**	
First Name:			
Company Name:	Evergreen Oil Company		
Last Name:	Evergreen Oil Company		
Address:	1202 Bergen Pkwy Ste 303, Evergreen, CO 80439		
Comment:	OLD ADDRESS: 1202 HWY 74, BOX 1059, EVERGREEN, 80439. ANDREW K SMITH RELEASE DETECTION		

UST Tanks (COSTIS) (As of 18 October, 2021)

Tank ID:	27608	**Owner ID:**	4663
Tank Tag:	'10230-3	**Tank Owner:**	
Tank Type Desc:	UST	**County:**	Eagle
Tank Count:	46668	**Product Name:**	Gasoline
Capacity:	6000		
Facility Owner:	Evergreen Oil Company		
Facility Name Address:	Eagle 66 432 Grand Ave Eagle 81631		

Tank ID:	27606	**Owner ID:**	4663
Tank Tag:	'10230-1	**Tank Owner:**	
Tank Type Desc:	UST	**County:**	Eagle
Tank Count:	46668	**Product Name:**	Gasoline
Capacity:	10000		
Facility Owner:	Evergreen Oil Company		
Facility Name Address:	Eagle 66 432 Grand Ave Eagle 81631		

Tank ID:	27607	**Owner ID:**	4663
Tank Tag:	'10230-2	**Tank Owner:**	
Tank Type Desc:	UST	**County:**	Eagle
Tank Count:	46668	**Product Name:**	Gasoline
Capacity:	8000		
Facility Owner:	Evergreen Oil Company		
Facility Name Address:	Eagle 66 432 Grand Ave Eagle 81631		

UST Tanks 1 (CDLE)

Tank Tag:	10230-3	**Overfill Preven:**	FV: Fill Tube Valve
Tank Type:	UST	**Product Type/Name:**	Gasoline
Tank Status:	Permanently Closed	**Piping Wall Type:**	None
Capacity:	6000	**Tank Wall Type:**	
Install Date:	1/1/1987	**Piping System:**	
Date Closed:	9/27/2001	**Piping Type:**	UG: Underground
Tank Material:	FRP: Fiberglass Reinforced Plastic		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	T2: Inter Mntrg w/ Sensor
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:	0	***Bfill DrtCvr Amt:***	0
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	10230-2	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	8000	***Tank Wall Type:***	
Install Date:	1/1/1987	***Piping System:***	
Date Closed:	9/27/2001	***Piping Type:***	UG: Underground
Tank Material:	FRP: Fiberglass Reinforced Plastic		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	T2: Inter Mntrg w/ Sensor
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:	0	***Bfill DrtCvr Amt:***	0
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	Yes
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Tanks 1 (CDLE)

Tank Tag:	10230-1	***Overfill Preven:***	FV: Fill Tube Valve
Tank Type:	UST	***Product Type/Name:***	Gasoline
Tank Status:	Permanently Closed	***Piping Wall Type:***	None
Capacity:	10000	***Tank Wall Type:***	
Install Date:	1/1/1978	***Piping System:***	
Date Closed:	9/27/2001	***Piping Type:***	UG: Underground
Tank Material:	FRP: Fiberglass Reinforced Plastic		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	***No Fee:***	No
Unregulated:	FALSE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	T2: Inter Mntrg w/ Sensor
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:	0	***Bfill DrtCvr Amt:***	0
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	

Spl Container Mdel:		**Compartment:**	FALSE
Tank Reld Meth1 ID:		**Cpmet:**	Yes
Tank Lining Date:		**Invault:**	FALSE
CP Test Date:			

Operator Information (CDLE)

First Name:		**Costis ID:**	CABOP-3757
Last Name:	Genie Dries	**Accnt Holdr Name:**	Mlt LLC
Certification Name:	CABOP-3757-	**Contact ID:**	0033h00000lKzzf
Certification Type:	A/B Operator	**Title:**	

First Name:		**Costis ID:**	CABOP-1285
Last Name:	Evelyn Gilstrap	**Accnt Holdr Name:**	Gilco Inc
Certification Name:	CABOP-1285-	**Contact ID:**	0033h00000lKzZF
Certification Type:	A/B Operator	**Title:**	

Oil & Public Safety Regulated Storage Tanks (COSTIS)

Tank Tag:	10230-1	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-024677
Facility Type:	Non-Retail	**Piping Wall Type:**	None
Installation Date:	1/1/1978	**City:**	Eagle
Closure Date:	9/27/2001	**County:**	Eagle
Capacity Gallons :	10000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Eagle 66
Overfill Preven:	FV: Fill Tube Valve	**Address:**	432 Grand Ave
Tank Wall Type:		**Facility Category:**	LPG Only
Tank Material:	FRP: Fiberglass Reinforced Plastic		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

Tank Tag:	10230-2	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-024678
Facility Type:	Non-Retail	**Piping Wall Type:**	None
Installation Date:	1/1/1987	**City:**	Eagle
Closure Date:	9/27/2001	**County:**	Eagle
Capacity Gallons :	8000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Eagle 66
Overfill Preven:	FV: Fill Tube Valve	**Address:**	432 Grand Ave
Tank Wall Type:		**Facility Category:**	LPG Only
Tank Material:	FRP: Fiberglass Reinforced Plastic		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

Tank Tag:	10230-3	**Piping Type:**	UG: Underground
Tank Status:	Permanently Closed	**Piping System:**	
Tank Type:	UST	**Tank Name:**	TNK-024679
Facility Type:	Non-Retail	**Piping Wall Type:**	None
Installation Date:	1/1/1987	**City:**	Eagle
Closure Date:	9/27/2001	**County:**	Eagle
Capacity Gallons :	6000	**ZIP Code:**	81631
Product:	Gasoline	**Facility Name:**	Eagle 66
Overfill Preven:	FV: Fill Tube Valve	**Address:**	432 Grand Ave
Tank Wall Type:		**Facility Category:**	LPG Only
Tank Material:	FRP: Fiberglass Reinforced Plastic		
Piping Material:	FRP: Fiberglass Reinforced Plastic		

UST Owner (COSTIS) (As of 18 October, 2021)

Owner ID:	4663	**Address1:**	1202 Bergen Pkwy Ste 303
First Name:		**City:**	Evergreen
Middle Init:		**State:**	CO
Last Name:	Evergreen Oil Company	**County:**	Jefferson
Full Name:		**Zip Code:**	80439

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Oil & Public Safety Regulated Storage Tank Details

No of Tanks: 0

11	2 of 4	NNE	0.23 / 1,222.63	6,587.35 / 3	Eagle 66 432 Grand Ave Eagle 81631 CO	DTNK

Delisted Storage Tanks

Facility ID: 10230
Fac Type (CDLE): Non-Retail
Fac Category (CDLE): LPG Only
County: Eagle
Data Source(s):

Facility Type (OPS): Non-Retail
Fac Category (OPS): LPG Only
Lat/Long (OPS): 39.652721, -106.831918

Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks

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11	3 of 4	NNE	0.23 / 1,222.63	6,587.35 / 3	Eagle 66 432 Grand Ave Eagle 81631 CO	LST

Facility ID: 10230
Faclty Name(COSTIS): Eagle 66
Address (COSTIS): 432 Grand Ave
Eagle 81631
County (COSTIS): Eagle
Facility Type(CDLE): Non-Retail
Faclty Catgry(CDLE): LPG Only
Facility Type(OPS): Non-Retail
Faclty Catgry(OPS): LPG Only
County(CDLE): Eagle
Zip(CDLE): 81631
City(CDLE): Eagle
Longitude(CDLE): -106.831918
Facility Name(CDLE): Eagle 66
Latitude(CDLE): 39.652721
Address(CDLE): 432 Grand Ave
Event ID:
Original Source: Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events

Facility Name(OPS): Eagle 66
Address(OPS): 432 Grand Ave
City(OPS): Eagle
Zip Code(OPS): 81631
County(OPS): Eagle
State(OPS): CO
Lat Long(OPS): 39.652721,-106.831918

Owner ID: 4663
Owner Name:

Tank Co Foia Facility

No of Metred Prod: 0
No of Active Tanks: 0
Owner Costis ID: OWNR-4663

Facility Owner: Evergreen Oil Company
Type : Non-Retail

Tank Co Gov Tnk Fac

No of Tanks: 0

Events (CDLE)

Event ID: 8748
Proj. Closure Date:

Alt Event ID:		**Category:**	
Status:	Closed	**Sardonyx ID:**	
UST Tank Count:	3	**MTBE Classifica:**	
AST Tank Count:		**Sum of Reimbur Amt:**	645.37
Source of Release:		**Reviewer Full Name:**	Greg Johnson
Cause of Release:		**Logged On:**	10/1/2001
Confirm Rel Dt:	9/27/2001	**Logged By:**	
Site Name:	Eagle 66		
Loc Addr:			
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			

Reimbursement Application (CDLE)

Rap ID:	RAP-6821	**Eligibil Type Desc:**	Tank Owner/Operator
Protest ID:		**Rap Payee Type ID:**	
Rap Status:	Paid	**Reimbursement Req:**	11755.21
Application Type:	Original	**Total Reimburse:**	10645.37
User Group Name:		**Max Amt Reduction:**	
FPR Date:	8/8/2003	**PSTC Date:**	8/8/2003
Protest Amount:			
Payee:	Evergreen Oil Company		
Cap Status:			
Spec Cond:	Rec''d W-9 4/7/10 - CAHII **Note: Many records provided by the department have a truncated [Spec Cond] field.		
Note:	Colorado Department of Labor and Employment (CDLE)		

Events (COSTIS) (As of 18 October, 2021)

Event ID:	8748	**Log Date:**	10/1/2001
Process Status Name:	Closed		
Site Name:	Eagle 66		
Facility Name:			
Address:	432 Grand Ave Eagle CO 81631		
Loc Address:	432 Grand Ave Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

Reimbursement Application (COSTIS) (As of 18 October, 2021)

RAP ID:	6821	**Event ID:**	8748
Facility ID:	10230	**PSTC Date:**	8/8/2003
Payee Name:	Evergreen Oil Company		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	8748	**Phone:**	303-318-4357
Release No:	REL-001460	**City:**	Eagle
Status:	Closed	**Zip:**	81631
Release Date:	9/27/2001	**State:**	CO
Closure Date:	1/28/2002	**County:**	Eagle
NFA Type:	Tier I	**Latitude:**	39.652721
Release Cause:		**Longitude:**	-106.831918
Reimbursement Total:		**Latitude Longitude:**	39.652721, -106.831918
Contact:	Greg Johnson		
Release Source:			
Site Name:	Eagle 66		
Address:	432 Grand Ave		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KVdW		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
11	4 of 4	NNE	0.23 / 1,222.63	6,587.35 / 3	Eagle 66 432 Grand Ave Eagle CO 81631	LUST TRUST

Facility ID:	10230	**Event ID:**	8748
TtlAmtAppvdForReim:	10645.37	**Release Date:**	9/27/2001
UST Tank Count:		**AST Tank count:**	
County:	Eagle		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
12	1 of 1	NE	0.23 / 1,227.17	6,600.16 / 15	ECG COUNTY BLDG 2 551 Broadway St Eagle CO 81631	ALT FUELS

Fuel Type Code:	ELEC: Electric	**ID:**	235532
Station Phone:	888-758-4389	**Updated at:**	2023-01-02 23:13:39 UTC
Expected Date:		**CNG Dispenser No:**	
BD Blends:		**CNG Site Renew Src:**	
NG Fill Type Code:		**CNG Tot Compr Cap:**	
NG PSI:		**CNG Storage Cap:**	
Federal Agency ID:		**CNG Fill Type Code:**	
Open Date:	2022-11-02	**CNG PSI:**	
NG Vehicle Class:		**CNG Vehicle Class:**	
LPG Primary:		**LNG Site Renew Src:**	
E85 Blender Pump:		**LNG Vehicle Class:**	
NG Fill Type Desc:		**LPG Nozzle Types:**	
Hydrogen is Retail:		**Hydrogen Pressures:**	
Federal Agency:		**Hydrogen Standards:**	
Facility Type:		**Latitude:**	39.651953
Dt Last Confirmed:	2023-01-02	**Longitude:**	-106.828357
Restricted Access:			
Fed Agency Name:			
Hydrogen Status Link:			
Status:	Open: The station is open.		
Owner Type Desc:			
E85 Blender Pump Desc:			
NG Vehicle Class Desc:			
Geocode Status Desc:	The location is from a real GPS readout at the station.		
LPG Primary Desc:			
E85 Other Ethanol Blends:			
EV Pricing:			
EV Pricing French:			
EV on Site Renewable Source:			
Intersection Directions:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
13	1 of 2	N	0.24 / 1,272.21	6,567.46 / -17	Residence 409 Brooks Ln Eagle 81631 CO	UST

Facility ID:	19969	**Fac Name (COSTIS):**	Residence
FacilityName(OPS):	Residence	**Address (COSTIS):**	409 Brooks Ln Eagle 81631
FacilityType(OPS):	Non-Retail	**County (COSTIS):**	Eagle
Fac Category (OPS):	Farm/Residential	**Latitude (CDLE):**	39.652264
Address (OPS):	409 Brooks Ln	**Longitude (CDLE):**	-106.832702
City (OPS):	Eagle	**Fac Type (CDLE):**	Non-Retail
Zip Code (OPS):	81631	**FacCategry(CDLE):**	Farm/Residential
County (OPS):	Eagle	**State (OPS):**	CO
LatLong (OPS):	39.652264,-106.832702	**City (CDLE):**	Eagle
FacName (CDLE):	Residence	**Zip (CDLE):**	81631
Address (CDLE):	409 Brooks Ln	**County (CDLE):**	Eagle
State (CDLE):	CO		
Data Source(s):	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks		

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Facility Information (CDLE)

Count of Tank Tag:	0	***Accnt Holdr Name:***	Mackown Loving Trust
No. Dispensers:	0	***Type:***	Non-Retail
Owner ID:	OWNR-22915		

Owner Information (CDLE)

Contact Name:		***Middle Init:***	
First Name:			
Company Name:	Mackown Loving Trust		
Last Name:	Mackown Loving Trust		
Address:	77 SE Yaquina View Dr, Newport, OR 97365		
Comment:			

UST Tanks 1 (CDLE)

Tank Tag:	19969-1	***Overfill Preven:***	
Tank Type:	UST	***Product Type/Name:***	Unleaded Regular (RUL)
Tank Status:	Not Regulated	***Piping Wall Type:***	
Capacity:	500	***Tank Wall Type:***	
Install Date:		***Piping System:***	
Date Closed:	6/29/2016	***Piping Type:***	
Tank Material:			
Piping Material:			

UST Tanks 2 (CDLE)

Closure Meth ID:	Removed	***No Fee:***	Yes
Unregulated:	TRUE	***Anch Method Desc:***	
Last Used Date:		***Pipe Reld Meth1 ID:***	
Del Prohib Date:		***Pipe Reldet Date:***	
Spill Protected:		***Backfill Mat Desc:***	
Spl Container Size:	0	***Bfill DrtCvr Amt:***	0
Spl Protection Dt:		***Manifold:***	No
Spl Container Mfg:		***Registration Date:***	
Spl Container Mdel:		***Compartment:***	FALSE
Tank Reld Meth1 ID:		***Cpmet:***	No
Tank Lining Date:		***Invault:***	FALSE
CP Test Date:			

UST Owner (COSTIS) (As of 18 October, 2021)

Owner ID:	22915	***Address1:***	77 SE Yaquina View Dr
First Name:		***City:***	Newport
Middle Init:		***State:***	OR
Last Name:	Mackown Loving Trust	***County:***	Lincoln
Full Name:		***Zip Code:***	97365

Oil & Public Safety Regulated Storage Tank Details

No of Tanks: 0

13	*2 of 2*	*N*	*0.24 / 1,272.21*	*6,567.46 / -17*	***Residence 409 Brooks Ln Eagle 81631 CO***	***LST***

Facility ID:	19969	***Facility Name(OPS):***	Residence
Faclty Name(COSTIS):	Residence	***Address(OPS):***	409 Brooks Ln
Address (COSTIS):	409 Brooks Ln Eagle 81631	***City(OPS):***	Eagle
County (COSTIS):	Eagle	***Zip Code(OPS):***	81631
Facility Type(CDLE):	Non-Retail	***County(OPS):***	Eagle

Faclty Catgry(CDLE):	Farm/Residential	***State(OPS):***	CO
Facility Type(OPS):	Non-Retail	***Lat Long(OPS):***	39.652264,-106.832702
Faclty Catgry(OPS):	Farm/Residential		
County(CDLE):	Eagle		
Zip(CDLE):	81631		
City(CDLE):	Eagle		
Longitude(CDLE):	-106.832702		
Facility Name(CDLE):	Residence		
Latitude(CDLE):	39.652264		
Address(CDLE):	409 Brooks Ln		
Event ID:			
Original Source:	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events		
Owner ID:	22915		
Owner Name:			

Tank Co Gov Tnk Fac

No of Tanks:	0

Tank Co Foia Facility

No of Metred Prod:	0	***Facility Owner:***	Mackown Loving Trust
No of Active Tanks:	0	***Type :***	Non-Retail
Owner Costis ID:	OWNR-22915		

Events (CDLE)

Event ID:	12568	***Proj. Closure Date:***	
Alt Event ID:		***Category:***	
Status:	Closed	***Sardonyx ID:***	
UST Tank Count:	1	***MTBE Classifica:***	
AST Tank Count:		***Sum of Reimbur Amt:***	
Source of Release:		***Reviewer Full Name:***	Michelle Howard
Cause of Release:	Other	***Logged On:***	7/20/2016
Confirm Rel Dt:		***Logged By:***	
Site Name:	Residence		
Loc Addr:			
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			

Events (COSTIS) (As of 18 October, 2021)

Event ID:	12568	***Log Date:***	7/20/2016 9:51:50 AM
Process Status Name:	Closed		
Site Name:	Residence		
Facility Name:			
Address:	409 Brooks Ln Eagle CO 81631		
Loc Address:	409 Brooks Ln Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	12568	***Phone:***	(720) 326-1984
Release No:	REL-009843	***City:***	Eagle
Status:	Closed	***Zip:***	81631
Release Date:		***State:***	CO
Closure Date:		***County:***	Eagle

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

NFA Type:	Administrative	**Latitude:**	39.652264
Release Cause:	Other	**Longitude:**	-106.832702
Reimbursement Total:		**Latitude Longitude:**	39.652264, -106.832702
Contact:	Michelle Howard		
Release Source:			
Site Name:	Residence		
Address:	409 Brooks Ln		
Email:	michelle.howard@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KXoj		

14	1 of 1	ESE	0.33 / 1,742.20	6,611.73 / 27	Eagle Ranch 803 Brush Creek Rd Eagle 81631 CO	LST

Facility ID:	13902	**Facility Name(OPS):**	Eagle Ranch
Faclty Name(COSTIS):	Eagle Ranch	**Address(OPS):**	803 Brush Creek Rd
Address (COSTIS):	803 Brush Creek Rd Eagle 81631	**City(OPS):**	Eagle
County (COSTIS):	Eagle	**Zip Code(OPS):**	81631
Facility Type(CDLE):	Non-Retail	**County(OPS):**	Eagle
Faclty Catgry(CDLE):	Other	**State(OPS):**	CO
Facility Type(OPS):	Non-Retail	**Lat Long(OPS):**	39.643134,-106.82433
Faclty Catgry(OPS):	Other		
County(CDLE):	Eagle		
Zip(CDLE):	81631		
City(CDLE):	Eagle		
Longitude(CDLE):	-106.82433		
Facility Name(CDLE):	Eagle Ranch		
Latitude(CDLE):	39.643134		
Address(CDLE):	803 Brush Creek Rd		
Event ID:			
Original Source:	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events		
Owner ID:	16294		
Owner Name:	West Eagle Ranch LLC;		

Tank Co Foia Facility

No of Metred Prod:	0	**Facility Owner:**	West Eagle Ranch LLC
No of Active Tanks:	0	**Type :**	Non-Retail
Owner Costis ID:	OWNR-16294		

Tank Co Gov Tnk Fac

No of Tanks: 0

Events (CDLE)

Event ID:	1764	**Proj. Closure Date:**	
Alt Event ID:	9101522-1	**Category:**	
Status:	Closed	**Sardonyx ID:**	
UST Tank Count:		**MTBE Classifica:**	
AST Tank Count:		**Sum of Reimbur Amt:**	
Source of Release:		**Reviewer Full Name:**	Dennis Hotovec
Cause of Release:		**Logged On:**	6/19/1997
Confirm Rel Dt:		**Logged By:**	
Site Name:	Eagle Ranch		
Loc Addr:			
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Events (COSTIS) (As of 18 October, 2021)

Event ID:	1764	**Log Date:**	6/19/1997
Process Status Name:	Closed		
Site Name:	Eagle Ranch		
Facility Name:	Eagle Ranch		
Address:	803 Brush Creek Rd Eagle CO 81631		
Loc Address:	803 Brush Creek Rd Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	1764	**Phone:**	303-318-4357
Release No:	REL-001697	**City:**	Eagle
Status:	Closed	**Zip:**	81631
Release Date:		**State:**	CO
Closure Date:	6/15/1998	**County:**	Eagle
NFA Type:	Pre-RBCA	**Latitude:**	39.643134
Release Cause:		**Longitude:**	-106.82433
Reimbursement Total:		**Latitude Longitude:**	39.643134, -106.82433
Contact:	Dennis Hotovec		
Release Source:			
Site Name:	Eagle Ranch		
Address:	803 Brush Creek Rd		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KVhL		

15	1 of 1	NNE	0.36 / 1,919.27	6,588.85 / 4	Eagle Yard Hwy 6 & Washington Eagle 81631 CO	LST

Facility ID:	14266	**Facility Name(OPS):**	Eagle Yard
Faclty Name(COSTIS):	Eagle Yard	**Address(OPS):**	Hwy 6 & Washington
Address (COSTIS):	Hwy 6 & Washington Eagle 81631	**City(OPS):**	Eagle
County (COSTIS):	Eagle	**Zip Code(OPS):**	81631
Facility Type(CDLE):	Non-Retail	**County(OPS):**	Eagle
Faclty Catgry(CDLE):	Other	**State(OPS):**	CO
Facility Type(OPS):	Non-Retail	**Lat Long(OPS):**	39.654148,-106.830336
Faclty Catgry(OPS):	Other		
County(CDLE):	Eagle		
Zip(CDLE):	81631		
City(CDLE):	Eagle		
Longitude(CDLE):	-106.830336		
Facility Name(CDLE):	Eagle Yard		
Latitude(CDLE):	39.654148		
Address(CDLE):	Hwy 6 & Washington		
Event ID:			
Original Source:	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events		
Owner ID:	5458		
Owner Name:			

Tank Co Foia Facility

No of Metred Prod:	0	**Facility Owner:**	Union Pacific Railroad
No of Active Tanks:	0	**Type :**	Non-Retail
Owner Costis ID:	OWNR-5458		

Tank Co Gov Tnk Fac

No of Tanks:	0

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Events (CDLE)

Event ID:	6316	***Proj. Closure Date:***	
Alt Event ID:		***Category:***	
Status:	Closed	***Sardonyx ID:***	
UST Tank Count:	1	***MTBE Classifica:***	
AST Tank Count:		***Sum of Reimbur Amt:***	
Source of Release:		***Reviewer Full Name:***	Julie Cotter
Cause of Release:		***Logged On:***	2/12/1998
Confirm Rel Dt:	1/15/1998	***Logged By:***	
Site Name:	Eagle Yard		
Loc Addr:			
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			

Events (COSTIS) (As of 18 October, 2021)

Event ID:	6316	***Log Date:***	2/12/1998
Process Status Name:	Closed		
Site Name:	UPRR Eagle Yard		
Facility Name:			
Address:	Hwy 6 & Washington Eagle CO 81631		
Loc Address:	Hwy 6 & Washington Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	6316	***Phone:***	303-318-4357
Release No:	REL-012232	***City:***	Eagle
Status:	Closed	***Zip:***	81631
Release Date:	1/15/1998	***State:***	CO
Closure Date:	5/4/1998	***County:***	Eagle
NFA Type:	Pre-RBCA	***Latitude:***	39.654148
Release Cause:		***Longitude:***	-106.830336
Reimbursement Total:		***Latitude Longitude:***	39.654148, -106.830336
Contact:	Julie Cotter		
Release Source:			
Site Name:	Eagle Yard		
Address:	Hwy 6 & Washington		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KYRG		

16	*1 of 2*	*NE*	*0.37 / 1,954.75*	*6,611.19 / 26*	***410 Broadway Street - Eagle*** ***410 Broadway St*** ***Eagle CO 81631***	***BROWNFIELDS***

Proj Status(CDPHE):	Completed	***Public View:***	TRUE
Date of Completion:		***Housing Created:***	4
Content Type:	Application	***County:***	EAGLE
Indoor Air:	Asbestos	***Acreage:***	0.1
Land Use - Zoning:	MIXED - COM+RES	***Application Type:***	ACM/LBP
Applicant:	Town of Eagle	***Dt of Received App:***	6/26/2017
Media Soil:		***Media Ground Water:***	
Media Srfce Water:		***Other Issues Cmnts:***	Brownfield Assessment
Lat Long:	39.652892/-106.827468		
Assessor Parcel No:			
Media Sediment:	Asbestos		
Other Narrative Information:			
Former or Current Use of Site:	Vacant building to be redeveloped for commercial and upstairs residential		
Planned Re Development Use:	Vacant building to be redeveloped for commercial and upstairs residential		
Legal Desc:			

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
Report Source:	Colorado Department of Public Health and Environment (CDPHE) Open Records Request					
16	2 of 2	NE	0.37 / 1,954.75	6,611.19 / 26	Town of Eagle - 410 Broadway St. 410 Broadway Street EAGLE CO 81631	FED BROWNFIELDS

Property ID:	235177	**BF Property (Map):**	235177
Lat Measure:	39.6528919	**Latitude (Map):**	39.6528919
Long Measure:	-106.8274684	**Longitude (Map):**	-106.8274684
Property Name:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		
Primary Name (Map):	TOWN OF EAGLE - 410 BROADWAY ST.		
Location Address (Map):	410 BROADWAY STREET		
City Name (Map):	EAGLE		
County Name (Map):	EAGLE		
State Code (Map):	CO		
Postal Code (Map):	81631		

Brownfields Details

Registry I:	110071262449	**EPA ID:**	
EPA Region:	08	**BF RLF Gra:**	
Cat No:		**BF RLF Pil:**	
RCRA Handl:		**BF Assess :**	
RCRA Curre:		**BF Cleanup:**	
RCRA Remed:		**BF Tba Ind:**	
RCRA Const:		**BF 128a In:**	Y
RCRA El He:		**BF IC Code:**	N
RCRA El Gm:		**BF IC Gc I:**	U
RCRA Rem 1:		**BF IC Ep I:**	U
RCRA Ec Gw:		**BF IC ID I:**	U
RCRA Ec Ng:		**BF IC Pr I:**	U
RCRA IC Ep:		**FF Brac In:**	
RCRA IC Gc:		**BF RLF Ind:**	
RCRA IC ID:		**BF Assess1:**	
RCRA IC Pr:		**BF Multipu:**	
FF RCRA In:		**BF Awp Ind:**	
RCRA Trans:		**BF Showcas:**	
RCRA Tra 1:		**BF 128a P :**	
RCRA Ec Co:		**LUST Relea:**	
RCRA IC Co:		**LUST Award:**	
RCRA Gpra :		**LUST State:**	
RCRA Rem 2:		**Congressio:**	
RCRA Dru 1:		**FD Agency :**	
SF Site ID:		**FD Listing:**	
SF Ec Ind:		**FD Non NPL:**	
SF El Gm C:		**FD RCRA Ha:**	
SF El He C:		**FD RCRA Ca:**	
SF IC Ind:		**FD SF NPL :**	
SF NPL Cod:		**FD FF Ind:**	
SF NPL C 1:		**FD Ej Code:**	
SF Admin F:		**FD Brac In:**	
FF And Sit:		**FD Federal:**	
FF SF Ind:		**FD Hrs Sco:**	
Map Symbol:	B	**FD Ongoing:**	
Data Refre:	29-Jul-2022	**FD NPL Sta:**	
GIS Refres:		**FD Non N 1:**	
New Site:		**FD RCRA Gw:**	
Repow Ref :		**FD RCRA He:**	
EPAOSC Sit:		**FD GMS Sur:**	
EPAOSC Res:		**FD Hes Sur:**	
EPAOSC R 1:		**FD SF Site:**	
EPAOSC Sta:		**FD Brac Ro:**	

EPAOSC Inc:		**Stimulus S:**	
Desc :		**Stimulus B:**	
Ind Name:			
Cat Name:			
Sub Name:			
Primary Name:	TOWN OF EAGLE - 410 BROADWAY ST.		
RCRA Drupa:			
Url:	https://obipublic11.epa.gov/analytics/saw.dll?PortalPages&Action=Navigate&col1=ACRES_GRANT_EXPORT.PROPERTY_ID&val1=%22235177.0%22&PortalPath=/shared/CIMC/_portal/CIMC&Page=Profile+Page		
Census Url:	https://ejscreen.epa.gov/mapper/demogreportpdf.aspx?report=census2010sf1&coords=-106.8274684%2C39.6528919&feattype=point&radius=1.0		
ACS Url:	https://ejscreen.epa.gov/mapper/demogreportpdf.aspx?report=acs2017&coords=-106.8274684%2C39.6528919&feattype=point&radius=1.0		

SF Site Na:		**UST Status:**	
SF Non Npl:		**UST Substa:**	
SF Non N 1:		**UST Landus:**	
SF Non N 3:		**UST SPA Wa:**	
ERR Lat Lo:		**UST SPA Fa:**	
REPOW BF:		**UST WHPA W:**	
REPOW SF:		**UST WHPA F:**	
REPOW RCRA:		**UST Open:**	
REPOW Ref1:		**UST Closed:**	
RCRA Han 1:		**LUST ID:**	
RCRA Rau I:		**Saa Site:**	
BF Propert:	235177-		
REPOW Re 1:			
BF Prope 1:	Town of Eagle - 410 Broadway St.		
SF Non N 2:			

Cleanups In My Community (CIMC)

Grant ID:	69601529	**ASMT Cntrl Sub :**	
Grant Type:	Section 128(a) State/Tribal	**Cleanup Cntrl Sub :**	
EPA Region:	08	**ASMT Asbestos :**	Y
Ownership Entity:		**Cleanup Asbestos :**	
Latitude Measure:	39.6528919	**ASMT Pcbs :**	
Longitude Measure:	-106.8274684	**Cleanup Pcbs :**	
Flag Cleanup Reqd:	Y	**ASMT Vocs :**	
Flag IC Required:	N	**Cleanup Vocs :**	
Stcntrbg:		**ASMT Lead :**	Y
Property Size:	.14	**Cleanup Lead :**	
Flag IC in Place:		**ASMT Oth Metal :**	
IC in Place Date:		**Cleanup Oth Metal :**	
Prop Cntrl :		**ASMT Pahs :**	
Gov Cntrl :		**Cleanup Pahs :**	
Permit Tools :		**ASMT Oth Cont:**	
Info DevlCes :		**Cleanup Oth Cont:**	
Prop Fnding Type Cd:		**ASMT Air :**	
Ownshp Changed :		**Cleanup Air :**	
Sfllp Factor :		**ASMT Drk Wat:**	
Source Mapscale No:		**Cleanup Drk Wat:**	
Past Cml Acres:		**ASMT Grd Water:**	
Future Cml Acres:		**Cleanup Grd Water:**	
Past Grnspc Acres:		**ASMT Sediments :**	
Future Grnspc Acres:		**Cleanup Sediments :**	
Past Acres:		**ASMT Soil :**	
Future Acres:		**Cleanup Soil :**	
Past Res Acres:		**ASMT Srf Water :**	
Future Res Acres:		**Cleanup Srf Water :**	
St Enrollment Dt:		**Other Media :**	
St Enrollment ID:		**Unknown Media :**	
St NFA Dt:		**Ready For Reuse :**	N
Assess Petrol Prod :		**Assess Amount:**	2551
Cleanup Petrol Prod :		**Assess Fnd Ent Nm:**	EPA
Assess Start Dt:	10/02/2017	**Photo Available :**	
Assess Cmpltn Dt:	11/27/2017	**Video Available :**	
Cleanup Start Dt:		**Cleanup Acres:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Cleanup Cmpltn Dt:		**Cleanup Amount:**	
Redev Start Dt:		**Redev Acres:**	
Redev Cleanup Jobs:		**Redev Amount:**	
Grant Recipient Nm:	Colorado Department of Public Health and Environment		
PropertyNm:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		
Local Parcel No:			
Current Owner:			
IC Data Address:			
Horizontal Collection Method:			
Reference Point:			
Horizontal Reference Datum:			
Other Description:			
Other Desc Cleaned Up:			
Assess Type:	Supplemental Assessment		
Assess Fund Entity:	US EPA - State & Tribal Section 128(a) Funding		
Cleanup Funding EntityNm:			
Cleanup Fund Entity:			
Redev Funding Entity Nm:			
Desc Hist:			

Accmplisht Cnt Flag:	N	**Vacant Housing:**	
Coop Agreement No:	98898903	**Vacant Housing Pct:**	
Past Mltistry Acres:		**Total Unemployed:**	
Ftr Multistory Acres:		**Unemployed Pct:**	
Assess Cadmium :		**Radius:**	
Clnup Cadmium :		**Actvy Funded:**	
Assess Chromium :		**Redev Lvrgd Srcs:**	
Clnup Chromium :		**AA Amt Funding:**	
Assess Copper :		**Flag Clnup Trmt Tech:**	Y
Clnup Copper :		**Excavation Disposal:**	
Assess Iron :		**Extrctn of Cntmnts:**	
Clnup Iron :		**Removal of Mats:**	
Assess Nickel :		**Rdctn of Cntmnts:**	
Clnup Nickel :		**Clnup of Structures:**	Y
Assess Selenium :		**Env EC Required:**	N
Clnup Selenium :		**Flag EC Cover Tech:**	
Assess Mercury :		**Flag EC Security:**	
Clnup Mercury :		**Flag EC Immblztn:**	
Assess ArsenIC :		**Flag EC Eng Barriers:**	
Clnup ArsenIC :		**Flag EC Other:**	
Assess Bldg Mats :	Y	**Env IC in Place:**	
Clnup Bldg Mats :		**Env EC in Place:**	
Assess oorair :		**Env Clnup Jobs:**	
Clnup oorair :		**Sect 128 A State Trbl:**	
Assess None :		**Multipurpose:**	
Clnup None :		**Clnup Cst Shr Amt:**	
Assess Pesticides :		**RLF Loan Amount:**	
Clnup Pesticides :		**RLF Ln Cst Shr Amt:**	
Assess Unknown :		**Pro Income Amt:**	
Clnup Unknown :		**Dt RLF Loan Signed:**	
Assess Svocs :		**Repayment Period:**	
Clnup Svocs :		**Interest Rate:**	
Clnup Unkn Media :		**RLF Subgrant Amt:**	
Redev Cmpltn Date:		**Cost Share Amt:**	
Pro Code:	RP	**Env Pro Income Amt:**	
FCA Fy:		**Dt RLF Sbgrnt Signd:**	
Flag EC in Place:		**Clnup Actvy Funded:**	
Flag EC Required:	N	**Below Poverty:**	
RFR Notation:		**Below Poverty Pct:**	
Gpa Type ID:	12	**Median Income:**	
Clnup Doc:	N	**Low Income:**	
Awp Catalyst Yn:		**Low Income Pct:**	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Supplemental Assessment		

AA Actvy Funded: Phase 2
AA Source of Funding:
Clnup Trmt Tech Info:
EC Data Address:
EC Addl Info:
Env IC Data Address:
Other Forms of Doc:
IC Addl Info:
Highlights:
Property Alias:
Ctmnt Found: Asbestos Lead
Ctmnt Cleanedup:
Ctmnt Rec:

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y
Ownership Entity:		***Cleanup Asbestos :***	
Latitude Measure:	39.6528919	***ASMT Pcbs :***	
Longitude Measure:	-106.8274684	***Cleanup Pcbs :***	
Flag Cleanup Reqd:	Y	***ASMT Vocs :***	
Flag IC Required:	N	***Cleanup Vocs :***	
Stcntrbg:		***ASMT Lead :***	Y
Property Size:	.14	***Cleanup Lead :***	
Flag IC in Place:		***ASMT Oth Metal :***	
IC in Place Date:		***Cleanup Oth Metal :***	
Prop Cntrl :		***ASMT Pahs :***	
Gov Cntrl :		***Cleanup Pahs :***	
Permit Tools :		***ASMT Oth Cont:***	
Info DevlCes :		***Cleanup Oth Cont:***	
Prop Fnding Type Cd:		***ASMT Air :***	
Ownshp Changed :		***Cleanup Air :***	
Sfllp Factor :		***ASMT Drk Wat:***	
Source Mapscale No:		***Cleanup Drk Wat:***	
Past Cml Acres:		***ASMT Grd Water:***	
Future Cml Acres:		***Cleanup Grd Water:***	
Past Grnspc Acres:		***ASMT Sediments :***	
Future Grnspc Acres:		***Cleanup Sediments :***	
Past Acres:		***ASMT Soil :***	
Future Acres:		***Cleanup Soil :***	
Past Res Acres:		***ASMT Srf Water :***	
Future Res Acres:		***Cleanup Srf Water :***	
St Enrollment Dt:		***Other Media :***	
St Enrollment ID:		***Unknown Media :***	
St NFA Dt:		***Ready For Reuse :***	N
Assess Petrol Prod :		***Assess Amount:***	
Cleanup Petrol Prod :		***Assess Fnd Ent Nm:***	
Assess Start Dt:		***Photo Available :***	
Assess Cmpltn Dt:		***Video Available :***	
Cleanup Start Dt:		***Cleanup Acres:***	
Cleanup Cmpltn Dt:		***Cleanup Amount:***	
Redev Start Dt:		***Redev Acres:***	
Redev Cleanup Jobs:		***Redev Amount:***	
Grant Recipient Nm:	Colorado Department of Public Health and Environment		
PropertyNm:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		

Local Parcel No:
Current Owner:
IC Data Address:
Horizontal Collection Method:
Reference Point:
Horizontal Reference Datum:
Other Description:
Other Desc Cleaned Up:
Assess Type:
Assess Fund Entity:
Cleanup Funding EntityNm:
Cleanup Fund Entity:
Redev Funding Entity Nm:
Desc Hist:

Accmplisht Cnt Flag:		***Vacant Housing:***	
Coop Agreement No:	96863601	***Vacant Housing Pct:***	
Past Mltistry Acres:		***Total Unemployed:***	
Ftr Multistory Acres:		***Unemployed Pct:***	
Assess Cadmium :		***Radius:***	
Clnup Cadmium :		***Actvy Funded:***	
Assess Chromium :		***Redev Lvrgd Srcs:***	
Clnup Chromium :		***AA Amt Funding:***	
Assess Copper :		***Flag Clnup Trmt Tech:***	Y
Clnup Copper :		***Excavation Disposal:***	
Assess Iron :		***Extrctn of Cntmnts:***	
Clnup Iron :		***Removal of Mats:***	
Assess Nickel :		***Rdctn of Cntmnts:***	
Clnup Nickel :		***Clnup of Structures:***	Y
Assess Selenium :		***Env EC Required:***	N
Clnup Selenium :		***Flag EC Cover Tech:***	
Assess Mercury :		***Flag EC Security:***	
Clnup Mercury :		***Flag EC Immblztn:***	
Assess ArsenIC :		***Flag EC Eng Barriers:***	
Clnup ArsenIC :		***Flag EC Other:***	
Assess Bldg Mats :	Y	***Env IC in Place:***	
Clnup Bldg Mats :		***Env EC in Place:***	
Assess oorair :		***Env Clnup Jobs:***	
Clnup oorair :		***Sect 128 A State Trbl:***	
Assess None :		***Multipurpose:***	
Clnup None :		***Clnup Cst Shr Amt:***	
Assess Pesticides :		***RLF Loan Amount:***	
Clnup Pesticides :		***RLF Ln Cst Shr Amt:***	
Assess Unknown :		***Pro Income Amt:***	
Clnup Unknown :		***Dt RLF Loan Signed:***	
Assess Svocs :		***Repayment Period:***	
Clnup Svocs :		***Interest Rate:***	
Clnup Unkn Media :		***RLF Subgrant Amt:***	
Redev Cmpltn Date:		***Cost Share Amt:***	
Pro Code:	RP	***Env Pro Income Amt:***	
FCA Fy:	FY22	***Dt RLF Sbgrnt Signd:***	
Flag EC in Place:		***Clnup Actvy Funded:***	
Flag EC Required:	N	***Below Poverty:***	
RFR Notation:		***Below Poverty Pct:***	
Gpa Type ID:	6	***Median Income:***	
Clnup Doc:		***Low Income:***	
Awp Catalyst Yn:		***Low Income Pct:***	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Acres Cleaned Up		
AA Actvy Funded:			
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			

Property Alias:
Ctmnt Found: Asbestos Lead
Ctmnt Cleanedup:
Ctmnt Rec:

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69601529	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y
Ownership Entity:		***Cleanup Asbestos :***	
Latitude Measure:	39.6528919	***ASMT Pcbs :***	
Longitude Measure:	-106.8274684	***Cleanup Pcbs :***	
Flag Cleanup Reqd:	Y	***ASMT Vocs :***	
Flag IC Required:	N	***Cleanup Vocs :***	
Stcntrbg:		***ASMT Lead :***	Y
Property Size:	.14	***Cleanup Lead :***	
Flag IC in Place:		***ASMT Oth Metal :***	
IC in Place Date:		***Cleanup Oth Metal :***	
Prop Cntrl :		***ASMT Pahs :***	
Gov Cntrl :		***Cleanup Pahs :***	
Permit Tools :		***ASMT Oth Cont:***	
Info DevlCes :		***Cleanup Oth Cont:***	
Prop Fnding Type Cd:		***ASMT Air :***	
Ownshp Changed :		***Cleanup Air :***	
Sfllp Factor :		***ASMT Drk Wat:***	
Source Mapscale No:		***Cleanup Drk Wat:***	
Past Cml Acres:		***ASMT Grd Water:***	
Future Cml Acres:		***Cleanup Grd Water:***	
Past Grnspc Acres:		***ASMT Sediments :***	
Future Grnspc Acres:		***Cleanup Sediments :***	
Past Acres:		***ASMT Soil :***	
Future Acres:		***Cleanup Soil :***	
Past Res Acres:		***ASMT Srf Water :***	
Future Res Acres:		***Cleanup Srf Water :***	
St Enrollment Dt:		***Other Media :***	
St Enrollment ID:		***Unknown Media :***	
St NFA Dt:		***Ready For Reuse :***	N
Assess Petrol Prod :		***Assess Amount:***	
Cleanup Petrol Prod :		***Assess Fnd Ent Nm:***	
Assess Start Dt:		***Photo Available :***	
Assess Cmpltn Dt:		***Video Available :***	
Cleanup Start Dt:		***Cleanup Acres:***	
Cleanup Cmpltn Dt:		***Cleanup Amount:***	
Redev Start Dt:		***Redev Acres:***	
Redev Cleanup Jobs:		***Redev Amount:***	
Grant Recipient Nm:	Colorado Department of Public Health and Environment		
PropertyNm:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		
Local Parcel No:			
Current Owner:			
IC Data Address:			
Horizontal Collection Method:			
Reference Point:			
Horizontal Reference Datum:			
Other Description:			
Other Desc Cleaned Up:			
Assess Type:			

Assess Fund Entity:
Cleanup Funding EntityNm:
Cleanup Fund Entity:
Redev Funding Entity Nm:
Desc Hist:

Accmplisht Cnt Flag:
Coop Agreement No: 98898903
Past Mltistry Acres:
Ftr Multistory Acres:
Assess Cadmium :
Clnup Cadmium :
Assess Chromium :
Clnup Chromium :
Assess Copper :
Clnup Copper :
Assess Iron :
Clnup Iron :
Assess Nickel :
Clnup Nickel :
Assess Selenium :
Clnup Selenium :
Assess Mercury :
Clnup Mercury :
Assess ArsenIC :
Clnup ArsenIC :
Assess Bldg Mats : Y
Clnup Bldg Mats :
Assess oorair :
Clnup oorair :
Assess None :
Clnup None :
Assess Pesticides :
Clnup Pesticides :
Assess Unknown :
Clnup Unknown :
Assess Svocs :
Clnup Svocs :
Clnup Unkn Media :
Redev Cmpltn Date:
Pro Code: RP
FCA Fy:
Flag EC in Place:
Flag EC Required: N
RFR Notation:
Gpa Type ID: 6
Clnup Doc: N
Awp Catalyst Yn:
Flag Prop Not Enrld: Y
Redev Fund Entity:
Gpa Type Desc: Acres Cleaned Up
AA Actvy Funded:
AA Source of Funding:
Clnup Trmt Tech Info:
EC Data Address:
EC Addl Info:
Env IC Data Address:
Other Forms of Doc:
IC Addl Info:
Highlights:
Property Alias:
Ctmnt Found: Asbestos Lead
Ctmnt Cleanedup:
Ctmnt Rec:

Asbestos Lead

Media Afffected:

Vacant Housing:
Vacant Housing Pct:
Total Unemployed:
Unemployed Pct:
Radius:
Actvy Funded:
Redev Lvrgd Srcs:
AA Amt Funding:
Flag Clnup Trmt Tech: Y
Excavation Disposal:
Extrctn of Cntmnts:
Removal of Mats:
Rdctn of Cntmnts:
Clnup of Structures: Y
Env EC Required: N
Flag EC Cover Tech:
Flag EC Security:
Flag EC Immblztn:
Flag EC Eng Barriers:
Flag EC Other:
Env IC in Place:
Env EC in Place:
Env Clnup Jobs:
Sect 128 A State Trbl:
Multipurpose:
Clnup Cst Shr Amt:
RLF Loan Amount:
RLF Ln Cst Shr Amt:
Pro Income Amt:
Dt RLF Loan Signed:
Repayment Period:
Interest Rate:
RLF Subgrant Amt:
Cost Share Amt:
Env Pro Income Amt:
Dt RLF Sbgrnt Signd:
Clnup Actvy Funded:
Below Poverty:
Below Poverty Pct:
Median Income:
Low Income:
Low Income Pct:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69601529	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y
Ownership Entity:		***Cleanup Asbestos :***	
Latitude Measure:	39.6528919	***ASMT Pcbs :***	
Longitude Measure:	-106.8274684	***Cleanup Pcbs :***	
Flag Cleanup Reqd:	Y	***ASMT Vocs :***	
Flag IC Required:	N	***Cleanup Vocs :***	
Stcntrbg:		***ASMT Lead :***	Y
Property Size:	.14	***Cleanup Lead :***	
Flag IC in Place:		***ASMT Oth Metal :***	
IC in Place Date:		***Cleanup Oth Metal :***	
Prop Cntrl :		***ASMT Pahs :***	
Gov Cntrl :		***Cleanup Pahs :***	
Permit Tools :		***ASMT Oth Cont:***	
Info DevlCes :		***Cleanup Oth Cont:***	
Prop Fnding Type Cd:		***ASMT Air :***	
Ownshp Changed :		***Cleanup Air :***	
Sfllp Factor :		***ASMT Drk Wat:***	
Source Mapscale No:		***Cleanup Drk Wat:***	
Past Cml Acres:		***ASMT Grd Water:***	
Future Cml Acres:		***Cleanup Grd Water:***	
Past Grnspc Acres:		***ASMT Sediments :***	
Future Grnspc Acres:		***Cleanup Sediments :***	
Past Acres:		***ASMT Soil :***	
Future Acres:		***Cleanup Soil :***	
Past Res Acres:		***ASMT Srf Water :***	
Future Res Acres:		***Cleanup Srf Water :***	
St Enrollment Dt:		***Other Media :***	
St Enrollment ID:		***Unknown Media :***	
St NFA Dt:		***Ready For Reuse :***	N
Assess Petrol Prod :		***Assess Amount:***	2551
Cleanup Petrol Prod :		***Assess Fnd Ent Nm:***	EPA
Assess Start Dt:	10/02/2017	***Photo Available :***	
Assess Cmpltn Dt:	11/27/2017	***Video Available :***	
Cleanup Start Dt:		***Cleanup Acres:***	
Cleanup Cmpltn Dt:		***Cleanup Amount:***	
Redev Start Dt:		***Redev Acres:***	
Redev Cleanup Jobs:		***Redev Amount:***	

Grant Recipient Nm:	Colorado Department of Public Health and Environment
PropertyNm:	Town of Eagle - 410 Broadway St.
Address:	410 Broadway Street
City:	EAGLE
State Code:	CO
Zip Code:	81631
Local Parcel No:	
Current Owner:	
IC Data Address:	
Horizontal Collection Method:	
Reference Point:	
Horizontal Reference Datum:	
Other Description:	
Other Desc Cleaned Up:	
Assess Type:	Supplemental Assessment
Assess Fund Entity:	US EPA - State & Tribal Section 128(a) Funding
Cleanup Funding EntityNm:	
Cleanup Fund Entity:	
Redev Funding Entity Nm:	
Desc Hist:	

Accmplisht Cnt Flag:	N	***Vacant Housing:***	
Coop Agreement No:	98898903	***Vacant Housing Pct:***	
Past Mltistry Acres:		***Total Unemployed:***	

Ftr Multistory Acres:		***Unemployed Pct:***	
Assess Cadmium :		***Radius:***	
Clnup Cadmium :		***Actvy Funded:***	
Assess Chromium :		***Redev Lvrgd Srcs:***	
Clnup Chromium :		***AA Amt Funding:***	
Assess Copper :		***Flag Clnup Trmt Tech:***	Y
Clnup Copper :		***Excavation Disposal:***	
Assess Iron :		***Extrctn of Cntmnts:***	
Clnup Iron :		***Removal of Mats:***	
Assess Nickel :		***Rdctn of Cntmnts:***	
Clnup Nickel :		***Clnup of Structures:***	Y
Assess Selenium :		***Env EC Required:***	N
Clnup Selenium :		***Flag EC Cover Tech:***	
Assess Mercury :		***Flag EC Security:***	
Clnup Mercury :		***Flag EC Immblztn:***	
Assess ArsenIC :		***Flag EC Eng Barriers:***	
Clnup ArsenIC :		***Flag EC Other:***	
Assess Bldg Mats :	Y	***Env IC in Place:***	
Clnup Bldg Mats :		***Env EC in Place:***	
Assess oorair :		***Env Clnup Jobs:***	
Clnup oorair :		***Sect 128 A State Trbl:***	
Assess None :		***Multipurpose:***	
Clnup None :		***Clnup Cst Shr Amt:***	
Assess Pesticides :		***RLF Loan Amount:***	
Clnup Pesticides :		***RLF Ln Cst Shr Amt:***	
Assess Unknown :		***Pro Income Amt:***	
Clnup Unknown :		***Dt RLF Loan Signed:***	
Assess Svocs :		***Repayment Period:***	
Clnup Svocs :		***Interest Rate:***	
Clnup Unkn Media :		***RLF Subgrant Amt:***	
Redev Cmpltn Date:		***Cost Share Amt:***	
Pro Code:	RP	***Env Pro Income Amt:***	
FCA Fy:		***Dt RLF Sbgrnt Signd:***	
Flag EC in Place:		***Clnup Actvy Funded:***	
Flag EC Required:	N	***Below Poverty:***	
RFR Notation:		***Below Poverty Pct:***	
Gpa Type ID:	12	***Median Income:***	
Clnup Doc:	N	***Low Income:***	
Awp Catalyst Yn:		***Low Income Pct:***	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Supplemental Assessment		
AA Actvy Funded:	Structural Assesment		
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69601529	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Ownership Entity:		**Cleanup Asbestos :**	
Latitude Measure:	39.6528919	**ASMT Pcbs :**	
Longitude Measure:	-106.8274684	**Cleanup Pcbs :**	
Flag Cleanup Reqd:	Y	**ASMT Vocs :**	
Flag IC Required:	N	**Cleanup Vocs :**	
Stcntrbg:		**ASMT Lead :**	Y
Property Size:	.14	**Cleanup Lead :**	
Flag IC in Place:		**ASMT Oth Metal :**	
IC in Place Date:		**Cleanup Oth Metal :**	
Prop Cntrl :		**ASMT Pahs :**	
Gov Cntrl :		**Cleanup Pahs :**	
Permit Tools :		**ASMT Oth Cont:**	
Info DevlCes :		**Cleanup Oth Cont:**	
Prop Fnding Type Cd:		**ASMT Air :**	
Ownshp Changed :		**Cleanup Air :**	
Sfllp Factor :		**ASMT Drk Wat:**	
Source Mapscale No:		**Cleanup Drk Wat:**	
Past Cml Acres:		**ASMT Grd Water:**	
Future Cml Acres:		**Cleanup Grd Water:**	
Past Grnspc Acres:		**ASMT Sediments :**	
Future Grnspc Acres:		**Cleanup Sediments :**	
Past Acres:		**ASMT Soil :**	
Future Acres:		**Cleanup Soil :**	
Past Res Acres:		**ASMT Srf Water :**	
Future Res Acres:		**Cleanup Srf Water :**	
St Enrollment Dt:		**Other Media :**	
St Enrollment ID:		**Unknown Media :**	
St NFA Dt:		**Ready For Reuse :**	N
Assess Petrol Prod :		**Assess Amount:**	7300
Cleanup Petrol Prod :		**Assess Fnd Ent Nm:**	EPA
Assess Start Dt:	12/04/2017	**Photo Available :**	
Assess Cmpltn Dt:	01/11/2018	**Video Available :**	
Cleanup Start Dt:		**Cleanup Acres:**	
Cleanup Cmpltn Dt:		**Cleanup Amount:**	
Redev Start Dt:		**Redev Acres:**	
Redev Cleanup Jobs:		**Redev Amount:**	

Grant Recipient Nm:	Colorado Department of Public Health and Environment
PropertyNm:	Town of Eagle - 410 Broadway St.
Address:	410 Broadway Street
City:	EAGLE
State Code:	CO
Zip Code:	81631
Local Parcel No:	
Current Owner:	
IC Data Address:	
Horizontal Collection Method:	
Reference Point:	
Horizontal Reference Datum:	
Other Description:	
Other Desc Cleaned Up:	
Assess Type:	Phase II Environmental Assessment
Assess Fund Entity:	US EPA - State & Tribal Section 128(a) Funding
Cleanup Funding EntityNm:	
Cleanup Fund Entity:	
Redev Funding Entity Nm:	
Desc Hist:	

Accmplisht Cnt Flag:	Y	**Vacant Housing:**	
Coop Agreement No:	98898903	**Vacant Housing Pct:**	
Past Mltistry Acres:		**Total Unemployed:**	
Ftr Multistory Acres:		**Unemployed Pct:**	
Assess Cadmium :		**Radius:**	
Clnup Cadmium :		**Actvy Funded:**	
Assess Chromium :		**Redev Lvrgd Srcs:**	
Clnup Chromium :		**AA Amt Funding:**	
Assess Copper :		**Flag Clnup Trmt Tech:**	Y
Clnup Copper :		**Excavation Disposal:**	
Assess Iron :		**Extrctn of Cntmnts:**	
Clnup Iron :		**Removal of Mats:**	

Assess Nickel :		***Rdctn of Cntmnts:***	
Clnup Nickel :		***Clnup of Structures:***	Y
Assess Selenium :		***Env EC Required:***	N
Clnup Selenium :		***Flag EC Cover Tech:***	
Assess Mercury :		***Flag EC Security:***	
Clnup Mercury :		***Flag EC Immblztn:***	
Assess ArsenIC :		***Flag EC Eng Barriers:***	
Clnup ArsenIC :		***Flag EC Other:***	
Assess Bldg Mats :	Y	***Env IC in Place:***	
Clnup Bldg Mats :		***Env EC in Place:***	
Assess oorair :		***Env Clnup Jobs:***	
Clnup oorair :		***Sect 128 A State Trbl:***	
Assess None :		***Multipurpose:***	
Clnup None :		***Clnup Cst Shr Amt:***	
Assess Pesticides :		***RLF Loan Amount:***	
Clnup Pesticides :		***RLF Ln Cst Shr Amt:***	
Assess Unknown :		***Pro Income Amt:***	
Clnup Unknown :		***Dt RLF Loan Signed:***	
Assess Svocs :		***Repayment Period:***	
Clnup Svocs :		***Interest Rate:***	
Clnup Unkn Media :		***RLF Subgrant Amt:***	
Redev Cmpltn Date:		***Cost Share Amt:***	
Pro Code:	RP	***Env Pro Income Amt:***	
FCA Fy:	FY22	***Dt RLF Sbgrnt Signd:***	
Flag EC in Place:		***Clnup Actvy Funded:***	
Flag EC Required:	N	***Below Poverty:***	
RFR Notation:		***Below Poverty Pct:***	
Gpa Type ID:	2	***Median Income:***	
Clnup Doc:	N	***Low Income:***	
Awp Catalyst Yn:		***Low Income Pct:***	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Phase II Environmental Assessment		
AA Actvy Funded:	Phase 2		
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69601529	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y
Ownership Entity:		***Cleanup Asbestos :***	
Latitude Measure:	39.6528919	***ASMT Pcbs :***	
Longitude Measure:	-106.8274684	***Cleanup Pcbs :***	
Flag Cleanup Reqd:	Y	***ASMT Vocs :***	
Flag IC Required:	N	***Cleanup Vocs :***	
Stcntrbg:		***ASMT Lead :***	Y
Property Size:	.14	***Cleanup Lead :***	
Flag IC in Place:		***ASMT Oth Metal :***	
IC in Place Date:		***Cleanup Oth Metal :***	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Prop Cntrl :		**ASMT Pahs :**	
Gov Cntrl :		**Cleanup Pahs :**	
Permit Tools :		**ASMT Oth Cont:**	
Info DevlCes :		**Cleanup Oth Cont:**	
Prop Fnding Type Cd:		**ASMT Air :**	
Ownshp Changed :		**Cleanup Air :**	
Sfllp Factor :		**ASMT Drk Wat:**	
Source Mapscale No:		**Cleanup Drk Wat:**	
Past Cml Acres:		**ASMT Grd Water:**	
Future Cml Acres:		**Cleanup Grd Water:**	
Past Grnspc Acres:		**ASMT Sediments :**	
Future Grnspc Acres:		**Cleanup Sediments :**	
Past Acres:		**ASMT Soil :**	
Future Acres:		**Cleanup Soil :**	
Past Res Acres:		**ASMT Srf Water :**	
Future Res Acres:		**Cleanup Srf Water :**	
St Enrollment Dt:		**Other Media :**	
St Enrollment ID:		**Unknown Media :**	
St NFA Dt:		**Ready For Reuse :**	N
Assess Petrol Prod :		**Assess Amount:**	7300
Cleanup Petrol Prod :		**Assess Fnd Ent Nm:**	EPA
Assess Start Dt:	12/04/2017	**Photo Available :**	
Assess Cmpltn Dt:	01/11/2018	**Video Available :**	
Cleanup Start Dt:		**Cleanup Acres:**	
Cleanup Cmpltn Dt:		**Cleanup Amount:**	
Redev Start Dt:		**Redev Acres:**	
Redev Cleanup Jobs:		**Redev Amount:**	

Grant Recipient Nm: Colorado Department of Public Health and Environment
PropertyNm: Town of Eagle - 410 Broadway St.
Address: 410 Broadway Street
City: EAGLE
State Code: CO
Zip Code: 81631
Local Parcel No:
Current Owner:
IC Data Address:
Horizontal Collection Method:
Reference Point:
Horizontal Reference Datum:
Other Description:
Other Desc Cleaned Up:
Assess Type: Phase II Environmental Assessment
Assess Fund Entity: US EPA - State & Tribal Section 128(a) Funding
Cleanup Funding EntityNm:
Cleanup Fund Entity:
Redev Funding Entity Nm:
Desc Hist:

Accmplisht Cnt Flag:	Y	**Vacant Housing:**	
Coop Agreement No:	98898903	**Vacant Housing Pct:**	
Past Mltistry Acres:		**Total Unemployed:**	
Ftr Multistory Acres:		**Unemployed Pct:**	
Assess Cadmium :		**Radius:**	
Clnup Cadmium :		**Actvy Funded:**	
Assess Chromium :		**Redev Lvrgd Srcs:**	
Clnup Chromium :		**AA Amt Funding:**	
Assess Copper :		**Flag Clnup Trmt Tech:**	Y
Clnup Copper :		**Excavation Disposal:**	
Assess Iron :		**Extrctn of Cntmnts:**	
Clnup Iron :		**Removal of Mats:**	
Assess Nickel :		**Rdctn of Cntmnts:**	
Clnup Nickel :		**Clnup of Structures:**	Y
Assess Selenium :		**Env EC Required:**	N
Clnup Selenium :		**Flag EC Cover Tech:**	
Assess Mercury :		**Flag EC Security:**	
Clnup Mercury :		**Flag EC Immblztn:**	
Assess ArsenIC :		**Flag EC Eng Barriers:**	
Clnup ArsenIC :		**Flag EC Other:**	
Assess Bldg Mats :	Y	**Env IC in Place:**	

Clnup Bldg Mats :		**Env EC in Place:**	
Assess oorair :		**Env Clnup Jobs:**	
Clnup oorair :		**Sect 128 A State Trbl:**	
Assess None :		**Multipurpose:**	
Clnup None :		**Clnup Cst Shr Amt:**	
Assess Pesticides :		**RLF Loan Amount:**	
Clnup Pesticides :		**RLF Ln Cst Shr Amt:**	
Assess Unknown :		**Pro Income Amt:**	
Clnup Unknown :		**Dt RLF Loan Signed:**	
Assess Svocs :		**Repayment Period:**	
Clnup Svocs :		**Interest Rate:**	
Clnup Unkn Media :		**RLF Subgrant Amt:**	
Redev Cmpltn Date:		**Cost Share Amt:**	
Pro Code:	RP	**Env Pro Income Amt:**	
FCA Fy:	FY22	**Dt RLF Sbgrnt Signd:**	
Flag EC in Place:		**Clnup Actvy Funded:**	
Flag EC Required:	N	**Below Poverty:**	
RFR Notation:		**Below Poverty Pct:**	
Gpa Type ID:	2	**Median Income:**	
Clnup Doc:	N	**Low Income:**	
Awp Catalyst Yn:		**Low Income Pct:**	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Phase II Environmental Assessment		
AA Actvy Funded:	Structural Assesment		
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	**ASMT Cntrl Sub :**	
Grant Type:	Section 128(a) State/Tribal	**Cleanup Cntrl Sub :**	
EPA Region:	08	**ASMT Asbestos :**	Y
Ownership Entity:		**Cleanup Asbestos :**	
Latitude Measure:	39.6528919	**ASMT Pcbs :**	
Longitude Measure:	-106.8274684	**Cleanup Pcbs :**	
Flag Cleanup Reqd:	Y	**ASMT Vocs :**	
Flag IC Required:	N	**Cleanup Vocs :**	
Stcntrbg:		**ASMT Lead :**	Y
Property Size:	.14	**Cleanup Lead :**	
Flag IC in Place:		**ASMT Oth Metal :**	
IC in Place Date:		**Cleanup Oth Metal :**	
Prop Cntrl :		**ASMT Pahs :**	
Gov Cntrl :		**Cleanup Pahs :**	
Permit Tools :		**ASMT Oth Cont:**	
Info DevlCes :		**Cleanup Oth Cont:**	
Prop Fnding Type Cd:		**ASMT Air :**	
Ownshp Changed :		**Cleanup Air :**	
Sfllp Factor :		**ASMT Drk Wat:**	
Source Mapscale No:		**Cleanup Drk Wat:**	
Past Cml Acres:		**ASMT Grd Water:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Future Cml Acres:		**Cleanup Grd Water:**	
Past Grnspc Acres:		**ASMT Sediments :**	
Future Grnspc Acres:		**Cleanup Sediments :**	
Past Acres:		**ASMT Soil :**	
Future Acres:		**Cleanup Soil :**	
Past Res Acres:		**ASMT Srf Water :**	
Future Res Acres:		**Cleanup Srf Water :**	
St Enrollment Dt:		**Other Media :**	
St Enrollment ID:		**Unknown Media :**	
St NFA Dt:		**Ready For Reuse :**	N
Assess Petrol Prod :		**Assess Amount:**	
Cleanup Petrol Prod :		**Assess Fnd Ent Nm:**	
Assess Start Dt:		**Photo Available :**	
Assess Cmpltn Dt:		**Video Available :**	
Cleanup Start Dt:		**Cleanup Acres:**	
Cleanup Cmpltn Dt:		**Cleanup Amount:**	
Redev Start Dt:		**Redev Acres:**	
Redev Cleanup Jobs:		**Redev Amount:**	
Grant Recipient Nm:	Colorado Department of Public Health and Environment		
PropertyNm:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		
Local Parcel No:			
Current Owner:			
IC Data Address:			
Horizontal Collection Method:			
Reference Point:			
Horizontal Reference Datum:			
Other Description:			
Other Desc Cleaned Up:			
Assess Type:			
Assess Fund Entity:			
Cleanup Funding EntityNm:			
Cleanup Fund Entity:			
Redev Funding Entity Nm:			
Desc Hist:			

Accmplisht Cnt Flag:		**Vacant Housing:**	
Coop Agreement No:	96863601	**Vacant Housing Pct:**	
Past Mltistry Acres:		**Total Unemployed:**	
Ftr Multistory Acres:		**Unemployed Pct:**	
Assess Cadmium :		**Radius:**	
Clnup Cadmium :		**Actvy Funded:**	
Assess Chromium :		**Redev Lvrgd Srcs:**	
Clnup Chromium :		**AA Amt Funding:**	
Assess Copper :		**Flag Clnup Trmt Tech:**	Y
Clnup Copper :		**Excavation Disposal:**	
Assess Iron :		**Extrctn of Cntmnts:**	
Clnup Iron :		**Removal of Mats:**	
Assess Nickel :		**Rdctn of Cntmnts:**	
Clnup Nickel :		**Clnup of Structures:**	Y
Assess Selenium :		**Env EC Required:**	N
Clnup Selenium :		**Flag EC Cover Tech:**	
Assess Mercury :		**Flag EC Security:**	
Clnup Mercury :		**Flag EC Immblztn:**	
Assess ArsenIC :		**Flag EC Eng Barriers:**	
Clnup ArsenIC :		**Flag EC Other:**	
Assess Bldg Mats :	Y	**Env IC in Place:**	
Clnup Bldg Mats :		**Env EC in Place:**	
Assess oorair :		**Env Clnup Jobs:**	
Clnup oorair :		**Sect 128 A State Trbl:**	
Assess None :		**Multipurpose:**	
Clnup None :		**Clnup Cst Shr Amt:**	
Assess Pesticides :		**RLF Loan Amount:**	
Clnup Pesticides :		**RLF Ln Cst Shr Amt:**	
Assess Unknown :		**Pro Income Amt:**	
Clnup Unknown :		**Dt RLF Loan Signed:**	

Assess Svocs :		**Repayment Period:**	
Clnup Svocs :		**Interest Rate:**	
Clnup Unkn Media :		**RLF Subgrant Amt:**	
Redev Cmpltn Date:		**Cost Share Amt:**	
Pro Code:	RP	**Env Pro Income Amt:**	
FCA Fy:		**Dt RLF Sbgrnt Signd:**	
Flag EC in Place:		**Clnup Actvy Funded:**	
Flag EC Required:	N	**Below Poverty:**	
RFR Notation:		**Below Poverty Pct:**	
Gpa Type ID:	10	**Median Income:**	
Clnup Doc:		**Low Income:**	
Awp Catalyst Yn:		**Low Income Pct:**	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Redevelopment Jobs Leveraged		
AA Actvy Funded:			
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	**ASMT Cntrl Sub :**	
Grant Type:	Section 128(a) State/Tribal	**Cleanup Cntrl Sub :**	
EPA Region:	08	**ASMT Asbestos :**	Y
Ownership Entity:		**Cleanup Asbestos :**	
Latitude Measure:	39.6528919	**ASMT Pcbs :**	
Longitude Measure:	-106.8274684	**Cleanup Pcbs :**	
Flag Cleanup Reqd:	Y	**ASMT Vocs :**	
Flag IC Required:	N	**Cleanup Vocs :**	
Stcntrbg:		**ASMT Lead :**	Y
Property Size:	.14	**Cleanup Lead :**	
Flag IC in Place:		**ASMT Oth Metal :**	
IC in Place Date:		**Cleanup Oth Metal :**	
Prop Cntrl :		**ASMT Pahs :**	
Gov Cntrl :		**Cleanup Pahs :**	
Permit Tools :		**ASMT Oth Cont:**	
Info DevlCes :		**Cleanup Oth Cont:**	
Prop Fnding Type Cd:		**ASMT Air :**	
Ownshp Changed :		**Cleanup Air :**	
Sfllp Factor :		**ASMT Drk Wat:**	
Source Mapscale No:		**Cleanup Drk Wat:**	
Past Cml Acres:		**ASMT Grd Water:**	
Future Cml Acres:		**Cleanup Grd Water:**	
Past Grnspc Acres:		**ASMT Sediments :**	
Future Grnspc Acres:		**Cleanup Sediments :**	
Past Acres:		**ASMT Soil :**	
Future Acres:		**Cleanup Soil :**	
Past Res Acres:		**ASMT Srf Water :**	
Future Res Acres:		**Cleanup Srf Water :**	
St Enrollment Dt:		**Other Media :**	
St Enrollment ID:		**Unknown Media :**	

St NFA Dt:		**Ready For Reuse :**	N
Assess Petrol Prod :		**Assess Amount:**	7301
Cleanup Petrol Prod :		**Assess Fnd Ent Nm:**	EPA
Assess Start Dt:	11/01/2017	**Photo Available :**	
Assess Cmpltn Dt:	11/28/2017	**Video Available :**	
Cleanup Start Dt:		**Cleanup Acres:**	
Cleanup Cmpltn Dt:		**Cleanup Amount:**	
Redev Start Dt:		**Redev Acres:**	
Redev Cleanup Jobs:		**Redev Amount:**	
Grant Recipient Nm:	Colorado Department of Public Health and Environment		
PropertyNm:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		
Local Parcel No:			
Current Owner:			
IC Data Address:			
Horizontal Collection Method:			
Reference Point:			
Horizontal Reference Datum:			
Other Description:			
Other Desc Cleaned Up:			
Assess Type:	Supplemental Assessment		
Assess Fund Entity:	US EPA - State & Tribal Section 128(a) Funding		
Cleanup Funding EntityNm:			
Cleanup Fund Entity:			
Redev Funding Entity Nm:			
Desc Hist:			

Accmplisht Cnt Flag:	N	**Vacant Housing:**	
Coop Agreement No:	96863601	**Vacant Housing Pct:**	
Past Mltistry Acres:		**Total Unemployed:**	
Ftr Multistory Acres:		**Unemployed Pct:**	
Assess Cadmium :		**Radius:**	
Clnup Cadmium :		**Actvy Funded:**	
Assess Chromium :		**Redev Lvrgd Srcs:**	
Clnup Chromium :		**AA Amt Funding:**	
Assess Copper :		**Flag Clnup Trmt Tech:**	Y
Clnup Copper :		**Excavation Disposal:**	
Assess Iron :		**Extrctn of Cntmnts:**	
Clnup Iron :		**Removal of Mats:**	
Assess Nickel :		**Rdctn of Cntmnts:**	
Clnup Nickel :		**Clnup of Structures:**	Y
Assess Selenium :		**Env EC Required:**	N
Clnup Selenium :		**Flag EC Cover Tech:**	
Assess Mercury :		**Flag EC Security:**	
Clnup Mercury :		**Flag EC Immblztn:**	
Assess ArsenIC :		**Flag EC Eng Barriers:**	
Clnup ArsenIC :		**Flag EC Other:**	
Assess Bldg Mats :	Y	**Env IC in Place:**	
Clnup Bldg Mats :		**Env EC in Place:**	
Assess oorair :		**Env Clnup Jobs:**	
Clnup oorair :		**Sect 128 A State Trbl:**	
Assess None :		**Multipurpose:**	
Clnup None :		**Clnup Cst Shr Amt:**	
Assess Pesticides :		**RLF Loan Amount:**	
Clnup Pesticides :		**RLF Ln Cst Shr Amt:**	
Assess Unknown :		**Pro Income Amt:**	
Clnup Unknown :		**Dt RLF Loan Signed:**	
Assess Svocs :		**Repayment Period:**	
Clnup Svocs :		**Interest Rate:**	
Clnup Unkn Media :		**RLF Subgrant Amt:**	
Redev Cmpltn Date:		**Cost Share Amt:**	
Pro Code:	RP	**Env Pro Income Amt:**	
FCA Fy:		**Dt RLF Sbgrnt Signd:**	
Flag EC in Place:		**Clnup Actvy Funded:**	
Flag EC Required:	N	**Below Poverty:**	
RFR Notation:		**Below Poverty Pct:**	

Gpa Type ID:	12	**Median Income:**	
Clnup Doc:		**Low Income:**	
Awp Catalyst Yn:		**Low Income Pct:**	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Supplemental Assessment		
AA Actvy Funded:	ACM Project Design/Bid Procurement		
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	**ASMT Cntrl Sub :**	
Grant Type:	Section 128(a) State/Tribal	**Cleanup Cntrl Sub :**	
EPA Region:	08	**ASMT Asbestos :**	Y
Ownership Entity:		**Cleanup Asbestos :**	
Latitude Measure:	39.6528919	**ASMT Pcbs :**	
Longitude Measure:	-106.8274684	**Cleanup Pcbs :**	
Flag Cleanup Reqd:	Y	**ASMT Vocs :**	
Flag IC Required:	N	**Cleanup Vocs :**	
Stcntrbg:		**ASMT Lead :**	Y
Property Size:	.14	**Cleanup Lead :**	
Flag IC in Place:		**ASMT Oth Metal :**	
IC in Place Date:		**Cleanup Oth Metal :**	
Prop Cntrl :		**ASMT Pahs :**	
Gov Cntrl :		**Cleanup Pahs :**	
Permit Tools :		**ASMT Oth Cont:**	
Info DevlCes :		**Cleanup Oth Cont:**	
Prop Fnding Type Cd:		**ASMT Air :**	
Ownshp Changed :		**Cleanup Air :**	
Sfllp Factor :		**ASMT Drk Wat:**	
Source Mapscale No:		**Cleanup Drk Wat:**	
Past Cml Acres:		**ASMT Grd Water:**	
Future Cml Acres:		**Cleanup Grd Water:**	
Past Grnspc Acres:		**ASMT Sediments :**	
Future Grnspc Acres:		**Cleanup Sediments :**	
Past Acres:		**ASMT Soil :**	
Future Acres:		**Cleanup Soil :**	
Past Res Acres:		**ASMT Srf Water :**	
Future Res Acres:		**Cleanup Srf Water :**	
St Enrollment Dt:		**Other Media :**	
St Enrollment ID:		**Unknown Media :**	
St NFA Dt:		**Ready For Reuse :**	N
Assess Petrol Prod :		**Assess Amount:**	
Cleanup Petrol Prod :		**Assess Fnd Ent Nm:**	
Assess Start Dt:		**Photo Available :**	
Assess Cmpltn Dt:		**Video Available :**	
Cleanup Start Dt:		**Cleanup Acres:**	
Cleanup Cmpltn Dt:		**Cleanup Amount:**	
Redev Start Dt:		**Redev Acres:**	
Redev Cleanup Jobs:		**Redev Amount:**	

Grant Recipient Nm:	Colorado Department of Public Health and Environment
PropertyNm:	Town of Eagle - 410 Broadway St.
Address:	410 Broadway Street
City:	EAGLE
State Code:	CO
Zip Code:	81631
Local Parcel No:	
Current Owner:	
IC Data Address:	
Horizontal Collection Method:	
Reference Point:	
Horizontal Reference Datum:	
Other Description:	
Other Desc Cleaned Up:	
Assess Type:	
Assess Fund Entity:	
Cleanup Funding EntityNm:	
Cleanup Fund Entity:	
Redev Funding Entity Nm:	
Desc Hist:	

Accmplisht Cnt Flag:		***Vacant Housing:***	
Coop Agreement No:	96863601	***Vacant Housing Pct:***	
Past Mltistry Acres:		***Total Unemployed:***	
Ftr Multistory Acres:		***Unemployed Pct:***	
Assess Cadmium :		***Radius:***	
Clnup Cadmium :		***Actvy Funded:***	
Assess Chromium :		***Redev Lvrgd Srcs:***	
Clnup Chromium :		***AA Amt Funding:***	
Assess Copper :		***Flag Clnup Trmt Tech:***	Y
Clnup Copper :		***Excavation Disposal:***	
Assess Iron :		***Extrctn of Cntmnts:***	
Clnup Iron :		***Removal of Mats:***	
Assess Nickel :		***Rdctn of Cntmnts:***	
Clnup Nickel :		***Clnup of Structures:***	Y
Assess Selenium :		***Env EC Required:***	N
Clnup Selenium :		***Flag EC Cover Tech:***	
Assess Mercury :		***Flag EC Security:***	
Clnup Mercury :		***Flag EC Immblztn:***	
Assess ArsenIC :		***Flag EC Eng Barriers:***	
Clnup ArsenIC :		***Flag EC Other:***	
Assess Bldg Mats :	Y	***Env IC in Place:***	
Clnup Bldg Mats :		***Env EC in Place:***	
Assess oorair :		***Env Clnup Jobs:***	
Clnup oorair :		***Sect 128 A State Trbl:***	
Assess None :		***Multipurpose:***	
Clnup None :		***Clnup Cst Shr Amt:***	
Assess Pesticides :		***RLF Loan Amount:***	
Clnup Pesticides :		***RLF Ln Cst Shr Amt:***	
Assess Unknown :		***Pro Income Amt:***	
Clnup Unknown :		***Dt RLF Loan Signed:***	
Assess Svocs :		***Repayment Period:***	
Clnup Svocs :		***Interest Rate:***	
Clnup Unkn Media :		***RLF Subgrant Amt:***	
Redev Cmpltn Date:		***Cost Share Amt:***	
Pro Code:	RP	***Env Pro Income Amt:***	
FCA Fy:		***Dt RLF Sbgrnt Signd:***	
Flag EC in Place:		***Clnup Actvy Funded:***	
Flag EC Required:	N	***Below Poverty:***	
RFR Notation:		***Below Poverty Pct:***	
Gpa Type ID:	5	***Median Income:***	
Clnup Doc:		***Low Income:***	
Awp Catalyst Yn:		***Low Income Pct:***	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Cleanup Activity		
AA Actvy Funded:			
AA Source of Funding:			
Clnup Trmt Tech Info:			

EC Data Address:
EC Addl Info:
Env IC Data Address:
Other Forms of Doc:
IC Addl Info:
Highlights:
Property Alias:
Ctmnt Found: Asbestos Lead
Ctmnt Cleanedup:
Ctmnt Rec:

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y
Ownership Entity:		***Cleanup Asbestos :***	
Latitude Measure:	39.6528919	***ASMT Pcbs :***	
Longitude Measure:	-106.8274684	***Cleanup Pcbs :***	
Flag Cleanup Reqd:	Y	***ASMT Vocs :***	
Flag IC Required:	N	***Cleanup Vocs :***	
Stcntrbg:		***ASMT Lead :***	Y
Property Size:	.14	***Cleanup Lead :***	
Flag IC in Place:		***ASMT Oth Metal :***	
IC in Place Date:		***Cleanup Oth Metal :***	
Prop Cntrl :		***ASMT Pahs :***	
Gov Cntrl :		***Cleanup Pahs :***	
Permit Tools :		***ASMT Oth Cont:***	
Info DevlCes :		***Cleanup Oth Cont:***	
Prop Fnding Type Cd:		***ASMT Air :***	
Ownshp Changed :		***Cleanup Air :***	
Sfllp Factor :		***ASMT Drk Wat:***	
Source Mapscale No:		***Cleanup Drk Wat:***	
Past Cml Acres:		***ASMT Grd Water:***	
Future Cml Acres:		***Cleanup Grd Water:***	
Past Grnspc Acres:		***ASMT Sediments :***	
Future Grnspc Acres:		***Cleanup Sediments :***	
Past Acres:		***ASMT Soil :***	
Future Acres:		***Cleanup Soil :***	
Past Res Acres:		***ASMT Srf Water :***	
Future Res Acres:		***Cleanup Srf Water :***	
St Enrollment Dt:		***Other Media :***	
St Enrollment ID:		***Unknown Media :***	
St NFA Dt:		***Ready For Reuse :***	N
Assess Petrol Prod :		***Assess Amount:***	
Cleanup Petrol Prod :		***Assess Fnd Ent Nm:***	
Assess Start Dt:		***Photo Available :***	
Assess Cmpltn Dt:		***Video Available :***	
Cleanup Start Dt:		***Cleanup Acres:***	
Cleanup Cmpltn Dt:		***Cleanup Amount:***	
Redev Start Dt:		***Redev Acres:***	
Redev Cleanup Jobs:		***Redev Amount:***	
Grant Recipient Nm:	Colorado Department of Public Health and Environment		
PropertyNm:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		
Local Parcel No:			
Current Owner:			
IC Data Address:			

Horizontal Collection Method:
Reference Point:
Horizontal Reference Datum:
Other Description:
Other Desc Cleaned Up:
Assess Type:
Assess Fund Entity:
Cleanup Funding EntityNm:
Cleanup Fund Entity:
Redev Funding Entity Nm:
Desc Hist:

Accmplisht Cnt Flag:
Coop Agreement No: 96863601
Past Mltistry Acres:
Ftr Multistory Acres:
Assess Cadmium :
Clnup Cadmium :
Assess Chromium :
Clnup Chromium :
Assess Copper :
Clnup Copper :
Assess Iron :
Clnup Iron :
Assess Nickel :
Clnup Nickel :
Assess Selenium :
Clnup Selenium :
Assess Mercury :
Clnup Mercury :
Assess ArsenIC :
Clnup ArsenIC :
Assess Bldg Mats : Y
Clnup Bldg Mats :
Assess oorair :
Clnup oorair :
Assess None :
Clnup None :
Assess Pesticides :
Clnup Pesticides :
Assess Unknown :
Clnup Unknown :
Assess Svocs :
Clnup Svocs :
Clnup Unkn Media :
Redev Cmpltn Date:
Pro Code: RP
FCA Fy: FY22
Flag EC in Place:
Flag EC Required: N
RFR Notation:
Gpa Type ID: 11
Clnup Doc:
Awp Catalyst Yn:
Flag Prop Not Enrld: Y
Redev Fund Entity:
Gpa Type Desc: Cleanup Jobs Leveraged
AA Actvy Funded:
AA Source of Funding:
Clnup Trmt Tech Info:
EC Data Address:
EC Addl Info:
Env IC Data Address:
Other Forms of Doc:
IC Addl Info:
Highlights:
Property Alias:
Ctmnt Found: Asbestos Lead
Ctmnt Cleanedup:

Vacant Housing:
Vacant Housing Pct:
Total Unemployed:
Unemployed Pct:
Radius:
Actvy Funded:
Redev Lvrgd Srcs:
AA Amt Funding:
Flag Clnup Trmt Tech: Y
Excavation Disposal:
Extrctn of Cntmnts:
Removal of Mats:
Rdctn of Cntmnts:
Clnup of Structures: Y
Env EC Required: N
Flag EC Cover Tech:
Flag EC Security:
Flag EC Immblztn:
Flag EC Eng Barriers:
Flag EC Other:
Env IC in Place:
Env EC in Place:
Env Clnup Jobs:
Sect 128 A State Trbl:
Multipurpose:
Clnup Cst Shr Amt:
RLF Loan Amount:
RLF Ln Cst Shr Amt:
Pro Income Amt:
Dt RLF Loan Signed:
Repayment Period:
Interest Rate:
RLF Subgrant Amt:
Cost Share Amt:
Env Pro Income Amt:
Dt RLF Sbgrnt Signd:
Clnup Actvy Funded:
Below Poverty:
Below Poverty Pct:
Median Income:
Low Income:
Low Income Pct:

Ctmnt Rec:

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y
Ownership Entity:		***Cleanup Asbestos :***	
Latitude Measure:	39.6528919	***ASMT Pcbs :***	
Longitude Measure:	-106.8274684	***Cleanup Pcbs :***	
Flag Cleanup Reqd:	Y	***ASMT Vocs :***	
Flag IC Required:	N	***Cleanup Vocs :***	
Stcntrbg:		***ASMT Lead :***	Y
Property Size:	.14	***Cleanup Lead :***	
Flag IC in Place:		***ASMT Oth Metal :***	
IC in Place Date:		***Cleanup Oth Metal :***	
Prop Cntrl :		***ASMT Pahs :***	
Gov Cntrl :		***Cleanup Pahs :***	
Permit Tools :		***ASMT Oth Cont:***	
Info DevlCes :		***Cleanup Oth Cont:***	
Prop Fnding Type Cd:		***ASMT Air :***	
Ownshp Changed :		***Cleanup Air :***	
Sfllp Factor :		***ASMT Drk Wat:***	
Source Mapscale No:		***Cleanup Drk Wat:***	
Past Cml Acres:		***ASMT Grd Water:***	
Future Cml Acres:		***Cleanup Grd Water:***	
Past Grnspc Acres:		***ASMT Sediments :***	
Future Grnspc Acres:		***Cleanup Sediments :***	
Past Acres:		***ASMT Soil :***	
Future Acres:		***Cleanup Soil :***	
Past Res Acres:		***ASMT Srf Water :***	
Future Res Acres:		***Cleanup Srf Water :***	
St Enrollment Dt:		***Other Media :***	
St Enrollment ID:		***Unknown Media :***	
St NFA Dt:		***Ready For Reuse :***	N
Assess Petrol Prod :		***Assess Amount:***	7301
Cleanup Petrol Prod :		***Assess Fnd Ent Nm:***	EPA
Assess Start Dt:	11/01/2017	***Photo Available :***	
Assess Cmpltn Dt:	11/28/2017	***Video Available :***	
Cleanup Start Dt:		***Cleanup Acres:***	
Cleanup Cmpltn Dt:		***Cleanup Amount:***	
Redev Start Dt:		***Redev Acres:***	
Redev Cleanup Jobs:		***Redev Amount:***	

Grant Recipient Nm:	Colorado Department of Public Health and Environment
PropertyNm:	Town of Eagle - 410 Broadway St.
Address:	410 Broadway Street
City:	EAGLE
State Code:	CO
Zip Code:	81631
Local Parcel No:	
Current Owner:	
IC Data Address:	
Horizontal Collection Method:	
Reference Point:	
Horizontal Reference Datum:	
Other Description:	
Other Desc Cleaned Up:	
Assess Type:	Supplemental Assessment
Assess Fund Entity:	US EPA - State & Tribal Section 128(a) Funding
Cleanup Funding EntityNm:	
Cleanup Fund Entity:	

Redev Funding Entity Nm:
Desc Hist:

Accmplisht Cnt Flag:	N	***Vacant Housing:***	
Coop Agreement No:	96863601	***Vacant Housing Pct:***	
Past Mltistry Acres:		***Total Unemployed:***	
Ftr Multistory Acres:		***Unemployed Pct:***	
Assess Cadmium :		***Radius:***	
Clnup Cadmium :		***Actvy Funded:***	
Assess Chromium :		***Redev Lvrgd Srcs:***	
Clnup Chromium :		***AA Amt Funding:***	
Assess Copper :		***Flag Clnup Trmt Tech:***	Y
Clnup Copper :		***Excavation Disposal:***	
Assess Iron :		***Extrctn of Cntmnts:***	
Clnup Iron :		***Removal of Mats:***	
Assess Nickel :		***Rdctn of Cntmnts:***	
Clnup Nickel :		***Clnup of Structures:***	Y
Assess Selenium :		***Env EC Required:***	N
Clnup Selenium :		***Flag EC Cover Tech:***	
Assess Mercury :		***Flag EC Security:***	
Clnup Mercury :		***Flag EC Immblztn:***	
Assess ArsenIC :		***Flag EC Eng Barriers:***	
Clnup ArsenIC :		***Flag EC Other:***	
Assess Bldg Mats :	Y	***Env IC in Place:***	
Clnup Bldg Mats :		***Env EC in Place:***	
Assess oorair :		***Env Clnup Jobs:***	
Clnup oorair :		***Sect 128 A State Trbl:***	
Assess None :		***Multipurpose:***	
Clnup None :		***Clnup Cst Shr Amt:***	
Assess Pesticides :		***RLF Loan Amount:***	
Clnup Pesticides :		***RLF Ln Cst Shr Amt:***	
Assess Unknown :		***Pro Income Amt:***	
Clnup Unknown :		***Dt RLF Loan Signed:***	
Assess Svocs :		***Repayment Period:***	
Clnup Svocs :		***Interest Rate:***	
Clnup Unkn Media :		***RLF Subgrant Amt:***	
Redev Cmpltn Date:		***Cost Share Amt:***	
Pro Code:	RP	***Env Pro Income Amt:***	
FCA Fy:		***Dt RLF Sbgrnt Signd:***	
Flag EC in Place:		***Clnup Actvy Funded:***	
Flag EC Required:	N	***Below Poverty:***	
RFR Notation:		***Below Poverty Pct:***	
Gpa Type ID:	12	***Median Income:***	
Clnup Doc:		***Low Income:***	
Awp Catalyst Yn:		***Low Income Pct:***	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Supplemental Assessment		
AA Actvy Funded:	Structural Assessment/Phase II		
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y
Ownership Entity:		***Cleanup Asbestos :***	
Latitude Measure:	39.6528919	***ASMT Pcbs :***	
Longitude Measure:	-106.8274684	***Cleanup Pcbs :***	
Flag Cleanup Reqd:	Y	***ASMT Vocs :***	
Flag IC Required:	N	***Cleanup Vocs :***	
Stcntrbg:		***ASMT Lead :***	Y
Property Size:	.14	***Cleanup Lead :***	
Flag IC in Place:		***ASMT Oth Metal :***	
IC in Place Date:		***Cleanup Oth Metal :***	
Prop Cntrl :		***ASMT Pahs :***	
Gov Cntrl :		***Cleanup Pahs :***	
Permit Tools :		***ASMT Oth Cont:***	
Info DevlCes :		***Cleanup Oth Cont:***	
Prop Fnding Type Cd:		***ASMT Air :***	
Ownshp Changed :		***Cleanup Air :***	
Sfllp Factor :		***ASMT Drk Wat:***	
Source Mapscale No:		***Cleanup Drk Wat:***	
Past Cml Acres:		***ASMT Grd Water:***	
Future Cml Acres:		***Cleanup Grd Water:***	
Past Grnspc Acres:		***ASMT Sediments :***	
Future Grnspc Acres:		***Cleanup Sediments :***	
Past Acres:		***ASMT Soil :***	
Future Acres:		***Cleanup Soil :***	
Past Res Acres:		***ASMT Srf Water :***	
Future Res Acres:		***Cleanup Srf Water :***	
St Enrollment Dt:		***Other Media :***	
St Enrollment ID:		***Unknown Media :***	
St NFA Dt:		***Ready For Reuse :***	N
Assess Petrol Prod :		***Assess Amount:***	
Cleanup Petrol Prod :		***Assess Fnd Ent Nm:***	
Assess Start Dt:		***Photo Available :***	
Assess Cmpltn Dt:		***Video Available :***	
Cleanup Start Dt:		***Cleanup Acres:***	
Cleanup Cmpltn Dt:		***Cleanup Amount:***	
Redev Start Dt:		***Redev Acres:***	
Redev Cleanup Jobs:		***Redev Amount:***	
Grant Recipient Nm:	Colorado Department of Public Health and Environment		
PropertyNm:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		
Local Parcel No:			
Current Owner:			
IC Data Address:			
Horizontal Collection Method:			
Reference Point:			
Horizontal Reference Datum:			
Other Description:			
Other Desc Cleaned Up:			
Assess Type:			
Assess Fund Entity:			
Cleanup Funding EntityNm:			
Cleanup Fund Entity:			
Redev Funding Entity Nm:			
Desc Hist:			

Accmplisht Cnt Flag:		***Vacant Housing:***	
Coop Agreement No:	96863601	***Vacant Housing Pct:***	
Past Mltistry Acres:		***Total Unemployed:***	
Ftr Multistory Acres:		***Unemployed Pct:***	
Assess Cadmium :		***Radius:***	
Clnup Cadmium :		***Actvy Funded:***	
Assess Chromium :		***Redev Lvrgd Srcs:***	

Clnup Chromium :		***AA Amt Funding:***	
Assess Copper :		***Flag Clnup Trmt Tech:***	Y
Clnup Copper :		***Excavation Disposal:***	
Assess Iron :		***Extrctn of Cntmnts:***	
Clnup Iron :		***Removal of Mats:***	
Assess Nickel :		***Rdctn of Cntmnts:***	
Clnup Nickel :		***Clnup of Structures:***	Y
Assess Selenium :		***Env EC Required:***	N
Clnup Selenium :		***Flag EC Cover Tech:***	
Assess Mercury :		***Flag EC Security:***	
Clnup Mercury :		***Flag EC Immblztn:***	
Assess ArsenIC :		***Flag EC Eng Barriers:***	
Clnup ArsenIC :		***Flag EC Other:***	
Assess Bldg Mats :	Y	***Env IC in Place:***	
Clnup Bldg Mats :		***Env EC in Place:***	
Assess oorair :		***Env Clnup Jobs:***	
Clnup oorair :		***Sect 128 A State Trbl:***	
Assess None :		***Multipurpose:***	
Clnup None :		***Clnup Cst Shr Amt:***	
Assess Pesticides :		***RLF Loan Amount:***	
Clnup Pesticides :		***RLF Ln Cst Shr Amt:***	
Assess Unknown :		***Pro Income Amt:***	
Clnup Unknown :		***Dt RLF Loan Signed:***	
Assess Svocs :		***Repayment Period:***	
Clnup Svocs :		***Interest Rate:***	
Clnup Unkn Media :		***RLF Subgrant Amt:***	
Redev Cmpltn Date:		***Cost Share Amt:***	
Pro Code:	RP	***Env Pro Income Amt:***	
FCA Fy:		***Dt RLF Sbgrnt Signd:***	
Flag EC in Place:		***Clnup Actvy Funded:***	
Flag EC Required:	N	***Below Poverty:***	
RFR Notation:		***Below Poverty Pct:***	
Gpa Type ID:	5	***Median Income:***	
Clnup Doc:	N	***Low Income:***	
Awp Catalyst Yn:		***Low Income Pct:***	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Cleanup Activity		
AA Actvy Funded:			
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	***ASMT Cntrl Sub :***	
Grant Type:	Section 128(a) State/Tribal	***Cleanup Cntrl Sub :***	
EPA Region:	08	***ASMT Asbestos :***	Y
Ownership Entity:		***Cleanup Asbestos :***	
Latitude Measure:	39.6528919	***ASMT Pcbs :***	
Longitude Measure:	-106.8274684	***Cleanup Pcbs :***	
Flag Cleanup Reqd:	Y	***ASMT Vocs :***	

Flag IC Required:	N	**Cleanup Vocs :**	
Stcntrbg:		**ASMT Lead :**	Y
Property Size:	.14	**Cleanup Lead :**	
Flag IC in Place:		**ASMT Oth Metal :**	
IC in Place Date:		**Cleanup Oth Metal :**	
Prop Cntrl :		**ASMT Pahs :**	
Gov Cntrl :		**Cleanup Pahs :**	
Permit Tools :		**ASMT Oth Cont:**	
Info DevlCes :		**Cleanup Oth Cont:**	
Prop Fnding Type Cd:		**ASMT Air :**	
Ownshp Changed :		**Cleanup Air :**	
Sfllp Factor :		**ASMT Drk Wat:**	
Source Mapscale No:		**Cleanup Drk Wat:**	
Past Cml Acres:		**ASMT Grd Water:**	
Future Cml Acres:		**Cleanup Grd Water:**	
Past Grnspc Acres:		**ASMT Sediments :**	
Future Grnspc Acres:		**Cleanup Sediments :**	
Past Acres:		**ASMT Soil :**	
Future Acres:		**Cleanup Soil :**	
Past Res Acres:		**ASMT Srf Water :**	
Future Res Acres:		**Cleanup Srf Water :**	
St Enrollment Dt:		**Other Media :**	
St Enrollment ID:		**Unknown Media :**	
St NFA Dt:		**Ready For Reuse :**	N
Assess Petrol Prod :		**Assess Amount:**	4129
Cleanup Petrol Prod :		**Assess Fnd Ent Nm:**	EPA
Assess Start Dt:	04/01/2019	**Photo Available :**	
Assess Cmpltn Dt:	05/17/2019	**Video Available :**	
Cleanup Start Dt:		**Cleanup Acres:**	
Cleanup Cmpltn Dt:		**Cleanup Amount:**	
Redev Start Dt:		**Redev Acres:**	
Redev Cleanup Jobs:		**Redev Amount:**	

Grant Recipient Nm:	Colorado Department of Public Health and Environment
PropertyNm:	Town of Eagle - 410 Broadway St.
Address:	410 Broadway Street
City:	EAGLE
State Code:	CO
Zip Code:	81631
Local Parcel No:	
Current Owner:	
IC Data Address:	
Horizontal Collection Method:	
Reference Point:	
Horizontal Reference Datum:	
Other Description:	
Other Desc Cleaned Up:	
Assess Type:	Cleanup Planning
Assess Fund Entity:	US EPA - State & Tribal Section 128(a) Funding
Cleanup Funding EntityNm:	
Cleanup Fund Entity:	
Redev Funding Entity Nm:	
Desc Hist:	

Accmplisht Cnt Flag:	N	**Vacant Housing:**	
Coop Agreement No:	96863601	**Vacant Housing Pct:**	
Past Mltistry Acres:		**Total Unemployed:**	
Ftr Multistory Acres:		**Unemployed Pct:**	
Assess Cadmium :		**Radius:**	
Clnup Cadmium :		**Actvy Funded:**	
Assess Chromium :		**Redev Lvrgd Srcs:**	
Clnup Chromium :		**AA Amt Funding:**	
Assess Copper :		**Flag Clnup Trmt Tech:**	Y
Clnup Copper :		**Excavation Disposal:**	
Assess Iron :		**Extrctn of Cntmnts:**	
Clnup Iron :		**Removal of Mats:**	
Assess Nickel :		**Rdctn of Cntmnts:**	
Clnup Nickel :		**Clnup of Structures:**	Y
Assess Selenium :		**Env EC Required:**	N
Clnup Selenium :		**Flag EC Cover Tech:**	

Assess Mercury :		**Flag EC Security:**	
Clnup Mercury :		**Flag EC Immblztn:**	
Assess ArsenIC :		**Flag EC Eng Barriers:**	
Clnup ArsenIC :		**Flag EC Other:**	
Assess Bldg Mats :	Y	**Env IC in Place:**	
Clnup Bldg Mats :		**Env EC in Place:**	
Assess oorair :		**Env Clnup Jobs:**	
Clnup oorair :		**Sect 128 A State Trbl:**	
Assess None :		**Multipurpose:**	
Clnup None :		**Clnup Cst Shr Amt:**	
Assess Pesticides :		**RLF Loan Amount:**	
Clnup Pesticides :		**RLF Ln Cst Shr Amt:**	
Assess Unknown :		**Pro Income Amt:**	
Clnup Unknown :		**Dt RLF Loan Signed:**	
Assess Svocs :		**Repayment Period:**	
Clnup Svocs :		**Interest Rate:**	
Clnup Unkn Media :		**RLF Subgrant Amt:**	
Redev Cmpltn Date:		**Cost Share Amt:**	
Pro Code:	RP	**Env Pro Income Amt:**	
FCA Fy:		**Dt RLF Sbgrnt Signd:**	
Flag EC in Place:		**Clnup Actvy Funded:**	
Flag EC Required:	N	**Below Poverty:**	
RFR Notation:		**Below Poverty Pct:**	
Gpa Type ID:	13	**Median Income:**	
Clnup Doc:		**Low Income:**	
Awp Catalyst Yn:		**Low Income Pct:**	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Cleanup Planning		
AA Actvy Funded:	Structural Assessment/Phase II		
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

Cleanups In My Community (CIMC)

Grant ID:	69604833	**ASMT Cntrl Sub :**	
Grant Type:	Section 128(a) State/Tribal	**Cleanup Cntrl Sub :**	
EPA Region:	08	**ASMT Asbestos :**	Y
Ownership Entity:		**Cleanup Asbestos :**	
Latitude Measure:	39.6528919	**ASMT Pcbs :**	
Longitude Measure:	-106.8274684	**Cleanup Pcbs :**	
Flag Cleanup Reqd:	Y	**ASMT Vocs :**	
Flag IC Required:	N	**Cleanup Vocs :**	
Stcntrbg:		**ASMT Lead :**	Y
Property Size:	.14	**Cleanup Lead :**	
Flag IC in Place:		**ASMT Oth Metal :**	
IC in Place Date:		**Cleanup Oth Metal :**	
Prop Cntrl :		**ASMT Pahs :**	
Gov Cntrl :		**Cleanup Pahs :**	
Permit Tools :		**ASMT Oth Cont:**	
Info DevlCes :		**Cleanup Oth Cont:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Prop Fnding Type Cd:		**ASMT Air :**	
Ownshp Changed :		**Cleanup Air :**	
Sfllp Factor :		**ASMT Drk Wat:**	
Source Mapscale No:		**Cleanup Drk Wat:**	
Past Cml Acres:		**ASMT Grd Water:**	
Future Cml Acres:		**Cleanup Grd Water:**	
Past Grnspc Acres:		**ASMT Sediments :**	
Future Grnspc Acres:		**Cleanup Sediments :**	
Past Acres:		**ASMT Soil :**	
Future Acres:		**Cleanup Soil :**	
Past Res Acres:		**ASMT Srf Water :**	
Future Res Acres:		**Cleanup Srf Water :**	
St Enrollment Dt:		**Other Media :**	
St Enrollment ID:		**Unknown Media :**	
St NFA Dt:		**Ready For Reuse :**	N
Assess Petrol Prod :		**Assess Amount:**	4129
Cleanup Petrol Prod :		**Assess Fnd Ent Nm:**	EPA
Assess Start Dt:	04/01/2019	**Photo Available :**	
Assess Cmpltn Dt:	05/17/2019	**Video Available :**	
Cleanup Start Dt:		**Cleanup Acres:**	
Cleanup Cmpltn Dt:		**Cleanup Amount:**	
Redev Start Dt:		**Redev Acres:**	
Redev Cleanup Jobs:		**Redev Amount:**	
Grant Recipient Nm:	Colorado Department of Public Health and Environment		
PropertyNm:	Town of Eagle - 410 Broadway St.		
Address:	410 Broadway Street		
City:	EAGLE		
State Code:	CO		
Zip Code:	81631		
Local Parcel No:			
Current Owner:			
IC Data Address:			
Horizontal Collection Method:			
Reference Point:			
Horizontal Reference Datum:			
Other Description:			
Other Desc Cleaned Up:			
Assess Type:	Cleanup Planning		
Assess Fund Entity:	US EPA - State & Tribal Section 128(a) Funding		
Cleanup Funding EntityNm:			
Cleanup Fund Entity:			
Redev Funding Entity Nm:			
Desc Hist:			

Accmplisht Cnt Flag:	N	**Vacant Housing:**	
Coop Agreement No:	96863601	**Vacant Housing Pct:**	
Past Mltistry Acres:		**Total Unemployed:**	
Ftr Multistory Acres:		**Unemployed Pct:**	
Assess Cadmium :		**Radius:**	
Clnup Cadmium :		**Actvy Funded:**	
Assess Chromium :		**Redev Lvrgd Srcs:**	
Clnup Chromium :		**AA Amt Funding:**	
Assess Copper :		**Flag Clnup Trmt Tech:**	Y
Clnup Copper :		**Excavation Disposal:**	
Assess Iron :		**Extrctn of Cntmnts:**	
Clnup Iron :		**Removal of Mats:**	
Assess Nickel :		**Rdctn of Cntmnts:**	
Clnup Nickel :		**Clnup of Structures:**	Y
Assess Selenium :		**Env EC Required:**	N
Clnup Selenium :		**Flag EC Cover Tech:**	
Assess Mercury :		**Flag EC Security:**	
Clnup Mercury :		**Flag EC Immblztn:**	
Assess ArsenIC :		**Flag EC Eng Barriers:**	
Clnup ArsenIC :		**Flag EC Other:**	
Assess Bldg Mats :	Y	**Env IC in Place:**	
Clnup Bldg Mats :		**Env EC in Place:**	
Assess oorair :		**Env Clnup Jobs:**	
Clnup oorair :		**Sect 128 A State Trbl:**	
Assess None :		**Multipurpose:**	

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Clnup None :		**Clnup Cst Shr Amt:**	
Assess Pesticides :		**RLF Loan Amount:**	
Clnup Pesticides :		**RLF Ln Cst Shr Amt:**	
Assess Unknown :		**Pro Income Amt:**	
Clnup Unknown :		**Dt RLF Loan Signed:**	
Assess Svocs :		**Repayment Period:**	
Clnup Svocs :		**Interest Rate:**	
Clnup Unkn Media :		**RLF Subgrant Amt:**	
Redev Cmpltn Date:		**Cost Share Amt:**	
Pro Code:	RP	**Env Pro Income Amt:**	
FCA Fy:		**Dt RLF Sbgrnt Signd:**	
Flag EC in Place:		**Clnup Actvy Funded:**	
Flag EC Required:	N	**Below Poverty:**	
RFR Notation:		**Below Poverty Pct:**	
Gpa Type ID:	13	**Median Income:**	
Clnup Doc:		**Low Income:**	
Awp Catalyst Yn:		**Low Income Pct:**	
Flag Prop Not Enrld:	Y		
Redev Fund Entity:			
Gpa Type Desc:	Cleanup Planning		
AA Actvy Funded:	ACM Project Design/Bid Procurement		
AA Source of Funding:			
Clnup Trmt Tech Info:			
EC Data Address:			
EC Addl Info:			
Env IC Data Address:			
Other Forms of Doc:			
IC Addl Info:			
Highlights:			
Property Alias:			
Ctmnt Found:	Asbestos Lead		
Ctmnt Cleanedup:			
Ctmnt Rec:			

Asbestos Lead

Media Afffected:

Building Materials

17	1 of 1	NNE	0.40 / 2,124.92	6,594.59 / 10	**Eagle Auto Parts** **248 Grand Ave Eagle 81631 CO**	LST

Facility ID:	5515	**Facility Name(OPS):**	Eagle Auto Parts
Faclty Name(COSTIS):	Eagle Auto Parts	**Address(OPS):**	248 Grand Ave
Address (COSTIS):	248 Grand Ave Eagle 81631	**City(OPS):**	Eagle
County (COSTIS):	Eagle	**Zip Code(OPS):**	81631
Facility Type(CDLE):	Non-Retail	**County(OPS):**	Eagle
Faclty Catgry(CDLE):	Other	**State(OPS):**	CO
Facility Type(OPS):	Non-Retail	**Lat Long(OPS):**	39.65477,-106.829663
Faclty Catgry(OPS):	Other		

County(CDLE):	Eagle
Zip(CDLE):	81631
City(CDLE):	Eagle
Longitude(CDLE):	-106.829663
Facility Name(CDLE):	Eagle Auto Parts
Latitude(CDLE):	39.65477
Address(CDLE):	248 Grand Ave
Event ID:	
Original Source:	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events
Owner ID:	3183
Owner Name:	Ken Satterfield Eagle Auto Parts;

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Tank Co Foia Facility

No of Metred Prod:	0	***Facility Owner:***	Ken Satterfield Eagle Auto Parts
No of Active Tanks:	0	***Type :***	Non-Retail
Owner Costis ID:	OWNR-3183		

Tank Co Gov Tnk Fac

No of Tanks:	0

Events (CDLE)

Event ID:	3290	***Proj. Closure Date:***	
Alt Event ID:	5776-1	***Category:***	
Status:	Closed	***Sardonyx ID:***	
UST Tank Count:	3	***MTBE Classifica:***	
AST Tank Count:		***Sum of Reimbur Amt:***	
Source of Release:		***Reviewer Full Name:***	Edgar Ethington
Cause of Release:		***Logged On:***	4/3/1991
Confirm Rel Dt:	4/3/1991	***Logged By:***	
Site Name:	Eagle Auto Parts		
Loc Addr:			
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			

Events (COSTIS) (As of 18 October, 2021)

Event ID:	3290	***Log Date:***	4/3/1991
Process Status Name:	Closed		
Site Name:	Eagle Auto Parts		
Facility Name:	Eagle Auto Parts		
Address:	248 Grand Ave Eagle CO 81631		
Loc Address:	248 Grand Ave Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	3290	***Phone:***	303-318-4357
Release No:	REL-001461	***City:***	Eagle
Status:	Closed	***Zip:***	81631
Release Date:	4/3/1991	***State:***	CO
Closure Date:	3/2/1994	***County:***	Eagle
NFA Type:	Pre-RBCA	***Latitude:***	39.65477
Release Cause:		***Longitude:***	-106.829663
Reimbursement Total:		***Latitude Longitude:***	39.65477, -106.829663
Contact:	Edgar Ethington		
Release Source:			
Site Name:	Eagle Auto Parts		
Address:	248 Grand Ave		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KVdX		

18	*1 of 1*	*NNE*	*0.47 / 2,494.78*	*6,601.52 / 17*	***KCI Building Viking Garage 127 W 2nd St Eagle 81631 CO***	***LST***

Facility ID:	1941	***Facility Name(OPS):***	KCI Building Viking Garage
Faclty Name(COSTIS):	KCI Building Viking Garage	***Address(OPS):***	127 W 2nd St
Address (COSTIS):	127 W 2nd St Eagle 81631	***City(OPS):***	Eagle
County (COSTIS):	Eagle	***Zip Code(OPS):***	81631

Facility Type(CDLE):	Non-Retail	**County(OPS):**	Eagle
Faclty Catgry(CDLE):	Commercial/Industrial	**State(OPS):**	CO
Facility Type(OPS):	Non-Retail	**Lat Long(OPS):**	39.655396,-106.828632
Faclty Catgry(OPS):	Commercial/Industrial		
County(CDLE):	Eagle		
Zip(CDLE):	81631		
City(CDLE):	Eagle		
Longitude(CDLE):	-106.828632		
Facility Name(CDLE):	KCI Building Viking Garage		
Latitude(CDLE):	39.655396		
Address(CDLE):	127 W 2nd St		
Event ID:			
Original Source:	Colorado Storage Tank Information System (COSTIS); Colorado Department of Labor and Employment (CDLE); Oil & Public Safety(OPS) Regulated Storage Tanks; OPS Petroleum Release Events in Colorado - Petroleum Release Events		
Owner ID:	1062		
Owner Name:	Kci Building Viking Garage;		

Tank Co Foia Facility

No of Metred Prod:	0	**Facility Owner:**	Kci Building Viking Garage
No of Active Tanks:	0	**Type :**	Non-Retail
Owner Costis ID:	OWNR-1062		

Tank Co Gov Tnk Fac

No of Tanks:	0

Events (CDLE)

Event ID:	8886	**Proj. Closure Date:**	
Alt Event ID:		**Category:**	
Status:	Closed	**Sardonyx ID:**	
UST Tank Count:	5	**MTBE Classifica:**	
AST Tank Count:		**Sum of Reimbur Amt:**	
Source of Release:		**Reviewer Full Name:**	Greg Johnson
Cause of Release:		**Logged On:**	3/25/2002
Confirm Rel Dt:		**Logged By:**	
Site Name:	KCI Building Viking Garage		
Loc Addr:			
Loc Addr2:			
Loc Addr3:			
Aka Name:			
Aka Loc Addr:			

Events (COSTIS) (As of 18 October, 2021)

Event ID:	8886	**Log Date:**	3/25/2002 4:53:09 PM
Process Status Name:	Closed		
Site Name:	Kci Building Viking Garage		
Facility Name:			
Address:	127 W 2nd St Eagle CO 81631		
Loc Address:	127 W 2nd Eagle 81631		
Loc City:	Eagle		
Loc County:	Eagle		

OPS Petroleum Release Events in Colorado - Petroleum Release Events

Event ID:	8886	**Phone:**	303-318-4357
Release No:	REL-007225	**City:**	Eagle
Status:	Closed	**Zip:**	81631
Release Date:		**State:**	CO

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB

Closure Date:	4/11/2002	**County:**	Eagle
NFA Type:	Tier I	**Latitude:**	39.655396
Release Cause:		**Longitude:**	-106.828632
Reimbursement Total:		**Latitude Longitude:**	39.655396, -106.828632
Contact:	Greg Johnson		
Release Source:			
Site Name:	KCI Building Viking Garage		
Address:	127 W 2nd St		
Email:	cdle_ops_public_record_center@state.co.us		
Link :	https://socgov18.force.com/s/release/a183h000003KX8V		

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19 | **1 of 1** | **N** | **0.68 / 3,610.77** | **6,778.00 / 193** | **GRAVEL PIT EAGLE COUNTY EAGLE CO 81631** | **MRDS**

Dep ID:	10288581	**I1:**	18
Dev Status:	PRODUCER	**Latitude:**	39.659485
Code List:	STN_C	**Longitude:**	-106.83313
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10288581		

Commodity

I1:	35	**Line:**	1
Code:	STN_C	**Inserted By:**	MAS migration
Commodity:	Stone, Crushed/Broken	**Insert Date:**	29-OCT-2002 09:00:24
Commodity Type:	Non-metallic	**Updated By:**	USGS
Commodity Group:	Stone, Crushed	**Update Date:**	29-OCT-2002 09:02:30
Importance:	Primary		

Names

I1:	24	**Inserted By:**	MAS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Gravel Pit	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

---

20 | **1 of 1** | **SW** | **0.73 / 3,868.07** | **6,714.13 / 129** | **BRUSH CREEK EAGLE COUNTY EAGLE CO 81631** | **MRDS**

Dep ID:	10214881	**I1:**	10
Dev Status:	PAST PRODUCER	**Latitude:**	39.638123
Code List:	AG	**Longitude:**	-106.841675
Url:	http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10214881		

Commodity

I1:	23	**Line:**	1
Code:	AG	**Inserted By:**	MAS migration
Commodity:	Silver	**Insert Date:**	29-OCT-2002 09:00:24
Commodity Type:	Metallic	**Updated By:**	USGS
Commodity Group:	Silver	**Update Date:**	29-OCT-2002 09:01:57
Importance:	Primary		

Names

I1:	14	**Inserted By:**	MAS migration
Status:	Current	**Insert Date:**	29-OCT-02
Site Name:	Brush Creek	**Updated By:**	USGS
Line:	1	**Update Date:**	29-OCT-02

Map Key	Number of Records	Direction	Distance (mi/ft)	Elev/Diff (ft)	Site	DB
21	1 of 1	N	0.74 / 3,893.61	6,854.70 / 270	UNKNOWN EAGLE COUNTY EAGLE CO 81631	MRDS

Dep ID: 10017881
Dev Status: OCCURRENCE
Code List: SDG
Url: http://mrdata.usgs.gov/mrds/show-mrds.php?dep_id=10017881

I1: 26
Latitude: 39.660278
Longitude: -106.834229

Commodity

I1: 20
Code: SDG
Commodity: Sand and Gravel, Cons
Commodity Type: Non-metallic
Commodity Group: Sand and Gravel
Importance: Primary

Line: 1
Inserted By: MRDS migration
Insert Date: 29-OCT-2002 09:00:24
Updated By: USGS
Update Date: 29-OCT-2002 09:00:34

Materials

I1: 12
Material: Gravel
Ore or Gangue: Ore
Rec: 1

Inserted B: MRDS migration
Insert Dat: 29-OCT-2002 09:44:3
Updated By:
Update Dat:

Names

I1: 18
Status: Current
Site Name: Unknown
Line: 1

Inserted By: MRDS migration
Insert Date: 29-OCT-02
Updated By: USGS
Update Date: 29-OCT-02

Unplottable Summary

Total: 0 Unplottable sites

DB	Company Name/Site Name	Address	City	Zip	ERIS ID

No unplottable records were found that may be relevant for the search criteria.

Unplottable Report

No unplottable records were found that may be relevant for the search criteria.

Appendix: Database Descriptions

Environmental Risk Information Services (ERIS) can search the following databases. The extent of historical information varies with each database and current information is determined by what is publicly available to ERIS at the time of update. ERIS updates databases as set out in ASTM Standard E1527-13 and E1527-21, Section 8.1.8 Sources of Standard Source Information:

"Government information from nongovernmental sources may be considered current if the source updates the information at least every 90 days, or, for information that is updated less frequently than quarterly by the government agency, within 90 days of the date the government agency makes the information available to the public."

Standard Environmental Record Sources

Federal

Formerly Utilized Sites Remedial Action Program: DOE FUSRAP

The U.S. Department of Energy (DOE) established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from the Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations. The DOE Office of Legacy Management (LM) established long-term surveillance and maintenance (LTS&M) requirements for remediated FUSRAP sites. DOE evaluates the final site conditions of a remediated site on the basis of risk for different future uses. DOE then confirms that LTS&M requirements will maintain protectiveness.

Government Publication Date: Mar 4, 2017

National Priority List: NPL

Sites on the United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. The NPL, which EPA is required to update at least once a year, is based primarily on the score a site receives from EPA's Hazard Ranking System. A site must be on the NPL to receive money from the Superfund Trust Fund for remedial action. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jul 26, 2022

National Priority List - Proposed: PROPOSED NPL

Sites proposed - by the EPA, the state agency, or concerned citizens - for addition to the NPL due to contamination by hazardous waste and identified by the Environmental Protection Agency (EPA) as a candidate for cleanup because it poses a risk to human health and/or the environment. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jul 26, 2022

Deleted NPL: DELETED NPL

Sites deleted from the United States Environmental Protection Agency (EPA)'s National Priorities List. The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate. Sites are represented by boundaries where available in the EPA Superfund Site Boundaries maintained by the Shared Enterprise Geodata and Services (SEGS). Site boundaries represent the footprint of a whole site, the sum of all of the Operable Units and the current understanding of the full extent of contamination; for Federal Facility sites, the total site polygon may be the Facility boundary. Where there is no polygon boundary data available for a given site, the site is represented as a point.

Government Publication Date: Jul 26, 2022

SEMS List 8R Active Site Inventory: SEMS

The U.S. Environmental Protection Agency's (EPA) Superfund Program has deployed the Superfund Enterprise Management System (SEMS), which integrates multiple legacy systems into a comprehensive tracking and reporting tool. This inventory contains active sites evaluated by the Superfund program that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The Active Site Inventory Report displays site and location information at active SEMS sites. An active site is one at which site assessment, removal, remedial, enforcement, cost recovery, or oversight activities are being planned or conducted. This data includes SEMS sites from the List 8R Active file as well as applicable sites from the SEMS GIS/REST file layer obtained from EPA's Facility Registry Service.

Government Publication Date: Nov 23, 2022

SEMS List 8R Archive Sites: SEMS ARCHIVE

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) Archived Site Inventory displays site and location information at sites archived from SEMS. An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. This data includes sites from the List 8R Archived site file.

Government Publication Date: Nov 23, 2022

Inventory of Open Dumps, June 1985: ODI

The Resource Conservation and Recovery Act (RCRA) provides for publication of an inventory of open dumps. The Act defines "open dumps" as facilities which do not comply with EPA's "Criteria for Classification of Solid Waste Disposal Facilities and Practices" (40 CFR 257).

Government Publication Date: Jun 1985

Comprehensive Environmental Response, Compensation and Liability Information System - CERCLIS: CERCLIS

Superfund is a program administered by the United States Environmental Protection Agency (EPA) to locate, investigate, and clean up the worst hazardous waste sites throughout the United States. CERCLIS is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. The EPA administers the Superfund program in cooperation with individual states and tribal governments; this database is made available by the EPA.

Government Publication Date: Oct 25, 2013

EPA Report on the Status of Open Dumps on Indian Lands: IODI

Public Law 103-399, The Indian Lands Open Dump Cleanup Act of 1994, enacted October 22, 1994, identified congressional concerns that solid waste open dump sites located on American Indian or Alaska Native (AI/AN) lands threaten the health and safety of residents of those lands and contiguous areas. The purpose of the Act is to identify the location of open dumps on Indian lands, assess the relative health and environment hazards posed by those sites, and provide financial and technical assistance to Indian tribal governments to close such dumps in compliance with Federal standards and regulations or standards promulgated by Indian Tribal governments or Alaska Native entities.

Government Publication Date: Dec 31, 1998

CERCLIS - No Further Remedial Action Planned: CERCLIS NFRAP

An archived site is one at which EPA has determined that assessment has been completed and no further remedial action is planned under the Superfund program at this time. The Archive designation means that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list this site on the National Priorities List (NPL). This decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Government Publication Date: Oct 25, 2013

CERCLIS Liens: CERCLIS LIENS

A Federal Superfund lien exists at any property where EPA has incurred Superfund costs to address contamination ("Superfund site") and has provided notice of liability to the property owner. A Federal CERCLA ("Superfund") lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. This database is made available by the United States Environmental Protection Agency (EPA). This database was provided by the United States Environmental Protection Agency (EPA). Refer to SEMS LIEN as the current data source for Superfund Liens.

Government Publication Date: Jan 30, 2014

RCRA CORRACTS-Corrective Action: RCRA CORRACTS

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. At these sites, the Corrective Action Program ensures that cleanups occur. EPA and state regulators work with facilities and communities to design remedies based on the contamination, geology, and anticipated use unique to each site.

Government Publication Date: Nov 7, 2022

RCRA non-CORRACTS TSD Facilities: RCRA TSD

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. This database includes Non-Corrective Action sites listed as treatment, storage and/or disposal facilities of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA).

Government Publication Date: Nov 7, 2022

RCRA Generator List: RCRA LQG

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Large Quantity Generators (LQGs) generate 1,000 kilograms per month or more of hazardous waste or more than one kilogram per month of acutely hazardous waste.

Government Publication Date: Nov 7, 2022

RCRA Small Quantity Generators List: RCRA SQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Small Quantity Generators (SQGs) generate more than 100 kilograms, but less than 1,000 kilograms, of hazardous waste per month.

Government Publication Date: Nov 7, 2022

RCRA Very Small Quantity Generators List: RCRA VSQG

RCRA Info is the EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Very Small Quantity Generators (VSQG) generate 100 kilograms or less per month of hazardous waste, or one kilogram or less per month of acutely hazardous waste. Additionally, VSQG may not accumulate more than 1,000 kilograms of hazardous waste at any time.

Government Publication Date: Nov 7, 2022

RCRA Non-Generators: RCRA NON GEN

RCRA Info is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRA Info replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS) and the Biennial Reporting System (BRS). A hazardous waste generator is any person or site whose processes and actions create hazardous waste (see 40 CFR 260.10). Non-Generators do not presently generate hazardous waste.

Government Publication Date: Nov 7, 2022

RCRA Sites with Controls: RCRA CONTROLS

List of Resource Conservation and Recovery Act (RCRA) facilities with institutional controls in place. RCRA gives the U.S. Environmental Protection Agency (EPA) the authority to control hazardous waste from the "cradle-to-grave." This includes the generation, transportation, treatment, storage, and disposal of hazardous waste. RCRA also set forth a framework for the management of non-hazardous solid wastes. The 1986 amendments to RCRA enabled EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

Government Publication Date: Nov 7, 2022

Federal Engineering Controls-ECs: FED ENG

This list of Engineering controls (ECs) is provided by the United States Environmental Protection Agency (EPA). ECs encompass a variety of engineered and constructed physical barriers (e.g., soil capping, sub-surface venting systems, mitigation barriers, fences) to contain and/or prevent exposure to contamination on a property. The EC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Dec 22, 2022

Federal Institutional Controls- ICs: FED INST

This list of Institutional controls (ICs) is provided by the United States Environmental Protection Agency (EPA). ICs are non-engineered instruments, such as administrative and legal controls, that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy. Although it is EPA's expectation that treatment or engineering controls will be used to address principal threat wastes and that groundwater will be returned to its beneficial use whenever practicable, ICs play an important role in site remedies because they reduce exposure to contamination by limiting land or resource use and guide human behavior at a site. The IC listing includes remedy component data from Superfund decision documents issued in fiscal years 1982-2020 for applicable sites on the final or deleted on the National Priorities List (NPL); and sites with a Superfund Alternative Approach (SAA) Agreement in place. The only sites included that are not on the NPL; proposed for NPL; or removed from proposed NPL, are those with an SAA Agreement in place.

Government Publication Date: Dec 22, 2022

Land Use Control Information System: LUCIS

The LUCIS database is maintained by the U.S. Department of the Navy and contains information for former Base Realignment and Closure (BRAC) properties across the United States.

Government Publication Date: Sep 1, 2006

Institutional Control Boundaries at NPL sites: NPL IC

Boundaries of Institutional Control areas at sites on the United States Environmental Protection Agency (EPA)'s National Priorities List, or Proposed or Deleted, made available by the EPA's Shared Enterprise Geodata and Services (SEGS). United States Environmental Protection Agency (EPA)'s National Priorities List of the most serious uncontrolled or abandoned hazardous waste sites identified for possible long-term remedial action under the Superfund program. Institutional controls are non-engineered instruments such as administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of the remedy.

Government Publication Date: Jul 26, 2022

Emergency Response Notification System: ERNS 1982 TO 1986

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1982-1986

Emergency Response Notification System: ERNS 1987 TO 1989

Database of oil and hazardous substances spill reports controlled by the National Response Center. The primary function of the National Response Center is to serve as the sole national point of contact for reporting oil, chemical, radiological, biological, and etiological discharges into the environment anywhere in the United States and its territories.

Government Publication Date: 1987-1989

Emergency Response Notification System: ERNS

Database of oil and hazardous substances spill reports made available by the United States Coast Guard National Response Center (NRC). The NRC fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. These data contain initial incident data that has not been validated or investigated by a federal/state response agency.

Government Publication Date: Nov 6, 2022

The Assessment, Cleanup and Redevelopment Exchange System (ACRES) Brownfield Database: FED BROWNFIELDS

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties protects the environment, reduces blight, and takes development pressures off greenspaces and working lands. This data is provided by the United States Environmental Protection Agency (EPA) and includes Brownfield sites from the Cleanups in My Community (CIMC) web application.

Government Publication Date: Sep 13, 2022

FEMA Underground Storage Tank Listing: FEMA UST

The Federal Emergency Management Agency (FEMA) of the Department of Homeland Security maintains a list of FEMA owned underground storage tanks.

Government Publication Date: Dec 31, 2017

Facility Response Plan: FRP

List of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 31, 2021

Delisted Facility Response Plans: DELISTED FRP

Facilities that once appeared in - and have since been removed from - the list of facilities that have submitted Facility Response Plans (FRP) to EPA. Facilities that could reasonably be expected to cause "substantial harm" to the environment by discharging oil into or on navigable waters are required to prepare and submit Facility Response Plans (FRPs). Harm is determined based on total oil storage capacity, secondary containment and age of tanks, oil transfer activities, history of discharges, proximity to a public drinking water intake or sensitive environments.

Government Publication Date: Dec 31, 2021

Historical Gas Stations: HIST GAS STATIONS

This historic directory of service stations is provided by the Cities Service Company. The directory includes Cities Service filling stations that were located throughout the United States in 1930.

Government Publication Date: Jul 1, 1930

Petroleum Refineries: REFN

List of petroleum refineries from the U.S. Energy Information Administration (EIA) Refinery Capacity Report. Includes operating and idle petroleum refineries (including new refineries under construction) and refineries shut down during the previous year located in the 50 States, the District of Columbia, Puerto Rico, the Virgin Islands, Guam, and other U.S. possessions. Survey locations adjusted using public data.

Government Publication Date: Aug 30, 2022

Petroleum Product and Crude Oil Rail Terminals: BULK TERMINAL

List of petroleum product and crude oil rail terminals made available by the U.S. Energy Information Administration (EIA). Includes operable bulk petroleum product terminals located in the 50 States and the District of Columbia with a total bulk shell storage capacity of 50,000 barrels or more, and/or the ability to receive volumes from tanker, barge, or pipeline; also rail terminals handling the loading and unloading of crude oil that were active between 2017 and 2018. Petroleum product terminals comes from the EIA-815 Bulk Terminal and Blender Report, which includes working, shell in operation, and shell idle for several major product groupings. Survey locations adjusted using public data.

Government Publication Date: Jun 29, 2022

LIEN on Property: SEMS LIEN

The U.S. Environmental Protection Agency's (EPA) Superfund Enterprise Management System (SEMS) provides Lien details on applicable properties, such as the Superfund lien on property activity, the lien property information, and the parties associated with the lien.

Government Publication Date: Nov 23, 2022

Superfund Decision Documents: SUPERFUND ROD

This database contains a listing of decision documents for Superfund sites. Decision documents serve to provide the reasoning for the choice of (or) changes to a Superfund Site cleanup plan. The decision documents include Records of Decision (ROD), ROD Amendments, Explanations of Significant Differences (ESD), along with other associated memos and files. This information is maintained and made available by the US EPA (Environmental Protection Agency).

Government Publication Date: Sep 28, 2022

State

Methane Gas Study Sites: LANDFILL METHANE

This Investigation of Methane Gas Hazards report was prepared by the Denver Office of Emergency Preparedness in 1981. The purpose of this study was to assess the actual and potential generation, migration, explosive and related problems associated with specified landfills, and to identify existing and potential problems, suggested strategies to prevent, abate, and control such problems and recommend investigative and monitoring functions as may be deemed necessary. The Colorado Department of Health selected eight landfills as priorities due to population density and potential hazards to population and property.

Government Publication Date: Jan 2, 1981

Environmental Covenants and Use Restrictions: COVENANTS

Boundaries of environmental covenant/environmental use restriction sites made available by the Colorado Deparment of Public Health & Environment (CDPHE). CPDHE has the authority to approve requests to restrict the future use of a property using an enforceable agreement called an environmental covenant. Land use restrictions may be used to ensure the cleanup remedy adequately protects human health and the environment when a contaminated site isn't cleaned up completely.

Government Publication Date: Nov 8, 2022

Superfund National Priorities List and Natural Resource Damages sites: SUPERFUND NRD

Boundaries of Superfund National Priorities List sites and Natural Resource Damages sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 16, 2021

Superfund Sites: SHWS

A list of Superfund sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE). In Colorado, the cleanup of Superfund sites is overseen by the CDPHE or the Environmental Protection Agency (EPA). This list includes active Superfund sites, deleted sites, proposed sites, and natural resource damage sites.

Government Publication Date: Jun 29, 2022

Delisted Superfund Sites: DELISTED SHWS

Sites which once appeared on - but have since been removed from - the list of Superfund sites in Colorado made available by the Colorado Department of Public Health and Environment (CDPHE). In Colorado, the cleanup of Superfund sites is overseen by the CDPHE or the Environmental Protection Agency (EPA).

Government Publication Date: Jun 29, 2022

Solid Waste Facilities and Landfills: SWF/LF

The Colorado Department of Public Health and Environment (CDPHE) regulates the management and disposal of solid waste and landfill facilities. This data is provided by the CDPHE's Hazardous Materials and Waste Management Division's Solid Waste Report and the Environmental Sites Search Map Application.

Government Publication Date: Nov 4, 2022

Historical Solid Waste (Closed or Abandoned Landfills): HIST LF

In the early 1980s the Hazardous Materials Waste Management Division of the Colorado Department of Public Health and Environment (CDPHE) conducted a survey of staff members and local agencies. The information gathered was compiled in 1984 for sites that were known or thought to have waste issues. The information is not complete and generally not very definitive or verifiable. This data became the Solid Waste Historical Data. The data is not maintained and has not been since the late 1980s.

Government Publication Date: 1984

Tri-County Historic Landfills: HIST LANDFILLS

A list of historical landfills made available by the Tri-County Health Department (TCHD). The TCHD serves Adams, Arapahoe, and Douglas Counties.

Government Publication Date: Jun 1, 2022

Registered Recycling Facilities: RECYCLING

This list of registered recycling facilities in Colorado is maintained by the Colorado Department of Public Health & Environment (CDPHE). This list includes primarily processing facilities for recyclable materials, such as material recovery facilities, industrial recycling operations, and recyclable material end user sites. Collection centers/drop-off locations are not included unless the site is also processing recyclable materials (separating, sorting, dismantling, grinding, baling, etc.).

Government Publication Date: Sep 12, 2022

Leaking Storage Tanks: LST

A list of leaking storage tank locations from the Colorado Storage Tank Information System (COSTIS) database, including those which have applied for reimbursement from the Petroleum Storage Tank Fund. This list is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE) and includes data compiled from applicable FOIA files, COSTIS files and other OPS datasets.

Government Publication Date: Oct 18, 2022

LUST Trust Sites: LUST TRUST

The Division of Oil and Public Safety of the Colorado Department of Labor and Employment (CDLE) manages a Petroleum Storage Tank Fund (The Fund) that receives and processes applications to the Fund for reimbursement of costs related to assessment and cleanup of petroleum contaminated sites.

Government Publication Date: Oct 18, 2022

Delisted Leaking Storage Tanks: DELISTED LST

This database contains a list of leaking storage tank sites and their Funds for reimbursement of costs related to assessment and cleanup that were removed from the Colorado Department of Labor and Employment (CDLE) database.

Government Publication Date: Oct 18, 2022

Underground Storage Tanks: UST

A list of underground storage tanks from the Colorado Storage Tank Information System (COSTIS) database. This database is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE). Data is compiled from applicable FOIA files, COSTIS files and other OPS datasets.

Government Publication Date: Oct 18, 2022

Aboveground Storage Tanks: AST

A list of aboveground storage tanks from the Colorado Storage Tank Information System (COSTIS) database. This list is made available by the Division of Oil and Public Safety (OPS) of the Colorado Department of Labor and Employment (CDLE). Data is compiled from applicable FOIA files, COSTIS files and other OPS datasets.

Government Publication Date: Oct 18, 2022

Storage Tank Information System (COSTIS): TANKS

This storage tank listing is provided by the Colorado Department of Labor and Employment, Division of Oil and Public Safety (OPS). The OPS manages the Colorado Storage Tank Information System (COSTIS) database which stores information on these facilities. This tank data includes facilities with liquefied petroleum gas, liquefied natural gas, and compressed natural gas tanks which are not classified as either underground storage tanks or aboveground storage tanks. Data is compiled from applicable FOIA files, COSTIS files and other OPS datasets.

Government Publication Date: Oct 18, 2022

Delisted Storage Tanks: DTNK

This database contains a list of closed storage tank sites that were removed from the Division of Oil and Public Safety of the Colorado Department of Labor and Employment (CDLE) Tank Information System.

Government Publication Date: Oct 18, 2022

Environmental Covenants and Environmental Use Restrictions List: AUL

The Colorado Department of Public Health and Environment (CDPHE) maintains a list of sites that have environmental covenants and use restrictions in place. Land use restrictions may be used to ensure the cleanup remedy adequately protects human health and the environment when a contaminated site is not cleaned up completely.

Government Publication Date: Nov 8, 2022

Voluntary Cleanup and Redevelopment Program Sites: VCP

The Voluntary Cleanup and Redevelopment Program (VCUP) of the Colorado Department of Public Health and Environment (CDPHE) was created in 1994 with the objective to facilitate the redevelopment and transfer of contaminated properties. This VCUP site listing includes applicable sites from the CDPHE FOIA file and map layer.

Government Publication Date: Dec 6, 2022

Brownfield Sites: BROWNFIELDS

A list of Brownfields Program sites from the Hazardous Materials and Waste Management Division and the Colorado Environmental Records Search Interactive Map made available by the Colorado Department of Public Health and Environment (CDPHE). Sites which go untouched because of their real or perceived contamination can be rehabilitated using the CDPHE Brownfields Program.

Government Publication Date: Jan 31, 2023

Tribal

Leaking Underground Storage Tanks on Tribal/Indian Lands: INDIAN LUST

This list of leaking underground storage tanks (LUSTs) on Tribal/Indian Lands in Region 8, which includes Colorado, is made available by the United States Environmental Protection Agency (EPA).

Government Publication Date: Nov 23, 2022

Underground Storage Tanks on Tribal/Indian Lands: INDIAN UST

This list of underground storage tanks (USTs) on Tribal/Indian Lands in Region 8, which includes Colorado, is made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 23, 2022

Delisted Tribal Leaking Storage Tanks: DELISTED INDIAN LST
Leaking Underground Storage Tank (LUST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian LUST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 23, 2022

Delisted Tribal Underground Storage Tanks: DELISTED INDIAN UST
Underground Storage Tank (UST) facilities which once appeared on - and have since been removed from - the Regional Tribal/Indian UST lists made available by the United States Environmental Protection Agency (EPA).
Government Publication Date: Nov 23, 2022

County

No County databases were selected to be included in the search.

Additional Environmental Record Sources

Federal

Facility Registry Service/Facility Index: FINDS/FRS
The Facility Registry Service (FRS) is a centrally managed database that identifies facilities, sites, or places subject to environmental regulations or of environmental interest. FRS creates high-quality, accurate, and authoritative facility identification records through rigorous verification and management procedures that incorporate information from program national systems, state master facility records, and data collected from EPA's Central Data Exchange registrations and data management personnel. This list is made available by the Environmental Protection Agency (US EPA).
Government Publication Date: Nov 2, 2020

Toxics Release Inventory (TRI) Program: TRIS
The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U. S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment. One of TRI's primary purposes is to inform communities about toxic chemical releases to the environment.
Government Publication Date: Aug 24, 2021

Perfluorinated Alkyl Substances (PFAS) Releases: PFAS TRI
List of Toxics Release Inventory (TRI) facilities at which the reported chemical is a Per- or polyfluorinated alkyl substance (PFAS) included in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances. The EPA's Toxics Release Inventory (TRI) is a database containing data on disposal or other releases of over 650 toxic chemicals from thousands of U.S. facilities and information about how facilities manage those chemicals through recycling, energy recovery, and treatment.
Government Publication Date: Aug 24, 2021

PFOA/PFOS Contaminated Sites: PFAS NPL
List of National Priorities List (NPL) and related Superfund Alternative Agreement (SAA) sites where PFOA or PFOS contaminants have been found in water and/or soil. The site listing is provided by the Federal Environmental Protection Agency (EPA).
Government Publication Date: Oct 4, 2022

Perfluorinated Alkyl Substances (PFAS) Water Quality: PFAS WATER
The Water Quality Portal (WQP) is a cooperative service sponsored by the United States Geological Survey (USGS), the Environmental Protection Agency (EPA), and the National Water Quality Monitoring Council (NWQMC). This listing includes records from the Water Quality Portal where the characteristic (environmental measurement) is in the Environmental Protection Agency (EPA)'s consolidated PFAS Master List of PFAS Substances.
Government Publication Date: Jul 20, 2020

SSEHRI PFAS Contamination Sites: PFAS SSEHRI

This PFAS Contamination Site Tracker database is compiled by the Social Science Environmental Health Research Institute (SSEHRI) at Northeastern University. According to the SSEHRI, the database records qualitative and quantitative data from each known site of PFAS contamination, including timeline of discovery, sources, levels, health impacts, community response, and government response. The goal of this database is to compile information and support public understanding of the rapidly unfolding issue of PFAS contamination. All data presented was extracted from government websites, news articles, or publicly available documents, and this is cited in the tracker. Disclaimer: The source conveys this database undergoes regular updates as new information becomes available, some sites may be missing and/or contain information that is incorrect or outdated, as well as their information represents all contamination sites SSEHRI is aware of, not all possible contamination sites. This data is not intended to be used for legal purposes. Limited location details are available with this data. Access the following for the most current informations https://pfasproject.com/pfas-contamination-site-tr acker/

Government Publication Date: Dec 12, 2019

National Response Center PFAS Spills: ERNS PFAS

National Response Center (NRC) calls from 1990 to the most recent complete calendar year where there is indication of Aqueous Film Forming Foam (AFFF) usage. NRC calls may reference AFFF usage in the "Material Involved" or "Incident Description" fields. Data made available by the US Environmental Protection Agency (EPA). Disclaimer: dataset may include initial or misidentified incident data not yet validated or investigated by a federal/state response agency.

Government Publication Date: Feb 23, 2022

Hazardous Materials Information Reporting System: HMIRS

US DOT - Department of Transportation Pipeline and Hazardous Materials Safety Administration (PHMSA) Incidents Reports Database taken from Hazmat Intelligence Portal, U.S. Department of Transportation.

Government Publication Date: Sep 1, 2020

National Clandestine Drug Labs: NCDL

The U.S. Department of Justice ("the Department"), Drug Enforcement Administration (DEA), provides this data as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy.

Government Publication Date: Aug 30, 2022

Toxic Substances Control Act: TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The CDR enables EPA to collect and publish information on the manufacturing, processing, and use of commercial chemical substances and mixtures (referred to hereafter as chemical substances) on the TSCA Chemical Substance Inventory (TSCA Inventory). This includes current information on chemical substance production volumes, manufacturing sites, and how the chemical substances are used. This information helps the Agency determine whether people or the environment are potentially exposed to reported chemical substances. EPA publishes submitted CDR data that is not Confidential Business Information (CBI).

Government Publication Date: Apr 11, 2019

Hist TSCA: HIST TSCA

The Environmental Protection Agency (EPA) is amending the Toxic Substances Control Act (TSCA) section 8(a) Inventory Update Reporting (IUR) rule and changing its name to the Chemical Data Reporting (CDR) rule.
The 2006 IUR data summary report includes information about chemicals manufactured or imported in quantities of 25,000 pounds or more at a single site during calendar year 2005. In addition to the basic manufacturing information collected in previous reporting cycles, the 2006 cycle is the first time EPA collected information to characterize exposure during manufacturing, processing and use of organic chemicals. The 2006 cycle also is the first time manufacturers of inorganic chemicals were required to report basic manufacturing information.

Government Publication Date: Dec 31, 2006

FTTS Administrative Case Listing: FTTS ADMIN

An administrative case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

FTTS Inspection Case Listing: FTTS INSP

An inspection case listing from the Federal Insecticide, Fungicide, & Rodenticide Act (FIFRA) and Toxic Substances Control Act (TSCA), together known as FTTS. This database was obtained from the Environmental Protection Agency's (EPA) National Compliance Database (NCDB). The FTTS and NCDB was shut down in 2006.

Government Publication Date: Jan 19, 2007

Potentially Responsible Parties List: PRP

Early in the site cleanup process, the U.S. Environmental Protection Agency (EPA) conducts a search to find the Potentially Responsible Parties (PRPs). The EPA looks for evidence to determine liability by matching wastes found at the site with parties that may have contributed wastes to the site. This listing contains PRPs, Noticed Parties, at sites in the EPA's Superfund Enterprise Management System (SEMS).

Government Publication Date: Nov 23, 2022

State Coalition for Remediation of Drycleaners Listing: SCRD DRYCLEANER

The State Coalition for Remediation of Drycleaners (SCRD) was established in 1998, with support from the U.S. Environmental Protection Agency (EPA) Office of Superfund Remediation and Technology Innovation. Coalition members are states with mandated programs and funding for drycleaner site remediation. Current members are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin. Since 2017, the SCRD no longer maintains this data, refer to applicable state source data where available.

Government Publication Date: Nov 08, 2017

Integrated Compliance Information System (ICIS): ICIS

The U.S. Environmental Protection Agency's Enforcement and Compliance History Online system incorporates data from the Integrated Compliance Information System - National Pollutant Discharge Elimination System (ICIS-NPDES). ICIS-NPDES is an information management system maintained by the Office of Compliance to track permit compliance and enforcement status of facilities regulated by the NPDES under the Clean Water Act. This data includes permit, inspection, violation and enforcement action information for applicable ICIS records.

Government Publication Date: Oct 15, 2022

Drycleaner Facilities: FED DRYCLEANERS

A list of drycleaner facilities from Enforcement and Compliance History Online (ECHO) online search. The Environmental Protection Agency (EPA) tracks facilities that possess NAIC and SIC codes that classify businesses as drycleaner establishments.

Government Publication Date: Jun 25, 2022

Delisted Drycleaner Facilities: DELISTED FED DRY

List of sites removed from the list of Drycleaner Facilities (sites in the EPA's Integrated Compliance Information System (ICIS) with NAIC or SIC codes identifying the business as a drycleaner establishment).

Government Publication Date: Jun 25, 2022

Formerly Used Defense Sites: FUDS

Formerly Used Defense Sites (FUDS) are properties that were formerly owned by, leased to, or otherwise possessed by and under the jurisdiction of the Secretary of Defense prior to October 1986, where the Department of Defense (DOD) is responsible for an environmental restoration. The FUDS Annual Report to Congress (ARC) is published by the U.S. Army Corps of Engineers (USACE). This data is compiled from the USACE's Geospatial FUDS data layers and Homeland Infrastructure Foundation-Level Data (HIFLD) FUDS dataset.

Government Publication Date: Jul 12, 2022

Former Military Nike Missile Sites: FORMER NIKE

This information was taken from report DRXTH-AS-IA-83A016 (Historical Overview of the Nike Missile System, 12/1984) which was performed by Environmental Science and Engineering, Inc. for the U.S. Army Toxic and Hazardous Materials Agency Assessment Division. The Nike system was deployed between 1954 and the mid-1970's. Among the substances used or stored on Nike sites were liquid missile fuel (JP-4); starter fluids (UDKH, aniline, and furfuryl alcohol); oxidizer (IRFNA); hydrocarbons (motor oil, hydraulic fluid, diesel fuel, gasoline, heating oil); solvents (carbon tetrachloride, trichloroethylene, trichloroethane, stoddard solvent); and battery electrolyte. The quantities of material a disposed of and procedures for disposal are not documented in published reports. Virtually all information concerning the potential for contamination at Nike sites is confined to personnel who were assigned to Nike sites. During deactivation most hardware was shipped to depot-level supply points. There were reportedly instances where excess materials were disposed of on or near the site itself at closure. There was reportedly no routine site decontamination.

Government Publication Date: Dec 2, 1984

PHMSA Pipeline Safety Flagged Incidents: PIPELINE INCIDENT

A list of flagged pipeline incidents made available by the U.S. Department of Transportation (US DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA). PHMSA regulations require incident and accident reports for five different pipeline system types.

Government Publication Date: Mar 31, 2021

Material Licensing Tracking System (MLTS): MLTS

A list of sites that store radioactive material subject to the Nuclear Regulatory Commission (NRC) licensing requirements. This list is maintained by the NRC. As of September 2016, the NRC no longer releases location information for sites. Site locations were last received in July 2016.

Government Publication Date: May 11, 2021

Historic Material Licensing Tracking System (MLTS) sites: HIST MLTS

A historic list of sites that have inactive licenses and/or removed from the Material Licensing Tracking System (MLTS). In some cases, a site is removed from the MLTS when the state becomes an "Agreement State". An Agreement State is a State that has signed an agreement with the Nuclear Regulatory Commission (NRC) authorizing the State to regulate certain uses of radioactive materials within the State.

Government Publication Date: Jan 31, 2010

Mines Master Index File: MINES

The Master Index File (MIF) is provided by the United State Department of Labor, Mine Safety and Health Administration (MSHA). This file, which was originally created in the 1970's, contained many Mine-IDs that were invalid. MSHA removes invalid IDs from the MIF upon discovery. MSHA applicable data includes the following: all Coal and Metal/Non-Metal mines under MSHA's jurisdiction since 1/1/1970; mine addresses for all mines in the database except for Abandoned mines prior to 1998 from MSHA's legacy system (addresses may or may not correspond with the physical location of the mine itself); violations that have been assessed penalties as a result of MSHA inspections beginning on 1/1/2000; and violations issued as a result of MSHA inspections conducted beginning on 1/1/2000.

Government Publication Date: Aug 3, 2022

Surface Mining Control and Reclamation Act Sites: SMCRA

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by the Office of Surface Mining Reclamation and Enforcement (OSMRE) to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of Abandoned Mine Land (AML) impacts, as well as information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Government Publication Date: Aug 18, 2022

Mineral Resource Data System: MRDS

The Mineral Resource Data System (MRDS) is a collection of reports describing metallic and nonmetallic mineral resources throughout the world. Included are deposit name, location, commodity, deposit description, geologic characteristics, production, reserves, resources, and references. This database contains the records previously provided in the Mineral Resource Data System (MRDS) of USGS and the Mineral Availability System/Mineral Industry Locator System (MAS/MILS) originated in the U.S. Bureau of Mines, which is now part of USGS. The USGS has ceased systematic updates of the MRDS database with their focus more recently on deposits of critical minerals while providing a well-documented baseline of historical mine locations from USGS topographic maps.

Government Publication Date: Mar 15, 2016

DOE Legacy Management Sites: LM SITES

The U.S. Department of Energy (DOE) Office of Legacy Management (LM) currently manages radioactive and chemical waste, environmental contamination, and hazardous material at over 100 sites across the U.S. The LM manages sites with diverse regulatory drivers (statutes or programs that direct cleanup and management requirements at DOE sites) or as part of internal DOE or congressionally-recognized programs, such as but not limited to: Formerly Utilized Sites Remedial Action Program (FUSRAP), Uranium Mill Tailings Radiation Control Act (UMTRCA Title I, Tile II), Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Resource Conservation and Recovery Act (RCRA), Decontamination and Decommissioning (D&D), Nuclear Waste Policy Act (NWPA). This site listing includes data exported from the DOE Office of LM's Geospatial Environmental Mapping System (GEMS). GEMS Data disclaimer: The DOE Office of LM makes no representation or warranty, expressed or implied, regarding the use, accuracy, availability, or completeness of the data presented herein.

Government Publication Date: Dec 1, 2022

Alternative Fueling Stations: ALT FUELS

This list of alternative fueling stations is sourced from the Alternative Fuels Data Center (AFDC). The U.S. Department of Energy's Office of Energy Efficiency & Renewable Energy launched the AFDC in 1991 as a repository for alternative fuel vehicle performance data, which provides a wealth of information and data on alternative and renewable fuels, advanced vehicles, fuel-saving strategies, and emerging transportation technologies. The data includes Biodiesel (B20 and above), Compressed Natural Gas (CNG), Electric, Ethanol (E85), Hydrogen, Liquefied Natural Gas (LNG), Propane (LPG) fuel type locations.

Government Publication Date: Jan 3, 2023

Superfunds Consent Decrees: CONSENT DECREES

This list of Superfund consent decrees is provided by the Department of Justice, Environment & Natural Resources Division (ENRD) through a Freedom of Information Act (FOIA) applicable file. This listing includes Consent Decrees for CERCLA or Superfund Sites filed and/or as proposed within the ENRD's Case Management System (CMS) since 2010. CMS may not reflect the latest developments in a case nor can the agency guarantee the accuracy of the data. ENRD Disclaimer: Congress excluded three discrete categories of law enforcement and national security records from the requirements of the FOIA; response is limited to those records that are subject to the requirements of the FOIA; however, this should not be taken as an indication that excluded records do, or do not, exist.

Government Publication Date: Jan 11, 2023

Air Facility System: AFS

This EPA retired Air Facility System (AFS) dataset contains emissions, compliance, and enforcement data on stationary sources of air pollution. Regulated sources cover a wide spectrum; from large industrial facilities to relatively small operations such as dry cleaners. AFS does not contain data on facilities that are solely asbestos demolition and/or renovation contractors, or landfills. ECHO Clean Air Act data from AFS are frozen and reflect data as of October 17, 2014; the EPA retired this system for Clean Air Act stationary sources and transitioned to ICIS-Air.

Government Publication Date: Oct 17, 2014

Registered Pesticide Establishments: SSTS

List of active EPA-registered foreign and domestic pesticide-producing and device-producing establishments based on data from the Section Seven Tracking System (SSTS). The Federal Insecticide, Fungicide, and Rodenticide Act (FIFRA) Section 7 requires that facilities producing pesticides, active ingredients, or devices be registered. The list of establishments is made available by the EPA.

Government Publication Date: Mar 30, 2022

Polychlorinated Biphenyl (PCB) Transformers: PCBT

Locations of Transformers Containing Polychlorinated Biphenyls (PCBs) registered with the United States Environmental Protection Agency. PCB transformer owners must register their transformer(s) with EPA. Although not required, PCB transformer owners who have removed and properly disposed of a registered PCB transformer may notify EPA to have their PCB transformer de-registered. Data made available by EPA.

Government Publication Date: Oct 15, 2019

Polychlorinated Biphenyl (PCB) Notifiers: PCB

Facilities included in the national list of facilities that have notified the United States Environmental Protection Agency (EPA) of Polychlorinated Biphenyl (PCB) activities. Any company or person storing, transporting or disposing of PCBs or conducting PCB research and development must notify the EPA and receive an identification number.

Government Publication Date: Jul 28, 2022

State

Spills: SPILLS

A list of hazardous material spills and releases (including Meth Labs) that were reported to the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Apr 8, 2022

Colorado Oil and Gas Conservation Commission Spills: OG SPILLS

A list of spills made available by the Colorado Oil and Gas Conservation Commission (COGCC).

Government Publication Date: Nov 2, 2022

Dry Cleaning Facilities: DRYCLEANERS

A list of dry cleaners provided by the Colorado Department of Public Health and Environment (CDPHE) Hazardous Waste Compliance Assurance Unit and Stationary Sources Program.

Government Publication Date: Dec 14, 2022

Delisted Dry Cleaning Facilities: DELISTED DRYCLEANERS

List of sites removed from the drycleaners database made available by the Department of Public Health & Environment.

Government Publication Date: Dec 14, 2022

Air Pollution Control Division Permitted Facilities: AIR PERMITS

This list of Air Pollution Control Division Permitted Facilities is maintained by the Colorado Department of Public Health and Environment. The Stationary Sources Program evaluates and develops air permits for stationary sources in Colorado. The program inspects sources to determine compliance with air regulations and permit conditions and maintains an inventory of air pollution emissions throughout the state.

Government Publication Date: Nov 15, 2022

Per- and Polyfluoroalkyl Substances (PFAS): PFAS

A list of facilities that reported storing or using AFFF or Class B firefighting foam, other PFAS chemicals, have reported PFAS passthrough, or have detectable limits of PFAS in their discharge.

Government Publication Date: Dec 8, 2020

Asbestos Abatement and Demolition Projects: ASBESTOS

A list of Asbestos Abatement and Demolition Projects made available by the Colorado Department of Public Health and Environment (CDPHE), Air Pollution Control Division.

Government Publication Date: Dec 28, 2017

Hazardous Waste Sites- Generator: HAZ GEN

A list of hazardous waste generators.This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Permitted Facilities Listing: PDES

A list of permitted facilities tracked by the Water Quality Control Division of the Department of Public Health & Environment (DPHE). This list is the state version of the NPDES (National Pollution Discharge Elimination System).

Government Publication Date: Dec 1, 2022

Hazardous Waste Sites- Treatment, Storage & Disposal: HAZ TSD

A list of facilities that treat, store, dispose, or recycle hazardous waste on-site. This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Hazardous Waste Sites- Corrective Action: HAZ CORRACT

A list of hazardous waste generators with corrective actions. This list is made available by the Colorado Department of Public Health and Environment (CDPHE).

Government Publication Date: Jun 30, 2003

Uranium Mill Tailings Sites: UMTRA

This list of former uranium mill sites in Colorado, with cleanup authorized by the Uranium Mill Tailings Remedial Action (UMTRA) program, was provided by the Colorado Department of Public Health and Environment. Because much of the cleanup is complete, the focus has shifted to primarily "Post-UMTRA issues," or the discovery of new uranium mill tailings material by private citizens, utility companies or local governments.

Government Publication Date: Sep 26, 2022

Tribal

No Tribal additional environmental record sources available for this State.

County

No County additional environmental databases were selected to be included in the search.

Definitions

Database Descriptions: This section provides a detailed explanation for each database including: source, information available, time coverage, and acronyms used. They are listed in alphabetic order.

Detail Report: This is the section of the report which provides the most detail for each individual record. Records are summarized by location, starting with the project property followed by records in closest proximity.

Distance: The distance value is the distance between plotted points, not necessarily the distance between the sites' boundaries. All values are an approximation.

Direction: The direction value is the compass direction of the site in respect to the project property and/or center point of the report.

Elevation: The elevation value is taken from the location at which the records for the site address have been plotted. All values are an approximation. Source: Google Elevation API.

Executive Summary: This portion of the report is divided into 3 sections:

'Report Summary'- Displays a chart indicating how many records fall on the project property and, within the report search radii.

'Site Report Summary'-Project Property'- This section lists all the records which fall on the project property. For more details, see the 'Detail Report' section.

'Site Report Summary-Surrounding Properties'- This section summarizes all records on adjacent properties, listing them in order of proximity from the project property. For more details, see the 'Detail Report' section.

Map Key: The map key number is assigned according to closest proximity from the project property. Map Key numbers always start at #1. The project property will always have a map key of '1' if records are available. If there is a number in brackets beside the main number, this will indicate the number of records on that specific property. If there is no number in brackets, there is only one record for that property.

The symbol and colour used indicates 'elevation': the red inverted triangle will dictate 'ERIS Sites with Lower Elevation', the yellow triangle will dictate 'ERIS Sites with Higher Elevation' and the orange square will dictate 'ERIS Sites with Same Elevation.'

Unplottables: These are records that could not be mapped due to various reasons, including limited geographic information. These records may or may not be in your study area, and are included as reference.

APPENDIX E
RECORDS OF COMMUNICATIONS

User Questionnaire for Phase I ESA

As required by ASTM E1527-13 Section 6, to the best of their knowledge, the user of the Phase I ESA must provide the following information, if available. Failure to provide this information could result in a determination that "all appropriate inquiry" is not complete.

1. **Specialized Knowledge or Experience** – Do you have specialized knowledge or experiences related to the site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the site or a nearby property so that you would have specialized knowledge of the chemicals and processes used by this type of business? ☐Yes ☑No

   If "yes", please explain _____

2. **Actual Knowledge of Environmental Liens or Activity and Use Limitations** – Do you have actual knowledge of environmental cleanup liens or activity and use limitations, such as engineering controls, land use restrictions, or institutional controls, encumbering the site or in connection with the site? ☐Yes ☐No

   If "yes", please explain _____

3. **Value Reduction for Environmental Issues**
   Is the Phase I ESA associated with the sale of the site? ☐Yes ☑No

   If "yes", is there a significantly lower purchase price for the site because of environmental concerns, such as the presence of hazardous substances or petroleum products? ☐Yes ☑No

   If "yes", please explain _____

4. **Commonly Known or Reasonably Ascertainable Information**
   Are you aware of commonly known or reasonably ascertainable information within the local community about environmental concerns in connection with the site? ☐Yes ☑No

   If "yes", please explain _____

   Do you know the past uses of the site? ☑Yes ☐No

   If "yes", please explain County Government road & bridge shop and storage

   Do you know of chemicals that are present or once were present at the site? ☐Yes ☑No

   If "yes", please explain _____

   Do you know of spills or other chemical releases that have taken place at the site? ☐Yes ☑No

   If "yes", please explain _____

   Do you know of any environmental cleanup/remediation activities that have taken place at the site? ☐Yes ☑No

   If "yes", please explain _____

   Are there indicators that point to the presence or likely presence of contamination at the site? ☐Yes ☑No

   If "yes", please explain _____

   Are there or have there been aboveground or underground storage tanks on the site? ☑Yes ☐No

   If "yes", please explain Underground gas tanks were removed fall 2022. Soils were sampled and tested and no further mitigation was required.

5. **Reason for Performing the Phase I ESA**
   Please indicate the reason(s) for performing the Phase I ESA
   Qualify for a landowner liability protection (LLP) to CERCLA liability ☐Yes ☑No

   Understand potential environmental conditions that could materially impact the operation of a facility associated with the subject property? ☐Yes ☑No

   If "no" or there are additional reasons, please explain Requirement to apply for/ reciere a state/ federal grant for development

Subject Property Name: West Eagle

Subject Property Location: 111 Castle Drive, Eagle CO 81631 and surrounding

Name of representative completing the questionnaire: Tori Franks, ECG Resiliency Director

Representing company: Eagle County Date: 2/21/23

COLORADO
Hazardous Materials & Waste Management Division
Department of Public Health & Environment

*Each environmental division maintains separate records. This form is **only** for radiation, remediation, solid waste and hazardous waste records review requests. You must contact the Air Pollution Control Division and the Water Quality Control Division individually to review their records.

Requestor Name * Nancy Otterstrom

Company Name Kumar & Associates **Address** * 2390 S LIPAN STREET

City * Denver **State** * CO **Zip** * 80223

Telephone Number * 7203189453

Email * notterstrom@kumarusa.com **Date (mm/dd/yyyy)** * 02/24/2023

Site 1 Name * Eagle County Yard **Site 2 Name** Eagle County Yard

Address * 712 Castle Drive **Address** 751 Castle Drive

City/State/Zip * Eagle, CO **City/State/Zip** Eagle, CO

Notes * Please provide any haz mat records you may have. Thanks! **Notes** Please provide any haz mat records you may have. Thanks!

Site 3 Name **Site 4 Name**

Address **Address**

City/State/Zip **City/State/Zip**

Notes **Notes**

Per Colorado law 24-72 and Department policy
The Department shall charge $.25 per page for all documents copied when the number of pages produced exceeds 25.

If researching, retrieving, and producing records requires more than one hour of staff time, the department shall charge $30 per hour for all staff time associated with locating and producing records for a requester. The department may charge the actual per-box retrieval fees for retrieving responsive records that are stored offsite by a vendor.

Large document requests may be sent to the state's contracted vendor, who will provide a cost estimate to the requester.

Nancy Otterstrom

From: cdphe_cora_hmwmd - CDPHE, CDPHE <cdphe_cora_hmwmd@state.co.us>
Sent: Friday, February 24, 2023 9:47 AM
To: Nancy Otterstrom
Subject: Re: Records review Request Nancy Otterstrom notterstrom@kumarusa.com

Hi, Nancy,
Eagle County Yard - 712 Castle Drive - No records found
Eagle County Yard - 751 Castle Drive - No records found
Thank you,
Pearl Campos

On Fri, Feb 24, 2023 at 9:34 AM Formsite <noreply@fs20.formsite.com> wrote:

> A new request has been submitted. Please copy the respondent's email from the subject line.
>
> View this result: #20149431
>
> This email was sent to cdphe_cora_hmwmd@state.co.us as a result of a form being completed.
> Click here to report unwanted email.



--
HMWMD Records have migrated to a new platform, Hyland OnBase. You can search records now via the OnBase Public Access Viewer.
See User Guides for tips on searching here: HMWMD User Guides

Visit the HMWMD Records page for additional information on HMWMD programs and records procedures.

Request for Public Records

THIS REQUEST FORM IS NOT FOR POLICE RECORDS

If you need Police Records or Reports, please visit

Eagle Police Records Request

Read our Public Information Request Policy Here

Public Information Records Request Policy

First Name*

Nancy

Last Name*

Otterstrom

Today's Date*

2/16/2023

Address 1*

2390 S LIPAN STREET

Address 2

City*

Denver

State*

CO

Zip*

80223

Phone Number*

7203189453

Email Address*

notterstrom@kumarusa.com

Is this a commercial request?*

- (●) Yes
- ( ) No

Records*

Please provide any records of environmental or hazardous materials responses to the Eagle County Government buildings at 712, 714, 751, and 766 Castle Drive. Thank you!

Please describe the public records you wish to recieve. In order to expediate the search for the records, please be as specific as possible.

Department*

- [ ] Police
- [ ] Building Dept.
- [ ] Public Works
- [ ] Town Clerk
- [ ] Community Development
- [ ] Administration
- [ ] Finance
- [x] Other

Is this a municipal court record request?

- [ ] Yes
- [x] No

For court records, please include date of birth.

Signature of person making the request

Nancy Otterstrom

Type first and last name of requestor.

Fees for research are $30 per hour, first hour is free. Additional fees may apply for copies, retrieval of archived documents, and professional fees. By signing above, you acknowledge there may be costs for this request.

Additional fees may apply depending on the volume and type of records.

You will be emailed an invoice and link to pay the fees separately.

I agree to the terms of this request.

- (•) Agree
- ( ) Disagree

Nancy Otterstrom

From: Danielle Salinsky <danielle.salinsky@eaglecounty.us>
Sent: Wednesday, February 22, 2023 9:55 AM
To: Nancy Otterstrom
Cc: environment@eaglecounty.us
Subject: Re: Environmental records

Good morning,

Eagle County Environmental Health only maintains records on On-site Wastewater Treatment System (OWTS, a.k.a. septic system) construction permits; and does not maintain or possess any other records. There are no permits for the address requested.

Information regarding hazardous material spills can be obtained from the Hazardous Materials & Waste Management Division (303) 692-3300. Information regarding fuel storage can be obtained from the Department of Labor, Oil and Public Safety (303) 318-8500. Information regarding water wells can be obtained from the Division of Water Resources (DWR). The Colorado Department of Public Health & Environment, Water Quality Control Division has a web-based record searching tool that might be valuable as well.

On Wed, Feb 22, 2023 at 9:51 AM Nancy Otterstrom <notterstrom@kumarusa.com> wrote:

> Good morning,
>
> I would like to request any records of environmental or hazardous materials responses to the Eagle County Government buildings at 712, 714, 751, and 766 Castle Drive. Please let me know if this is not the correct email for this request - thank you!
>
> **Nancy Otterstrom**
>
> **Environmental Services Manager**
>
> K+A KUMAR & ASSOCIATES, INC.®
> FOUNDATION OF YOUR SUCCESS
>
> 2390 South Lipan Street
>
> Denver, Colorado 80223
>
> P: (303) 742-9700

M: (720) 318-9453

E: notterstrom@kumarusa.com

www.kumarusa.com

Denver (HQ) | Parker | Colorado Springs | Fort Collins | Glenwood Springs | Summit County

Geotechnical Engineering | Engineering Geology | Construction Materials Testing | Environmental Services

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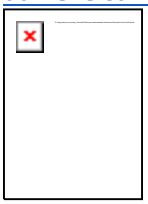
Danielle Salinsky, M.P.H., M.S.
Environmental Health Specialist II
Eagle County Public Health and Environment
Office: (970) 328-8755
Direct: (970) 471-6481
danielle.salinsky@eaglecounty.us



APPENDIX F
QUALIFICATIONS OF THE ENVIRONMENTAL PROFESSIONAL

Nancy Otterstrom
Environmental Services Manager

Education
B.S. Biology with Environmental Science Focus, Chemistry Minor, Roosevelt University, 2003

Professional Certifications:
- EPA/AHERA and Colorado - Asbestos Air Monitoring Specialist #18031 (AQCC, Regulation 8)
- EPA/AHERA and Colorado - Asbestos Building Inspector #18031
- NIOSH 582-E – Sampling and Evaluating Airborne Asbestos Dust
- Certified X-Ray Fluorescence Lead-analyzer (XRF)
- Certified Lead Inspector #17668
- OSHA 40-hour HAZWOPR
- CPR Trained
- Colorado Class A/B Storage Tank Operator

Qualifications Summary

Ms. Otterstrom has over **15 years' total experience** working on various environmental projects on residential, commercial, municipal, and government projects. She has acquired diverse knowledge working with clients ranging from individual home owners to private contractors to regulatory agencies, in dealing with varying types of environmental contaminations and cleanup procedures. She has also acquired managerial and directorial experience in multiple, deadline-oriented office environments.

Professional Experience

▪ **Phase I Environmental Site Assessments (ESAs):** Performed more than 100 Phase I ESAs for developers, financial institutions, governmental agencies, municipalities, various commercial clients, and individuals. These assessments included proposal writing, client interaction, data collection and management, report production, and regulatory review and follow-up communication. Various clients included the FDIC, JC Penney, Starbucks, KeyBank, Wal-Mart, Century Communities, KB Home Colorado, and CVS Pharmacy.

▪ **Phase II ESAs/Limited Site Investigations:** Performed numerous Phase II ESAs/Limited Site Investigations as a result of findings of the Phase I ESAs. These projects included subsurface investigations of the potentially impacted sites for soil, groundwater, and vapor. Typical project scopes included subcontractor management, field screening of soils, installation of soil borings, groundwater monitoring wells, and vapor points, sample collection, data management, report production, and regulatory communication. Often, these projects would lead to underground storage tank removals and advanced remedial actions.

▪ **Soil Vapor:** Performed soil-vapor probe installation and monitoring for the City and County of Broomfield, KB Home of Colorado, and various residential and commercial clients. Duties include hand-auguring vapor probes to five feet below ground surface, installation of probes, completion of mount, and monitoring with landfill gas meters for the presence of methane and various landfill gases.

▪ **Asbestos Building Inspector** for various commercial clients, such as JC Penney, restoration companies, and financial institutions. Projects included sample collection, data management, report production, and client follow-up during pre-abatement preparation. In addition to the inspection process, daily tasks included public and traffic control, maintenance staff education, and serving as liaison for the client with the appropriate regulatory agencies.

▪ **Lead Inspector** for Denver Public Schools, restoration companies, and various individuals. As with asbestos inspections, lead inspections included collection of samples (utilizing an X-ray Fluorescence machine), data management, report writing, and regulatory/client reporting.

▪ **Air monitoring specialist** at the CU Boulder Campus, various residential projects, and commercial buildings. Project details included daily air monitoring, visual inspections, employee safety checks, and final air clearance sampling.

▪ **Certified Class A/B Storage Tank Operator:** Performed monthly and yearly underground storage tank inspections for various clients in the Denver Metro area, such as Standard Fence Company and US Transport. Inspections included reviewing regulatory paperwork and testing, Automatic Tank Gauge assessment, visual inspection and documentation of findings.

Lawrence Moller, P.G.

Environmental Staff Scientist/Geologist



Education

B.S. Geology & Environmental Science, James Madison University, 2004

Professional Certifications:

- Professional Geologist (Wyoming)
- OSHA 40-hour HAZWOPER
- OSHA 10-hour Construction Safety and Health
- OSHA 10-hour HAZWOPER Supervisor
- Colorado Asbestos Building Inspector (CABI)

Qualifications Summary

Mr. Moller has more than **9 years of experience** performing field investigations and data analysis for environmental services. He is proficient with various drilling methods, proficient with various sampling techniques (soil, groundwater, vapor), soil classification, permeability testing, map interpretation and contractor oversight. Mr. Moller has been in-charge of corporate safety operations for over one year.

Professional Experience

- **Phase I Environmental Site Assessments** – performed numerous assessments involving both developed and undeveloped properties. Property types include commercial and industrial, and have been located throughout the United States. Project experiences includes gasoline stations, hotels, automobile service stations, commercial shopping malls, waste disposal facilities, machine shops, telecommunications facilities, and undeveloped properties. His tasks included records research, site reconnaissance, report preparation
- **Subsurface Investigations** – experienced in proposing, planning, implementing, and reporting for subsurface investigations throughout Colorado, New York and Florida. He performed the drilling coordination, job hazard analysis, creating HASPs (Health and Safety Plans), utility coordination, drilling oversight, soil and groundwater sampling, data tabulation/review and reporting.
- **Remediation Oversight** – provided contractor direction and oversight for various remediation projects throughout New York state and Colorado. His responsibilities included utility/substation remediation, underground storage tank removals, groundwater injections, contaminated soil removal, hydraulic lift removals, hazardous waste disposal.
- **Newtown** (Queens, New York City) – Managed aggressively scheduled, +12-month field investigation program. The program involved: Site reconnaissance, geotechnical boring layout, 21 geotechnical borings, 12 soil borings, installation and construction of 4 monitoring wells, bedrock coring, decontamination activities, classification of soil/bedrock, monitoring well development, groundwater sampling, and drafting of geotechnical boring logs (gINT®). Supervised 3 drilling rigs concurrently and managed collection of soil samples for delineation purposes and in-situ waste characterization profiling to support a “load and go” scenario for future soil excavation and off-site T&D. Assisted with the preparation of a Summary Report and Geotechnical Report, as well as calculating excavation volumes associated with deep (30-foot) removal of impacted soils. Following the field investigation, he oversaw and managed the remediation activities at the Site (3 chemical injection events, each consisting of 81 injection locations on-site to address residual petroleum impacts in the soil and groundwater). Coordinated work activities between 2 on-site subcontractors and oversaw 2 on-site Geoprobes®. Following remediation activities, performed groundwater sampling (followed by well abandonment) at all monitoring wells located on-site (a total of 16). Performed oversight activities at an on-Site “hot spot” of impacted soil followed by the collection of post excavation soil samples. Following the completion of the remedial action, he assisted with the AutoCAD drafting and subsequent report preparation, which was submitted to the NYSDEC.
- **Cause & Origin (C&O) Fuel Release Investigations** (Various States): As a consultant for Liberty Mutual, I performed cause and origin (C&O) fuel release investigations at over 25 locations. Investigations included: site reconnaissance, physical UST/AST inspection, classification and description of surrounding soil, soil sampling, temporary well installation and groundwater sampling, bedrock characterization and oversight of excavation/remediation contractors during UST/AST removal. I also performed phone interviews with associated fuel companies, regulatory agencies, and remediation contractors to assist with the C&O investigations.

Appendix W: Variance Requests

DHM DESIGN
LANDSCAPE ARCHITECTURE | LAND PLANNING | ECOLOGICAL PLANNING | URBAN DESIGN

To: Peyton Heitzman, Community Development Director, Town of Eagle
From: Evelyn Volz on behalf of DHM Design for Eagle County
Date: 7/26/24
Project: West Eagle Housing (WEH)
Re: Design Variance Request

Ms Heitzman,

Concurrent with the combined development permit application WEH requests a Development Permit Design Variance for landscape standards including the front yard buffer (section 4.07.020.B.3.a) and parking area landscaping (section 4.07.020.B7) requirements of the Town of Eagle (TOE) land use and development code. This application is submitted under the 1976-2023 LUDC and the following section applies to design variances:

Section 4.07.160- Design Variance:

A variance from the strict application of the requirements of Chapter 4.06 may be granted by the body authorizing the development permit where a finding is made that there exists on the property in question exceptional topographical, soil, or other subsurface condition, or other extraordinary conditions peculiar to the site, existing buildings, or lot configuration, such that strict application of the regulation from which the variance is requested would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant; or that the public good would be better served by granting the variance. Any design variance request shall be made and reviewed concurrently with the development plan and, if granted, shall be described and acknowledged in the development permit.

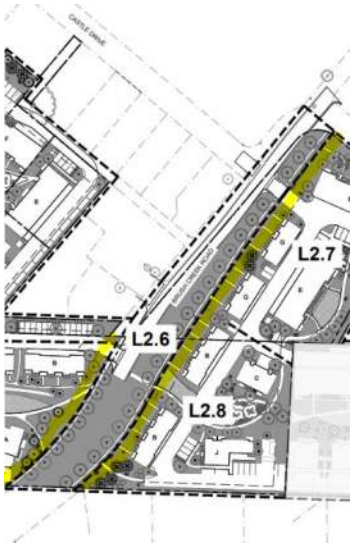
The following pages outline the relevant code sections, Planning Department comments, and WEH's response and variance requests for the front yard buffer and parking area landscaping:

1. Front Yard Buffer

TOE LUR Section 4.07.020.B.3.a: *All yards adjacent to primary and secondary streets shall be landscaped… Plantings shall not compete with and overpower existing streetscape planting, but supplement trees, shrubs, and lawn areas in the public right-of-way. On lots larger than one-half acre and in mobile home parks and subdivisions, a landscaped buffer shall abut the entire length of the front property line except for approved driveway accesses. The width of the landscaped buffer shall be five percent of the average of the two side property lines, but not less than 15 feet.*

Planning Department Comments: Front yard buffer. Yards adjacent to the future BCRE should adhere to the front yard buffer requirements outlined in Section 4.07.020.B.3.a. as indicated in the image below. Buildings within the development solely fronting private streets/the private drive, are exempt from these buffer requirements...It's worth noting, the front yard buffer standard specifies a minimum buffer width of either

5% of the two side yard lines or a minimum of 15’. Due to the unconventional site layout, staff believe the 15’ minimum buffer width should be applied rather than the 5% calculation provided in the code. This adjustment will impact the private street that follows the southeast property line, connecting to the driveway serving the northmost Building A.



WEH Response: Due to the unusual lot shape and configuration of the pasture parcel, and the dedication of ROW for the Brush Creek Road Extension, when applying the 15’ minimum front yard buffer on either side of the proposed BCRE ROW, a corner of the private drive serving the northern most building A on Lot 2 (the southern portion of the property) encoraches the front yard buffer. The encroachment is approximately 10’x10’x15’ or 58 SF in area. WEH requests a design variance to allow this paved private street corner to extend into the front yard buffer as a tertiary emergency access / egress. To avoid public confusion, the emergency access connection to the ROW will not be paved. Instead, the zone between the driveway and the ROW will be planted in low groundcovers. WEH believes the public good and safety are better served by granting this variance than by the strict adherence of the Land Use Development Code standards. Granting this variance will not create hardship, harm the public, impair the intent of the TOE development code goals, and does not violate building or fire code.

2. Parking Area Landscaping

TOE LUR Section 4.07.020.B7: *In parking areas with ten or more parking spaces, landscaped islands or peninsulas shall be used to reduce the visual impact and assist in defining on-site traffic movement. Such landscaped areas shall be curbed to prevent vehicles from intruding on them. They shall be included in the total landscape requirements of this section and shall constitute at least ten percent of the total un-enclosed parking area, in conformance with Section 4.07.140.*

Planning Department Comments: Parking Area Landscaping. Section 4.07.020.B7 requires a parking peninsula for every 10 parking spaces within a parking area. The parallel parking south of BCR and adjacent to Buildings E and F (see below) exceed the 10-space max by one space. To meet this code requirement, a parking peninsula needs to be added to the design. Alternatively, staff may support a design variance request with an enhanced parking buffer that includes a few shade trees to meet the code's intent to reduce the visual impact of the parking area.



WEH Response: WEH requests a variance, due to the unusual parcel shape, to forgo parking peninsulas in exchange for an enhanced parking buffer. In the WEH project, the visual impacts of parking are minimized by a site design that utilizes street parking and garages along private drives instead of traditional collector lots. By locating the parking and the drive aisle around the perimeter of the property, the buildings were able to be pushed back more than twice the distance from neighboring properties than if parking was located in large interior lots in the middle of the site. This condition allows the public benefit of additional horizontal relief between the proposed WEH three story buildings and the neighbors.

While, in this particular area, the plan calls for 11 parking spaces in a row, the WEH design team believes this site design is a more desirable adjacent neighborhood condition than vast parking lots. As suggested by the Town planning department, the code's intent to reduce the visual impact of the street parking will be further met by enhancing the parking buffer between the parcel boundary fence and the parking area to include

DHM DESIGN

larger vegetation, such as shade trees and shrubs. The WEH team believes this solution will provide more public benefit than a single parking peninsula to break up the parking. The parking buffer in this location is almost 5' wide and can accommodate shrubs and ornamental trees instead of native seed. The 42" fence behind the buffer will help screen headlights from the neighbors, while the taller plants will help soften its appearance.

Granting this variance will not create hardship, harm the public, impair the intent of the TOE development code goals, and does not violate building or fire code.

Thank you for your consideration of these two variance requests. Please let us know if you have any questions as you review.

Sincerely,

Evelyn Volz, Associate
DHM Design

and

Jason Jaynes, Managing Principal
DHM Design

For Eagle County

Appendix X: WESAP Conformance Memo

DHM DESIGN
LANDSCAPE ARCHITECTURE | LAND PLANNING | ECOLOGICAL PLANNING | URBAN DESIGN

WEH COMPLIANCE WITH TOWN LONG RANGE PLANNING DOCUMENTS
March 28st 2024

Written Priorities of the WESAP

The WEH plan accommodates the four most important considerations for the West Eagle Neighborhood within our property boundaries, as identified in the 2010 Community Development Plan and listed on page 9 of the WESAP:

1. Redevelopment of commercial properties on Highway 6.
   a. Outside WEH property boundaries.

2. Brush Creek Road and Seventh Street Extensions.
   a. WEH accommodates the BCRE.
   b. WEH does not own the USFS parcel, and it is unclear if or when that property might change hands. As such, the WEH project accommodates a future connection to 7th to the best of our ability.

3. Development of recently acquired Forest Service Property and the surplus County property.
   a. WEH is trying to make this a reality.

4. Preserving and showcasing the exceptional views from the southern end of the Forest Service parcel.
   a. The WEH project provides a park at the southern end of the site with views to Brush Creek Wetlands. Currently a non-exclusive pedestrian easement is planned for the sidewalk running through the park. WEH is looking into ways to expand public access to the park without placing the burden of public amenity upkeep on an affordable housing HOA.

WEH conformance with WESAP Goals and Objectives:

Goal 2a: Encourage a balance of jobs, housing, retail, office space, community facilities and civic spaces within the West Eagle Neighborhood that contributes to the greater community.
   a. WEH will provide a range of affordable housing types for Eagle.

Goal 2.b: Provide guidelines for a leisure-oriented public park space that takes advantage of views of the Brush Creek Wetlands to the south and the Sawatch Mountains to the southeast.
   a. The WEH project provides a park at the southern end of the site with views to Brush Creek Wetlands. Currently a non-exclusive pedestrian easement is planned for the sidewalk running through the park. WEH is looking into ways to expand public access to the park without placing the burden of public amenity upkeep on an affordable housing HOA.

Goal 2c: Provide direction for extension of the Town's pedestrian and bike system through the West Eagle Neighborhood to link efficiently with the Brush Creek Park and Pavilion, and town parks located on Sixth and Seventh streets.

a. The WEH proposed plan emphasizes multimodal transportation. Sidewalks are physically centered in the development, instead of roadways, creating a pedestrian focused community. Connections are made to larger community trails at Brush Creek, providing efficient pedestrian access from West Eagle to downtown.

Goal 2d. Extend Brush Creek Road to connect to Highway 6 and recommend landscape standards for this roadway that include capturing the view corridor to southeast.

a. The WEH project accommodates the ROW for the BCRE.

Goal 2e. Encourage the extension of Sixth and Seventh streets to provide new internal street connection to the existing historic community core.

a. WEH does not own the USFS parcel, and it is unclear if or when that property might change hands. As such, the WEH project accommodates a future connection to 7th to the best of our ability.

Graphic Priorities of the WESAP

1. Increased Neighborhood Connectivity:
    1. The Brush Creek Road Extension connecting Capitol Street to Grand Ave.
    2. Connection to Castle Drive.
    3. 7th Street Connection
2. Housing Density



Final Process Sketch, WESAP, p. 13. As outlined on p. 9, this is a process sketch, based on several meetings on site and input from the community during a two-day design charette. This sketch was not vetted.

Graphic Priorities Conformance

The proposed WEH plan conforms to the graphic intent of the WESAP through neighborhood connectivity and housing density. The WEH plan includes:

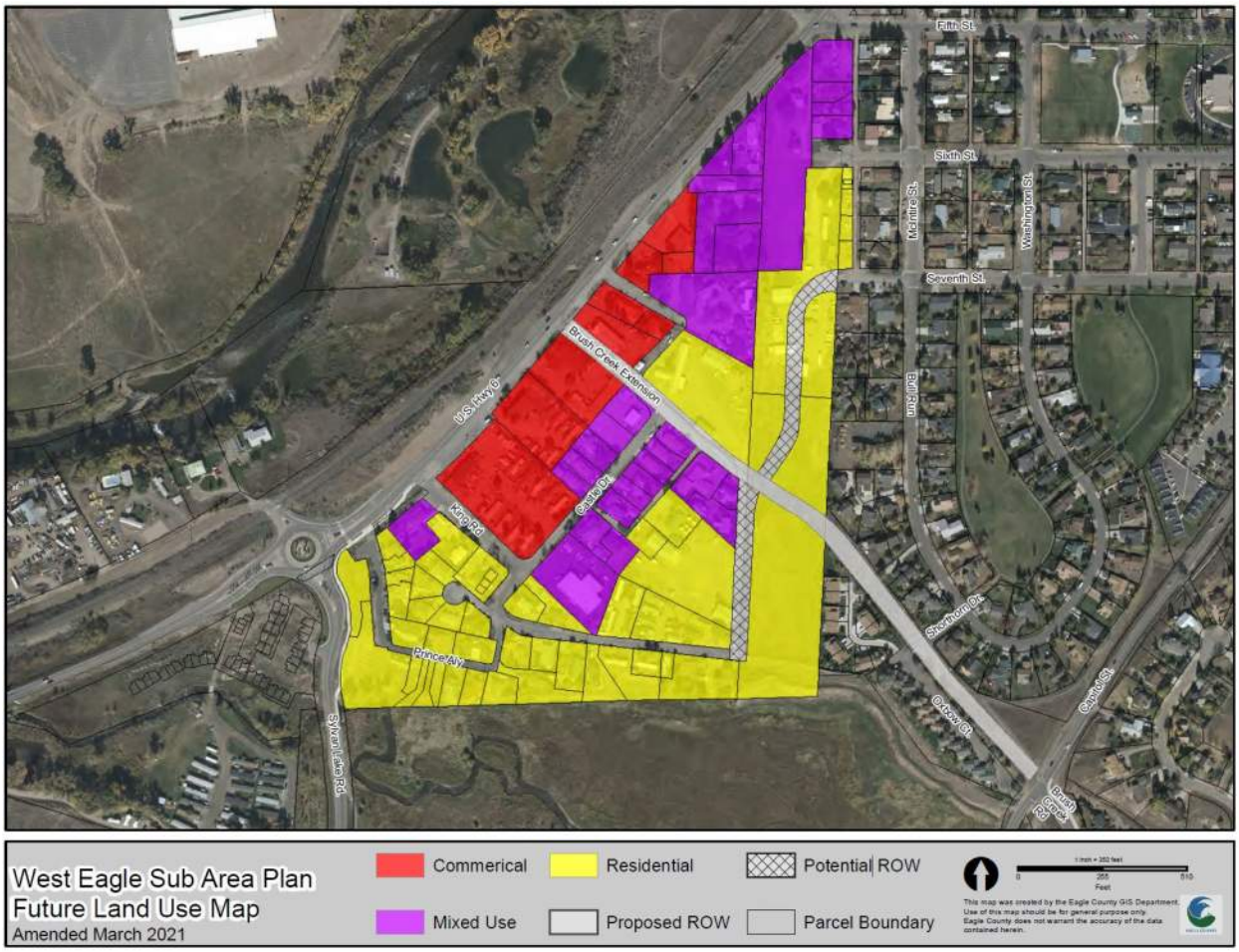
i. A connection to Castle Dr.
ii. BCRE connection from Grand Ave to Capitol Street
iii. Future connection to 7th

WEH does not own the USFS property, and it is unclear if or when this property might change hands. As such, the WEH project accommodates a future connection to 7th, to the best of our ability, while also accommodating the WESAP goals for density and housing types (Goal 2a).

Note: While WEH meets the intent of the WESAP, the proposed WEH plans do not mimic the street layout shown in the process sketches, since they are not physically feasible development scenarios. For example:

i. The required 70' BCRE ROW and setbacks for BCRE and the 7th street connection do not accommodate the density shown on this sketch or as goals outlined in the WESAP.

ii. A 5-way intersection is generally considered undesirable and should be avoided if possible.
iii. Extending the downtown grid into West Eagle is not feasible, as both the existing West Eagle and Bull Pasture neighborhoods contain undulating streets, are not gridded, and are constrained by infrastructure and natural features.



WESAP Future Land Use Map Compliance, p.17

1. WEH meets the intent and subject of this map: the WEH project proposes residential zoning for the Eagle County properties.
2. While the WEH project meets the intent of the Land Use Map, WEH project's drives do not align with the street layout shown.
    a. The street layout of this map is similar to, but does not align with, the process sketches developed during the two day WESAP design charette.

b. As written in the bottom right corner, “This map was created by the Eagle County GIS Department. Use of this map should be for general purpose only. Eagle County does not warrant the accuracy of the data contained herein.”
c. It is clear this road layout was not vetted to accommodate constraints or proposed development unit counts. Nor is the intent of this map to outline future road layouts.

Comprehensive Plan Compliance

Eagle’s Comprehensive Plan prioritizes diverse housing and multi-modal transportation options (p.48-58)

1. Goal 1-1: Attainable housing opportunities with a mix of housing types and densities.
2. Goal 2-4 Connecting neighborhoods physically through a walkable and trail-oriented environment.
3. Goal 3-3: Find new opportunities for expansion and connections to keep up with the adventurous residents’ lifestyle.
4. Goal 5-1.5: support improvements that promote multi-modal transportation options.
5. Goal 5-3: Expand the network of safe and convenient pedestrian and bicycle circulation.

Strategic Plan Compliance

Eagle’s Strategic Goals listed in the Strategic Plan specifically state (p.10):

1. Diversity the attainable housing stock
2. Collaborate on solutions in the West Eagle Area.

WEST EAGLE HOUSING

PRELIMINARY PLAN

EAGLE, COLORADO
JULY 2024

OWNERS/APPLICANT
EAGLE COUNTY, COLORADO
BY JEFF SHROLL, COUNTY MANAGER
PO BOX 850
EAGLE, CO 81631

LANDSCAPE ARCHITECTS
JASON JAYNES, MANAGING PRINCIPAL
DHM DESIGN
255 MAIN ST. #201
CARBONDALE, CO 81623

CIVIL ENGINEERS
J.R.SPUNG, REGIONAL ENGINEERING MANAGER
JVA, INCORPORATED
817 COLORADO AVENUE, SUITE 301
GLENWOOD SPRINGS, CO 81601

ARCHITECTS
JIM KEO, COLLABORATING PARTNER
KRISTEN UITTO, PRINCIPAL
1521 EASY RIDER LANE #102
BOULDER, CO 80304

SURVEYORS
SCOTT HEMMEN, PLS
SGM
118 WEST SIXTH STREET, SUITE 200
GLENWOOD SPRINGS, CO 81601

GENERAL NOTES:
1. PRIVATE OPEN SPACE INCLUDES PICNIC PATIOS, TURF LAWNS, PLAYGROUNDS, WALKWAYS, AND PATHWAYS. PRIVATE OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION(S) TO BE ESTABLISHED PRIOR TO BUILDING PERMIT (Is this the right time?)
2. NO FLOODPLAIN BOUNDARY ON THE PROPERTY.
3. SHOULD WE ADDRESS LOT AND BLOCK NUMBERING HERE?

Vicinity Map



LAND USE TABLE-PROPOSED				
LOT	ZONING	ACRES	SF	PERCENT
LOT 1	R3	2.826	123085	29.90%
LOT 2	R3	5.678	247345	60.08%
PUBLIC ROW		0.947	41249	10.02%
TOTAL ACREAGE		9.451	411679	100.00%

PROPOSED DWELLING UNIT SUMMARY				
BUILDING TYPE	STYLE	# OF BUILDINGS	UNITS/BUILDING	# OF BEDROOMS
A	DUPLEX	5	2	4
B	TOWNHOME	6	4	2
C	DUPLEX	2	2	2
D	MULTIFAMILY	1	6	3 x 1 BR 3 x 2 BR
E	MULTIFAMILY	4	10	2 x 1 BR 8 x 2 BR
F	MULTIFAMILY	2	10	2 x 1 BR 8 x 2 BR
G	TOWNHOME	2	3	2
J	TRIPLEX	1	3	1 x 2 BR 2 x 3 BR
TOTAL		23	40	

NOTES:
1. R3 ZONE DISTRICT LOT STANDARDS DENSITY (MIN/MAX): 4-16 DU/AC (DWELLING UNIT PER ACRE)
2. PROPOSED DENSITY: 13 DU/AC (EXCLUDING LAND FOR BCRE ROW) = 83% OF MAXIMUM DENSITY STANDARD FOR R3 ZONING.

LAND USE TABLE-EXISTING						
OWNERSHIP	LOT	PARCEL #	ADDRESS	ZONING	ACRES	PERCENT
EAGLE COUNTY OWNED PARCELS IN TOWN OF EAGLE	D & D1	2109-051-21-001	712 CASTLE DR	CMU1	2.110	22.00%
	E & F	2109-051-21-004	751 CASTLE DR	R3	1.520	15.85%
	G	2109-051-21-003	766 CASTLE DR	R3	0.364	3.80%
	E & F	2109-051-21-005	751 CASTLE DR	R3	0.374	3.89%
	A	2109-052-05-013	600 CASTLE DR	CMU1	0.202	2.11%
EAGLE COUNTY OWNED PARCELS IN EAGLE COUNTY	C	2109-051-00-028	W. 6TH ST (NOT ASSIGNED)	R (EAGLE COUNTY ZONING)	5.020	52.35%
USFS OWNED PARCEL (NOT INCLUDED IN APPLICATION)	B	2109-051-00-027	480 W. SIXTH ST	NOT PART OF THIS APPLICATION	2.883	
TOTAL					*9.590	100.00%

NOTES:
1. PARCEL ACREAGE INDICATED HERE IS PER EAGLE COUNTY ASSESSOR DATABASE, AND MAY VARY FROM FIELD SURVEYED CONDITIONS.
2. SCHOOL LAND DEDICATION TO BE SATISFIED VIA FEE-IN-LIEU. SEE ADA FOR MORE DETAILS.
3. MUNICIPAL AND PARK LAND DEDICATION TO BE MET THROUGH PRIVATE RECREATION FACILITIES, PUBLIC EASEMENT, AND FEE-IN-LIEU. SEE ADA FOR MORE DETAILS.

CALL UTILITY NOTIFICATION CENTER OF COLORADO
811
Know what's below.
Call before you dig.
* CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

Plot Date/Time: July 25, 2024 - 12:36 pm

DHM DESIGN
225 Main Street
#201
Carbondale, Co. 81623
970.963.6520
www.dhmdesign.com

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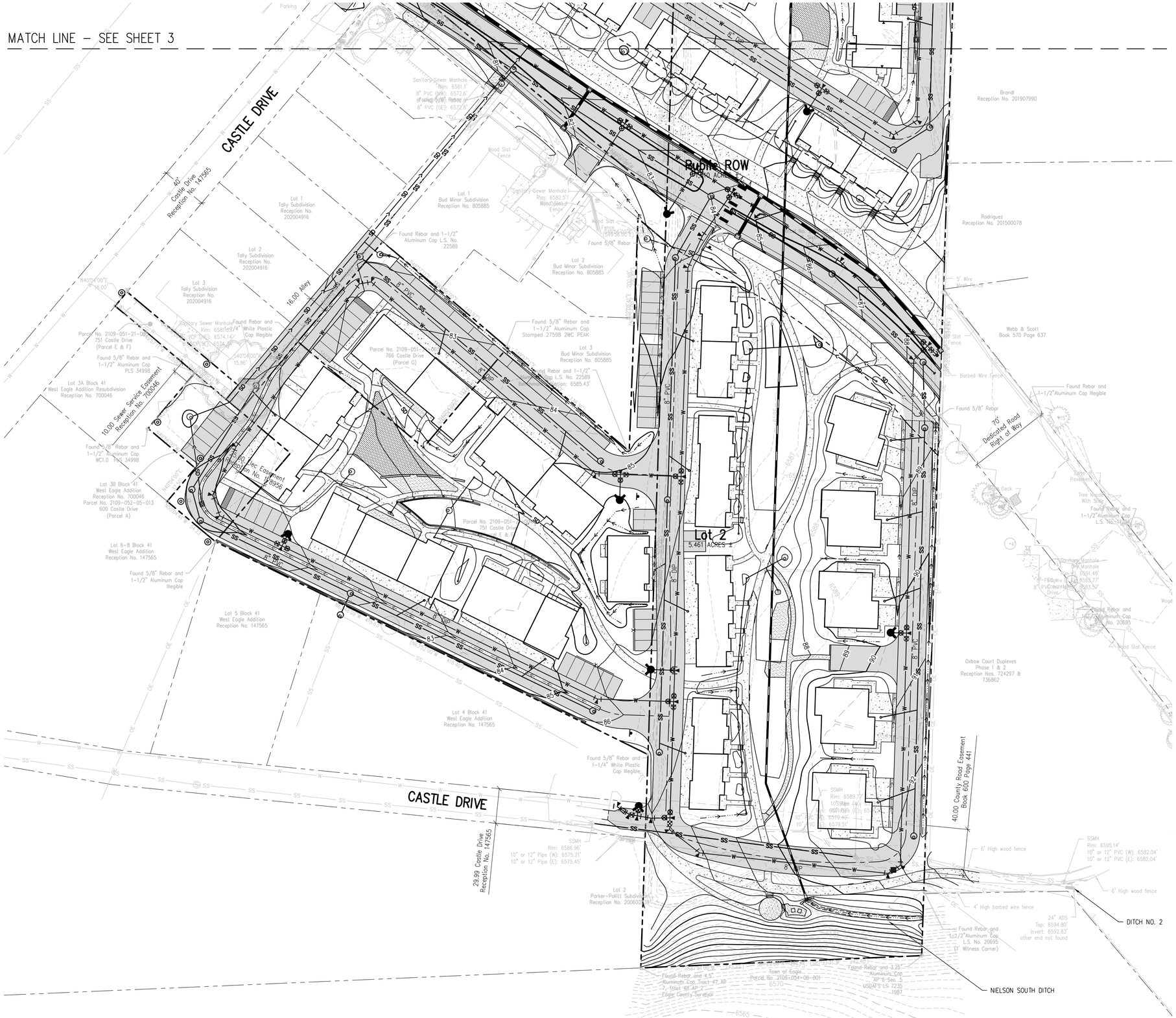
WEST EAGLE HOUSING
Eagle, CO

PROJECT NO: 21252.00
ISSUE:
07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:
COVER PAGE

SHEET NUMBER:
1.0



LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING

NOTE:

1. NO FLOODPLAIN EXISTS ON THE PROPERTY.

JVA CONSULTING ENGINEERS
JVA, Inc. 817 Colorado Ave., Suite 301
Glenwood Springs, CO Zip 81601
970.404.3100
www.jvajva.com
Boulder • Fort Collins • Winter Park
Glenwood Springs • Denver

NO.	DATE	DES'D	DW'N	REVISION DESCRIPTION

DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

© JVA, INC.

WEST EAGLE AFFORDABLE HOUSING

PRELIMINARY PLAN

SHEET NO.
2

G:\3522c – ECHDA West Eagle\Drawings\Exhibits-Figures\3522c – prelim plan.dwg, 7/25/2024 – 10:00 AM, DAD

LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- PROPERTY LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY LINE
- PROPOSED STORM LINE
- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING


EXISTING 12" PVC SANITARY MAIN
EXISTING 12" DIP WATERLINE
CASTLE DRIVE
Lot 1
2.379 ACRES ±
Seventh Ave
80.04
MATCHLINE – SEE SHEET 2
Koonce Co Inc.
Book 347 Page 360
Koonce Co Inc.
Book 268 Page 61
Fritzler
Reception No. 201622006
Rogers
Reception No. 202118898
Ryon
Reception No. 201705681
Ryon
Reception No. 201813613
Horst
Reception No. 200700433
Deering
Reception No. 202115719
Fuhrmon
Book 359 Page 348
Schnitzer
Reception No. 202106601
Hart & Dombroski
Reception No. 201723436
Brandl
Parcel No. 2109-051-00-027
480 W. Sixth Street
(Parcel B)
Parcel No. 2109-051-21-001
712 Eagle Drive
(Parcels D & D1)
Lot 1 Block 39
Mayer Addition
Reception No. 88599
Lot 5 Block 39
Mayer Addition
Reception No. 88599
Found 3" Aluminum Cap Stamped USDA LS7235
Found 2-1/2" GLO Brass Cap Tracts 46x45x43x47 1917
Found Rebar and 2" Aluminum Cap Stamped PLS 25889
Found Rebar and 2.5" Aluminum Cap USDAFS LS 29480 22.25 WC 2006
Found 3/4" Rebar and 2-1/2" Aluminum Cap Stamped USDAFS 29408 WC 114.0 2006
Found Rebar and 1-1/2" Aluminum Cap L.S. No. 30084
Found 5/8" Rebar
Found 5/8" Rebar
Eagle County Airport Sign
Sanitary Manhole
Rim: 6577.72'
12" PVC (SW): 6565.76'
12" PVC (NE): 6565.60'
8" PVC (NW): 6565.70'
Inv. El. 6564.76'
Inv. El. 6565.60'
Inv. El. 6574.46'
Stone Curb Stop Wall
No Restaurant Parking
End of Pipe (Unknown Material)
Grand Ave Grill Sign
Timber/Railroad Tie Retaining Wall
Sanitary Sewer Manhole
Rim: 6578.8'
8" PVC (NW): 6567.9'
8" PVC (NE): 6567.8'
8" PVC (SW): 6567.8'
DECK
Wood Slat Fence
Picket Fence
Window Well
Coulson Water Valve
Rail Road Tie Wall
Found 5/8" Rebar
6' WOOD SLAT FENCE
Ground Mag Nail
Antenna Base
Control Box
Electric Meter
Electric Box
Log Post Fence
Rail Road Tie Wall with Landscape Boulders
Electric Breaker Box
Concrete Wall
Chain Link Fence With Wire Top
Found 5/8" Rebar
Reserved Parking
Sanitary Sewer Manhole
Rim: 6581.1'
8" PVC (NW): 6572.6'
Found Rebar and 2" Aluminum Cap Stamped PLS 25889
Steel Fence
Found 5/8" Rebar
Found 5/8" Rebar
Found 5/8" Rebar

West Eagle Housing

Eagle County

July 2024

Appendix T: Public Facilities Information Report

Section 4.14.040.A. Responding to Town of Eagle Land Use Development Code

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4.14.040.Public Facilities Information Report

A. All applications to which this chapter is applicable pursuant to Section 4.14.020 shall be accompanied by a public facilities information report. Such report shall include sufficient information to allow the Town to coordinate with applicable service providers to determine the impact of the proposed subdivision, development or special use on public facilities pursuant to the procedures set forth in this chapter. The information required shall include, but shall not be limited to:

1. The total number and type of structures or dwelling units, and the gross density of the proposed subdivision, development or special use;

Total Number of Structures:

Within this application: 23

USFS Parcel (future application): 10 additional buildings

Type of Structures:

Within this application: 8 townhomes, 1 triplex, 7 duplexes, 7 multi family buildings

USFS Parcel (future application): 6 Triplexes, 4 multi family buildings

Number of Housing Units:

Within this application: 113

USFS Parcel (future application): 43

Gross Density:

R3 Multi-family Standard: 4-16 du/ac

Within this application: 113/8.5ac (minus the BCRE ROW)= 13.3 du/ac or 83% of the allowed density.

See Rezoning section of Application narrative and Architectural Site Plan.

2. The location of the proposed subdivision, development or special use;

East of Grand Ave, between Castle Drive, 6th street and Bull Run and Brush Creek Open Space. See Project Site Context Map.

3. An assessment of the anticipated impacts on the Town street system from the proposed subdivision, development, or special use and, if applicable, a statement of any steps proposed to address potential impacts;

See Traffic Study Summary for assessment of anticipated impacts on the town street system from the WEH development. The project supports the future extension of Brush Creek Road (by Haymeadow Development) through the design of the road, the building of the portion of the BCRE on WEH property, and dedication of the ROW. See BCRE Memo for how the design of the BCRE is supported by the TIS.

4. If an Applicant seeks an exemption from the requirements of this chapter based upon a claim that the applicant has a vested right to undertake and complete the subdivision, development or special use without an evaluation of the impact on public facilities, information sufficient to permit the Town to determine the validity of the applicant's claim of exemption; and Owners/Applicant.

The applicant does not seek an exemption.

5. All information required by Sections 4.14.110 through 4.14.140; See below.

6. Any other appropriate information as may be deemed necessary by the Town Planner in evaluation the adequacy of public facilities consistent with the provisions of the chapter.

4.14.110 - Public Schools

A.Public school facilities shall be deemed to be adequate and available for a proposed subdivision, development or special use in one of three ways:

1. If existing county school district's schools facilities intended to serve residents of the subdivision, development or special use meet or exceed the applicable adopted level of service standards set forth Subsection (C) of this section, or:

a. Provision of adequate public school facilities are a condition of the subdivision, development or special use approval and are guaranteed to be provided at or before the approval of a final plat, issuance of special use permit, or issuance of the first building permit within the proposed subdivision, development, or particular phase thereof;

b. Necessary public school facilities are under construction and will be available at the time the impacts of the proposed subdivision, development, or particular phase thereof, or special use will occur;

Kindergarten, First Grade	25 students per class
Second and Third Grade	30 students per class
Grades Four through Six	30 students per class
Grades Seven through 12	A school average of 25 students per class (The nature of a departmentalized school is that some classes will be larger than others)

2.If the county school district owns land sufficient in size and location to allow for the construction of new school facilities that can adequately serve residents of the proposed subdivision, development or special use, and that the district's long-range plans are to construct a school on such land and that this school is intended to serve the area subject to the proposed subdivision, development or special use; or

3.If land sufficient in size and location to allow for the construction of new school facilities that can reasonably serve the residents of the proposed subdivision, development or special use will be dedicated by the applicant of the subdivision, development or special use to the county school district, and that the district's long-range plans are to construct a school on such land.

The Eagle County School District (ECSD) anticipate 78 students may be generated by the initial phase and 30 students by phase 2 (pending acquisition of the USFS parcel- not subject to this application) of the WEH project. Surrounding schools are projected to have the capacity necessary to accommodate the students. The ECSD has requested fee-in-lieu of land dedication. It is worth noting that the 2020 ECSD FMP Update identified teacher/staff housing as a top priority; WEH proposed housing will be available to teachers, administrative staff, and support staff of the ECSD as members of the local workforce.

B. All applications to which this chapter is applicable pursuant to Section 4.14.020 that contain residential units shall be accompanied by a summary of the total number of dwelling units and the type and the size of dwelling unit. This information will be used by the county school district to estimate the number of school-aged children expected to be generated by the proposed development.

See summary in Standards Report Section 4.14.040A.1 on this page, see Architectural Site plan.

C. The following level of service standards (LOS) shall apply:

1. The maximum number of students per classroom.

2. Projected enrollments (as estimated based on Section 4.14.080(C)) of schools that will serve the residents of the proposed subdivision, development or special use do not exceed the capacity of said schools. School capacity shall be based on the average of the "stressed" and "functional" capacities as outlined in Eagle County School District Building Capacity Study, dated October 19, 2012, or as may be amended by the district.

D. The Town and the county school district agree to cooperate and collaborate on monitoring the rate of new residential development, existing school capacity and plans for future school capacity. The purpose of this effort is to provide an accurate data base for making future decisions on the adequacy of school facilities as contemplated by this chapter.

1.On an annual or as-needed basis, the county school district will provide to the Town a report summarizing the capacity of all existing schools that serve residents of the Town.

2.On an annual or as-needed basis, the Town will provide to the district a report summarizing the location and type of all existing residential development within the Town boundary.

3.The Town will notify the district of any new proposals for residential development that may not otherwise be addressed by this chapter.

4.On an annual or as-needed basis, the county school district will provide the Town with a report summarizing any plans for new school development contemplated for land the district owns or land that may be dedicated to the district. This report will indicate the anticipated type and size of school to be developed, however, any future plans outlined in this report shall not be binding on the district.

Section 4.14.120. - Fire Protection Services.

A. Public safety facilities and equipment for fire protection and first response emergency medical services shall be deemed to be adequate and available for a proposed subdivision, development or special use if the facilities and equipment available to provide such services to the subdivision, development or special use will meet or exceed the applicable adopted level of service (LOS) standards set forth in Subsection (C) of this section, and:

1.Adequate public safety facilities and equipment for fire protection and first response emergency medical services are currently in place or will be in place prior to issuance of a special use permit or the first building permit within a subdivision, development or a particular phase thereof;

2.Provision of adequate public safety facilities and equipment for fire protection and first response emergency medical services are a condition of the subdivision, development or special use approval and are guaranteed to be provided at or before the approval of a final plat, issuance of special use permit, or issuance of the first building permit within the proposed subdivision, development, or particular phase thereof;

3.Necessary public safety facilities and equipment for fire protection and first response emergency medical services are a condition of the subdivision, development or special use approval and are guaranteed to be provided at or before the approval of a final plat, issuance of special use permit, or issuance of the first building permit within the proposed subdivision, development, or particular phase thereof;

4.Provision for adequate public safety facilities and equipment for fire protection and first response emergency medical services are guaranteed by an executed and enforceable development agreement or subdivision improvements agreement which ensures that such facilities will be in place at the time that the impacts of the proposed subdivision, development, or any particular phase thereof, or special use will occur; or

5.The Town Council determines that fire protection and first response emergency medical services risks are sufficiently mitigated through the provision of approved, built-in, automatic fire protection systems in all improvements (occupancies); the use of approved fire resistive construction in all improvements (occupancies); the use and maintenance of approved fire resistive landscaping; and/or the private provision of approved first response emergency medical services. In such event, mitigation of fire protection and first response emergency medical service risks will meet the equivalent minimum level of service standards as set forth below and as amended from time to time.

B. All applications to which this chapter is applicable pursuant to Section 4.14.020 shall be accompanied by a public safety impact plan. The Town Planner, in consultation with the Greater Eagle Fire Protection District, shall approve the methodology used to develop the fire protection and first response emergency medical services aspects of such public safety impact plan.

See Public Safety Impact Plan.

C.Except as otherwise provided in this section, the following level of service (LOS) standards shall apply:

1.The provisions of the current fire code, building code and any other duly adopted code, statute, ordinance, or standard related to fire protection are being met; or approved, enforceable, equivalent protection or mitigation efforts are undertaken.

2.Adequate response times will be maintained if the new development is approved. Response times will adhere to the following except as indicated below:

a.Provide first response basic life support (BLS) and automatic external defibrillation (AED) in under six minutes for 90 percent of all calls requiring emergency medical assistance within the Town.

b.Provide rescue services within eight minutes for 90 percent calls within the Town.

c.The response time requirement for fire response only may be waived at the option of the Town Council in consultation with the Greater Eagle Fire Protection District if approved, built-in, automatic fire protection systems are installed and maintained in all improvements (occupancies).

3.Capability of providing adequate fire flows. These flows represent performance standards for the Greater Eagle Fire Protection District using only its firefighting apparatus and equipment. They do not replace the flow requirements set forth in the fire code, as adopted by the Greater Eagle Fire Protection District. The fire flow requirements set forth in such fire code anticipate the need for additional resources (mutual aid) and are based upon fire loading for particular occupancies.

a.250 GPM initial attack flow within two minutes of arrival for 90 percent of all fires.

b.250 GPM sustained flow within five minutes of arrival for 90 percent of all fires.

c.500 GPM sustained flow within eight minutes of arrival for 80 percent of all structure fires.

d.1,000 GPM sustained flow within five minutes of arrival for all areas within 1,000 feet of a fire hydrant.

e.3,500 GPM sustained flow within 15 minutes of arrival for hydranted areas.

4.Consistent and adequate emergency dispatching services is maintained.

5.Approval of the proposed subdivision, development or special use will not increase (worsen) the Greater Eagle Fire Protection District's insurance services organization (I.S.O.) fire protection class rating.

6.These LOS standards may be amended from time to time as changes in the Town's fire protection and emergency medical services delivery systems and technology change, and as community expectations change.

D.All or some of the LOS standards contained in Subsection (C) of this section may be waived at the sole discretion of the Town Council, following consultation with the Greater Eagle Fire Protection District, upon satisfaction of the following conditions:

1.Applicant's mitigation of fire protection risks will meet or exceed equivalent protection as set forth in the provisions of the current fire code adopted by the Greater Eagle Fire Protection District, the Town's building code, and any other duly adopted code, statute, ordinance or standard related to fire protection; and the applicant's mitigation of fire protection risks meet or exceed the equivalent minimum LOS standards as set forth in Subsection (C) of this section; and

2.Applicant's proposed plan to mitigate fire protection and first response emergency medical service risk will be done in such a manner so as not to increase (worsen) the Greater Eagle Fire Protection District's insurance service organization (I.S.O.) fire protection class rating; and

3.Applicant's proposed mitigation plan is guaranteed by an executed and enforceable agreement, with performance guarantees, if necessary, between applicant and the Town.

Section 4.14.130. Emergency Medical Services

A. Public safety facilities and equipment for emergency medical response shall be deemed to be adequate and available for a proposed subdivision, development or special use if the facilities and equipment available to provide such series to the subdivision, development or special use will meet or exceed the applicable adopted level of service (LOS) standards set forth below, and:

1.Adequate public safety facilities and equipment for emergency medical services are currently in place or will be in place prior to issuance of a special use permit or the first building permit within a subdivision, development or a particular phase thereof;

2.Provision of adequate public safety facilities and equipment for emergency medical services are a condition of the subdivision, development or special use approval and are guaranteed to be provided at or before the approval of a final plat, issuance of special use permit, or issuance of the first building permit within the proposed subdivision, development, or particular phase thereof;

3.Necessary public safety facilities and equipment for emergency medical services are under construction or contract to purchase and will be available at the time the impacts of the proposed subdivision, development, or particular phase thereof, or special use will occur;

4.Provision for adequate public safety facilities and equipment for emergency medical services are guaranteed by an executed and enforceable development agreement or subdivision improvements agreement which ensures that such facilities will be in place at the time that the impacts of the proposed subdivision, development, or any particular phase thereof, or special use will occur; or

5.Emergency medical series risks are mitigated through the provision of approved private provision of approved emergency medical services. In such an event, mitigation of emergency medical service risks shall meet the equivalent minimum level of service standards as set forth in Subsection (C) of this section and as amended from time to time.

B. All applications to which this chapter is applicable pursuant to Section 4.14.020 shall be accompanied by a public safety impact plan. The Town Planner, in consultation with the Western Eagle County Ambulance District, shall approve the methodology used to develop the emergency medical services aspects of such public safety impact plan.

See Public Safety Impact Plan.

C.Except as otherwise provided in this section, the following level of service (LOS) standards shall apply:

1.Adequate response times will be maintained if the new development is approved. Response times will adhere to the following except as indicated below:

a.Provide first response basic life support (BLS) and automatic external defibrillation (AED) in under six minutes for 90 percent of all calls requiring emergency medical assistance within the Town.

b.Provide advanced life support within eight minutes for 90 percent of all requiring emergency medical assistance within the Town.

2.Consistent and adequate emergency dispatching services is maintained.

3.These LOS standards may be amended from time to time as changes in the Town's emergency medical services delivery systems and technology change, and as community expectations change.

D.All or some of the LOS standards contained in Subsection (C) of this section may be waived at the sole discretion of the Town Council, following consultation with the Western Eagle County Ambulance District, upon satisfaction of the following conditions:

1.Applicant agrees to mitigate emergency medical service risks through the provision of approved private emergency medical services; and

2.Applicant's proposed mitigation plan shall meet the equivalent minimum LOS standards set forth above; and

3.Applicant's mitigation plan is guaranteed by an executed and enforceable agreement, including performance guarantees, if necessary, between the Town and the applicant.

The applicant has met and communicated with public safety officials numerous times during the development of this application in an effort to align the site, infrastructure, and building designs to the standards of the Town of Eagle and the Greater Eagle Fire Protection District. During initial conversations with Town of Eagle and GEFPD staff, the project is not expected to cause a loss of required level-of-service, nor trigger off-site facilities (e.g. new first responder stations) or new staff. The same is true for Eagle County Paramedic Services (ECPS). ECPS has no specific concerns with this development, the emergency vehicle turnaround areas are acceptable and ECPS will provide ambulance service to WEH. Applicant will coordinate with Town of Eagle, GEFPD, and ECPS staff as necessary during the review of this application as staff evaluates the proposal and the existing life safety infrastructure. See Public Safety Impact Plan and Emergency Communication in Exhibits.

Section 4.14.140 Street Facilities.

A.Street facilities shall be deemed to be adequate and available for a proposed subdivision, development or special use if the subdivision, development or special use meets or exceeds the applicable adopted level of service standards set forth below, and:

1.All necessary street facilities are currently in place or will be in place prior to issuance of a special use permit or the issuance of the first building permit for the development;

2.Provision of required street facilities are a condition of the subdivision, development or special use approval and are guaranteed to be provided at or before the approval of a final plat, or the issuance of the special use permit, or issuance of the first building permit for the proposed subdivision or development;

3.Required street facilities are under construction and will be available at the time that the impacts of the proposed subdivision, development or special use will occur;

4.Provision for street facilities needed to achieve the adopted level of service standards are guaranteed by an executed and enforceable development agreement or subdivision improvements agreement which ensures that such facilities will be in place at the time that the impacts of the proposed subdivision, development or special use will occur; or

5.Street facilities needed to achieve the adopted level of service standards are included in the capital improvements program; and:

a.The capital improvements program contains a financially feasible funding system from available revenue sources which are adequate to fund the streets required to serve the proposed subdivision, development, or special use; and

b.The street facilities are likely to be constructed and available at the time that the impacts of the proposed subdivision, development or special use will occur.

B.The Town transportation study guidelines provides information on submittal requirements, level of service standards, and determination of adequacy of facilities. Major elements are summarized in this subsection; however, when preparing a submittal, the Town recommends consulting the full document for guidance.

1.Traffic impact study submittal requirements. All applications to which this chapter is applicable pursuant to Section 4.14.120 shall be accompanied by a traffic impact study (TIS) performed by a registered professional engineer in the State. The following "levels of effort" shall be required for a TIS:

a.Where the daily trip end generation is less than 500 (50 peak hour trip ends) and no access changes are proposed for the development or use, the TIS may be waived at the Town's discretion upon written request from the applicant. Every request for a waiver of the TIS requirement shall contain information sufficient to permit the Town Planner to determine whether the proposed development or special use qualifies for a waiver.

b.Where the proposed development or special use will present the following conditions, an intermediate level TIS will be required:

i.The daily trip end generation is between 500 and 1,000; and

ii.There are less than 100 peak hour trip ends (when the peak hour occurs on the adjacent facility); and

iii.The LOS of the adjacent facility, when the development or special use is completed, equals or exceed the LOS standard established for that facility.

c.A full TIS shall be prepared by the applicant for all other proposed developments or special uses and, in particular, for developments or special uses with greater than 1,000 daily trip ends or more than 100 peak hour trip ends (during this peak hour on the adjacent facility).

d.The Town may require a TIS due to special concerns involving impact to the street system or to track the phased implementation of large developments. All TISs shall be performed at the cost and expense of the applicant and submitted in writing to the Town with formal submittal of the application for the approval requested.

See TIS summary in this report. Click here for link to full TIS.

2.Level of service standards (LOS). The level of service (LOS) standards for arterial and collector streets in Eagle is level of service C or higher. The LOS standards for local streets is level of service B or higher. The level of service for an intersection shall be the overall level of service for all the movements. The normal analysis periods are the peak hours of usage of the streets.

Roads

WEH's internal vehicular drives connect to existing Eagle infrastructure, including Castle Drive to the southwest. All roads within the development will be private drives owned by the HOA. WEH's comprehensive site design, which includes the USFS parcel (not a part of this application), provides future vehicular connectivity to W 7th St and the downtown grid.

Brush Creek Road Extension

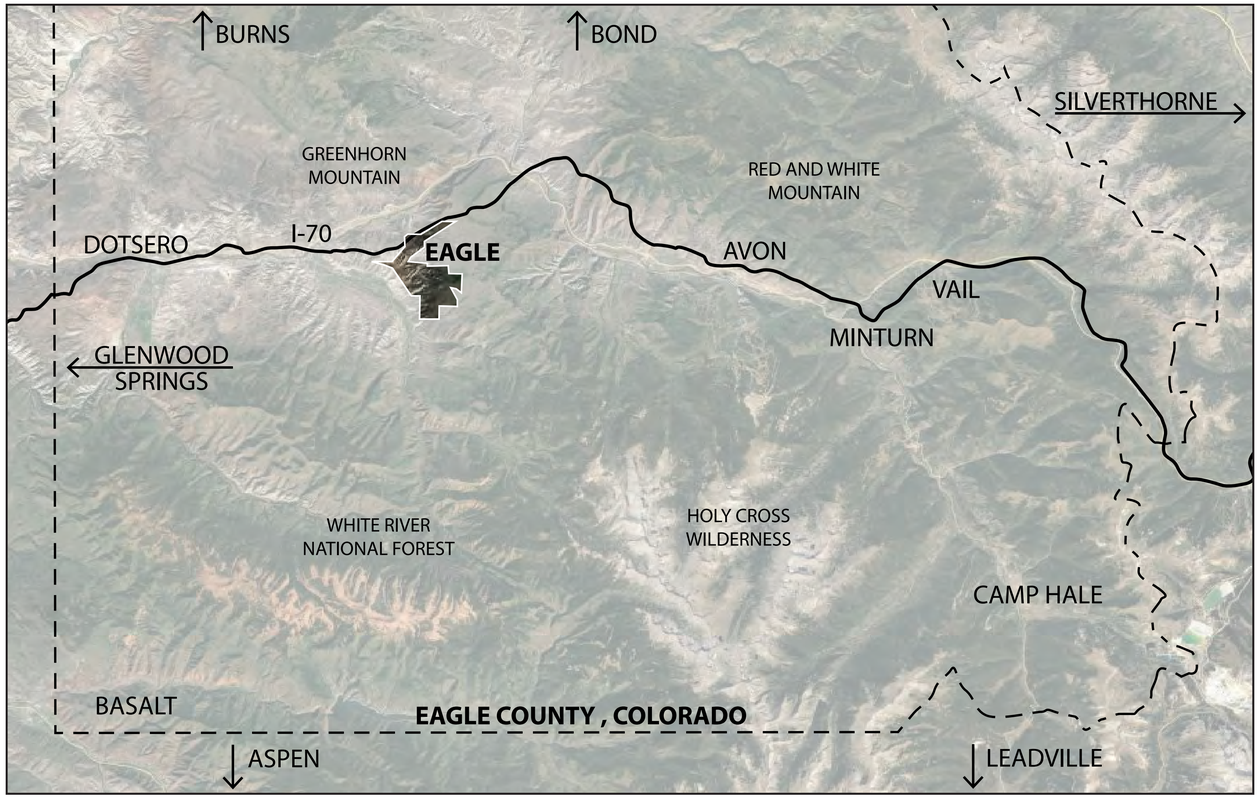
The West Eagle Sub Area Plan strategizes a future through road, known as the 'Brush Creek Road Extension' (BCRE), connecting HWY 6 ("Grand Avenue") to the existing Brush Creek Road, southeast of the property. The Brush Creek Road Extension is a requirement of Haymeadow's Development Agreement with the Town of Eagle. At the time of this application, it is unclear when the full BCRE will be executed. The WEH project anticipates and accommodates the future road extension by designing the portion of the road passing through the site, and by dedicating the land required for its right-of-way (ROW) through the site. While not required by the TIS, the portion of the road on WEH property will be built as part of the WEH project to provide access to the WEH development. See BCRE Memo in Exhibits for more information about how the WEH Traffic Impact Study informs the BCRE design.

Level of Service

The access improvements proposed as a part of this application conform to the recommendations of the Traffic Impact Study as required by this code. See TIS summary for specific recommendations and level of service evaluation.

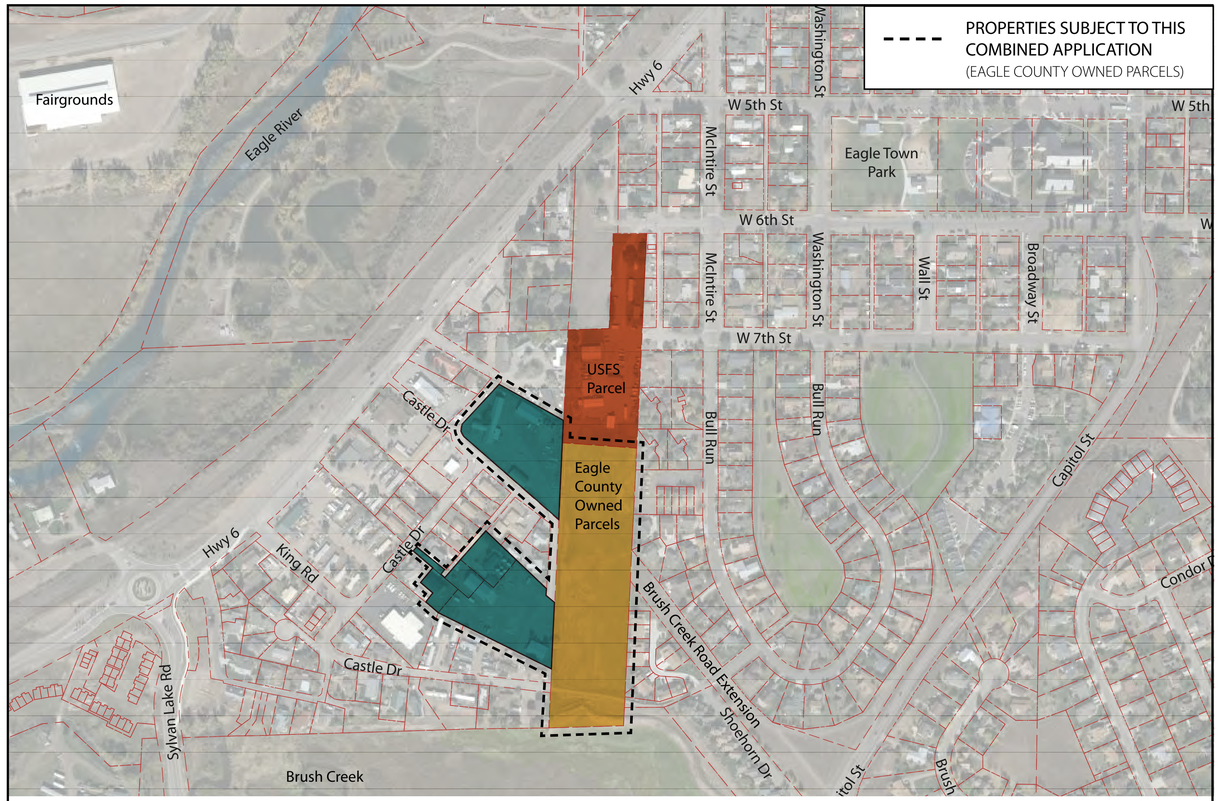
Vicinity + Project Site Context Maps

VICINITY MAP



NTS

PROJECT SITE CONTEXT



NTS

Eagle County Owned Parcels In Town Of Eagle

Parcel #: 2109-051-21-001, 2.11 Acres
Property Address: 712 Castle Dr.
Parcel #: 2109-051-21-004, 1.520 Acres
Property Address: 751 Castle Dr.
Parcel #: 2109-051-21-003, 0.364 Acres
Property Address: 766 Castle Dr.
Parcel #: 2109-051-21-005, 0.374 Acres
Property Address: 751 Castle Dr.
Parcel #: 2109-052-05-013, 0.202 Acres
Property Address: 800 Castle Dr.

Eagle County Owned Parcels In Eagle County

Parcel #: 2109-051-00-028, 5.020 Acres
Property Address: Not assigned
('The Pasture' annexation parcel)

USFS Owned Parcels

Parcel #: 2109-051-00-027, 2.883 Acres
Property Address: 000480 W Sixth St
(Potential for future acquisition; Not included in this application)

Note: Parcel acreage indicated here is per Eagle County Assessor database, and may vary from field surveyed conditions.

Architectural Site Plan



A	DUPLEX - 5 BLDGS, 10 @ 4BR UNITS
B	TOWNHOME - 6 BLDGS, 24 @ 2BR UNITS
C	DUPLEX - 2 BLDGS, 4 @ 2BR UNITS
D	MULTIFAMILY - 1 BLDG, 3 @ 1BR UNITS/ 3 @ 2BR UNITS
E	MULTIFAMILY - 4 BLDGS, 8 @ 1BR UNITS/ 32 @ 2BR UNITS
F	MULTIFAMILY - 2 BLDGS, 4 @ 1BR UNITS/ 16 @ 2BR UNITS
G	TOWNHOME - 2 BLDGS, 6 @ 2BR UNITS
J	TRIPLEX - 1 BLDG, 1 @ 2BR UNIT/ 2 @ 3BR UNITS

TOTAL: 15 @ 1BR, 86 @ 2BR, 2 @ 3BR, 10 @ 4BR

113 UNITS

0' 30' 60' 120'

N

1 SITEPLAN
1" = 80'-0"

caddis

WEST EAGLE HOUSING

EAGLE COUNTY HOUSING
P.O. Box 850
500 Broadway
Eagle, Colorado 81631

DATE	ISSUANCE
09.25.2023	DESIGN DEVELOPMENT

REVISIONS

REV#	DATE	DESCRIPTION

NOT FOR CONSTRUCTION

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ARCHITECTURAL SITE PLAN

A1

Draft ADA pending Town of Eagle distribution to applicant for review.

Public Safety Impact + Fire Protection Plan

Summary: The applicant has met and communicated with public safety officials numerous times during the development of this application in an effort to align the site, infrastructure, and building designs to the standards of the Town of Eagle and the Greater Eagle Fire Protection District (GEFPD). The following information identifies the applicable codes for the building and unit types of this project, dates of coordination with public safety staff, and specific site and building responses for fire protection and life safety access. In initial conversations with Town of Eagle, GEFPD, and Eagle County Paramedic Services (ECPS) staff, the project is not expected to cause a loss of required level-of-service, nor trigger off-site facilities (e.g. new first responder stations) or new staff. Applicant will coordinate with Town of Eagle, GEFPD, and ECPS as necessary during the review of this application as staff evaluates the proposal and the existing life safety infrastructure. See planset in Appendix O for fire truck turn around, hydrant locations and autoturn radii. See Appendix L for communications with Greater Eagle Fire Protection District (GEFPD) and Eagle County Paramedic Services (ECPS).

Applicable Standards and Codes

1. NFPA 13R (within IBC 2021)
2. Greater Eagle Fire Protection Standards

Coordination with Greater Eagle Fire Protection District (GEFPD)

1. April 14th, 2022: Meeting with project team and GEFPD to review project and building sprinklers.
2. April 14th, 2022: Email correspondence from GEFPD to project team regarding incentives for sprinklering.
4. May 23rd, 2022: Civil email to GEFPD regarding waterline alignment, proposed hydrants, and autoturn radii.
5. December 8th, 2022: Civil email to GEFPD regarding fire flow calculations for each building.
6. December 8th, 2022: Responses from GEFPD to determine fire flow needs.
7. May 8th, 2023: Meeting with project team and GEFPD to review revised site plan, fire turn arounds, road turning radii, hydrant locations, buildings, and emergency communication.
8. May 9th, 2023: Meeting notes sent to GEFPD for confirmation of meeting takeaways.
9. May 9th, 2023: Affirmative consensus email received from GEFPD.

Coordination with Eagle County Paramedic Services (ECPS)

1. April 30th, 2024: Civil and ECPS phone call to review project and access.
2. May 1st, 2024: Civil follow up email to ECPS sending site plans and additional details.
3. May 2nd, 2024: ECPS email to civil accepting site plan and confirming ambulance service to WEH.

Site Infrastructure

1. Fire apparatus access
    a. Streets - 20' wide minimum & paved to withstand the weight of fire apparatus
    b. Street turning radii approved by GEFPD
    c. Two (2) fire turn arounds provided. One to be removed when the acquisition of the USFS parcel renders it unnecessary.
2. Fire hydrants
    a. Eight (8) Fire hydrants to be located on the property (including future USFS parcel), not more than 625' road distance between each hydrant per Town of Eagle Standards and conversations with GEFPD. (1) Fire hydrant to be relocated 40' closer to, but not on, the property.
3. Landscape and Irrigation
    a. Permanent automatic irrigation will be provided to new landscape areas.

Building Systems

1. Sprinklers
    a. Anticipate most dwelling units to be fire protected with a wet pipe fire sprinkler system per building code (town adopting ICC 2021).
2. Building assemblies
    a. 1HR rated exterior walls, typical.
3. Exterior materials
    a. Mix of non-combustible (metals, fiber cement siding, brick) with timber stair and balcony accents.
4. Communications / alarm
    a. Each building to have an independent fire alarm system (not centralized), per conversation with GEFPD.
    b. WEH to meet the fire alarm communication requirements through VOIP (Cat 5/Internet) and Cell.

July 19, 2024

Eagle County
ATTN: Tori Franks
PO Box 850
500 Broadway
Eagle, CO 81631

RE: West Eagle Affordable Housing – Brush Creek Road Extension Design Standards

Tori,

The purpose of this memorandum is to discuss the recommendations for Brush Creek Road Extension (BCRE) as it applies to the West Eagle Affordable Housing (WEH) project. We understand that the Town has asked Eagle County to provide a roadway design for the BCRE within the project area.

Conformance with Town Policies and Guidelines

Many of the Town's guiding documents include methods to reduce motor vehicle trips, associated congestion, promote multimodal travel, protect bicyclists and pedestrians, and increase overall vitality and quality of life. A sampling of these documents includes the following visions and goals:

- **Elevate Eagle Comprehensive Plan:**
  - Goal 2-4: Connect Eagle's neighborhoods physically and visually through a trail-oriented environment
  - Goal 3-3: Find new opportunities for trail and park system expansion and connections
  - Goal 5-2: Improve vehicular traffic circulation
  - Goal 5-3: Expand the network of safe and convenient pedestrian and bicycle circulation
- **West Eagle Sub Area Plan**
  - Goal 3: Encourage redevelopment that benefits the greater community of Eagle
  - Goal 2d: Extend Brush Creek Road to connect to Hwy 6
- **Town of Eagle Net Zero Action Plan**
  - Section 3.1. Reduce Vehicle Miles Traveled
- **Elevate Eagle**
  - Goal 5-3. Expand the Network of Safe and Convenient Pedestrian and Bicycle Circulation
- **Town of Eagle Strategic Plan**
  - Major Objectives. Match Infrastructure to Quality of Life
  - Major Objective: Focus on recreation, events, and open space
- **Eagle, CO Downtown Assessment**
  - Connectivity & Future Mobility. Curate the Pedestrian/Bike Experience

The West Eagle Affordable Housing project is strategically located within the walkable and bikeable areas of Eagle. Multimodal improvements have been proposed within the submitted Transportation Impact Study (TIS)[1] and site plan.

Conceptual Design Objectives and Goals

The Brush Creek Road Extension will consist of approximately 2,000' of new major collector roadway alignment from Grand Avenue to the Brush Creek Road & Capitol Street intersection. Of this, approximately 350' of the BCRE is the street frontage along the WEH project. West of the project, existing Castle Drive extends approximately 650' to Grand Avenue. East of the project, the BCRE extends approximately 1,000', south of the Bull Run neighborhood to the existing intersection of Capitol Street and Brush Creek Road. The frontage that extends across the WEH project consists of approximately 18% of the overall length of BCRE.

This memorandum references the NACTO design manuals. NACTO is an association of 100 major North American cities and transit agencies formed to exchange transportation ideas, insights, and practices and cooperatively approach national transportation issues.[2]

> *"The National Association of City Transportation Officials (NACTO) publishes its own manual—the Urban Street Design Guide—which covers best practices for promoting walkability, public transit, and traffic calming. The NACTO guide is written with designs that are in compliance with the Green Book, even if state DOTs rarely use the flexibilities that NACTO allows."*
>
> *https://t4america.org/community-connectors/what-they-mean/design-standards/*

Previous Design Concepts

The BCRE has been memorialized in a development agreement for the Haymeadow project. A schematic design was completed for that agreement and has been the current document for discussion of design standards of the BCRE.

Figure 1 shows this section per the Haymeadow development agreement. A full-scale view is attached in the **Appendix** of this document. The section consists of the following geometric elements as shown in **Table 1**. As we understand, there has only been a conceptual level design performed to provide enough detail for the Haymeadow Agreement, and it was understood that a detailed design would be completed at a later date.

[1] Transportation Impact Study for West Eagle Affordable Housing, Eagle, Colorado, McDowell Engineering, May 22, 2023

[2] https://www.nacto.org, retrieved July 19, 2024

Figure 1: BCRE Conceptual Section per Haymeadow Agreement

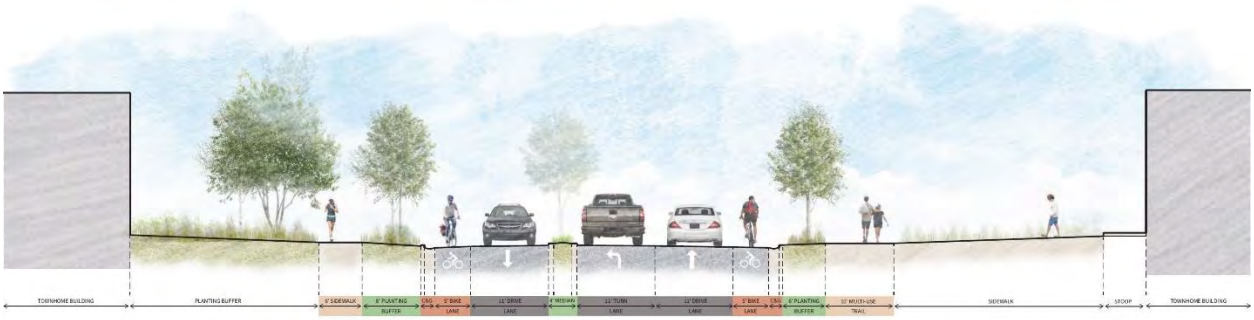

Table 1: Haymeadow Agreement BCRE Conceptual Section

Element	Size	Comments
Planting Buffer	(width varies)	
Concrete Sidewalk	6’	
Planting Buffer	8’	
Concrete Curb & Gutter	1.5’ – 2’	
Asphalt Bike Lane	5’	Attached to travel lane
Asphalt Eastbound Vehicular Travel Lane	11’	
Raised Median	4’	
Asphalt Turn Lane	11’	Required at site entrances
Asphalt Westbound Vehicular Travel Lane	11’	
Asphalt Bike Lane	5’	Attached to travel lanes
Planting Buffer	6’	
Multiuse Trail	10’	

Proposed Design Concept

The WEH project seeks to provide a project that has prioritized multimodal trips through infrastructure design and planning. Since there will be many residential units, safety for pedestrians and bicyclists is a top priority. The proposed infrastructure for BCRE that is adjacent to the WEH is proposed to have elements that will provide a high quality of living experience, promote pedestrian, bicycle, and transit modal selections, and provide the utmost of safety for all residents.

Figure 2: BCRE Proposed Section

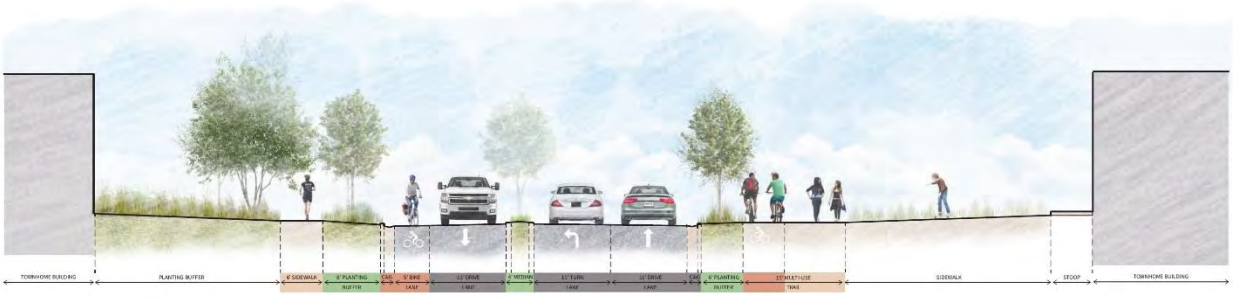

Table 2: BCRE Proposed Section

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Raised Median	4’	
Asphalt Turn Lane	10’	Required at site entrances
Asphalt Westbound Vehicular Travel Lane	11’	
Concrete Curb & Gutter	1.5’ – 2’	
Planting Buffer	6’	
Multiuse Trail	15’	Multiuse trail can be partitioned off for bicycles or left as full trail

Figure 2 shows the BCRE proposed section for the WEH project. This section features elements that prioritizes the pedestrian, bicycling, and transit experiences and caters to the residential users within the project. Guidelines for this section are based upon NACTO[3] recommendations.

Elements as described in **Table 2** above are described in detail as follows:

Concrete Sidewalk: Concrete sidewalks are at minimum six feet (6’) wide to provide for two-way pedestrian traffic on both sides of the BCRE[4]. On the north side, the concrete sidewalk is wider and includes a partitioned multi-use trail.

[3] National Association of City Transportation Officials, https://www.nacto.org,
[4] West Eagle Affordable Housing TIS, Section 5.5, Page 35. McDowell Engineering, 2023.

Planting Buffers: Planting buffers are a minimum of 8' wide[5]. Planting buffers serve the following features:

- Snow storage
- Environmental spacing between vehicles and bicycles/pedestrians.
- Adequate planting areas for vegetation and mature trees

Attached Asphalt Bike Lane: An attached bike lane is provided on the south side of the BCRE (eastbound direction only)[4]. This bike lane will likely only be utilized by competent cyclists that are comfortable riding with vehicular traffic. The attached bike lane will be striped a minimum of six feet (6')[6] to allow cyclists to occupy the attached bike lane while allowing motorists to safely overtake bicyclists using the attached bike lane.

Vehicular Travel Lanes: Travel lanes are proposed to be eleven feet (11') wide[4,7]. This will provide travel speed attenuation, and with the planting buffers, provide a "canopy of vegetation" that provides additional speed mitigation. The Town has other routes that can serve as primary heavy vehicle and truck routes, and since the route of BCRE navigates the WEH as well as other existing residential neighborhoods, the number and frequency of heavy vehicles should be minimal. The Town should also consider signage and providing a truck route for its overall street network.

NACTO recommends that lanes not exceed eleven feet (11'), and that lane widths of ten feet (10') are appropriate in urban areas and have a positive impact on a street's safety without impacting traffic operations.[8]

> *"TRAVEL LANE WIDTHS OF 10 FEET GENERALLY PROVIDE ADEQUATE SAFETY IN URBAN SETTINGS WHILE DISCOURAGING SPEEDING"*
>
> *"LANES GREATER THAN 11 FEET SHOULD NOT BE USED AS THEY MAY CAUSE UNINTENDED SPEEDING AND ASSUME VALUABLE RIGHT-OF-WAY AT THE EXPENSE OF OTHER MODES"*
>
> *URBAN STREET DESIGN GUIDE - NACTO*

Additional Lane width will have a nominal increase in roadway capacity but may introduce undesirable aspects such as excessive travel speed, increased risk of vehicle crashes, more right-of-way, longer (and consequently more exposed) crosswalks, as well as the side effects of higher speeds, including excess noise, dust, pollution, and related environmental factors. This is echoed in a recent study entitled *A National Investigation on the Impacts of Lane Width on Traffic Safety*[9].

---

[5] West Eagle Affordable Housing TIS, Section 2.1, Page 12. McDowell Engineering, 2023.
[6] Urban Bikeway Design Guide, NACTO, Page 6, April 2011 Edition
[7] Urban Street Design Guide, NACTO, Pages 33-36, 2013
[8] Urban Street Design Guide, NACTO, Page 34, 2013
[9] *A National Investigation On The Impacts Of Lane Width On Traffic Safety: Narrowing Travel Lanes As An Opportunity To Promote Biking And Pedestrian Facilities Within The Existing Roadway Infrastructure,* Johns Hopkins Bloomberg School of Public Health, November 2023.

Raised Center Median: A raised center median provides separation from oncoming traffic, provides a landscape buffer, and gives the overall roadway the appearance of having narrow lanes. Additionally, the center median can provide better refuges at pedestrian crossing locations (see **Figure 3**) to minimize the length of crossings.

Turn Lanes: Asphalt turn lanes are proposed to be eleven feet (11') to provide access to the residential areas of WEH[10]. The turn lanes have relatively low turning volumes and minimal queues. The TIS used the Highway Capacity Manual (HCM) methodology to calculate the average delay and the 95th percentile queue lengths for sizing of the lanes.

Multiuse Trail: A multiuse trail is proposed to be 15' wide and located on the north side of the BCRE. The multiuse trail will serve pedestrian and casual and recreational cyclists that do not choose to ride in the travel lanes or attached bike lanes along the corridor. The multiuse trail will also serve pedestrians, using the functionality of the concrete sidewalk. Optionally, striping and pavement marking may be added to delineate walking areas and cycling areas to provide spacing between these travel users.

Raised Crosswalk and RRFB: A raised crosswalk with a Rapid Rectangular Flashing Beacon (RRFB) work collaboratively together to provide a safe crossing for pedestrians and bicyclists[3]. The combination of both of these elements produces the highest compliance rate for vehicles yielding for pedestrians and bicycles. The elevated crosswalk can be designed to provide speed attenuation and be compliant with maintenance vehicles and snowplows. **Figure 3** shows the location of the RRFB and Elevated Crosswalk. Proper design will allow the elevated crosswalk to be effective in allowing lower traffic speeds, emergency access, and maintenance vehicles safety and effectively navigate it, while providing priority for pedestrians and bicyclists. The Town of Eagle's existing raised pedestrian crossing on Capitol Street on either side of the Brush Creek Pavilion are an example of well-designed and effective raised crosswalks.

[10] West Eagle Affordable Housing TIS, Section 5.2, Page 34. McDowell Engineering, 2023.

Figure 3: Circulation Diagram[11]



[11] Transportation Impact Study for West Eagle Affordable Housing, Eagle, Colorado, McDowell Engineering, May 22, 2023, Page 36

Summary

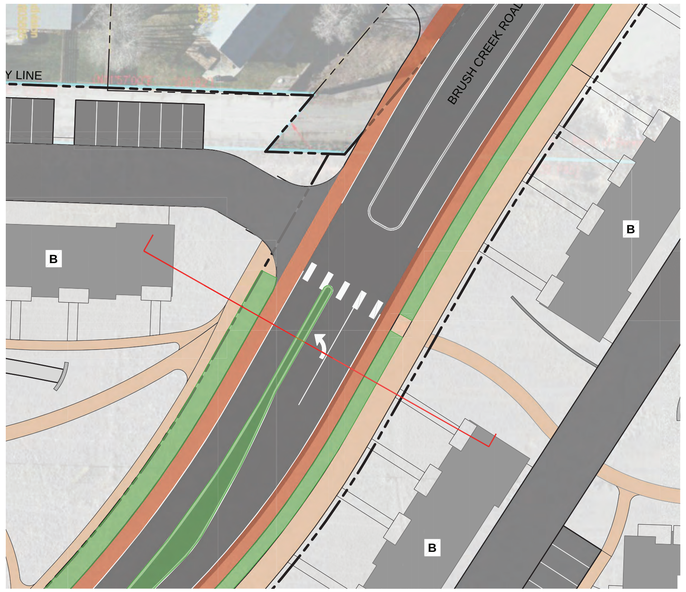
This memorandum has addressed the desired features to provide for a quality of life and environment for existing and future residents of the Town of Eagle. Using the most current urban design guidance and design principles; the goals of reduction of motor vehicle trips, associated congestion, promotion of multimodal travel, protection of bicyclists and pedestrians, and an overall increase in vitality can be achieved.

Please contact me directly with any questions about this information.

Sincerely,
McDowell Engineering

Greg Schroeder, PE
Traffic/Transportation Engineer

Enc.



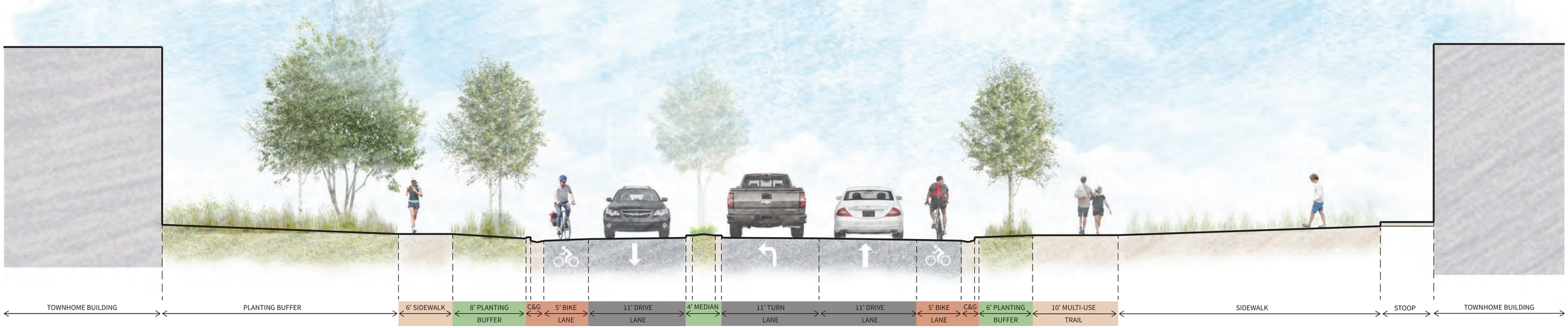
LEGEND

- DRIVING LANES
- LANDSCAPE BUFFER
- BIKE LANE
- PEDESTRIAN SIDEWALKS

0' 15' 30' 60'

SCALE: 1"=30' N

PLAN



SECTION

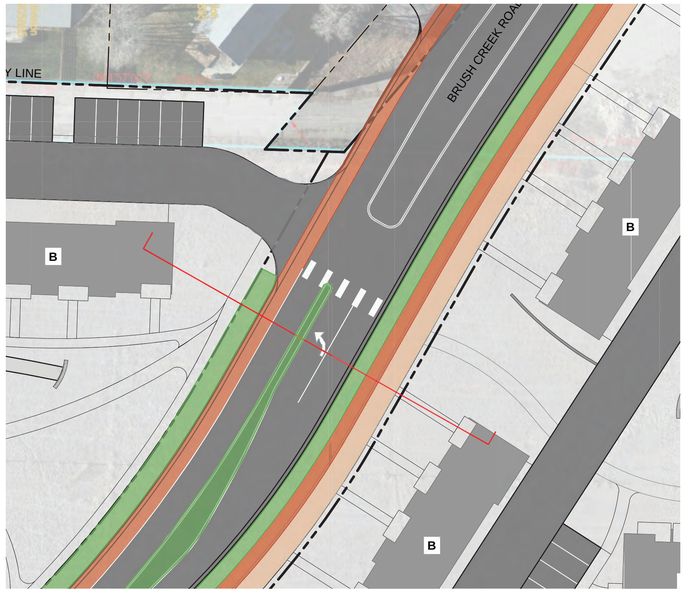
0' 2.5' 5' 10'

SCALE: 1"=5'

DHM DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING

OPTION 1: AS CURRENTLY DRAWN BCRE ROADWAY

WEST EAGLE HOUSING
MAY 2024



LEGEND

- DRIVING LANES
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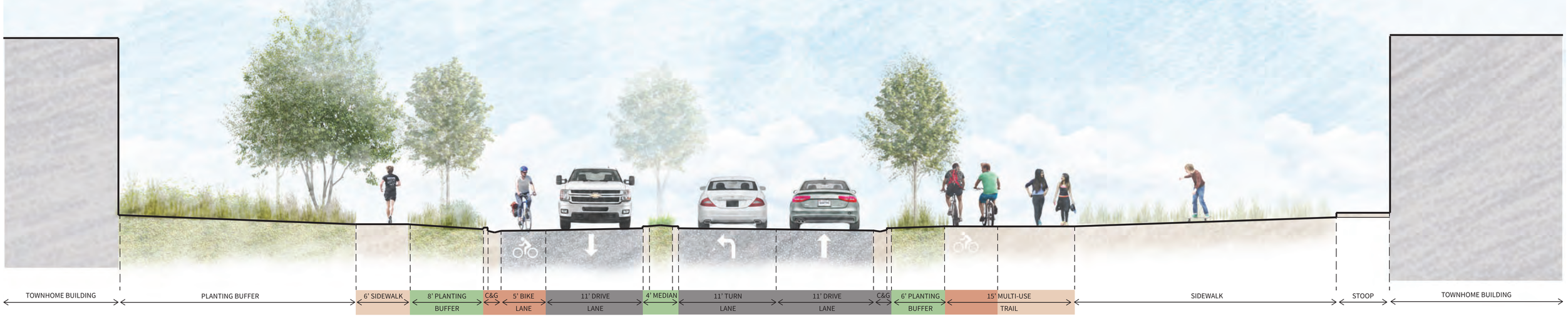
- BIKE LANE
- PEDESTRIAN SIDEWALKS

0' 15' 30' 60'

SCALE: 1"=30' N

PLAN



0' 2.5' 5' 10'

SCALE: 1"=5'

SECTION

DHM DESIGN
LANDSCAPE ARCHITECTURE
URBAN DESIGN + LAND PLANNING
ECOLOGICAL PLANNING

OPTION 2: PROPOSED BCRE ROADWAY

WEST EAGLE HOUSING
MAY 2024

Traffic Study Summary

Note: Included in this PFIR is the WEH Transportation Impact Study (TIS) document *without* appendices .The complete TIS can be found here .

Transportation Impact Study
for
West Eagle Affordable Housing
Eagle, Colorado



May 22, 2023

PREPARED FOR:
Eagle County
500 Broadway
Post Office Box 850
Eagle, CO 81631
ATTN: Tori Franks

PREPARED BY:
McDowell Engineering, LLC
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970.623.0788

Contact: Kari J. McDowell Schroeder, PE, PTOE
Project Number: M1563

Statement of Engineering Qualifications

Kari J. McDowell Schroeder, PE, PTOE is a Transportation and Traffic Engineer for McDowell Engineering, LLC. Ms. McDowell Schroeder has over twenty-five years of extensive traffic and transportation engineering experience. She has completed numerous transportation studies and roadway design projects throughout the State of Colorado. Ms. McDowell Schroeder is a licensed Professional Engineer in the State of Colorado and has her certification as a Professional Traffic Operations Engineer from the Institute of Transportation Engineers.

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1.0 Project Description

McDowell Engineering has prepared this Transportation Impact Study (TIS) for the proposed West Eagle Affordable Housing project in Eagle, CO. The purpose of this transportation impact analysis is to forecast and analyze the impacts of the additional traffic volumes associated with the addition of the new housing on the surrounding roadway network.

The overall project is located on parcels owned by Eagle County (EC) and currently by the US Forest Service (USFS). Eagle County desires to acquire the USFS parcel in the future, but at this time has not completed the acquisition. A portion of the Eagle County parcels are currently occupied by utility buildings that are used for Road and Bridge Department purposes. The remaining portion is vacant fields and has been referred to as "the bull pasture." The USFS parcel is occupied with USFS related storage and equipment. **Figure 1** shows a vicinity map.

For the purposes of this study, the focus will be on the parcels owned by Eagle County. Additional information regarding future expansion of the project onto the USFS property is detailed in the **Appendix** and is included for reference only.

1.1 Project Phasing

The project is proposing 113 multifamily units. This consists of 74 units on the south side of the Brush Creek Road Extension, and 39 units on the north side of the Brush Creek Road Extension.

Since the USFS parcel has not been acquired as of yet, the breakdown of proposed units is as shown below in **Table 1**. **Figure 2** shows a site plan. **Figure 3** shows an ownership map with EC and USFS ownership.

Figure 1: Vicinity Map

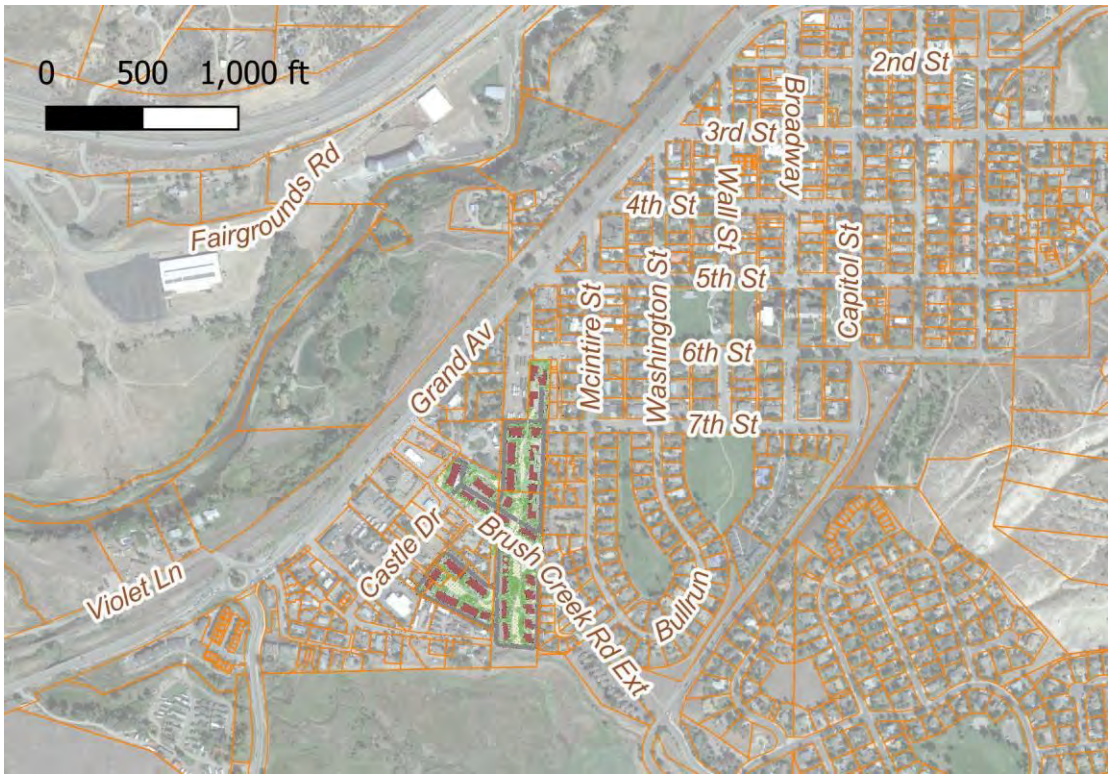


Table 1: Parcel Location Description

Location	# of MF Units	Description	Access to Roadway Network
South Side	**74**	**EC Parcel South of Brush Creek Road Extension**	**BCRE, Cascade Drive**
North Side	**39**	**EC Parcel North of Brush Creek Road Extension**	**BCRE**
USFS Parcel *	*40*	*USFS Parcel (not currently owned by EC)*	*7th Street, 7th Street Extension*
Total Units	**113**		

* Note: USFS Parcel information is not included in the main report, but information is included in the **Appendix**.

From **Table 1** above, each location has separate access points as shown. With the combination of these three locations, and the short-term and long-term scenarios of the Brush Creek Road Extensions, **Table 2** shows the scenarios that will be studied in this TIS.

Only the scenarios that are being currently implemented, **Scenarios B and F**, as shown in **Table 2** are included in the body of the TIS. The remaining scenarios are provided in the **Appendix** for reference.

Table 2: Scenario Descriptions

Scenario	Description	South Side	North Side	USFS Parcel	7th St. Ext.	BCRE	Location in TIS
A	*No BCRE, South Side Only*	*Y*					*Appendix*
B	**No BCRE, North & South Side, No FS**	**Y**	**Y**				**Main TIS**
C	*No BCRE, Buildout*	*Y*	*Y*	*Y*			*Appendix*
D	*No BCRE, Buildout, Koonce (7th Street) Extension*	*Y*	*Y*	*Y*	*Y*		*Appendix*
E	*BCRE, South Side Only*	*Y*				*Y*	*Appendix*
F	**BCRE, North & South Side, No FS**	**Y**	**Y**			**Y**	**Main TIS**
G	*BCRE, Buildout*	*Y*	*Y*	*Y*		*Y*	*Appendix*
H	*BCRE, Buildout, Koonce (7th Street) Extension*	*Y*	*Y*	*Y*	*Y*	*Y*	*Appendix*

Only **Scenarios B and F** are shown in the Main TIS. Since future acquisition of the USFS parcel has not been determined, the remaining scenarios are provided in the **Appendix** for reference only.

Figure 2: Site Plan

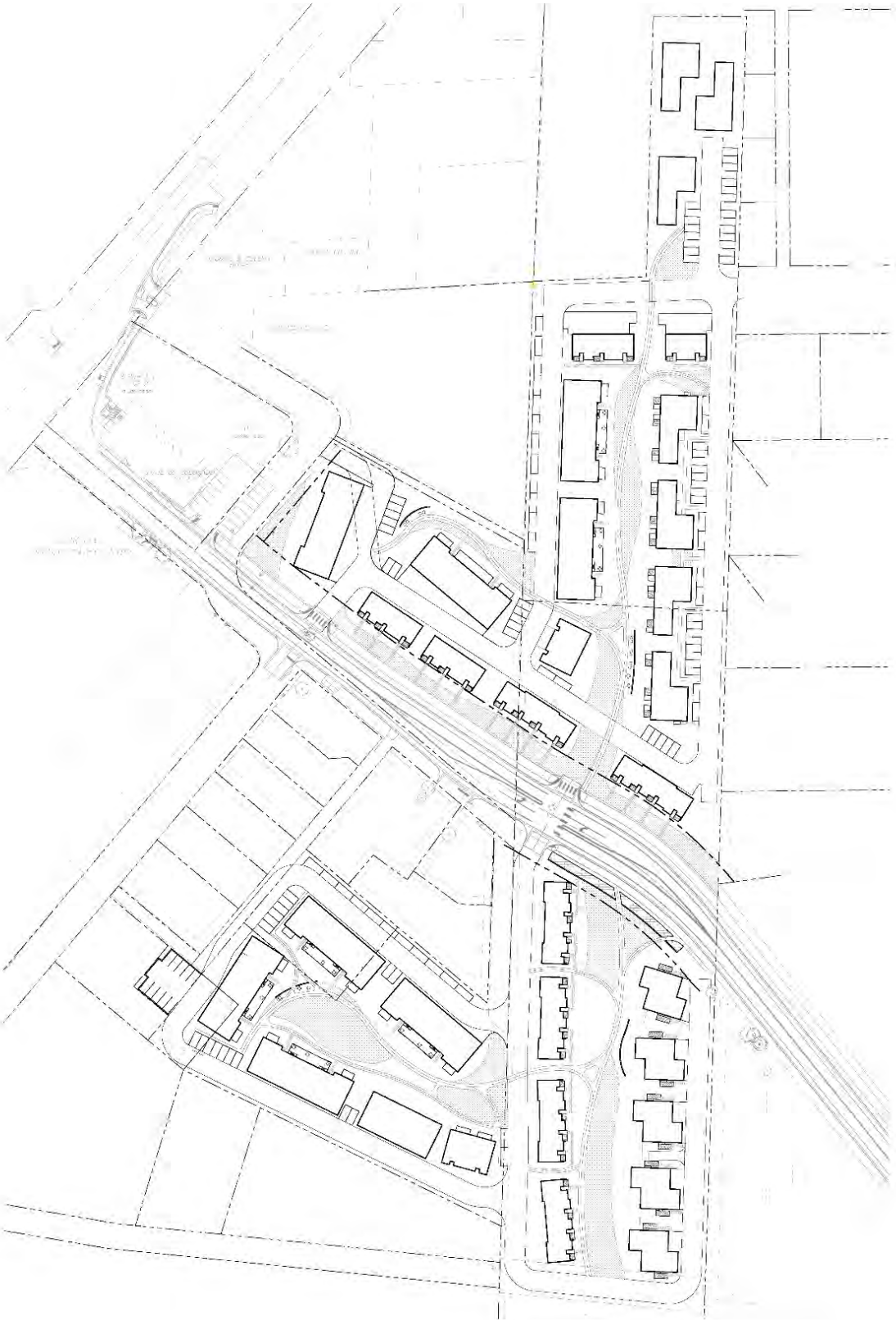


Figure 3: Ownership Map



* Note: USFS parcel shown for reference only. This TIS will focus on the EC parcels only. Scenarios for USFS are shown in the **Appendix**.

1.2 Project Access Locations

The three above mentioned locations will have accesses as shown in **Table 1**. These are shown graphically in **Figure 4**.

The current site plan is showing the north and south side BCRE accesses staggered on the roadway. From an operational perspective, these could be aligned, or the north side could be aligned as shown with Castle Drive. The USFS parcel accesses are shown for reference only. More information is in the **Appendix**.

Figure 4: Access Locations

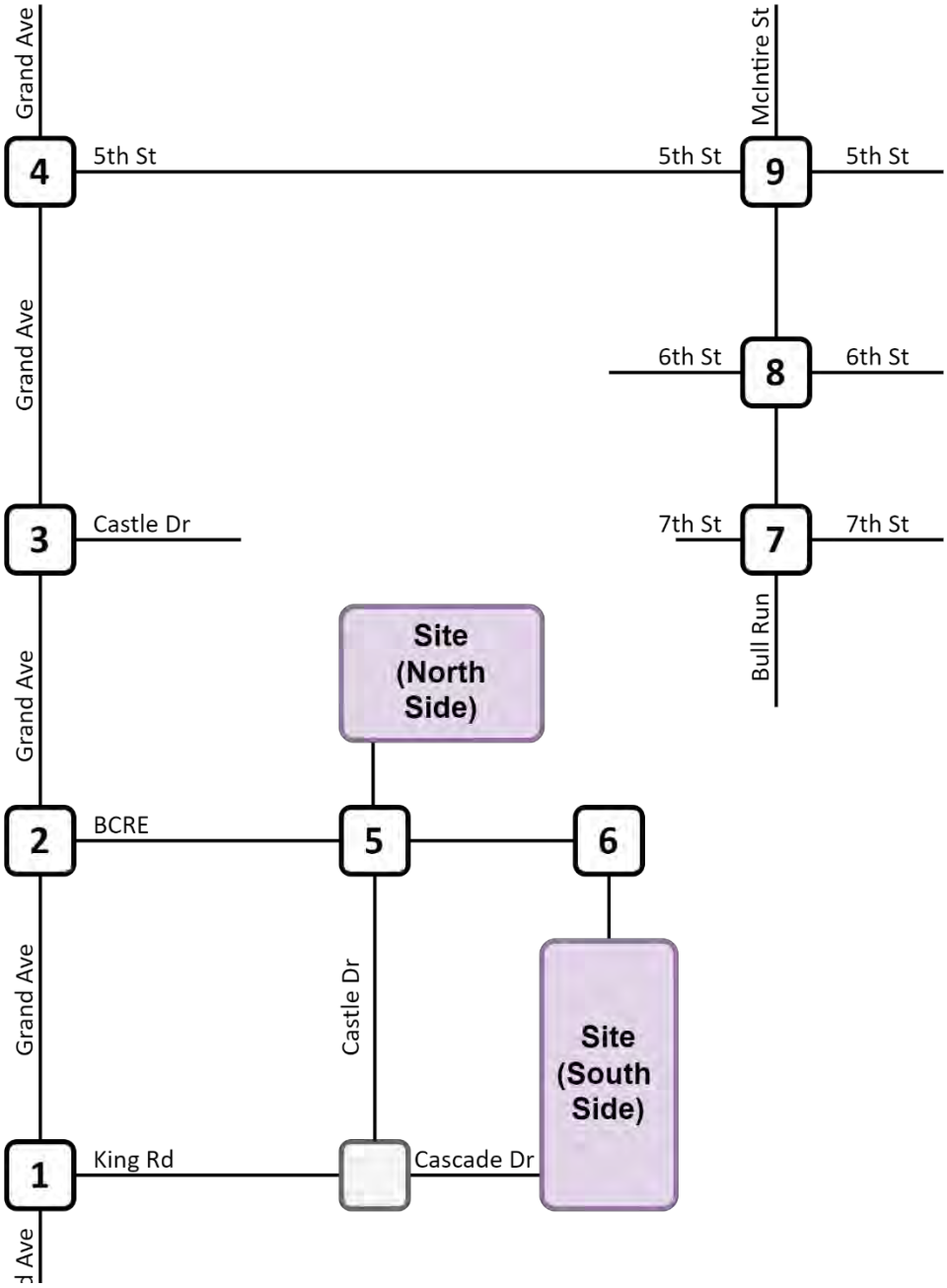


* Note: USFS Parcel Accesses shown for reference only. See **Appendix** for more information.

1.3 Intersection Analysis Locations

Figure 5 shows the study intersections. It also shows the cardinal directions for this TIS. Not all of the intersections will be analyzed in every scenario, depending on the specific configuration of the roadway network and the phasing of the development. See **Section 4.3** for detailed information on each scenario.

Figure 5: Study Intersections



2.0 Existing Conditions

2.1 Road Network

Grand Avenue: Grand Avenue (formerly Highway 6) is a two-lane, paved roadway though the Town of Eagle. It connects to the communities of Gypsum/Dotsero to the west and Edwards/Avon to the east. CDOT devolved US 6 to the Town of Eagle in 2017. Therefore, Highway 6 is referred to as Grand Avenue in this TIS. CDOT previously classified this roadway as an NR-B highway, non-rural arterial in the area of historic downtown Eagle.

The posted speed limit of Grand Avenue is 35mph. West of the Sylvan Lake roundabout, the posted speed limit in both directions is 35 mph and continues as 35 mph to the Eby Creek roundabout. The speed limits increase to 45 and 55 mph in both directions outside of these roundabouts.

Brush Creek Road: Brush Creek Road is a paved, two-lane major collector with a posted speed limit of 35mph. The intersection with Capitol Street is currently controlled by an all-way (3-way) stop. Brush Creek Road runs generally to the southeast and intersects with Sylvan Lake Road. It then continues to the south and follows the Brush Creek valley to the south, providing access to private and public lands.

A future extension of Brush Creek Road (Brush Creek Road Extension, BCRE) will connect from the Brush Creek Road and Capitol Street intersection to the west to Grand Avenue. This connection is time-dependent upon development of the Haymeadow development and will occur upon a certain number of units being permitted and constructed.

Castle Drive: Castle Drive is a paved, two-lane north-south local roadway that starts at the intersection with Grand Avenue and runs southeast, providing access to residential and light industrial and commercial uses located south of Grand Avenue.

5th Street: 5th Street is a paved, two-lane east-west local roadway that starts at the intersection with Grand Avenue and runs east approximately 2,000 feet to Howard Street. Before Howard Street, it crosses Capitol Street.

6th Street: 6th Street is a paved, two-lane east-west local roadway that starts west of the McIntire Street intersection and runs east approximately 2,300 feet to Howard Street. Before Howard Street, it crosses Capitol Street.

7th Street: 7th Street is a paved, two-lane east-west local roadway that starts west of the McIntire Street intersection and runs east approximately 1,600 feet to Capitol Street. On the west it serves as the access to the USFS parcel.

King Road: King Road is a paved two-lane east-west local roadway that starts at the intersection of Grand Avenue and runs approximately 430 feet east to Castle Drive.

McIntire Street: McIntire Street is a paved, two-lane north-south local roadway that starts at the intersection with Grand Avenue and runs south approximately 1,100 feet to 7th Street. To the south, the road is named Bull Run.

Bull Run: Bull Run is a paved, two lane looped roadway that serves the Bull Run neighborhood. It runs south starting at the 7th Street and McIntire St intersection, then makes a left turn loop heading north and ends at the 7th Street and Washington Street intersection.

Capitol Street: Capitol Street extends south from Grand Avenue and downtown Eagle to Sylvan Lake Road. It is a two-lane, paved roadway with on-street parking in the developed areas at both ends. In downtown, there are drainage dips that cross the roadway and regulate traffic speed. The intersections at both ends are controlled by stop signs on Capitol Street. Northbound traffic approaching Grand Avenue is limited to a right-out only movement. Signage restricts trucks from using Capitol Street and directs them to use alternate routes. The posted speed limit along Capitol Street is 20mph.

2.2 Traffic Data Collection

Current Year 2022 turning movement traffic data was collected at four intersections within the vicinity of the site. Peak hour turning movement counts were taken on Thursday, June 16, 2022, from 7:00-9:00 am and 4:00-6:00 pm at the following intersections:

- Grand Avenue and King Street (Intersection #1)
- Brush Creek Road and Capitol Street (Intersection #10)
- 6th Street and McIntire Street (Intersection #8)
- BCRE and Castle Drive (Intersection #5)

Traffic counts for Intersection #4, Grand Avenue and 5th Street, were taken from June 2, 2021. These counts were reconciled, and volume balanced to be consistent with the above-mentioned counts.

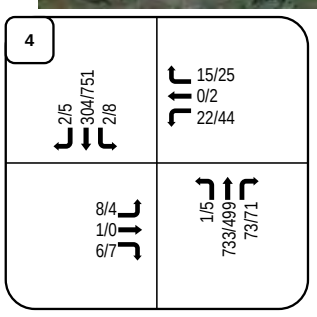
Current Year 2022 traffic data can be found in **Figure 6**. Intersections that were not counted were extrapolated and volume balanced from adjacent intersections. Traffic data collection is included in the **Appendix**.

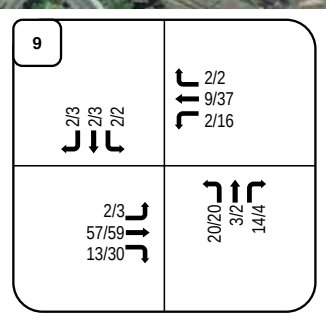
2.3 Study Intersections

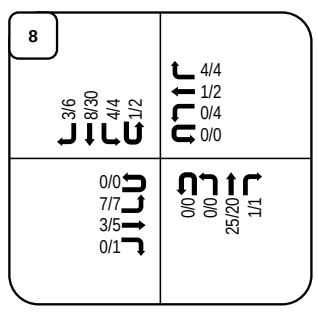
A total of ten (10) intersections have been identified for analysis in this TIS. A diagram of these intersections is included shown as **Figure 5**. This diagram accompanies the figures that show the intersections for existing, background, distribution, assignment, and total traffic.

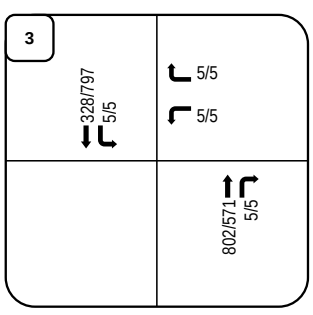
Figure 6: Year 2022 Existing Traffic

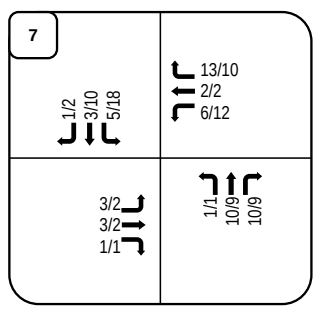


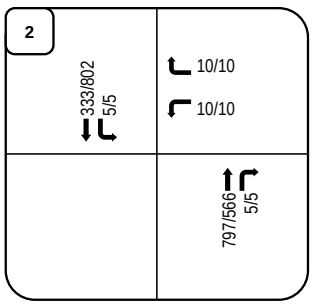


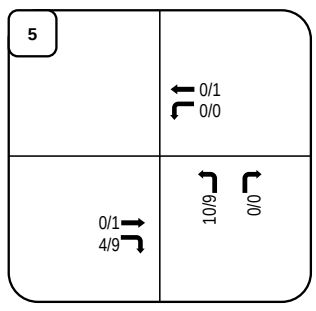


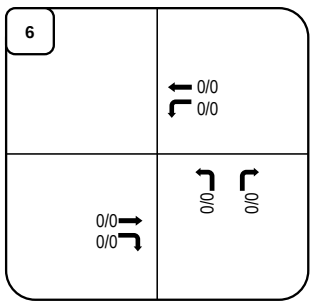


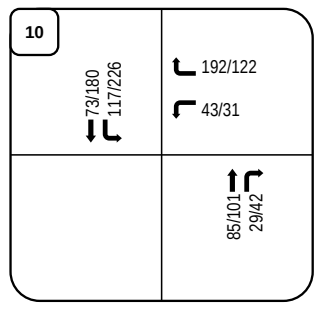


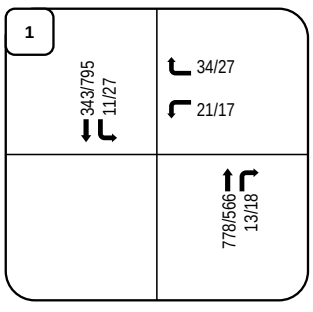












LEGEND:
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Turning Movements

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Prepared By	EP
	8/10/2022

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3.0 Future Traffic Projections

3.1 Existing & Committed Capital Improvement Projects

The Town has completed the initial conceptual phase of the Grand Avenue Corridor Project (GACP). This project has identified improvements and provided a 30% design for Grand Avenue within the Town limits to revitalize the corridor, improve utilities, transportation, multimodal uses, intersection reconfigurations, and provide access management, amongst other items. The Town has recently procured a design team to complete the design of GACP, taking the project from the 30% to 100% design. However, there is no set construction funding in place for the GACP at this time.

3.2 Planned or Existing Land Development Projects

This TIS provides additional scenarios that will analyze the conditions of two developments that can affect the roadway network, as follows:

Haymeadow Development: As the Haymeadow development issues more building permits and constructs more units, a requirement from the Town's developer agreement requires the developer to construct the Brush Creek Road Extension from the Brush Creek Road and Capital St intersection (Intersection #10) to the west to Grand Avenue (Intersection #2). The timing of this requirement is unknown at this time. The Haymeadow development is entitled with the Town and is presently building units. Further information about these scenarios (Scenarios F, G, and H) can be found in the **Appendix**.

Koonce Development: The Koonce development consists of properties that are generally located to the north and west of the project site. With the inclusion of the Koonce development, it is anticipated that 7th Street will be extended from its current location east of the USFS parcel to the west to connect to Grand Avenue. The Koonce development has not made an application to the Town for entitlement purposes, and there is no set timeframe for entitlement in the future. Further information about these scenarios (Scenarios F, G, and H) can be found in the **Appendix**.

Both of these roadway network options are shown graphically in **Figure 3** above.

3.3 Background Traffic Growth

Background traffic growth was replicated based upon projections used in the GACP project. The GACP utilized a Transportation Analysis Zone (TAZ) approach buildout analysis approach for development of future growth along the GACP corridor. This method was utilized in both the *BCRE Corridor Study*[1] as well as the *GACP Corridor Study*[2]. It was assumed that for the Year 2045, the 50% travel demand scenario would be utilized from the *GACP Corridor Study*. The *GACP Corridor Study* predicted that Grand Avenue, even with improvements, would see signs of failure due to being over capacity at about 40% of travel demand. Therefore, at the 50% travel demand scenario, signs of corridor failure will be evident.

The traffic volumes from the 50% travel demand scenario were compared to the existing counts, and an annual growth rate was calculated. This growth rate was applied to the through intersections for Grand Avenue. Traffic volumes were also taken from the 50% travel demand scenario for BCRE and 5th Avenue. Copies of these referenced scenarios are included in the **Appendix**.

Four background traffic configurations are shown. **Table 3** lists each configuration and provides an explanation of the road extension options as well as study years shown. It is not practical that either the Koonce and BCRE will be constructed in the short term Year 2024, therefore these configurations (R2, R3, & R4) are only analyzed for the long term Year 2045 timeframes. Furthermore, only configuration R1 and R3 are included in the Main TIS. Configurations R2 and R4 are included in the **Appendix**.

Table 3: Background Traffic Configurations

Configuration	7th Street Ext. (Koonce Ext.)	BCRE	Study Year 2024	Study Year 2045	Location in TIS
R1			**Y**		**Main TIS**
R2 *	*Y*			*Y*	*Appendix*
R3		**Y**		**Y**	**Main TIS**
R4 *	*Y*	*Y*		*Y*	*Appendix*

* Note: Configurations R2 and R4 are shown in the **Appendix**.

For the R2, R3, and R4 configurations, background traffic volumes were adjusted accordingly. For the R3 and R4 configurations, it was assumed that Grand Avenue would have roundabouts at the 5th Street and BCRE intersections, be widened to four lanes per the GACP, and the King Road and 7th Street Extension would be converted to Right-In, Right-Out intersections. See **Table 4** for a description of the intersection types for the background traffic configurations.

Table 4: Intersection Configurations

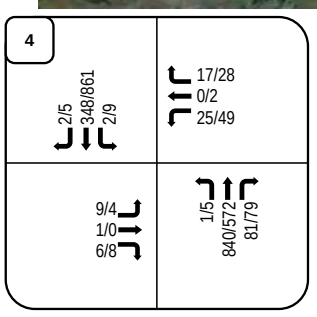
Intersection	R1	*R2 **	R3	*R4 **
1	**Full**	*Full*	**RIRO**	*RIRO*
2	**Full**	*Full*	**RAB**	*RAB*
3	**Full**	*Full*	**RIRO**	*RIRO*
4	**Full**	*Full*	**RAB**	*RAB*
5	**Full**	*Full*	**Full w/ EBL Turn Lane**	*Full w/ EBL Turn Lane*
6	**Full**	*Full*	**Full w/ WBL Turn Lane**	*Full w/ WBL Turn Lane*
7-9	**Full**	*Full*	**Full**	*Full*
10	**All Way (3 legs)**	*All Way (3 legs)*	**All Way (4 legs)**	*All Way (4 legs)*
Location in TIS	**Main TIS**	*Appendix*	**Main TIS**	*Appendix*

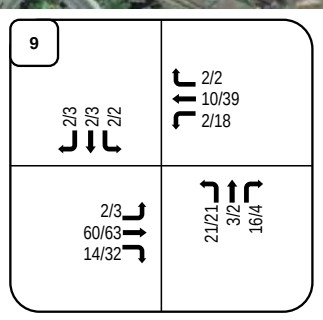
* Note: Configurations R2 and R4 are shown in the **Appendix**.

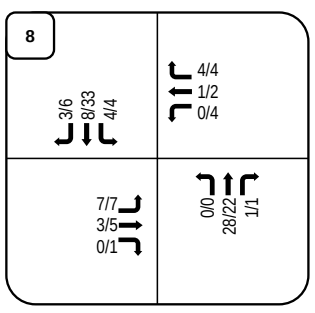
See **Figure 7** and **Figure 8** for the projected Year 2023 (R1) and Year 2045 (R3) background traffic volumes with the different configurations.

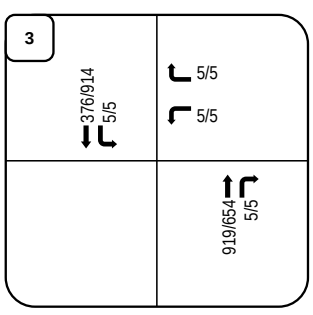
Figure 7: Year 2024 Background Traffic (R1 - Existing Conditions Total)

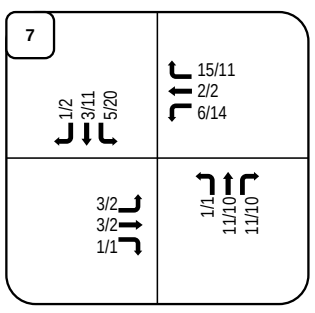


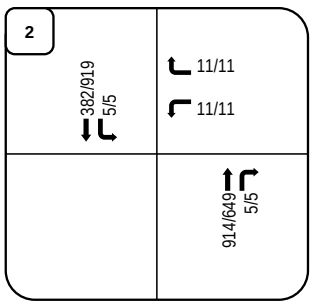


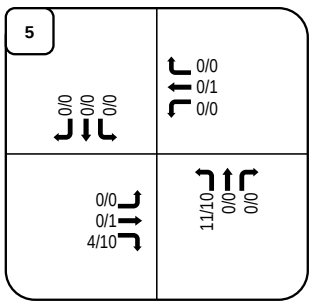


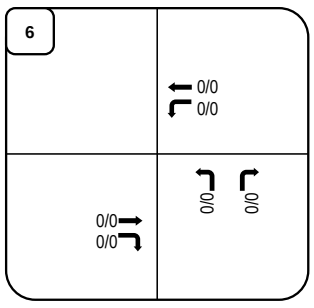


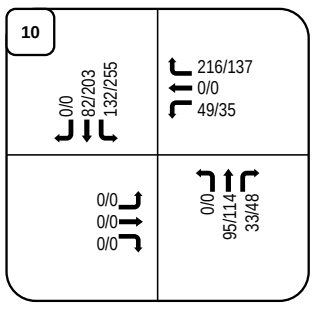


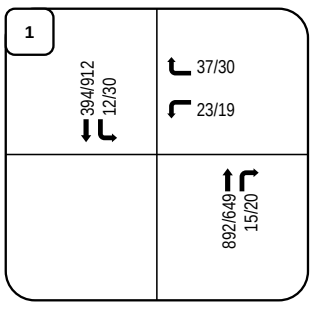












McDowell Engineering, LLC
Transportation Engineering Consultants

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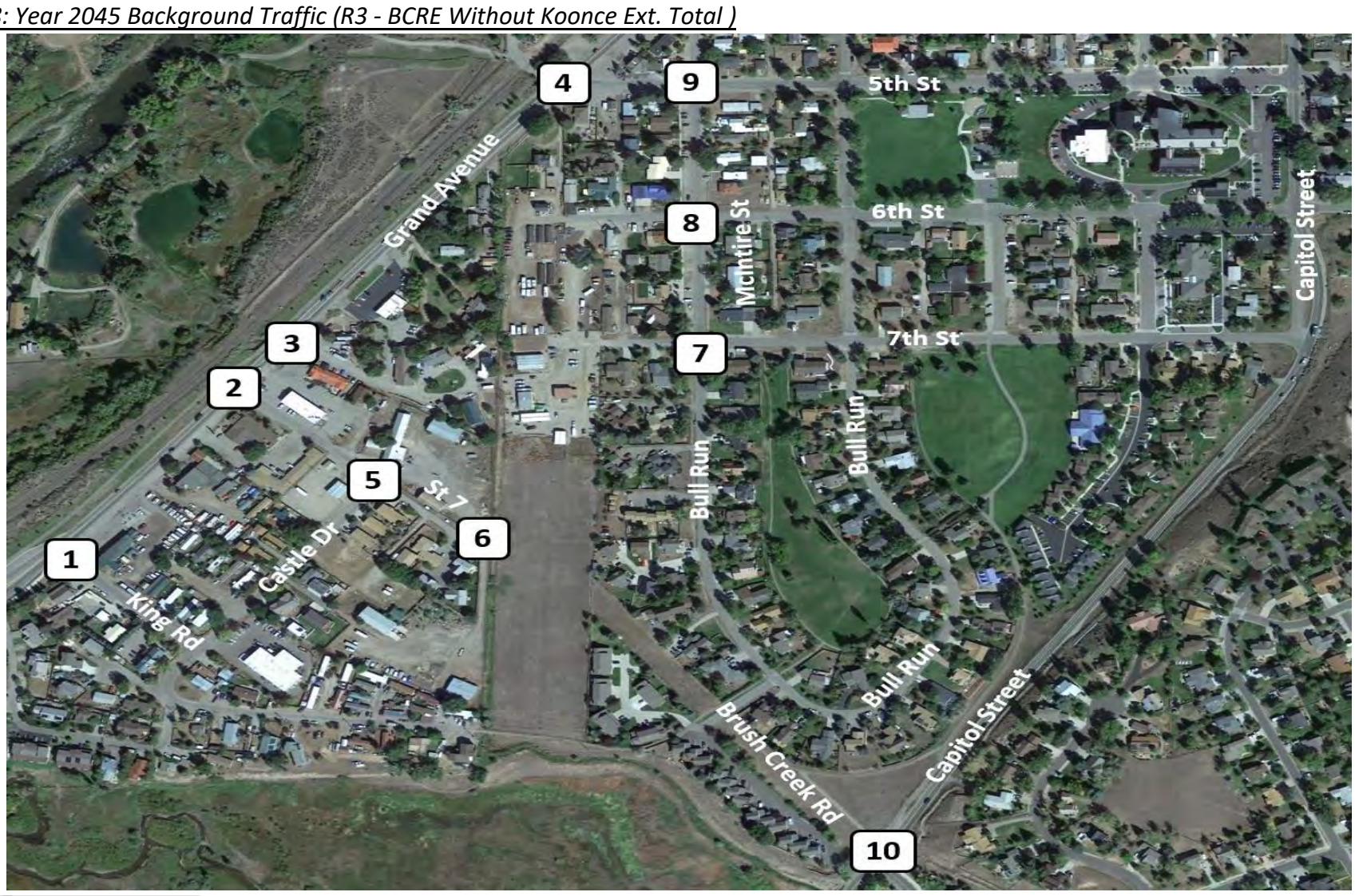
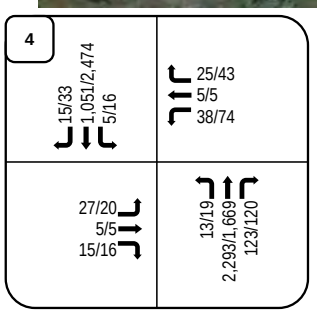
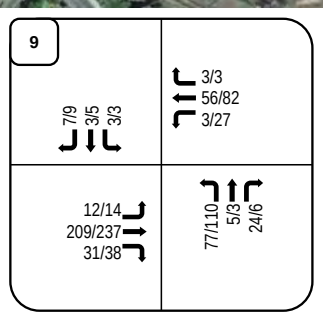
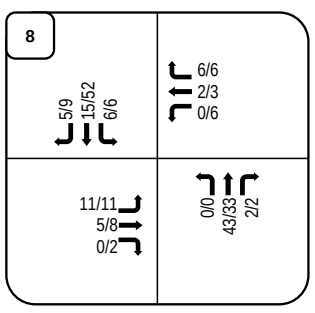
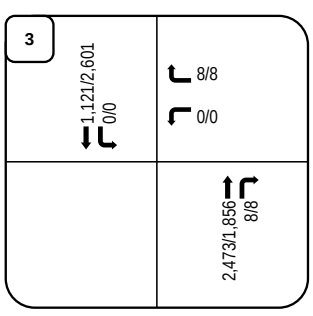
Figure 8: Year 2045 Background Traffic (R3 - BCRE Without Koonce Ext. Total)

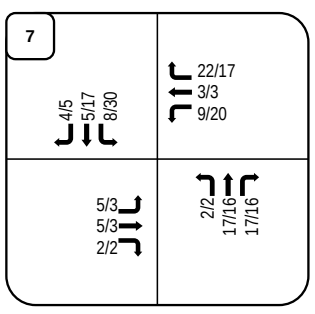


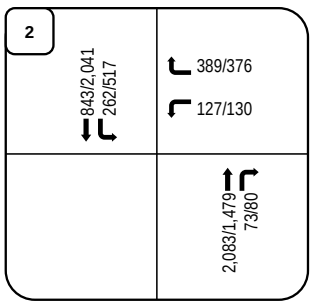


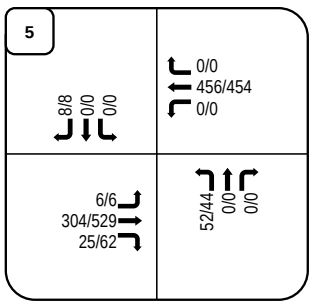


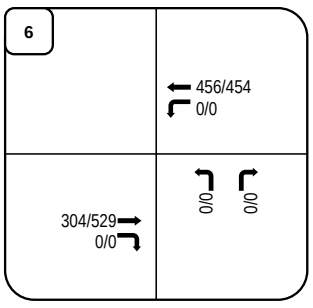


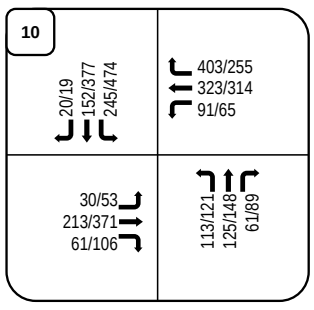


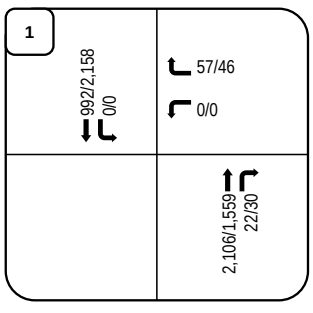












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Turning Movements

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3.4 Background Traffic Level of Service

Using *Highway Capacity Manual 6th Edition*[3] (HCM) methodology, Synchro Version 10 software was used to determine the delay and Level of Service (LOS) for intersections. Rodel software was used for roundabouts. HCM LOS is defined by the following criteria:

Table 5: HCM Level of Service Criteria

LOS	Expected Delay to Minor Street Traffic	Average Signal Delay (Seconds/Vehicle)	Average Stop-Controlled Delay (Seconds/Vehicle)
A	Little or no delay.	0-10	0-10
B	Short traffic delays.	>10-20	>10-15
C	Average traffic delays.	>20-35	>15-25
D	Long traffic delays.	>35-55	>25-35
E	Very long traffic delays.	>55-80	>35-50
F	When volume exceeds the capacity of the lane extreme delays will be encountered with queuing that may cause severe congestion affecting other traffic movements in the intersection. This condition usually warrants improving the intersection.	>80	>50

The following **Table 6** shows the resulting LOS as determined by *HCM* analysis.

Detailed reports for Synchro and Rodel are provided in the **Appendix**.

Table 6: Background Traffic Level of Service

#	Int.	Traffic Control	Approach	Year 2024 R1 Level of Service (Delay in Seconds)		Year 2045 R3 Level of Service (Delay in Seconds) *	
				AM	PM	AM	PM
1	Grand Ave & King Rd	WB Stop	WB	D (29.2)	E (37.2)	D (32.9)	C (19.6)
			SB	A (0.3)	A (0.3)	-	-
2	Grand Ave & BCRE	WB Stop / RAB	WB	D (25.7)	D (31.4)	F (169.6)	C (21.8)
			NB	A (0.0)	A (0.0)	F (65.8)	B (12.3)
			SB	A (0.1)	A (0.0)	A (4.2)	F (327.6)
3	Grand Ave & Castle Dr	WB Stop	WB	C (24.2)	D (29.1)	D (32.2)	C (20.8)
			SB	A (1.0)	A (0.0)	-	-
4	Grand Ave & 5th Street	EB/WB Stop / RAB	EB	D (27.8)	D (31.7)	A (4.9)	B (10.8)
			WB	D (35.0)	F (108.6)	B (10.7)	A (9.2)
			NB	A (0.0)	A (0.1)	F (206.1)	B (11.3)
			SB	A (0.1)	A (0.1)	A (3.3)	F (292.2)
5	BCRE & Castle Dr	NB/SB Stop	EB	A (0.0)	A (0.0)	A (0.1)	A (0.1)
			WB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			NB	A (8.6)	A (8.6)	C (21.6)	D (31.9)
			SB	A (0.0)	A (0.0)	B (11.4)	B (11.3)
6	BCRE & South Site Access	NB Stop	WB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			NB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
7	7th St & McIntire St	NB/SB Stop	EB	A (3.1)	A (2.9)	A (3.0)	A (2.7)
			WB	A (1.9)	A (3.8)	A (1.9)	A (3.6)
			NB	A (8.9)	A (8.9)	A (9.0)	A (9.1)
			SB	A (9.0)	A (9.2)	A (9.1)	A (9.5)
8	6th St & McIntire St	NB/SB Stop	EB	A (5.1)	A (3.9)	A (5.0)	A (3.8)
			WB	A (0.0)	A (2.9)	A (0.0)	A (2.9)
			NB	A (9.3)	A (9.3)	A (9.5)	A (9.5)
			SB	A (9.0)	A (9.3)	A (9.2)	A (9.6)
9	5th St & McIntire St	NB/SB Stop	EB	A (0.2)	A (0.2)	A (0.4)	A (0.4)
			WB	A (1.1)	A (2.3)	A (0.4)	A (1.9)
			NB	A (9.1)	A (9.7)	B (12.0)	B (14.9)
			SB	A (9.1)	A (9.5)	A (10.0)	B (10.7)
10	Brush Creek Rd & Capital St	All Way Stop	EB	-	-	F (54.3)	F (300.9)
			WB	A (9.8)	A (9.9)	F (519.8)	F (413.6)
			NB	A (8.8)	A (9.4)	F (54.0)	F (129.4)
			SB	B (10.2)	C (16.3)	F (120.5)	F (738.3)

* R3 and R4 configurations assume roundabouts at intersections 2 and 4; right-in, right-out configurations at intersections 1 and 3; and that Grand Avenue is a 4-lane median separated roadway. Refer to **Table 3**, **Table 4**, and Section **3.3**, and the **Appendix**.

As can be seen in **Table 6**, the intersections that have stop control onto Grand Avenue (Intersections #1, #2, #3, and #4) show decreasing and failing LOS for 2024 which increases into 2045 Configuration R1. For these intersections in 2045 configuration R3, the roundabouts see failure in peak traffic directions. This is consistent with the *GACP Corridor Plan*, as mentioned above in **Section 3.3**.

Intersection #5 (BCRE & Castle Drive) will see LOS A until the BCRE connects, where LOS C and D will be on the northbound approach, and LOS B on the southbound approach.

Intersections #7 and #8 will see LOS A operations for all background configurations.

Intersection #9 (5th Street & McIntire Street) will see LOS A operations and LOS B operations after 5th Street is converted to a roundabout for the northbound and southbound approaches.

Intersection #10 (Brush Creek Road & Capital Street) sees LOS B and C during 2024 background and will see LOS F in 2045 backgrounds.

4.0 Project Traffic

4.1 Existing Land Use

The existing parcels of land where the affordable housing project are currently used for EC "secondary" road and bridge facility, an agricultural pasture, and the USFS uses their parcel for equipment and trailer storage. All of these uses generate minimal existing traffic volumes.

Any of the existing land use traffic volumes were captured in the background traffic. However, all of the accesses to these parcels did not show any substantial volumes, as these uses represent low traffic volumes.

4.2 Trip Generation

For the affordable housing project, Eagle County is proposing a total of 113 units. This land use is #220 Multifamily Housing (Low-Rise) per the *Institute of Transportation Engineers' (ITE) Trip Generation Manual*[5].

As per ITE's *Trip Generation Handbook*[4] methodology, the average rates were used for this land use code, as regression equations would tend to overestimate trip generation.

A 10% multimodal trip reduction was used when calculating the total number of vehicular trips for the affordable housing. This reduction was used to accommodate the projected multimodal trips to the nearby transit connections, schools, and businesses.

Trip generation calculations for each development area (from **Table 1**) is provided in **Table 7**. A trip generation table showing the USFS parcel is included in the **Appendix**.

The affordable housing project is expected generate a total of 682 trips over the course of an average weekday. This includes 12 inbound and 36 outbound vehicle trips during the morning peak hour (vph). The evening peak hour is expected to generate 35 inbound trips and 22 outbound trips.

Table 7: Trip Generation Table

ITE Code	Units [2]		Eq. Coef	ITE Trip Generation Equation[3] Avg. Weekday	AM Peak Hour	PM Peak Hour	Average Weekday Trips (VPD)	Morning Peak Hour Inbound % Trips	Trips	Morning Peak Hour Outbound % Trips	Trips	Evening Peak Hour Inbound % Trips	Trips	Evening Peak Hour Outbound % Trips	Trips
Proposed Land Use - South Site Development															
#220 - Multifamily Housing (Low-Rise)	74	DU	Type a= b=	Rate 6.74	Rate 0.47	Rate 0.57	499	24%	9	76%	26	62%	26	38%	16
Multi-Modal Reduction		*-10%*					*-50*		*-1*		*-3*		*-3*		*-2*
Proposed New Trips							**449**		**8**		**23**		**23**		**14**
Proposed Land Use - North Site Development															
#220 - Multifamily Housing (Low-Rise)	39	DU	Type a= b=	Rate 6.74	Rate 0.47	Rate 0.57	259	24%	5	76%	14	62%	13	38%	9
Multi-Modal Reduction		*-10%*					*-26*		*-1*		*-1*		*-1*		*-1*
Proposed New Trips							**233**		**4**		**13**		**12**		**8**

Notes:

[1] Values obtained from *Trip Generation, 11th Edition,* Institute of Transportation Engineers, September 2021.

[2] DU = Dwelling Units, kSF = 1,000 Square Feet

[3] Fitted curve equations from ITE Land Uses - Equation Type A is T = a * X + b, Equation Type B is Ln(T) = a * Ln(X) + b, Rate is T = a * X

4.3 Project Alternatives

Eight analysis scenarios have been identified, as mentioned in **Table 2** above. **Table 8** summarizes each of these scenarios. Only Scenarios B and F are shown in the main body of the TIS. The remaining scenarios are included in the **Appendix**.

Scenario B assumes short term configurations without the BCRE being fully constructed.

Scenario F assumes that the BCRE has been constructed, as well as GACP improvements including roundabouts at 5th Street and BCRE. Additionally, the median separated 4 lane configuration on Grand Avenue has been constructed.

Table 8: Scenario Descriptions

Scenario	Description	Background Configuration (Table 3)	Analysis Year	Location in TIS
A	*No BCRE, South Side Only*	*R1*	*2024*	*Appendix*
B	**No BCRE, North & South Side, No FS**	**R1**	**2024**	**Main TIS**
C	*No BCRE, Buildout*	*R1*	*2024*	*Appendix*
D	*No BCRE, Buildout, Koonce (7th Street) Extension*	*R2*	*2045*	*Appendix*
E	*BCRE, South Side Only*	*R3*	*2045*	*Appendix*
F	**BCRE, North & South Side, No FS**	**R3**	**2045**	**Main TIS**
G	*BCRE, Buildout*	*R3*	*2045*	*Appendix*
H	*BCRE, Buildout, Koonce (7th Street) Extension*	*R4*	*2045*	*Appendix*

Figure 9 and **Figure 10** show the above-mentioned scenarios in graphical format. Figures for the remaining scenarios are included in the **Appendix**.

Figure 9: Scenario B

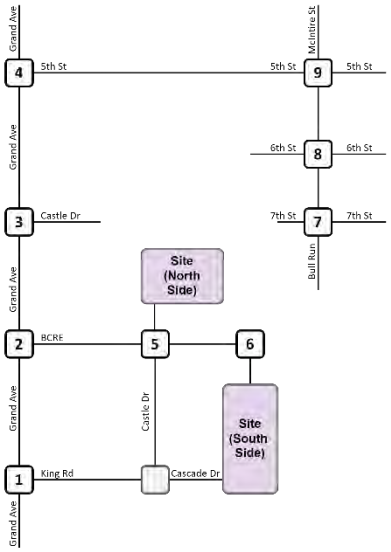
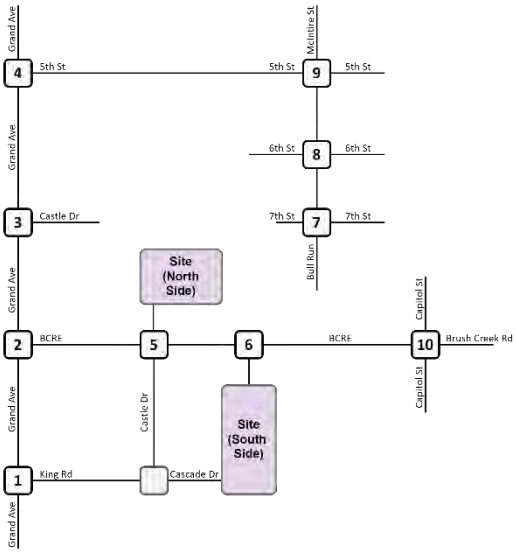


Figure 10: Scenario F



4.4 Directional Distribution

The distribution of project-generated traffic on the surrounding roadway network is influenced by several factors including the following:

- The location of the site relative to other facilities and the roadway network
- The configuration of the existing and proposed adjacent roadway network
- Relative location of neighboring population centers, community areas, business, retail, and work centers
- Review of existing traffic counts

The directional distribution for the project will vary based upon the scenarios discussed in **Section 4.3**.

Directional distribution graphics are provided in the **Appendix**.

4.5 Traffic Assignment

When the trip generation expected for the affordable housing sites are applied to the estimated trip distributions, the result is the anticipated assignment of project-generated trips on the roadway system. **Figure 11** shows the creation of the traffic assignment from the two directional distributions.

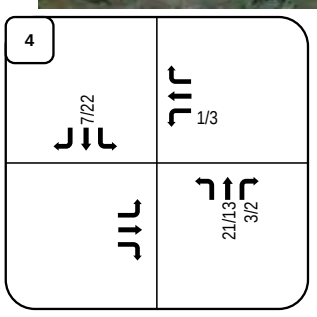
Figure 11: Assignment Schematic for Scenarios B and F

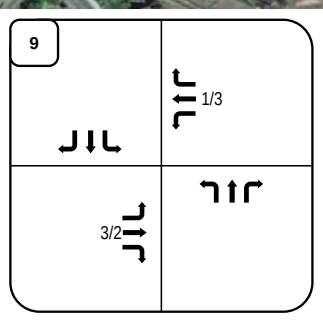


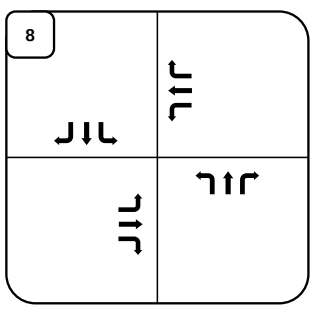
Additional assignment graphics are provided in the **Appendix**.

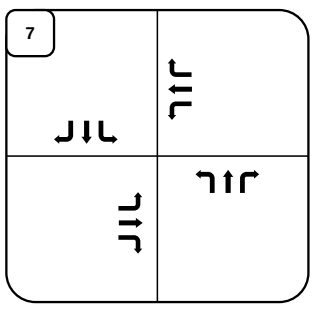
Figure 12: Project Generated Traffic Assignment (Scenario B Total)

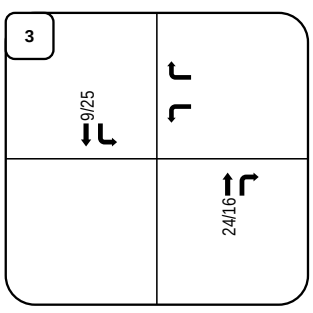


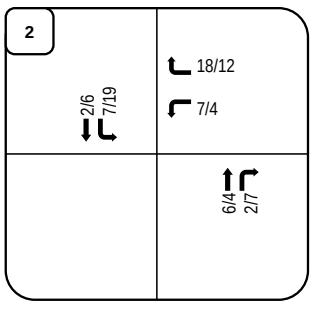


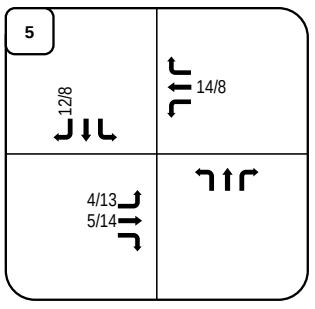


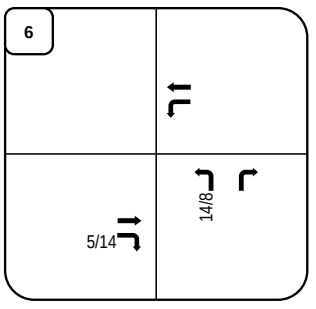


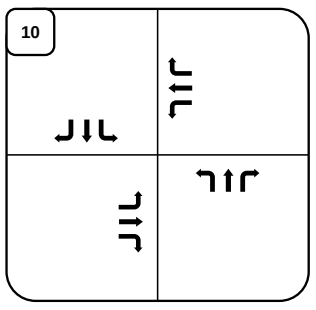


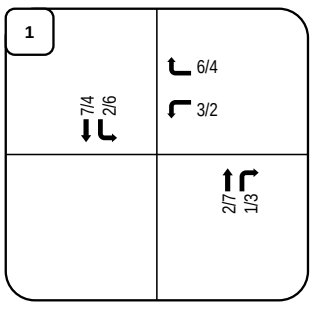












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LEGEND:
Directional Distribution = Inbound% (Outbound %)
AM/PM Volumes = XX/XX VPH (in PCEs)
Turning Movements

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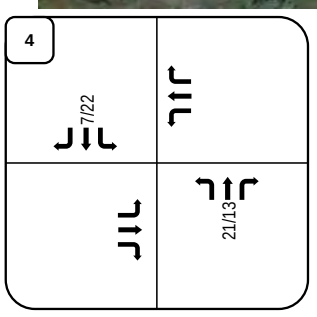
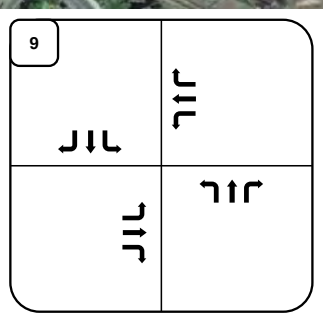
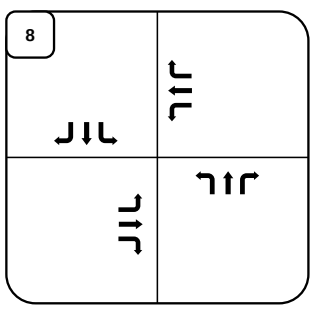
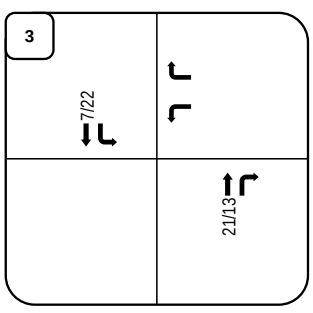
Figure 13: Project Generated Traffic Assignment (Scenario F Total)

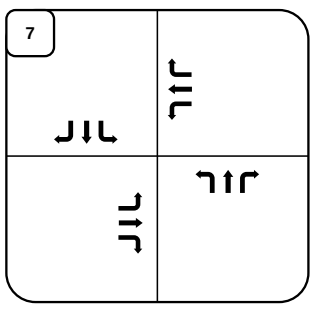


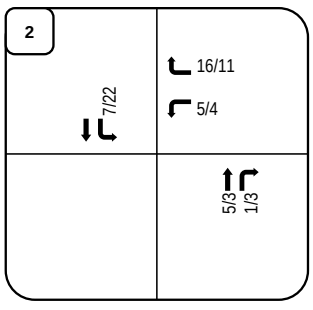


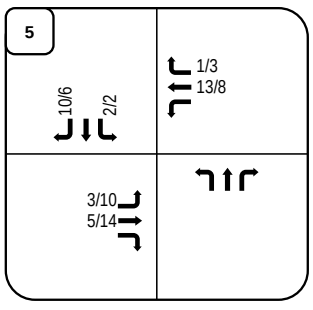


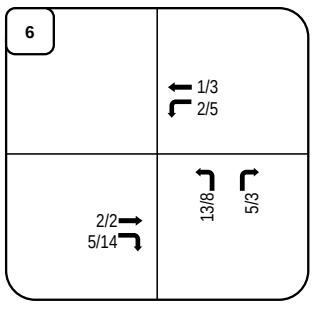


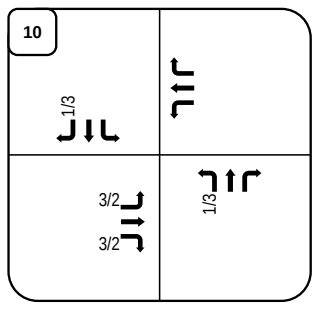


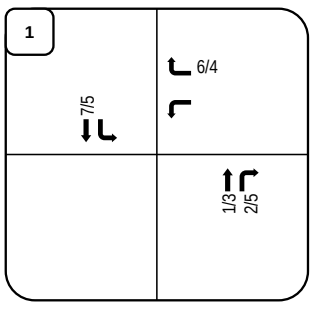












LEGEND:
Directional Distribution = Inbound% (Outbound %)
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Turning Movements

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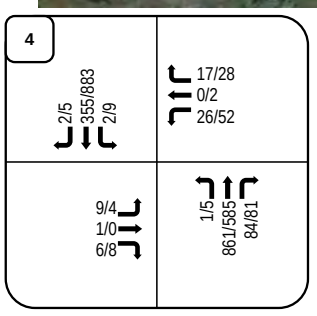
4.6 Total Traffic

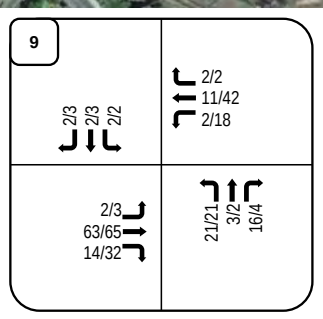
The background traffic is combined with the assignment traffic to create total traffic. **Table 8** lists the scenarios with the appropriate background traffic configuration.

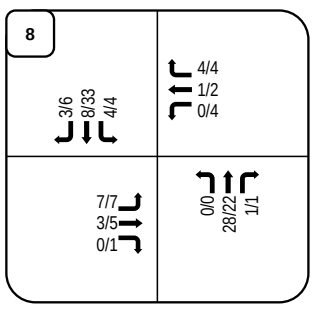
Figure 14 and **Figure 15** show the Total Traffic figures for Scenario B (Year 2024 Total Traffic) and Scenario F (Year 2045 Total Traffic).

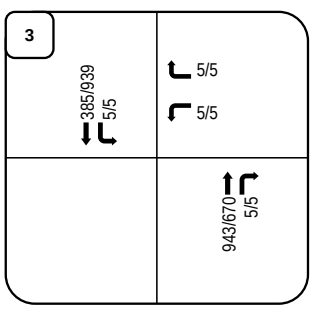
Figure 14: Year 2024 Total Traffic (BG R1 + Scenario B)

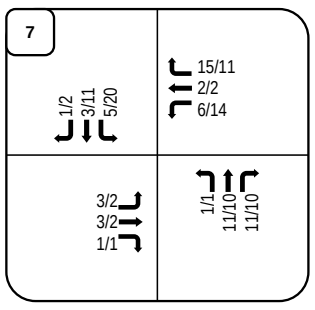


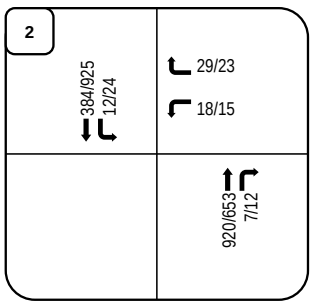


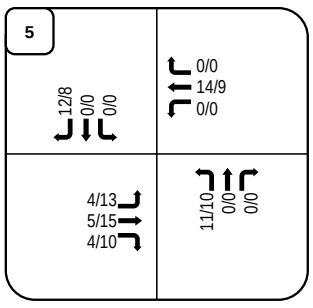


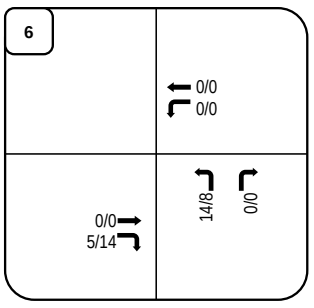


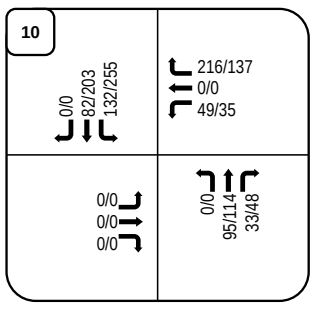












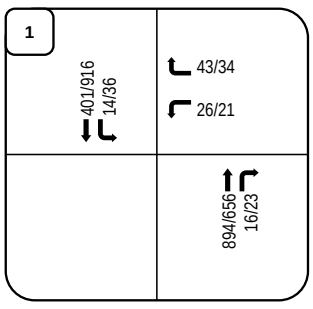


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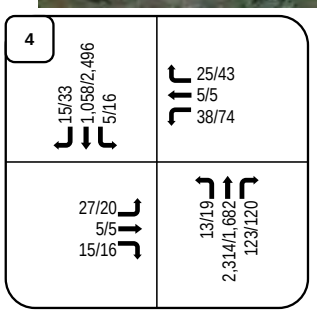
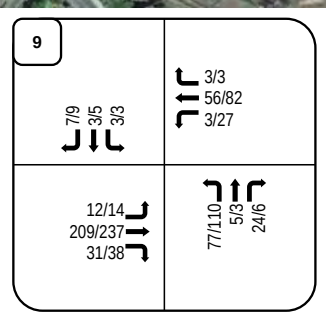
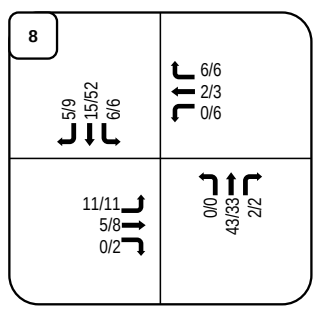
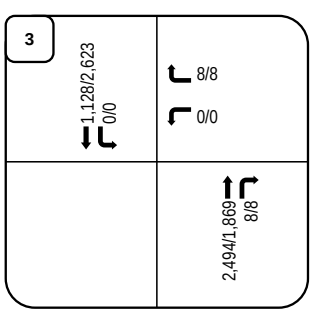
Figure 15: Year 2045 Total Traffic (BG R3 + Scenario F)

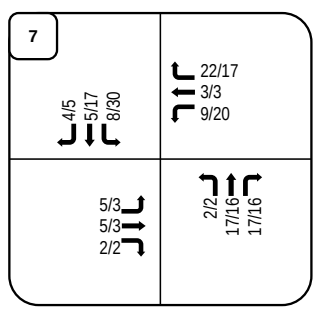


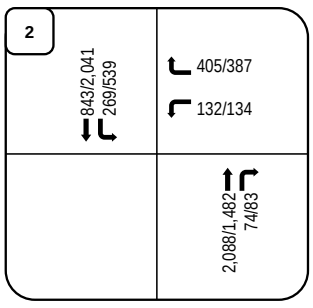


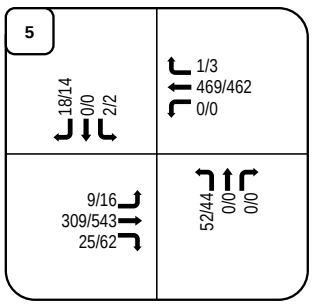


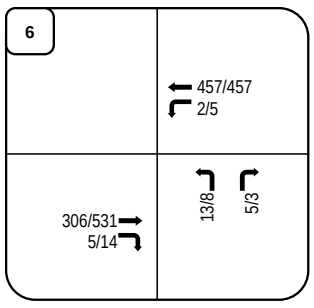


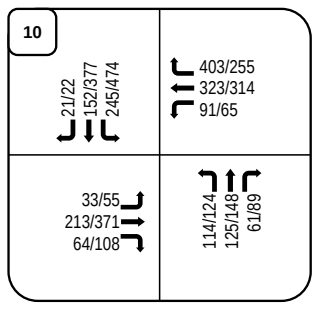


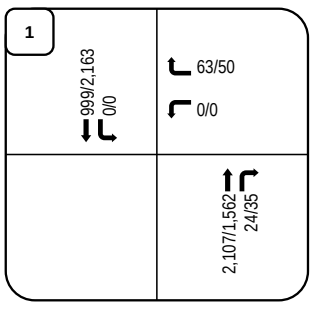












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5.0 Traffic Analysis

5.1 Total Traffic Levels of Service

An *HCM* analysis under total traffic conditions was performed for the eight identified scenarios. Synchro Version 10 software was used to determine the delay and Level of Service (LOS) for intersections. Rodel software was used for roundabouts.

Table 9 shows the Total Traffic LOS for Scenarios B and F. Total Traffic Level of Service for all Scenarios is included in the **Appendix**.

Detailed reports for Synchro and Rodel are provided in the **Appendix**.

Table 9: Total Traffic Level of Service

#	Int.	Traffic Control	Approach	Year 2024 Scenario B Level of Service (Delay in Seconds)		Year 2045 Scenario F Level of Service (Delay in Seconds)	
				AM	PM	AM	PM
1	Grand Ave & King Rd	WB Stop	WB	D (31.2)	E (40.7)	D (34.5)	C (19.9)
			SB	A (0.3)	A (0.4)	-	-
2	Grand Ave & BCRE	WB Stop / RAB	WB	D (27.9)	D (34.0)	F (221.20)	C (24.11)
			NB	A (0.0)	A (0.0)	F (71.63)	B (13.20)
			SB	A (0.3)	A (0.2)	A (4.29)	F (349.67)
3	Grand Ave & Castle Dr	WB Stop	WB	D (25.2)	D (30.7)	D (32.8)	C (21.0)
			SB	A (0.1)	A (0.0)	-	-
4	Grand Ave & 5th Street	EB/WB Stop / RAB	EB	D (29.2)	D (33.6)	A (4.89)	B (10.79)
			WB	E (37.1)	F (139.2)	B (10.69)	A (9.37)
			NB	A (0.0)	A (0.1)	F (216.52)	B (11.78)
			SB	A (0.1)	A (0.1)	A (3.27)	F (303.34)
5	BCRE & Castle Dr	NB/SB Stop	EB	A (2.2)	A (2.5)	A (0.2)	A (0.2)
			WB	A (0.0)	A (0.0)	A (0.0)	A (0.0)
			NB	A (8.8)	A (9.0)	C (23.4)	E (36.0)
			SB	A (8.4)	A (8.4)	B (12.4)	B (13.5)
6	BCRE & South Site Access	NB Stop	WB	A (0.0)	A (0.0)	A (0.0)	A (0.1)
			NB	A (8.6)	A (8.6)	B (14.6)	C (18.6)
7	7th St & McIntire St	NB/SB Stop	EB	A (3.1)	A (2.9)	A (3.0)	A (2.7)
			WB	A (1.9)	A (3.8)	A (1.9)	A (3.6)
			NB	A (8.9)	A (8.9)	A (9.0)	A (9.1)
			SB	A (9.0)	A (9.2)	A (9.1)	A (9.5)
8	6th St & McIntire St	NB/SB Stop	EB	A (5.1)	A (3.9)	A (5.0)	A (3.8)
			WB	A (0.0)	A (2.9)	A (0.0)	A (2.9)
			NB	A (9.3)	A (9.3)	A (9.5)	A (9.5)
			SB	A (9.0)	A (9.3)	A (9.2)	A (9.6)
9	5th St & McIntire St	NB/SB Stop	EB	A (0.2)	A (0.2)	A (0.4)	A (0.4)
			WB	A (1.0)	A (2.2)	A (0.4)	A (1.9)
			NB	A (9.2)	A (9.8)	B (12.0)	B (14.9)
			SB	A (9.1)	A (9.5)	A (10.0)	B (10.7)
10	Brush Creek Rd & Capital St	All Way Stop	EB	-	-	F (57.3)	F (306.2)
			WB	A (9.8)	A (9.9)	F (516.9)	F (414.0)
			NB	A (8.8)	A (9.4)	F (55.6)	F (133.3)
			SB	B (10.2)	C (16.3)	F (120.4)	F (742.1)

As can be seen in **Table 9**, the intersections that have stop control onto Grand Avenue (Intersections #1, #2, #3, and #4) show decreasing and failing LOS for during Year 2024 Total Traffic (Scenario B, and Scenarios A, C & D in the **Appendix**). For these intersections during Year 2045 Total Traffic (Scenario F, and Scenarios E, G & H in the **Appendix**), the roundabouts see failure in peak traffic directions. This is consistent with the *GACP Corridor Plan*, as mentioned above in **Section 3.3**.

Intersection #5 (BCRE & Castle Drive) will see LOS A during Year 2024 Total Traffic (Scenario B, and Scenarios A, C & D in the **Appendix**), until the BCRE connects in Scenarios F (and Scenarios E, H & H in the **Appendix**), where LOS C-E will be on the northbound approach, and LOS B on the southbound approach.

Intersections #7 and #8 will see LOS A operations for all scenarios.

Intersection #9 (5th Street & McIntire Street) will see LOS A operations during Year 2024 Total Traffic (Scenario B) and LOS B operations after 5th Street is converted to a roundabout for the northbound and southbound approaches during Year 2045 Total Traffic (Scenario F, and Scenarios E, G & H in the **Appendix**).

Intersection #10 (Brush Creek Road & Capital Street) sees LOS B and C during Year 2024 Total Traffic (Scenario B, and Scenarios A & C in the **Appendix**). Additionally, it will see LOS F for the southbound approach during scenario D (as shown in the **Appendix**). During Year 2045 Total Traffic (Scenario F, and Scenarios E, G & H in the **Appendix)**, this intersection will experience LOS F. It is suggested that a roundabout be constructed in any of these long-term scenarios to better mitigate traffic at this intersection, as mentioned in the *Brush Creek Road Extension Corridor Study*.

5.2 Auxiliary Turn Lanes

The need for auxiliary turn lanes were assessed per previous studies.

Grand Avenue Corridor Intersections (Intersections #1 to #4): The *GACP* identified these intersections to be reconfigured. King Road and Castle Drive (7th Street Extension) are identified to be reconfigured as Right-in, Right-out intersections. No auxiliary turn lanes are anticipated on these connections at this time. However, if future development that exceeds the anticipated GACP assumptions occurs, turn lanes should be evaluated at that time. The BCRE and 5th Street intersections are proposed to become roundabouts and will not need auxiliary turn lanes.

The BCRE intersections (Intersections #5 and #6): The *BCRE Corridor Study* identified westbound and eastbound left turn lanes at these locations. The recommended geometry for each of these turn lanes should be 50’ of storage with a 7.5:1 taper.

McIntire Intersections (Intersections #7, #8, and #9): All of these intersections have two way stop control. LOS is A for Intersections #7 and #8 for background and total traffic. The 95th percentile queue lengths for intersections #7 and #8 are one vehicle. Therefore, intersections #7 and #8 (7th Street & McIntire Street and 6th Street & McIntire Street) do not need turn lanes based upon anticipated operations.

Intersection #9 (5th Street and McIntire) will see LOS A except for the northbound approach, which will see LOS C during 2045 Total traffic conditions. The 95th percentile queue lengths are two vehicles. Therefore, the addition of a turn lane would not significantly help operations, and therefore no turn lane is recommended.

The Brush Creek Road and Capital Street intersection (Intersection #10) will see LOS F during 2045 traffic conditions. With the addition of the BCRE and conversion to an all way stop control, the intersection will see LOS F operations with significant delays in background and total Year 2045 traffic conditions. As a roundabout is suggested for intersection control, no auxiliary turns lanes are recommended if a roundabout is constructed.

5.3 Site Design, Traffic Circulation, and Queue Evaluation

Based upon the review of the affordable housing's proposed site plan, it is anticipated to have adequate internal street connectivity to accommodate the site traffic. The 95th percentile queues leaving the site to the adjacent street network are all one vehicle or less. Additionally, the LOS is C or better.

The locations of the south side site access (Intersection #6) and the north side site access (Intersection #5) are offset. From an operational perspective, these could be aligned, or the north side could be aligned as shown with Castle Drive. No anticipated LOS or queue degradation would occur if the access to the north side was aligned with the south side.

5.4 Sight Access Entering Distance

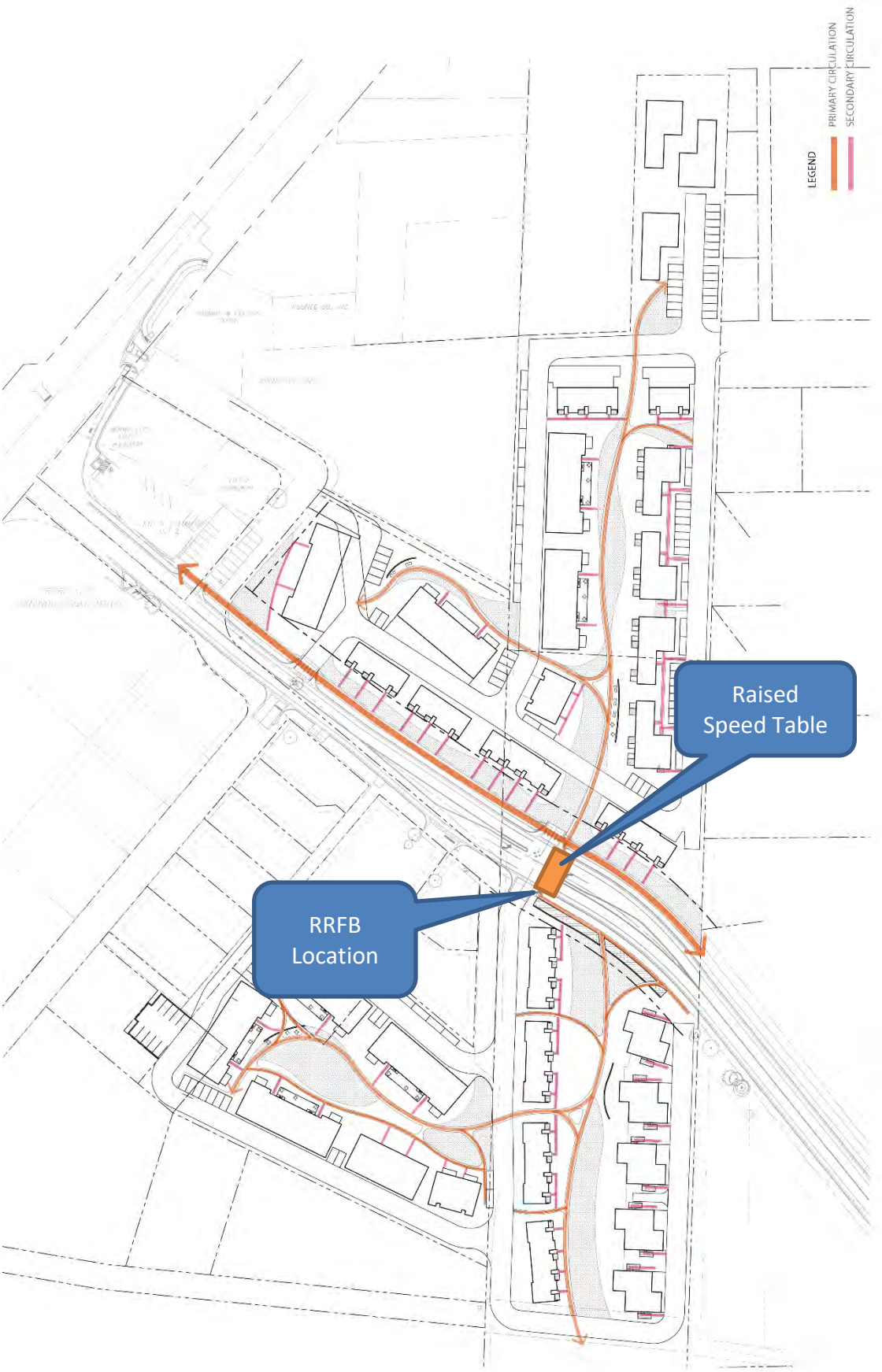
The *AASHTO Green Book*[6] identifies a 200' stopping sight distance for a 30mph roadway. Per the BCRE Corridor Study, 30mph is the recommended design speed for the BCRE.

All site accesses appear to have in excess of 200' of clear sight distance based upon the current horizontal geometry. The civil designer should verify that this sight distance requirement can be met for the accesses to the site.

5.5 Multimodal Improvements

The configuration of the affordable housing site has proposed walkways and paths that connect to the adjacent street network, as well as local trails. One roadway crossing location is planned at Intersection #6. It is suggested to utilize a rectangular rapid flashing beacon (RRFB), and a raised speed table to help mitigate vehicular speeds and provide traffic calming at this crossing area. The combination of a RRFB with a raised speed table has been demonstrated to provide a much higher vehicle yielding compliance and driver awareness. **Figure 16** shows the location of the crossing and the recommended improvements.

Figure 16: Circulation Diagram



6.0 Summary and Recommendations

The West Eagle Affordable Housing project is proposing 113 multifamily units on parcels owned by Eagle County. The county is actively trying to acquire the adjacent USFS parcel to be able to construct all of the units.

Trip Generation: The affordable housing project is expected generate a total of 682 trips over the course of an average weekday. This includes 12 inbound and 36 outbound vehicle trips during the morning peak hour (vph). The evening peak hour is expected to generate 35 inbound trips and 22 outbound trips.

Site Accesses: The project site has been separated into two areas; south side (of Brush Creek Road Extension), and the north side. The south side and north side will take access directly from the BCRE. Additionally, the south side will also have access on the south side to Cascade Road, which directly connects to Castle Drive and King Road.

Future USFS Parcel Access: If the USFS parcel is acquired in the future, the north side will also have access from 7th Street to the east, and a 7th Street extension to the west through future development of the Koonce properties. These scenarios are provided in the **Appendix** but are not part of the current application.

Project Scenarios: Two Scenarios (B and F) are detailed within the TIS. Six other scenarios are provided for reference in the **Appendix**. Scenarios B and F represent the current submission and this TIS focuses on them for simplicity.

Scenarios A-C are analyzed for the short term impacts (Year 2024) and do not take into consideration any road extensions.

Scenario D assumes that the Koonce development has been developed with a 7th Street extension to Grand Avenue, but without a Brush Creek Road Extension. These scenarios are analyzed for the long term (Year 2045) impacts.

Scenarios E-H assume that the Brush Creek Road Extension has been connected to Grand Avenue and are analyzed for long term (Year 2045) impacts.

Intersection Analysis: A total of ten (10) intersections are studied in this analysis.

Scenario B – No Brush Creek Road Extension and No Grand Avenue Corridor Improvements (Year 2024 Total Traffic):

Intersections #1, #2, and #3 (Grand Ave/King Road, Grand Ave/BCRE, Grand Ave/Castle Dr) perform at a LOS E or better based upon the short term (Year 2024) analysis.

Intersection #4 (Grand Ave/5th Street) will experience LOS E-F.

Intersections #5-#9 (BCRE/Castle Dr, BCRE/South Site, 7th St/McIntire, 6th St/McIntire, and 5th St/McIntire) will see LOS A.

Intersection #10 (Brush Creek Rd/Capital St) experience LOS C or better.

Scenario F – Brush Creek Road Extension and Grand Avenue Corridor Improvements (Year 2045 Total Traffic):

Intersections #1, #2, #3, and #4 (Grand Ave/King Road, Grand Ave/BCRE, Grand Ave/Castle Dr, Grand/5th St) will have the roundabouts (Intersections #2 and #4) see failure in peak traffic directions. This is consistent with the *GACP Corridor Plan*, as mentioned above in **Section 3.3**. The RIRO intersections (Intersections #1 and #3) will see LOS C-E during peak hours of operations.

Intersection #5 (BCRE/Castle Dr/North Site Access) will see LOS C-E for the northbound approach. The North Site Access (southbound) for the site will see LOS B.

Intersection #6 (BCRE/South Site Access) will see LOS C or better.

Intersections #7 and #8 (7th St/McIntire and 6th St/McIntire) will see LOS A.

Intersection #9 (5th St/McIntire) will see LOS A-B for operations.

Intersection #10 (Brush Creek Rd/Capital St) with the inclusion of Brush Creek Road Extension and an all way stop control will see LOS F with substantial delay for all legs of the intersection. It is suggested that a roundabout be constructed in to better mitigate traffic at this intersection, as mentioned in the *Brush Creek Road Extension Corridor Study*.

Multimodal Improvements: The configuration of the affordable housing site has proposed walkways and paths that connect to the adjacent street network, as well as local trails. There is one crosswalk proposed on Brush Creek Road Extension. A rectangular rapid flashing beacon (RRFB), and a raised speed table are recommended at this location to help mitigate vehicular speeds, provide traffic calming and increase vehicle yielding compliance and driver awareness.

Auxiliary Turn Lanes: The need for auxiliary turn lanes were assessed per previous studies.

Grand Avenue Corridor Intersections (Intersections #1 to #4): The *GACP* identified these intersections to be reconfigured. King Road and Castle Drive (7th Street Extension) are identified to be reconfigured as Right-in, Right-out intersections. No auxiliary turn lanes are anticipated on these connections at this time. However, if future development that exceeds the anticipated GACP assumptions occurs, turn lanes should be evaluated at that time. The BCRE and 5th Street intersections are proposed to become roundabouts and will not need auxiliary turn lanes.

The BCRE intersections (Intersections #5 and #6): The *BCRE Corridor Study* identified westbound and eastbound left turn lanes at these locations. The recommended geometry for each of these turn lanes should be 50’ of storage with a 7.5:1 taper.

The McIntire Intersections (Intersections #7, #8, and #9) do not need turn lanes based upon good LOS and no appreciable queue lengths.

As a roundabout is suggested for the Brush Creek Road and Capital Street intersection control, no auxiliary turns lanes are recommended if a roundabout is constructed.

In summary, the proposed West Eagle Affordable Housing project is anticipated to be fully served by the surrounding transportation infrastructure, with the above recommended infrastructure improvements. This TIS provides several scenarios that discuss the impacts based upon variables that both can and cannot be controlled by Eagle County. Therefore, it is the intent that when these decisions are made in the future, the county can fully understand what impacts the project will have on the transportation infrastructure.

7.0 Appendix

7.1 Reference Documents

1. *Brush Creek Road Extension Corridor Study*, October 14, 2020, McDowell Engineering.
2. *Grand Avenue Corridor Plan, Corridor Study*, June 14, 2022, McDowell Engineering. https://www.townofeagle.org/DocumentCenter/View/17663/8-GACP-Traffic-Analysis-Report-Draft
3. *Highway Capacity Manual, 6th Edition*. Transportation Research Board, 2016.
4. *Trip Generation Handbook, An ITE Recommended Practice*. Institute of Transportation Engineers, 2017.
5. *Trip Generation Manual, 11th Edition*. Institute of Transportation Engineers, 2021.
6. *A Policy on Geometric Design of Highway and Streets*, 7th Edition, 2018, AASHTO

West Eagle Housing

Planset: Appendix O

Eagle County

July 2024

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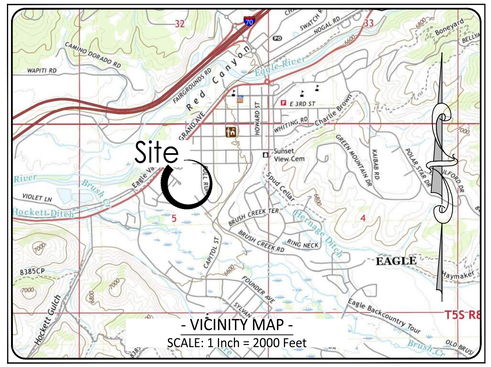
Improvement Survey Plat & Topographic Survey

Situated in Section 5, Township 5 South, Range 84 West of the 6th P.M.
Town of Eagle
Eagle County, Colorado



PROPERTY DESCRIPTION:

Parcel A:

Lot 3B, West Eagle Addition, a resubdivision of Lot 3, Block 41, according to the Plat recorded June 16, 1999 under Reception No. 700046, County of Eagle, State of Colorado.

Parcel B:

a portion of:

Beginning at Corner Numbered 3 of Tract 45, which is also corner Numbered 4 of Tract 46D of Section 5, Township 5 South, Range 84 West, Sixth Principal Meridian; thence North 87 degrees 41 minutes East a distance of 2.01 chains; thence North 1 degree 48 minutes East a distance of 4.61 chains; thence East a distance of 1.66 chains; thence South 1 degree 48 minutes West a distance of 24.36 chains; thence South 87 degrees 51 minutes West a distance of 3.67 chains to corner Numbered 7 of Tract 47 and corner Numbered 2 of Tract 48, said Section 5; thence North 1 degree 48 minutes East 19.75 chains to the Point of Beginning,
County of Eagle, State of Colorado

also known as:

Mayers Addition to Eagle U.S. Forest Parcel

Parcel C:

Sec. 5, a parcel of land in Section 5, Town of Eagle, being a portion of that land described in Exchange Deed recorded February 9, 1950 in Book 135 on page 85 (Parent Parcel), and more particularly described as follows:

Beginning at Angle Point 7 of Tract 47, monumented with a 3 inch diameter cap on pipe by the Eagle County Surveyor, thence on and along the west line of said Parent Parcel N1 °56'11"E. for 918.46 feet to a point from which a G.L.O. brass cap on pipe bears N1 °56'11"E. for 373.60 feet and an USDA Forest Service aluminum cap marked WC bears S86°52'10"E. 22.25 feet; thence S86°52'10"E. for 240.77 feet to a point on the east line of said Parent Parcel described in Warranty Deed recorded February 9, 1950 in Book 125 on page 85, from which an USDA Forest Service aluminum cap marked WC bears N86°52'10"W. 1.14 feet and an USDA aluminum cap on pipe marked AP–1 bears N1°52'26"E. for 697.27 feet; thence S1°52'26"W. for 894.94 feet to an USDA Forest Service aluminum monument marked AP–6; thence S87°33'28"W. for 242.40 feet to the Point of Beginning,
County of Eagle, State of Colorado

Parcel D:

A parcel of land in the Mayer Addition to the Town of Eagle, Colorado, located in Tract 47, Section 5, Township 5 South, Range 84 West of the Sixth Principal Meridian according to the Independent Resurvey of said Township and Range as approved by the U.S. Surveyor General in Denver, Colorado, on June 20, 1922; said parcel of land being more particularly described as follows, to wit:

Beginning at a point on the Easterly boundary of said Mayer Addition from which corner No. 4 of Tract 46D, a point on the Northerly boundary of said Tract 47, bears N. 1 °49'39"E. 303.26 feet distant; thence
N. 61°03'00"W. 248.34 feet to a point on the Easterly right of way boundary line of Castle Drive; thence following said Easterly right of way boundary of Castle Drive, 8.04 feet on a curve to the right with a radius of 40 feet, the chord of which bears S. 23 °54'03"W. 8.02 feet; thence S. 61°03'00"E. 251.73 feet to said Easterly boundary of the Mayer Addition; thence
N. 1°49'39" E. 8.98 feet to the Point of Beginning, County of Eagle, State of Colorado

Parcel D1:

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of NW 1/4) of Section Five (5), in Township Five (5) South, Range Eighty–Four (84) West of the Sixth (6th) Principal Meridian in Colorado, according to the survey under which Patent issued August 8, 1890, and becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey thereof accepted by the General Land Office June 6, 1923, more particularly described as follows:

Beginning at a point in said Tract No. 47 whence Corner No. 4 of Tract No. 46D on the North boundary of said Tract No. 47 bears North 53 °52' East 303.72 feet distant, thence South 61 °03' East 270.46 feet to a point whence said Corner No. 4 of said Tract No. 46D bears North 1 °57' East 311.98 feet distant; thence South 1°57' West 320.33 feet; thence North 49°56' West 473.4 feet; thence North 43°5' East 199 feet to the point of beginning,

Together with that parcel depicted on the Plat of Mayer Addition recorded at Reception No. 88599 as Eagle County Lot 5, and also known as Mayer Addition Lot 5

Parcel E and F:

Parcel No. 1

A tract of land lying partly inside, partly outside the corporate limits of the Town of Eagle, Colorado, and being portions of Lots 7 and 8, in Block 39, Mayer Addition to the Town of Eagle, Colorado, according to the plat thereof filed at Reception No. 88599 of the records in the office of the County Clerk and Recorder of the County of Eagle in the State of Colorado, and also being a portion of the SE1/4 of the NW1/4 of Section 5, in Township 5 South, Range 84 West of the 6th P.M. according to the survey under which Patent issued August 8, 1890, said SE1/4 of the NW1/4 of said Section 5, becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey approved by the Surveyor General's Office June 20, 1922, and accepted by the General Land Office June 6, 1923, more particularly described as follows, to–wit:

Beginning at Corner No. 1, an iron pin with white plastic cap, set in concrete, from which Angle Point No. 7 of aforementioned Tract No. 47 bears S. 45 °01'E. 518.60 feet distant; thence N. 40°04'E. 100.00 feet to Corner No. 2, an iron pin with a white plastic cap, set in concrete on the Southwesterly boundary line of Lot 8 in Block 39 of said Mayer Addition to the Town of Eagle, Colorado; thence N. 49 °56'W. along said boundary line of said Lot 8, 56.80 feet to Corner No. 3, an iron pin with a white plastic cap, set in concrete on the Southeasterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed By Joseph E. Chambers and Ethel Chambers to the Town of Eagle, Colorado, a Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded in Book 161 at 355 of the records in the office of the County Clerk and Recorder of Eagle County, Colorado; thence
N.40°04'E. along said boundary line of said Public Alley, 77.57 feet to Corner No. 4, an iron pin with a white plastic cap, set in concrete on the Southeasterly boundary line of said Public Alley; thence S.49°56'E. 140.97 feet to Corner No. 5, an iron pin with a white plastic cap, set in concrete; thence N. 40°04'E. 112.43 feet to Corner No. 6, an iron pin with a white plastic cap, set in concrete near a fence line; thence S. 49°56'E. 138.36 feet to Corner No. 7; thence N. 01°57'E. 200.82 feet to Corner No. 8 on the Northeasterly boundary line of said Lot 7 in Block 39 of said Mayer Addition to the Town of Eagle, Colorado; thence S. 49°56'E. 31.78 feet to Corner No. 9, identical wit the Northeast corner of said Lot 7; thence S. 01°57'W. 442.40 feet to Corner No. 10, an iron pin with a white plastic cap, set in concrete; thence N. 63°52'W. 415.40 feet to Corner No. 1, the Place of Beginning

Parcel No. 2

A sixteen–foot strip of land, being a part of Lot 8 in Block 39, Mayer Addition to the Town of Eagle, Colorado, more particularly described as follows:

Beginning at Corner No. 1, a point on the Southwesterly boundary line of said Lot 8 and on the Northwesterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, Colorado, a Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, from which Angle Point No. 7 of aforementioned Tract No. 47, in Township 5 South, Range 84 West of the 6th P.M., Colorado, bears S. 36 °09'50"E. 606.92 feet distant; thence N. 40°04'E. along and conforming to said Northwesterly boundary line of aforementioned Public Alley, 16.00 feet to Corner No. 2; thence N. 49°56'W. 125.00 feet to Corner No. 3 on the Southeasterly boundary line of Castle Drive in said Mayer Addition; thence S. 40 °04'W. 16.00 feet along said Southeasterly boundary line of said Castle Drive to Corner No. 4 which is identical to the most Westerly corner of said Lot 8; thence S. 49°56'E. 125.00 feet along the Southwesterly boundary line of said Lot 8, to Corner No. 1, the Place of Beginning,
County of Eagle, State of Colorado

also known as:

Lots 7 and part of Lot 8, Block 39, Mayers Addition to the Town of Eagle, New County Shop Building

and

part of Lot 1, West Eagle Addition to the Town of Eagle Road and Bridge

Parcel G:

A tract of land hereby designated as the "Bob Tract" lying partly inside, and partly outside, the corporate limits of the Town of Eagle, Colorado, and being a portion of Lots 7 and 8, in Block 39, Mayer Addition to the Town of Eagle, Colorado, according to the Plat thereof filed as Reception No. 88599 and being also described as being a portion West Eagle Addition, a plat recorded January 3, 1977 in Book 251, Page 288 both being recorded in the records in the office of the County Clerk and Recorder of the County of Eagle in the State of Colorado, and also being a portion of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 5, in Township 5 South, Range 84 West of the 6th P.M., according to the survey under which Patent issued August 8, 1890, and becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey approved by the Surveyor General's Office June 20, 1922, and accepted by the General Land Office June 6, 1923, more particularly described as follows:

Beginning at Corner No. 1, an iron pin with a white plastic cap, set in concrete, from which Angle Point No. 7 of said Tract 47 bears S. 22° 45' 50" 486.18 feet distant; Thence N. 49 ° 56' W.
140.97 feet of Corner No. 2, an iron pin with a white plastic cap, set in concrete, on the southerly boundary of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph Chambers and Ethel Chambers to the Town of Eagle, A Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, Thence N. 40 ° 04' E. 112.43 feet along the southerly edge of said Public Alley to Corner No. 3, an iron pin with a white plastic cap, set in concrete near a fence corner; Thence S. 49 ° 56' E. 140.97 feet to Corner No. 4, an iron pin with a white plastic cap, set in concrete near a fence line; Thence S. 40 °04' W. 112.43 feet to Corner No. 1, the place of beginning.

Together with the right to travel over, upon and across a sixteen–foot strip of land presently used as a road–way, and being a part of Lot 8 in Block 39, of aforementioned Mayer Addition to the Town of Eagle, Colorado, said sixteen–foot strip of land being more particularly described as follows: Beginning at Corner No. 1, a point on the southerly boundary line of said Lot 8 and on the northwesterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, a Municipal Corporation of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, from which Angle Point No. 7 of aforementioned Tract No. 47 in Township 5 South, Range 84 West of the 6th P.M., Colorado, bears S. 36° 09' 50" E. 606.92 feet distant; Thence N. 40 ° 04' along and conforming to said northwesterly line of aforementioned Public Alley, 16.00 feet to Corner No. 2; Thence N. 49 ° 56' W.
125.00 feet to Corner No. 3 on the southeasterly boundary line of Castle Drive in said Mayer Addition; Thence S. 40° 04' W. 16.00 feet along said southeasterly boundary of said Castle Drive to Corner No. 4, which is identical to the most westerly corner of said Lot 8; Thence S. 49 ° 56' E. 125.00 feet along the southwesterly boundary of said Lot 8, to Corner No. 1, the place of beginning,
County of Eagle, State of Colorado

also known as:

part of Lot 7 and 8, Block 39, Mayers Addition to the Town of Eagle and part of Lot 2, Block 41, West Eagle Addition to the Town of Eagle,

and

Easement Area described as:

A 10 foot wide strip of land lying 5 feet either side of the following described centerline which sides are shortened or lengthened at the True Point of Beginning and Point of Termination, located within "Bob Tract" recorded at Reception No. 843418 in the Office of the Clerk and Recorder, Eagle County, Colorado being more particularly described as follows:

Commencing at the west corner of "Bob Tract"
Thence N40°04'00"E a distance of 23.23 feet along the northwesterly line of said "Bob Tract" to the True Point of Beginning;
Thence departing said northerly line S40°35'09"E a distance of 49.32 feet; Thence S46°07'40"E a distance of 58.50 feet to the Point of Termination.

And

A 10 foot wide strip of land lying 5 feet either side of the following described centerline which sides are shortened or lengthened at the True Point of Beginning and Point of Termination, located within "Bob Tract" recorded at Reception No. 843418 in the Office of the Clerk and Recorder, Eagle County, Colorado being more particularly described as follows:

Commencing at the west corner of "Bob Tract"
Thence N40°04'00"E a distance of 107.43 feet along the northwesterly line of said "Bob Tract" to the True Point of Beginning;
Thence departing said northerly line S49°56'00"E a distance of 117.75 feet also being a five foot offset of the easterly line of "Bob Tract"; Thence S15°36'10"E a distance of 22.07 feet;
Thence S40°04'00"W a distance of 67.34 feet, also being a five foot offset of the southerly line of "Bob Tract" to the Point of Termination.
County of Eagle, State of Colorado

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N1°56'11"E, between a 4.5" aluminum cap on iron pipe at AP 7 for Tract 47/AP 2 for Tract 48 and a 2–1/2" GLO brass cap at the corner common to Tracts 43, 45, 46, 47, both corners being monumented as shown hereon.
2. This map has been prepared pursuant to client request for an Improvement Survey Plat.
3. Date of field survey: November 29–December 22, 2021
5. Units of linear measurements are displayed in US Survey Feet.
6. Vertical Information:
   Datum: Elevation information shown hereon is based upon GPS observations, Geoid 12B to derive the NAVD88 elevation of 6585.43' at the top of a rebar and 1–1/2" Aluminum Cap L.S. No. 22589, as shown hereon.
   Contour Intervals: 1'
7. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
8. Any subsurface utilities not shown, were not marked by appropriate utility companies at the time of this survey and therefore may not be shown hereon. Only paint marks and utility pin flags on the ground surface were surveyed by SGM as part of this survey. Client/contractor must contact specific utility companies to verify both the location and depth of respective utilities. Additional surveying work may be required to show any such subsurface utility locations on this drawing. SGM will not be responsible for protection of subsurface utilities.
9. Property descriptions shown hereon are based on the Commitment for Title Insurance issued by Title Company of the Rockies, Commitment No. 0820639–C2, having an effective date of October 25, 2021.
10. Fences shown hereon, if any, have been shown for general reference and do not necessarily depict limits of ownership.
11. The property shown hereon is subject to all easements, rights–of–way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been provided by the own or derived from the title insurance commitment issued by Title Company of the Rockies, Commitment No. 0820639–C2, having an effective date of October 25, 2021.

    Every attempt has been made to show all easements, rights–of–way, etc. referred to in the Schedule B2 Exceptions recited in said title insurance policy. Some such items may not be shown (i.e. items 1–6) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc. In regards to other such items:

    PARCEL A Exceptions:

    ITEM 7: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 8: Easements, restrictions and rights–of–ways as shown on the plat of Reynolds Subdivision recorded November 27, 1978 in Book 278 at Page 909 and the plat of West Eagle Addition recorded January 3, 1977 in Book 251 at Page 288. Book 278, Page 909, Does not affect the subject parcel. Book 251, Page 288, affects the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 9: Terms, conditions, provisions and obligations contained in the Easement recorded January 31, 1977 in Book 252 at Page 195. Affects the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 10: Terms, conditions, provisions and obligations contained in the Holy Cross Electric Association, Inc., Right of Way Easement recorded March 5, 1979 in Book 282 at Page 549. Affects the subject parcel and is shown hereon.

    ITEM 11: Terms, conditions, provisions and obligations contained in the Holy Cross Electric Association, Inc., Right of Way Easement recorded October 11, 1979 in Book 292 at Page 492. Does not affect the subject parcel.

    ITEM 12: Terms, conditions, reservations, restrictions and obligations as contained in Town of Eagle Ordinance No. I, Series of 1986, Amending Zone District, recorded March 19, 1986 in Book 438 at Page 445 as Reception No. 334696. Affects the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 13: Terms, conditions, provisions and obligations contained in the Ordinance No. 16, Series of 1999 recorded June 16, 1999 at Reception No. 700045. Affects the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 14: Terms, conditions, provisions and obligations contained in the Memorandum of Statutory Notice recorded May 14, 2021 at Reception No. 202111613. Affects the subject parcel, the extents of which cannot be graphically depicted.

    PARCEL B Exceptions:

    ITEM 15: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 16: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

    PARCEL C Exceptions:

    ITEM 17: Exceptions and reservations contained in the patent from the United States. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 18: Existing public utility easements and existing rights of way for roads; ditches and highways. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 19: Royalty interests reserved in Warranty Deed recorded October 31, 1969 in Book 216 at Page 311. Does not affect the subject parcel.

    ITEM 20: Easements, conditions, covenants, restrictions, reservations and notes on the Forest Boundary Survey recorded January 22, 1985 in Book 405 at page 404. Does not affect the subject parcel.

    ITEM 21: Right of Way Irrigation Water Ditch for Neilson Ditch, also known as Ditch No. 2. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 22: Right of Way for powerline purposes for Eagle River Electric Co. (now Holy Cross Electric Association). May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 23: Easement for a road to Town of Eagle dated July 20, 1992. Said easement being 40 feet in width, 242 feet in length, located in Tract 47, recorded February 1, 1993 in Book 600 at Page 441. Affects the subject parcel and is shown hereon.

    PARCEL D Exceptions:

    ITEM 24: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 25: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

    PARCEL D1 Exceptions:

    ITEM 26: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 27: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

    PARCELS E and F Exceptions:

    ITEM 28: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 29: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

    PARCEL G Exceptions:

    ITEM 30: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 31: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 32: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14 , 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

    WEST EAGLE ADDITION Exceptions:

    ITEM 33: Easements, restrictions and rights–of–ways as shown on the plat of West Eagle Addition recorded January 3, 1977 in Book 251 at Page 288. Affects the subject parcel, the extents of which cannot be graphically depicted.

    ITEM 34: Terms, conditions, provisions and obligations contained in the Easement recorded January 31, 1977 in Book 252 at Page 195. Affects the subject parcel, the extents of which cannot be graphically depicted.

SURVEYOR'S CERTIFICATE:

I, Scott A. Hemmen, being a registered Professional Land Surveyor, licensed in the State of Colorado, do hereby certify to Title Company of the Rockies, that this is an Improvement Survey Plat as defined by CRS 38–51–102(9), resulting from a monumented land survey, showing the current location of all significant visible structures, utilities, fences, hedges, or walls situated on the described parcel and within five feet of all boundaries of such parcel, and also any visible conflicting boundary evidence or encroachments, and all easements and rights–of–way of a public or private nature that are visible, or apparent, or of record, and underground utilities described in or other sources as specified in the title commitment referenced hereon, and that this Improvement Survey Plat was prepared by SGM, on this date, July 15, 2024, based on site conditions as they existed during a field survey performed during December, 2021 and site inspection for changes July 2024, under my direct supervision and checking and that it is true and correct to the best of my knowledge and belief.

Scott A. Hemmen
Colorado PLS # 38182
For, and on behalf of SGM

Acceptance for Deposit:

This Plat is accepted for deposit in the Office of the County Surveyor of Eagle County, Colorado, this _____ day of _____, 2024, in Book _____ on Page _____ under Reception No. _____.

_____
Eagle County Surveyor

Filing Information:
Section(s): 5
Township: 5 South
Range: 84 West of the 6th P.M.

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

West Eagle
Town of Eagle, Colorado

#	Revision	Date	By:
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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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2021-702.001
Drawn by:	AO
Date:	07/24/2024
Approved:	– | PLS: SH
File:	WestEagle_ex

Title:

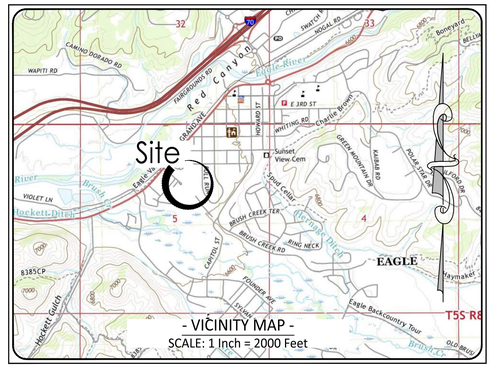
Survey Plat Notes

Sheet No.
1
Of: 7

I:\2021\2021-702-WestEagle\001-SurveyPlat\If-Dwgs\Surv\Dwgs\BaseMaps\WestEagle_ex.dwg Plotted: 7/25/2024 8:11 AM By: Scott Hemmen

Improvement Survey Plat & Topographic Survey

Situated in Section 5, Township 5 South, Range 84 West of the 6th P.M.
Town of Eagle
Eagle County, Colorado



Match Line

Match Line

(S49°56'00"E 407.30')
N49°56'00"W 408.47'
25'
Bull Pasture Road
7.5' Right of Way
Trat B Bud Minor Subdivision
Rec.No.305291

N01°59'11"E 1292.85' Basis of Bearings
(N01°48'00"E 1303.50' B135 P85)

S49°56'00"E
30.83'
(S49°56'00"E)
(31.78')

Found 5/8" Rebar

Parcel No.
2109-051-00-028
W. Sixth Street
(Parcel C)

(S01°48'00"W 1607.76' B135 P85)

Brandl
Reception No. 201907990

Rodriguez
Reception No. 201500078

Webb & Scott
Book 570 Page 637

S01°52'26"W 894.94' Reception No. 200912645)

Found Rebar and
1-1/2"Aluminum Cap Illegible

Found 5/8" Rebar

70'
Dedicated Road
Right of Way

S01°52'06"W 894.69'

Found Rebar and
1-1/2"Aluminum Cap
L.S. No. 11204

Found Rebar and
1-1/2"Aluminum Cap
L.S. No. 20695

Oxbow Court Duplexes
Phase 1 & 2
Reception Nos. 724297 &
736862

Lot 1
Tally Subdivision
Reception No.
202004916

Lot 1
Bud Minor Subdivision
Reception No. 805885

Lot 2
Tally Subdivision
Reception No.
202004916

Lot 2
Bud Minor Subdivision
Reception No. 805885

Lot 3
Tally Subdivision
Reception No.
202004916

Lot 3
Bud Minor Subdivision
Reception No. 805885

40'
Castle Drive
Reception No. 147565

Found Rebar and
1-1/2" Aluminum Cap L.S. No.
22589

N40°04'00"E
16.00'

Parcel No.
2109-051-21-005
751 Castle Drive
(Parcel E & F)

Found Rebar and
1-1/4" White Plastic
Cap Illegible

16'
Alley

N40°21'00"E 117.00'
(N40°04'00"E 112.43')

S49°37'11"E 141.10'
(S49°56'00"E 140.97')

Found 5/8" Rebar and
1-1/2" Aluminum Cap
Stamped 27598 2WC PEAK

(N01°37'00"E 200.98')

S40°04'00"W
15.96'

Parcel No.
2109-051-21-003
766 Castle Drive
(Parcel G)

S49°56'00"E 125.00'
N40°03'17"W 125.00'

Found 5/8" Rebar and
1-1/2" Aluminum Cap
PLS 34998

N32°53'47"E 77.95'
(N40°04'00"E 77.97')

S49°56'42"E 141.68'
(S49°56'00"E 140.97')

S49°37'11"E 137.92'
(S49°56'00"E 138.36')

N02°08'41"E 200.98'

Lot 3A Block 41
West Eagle Addition Resubdivision
Reception No. 700046

10' Sewer Service
Easement Reception
No. 700046

N40°08'52"E 62.50'

Found 5/8" Rebar and
1-1/2" Aluminum Cap
WC1.0 PLS 34998

N40°04'00"E 112.43'
(N40°21'00"E 117.00')

Found Rebar and 1-1/2"
Aluminum Cap L.S. No. 22589
Benchmark Elevation: 6585.43'

N49°56'00"W 53.20'

Lot 3B Block 41
West Eagle Addition
Reception No. 700046
Parcel No.
2109-052-05-013
600 Castle Drive
(Parcel A)

N40°03'00"E
37.50'

N50°04'41"W 54.23'

N40°04'00"E 100.00'

25' Elec. Easement
Reception No. 178856

Found 5/8" Rebar and
1-1/2" Aluminum Cap
Stamped 26967

10' Century Link Easement
Rec.No. 202012176

Parcel No.
2109-051-21-004
751 Castle Drive
(Parcel E & F)

Lot 6-8 Block 41
West Eagle Addition
Reception No. 147565

Found 5/8" Rebar and
1-1/2" Aluminum Cap
Illegible

N63°48'09"W 415.63'
(N63°52'00"W 415.40')

Lot 5 Block 41
West Eagle Addition
Reception No. 147565

Lot 4 Block 41
West Eagle Addition
Reception No. 147565

S01°51'31"W 442.40' (S01°57'00"W 442.40' B219 P83)
N01°56'11"E 918.46' (N01°56'11"E 918.46')

Found 5/8" Rebar and
1-1/4" White Plastic
Cap Illegible

30' Castle Drive
Reception No. 147565

40'
Road Easement
Book 600 Page 441
Rec.No. 496530

Found Rebar and
1-1/2"Aluminum Cap
L.S. No. 20695
(1' Witness Corner)

Lot 2
Parker-Pollitt Subdivision
Reception No. 200602839

Found Rebar and 4.5"
Aluminum Cap Tract 47 AP
7, Tract 48 AP 2
Eagle County Surveyor

20.0' Nelson Ditch Easement
a.k.a. Ditch #2

S87°29'56"W 242.47'
(S87°51'00"W 242.22' B135 P85)

(S87°33'31"W 242.40' Reception No. 200912645)

Found Rebar and 3.25"
Aluminum Cap
AP 6 Sec. 5
USDAFS LS 7235
1987

Town of Eagle
Parcel No. 2109-054-08-001

— LEGEND —

- ◆ – Found Monument as Described
- ◉ – Found Monument as Described
- ○ – Set 18" Long X 5/8" Rebar and Aluminum Cap stamped PLS 38182

N00°00'00"E 100.00' – Measured Bearings & Distances
(N00°00'00"E 100.00') – Record Bearings & Distances

Graphic Scale
0 20 40 80
In U.S. Feet: 1" = 40'

SGM
118 West Sixth Street, Suite 300
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

West Eagle
Town of Eagle, Colorado

#	Revision	Date	By
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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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2021-702.001
Drawn by:	AO
Date:	7/24/2024
Approved:	– PLS: SaH
File:	WestEagle_ex

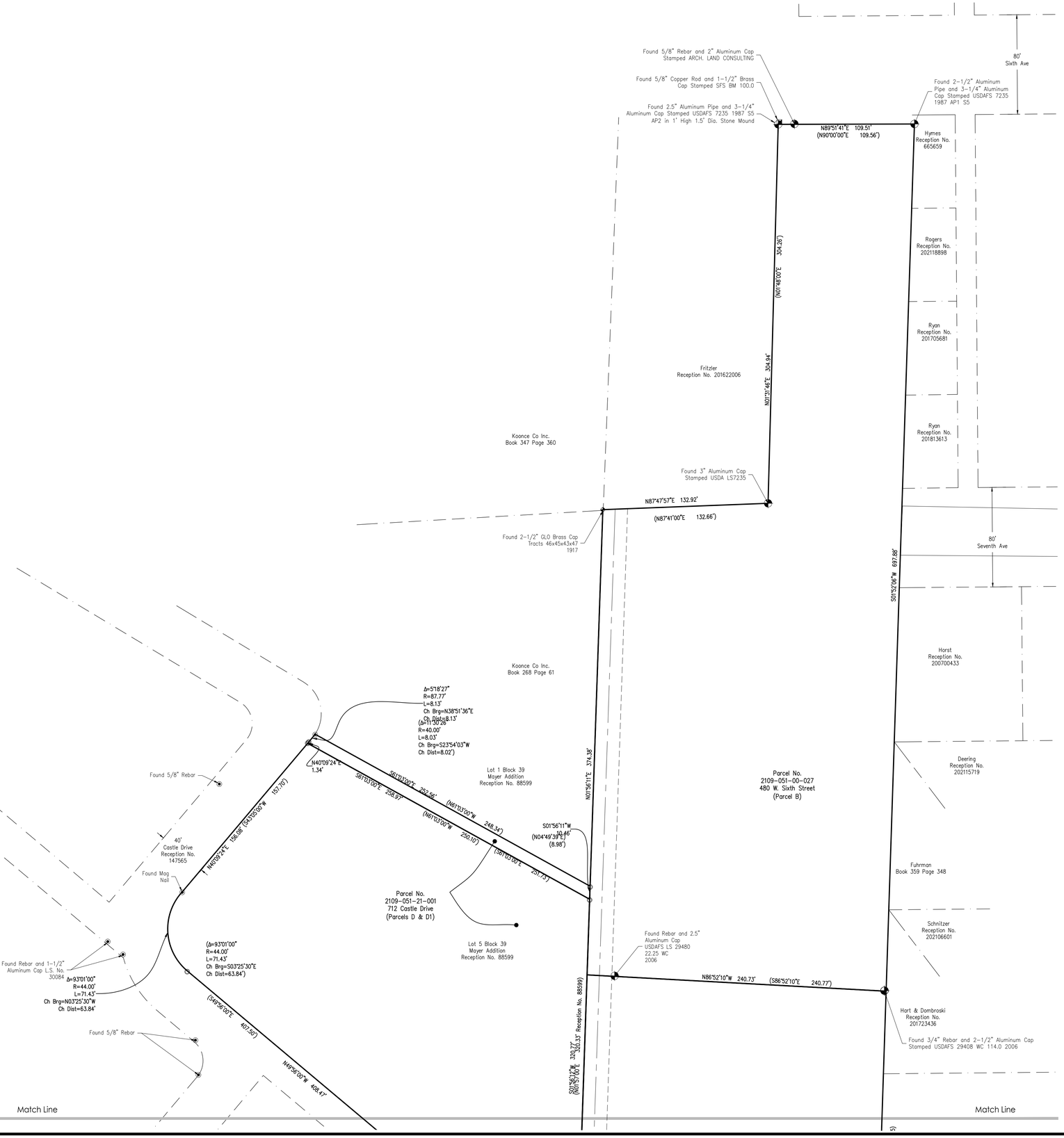
Title:
Boundary Survey

Sheet No.
2
Of: 7

I:\2021\2021-702 - WestEagle\001-SurveyPlat\Vf-Dwgs\Surv\Dwgs\BaseMaps\WestEagle_ex.dwg Plotted: 7/25/2024 8:12 AM By: Scott Hammen

Improvement Survey Plat & Topographic Survey

Situated in Section 5, Township 5 South, Range 84 West of the 6th P.M.
Town of Eagle
Eagle County, Colorado



LEGEND

- ◆ – Found Monument as Described
- ◉ – Found Monument as Described
- ○ – Set 18" Long X 5/8" Rebar and Aluminum Cap stamped PLS 38182

N00°00'00"E 100.00' – Measured Bearings & Distances
(N00°00'00"E 100.00') – Record Bearings & Distances

Graphic Scale
0 20 40 80
In U.S. Feet: 1" = 40'

SGM
118 West Sixth Street, Suite 300
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

West Eagle
Town of Eagle, Colorado

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Drawn by:	AO
Date:	07/24/2024
Approved: – PLS:	SAH
File:	WestEagle_ex

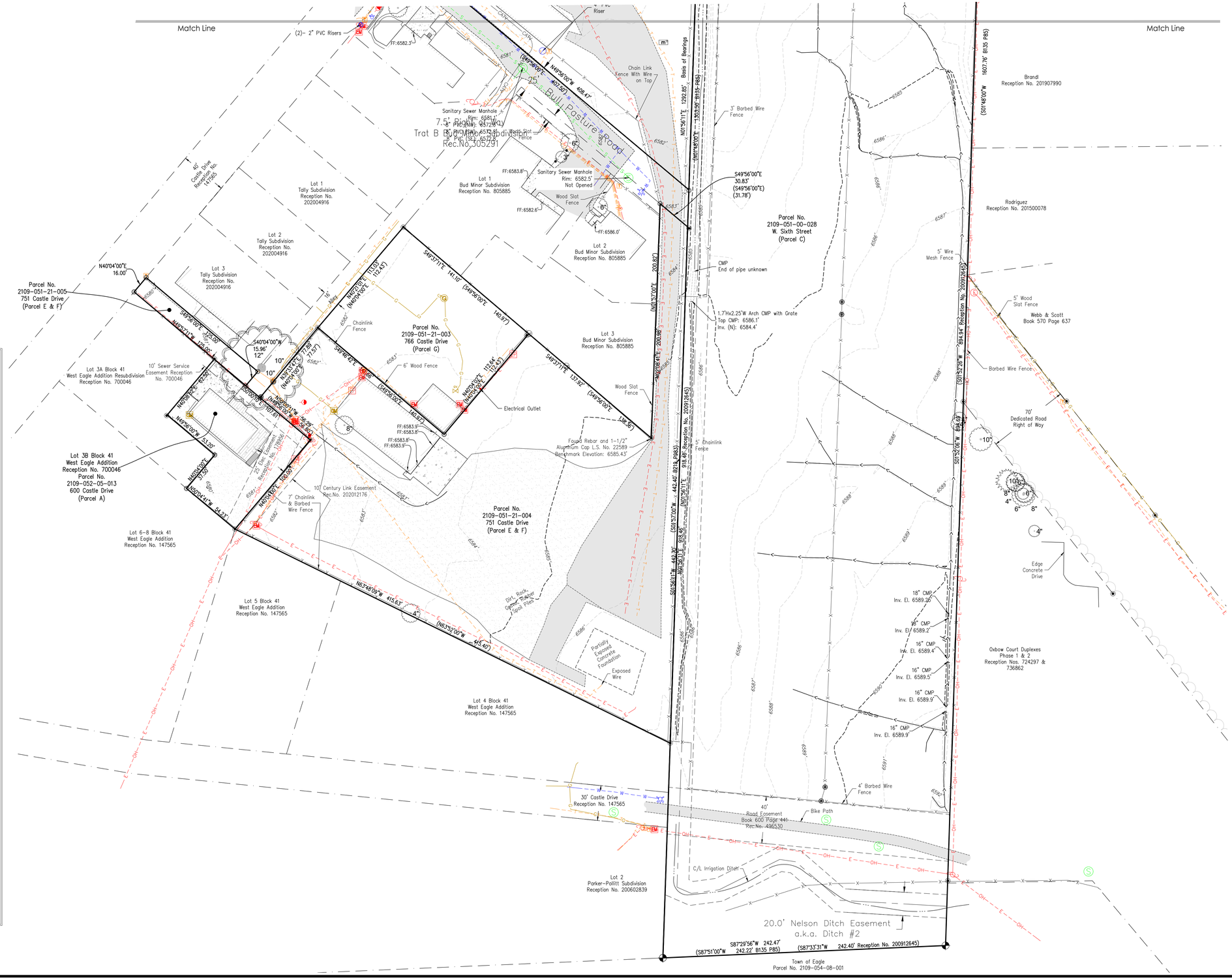
Title: Boundary Survey

Sheet No. 3
Of: 7

I:\2021\2021-702-WestEagle\01-Survey\Plat\1-Dwgs\Survey Dwgs\BaseMaps\WestEagle_ex.dwg Plotted: 7/25/2024 8:13 AM By: Scott Hemmen

Improvement Survey Plat & Topographic Survey

Situated in Section 5, Township 5 South, Range 84 West of the 6th P.M.
Town of Eagle
Eagle County, Colorado



LEGEND

- Found Monument as Described
- Found Monument as Described
- Set 18" Long X 5/8" Rebar and Aluminum Cap stamped PLS 38182
- ET – Electric Transformer
- EM – Electric Meter
- EP – Electric Panel
- E – Electric Manhole
- Light Pole
- Utility Pole
- Guy Pole
- T – Telephone Ped
- Water valve
- FH – Fire Hydrant
- WM – Water Meter
- Water Shut-off
- Water Spigot
- PVC Pipe Riser
- S – Sanitary Sewer Manhole
- CO – Cleanout
- GM – Gas Meter
- GV – Gas Valve
- Gas Marker
- Satellite Dish
- UV – Utility vault – Unknown utility type
- Sign – Single Pole
- Gate Post
- Bollard

FF:1234.5' Indicates Finished Floor Elevation

8" Typical Tree Size Labels Indicates one tree, 8"trunk (DBH)
Deciduous Tree

2-10" Typical Tree Size Labels Indicates two trees, 10"trunk (DBH)
Evergreen Tree

- E – – OH – – – Overhead Electric Line
- E – – E – – E Underground Electric Line
- G – – G – – Gas Line
- X – – X – – Fenceline
- S – – S – – S – – Sanitary Sewer Line
- W – – W – – W – – Water Line
- FO – – FO – – Underground Fiber Optics Line
- T – – T – – T – – Underground Telephone Line
- T – – OH – – – Overhead Telephone Line
- CATV – – CATV – – Underground Cable TV Line
- Ditch
- Flowline
- Edge of Vegetation
- Building
- Concrete
- Stone
- Gravel
- Deck
- Asphalt paving

Graphic Scale
0 20 40 80
In U.S. Feet: 1" = 40'

SGM
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Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

West Eagle
Town of Eagle, Colorado

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Job No.	2021-702.001
Drawn by:	AO
Date:	07/24/2024
Approved: – PLS:	SAH
File:	WestEagle_ex

Title: Existing Conditions

Sheet No. 4
Of: 7

I:\2021\2021-702-WestEagle\07-Survey\Plat\VI-Dwgs\Survey\WestEagle_ex.dwg Plotted: 7/25/2024 8:14 AM By: Scott Hammen

Improvement Survey Plat & Topographic Survey

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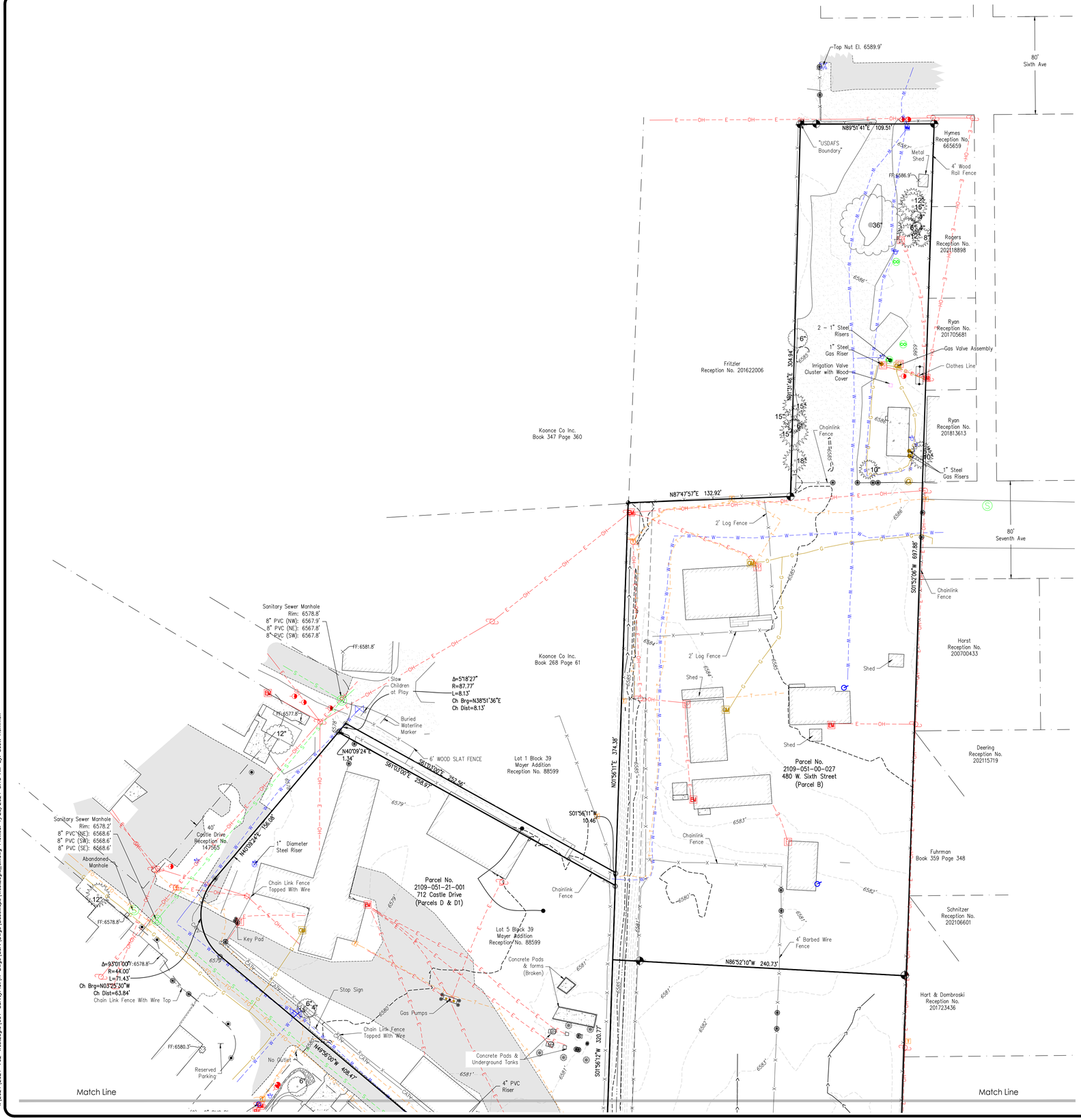
Town of Eagle
Eagle County, Colorado



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- T – T – T – T – Underground Telephone Line
- T – OH – Overhead Telephone Line
- CATV – CATV – Underground Cable TV Line
- Ditch
- Flowline
- Edge of Vegetation
- Building
- Concrete
- Stone
- Gravel
- Deck
- Asphalt paving

Graphic Scale
0 20 40 80
In U.S. Feet: 1" = 40'

SGM
118 West Sixth Street, Suite 100
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

West Eagle
Town of Eagle, Colorado

No.	Revision	Date	By:
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Approved:	– PLS: SAH
File:	WestEagle_ex

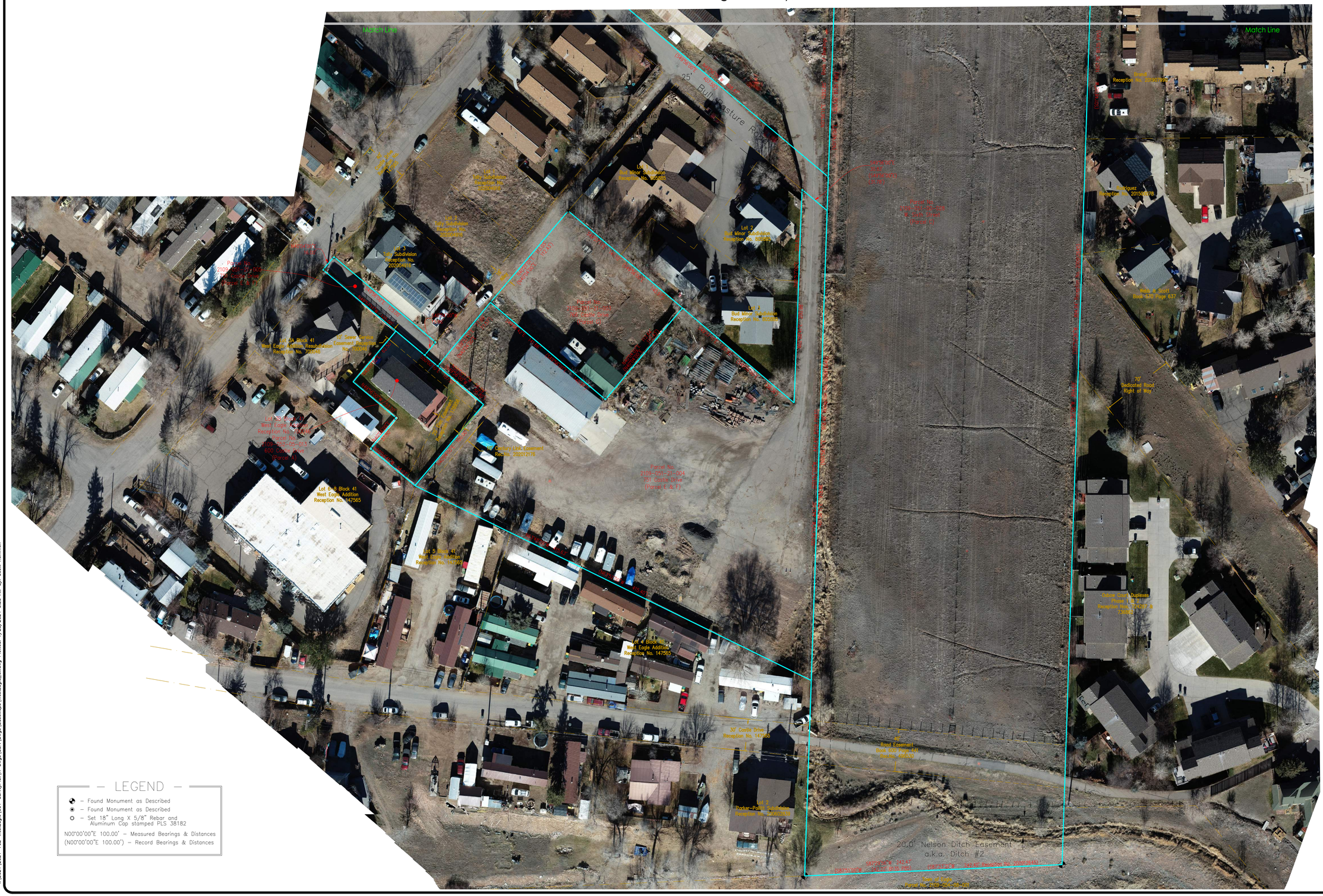
Title: Existing Conditions

Sheet No. 5
Of: 7

I:\2021\2021-702-WestEagle\001-Survey\Plat\W-Dwgs\Surv\Dwgs\BaseMaps\WestEagle_ex.dwg Plotted: 7/25/2024 8:15 AM By: Scott Hemmen

Improvement Survey Plat & Topographic Survey

Situated in Section 5, Township 5 South, Range 84 West of the 6th P.M.
Town of Eagle
Eagle County, Colorado



LEGEND

- ◆ – Found Monument as Described
- ◉ – Found Monument as Described
- ○ – Set 18" Long X 5/8" Rebar and Aluminum Cap stamped PLS 38182

N00°00'00"E 100.00' – Measured Bearings & Distances
(N00°00'00"E 100.00') – Record Bearings & Distances

Graphic Scale
0 20 40 80
In U.S. Feet: 1" = 40'

SGM
118 West Sixth Street, Suite
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

West Eagle
Town of Eagle, Colorado

#	Revision	Date	By:
1			
2			
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8			
9			

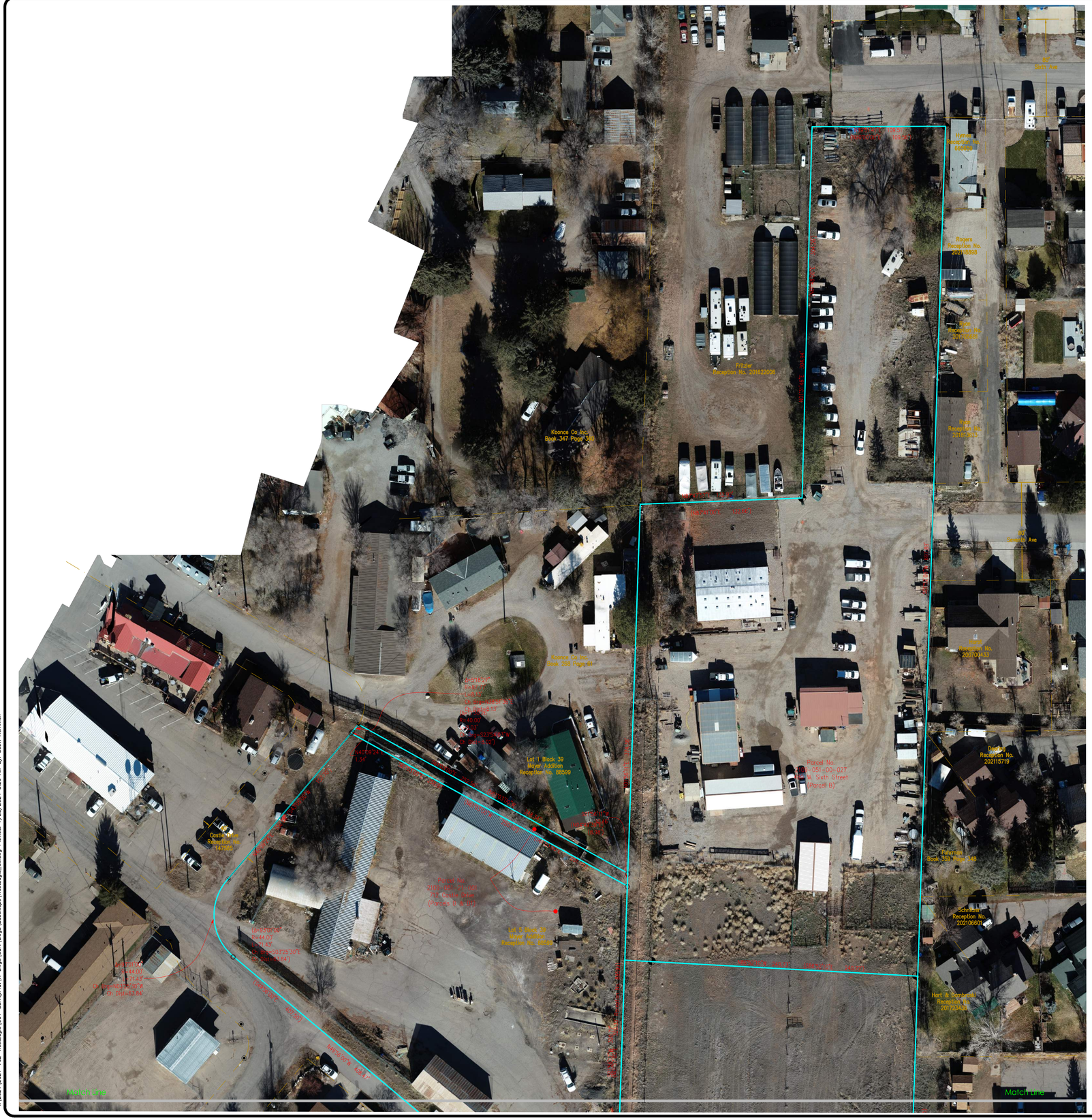
Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification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

Job No.	2021-702.001
Drawn by:	AO
Date:	07/24/2024
Approved:	– PLS: SAH
File:	WestEagle_ex

Title: Boundary with Imagery

Sheet No. 6
Of: 7

L:\2021\2021-702-WestEagle\001-SurveyPlat\dwg\Surv\Dwgs\BaseMaps\WestEagle_ex.dwg Plotted: 7/25/2024 8:23 AM By: Scott Hemmen



Improvement Survey Plat & Topographic Survey

Situated in Section 5, Township 5 South, Range 84
West of the 6th P.M.
Town of Eagle
Eagle County, Colorado

Graphic Scale
0 20 40 80
In U.S. Feet: 1" = 40'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com

West Eagle
Town of Eagle, Colorado

#	Revision	Date	By:
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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 legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2021-702.001
Drawn by:	AO
Date:	07/24/2024
Approved: –	PLS: SH
File:	WestEagle_ex

Title:
Boundary with Imagery

Sheet No.
7
Of: 7

LEGEND

- Found Monument as Described
- Found Monument as Described
- Set 18" Long X 5/8" Rebar and Aluminum Cap stamped PLS 38182

N00°00'00"E 100.00' – Measured Bearings & Distances
(N00°00'00"E 100.00') – Record Bearings & Distances

I:\2021\2021-702-WestEagle\001-SurveyPlat\H-Dwgs\Surv\Dwgs\BaseMaps\WestEagle_ex.dwg Plotted: 7/25/2024 8:26 AM By: Scott Hemmen



EXISTING PARCEL INFORMATION

1. 2109-052-05-013; Eagle County (annexed to Town of Eagle)
   Town Zoning: Residential Multi-Family
   Current Use: Residence
2. 2109-051-21-005; Eagle County (annexed to Town of Eagle)
   Town Zoning: Residential Multi-Family
   Current Use: County Storage
3. 2109-051-21-003; Eagle County Housing & Development (annexed to Town of Eagle)
   Town Zoning: Residential Multi-Family
   Current Use: County Storage
4. 2109-051-21-004; Eagle County (annexed to Town of Eagle)
   Town Zoning: Residential Multi-Family
   Current Use: County Storage
5. 2109-051-00-028; Eagle County (to be annexed)
   County Zoning: Resource
   Current Use: Horse Pasture
6. 2109-051-21-001; Eagle County (annexed to Town of Eagle)
   Town Zoning: Commercial Mixed-Use
   Current Use: Public Works operations yard

EXISTING BUILDING INFORMATION

A. Residential; 1,520 SF; To Be Demolished
B. Storage; 3,407 SF; To Be Demolished
C. Storage; 884 SF; To Be Demolished
D. Storage; 1,839 SF; To Be Demolished
E. Storage; 6,194 SF; To Be Demolished
F. Storage; 2,991 SF; To Be Demolished

DHM DESIGN
225 Main Street
#201
Carbondale, Co. 81623
970.963.6520
www.dhmdesign.com

REUSE OF DOCUMENT

This document is the property of DHM Design Corp. The ideas and design incorporated on this document is an instrument of professional service and shall not be used for any other project without written authorization of DHM Design Corp.

WEST EAGLE HOUSING

Eagle, CO

PROJECT NO: 21252.00

ISSUE:

05.01.2023 100% DESIGN DEVELOPMENT SET

SHEET TITLE:

EXISTING BUILDINGS AND LAND USE DIAGRAM

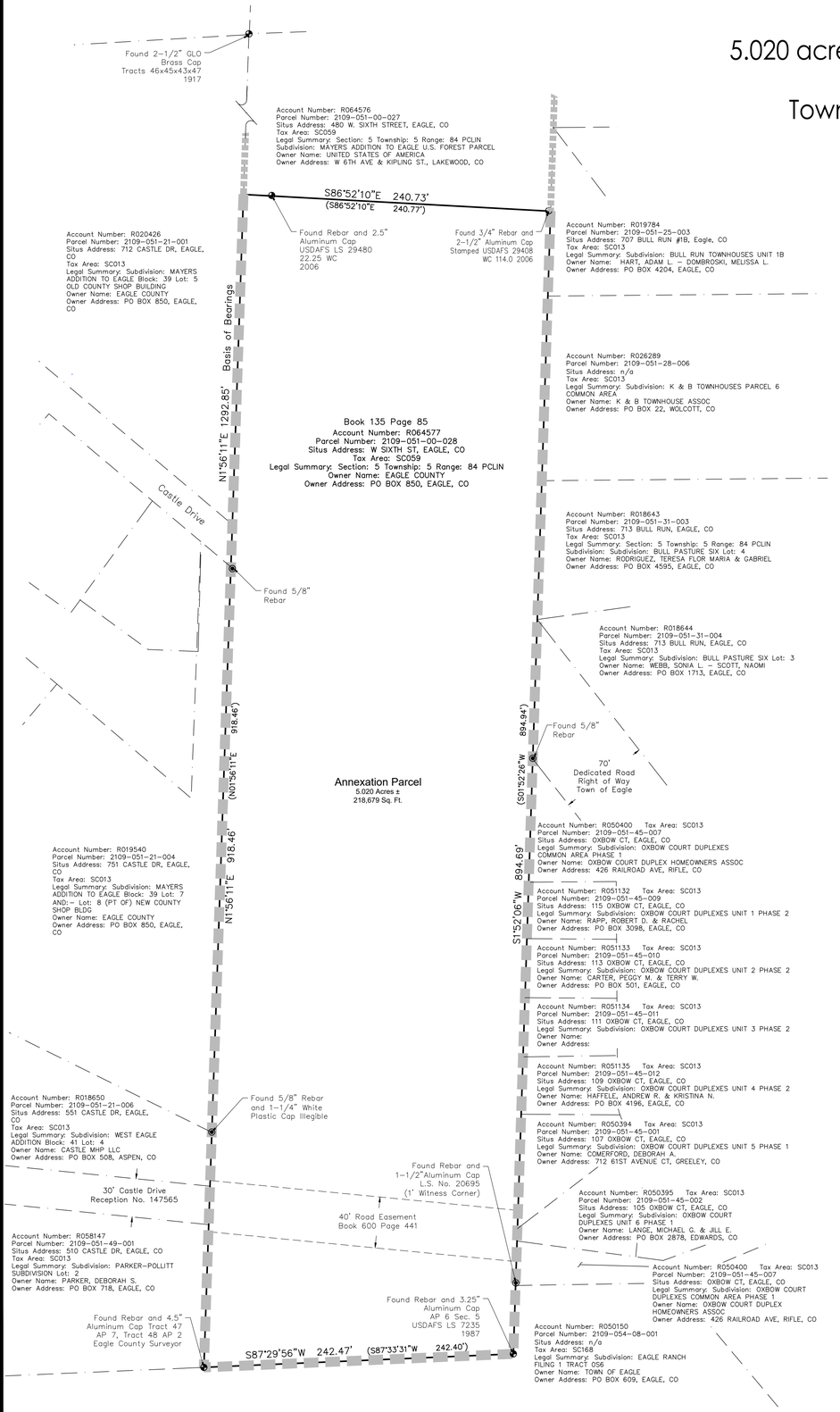
SHEET NUMBER:

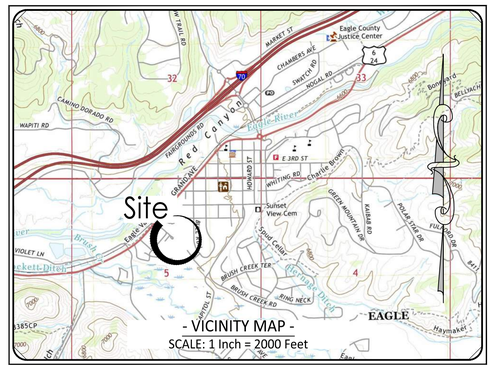
L0.0

Plot Date/Time: July 24, 2024 - 9:44 am

West Eagle Annexation Map

5.020 acres to be Annexed to the Town of Eagle, Colorado
A Parcel of Land Situated in Section 5,
Township 5 South, Range 84 West of the 6th P.M.,
Eagle County, Colorado





CERTIFICATE OF OWNERSHIP

We, Eagle County, the owners of 100 percent of the following described property, excluding any public streets and alleys, to-wit:

Recorded Description (Quitclaim Deed at Reception No. 200912645)
Sec. 5, a parcel of land in Section 5, Town of Eagle, being a portion of that land described in Exchange Deed recorded February 9, 1950 in Book 135 on page 85 (Parent Parcel), and more particularly described as follows:

Beginning at Angle Point 7 of Tract 47, monumented with a 3 inch diameter cap on pipe by the Eagle County Surveyor, thence on and along the west line of said Parent Parcel N1°56'11"E for 918.46 feet to a point from which a G.L.O. brass cap on pipe bears N1°56'11"E for 373.60 feet and an USDA Forest Service aluminum cap marked WC bears S86°52'10"E 22.25 feet; thence S86°52'10"E for 240.77 feet to a point on the east line of said Parent Parcel described in Warranty Deed recorded February 9, 1950 in Book 125 on page 85, from which an USDA Forest Service aluminum cap marked WC bears N86°52'10"W 1.14 feet and an USDA aluminum cap on pipe marked AP-1 bears N1°52'26"E. for 697.27 feet; thence S1°52'26"W for 894.94 feet to an USDA Forest Service aluminum monument marked AP-6; thence S87°33'28"W for 242.40 feet to the Point of Beginning.
County of Eagle, State of Colorado

As-Surveyed Description
A parcel of land situated within Section 5, Township 5 South, Range 84 West of the 6th Principal Meridian, Eagle County, Colorado, said parcel being more fully described as follows:

Beginning at the southwest corner of said parcel as monumented by a rebar with 4-1/2" aluminum cap marked for AP 7 of Tract 47;
Thence N1°56'11"E for a distance of 918.46 feet;
Thence S86°52'10"E for a distance of 240.73 feet;
Thence S1°52'06"W for a distance of 894.69 feet;
Thence S87°29'56"W for a distance of 242.47 feet to the Point of Beginning.
Said parcel containing 5.020 Acres (218,679 Sq. Ft.), more or less.

have by these presents laid out and platted the same as shown hereon and designate the same as West Eagle Annexation to the Town of Eagle, County of Eagle, State of Colorado.

EXECUTED this _____ day of _____, 20__.

_____
Chair
Eagle County Board of Commissioners

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing certification was acknowledged before me this _____ day of _____, 20__ by _____, County Commissioner, Eagle County.

Witness my hand and official seal _____

My commission expires: _____

_____
Notary Public

Contiguity Table
Perimeter of area being annexed.....2296.35'
Minimum Required Contiguous Boundary (2296.35' x 1/6).....382.73'
Existing Boundary Contiguous w/ Town of Eagle.....2055.62'

— LEGEND —

- Existing Town Limits
- Existing Town Limits contiguous with Annexation Parcel
- ◆ – Found Monument as described
- ◉ – Found Monument as described
- N00°00'00"E 100.00' = Measured Bearings & Distances
- (N00°00'00"E 100.00') = Record Bearings & Distances

TOWN COUNCIL CERTIFICATE

The Town Council of the Town of Eagle, Colorado, by Resolution Number _____ , duly adopted on the _____ day of _____, 20__, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the Town of Eagle.

The Town Council of the Town of Eagle, Colorado, by Ordinance Number _____ , duly adopted on the _____ day of _____, 20__, did annex the property herein described to the Town of Eagle, Colorado.

_____
Mayor

ATTEST:

_____
Town Clerk

TITLE CERTIFICATE

_____, does hereby certify that I have examined the title to all lands shown on this Annexation Plat and that title to such lands is vested in _____ , free and clear of all liens, taxes, and encumbrances, except as follows:

_____
_____
_____

_____ EXECUTED this day of _____, 20__.

_____
Title Examiner

MORTGAGEE OR LIENHOLDERS CERTIFICATE

_____ does hereby certify that it is the holder of _____ against the lands shown on this Annexation Plat and hereby consents to the subdivision of the lands shown hereon.

EXECUTED this _____ day of _____, 20__.

_____
Mortgagee or Lienholder

NOTES:

1. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N1°56'11"E, between a 4.5" aluminum cap on iron pipe at AP 7 for Tract 47/AP 2 for Tract 48 and a 2-1/2" GLO brass cap at the corner common to Tracts 43, 45, 46, 47, both corners being monumented as shown hereon.
2. This map has been prepared pursuant to client request for an Annexation Plat.
3. Date of field survey: November 29-December 22, 2021
5. Units of linear measurements are displayed in US Survey Feet.
6. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
7. Property descriptions shown hereon are based on Reception No. 200912645 of the Eagle County records.

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at o'clock at _____ .M., on the _____ day of _____, 20__, and is duly recorded in Book _____ at Page _____ , as Document No. _____ .

_____
EAGLE COUNTY CLERK & RECORDER

By: _____
Deputy

SURVEYOR'S CERTIFICATE
I, Scott A. Hemmen, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this Annexation Plat was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the Town of Eagle, Colorado. I further certify that the external boundaries of the property shown on this plat have been monumented on the ground in accordance with Section 4.15.010(G) of the Eagle Municipal Code.

EXECUTED this _____ day of _____, 20__.

REVIEW COPY

Scott A. Hemmen
Colorado P.L.S. 38182
For and on behalf of SGM

Graphic Scale
0 25 50 100
In U.S. Feet : 1" = 50'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

West Eagle Annexation
Eagle, Colorado

#	Revision	Date	By:
1			
2			
3			
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Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2021-702.001
Drawn by:	MEW
Date:	06/12/2024
Approved:	SAH
File:	WestEagle_Annex
Location:	

Annexation Map

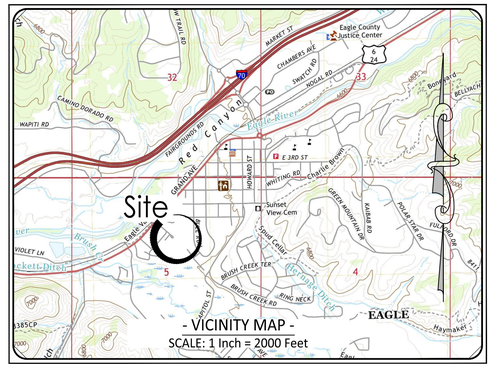
Sheet No. 1
Of: 1

I:\2021\21-702-WestEagle\07-Survey\Plat\01-Dwgs\Surv\Dwgs\BaseMap\WestEagle_Annex.dwg Plotted: 6/12/2024 9:33 AM By: Scott Hemmen

Final Plat

West Eagle Housing

Situated in Section 5, Township 5 South, Range 84 West of the 6th P.M., Eagle County, Colorado



CERTIFICATE OF OWNERSHIP

We, Eagle County, the sole owners in fee simple of all that real property described as follows:

Record Description
Parcel A:

Lot 3B, West Eagle Addition, a resubdivision of Lot 3, Block 41, according to the Plat recorded June 16, 1999 under Reception No. 700046, County of Eagle, State of Colorado.

Parcel C:

Sec. 5, a parcel of land in Section 5, Town of Eagle, being a portion of that land described in Exchange Deed recorded February 9, 1950 in Book 135 on page 85 (Parent Parcel), and more particularly described as follows:

Beginning at Angle Point 7 of Tract 47, monumented with a 3 inch diameter cap on pipe by the Eagle County Surveyor, thence on and along the west line of said Parent Parcel N1 °56'11"E. for 918.46 feet to a point from which a G.L.O. brass cap on pipe bears N1 °56'11"E. for 373.60 feet and an USDA Forest Service aluminum cap marked WC bears S86°52'10"E. 22.25 feet; thence S86°52'10"E. for 240.77 feet to a point on the east line of said Parent Parcel described in Warranty Deed recorded February 9, 1950 in Book 125 on page 85, from which an USDA Forest Service aluminum cap marked WC bears N86°52'10"W. 1.14 feet and an USDA aluminum cap on pipe marked AP-1 bears N1°52'26"E. for 697.27 feet; thence S1°52'26"W. for 894.94 feet to an USDA Forest Service aluminum monument marked AP-6; thence S87°33'28"W. for 242.40 feet to the Point of Beginning,
County of Eagle, State of Colorado

Parcel D:

A parcel of land in the Mayer Addition to the Town of Eagle, Colorado, located in Tract 47, Section 5, Township 5 South, Range 84 West of the Sixth Principal Meridian according to the Independent Resurvey of said Township and Range as approved by the U.S. Surveyor General in Denver, Colorado, on June 20, 1922; said parcel of land being more particularly described as follows, to wit:

Beginning at a point on the Easterly boundary of said Mayer Addition from which corner No. 4 of Tract 46D, a point on the Northerly boundary of said Tract 47, bears N. 1 °49'39"E. 303.26 feet distant; thence
N. 61°03'00"W. 248.34 feet to a point on the Easterly right of way boundary line of Castle Drive; thence following said Easterly right of way boundary of Castle Drive, 8.04 feet on a curve to the right with a radius of 40 feet, the chord of which bears S. 23 °54'03"W. 8.02 feet; thence S. 61°03'00"E. 251.73 feet to said Easterly boundary of the Mayer Addition; thence
N. 1°49'39" E. 8.98 feet to the Point of Beginning, County of Eagle, State of Colorado

Parcel D1:

That part of the Southeast Quarter of the Northwest Quarter (SE1/4 of NW 1/4) of Section Five (5), in Township Five (5) South, Range Eighty-Four (84) West of the Sixth (6th) Principal Meridian in Colorado, according to the survey under which Patent issued August 8, 1890, and becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey thereof accepted by the General Land Office June 6, 1923, more particularly described as follows:

Beginning at a point in said Tract No. 47 whence Corner No. 4 of Tract No. 46D on the North boundary of said Tract No. 47 bears North 53 °52' East 303.72 feet distant, thence South 61 °03' East 270.46 feet to a point whence said Corner No. 4 of said Tract No. 46D bears North 1 °57' East 311.98 feet distant; thence South 1°57' West 320.33 feet; thence North 49°56' West 473.4 feet; thence North 43°5' East 199 feet to the point of beginning,

Together with that parcel depicted on the Plat of Mayer Addition recorded at Reception No. 88599 as Eagle County Lot 5, and also known as Mayer Addition Lot 5

Parcel E and F:

Parcel No. 1

A tract of land lying partly inside, partly outside the corporate limits of the Town of Eagle, Colorado, and being portions of Lots 7 and 8, in Block 39, Mayer Addition to the Town of Eagle, Colorado, according to the plat thereof filed at Reception No. 88599 of the records in the office of the County Clerk and Recorder of the County of Eagle in the State of Colorado, and also being a portion of the SE1/4 of the NW1/4 of Section 5, in Township 5 South, Range 84 West of the 6th P.M. according to the survey under which Patent issued August 8, 1890, said SE1/4 of the NW1/4 of said Section 5, becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey approved by the Surveyor General's Office June 20, 1922, and accepted by the General Land Office June 6, 1923, more particularly described as follows, to-wit:

Beginning at Corner No. 1, an iron pin with white plastic cap, set in concrete, from which Angle Point No. 7 of aforementioned Tract No. 47 bears S. 45 °01'E. 518.60 feet distant; thence N. 40°04'E. 100.00 feet to Corner No. 2, an iron pin with a white plastic cap, set in concrete on the Southwesterly boundary line of Lot 8 in Block 39 of said Mayer Addition to the Town of Eagle, Colorado; thence N. 49 °56'W. along said boundary line of said Lot 8, 56.80 feet to Corner No. 3, an iron pin with a white plastic cap, set in concrete on the Southeasterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed By Joseph E. Chambers and Ethel Chambers to the Town of Eagle, Colorado, a Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded in Book 161 at 355 of the records in the office of the County Clerk and Recorder of Eagle County, Colorado; thence
N.40°04'E. along said boundary line of said Public Alley, 77.57 feet to Corner No. 4, an iron pin with a white plastic cap, set in concrete on the Southeasterly boundary line of said Public Alley; thence S.49°56'E. 140.97 feet to Corner No. 5, an iron pin with a white plastic cap, set in concrete; thence N. 40°04'E. 112.43 feet to Corner No. 6, an iron pin with a white plastic cap, set in concrete near a fence line; thence S. 49°56'E. 138.36 feet to Corner No. 7; thence N. 01°57'E. 200.82 feet to Corner No. 8 on the Northeasterly boundary line of said Lot 7 in Block 39 of said Mayer Addition to the Town of Eagle, Colorado; thence S. 49°56'E. 31.78 feet to Corner No. 9, identical wit the Northeast corner of said Lot 7; thence S. 01°57'W. 442.40 feet to Corner No. 10, an iron pin with a white plastic cap, set in concrete; thence N. 63°52'W. 415.40 feet to Corner No. 1, the Place of Beginning

Parcel No. 2

A sixteen-foot strip of land, being a part of Lot 8 in Block 39, Mayer Addition to the Town of Eagle, Colorado, more particularly described as follows:

Beginning at Corner No. 1, a point on the Southwesterly boundary line of said Lot 8 and on the Northwesterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, Colorado, a Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, from which Angle Point No. 7 of aforementioned Tract No. 47, in Township 5 South, Range 84 West of the 6th P.M., Colorado, bears S. 36 °09'50"E. 606.92 feet distant; thence N. 40°04'E. along and conforming to said Northwesterly boundary line of aforementioned Public Alley, 16.00 feet to Corner No. 2; thence N. 49°56'W. 125.00 feet to Corner No. 3 on the Southeasterly boundary line of Castle Drive in said Mayer Addition; thence S. 40 °04'W. 16.00 feet along said Southeasterly boundary line of said Castle Drive to Corner No. 4 which is identical to the most Westerly corner of said Lot 8; thence S. 49°56'E. 125.00 feet along the Southwesterly boundary line of said Lot 8, to Corner No. 1, the Place of Beginning,
County of Eagle, State of Colorado

also known as:

Lots 7 and part of Lot 8, Block 39, Mayers Addition to the Town of Eagle, New County Shop Building

and

part of Lot 1, West Eagle Addition to the Town of Eagle Road and Bridge

Parcel G:

A tract of land hereby designated as the "Bob Tract" lying partly inside, and partly outside, the corporate limits of the Town of Eagle, Colorado, and being a portion of Lots 7 and 8, in Block 39, Mayer Addition to the Town of Eagle, Colorado, according to the Plat thereof filed as Reception No. 88599 and being also described as being a portion West Eagle Addition, a plat recorded January 3, 1977 in Book 251, Page 288 both being recorded in the records in the office of the County Clerk and Recorder of the County of Eagle in the State of Colorado, and also being a portion of the SE 1/4 of the SE 1/4 of the NW 1/4 of Section 5, in Township 5 South, Range 84 West of the 6th P.M., according to the survey under which Patent issued August 8, 1890, and becoming a part of Tract No. 47 in said Township and Range according to the Independent Resurvey approved by the Surveyor General's Office June 20, 1922, and accepted by the General Land Office June 6, 1923, more particularly described as follows:

Beginning at Corner No. 1, an iron pin with a white plastic cap, set in concrete, from which Angle Point No. 7 of said Tract 47 bears S. 22° 45' 50" 486.18 feet distant; Thence N. 49 ° 56' W. 140.97 feet of Corner No. 2, an iron pin with a white plastic cap, set in concrete, on the southerly boundary of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph Chambers and Ethel Chambers to the Town of Eagle, A Municipal Corporation, of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, Thence N. 40 ° 04' E. 112.43 feet along the southerly edge of said Public Alley to Corner No. 3, an iron pin with a white plastic cap, set in concrete near a fence corner; Thence S. 49 ° 56' E. 140.97 feet to Corner No. 4, an iron pin with a white plastic cap, set in concrete near a fence line; Thence S. 40 °04' W. 112.43 feet to Corner No. 1, the place of beginning.

Together with the right to travel over, upon and across a sixteen-foot strip of land presently used as a road-way, and being a part of Lot 8 in Block 39, of aforementioned Mayer Addition to the Town of Eagle, Colorado, said sixteen-foot strip of land being more particularly described as follows: Beginning at Corner No. 1, a point on the southerly boundary line of said Lot 8 and on the northwesterly boundary line of that certain Public Alley, the Public Easement and Right of Way for which was conveyed by Joseph E. Chambers and Ethel Chambers to the Town of Eagle, a Municipal Corporation of the County of Eagle and State of Colorado, by Warranty Deed recorded as Reception No. 91603 in Book 161 at Page 355 of the records in the office of the County Clerk and Recorder of said Eagle County, from which Angle Point No. 7 of aforementioned Tract No. 47 in Township 5 South, Range 84 West of the 6th P.M., Colorado, bears S. 36° 09' 50" E. 606.92 feet distant; Thence N. 40 ° 04' along and conforming to said northwesterly line of aforementioned Public Alley, 16.00 feet to Corner No. 2; Thence N. 49 ° 56' W. 125.00 feet to Corner No. 3 on the southeasterly boundary line of Castle Drive in said Mayer Addition; Thence S. 40° 04' W. 16.00 feet along said southeasterly boundary of said Castle Drive to Corner No. 4, which is identical to the most westerly corner of said Lot 8; Thence S. 49 ° 56' E. 125.00 feet along the southwesterly boundary of said Lot 8, to Corner No. 1, the place of beginning,
County of Eagle, State of Colorado

also known as:

part of Lot 7 and 8, Block 39, Mayers Addition to the Town of Eagle and part of Lot 2, Block 41, West Eagle Addition to the Town of Eagle,

and

Easement Area described as:

A 10 foot wide strip of land lying 5 feet either side of the following described centerline which sides are shortened or lengthened at the True Point of Beginning and Point of Termination, located within "Bob Tract" recorded at Reception No. 843418 in the Office of the Clerk and Recorder, Eagle County, Colorado being more particularly described as follows:

Commencing at the west corner of "Bob Tract"
Thence N40°04'00"E a distance of 23.23 feet along the northwesterly line of said "Bob Tract" to the True Point of Beginning;
Thence departing said northerly line S40°35'09"E a distance of 49.32 feet; Thence S46°07'40"E a distance of 58.50 feet to the Point of Termination.

And

A 10 foot wide strip of land lying 5 feet either side of the following described centerline which sides are shortened or lengthened at the True Point of Beginning and Point of Termination, located within "Bob Tract" recorded at Reception No. 843418 in the Office of the Clerk and Recorder, Eagle County, Colorado being more particularly described as follows:

Commencing at the west corner of "Bob Tract"
Thence N40°04'00"E a distance of 107.43 feet along the northwesterly line of said "Bob Tract" to the True Point of Beginning;
Thence departing said northerly line S49°56'00"E a distance of 117.75 feet also being a five foot offset of the easterly line of "Bob Tract"; Thence S15°36'10"E a distance of 22.07 feet;
Thence S40°04'00"W a distance of 67.34 feet, also being a five foot offset of the southerly line of "Bob Tract" to the Point of Termination.
County of Eagle, State of Colorado

Surveyor's Description
A parcel of land situated within Section 5, Township 5 South, Range 84 West of the 6th Principal Meridian, Eagle County, Colorado, said parcel being more fully described as follows:

Beginning at the southwest corner of said parcel as monumented by a rebar with 4-1/2" aluminum cap marked for AP 7 of Tract 47 said corner being a coincidental point at the southwest corner of that tract of land as described at Reception No. 200912645 and the southeast corner of Lot 2 of the Parker-Pollitt Subdivision as described at Reception No. 200602839;

Thence N01°56'11"E along the west line of said lands described at Reception No. 200912645 being coincidental with the east line of said Lot 2 for a distance of 184.08 feet to a point on said west line being coincidental with the southeast corner of Lot 1 and the northeast corner of Lot 4, both of Block 41 of the West Eagle Addition as described at Reception No. 147565;

Thence N63°48'09"W along the coincidental lines of said Lot 1 and the northerly line of said West Eagle Addition Block 41 Lots 4 and 5 for a distance of 415.63 feet to the southeast corner of Lot 3B of the West Eagle Addition Resubdivision as described at Reception No. 700046 said point being coincidental with the northeast corner of Lot 6 of said Block 41 West Eagle Addition;

Thence N50°04'41"W along the boundary line coincidental to said Lot 3B and said Lot 6 for a distance of 54.23 feet to the southwest corner of said Lot 3B being coincidental with the southeast boundary corner of Lot 3A of said West Eagle Addition Resubdivision;

Thence along the boundary coincidental to said Lots 3B and 3A the following three (3) courses:
1. N40°04'00"E for a distance of 37.50 feet;
2. N49°56'00"W for a distance of 53.20 feet;
3. N40°08'52"E for a distance of 62.50 feet to the northwest corner of said Lot 3B being coincidental to a point on the northwesterly line of a sixteen foot (16') wide strip of land being a part of Lot 8, Block 39 of Mayer Addition as described at Reception No. 88599;

Thence N49°56'00"W along said northwesterly line and the coincidental easterly line of said Lot 3A for a distance of 89.69 feet to a point on the southeasterly line of Castle Drive;

Thence N40°04'00"E along the coincidental lines of said 16 foot wide tract and Castle Drive for a distance of 16.00 feet to a point coincidental with the northwest corner of Lot 3 of Tally Subdivision as described at Reception No. 202004916;

Thence S49°56'00"E along the coincidental lines of said 16 foot wide tract and said Lot 3 for a distance of 125.00 feet to a point on the westerly line of that 16' wide alleyway easement as described at Reception No. 91603;

Thence S40°04'00"W along the coincidental lines of said 16 foot tract and said westerly line of said alley for a distance of 15.96 feet to a point on the northeasterly line of said Lot 3B of said West Eagle Addition Resubdivision;

Thence S50°00'10"E along said northeasterly line of said Lot 3B being coincidental to the southerly line of said alley for a distance of 16.00 feet to the southeast corner of said alley;

Thence along the easterly line of said alley the following two (2) courses:
1. N39°33'47"E for a distance of 77.89 feet;
2. N40°21'01"E for a distance of 113.03 feet to a point on the southwesterly line of the Bud Minor Subdivision as described at Reception No. 805885;

Thence along the southerly and easterly boundary lines of said Bud Minor Subdivision the following 2 courses:
1. S49°37'11"E for a distance of 279.02 feet;
2. N02°08'41"E for a distance of 200.98 feet to the northeast corner of said subdivision and a point on the southerly line of Bull Pasture Road;

Thence S49°56'00"E along said southerly line of Bull Pasture Road for a distance of 30.83 feet to a point on said westerly boundary of that tract of land as described at Reception No. 200912645;

Thence N01°56'11"E along said westerly line being coincidental with the East line of said Bull Pasture Road for a distance of 31.78 feet to the southerly line of Lot 5 Block 39 of the Mayer Addition as described at Reception No. 88599 being coincidental with the northerly line of said Bull Pasture Road;

Thence along the line coincidental to the southerly and westerly boundaries of said Lot 5 Block 39 of the Mayer Addition and the northerly and easterly boundaries of said Bull Pasture Road and Castle Drive for the following four (4) courses:
1. N49°56'00"W for a distance of 408.53 feet;
2. 71.43 feet along a curve to the right, having a radius of 44.00 feet, a central angle of 93°01'00", the chord of which bears N03°25'30"W for a distance of 63.84 feet;
3. N40°09'24"E for a distance of 156.08 feet;
4. 8.97 feet along a curve to the right, having a radius of 47.54 feet, a central angle of 10°49'03", the chord of which bears N41°01'08"E for a distance of 8.196 feet to a point on the line coincidental for the westerly line of said Lot 5 and the easterly line of said Castle Drive;

Thence S61°03'00"E for a distance of 252.67 feet to a point on the westerly line of the US Forest Parcel as described in said Mayers Addition;

Thence S01°56'11"W along said westerly line for a distance of 70.72 feet to the corner coincidental to said tract as described at Reception No. 200912645 and said US Forest Parcel;

Thence S86°52'15"E along the boundary coincidental to said tract at Reception No. 200912645 and said US Forest Parcel for a distance of 240.73 feet to the northeast corner of said tract and also being a point on the boundary of Unit 1B of Bull Run Townhouses as described at Book 459 Page 20;

Thence S01°52'06"W along the easterly boundary of said tract at Reception No. 200912645 for a distance of 894.69 feet to the southeast corner of said tract and also being coincidental with the northerly corner of Eagle Ranch Filing 1 Tract 6 as recorded at Reception No. 700810;

Thence S87°29'56"W along the boundary coincidental to said tract of land at Reception No. 200912645 and Eagle Ranch Filing 1 Tract 6 for a distance of 242.47
feet to the point of beginning.Said parcel containing 9.468 Acres (412,437 Sq. Ft.), more or less.

Have by these presents laid out, platted and subdivided the same into lots and blocks as shown on this plat and designate the same as the West Eagle Housing in the Town of Eagle, County of Eagle, State of Colorado; and do hereby grant, convey, dedicate and set apart to the Town of Eagle, County of Eagle, Colorado, for public use the streets shown hereon, including avenues, drives, courts, places and alleys, the public lands shown hereon for their indicated public use and the utility and drainage easements shown hereon for utility and drainage purposes only.

We hereby accept the responsibility for the completion of all required public improvements for the subdivision, and further, hereby grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

We further state that this subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Eagle County, Colorado, in Book _____ at Page ____, as Document No. ____.

EXECUTED this _____ day of _____, 20___.

_____
Chair
Eagle County Board of Commissioners

STATE OF COLORADO)
) ss.
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this day of _____, 20__, by _____, County Commissioner, Eagle County.

Witness my hand and official seal _____

My commission expires: _____

_____
Notary Public

REVIEW COPY

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

A Consolidation of Parcels Town of Eagle County of Eagle, Colorado

#	Revision	Date	By
1			
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Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2021-702.001
Drawn by:	MEW
Date:	07/24/2024
Approved:	SAH
PLS:	
File:	WestEagle_LotConsolidationSubd

Location:

Lot Consolidation Map

Sheet No. **1**

Of: 5

I:\2021\02021-702 - WestEagle\02 - Survey\Cad\Dwgs\Sur\Dwgs\BaseMaps\WestEagle_LotConsolidationSubd.dwg Plotted: 7/25/2024 8:43 AM By: Scott Hemmen

Final Plat

West Eagle Housing

Situated in Section 5, Township 5 South, Range 84 West of the 6th P.M., Eagle County, Colorado

NOTES:

1. The purpose of this Plat is to layout, dedicate and plat the lots and easements as shown hereon.

2. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N1°56'11"E, between a 4.5" aluminum cap on iron pipe at AP 7 for Tract 47/AP 2 for Tract 48 and a 2-1/2" GLO brass cap at the corner common to Tracts 43, 45, 46, 47, both corners being monumented as shown hereon.

3. This map has been prepared pursuant to client request for a Lot Consolidation Plat.

4. Date of field survey: November 29-December 22, 2021

5. Units of linear measurements are displayed in US Survey Feet.

6. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.

7. Flood Zone Classification: Flood Hazard Zone information: Zone X, outside the 0.2% annual chance floodplain, according to FIRM Panel 389 of 1125, Map Number 08037C0389D with an effective date of December 4, 2007 whose elevation datum is relative to NAVD 88.

8. This subdivision shall be subject to the protective covenants filed and recorded for this subdivision in the offices of the Clerk and Recorder of Eagle County, Colorado, in Book _____ at Page ___, as Document No. ___.

9. Eagle County hereby grants perpetual, nonexclusive easements on, over, under, across and through areas designated as 'Easement Dedicated by this Plat' for the benefit of public, utility providers and the Town of Eagle for the purpose of installing, constructing, operating, maintaining, repairing, and replacing such above and below-ground facilities as are necessary within those designated easement areas as described in this Plat.

10. Easements of apparent or prescriptive nature may exist on the subject parcels. It is the intent of Eagle County to vacate an such easements and coordinate utility services in conjunction with relevant service providers and civil design of the new subdivision.

11. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Title Company of the Rockies, Commitment No. 0820639-C4, having an issue date of July 17, 2024. All graphically depictable easements are shown hereon.

PARCEL A Exceptions:

ITEM 7: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 8: Easements, restrictions and rights-of-ways as shown on the plat of Reynolds Subdivision recorded November 27, 1978 in Book 278 at Page 909 and the plat of West Eagle Addition recorded January 3, 1977 in Book 251 at Page 288. Book 278, Page 909, Does not affect the subject parcel. Book 251, Page 288, affects the subject parcel, the extents of which cannot be graphically depicted.

ITEM 9: Terms, conditions, provisions and obligations contained in the Easement recorded January 31, 1977 in Book 252 at Page 195. Affects the subject parcel, the extents of which cannot be graphically depicted.

ITEM 10: Terms, conditions, provisions and obligations contained in the Holy Cross Electric Association, Inc., Right of Way Easement recorded March 5, 1979 in Book 282 at Page 549. Affects the subject parcel and is shown hereon.

ITEM 13: Terms, conditions, provisions and obligations contained in the Ordinance No. 16, Series of 1999 recorded June 16, 1999 at Reception No. 700045. Affects the subject parcel, the extents of which cannot be graphically depicted.

ITEM 14: Terms, conditions, provisions and obligations contained in the Memorandum of Statutory Notice recorded May 14, 2021 at Reception No. 202111613. Affects the subject parcel, the extents of which cannot be graphically depicted.

PARCEL C Exceptions:

ITEM 17: Exceptions and reservations contained in the patent from the United States. May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 18: Existing public utility easements and existing rights of way for roads; ditches and highways. Affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 21: Right of Way Irrigation Water Ditch for Neilson Ditch, also known as Ditch No. 2. May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 22: Right of Way for powerline purposes for Eagle River Electric Co. (now Holy Cross Electric Association). May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 23: Easement for a road to Town of Eagle dated July 20, 1992. Said easement being 40 feet in width, 242 feet in length, located in Tract 47, recorded February 1, 1993 in Book 600 at Page 441. Affects the subject parcel and is shown hereon.

PARCEL D Exceptions:

ITEM 24: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 25: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

PARCEL D1 Exceptions:

ITEM 26: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 27: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

PARCELS E and F Exceptions:

ITEM 28: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 29: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

PARCEL G Exceptions:

ITEM 30: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14, 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 31: All matters shown on the Plat of Mayer's Addition to the Town of Eagle. Affects the subject parcel, the extents of which cannot be graphically depicted.

ITEM 32: Terms, conditions, provisions and obligations contained in the Easement Agreement recorded 32. July 29, 2020 at Reception No. 202012176 and re-recorded August 7, 2020 at Reception No.202012839 and re-recorded August 13, 2020 at Reception No. 202013297, affects Parcels E, F and G the extents of which cannot be graphically depicted.

WEST EAGLE ADDITION Exceptions:

Item 33: Reservations and exceptions in Patents, or Acts authorizing the issuance thereof, including the reservation of the right of proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises as reserved in United States Patent recorded April 14 , 1891 in Book 48 at Page 149. May affect the subject parcel, the extents of which cannot be graphically depicted.

ITEM 34: Easements, restrictions and rights-of-ways as shown on the plat of West Eagle Addition recorded January 3, 1977 in Book 251 at Page 288. Affects the subject parcel, the extents of which cannot be graphically depicted.

ITEM 35: Terms, conditions, provisions and obligations contained in the Easement recorded January 31, 1977 in Book 252 at Page 195. Affects the subject parcel, the extents of which cannot be graphically depicted.

HOLY CROSS ELECTRIC ASSOCIATION CONSENT TO EASEMENT MODIFICATION:

The vacation of portions of the utility and electric line easements of implied or record nature situated within the parcels constituting subject lands of this plat and the grant of Holy Cross Electric Easements and utility easements as depicted on said plat are hereby accepted and agreed to by Holy Cross Electric Association this _____ day of _____, 2019.

HOLY CROSS ELECTRIC ASSOCIATION, d.b.a. HOLY CROSS ENERGY

BY: _____

AGENT: _____

BLACK HILLS ENERGY CONSENT TO EASEMENT MODIFICATION:

The vacation of portions of the utility and electric line easements of implied or record nature situated within the parcels constituting subject lands of this plat and the grant of Holy Cross Electric Easements and utility easements as depicted on said plat are hereby accepted and agreed to by Black Hills Energy this _____ day of _____, 2019.

Black Hills Colorado Gas, Inc. d/b/a Black Hills Energy

BY: _____

AGENT: _____
David Gremel

TITLE CERTIFICATE

_____, does hereby certify that I have examined the title to all lands shown on this Plat and that title to such lands is vested in _____ , free and clear of all liens, taxes, and encumbrances, except as follows:

_____
_____
_____

_____ EXECUTED this day of _____, 20__.

_____
Title Examiner

SURVEYOR'S CERTIFICATE

I, Scott A. Hemmen, do hereby certify that I am a Registered Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of the West Eagle Lot Consolidation, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this _____ day of _____, 20__.

Scott A. Hemmen
Colorado PLS # 38182
For, and on behalf of SGM

PLANNING COMMISSION CERTIFICATE

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

_____
Chairman

TOWN COUNCIL CERTIFICATE

This plat approved by the Town Council of the Town of Eagle, Colorado, this _____ day of _____, 20____, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Town Council of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Town Council.

TOWN OF EAGLE, COLORADO

By: _____
Mayor

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

ATTEST:

_____
Town Clerk

OWNER'S ADDRESS

Eagle County Government
P.O. Box 850
500 Broadway St.
Eagle, Colorado 81631

CLERK AND RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at o'clock at _____ .M., on the _____ day of _____, 20__,
and is duly recorded in Book _____ at Page _____ , as Document No. _____ .

_____
EAGLE COUNTY CLERK & RECORDER

By: _____
Deputy

REVIEW COPY

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

A Consolidation of Parcels
Town of Eagle
County of Eagle, Colorado

#	Revision	Date	By:
1			
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Notice: According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Job No.	2021-702.001
Drawn by:	MEW
Date:	07/23/2024
Approved:	SAH
File:	WestEagle_LotConsolidationSubd

Location:

Lot Consolidation Map

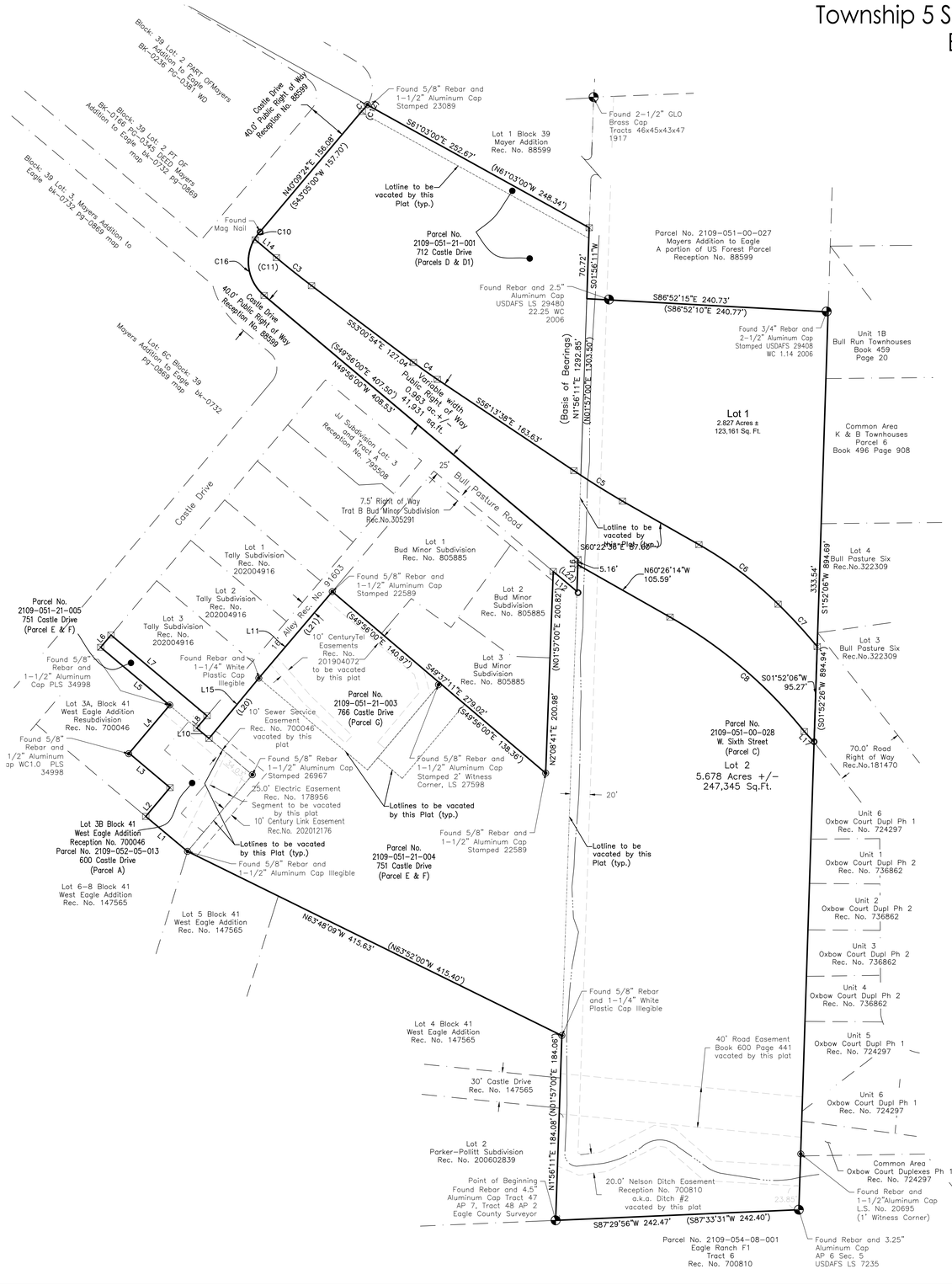
Sheet No.
2
Of: 5

I:\2021\2021-702- WestEagle\01- Survey\Plat\1- Dwgs\Survey\Dwgs\BlockMaps\WestEagle_LotConsolidationSubd.dwg Plotted: 7/30/2024 7:08 AM By: Scott Hemmen

Final Plat

West Eagle Housing

Situated in Section 5, Township 5 South, Range 84 West of the 6th P.M., Eagle County, Colorado



Land Use Table			
Lot/Tract	Land Use	Acres	Percent
Lot 1	Multi-family	2.827	29.86
Lot 2	Multi-family	5.678	59.99
Public ROW	Roadway	0.963	10.15
Total		9.468	100

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N50°04'41"W	54.23'
L2	N40°04'00"E	37.50'
L3	N49°56'00"W	53.20'
L4	N40°08'52"E	62.50'
L5	N49°56'00"W	89.69'
L6	N40°04'00"E	16.00'
L7	S49°56'00"E	125.00'
L8	S40°04'00"W	15.96'
L10	S50°00'10"E	16.00'
L11	N40°21'01"E	113.03'
L12	S49°56'00"E	30.83'
L14	S49°51'44"E	28.48'
L15	N39°33'47"E	77.89'
L16	N01°56'11"E	31.78'
L17	N42°23'18"W	14.40'
L18	S54°46'30"E	10.72'
L19	S67°31'31"E	12.72'
L23	S81°06'38"E	42.92'
L24	S87°56'15"E	14.55'
L25	N84°54'51"E	14.49'
(L20)	N40°04'00"E	77.57'
(L21)	N40°04'00"E	112.43'
(L22)	S49°56'00"E	31.78'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
(C11)	71.34'	46.64'	87°38'45"	S04°43'33"E	64.58'
C1	8.97'	47.54'	10°49'03"	N41°01'08"E	8.96'
C3	44.79'	814.00'	3°09'10"	S51°26'19"E	44.79'
C4	29.21'	521.00'	3°12'45"	S54°37'16"E	29.21'
C5	57.13'	959.00'	3°24'48"	S57°56'02"E	57.12'
C6	99.02'	385.00'	14°44'12"	S53°04'08"E	98.75'
C7	57.44'	537.39'	6°07'27"	S42°38'19"E	57.41'
C8	176.82'	466.50'	21°43'00"	N49°34'44"W	175.76'
C10	9.63'	46.32'	11°54'52"	N36°48'47"E	9.61'
C16	71.43'	44.00'	93°01'00"	N03°25'30"W	63.84'
(C11)	71.43'	44.00'	93°01'00"	S03°25'30"E	63.84'
(C12)	8.03'	40.00'	11°30'26"	S23°54'03"W	8.02'

— LEGEND —

- ◕ – Found Monument as described
- ◉ – Found Monument as described
- ○ – Found 5/8" Rebar unless otherwise described
- ⊠ – Set 18" Long X 5/8" Rebar and Aluminum Cap stamped PLS 38182
- N00°00'00"E 100.00' = Measured Bearings & Distances
- (N00°00'00"E 100.00') = Record Bearings & Distances shown when measurement deviates from record

REVIEW COPY

Graphic Scale
0 30 60 120
In U.S. Feet : 1" = 60'

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Glenwood Springs, CO 81601
970.945.1004
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A Consolidation of Parcels
Town of Eagle
County of Eagle, Colorado

No.	Revision	Date	By:
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Job No. 2021-702.001
Drawn by: MEW
Date: 7/23/2024
Approved: .. PLS: SAH
File: WestEagle_LotConsolidationSubd
Location:

Lot Consolidation Map

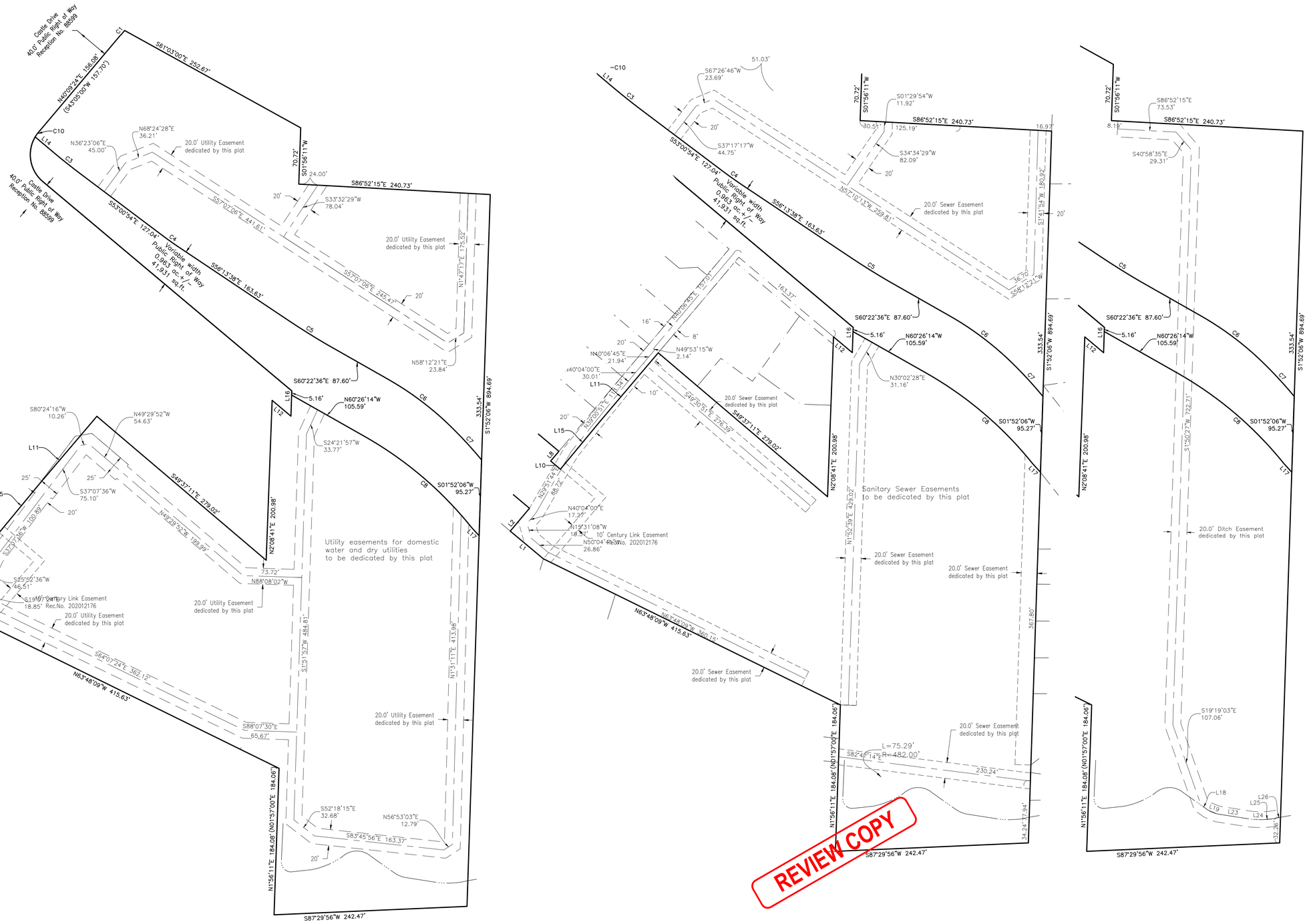
Sheet No. **3**
Of: 5

L:\2021\2021-702-WestEagle\001-Survey\Plat\Vt-Dwgs\Surv\Dwgs\BaseMaps\WestEagle_LotConsolidationSubd.dwg Plotted: 7/25/2024 8:41 AM By: Scott Hemmen

Final Plat

West Eagle Housing

Situated in Section 5,
Township 5 South, Range 84 West of the 6th P.M.,
Eagle County, Colorado



Graphic Scale
0 30 60 120
In U.S. Feet : 1" = 60'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
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A Consolidation of Parcels
Town of Eagle
County of Eagle, Colorado

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Job No.	2021-702.001
Drawn by:	MEW
Date:	7/24/2024
Approved: .. PLS:	SAH
File:	WestEagle_LotConsolidationSubd

Location:

New Easements Exhibit

Sheet No. **4**

Of: 5

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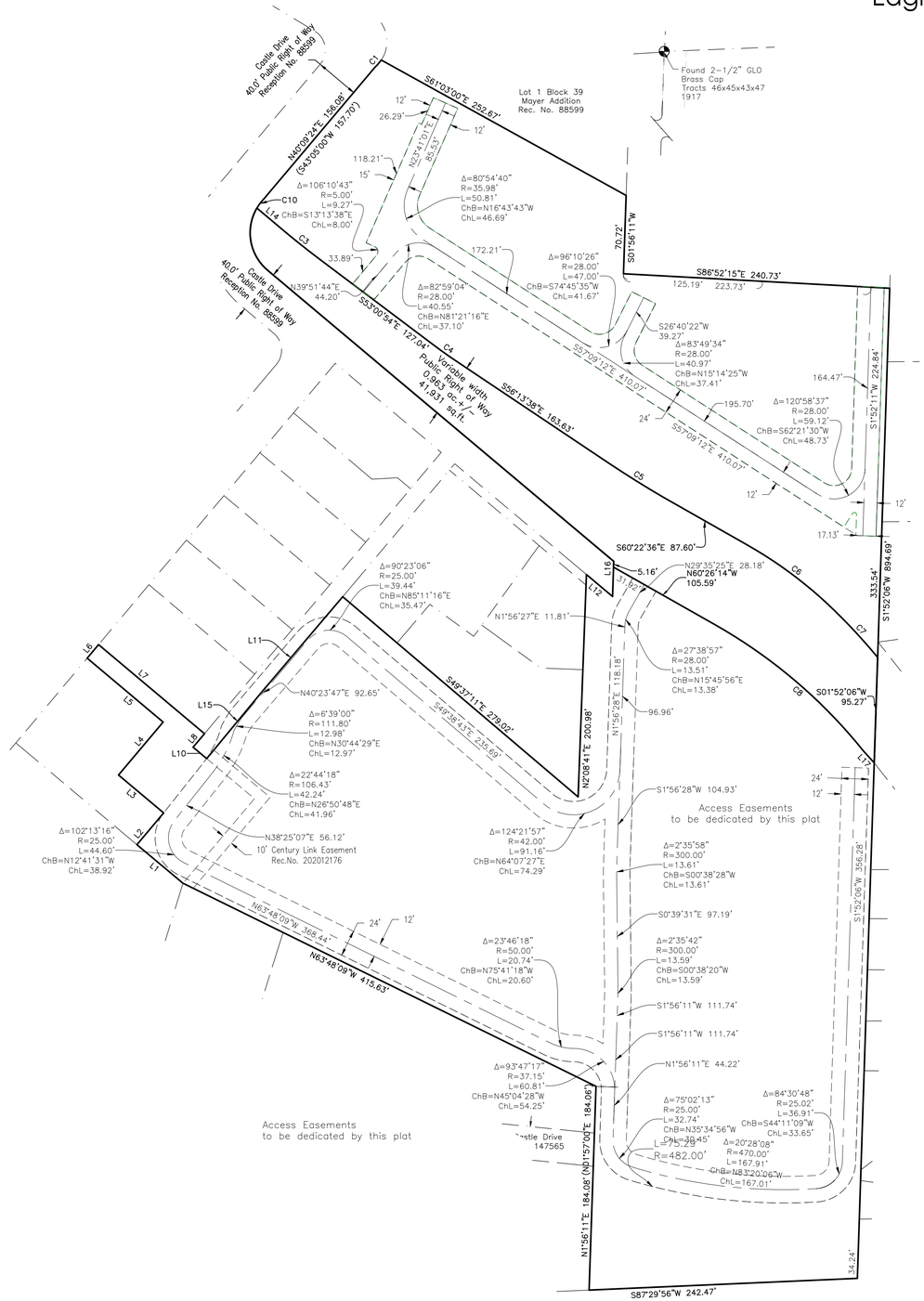
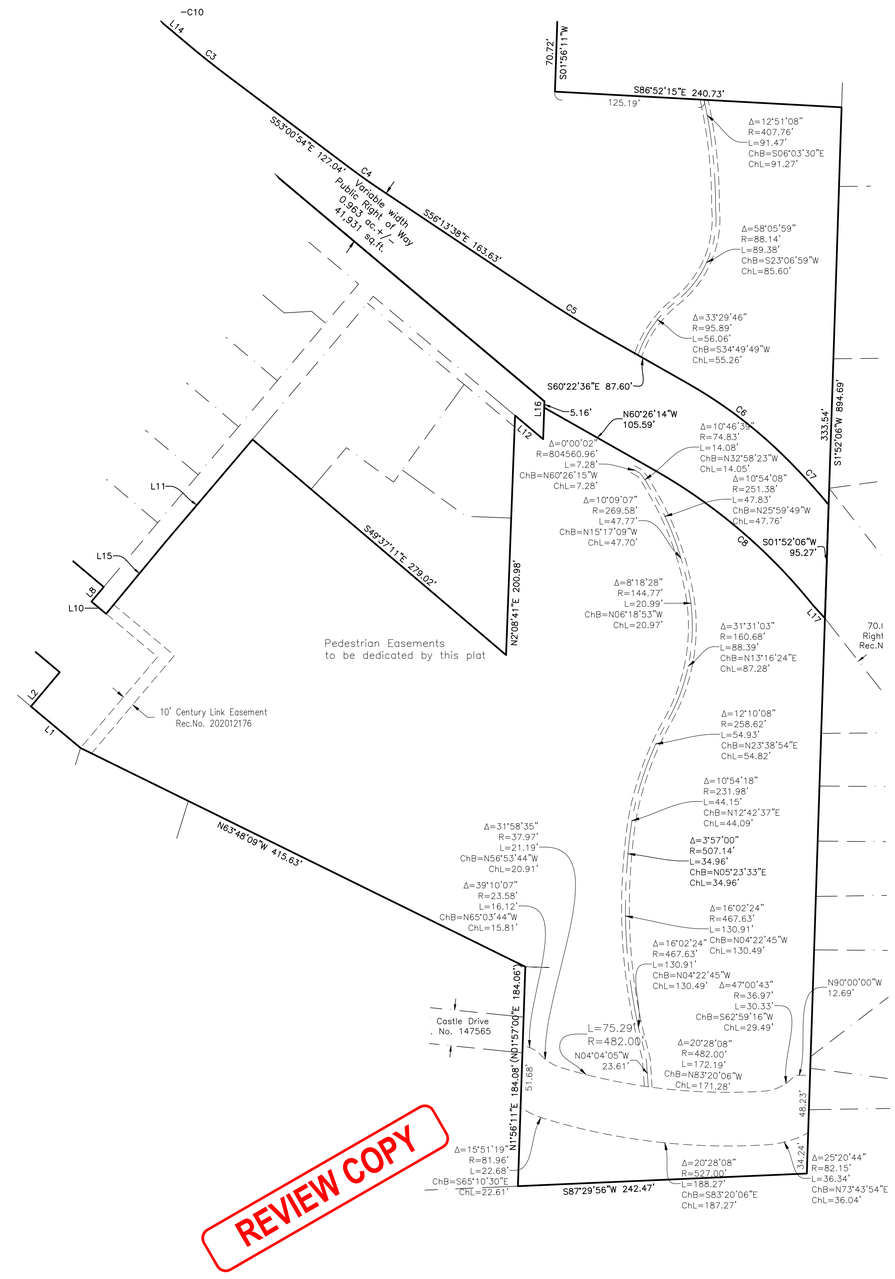
Final Plat

West Eagle Housing

Situated in Section 5,
Township 5 South, Range 84 West of the 6th P.M.,
Eagle County, Colorado





REVIEW COPY

Graphic Scale
0 30 60 120
In U.S. Feet : 1" = 60'

SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

A Consolidation of Parcels
Town of Eagle
County of Eagle, Colorado

#	Revision	Date	By
1			
2			
3			
4			
5			
6			
7			
8			
9			

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

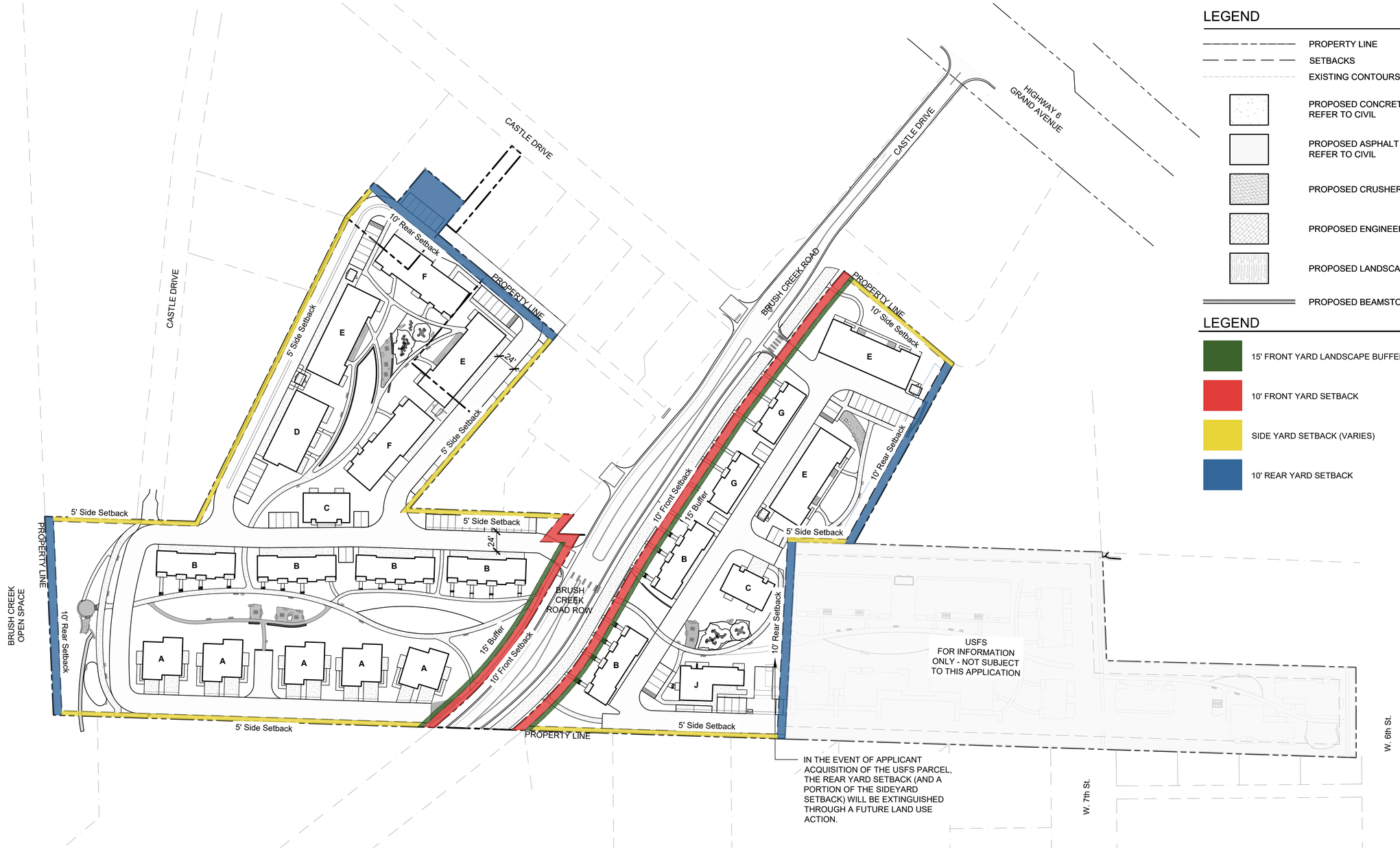
Job No.	2021-702.001
Drawn by:	MEW
Date:	7/23/2024
Approved:	PLS: SAH
File:	WestEagle_LotConsolidationSubd

Location:

New Easements Exhibit

Sheet No.
5
Of: 5

L:\2021\2021 - 702 - WestEagle\200 - Survey\Plat\01-Dwgs\Surv\Dwgs\BaseMaps\WestEagle_LotConsolidationSubd.dwg Plotted: 7/25/2024 8:39 AM By: Scott Hemmen



IN THE EVENT OF APPLICANT ACQUISITION OF THE USFS PARCEL, THE REAR YARD SETBACK (AND A PORTION OF THE SIDEYARD SETBACK) WILL BE EXTINGUISHED THROUGH A FUTURE LAND USE ACTION.

LEGEND

- PROPERTY LINE
- SETBACKS
- EXISTING CONTOURS
- PROPOSED CONCRETE REFER TO CIVIL
- PROPOSED ASPHALT REFER TO CIVIL
- PROPOSED CRUSHER FINES
- PROPOSED ENGINEERED MULCH
- PROPOSED LANDSCAPE MULCH
- PROPOSED BEAMSTONE WALL

LEGEND

- 15' FRONT YARD LANDSCAPE BUFFER
- 10' FRONT YARD SETBACK
- SIDE YARD SETBACK (VARIES)
- 10' REAR YARD SETBACK

NOTES

1. SETBACKS AS SHOWN REFLECT LOT CONSOLIDATION AND RIGHT OF WAY DEDICATION.

0' 30' 60' 120'

SCALE: 1"=60' N

DHM DESIGN
225 Main Street
#201
Carbondale, Co. 81623
970.963.6520
www.dhmdesign.com

REUSE OF DOCUMENT

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WEST EAGLE HOUSING

Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:

SETBACK DIAGRAM

SHEET NUMBER:

L0.1

Plot Date/Time: July 25, 2024 - 10:23 am

ABBREVIATIONS

AASHTO	AMERICAN ASSOC. OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
ABAN	ABANDON
AC	ASPHALTIC CONCRETE PAVING
ADDL	ADDITIONAL
ADDM	ADDENDUM
ADJ	ADJUSTABLE
AL	ALUMINUM
ALT	ALTERNATE
AMT	AMOUNT
APPROX	APPROXIMATE
ARCH	ARCHITECT(URAL)
ARV	AIR RELIEF VALVE
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
ASPH	ASPHALT
ASSY	ASSEMBLY
ASYM	ASYMMETRICAL
AUTO	AUTOMATIC
AVG	AVERAGE
AWWA	AMERICAN WATER WORKS ASSOC.
BC	BACK OF CURB
BFV	BUTTERFLY VALVE
BG	FINISHED GRADE ADJACENT TO BOTTOM OF WALL
BLDG	BUILDING
BLK	BLOCK
BM	BENCH MARK
BMP	BEST MANAGEMENT PRACTICE
BS	BACKSIGHT
BOS	BOTTOM OF STEP
BOT	BOTTOM
BSMT	BASEMENT
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
BW	BOTTOM OF WALL
CB	CATCH BASIN
CCW	COUNTER CLOCKWISE
CDOT	COLORADO DEPARTMENT OF TRANSPORTATION
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
CL	CENTER LINE OR CHAIN LINK
CLR	CLEAR
CMP	CORRUGATED METAL PIPE
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CONC	CONCRETE
CONST	CONSTRUCTION
CONT	CONTINUOUS(ATION)
COR	CORNER
CR	CONCENTRIC REDUCER
CTR	CENTER
CY	CUBIC YARDS
DEMO	DEMOLITION
DIA	DIAMETER
DIAG	DIAGONAL
DIP	DUCTILE IRON PIPE
DOM	DOMESTIC
DN	DOWN
DR	DRAIN
DWG	DRAWING
DWL	DOWEL
E	EAST
EA	EACH
ECC	ECCENTRIC
EJ	EXPANSION JT
EL	ELEVATION
ELB	ELBOW
ELEC	ELECTRICAL
ENGR	ENGINEER
EOP	EDGE OF PAVEMENT
EQ	EQUAL
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EW	EACH WAY
EXP	JT EXPANSION JOINT
EXIST	EXISTING
FND	FOUNDATION
FES	FLARED END SECTION
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FN	FENCE
FOC	FACE OF CONCRETE
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
FTG	FOOTING OR FITTING
G	GAS
GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GCO	GRADE CLEANOUT
GIP	GALVANIZED IRON PIPE
GND	GROUND
GPD	GALLONS PER DAY
GPM	GALLONS PER MINUTE
GR	GRATE
GRTG	GRATING
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
H	HIGH
HB	HOSE BIB
HE	HORIZONTAL ELLIPTICAL
HDWL	HEADWALL
HNDRL	HAND RAIL
HORIZ	HORIZONTAL
HP	HIGH POINT
HR	HOUR
HVAC	HEATING, VENTILATION, AIR CONDITIONING
HWY	HIGHWAY
HWL	HIGH WATER LINE
HYD	HYDRANT
INCL	INCLUDED
ID	INSIDE DIAMETER
IN	INLET
INSUL	INSULATION
INV	INVERT
IRR	IRRIGATION
JTS	JOINTS
KO	KNOCKOUT
KPL	KICK PLATE
KWY	KEYWAY
L	LEFT OR LITER
LSCAPE	LANDSCAPE(ING)
LF	LINEAR FOOT
LP	LOW POINT OR LIGHT POLE
LT	LIGHT
LWL	LOW WATER LEVEL
MAINT	MAINTENANCE
MAN	MANUAL
MATL	MATERIAL
MAX	MAXIMUM
ME	MATCH EXISTING
MECH	MECHANICAL
MFR	MANUFACTURER
MH	MANHOLE
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
N	NORTH
NA	NOT APPLICABLE
NIC	NOT IN CONTRACT
NPT	NATIONAL PIPE THREAD
NTS	NOT TO SCALE
OS	OFFSET
OC	ON CENTER
OD	OUTSIDE DIAMETER
OPP	OPPOSITE
OPT	OPTIONAL
PC	POINT OF CURVATURE
PCO	PRESSURE CLEAN OUT
PCR	POINT OF CURVE RETURN
PI	POINT OF INTERSECTION
PVI	POINT OF VERTICAL INTERSECTION
PL	PROPERTY LINE
PE	POLYETHYLENE
PREFAB	PREFABRICATED
PRELIM	PRELIMINARY
PREP	PREPARATION
PROP	PROPOSED
PRV	PRESSURE REDUCING VALVE OR PRESSURE RELIEF VALVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PV	PLUG VALVE
PVC	POLYVINYL CHLORIDE OR POINT OF VERTICAL CURVATURE
PVMT	PAVEMENT
QTY	QUANTITY
R	RIGHT
RAD	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RE	REFERENCE
RECT	RECTANGULAR
REINF	REINFORCE (D) (ING) (MENT)
REQD	REQUIRED
ROW	RIGHT OF WAY
SAN	SANITARY
SC	SAWCUT
SD	STORM DRAIN
SECT	SECTION
SPD	STANDARD PROCTOR DENSITY
SPEC	SPECIFICATION
SQ	SQUARE
SQ IN	SQUARE INCH
SQ FT	SQUARE FOOT
SQ YD	SQUARE YARD
SS	SANITARY SEWER
SST	STAINLESS STEEL
STA	STATION
STD	STANDARD
STL	STEEL
STRUCT	STRUCTURAL
SVC	SERVICE
SWMP	STORMWATER MANAGEMENT PLAN
SYM	SYMMETRICAL
TB	THRUST BLOCK
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCH MARK
TEMP	TEMPORARY
TG	FINISHED GRADE ADJACENT TO TOP OF WALL
THK	THICK
TOB	TOP OF BANK
TOC	TOP OF CONCRETE OR TOP OF CURB
TOS	TOP OF STEP
TOT	TOTAL
TW	TOP OF WALL OR CAP OF WALL
TYP	TYPICAL
UBC	UNIFORM BUILDING CODE
UGE	UNDERGROUND ELECTRIC
UTIL	UTILITY
VERT	VERTICAL
VC	POINT OF VERTICAL CURVATURE
VCP	VITRIFIED CLAY PIPE
W	WIDE OR WIDTH
W/	WITH
W/O	WITHOUT
WQCV	WATER QUALITY CONTROL VOLUME
WSE	WATER SURFACE ELEVATION
WW	WASTEWATER
X	SECT CROSS SECTION
XFMR	ELECTRICAL TRANSFORMER
YH	YARD HYDRANT

DESIGN LEGEND

- BENCHMARK
- MANHOLE
- AREA DRAIN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION W/ RIPRAP
- TEE W/ THRUST BLOCK
- BEND W/ THRUST BLOCK
- END CAP W/ THRUST BLOCK
- GATE VALVE
- REDUCER/INCREASER
- WATER METER
- FIRE HYDRANT
- SD — STORM – 12" AND SMALLER
- STORM – LARGER THAN 12"
- RD — ROOF DRAIN
- TD — TRENCH DRAIN
- UD — UNDERDRAIN
- SS — SANITARY SEWER – 12" AND SMALLER
- SANITARY SEWER – LARGER THAN 12"
- FM — FORCE MAIN
- W — WATER – 12" AND SMALLER
- WATER – LARGER THAN 12"
- NPW — NON POTABLE WATER
- PW — POTABLE WATER
- IRR — IRRIGATION – 12" AND SMALLER
- IRRIGATION – LARGER THAN 12"
- CATV — CABLE TV
- D — DRAIN
- E — ELECTRIC
- UE — UNDERGROUND ELECTRIC
- OE — OVERHEAD ELECTRIC
- T — TELEPHONE
- FO — FIBER OPTIC
- FUEL — FUEL
- G — GAS
- PVC — PVC PIPE (MISC)

DETAIL TITLE

DETAIL TITLE
SCALE

1 / –

- DETAIL NUMBER IDENTIFICATION
- SHEET WHERE THE SECTION OR ELEVATION IS CUT OR CALLED OUT – INDICATES SAME DRAWING

1 / C1.0

- DETAIL NUMBER IDENTIFICATION
- SHEET WHERE THE DETAIL IS DRAWN – INDICATES SAME DRAWING

- FENCE
- FLOW LINE OF DITCH OR WASH
- 5.0% — SLOPE ARROW
- +03.54 — PROPOSED SPOT ELEVATION
- +03.3 — EXIST SPOT ELEVATION
- 5220 — EXIST INDEX CONTOUR
- 5221 — EXIST INTERMEDIATE CONTOUR
- 20 — PROPOSED INDEX CONTOUR
- 21 — PROPOSED INTERMEDIATE CONTOUR
- CURB AND GUTTER
- SPILL/CATCH CURB TRANSITION
- SIGN W/ POST
- CURB RAMP
- SIDEWALK CHASE
- SIDEWALK
- CONCRETE PAVING
- HEAVY DUTY CONCRETE PAVING
- HEAVY DUTY ASPHALT PAVING
- LIGHT DUTY ASPHALT PAVING
- GRAVEL
- PROPOSED BUILDING
- BUILDING ACCESS
- RETAINING WALL
- BOULDER/ROCK WALL
- LIMITS OF SAWCUT
- LIMITS OF WORK
- EASEMENT LINE
- PROPERTY LINE
- ADJACENT PROPERTY LINE/ROW
- MATCHLINE

SECTION CALLOUT

A / –

- SECTION NUMBER IDENTIFICATION
- SHEET WHERE THE SECTION IS – INDICATES SAME DRAWING

DETAIL MARKER

- REVISION CLOUD
- REVISION NUMBER

SURVEY LEGEND

- WATER LINE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- STORM DRAINAGE LINE
- STORM DRAINAGE MANHOLE
- CURB INLET
- UNDERGROUND ELECTRICAL LINE
- OVERHEAD ELECTRICAL LINE
- ELECTRICAL POLE
- GUY WIRE
- ELECTRICAL TRANSFORMER
- ELECTRICAL RISER
- ELECTRIC VAULT
- LIGHT POLE
- DECORATIVE LIGHT
- FIBEROPTIC LINE
- TELEPHONE LINE
- TELEPHONE RISER
- GAS LINE
- INDICATION OF ACCESS
- BUILDING

- BENCHMARK AS DESCRIBED
- FOUND MONUMENT
- FOUND MONUMENT
- TEST CP
- UTILITY LOCATED FROM MAP
- AS MEASURED AT TIME OF SURVEY
- CALCULATED FROM RECORD AND AS MEASURED INFORMATION
- PLAT
- RECORDED
- MAILBOX
- CONCRETE
- EDGE OF ASPHALT
- GRAVEL
- FENCE
- GUARDRAIL
- BOLLARD
- SIGN
- CONIFEROUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- DECIDUOUS TREE (TRUNK DIAMETER/DRIP LINE RADIUS)
- BOULDER

NOTE: SHADED ITEMS REPRESENT EXIST FEATURES

Know what's **below.** **Call** before you dig.

GENERAL NOTES

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE LATEST STANDARDS AND SPECIFICATIONS OF THE TOWN OF EAGLE, COLORADO DEPARTMENT OF TRANSPORTATION, GREATER EAGLE FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AND STRUCTURE AT ALL TIMES PER THE APPLICABLE GREATER EAGLE FIRE PROTECTION DISTRICT REQUIREMENTS. THE CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ANY VARIANCE TO THE ABOVE DOCUMENTS. NOTIFY ENGINEER OF ANY CONFLICTING STANDARDS OR SPECIFICATIONS. IN THE EVENT OF ANY CONFLICTING STANDARD OR SPECIFICATION, THE MORE STRINGENT OR HIGHER QUALITY STANDARD, DETAIL OR SPECIFICATION SHALL APPLY.
2. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO A LOCAL AND STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORMWATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE REQUIRED PARTY OWNER, OWNER'S REPRESENTATIVE, MUNICIPAL/DISTRICT INSPECTOR, GEOTECHNICAL ENGINEER, ENGINEER AND/OR UTILITY OWNER AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION, PRIOR TO BACKFILLING, AND AS REQUIRED BY JURISDICTIONAL AUTHORITY AND/OR PROJECT SPECIFICATIONS. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS.
4. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT SIZE, LOCATION AND TYPE OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. THE ENGINEER AND/OR OWNER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS SHOWN ON PLANS. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR ANY AND ALL DAMAGES AND COSTS WHICH MIGHT OCCUR BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UTILITIES. THE CONTRACTOR SHALL NOTIFY ALL PUBLIC AND PRIVATE UTILITY COMPANIES AND DETERMINE THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO PROCEEDING WITH GRADING AND CONSTRUCTION. ALL WORK PERFORMED IN THE AREA OF UTILITIES SHALL BE PERFORMED AND INSPECTED ACCORDING TO THE REQUIREMENTS OF THE UTILITY OWNER. LIKEWISE, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND MAPPING ANY EXISTING UTILITY (INCLUDING DEPTH) WHICH MAY CONFLICT WITH THE PROPOSED CONSTRUCTION, AND FOR RELOCATING ENCOUNTERED UTILITIES AS DIRECTED BY THE ENGINEER. CONTRACTOR SHALL CONTACT AND RECEIVE APPROVAL FROM MUNICIPALITY/UTILITY OWNER AND ENGINEER BEFORE RELOCATING ANY ENCOUNTERED UTILITIES. CONTRACTOR RESPONSIBLE FOR SERVICE CONNECTIONS, AND RELOCATING AND RECONNECTING AFFECTED UTILITIES AS COORDINATED WITH UTILITY OWNER AND/OR ENGINEER, INCLUDING NON-MUNICIPAL UTILITIES (TELEPHONE, GAS, CABLE, ETC., WHICH SHALL BE COORDINATED WITH THE UTILITY OWNER). THE CONTRACTOR SHALL IMMEDIATELY CONTACT ENGINEER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT. AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). SEE SURVEY UTILITY LOCATION INFORMATION BELOW.
5. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL PREPARE A TRAFFIC CONTROL PLAN FOR OWNER AND/OR CITY APPROVAL AND PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR AGREES TO COMPLY WITH THE PROVISIONS OF THE TRAFFIC CONTROL PLAN AND THE LATEST EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," PART VI, FOR CONSTRUCTION SIGNAGE AND TRAFFIC CONTROL. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS. GROUNDWATER TO BE PUMPED SHALL BE TESTED, PERMITTED, AND PUMPED PER THE STATE OF COLORADO AND LOCAL GROUNDWATER DISCHARGING PERMIT REQUIREMENTS.
7. RIM AND GRATE ELEVATIONS SHOWN ON PLANS ARE APPROXIMATE ONLY AND ARE NOT TO BE TAKEN AS FINAL ELEVATIONS. THE CONTRACTOR SHALL ADJUST RIMS AND OTHER IMPROVEMENTS TO MATCH FINAL PAVEMENT AND FINISHED GRADE ELEVATIONS.
8. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, THRESHOLDS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON EXTRAPOLATION OF FIELD SURVEY DATA, EXISTING CONDITIONS, AND DATA PROVIDED BY OTHERS. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER, OWNER'S REPRESENTATIVE, OR ENGINEER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING OR SLOPE NOT IN CONFORMANCE WITH MUNICIPAL STANDARDS. ALL FLATWORK MUST PREVENT PONDING AND PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., TOWARDS THE PROPOSED INTENDED DRAINAGE FEATURES AND CONVEYANCES.
9. FINAL LIMITS OF REQUIRED ASPHALT SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN SLOPES ACCEPTABLE TO THE ENGINEER AND WITHIN MUNICIPAL STANDARDS. CONTRACTOR SHALL PROVIDE ADDITIONAL SAWCUTTING AND PATCHING AT UTILITY WORK, CONNECTION POINTS TO EXISTING PAVEMENT AND FEATURES, ETC. THAT MAY NOT BE DELINEATED ON PLANS.
10. ANY EXISTING MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC. TO BE PROTECTED AND TO REMAIN IN SERVICE. IF FEATURES EXIST, EXTEND OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP WITH STANDARD CAST ACCESS LID WITH SAME MARKINGS. IN LANDSCAPED AREAS PROVIDE A CONCRETE COLLAR (18"x18"x6" THICK) AT ALL EXISTING AND PROPOSED MONITORING WELLS, CLEANOUTS, VALVE BOXES, ETC.
11. OWNER TO APPROVE ALL PRIVATE CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. SUBMIT JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.
12. PIPE LENGTHS AND HORIZONTAL CONTROL POINTS SHOWN ARE FROM CENTER OF STRUCTURES, END OF FLARED END SECTIONS, ETC. SEE STRUCTURE DETAILS FOR EXACT HORIZONTAL CONTROL LOCATION. CONTRACTOR IS RESPONSIBLE FOR ADJUSTING ACTUAL PIPE LENGTHS TO ACCOUNT FOR STRUCTURES AND LENGTH OF FLARED END SECTIONS.
13. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE MUNICIPALITY OR OWNER'S REPRESENTATIVE.
14. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, MILE HIGH FLOOD DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.
15. ADA COMPLIANCE: THE CROSS-SLOPE OF ALL WALKS MUST BE LESS THAN 1:48 (2.0%) PERPENDICULAR TO DIRECTION OF TRAVEL. RUNNING SLOPE OF ACCESSIBLE WALKS MUST BE NOT STEEPER THAN 1:20 (5.0%) IN DIRECTION OF TRAVEL. MAXIMUM GRADE OF ACCESSIBLE CURB RAMPS AND RAMPS IS 1:12 (8.3%). CURB RAMPS SHALL PROVIDE A LANDING AT THE TOP AND RAMP RUNS PROVIDE LANDINGS AT THE BOTTOM AND TOP OF EACH RAMP RUN AT A SLOPE NOT TO EXCEED 1:48. RAMPS RUNS EXCEEDING SIX INCHES SHALL INCLUDE HANDRAILS. ACCESSIBLE PARKING SPACES AND ACCESS AISLES SHALL NOT EXCEED 1:48 IN ALL DIRECTIONS. CONTRACTOR SHALL NOTIFY ENGINEER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED. ALL RAMPS, STAIRS, EDGE PROTECTION, AND RAILINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS. ACCESSIBLE CURB RAMPS SHALL CONFORM TO THE CDOT M-STANDARDS (SEE DETAIL M-608-1, ETC). ACCESSIBLE FEATURE WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL BE CONSTRUCTED TO CONFORM TO THE LOCAL AUTHORITY HAVING JURISDICTION REQUIREMENTS.
16. PROTECT ALL TREES AND VEGETATION. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS NEAR THE WORK ZONE. DEEP WATER TREES WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.
17. LOCATIONS OF CLEANOUTS, LIGHTS, SIGNAGE, JUNCTION BOXES, AND OTHER SIGNIFICANT SITE FEATURES TO BE STAKED FOR ENGINEER AND OR OWNER APPROVAL PRIOR TO WORK. CLEANOUTS, JUNCTION BOXES, AND ADJACENT GRADES TO BE RAISED ONE-HALF INCH AT ASPHALT/CONCRETE (OR 1" AT LANDSCAPING) TO PROVIDE POSITIVE DRAINAGE AWAY FROM FEATURES.
18. SURVEY INFORMATION:
    - 18.1. BENCHMARK INFORMATION: TOPOGRAPHIC INFORMATION WAS PROVIDED BY SGM. SEE IMPROVEMENT SURVEY PLAT & TOPOGRAPHIC SURVEY DATED 01/05/2022. THE DATUM IS PER SURVEY. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA SHOWN IN SURVEY AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO ENGINEER PRIOR TO CONSTRUCTION.
    - 18.2. BASIS OF BEARINGS: BEARING SHOWN HEREON ARE BASED ON AN ASSUMED BEARING OF N1°56'11"E, BETWEEN A 4.5" ALUMINUM CAP OR IRON PIPE AT AP 7 FOR TRACT 47/AP 2 FOR TRCT 48 AND A 2-1/2" GLO BRASS CAP AT THE CORNER COMMON TO TRACTS 43, 45, 46, 47, BOTH CORNERS BEING MONUMENTED AS SHOWN HEREON.
    - 18.3. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

N119559.804	E118658.433	ELEV6586.989	FOUND 5" REBAR AND 2" ALUMINUM CAP STAMPED ARCH. LAND CONSULTING
N1117957.431	E118460.736	ELEV6578.89	FOUND REBAR AND 4.5 ALUMINUM CAP TRACT 47 AP 7, TRACT 48 AP 2 EAGLE COUNTY SURVEYOR
N118490.871	E118344.037	ELEV6583.294	FOUND 5" REBAR AND 1-1/2"ALUMINUM CAP STAMPED 27598 2WC PEAK

    - 18.4 SURVEY UTILITY LOCATION INFORMATION PER THE SURVEYOR: SUBSURFACE UTILITIES ARE SHOWN IN APPROXIMATE HORIZONTAL AND VERTICAL LOCATIONS CONSISTENT WITH ASCE 38-02 QUALITY LEVEL "C" (INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D; INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS), AND BASED ON FIELD MEASUREMENTS PROVIDED BY THE OWNER AND THE CONTRACTOR; SUBSURFACE UTILITIES ARE NOT DEPICTED TO THE EXTENT SET FORTH IN ASCE 38-02 QUALITY LEVELS "A" (INFORMATION OBTAINED THROUGH THE NONDESTRUCTIVE EXPOSURE OF UNDERGROUND UTILITIES, AND ALSO PROVIDES THE TYPE, SIZE, CONDITION, MATERIAL AND OTHER CHARACTERISTICS OF UNDERGROUND FEATURES.) OR "B" (INFORMATION OBTAINED BY THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND HORIZONTAL POSITION OF VIRTUALLY ALL UTILITIES WITHIN THE PROJECT LIMITS. THE INFORMATION OBTAINED IN THIS MANNER IS SURVEYED TO PROJECT CONTROL.). TO THE EXTENT DEEMED NECESSARY FOR THE PROTECTION OF PERSONS AND PROPERTY, POTHOLING OR OTHER PRECISE MAPPING SHOULD BE COMPLETED TO CONFIRM THE EXACT LOCATION OF ANY SUBSURFACE UTILITIES. NOTIFY OWNER AND ENGINEER WITH ALL UTILITY INFORMATION PRIOR TO CONSTRUCTION. VISIT HTTPS://WWW.FHWA.DOT.GOV/PROGRAMADMIN/SUEINDEX.CFM FOR MORE INFORMATION.
19. THE CONTRACTOR AT THE CONTRACTORS EXPENSE SHALL FURNISH THE OWNER AND ENGINEER OF RECORD A COMPLETE SET OF CONSTRUCTION RECORD DRAWINGS ("AS-BUILTS") FOR THE CONSTRUCTED IMPROVEMENTS. THE AS-BUILT SET SHALL SHOW SUFFICIENT DIMENSION TIES TO PERMANENT SURFACE FEATURES OR NORTHING/EASTING POINTS FOR ALL BURIED FACILITIES TO ALLOW FOR FUTURE LOCATING. THE AS-BUILT SET SHALL SHOW AS-BUILT CONTOURS AND ELEVATIONS OF ASPHALT AND CONCRETE FLATWORK, FLOWLINES, GRADE BREAKS, STAIRS, CROSS-SLOPES, HIGH AND LOW POINTS, AND ADDITIONAL ELEVATIONS TO DEMONSTRATE IMPROVEMENTS WERE CONSTRUCTED PER PLANS. THE AS-BUILT SET SHALL SHOW ELEVATIONS OF ALL DETENTION/WATER QUALITY FACILITIES, INCLUDING BUT NOT LIMITED TO BERMS, SPILLWAYS, BASIN BOTTOM, PIPE INVERTS, AND CONTROL STRUCTURE FEATURES (AS SURVEYED AND STAMPED BY A CERTIFIED P.L.S.). THE AS-BUILT SET SHALL ALSO INCLUDE ELEVATIONS OF MANHOLES, PIPES, INLETS, GRATES, AND SIZES OF ALL UTILITIES. THE AS-BUILT SET SHALL SHOW ANY AND ALL VARIATIONS FROM THE APPROVED PLAN. ENGINEER WILL PRODUCE FINAL RECORD DRAWINGS.

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JAMES L. SPUD
41780
PROFESSIONAL ENGINEER
7/24/24

NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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WEST EAGLE AFFORDABLE HOUSING

GENERAL LEGEND NOTES AND ABBREVIATIONS

SHEET NO.
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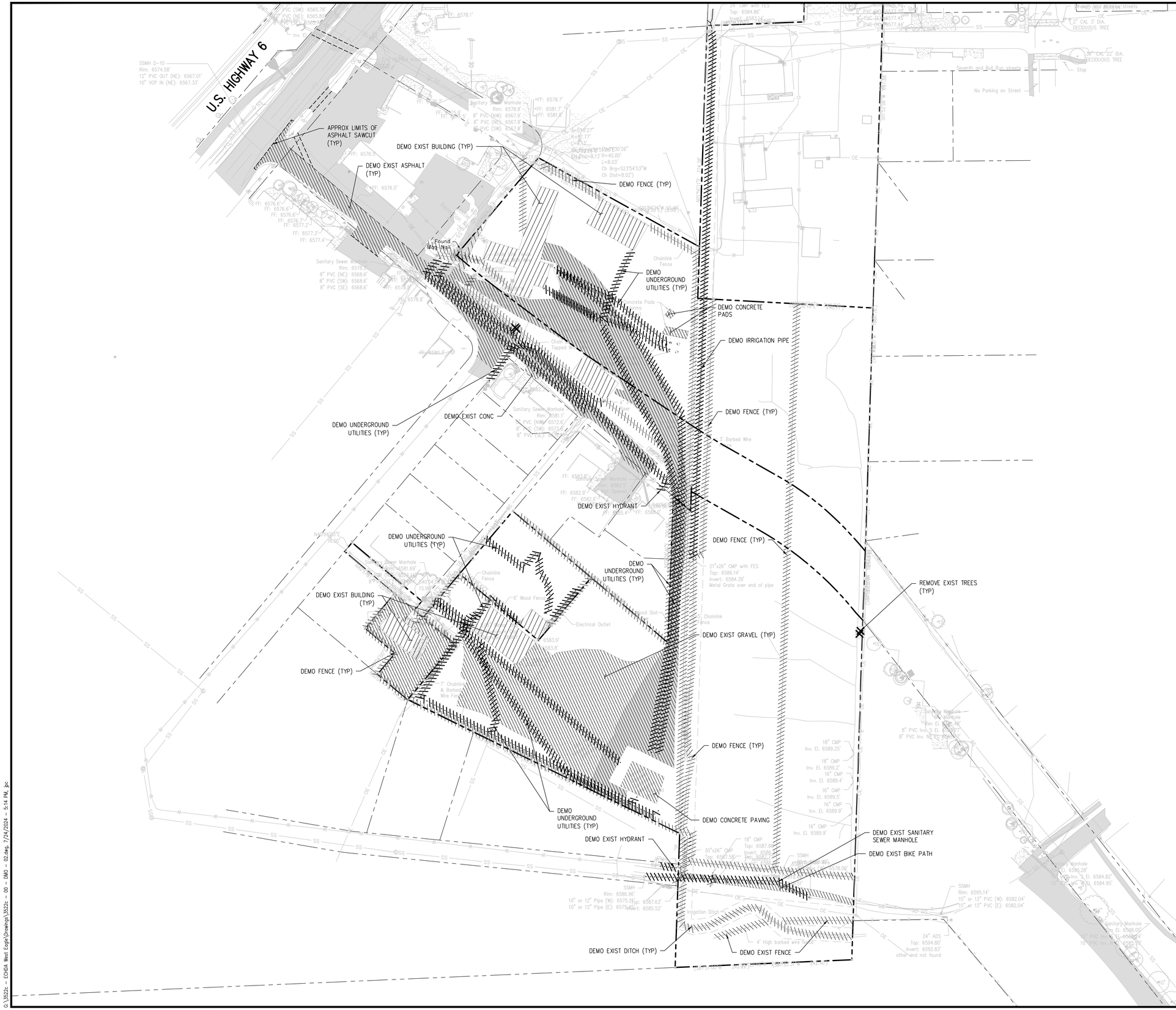

DEMOLITION NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. ACTUAL LIMITS MAY VARY, CONTRACTOR IS RESPONSIBLE FOR ADJUSTING LIMITS OF DEMOLITION AND CONSTRUCTION AS NECESSARY. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN, TREES, FENCING, ETC. WITH OWNER, ARCHITECT, ENGINEER, AND RELEVANT CONSTRUCTION AND PHASING PLANS.
3. IF BUILDING DEMOLITION IS REQUIRED, CONTRACTOR TO PROTECT ARCHITECTURAL AND STRUCTURAL ELEMENTS CONNECTED TO BUILDING. REFER TO ARCHITECT AND APPLICABLE ENGINEERS FOR DETAILED BUILDING DEMOLITION INFORMATION INCLUDING, COLUMNS, STOOPS, FOOTINGS, ETC.
4. REPLACE EXISTING FLATWORK AT UTILITY TRENCHES AS REQUIRED.
5. ALL SAWCUTTING AND PAVEMENT REMOVAL SHOULD BE TO THE NEAREST JOINT.
6. ALL DRY UTILITY AND ELECTRIC DEMOLITION OR RELOCATION SHOULD BE COORDINATED WITH PROPERTY OWNER, UTILITY OWNER, MECHANICAL ENGINEER, AND ARCHITECT PRIOR TO CONSTRUCTION.
7. ALL NECESSARY EROSION AND SEDIMENTATION CONTROLS MUST BE INSTALLED PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO COMPLY WITH ALL REGULATORY REQUIREMENTS FOR HAZARDOUS MATERIAL REMOVAL AND DISPOSAL.
9. REFER TO GENERAL NOTES FOR TREE PROTECTION. COORDINATE WITH LANDSCAPE ARCHITECT FOR TREE REMOVAL.
10. CONTRACTOR TO MAINTAIN SAFE PEDESTRIAN ACCESS. PROVIDE TEMPORARY ROUTE AND SIGNAGE AS NEEDED.
11. CONTRACTOR TO TAKE NECESSARY PRECAUTIONS TO PROTECT AND MAINTAIN SERVICES DURING CONSTRUCTION.
12. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.

DEMOLITION LEGEND

- DEMO SUBSURFACE FEATURE
- DEMO SURFACE FEATURE
- DEMO BUILDING
- ABANDON SUBSURFACE FEATURE
- LIMITS OF SAWCUT
- REMOVE EXISTING TREE
- PROTECT EXISTING TREE

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PROFESSIONAL ENGINEER
7/24/24

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DEMOLITION PLAN

SHEET NO.
C0.2

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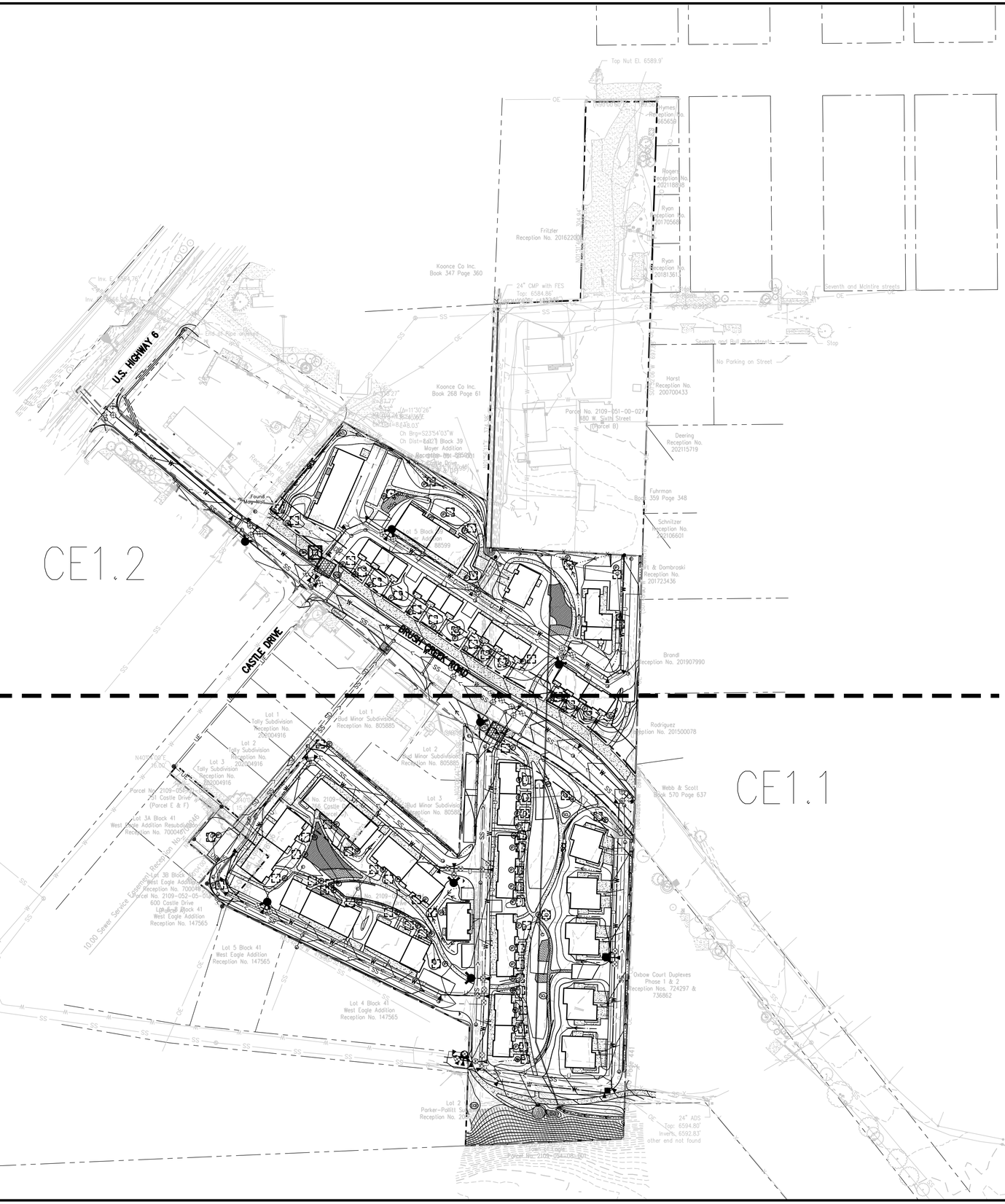
EROSION AND SEDIMENTATION NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL CONTROLS DURING INITIAL, INTERIM, AND FINAL CONDITIONS.
2. ALL CONTROLS SHALL BE INSTALLED WITHIN THE PROPERTY LINES UNLESS OTHERWISE SPECIFIED. WHEN CONSTRUCTION ACTIVITIES DISTURB ADJACENT AND/OR RIGHT-OF-WAY PROPERTIES, COORDINATION WITH PROPERTY OWNERS IS REQUIRED PRIOR TO CONSTRUCTION.

EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
- EXISTING INTERMEDIATE CONTOUR
- PROPOSED INDEX CONTOUR
- PROPOSED INTERMEDIATE CONTOUR
- LIMITS OF WORK
- (IP) INLET PROTECTION
- (OP) OUTLET PROTECTION
- (VTC) VEHICLE TRACKING CONTROL
- (SB) STRAW BALE EROSION BARRIER
- (SF) SILT FENCE
- (CF) CONSTRUCTION FENCE
- (TSD) TEMPORARY SLOPE DRAIN
- (DD) DIVERSION DITCH
- (SCL) SEDIMENT CONTROL LOG
- (RS) ROCK SOCK
- (RCD) ROCK CHECK DAM
- ROOF DRAIN DOWNSPOUT
- (CWA) CONCRETE WASHOUT AREA
- (SP) TEMPORARY SEDIMENTATION POND
- (ECB) EROSION CONTROL BLANKET
- (CSM) CHANNEL STABILIZATION MATTING
- (SR) SURFACE ROUGHENING



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OVERALL EROSION CONTROL PLAN

SHEET NO.

CE1.0

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EROSION AND SEDIMENTATION NOTES:

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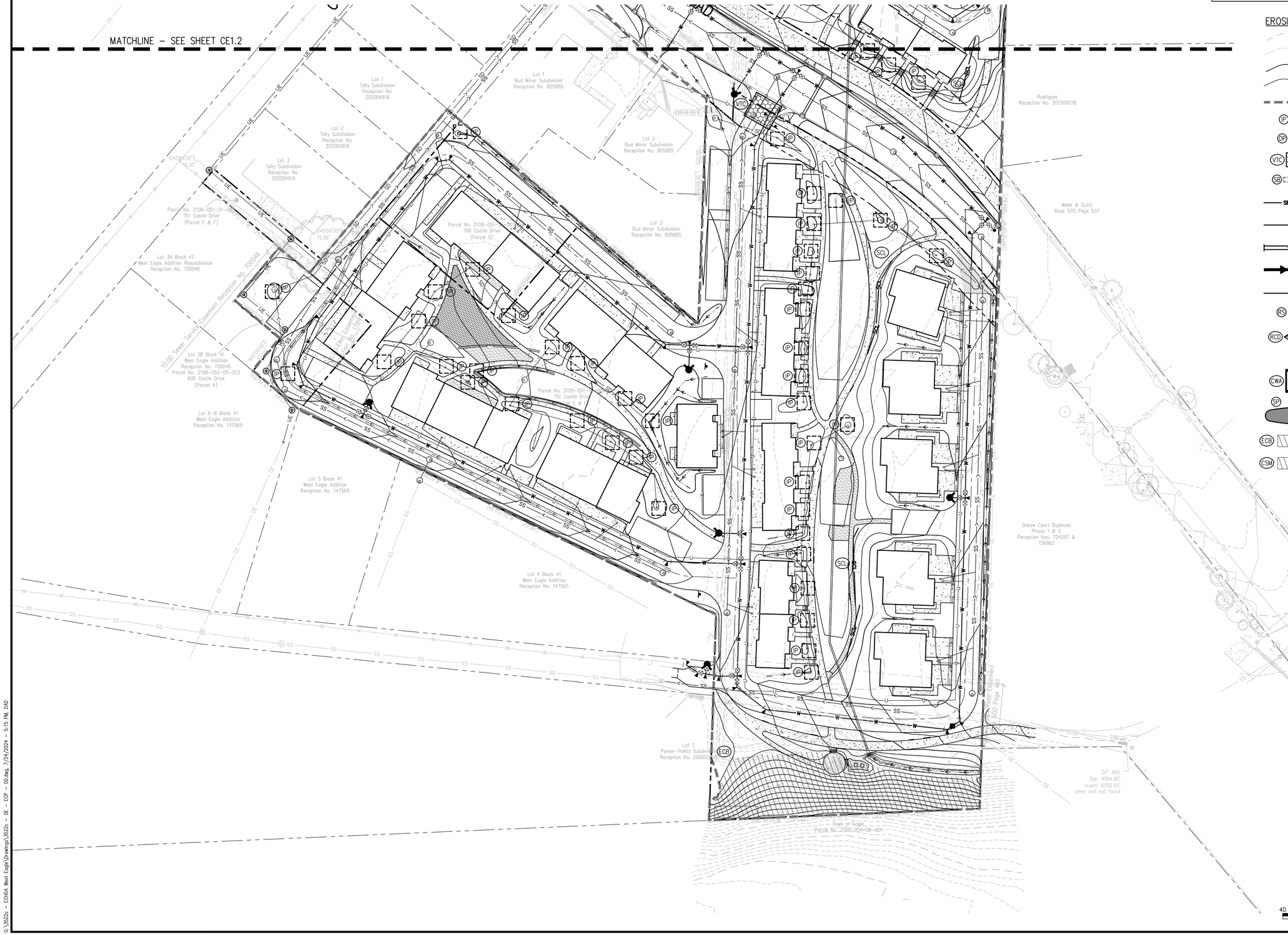
MATCHLINE - SEE SHEET CE1.2



EROSION CONTROL LEGEND

- EXISTING INDEX CONTOUR
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SCALE IN FEET

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DETAILED EROSION CONTROL PLAN

SHEET NO.
CE1.1

EROSION AND SEDIMENTATION NOTES:

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EROSION CONTROL LEGEND

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- (SR) SURFACE ROUGHENING

U.S. HIGHWAY 6

CASTLE DRIVE

BRUSH CREEK ROAD

MATCHLINE – SEE SHEET CE1.1

Fritzler Reception No. 201622006

Koonce Co Inc. Book 347 Page 360

Koonce Co Inc. Book 268 Page 61

Ryon Reception No. 201705681

Ryon Reception No. 201813613

Horst Reception No. 200700433

Deering Reception No. 202115719

Parcel No. 2109-051-00-027 480 W. Sixth Street (Parcel B)

Lot 1 Block 39 Moyer Addition Reception No. 88599

Parcel No. 2109-051-21-001 712 Castle Drive (Parcels D & D1)

Lot 5 Block 39 Moyer Addition Reception No. 88599

Fuhrman Book 359 Page 348

Schnitzer Reception No. 202106601

Hart & Dombroski Reception No. 201723436

Brandl Reception No. 201907990

Lot 1 Tally Subdivision Reception No.

Lot 1 Bud Minor Subdivision Reception No. 805885

24" CMP with FES Top: 6584.66' Invert: 6583.14'

1" Steel Pipe

8" VCP 0.85%

Found Mag Nail

End of Pipe crushed

Inv. El. 6564.76'

Inv. El. 6564.66'

Inv. El. 6564.56'

Δ=51°18'27" R=87.00' L=8.13' Ch Brg=N38°51'36"E Ch Dist=8.04'

(Δ=11°30'26" R=40.00' L=8.03' Ch Brg=S23°54'03"W Ch Dist=8.02')

S01°56'41"W 10.45'

N04°49'39"E (8.98')

N01°35'14"E 304.64'

N01°56'11"E 374.36'

S01°56'11"W 697.88'

N01°57'57"E 132.92'

Seventh and Bull S

No Parking

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DETAILED EROSION CONTROL PLAN

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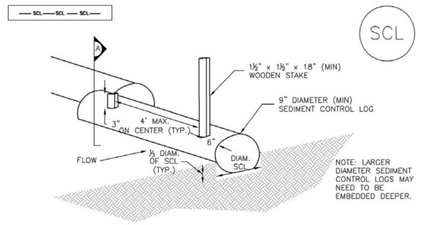
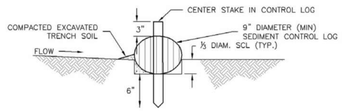
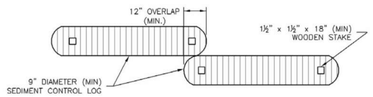


SEDIMENT CONTROL LOG



SECTION A



SEDIMENT CONTROL LOG JOINTS

SCL–1. SEDIMENT CONTROL LOG

SEDIMENT CONTROL LOG INSTALLATION NOTES

1. SEE PLAN VIEW FOR LOCATION AND LENGTH OF SEDIMENT CONTROL LOGS.

2. SEDIMENT CONTROL LOGS THAT ACT AS A PERIMETER CONTROL SHALL BE INSTALLED PRIOR TO ANY UPGRADIENT LAND–DISTURBING ACTIVITIES.

3. SEDIMENT CONTROL LOGS SHALL CONSIST OF STRAW, COMPOST, EXCELSIOR OR COCONUT FIBER, AND SHALL BE FREE OF ANY NOXIOUS WEED SEEDS OR DEFECTS INCLUDING RIPS, HOLES AND OBVIOUS WEAR.

4. SEDIMENT CONTROL LOGS MAY BE USED AS SMALL CHECK DAMS IN DITCHES AND SWALES. HOWEVER, THEY SHOULD NOT BE USED IN PERENNIAL STREAMS OR HIGH VELOCITY DRAINAGE WAYS.

5. IT IS RECOMMENDED THAT SEDIMENT CONTROL LOGS BE TRENCHED INTO THE GROUND TO A DEPTH OF APPROXIMATELY ⅓ OF THE DIAMETER OF THE LOG. IF TRENCHING TO THIS DEPTH IS NOT FEASIBLE AND/OR DESIRABLE (SHORT TERM INSTALLATION WITH DESIRE NOT TO DAMAGE LANDSCAPE) A LESSER TRENCHING DEPTH MAY BE ACCEPTABLE WITH MORE ROBUST STAKING

6. THE UPHILL SIDE OF THE SEDIMENT CONTROL LOG SHALL BE BACKFILLED WITH SOIL THAT IS FREE OF ROCKS AND DEBRIS. THE SOIL SHALL BE TIGHTLY COMPACTED INTO THE SHAPE OF A RIGHT TRIANGLE USING A SHOVEL OR WEIGHTED LAWN ROLLER.

7. FOLLOW MANUFACTURERS' GUIDANCE FOR STAKING. IF MANUFACTURERS' INSTRUCTIONS DO NOT SPECIFY SPACING, STAKES SHALL BE PLACED ON 4' CENTERS AND EMBEDDED A MINIMUM OF 6" INTO THE GROUND. 3" OF THE STAKE SHALL PROTRUDE FROM THE TOP OF THE LOG. STAKES THAT ARE BROKEN PRIOR TO INSTALLATION SHALL BE REPLACED.

SEDIMENT CONTROL LOG MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

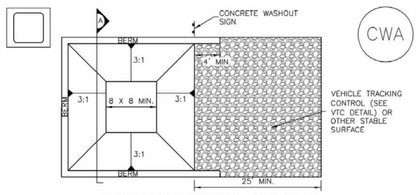
3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF SEDIMENT CONTROL LOG SHALL BE REMOVED AS NEEDED TO MAINTAIN FUNCTIONALITY OF THE BMP, TYPICALLY WHEN DEPTH OF ACCUMULATED SEDIMENTS IS APPROXIMATELY ½ OF THE HEIGHT OF THE SEDIMENT CONTROL LOG.

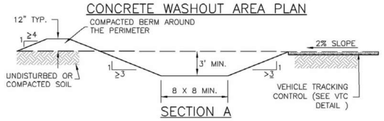
5. SEDIMENT CONTROL LOG SHALL BE REMOVED AT THE END OF CONSTRUCTION. IF DISTURBED AREAS EXIST AFTER REMOVAL, THEY SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM TOWN OF PARKER, COLORADO, JEFFERSON COUNTY, COLORADO, DOUGLAS COUNTY, COLORADO, AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CONCRETE WASHOUT AREA PLAN



SECTION A

CWA–1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

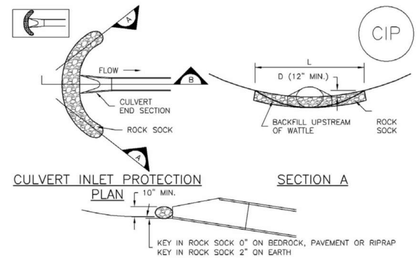
5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER–TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.



CULVERT INLET PROTECTION PLAN

SECTION A

SECTION B

CIP–1. CULVERT INLET PROTECTION

CULVERT INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CULVERT INLET PROTECTION.

2. SEE ROCK SOCK DESIGN DETAIL FOR ROCK GRADATION REQUIREMENTS AND JOINTING DETAIL.

CULVERT INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF THE CULVERT SHALL BE REMOVED WHEN THE SEDIMENT DEPTH IS ½ THE HEIGHT OF THE ROCK SOCK.

5. CULVERT INLET PROTECTION SHALL REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED AND APPROVED BY THE LOCAL JURISDICTION.

(DETAILS ADAPTED FROM AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

GENERAL INLET PROTECTION INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   –LOCATION OF INLET PROTECTION.
   –TYPE OF INLET PROTECTION (IP.1, IP.2, IP.3, IP.4, IP.5, IP.6)

2. INLET PROTECTION SHALL BE INSTALLED PROMPTLY AFTER INLET CONSTRUCTION OR PAVING IS COMPLETE (TYPICALLY WITHIN 48 HOURS). IF A RAINFALL/RUNOFF EVENT IS FORECAST, INSTALL INLET PROTECTION PRIOR TO ONSET OF EVENT.

3. MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

INLET PROTECTION MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. SEDIMENT ACCUMULATED UPSTREAM OF INLET PROTECTION SHALL BE REMOVED AS NECESSARY TO MAINTAIN BMP EFFECTIVENESS, TYPICALLY WHEN STORAGE VOLUME REACHES 50% OF CAPACITY, A DEPTH OF 6" WHEN SILT FENCE IS USED, OR ½ OF THE HEIGHT FOR STRAW BALES.

5. INLET PROTECTION IS TO REMAIN IN PLACE UNTIL THE UPSTREAM DISTURBED AREA IS PERMANENTLY STABILIZED, UNLESS THE LOCAL JURISDICTION APPROVES EARLIER REMOVAL OF INLET PROTECTION IN STREETS.

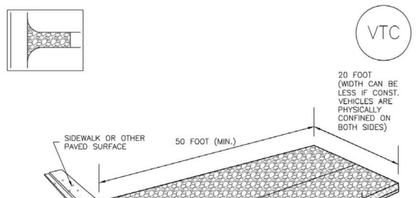
6. WHEN INLET PROTECTION AT AREA INLETS IS REMOVED, THE DISTURBED AREA SHALL BE COVERED WITH TOP SOIL, SEEDED AND MULCHED, OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

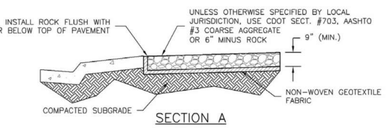
(DETAIL ADAPTED FROM TOWN OF PARKER, COLORADO AND CITY OF AURORA, COLORADO, NOT AVAILABLE IN AUTOCAD)

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

NOTE: THE DETAILS INCLUDED WITH THIS FACT SHEET SHOW COMMONLY USED, CONVENTIONAL METHODS OF INLET PROTECTION IN THE DENVER METROPOLITAN AREA. THERE ARE MANY PROPRIETARY INLET PROTECTION METHODS ON THE MARKET. UDFCD NEITHER ENDORSES NOR DISCOURAGES USE OF PROPRIETARY INLET PROTECTION; HOWEVER, IN THE EVENT PROPRIETARY METHODS ARE USED, THE APPROPRIATE DETAIL FROM THE MANUFACTURER MUST BE INCLUDED IN THE SWMP AND THE BMP MUST BE INSTALLED AND MAINTAINED AS SHOWN IN THE MANUFACTURER'S DETAILS.

NOTE: SOME MUNICIPALITIES DISCOURAGE OR PROHIBIT THE USE OF STRAW BALES FOR INLET PROTECTION. CHECK WITH LOCAL JURISDICTION TO DETERMINE IF STRAW BALE INLET PROTECTION IS ACCEPTABLE.





SECTION A

VTC–1. AGGREGATE VEHICLE TRACKING CONTROL

STABILIZED CONSTRUCTION ENTRANCE/EXIT INSTALLATION NOTES

1. SEE PLAN VIEW FOR
   –LOCATION OF CONSTRUCTION ENTRANCE(S)/EXIT(S).
   –TYPE OF CONSTRUCTION ENTRANCE(S)/EXITS(S) (WITH/WITHOUT WHEEL WASH, CONSTRUCTION MAT OR TRM).

2. CONSTRUCTION MAT OR TRM STABILIZED CONSTRUCTION ENTRANCES ARE ONLY TO BE USED ON SHORT DURATION PROJECTS (TYPICALLY RANGING FROM A WEEK TO A MONTH) WHERE THERE WILL BE LIMITED VEHICULAR ACCESS.

3. A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE LOCATED AT ALL ACCESS POINTS WHERE VEHICLES ACCESS THE CONSTRUCTION SITE FROM PAVED RIGHT–OF–WAYS.

4. STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITIES.

5. A NON–WOVEN GEOTEXTILE FABRIC SHALL BE PLACED UNDER THE STABILIZED CONSTRUCTION ENTRANCE/EXIT PRIOR TO THE PLACEMENT OF ROCK.

6. UNLESS OTHERWISE SPECIFIED BY LOCAL JURISDICTION, ROCK SHALL CONSIST OF DOT SECT. #703, AASHTO #3 COARSE AGGREGATE OR 6" (MINUS) ROCK.

STABILIZED CONSTRUCTION ENTRANCE/EXIT MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. ROCK SHALL BE REAPPLIED OR REGRADED AS NECESSARY TO THE STABILIZED ENTRANCE/EXIT TO MAINTAIN A CONSISTENT DEPTH.

5. SEDIMENT TRACKED ONTO PAVED ROADS IS TO BE REMOVED THROUGHOUT THE DAY AND AT THE END OF THE DAY BY SHOVELING OR SWEEPING. SEDIMENT MAY NOT BE WASHED DOWN STORM SEWER DRAINS.

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

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JAMES L. SPUD
41780
7/24/24
PROFESSIONAL ENGINEER

NO.	DATE	DES'D	DWN

REVISION DESCRIPTION

DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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EROSION CONTROL DETAILS

SHEET NO.
CE1.3

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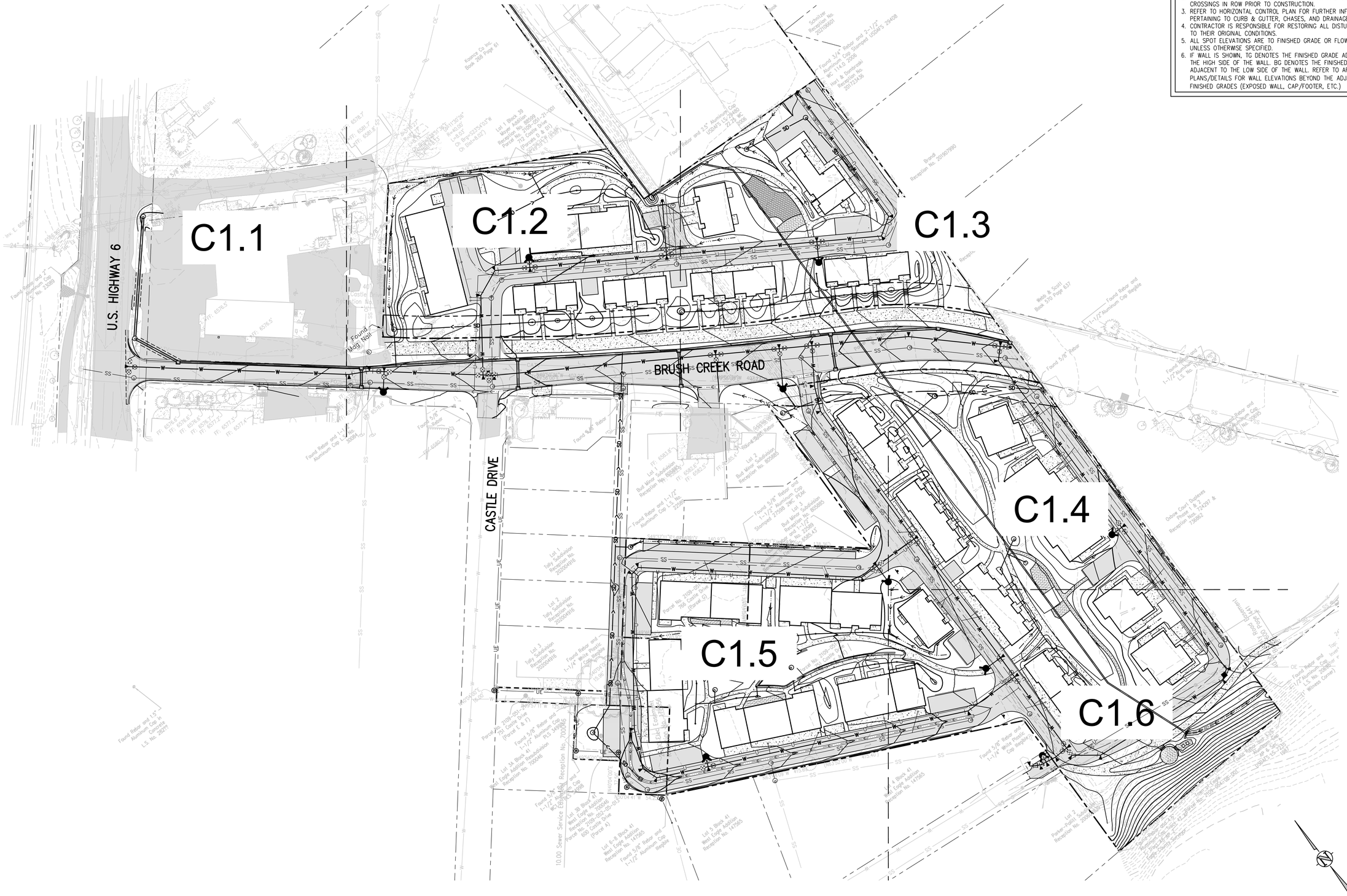
GRADING AND DRAINAGE NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. REFER TO HORIZONTAL CONTROL PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.
4. CONTRACTOR IS RESPONSIBLE FOR RESTORING ALL DISTURBED AREAS TO THEIR ORIGINAL CONDITIONS.
5. ALL SPOT ELEVATIONS ARE TO FINISHED GRADE OR FLOWLINE UNLESS OTHERWISE SPECIFIED.
6. IF WALL IS SHOWN, TG DENOTES THE FINISHED GRADE ADJACENT TO THE HIGH SIDE OF THE WALL. BG DENOTES THE FINISHED GRADE ADJACENT TO THE LOW SIDE OF THE WALL. REFER TO ARCH PLANS/DETAILS FOR WALL ELEVATIONS BEYOND THE ADJACENT FINISHED GRADES (EXPOSED WALL, CAP/FOOTER, ETC.)



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OVERALL GRADING AND DRAINAGE PLAN

SHEET NO.
C1.0

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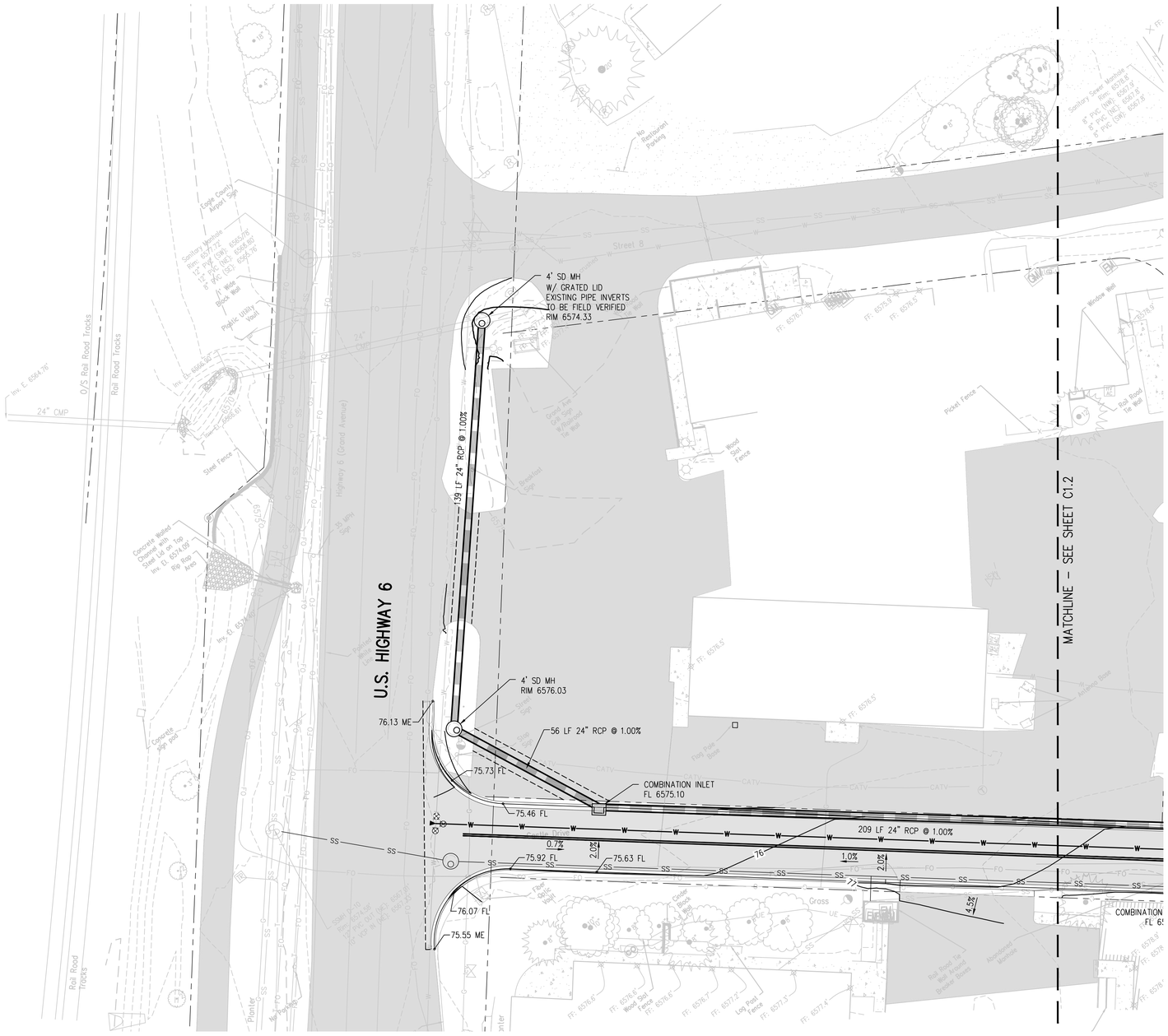
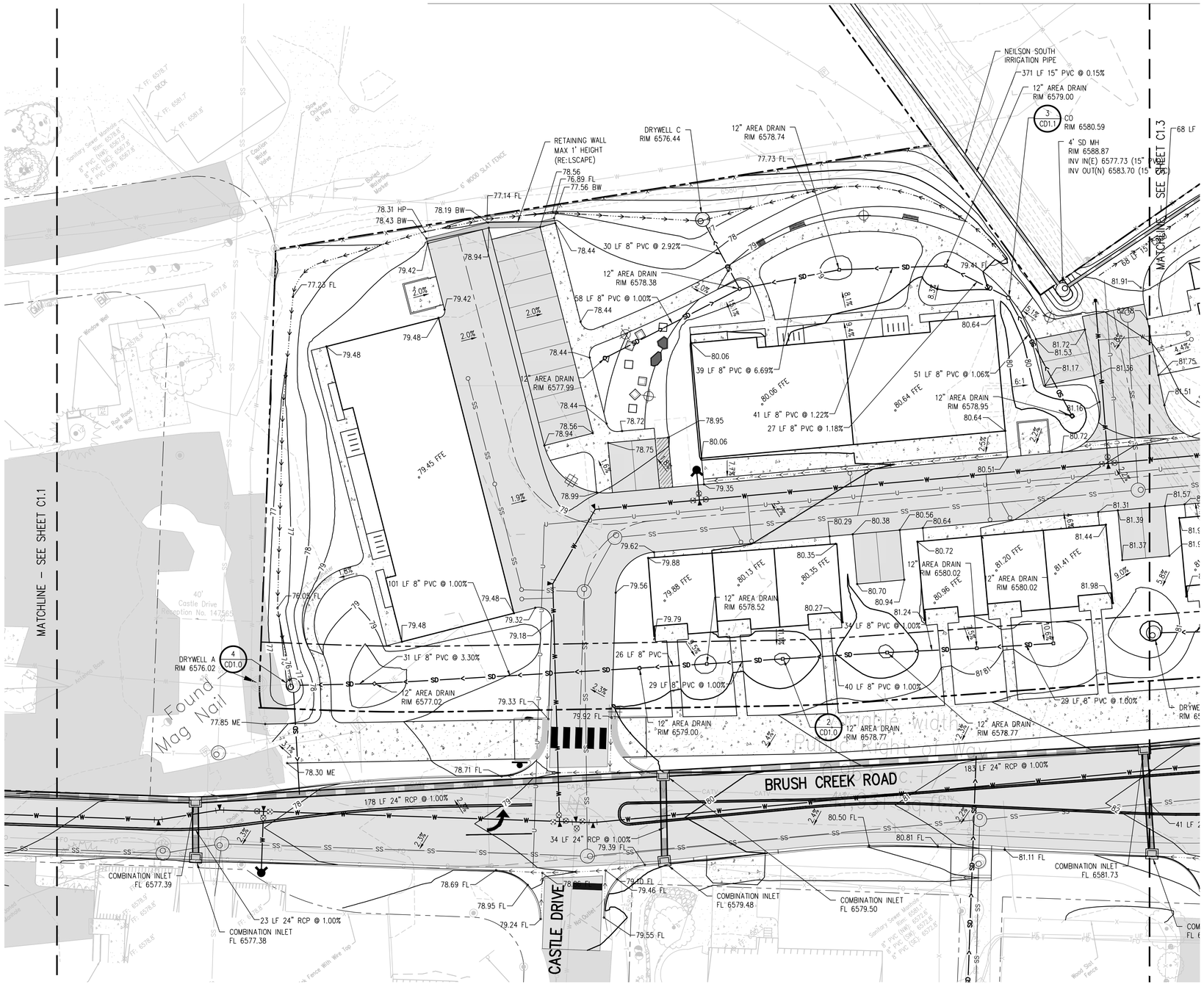
GRADING AND DRAINAGE NOTES:

1. ALL NOTES ON SHEET C1.0 APPLY


4' SD MH
W/ GRATED LID
EXISTING PIPE INVERTS
TO BE FIELD VERIFIED
RIM 6574.33
139 LF 24" RCP @ 1.00%
U.S. HIGHWAY 6
4' SD MH
RIM 6576.03
76.13 ME
56 LF 24" RCP @ 1.00%
75.73 FL
COMBINATION INLET
FL 6575.10
75.46 FL
209 LF 24" RCP @ 1.00%
0.7%
2.0%
75.92 FL
75.63 FL
1.0%
2.0%
76.07 FL
75.55 ME
4.5%
MATCHLINE - SEE SHEET C1.2
Rail Road Tracks
O/S Rail Road Tracks
24" CMP
Eagle County Airport Sign
Sanitary Manhole
Rim: 6577.76
12" PVC (W): 6565.76
8" PVC (N): 6568.66
8" PVC (SE): 6568.76
4' Wide Slot Wall
Public Utility Wall
Steel Fence
Concrete Welled Channel with Steel Lid on Top
Inv. El. 6574.69
Rip Rap Area
Concrete sign pad
Planter
No Restricted Parking
Street 8
Grand Ave Grill Sign w/ Raised Ute Wall
Breakfast Sign
Wood Slat Fence
Pedestrian Bridge
Window Well
Rail Road Tie Wall
Picket Fence
Log Post Fence
Cedar Block Wall
Gross
Rail Road Ties and Sand Bruce Boss
Approximate Manhole
Trash Enclosure
Trash Gate Vault
Wood Slat Fence
Log Post Fence
Yard Drain
Yard Drain
Yard Drain

GRADING AND DRAINAGE NOTES:

1. ALL NOTES ON SHEET C1.0 APPLY



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DETAILED GRADING AND DRAINAGE PLAN

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C1.2

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GRADING AND DRAINAGE NOTES:

1. ALL NOTES ON SHEET C1.0 APPLY

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C1.3

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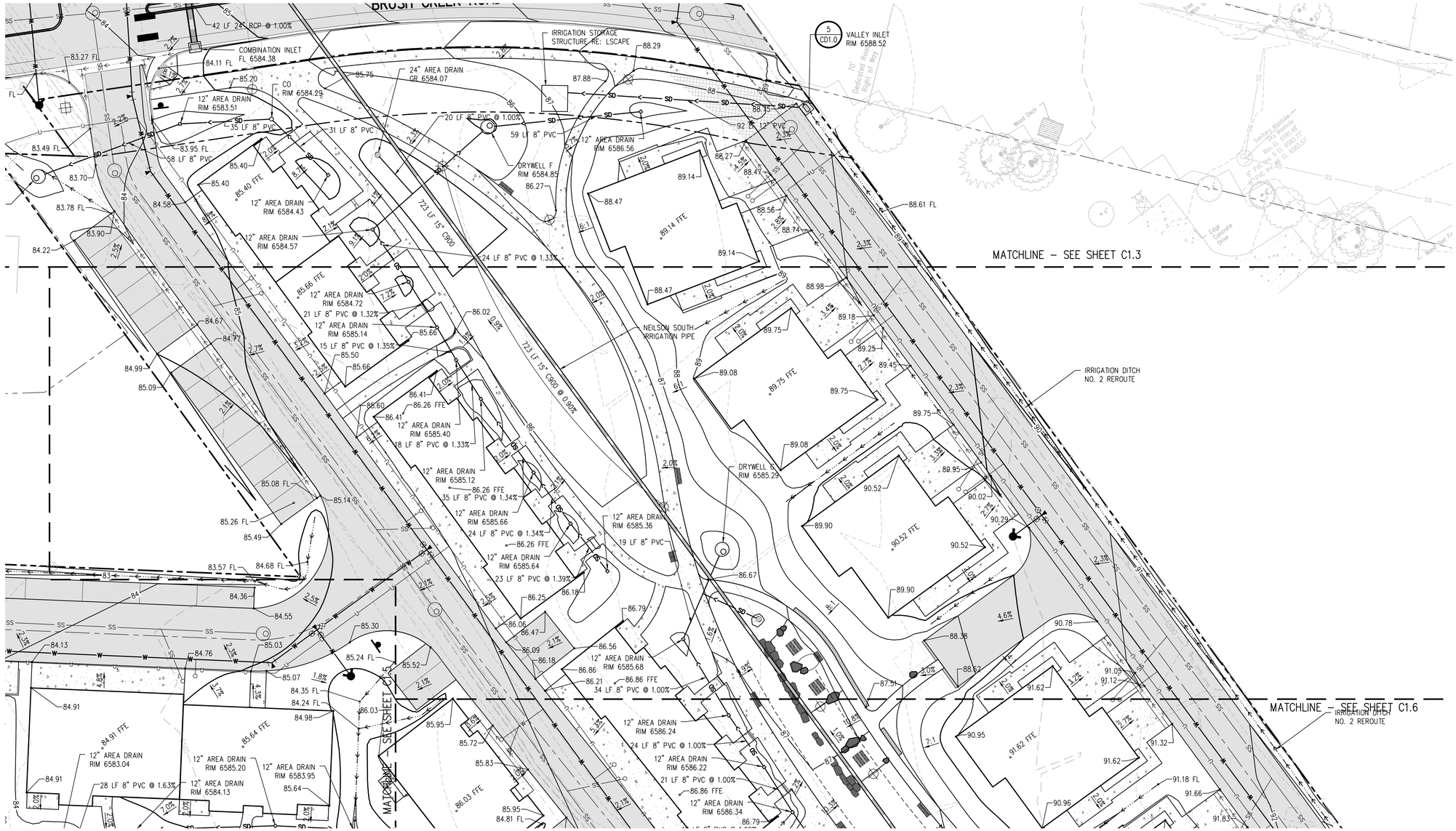
1. ALL NOTES ON SHEET C1.0 APPLY



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DETAILED GRADING AND DRAINAGE PLAN

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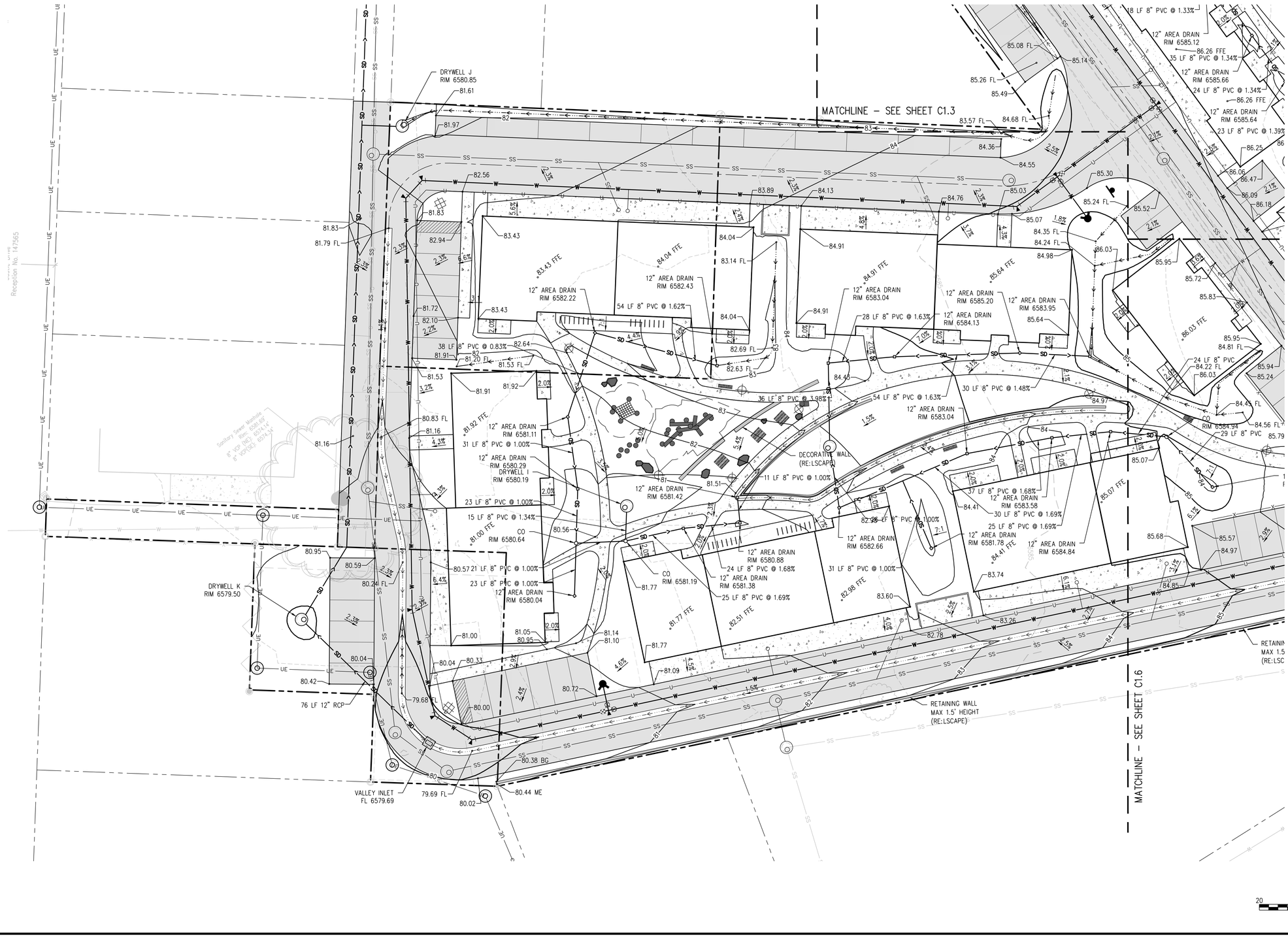
C1.4

GRADING AND DRAINAGE NOTES:

1. ALL NOTES ON SHEET C1.0 APPLY



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DETAILED GRADING AND DRAINAGE PLAN

SHEET NO.

C1.5

Reception No. 147565

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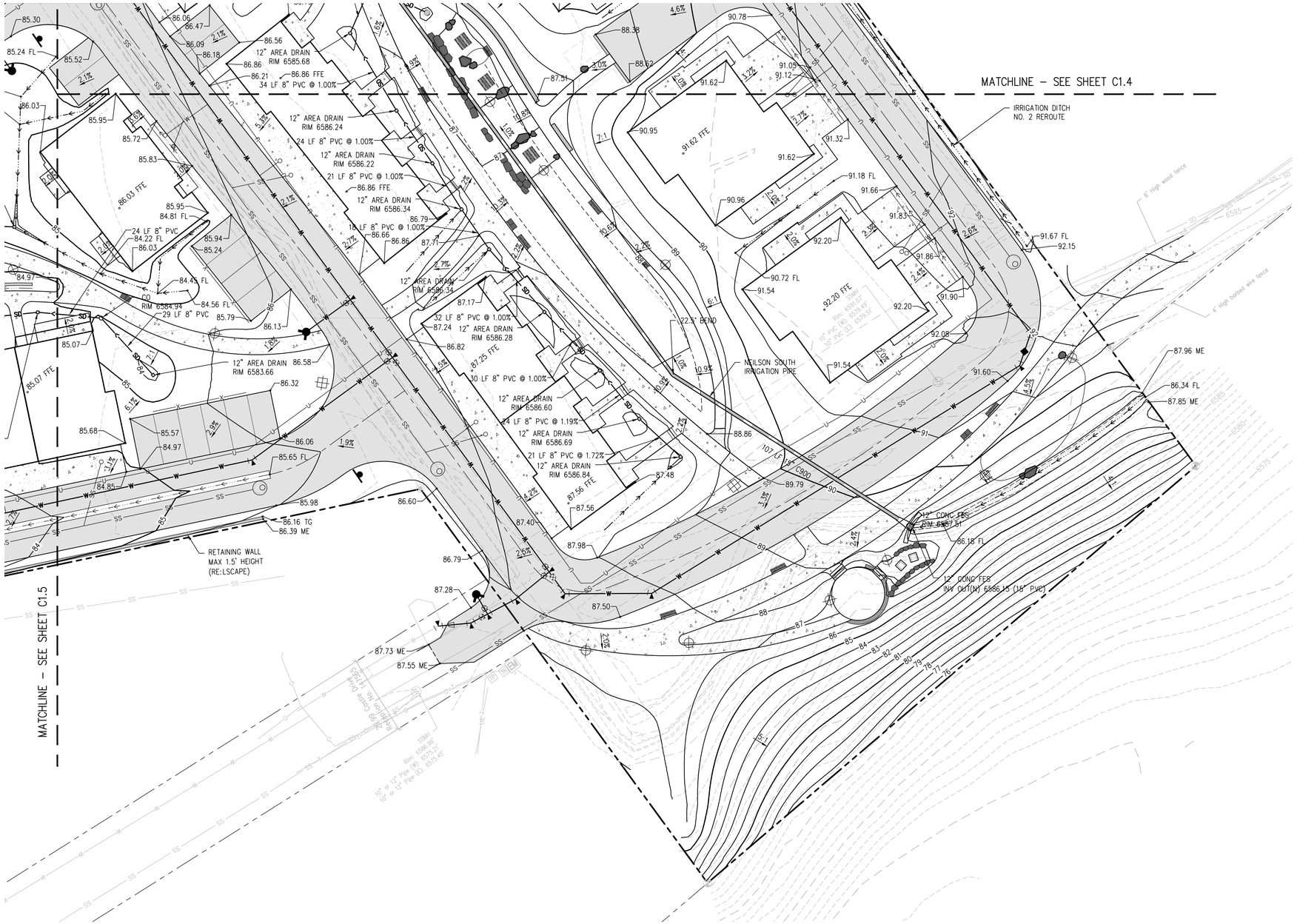
GRADING AND DRAINAGE NOTES:

1. ALL NOTES ON SHEET C1.0 APPLY



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DETAILED GRADING AND DRAINAGE PLAN

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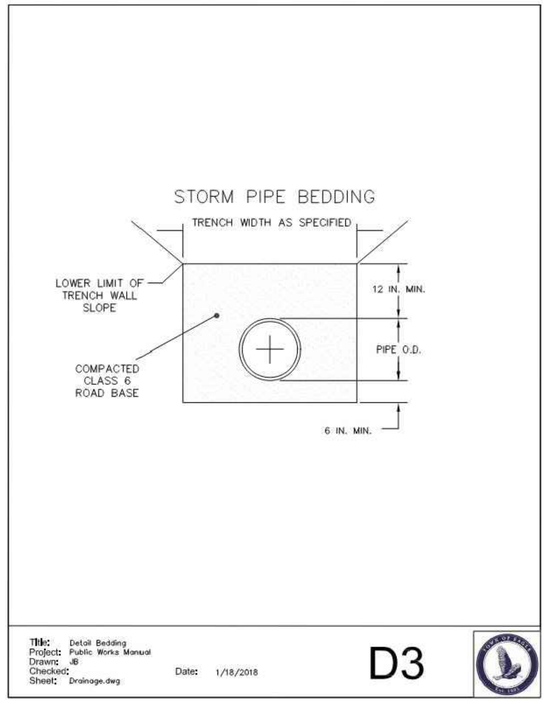
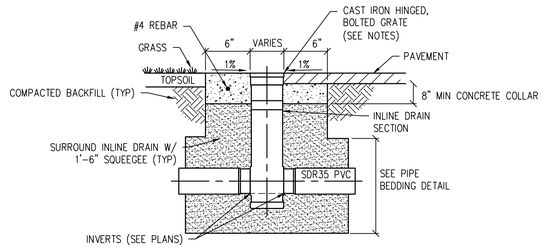


Title: Detail Bedding
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: Drainage.dwg
Date: 1/18/2018

D3

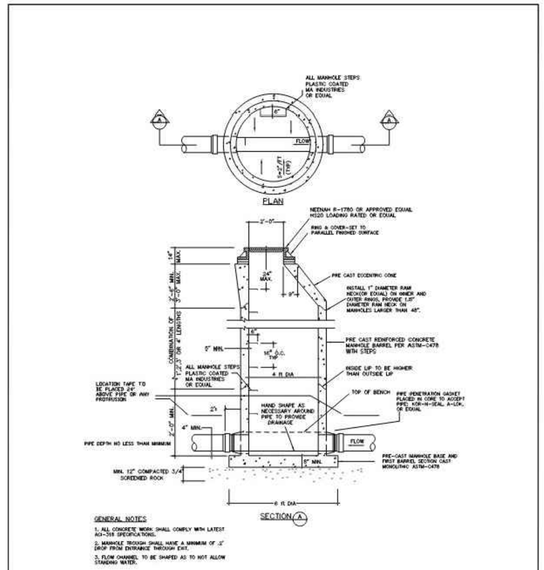
STORM SEWER PIPE BEDDING DETAIL
NTS — 1 / –



8" TO 30" NYLOPLAST DRAIN
(SEE PLANS FOR SIZE)

NOTES:
1. AREA DRAIN COVER TO BE NYLOPLAST CAST HS-20 RATED BOLTED AND HINGED GRATE OR APPROVED EQUAL IN TRAFFIC AREAS.
2. AREA DRAIN INLETS IN PEDESTRIAN AREAS SHALL BE INSTALLED WITH PEDESTRIAN RATED GRATES (1/4" MAX OPENING, TYPICAL).

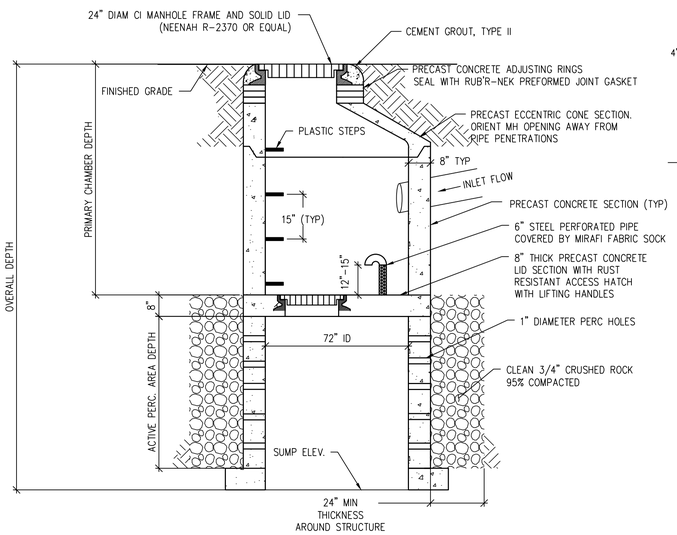
AREA DRAIN DETAIL
NTS — 2 / C1.2



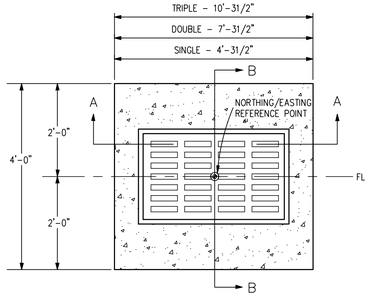
Title: DETAIL -Standard Manhole
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Standard Manhole.dwg
Date: 1/8/2018

A5

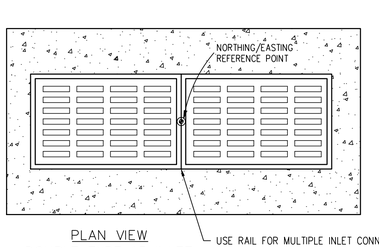
STORM MANHOLE DETAIL
NTS — 3 / C1.2



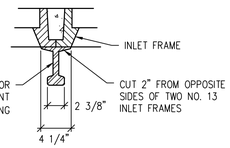
PRECAST DRYWELL DETAIL
NTS — 4 / C1.2



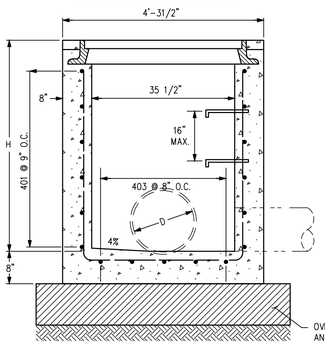
PLAN VIEW
SINGLE TYPE 13 INLET



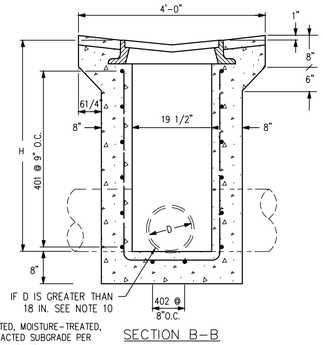
PLAN VIEW
DOUBLE TYPE 13 INLET



RAIL DETAIL



SECTION A-A



SECTION B-B

NOTES:
1. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
2. CAST-IN-PLACE CONCRETE WALLS SHALL BE FORMED ON BOTH SIDES.
3. EXPOSED CONCRETE CORNERS SHALL BE CHAMFERED 3/4 IN.
4. REINFORCING BARS SHALL BE DEFORMED #4 AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. ALL REINFORCING BARS SHALL BE EPOXY COATED.
5. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM TO AASHTO M 199.
6. ALL GRATES AND FRAMES SHALL BE GRAY OR DUCTILE CAST IRON IN ACCORDANCE WITH SUBSECTION 712.06. GRATES AND FRAMES SHALL BE DESIGNED TO WITHSTAND HS 20 LOADING.
7. STATION POINT IS AT THE CENTER OF THE INLET.
8. GRATE SHALL HAVE "DUMP NO WASTE DRAINS TO STREAM" MESSAGE CAST ON SURFACE.
9. FOR FULL DETAIL INCLUDING BAR LIST, DIMENSIONS AND QTY. TABLE, SEE CDOT DETAIL M-604-13
10. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.

VALLEY INLET DETAIL
NTS — 5 / C1.3

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41780
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PROFESSIONAL ENGINEER

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DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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GRADING AND DRAINAGE DETAILS

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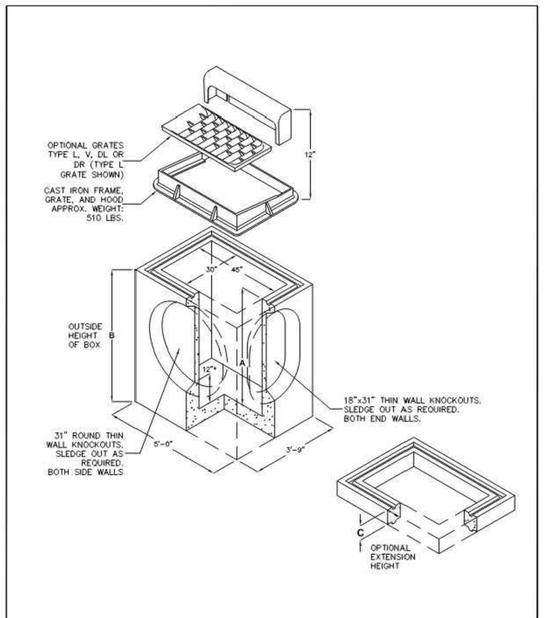
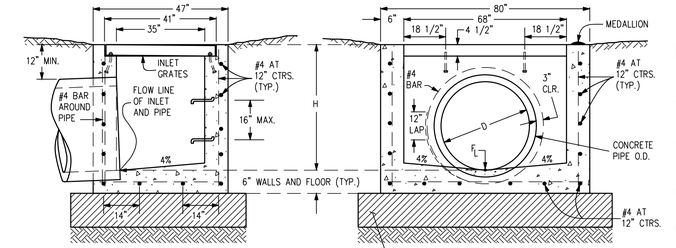


Title: Detail Curb Inlet
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: Drainage.dwg
Date: 1/18/2018

D1

COMBINATION INLET DETAIL (1)
NTS

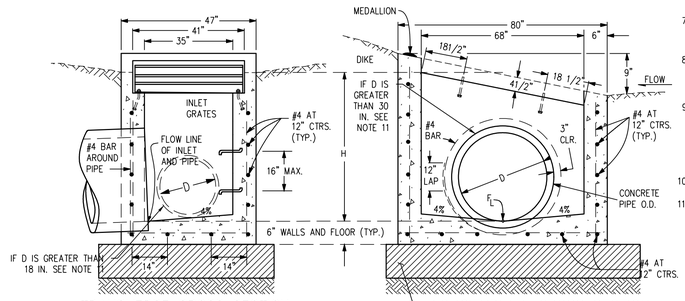


TRANSVERSE CROSS SECTION

LONGITUDINAL CROSS SECTION

OVEREXCAVATED, MOISTURE-TREATED, AND RECOMPACTED SUBGRADE PER SPECIFICATIONS, (TYP)

LEVEL GRATE INSTALLATION



TRANSVERSE CROSS SECTION

LONGITUDINAL CROSS SECTION

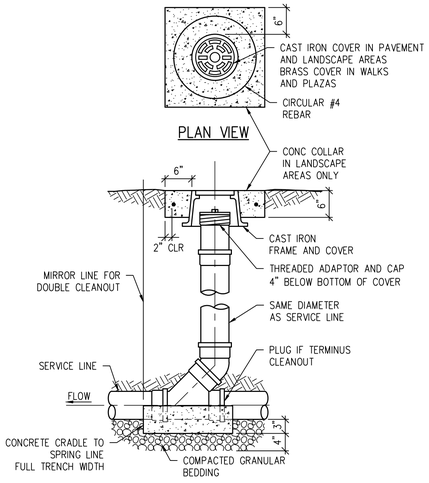
OVEREXCAVATED, MOISTURE-TREATED, AND RECOMPACTED SUBGRADE PER SPECIFICATIONS, (TYP)

SLOPING GRATE INSTALLATION

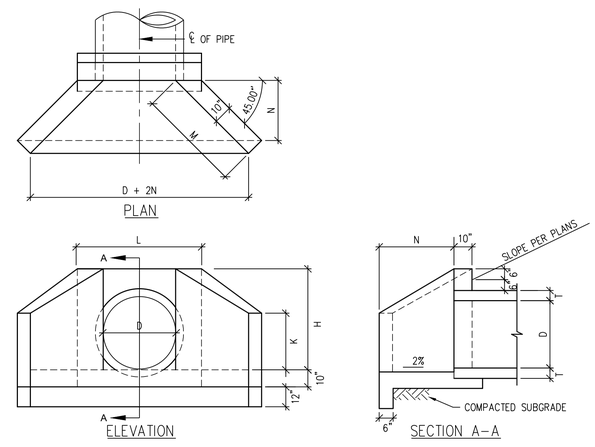
TYPE D INLET DETAIL (2)
NTS

NOTES:

1. INLET TYPE D IS NOT HS-20 RATED AND SHALL NOT BE PLACED IN PAVED ROADWAYS. THIS INLET SHALL BE USED ONLY OUTSIDE PAVED ROADWAYS.
2. CONCRETE SHALL BE CLASS B. INLET MAY BE CAST-IN-PLACE OR PRECAST.
3. SEE PLANS FOR SIZE AND LOCATION OF PIPE.
4. STRUCTURAL STEEL FOR GRATES AND GRATE INSTALLATION HARDWARE SHALL BE GALVANIZED AND SHALL BE IN ACCORDANCE WITH SUBSECTION 712.08.
5. STANDARD INLET GRATES SHALL BE USED ON ALL TYPE D INLETS UNLESS CLOSE MESH GRATES ARE SPECIFIED ON THE PLANS.
6. CLOSE MESH GRATES ARE RECOMMENDED WHERE FOOT TRAFFIC OR BICYCLE ROUTES ARE IN CLOSE PROXIMITY TO GRATE. THIS GRATE IS NOT ADA COMPLIANT OR BICYCLE FRIENDLY AND SHALL NOT BE PLACED DIRECTLY IN SIDEWALKS, CROSSWALKS OR BIKE PATHS.
7. STEPS SHALL BE PROVIDED WHEN INLET DIMENSION "H" IS EQUAL TO OR GREATER THAN 3 FT.-6 IN. AND SHALL CONFORM WITH AASHTO M 199.
8. REINFORCING BARS SHALL BE EPOXY COATED AND DEFORMED #4, AND SHALL HAVE A 2 IN. MINIMUM CLEARANCE. CUT OR BEND BARS AROUND PIPE AS REQUIRED.
9. ALL INLETS SHALL HAVE A 4 IN. DIA. METAL MEDALLION WITH A "NO DUMPING DRAINS TO STREAM" MESSAGE ON IT. THE MEDALLION SHALL HAVE A FISH SYMBOL WITH A BLUE BACKGROUND. IT SHALL BE FIRMLY ATTACHED TO THE INLET'S SURFACE WITH A PERMANENT FASTENER.
10. FOR FULL DETAIL INCLUDING BAR LIST, DIMENSIONS AND QTY. TABLE, SEE CDOT DETAIL M-604-11
11. ALL CONNECTED PIPES WITH A DIAMETER (D) GREATER THAN 30" FRONT AND 18" SIDE AND/OR ENTERING AT AN ANGLE GREATER THAN 80° A CUSTOM CONC BOX MUST BE CONSTRUCTED. CONTRACTOR TO COORDINATE BOX DIMENSIONS AND SPECS WITH MANUFACTURER.



STORM CLEANOUT DETAIL (3)
NTS C1.2



NOTES:

1. CONCRETE SHALL BE CLASS B. CAST-IN-PLACE CONCRETE SHALL CONFORM TO ASTM C478
2. CAST-IN-PLACE CONCRETE WALL EDGES SHALL BE CHAMFERED 3/4".
3. ALL WALLS AND BASE SHALL BE REINFORCED WITH #4'S @ 12" OC EACH WAY. REINFORCING BARS SHALL BE DEFORMED AND SHALL HAVE 3" MINIMUM CLEARANCE FROM FACE OF CONCRETE.
4. DIMENSIONS AND MATERIAL REQUIREMENTS VARY DEPENDING ON APPLICATION. FOR COMPLETE DETAILS, MEASUREMENTS, MATERIALS LIST, AND OTHER FACTORS REFER TO THE CURRENT CDOT M7S STANDARDS.

DIMENSIONS							
D	AREA SQ FT	T	H	K	L	M	N
15"	1.23	2 1/4"	2'-5 1/4"	1'-5"	3'-7"	1'-9"	1'-3"
18"	1.77	2 1/2"	2'-8 1/2"	1'-7"	3'-10"	2'-1 1/2"	1'-6"
24"	3.14	3"	3'-3"	1'-10 1/2"	4'-4"	2'-10"	2'-0"
30"	4.91	3 1/2"	3'-9 1/2"	2'-2"	4'-10"	3'-6 1/2"	2'-6"
36"	7.07	4"	4'-4"	2'-5 1/2"	5'-4"	4'-3"	3'-0"
42"	9.62	4 1/2"	4'-10 1/2"	2'-9"	5'-10"	4'-1 1/2"	3'-6"

HEADWALL WITH CIRCULAR PIPE DETAIL (4)
NTS C1.3

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WEST EAGLE AFFORDABLE HOUSING

GRADING AND DRAINAGE DETAILS

SHEET NO.

CD1.1

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UTILITY NOTES:

1. CONTRACTOR TO FIELD VERIFY ALL EXISTING UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. REFER TO GENERAL NOTES FOR UTILITY LOCATION AND PROTECTION.
2. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED UTILITY CROSSINGS IN ROW PRIOR TO CONSTRUCTION.
3. ALL DRY UTILITY AND ELECTRIC DESIGNS ARE PROVIDED BY OTHERS AND SHOWN FOR REFERENCE ONLY. SEE MEP PLANS AND SPECIFICATIONS AND COORDINATE WITH ALL UTILITY OWNERS AS NEEDED.
4. CONTRACTOR TO MARK ALL UTILITY STUBS WITH MARKERS.

C2.1

C2.2

C2.3

C2.4

C2.5

C2.6

U.S. HIGHWAY 6

BRUSH CREEK ROAD

CASTLE DRIVE

Found Mag Nail

50 0 50 100
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OVERALL UTILITY PLAN

SHEET NO.
C2.0

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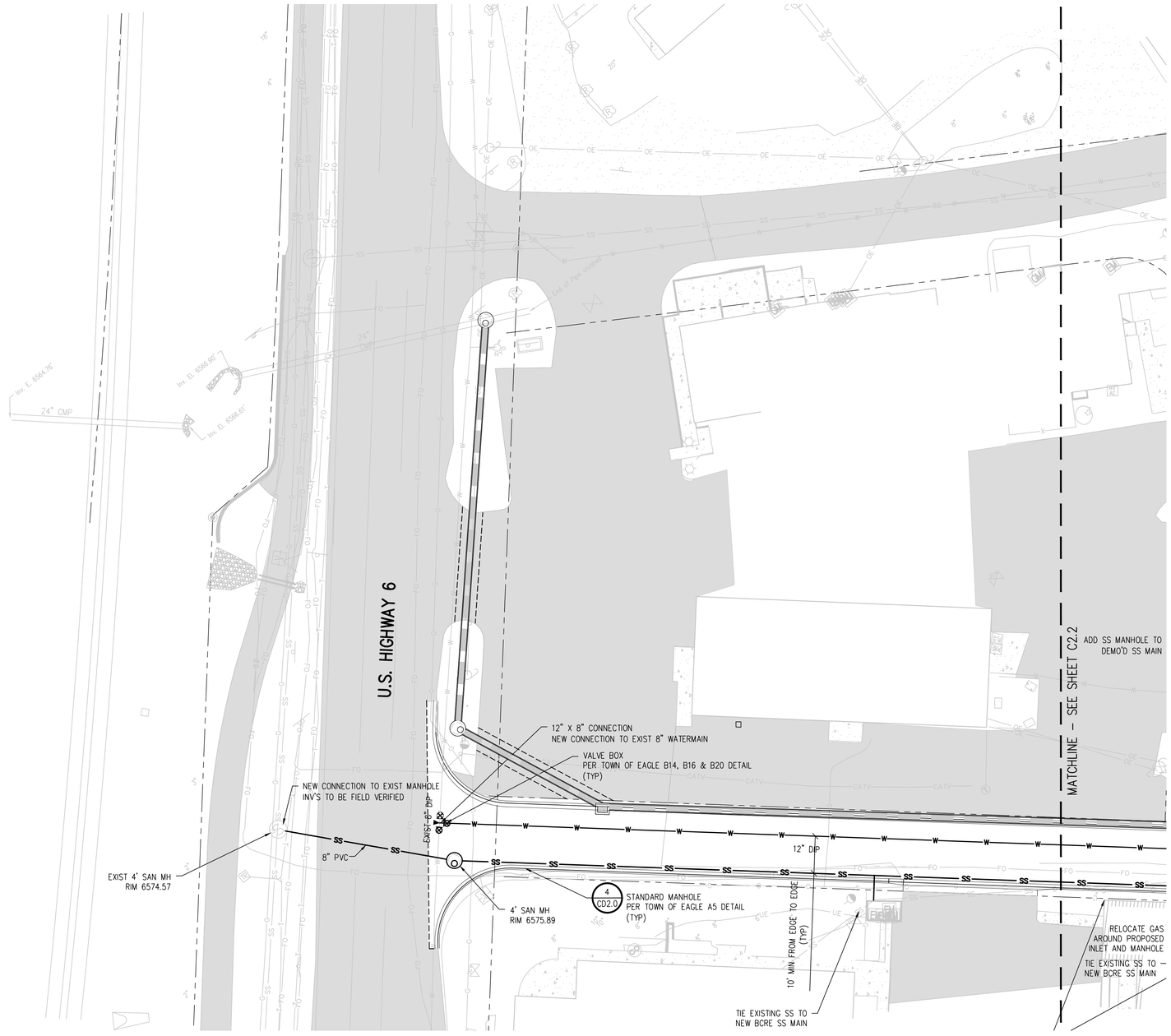
UTILITY NOTES:

1. ALL NOTES ON SHEET C2.0 APPLY



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DETAILED UTILITY PLAN

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C2.1

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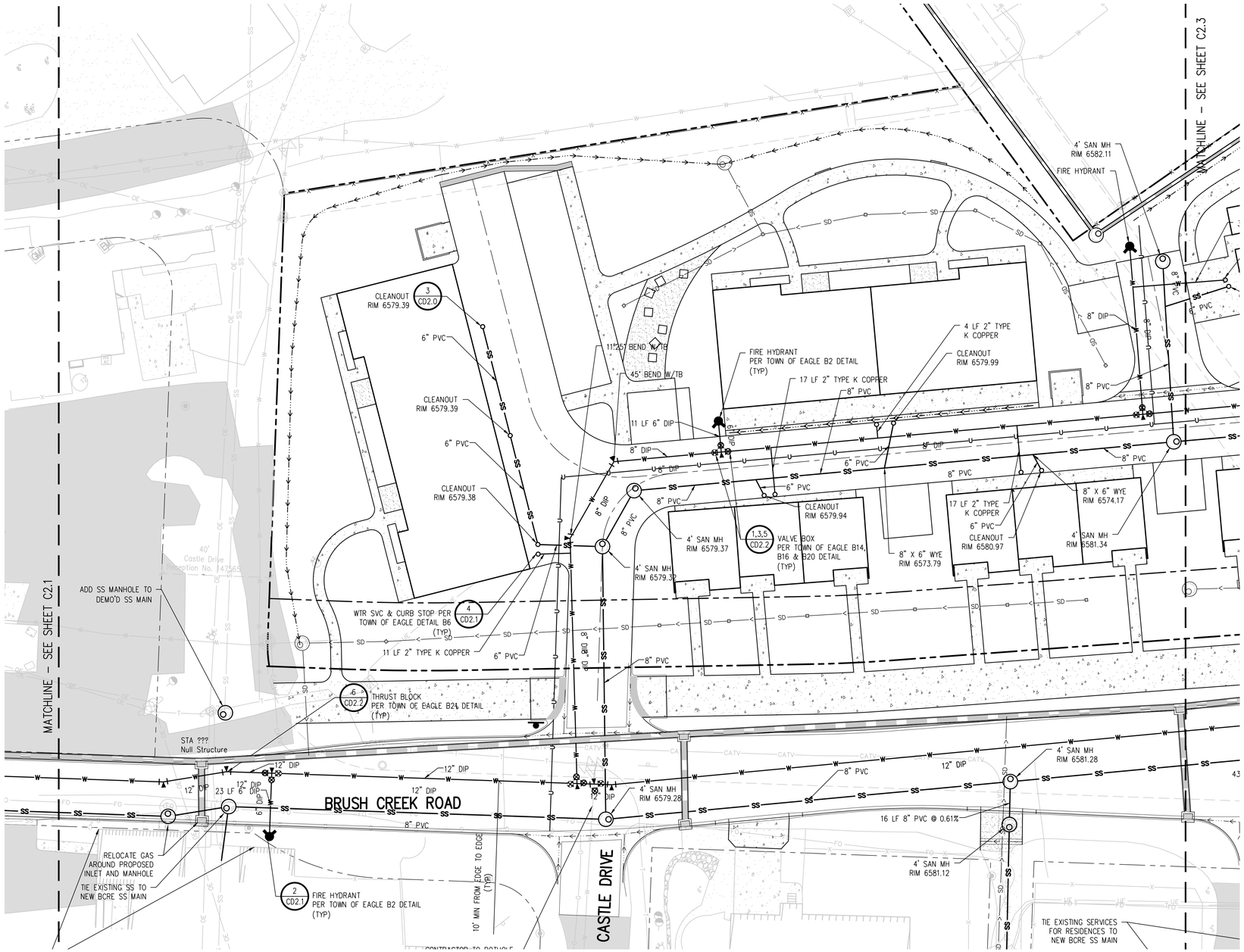
UTILITY NOTES:

1. ALL NOTES ON SHEET C2.0 APPLY



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DETAILED UTILITY PLAN

SHEET NO.
C2.2

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UTILITY NOTES:

1. ALL NOTES ON SHEET C2.0 APPLY

6" PLUG & BLOWOFF W/TB

4" SAN MH
RIM 6582.24

8" PVC

CLEANOUT
RIM 6581.21

22 LF 6" PVC @ 2.00%

WTR SVC &
CURB STOP
10 LF 2" TYPE
K COPPER

8" PVC

THRUST BLOCK
PER TOWN OF EAGLE B21 DETAIL
(TYP)

4" SAN MH
RIM 6582.09

33 LF 2" TYPE K COPPER

WTR SVC & CURB STOP

CLEANOUT
RIM 6582.55

8" PVC

8" DIP

6" PVC

VALVE BOX
PER TOWN OF EAGLE
B14, B16 & B20 DETAIL
(TYP)

8" X 6" WYE
RIM 6575.16

10' MIN FROM
EDGE TO EDGE
(TYP)

8" DIP

8" PVC

6" PVC

8" PVC

15 LF 2" TYPE
K COPPER

WTR SVC &
CURB STOP

6" PVC

CLEANOUT
RIM 6582.88

4' SAN MH
RIM 6582.58

FIRE HYDRANT
PER TOWN OF EAGLE B2 DETAIL
(TYP)

CLEANOUT
RIM 6582.08

16 LF 2" TYPE
K COPPER

WTR SVC &
CURB STOP

MATCHLINE – SEE SHEET C2.2

BRUSH CREEK ROAD

6
C02.1
12" PLUG AND BLOWOFF

4' SAN MH
RIM 6588.38

8" PVC

SS PLUG
RIM 6581.01

12" DIP

12" DIP

4' SAN MH
RIM 6586.47

8" PVC

12" DIP

12" DIP

8" PVC

43 LF 8" DIP

46 LF 8" DIP

4' SAN MH
RIM 6584.01

STA ???
Null Structure

FIRE HYDRANT
PER TOWN OF EAGLE B2 DETAIL
(TYP)

4' SAN MH
RIM 6583.88

4' SAN MH
RIM 6588.67

8" PVC

CLEANOUT
RIM 6588.87

6" PVC

8" PVC

WTR SVC &
CURB STOP

8" DIP

16 LF 2" TYPE
K COPPER

WTR SVC &
CURB STOP

6 LF 2" TYPE K COPPER

CLEANOUT

6" PVC

MATCHLINE – SEE SHEET C2.5

MATCHLINE – SEE SHEET C2.4

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WEST EAGLE AFFORDABLE HOUSING

DETAILED UTILITY PLAN

SHEET NO.
C2.3

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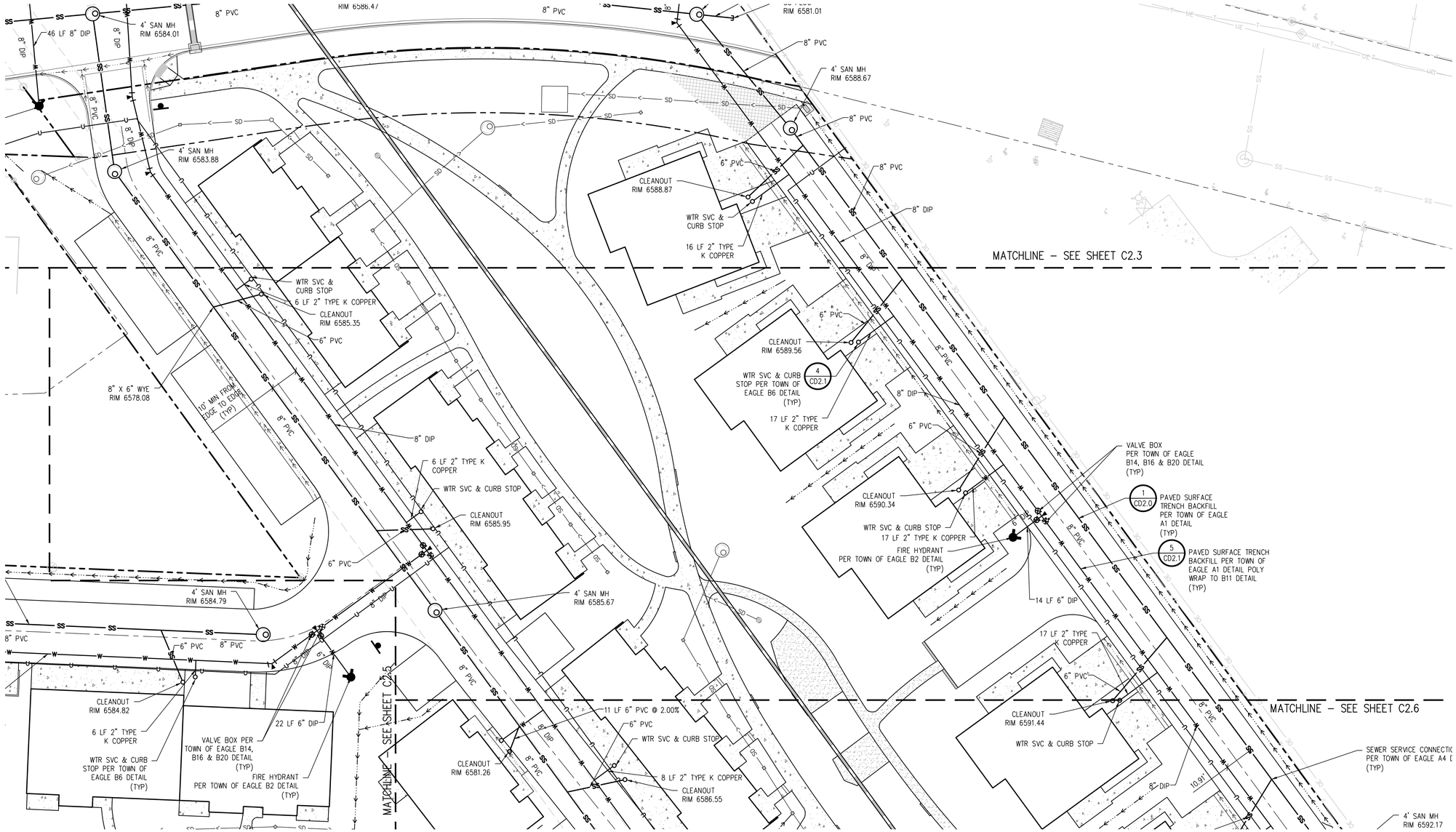
UTILITY NOTES:

1. ALL NOTES ON SHEET C2.0 APPLY



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DETAILED UTILITY PLAN

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C2.4

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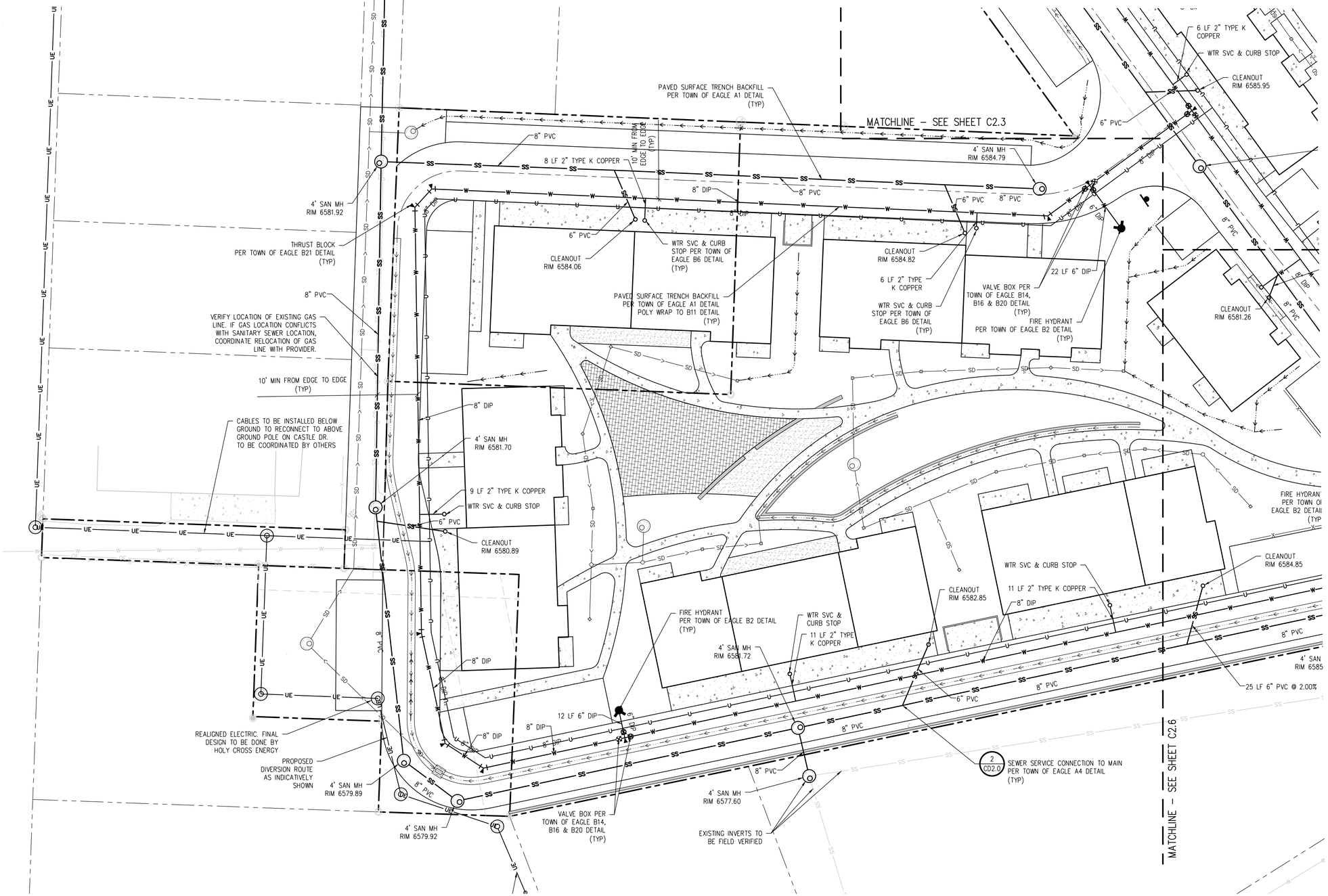
UTILITY NOTES:

1. ALL NOTES ON SHEET C2.0 APPLY



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DETAILED UTILITY PLAN

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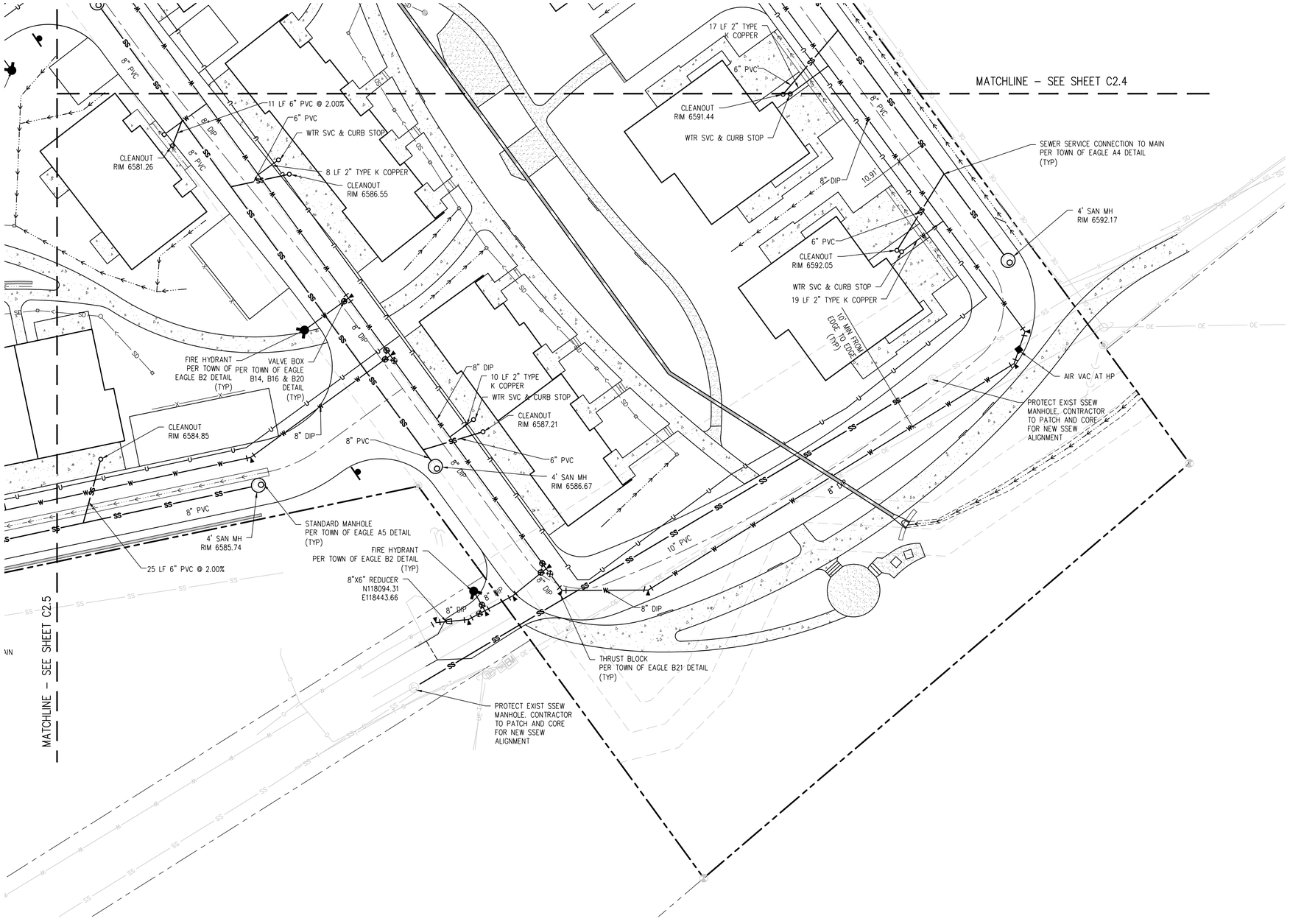
C2.5

UTILITY NOTES:

1. ALL NOTES ON SHEET C2.0 APPLY



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DETAILED UTILITY PLAN

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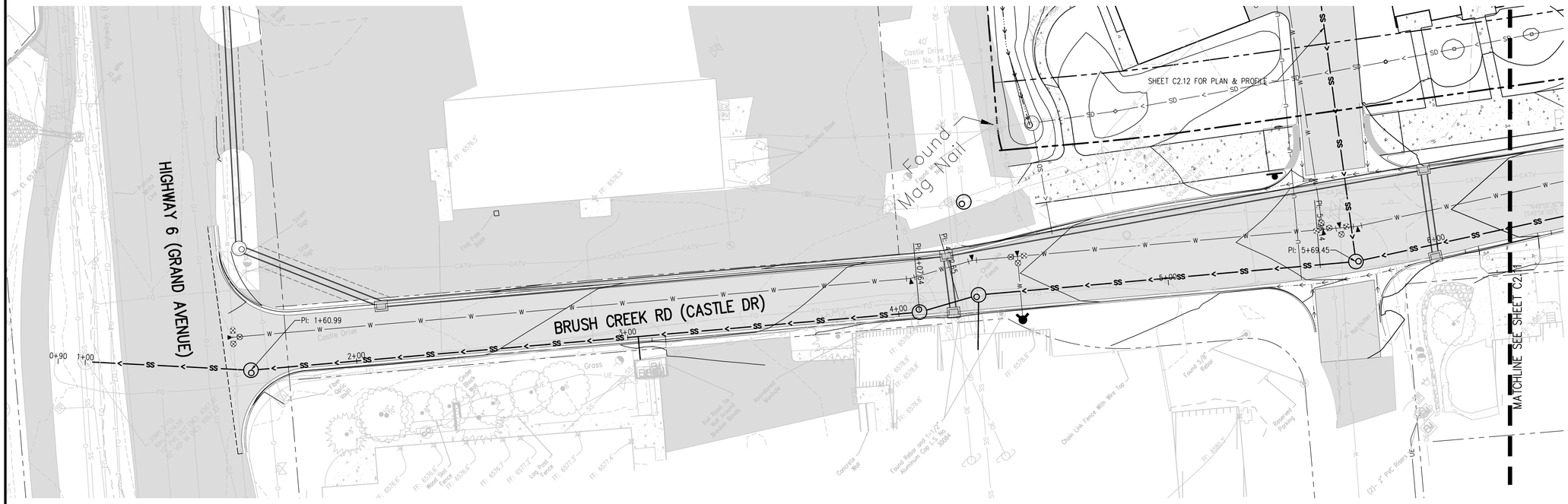
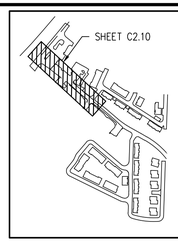
C2.6

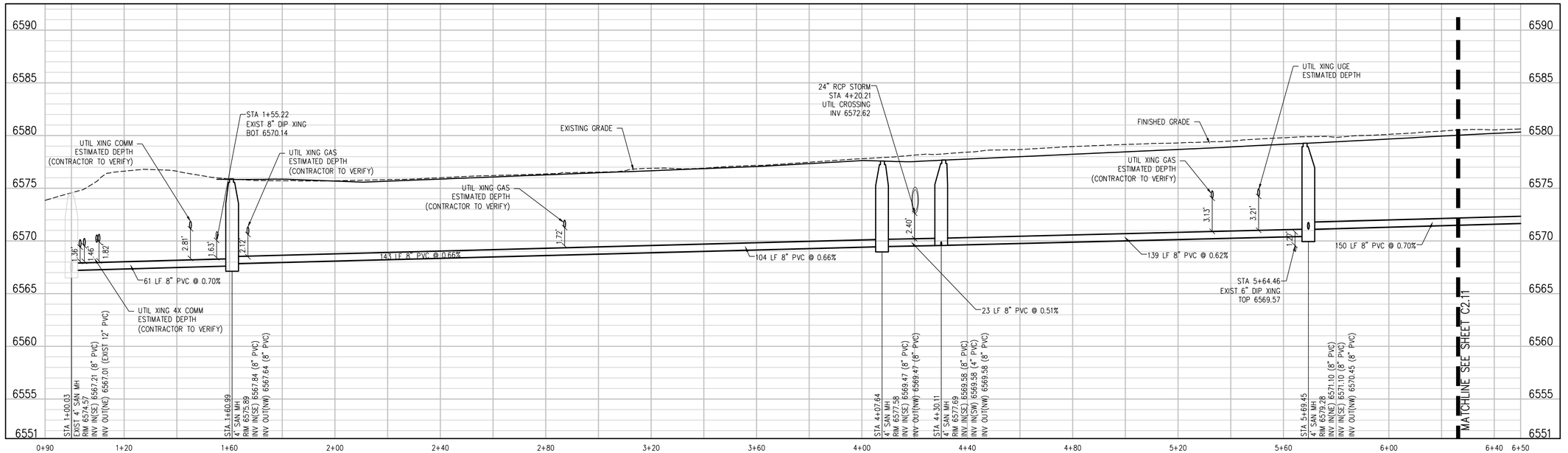


BRUSH CREEK ROAD SANITARY SEWER PLAN
SCALE: 1" = 20'



KEY MAP
NTS

20 0 20 40
SCALE IN FEET



Brush Creek Rd PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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SANITARY SEWER PLAN AND PROFILE

SHEET NO.
C2.10

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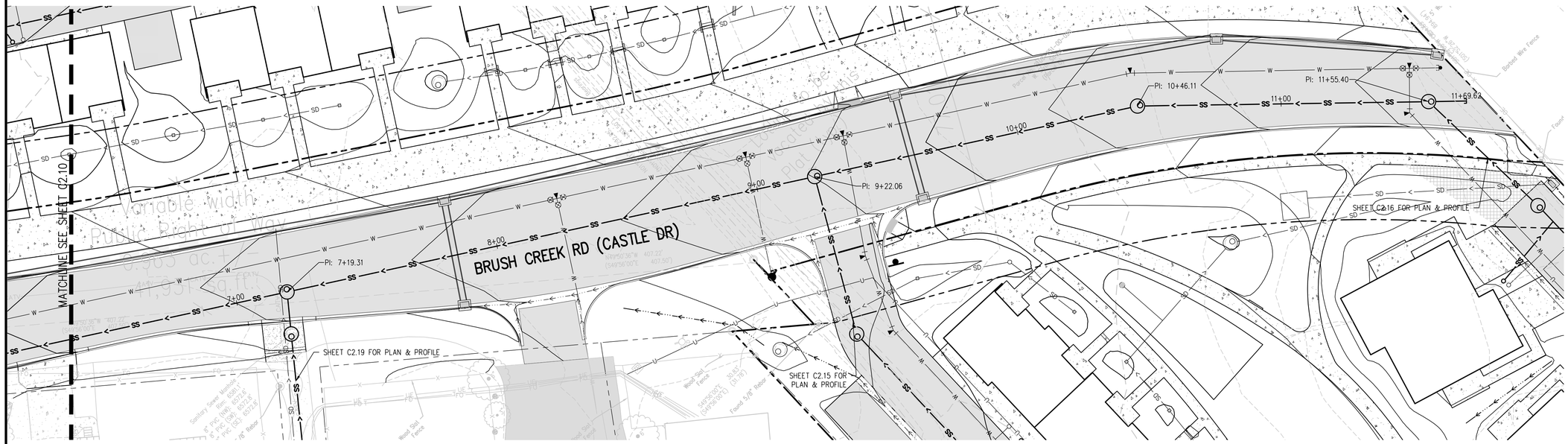
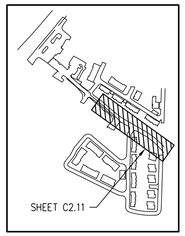


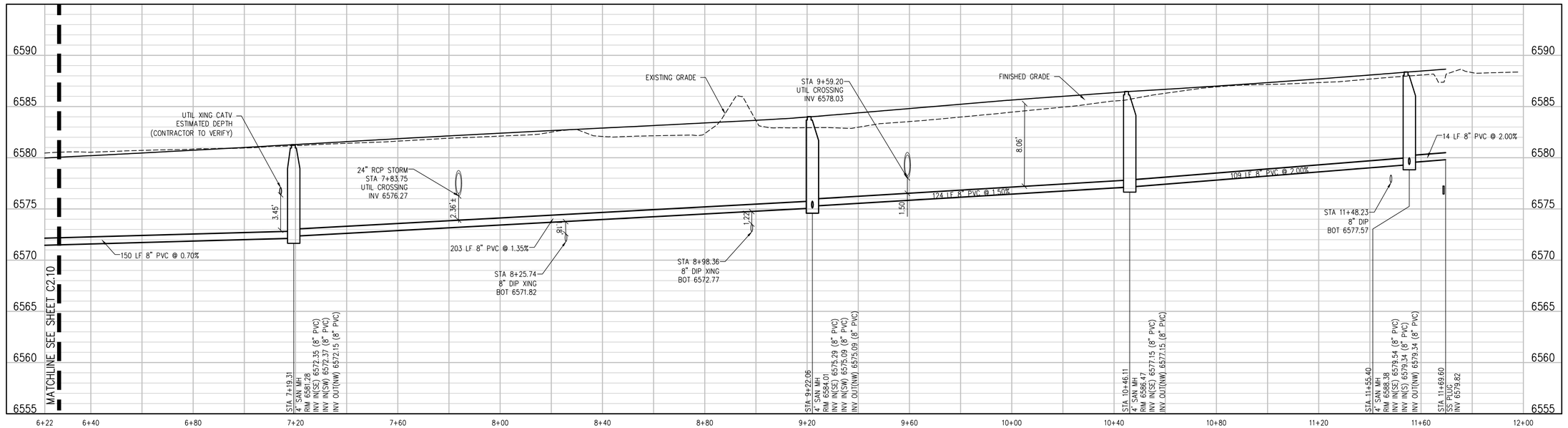
BRUSH CREEK ROAD SANITARY SEWER PLAN

SCALE: 1" = 20'



KEY MAP
NTS

20 0 20 40
SCALE IN FEET



Brush Creek Rd PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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41780
7/24/24
PROFESSIONAL ENGINEER

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DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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SANITARY SEWER PLAN AND PROFILE

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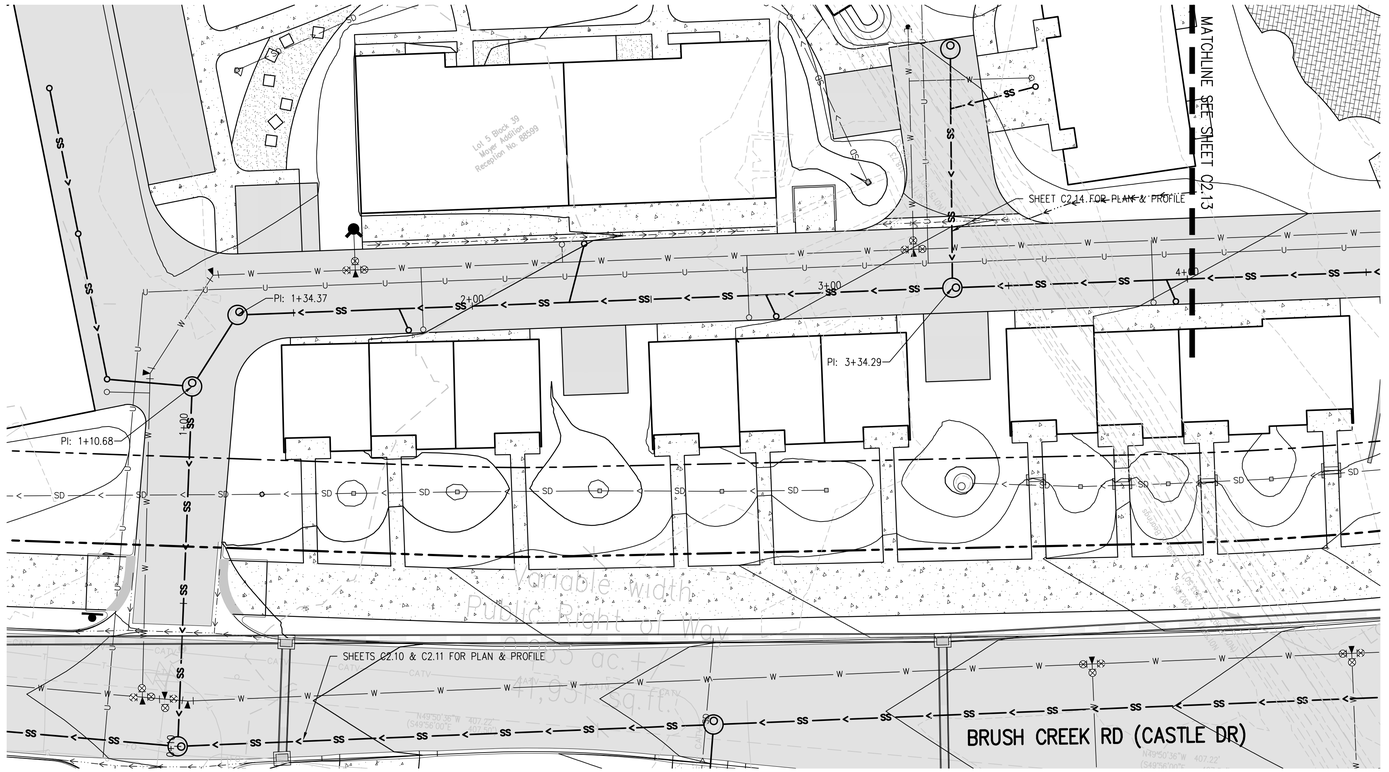
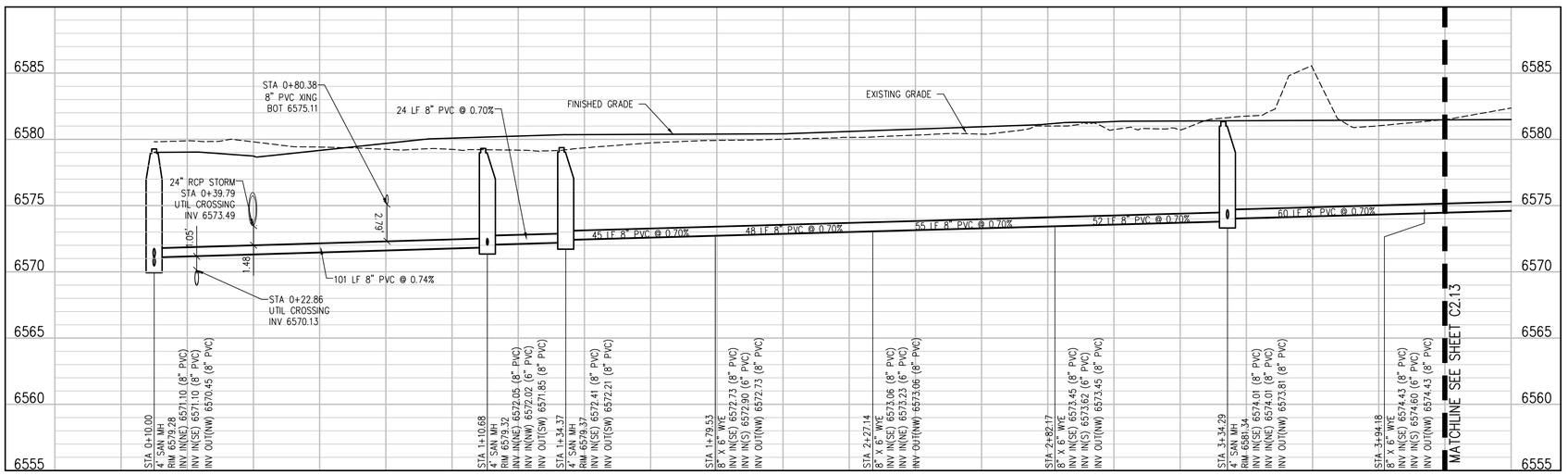
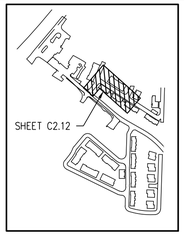


SAN-B SANITARY SEWER PLAN
SCALE: 1" = 20'



SAN-B PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



KEY MAP
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20 0 20 40
SCALE IN FEET

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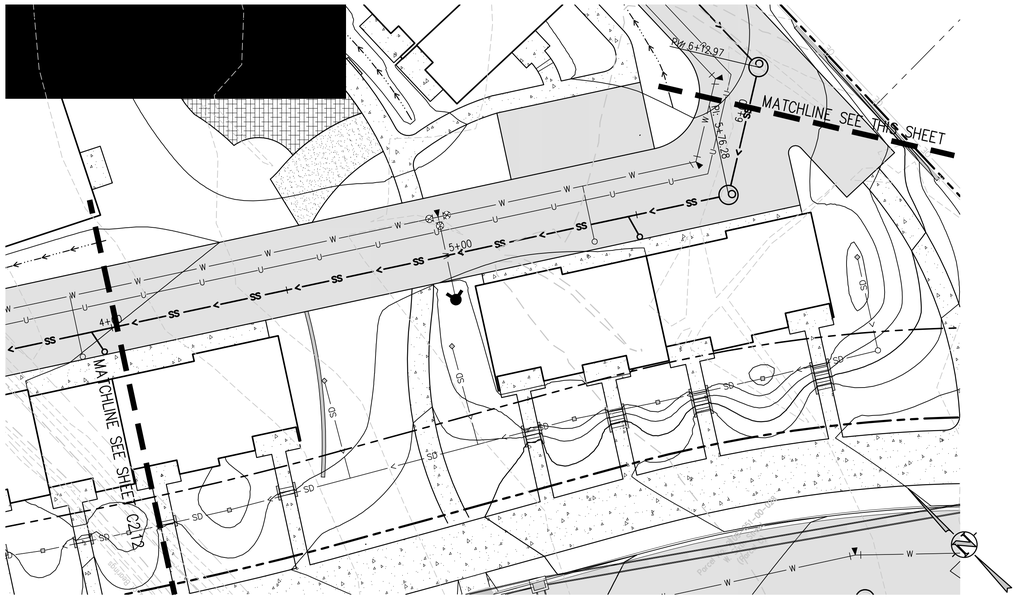
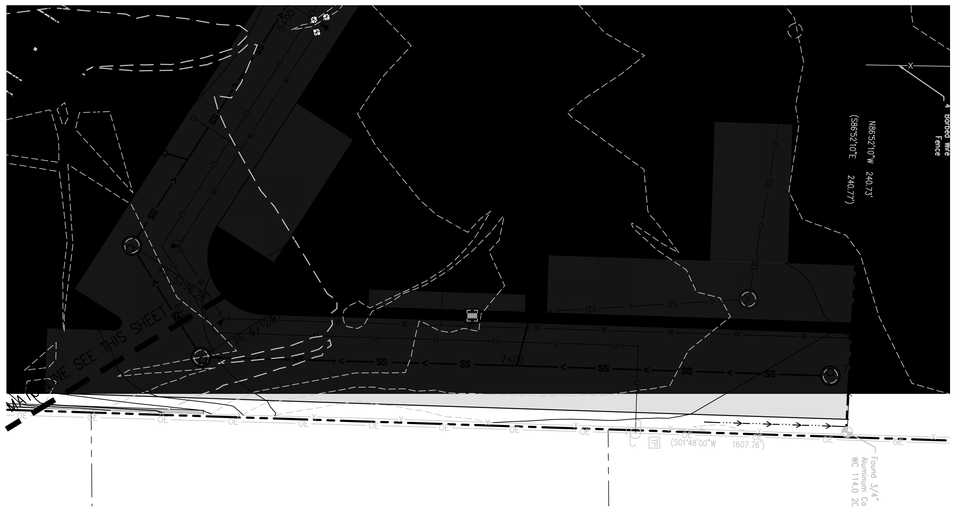


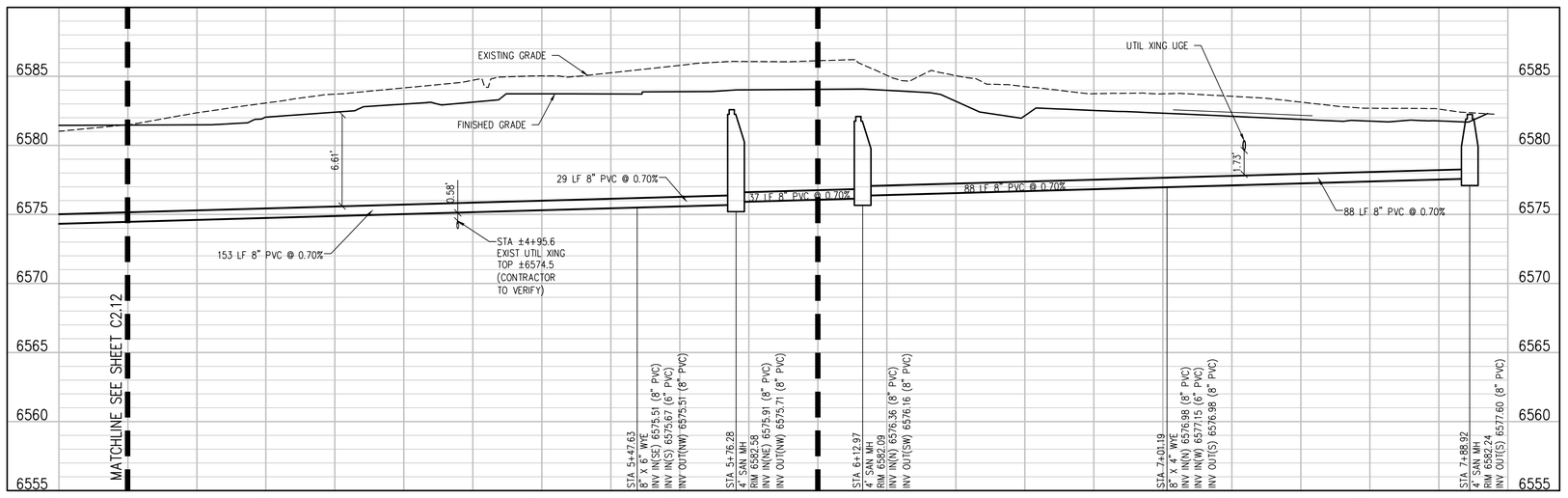
SAN-B SANITARY SEWER PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET

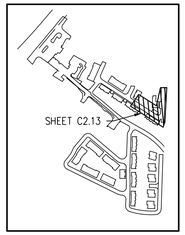


SAN-B SANITARY SEWER PLAN
SCALE: 1" = 20'

20 0 20 40
SCALE IN FEET



SAN-B PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



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DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
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SANITARY SEWER PLAN AND PROFILE

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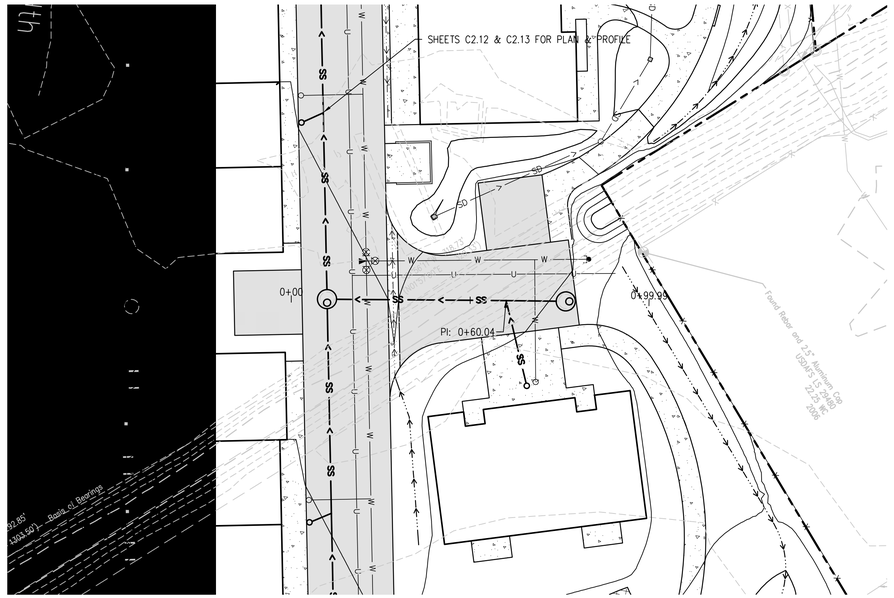
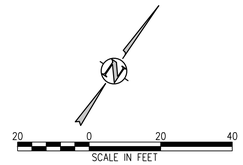
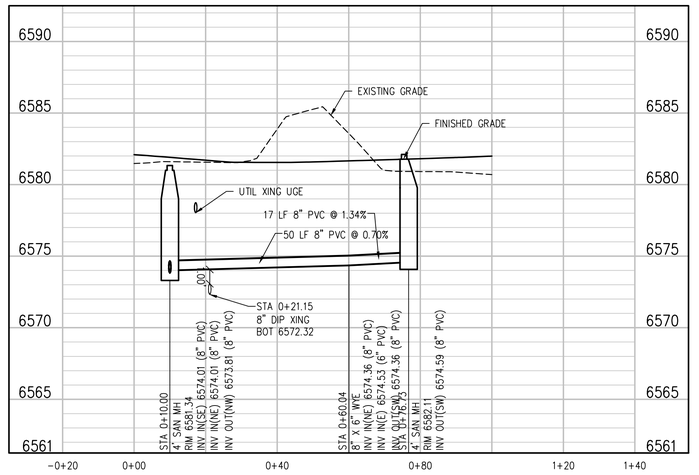


SAN-C SANITARY SEWER PLAN

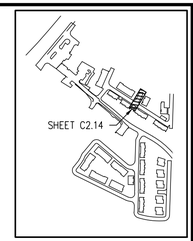
SCALE: 1" = 20'





SAN – C PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT



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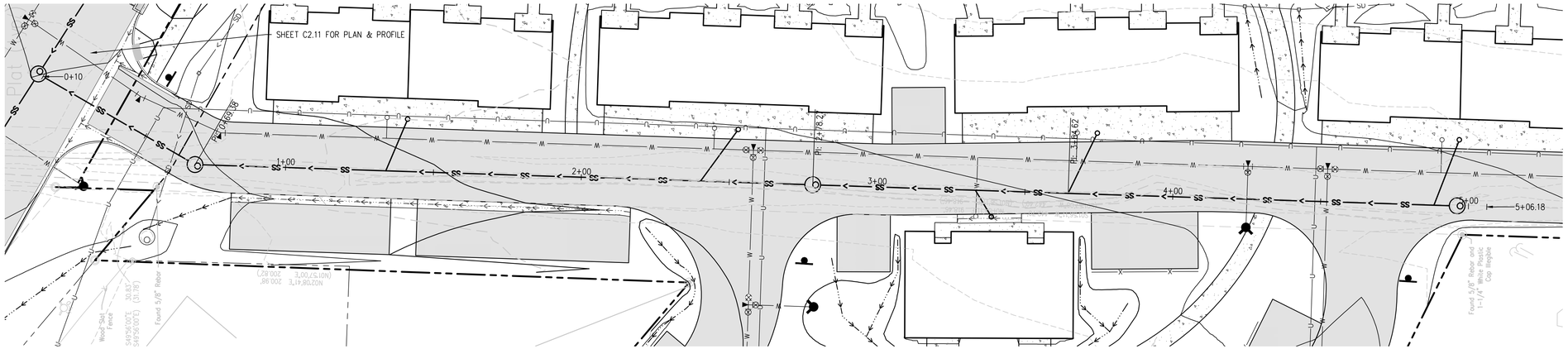
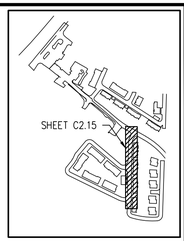


SAN-D SANITARY SEWER PLAN

SCALE: 1" = 20'

SCALE IN FEET



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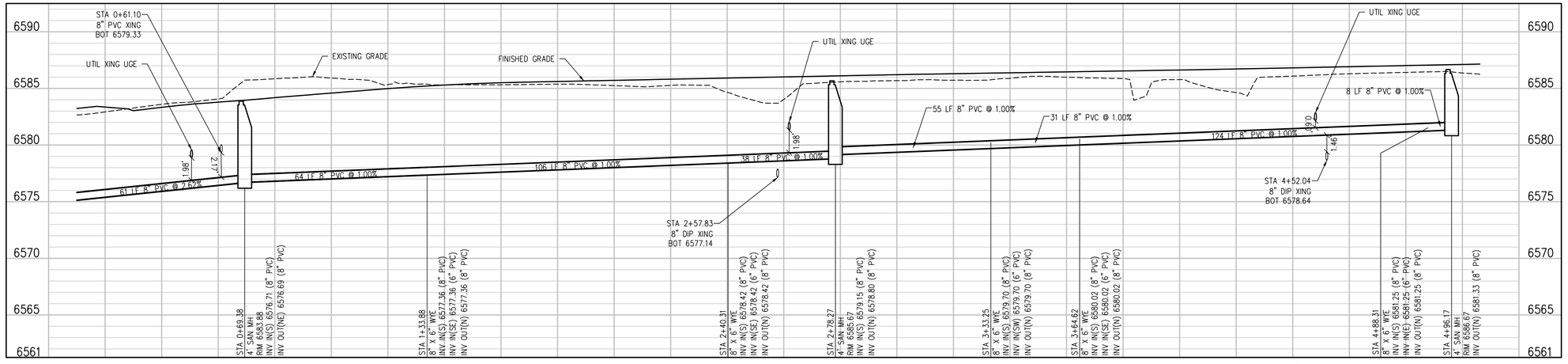

SAN-D PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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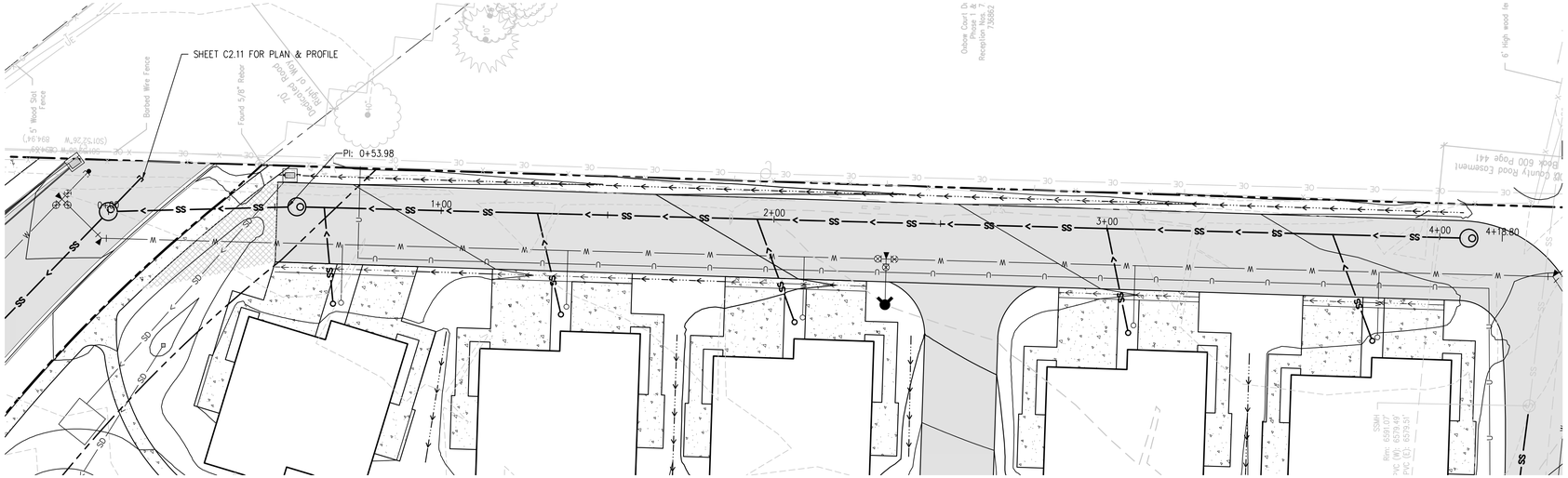
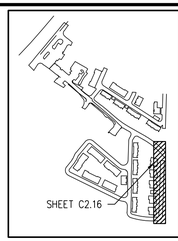
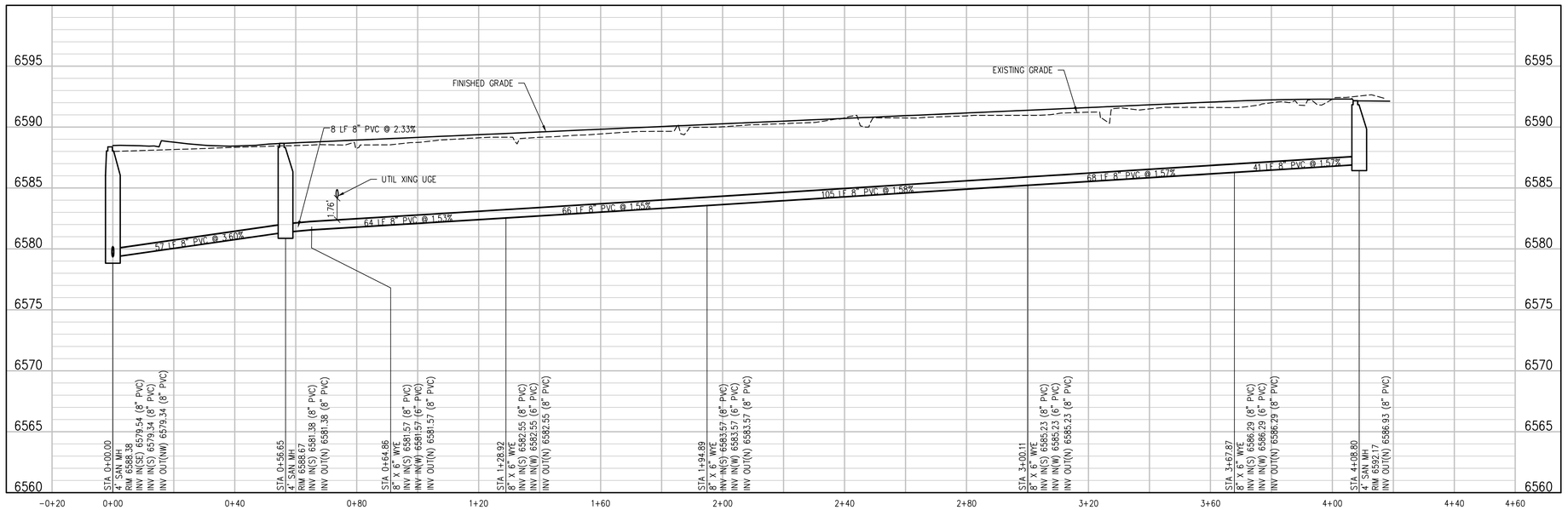


SAN-E SANITARY SEWER PLAN
SCALE: 1" = 20'



KEY MAP
NTS

20 0 20 40
SCALE IN FEET



SAN-E PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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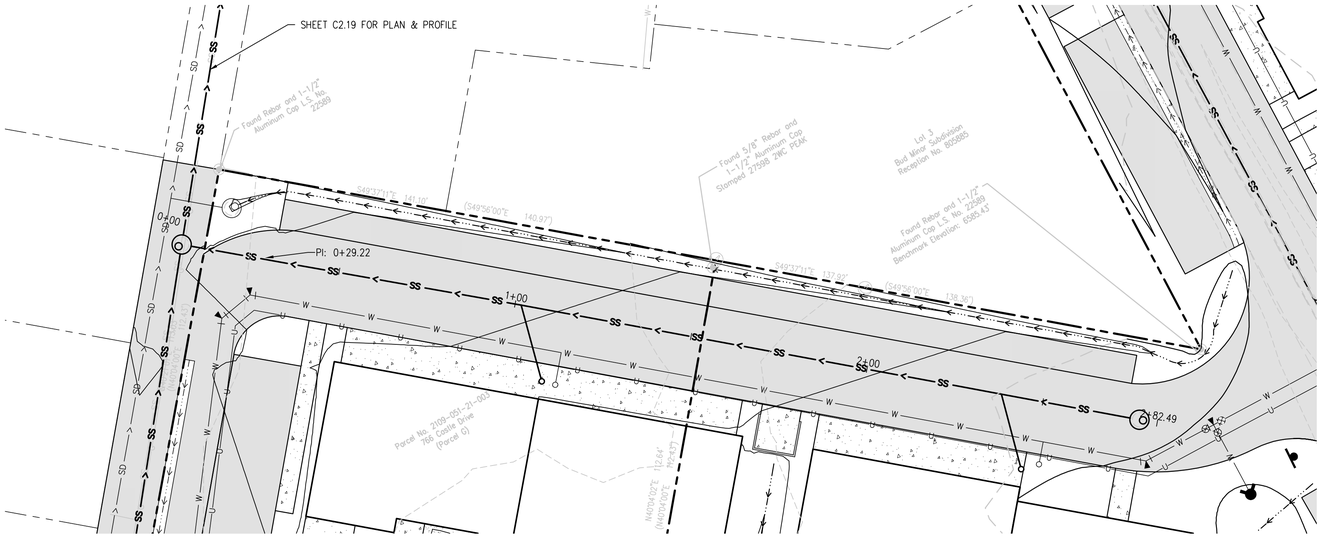
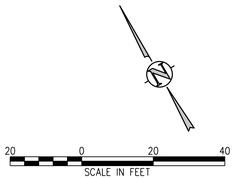
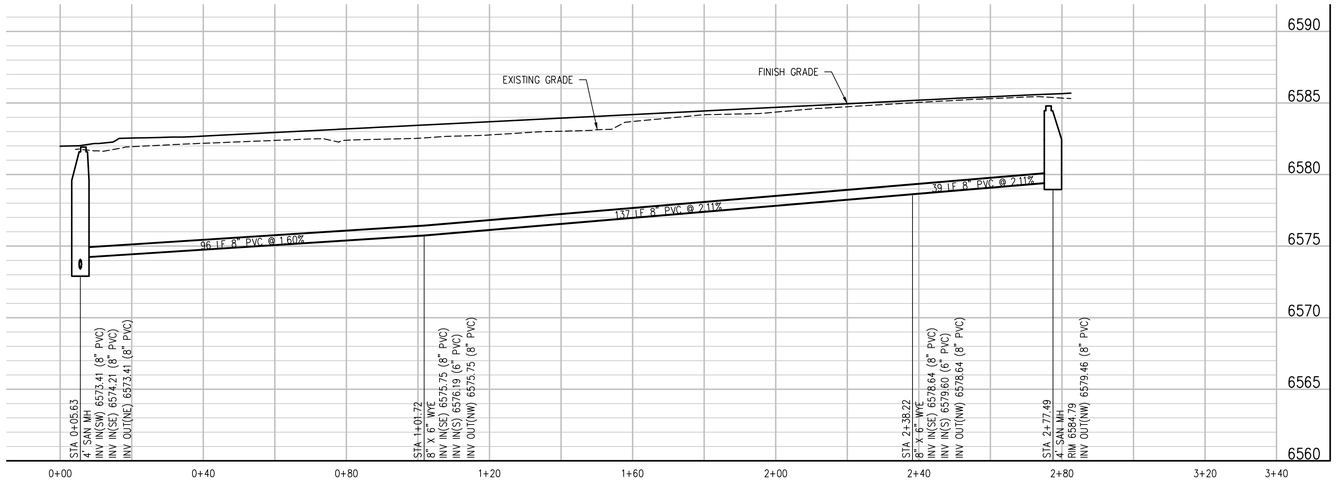


SAN-F SANITARY SEWER PLAN

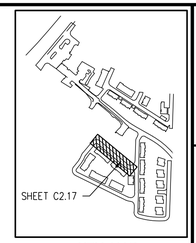
SCALE: 1" = 20'





SAN-F PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT



KEY MAP

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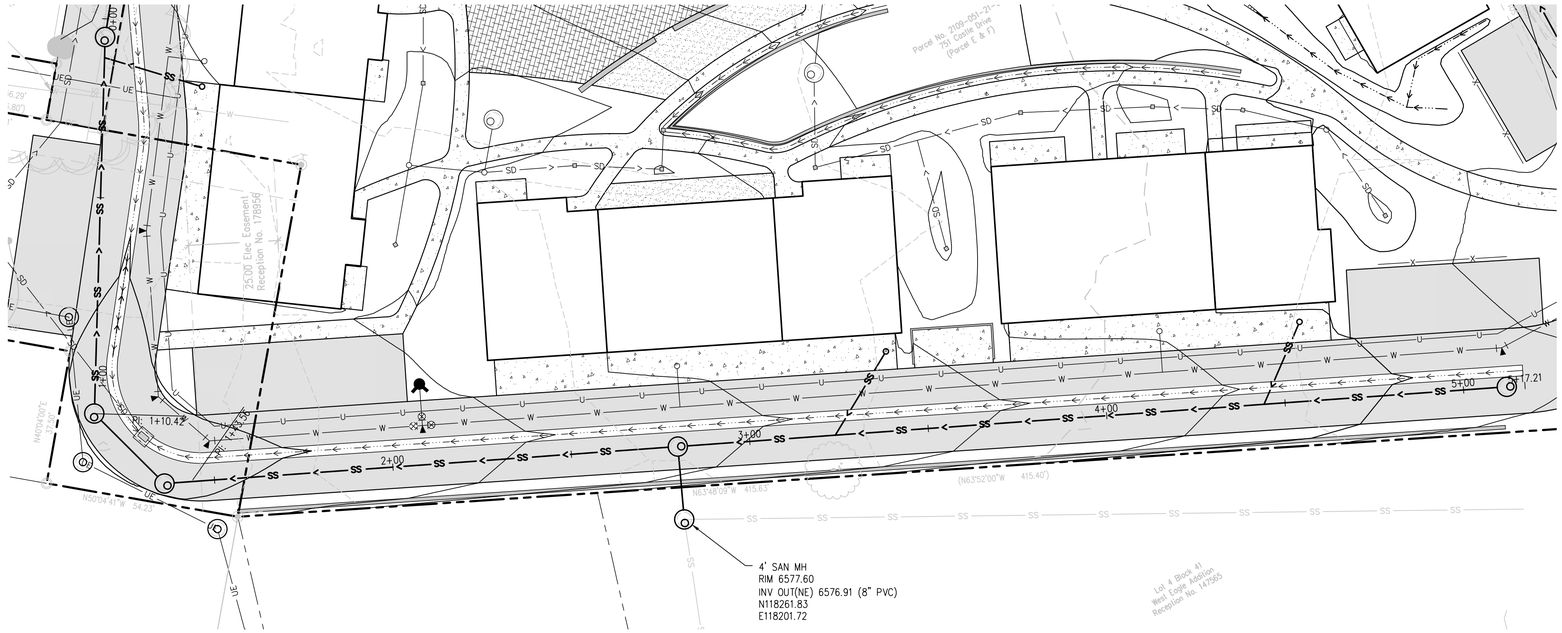
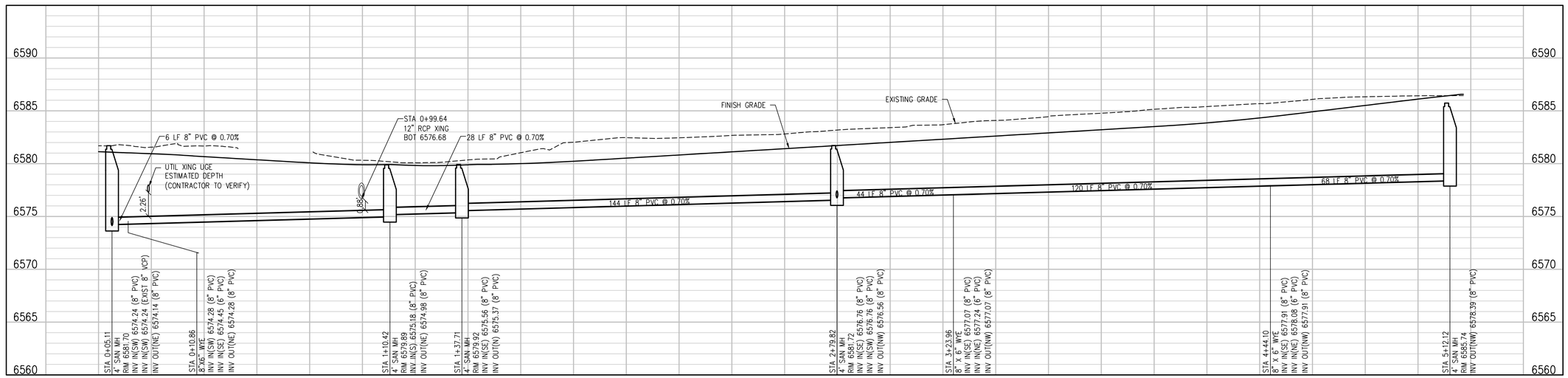
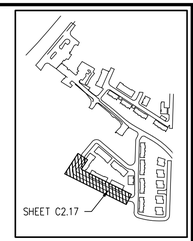


SAN-G SANITARY SEWER PLAN
SCALE: 1" = 20'



SAN-G PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



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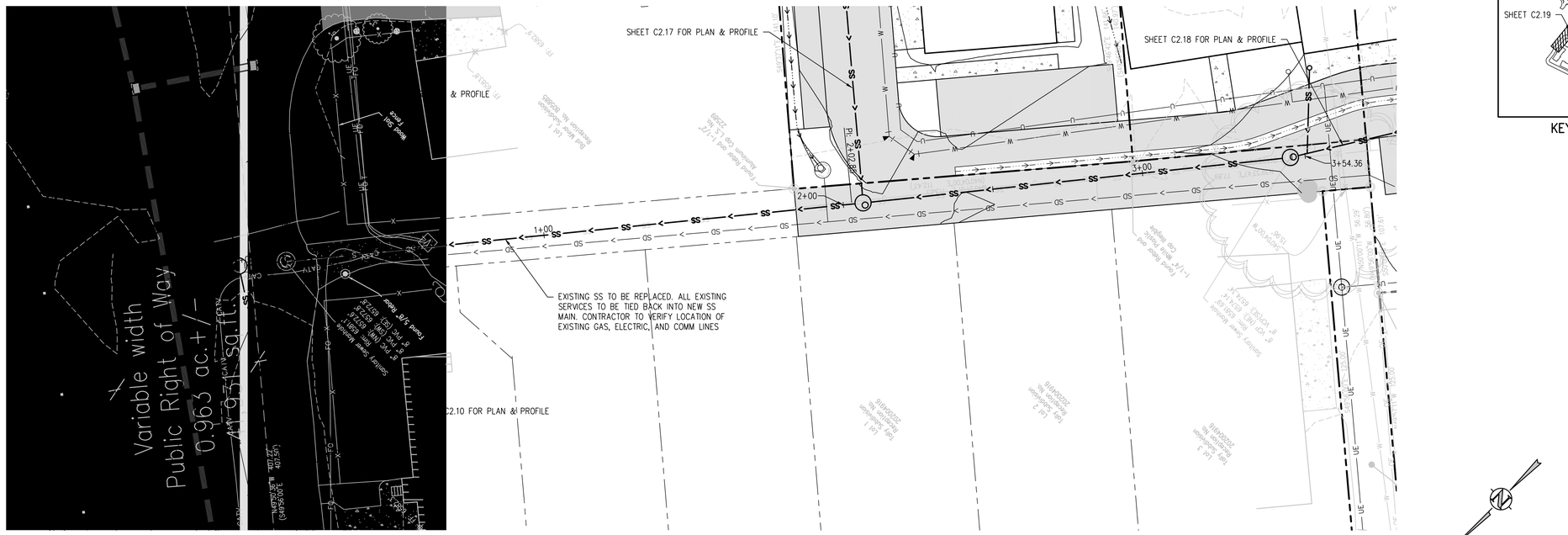
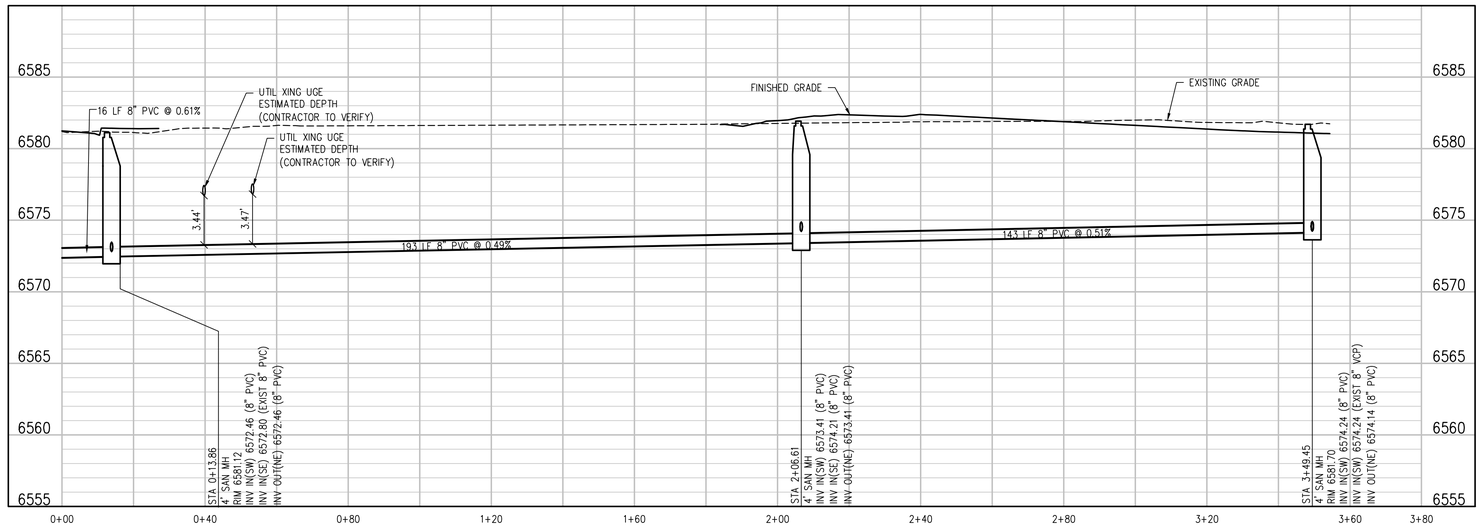


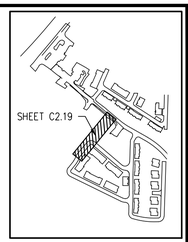
CASTLE DRIVE ALLEY REPLACEMENT SANITARY SEWER PLAN

SCALE: 1" = 20'



CASTLE DRIVE ALLEY REPLACEMENT PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT



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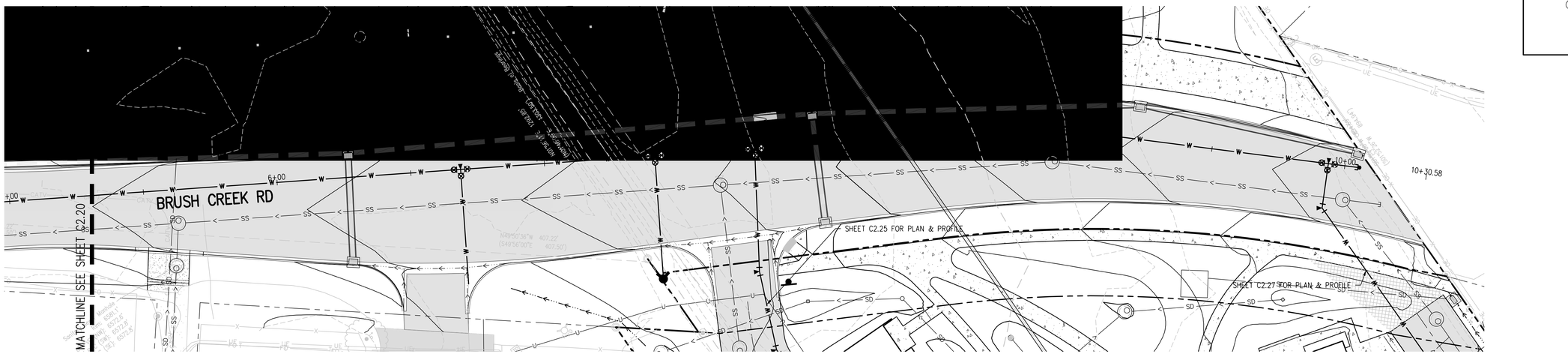
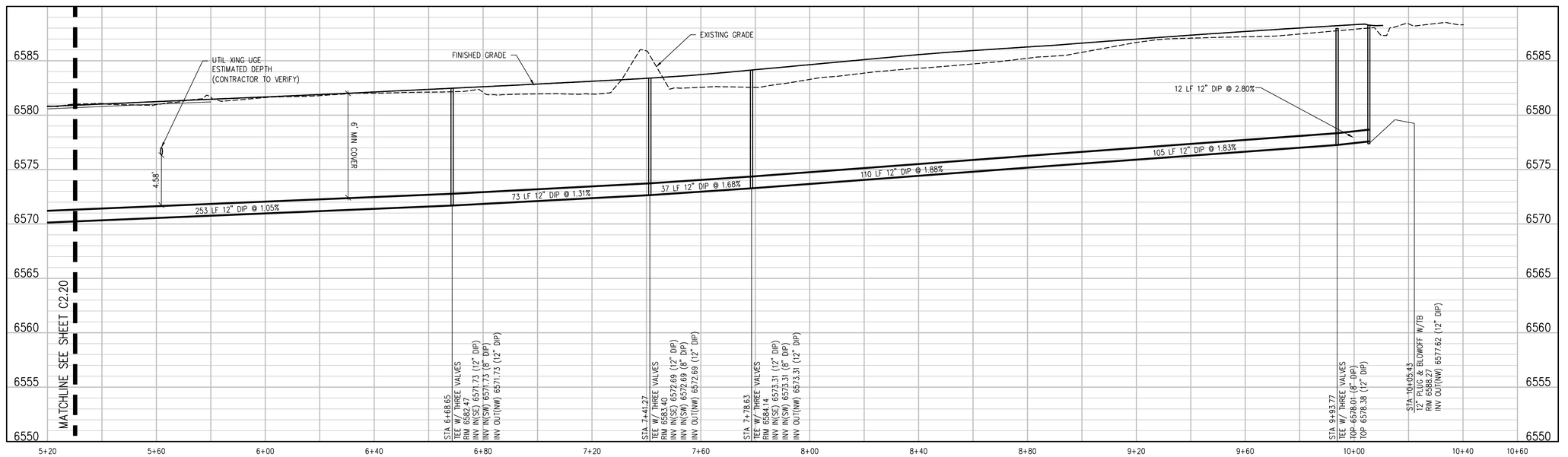


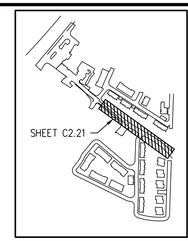
WATER MAIN AT BRUSH CREEK ROAD PLAN

SCALE: 1"=20'



WATER MAIN AT BRUSH CREEK RD PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT



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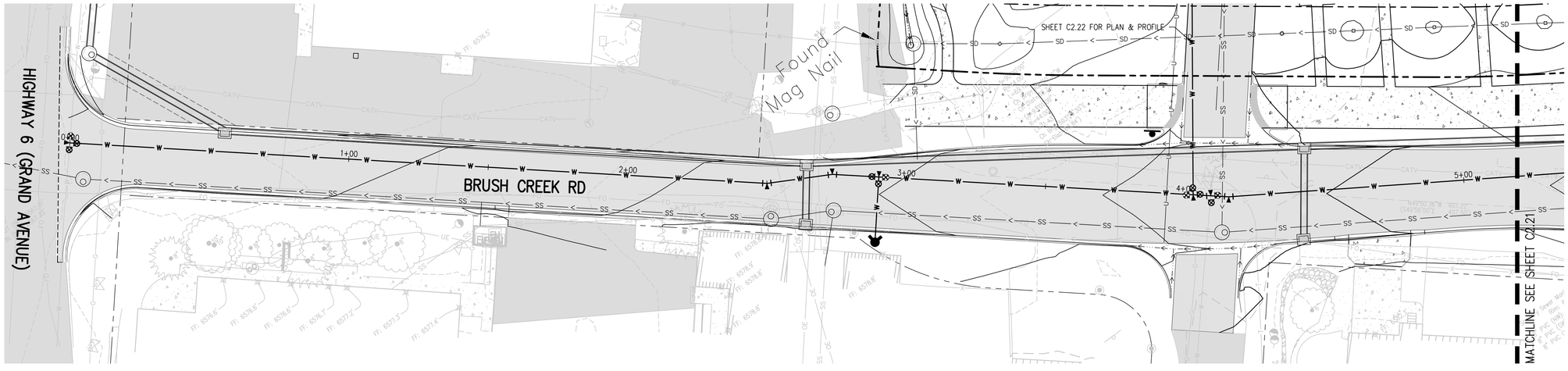
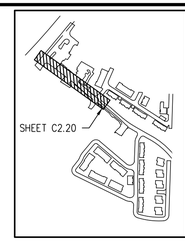


WATER MAIN AT BRUSH CREEK ROAD PLAN
SCALE: 1"=20'



KEY MAP
NTS

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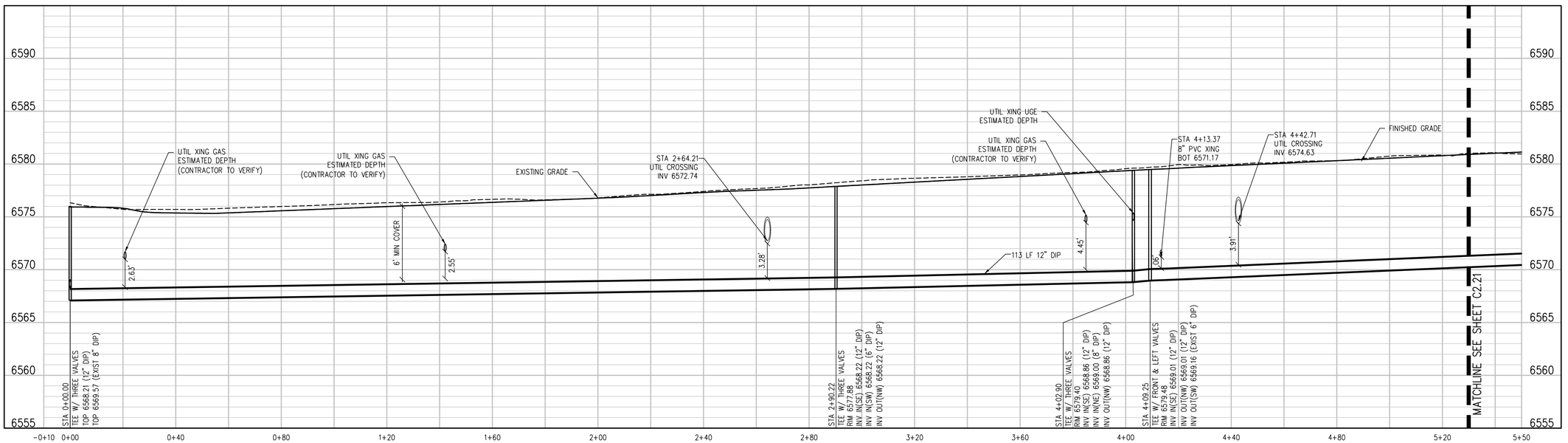
SCALE IN FEET



WATER MAIN AT BRUSH CREEK RD PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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7/24/24

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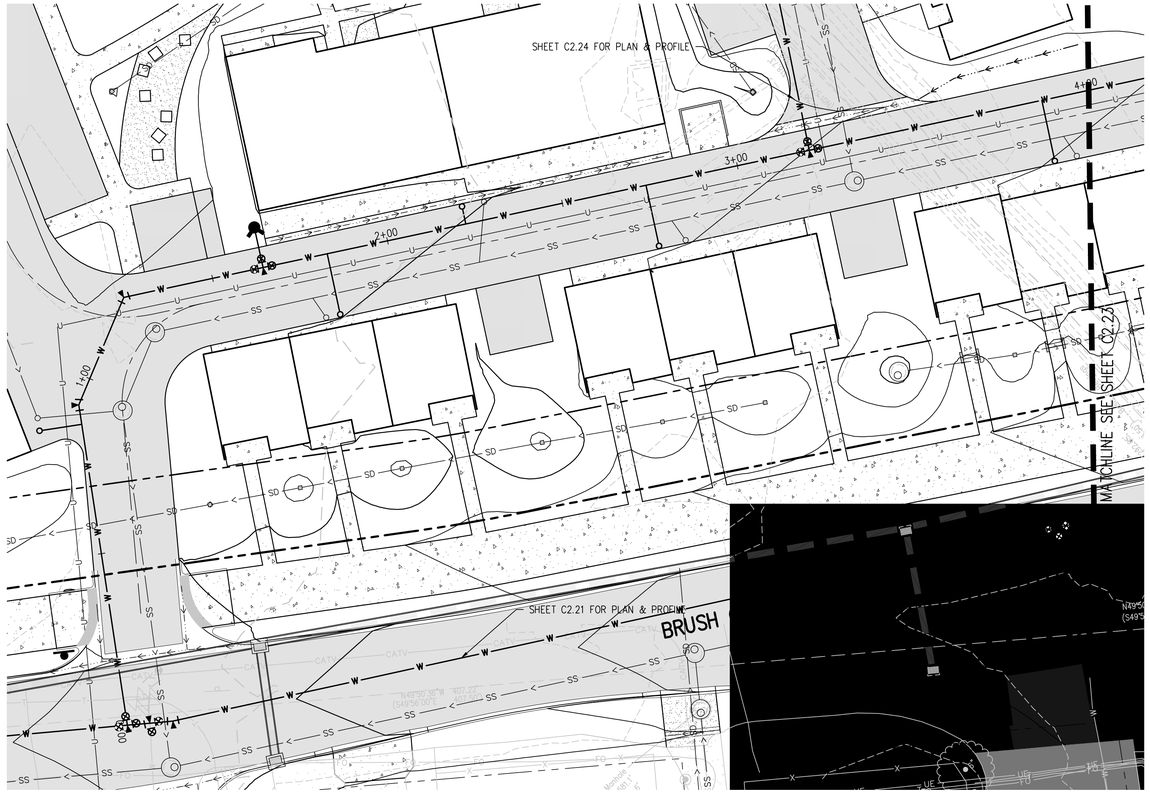
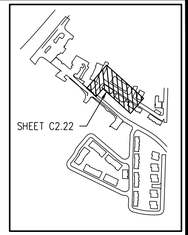


WATER MAIN-C PLAN
SCALE: 1"=20'



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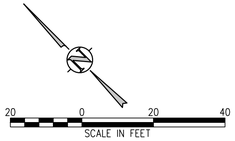

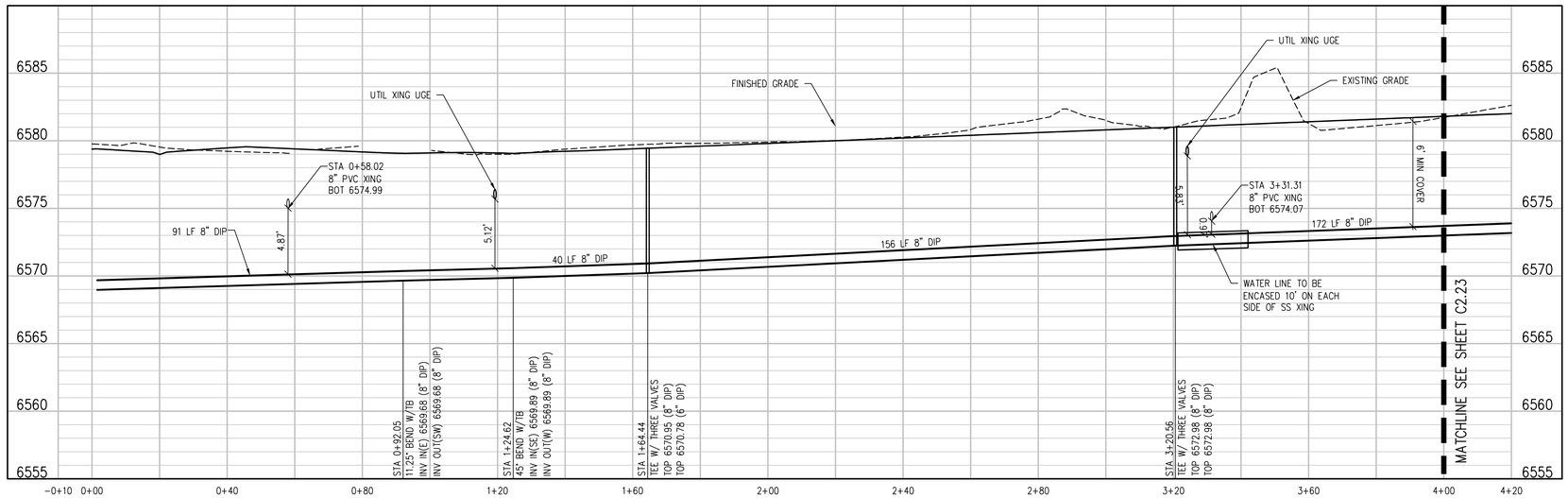

WATER MAIN C PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT

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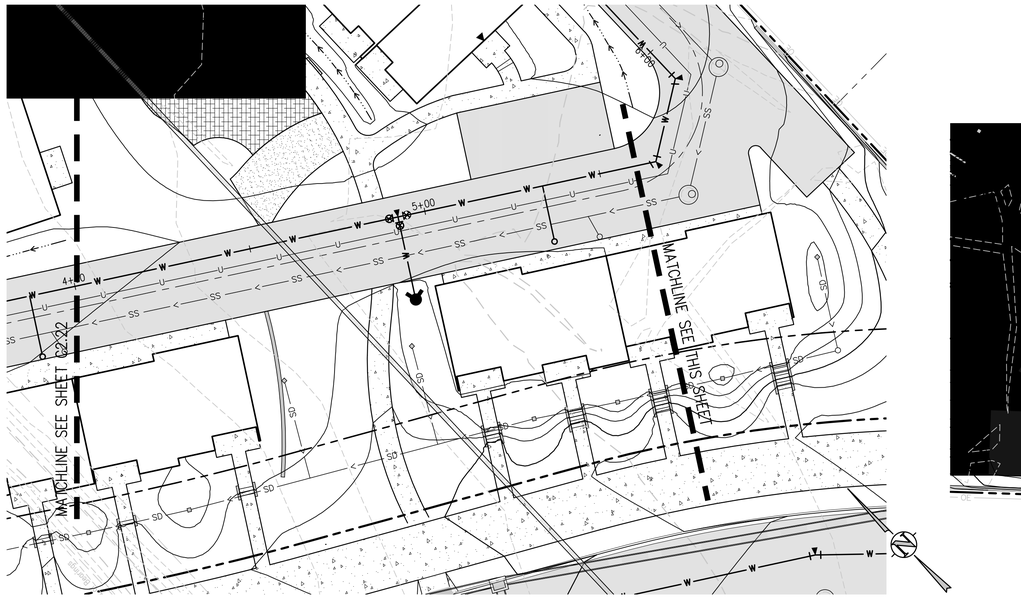

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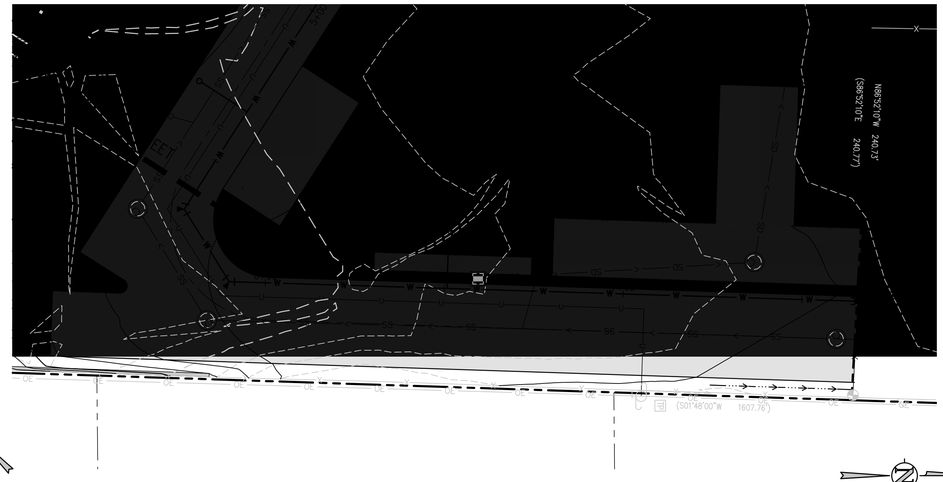
SCALE IN FEET

WATER MAIN –C PLAN
SCALE: 1" = 20'



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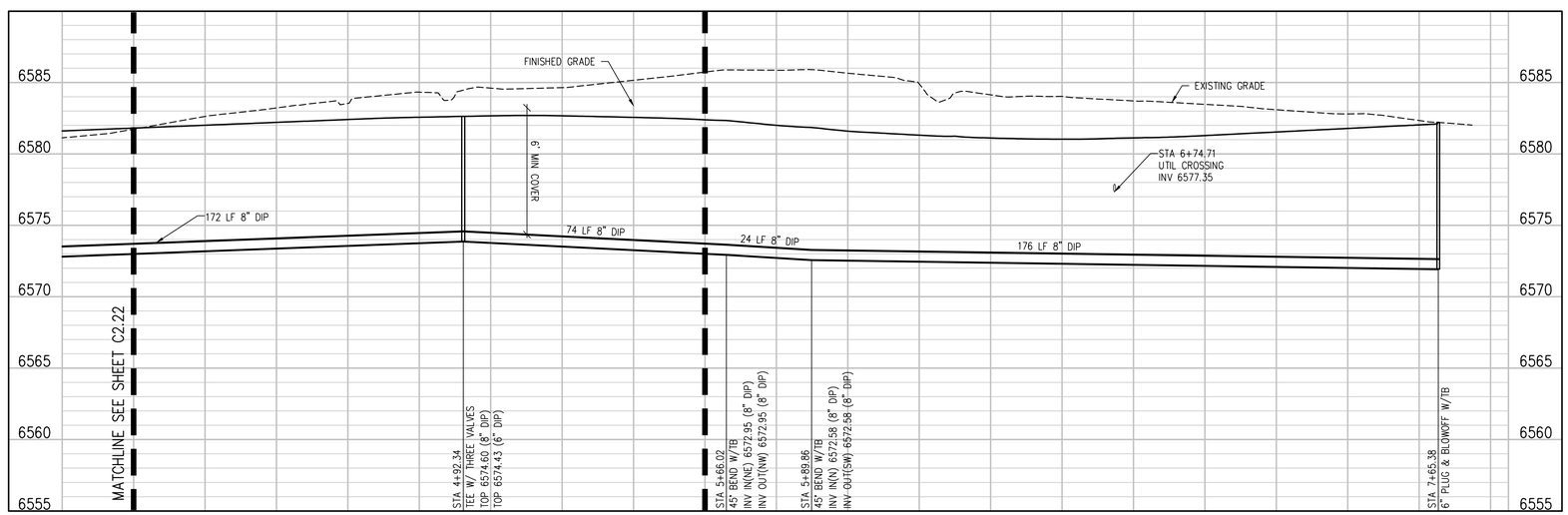
WATER MAIN – C PLAN
SCALE: 1" = 20'



WATER MAIN C PROFILE
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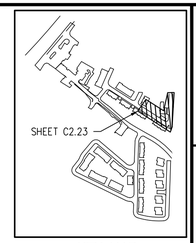
1"=5' VERT



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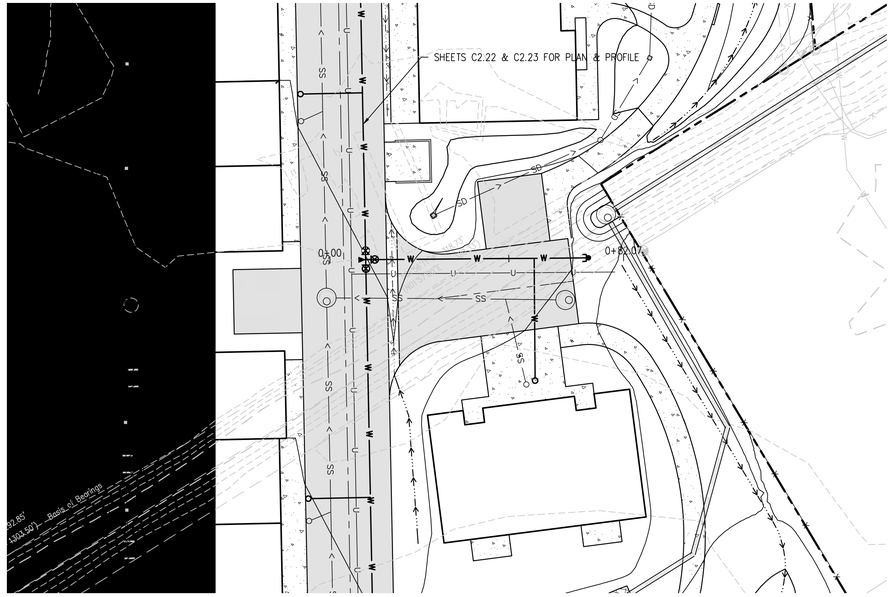

WATER MAIN – D PLAN
SCALE: 1"=20'

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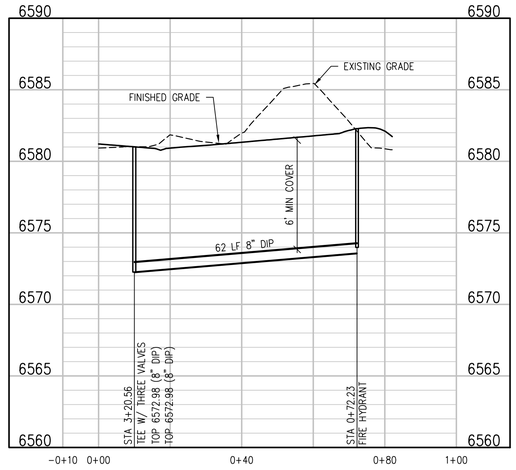
SCALE IN FEET



WATER MAIN – D PROFILE
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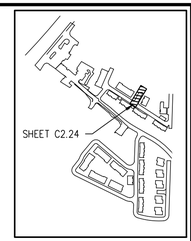

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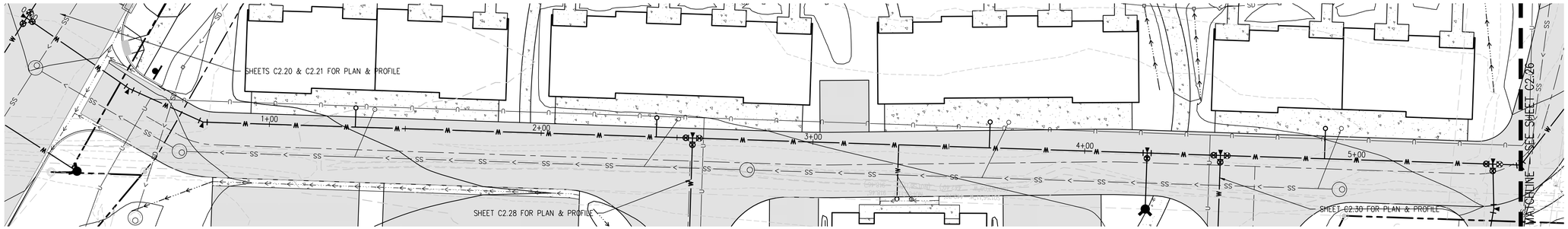
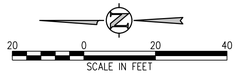
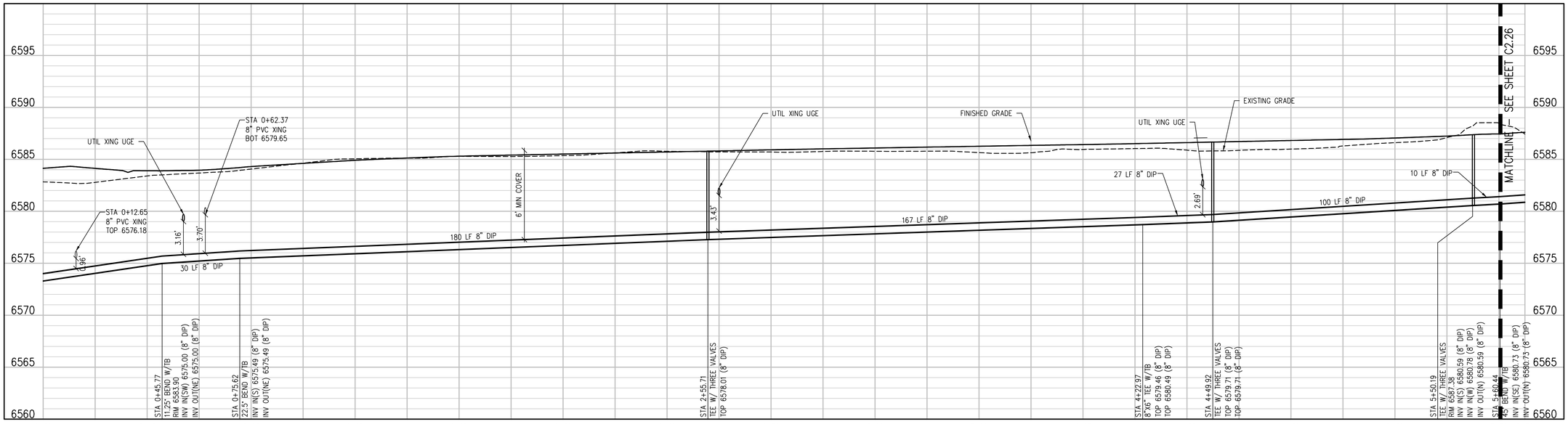


WATER MAIN – A PLAN

SCALE: 1"=20'





WATER MAIN – A PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT

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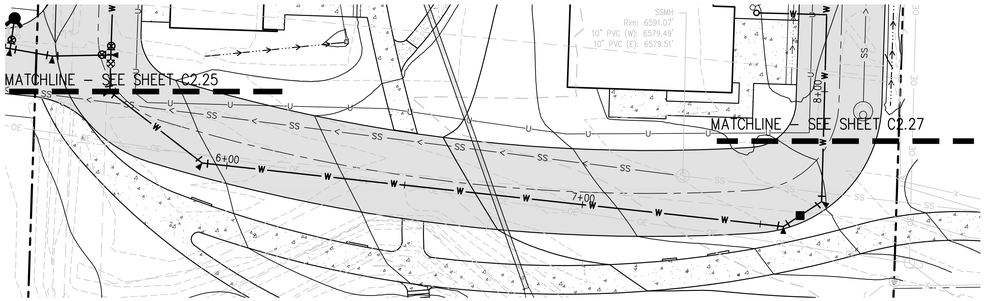
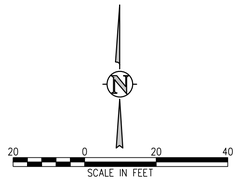
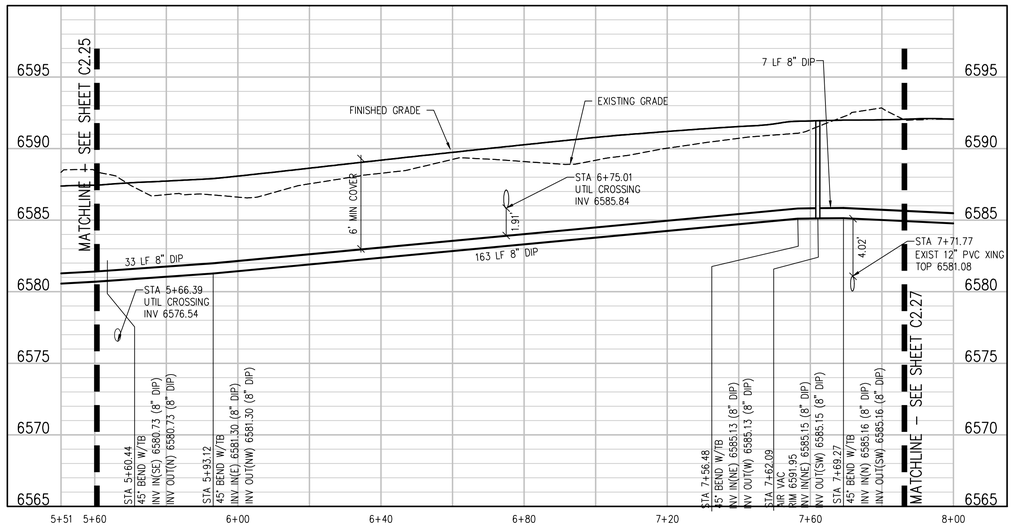


WATER MAIN – A PLAN

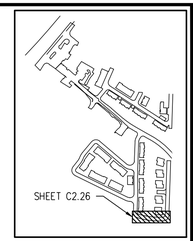
SCALE: 1"=20'





WATER MAIN – A PROFILE

SCALE: 1"=20' HORIZ
1"=5' VERT



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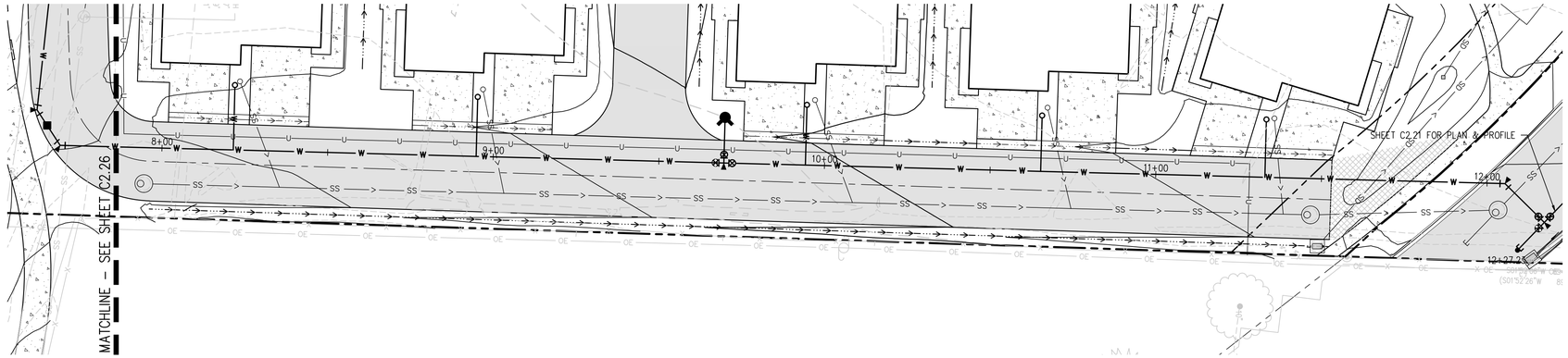
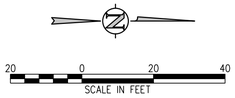
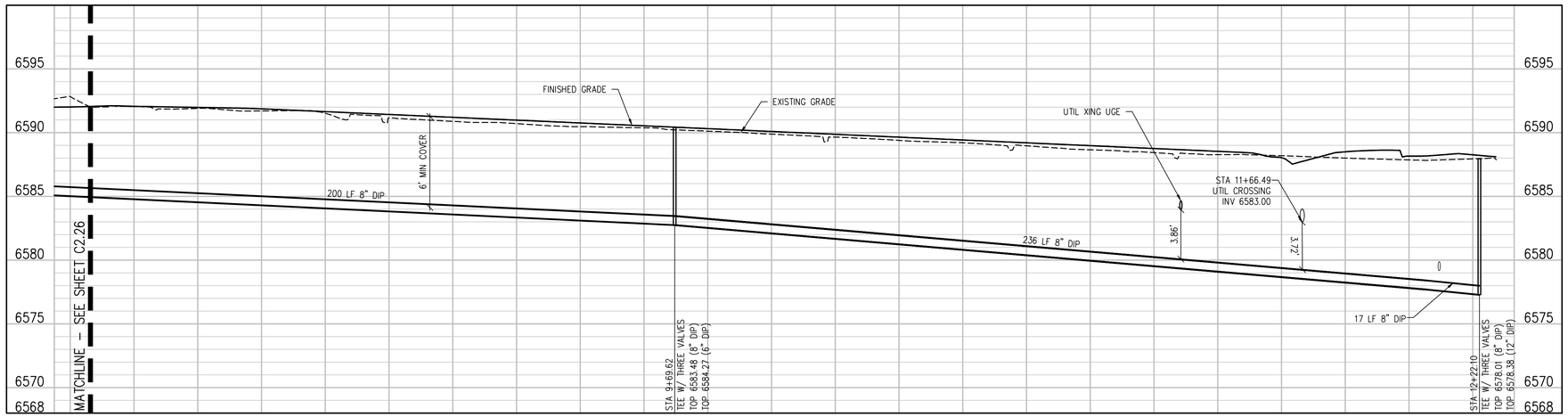


WATER MAIN – A PLAN

SCALE: 1"=20'





WATER MAIN – A PROFILE

SCALE: 1"=20' HORIZ
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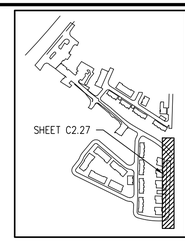

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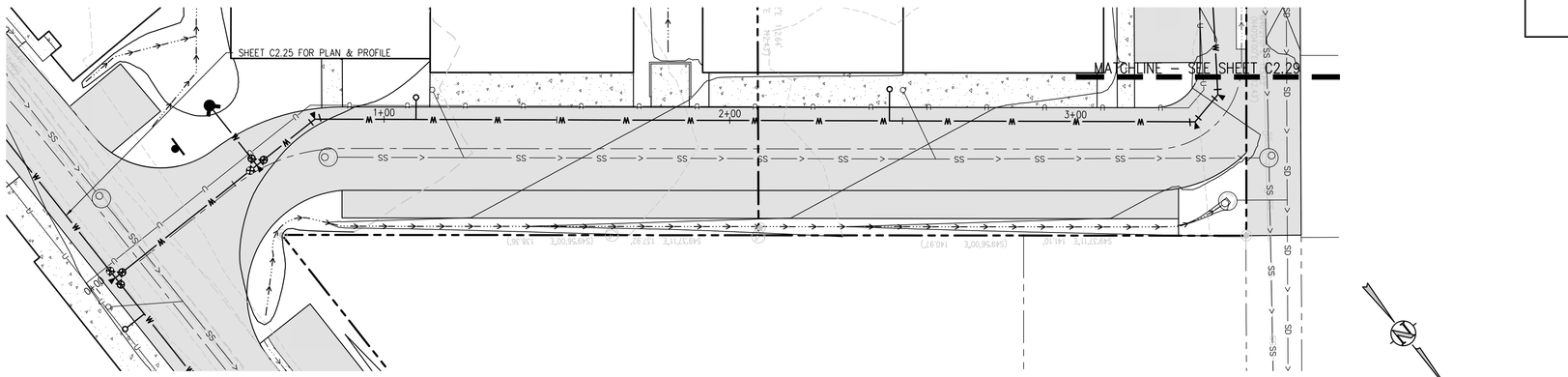

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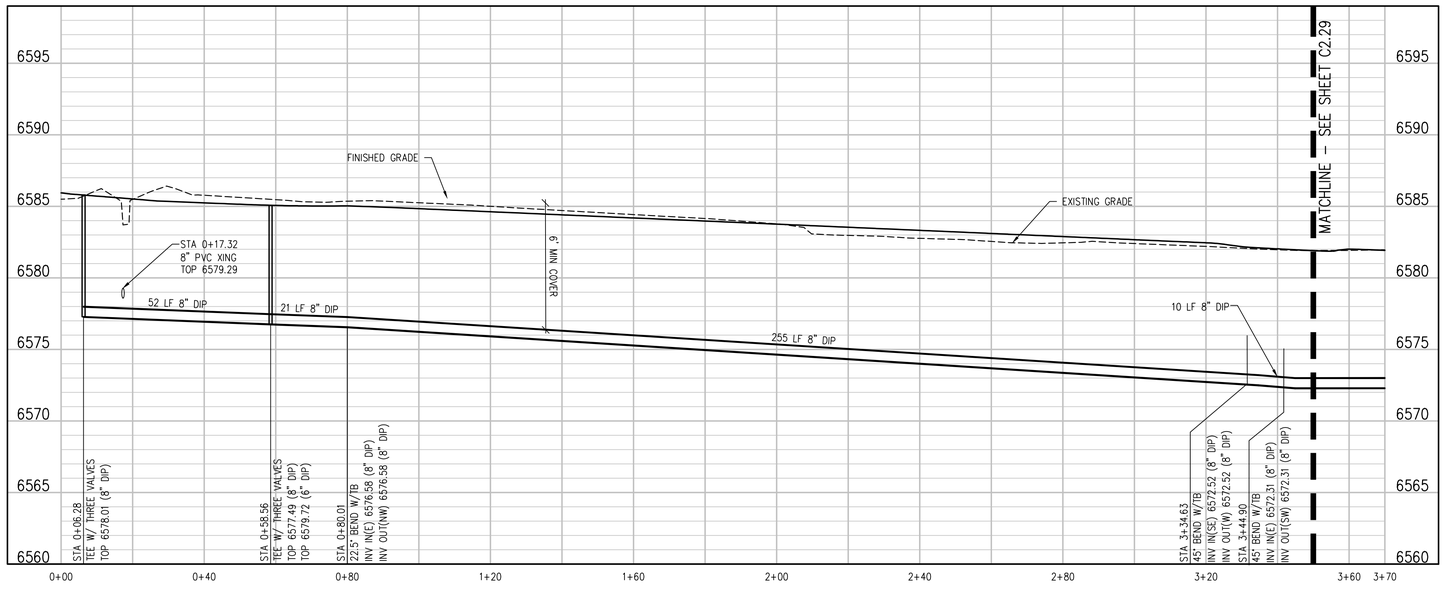

WATER MAIN – B PROFILE
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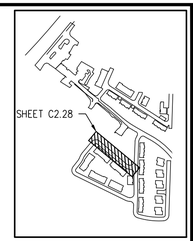

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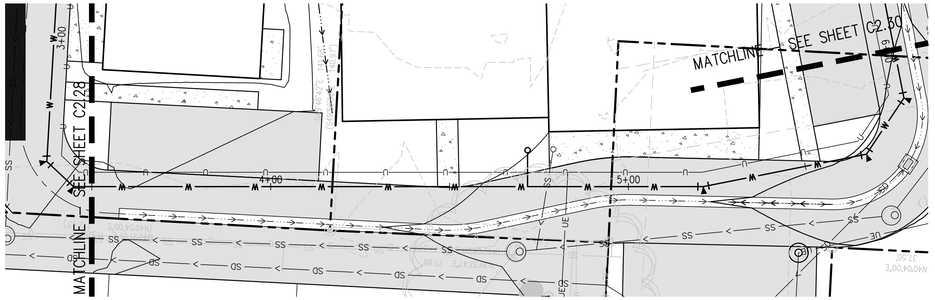

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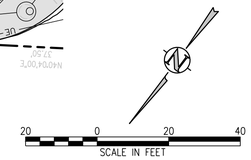
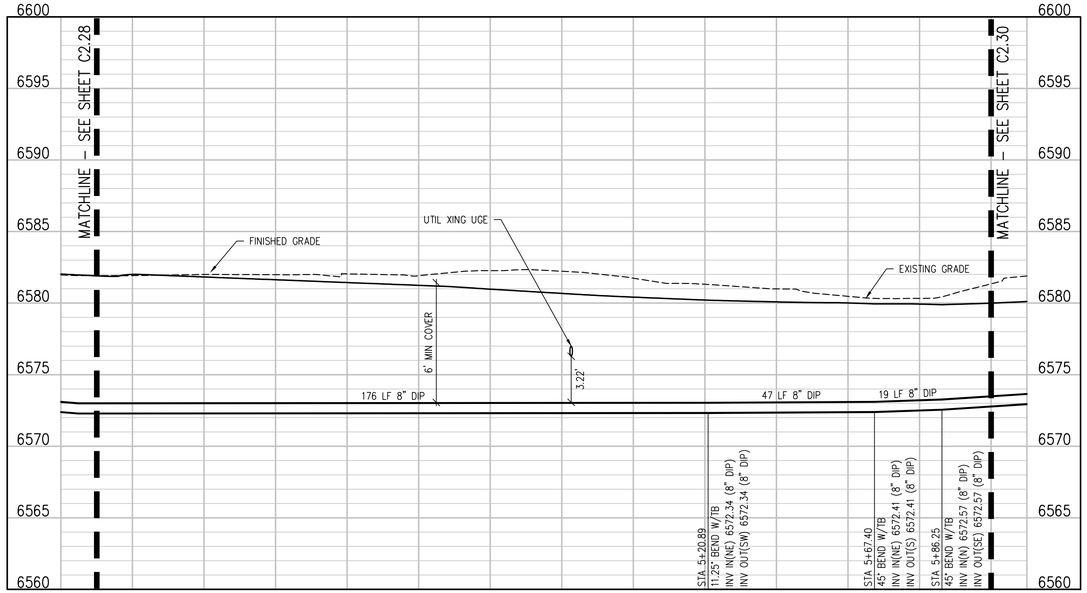
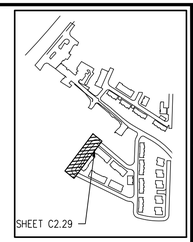




WATER MAIN – B PROFILE
SCALE: 1"=20' HORIZ
1"=5' VERT



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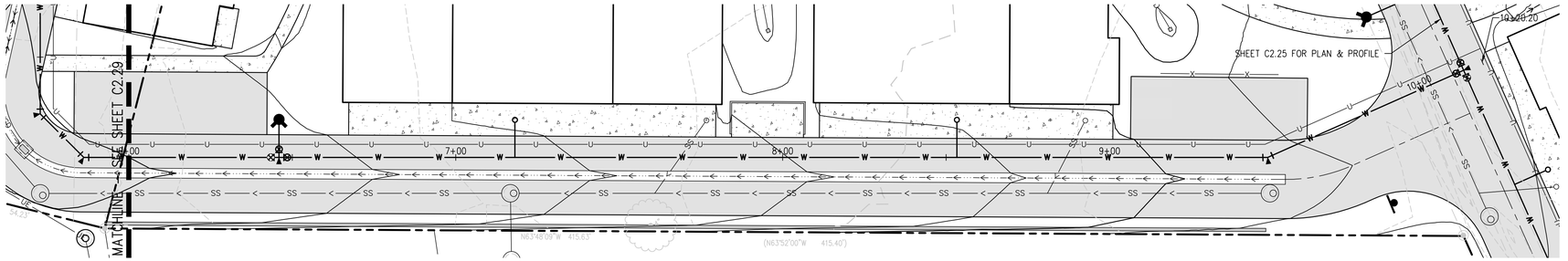

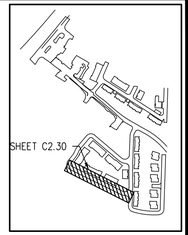

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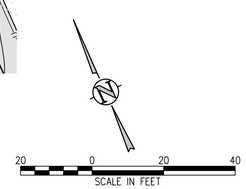
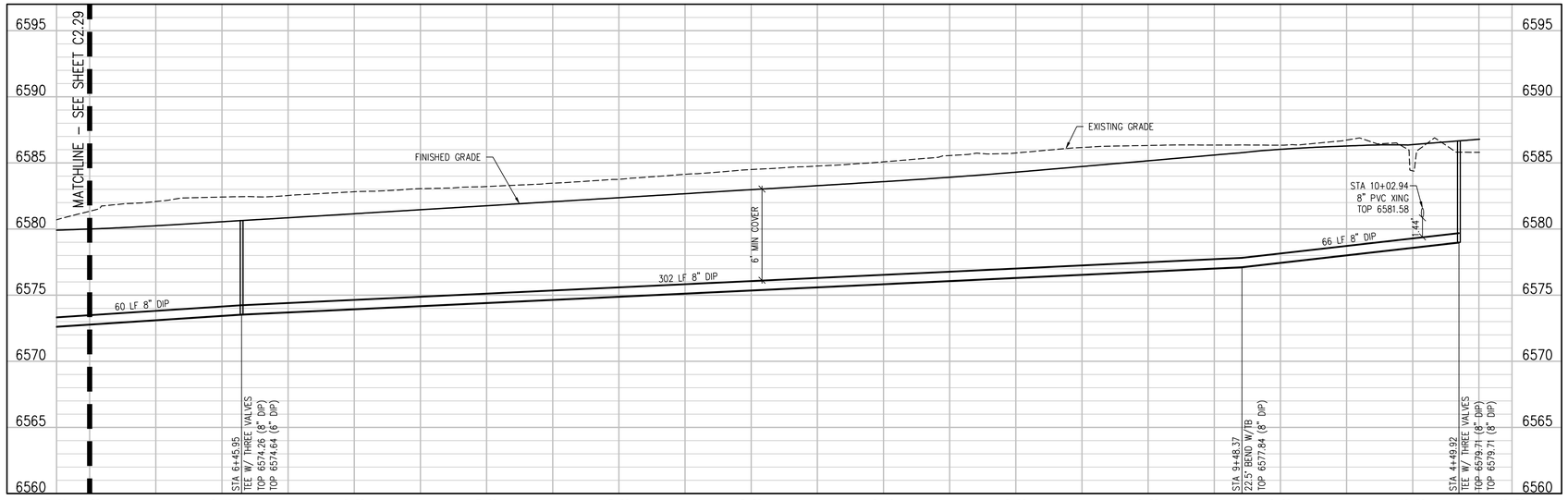


WATER MAIN – A PLAN
SCALE: 1"=20'



WATER MAIN – B PROFILE
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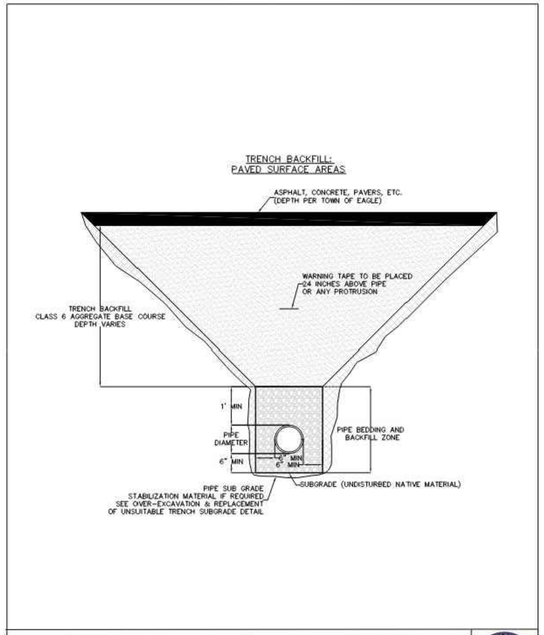

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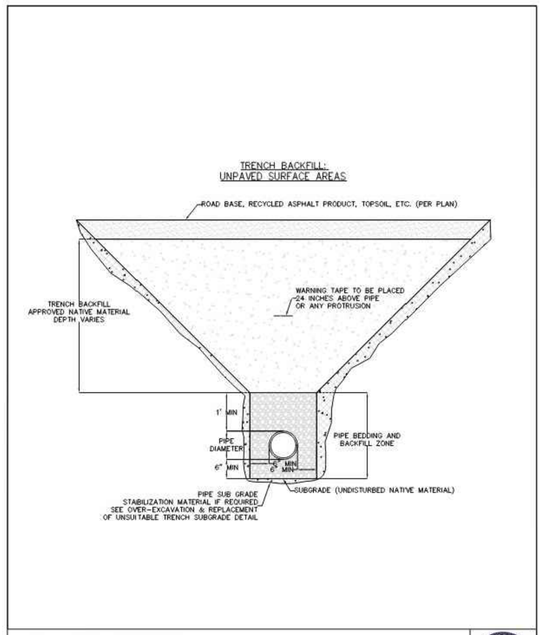
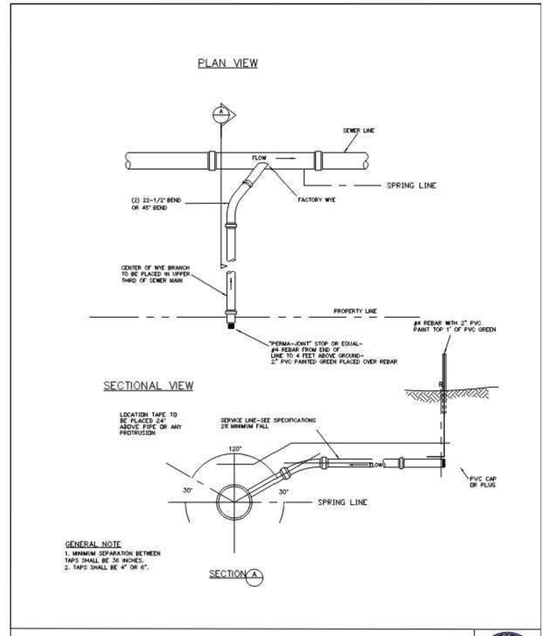
Drawn: JB
Checked:
Sheet: DETAIL-BACKFILL.DWG
Date: 1/8/2018

A1



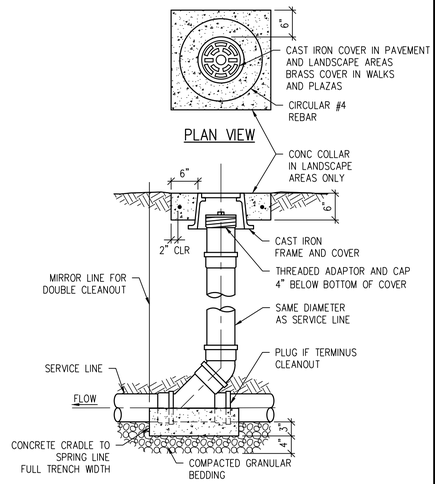
Title: DETAIL – TRENCH BACKFILL
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: DETAIL-BACKFILL.DWG
Date: 1/8/2018

A2



Title: DETAIL – SEWER SERVICE FROM MAIN
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: SEWER SERVICE AT MAIN.DWG
Date: 1/8/2018

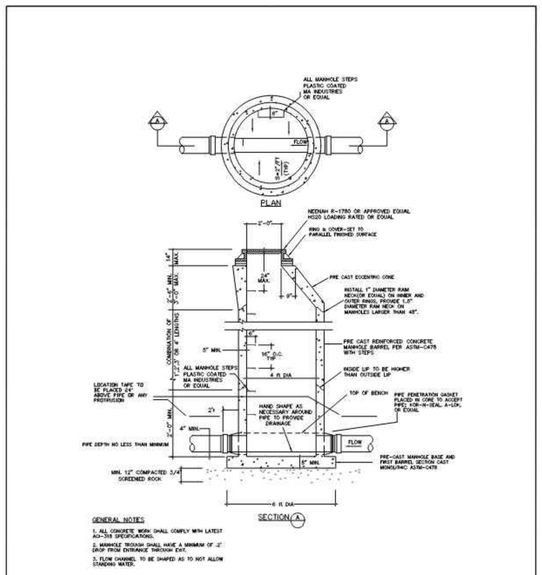
A4



SANITARY CLEANOUT DETAIL
NTS
3
C2.2

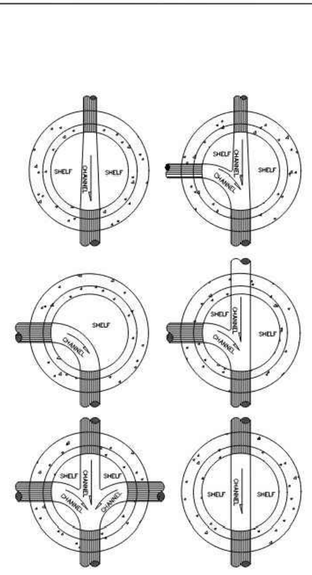
SANITARY SEWER & WATER PIPE BEDDING DETAIL
NTS
1
C2.4

SANITARY SEWER MAIN AND SERVICE CONNECTION DETAIL
NTS
2
C2.5



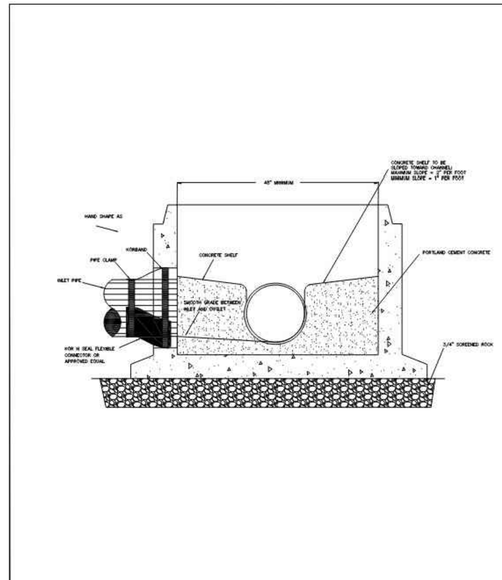
Title: DETAIL –Standard Manhole
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Standard Manhole.dwg
Date: 1/8/2018

A5



Title: DETAIL –Channels
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Standard Channels.dwg
Date: 1/8/2018

A11



Title: DETAIL – Standard Channels Section
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: Standard Channel Section.dwg
Date: 1/8/2018

A12

SANITARY MANHOLE DETAIL
NTS
4
C2.1

SANITARY MANHOLE CHANNELS DETAIL
NTS
5
C2.2

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CD2.0

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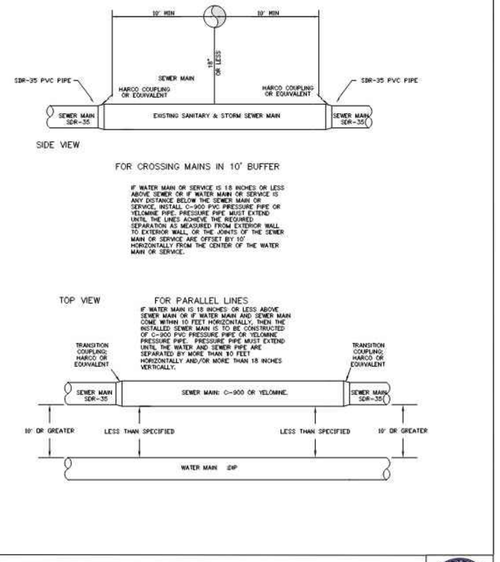
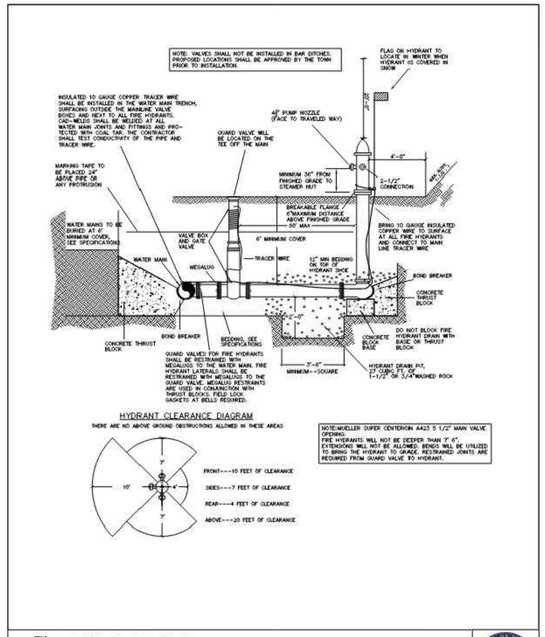


Title: DETAIL – Water Main Sewer Crossing/ Parrallel
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/8/2018
Sheet: TOE Water Crossing Detail

B1

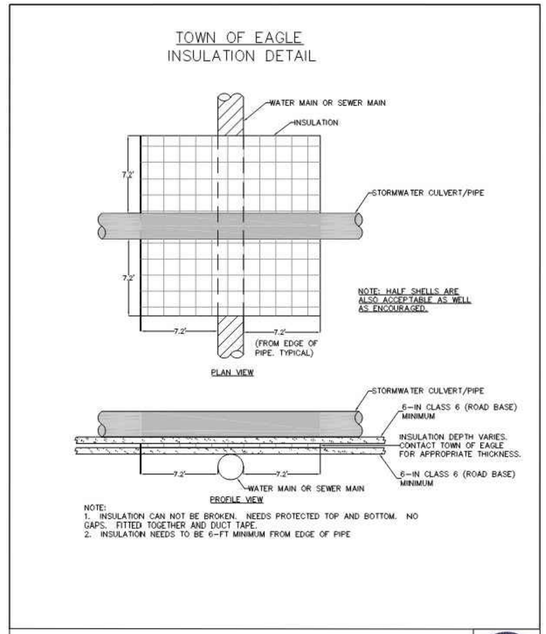
WATER AND SEWER SEPARATION DETAIL
NTS — 1 C2.2



Title: DETAIL – Fire Hydrant Detail
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/11/2018
Sheet: TOE Fire Hydrant.dwg

B2

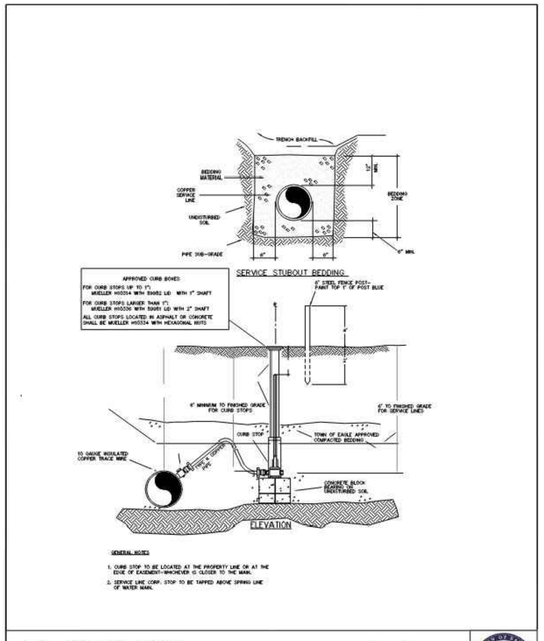
FIRE HYDRANT DETAIL
NTS — 2 C2.2



Title: DETAIL – Water Line Insulation
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/4/18
Sheet: TOE Water Line Insulation.dwg

B4

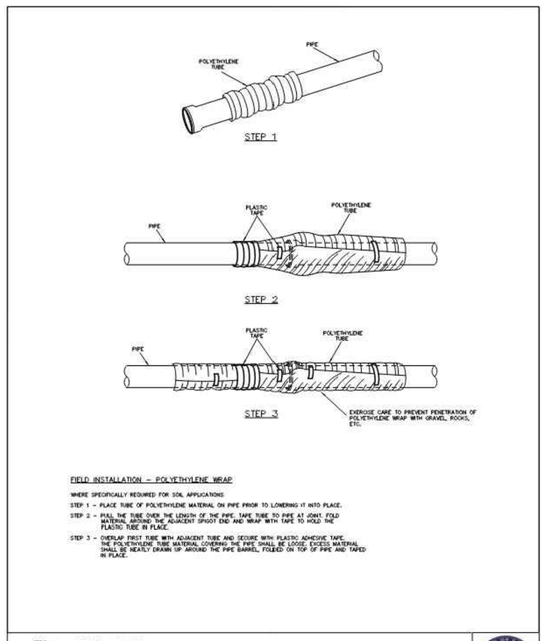
WATER INSULATION DETAIL
NTS — 3 C2.2



Title: DETAIL – Water Service Tap
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/11/2018
Sheet: Water Service Tap.dwg

B6

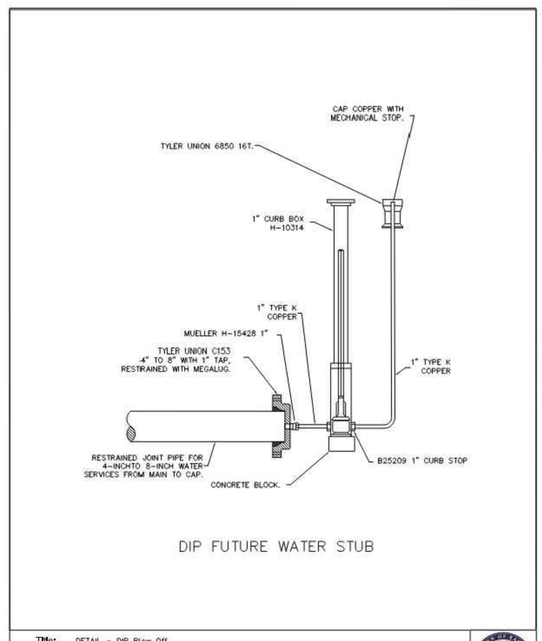
WATER SERVICE TAP DETAIL
NTS — 4 C2.2



Title: DETAIL – Poly Wrap
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/8/2018
Sheet: TOE Standards Drawing

B11

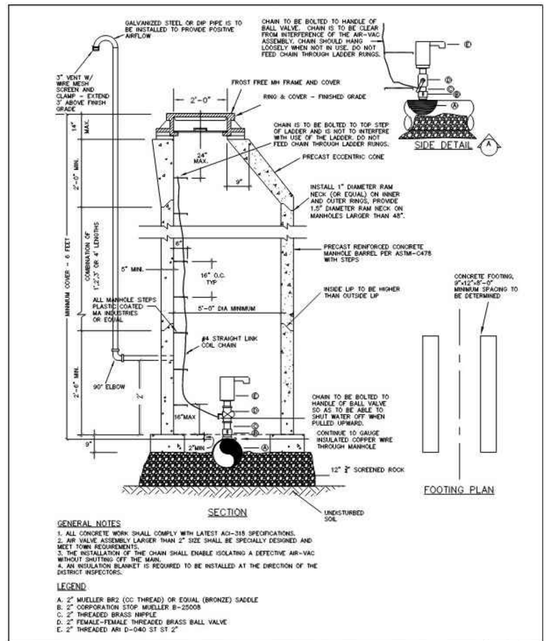
POLY WRAP DETAIL
NTS — 5 C2.2



Title: DETAIL – DIP Blow Off
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/8/2018
Sheet: TOE DIP Blow Off

B12

BLOW OFF DETAIL
NTS — 6 C2.2



Title: DETAIL – Air Release Valve
Project: Public Works Manual
Drawn: JB
Checked:
Date: 1/2/18
Sheet: TOE Air Release Valve Detail.dwg

B3

AIR RELEASE VALVE
NTS — 7 C2.2

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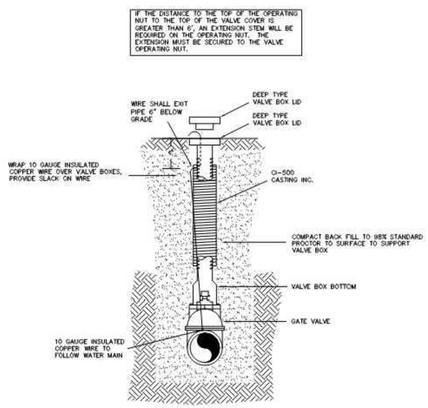


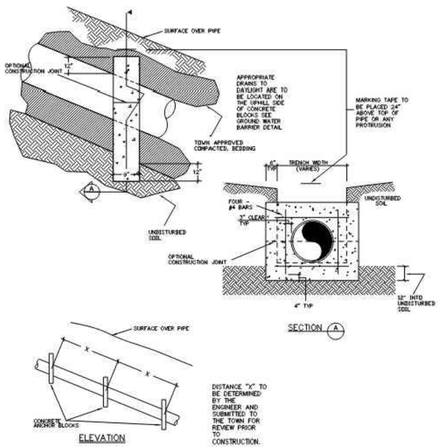
GENERAL NOTE

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

Title: DETAIL – Valve Box
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Valve Box.dwg
Date: 1/11/2018

B14

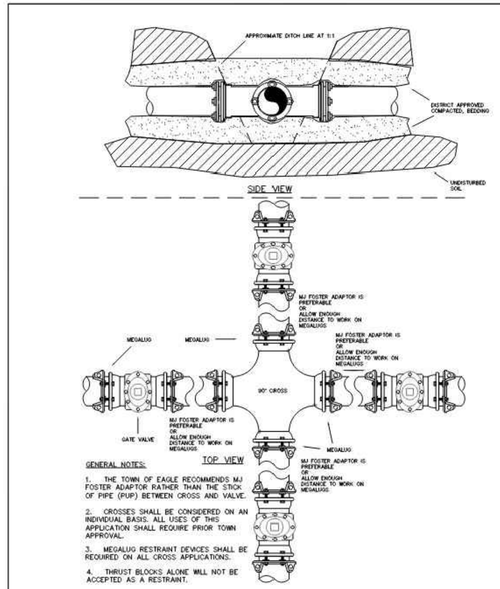
VALVE BOX DETAIL
NTS — 1 / C2.2



Title: DETAIL – Concrete Anchor
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Water Casing Detail.dwg
Date: Draft

B15

CONCRETE ANCHOR DETAIL
NTS — 2 / C2.2



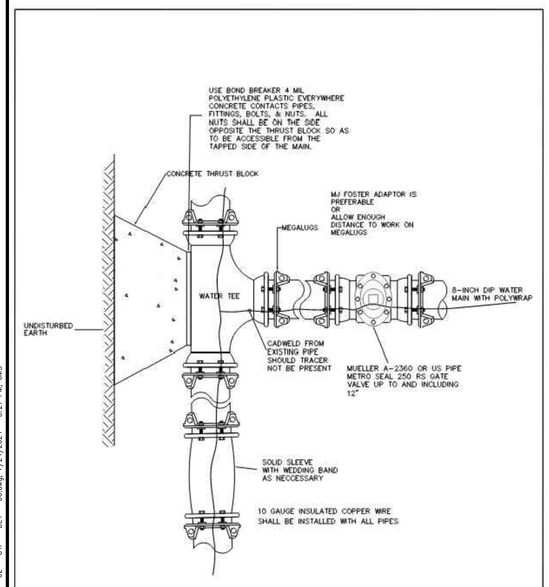
GENERAL NOTES:

1. THE TOWN OF EAGLE RECOMMENDS MJ FOSTER ADAPTOR RATHER THAN THE STICK OF PIPE (PUP) BETWEEN CROSS AND VALVE.
2. CROSSES SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. ALL USES OF THIS APPLICATION SHALL REQUIRE PRIOR TOWN APPROVAL.
3. MEGALUG RESTRAINT DEVICES SHALL BE REQUIRED ON ALL CROSS APPLICATIONS.
4. THRUST BLOCKS ALONE WILL NOT BE ACCEPTED AS A RESTRAINT.

Title: DETAIL – Cross Detail
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Cross Detail.dwg
Date: 1/11/2018

B16

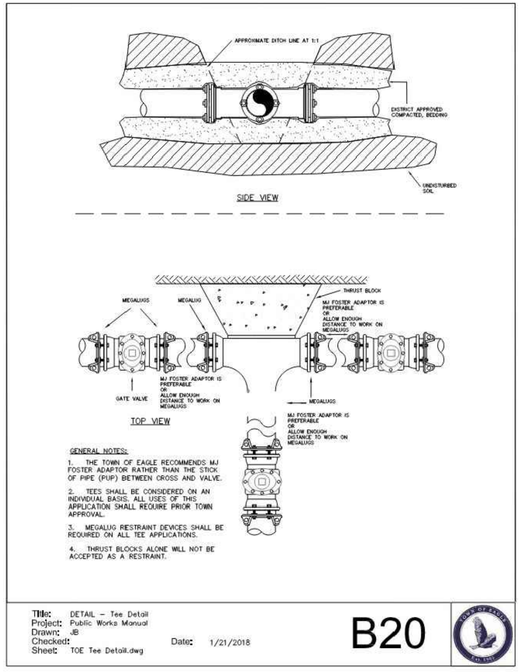
CROSS CONNECTION DETAIL
NTS — 3 / C2.2



Title: DETAIL – Cut In Tee
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Cut In Tee.dwg
Date: 1/8/2018

B17

TEE CONNECTION DETAIL
NTS — 4 / C2.2



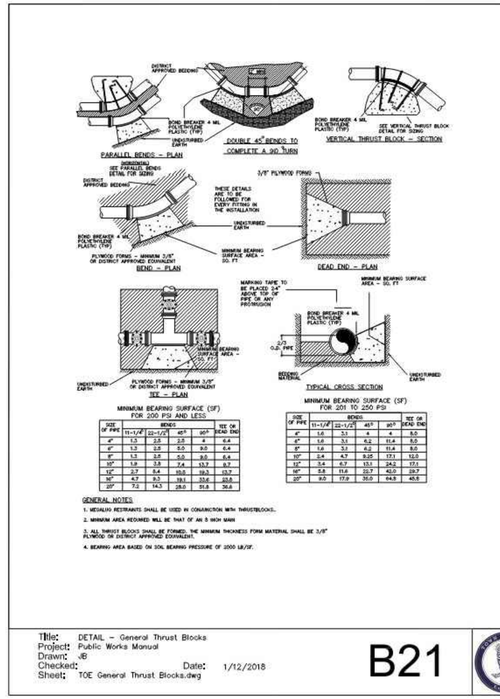
GENERAL NOTES:

1. THE TOWN OF EAGLE RECOMMENDS MJ FOSTER ADAPTOR RATHER THAN THE STICK OF PIPE (PUP) BETWEEN CROSS AND VALVE.
2. TEES SHALL BE CONSIDERED ON AN INDIVIDUAL BASIS. ALL USES OF THIS APPLICATION SHALL REQUIRE PRIOR TOWN APPROVAL.
3. MEGALUG RESTRAINT DEVICES SHALL BE REQUIRED ON ALL TEE APPLICATIONS.
4. THRUST BLOCKS ALONE WILL NOT BE ACCEPTED AS A RESTRAINT.

Title: DETAIL – Tee Detail
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE Tee Detail.dwg
Date: 1/21/2018

B20

TEE CONNECTION DETAIL
NTS — 5 / C2.2



MINIMUM BEARING SURFACE (SF) FOR 200 PSI AND LESS

SIZE OF PIPE	BENDS 11-1/4°	BENDS 22-1/2°	BENDS 45°	BENDS 90°	TEE OR DEAD END
4"	1.2	2.3	4	8	5.0
6"	1.3	2.5	5.0	9.0	6.4
8"	1.3	2.5	5.0	9.0	6.4
10"	1.8	3.8	7.4	13.7	9.7
12"	2.7	5.4	10.6	19.3	13.7
14"	4.7	9.3	18.1	33.4	23.8
16"	7.2	14.3	28.0	51.6	36.6

MINIMUM BEARING SURFACE (SF) FOR 201 TO 250 PSI

SIZE OF PIPE	BENDS 11-1/4°	BENDS 22-1/2°	BENDS 45°	BENDS 90°	TEE OR DEAD END
4"	1.5	3.1	6	11	8.0
6"	1.6	3.1	6.2	11.4	8.0
8"	1.6	3.1	6.2	11.4	8.0
10"	2.4	4.7	9.05	17.1	12.0
12"	3.4	6.7	13.1	24.2	17.1
14"	5.8	11.6	22.7	42.0	29.7
16"	9.0	17.9	35.0	64.5	45.6

GENERAL NOTES:

1. MEGALUG RESTRAINTS SHALL BE USED IN CONJUNCTION WITH THRUSTBLOCKS.
2. MINIMUM AREA REQUIRED WILL BE THAT OF AN 8 INCH MAIN
3. ALL THRUST BLOCKS SHALL BE FORMED. THE MINIMUM THICKNESS FORM MATERIAL SHALL BE 3/8" PLYWOOD OR DISTRICT APPROVED EQUIVALENT.
4. BEARING AREA BASED ON SOIL BEARING PRESSURE OF 1000 LB/SF.

Title: DETAIL – General Thrust Blocks
Project: Public Works Manual
Drawn: JB
Checked:
Sheet: TOE General Thrust Blocks.dwg
Date: 1/12/2018

B21

THRUST BLOCKS DETAIL
NTS — 6 / C2.2

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HORIZONTAL CONTROL NOTES:

1. ALL DIMENSIONS AND RADII ARE TO FACE OF CURB, FACE OF BUILDING AND EDGE OF WALK UNLESS OTHERWISE NOTED.
2. CONTRACTOR TO REPAIR/REPLACE ALL DAMAGE TO EXISTING FLATWORK OR SITE FEATURES NOT INTENDED FOR DEMOLITION.
3. REFER TO GRADING AND DRAINAGE PLAN FOR FURTHER INFORMATION PERTAINING TO CURB & GUTTER, CHASES, AND DRAINAGE PANS.

HORIZONTAL CONTROL LEGEND

- ASPHALT PAVING
- HEAVY-DUTY ASPHALT PAVING
- CONCRETE PAVING
- HEAVY-DUTY CONCRETE PAVING
- MILL AND OVERLAY
- LIMITS OF SAWCUT

C3.1

C3.2

C3.3

C3.4

C3.5

C3.6

U.S. HIGHWAY 6

BRUSH CREEK ROAD

CASTLE DRIVE

50 0 50 100
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OVERALL HORIZONTAL CONTROL PLAN

SHEET NO.
C3.0

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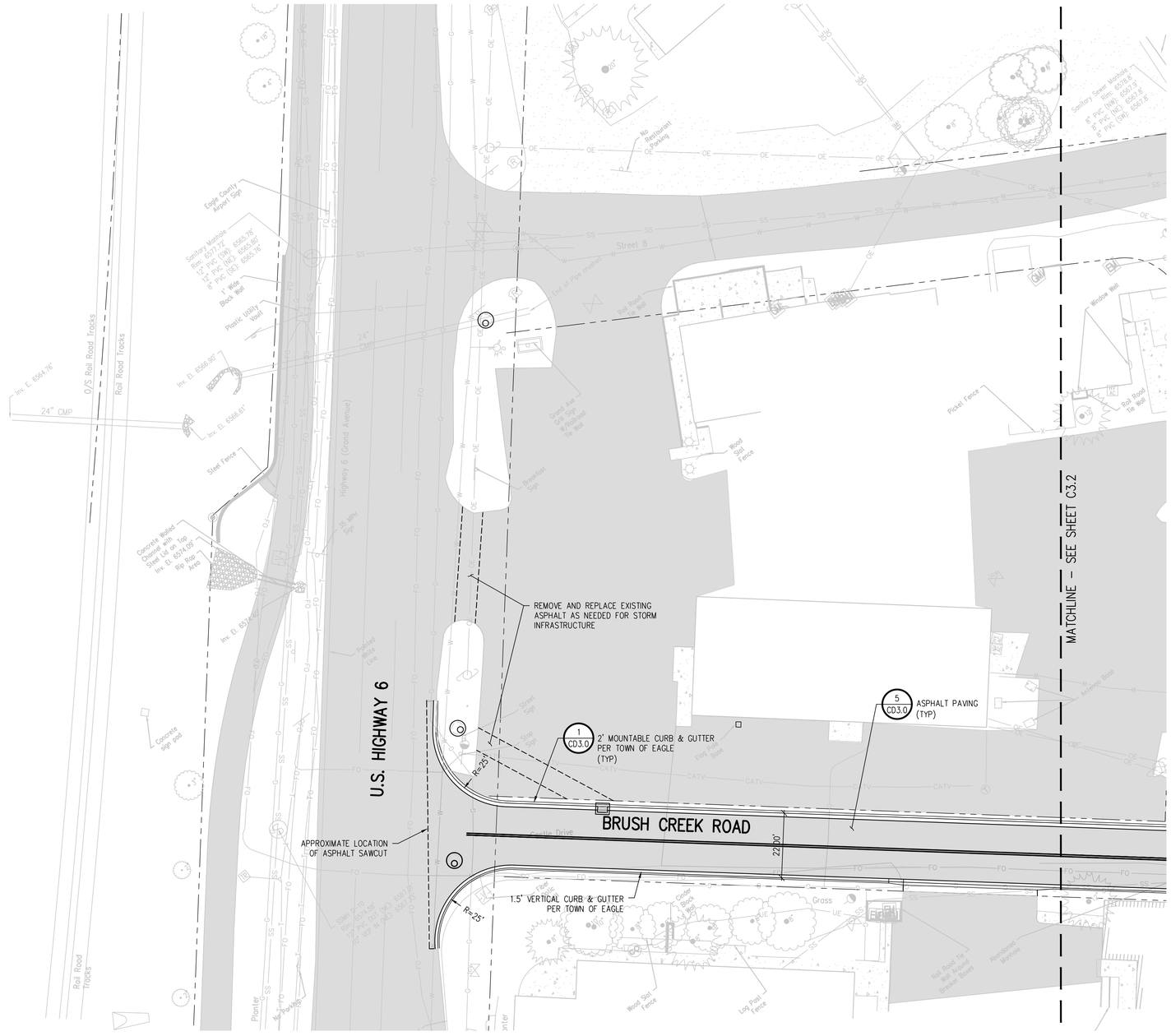
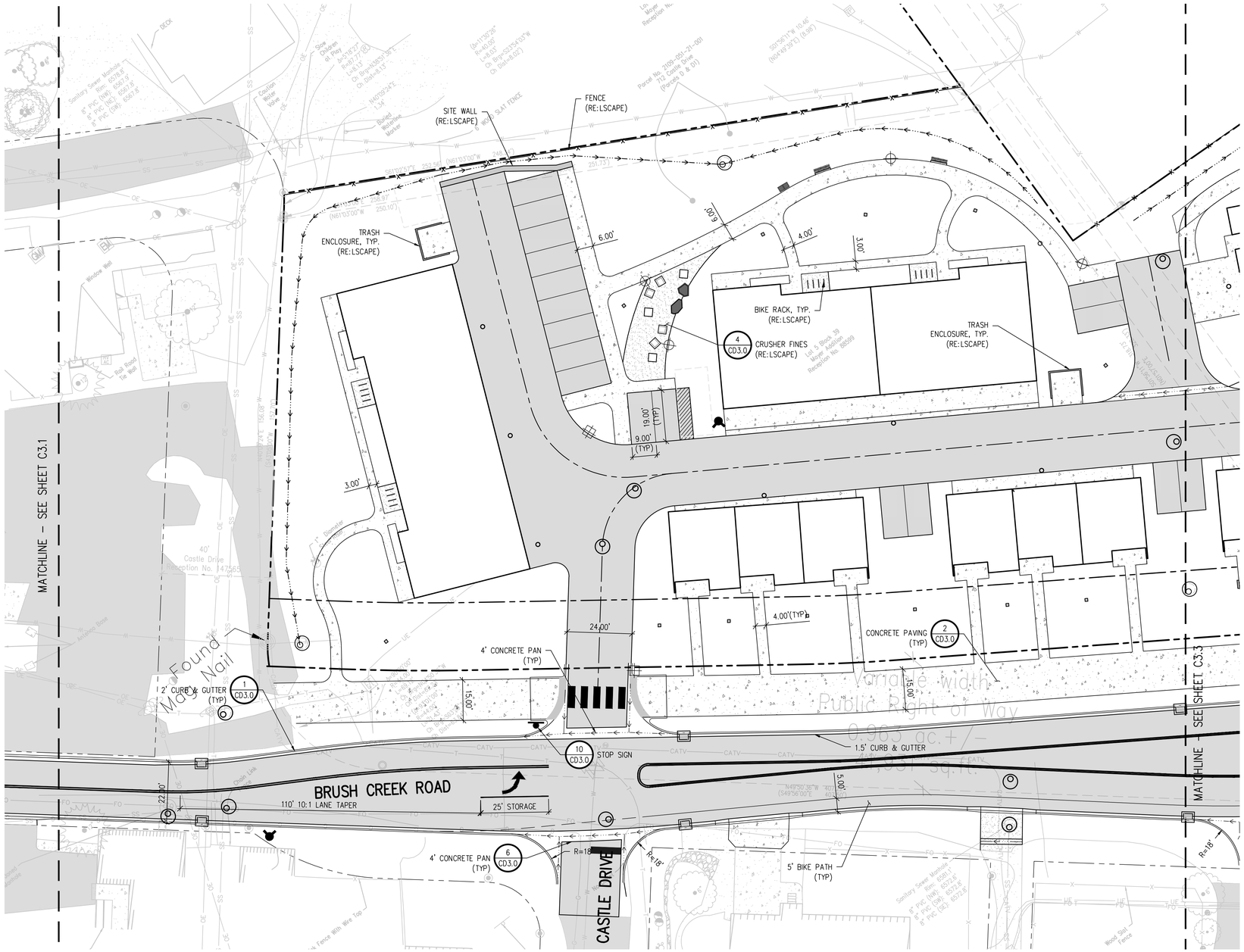
HORIZONTAL CONTROL NOTES:

1. ALL NOTES ON SHEET C3.0 APPLY


U.S. HIGHWAY 6
BRUSH CREEK ROAD
Street B
Highway 6 (Grand Avenue)
Rail Road Tracks
O/S Rail Road Tracks
Eagle County Airport Sign
Sanitary Manhole Rim: 6877.75' 12" PVC (IN): 6565.78' 12" PVC (NE): 6565.80' 8" PVC (SE): 6565.76'
Sanitary Sewer Manhole Rim: 6879.8' 8" PVC (NW): 6567.9' 8" PVC (NE): 6567.8' 8" PVC (SW): 6567.8'
1' Wide Block Wall
Plastic Utility Vault
Inv. El. 6366.90'
Inv. El. 6366.61'
Inv. E. 6364.76'
24" CMP
Steel Fence
Concrete Walled Channel With Steel Ink on Top Inv. El. 6374.69' Rip Rap Area
Inv. El. 6574.69'
Concrete Sign and
Planter
Metal Mailbox Unit
Planter
Wood Sign Fence
Log Post Fence
Grand Ave Grill Sign w/ Railroad Tie Wall
Breakfast Sign
No Restaurant Parking
Unit of Pine Shadow
Rail Road Wall
Wood Slat Fence
Window Well
Rail Road Tie Wall
Picket Fence
Rail Road Tie Wall and Raised Flower Beds
Armoured Manhole
Gross
Cedar Block Wall
Retaining Wall
Retaining Wall
Retaining

HORIZONTAL CONTROL NOTES:

1. ALL NOTES ON SHEET C3.0 APPLY



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DETAILED HORIZONTAL CONTROL PLAN

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C3.2

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HORIZONTAL CONTROL NOTES:

1. ALL NOTES ON SHEET C3.0 APPLY

FENCE (RE:LSCAPE)

FIRE TURNAROUND (TYP)

22.00'

58.00'

MULCH PLAYGROUND (RE:LSCAPE)

BENCH, TYP. (RE:LSCAPE)

CRUSHER FINES (RE:LSCAPE)

BOULDER WALL (RE:LSCAPE)

MATCHLINE – SEE SHEET C3.2

19.00'

9.00'

5.00'

24.00'

18.25'

SITE WALL (RE:LSCAPE)

4.00' (TYP)

6.00'

4.00'

SITE STAIRS (RE:LSCAPE)

6.00'

2 CD3.0 CONCRETE WALK (TYP)

15.80'

6.00'

50' STORAGE

77' 7:1 TAPER

BRUSH CREEK ROAD

11.00'

11.00'

11.00'

11.00'

5.00'

8.00'

5.00'

1.5' CURB & GUTTER (TYP) 1 CD3.0

R=18'

R=18'

R=18'

3 CD3.0 4' CONCRETE PAN (TYP)

10 CD3.0 STOP SIGN (TYP)

EMERGENCY ACCESS (RE:LSCAPE)

5 CD3.0 ASPHALT PAVING (TYP)

6.00'

4.00'

MATCHLINE – SEE SHEET C3.5

MATCHLINE – SEE SHEET C3.4

Karl & Dorris Reception No. 2017123435

Brandl Reception No. 2019073990

Rodgers Reception No. 2015000378

Web & Scott Book 570 Page 637

Lot 2 Subdivision Exemption No. 2003085

Lot Line to be Vacated by this Plat (typ.)

Point on the South Right-of-Way Line of Brush Creek Road

70' Dedicated Road Right of Way

Barbed Wire Fence

Wood Slat Fence

Chain Link Fence

Utility Pole

Power Line

Underground Utility Line

Fire Hydrant

Water Valve

Sanitary Sewer Manhole

Storm Sewer Manhole

Electric Transformer

Electric Meter

Gas Meter

Gas Valve

Telephone Pedestal

Telephone Riser

Light Pole

Sign

Mailbox

Concrete

Asphalt

Gravel

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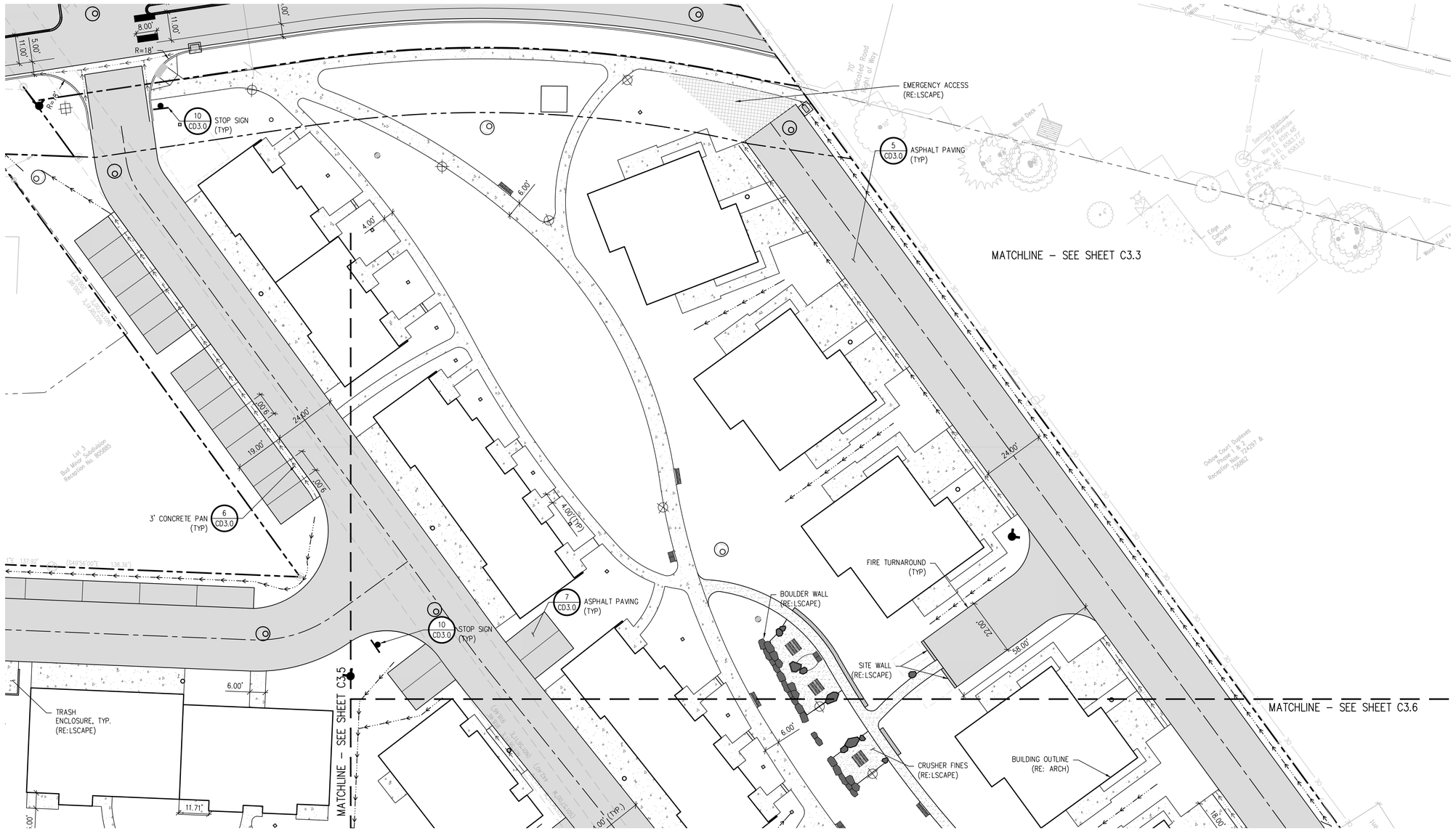
SHEET NO.

C3.3

G:\3522c - EGHBA West Eagle\Drawings\3522c - 03 - HCP - 01.dwg, 7/24/2024 - 5:28 PM, DAD

HORIZONTAL CONTROL NOTES:

1. ALL NOTES ON SHEET C3.0 APPLY



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JAMES L. SPUD
41780
PROFESSIONAL ENGINEER
7/24/24

NO.	DATE	DES'D	DWN	REVISION DESCRIPTION

DESIGNED BY:	DAD
DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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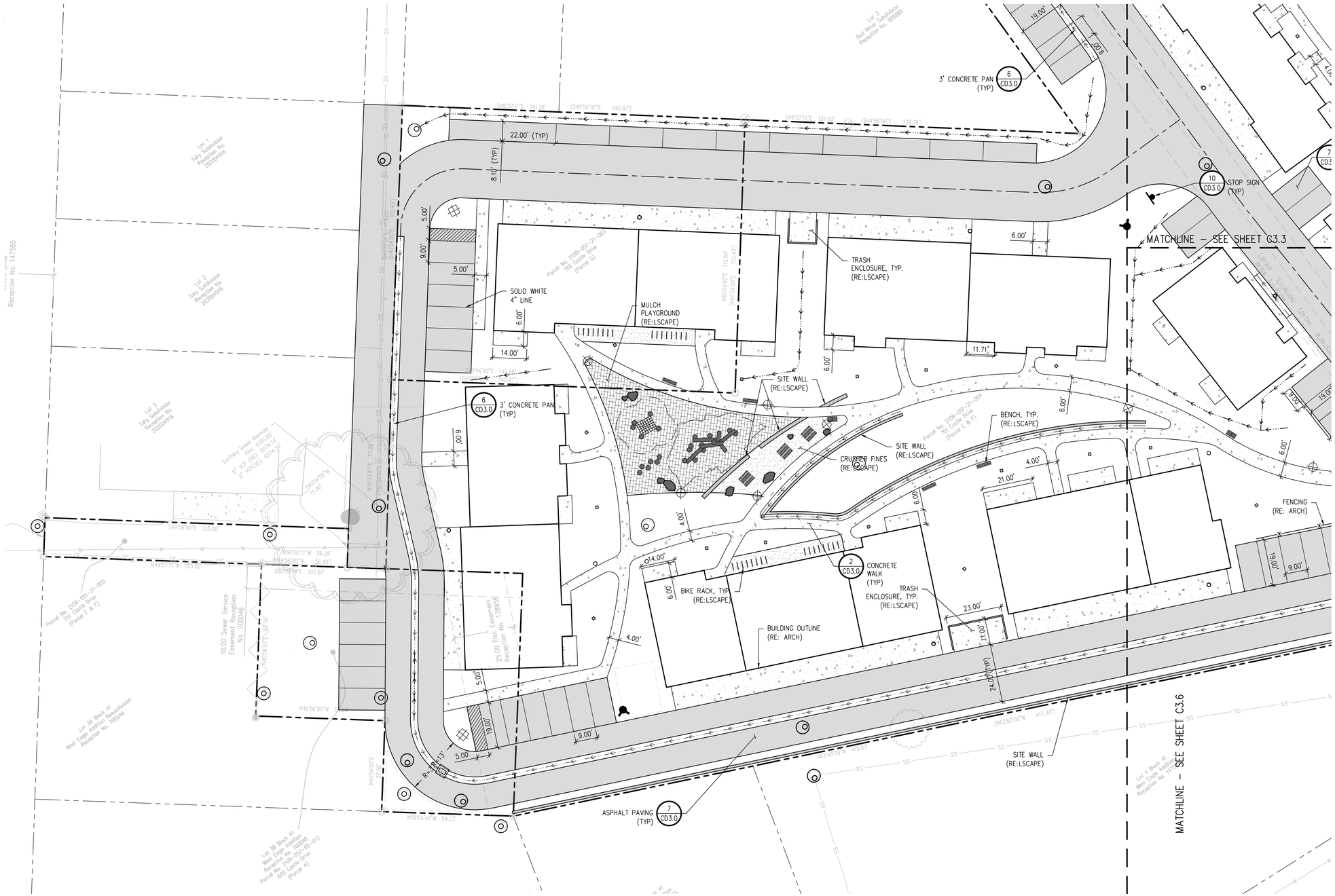
WEST EAGLE AFFORDABLE HOUSING

DETAILED HORIZONTAL CONTROL PLAN

SHEET NO.
C3.4

HORIZONTAL CONTROL NOTES:

1. ALL NOTES ON SHEET C3.0 APPLY



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7/24/24

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DETAILED HORIZONTAL CONTROL PLAN

SHEET NO.
C3.5

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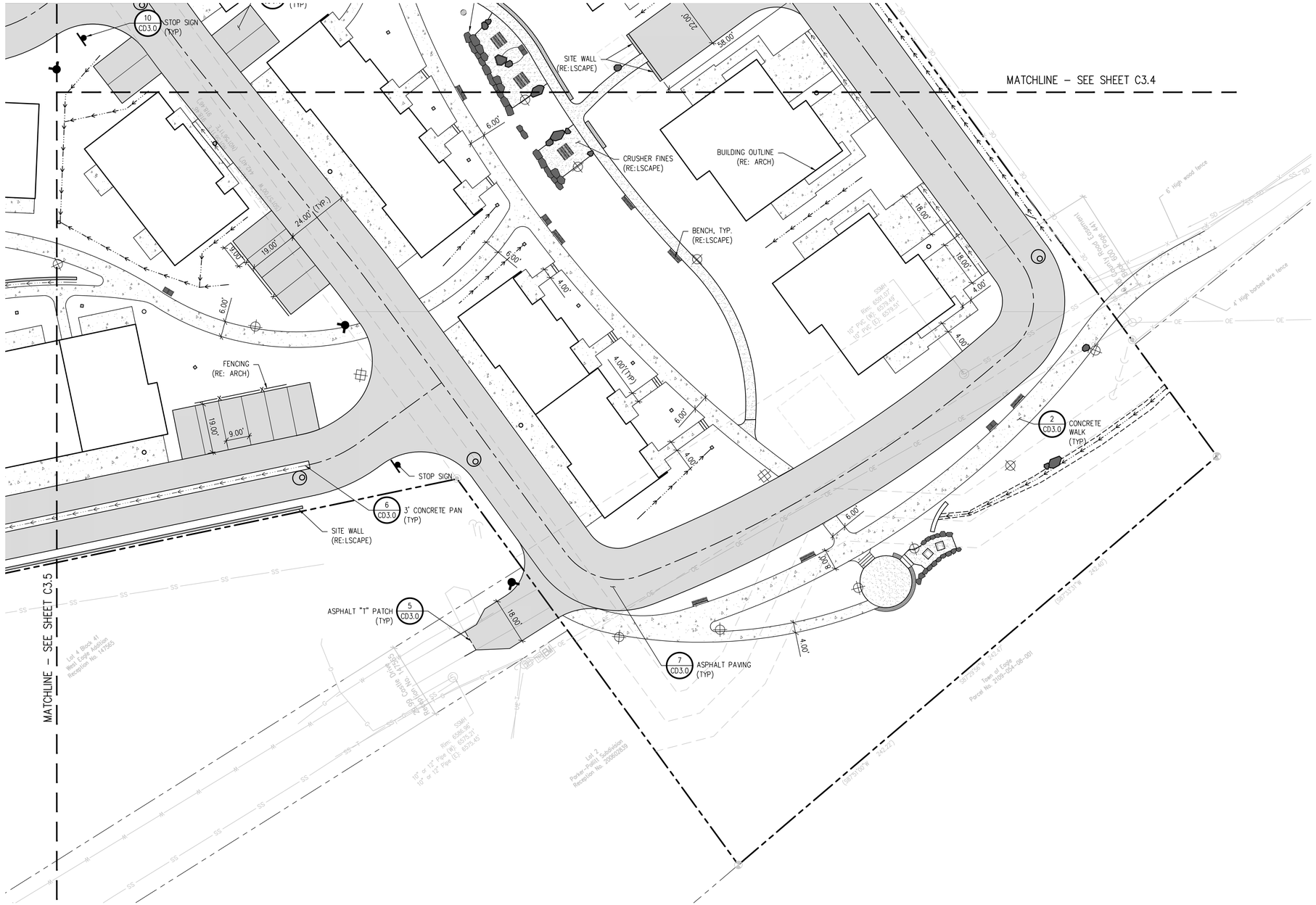
HORIZONTAL CONTROL NOTES:

1. ALL NOTES ON SHEET C3.0 APPLY



20 0 20 40
SCALE IN FEET

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DETAILED HORIZONTAL CONTROL PLAN

SHEET NO.
C3.6

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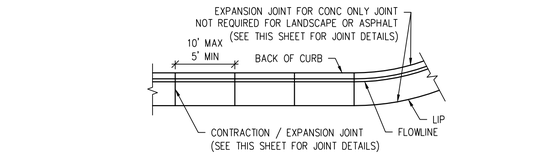
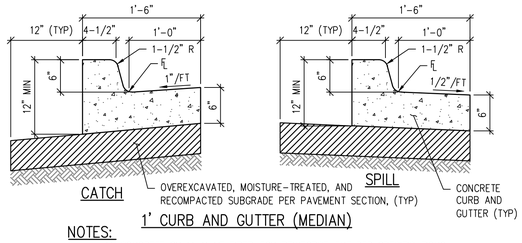


1.5' CURB AND GUTTER

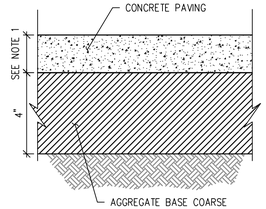


1' CURB AND GUTTER (MEDIAN)

NOTES:

1. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

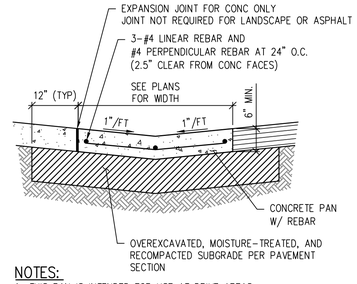
PRIVATE CURB AND GUTTER DETAIL — NTS — 1 C3.1



NOTES:

1. CONCRETE THICKNESS:
   6" FOR DRIVES AND WALKS
   7" FOR TRASH PADS AND LOADING AREAS
2. SEE CONTRACTION JOINT AND EXPANSION JOINT DETAILS.
3. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS.

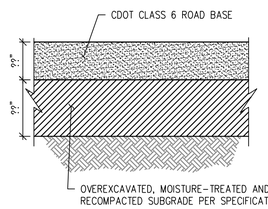
CONCRETE PAVEMENT SECTION DETAIL — NTS — 2 C3.1



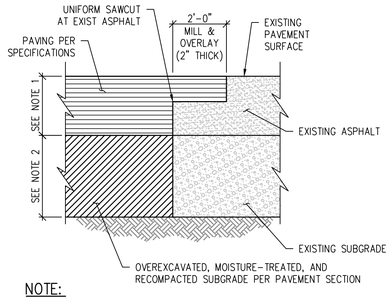
NOTES:

1. THIS PAN IS INTENDED FOR USE AT DRIVE AREAS.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
5. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS

REINFORCED CONCRETE PAN DETAIL — NTS — 3 C3.1



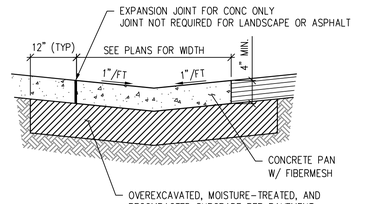
GRAVEL SECTION DETAIL — NTS — 4 C3.1



NOTE:

1. MATCH EXISTING DEPTH +1"
2. MATCH EXIST SUBGRADE DEPTH UNLESS OTHERWISE SPECIFIED
3. APPLY TACKIFIER AT SAWCUT AND MILL PRIOR TO PAVING.

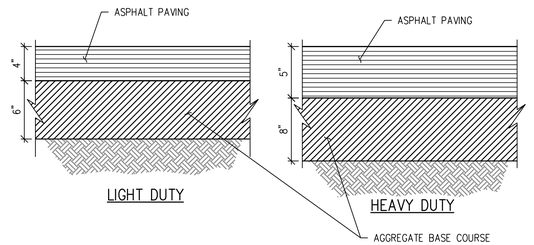
ASPHALT "T" PATCH DETAIL — NTS — 5 C3.1



NOTES:

1. THIS PAN IS FOR USE AT NON-DRIVE AREAS ONLY.
2. SEE PLANS FOR INVERT ELEVATIONS AND HORIZONTAL CONTROLS.
3. SEE THIS SHEET FOR CONTRACTION AND EXPANSION JOINT DETAILS.
4. PROVIDE JOINT LAYOUT PLAN TO OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. JOINTS TO MATCH ADJOINING SIDEWALK.
5. ALL CONCRETE SHALL HAVE FIBERMESH REINFORCEMENT PER SPECIFICATIONS

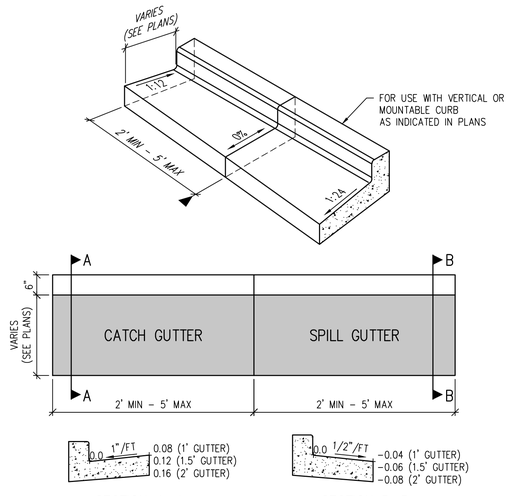
CONCRETE PAN DETAIL — NTS — 6 C3.1



NOTES:

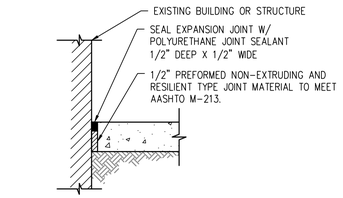
1. USE HEAVY DUTY ASPHALT SECTION FOR SERVICE DRIVES, ACCESS DRIVE LANES, & BUS LOOP
2. USE LIGHT DUTY ASPHALT SECTION FOR CAR PARKING STALLS.

FULL DEPTH ASPHALT PAVEMENT SECTION DETAIL — NTS — 7 C3.1

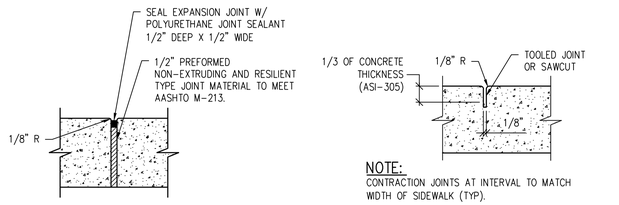


SECTION A-A SECTION B-B

GUTTER CATCH SPILL TRANSITION DETAIL — NTS — 8 C3.1



AGAINST STRUCTURE AGAINST NON-UNIFORM SURFACE



SIDEWALK

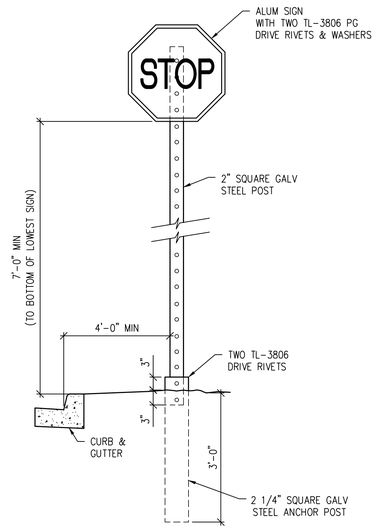
NOTE:
CONTRACTION JOINTS AT INTERVAL TO MATCH WIDTH OF SIDEWALK (TYP).

CONTRACTION/CONTROL JOINT

NOTES:

1. CURB EXPANSION JOINTS EVERY 100' MAX AND WHEREVER SIDEWALK ABUTS EXISTING & PROPOSED CONCRETE STRUCTURES (TYP) - SEE PLAN
2. REMOVE PLASTIC FORMING MATERIAL ("ZIP STRIPS") FROM PREFORMED JOINT MATERIAL PRIOR TO PLACING SEALANT

CONCRETE JOINT DETAIL — NTS — 9 C3.1



LARGE/MULTIPLE SIGN SQUARE POST

FOR USE W/ LARGER SIGNS (R5-1, R1-1, WIDTH>12", MULTIPLE SIGNS ON SAME POST & FOR ALL SIGNS IN WALKS, CONCRETE AREAS, ETC.)

SIGN DETAIL — NTS — 10 C3.1

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41780
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7/24/24

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WEST EAGLE AFFORDABLE HOUSING

HORIZONTAL CONTROL DETAILS

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DRAWN BY:	DAD
CHECKED BY:	JLS
JOB #:	3522c
DATE:	7/19/2024

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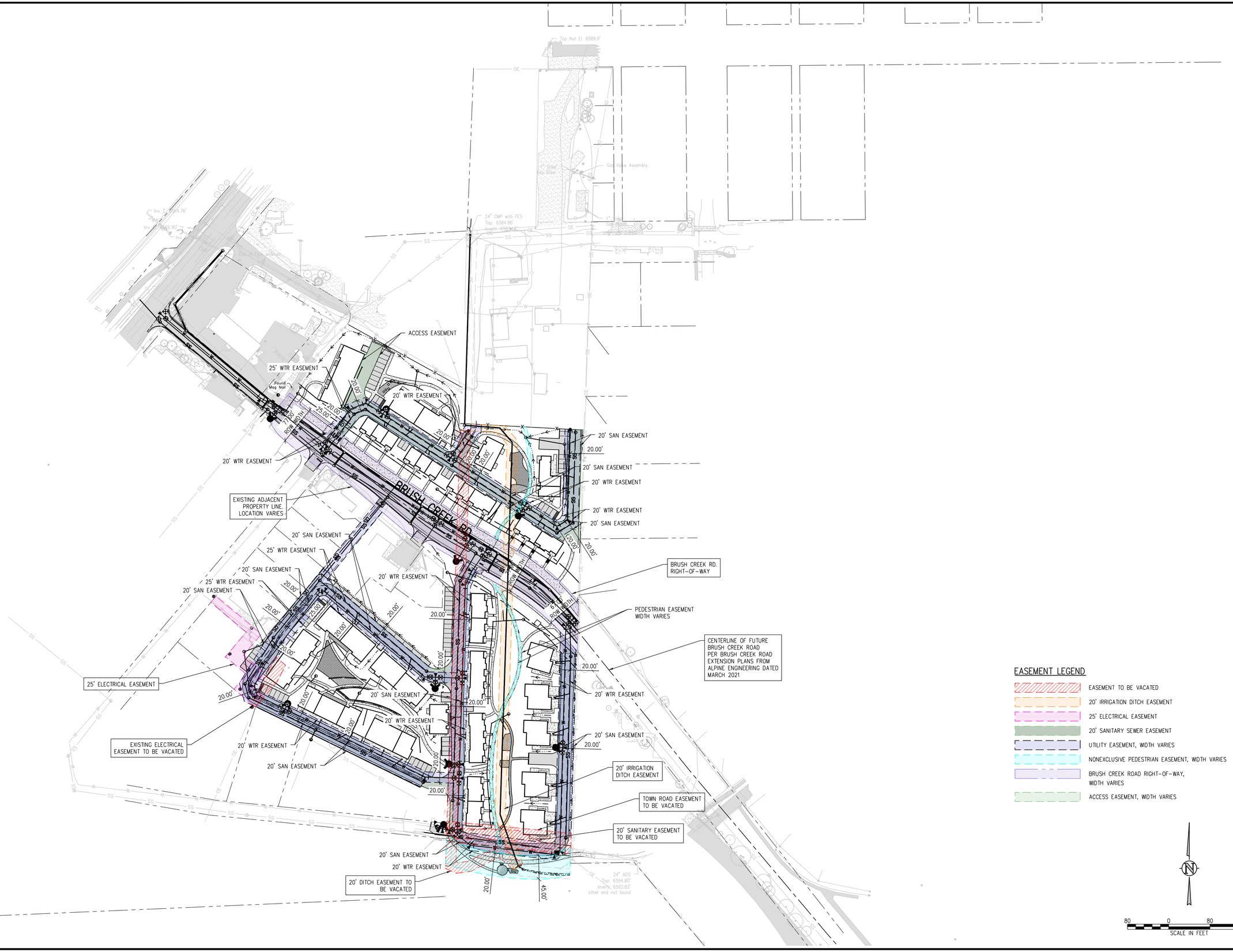

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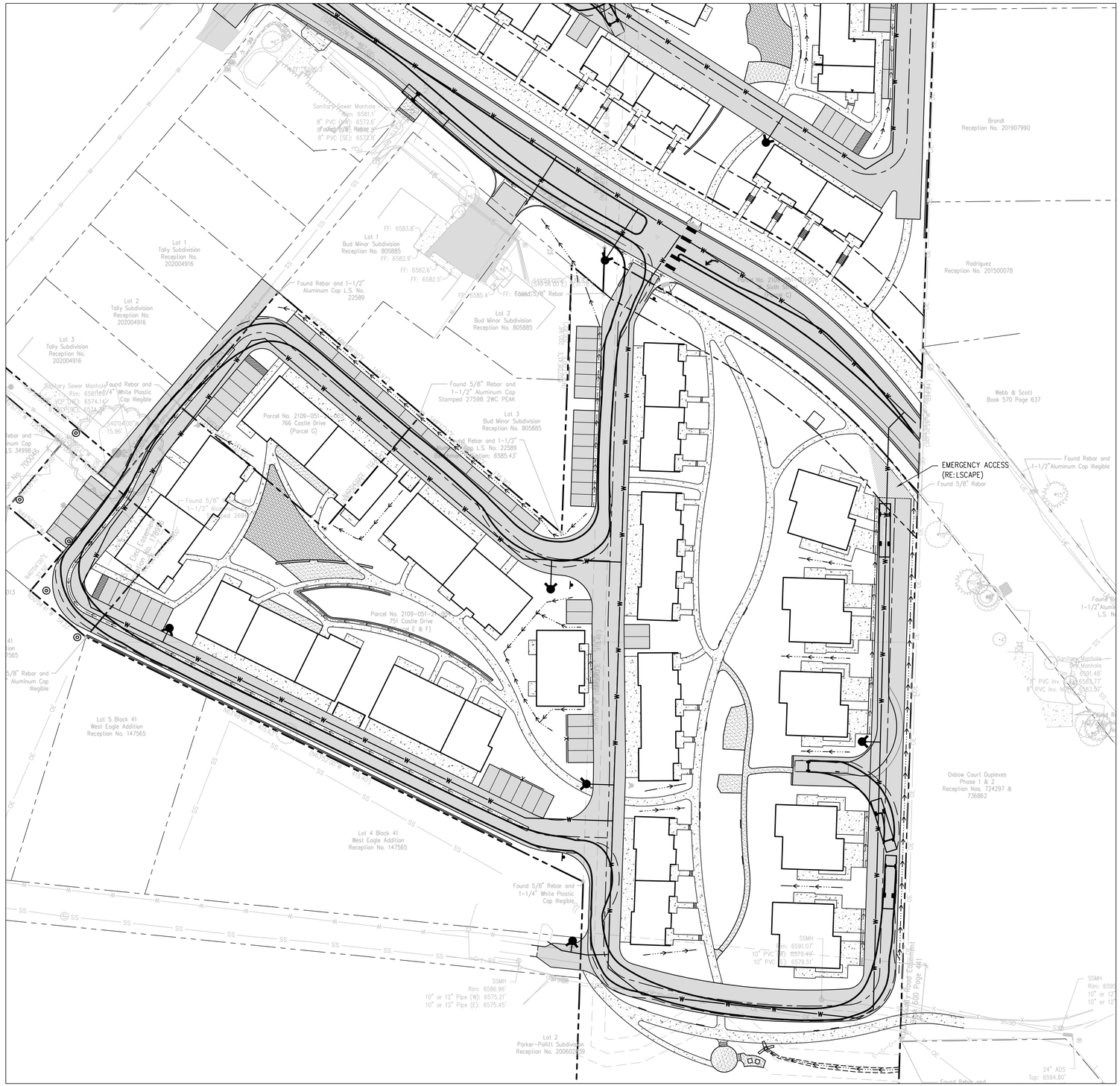
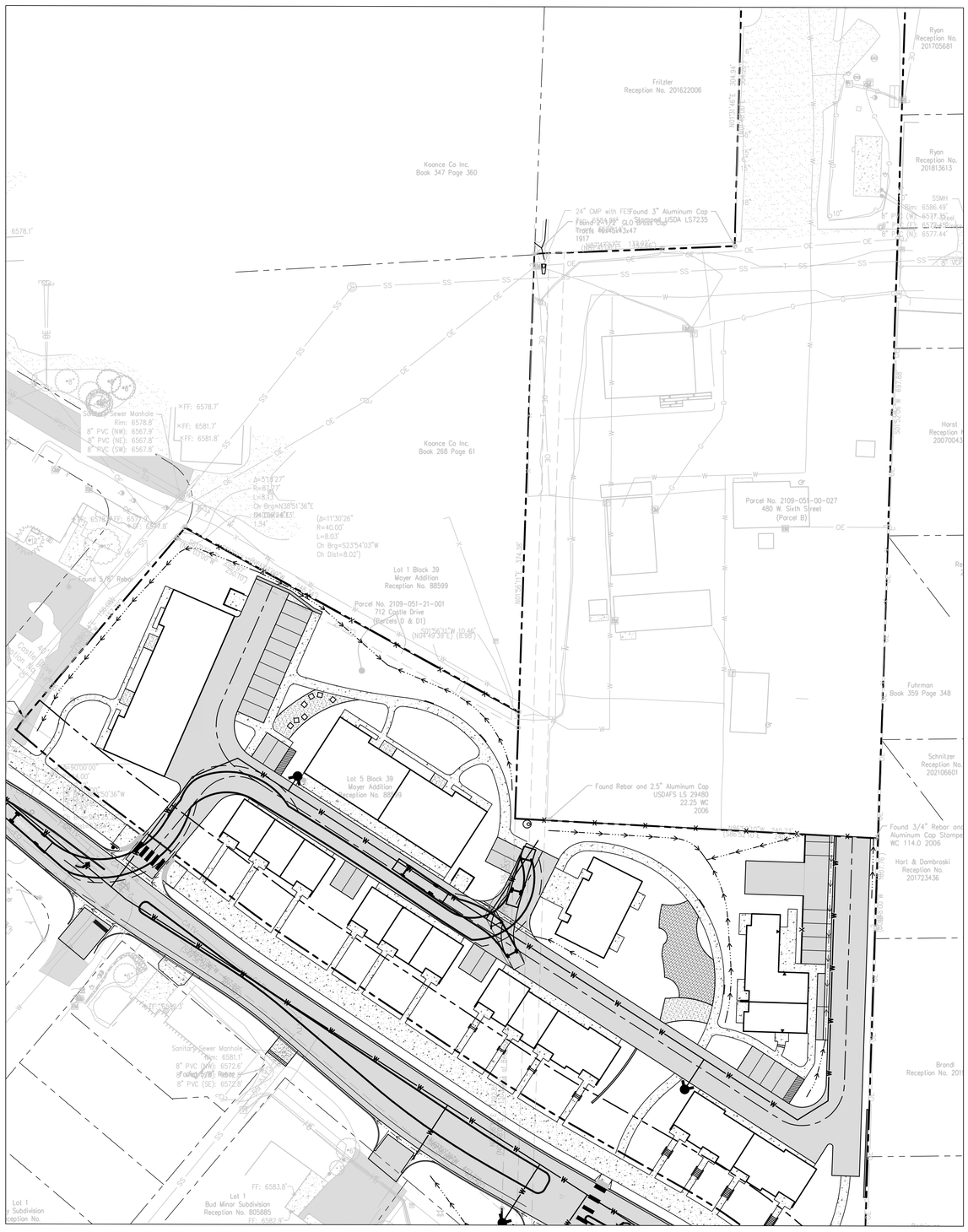
EASEMENT EXHIBIT

SHEET NO.

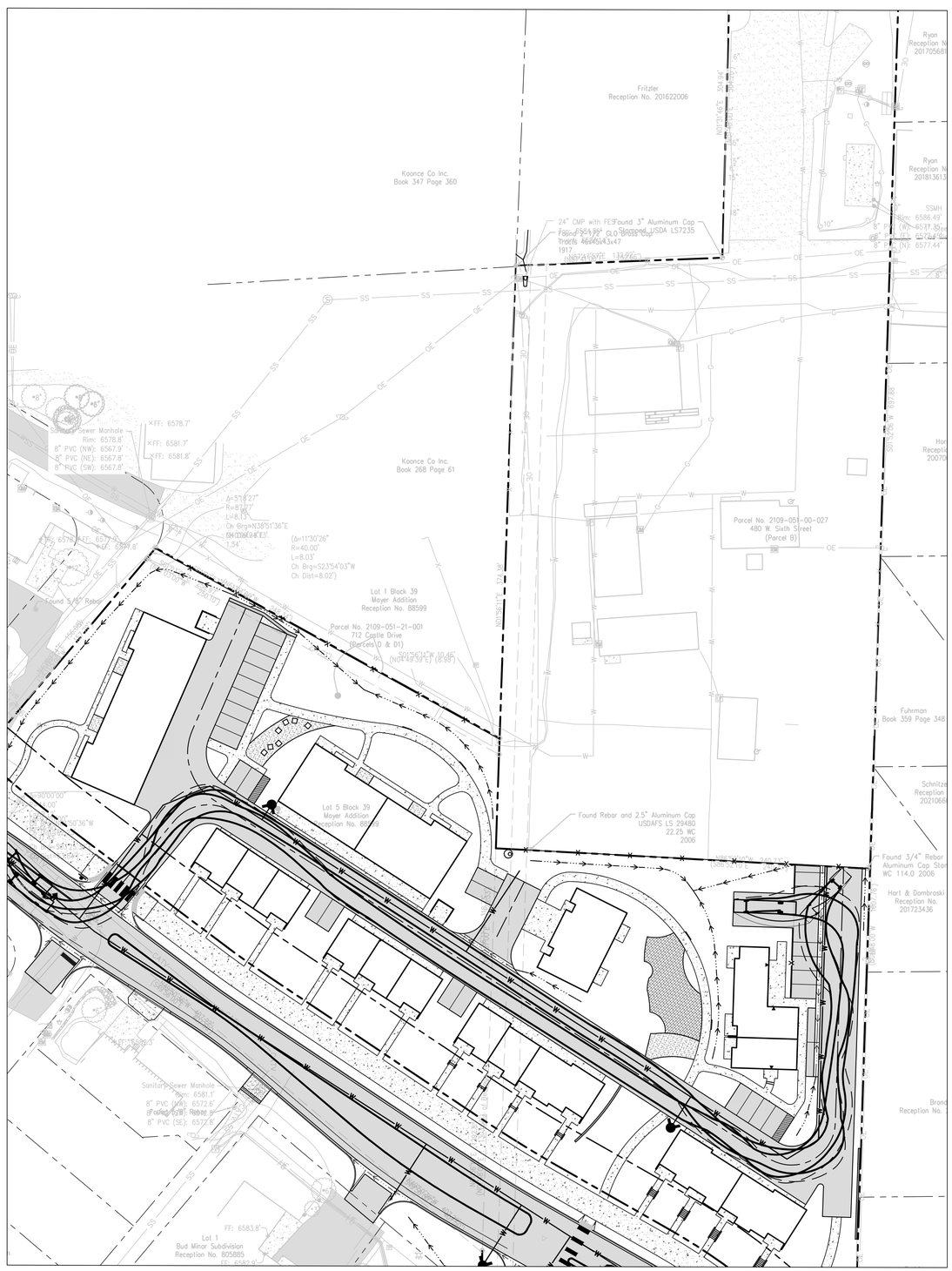
EX-1

G:\3522c - ECHDA West Eagle\Drawings\Exhibits-Figures\Easement Exhibit\3522c - Easement Exhibit.dwg, 7/25/2024 - 11:15 AM, JLS


Lot 1
Tally Subdivision
Reception No.
202004916
Lot 2
Tally Subdivision
Reception No.
202004916
Lot 3
Tally Subdivision
Reception No.
202004916
Lot 1
Bud Minor Subdivision
Reception No. 805885
Lot 2
Bud Minor Subdivision
Reception No. 805885
Lot 3
Bud Minor Subdivision
Reception No. 805885
Found Rebar and 1-1/2" Aluminum Cap L.S. No. 22589
Found 5/8" Rebar and 1-1/2" Aluminum Cap Stamped 27598 2WC PEAK
Found Rebar and 1-1/4" White Plastic Cap Illegible
Found 5/8" Rebar and 1-1/2" Aluminum Cap L.S. No. 22589
Found 5/8" Rebar and 1-1/4" White Plastic Cap Illegible
Parcel No. 2109-051-00-007
766 Castle Drive
(Parcel G)
Parcel No. 2109-051-00-008
751 Castle Drive
(Parcel E & F)
Brandl
Reception No. 201907990
Rodriguez
Reception No. 201500078
Webb & Scott
Book 570 Page 637
Oxbow Court Duplexes
Phase 1 & 2
Reception Nos. 724297 & 736862
Lot 5 Block 41
West Eagle Addition
Reception No. 147565
Lot 4 Block 41
West Eagle Addition
Reception No. 147565
Lot 2
Parker-Pollitt Subdivision
Reception No. 200608289
EMERGENCY ACCESS
(RE:LSCAPE)
Found 5/8" Rebar
Found Rebar and 1-1/2" Aluminum Cap Illegible
Sanitary Sewer Manhole
Rim: 6581.1'
8" PVC (NW): 6572.6'
8" PVC (SE): 6572.5'
Sanitary Sewer Manhole
Rim: 6585.14'
8" PVC (E): 6574.14'
SSMH
Rim: 6591.07'
10" PVC (W): 6579.46'
10" PVC (E): 6579.51'
SSMH
Rim: 6586.96'
10" or 12" Pipe (W): 6575.21'
10" or 12" Pipe (E): 6575.45'
24" ADS
Top: 6594.80'
FF: 6583.8'
FF: 6582.9'
FF: 6582.6'
FF: 6582.5'
FF: 6585.4'
FF: 6584.5
S49°56'00"E
249.56'(M)
S49°56'00"E
249.56'(M)
N40°04'00"W
15.96'
N40°04'00"W
200.00'(M)
S40°04'00"E
200.00'(M)
S40°04'00"E
15.96'
S49°56'00"E
249.56'(M)
S49°56'00"E
249.56'(M)
N40°04'00"W
200.00'(M)
S40°04'00"E
200.00'(M)
Found Rebar and
1-1/2" Aluminum Cap Illegible
Found 5/8" Rebar and
1-1/2" Aluminum Cap
Stamped 27598 2WC PEAK
Found Rebar and
1-1/2" Aluminum Cap
L.S. No. 22589
Found 5/8" Rebar and
1-1/4" White Plastic



N. SITE ACCESSED FROM BRUSH CREEK RD. (1 EX-2)
SCALE



NE SITE ACCESSED FROM BRUSH CREEK RD. (2 EX-2)
SCALE

20 0 20 40
SCALE IN FEET

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DATE:	7/19/2024

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FIRE TURNING EXHIBIT

SHEET NO.
EX 2

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GENERAL NOTES:

1. ALL MATERIALS AND WORKMANSHIP SHALL BE IN CONFORMANCE WITH THE PROJECT SPECIFICATION MANUAL, COLORADO DEPARTMENT OF TRANSPORTATION, JURISDICTIONAL FIRE PROTECTION REQUIREMENTS, AND APPLICABLE STATE AND LOCAL STANDARDS AND SPECIFICATIONS. THE CONTRACTOR SHALL HAVE IN POSSESSION AT THE JOB SITE AT ALL TIMES ONE (1) SIGNED COPY OF APPROVED PLANS, STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL CONSTRUCT AND MAINTAIN EMERGENCY ACCESS ROUTES TO THE SITE AT ALL TIMES PER THE APPLICABLE JURISDICTIONAL FIRE PROTECTION DISTRICT REQUIREMENTS.

2. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.

3. THE CONTRACTOR SHALL OBTAIN, AT HIS OWN EXPENSE, ALL APPLICABLE CODES, LICENSES, STANDARD SPECIFICATIONS, PERMITS, BONDS, ETC., WHICH ARE NECESSARY TO PERFORM THE PROPOSED WORK, INCLUDING, BUT NOT LIMITED TO STATE GROUNDWATER DISCHARGE AND COLORADO DEPARTMENT OF HEALTH AND ENVIRONMENT (CDPHE) STORM WATER DISCHARGE PERMIT ASSOCIATED WITH CONSTRUCTION ACTIVITY.

4. THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS AT AND ADJACENT TO THE JOB SITE, INCLUDING SECURITY AND SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THE CONTRACTOR SHALL ERECT AND MAINTAIN ALL PROTECTIVE DEVICES AS NECESSARY OR REQUIRED TO PROTECT ALL PERSONS ON THE SITE THROUGHOUT THE DURATION OF THE PROJECT.

5. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION AND DEMOLITION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY DUE TO CONSTRUCTION RELATED ACTIVITIES. ALL MATERIALS TO BE REUSED OR SALVAGED SHALL BE STORED IN AN AREA DESIGNATED BY THE OWNER FOR THAT PURPOSE. ALL SALVAGED MATERIALS SHALL REMAIN THE PROPERTY OF THE OWNER.

6. ALL MATERIALS SPECIFIED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES AND REGULATIONS.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AT LEAST 48 HOURS PRIOR TO START OF ANY CONSTRUCTION. THE CONTRACTOR SHALL CONTINUE WITH NOTIFICATIONS THROUGHOUT THE PROJECT AS REQUIRED BY THE STANDARDS AND SPECIFICATIONS OR AS REQUESTED BY THE OWNER.

8. THE LOCATIONS OF EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION BASED ON INFORMATION BY OTHERS. NOT ALL UTILITIES MAY BE SHOWN. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES WHETHER SHOWN OR NOT BEFORE COMMENCING WORK. SEE SPECIAL CONDITIONS #13 - EXISTING ABOVE GROUND & UNDERGROUND UTILITIES, FACILITIES & EASEMENT LOCATIONS - FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL NOTIFY THE UTILITY NOTIFICATION CENTER OF COLORADO (1-800-922-1987, WWW.UNCC.ORG). THE CONTRACTOR SHALL IMMEDIATELY CONTACT OWNER UPON DISCOVERY OF A UTILITY DISCREPANCY OR CONFLICT AT LEAST 48 HOURS PRIOR TO CONSTRUCTION.

9. THE CONTRACTOR SHALL PROVIDE A FULL VEHICULAR AND PEDESTRIAN TRAFFIC CONTROL PLAN FOR APPROVAL BY THE CITY AT LEAST THREE (3) WEEKS PRIOR TO THE ANTICIPATED DATE FOR CONSTRUCTION START-UP. THE PLAN SHALL PROVIDE NECESSARY TRAFFIC AND PEDESTRIAN CONTROL IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AS WELL AS THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION'S ATSSA GUIDE FOR WORK AREA TRAFFIC CONTROL. THE CONTRACTOR SHALL PROVIDE ALL LIGHTS, SIGNS, BARRICADES, FENCING, FLAGMEN OR OTHER DEVICES NECESSARY TO PROVIDE FOR PUBLIC SAFETY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. ALL TEMPORARY AND PERMANENT TRAFFIC SIGNS SHALL COMPLY TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WITH REGARD TO SIGN SHAPE, COLOR, SIZE, LETTERING, ETC. UNLESS OTHERWISE SPECIFIED. IF APPLICABLE, PART NUMBERS ON SIGNAGE DETAILS REFER TO MUTCD SIGN NUMBERS.

10. SITE ACCESS, STAGING AND STORAGE AREAS, LOCATION OF VEHICLE TRACKING PADS, EROSION CONTROL MEASURES, AND CONSTRUCTION LIMITS SHALL BE VERIFIED DURING PRE-CONSTRUCTION MEETINGS WITH THE OWNER. CONSTRUCTION ACTIVITY SHALL BE RESTRICTED TO APPROVED AREAS. COORDINATE DEMOLITION REQUIREMENTS, LIMITS OF DEMOLITION, SALVAGE ITEMS, PROTECTION OF ITEMS TO REMAIN WITH OWNER DURING THE PRE-CONSTRUCTION MEETING.

11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ANY GROUNDWATER ENCOUNTERED DURING THE CONSTRUCTION OF ANY PORTION OF THIS PROJECT. GROUNDWATER SHALL BE PUMPED, PIPED, REMOVED AND DISPOSED OF IN A MANNER WHICH DOES NOT CAUSE FLOODING OF EXISTING STREETS NOR EROSION ON ABUTTING PROPERTIES IN ORDER TO CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.

12. THE EXISTING AND PROPOSED ELEVATIONS OF FLATWORK, SIDEWALKS, CURBS, PAVING, ETC. AS SHOWN HEREON ARE BASED ON THE FIELD SURVEY DATA BY SGM. AT CRITICAL AREAS AND SITE FEATURES, CONTRACTOR SHALL HAVE FORMWORK INSPECTED AND APPROVED BY OWNER PRIOR TO PLACING CONCRETE. MINOR ADJUSTMENTS, AS APPROVED BY OWNER, TO PROPOSED GRADES, INVERTS, ETC. MAY BE REQUIRED TO PREVENT PONDING. ALL FLATWORK MUST PROVIDE POSITIVE DRAINAGE AWAY FROM EXISTING AND PROPOSED BUILDINGS, WALLS, ROOF DRAIN OUTFALLS, ACROSS DRIVES AND WALKS, ETC., IN THE DIRECTION AND AT THE MINIMUM SLOPE SPECIFIED. SURFACES THAT RESULT IN THE PONDING OF WATER WILL BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.

13. FINAL LIMITS OF REQUIRED ASPHALT AND CONCRETE SAWCUTTING AND PATCHING MAY VARY FROM LIMITS SHOWN ON PLANS. CONTRACTOR TO PROVIDE SAWCUT AND PATCH WORK TO ACHIEVE POSITIVE DRAINAGE AND A SMOOTH TRANSITION TO EXISTING ASPHALT WITHIN ACCEPTABLE SLOPE STANDARDS PER OWNER. CONTRACTOR SHALL ALSO REVIEW IRRIGATION CONSULTANTS PLANS, NOTES, AND SPECIFICATIONS.

14. EXISTING CLEANOUTS, VALVE BOXES, ETC. THAT ARE TO REMAIN SHALL BE PROTECTED AND REMAIN IN SERVICE. RAISE OR LOWER TO FINAL SURFACE WITH LIKE KIND CAP, VALVE BOX ASSEMBLIES, ETC., AND WITH THE SAME MARKINGS.

15. OWNER TO APPROVE ALL CONCRETE FINISHING, JOINT PATTERNS AND COLORING REQUIREMENTS PRIOR TO CONSTRUCTION. ANY EXPANSION, CONTROL, OR SCORE JOINT LOCATIONS SHOWN ON THE PLANS ARE INTENDED TO SHOW DESIGN INTENT. CONTRACTOR SHALL ADJUST JOINT PATTERN AND SPACING, AS APPROVED BY THE OWNER, IN ORDER TO ACCOMMODATE FIELD CONDITIONS AND THE TIMING OF THE WORK. CONTRACTOR SHALL ALSO REVIEW THE SPECIFICATIONS FOR THE APPROVAL PROCESS FOR CONCRETE MOCK-UPS.

16. ALL SURPLUS MATERIALS, TOOLS, AND TEMPORARY STRUCTURES, FURNISHED BY THE CONTRACTOR, SHALL BE REMOVED FROM THE PROJECT SITE BY THE CONTRACTOR WHEN NOT IN USE AND/OR AT COMPLETION OF THE WORK. ALL DEBRIS AND RUBBISH CAUSED BY THE OPERATIONS OF THE CONTRACTOR SHALL BE REMOVED ON A REGULAR BASIS, AND THE AREA OCCUPIED DURING CONSTRUCTION ACTIVITIES SHALL BE RESTORED TO ITS ORIGINAL CONDITION, WITHIN 48 HOURS OF PROJECT COMPLETION, UNLESS OTHERWISE DIRECTED BY THE OWNER.

17. THE CONTRACTOR IS REQUIRED TO PROVIDE AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE LOCAL JURISDICTION, THE STATE OF COLORADO, URBAN DRAINAGE AND FLOOD CONTROL DISTRICT "URBAN STORM DRAINAGE CRITERIA MANUAL VOLUME 3", THE M-STANDARD PLANS OF THE COLORADO DEPARTMENT OF TRANSPORTATION, AND THE APPROVED EROSION CONTROL PLAN. JURISDICTIONAL AUTHORITY MAY REQUIRE THE CONTRACTOR TO PROVIDE ADDITIONAL EROSION CONTROL MEASURES AT THE CONTRACTOR'S EXPENSE DUE TO UNFORESEEN EROSION PROBLEMS OR IF THE PLANS DO NOT FUNCTION AS INTENDED. THE CONTRACTOR IS RESPONSIBLE FOR PROHIBITING SILT AND DEBRIS LADEN RUNOFF FROM LEAVING THE SITE, AND FOR KEEPING ALL PUBLIC AREAS FREE OF MUD AND DEBRIS. THE CONTRACTOR IS RESPONSIBLE FOR RE-ESTABLISHING FINAL GRADES AND FOR REMOVING ACCUMULATED SEDIMENTATION FROM ALL AREAS INCLUDING SWALES AND DETENTION/WATER QUALITY AREAS. CONTRACTOR SHALL REMOVE TEMPORARY EROSION CONTROL MEASURES AND REPAIR AREAS AS REQUIRED AFTER VEGETATION IS ESTABLISHED AND ACCEPTED BY OWNER AND MUNICIPALITY.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL COORDINATION WITH SUBCONTRACTORS AS REQUIRED TO ACCOMPLISH ALL CONSTRUCTION OPERATIONS. ALL PIPING, CONDUIT, SLEEVES, ETC., SHALL BE SET IN PLACE PRIOR TO INSTALLATION OF CONSTRUCTION ITEMS.

19. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER BEFORE PROCEEDING WITH WORK.

20. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED IN A NEAT, ORDERLY AND RESPONSIBLE MANNER WITH RECOGNIZED STANDARDS OF WORKMANSHIP. INSTALLER SHALL HAVE NO LESS THAN FIVE YEARS SUCCESSFUL EXPERIENCE WITH INSTALLATION OF SIMILAR WORK.

21. IT IS THE INTENT THAT THE CONTRACTOR SHALL COMPLY WITH ADA STANDARDS:
    - THE CROSS-SLOPE OF ALL WALKS MUST BE 2.0% MAX. PERPENDICULAR TO DIRECTION OF TRAVEL.
    - MAXIMUM GRADE OF ADA COMPLIANT WALKS MUST BE 5.0% MAX. IN DIRECTION OF TRAVEL.
    - MAXIMUM GRADE OF ALL ADA COMPLIANT RAMPS IS 8.3% OVER A MAXIMUM 30 FEET.
    - MAXIMUM GRADE AT ADA COMPLIANT PARKING IS TYPICALLY 2.0% IN ALL DIRECTIONS.
    - CONTRACTOR TO NOTIFY OWNER PRIOR TO PLACEMENT OF FLATWORK OF SITE CONDITIONS OR DISCREPANCIES WHICH PREVENT TYPICAL REQUIRED GRADES FROM BEING ACHIEVED.
    - ALL RAMPS, STAIRS AND RAILING SHALL BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA STANDARDS.
    - ADA COMPLIANT PARKING RAMPS SHALL CONFORM TO TOWN OF EAGLE STANDARDS.

22. BASE DRAWINGS FOR THESE PROJECT PLANS WERE PREPARED FROM SURVEYS BY SGM. CONTRACTOR SHALL FIELD VERIFY ALL ELEMENTS OF THE DRAWINGS AND PROCEED WITH CARE , ESPECIALLY IN ALL DEMOLITION WORK. SUPPLEMENTAL FIELD LOCATION OF UTILITIES WAS CONDUCTED BY DIVERSIFIED UNDERGROUND, INC. ANY INACCURACIES OR CONFLICTS WITH THE PROPOSED DESIGNS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR FURTHER CLARIFICATION. COORDINATE AND VERIFY ALL VERTICAL AND HORIZONTAL DATA WITH REFERENCED SURVEY, AND REPORT ANY IRREGULARITIES OR DISCREPANCIES TO OWNER PRIOR TO CONSTRUCTION. HORIZONTAL CONTROL INFORMATION: HORIZONTAL CONTROL COORDINATES ARE BASED ON THE REFERENCED SURVEY AND ARE PROVIDED BY THE FOLLOWING POINTS AS SHOWN ON THE PLANS:

23. PROTECT ALL TREES AND ALL VEGETATION DESIGNATED TO REMAIN. PLACE CONSTRUCTION FENCING AT DRIP LINE OF TREES AND PLANTS IN OR NEAR THE WORK ZONE. WATER TREES IN THE WORK ZONE WEEKLY. HAND EXCAVATION REQUIRED AT ROOT ZONES WHERE PROPOSED PAVING OR UTILITY WORK IS WITHIN DRIPLINE OF TREES.

24. UNLESS SHOWN OTHERWISE ON THE PLANS, ALL SAW CUTTING AND PAVEMENT REMOVAL SHALL BE TO THE NEAREST JOINT. NEW CONCRETE SHALL MATCH EXISTING CONCRETE IN LINE AND GRADE.

25. THE CONTRACTOR SHALL FURNISH THE OWNER WITH A SET OF CONSTRUCTION RECORD DRAWINGS MARKED "AS-CONSTRUCTED", IN ACCORDANCE WITH TOWN OF EAGLE STANDARDS, AND SHALL SHOW FINAL PAVEMENT AND, FLOW LINE ELEVATIONS, MANHOLE, PIPE, AND INLET LOCATIONS, INVERTS, GRADE ELEVATIONS, AND SIZES OF ALL UTILITIES, AND ANY VARIATIONS FROM THE APPROVED PLAN. CONTRACTOR SHALL ALSO REVIEW ALL CONSULTANTS' PLANS, NOTES, AND SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

26. NO IDENTIFIABLE FLOODPLAIN CURRENTLY EXISTS ON SITE.

CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's **below.**
Call before you dig.

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

LEGEND

- PROPERTY LINE
- SETBACKS
- EXISTING CONTOURS
- PROPOSED CONCRETE REFER TO CIVIL
- PROPOSED ASPHALT REFER TO CIVIL
- PROPOSED CRUSHER FINES
- PROPOSED ENGINEERED MULCH
- PROPOSED LANDSCAPE MULCH
- PROPOSED BEAMSTONE WALL
- PROPOSED FENCE
- PROPOSED EDGER

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WEST EAGLE HOUSING

Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

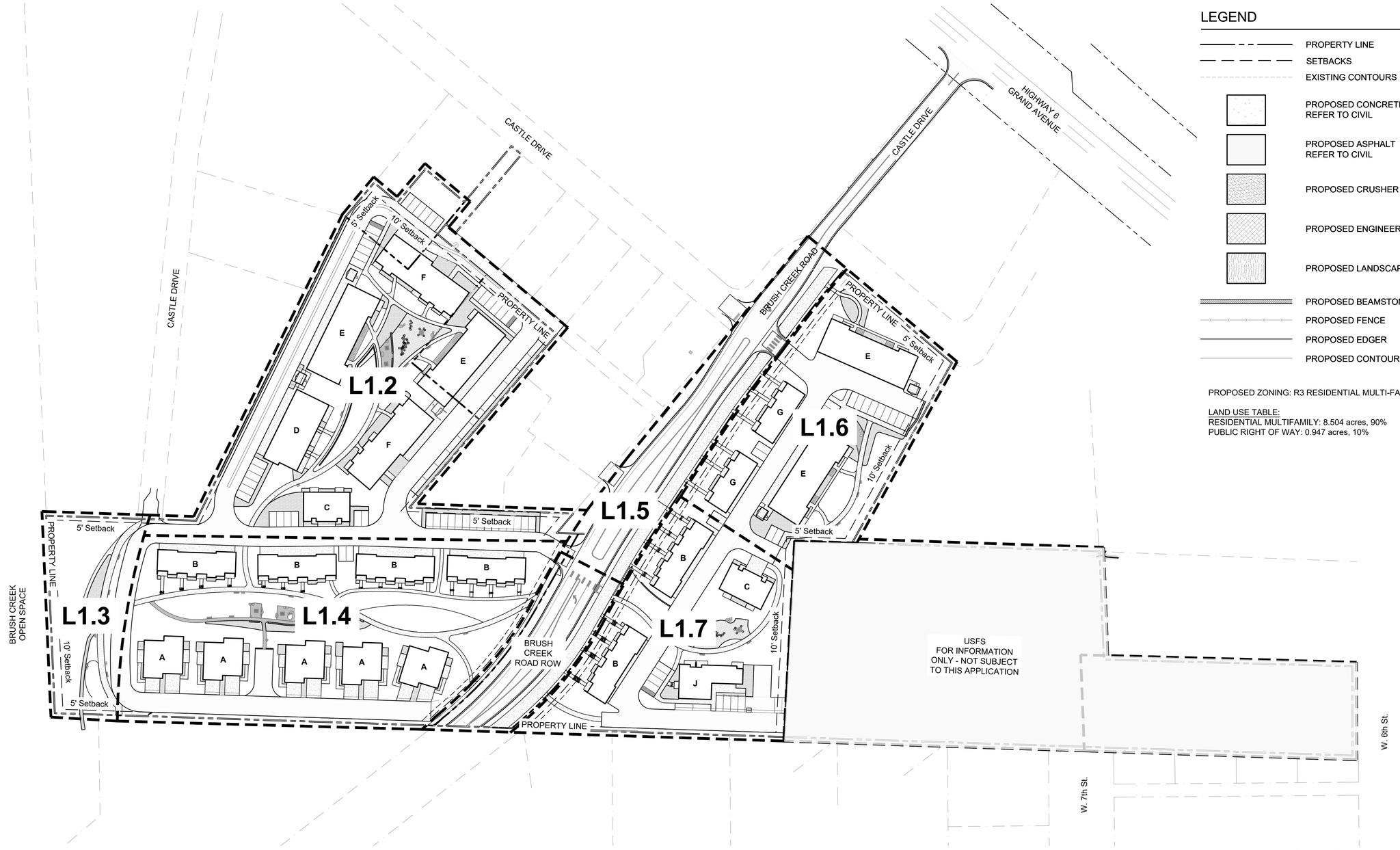
SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

L1.0

Plot Date/Time: July 25, 2024 - 9:52 am



LEGEND

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- PROPOSED LANDSCAPE MULCH
- PROPOSED BEAMSTONE WALL
- PROPOSED FENCE
- PROPOSED EDGER
- PROPOSED CONTOURS

PROPOSED ZONING: R3 RESIDENTIAL MULTI-FAMILY

LAND USE TABLE:
RESIDENTIAL MULTIFAMILY: 8.504 acres, 90%
PUBLIC RIGHT OF WAY: 0.947 acres, 10%

SITE PLAN NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR STAKING BOTH LINE AND GRADE. ANY DISCREPANCIES, ERRORS OR OMISSIONS ON THE CONSTRUCTION DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL STAKE ALL KEY AREAS AND SHALL RECEIVE APPROVAL FROM THE OWNER'S REPRESENTATIVE PRIOR TO PROCEEDING WITH CONSTRUCTION.
3. REFER TO SITE SURVEY FOR ADDITIONAL INFORMATION. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING OR PERFORMING ANY CONSTRUCTION OPERATIONS.
4. PROVIDE PROTECTIVE BARRIERS, FENCING, ETC., AS REQUIRED BY THE CITY OF EAGLE PLANS AND SPECIFICATIONS.
5. BEFORE CONSTRUCTION, LOCATE ALL PUBLIC AND PRIVATE UNDERGROUND UTILITIES WITH RESPECTIVE UTILITY COMPANIES.
6. CONTRACTOR TO REPAIR ANY ASPHALT, CONCRETE AND OTHER SITE IMPROVEMENTS DAMAGED DURING CONSTRUCTION AT NO ADDITIONAL COST TO OWNER.
7. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS OR LICENSES REQUIRED FOR THE PERFORMANCE OF THE WORK AS APPLICABLE TO THIS PROJECT.
8. ADDITIONAL LAYOUT INFORMATION WILL BE PROVIDED TO THE CONTRACTOR PRIOR TO CONSTRUCTION AS NEEDED. ELECTRONIC FILES MAY ALSO BE OBTAINED BY THE CONTRACTOR FOR LAYOUT PURPOSES.
9. DUE TO SCALE OF DRAWINGS, NOT ALL CONDITIONS/ITEMS CARRY A DETAIL CALLOUT ON THE PLAN. THIS DOES NOT EXCLUDE THIS CONDITION/ITEM FROM THE PROJECT.
10. NO IDENTIFIABLE FLOODPLAIN CURRENTLY EXISTS ON SITE.

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WEST EAGLE HOUSING

Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:

OVERALL SITE PLAN

SHEET NUMBER:

L1.1

Plot date/time: July 25, 2024 - 8:52 am

REFERENCE KEY

CALLOUT	ITEM
1.1	CONCRETE
1.2	ASPHALT
1.3	CRUSHER FINES
1.4	ENGINEERED MULCH
1.5	LANDSCAPE MULCH
1.6	STEEL EDGER
2.0	STONE STAIRS
2.1	BEAMSTONE RETAINING WALL
2.2	BEAMSTONE CHEEK WALL
2.3	ALUMINUM PRIVACY FENCE**
2.4	BOULDER RETAINING WALL
3.1	SITE BOULDER
3.2	WOODEN BENCH
3.3	WOODEN PICNIC TABLE
3.4	BIKE RACK
3.6	WASTE RECEPTACLE
3.7	POLYWOOD ADIRONDACK CHAIR
4.1	STONE CULVERT
6.0	NATURE PLAY AREA

**NOTE: SEE SHEET L2.2 FOR ALUMINUM PRIVACY FENCE DETAIL

LEGEND

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- PROPOSED BEAMSTONE WALL
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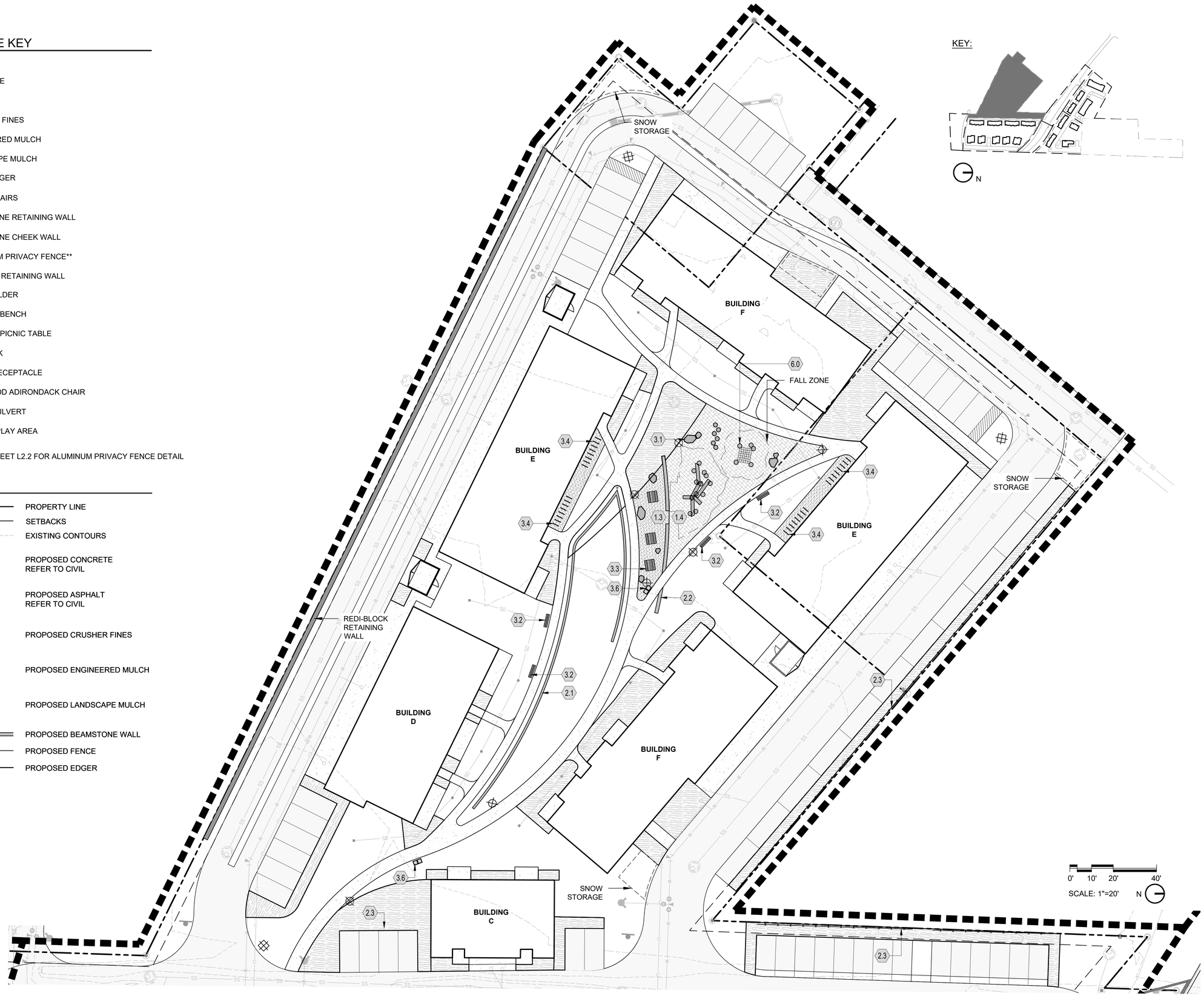
- PROPOSED EDGER



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WEST EAGLE HOUSING

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PROJECT NO: 21252.00

ISSUE:

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SHEET TITLE:

SITE ENLARGEMENT PLAN

SHEET NUMBER:

L1.2

Plot Date/Time: July 25, 2024 - 9:52 am

REFERENCE KEY

CALLOUT	ITEM
1.1	CONCRETE
1.2	ASPHALT
1.3	CRUSHER FINES
1.4	ENGINEERED MULCH
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**NOTE: SEE SHEET L2.2 FOR ALUMINUM PRIVACY FENCE DETAIL

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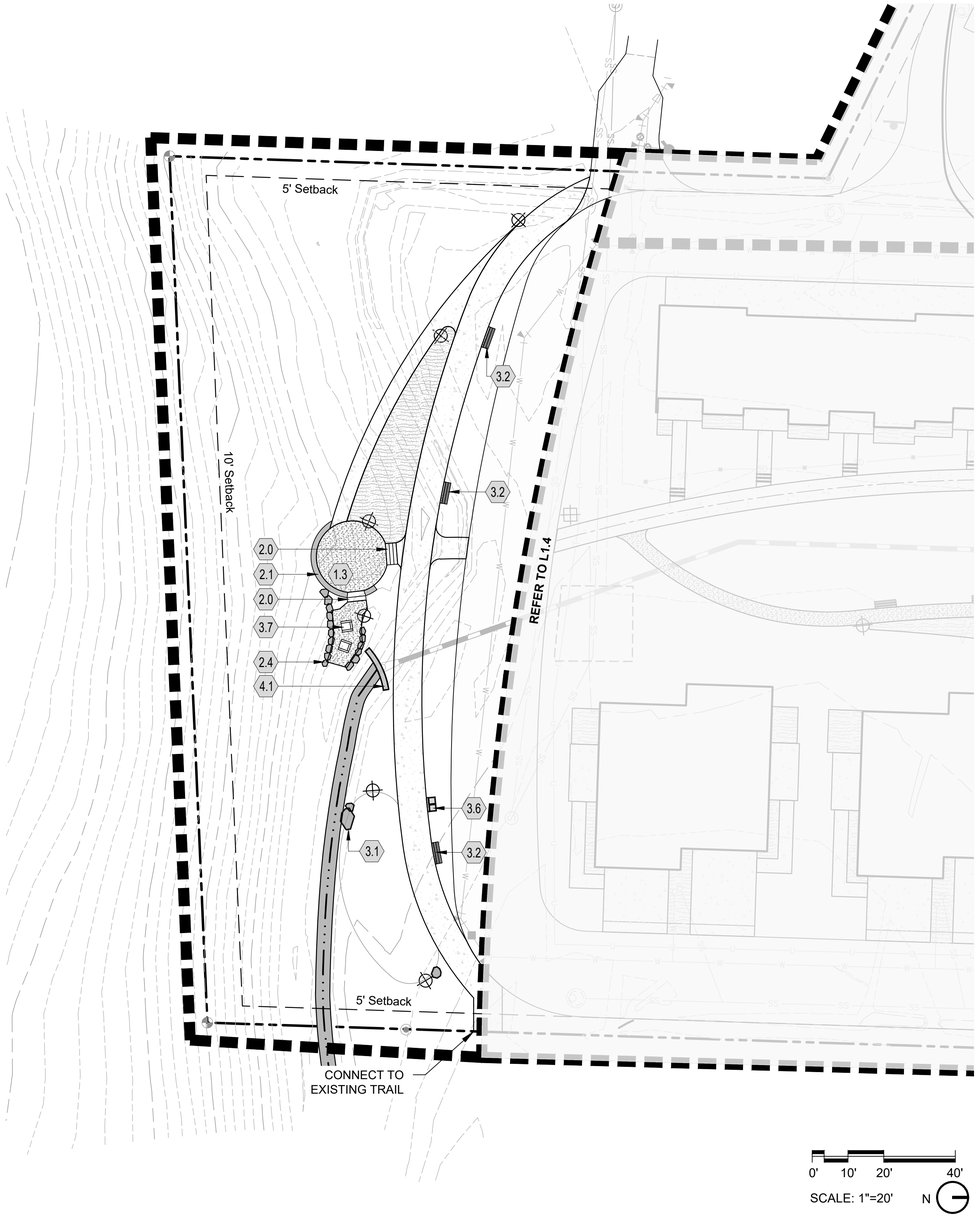

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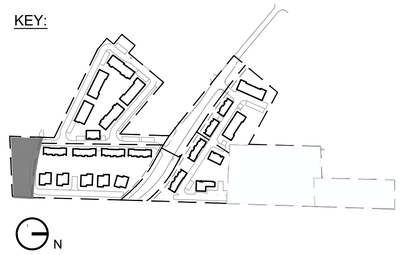

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PROJECT NO: 21252.00

ISSUE:

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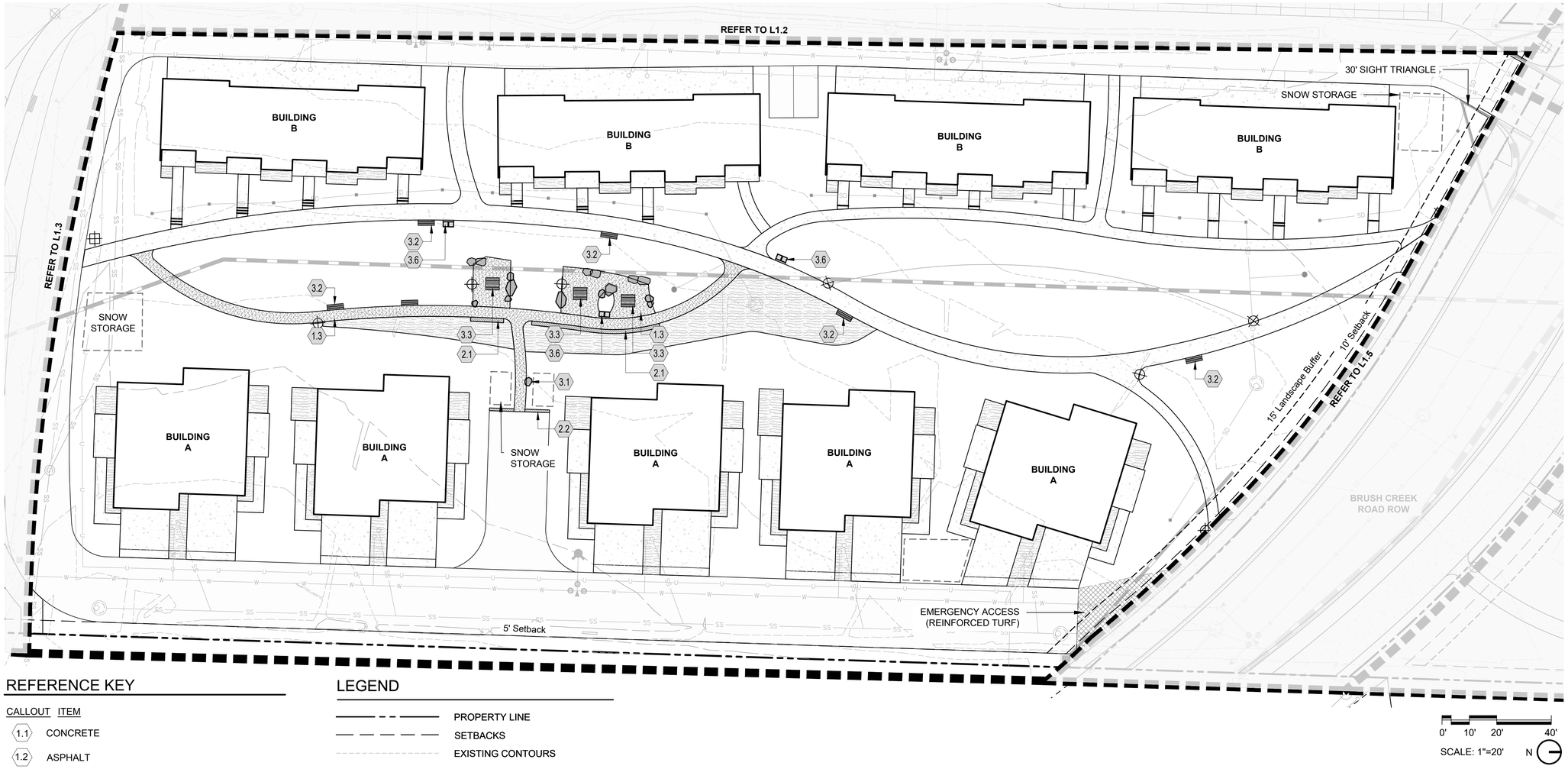
SHEET TITLE:

SITE ENLARGEMENT PLAN

SHEET NUMBER:

L1.3

Plot Date/Time: July 25, 2024 - 9:52 am



REFERENCE KEY

CALLOUT	ITEM
1.1	CONCRETE
1.2	ASPHALT
1.3	CRUSHER FINES
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3.6	WASTE RECEPTACLE
3.7	POLYWOOD ADIRONDACK CHAIR
4.1	STONE CULVERT
6.0	NATURE PLAY AREA

**NOTE: SEE SHEET L2.2 FOR ALUMINUM PRIVACY FENCE DETAIL

LEGEND

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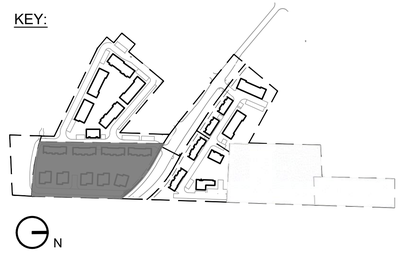

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PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

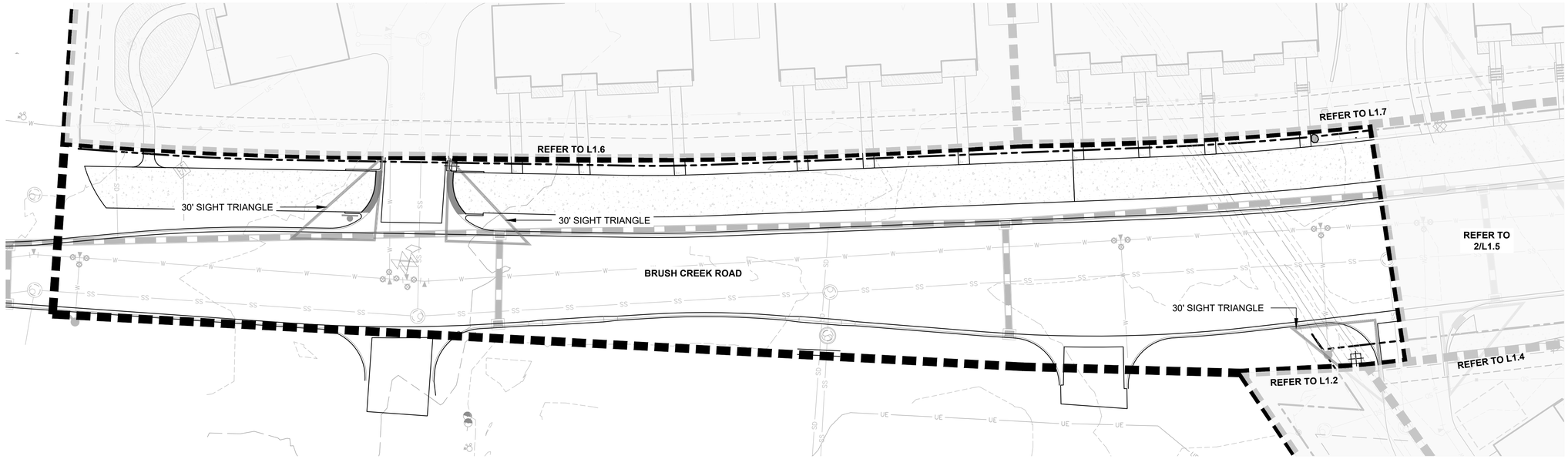
SHEET TITLE:

SITE ENLARGEMENT PLAN

SHEET NUMBER:

L1.4

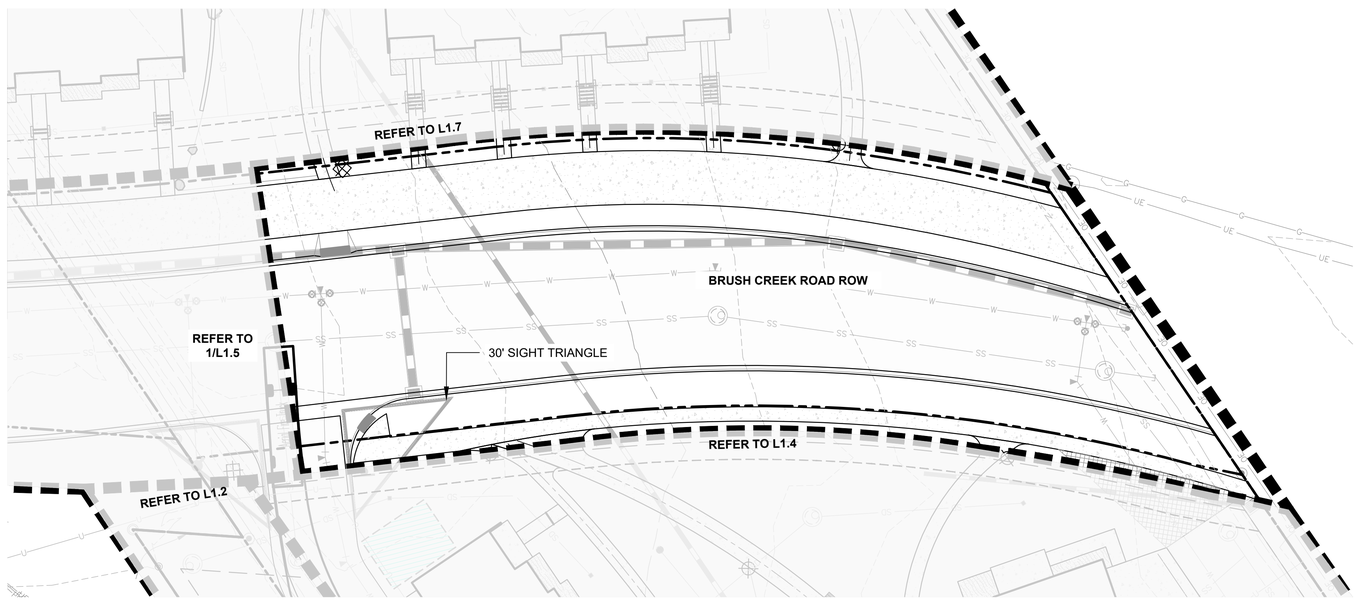
Plot Date/Time: July 25, 2024 - 9:52 am



1 L1.5 LAYOUT ENLARGEMENT

N

SCALE: 1" = 20' - 0"



2 L1.5 LAYOUT ENLARGEMENT

N

SCALE: 1" = 20' - 0"

LEGEND

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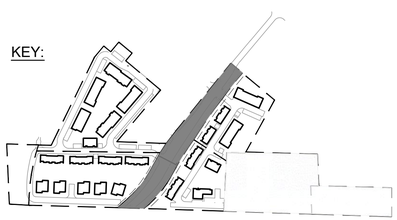

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PROJECT NO: 21252.00

ISSUE:

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SHEET TITLE:

SITE ENLARGEMENT PLAN

SHEET NUMBER:

L1.5

Plot date/time: July 25, 2024 - 9:52 am

REFERENCE KEY

CALLOUT	ITEM
1.1	CONCRETE
1.2	ASPHALT
1.3	CRUSHER FINES
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3.4	BIKE RACK
3.6	WASTE RECEPTACLE
3.7	POLYWOOD ADIRONDACK CHAIR
4.1	STONE CULVERT
6.0	NATURE PLAY AREA

**NOTE: SEE SHEET L2.2 FOR ALUMINUM PRIVACY FENCE DETAIL

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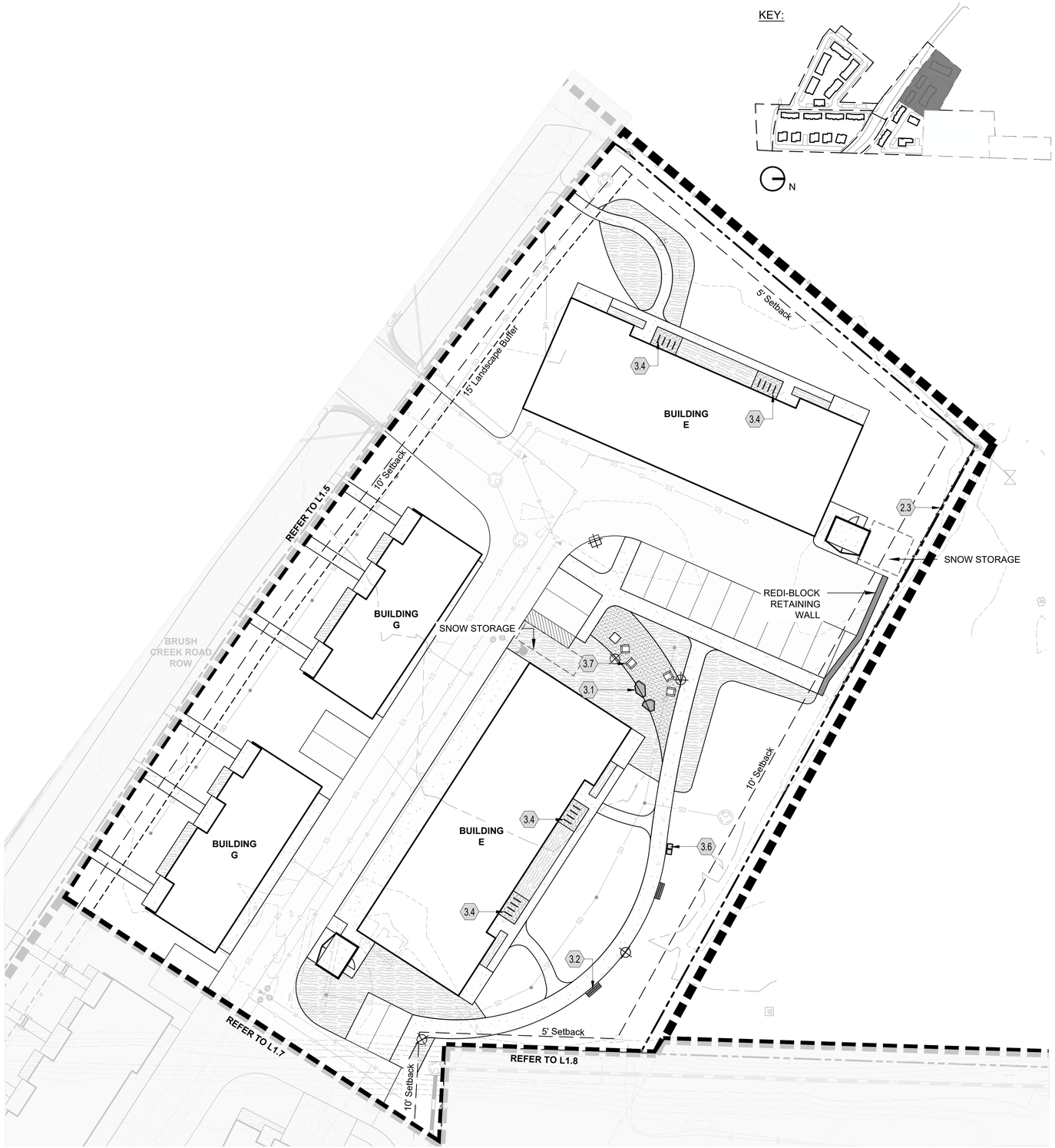

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Eagle, CO

PROJECT NO: 21252.00

ISSUE:

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SHEET TITLE:

SITE ENLARGEMENT PLAN

SHEET NUMBER:

L1.6

Plot date/time: July 25, 2024 - 9:52 am

REFERENCE KEY

CALLOUT	ITEM
1.1	CONCRETE
1.2	ASPHALT
1.3	CRUSHER FINES
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**NOTE: SEE SHEET L2.2 FOR ALUMINUM PRIVACY FENCE DETAIL

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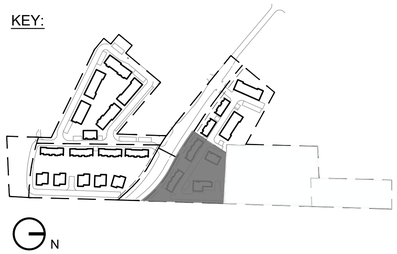
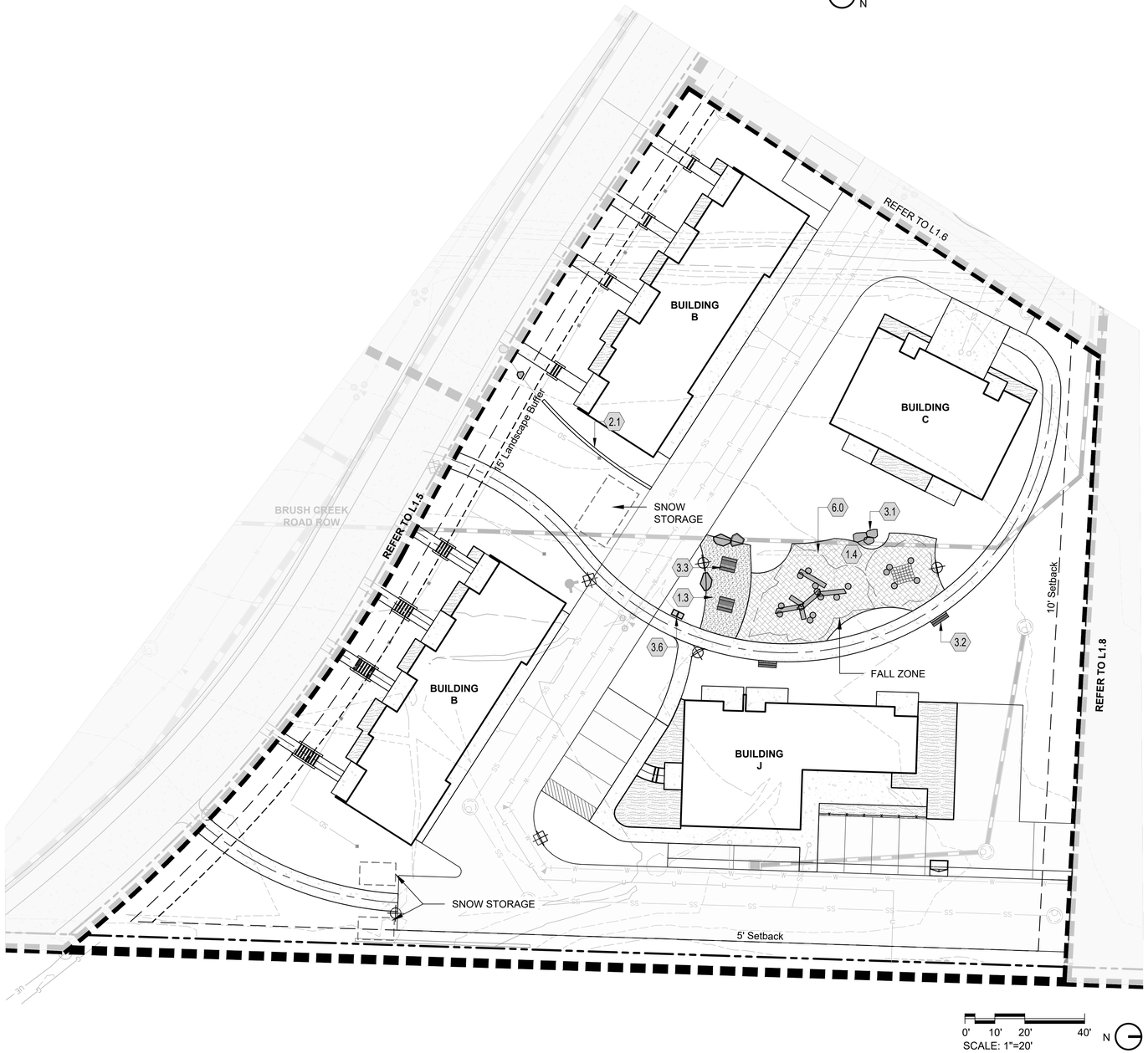
KEY:





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WEST EAGLE HOUSING

Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:

SITE ENLARGEMENT PLAN

SHEET NUMBER:

L1.7

Plot Date/Time: July 25, 2024 - 9:52 am

GENERAL PLANTING NOTES:

1. DAMAGED ZONES OF EXISTING TURF WITHIN THE PROJECT AREA ARE TO BE CUT AT RIGHT ANGLES, PRESERVING AREAS OF HIGH QUALITY TURF REMAINING - AND REMOVING DAMAGED OR LOW QUALITY TURF. THE SUBGRADE IN THE "TURF REMOVAL" AREAS WILL BE TILLED AND PREPARED IN THE EXACT MEANS AND METHODS DESCRIBED IN THE SPECIFICATION FOR NEW SOD INSTALL ZONES (SUBGRADE PREP, DRAINAGE PREP, TILLING, PRE-FERTILIZATION).
2. LAWN AREA SHOWN AS 'TO REMAIN,' IF DISTURBED BY CONSTRUCTION, IS TO BE REPLACED OR REPAIRED TO MEET THE SPECIFICATIONS OF THESE DRAWINGS. AREAS OF SOD THAT HAVE BEEN IDENTIFIED FOR PRESERVATION WILL BE AERATED, FERTILIZED, SMOOTH GRADED (AREAS OF HIGH QUALITY TOP SOIL IN LOW MICRO DEPRESSION ZONES), AND SEEDED WITH AN APPROVED SEED MIX WHICH MATCHES THE BLEND FOR THE INSTALLED SOD ON THE SITE. THESE AREAS SHOULD BE PROTECTED FROM TRAFFIC UNTIL IMPROVEMENT GOALS HAVE BEEN MET. THESE AREAS SHOULD BE IDENTIFIED AND MARKED IN CONJUNCTION WITH THE PROJECT LANDSCAPE ARCHITECT.
3. LAWN TO BE CAREFULLY REMOVED BY HAND IN AREAS WITH EXISTING ROOTS. MINIMIZE IMPACT TO EXISTING ROOT SYSTEMS.
4. THE PROCEDURE TO REMOVE LAWN SHOULD BE CAREFUL TO INCLUDE REMOVAL OF ALL THE RHIZOMATOUS ROOT SYSTEMS OF THE LAWN TO A DEPTH CERTAIN THAT CONTAINS THESE ROOTS TO ENSURE THE EFFORT IS SUCCESSFUL. THERE ARE THREE WAYS TO REMOVE LAWN:
   - 4.1. UTILIZE A DEEP DEPTH SOD CUTTER TO MECHANICALLY CUT AND PHYSICALLY REMOVE THE SOD SYSTEM AND RHIZOPLANE SOIL INTERFACE.
   - 4.2. UTILIZE AN EXCAVATION IMPLEMENT TO STRIP AND REMOVE THE SOD SYSTEM AND THE RHIZOPLANE INTERFACE.
   - 4.3. HERBICIDE TREATMENT TO KILL THE SOD AND THEN REMOVE WITH ONE OF THE TOOLS ABOVE.
5. CONTRACTOR SHALL NOT WILLFULLY PROCEED WITH CONSTRUCTION AS DESIGNED WHEN IT IS OBVIOUS THAT UNKNOWN OBSTRUCTIONS, AREA DISCREPANCIES AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING DESIGN. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ALL NECESSARY REVISIONS DUE TO FAILURE TO GIVE SUCH NOTIFICATIONS.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES, PIPES AND STRUCTURES. CONTRACTOR SHALL TAKE SOLE RESPONSIBILITY FOR COSTS INCURRED DUE TO DAMAGE AND THE REPLACEMENT OF SAID UTILITIES. LOCATION OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ACTUAL CONSTRUCTION.
7. ALL EXISTING IMPROVEMENTS TO REMAIN SHALL BE PROPERLY AND ADEQUATELY PROTECTED FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE TO THE ORIGINAL CONDITION ANY EXISTING ITEMS THAT ARE DAMAGED OR DISTURBED IN ANY WAY.
8. TO THE MAXIMUM EXTENT POSSIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
9. LANDSCAPE CONTRACTOR TO REMOVE ALL ROCK AND DEBRIS OVER 1" IN SIZE PRIOR TO INSTALLATION OF PLANT MATERIAL. ALL MATERIALS SHALL BE DISPOSED OF OFF-SITE PER LOCAL CODES & REGULATIONS.
10. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AFTER SOIL AMENDMENT OPERATIONS TO ALLOW FOR MULCH AND SOD INSTALLATION. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING POSITIVE DRAINAGE. CONTRACTOR TO NOTIFY OWNER'S REPRESENTATIVE OF ANY POORLY DRAINED AREAS PRIOR TO COMMENCING WORK.
11. CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLAN. ANY DISCREPANCIES BETWEEN THE PLAN AND FIELD CONDITIONS SHALL BE REPORTED TO THE OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
12. CONTRACTOR SHALL USE LOCAL BEST MANAGEMENT PRACTICES FOR OBTAINING AND INSTALLING LANDSCAPE MATERIALS. COMPLETE THE WORK USING SKILLED PERSONNEL, PROFICIENT IN THE TRADES REQUIRED & IN A NEAT, ORDERLY AND RESPONSIBLE MANNER & WITH RECOGNIZED STANDARDS OF WORKMANSHIP.
13. ALL PLANTS TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. NOTIFY OWNER FOR INSPECTION AND APPROVAL OF PLANT MATERIAL AT TIME OF DELIVERY. ANY PLANT NOT MEETING OWNER'S APPROVAL MAY BE REJECTED AT ANY TIME PRIOR TO FINAL ACCEPTANCE.
14. PLANT MATERIAL MUST MEET CURRENT LANDSCAPE NURSERY STANDARDS &/OR ANSI Z60.1.
15. IF PLANTS ARE NOT AVAILABLE, NOTIFY OWNER FOR APPROVAL OF CHANGE BEFORE MAKING SUBSTITUTIONS. IF INDICATED SPECIES ARE NOT AVAILABLE, VARIETALS OR SUB-SPECIES MAY NOT BE SUBSTITUTED WITHOUT PRIOR APPROVAL.
16. THE OWNER'S AUTHORIZED REPRESENTATIVE MUST APPROVE ALL PLANTING LAYOUTS PRIOR TO PLANTING. ALL ADJUSTMENTS SHALL BE MADE BY THE CONTRACTOR PRIOR TO INSTALLING PLANTS. THE CONTRACTOR SHALL NOT DIG PLANT PITS UNTIL LOCATIONS ARE APPROVED.
17. MINOR FIELD ADJUSTMENTS TO THE PLANTING PLANS MAY BE NECESSARY BASED ON THE ACTUAL LOCATION OF LIGHTS, TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES. ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO INITIAL ACCEPTANCE. CONTRACTOR MUST OBTAIN APPROVAL FROM THE OWNER PRIOR TO ADJUSTING THE DESIGN.
18. ALL SHRUB BEDS AND SOD AREAS SHALL BE CONTAINED BY A STEEL EDGER (OR APPROVED SUBSTITUTION), OR A CONCRETE CURB, WALK, OR OTHER SHRUB BED DEFINING ELEMENT - AS PER PLANS.
19. TREE BASKETS SHALL BE REMOVED FROM ROOTBALLS AND KEPT BY THE PLANTED TREE UNTIL VERIFIED BY THE OWNER'S REPRESENTATIVE.
20. STOCKPILED PLANT MATERIAL TO BE PLACED IN THE SHADE AND HAND-WATERED UNTIL PLANTED. PLANT MATERIAL STORED ON PAVEMENT OR ALLOWED TO DRY WILL BE REJECTED. DO NOT DELIVER PLANT MATERIAL TO SITE IF ADEQUATE SUPPORT FOR PROPER CARE OF STOCKPILED MATERIAL IS NOT AVAILABLE.
21. ALL DISTURBED AREAS TO BE RE-VEGETATED AS DESIGNATED IN THE PLANS. REFER TO PLANS FOR THE SPECIFIC LOCATIONS AND DISTRIBUTION OF EACH TYPE OF SEED MIX. AREAS OF SEEDING ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED OR ADJUSTED PER ACTUAL CONDITIONS.
22. ALL DISTURBED AREAS TO RECEIVE SUB-GRADE SCARIFICATION, TOPSOIL, SEED, SOD AND IRRIGATION.
23. IMMEDIATELY FOLLOWING SEEDING OPERATIONS OF SPECIFIC ZONES, THE AREAS SHALL BE PROTECTED FROM TRAFFIC OR OTHER ACTIVITIES. CONTRACTOR TO PROVIDE METHOD OF ACCESS CONTROL FOR APPROVAL BY LANDSCAPE ARCHITECT; CONTRACTOR TO MAINTAIN ACCESS CONTROL UNTIL FINAL ACCEPTANCE.
24. NOXIOUS VEGETATION SHALL BE CONTROLLED BY LANDSCAPE CONTRACTOR IN ALL AREAS AFFECTED BY THE WORK DURING INSTALLATION AND THROUGHOUT THE MAINTENANCE REVIEW.
25. ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH A FULLY AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
26. MULCH WITHIN PLANTING BEDS AND TREE RINGS TO BE SOIL PEP 2.0, NUTRIMULCH, OR APPROVED EQUAL.
27. ALL SHRUB BEDS SHALL RECEIVE A MINIMUM OF 4" OF MULCH.
    - 27.1.1. EXCEPT GROUNDCOVERS SHALL RECEIVE 3" OF MULCH.
    - 27.1.2. MULCH RINGS AROUND SHRUBS IN NATIVE AREAS SHALL BE A MINIMUM OF 2' DIAMETER.
    - 27.1.3. DO NOT BURY PERENNIALS OR ORNAMENTAL GRASSES WITH MULCH.
    - 27.2.4. MULCH AROUND TREES SHALL BE 4" DEEP IN NON-TURF AREAS & 2" DEEP IN TURF AREAS.
    - 27.2.1. PULL MULCH BACK 6" FROM TRUNK OF TREES AS PER DETAILS.
    - 27.2.2. MULCH RINGS AROUND TREES IN NATIVE AREAS SHALL BE MINIMUM 8' DIAMETER.
    - 27.2.3. DO NOT PROVIDE A WATER BASIN FOR TREES IN LAWN AREAS.
28. SPACING / LAYOUT
    - 28.1. TREES TO BE CENTERED IN LANDSCAPE STRIPS OR TREE LAWNS UNLESS OTHERWISE NOTED. ALL OTHER TREES TO BE A MINIMUM OF 5' FROM HARDSCAPE.
    - 28.2. TREES TO BE A MINIMUM OF 8' FROM CENTER LINE OF UNDERGROUND UTILITIES SUCH AS STORM SEWERS, WATER MAINS, ETC.
    - 28.3. ALL EVERGREEN TREES SHALL BE A MINIMUM OF 12' FROM TRAILS, OR WALKS. EDGING SHALL BE MINIMUM OF 8' FROM EVERGREEN TREES.
    - 28.4. LARGE SHRUBS (THOSE OVER 6' SPACING AS SHOWN IN THE PLANT SCHEDULE) SHALL BE PLANTED A MINIMUM OF 5' FROM EDGER OR WALKS.
    - 28.5. SMALLER SHRUBS (THOSE LESS THAN 6' SPACING AS SHOWN IN THE PLANT SCHEDULE) SHALL BE PLANTED A MINIMUM OF 3' FROM EDGER OR WALKS.
29. DECIDUOUS TREES: SINGLE-STEM TREES WITH STRAIGHT TRUNK, WELL-BALANCED CROWN, AND INTACT LEADER, OF HEIGHT AND CALIPER INDICATED, CONFORMING TO ANSI Z60.1 FOR TYPE OF TREES REQUIRED.
    - 29.1. BRANCHING HEIGHT: 1/3 TO 1/2 OF TREE HEIGHT.
    - 29.2. PROVIDE BALLED AND BURLAPPED TREES.
    - 29.3. CONTAINER-GROWN TREES WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED TREES SUBJECT TO MEETING ANSI Z60.1 LIMITATIONS FOR CONTAINER STOCK.
    - 29.4. ALL DECIDUOUS TREES OF ONE SPECIES USED IN FORMAL ROWS OR GROUPINGS SHALL EXHIBIT CULTURAL UNIFORMITY, I.E. "MATCHED" IN HEIGHT, CROWN WIDTH AND SHAPE, HEIGHT TO FIRST BRANCH, AND TRUNK TAPER. FOR THIS REASON IT IS REQUIRED THAT THESE TREES BE PRODUCED BY A SINGLE GROWER.
30. SHRUBS: MEETING THE REQUIREMENTS OF ANSI Z60.1 FOR TYPE, SHAPE, AND HEIGHT OF SHRUB. ROOT DEVELOPMENT SHALL BE SUFFICIENT TO HOLD SOIL IN THE SHAPE OF THE CONTAINER WHEN REMOVED, BUT WITHOUT VISIBLE CIRCLING ROOTS.
    - 30.1. PROVIDE CONTAINER-GROWN SHRUBS UP TO 10 GALLONS MAXIMUM.
    - 30.2. PROVIDE BALLED AND BURLAPPED MATERIAL FOR ALL OTHER SHRUBS & MULTI-STEMMED TREES.
    - 30.3. CONTAINER-GROWN SHRUBS WILL BE ACCEPTABLE IN LIEU OF BALLED AND BURLAPPED SHRUBS SUBJECT TO MEETING ANSI Z60.1 LIMITATIONS FOR CONTAINER STOCK.
31. PERENNIALS AND GROUND COVERS: PROVIDE GROUND COVERS AND PLANTS ESTABLISHED AND WELL ROOTED IN REMOVABLE CONTAINERS WITH NOT LESS THAN THE MINIMUM NUMBER AND LENGTH OF RUNNERS REQUIRED BY ANSI Z60.1 FOR THE POT SIZE INDICATED.

TOPSOIL NOTES:

1. TOP SOIL TO BE ASTM D 5268, PH RANGE OF 5.5 TO 8.1, 3 PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1-IN OR LARGER IN ANY DIMENSION, REFUSE, PLANTS OR THEIR ROOTS, STICKS, NOXIOUS WEED SEEDS, SALTS, STERILANTS, OR OTHER MATERIAL WHICH WOULD BE DETRIMENTAL TO PLANT GROWTH. TOPSOIL SHALL HAVE SALTS OF LESS THAN 2 MMHOS/CM AND A SODIUM ABSORPTION RATIO OF LESS THAN 12.
2. REUSE SURFACE SOIL STOCKPILED ON THE SITE. VERIFY SUITABILITY OF SURFACE SOIL TO PRODUCE TOPSOIL MEETING REQUIREMENTS AND AMEND WHEN NECESSARY. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. CLEAN TOPSOIL OF ROOTS, PLANTS, SODS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
3. PLANTER MIX SHALL CONSIST OF TOPSOIL AS SPECIFIED ABOVE TOPSOIL, PLUS AN AMENDMENT OF COMPOST AT A RATIO OF 1 PART COMPOST TO 3 PARTS TOPSOIL. COMPOST TO BE CERTIFIED BY THE US COMPOSTING COUNCIL WITH CERTIFICATION PROVIDED PER BATCH. PLANTER MIX IS TO BE PRE-BLENDED PRIOR TO PLACEMENT.

IRRIGATION NOTES:

1. AUTOMATIC IRRIGATION TO BE PROVIDED TO ALL DISTURBED AREAS. IRRIGATION SYSTEM TO BE DESIGNED IN THE FIELD BY OTHERS.
2. ROUTE IRRIGATION THROUGH PREVIOUS DISTURBANCE. DO NOT DISTURB EXISTING TREES.
3. TREES AND SHRUBS TO BE TEMPORARILY DRIP IRRIGATED FOR 4-5 YEARS. NATIVE SEED AREAS TO BE IRRIGATED WITH OVERHEAD IRRIGATION UNTIL ESTABLISHED.
4. ALL IRRIGATION MAINS AND LATERALS ARE TO BE UNDERGROUND.
5. IN ORDER TO ENCOURAGE IMMEDIATE GERMINATION AND ESTABLISHMENT, THE SEEDED ZONES ARE TO BE PROVIDED IRRIGATION OF WATER APPLIED UNIFORMLY AND SATURATED TO A DEPTH OF THREE INCHES.
6. ALL TEMPORARY AND PERMANENT IRRIGATION EQUIPMENT IS TO BE COMPATIBLE WITH EXISTING CONTROL VALVES, WIRING AND CLOCKS TO REMAIN, AND TO BE COORDINATED WITH RANCH MANAGER REGARDING FUTURE COMPATIBILITY WITH IRRIGATION IMPROVEMENTS.
7. ALL NATIVE SEED AREAS TO BE IRRIGATED WITH HIGH-POP ROTORS.
8. ALL TURF AREAS TO BE IRRIGATED WITH ROTORS. ANY TURF AREA REQUIRING SPRAY IRRIGATION DUE TO SIZE SHALL BE IRRIGATED WITH ROTATOR HEADS.
9. ALL PERENNIAL AND SMALL SHRUB BEDS TO BE IRRIGATED WITH HIGH-POP ROTATORS. ALL LARGE SHRUB BEDS TO BE IRRIGATED WITH BUBBLER IRRIGATION. FOR THIS PURPOSE, LARGE SHRUBS INCLUDE ANY PLANT EXCEEDING 2' HEIGHT IN MATURITY OR INSTALLED AS B&B.
10. DIFFERENT TYPES OF IRRIGATION DELIVERY ARE TO BE ZONED DIFFERENTLY UNLESS MATCHED PRECIPITATION EQUIPMENT IS USED.

SEEDING NOTES:

BROADCAST SEEDING

1. SITE PREPARATION
   - 1.1. PREPARE AND PLAN - LIMIT SITE PREPARATION TO THOSE AREAS THAT WILL BE PLANTED WITHIN 24-48 HOURS AND WILL NOT BE ADVERSELY EFFECTED BY PREDICTED WEATHER PATTERNS. SEED IMMEDIATELY AFTER PREPARATION OF SOILS BETWEEN THE APPROVED SEEDING TIMES.
   - 1.2. SEED DURING OPTIMAL GERMINATION TIMES - SEEDING EFFORTS SHOULD OCCUR WHEN SOIL MOISTURE AND TEMPERATURE ARE OPTIMUM FOR GERMINATION:
   - 1.3. SPRING – APPLY SEED FOLLOWING THE SPRING SNOW MELT FROM LATE APRIL TO THE BEGINNING OF MAY.
   - 1.4. LATE FALL – DORMANT SEEDING PRIOR TO THE FIRST PERENNIAL SNOW FALL, FROM MID-OCTOBER TO EARLY NOVEMBER.
   - 1.5. REMOVE DEBRIS AND VEGETATION - STONES LARGER THAN 5-INCHES IN SIZE, TRASH, DEBRIS, TWIGS, STEMS, ROOT MAT, AND OTHER MATTER DETRIMENTAL TO VEGETATION GROWTH SHALL BE REMOVED
   - 1.6. LOOSEN AND TEXTURIZE TOPSOIL - THE SITE SHOULD BE PREPARED BY LOOSENING THE TOPSOIL TO A MINIMUM DEPTH OF TWO (2) INCHES, THE SOIL SHOULD BE TEXTURIZED PARALLEL TO THE CONTOUR OF THE PLANTING BED TO CREATE A ROUGHENED SURFACE. THIS CAN BE ACCOMPLISHED BY DISKING, CHAIN DRAGGING, TRACKED IMPLEMENTS OR USE OF HAND RAKES. FOR SMALLER, PATCHWORK AREAS THAT ARE TO BE BROADCAST SEEDED, HAND RAKES ARE RECOMMENDED. IT IS CRITICAL THAT THE SEEDBED BE LOOSENED TO A POINT THAT THERE ARE SPACES FOR SEED TO FILTER INTO CRACKS AND CREVICES AND DOES NOT JUST SIT ON THE SURFACE OF THE SOIL.
2. SEED INSTALLATON
   - 2.1. USE SEED THAT IS IN GOOD CONDITION - DO NOT USE WET SEED OR SEED THAT IS MOLDY OR OTHERWISE DAMAGED IN TRANSIT OR STORAGE. DELIVER SEED TO JOB SITE IN THE ORIGINAL UNOPENED CONTAINERS.
   - 2.2. SEED DURING OPTIMAL CONDITIONS - SEEDING OPERATIONS SHOULD BE PERFORMED ONLY DURING PERIODS WHEN BENEFICIAL RESULTS CAN BE OBTAINED. DO NOT SEED DURING HIGH WINDS OR WHEN THE GROUND IS FROZEN OR OTHERWISE UNABLE TO BE WORKED. AVOID SEEDING DURING TIMES OF DROUGHT OR EXCESSIVE MOISTURE EVENTS.
   - 2.3. CHECK THE SEEDING RATE - BROADCAST SEEDING RATES SHOULD BE DOUBLE THE SEEDING RATE FOR DRILL SEEDING.
   - 2.4. EVENLY APPLY SEED – SOW SEED IN AN EVEN AND MEASURED WAY SO THAT APPLICATION ACROSS THE SITE IS UNIFORM AND EVEN.
   - 2.5. APPLY TWICE - THE SEEDING SHALL BE DONE IN TWO (2) SEPARATE APPLICATIONS CROSSING THE AREA AT RIGHT ANGLES TO ONE ANOTHER TO GUARANTEE EVEN COVERAGE.
   - 2.6. RAKE - BROADCAST SEEDING SHALL BE RAKED INTO THE SOIL TO A DEPTH OF APPROXIMATELY ONE-QUARTER INCH (1/4") TO ONE-HALF INCH (1/2").
3. MULCHING
   - 3.1. ONLY SEED AS MUCH AS YOU CAN MULCH – DO NOT SEED MORE IN ONE DAY THAN YOU CAN MULCH IN THAT SAME DAY. SEEDED AREAS SHOULD NOT BE LEFT EXPOSED OVERNIGHT.
   - 3.2. APPLY MULCH AND TACKIFIER - CERTIFIED WEED FREE STRAW AND TACKIFIER TO BE APPLIED IMMEDIATELY FOLLOWING SEEDING APPLICATION. ALTERNATIVELY, HYDROSTRAW (800) 545-1755 MAY BE APPLIED AT A RATE OF 2,500 LBS/ACRE. HYDROSTRAW MAY NOT BE SPREAD IN A SINGLE APPLICATION.
   - 3.3. INSTALL CERTIFIED WEED FREE STRAW COMPLETELY AND THOROUGHLY OVER ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING. ADEQUATE MULCH DEPTH IS ACHIEVED WHEN STRAW MULCH COVERS SEEDING AREA WITHOUT MAJOR GAPS.
   - 3.4. APPLY TACKIFIER ON TOP OF WEED FREE STRAW MULCH IMMEDIATELY AFTER INSTALLING CERTIFIED WEED FREE MULCH. TACKIER SHOULD COMPLETELY COVER MULCH. USE APPROVED SPRAYING MACHINES.
   - 3.5. USE OF ORGANIC TACKIFIER: PLANTAGO OR GUAR BASE TACKIFIER APPLIED AT (150 LB/ACRE). STRICTLY COMPLY WITH EQUIPMENT MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS.
   - 3.6. SPREAD UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE (45 KG PER 100 SQ. M) TO FORM A CONTINUOUS BLANKET 1- ½-INCHES LOOSE DEPTH OVER SEEDED AREAS. SPREAD BY HAND, BLOWER OR OTHER SUITABLE EQUIPMENT.
   - 3.7. WATCH OUT FOR EROSION - PROTECT SEEDED SLOPES EXCEEDING 3:1 AGAINST EROSION WITH EROSION-CONTROL BLANKETS INSTALLED ON TOP OF SEED, MUCH AND TACKIFIER, AND STAPLED ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.
   - 3.8. PROTECTION OF SEEDED AREAS - PROVIDE BARRIERS AS REQUIRED TO PREVENT PEDESTRIAN TRAFFIC OVER NEWLY SEEDED AREAS UNTIL COMPLETION AND ESTABLISHMENT OF DESIRED VEGETATION.

NATIVE SEED MAINTENANCE

1. ESTABLISHMENT GOALS: TYPICALLY, SUCCESSFULLY ESTABLISHING NATIVE SEED REQUIRES MULTIPLE YEARS OF REGULAR MAINTENANCE. MAINTENANCE INCLUDES MECHANICAL AND CHEMICAL REMOVALS OF WEEDS, MANAGING FOR DISTURBANCE, AND IRRIGATION. ESTABLISHMENT TIMELINE BELOW. UNTIL NATIVE SEED IS ESTABLISHED, IT REQUIRES MAINTENANCE. ONCE IT IS ESTABLISHED, IT WILL REQUIRE MINIMAL MAINTENANCE.
   - 1.1. ESTABLISHMENT TIMELINE:
     - 1 YEAR: 50% TOTAL VEGETATION COVER, WITH 80% NATIVE AND 20% NOXIOUS VEGETATION COVER.
     - 2 YEAR: 70% TOTAL VEGETATION COVER, WITH 90% NATIVE AND 10% NOXIOUS VEGETATION COVER.
     - 5 YEAR: 85% TOTAL VEGETATION COVER, WITH 90% NATIVE AND 10% NOXIOUS VEGETATION COVER.
     - 10 YEAR: 85% TOTAL VEGETATION COVER, WITH 95% NATIVE AND 5% NOXIOUS VEGETATION COVER.
   - 1.2. ESTIMATES FOR SUCCESS BASED UPON PERCENT COVER.
   - 1.3. ANY AREA GREATER THAN 500 SQ. FT THAT HAS LESS THAN DESIRED TOTAL VEGETATION COVERAGE, WILL NEED TO BE RESEEDED. IF NOXIOUS VEGETATION EXCEEDS DESIRED PERCENTAGE, INCREASE/ALTER MANAGEMENT EFFORTS
2. IN WILDFLOWER AREAS, ADDITIONAL WILDFLOWERS CAN BE ADDED THROUGH INNER SEEDING TO ACHIEVE THE DESIRED EFFECT. MOW DOWN ESTABLISHED NATIVE SEED PRIOR TO INNER SEEDING.
3. ONCE THE LANDSCAPE DESIGN IS FINALIZED, DHM WILL PUT TOGETHER AN ADAPTIVE MANAGEMENT PLAN. THIS WILL INCLUDE HOW TO CONTROL FOR VARIOUS SPECIES OF NOXIOUS VEGETATION TYPICAL TO PITKIN COUNTY.

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WEST EAGLE HOUSING
Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

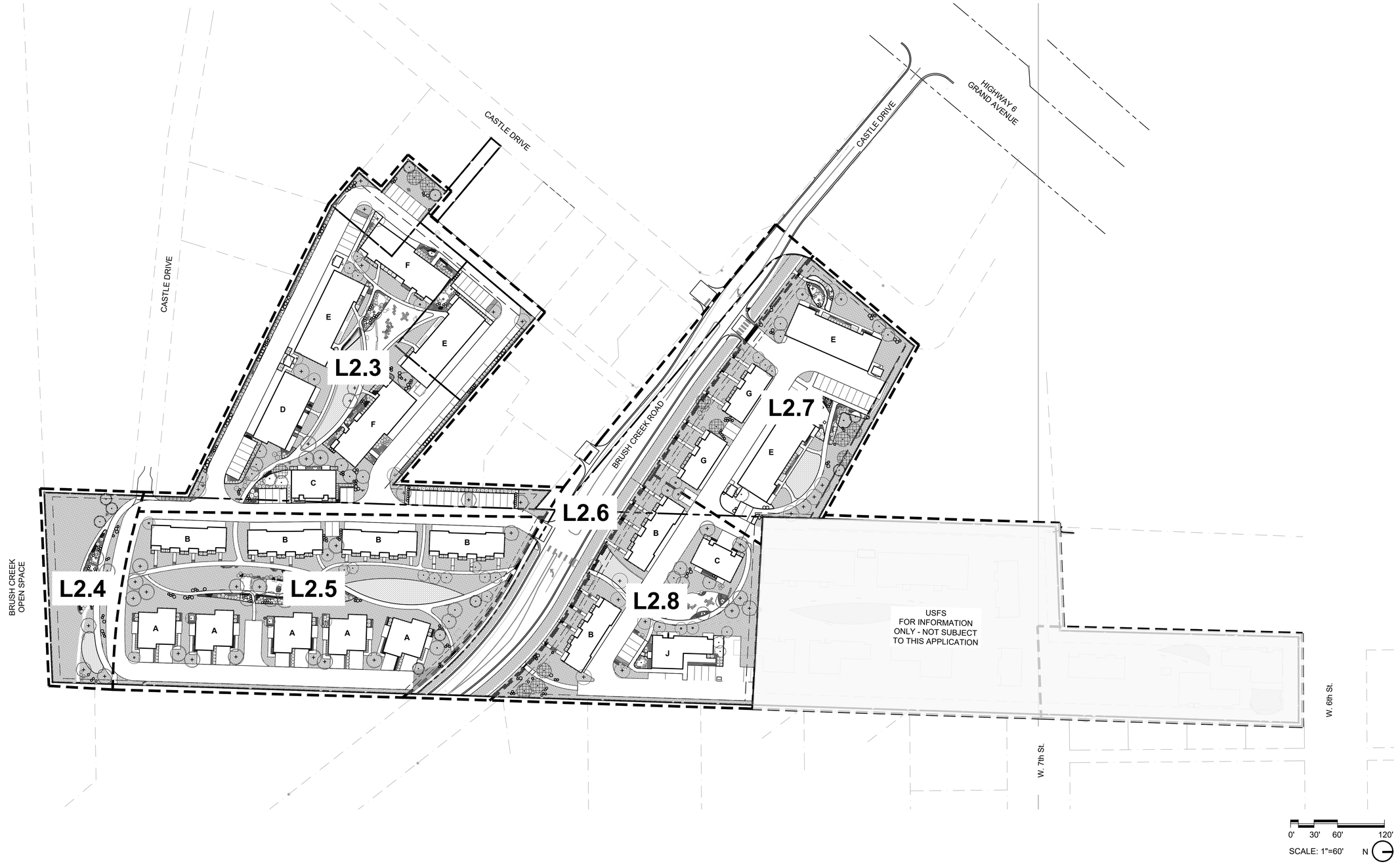
SHEET TITLE:

PLANTING NOTES

SHEET NUMBER:

L2.0

Plot Date/Time: July 25, 2024 - 9:26 am



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Eagle, CO

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SHEET TITLE:

PLANTING SHEET
REFERENCE PLAN

SHEET NUMBER:

L2.1

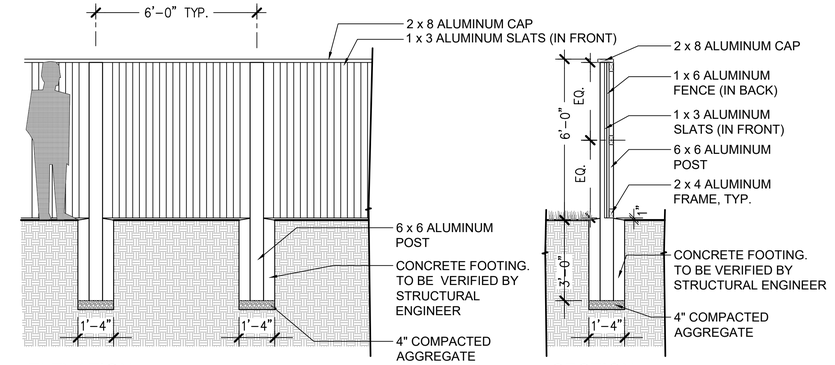
Plot date/time: July 25, 2024 - 10:25 am

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	NATIVE	WATER USAGE
TREES						
	AN	Acer grandidentatum 'JFS-NuMex 3' TM Mesa Glow Bigtooth Maple	B&B	17	YES	LOW
	AG	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	2" B&B	25	NO	LOW
	CS	Catalpa speciosa Northern Catalpa	3" B&B	22	YES	LOW
	GS	Gleditsia triacanthos inermis 'Skyline' Skyline Honey Locust	B&B	2	YES	LOW
	GD	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	2.5" B&B	21	YES	LOW
	JS	Juniperus scopulorum Rocky Mountain Juniper	B&B	12	YES	VERY LOW
	PE	Picea engelmannii Engelmann Spruce	B&B	12	YES	MEDIUM
	PP	Pinus ponderosa Ponderosa Pine	10` B&B	6	YES	LOW
	QM	Quercus muehlenbergii Chinkapin Oak	3" B&B	19	YES	LOW
	SI	Syringa reticulata `Ivory Silk` Ivory Silk Japanese Tree Lilac	2.5" B&B	19	NO	LOW

SHRUBS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	NATIVE	WATER USAGE
	AF	Artemisia filifolia Sand Sagebrush	5 gal	138	YES	VERY LOW
	CB	Caryopteris x clandonensis `Blue Mist` Blue Mist Bluebeard	5 gal	156	NO	LOW
	CR	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal	85	YES	VERY LOW
	CF	Cornus stolonifera 'Farrow' TM Arctic Fire Red Twig Dogwood	5 gal	105	YES	MEDIUM
	JA	Jamesia americana Waxflower	5 gal	54	YES	LOW
	PO	Physocarpus opulifolius `TINY WINE` Tiny Wine Ninebark	5 gal	57	YES	LOW
	PB	Prunus besseyi Sand Cherry	5 gal	93	YES	LOW
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 Gal	135	NO	LOW
	RC	Rhus glabra 'Cismontana' Western Smooth Sumac	10 Gal	123	YES	LOW
	RT	Rhus trilobata Skunkbush Sumac	5 gal	29	YES	VERY LOW
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum	5 gal	145	NO	MEDIUM
	YG	Yucca glauca Soapweed	1 gal	17	YES	VERY LOW

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY	NATIVE	WATER USAGE
	AT2	Achillea millefolium 'Terra Cotta' Terra Cotta Common Yarrow	1 gal	105	YES	LOW
	AC2	Achillea x 'Coronation Gold' Coronation Gold Yarrow	1 gal	28	YES	LOW
	AS	Asclepias speciosa Showy Milkweed	1 gal	29	YES	LOW
	CV	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed	Flat	122	NO	LOW
	IR	Iris missouriensis 'Rocky Mountain' Western Blue Iris	1 gal	101	YES	LOW
	LV	Lavandula x intermedia 'Niko' TM Phenomenal Lavendin	5 GAL	75	NO	LOW
	PQ	Parthenocissus quinquefolia Virgina Creeper	1 gal	14	YES	LOW
	PH	Penstemon digitalis 'Husker Red' Husker Red Beardtongue	1 Gal	165	YES	LOW
	PA	Perovskia atriplicifolia Russian Sage	1 gal	145	NO	VERY LOW
	RP	Ratibida columnifera pulcherrima Prairie Red Coneflower	1 gal	93	YES	VERY LOW
	RA	Rudbeckia hirta 'Autumn Colors' Autumn Colors Black-eyed Susan	1 Gal	178	YES	MEDIUM
	SC2	Salvia nemorosa 'Caradonna' Cardonna Meadow Sage	Flat	187	NO	LOW
	SA2	Sedum x 'Autumn Joy' Autumn Joy Sedum	1 Gal	41	NO	LOW
	SB	Solidago x 'Goldkind' Golden Baby Goldenrod	5 GAL	80	YES	LOW
GRASSES						
	BG	Bouteloua gracilis Blue Grama Grass	1 gal	319	YES	VERY LOW
	PS	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	295	YES	LOW
	SL	Schizachyrium scoparium Little Bluestem	1 gal	201	YES	LOW
LOW GROW NATIVE MIX						
		PASTURE GRASS		123,175 sf		
	BG3	Bouteloua gracilis Blue Grama Grass	Seed Mix	36,953 sf		
	EI2	Elymus trachycaulus 'San Luis' San Luis Slender Wheatgrass	Seed Mix	36,953 sf		
	FA2	Festuca arizonica Arizona Fescue	Seed Mix	18,476 sf		
	NV2	Nassella viridula Green Needlegrass	Seed Mix	18,476 sf		
	PI2	Pascopyrum smithii 'Arriba' Arriba Western Wheatgrass	Seed Mix	12,318 sf		



1 L2.2 ALUMINUM PRIVACY FENCE

3/8" = 1' - 0"

GENERAL PLANTING NOTES:

1. PLANT SPECIES, NUMBER, AND SIZE AS SHOWN ARE PRELIMINARY.
2. NATIVE PLANT INFORMATION SOURCES:
   - 2.1. CSU MASTER GARDENER NATIVE PLANTS
   - 2.2. LADY BIRD JOHNSON WILDFLOWER CENTER
3. WATER USAGE INFORMATION SOURCES:
   - 3.1. LITTLE VALLEY WHOLESALE NURSERY

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SHEET TITLE:

PLANTING LEGEND

SHEET NUMBER:

L2.2

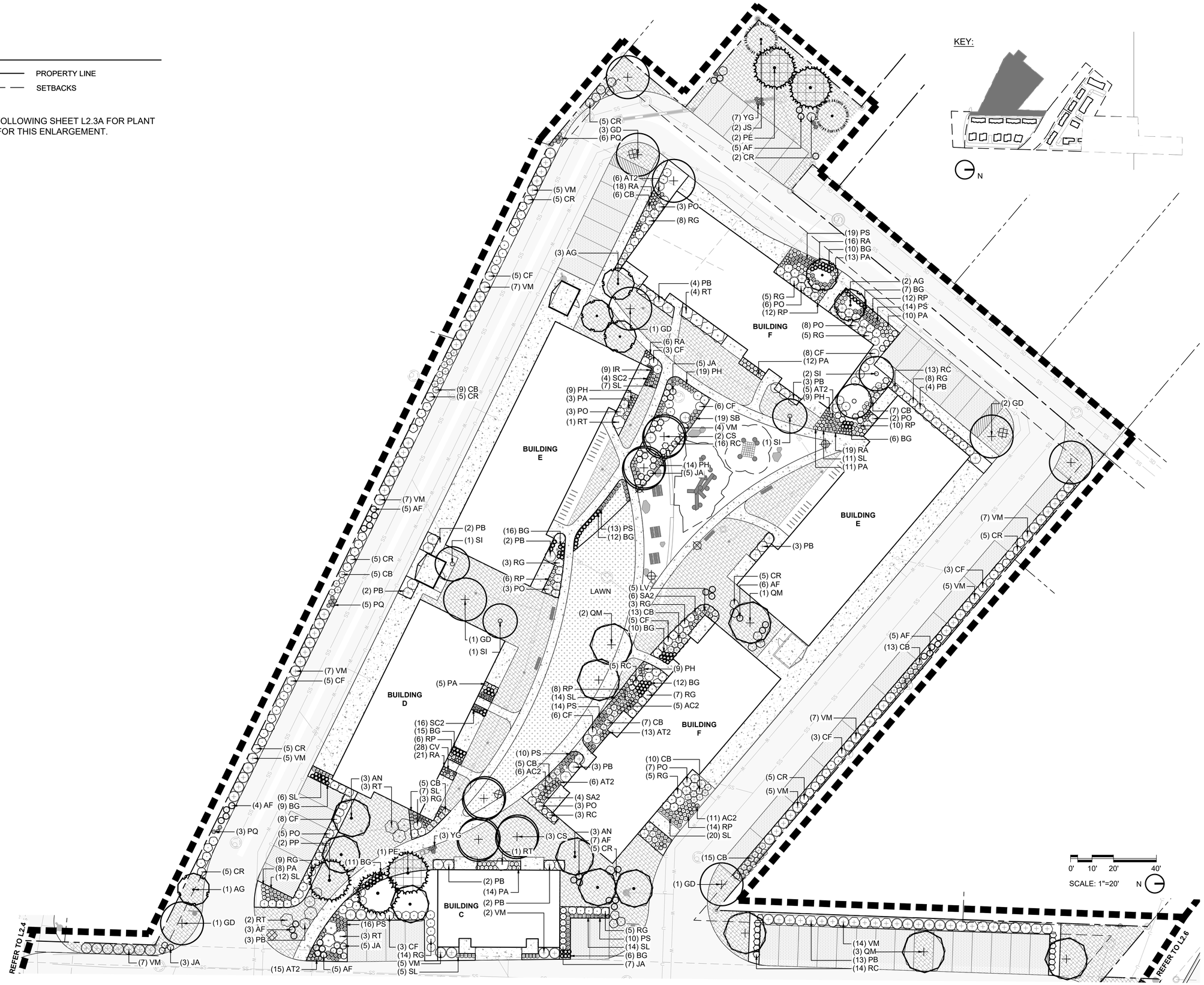
Plot date/time: July 25, 2024 - 10:25 am

LEGEND

PROPERTY LINE

SETBACKS

NOTE: SEE FOLLOWING SHEET L2.3A FOR PLANT SCHEDULE FOR THIS ENLARGEMENT.



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SHEET TITLE:

PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

L2.3

Plot Date/Time: July 25, 2024 - 10:25 am

PLANT SCHEDULE L2.3

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	AN	Acer grandidentatum 'JFS-NuMex 3' TM Mesa Glow Bigtooth Maple	B&B	6
	AG	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	2" B&B	6
	CS	Catalpa speciosa Northern Catalpa	3" B&B	5
	GD	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	2.5" B&B	9
	JS	Juniperus scopulorum Rocky Mountain Juniper	B&B	2
	PE	Picea engelmannii Engelmann Spruce	B&B	3
	PP	Pinus ponderosa Ponderosa Pine	10` B&B	2
	QM	Quercus muehlenbergii Chinkapin Oak	3" B&B	6
	SI	Syringa reticulata `Ivory Silk` Ivory Silk Japanese Tree Lilac	2.5" B&B	5
SHRUBS				
	AF	Artemisia filifolia Sand Sagebrush	5 gal	40
	CB	Caryopteris x clandonensis `Blue Mist` Blue Mist Bluebeard	5 gal	95
	CR	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal	52
	CF	Cornus stolonifera 'Farrow' TM Arctic Fire Red Twig Dogwood	5 gal	55
	JA	Jamesia americana Waxflower	5 gal	25
	PO	Physocarpus opulifolius `TINY WINE` Tiny Wine Ninebark	5 gal	40
	PB	Prunus besseyi Sand Cherry	5 gal	43
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 Gal	75
	RC	Rhus glabra 'Cismontana' Western Smooth Sumac	10 Gal	51
	RT	Rhus trilobata Skunkbush Sumac	5 gal	14
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum	5 gal	87
	YG	Yucca glauca Soapweed	1 gal	10

ANNUALS/PERENNIALS				
	AT2	Achillea millefolium 'Terra Cotta' Terra Cotta Common Yarrow	1 gal	45
	AC2	Achillea x 'Coronation Gold' Coronation Gold Yarrow	1 gal	22
	CV	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed	Flat	28
	IR	Iris missouriensis 'Rocky Mountain' Western Blue Iris	1 gal	9
	LV	Lavandula x intermedia 'Niko' TM Phenomenal Lavendin	5 GAL	5
	PQ	Parthenocissus quinquefolia Virgina Creeper	1 gal	14
	PH	Penstemon digitalis 'Husker Red' Husker Red Beardtongue	1 Gal	60
	PA	Perovskia atriplicifolia Russian Sage	1 gal	76
	RP	Ratibida columnifera pulcherrima Prairie Red Coneflower	1 gal	68
	RA	Rudbeckia hirta 'Autumn Colors' Autumn Colors Black-eyed Susan	1 Gal	80
	SC2	Salvia nemorosa 'Caradonna' Cardonna Meadow Sage	Flat	20
	SA2	Sedum x 'Autumn Joy' Autumn Joy Sedum	1 Gal	10
	SB	Solidago x 'Goldkind' Golden Baby Goldenrod	5 GAL	19
GRASSES				
	BG	Bouteloua gracilis Blue Grama Grass	1 gal	108
	PS	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	96
	SL	Schizachyrium scoparium Little Bluestem	1 gal	96
LOW GROW NATIVE MIX				
		PASTURE GRASS		17,780 sf
	BG3	Bouteloua gracilis Blue Grama Grass	Seed Mix	5,334 sf
	EI2	Elymus trachycaulus 'San Luis' San Luis Slender Wheatgrass	Seed Mix	5,334 sf
	FA2	Festuca arizonica Arizona Fescue	Seed Mix	2,667 sf
	NV2	Nassella viridula Green Needlegrass	Seed Mix	2,667 sf
	PI2	Pascopyrum smithii 'Arriba' Arriba Western Wheatgrass	Seed Mix	1,778 sf

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ENLARGEMENT PLAN

SHEET NUMBER:

L2.3A

Plot Date/Time: July 25, 2024 - 10:25 am

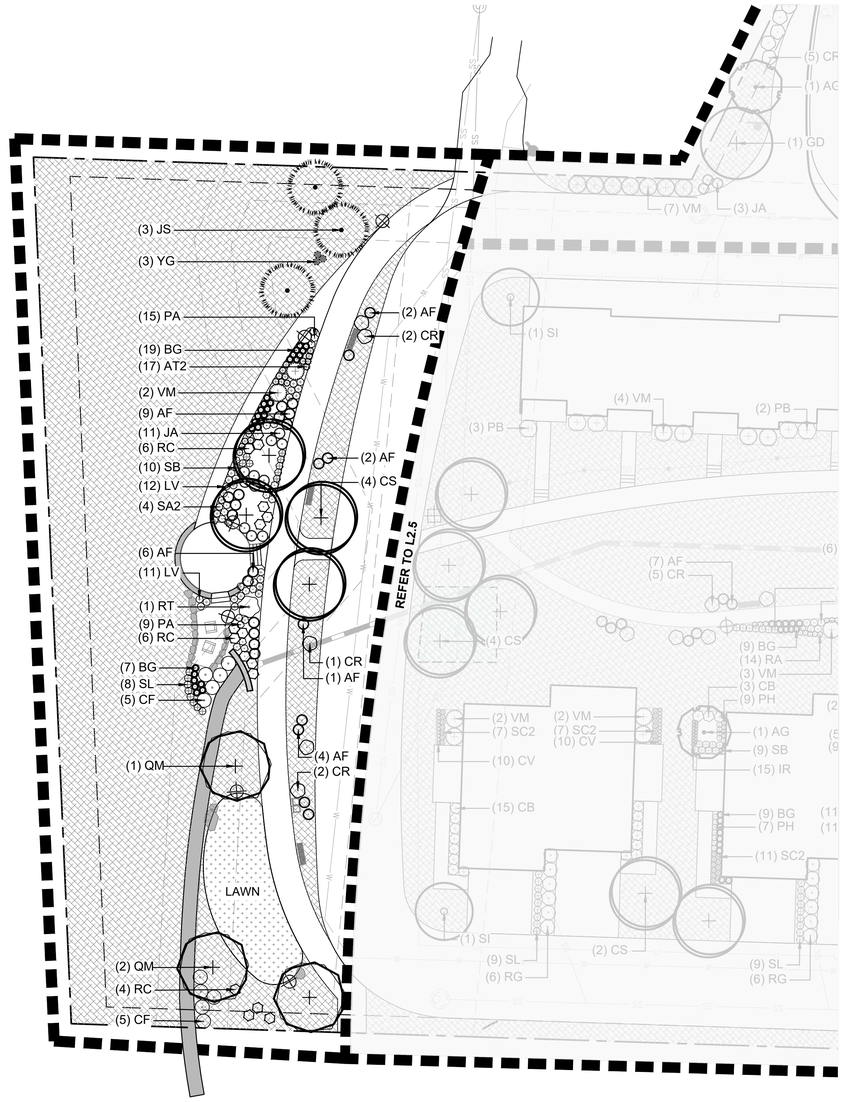
PLANT SCHEDULE L2.4

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	CS	Catalpa speciosa Northern Catalpa	3" B&B	4
	JS	Juniperus scopulorum Rocky Mountain Juniper	B&B	3
	QM	Quercus muehlenbergii Chinkapin Oak	3" B&B	3
SHRUBS				
	AF	Artemisia filifolia Sand Sagebrush	5 gal	24
	CR	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal	5
	CF	Cornus stolonifera 'Farrow' TM Arctic Fire Red Twig Dogwood	5 gal	10
	JA	Jamesia americana Waxflower	5 gal	11
	RC	Rhus glabra 'Cismontana' Western Smooth Sumac	10 Gal	16
	RT	Rhus trilobata Skunkbush Sumac	5 gal	1
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum	5 gal	2
	YG	Yucca glauca Soapweed	1 gal	3
ANNUALS/PERENNIALS				
	AT2	Achillea millefolium 'Terra Cotta' Terra Cotta Common Yarrow	1 gal	17
	LV	Lavandula x intermedia 'Niko' TM Phenomenal Lavendin	5 GAL	23
	PA	Perovskia atriplicifolia Russian Sage	1 gal	24
	SA2	Sedum x 'Autumn Joy' Autumn Joy Sedum	1 Gal	4
	SB	Solidago x 'Goldkind' Golden Baby Goldenrod	5 GAL	10
GRASSES				
	BG	Bouteloua gracilis Blue Grama Grass	1 gal	26
	SL	Schizachyrium scoparium Little Bluestem	1 gal	8
LOW GROW NATIVE MIX				
		PASTURE GRASS		14,620 sf
	BG3	Bouteloua gracilis Blue Grama Grass	Seed Mix	4,386 sf
	EI2	Elymus trachycaulus 'San Luis' San Luis Slender Wheatgrass	Seed Mix	4,386 sf
	FA2	Festuca arizonica Arizona Fescue	Seed Mix	2,193 sf
	NV2	Nassella viridula Green Needlegrass	Seed Mix	2,193 sf
	PI2	Pascopyrum smithii 'Arriba' Arriba Western Wheatgrass	Seed Mix	1,462 sf

LEGEND

PROPERTY LINE

SETBACKS



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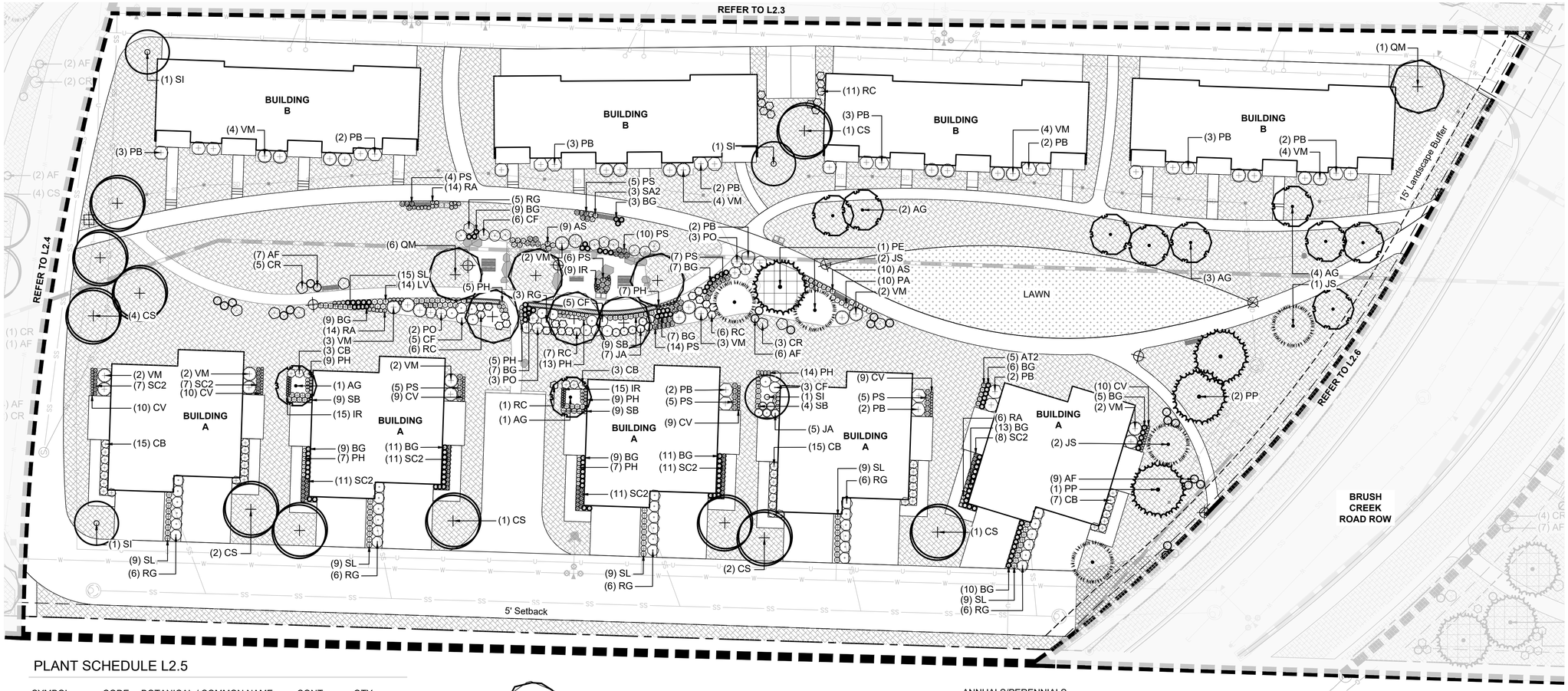

PLANT SCHEDULE L2.5

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	AG	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	2" B&B	11
	CS	Catalpa speciosa Northern Catalpa	3" B&B	11
	JS	Juniperus scopulorum Rocky Mountain Juniper	B&B	5
	PE	Picea engelmannii Engelmann Spruce	B&B	1
	PP	Pinus ponderosa Ponderosa Pine	10` B&B	3
	QM	Quercus muehlenbergii Chinkapin Oak	3" B&B	7
	SI	Syringa reticulata `Ivory Silk` Ivory Silk Japanese Tree Lilac	2.5" B&B	4
SHRUBS				
	AF	Artemisia filifolia Sand Sagebrush	5 gal	22
	CB	Caryopteris x clandonensis `Blue Mist` Blue Mist Bluebeard	5 gal	43
	CR	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal	8
	CF	Cornus stolonifera 'Farrow' TM Arctic Fire Red Twig Dogwood	5 gal	19
	JA	Jamesia americana Waxflower	5 gal	12
	PO	Physocarpus opulifolius `TINY WINE` Tiny Wine Ninebark	5 gal	8
	PB	Prunus besseyi Sand Cherry	5 gal	28
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 Gal	38
	RC	Rhus glabra 'Cismontana' Western Smooth Sumac	10 Gal	31
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum	5 gal	34

ANNUALS/PERENNIALS				
	AT2	Achillea millefolium 'Terra Cotta' Terra Cotta Common Yarrow	1 gal	5
	AS	Asclepias speciosa Showy Milkweed	1 gal	19
	CV	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed	Flat	57
	IR	Iris missouriensis 'Rocky Mountain' Western Blue Iris	1 gal	39
	LV	Lavandula x intermedia 'Niko' TM Phenomenal Lavendin	5 GAL	14
	PH	Penstemon digitalis 'Husker Red' Husker Red Beardtongue	1 Gal	76
	PA	Perovskia atriplicifolia Russian Sage	1 gal	10
	RA	Rudbeckia hirta 'Autumn Colors' Autumn Colors Black-eyed Susan	1 Gal	34
	SC2	Salvia nemorosa 'Caradonna' Cardonna Meadow Sage	Flat	66
	SA2	Sedum x 'Autumn Joy' Autumn Joy Sedum	1 Gal	3
	SB	Solidago x 'Goldkind' Golden Baby Goldenrod	5 GAL	31
GRASSES				
	BG	Bouteloua gracilis Blue Grama Grass	1 gal	116
	PS	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	61
	SL	Schizachyrium scoparium Little Bluestem	1 gal	60
LOW GROW NATIVE MIX				
		PASTURE GRASS		38,148 sf
	BG3	Bouteloua gracilis Blue Grama Grass	Seed Mix	11,444 sf
	EI2	Elymus trachycaulus 'San Luis' San Luis Slender Wheatgrass	Seed Mix	11,444 sf
	FA2	Festuca arizonica Arizona Fescue	Seed Mix	5,722 sf
	NV2	Nassella viridula Green Needlegrass	Seed Mix	5,722 sf
	PI2	Pascopyrum smithii 'Arriba' Arriba Western Wheatgrass	Seed Mix	3,815 sf

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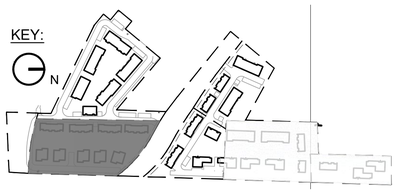

LEGEND

PROPERTY LINE

SETBACKS

0' 10' 20' 40'

SCALE: 1"=20'

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PLANTING ENLARGEMENT PLAN

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L2.5

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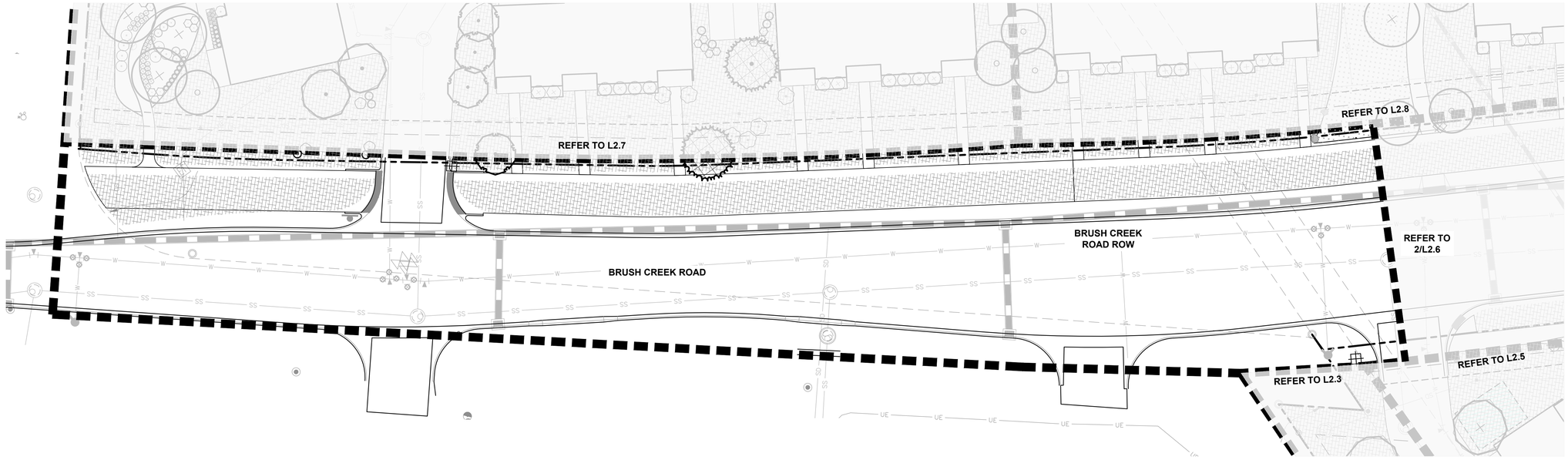
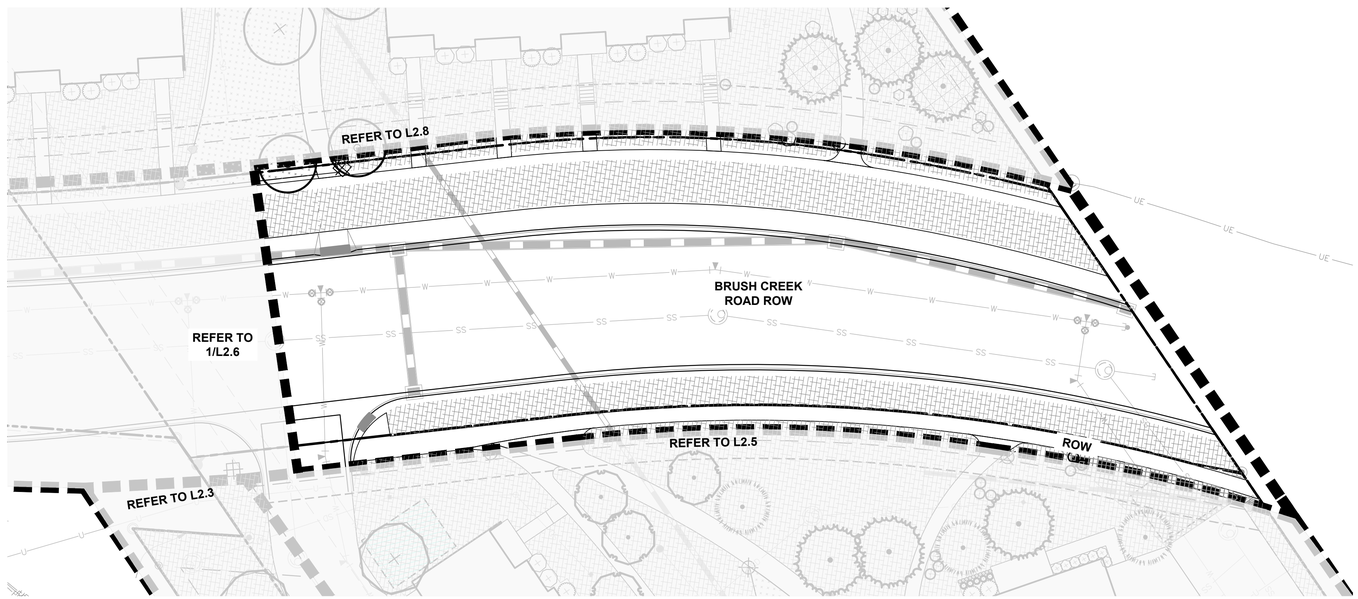


1 L2.6 PLANTING ENLARGMENT

N

SCALE: 1" = 20' - 0"



2 L2.6 PLANTING ENLARGMENT

N

SCALE: 1" = 20' - 0"

PLANT SCHEDULE L2.6

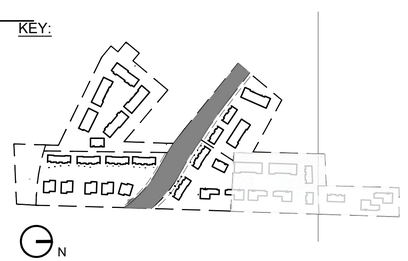
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
NATIVE MIX				
		PASTURE GRASS		9,927 sf
	BG3	Bouteloua gracilis Blue Grama Grass	Seed Mix	2,978 sf
	EI2	Elymus trachycaulus 'San Luis' San Luis Slender Wheatgrass	Seed Mix	2,978 sf
	FA2	Festuca arizonica Arizona Fescue	Seed Mix	1,489 sf
	NV2	Nassella viridula Green Needlegrass	Seed Mix	1,489 sf
	PI2	Pascopyrum smithii 'Arriba' Arriba Western Wheatgrass	Seed Mix	993 sf

LEGEND

PROPERTY LINE

SETBACKS

KEY:



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PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

L2.6

Plot Date/Time: July 25, 2024 - 10:27 am

PLANT SCHEDULE L2.7

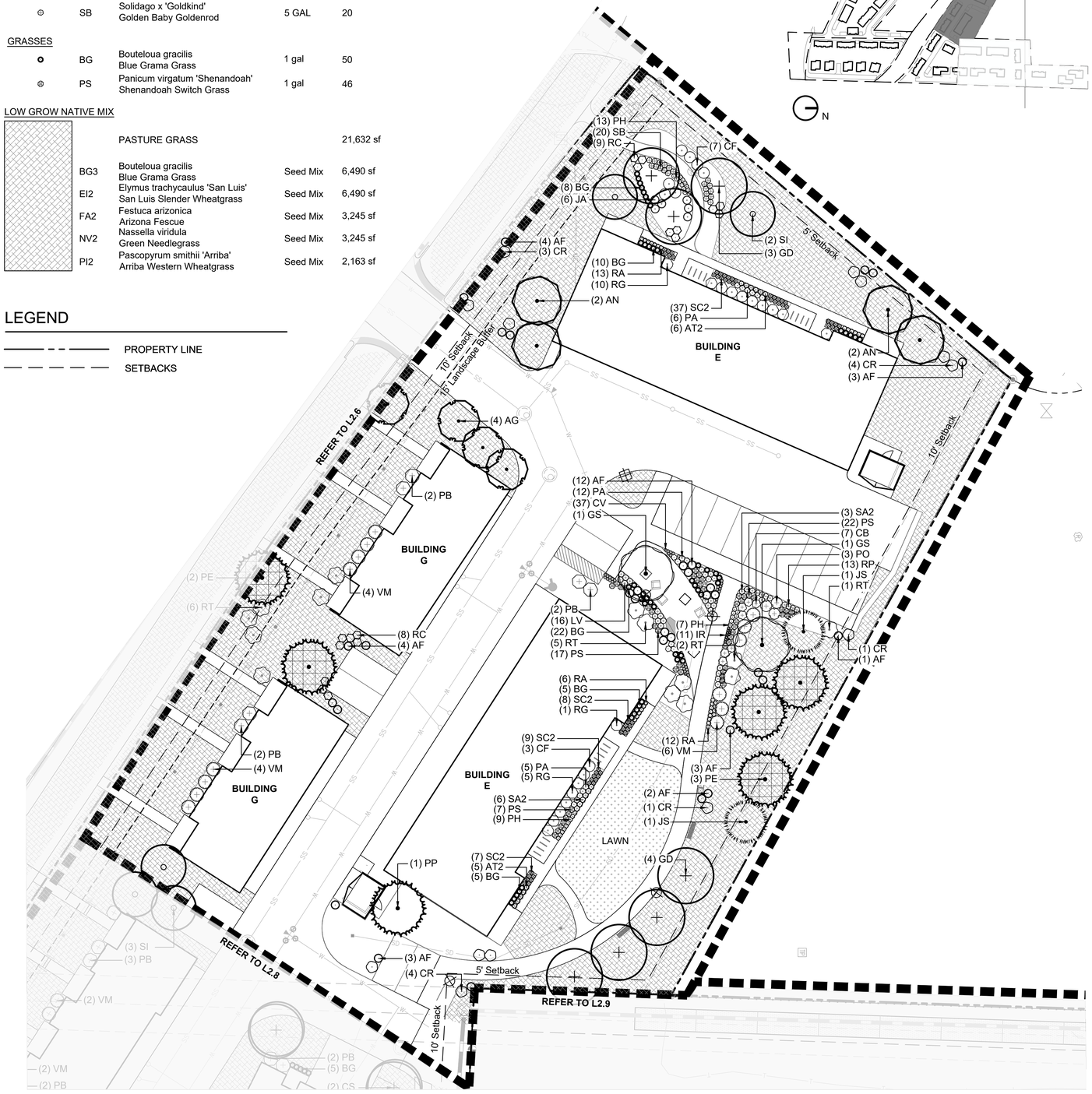
SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	AN	Acer grandidentatum 'JFS-NuMex 3' TM Mesa Glow Bigtooth Maple	B&B	4
	AG	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	2" B&B	4
	GS	Gleditsia triacanthos inermis 'Skyline' Skyline Honey Locust	B&B	2
	GD	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	2.5" B&B	7
	JS	Juniperus scopulorum Rocky Mountain Juniper	B&B	2
	PE	Picea engelmannii Engelmann Spruce	B&B	5
	PP	Pinus ponderosa Ponderosa Pine	10` B&B	1
	SI	Syringa reticulata `Ivory Silk` Ivory Silk Japanese Tree Lilac	2.5" B&B	3
SHRUBS				
	AF	Artemisia filifolia Sand Sagebrush	5 gal	32
	CB	Caryopteris x clandonensis `Blue Mist` Blue Mist Bluebeard	5 gal	7
	CR	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal	13
	CF	Cornus stolonifera 'Farrow' TM Arctic Fire Red Twig Dogwood	5 gal	10
	JA	Jamesia americana Waxflower	5 gal	6
	PO	Physocarpus opulifolius `TINY WINE` Tiny Wine Ninebark	5 gal	3
	PB	Prunus besseyi Sand Cherry	5 gal	6
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 Gal	16
	RC	Rhus glabra 'Cismontana' Western Smooth Sumac	10 Gal	17
	RT	Rhus trilobata Skunkbush Sumac	5 gal	14
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum	5 gal	14
ANNUALS/PERENNIALS				
	AT2	Achillea millefolium 'Terra Cotta' Terra Cotta Common Yarrow	1 gal	11
	CV	Coreopsis verticillata 'Moonbeam' Moonbeam Tickseed	Flat	37
	IR	Iris missouriensis 'Rocky Mountain' Western Blue Iris	1 gal	11
	LV	Lavandula x intermedia 'Niko' TM Phenomenal Lavendin	5 GAL	16
	PH	Penstemon digitalis 'Husker Red' Husker Red Beardtongue	1 Gal	29
	PA	Perovskia atriplicifolia Russian Sage	1 gal	23
	RP	Ratibida columnifera pulcherrima Prairie Red Coneflower	1 gal	13

	RA	Rudbeckia hirta 'Autumn Colors' Autumn Colors Black-eyed Susan	1 Gal	31
	SC2	Salvia nemorosa 'Caradonna' Cardonna Meadow Sage	Flat	61
	SA2	Sedum x 'Autumn Joy' Autumn Joy Sedum	1 Gal	9
	SB	Solidago x 'Goldkind' Golden Baby Goldenrod	5 GAL	20
GRASSES				
	BG	Bouteloua gracilis Blue Grama Grass	1 gal	50
	PS	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	46
LOW GROW NATIVE MIX				
		PASTURE GRASS		21,632 sf
	BG3	Bouteloua gracilis Blue Grama Grass	Seed Mix	6,490 sf
	EI2	Elymus trachycaulus 'San Luis' San Luis Slender Wheatgrass	Seed Mix	6,490 sf
	FA2	Festuca arizonica Arizona Fescue	Seed Mix	3,245 sf
	NV2	Nassella viridula Green Needlegrass	Seed Mix	3,245 sf
	PI2	Pascopyrum smithii 'Arriba' Arriba Western Wheatgrass	Seed Mix	2,163 sf

LEGEND

PROPERTY LINE

SETBACKS



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PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

L2.7

Plot Date/Time: July 25, 2024 - 10:27 am

PLANT SCHEDULE L2.8

SYMBOL	CODE	BOTANICAL / COMMON NAME	CONT	QTY
TREES				
	AN	Acer grandidentatum 'JFS-NuMex 3' TM Mesa Glow Bigtooth Maple	B&B	7
	AG	Acer tataricum `GarAnn` Hot Wings Tatarian Maple	2" B&B	4
	CS	Catalpa speciosa Northern Catalpa	3" B&B	2
	GD	Gymnocladus dioica 'Espresso' Kentucky Coffeetree	2.5" B&B	5
	PE	Picea engelmannii Engelmann Spruce	B&B	3
	QM	Quercus muehlenbergii Chinkapin Oak	3" B&B	3
	SI	Syringa reticulata `Ivory Silk` Ivory Silk Japanese Tree Lilac	2.5" B&B	7
SHRUBS				
	AF	Artemisia filifolia Sand Sagebrush	5 gal	20
	CB	Caryopteris x clandonensis `Blue Mist` Blue Mist Bluebeard	5 gal	11
	CR	Chrysothamnus nauseosus Rubber Rabbitbrush	5 gal	7
	CF	Cornus stolonifera 'Farrow' TM Arctic Fire Red Twig Dogwood	5 gal	11
	PO	Physocarpus opulifolius `TINY WINE` Tiny Wine Ninebark	5 gal	6
	PB	Prunus besseyi Sand Cherry	5 gal	16
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	5 Gal	6
	RC	Rhus glabra 'Cismontana' Western Smooth Sumac	10 Gal	8
	VM	Viburnum dentatum 'Blue Muffin' Blue Muffin Arrowwood Viburnum	5 gal	8
	YG	Yucca glauca Soapweed	1 gal	4
ANNUALS/PERENNIALS				
	AT2	Achillea millefolium 'Terra Cotta' Terra Cotta Common Yarrow	1 gal	27
	AC2	Achillea x 'Coronation Gold' Coronation Gold Yarrow	1 gal	6
	AS	Asclepias speciosa Showy Milkweed	1 gal	10
	IR	Iris missouriensis 'Rocky Mountain' Western Blue Iris	1 gal	42
	LV	Lavandula x intermedia 'Niko' TM Phenomenal Lavendin	5 GAL	17
	PA	Perovskia atriplicifolia Russian Sage	1 gal	12
	RP	Ratibida columnifera pulcherrima Prairie Red Coneflower	1 gal	12
	RA	Rudbeckia hirta 'Autumn Colors' Autumn Colors Black-eyed Susan	1 Gal	33
	SC2	Salvia nemorosa 'Caradonna' Cardonna Meadow Sage	Flat	40
	SA2	Sedum x 'Autumn Joy' Autumn Joy Sedum	1 Gal	15

GRASSES

	BG	Bouteloua gracilis Blue Grama Grass	1 gal	19
	PS	Panicum virgatum 'Shenandoah' Shenandoah Switch Grass	1 gal	92
	SL	Schizachyrium scoparium Little Bluestem	1 gal	37

LOW GROW NATIVE MIX

	PASTURE GRASS		22,901 sf
BG3	Bouteloua gracilis Blue Grama Grass	Seed Mix	6,870 sf
EI2	Elymus trachycaulus 'San Luis' San Luis Slender Wheatgrass	Seed Mix	6,870 sf
FA2	Festuca arizonica Arizona Fescue	Seed Mix	3,435 sf
NV2	Nassella viridula Green Needlegrass	Seed Mix	3,435 sf
PI2	Pascopyrum smithii 'Arriba' Arriba Western Wheatgrass	Seed Mix	2,290 sf

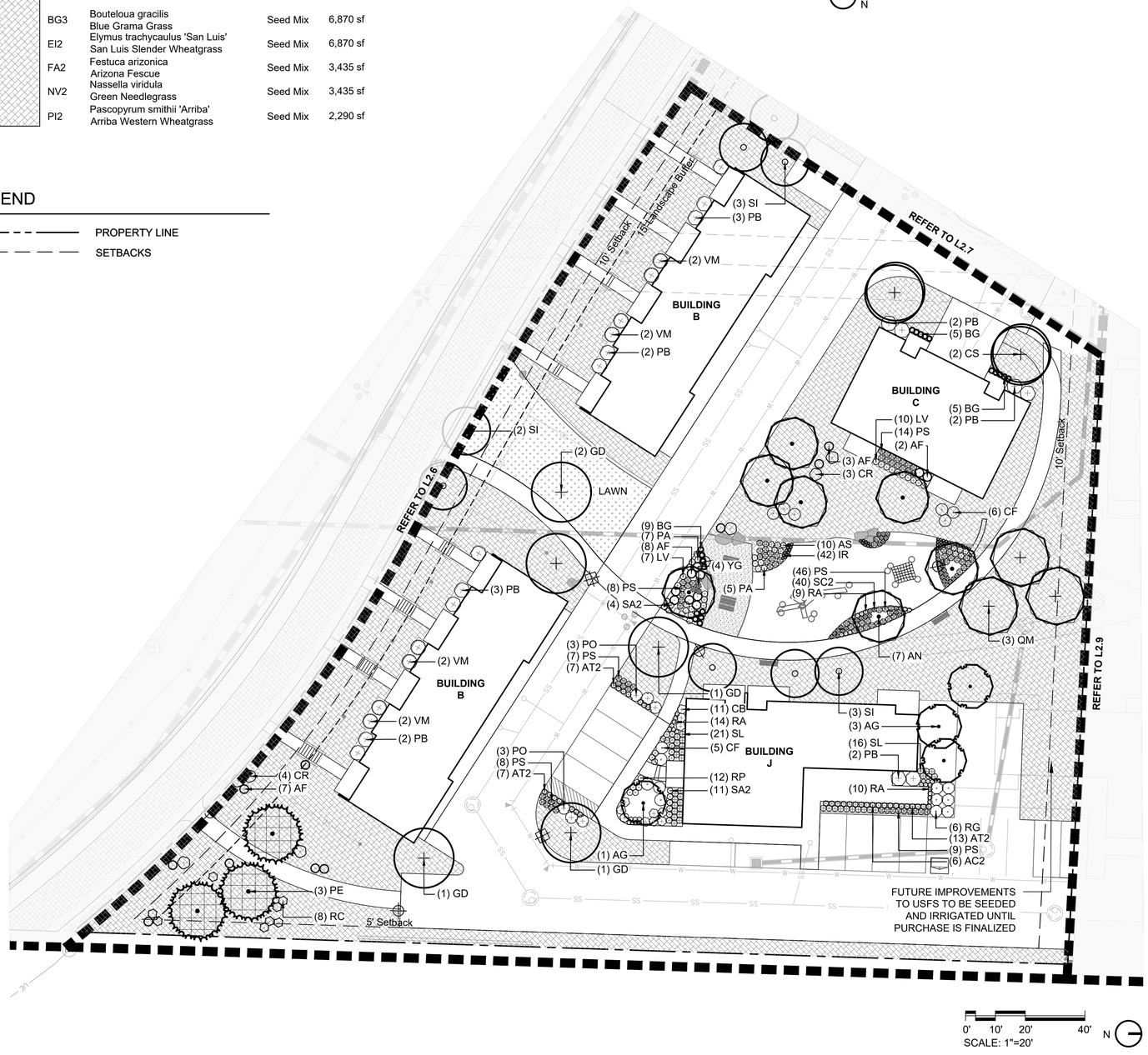
LEGEND

PROPERTY LINE

SETBACKS

KEY:





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WEST EAGLE HOUSING

Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:

PLANTING ENLARGEMENT PLAN

SHEET NUMBER:

L2.8

Plot date/time: July 25, 2024 - 10:26 am

OVERHEAD PEDESTRIAN FIXTURE:

LEO Area Light

Product Data Sheet | LE330 & LE350

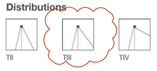


LEO area lights are at home in more places. LEO's multiple distributions and outputs address both visual comfort and performance, with configurable options that let landscape architects, lighting designers, and electrical engineers focus on what's important for their project, whether it is an improved visual experience for intimate pedestrian-scale settings or lumen outputs and pole spacing for cost-driven goals. LEO's simple, understated design fits a variety of site designs and architectural styles, and its 19"-diameter housing strikes an aesthetic balance for varying pole heights and spacing.

General Description

- Single, double, or staggered configurations
- Offered in 4 standard pole heights (12', 16', 20', and 25')
- Simple clamping mechanism mounts to 4", 5", and 6" diameter poles
- Optional ANSI136.41 7-pin twist lock receptacle
- Optional photo/motion sensor
- Mounting template and anchor hardware included
- Cast aluminum luminaire ships prewired and fully assembled
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

Distributions



Electrical

Surge protected 100V-277V 50/60 Hz, dimmable Class 2 LED driver mounted within cast aluminum driver compartment. LED cartridge with weatherproof quick-disconnect provides ease of installation and serviceability. LEO ships prewired.

Housing

Luminaire components are cast aluminum. Acrylic lens seals to the LED cartridge housing. Luminaire mounts to 4", 5", and 6" diameter poles with a simple clamping mechanism and is secured with four screws. Driver compartment cover is secured by two screws on top of the luminaire. All hardware is magni-coated.

LEO Area Light

Light Source: Nichia LEDs
Color Temperature: 3000K, 3500K, 4000K
CRI: 80 min
Optics: PMMA
Lens: Clear or Frosted Acrylic

Lumens to Watts Conversion Chart

Lumens	Incandescent Watts	Halogen Watts	LED Watts
100	7	6	2
375	25	20	4
450	30	25	5
800	60	45	9
1100	75	60	12
1600	100	90	17
2600	150	145	27
3000	200	175	32

Luminous Efficacy

Light Source	Luminous Efficacy (Lumens/Watt)
Incandescent	12-18
Halogen	10-20
LED	75-110

OVERHEAD PEDESTRIAN FIXTURE:

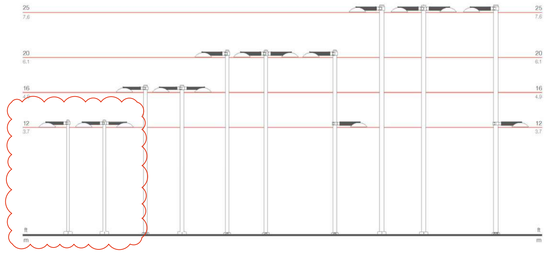
LEO Area Light

Product Data Sheet | LE330 & LE350

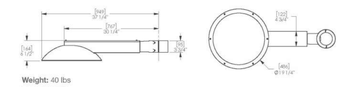


Pole Description

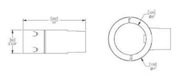
Poles are available in 4", 5", and 6" in diameter and are manufactured from seamless 6061 aluminum tubing and heat treated to produce a T6 temper. Wall thickness varies from 0.125" to 0.156" depending on mounting height and number of luminaires. Flush mounted hand hole cover includes two magni-coated fasteners. Base options included a two-piece cast aluminum cover or cast aluminum nut covers.



LEO Area Light



Bracket



Weight: 40 lbs
EPA: 1.14 ft2

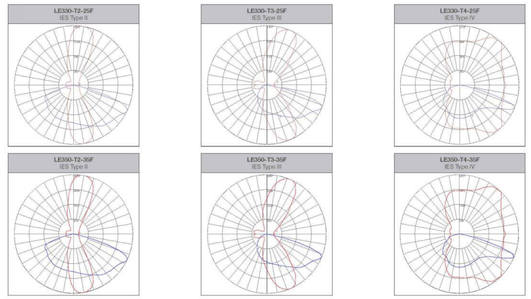
OVERHEAD PEDESTRIAN FIXTURE:

LEO Area Light

Product Data Sheet | LE330 & LE350



Model	Distribution Type	Drive Current	Lumens	Watts	Efficacy	BUG Rating
LE330-T2-25F	Type II	250mA	2929	24	122	B1-U0-G1
LE330-T2-37F	Type II	375mA	4249	37	115	B1-U0-G1
LE330-T3-25F	Type III	250mA	2819	24	117	B1-U0-G1
LE330-T3-37F	Type III	375mA	4065	37	110	B1-U0-G1
LE330-T4-25F	Type IV	250mA	2787	24	116	B1-U0-G1
LE330-T4-37F	Type IV	375mA	4039	37	109	B1-U0-G1
LE330-T2-34F	Type II	340mA	6259	55	114	B2-U0-G2
LE350-T2-46F	Type II	460mA	8119	73	113	B2-U0-G2
LE350-T3-34F	Type III	340mA	6024	55	110	B1-U0-G1
LE350-T3-46F	Type III	460mA	7814	73	107	B2-U0-G2
LE350-T4-34F	Type IV	340mA	5956	55	108	B2-U0-G2
LE350-T4-46F	Type IV	460mA	7726	73	106	B2-U0-G2



OVERHEAD PEDESTRIAN FIXTURE:

LEO Area Light

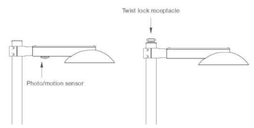
Product Data Sheet | LE330 & LE350



Photo/Motion Sensor

- Fully adjustable high and low dimmed light levels; optional to dawn control
- Rated for extreme temperatures and up to 200,000 on/off cycles
- Hold off setpoint with automatic calibration option for convenience and added energy savings
- Adjustable via handheld wireless configuration tool
- IP66 rated for wet and outdoor locations
- Adjustable time delay and cut off delay

Click here to view the technical data sheet for the Wattstopper® FSP-211 photo/motion sensor.



Finish

Pangard III®, offered exclusively by Landscape Forms, is a 19 step program of cleaning, priming, and powdercoating that resists rusting, chipping, peeling and fading to produce the finest metal finish available for site furniture and outdoor lighting. In addition, Pangard III® contains no heavy metals and is free of Hazardous Air Pollutants.

Product Modifications

Don't see what you are looking for? Our goal is to partner with you as the designer to manufacture solutions needed for the space you are creating. We offer the option to modify our standard product to meet certain design specifications or needs. Contact your local Landscape Forms representative to learn more about these offerings.

Product Specifications

Ready to place an order or receive a quote for your project? Reference the LEO Area Light specification sheet available here.

Warranty

LED lighting products are warranted for six years.

Other

UL Listed, RoHS Compliant, Dark-Sky Approved

Designed by John Rizzi in collaboration with Clanton & Associates

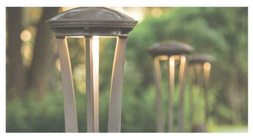
Click here for patent information related to this product.

Visit our website landscapeforms.com for more information. Specifications are subject to change without notice. Landscape Forms supports the Landscape Architecture Foundation at the Second Century level. ©2020 Landscape Forms, Inc. Printed in U.S.A.

LANDSCAPE BOLLARD LIGHTING:

Hawthorne Path Light

Product Data Sheet



The three-foot-tall Hawthorne path light echoes the design of its taller companion. Its multiple posts spread as they rise from their base to house a LED luminaire with sealed thermoformed lens. Hawthorne is made of cast aluminum and comes with a durable stainless steel base plate. Mounting template and anchor hardware included for ease of installation.

General Description

- Aluminum structure with a steel base
- Cast aluminum LED cartridge and structure, stainless steel base plate
- Surface mounted; base plate mounting template included
- Asymmetrical and symmetrical distribution types available
- Zero up-light, International Dark-Sky approved
- UL Listed, suitable for wet locations

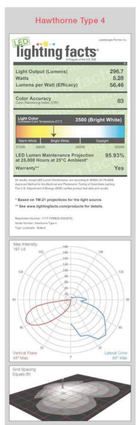
Electrical

100V-277V 50/60 Hz, Class 2 LED driver mounted within integrated cast aluminum base cabinet. LED cartridge with weatherproof quick-disconnect provides ease of serviceability. Hawthorne ships prewired and fully assembled.

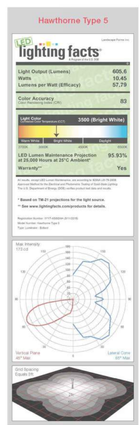
Hawthorne Type 4
Type 4 Distribution
CCT: 2700K, 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: 7W
BUG Rating: B1-U1-G1
IP Rating: IP66 for LED Cartridge
Weight: 50 lbs

Hawthorne Type 5
Type 5 Distribution
CCT: 2700K, 3000K, 3500K, 4000K
Drive Current: 350mA
Optic: Khatod Collimators
Lens: Diffused Acrylite®
Power Supply: 100V-277V
LED Driver: 12W
BUG Rating: B1-U1-G1
IP Rating: IP66 for LED Cartridge
Weight: 50 lbs

Hawthorne Type 4



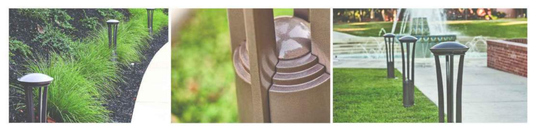
Hawthorne Type 5



LANDSCAPE BOLLARD LIGHTING:

Hawthorne Path Light

Product Data Sheet



Finish

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To Order

Specify: Product, Lamp, Drive Current, Color Temperature, Input Voltage, Mounting Option, and Powdercoat Color.

Product	Lamp	Drive Current	Color Temp.	Input Voltage	Mounting
HW Hawthorne	006L4 (6 LED, Type 4) 012L5 (12 LED, Type 5)	035F (350 mA)	40K (4000K) 35K (3500K) 30K (3000K) 27K (2700K)	UV1 (100-277VAC)	SM (Surface Mount)

EXAMPLE: HW – 006L4 – 035F – 35K – UV1 – SM – Powdercoat Color

Product Modifications

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Warranty

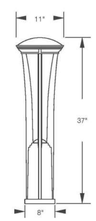
LED lighting products are warranted for six years.

Certifications

UL Listed, CE, RoHS Compliant, Dark-Sky Approved

Hawthorne is designed by Robert A.M. Stern Architects

Click here for patent information related to this product.



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WEST EAGLE HOUSING
Eagle, CO

PROJECT NO: 21252.00
ISSUE:
07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:
LIGHTING CUT SHEETS

SHEET NUMBER:
L4.0

Plot date/time: July 25, 2024 - 10:00 am



LEGEND

- PROPERTY LINE
- SETBACKS
- EXISTING CONTOURS
- PROPOSED CONCRETE REFER TO CIVIL
- PROPOSED ASPHALT REFER TO CIVIL
- PROPOSED CRUSHER FINES
- PROPOSED ENGINEERED MULCH
- PROPOSED LANDSCAPE MULCH
- PROPOSED BEAMSTONE WALL

LEGEND

- OVERHEAD PEDESTRIAN FIXTURE - 12' ht. 500lm; 3,000 K/EA
- LANDSCAPE BOLLARD LIGHTING 280 lm; 3,000 K/EA

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EXTERIOR LIGHTING DIAGRAM

SHEET NUMBER:

L4.1

Plot Date/Time: July 25, 2024 - 10:00 am

LEGEND

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- PROPOSED BEAMSTONE WALL
- PROPOSED FENCE
- PROPOSED EDGER
- PROPOSED CONTOURS

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LIGHTING ENLARGEMENT PLAN

SHEET NUMBER:

L4.2

Plot Date/Time: July 25, 2024 - 10:00 am

LEGEND

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- PROPOSED EDGER
- PROPOSED CONTOURS

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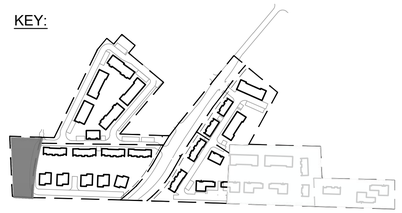

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SHEET TITLE:

LIGHTING ENLARGEMENT PLAN

SHEET NUMBER:

L4.3

Plot Date/Time: July 25, 2024 - 10:00 am



LEGEND

- PROPERTY LINE
- SETBACKS
- EXISTING CONTOURS
- PROPOSED CONCRETE REFER TO CIVIL
- PROPOSED ASPHALT REFER TO CIVIL
- PROPOSED CRUSHER FINES
- PROPOSED ENGINEERED MULCH
- PROPOSED LANDSCAPE MULCH
- PROPOSED BEAMSTONE WALL
- PROPOSED FENCE
- PROPOSED EDGER
- PROPOSED CONTOURS

LEGEND

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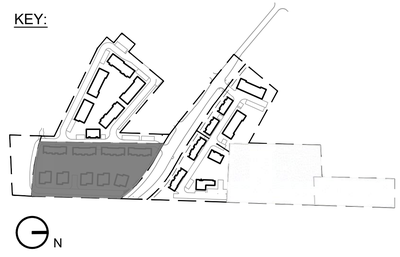

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SHEET TITLE:

LIGHTING ENLARGEMENT PLAN

SHEET NUMBER:

L4.4

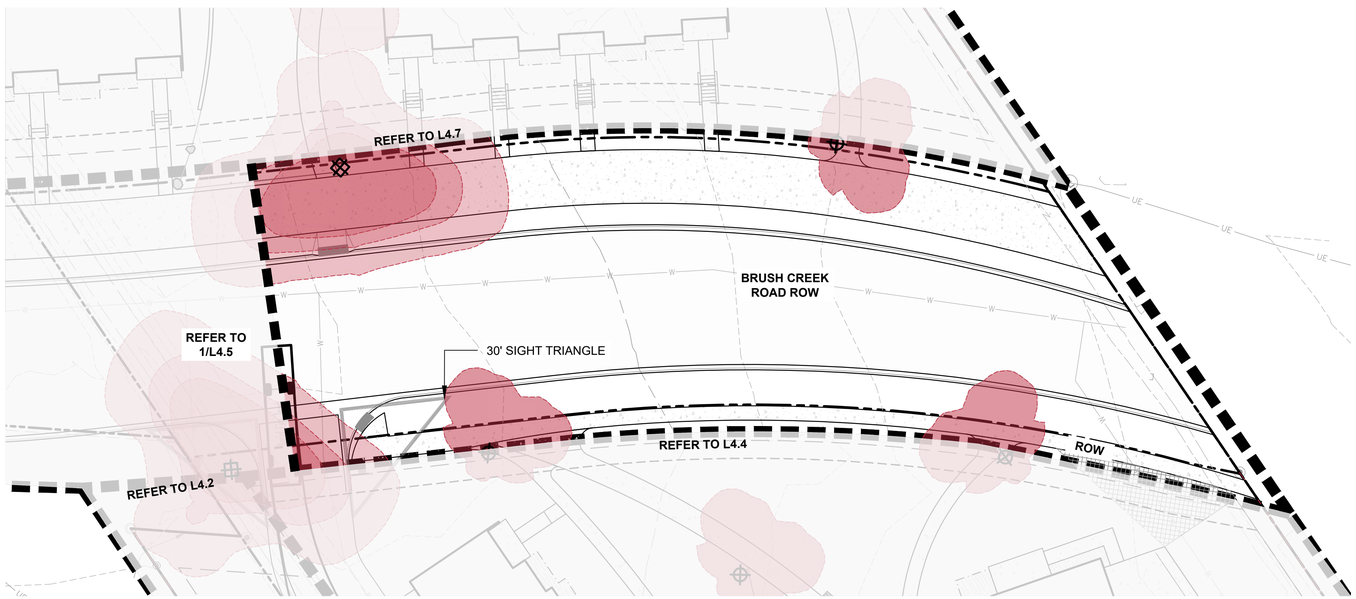
Plot Date/Time: July 25, 2024 - 10:00 am



1 L1.5 LAYOUT ENLARGEMENT

N

SCALE: 1" = 20' - 0"



2 L1.5 LAYOUT ENLARGEMENT

N

SCALE: 1" = 20' - 0"

LEGEND

- OVERHEAD PEDESTRIAN FIXTURE - 12' ht. 500lm; 3,000 K/EA
- LANDSCAPE BOLLARD LIGHTING 280 lm; 3,000 K/EA

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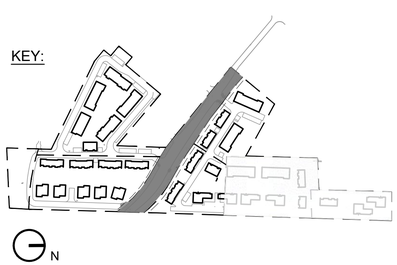

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LIGHTING ENLARGEMENT PLAN

SHEET NUMBER:

L4.5

Plot Date/Time: July 25, 2024 - 10:00 am

LEGEND

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- PROPOSED EDGER
- PROPOSED CONTOURS

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SHEET TITLE:

LIGHTING ENLARGEMENT PLAN

SHEET NUMBER:

L4.6

Plot Date/Time: July 25, 2024 - 10:00 am

KEY:



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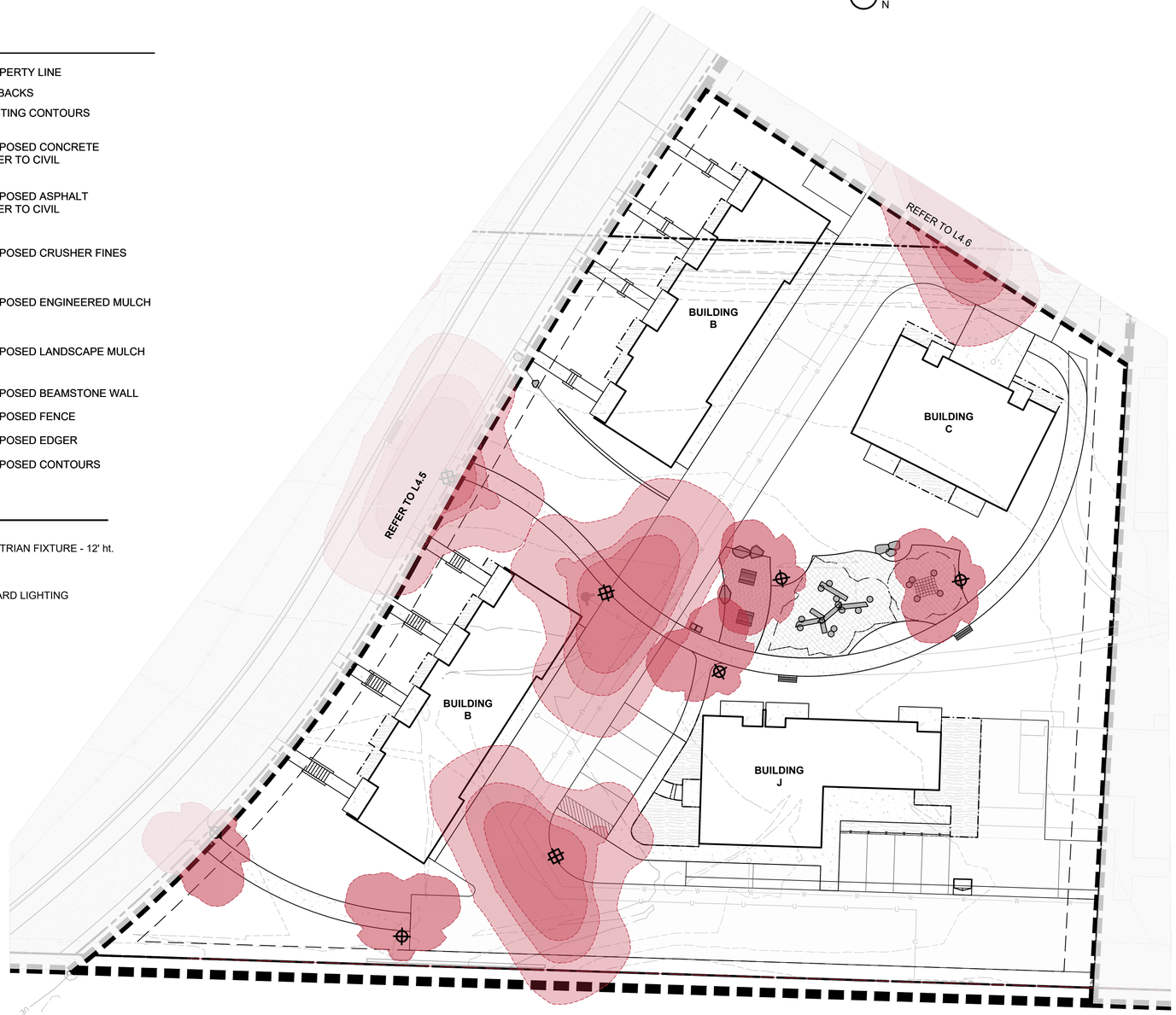
LEGEND

- PROPERTY LINE
- SETBACKS
- EXISTING CONTOURS
- PROPOSED CONCRETE REFER TO CIVIL
- PROPOSED ASPHALT REFER TO CIVIL
- PROPOSED CRUSHER FINES
- PROPOSED ENGINEERED MULCH
- PROPOSED LANDSCAPE MULCH
- PROPOSED BEAMSTONE WALL
- PROPOSED FENCE
- PROPOSED EDGER
- PROPOSED CONTOURS

LEGEND

- OVERHEAD PEDESTRIAN FIXTURE - 12' ht. 500lm; 3,000 K/EA
- LANDSCAPE BOLLARD LIGHTING 280 lm; 3,000 K/EA



0' 10' 20' 40'
SCALE: 1"=20'

N

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WEST EAGLE HOUSING

Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:

LIGHTING ENLARGEMENT PLAN

SHEET NUMBER:

L4.7

Plot Date/Time: July 25, 2024 - 10:00 am



LEGEND

- PROPERTY LINE
- SETBACKS
- EXISTING CONTOURS
- PROPOSED CONCRETE REFER TO CIVIL
- PROPOSED ASPHALT REFER TO CIVIL
- PROPOSED CRUSHER FINES
- PROPOSED ENGINEERED MULCH
- PROPOSED LANDSCAPE MULCH
- PROPOSED BEAMSTONE WALL

LEGEND

- LANDSCAPE PARKING BUFFER 6,378 SF
- SURFACE PARKING 12,950 SF

% LANDSCAPE OF THE TOTAL UN-ENCLOSED PARKING AREA: 48%
REQUIRED UN-ENCLOSED PARKING AREA LANDSCAPING: 10%

- SNOW STORAGE = 3090 SF (3.4% OF TOTAL AREA OF OFF-STREET PARKING AND LOADING AREA, INCLUDING ACCESS DRIVES)
- EV INSTALLED
- EV READY (PRE-WIRE)
- EV CAPABLE
- ADA ACCESSIBLE PARKING SPACE

PERPENDICULAR PARKING (9'x19')	71
PARALLEL PARKING (8'x22')	13
GARAGE PARKING (9'x19')	150
DRIVEWAY PARKING (9'x18-24')	12
TOTAL PARKING SPACES:	246
PARKING SPOTS REQUIRED:	246

0' 30' 60' 120'
SCALE: 1"=60' N

NOTES

1. SETBACKS AS SHOWN REFLECT LOT CONSOLIDATION AND RIGHT OF WAY DEDICATION.

EV PARKING TABLE

Unit Type	Number of Units	EV Parking Requirement by Type
Duplex + Townhome + Triplex	47	One EV-ready space per unit
Multi-family	66	5% EV-installed, 10% EV-ready, 40% EV-capable
Total Units	**113**	
EV Parking Type	**EV Parking Spaces Required**	**Provided on Plan**
EV-installed	3.3	4
EV-ready	53.6	93 - all garages to be EV ready
EV-capable	26.4	27

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Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:

PARKING BUFFER DIAGRAM

SHEET NUMBER:

L0.2

Plot Date/Time: July 25, 2024 - 4:22 pm



LEGEND

LANDSCAPE MATERIALS (PLANTING, CRUSHER FINES, MULCH): 159,006 SF

LOT COVERAGE & LANDSCAPE MATERIALS TABLE

S. of Brush Creek Rd. (Lot 2)	**245,788.00**	Percentage
Buildings	47,602.00	
Driveways/Parking/Sidewalks	94,430.00	
Lot 2 Total Lot Coverage (impervious)	142,032.00	
Planting	97,760.00	
Pervious Landscape (crusher fines)	5,996.00	
Lot 2 Total Landscape Materials	103,756.00	
N. of Brush Creek Rd. (Lot 1)	**123,094.00**	
Buildings	23,523.00	
Driveways/Parking/Sidewalks	44,321.00	
Lot 1 Total Lot Coverage - Impervious	67,844.00	
Planting	52,158.00	
Pervious Landscape (crusher fines)	3,092.00	
Lot 1 Total Pervious Landscape	55,250.00	
1. Total Property Lot Coverage (Impervious)	**209,876.00**	**57%**
2. Total Property Vegetated Landscape Materials	**149,918.00**	**41%**
3. Total Property Permeable, Non-vegetated Landscape Materials	**9,088.00**	**2%**
Total Property Area (= 1+2+3)	**368,882.00**	**90%**
4. Total Property Landscape Materials (= 2+3)	**159,006.00**	**43%**
% of Non-vegetated Total Property Landscape Materials (= 3 / 4)		**6%**
Right of Way Dedication	**41,247.00**	**10%**

ZONING REQUIREMENTS:
R3 LOT AND DIMENSIONAL STANDARD DENSITY (MIN/MAX): 4-16 DU/AC
WEST EAGLE HOUSING DENSITY: 113 UNITS/8.5 ACRES = 13.3 DU/AC

R3 LOT AND DIMENSIONAL STANDARD LOT COVERAGE (MAX) = 70%
WEST EAGLE HOUSING LOT COVERAGE = 57%

DEVELOPMENT STANDARDS LANDSCAPE REQUIREMENTS:
IMPERVIOUS COVERAGE STANDARD (MAX): 80%
TOTAL LANDSCAPE MATERIALS STANDARD (MIN): 20%
WALKS, DECKS, TERRACES, WATER FEATURES AND DECORATIVE WALKS MAY COVER A MAX. 30% OF THE REQUIRED LANDSCAPE AREA.
WEST EAGLE HOUSING IMPERVIOUS COVERAGE OF TOTAL DEVELOPMENT: 57% OF TOTAL DEVELOPMENT AREA
WEST EAGLE HOUSING LANDSCAPE MATERIALS: 43% OF TOTAL DEVELOPMENT AREA
149,918 SF, 94% VEGETATED LANDSCAPE MATERIALS
+ 9,088 SF, 6% PERMEABLE, NON-VEGETATED LANDSCAPE MATERIALS
159,006 SF, 100% TOTAL LANDSCAPE MATERIALS

NOTES

1. SETBACKS AS SHOWN REFLECT LOT CONSOLIDATION AND RIGHT OF WAY DEDICATION.

0' 30' 60' 120'
SCALE: 1"=60' N

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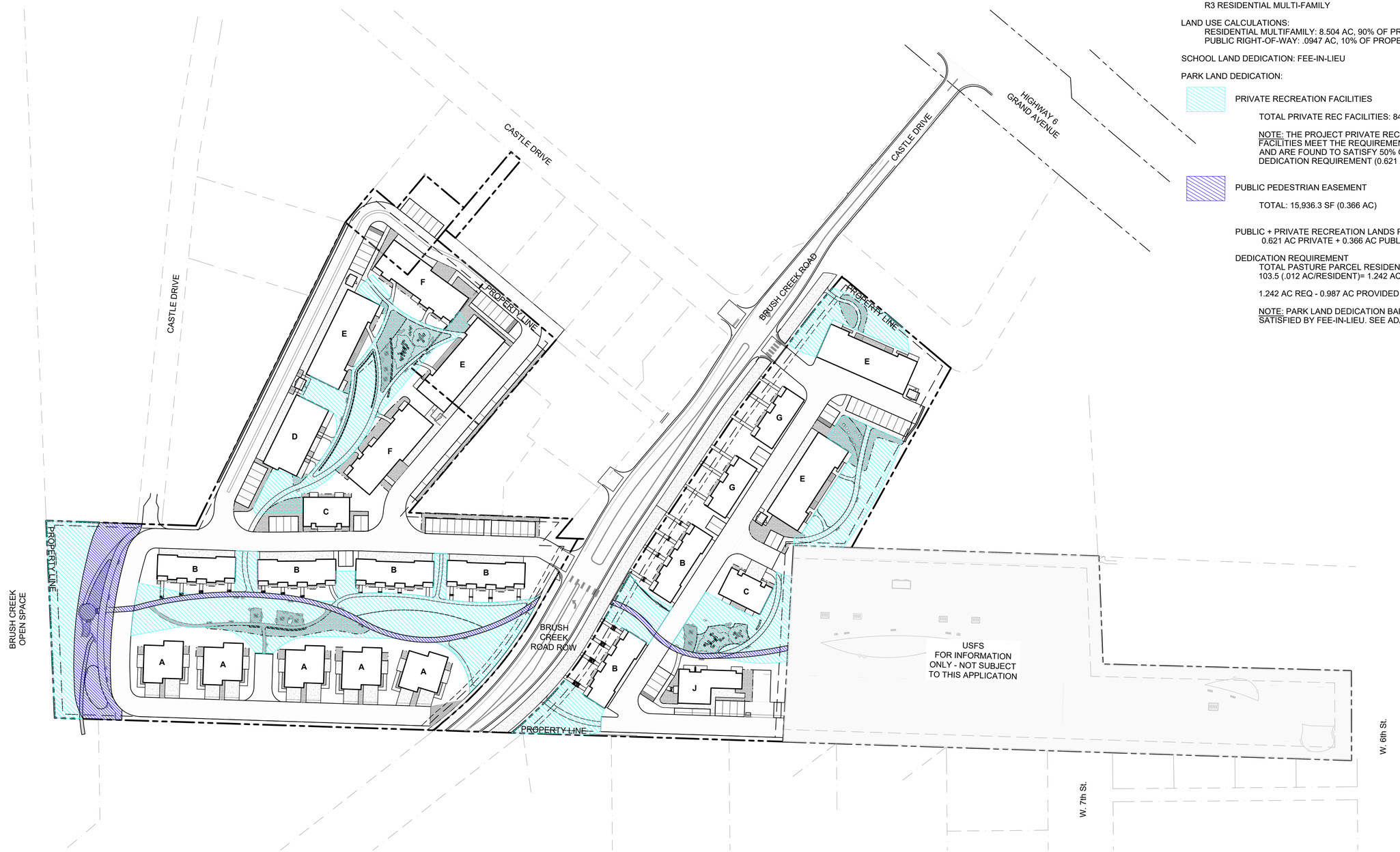
Eagle, CO

PROJECT NO: 21252.00
ISSUE:
07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:
LOT COVERAGE DIAGRAM

SHEET NUMBER:
L0.3

Plot Date/Time: July 25, 2024 - 10:23 am



LAND USE TABLE

PROPOSED ZONING:
R3 RESIDENTIAL MULTI-FAMILY

LAND USE CALCULATIONS:
RESIDENTIAL MULTIFAMILY: 8.504 AC, 90% OF PROPERTY
PUBLIC RIGHT-OF-WAY: .0947 AC, 10% OF PROPERTY

SCHOOL LAND DEDICATION: FEE-IN-LIEU

PARK LAND DEDICATION:

PRIVATE RECREATION FACILITIES

TOTAL PRIVATE REC FACILITIES: 84,808.3 SF (1.95 AC)

NOTE: THE PROJECT PRIVATE RECREATION FACILITIES MEET THE REQUIREMENTS OF THE CODE AND ARE FOUND TO SATISFY 50% OF THE DEDICATION REQUIREMENT (0.621 AC)

PUBLIC PEDESTRIAN EASEMENT

TOTAL: 15,936.3 SF (0.366 AC)

PUBLIC + PRIVATE RECREATION LANDS PROVIDED
0.621 AC PRIVATE + 0.366 AC PUBLIC = 0.987 AC

DEDICATION REQUIREMENT
TOTAL PASTURE PARCEL RESIDENTS: 103.5
103.5 (.012 AC/RESIDENT)= 1.242 AC

1.242 AC REQ - 0.987 AC PROVIDED = 0.255 AC BALANCE

NOTE: PARK LAND DEDICATION BALANCE TO BE SATISFIED BY FEE-IN-LIEU. SEE ADA, APPENDIX C.

NOTES

1. SETBACKS AS SHOWN REFLECT LOT CONSOLIDATION AND RIGHT OF WAY DEDICATION.
2. NO IDENTIFIABLE FLOODPLAIN EXISTS ON SITE.

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ISSUE:

07.26.2024 100% DESIGN DEVELOPMENT SET

SHEET TITLE:

LAND USE TABLE DIAGRAM

SHEET NUMBER:

L0.4

Plot Date/Time: July 25, 2024 - 10:23 am

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER	MODEL NO.	DESCRIPTION	DETAIL NO.
	HUNTER	PROS-06-CV-PRS30 WITH PRO-SPRAY NOZZLE	POPUP SPRAY HEAD	16
	HUNTER	I-20-06-SS WITH # STANDARD NOZZLE (BLUE)	GEAR DRIVEN ROTOR	18
	HUNTER	PROS-12-CV-PRS30 WITH PRO-SPRAY NOZZLE	HI-POP SPRAY HEAD	17
	HUNTER	I-20-12 WITH # NOZZLE	HI-POP GEAR DRIVEN ROTOR (NATIVE)	19
	FEBCO	825YA	RP BACKFLOW PREVENTER	1
N/S	GUARDSHACK	GS-1	BACKFLOW PREVENTER ENCLOSURE	2
	HUNTER	ICV-FS	ELECTRIC CONTROL VALVE	13 & 14
	HUNTER	HQ-44-LRC	QUICK COUPLING VALVE	11
	HUNTER	A2C-75D-SS WITH ACC-PED	ELECTRIC CONTROLLER	3 & 5
	HUNTER	SOLAR SYNC - WSS-SEN	WEATHER SENSOR DEVICE	4
N/S	OLDCASTLE	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES	VARIOUS
N/S	MATCO	201X	MANUAL DRAIN VALVE	10
		LINE SIZE	GATE VALVE	12
	HUNTER	ICV-FS	MASTER VALVE	8 & 14
FS	CST	FSI-T10-001 (1")	FLOW SENSOR	9 & 14
		CLASS 200 BE	PVC MAINLINE	6
		CLASS 200 BE	PVC LATERAL	6
		CLASS 160	PVC SLEEVING	7
		CLASS 200 BE - 1"	PVC DRIP LATERAL	22
	TORO	BLUE STRIPE	POLY DRIP TUBING -¾" MIN. WIDTH	22
	HUNTER	ICZ-101-40	DRIP VALVE ASSEMBLY	20 & 14
			DRIP LINE BLOW-OUT STUB	21
N/S	RAIN BIRD	XERI-BUG	DRIP EMITTERS	22
P	PRECISION	MODEL S###V15005X00050-085V32B203ONS-2-SS	PUMP ASSEMBLY: 240V, 3 PHASE, 5 HP	P1
	PAIGE	P7354D (FOR HUNTER)	2-WIRE DECODER CABLE	N/S
N/S	HUNTER	ICD-100	VALVE DECODER	14
N/S	HUNTER	ICD-SEN	SENSOR DECODER	14
A	HUNTER	DUAL-S	GROUNDING LOCATION	15
			CONTROLLER & STATION NO.	
			CONTROL VALVE SIZE	

PUMP DATA

TAP & PUMP NUMBER	FLOW RATE (GPM)	POWER REQUIREMENTS	PRESSURE (PSI)	TAP LOCATION - SEE SHEET
2	20	230V, 3 PHASE	75	IR1.3
5	20	230V, 3 PHASE	75	IR1.7

IRRIGATION DEVELOPMENT DESIGN NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE PEAK SEASON IRRIGATION WITHIN AN SIX NIGHT, SIX HOUR PER NIGHT WATERING PERIOD. IRRIGATION SHALL OCCUR BETWEEN THE HOURS OF 10:00 PM AND 4:00 AM.

2. THE MAINLINE SYSTEM WILL BE DESIGNED SUCH THAT VELOCITIES WITHIN THE MAINLINE PIPING DO NOT EXCEED FIVE FEET PER SECOND.

3. THE MAXIMUM FLOW RATE REQUIRED FOR THE SITE IS 20 GPM. THE STATIC PRESSURE AVAILABLE FROM PUMP SYSTEME IS 75 PSI.

4. THE IRRIGATION INFORMATION SHOWN ON THESE PLANS IS CONCEPTUAL.

5. IRRIGATION DESIGN APPROACH
   - 5.1. TURF AREAS:
   - 5.1.1. SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE 6" POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. NOZZLES SHALL BE SIZES TO PROVIDE HEAD TO HEAD COVERAGE.
   - 5.1.2. LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH 6" POP-UP GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD.
   - 5.2. SHRUB BED AREAS - BED AREAS WITH PLANT MATERIAL ONE GALLON IN SIZE OR LARGER SHALL BE DRIP IRRIGATED.
   - 5.3. PERENNIAL AND ANNUAL BED AREAS - PERENNIAL AND ANNUAL BED AREAS SHALL BE SPRAY IRRIGATED WITH 12" POP-UP SPRAY HEADS WITH A MAXIMUM SPACING OF 10' O.C. OR IN AREAS ARE LESS THAN 10 FT. WIDE SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.
   - 5.4 NATIVE AREAS:
   - 5.4.1 SMALL AREAS (25 FEET WIDE OR LESS) SHALL BE IRRIGATED WITH FIXED NOZZLE 6" POP-UP SPRAY HEADS WITH MATCHED PRECIPITATION NOZZLES. TO BE USED FOR ESTABLISHMENT ONLY.
   - 5.42 LARGE TURF AREAS (WIDER THAN 25 FEET) SHALL BE IRRIGATED WITH 6" POP-UP GEAR DRIVEN ROTOR HEADS WITH A MINIMUM PRECIPITATION RATE OF .45" PER HOUR FOR A FULL CIRCLE HEAD. TO BE USED FOR ESTABLISHMENT ONLY.
   - 5.4.3 PLANT MATERIAL IN NATIVE AREAS - SHALL BE DRIP IRRIGATED.

6. NO IRRIGATION WITHIN 5 FEET OF ALL BUILDING FOUNDATIONS. HAND WATERING MAY BE REQUIRED TO ESTABLISH ANY PLANT MATERIAL WITHIN 10 FET OF FOUNDATIONS.

7. IRRIGATION SYSTEM SHALL BE FULLY AUTOMATIC AND INCLUDE A WEATHER SENSING DEVICE.

IRRIGATION CONSTRUCTION NOTES

1. DRAWINGS AND BASE INFORMATION – ALL BASE AND PLANTING INFORMATION HAVE BEEN PROVIDED BY DHM DESIGN. THE CONTRACTOR IS RESPONSIBLE TO NOTIFY HYDROSYSTEMS*KDI OF ANY DISCREPANCIES BETWEEN THE UTILITY OR PLANTING PLANS AND THE IRRIGATION PLAN. IF CONTRACTOR FAILS TO NOTIFY HYDROSYSTEMS*KDI AND MAKES CHANGES TO THE IRRIGATION SYSTEM DESIGN, HE ASSUMES ALL COSTS AND LIABILITIES ASSOCIATED WITH THOSE FIELD CHANGES. REFER TO SPECIFICATIONS FOR ADDITIONAL PROJECT REQUIREMENTS.

2. SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS CONTACTED THE LOCAL WATER DISTRICT THAT SERVES THIS SITE AND THEY HAVE BEEN TOLD THAT THE STATIC WATER PRESSURE IN THIS AREA SHOULD BE (TBD) **75** PSI. THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY PRESSURE PRIOR TO COMMENCING ANY CONSTRUCTION AND NOTIFY HYDROSYSTEMS*KDI OF ANY VARIANCE FROM THE STATED PRESSURE IMMEDIATELY. WRITTEN DOCUMENTATION OF PRESSURE TEST AND RESULTS SHALL BE PROVIDED TO HYDROSYSTEMS*KDI AT CONSTRUCTION ONSET. IF CONTRACTOR FAILS TO FIELD VERIFY PRESSURE AND/OR NOTIFY HYDROSYSTEMS*KDI OR ANY VARIATIONS FROM THIS PRESSURE, THEN HE ASSUMES ALL CONSTRUCTION AND ENGINEERING COSTS ASSOCIATED WITH SYSTEM MODIFICATIONS REQUIRED TO ACCOMMODATE ACTUAL SITE PRESSURE. REFER TO POINT OF CONNECTION NOTES FOR SPECIFIC PRESSURE REQUIRED AT THAT LOCATION. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED STATIC PRESSURE OF **75** PSI MINIMUM.

3. PUMPING SYSTEM PRESSURE - HYDROSYSTEMS*KDI HAS INCLUDED A PUMP SYSTEM FROM THE WATER STORAGE TANK TO SUPPLY THE IRRIGATION SYSTEM. THIS SYSTEM HAS BEEN DESIGNED FOR A REQUIRED PRESSURE OF **75** PSI MINIMUM.

4. IRRIGATION SYSTEM OPERATION INTENT - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO IRRIGATE THE ESTABLISHED LANDSCAPE WITHIN A SIX NIGHT PER WEEK, SIX HOUR PER NIGHT WATERING WINDOW. ESTABLISHMENT WATERING WILL REQUIRE UP TO TWICE AS MUCH IRRIGATION FOR A FOUR TO SIX WEEK PERIOD. THE DESIGN IS BASED ON THE FOLLOWING PROJECTED WEEKLY APPLICATION RATES AFTER ESTABLISHMENT. THESE FIGURES ARE BASED ON A 30-YEAR AVERAGE WEATHER DATA AND WILL NEED TO BE ADJUSTED DUE TO SEASONAL CHANGES AND WEATHER CONDITIONS ABOVE AND BELOW THE AVERAGE VALUES UTILIZED.

BLUEGRASS TURF	1.94" PER WEEK PEAK SEASON
ORNAMENTAL PLANTINGS	.78" PER WEEK PEAK SEASON
NATIVE SEED MIXES	.65" PER WEEK PEAK SEASON (TWO SEASONS)

NOTE: IT IS THE INTENT OF THIS DESIGN THAT NATIVE AREAS WOULD ONLY BE IRRIGATED FOR ESTABLISHMENT. SYSTEM WILL REMAIN FOR USE DURING YEARS WITH LESS THAN NORMAL RAINFALL.

5. EQUIPMENT INSTALLATION - IT IS THE INTENT OF THIS DESIGN THAT ALL IRRIGATION EQUIPMENT BE INSTALLED WITHIN PROPERTY LIMITS AND WITHIN LANDSCAPED AREAS. ANY EQUIPMENT OTHER THAN VALVE BOXES OR SLEEVING THAT CONTAINS PIPE OR WIRES SHOWN OUTSIDE OF THESE LIMITS IS SHOWN IN THAT LOCATION FOR GRAPHICAL CLARITY ONLY. ALL VALVE BOXES SHALL BE INSTALLED A MINIMUM OF 2'-0" FROM EDGE OF ANY PAVED SURFACES UNLESS SPECIFICALLY INDICATED ON PLANS. BOXES INSTALLED IN OPEN TURF AREAS SHALL BE KEPT TO EDGES AND STAKED FOR REVIEW IF ALONG HIGH TRAFFIC AREAS. ALL VALVE BOXES SHALL BE PLACED A MINIMUM OF 3'-0" FROM THE CENTERLINE OF ANY DRAINAGE SWALE. ALL VALVE BOXES WITHIN PAVEMENT SHALL BE TIER 15 RATED BOXES FOR HEAVY DUTY NON-DELIBERATE TRAFFIC. BOX LID COLOR SHALL MATCH ADJACENT MATERIALS, I.E. GREEN IN TURF, TAN IN WOOD MULCH, GRAY IN STONE MULCH, PURPLE FOR RECLAIMED WATER SYSTEMS (IF REQUIRED). REFER TO LANDSCAPE PLANS FOR MATERIAL COLORS AND TYPES. ALL BOXES SHALL BE INSTALLED TO BE FLUSH WITH GRADE AND IN AN ORDERLY MANNER.

6. PIPING INSTALLATION - IRRIGATION PIPING SHALL MAINTAIN A MINIMUM DISTANCE FROM BUILDING FOUNDATIONS OF 10 FEET OR AS DESCRIBED IN SOILS REPORT, WHICHEVER IS GREATER. NO SPRAY IRRIGATION SHALL OCCUR WITHIN 10 FEET OF THE FOUNDATION. NO DRIP IRRIGATION SHALL OCCUR WITHIN 5 FEET OF THE FOUNDATION UNLESS SOIL MOISTURE SENSORS ARE INSTALLED ON VALVES SERVICING THESE AREAS. ALL IRRIGATION PIPING AND EMISSION DEVICES LOCATED ON TOP OF OR WITHIN BUILDING STRUCTURE SHALL CONFORM TO WATERPROOFING CONSULTANT REQUIREMENTS. PIPE ROUTING MAY BE SHOWN WITHIN THESE DISTANCES FOR GRAPHICAL CLARITY ONLY.

   IMPORTANT - ANY PIPING WITHIN THE 10 FOOT RESTRICTION AREA MUST BE INSTALLED IN SLEEVES.

7. MANUAL DRAIN VALVES - CONTRACTOR TO INSTALL ONE MANUAL DRAIN VALVE ON PRESSURE SUPPLY LINE DIRECTLY DOWNSTREAM OF BACKFLOW PREVENTER AND AT ALL LOW POINTS AND DEAD ENDS OF PRESSURE SUPPLY PIPING TO INSURE COMPLETE DRAINAGE OF SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THESE LOCATIONS IN-FIELD AND INSTALLATION LOCATIONS SHALL BE NOTED ON AS-BUILTS.

8. POP-UP SPRAY NOZZLES - CONTRACTOR TO INSTALL PLASTIC NOZZLES ON ALL POP-UP SPRAY HEADS. INSTALL 15 SERIES NOZZLES ON ALL HEADS SPACED AT 12' TO 14'. INSTALL 12 SERIES NOZZLES ON ALL HEADS SPACED 10' TO 11'. INSTALL 10 SERIES NOZZLES ON ALL HEADS SPACED AT 8' TO 9'. INSTALL 9 SERIES NOZZLES ON ALL HEADS SPACED AT 6' TO 7'. INSTALL 5' NOZZLES ON ALL HEADS SPACED AT 5'. INSTALL SIDE STRIP NOZZLES ON ALL HEADS WITH AN "S" DESIGNATION AND RIGHT AND LEFT CORNER STRIP NOZZLES ON ALL HEADS WITH AN "L" OR "R" DESIGNATION. VARIABLE ARC NOZZLES SHOULD BE UTILIZED ADJACENT TO CURVILINEAR SHRUB BEDS OR FOR ANY ANGLES THAT ARE NOT A STANDARD NOZZLE ANGLE. WHERE INDICATED, INSTALL LOW FLOW SQ SERIES SQUARE NOZZLES AT SPACING SHOWN.

9. DRIP IRRIGATION - REFER TO IRRIGATION DETAIL SHEET FOR DRIP EMITTER QUANTITIES AND PLACEMENT.

10. UNLABELED PIPING - ALL UNLABELED LATERAL PIPING SHALL BE 1" MINIMUM UNLESS OTHERWISE NOTED.

11. SLEEVING - ALL SLEEVING UNDER PAVED SURFACES SHOWN ON PLANS IS BY CONTRACTOR UNLESS OTHERWISE NOTED. SLEEVING SHALL BE INSTALLED IN THE SIZES AND QUANTITIES SHOWN ON PLANS OR BASED ON THE SCHEDULE BELOW. WHERE SLEEVES ARE SHOWN, BUT NOT LABELED, FOLLOW THE SCHEDULE BELOW. ALL MAINLINE, CONTROL WIRES AND DRIP LINES UNDER PAVED SURFACES ARE TO BE INSTALLED IN SLEEVING. ALL MAINLINE SLEEVE LOCATIONS TO INCLUDE A SEPARATE WIRE SLEEVE.

SLEEVED PIPE SIZE/WIRE QUANTITY	REQUIRED SLEEVE SIZE & (QUANTITY)
¾" - 1¼" PIPING	2" PVC (1)
1½" - 2" PIPING	4" PVC (1)
2-WIRE CONTROL WIRE	2" PVC (1)

12. ADJUSTMENT - CONTRACTOR SHALL FINE TUNE/ADJUST THE IRRIGATION SYSTEM TO REDUCE/AVOID OVERSPRAY ONTO HARD SURFACES BY ADJUSTING NOZZLE DIRECTION AND NOZZLE RADIUS.

13. PLANS AND SPECIFICATIONS - CONTRACTOR RESPONSIBLE TO ENSURE WORK CONFORMS TO PLANS AND SPECIFICATIONS. AT ONSET OF CONSTRUCTION, VERIFY PLANS ARE CURRENT. WHERE REQUIRED BY CITY, CONTRACTOR SHALL CONSTRUCT ONLY OFF CITY STAMPED PLANS. REVISIONS TO CITY STAMPED PLANS SHALL CONFORM TO CITY FIELD CHANGE PROCEDURES AND DOCUMENTATION.

14. SIMULTANEOUS ZONE OPERATION - THIS IRRIGATION SYSTEM HAS BEEN DESIGNED TO OPERATE MULTIPLE ZONES SIMULTANEOUSLY BASED ON INDIVIDUAL ZONE FLOW. THE DESIGN IS INTENDED TO OPERATE MULTIPLE VALVES, UP TO THE MAXIMUM FLOW IN THE POINT OF CONNECTION NOTE. REFER TO CONTROLLER SPECIFICATION FOR MAXIMUM SIMULTANEOUS VALVE COUNT.

15. 2-WIRE SYSTEM NOTES - CONTRACTOR SHALL INSTALL ALL TWO-WIRE COMPONENTS PER MANUFACTURER'S RECOMMENDATIONS AND STANDARDS.
   - 15.1. CONTRACTOR SHALL USE ONLY MANUFACTURED 2-WIRE DECODER CABLE (SEE SCHEDULE FOR SPECIFIC 2-WIRE CABLE).
   - 15.2. ONLY USE SINGLE STATION DECODERS (SEE SCHEDULE FOR SPECIFIC MODEL).
   - 15.3. ONLY USE SENSOR DECODER FOR FLOW SENSOR (SEE SCHEDULE FOR SPECIFIC MODEL) IF INDICATED ON PLANS.
   - 15.4. LOOP 5' OF 2-WIRE DECODER CABLE INTO ALL VALVE BOXES (WITH DECODERS AND SPLICES) FOR MAINTENANCE.
   - 15.5. LOOP 2' OF 2-WIRE DECODER CABLE AS AN EXPANSION LOOP AT ALL CHANGES OF DIRECTION.
   - 15.6. USE ONLY 3M DBR-6 WATERPROOF CONNECTORS ON ALL WIRE SPLICES AND ALL WIRE SPLICES ARE TO BE MADE WITHIN A VALVE BOX WITH CONTROL VALVES OR A SEPARATE 10" ROUND VALVE BOX FOR WIRE SPLICES.
   - 15.7. INSTALL SURGE PROTECTOR RODS OR PLATES @ LF. FROM VALVES, DECODERS, AND COMMUNICATION WIRE.
   - 15.8. GROUND ALL DECODERS AND DECODER WIRE A MINIMUM OF EVERY 500' OF WIRE AT ALL ENDS OF 2-WIRE DECODER CABLE RUN.

16. WATER BUDGETS AND PROJECTIONS - HYDROSYSTEMS-KDI HAS BASED THE IRRIGATION DESIGN AND THE ASSOCIATED PROJECTED WATER USE UPON SUCH FACTORS AS CITY OR WATER DISTRICT IMPOSED REQUIREMENTS, PUBLISHED PLANT SPECIES WATER NEEDS, SELECTED IRRIGATION METHOD EFFICIENCIES AS REPORTED BY INDEPENDENT TESTING FACILITIES, HISTORICAL WEATHER DATA FOR THE PROJECT LOCATION, AND PROPER MAINTENANCE PROCEDURES. HYDROSYSTEMS*KDI IS NOT RESPONSIBLE, AND ACCEPTS NO RESPONSIBILITY, FOR THE ACTUAL WATER USAGE VARIATION THAT IS A RESULT OF FIELD MODIFICATIONS TO THE SYSTEM NOT MATCHING CONSTRUCTION DOCUMENTS, IMPROPER MAINTENANCE, WASTE DUE TO SYSTEM DAMAGE OR VANDALISM, OR WEATHER CONDITIONS THAT DEVIATE FROM PUBLISHED 30 YEAR HISTORICAL AVERAGES.

REFER TO SHEET

IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
IR1.01	OVERALL PLAN
IR1.1 - IR1.8	IRRIGATION PLANS
IR2.0 - IR2.3	IRRIGATION DETAILS

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
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Eagle, CO

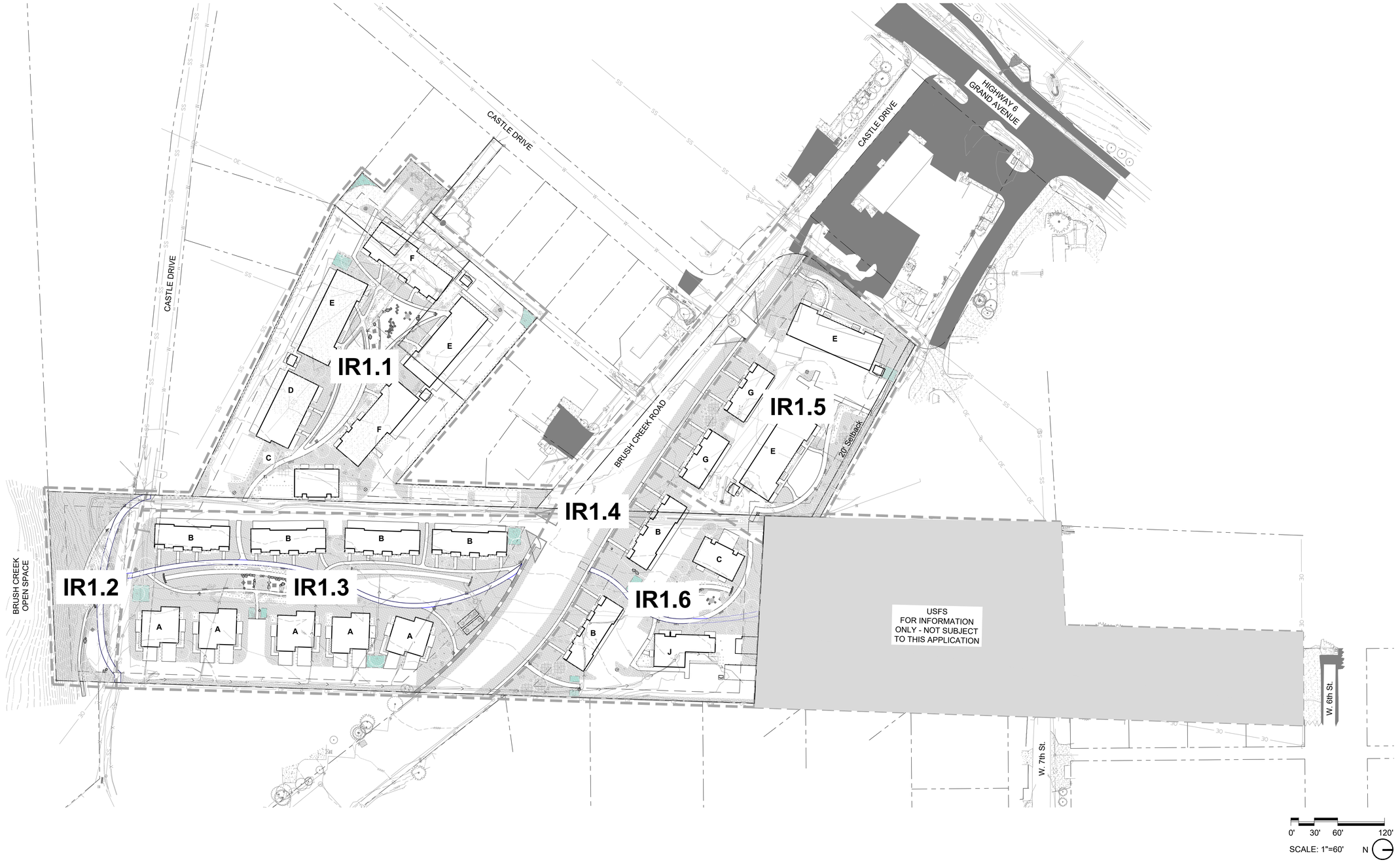
PROJECT NO: 21252.00

ISSUE:
07.26.2024 90% CD SET -REVIEW

SHEET TITLE:
IRRIGATION NOTES & SCHEDULE

SHEET NUMBER:
IR1.0

Plot date/time: July 22, 2024 - 3:56 pm



REFER TO SHEET

IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
IR1.01	OVERALL PLAN
IR1.1 - IR1.8	IRRIGATION PLANS
IR2.0 - IR2.3	IRRIGATION DETAILS

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PROJECT NO: 21252.00

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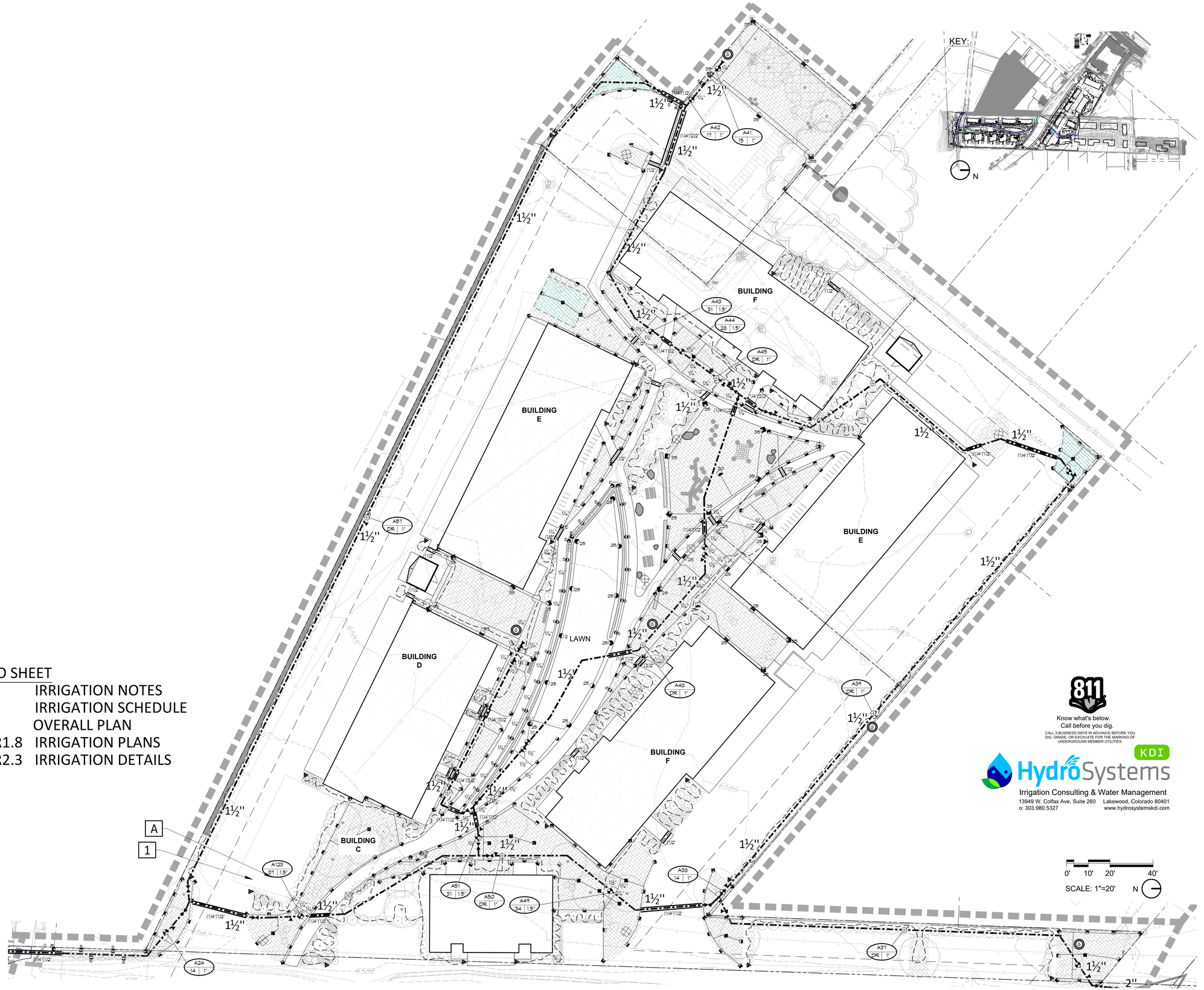
SHEET TITLE:

IRRIGATION SHEET REFERENCE PLAN

SHEET NUMBER:

IR1.01

Plot Date/Time: July 22, 2024 - 8:58 am



REFER TO SHEET

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IR1.0	IRRIGATION SCHEDULE
IR1.01	OVERALL PLAN
IR1.1 - IR1.8	IRRIGATION PLANS
IR2.0 - IR2.3	IRRIGATION DETAILS

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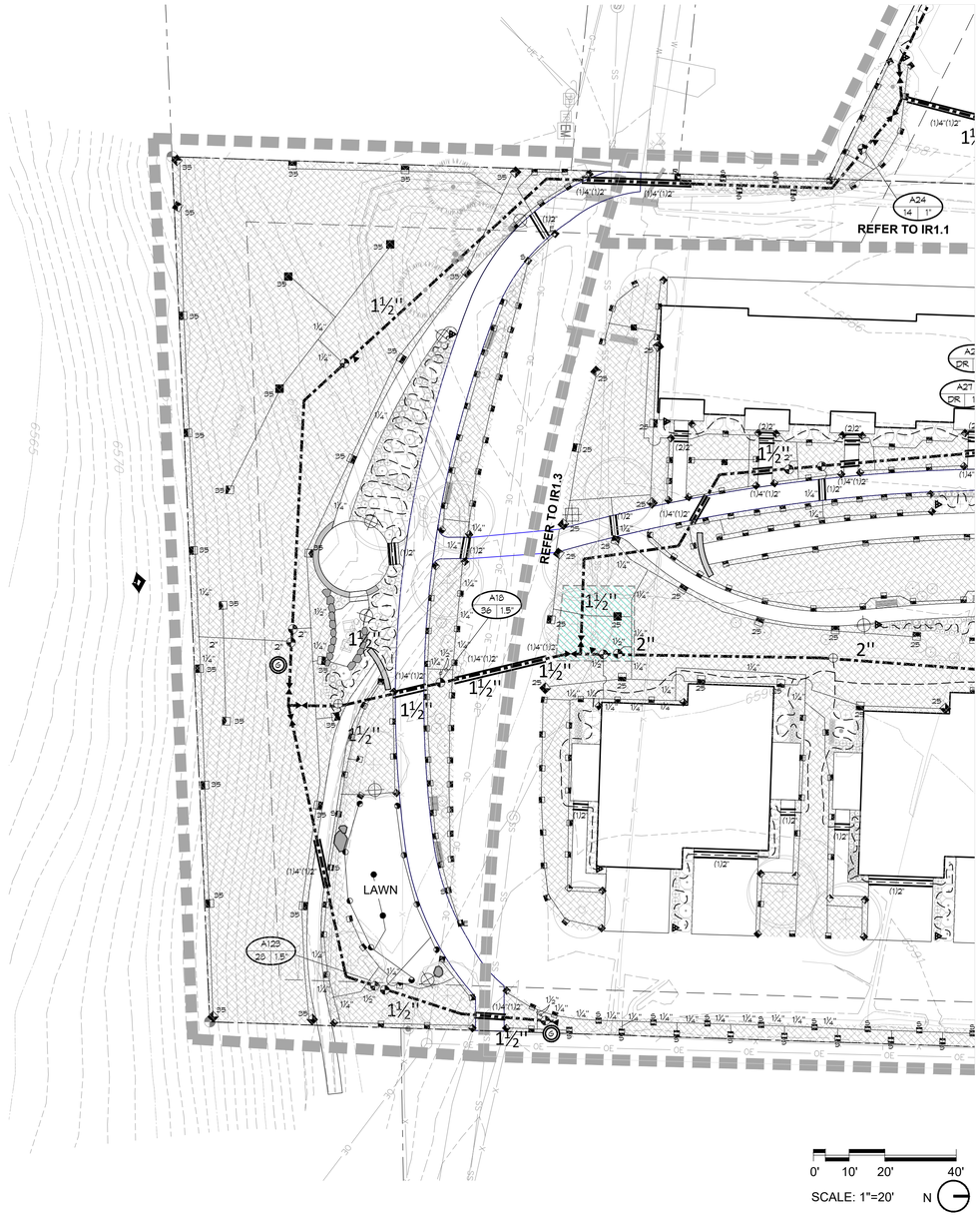
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

IR1.1

Plot Date/Time: July 22, 2024 - 5:38 pm



KEY:



N

REFER TO SHEET

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IR1.01	OVERALL PLAN
IR1.1 - IR1.8	IRRIGATION PLANS
IR2.0 - IR2.3	IRRIGATION DETAILS

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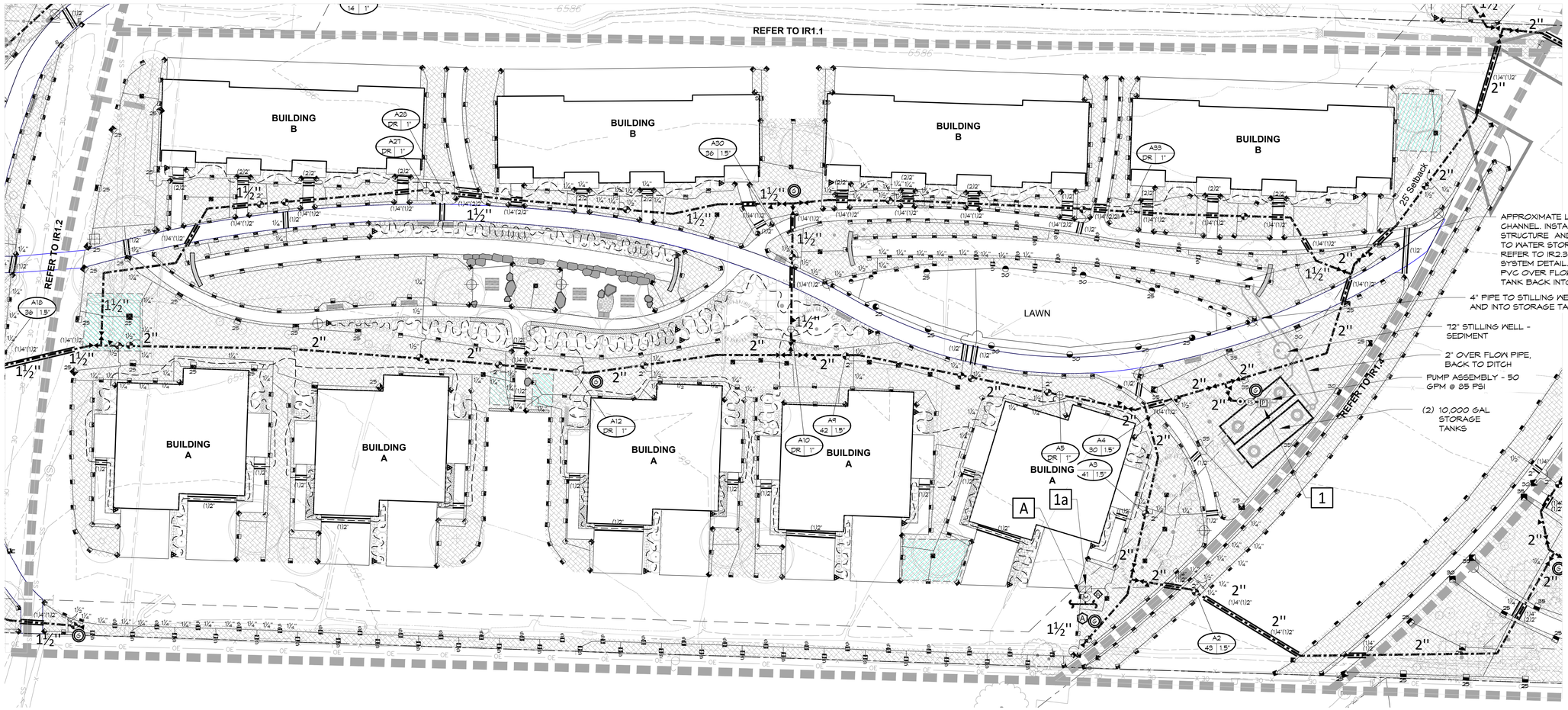
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

IR1.2

Plot Date/Time: July 22, 2024 - 8:58 am



1 POINT OF CONNECTION #1 - PUMP

PEAK FLOW REQUIREMENT: 50 GPM. REQUIRED STATIC PRESSURE: 85 PSI FROM PUMP CONTRACTOR TO INSTALL AND COORDINATE, WITH TANK MANUFACTURE, FOR THE INSTALLATION OF (2) -10,000 GALLON TANK AT APPROXIMATE LOCATION SHOWN. REFER TO DETAILS FOR INSTALLATION OF IRRIGATION PUMPING STATION. INSTALL ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE GATE VALVE, ONE QUICK COUPLING VALVE, ONE MASTER VALVE AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. EXTEND 2 UFUL14# WIRE WITH GROUND (BLACK, WHITE, GROUND WIRE) AND CONNECT THE WIRES FROM THE PUMP START RELAY TO THE MASTER VALVE TERMINALS IN ASSOCIATED CONTROLLER. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. 240V / 3 PHASE VOLT POWER IS AVAILABLE WITHIN 25 LF. OF PUMP LOCATION BY OTHERS RE: ELECTRICAL PLANS (TBC). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FINAL PUMP AND STORAGE TANK LOCATIONS SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

1a POINT OF CONNECTION #1a - 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 65 PSI MIN.
A POTABLE WATER SOURCE WILL BE USED AS A BACKUP WATER SUPPLY TO THE IRRIGATION SYSTEM IN THE EVENT THAT THE CHANNEL IS NOT FLOWING WATER OR IS TOO LOW TO SUPPLY ADEQUATE WATER.

CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=CIVIL (TBC). INSTALL ONE 1" METER PER CITY OR COUNTY SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE STOP AND WASTE VALVE, ONE REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE GATE VALVE, ONE QUICK COUPLING VALVE AND EXTEND PVC MAINLINE, AS SHOWN, TO SUPPLY WATER INTO TANK, AS REQUIRED. ATTACH THIS PIPE TO A FLOAT VALVE WITHIN TANK (SEE DETAIL). WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

A CONTROLLER LOCATION "A"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL, STATION COUNT PER CONTROLLER DATA SCHEDULE). REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 25 LF. OF CONTROLLER LOCATION BY OTHERS RE=ELECTRICAL PLANS (TBC). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE / ON EXTERNAL WALL. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

REFER TO SHEET

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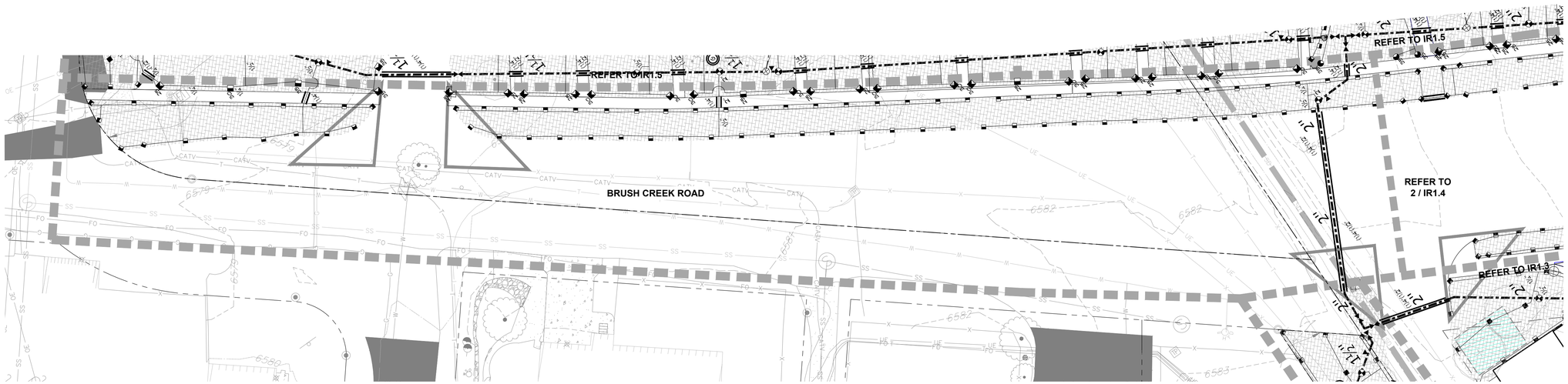
SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

IR1.3

Plot Date/Time: July 22, 2024 - 8:58 am



1 / IR1.4 IRRIGATION ENLARGMENT

N

SCALE: 1" = 20' - 0"

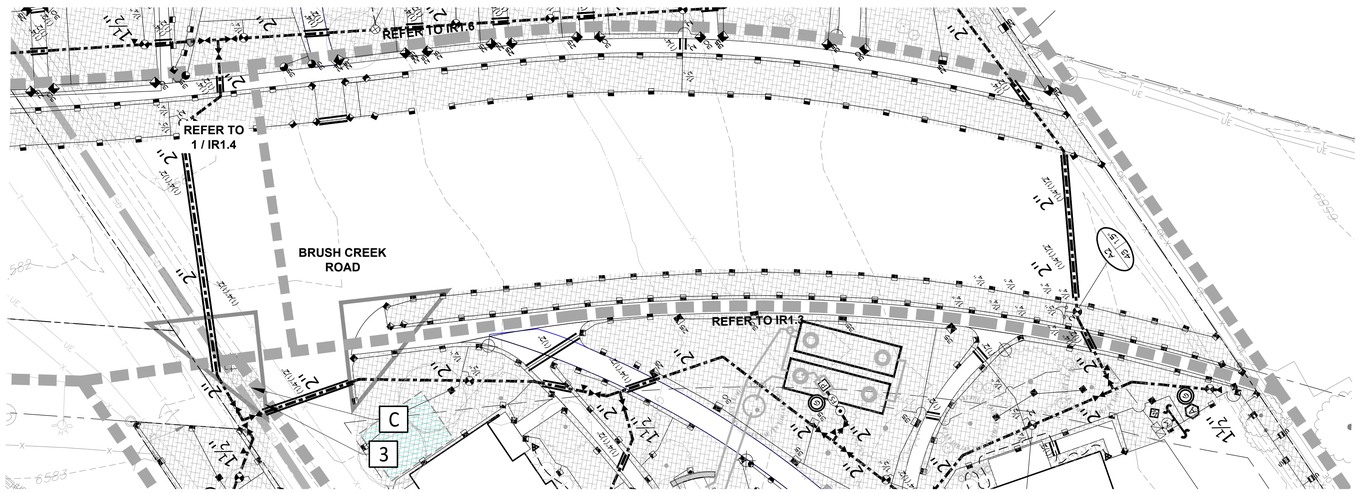
3 POINT OF CONNECTION #3- 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 75 PSI (TBD)

CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=CIVIL (TBC). INSTALL ONE 1" METER PER CITY OR COUNTY SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE STOP AND WASTE VALVE, ONE REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO INSTALLATION.

C CONTROLLER LOCATION "C"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL, STATION COUNT PER CONTROLLER DATA SCHEDULE), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 25 LF. OF CONTROLLER LOCATION BY OTHERS RE=ELECTRICAL PLANS (TBC). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE / ON EXTERNAL WALL. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.



2 / IR1.4 IRRIGATION ENLARGMENT

N

SCALE: 1" = 20' - 0"

REFER TO SHEET

IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
IR1.01	OVERALL PLAN
IR1.1 - IR1.8	IRRIGATION PLANS
IR2.0 - IR2.3	IRRIGATION DETAILS

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SHEET TITLE:

IRRIGATION PLAN

SHEET NUMBER:

IR1.4

Plot Date/Time: July 22, 2024 - 2:38 pm

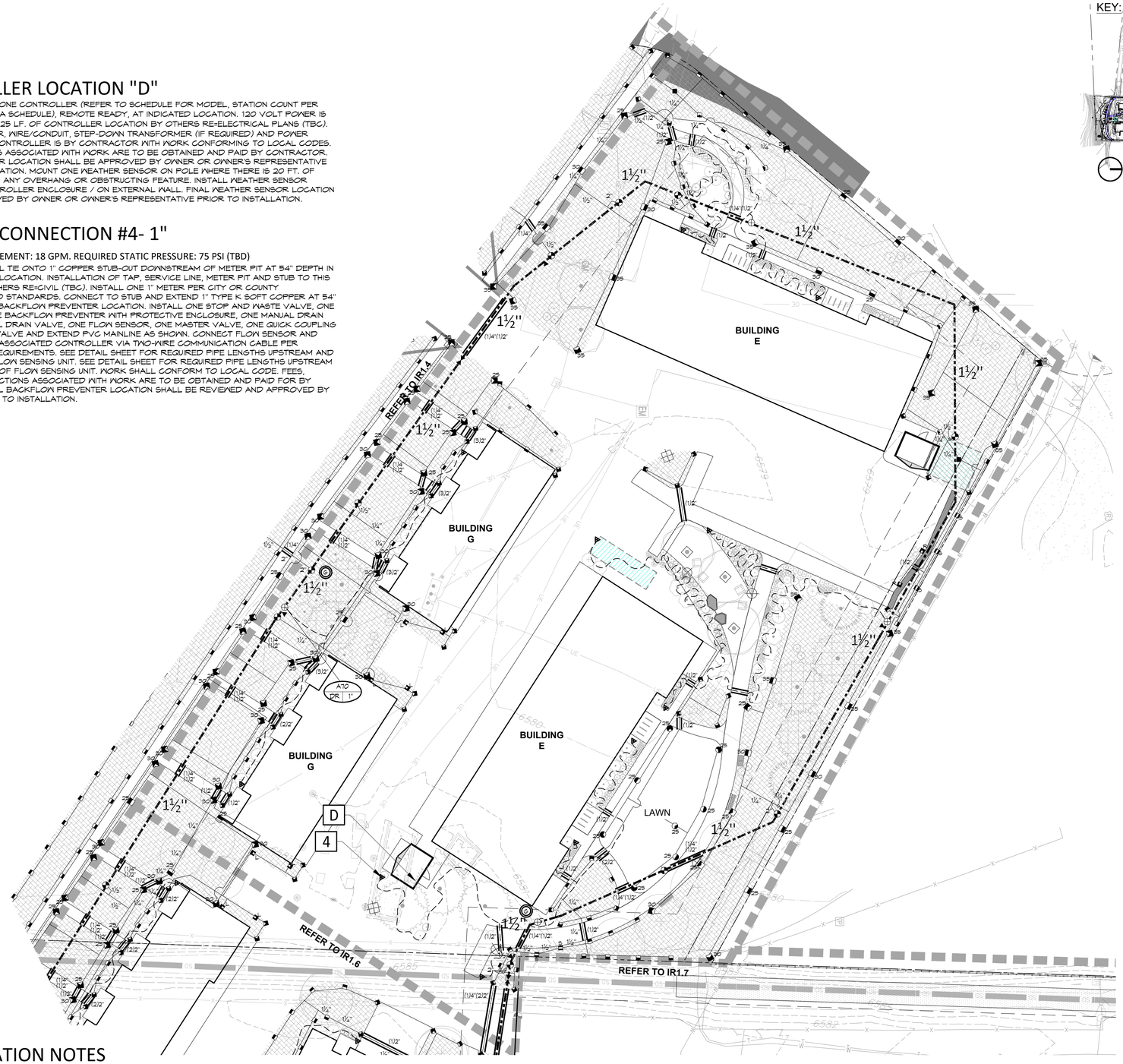
D CONTROLLER LOCATION "D"

PEDESTAL MOUNT ONE CONTROLLER (REFER TO SCHEDULE FOR MODEL, STATION COUNT PER CONTROLLER DATA SCHEDULE), REMOTE READY, AT INDICATED LOCATION. 120 VOLT POWER IS AVAILABLE WITHIN 25 LF. OF CONTROLLER LOCATION BY OTHERS RE=ELECTRICAL PLANS (TBC). ELECTRICAL METER, WIRE/CONDUIT, STEP-DOWN TRANSFORMER (IF REQUIRED) AND POWER CONNECTION TO CONTROLLER IS BY CONTRACTOR WITH WORK CONFORMING TO LOCAL CODES. FEES AND PERMITS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID BY CONTRACTOR. FINAL CONTROLLER LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION. MOUNT ONE WEATHER SENSOR ON POLE WHERE THERE IS 20 FT. OF CLEARANCE FROM ANY OVERHANG OR OBSTRUCTING FEATURE. INSTALL WEATHER SENSOR RECEIVER IN CONTROLLER ENCLOSURE / ON EXTERNAL WALL. FINAL WEATHER SENSOR LOCATION SHALL BE APPROVED BY OWNER OR OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.

4 POINT OF CONNECTION #4- 1"

PEAK FLOW REQUIREMENT: 18 GPM. REQUIRED STATIC PRESSURE: 75 PSI (TBD)

CONTRACTOR SHALL TIE ONTO 1" COPPER STUB-OUT DOWNSTREAM OF METER PIT AT 54" DEPTH IN THIS APPROXIMATE LOCATION. INSTALLATION OF TAP, SERVICE LINE, METER PIT AND STUB TO THIS LOCATION IS BY OTHERS RE=CIVIL (TBC). INSTALL ONE 1" METER PER CITY OR COUNTY SPECIFICATIONS AND STANDARDS. CONNECT TO STUB AND EXTEND 1" TYPE K SOFT COPPER AT 54" MINIMUM DEPTH TO BACKFLOW PREVENTER LOCATION. INSTALL ONE STOP AND WASTE VALVE, ONE REDUCED PRESSURE BACKFLOW PREVENTER WITH PROTECTIVE ENCLOSURE, ONE MANUAL DRAIN VALVE, ONE MANUAL DRAIN VALVE, ONE FLOW SENSOR, ONE MASTER VALVE, ONE QUICK COUPLING VALVE, ONE GATE VALVE AND EXTEND PVC MAINLINE AS SHOWN. CONNECT FLOW SENSOR AND MASTER VALVE TO ASSOCIATED CONTROLLER VIA TWO-WIRE COMMUNICATION CABLE PER MANUFACTURER'S REQUIREMENTS. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. SEE DETAIL SHEET FOR REQUIRED PIPE LENGTHS UPSTREAM AND DOWNSTREAM OF FLOW SENSING UNIT. WORK SHALL CONFORM TO LOCAL CODE. FEES, PERMITS AND INSPECTIONS ASSOCIATED WITH WORK ARE TO BE OBTAINED AND PAID FOR BY CONTRACTOR. FINAL BACKFLOW PREVENTER LOCATION SHALL BE REVIEWED AND APPROVED BY CONSULTANT PRIOR TO INSTALLATION.





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IR1.0	IRRIGATION SCHEDULE
IR1.01	OVERALL PLAN
IR1.1 - IR1.8	IRRIGATION PLANS
IR2.0 - IR2.3	IRRIGATION DETAILS

0' 10' 20' 40' N
SCALE: 1"=20'

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IRRIGATION PLAN

SHEET NUMBER:
IR1.5

Plot date/time: July 22, 2024 - 8:59 am



KEY:



N

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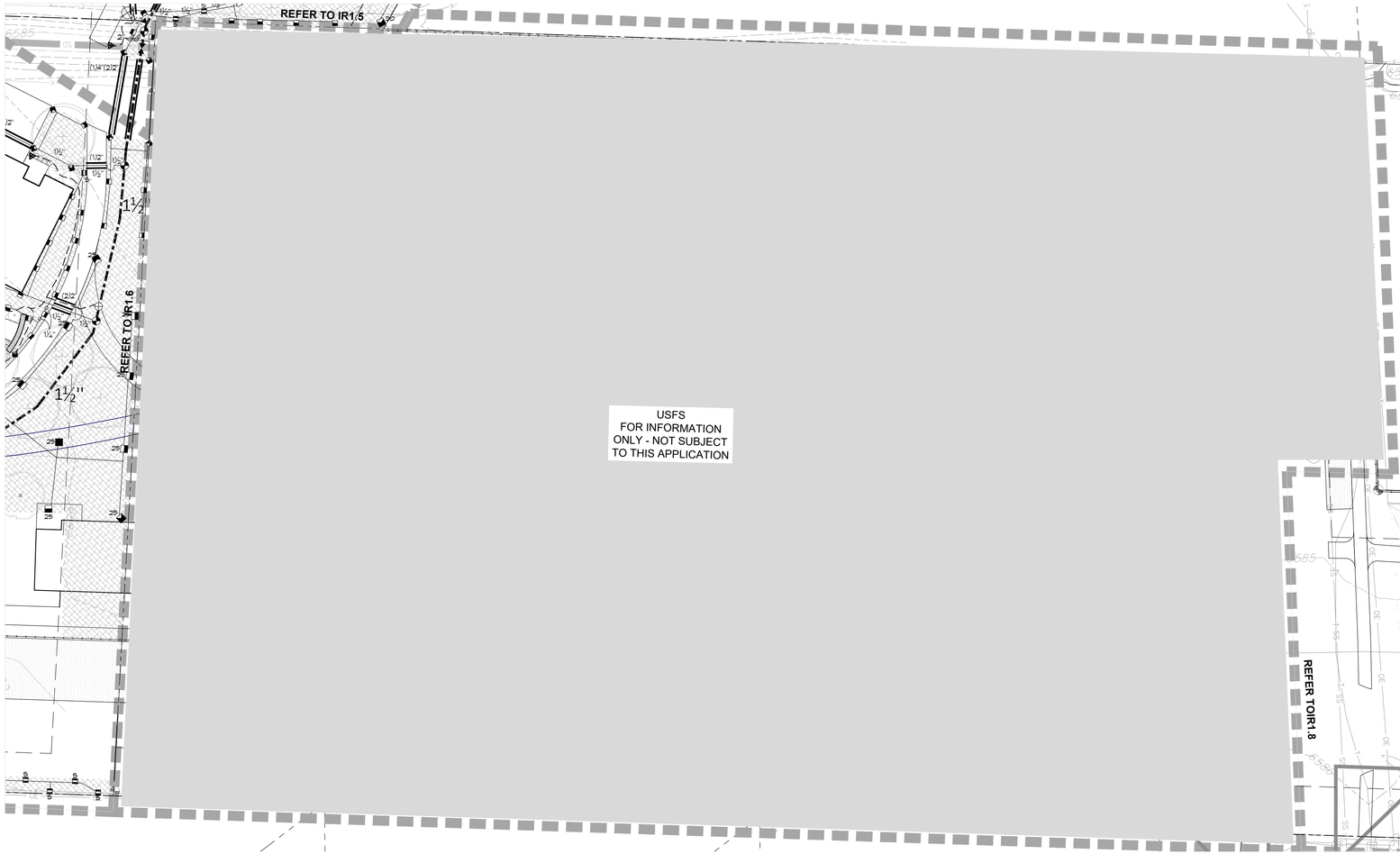
IRRIGATION PLAN

SHEET NUMBER:

IR1.6

Plot Date/Time: July 22, 2024 - 5:39 pm





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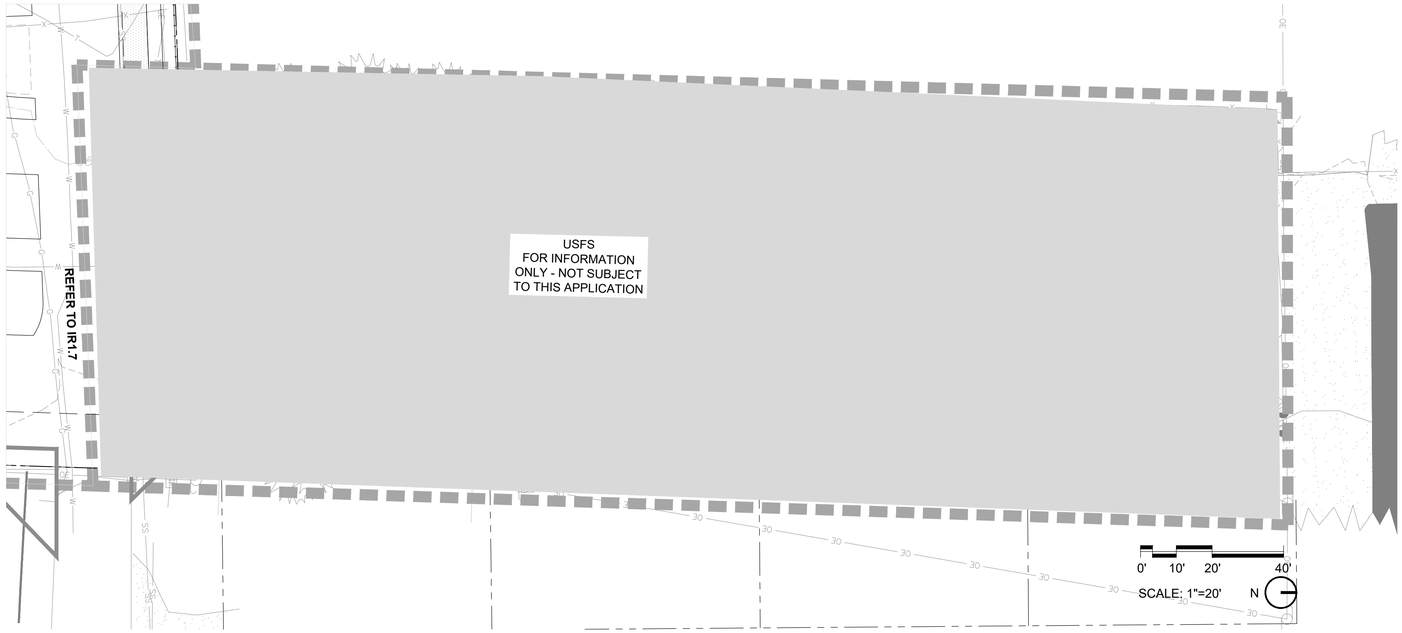
SHEET TITLE:
IRRIGATION PLAN

SHEET NUMBER:
IR1.7

Plot Date/Time: July 22, 2024 - 8:59 am





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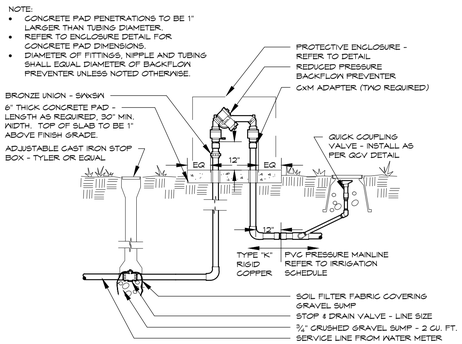
IRRIGATION PLAN

SHEET NUMBER:

IR1.8

Plot Date/Time: July 22, 2024 - 5:39 pm

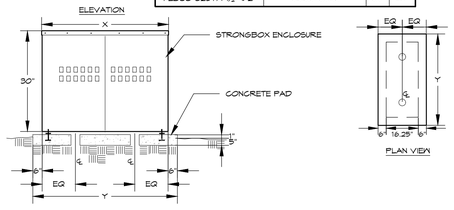


BACKFLOW PREVENTER

3/4" - 2" SYSTEMS WITH PVC CONNECTION

1

BFP MODEL/SIZE	ENCLOSURE MODEL	X	Y
FEBCO 825Y ¾" & 1"	SBBC-30AL	30"	42"
FEBCO 825Y 1½" & 2"	SBBC-45AL	45"	57"
FEBCO 825YA ¾" & 1"	SBBC-22AL	22"	34"
FEBCO 825YA 1½" & 2"	SBBC-30AL	30"	42"

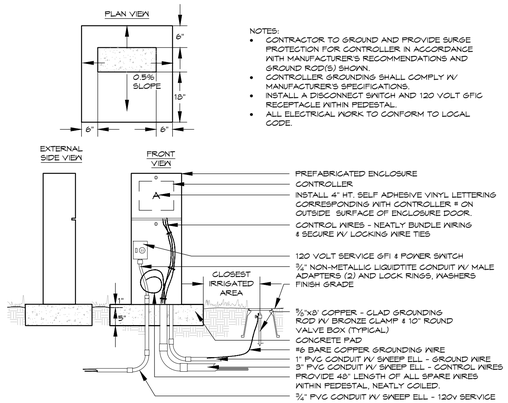


NOTES:
- PAD PENETRATIONS FOR BACKFLOW PREVENTER RISERS TO BE 1" LARGER THAN RISER DIAMETER.
- TOP SURFACE OF CONCRETE PAD SHALL BE 1" ABOVE FINISH GRADE.
- INSTALL ENCLOSURE ANCHORS AS PER MANUFACTURER'S RECOMMENDATIONS.
- PROVIDE OWNER WITH KEYED PADLOCK FOR ENCLOSURE.

BACKFLOW ENCLOSURE

STRONGBOX - 3/4" - 2" SYSTEMS

2

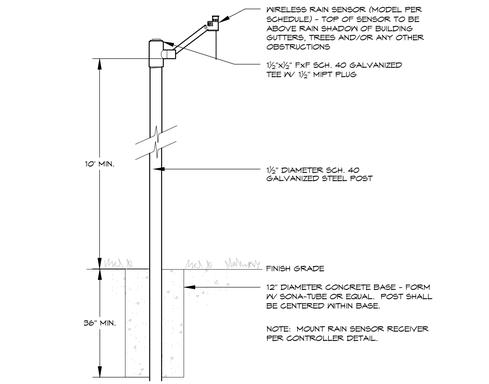


NOTES:
- CONTRACTOR TO GROUND AND PROVIDE SURGE PROTECTION FOR CONTROLLER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND GROUND ROD(S) SHOWN.
- CONTROLLER GROUNDING SHALL COMPLY W/ MANUFACTURER'S SPECIFICATIONS.
- INSTALL A DISCONNECT SWITCH AND 120 VOLT GFIC RECEPTACLE WITHIN PEDESTAL.
- ALL ELECTRICAL WORK TO CONFORM TO LOCAL CODE.

ELECTRIC CONTROLLER

PEDESTAL - FRONT OPENING - TYPICAL

3



WEATHER SENSOR

POLE MOUNTED - Wireless

4

GROUNDING MUST MEET ALL MANUFACTURER'S REQUIREMENTS. IN ADDITION, GROUNDING PLATE DESIGN CONSISTS OF ONE VERTICAL 8-FOOT COPPER CLAD GROUNDING ROD (AT LEAST EIGHT FEET FROM THE EQUIPMENT), AND ONE COPPER GROUNDING PLATE PER 40 STATIONS REQUIRING GROUNDING. INSTALL GROUNDING PLATE HORIZONTALLY, THREE FEET DEEP AND 15' FROM THE GROUNDING ROD. SHOULD MULTIPLE RODS/PLATES BE REQUIRED, THEY SHALL BE PLACED A MINIMUM OF 9 LINEAR FEET FROM EACH OTHER. PERFORM CADWELD CONNECTION TO GROUNDING ROD(S) AND PLACEMENT OF GROUNDING PLATE(S) IN OWNER'S PRESENCE PRIOR TO BACKFILL. REFER TO ASIC STANDARDS FOR MORE INFORMATION.

CONTROLLER GROUNDING

TWO-WIRE SYSTEM - Pedestal Mount

5

TRENCH

24"TYPICAL

6

NOTE:
- ALL SLEEVE MATERIAL PER IRRIGATION SCHEDULE. SIZE AS NOTED ON PLAN.
- INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.
- CONTRACTOR TO COORDINATE WITH FLATWORK INSTALLER TO BRAND A "V" IN SIDEWALK OR CURB AT BOTH ENDS OF SLEEVE CROSSING.

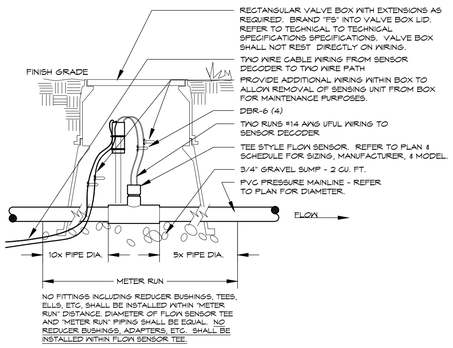
IRRIGATION SLEEVING

7

MASTER VALVE

VIA DECODER

8

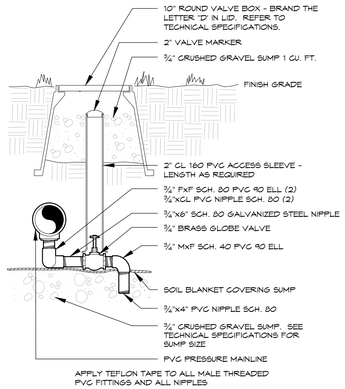


NO FITTINGS INCLUDING REDUCER BUSHINGS, TEES, ELLS, ETC, SHALL BE INSTALLED WITHIN "METER RUN" DISTANCE. DIAMETER OF FLOW SENSOR TEE AND "METER RUN" PIPING SHALL BE EQUAL. NO REDUCER BUSHINGS, ADAPTERS, ETC. SHALL BE INSTALLED WITHIN FLOW SENSOR TEE.

FLOW SENSOR

VIA DECODER - TEE STYLE - POTABLE

9



APPLY TEFLON TAPE TO ALL MALE THREADED PVC FITTINGS AND ALL NIPPLES

MANUAL DRAIN VALVE

10

REFER TO SHEET

IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
IR1.01	OVERALL PLAN
IR1.1 - IR1.8	IRRIGATION PLANS
IR2.0 - IR2.3	IRRIGATION DETAILS

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WEST EAGLE HOUSING

Eagle, CO

PROJECT NO: 21252.00

ISSUE:

07.26.2024 90% CD SET -REVIEW

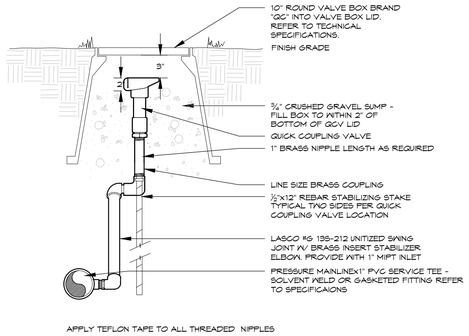
SHEET TITLE:

IRRIGATION DETAILS

SHEET NUMBER:

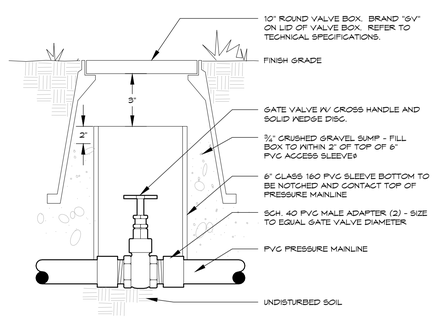
IR2.0

Plot Date/Time: July 22, 2024 - 2:59 pm

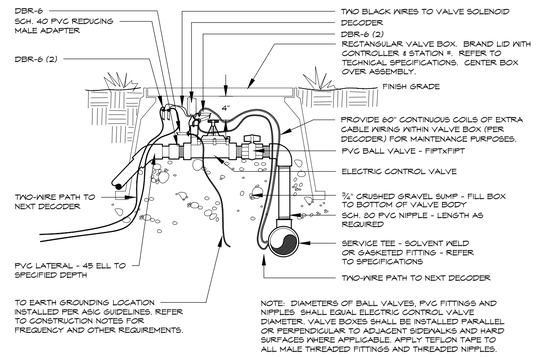


APPLY TEFLON TAPE TO ALL THREADED NIPPLES

QUICK COUPLING VALVE 11



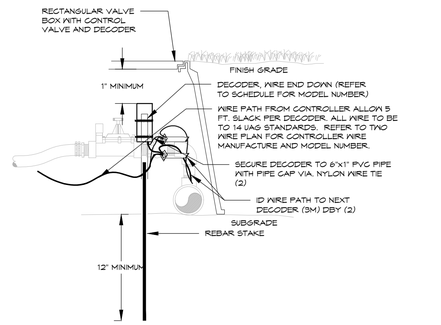
GATE VALVE 12



NOTE: DIAMETERS OF BALL VALVES, PVC FITTINGS AND NIPPLES SHALL EQUAL ELECTRIC CONTROL VALVE DIAMETER. VALVE BOXES SHALL BE INSTALLED PARALLEL OR PERPENDICULAR TO ADJACENT SIDEWALKS AND HARD SURFACES WHERE APPLICABLE. APPLY TEFLON TAPE TO ALL MALE THREADED FITTINGS AND THREADED NIPPLES.

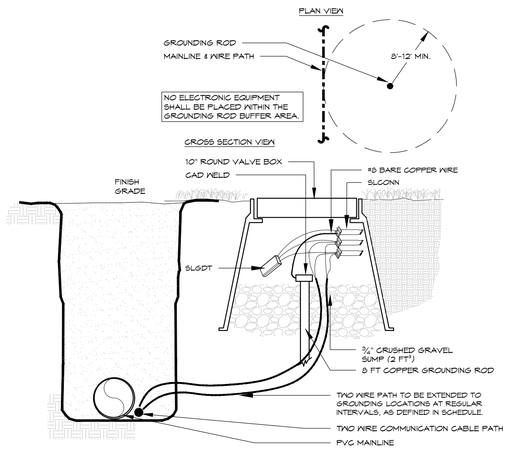
ELECTRIC CONTROL VALVE 13

TWO-WIRE SYSTEM - PVC PIPE



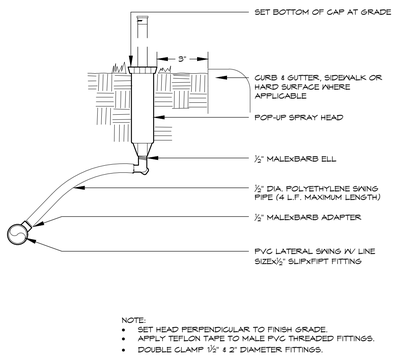
DECODER INSTALLATION 14

TWO-WIRE SYSTEM



DECODER GROUNDING 15

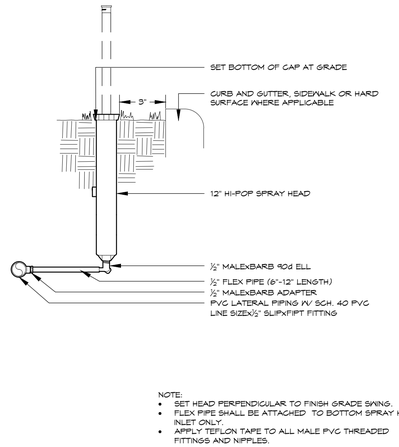
VIA GROUNDING ROD



NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE TO MALE PVC THREADED FITTINGS.
- DOUBLE CLAMP ½" & 2" DIAMETER FITTINGS.

POP-UP SPRAY HEAD 16

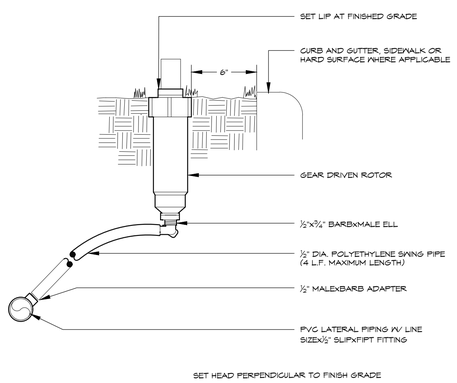
SWING PIPE - PVC



NOTE:
- SET HEAD PERPENDICULAR TO FINISH GRADE SWING.
- FLEX PIPE SHALL BE ATTACHED TO BOTTOM SPRAY HEAD INLET ONLY.
- APPLY TEFLON TAPE TO ALL MALE PVC THREADED FITTINGS AND NIPPLES.

HI-POP SPRAY HEAD 17

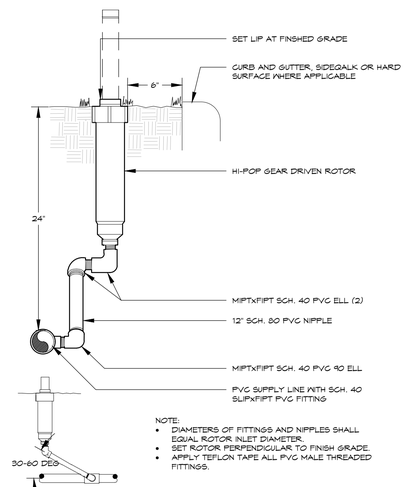
SWING PIPE - PVC



SET HEAD PERPENDICULAR TO FINISH GRADE

GEAR DRIVEN ROTOR 18

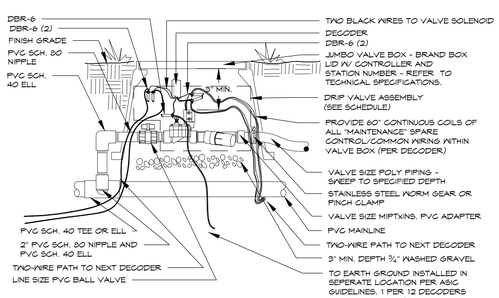
SWING PIPE - PVC



NOTE:
- DIAMETERS OF FITTINGS AND NIPPLES SHALL EQUAL ROTOR INLET DIAMETER.
- SET ROTOR PERPENDICULAR TO FINISH GRADE.
- APPLY TEFLON TAPE ALL PVC MALE THREADED FITTINGS.

HI-POP GEAR DRIVEN ROTOR 19

NOTE:
INSTALL ASSEMBLY TO REST ON GRAVEL SUMP. CONTAIN ENTIRE ASSEMBLY WITHIN BOX. NO VALVE BOX EXTENSIONS WILL BE ACCEPTED. PROVIDE 3"-4" CLEARANCE BETWEEN TOP OF CONTROL VALVE SOLENOID AND BOTTOM OF VALVE BOX LID. TOP OF VALVE BOX TO BE FLUSH WITH FINISH GRADE. VALVE BOX SHALL NOT REST ON DRIP TUBING.



DRIP VALVE 20

TWO-WIRE SYSTEM - KIT - POLY PIPE

REFER TO SHEET

IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
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IR2.0 - IR2.3	IRRIGATION DETAILS

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Eagle, CO

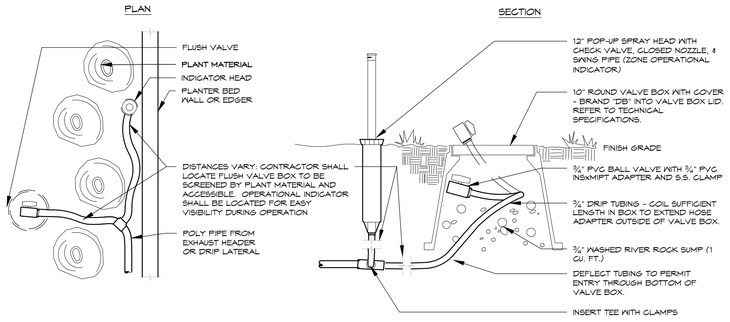
PROJECT NO: 21252.00

ISSUE:
07.26.2024 90% CD SET -REVIEW

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
IR2.1

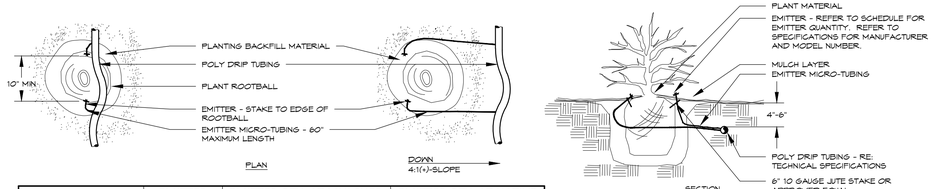
Plot Date/Time: July 22, 2024 - 3:39 pm



DRIP FLUSH VALVE

WITH OPERATIONAL INDICATOR

21



PLANT SIZE	EMITTER FLOW RATE	EMITTER QTY. AT MULCHED BED LOCATIONS	EMITTER QTY. AT NATIVE SEED LOCATIONS
1 - 2 GALLON MATERIAL	0.5 GPH	ONE EACH	ONE EACH
5 GALLON MATERIAL	0.5 GPH	TWO EACH	TWO EACH
1½" CALIPER TREE	1.0 GPH	THREE EACH	FOUR EACH
2" CALIPER TREE	1.0 GPH	FOUR EACH	SIX EACH
2½" CALIPER TREE	1.0 GPH	SIX EACH	EIGHT EACH
3" CALIPER TREE	1.0 GPH	EIGHT EACH	TEN EACH
3½" CALIPER TREE	1.0 GPH	NINE EACH	ELEVEN EACH
4" CALIPER TREE	1.0 GPH	TEN EACH	TWELVE EACH
6 FT. CONIFEROUS TREE	1.0 GPH	FOUR EACH	SIX EACH
8 FT. CONIFEROUS TREE	1.0 GPH	SIX EACH	NINE EACH
10 FT. CONIFEROUS TREE	1.0 GPH	EIGHT EACH	TWELVE EACH
12 FT. CONIFEROUS TREE	1.0 GPH	TEN EACH	FOURTEEN EACH

NOTES:

- INSTALL EMITTERS ON OPPOSING SIDES OF ROOTBALL. THREE OR MORE EMITTERS SHALL BE EQUALLY SPACED AROUND ROOT BALL.
- EMITTERS ARE TO BE INSTALLED TO CLEAR SURFACE BY A MINIMUM OF 1" AND A MAXIMUM OF 2".
- FLUSH ALL LINES THOROUGHLY, INCLUDING EMITTER MICRO-TUBING PRIOR TO EMITTER INSTALLATION.
- IF PLANTING ON A 4:1 SLOPE OR STEEPER, INSTALL BOTH EMITTERS ON UPHILL SIDE OF ROOT BALL.
- EMITTERS SHALL BE SELF-FLUSHING, PRESSURE COMPENSATING-TYPE UNLESS NOTED OTHERWISE WITHIN TECHNICAL SPECIFICATIONS.
- DRIP VALVE ZONES ARE DESIGNED TO ACCOUNT FOR DIFFERENCES IN PLANT REQUIREMENTS (HYDROZONES) AND SUN EXPOSURE.
- CONTRACTOR SHALL ENSURE HYDROZONES ARE VALVED SEPARATELY AS SHOWN ON PLAN.
- SITE CONDITIONS MAY DICTATE THAT MULTIPLE SUN EXPOSURES ARE VALVED TOGETHER DURING THE DESIGN PROCESS. CONTRACTOR SHALL ADJUST EMITTER SCHEDULE AS FOLLOWS:
  - EMITTER QUANTITIES SHALL REMAIN THE SAME BUT EMITTER GALLONAGES SHALL BE DOUBLED FOR PLANTS WITH SOUTH AND WEST EXPOSURES.
  - EMITTER QUANTITIES AND GALLONAGE SHALL BE AS SHOWN IN SCHEDULE FOR PLANTS WITH NORTH AND EAST EXPOSURES.
  - PLANTINGS WITH NORTH AND EAST EXPOSURE SHALL DICTATE VALVE RUN-TIMES AND CONTRACTOR SHALL ADJUST SCHEDULING ACCORDINGLY.

DRIP EMITTER

BELOW GRADE

22

REFER TO SHEET

IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
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IR1.1 - IR1.8	IRRIGATION PLANS
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PROJECT NO: 21252.00

ISSUE:

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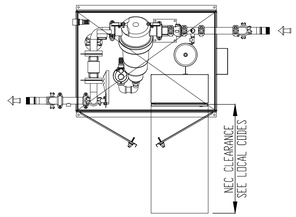
SHEET TITLE:

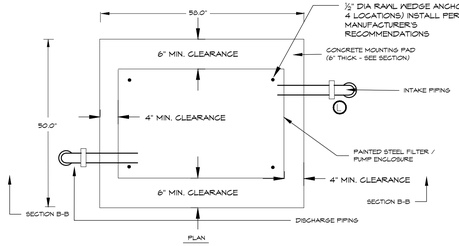
IRRIGATION DETAILS

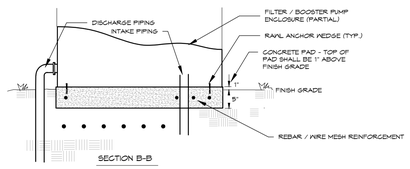
SHEET NUMBER:

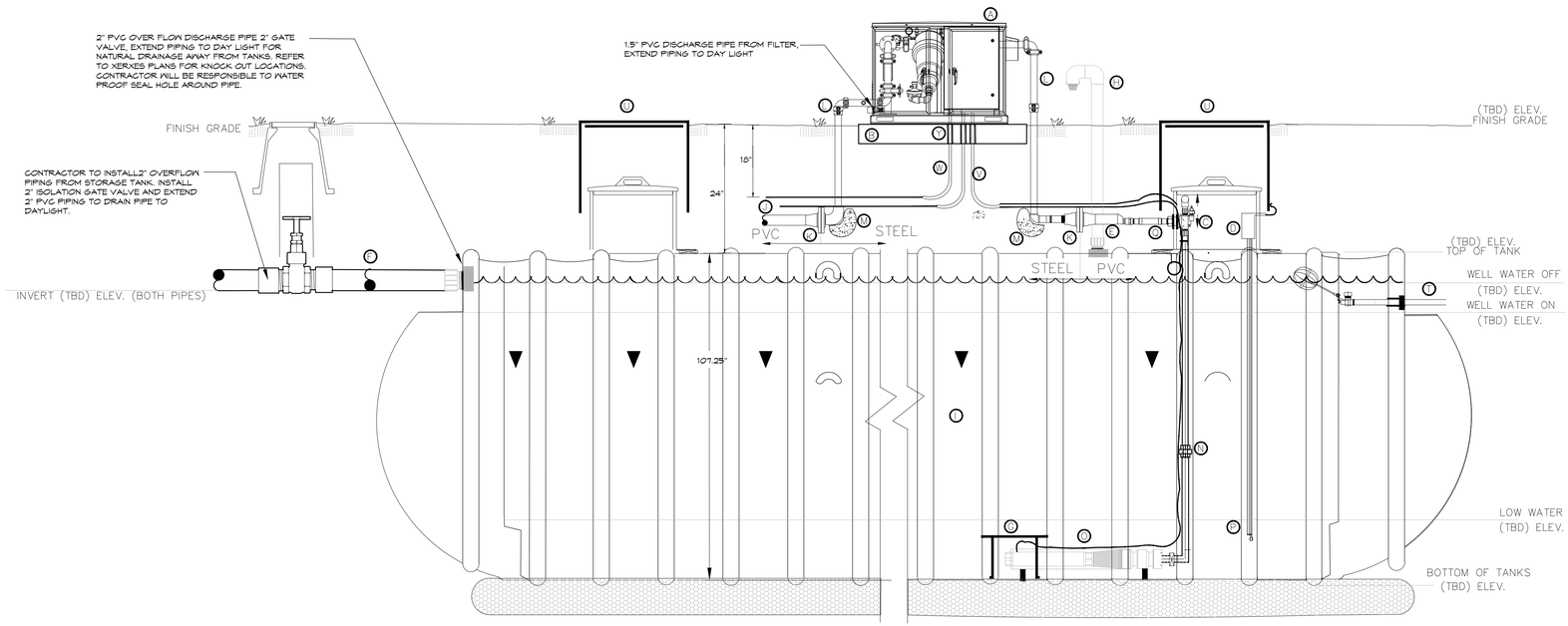
IR2.2

Plot Date/Time: July 22, 2024 - 8:59 am









PUMPING SYSTEM

- (A) SKID MOUNTED PUMPING ASSEMBLY WITH ENCLOSURE, VFD AND CONTROL PANEL, OFF-LOADED & INSTALLED BY CONTRACTOR. FASTEN TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS.
- (B) CONCRETE SLAB BY CONTRACTOR.
- (C) 1.5" MAAS PITLESS ADAPTER WITH STAINLESS STEEL THREADED FLEXIBLE COUPLING. REINFORCE MAN-WAY ACCESS AS NEEDED.
- (D) TANK LEVEL SENSORS MOUNT BY PUMP MANUFACTURER. START, FILL 12" BELOW WATER OFF ELEVATION. INSTALL BY CONTRACTOR.
- (E) 1.5" x 2" HDPE DR11 ECCENTRIC REDUCER WITH ADAPTERS (AT TANK NO.1)
- (F) 2" PVC SCH. 40 OVER FLOW PIPE. SLOPE FROM TANK TO CREEK -DAY LIGHT.
- (G) VORTEX PLATE
- (H) 4" PVC TANK VENT PIPE BY CONTRACTOR
- (I) STORAGE TANK (10,000 GAL) WITH VENT, FILL SENSOR AND WATER CONNECTIONS BY CONTRACTOR. INSTALL STORAGE TANK PER MANUFACTURERS RECOMMENDATIONS FOR PROPER DEPTH, LEVELING AND ANCHORING. REQUIRES EASY ACCESS 30" MAN-WAY, VENT AND FILL PIPE CONNECTIONS.
- (J) 1.5" PVC MAINLINE, INSTALL MANUAL DRAIN VALVE WITH 3 CUBIC FOOT PEA GRAVEL SUMP PRIOR TO FIRST TEE
- (K) TRANSITION FITTING 2" IPS x 1.5" PVC
- (L) 2" STEEL PUMP DROP PIPES
- (M) THRUST BLOCK
- (N) 1.5" PVC SCH. 80 PUMP DROP PIPE WITH UNION
- (O) HORIZONTALLY MOUNTED SUBMERSIBLE PUMP 6" FROM BOTTOM OF TANK WITH CHECK VALVE ON DISCHARGE(AT TANK NO.1)
- (P) LEVEL SENSORS. SUPPLIED BY PUMP MANUFACTURER INSTALLED BY CONTRACTOR
- (Q) 2" PVC SCH. 40 INTAKE PIPE. SLOPE FROM PUMP INTAKE DROP PIPE TO FITLESS ADAPTER
- (R) PUMPING SYSTEM SUBMERSIBLE PUMP ELECTRICAL SUPPLY WIRE CONDUIT. INSTALL PER ALL ELECTRICAL CODES
- (S) SELF FLUSHING FILTER SCREEN, PIPE 1.5" POLY DISCHARGE PIPE TO DAY LIGHT IN CREEK
- (T) 1.5" PIPING INTO TANK FROM WATER SOURCE (EXISTING WELL).
- (U) MANHOLE ACCESS 36" MINIMUM ACCESS WITH EXTENSION AND LEVELING RINGS AS NEEDED COVER FOR TANK MAN-WAY ACCESS SYSTEM (ONE AT EACH TANK).
- (V) CONDUITS FOR SUBMERSIBLE POWER SUPPLY AND LEVEL SENSING CONTROLS. EXTEND TO TANK MANWAY
- (W) CONDUITS FOR PUMPING SYSTEM POWER SUPPLY AND #14 AWG WELL PUMP START RELAY, #14 AWG CONTROL WIRES TO IRRIGATION CONTROLLER.
- (X) PUMP ELECTRICAL CONTROL PANEL (PART OF PUMP PACKAGE)
- (Y) PVC SLEEVES THROUGH CONCRETE PAD FOR PIPING AND CONDUITS (1 SIZE LARGER THAT PIPE OR CONDUIT SIZE)

WATER STORAGE TANK SYSTEM

1. THE PRIMARY WATER SOURCE FOR THE IRRIGATION SYSTEM WILL BE FROM THE CHANNEL, WITH A MINIMUM DELIVERY OR 20 GPM. WATER WILL BE PIPED TO THE STORAGE TANK USING A DIVERSION STRUCTURE (TBD), WITH FLOW THROUGH BACK INTO CHANNEL. THERE WILL BE A POTABLE BACKUP WATER SOURCE PIPED INTO STORAGE TANK, CONTROLLED BY A FLOAT VALVE, TO ONLY BE USED WHEN CHANNEL IS LOW OR NOT FLOWING.

Pumping System Notes

1. CONTRACTOR TO INSTALL A PRECISION PUMP STATION PPS MODEL S#V150DSX00050-085V32B203ONS-2-SS SUBMERSIBLE PUMP STATION AS DETAILED. PUMP STATION SHALL PROVIDE 50 GPM AT DISCHARGE PRESSURE OF 85 PSI. PUMP STATION SHALL MEET REQUIREMENTS OF THE CONSTRUCTION DOCUMENT AND DETAILS. REQUIREMENTS SHALL INCLUDE, BUT NOT BE LIMITED TO, THE FOLLOWING:

   A) SUBMERSIBLE - 5 HP, 3600RPM, 240V, 3 -PHASE PUMP
      PRIMARY PUMP SHALL BE CAPABLE OF 50 GPM AT 85 PSI DISCHARGE PRESSURE
   B) PUMP PANEL AND CONTROLS PER SPECIFICATIONS. UL LISTED. HAND/OFF/ AUTO SELECTOR SWITCH
      MICROPROCESSOR CONTROLLED SEQUENCING OF PUMP
      TWO LINE OPERATOR INTERFACE
      PRESSURE READOUT
      ALARM CONDITIONS WITH SAFETY SHUTDOWN
      LOW DISCHARGE PRESSURE SHUTDOWN
      HIGH DISCHARGE PRESSURE SHUTDOWN
      VFD FAULT SHUTDOWN
      LOW WATER LEVEL SHUTDOWN, ALARM LIGHT
      OVERLOAD, PHASE, IMBALANCE/LOW VOLTAGE PROTECTION
      ETHERNET CONNECTION AND MODEM
   C) PREFABRICATED ENCLOSURE CONSTRUCTED OF MARINE GRADE ALUMINUM
   D) (2) 2"x 2" FLOXPE STEEL DISCHARGE PIPE WITH SWIVEL CONNECTION. REQUEST DROP DEPTH WHEN ORDERING.
   F) PRESSURE TRANSDUCER
   H) AIR RELEASE VALVE
   I) RISER PIPE FROM PUMP AND MOTOR
   J) CHECK VALVE
   K) FILL LEVEL TRANSDUCER WITH FLOAT
      2-POINT LEVEL CONTROL/SAFETY
   L) PUMP START RELAY ON/OFF (FROM IRRIGATION CONTROLLER)
   M) STATION DISCHARGE ISOLATION VALVE
   N) EXTERNAL MOUNTED 30 AMP NEMA 4 SERVICE RATED DISCONNECT PANEL
   O) SURGE PROTECTION FOR MAIN STATION AND SOLID STATE CONTROLS
   P) INDIVIDUAL MOTOR FUSED PROTECTION
   Q) OPERATION AND MAINTENANCE MANUAL
   R) WELL PUMP START RELAY - 24 VOLT AC DRY CONTACT
   S) OVERFLOW ZONE PUMP START - 24 VOLT AC DRY CONTACT (VIA LEVEL SENSING)
2. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN CONCRETE PAD CONSTRUCTION, ELECTRICAL CONDUIT AND PUMP STATION INSTALLATION
3. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND INSTALLATION PIPING BETWEEN FINAL PUMP LOCATION AND TANK CONNECTIONS
4. CONTRACTOR IS RESPONSIBLE FOR ALL CONNECTIONS BETWEEN ELECTRICAL SERVICE AND PUMP STATION. ALL WORK SHALL CONFORM TO ALL APPLICABLE CODES
5. ELECTRICAL PERMITS SHALL BE OBTAINED AND PAID BY CONTRACTOR. ELECTRICAL DRAWINGS REQUIRED FOR PERMITTING SHALL BE PREPARED AND SUBMITTED BY CONTRACTOR
6. EXCESS SOIL GENERATED BY EXCAVATION SHALL BE REMOVED FROM SITE BY CONTRACTOR.
7. ANCHOR PUMP SYSTEM CONTROL ENCLOSURE TO CONCRETE PAD PER MANUFACTURERS RECOMMENDATIONS'
8. CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL EQUIPMENT FOR THE INSTALLATION OF THE PUMPING THAT IS NOT SUPPLIED BY PUMP MANUFACTURER.

GENERAL NOTES

1. TANK SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS WITH PROPER ADDITIONAL BACKFILL AND ANCHORING MATERIALS AS REQUIRED.
2. INSTALL A VORTEX PLATE OVER THE SUBMERSIBLE PUMP INTAKE AREA TO ALLOW MAX WATER USE - FIELD FABRICATE 24" SQUARE STEEL PLATE WITH LEGS 24" FROM BOTTOM OF TANK.
3. ALL ELECTRICAL WORK SHALL CONFORM TO NATIONAL AND ELECTRICAL CODES. CONTRACTOR RESPONSIBLE FOR ANY REQUIRED ELECTRICAL DIAGRAMS AND PERMITS.
4. ANY EQUIPMENT AND/OR MATERIALS REQUIRED FOR PUMP INSTALLATION NOT SUPPLIED BY PUMP MANUFACTURER IS THE RESPONSIBILITY OF THE CONTRACTOR. VERIFY ALL INCLUDED MATERIALS PRIOR TO ORDERING PUMP.
5. ALL PIPE PENETRATIONS AND MANHOLE ACCESS IN CONCRETE SHALL HAVE PROPER EXPANSION MATERIAL INSTALLED.
6. WIRE CONDUITS:
   1. POWER SUPPLY TO IRRIGATION PUMP CONTROLLER
   2. TWO YELLOW #14 AWG CONTROL WIRES FROM IRRIGATION CONTROLLER TO IRRIGATION PUMP FOR PUMP START RELAY OPERATION POWER FROM IRRIGATION CONTROLLER TO TANK ACCESS MANWAY
   3. LEVEL SENSING WIRES FROM CONTROLLER TO TANK MANWAY
   4. ETHERNET CONNECTION
   5. FOUR # 14 AWG CONTROL WIRES UNDER ROAD TO MAINLINE IN SOFT AREA
      5.1. TWO PURPLE FOR 24 VOLT AC WELL PUMP START RELAY
      5.2. TWO GREEN FOR 24 VOLT AC OVERFLOW ZONE OPERATION
7. VERIFY PROJECT SITE WATER TABLE WITH RELATIONSHIP TO IRRIGATION TANK SPRING LINE AND COORDINATE ANY REQUIRED ANCHORING WITH MANUFACTURER.

PUMP STATION AND STORAGE TANK

P1

REFER TO SHEET

IR1.0	IRRIGATION NOTES
IR1.0	IRRIGATION SCHEDULE
IR1.01	OVERALL PLAN
IR1.1 - IR1.8	IRRIGATION PLANS
IR2.0 - IR2.3	IRRIGATION DETAILS

811 Know what's below. Call before you dig.
CALL 3 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

KDI HydroSystems
Irrigation Consulting & Water Management
13949 W. Colfax Ave, Suite 260 Lakewood, Colorado 80401
o: 303.980.5327 www.hydrosystemskdi.com

DHM DESIGN
225 Main Street
#201
Carbondale, Co. 81623
970.963.6520
www.dhmdesign.com

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WEST EAGLE HOUSING
Eagle, CO

PROJECT NO: 21252.00

ISSUE:
07.26.2024 90% CD SET -REVIEW

SHEET TITLE:
IRRIGATION DETAILS

SHEET NUMBER:
IR2.3

Plot date/time: July 22, 2024 - 9:39 am



1 SITEPLAN
1" = 80'-0"

A	DUPLEX - 5 BLDGS, 10 @ 4BR UNITS
B	TOWNHOME - 6 BLDGS, 24 @ 2BR UNITS
C	DUPLEX - 2 BLDGS, 4 @ 2BR UNITS
D	MULTIFAMILY - 1 BLDG, 3 @ 1BR UNITS/ 3 @ 2BR UNITS
E	MULTIFAMILY - 4 BLDGS, 8 @ 1BR UNITS/ 32 @ 2BR UNITS
F	MULTIFAMILY - 2 BLDGS, 4 @ 1BR UNITS/ 16 @ 2BR UNITS
G	TOWNHOME - 2 BLDGS, 6 @ 2BR UNITS
J	TRIPLEX - 1 BLDG, 1 @ 2BR UNIT/ 2 @ 3BR UNITS

TOTAL: 15 @ 1BR, 86 @ 2BR, 2 @ 3BR, 10 @ 4BR

113 UNITS

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WEST EAGLE HOUSING

EAGLE COUNTY HOUSING
P.O. Box 850
500 Broadway
Eagle, Colorado 81631

DATE	ISSUANCE
09.25.2023	DESIGN DEVELOPMENT

REVISIONS

REV#	DATE	DESCRIPTION

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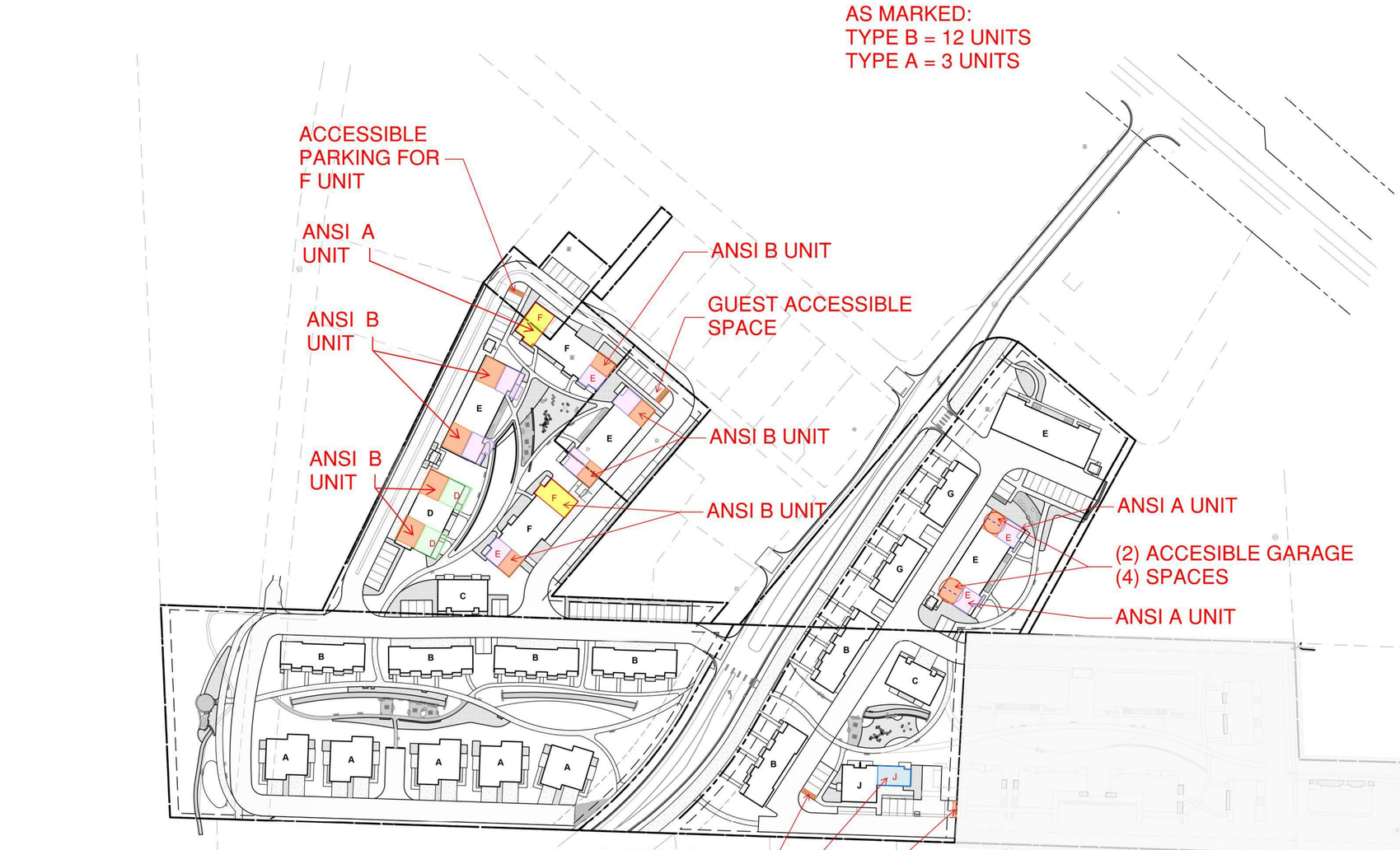
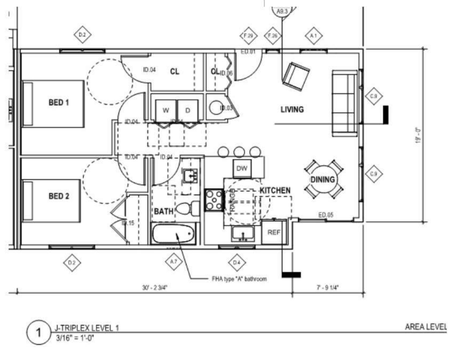
ARCHITECTURAL SITE PLAN

A1





1 J-TRIPLEX LEVEL 1 — AREA LEVEL
3/16" = 1'-0"

Accessible dwelling unit type:	Accessibility point value per dwelling unit:
Type A dwelling unit	6
Type A multistory dwelling unit	5
Type B dwelling unit	4
Type B multistory dwelling unit	3
Type B visitable ground floor	1

Number of Accessible Parking Spaces

For Residents
- 2% of parking spaces serving covered dwelling units
- minimum of one at each site amenity

For Visitors, When Visitor Parking Is Provided
- a sufficient number of spaces to provide access to grade level entrances of covered multifamily dwellings
- minimum of one at sales/rental office

FULL PROJECT - 156 UNITS
REQUIRED TYPE A UNITS
2% OF 136 R-2 (IBC) = 3 UNITS

ADAPATABLE UNITS:
5% (UFAS 504) = 8 UNITS
15% (FUNDING) = 17 UNITS (23 IF OF TOTAL UNITS)
2% VISION/HEARING IMPAIRMENTS = 8 UNITS

FHA COVERED UNITS - 86 UNITS
REQ'D ACCESSIBLE PARKING (2% OF COVERED UNITS) = 2 SPACES

FHA REQUIRES AT LEAST 1 OF EACH TYPE OF PARKING PROVIDED BE ACCESSIBLE (I.E. SURFACE, GARAGE, CARPORT)

CRS 2016 TITLE 9 -
@ 156 UNITS = 66 PTS NEEDED
@ 113 UNITS = 48 PTS NEEDED

TYPE A = 3 UNITS X 6 = 36 PTS
TYPE B = 8 UNITS X 4 = 32 PTS

0' 30' 60' 120'
SCALE: 1"=60' N

1 ADA IMPLIMENTATION PLAN
1" = 100'-0"

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ADA IMPLIMENTATION PLAN

A2











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3D VIEWS

A3



SHINGLES - GAF - TIMBERLINE- WEATHERED WOOD



STADING SEAM MTL. - LIGHT GRAY

ROOFING





VINTAGEWOOD
Redwood



VINTAGEWOOD
Spruce



VINTAGEWOOD
Cedar



VINTAGEWOOD
Bark

COMPOSITE CEMENT BOARD SIDING



DECK RAILING AND STAIR STRUCTURE - ROUGH SAWN TIMBER

ACCENT AND TIMBER ELEMENTS

CEMENT BOARD PANELS SIDING



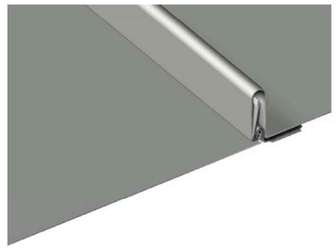


7/8" CORRIGATED PREFINISHED MTL. SIDING - CHARCOAL



BRICK VENEER - DARK IRONSPOT





12" STANDING SEAM PREFINISHED MTL. SIDING - CHARCOAL

EXTERIOR CLADDING

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ARCHITECTURAL EXTERIOR MATERIALS

A4

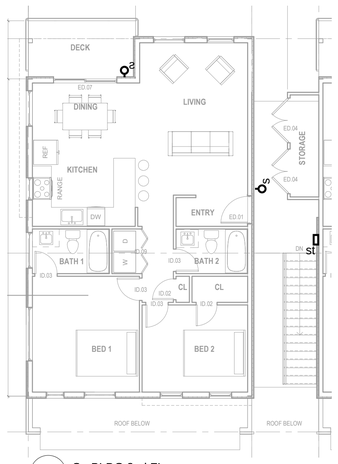
ARCHITECTURAL EXTERIOR LIGHTING LEGEND

st — HINKLEY 12 v TAPER STEP LIGHT-WL-LED100 Step Light
Wall Mount 12" A.F.F. -Color Bronze

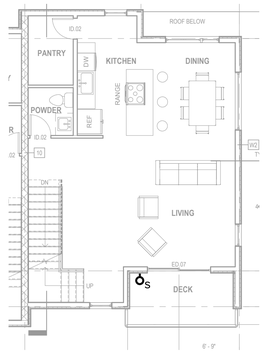


os — COOPER LIGHTING: Lanterra 9003-W1 : Tube Architectural 3.2 Dia. O.D.
Single Down Wall Mount- Color BZ- Bronze MOUNTING: 6'-8" A.F.F.

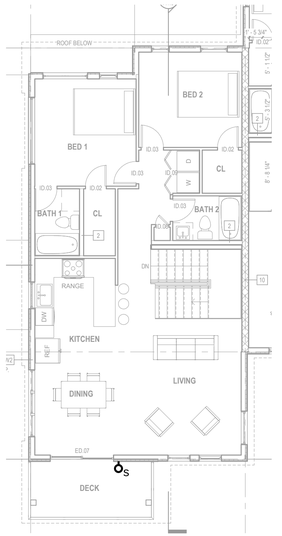




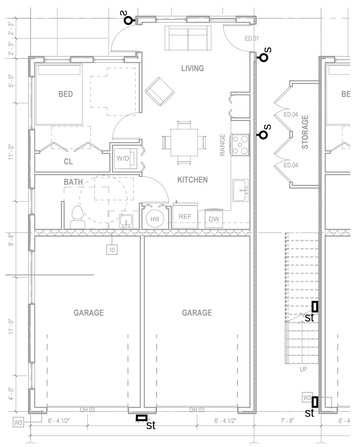
4 C - BLDG 2nd FL.
1/8 = 1' - 0"



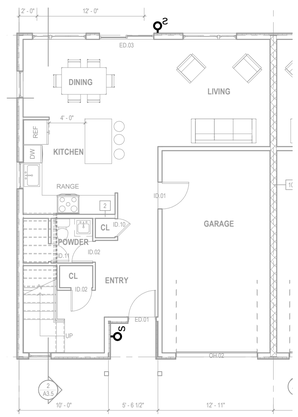
4 B, G, H - BLDG 2nd FL.
1/8 = 1' - 0"



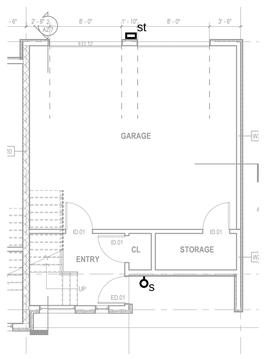
2 A - BLDG 2nd FL.
1/8 = 1' - 0"



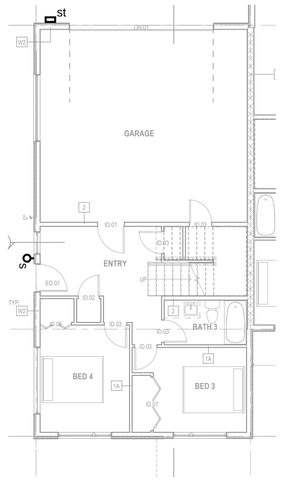
6 D - BLDG 1st FL.
1/8 = 1' - 0"



5 C - BLDG 1st FL.
1/8 = 1' - 0"



3 B, G, H - BLDG 1st FL.
1/8 = 1' - 0"



1 A - BLDG 1st FL.
1/8 = 1' - 0"

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ARCHITECTURAL EXTERIOR LIGHTING

A5

ARCHITECTURAL EXTERIOR LIGHTING PHOTOMETRICS

FIXTURE - st - Hinkley 12v Taper Step Light

LED ITEM	LED ENGINE (INCLUDED)	MAX. WATTAGE/ VOLT AMPS	INCANDESCENT EQUIVALENCY	FINISH	CONSTRUCTION	LENS
1563 BZ	TP15	1.9w / 2.3VA	15w	Bronze	Cast Aluminum	Etched

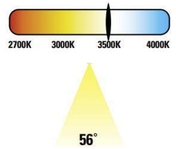
DISTANCE FROM LIGHT		LED ITEM	1'	2'	3'	4'	5'	6'	7'	8'	9'	10'
	12" Mounting	1562 BZ	6.82	1.291	0.284	0.103	0.024	0.007				

FIXTURE - st - Lanterra 9003-W1

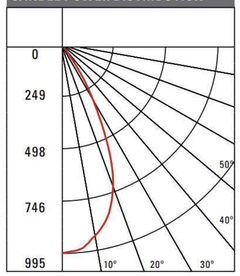
Test Number	P29561
Lumcat	9003-[W1]-X-FL-[LEDCB, LEDCR]-W-BK-LC-UNV
Lumens	664 Lm
Watts	24.3 W
LPW	27.3 Lm/W
CCT	3500K
SC (0/90/45)	0.83 / 0.83 / 0.77
Beam Angle	51.1°

COLOR METRIC SUMMARY

TM-30-15	Rf = 90.6 Rg = 100.4
CRI/CIE	Ra = 92.7 R9 = 67.5



CANDLE POWER DISTRIBUTION



CONE OF LIGHT

Horizontal Illuminance on Floor			
MH	FC	L	W
2'	248.8	1.6	1.6
4'	62.2	3.2	3.2
6'	27.6	4.8	4.8
8'	15.5	6.6	6.6
10'	10	8.2	8.2
15'	4.4	12.4	12.4
20'	2.5	16.6	16.6
30'	1.1	24.8	24.8
40'	0.6	33.2	33.2

CANDELA TABLE

Angle	0-deg
0	995
5	981
10	927
15	853
20	725
30	303
40	26
50	5
60	4
70	3
80	0
90	0

Lumen/square Foot to Foot-candle Conversion Table

Lumen/square Foot [lm/ft^2]	Foot-candle [ft*c, Fc]
0.01 lm/ft^2	0.01 ft*c, fc
0.1 lm/ft^2	0.1 ft*c, fc
1 lm/ft^2	1 ft*c, fc
2 lm/ft^2	2 ft*c, fc
3 lm/ft^2	3 ft*c, fc
5 lm/ft^2	5 ft*c, fc
10 lm/ft^2	10 ft*c, fc
20 lm/ft^2	20 ft*c, fc
50 lm/ft^2	50 ft*c, fc
100 lm/ft^2	100 ft*c, fc
1000 lm/ft^2	1000 ft*c, fc

ARCHITECTURAL EXTERIOR LIGHTING LEGEND

st — HINKLEY 12 v TAPER STEP LIGHT-WL-LED100 Step Light
Wall Mount 12" A.F.F. -Color Bronze

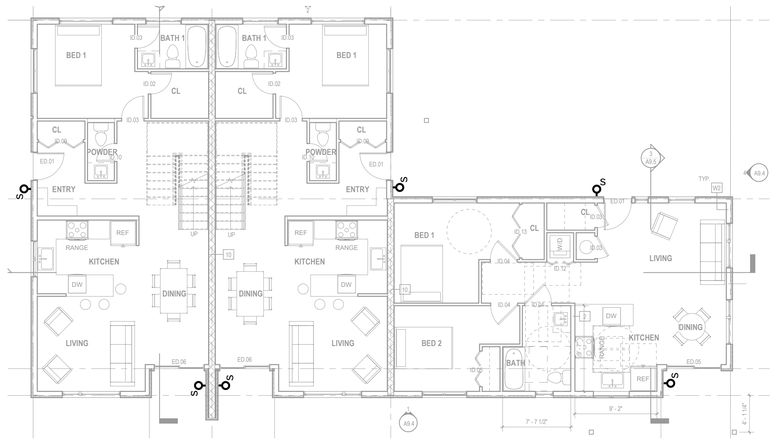


os — COOPER LIGHTING: Lanterra 9003-W1 : Tube Architectural 3.2 Dia. O.D. Single Down Wall Mount- Color BZ- Bronze MOUNTING: 6'-8" A.F.F.

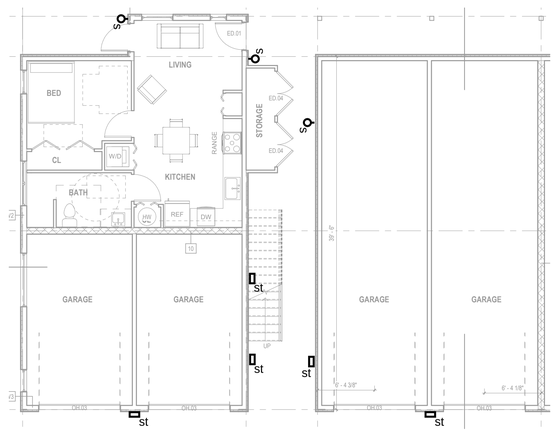




2 E (F-SIM.) - BLDG 2nd & 3rd FL.
1/8 = 1' - 0"



3 J - BLDG 1st FL.
1/8 = 1' - 0"



1 E (F-SIM.) - BLDG 1st FL.
1/8 = 1' - 0"

WEST EAGLE HOUSING

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ARCHITECTURAL EXTERIOR LIGHTING

A6



LEFT SIDE



FRONT



REAR



RIGHT SIDE

1 COLOR ELEVATIONS
3/16" = 1'-0"

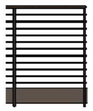
EXTERIOR FINISH LEGEND

- COMPOSITE SIDING NICHIHA SPRUCE
- COMPOSITE SIDING NICHIHA REDWOOD
- COMPOSITE SIDING NICHIHA SMOKE
- COMPOSITE SIDING NICHIHA ASH
- STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- MTL. REVEAL PANEL WEATHERED RUSTIC 24 GA
- THIN VENEER BRICK. EDICOTT MAG. IRONSPOT
- COMPOSITE PANEL EQUITONE TECTIVA TE 60

GUARDRAIL SYSTEMS



1X CEDAR HORZ.
4X4 CEDAR VERTICALS
2-COAT SEMI SOLID



5/8"X 1.5" VERT AND TOP WITH 5/8 DIA HORIZONTAL STEEL POWDER COATED

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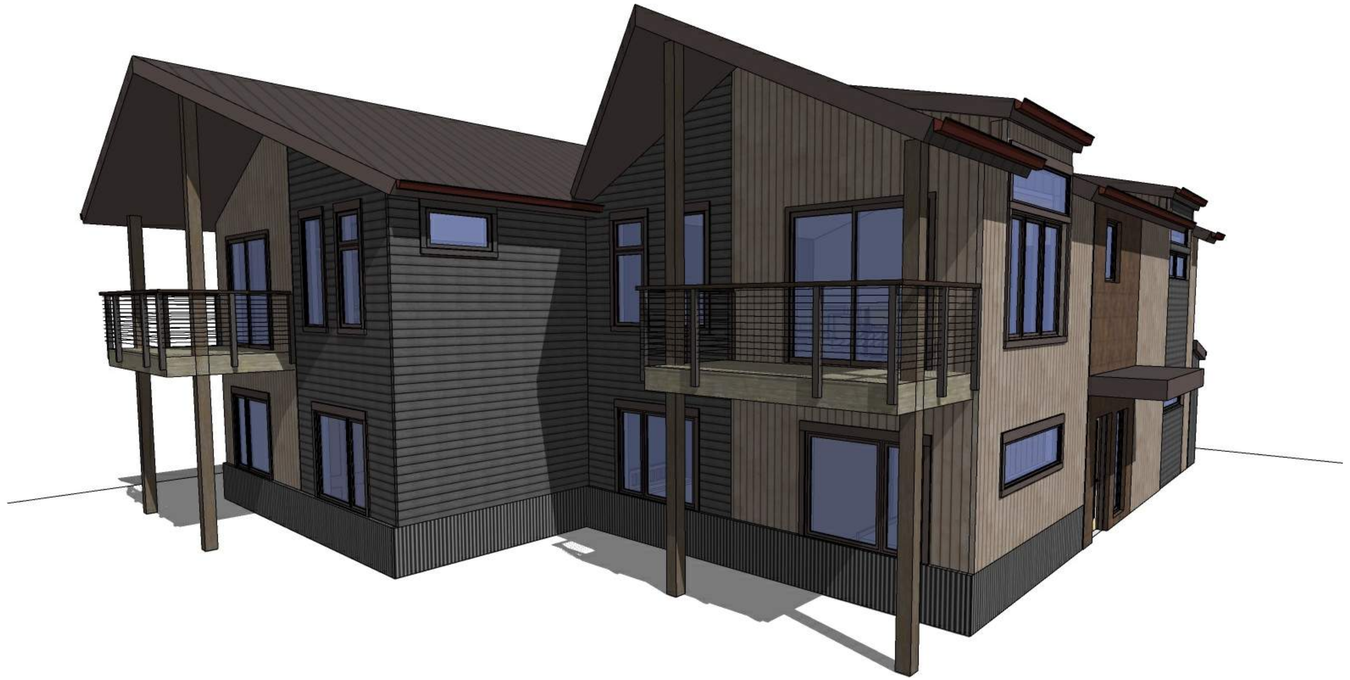
ARCHITECTURAL EXTERIOR MATERIALS

A7





1 3D PERSPECTIVES
1" = 10'-0"

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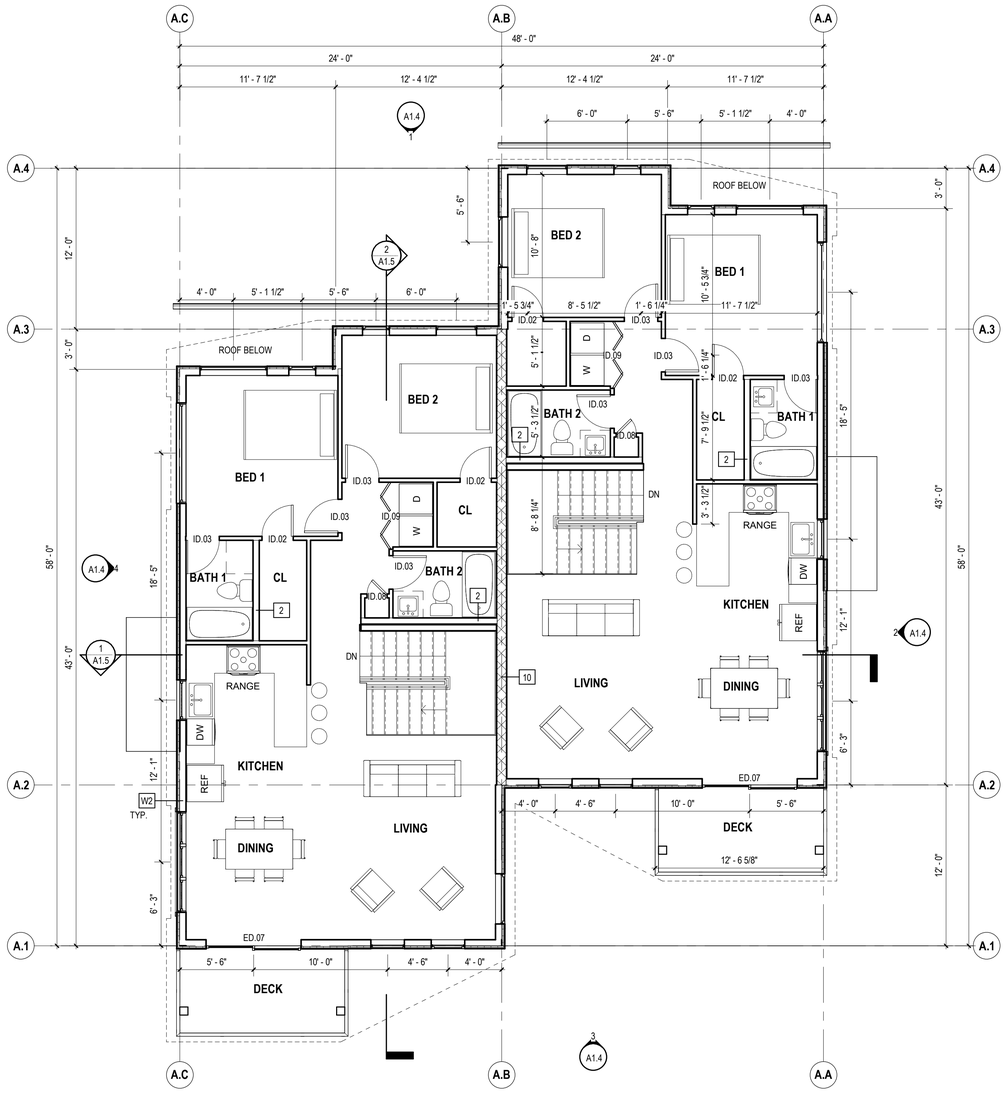
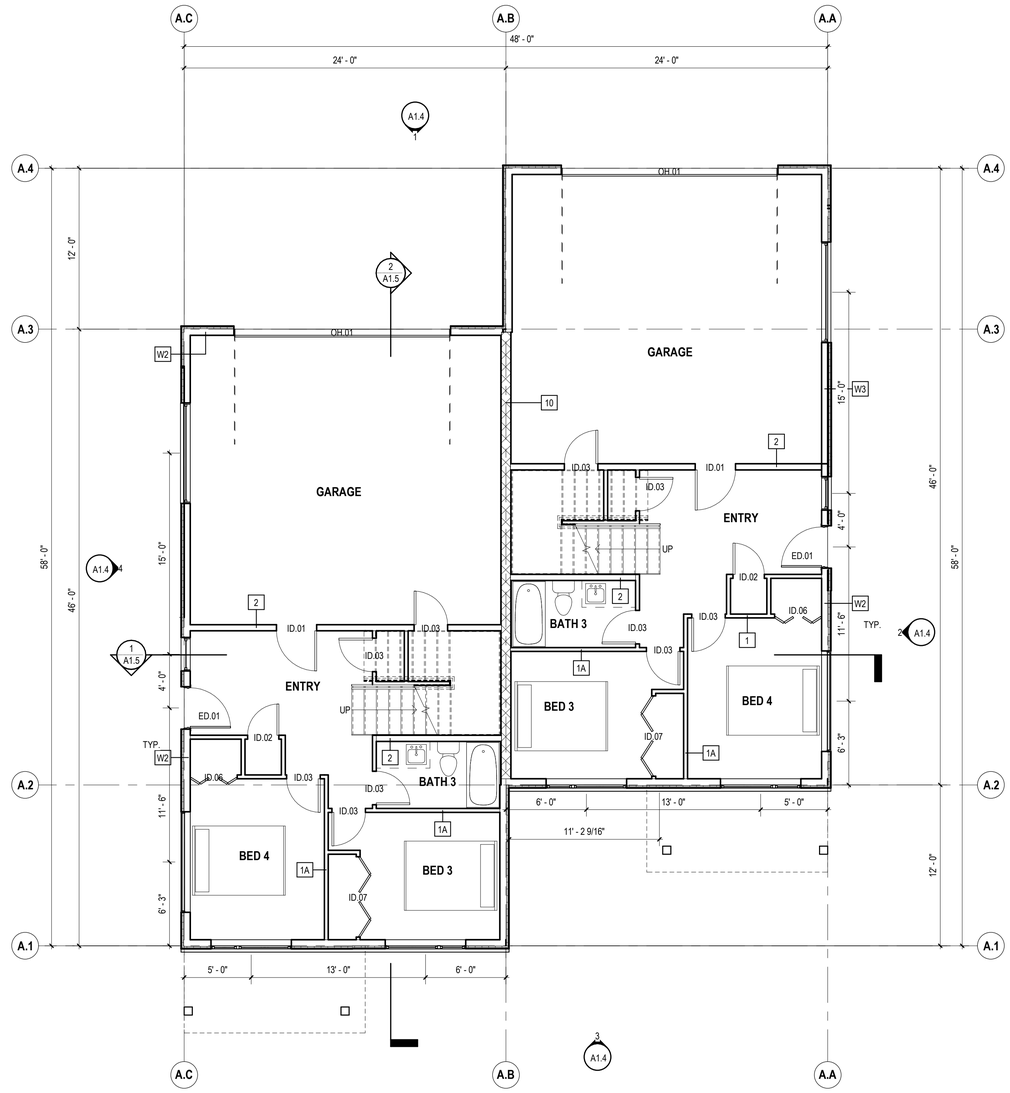
3D PERSPECTIVES

A8



2 A DUPLEX - LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

AREA LEVEL 2- 990 SF



1 A DUPLEX - LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

AREA LEVEL 1- 575SF TOTAL AREA- 1565 SF

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A1-A5 DUPLEX - FLOOR PLANS

A9



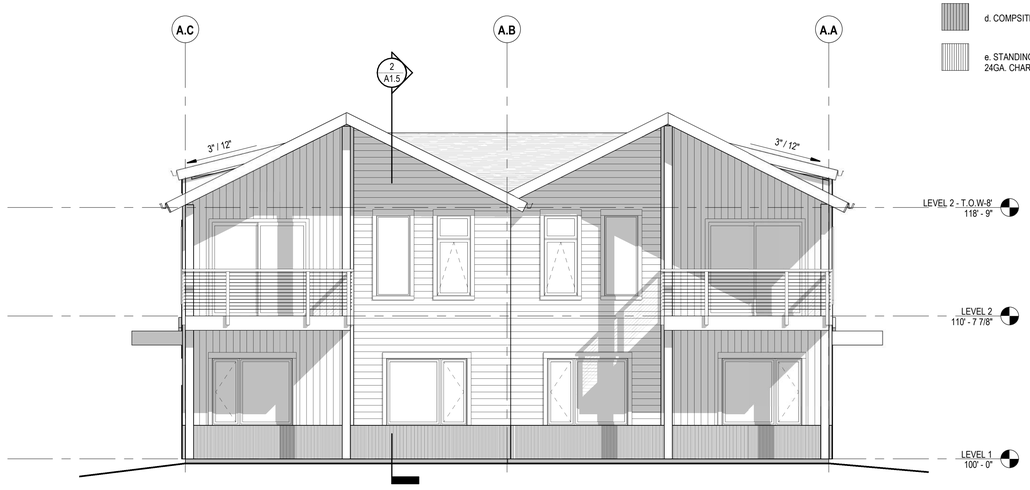
4 A DUPLEX - WEST ELEVATION
3/16" = 1'-0"



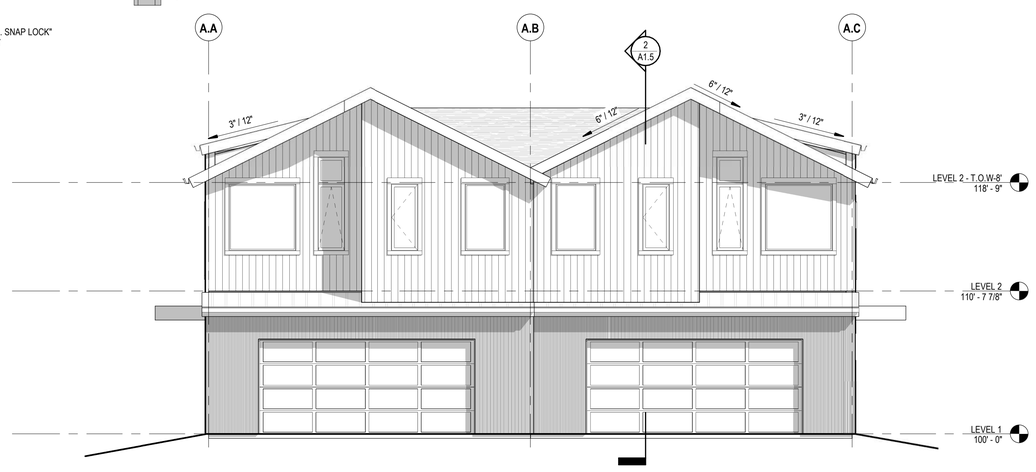
2 A DUPLEX - EAST ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

- a. COMPOSITE SIDING - NICHIHA SMOKE
- b. COMPOSITE SIDING - NICHIHA ASH
- c. COMPOSITE SIDING - NICHIHA SPRUCE
- d. COMPSITE SIDING - NICHIHA REDWOOD
- e. STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- f. CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- g. MTL. REVEAL PANEL WEATHERED RUSTIC 24GA.
- h. THIN VENEER BRICK - ENDICOTT MAG. IRONSPOT
- j. COMPOSITE PANEL - EQUITONE TECHTIVA TE 60



3 A DUPLEX - SOUTH ELEVATION
3/16" = 1'-0"



1 ADUPLEX - NORTH ELEVATION
3/16" = 1'-0"

caddis

WEST EAGLE HOUSING

EAGLE COUNTY HOUSING
P.O. Box 850
500 Broadway
Eagle, Colorado 81631

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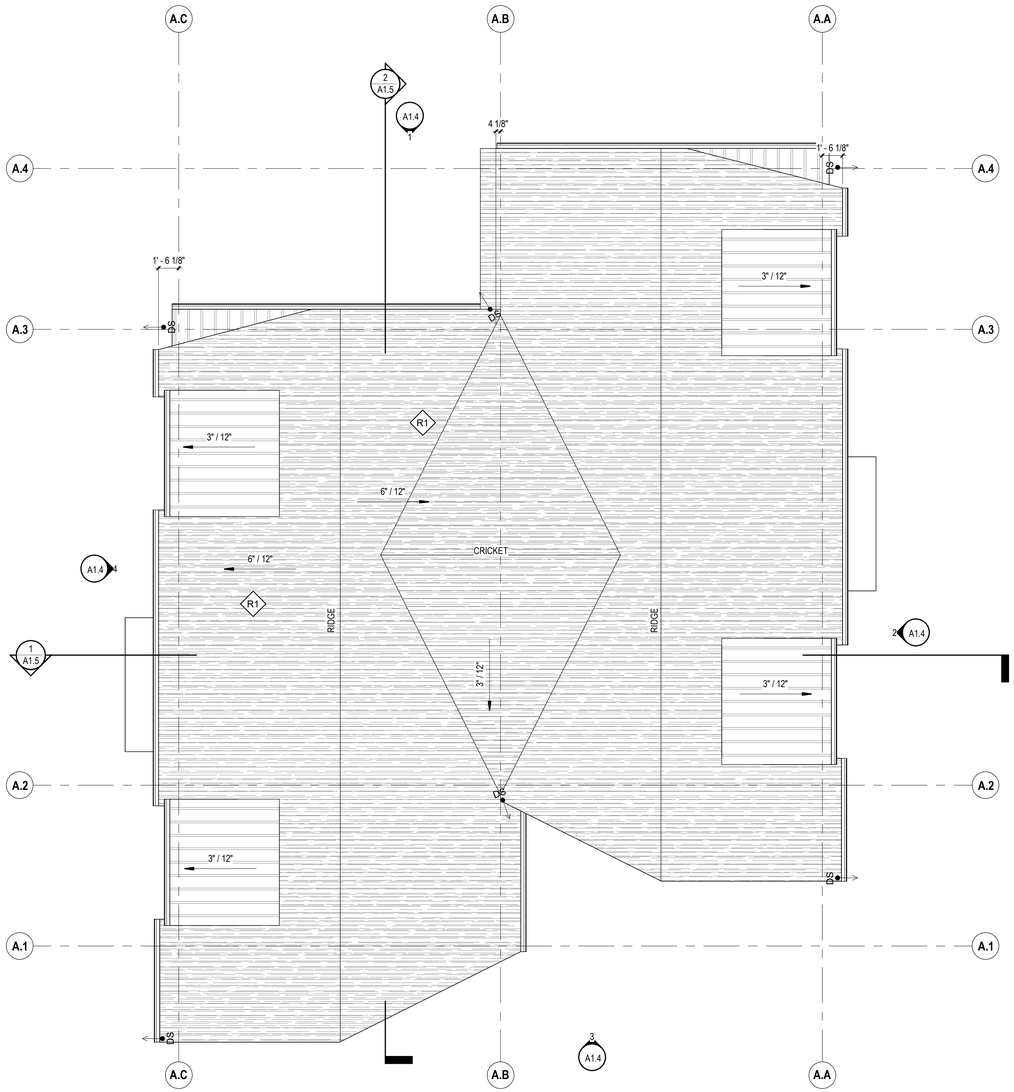
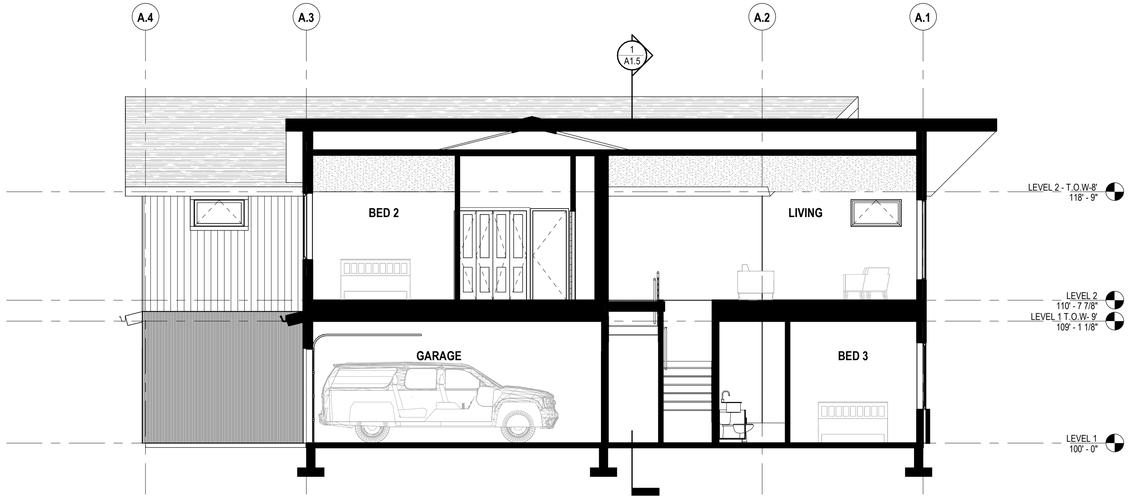
A1-A5 DUPLEX - ELEVATIONS

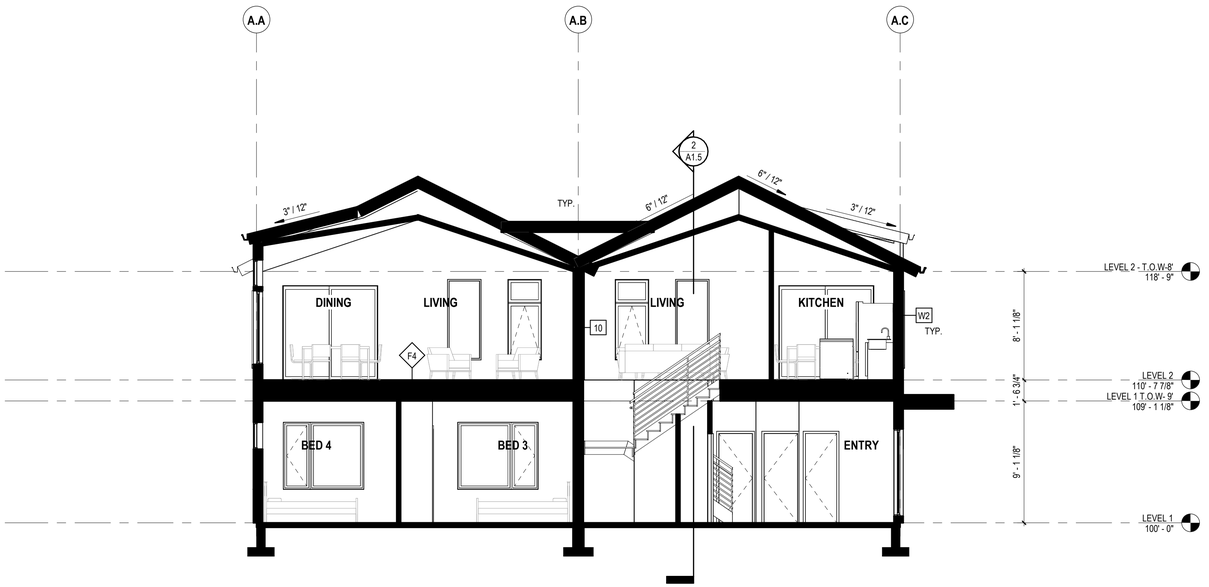
A10



1 A DUPLEX - ROOF PLAN
3/16" = 1'-0"



2 A DUPLEX - SECTION 2
3/16" = 1'-0"



1 A DUPLEX - SECTION 1
3/16" = 1'-0"

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A1-A5 DUPLEX - SECTIONS

A11



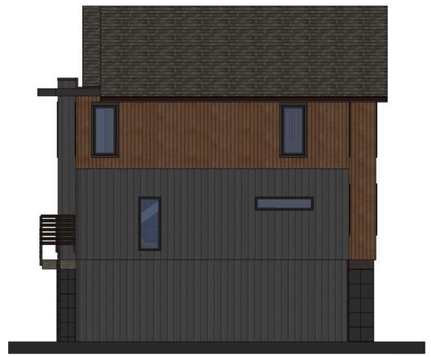
LEFT SIDE



FRONT



REAR



RIGHT SIDE

1 COLOR ELEVATIONS
1/8" = 1'-0"

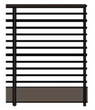
EXTERIOR FINISH LEGEND

- COMPOSITE SIDING NICHIHA SPRUCE
- COMPOSITE SIDING NICHIHA REDWOOD
- COMPOSITE SIDING NICHIHA SMOKE
- COMPOSITE SIDING NICHIHA ASH
- STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- MTL. REVEAL PANEL WEATHERED RUSTIC 24 GA
- THIN VENEER BRICK. EDICOTT MAG. IRONSPOT
- COMPOSITE PANEL EQUITONE TECTIVA TE 60

GUARDRAIL SYSTEMS



1X CEDAR HORZ.
4X4 CEDAR VERTICALS
2-COAT SEMI SOLID



5/8"X 1.5" VERT AND TOP WITH 5/8 DIA HORIZONTAL STEEL POWDER COATED

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ARCHITECTURAL EXTERIOR MATERIALS

A12





1 3D PERSPECTIVES
3/32" = 1'-0"

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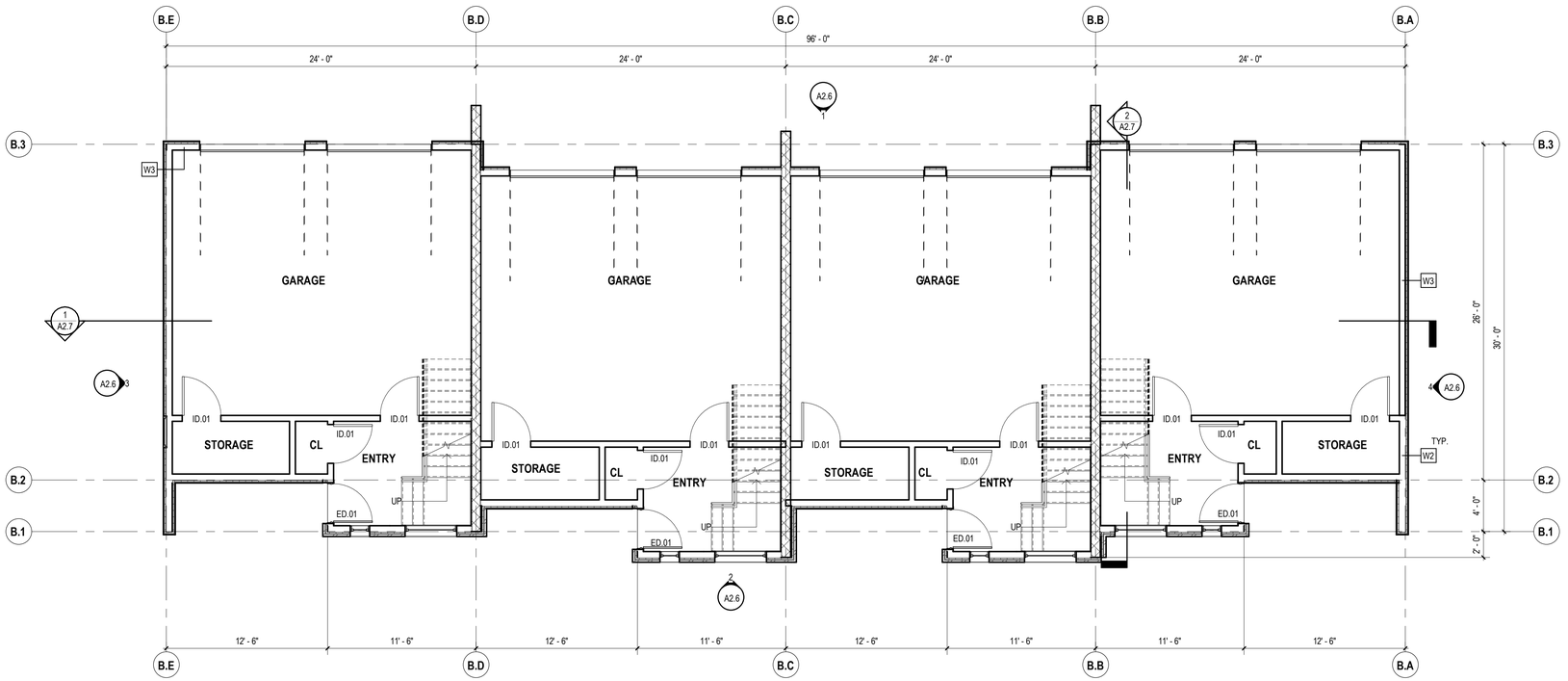
3D PERSPECTIVES

A13



2 B TOWNHOME - LEVEL 2 FLOOR PLAN
3/16" = 1'-0"



1 B TOWNHOME - LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

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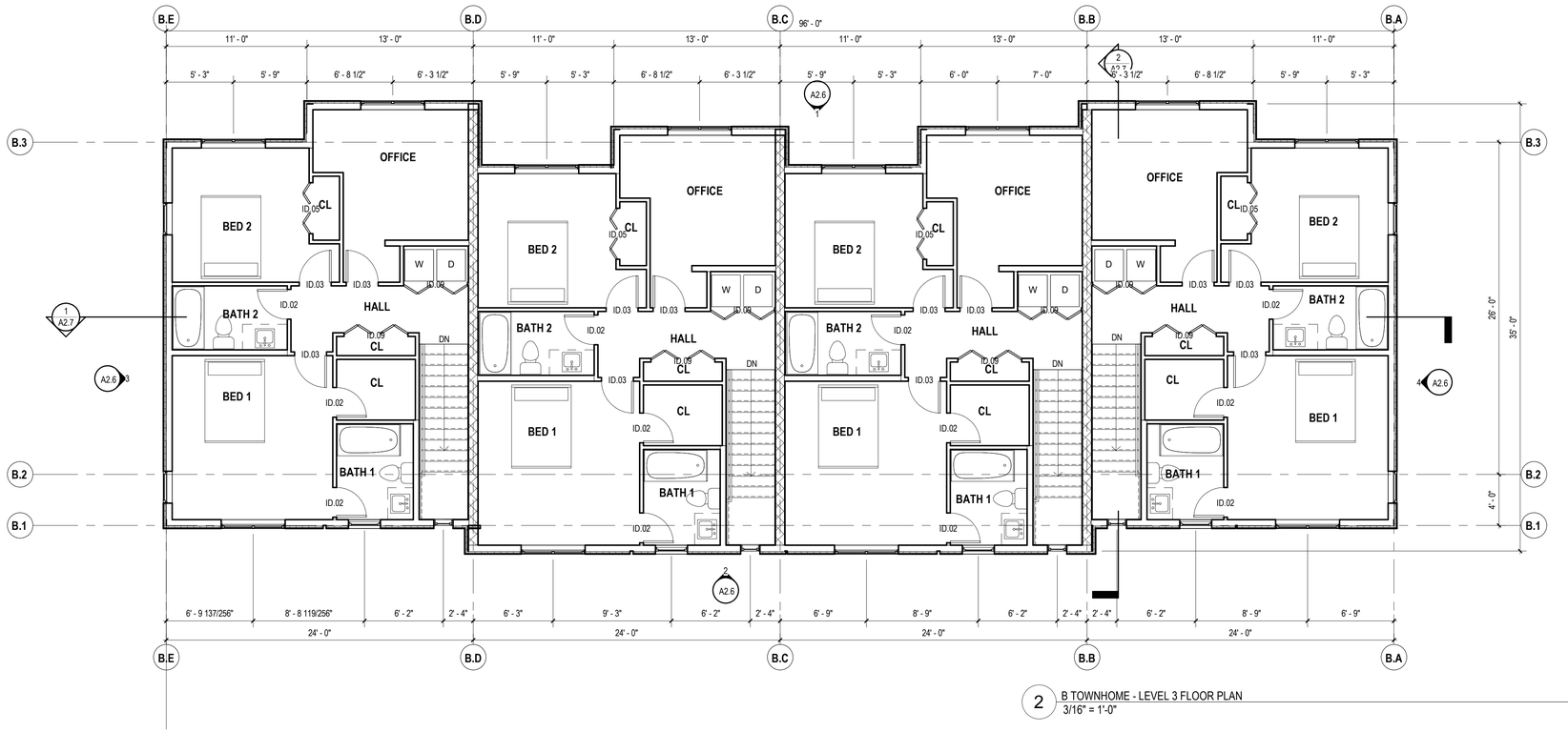
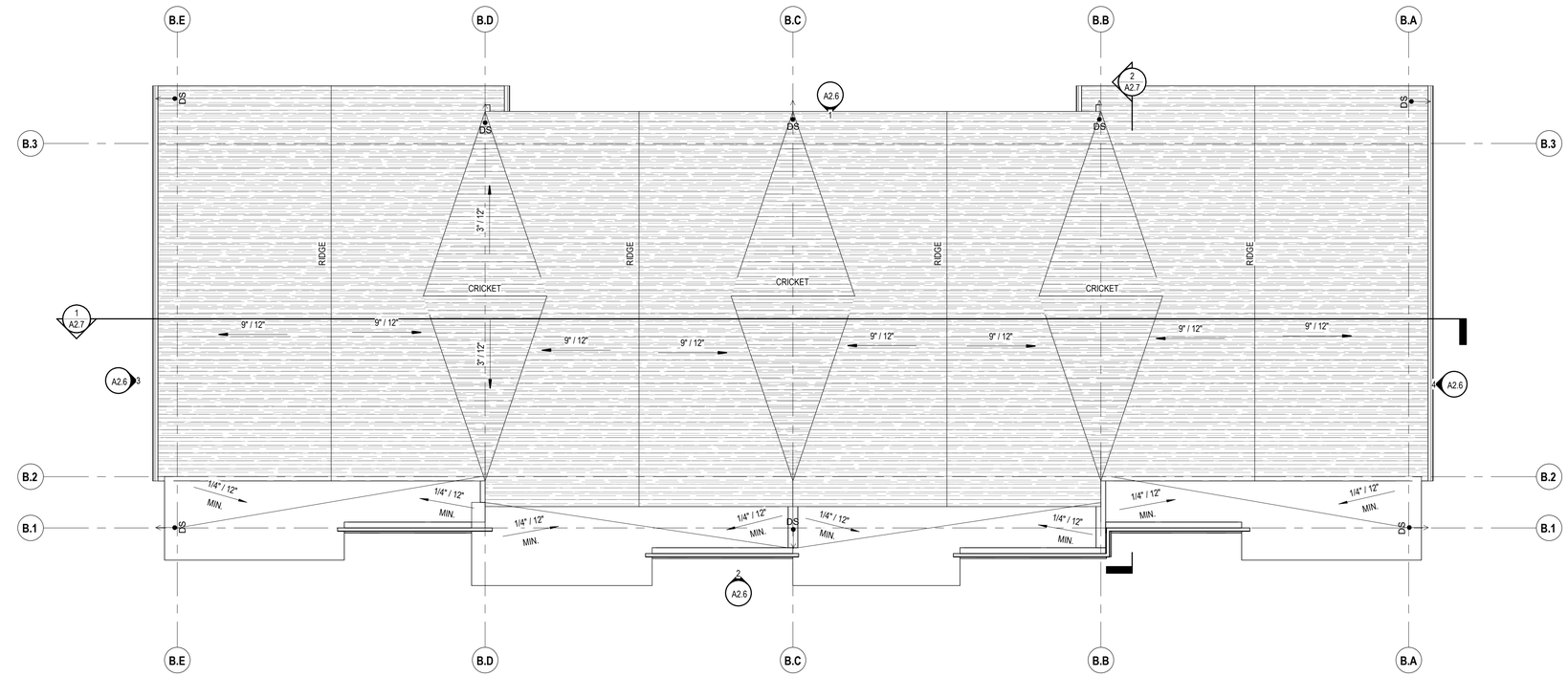
B TOWNHOME - FLOOR PLANS

A14



2 B TOWNHOME - LEVEL 3 FLOOR PLAN
3/16" = 1'-0"



1 B TOWNHOME - ROOF PLAN
3/16" = 1'-0"

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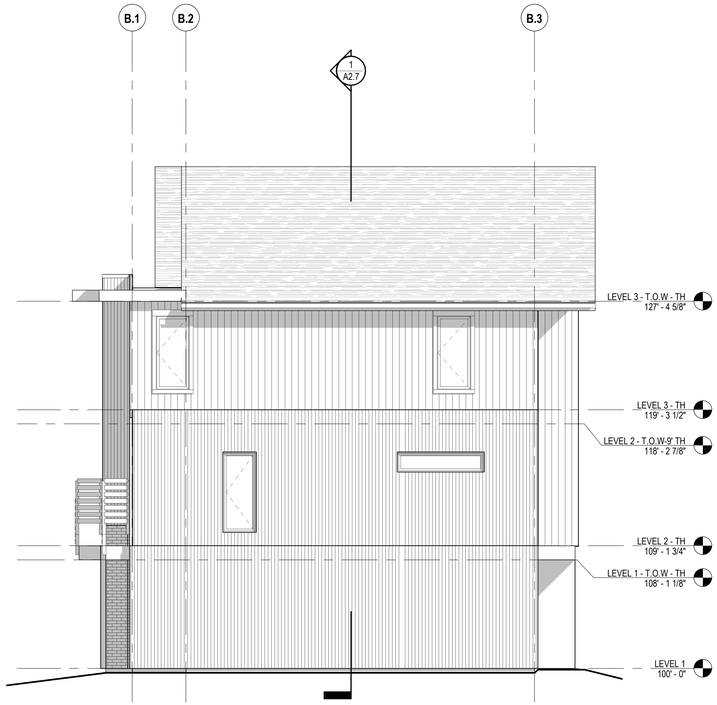
B TOWNHOME - FLOOR PLANS

A15



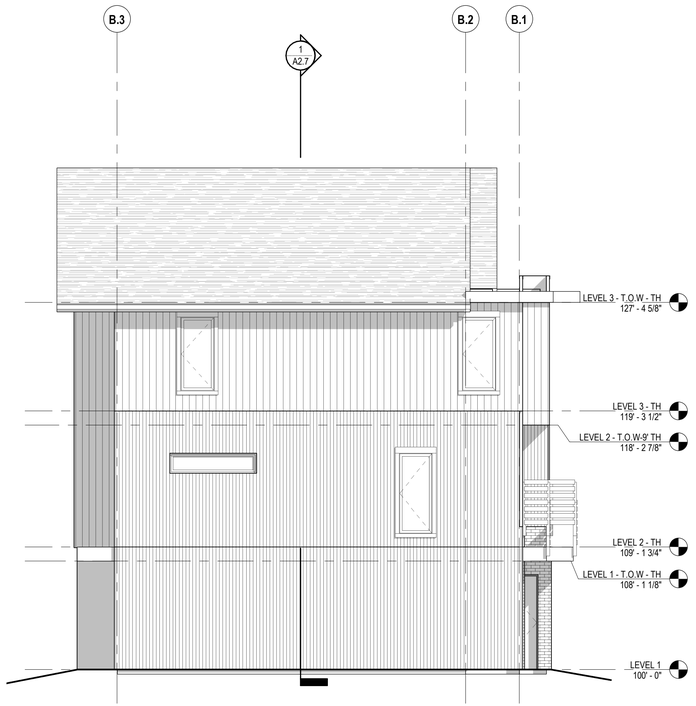
4 B TOWNHOME - EAST ELEVATION
3/16" = 1'-0"



MATERIALS LEGEND

- a. COMPOSITE SIDING - NICHIHA SMOKE
- b. COMPOSITE SIDING - NICHIHA ASH
- c. COMPOSITE SIDING - NICHIHA SPRUCE
- d. COMPSITE SIDING - NICHIHA REDWOOD
- e. STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- f. CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- g. MTL. REVEAL PANEL WEATHERED RUSTIC 24GA.
- h. THIN VENEER BRICK - ENDICOTT MAG. IRONSPOT
- j. COMPOSITE PANEL - EQUITONE TECHTIVA TE 60

2 B TOWNHOME - SOUTH ELEVATION
3/16" = 1'-0"



3 B TOWNHOME - WEST ELEVATION
3/16" = 1'-0"



1 B TOWNHOME - NORTH ELEVATION
3/16" = 1'-0"

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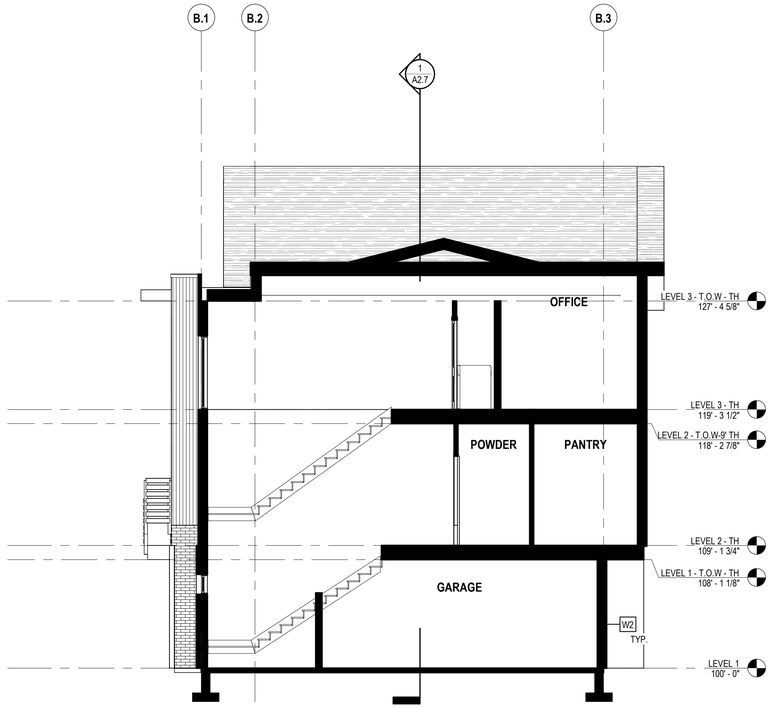
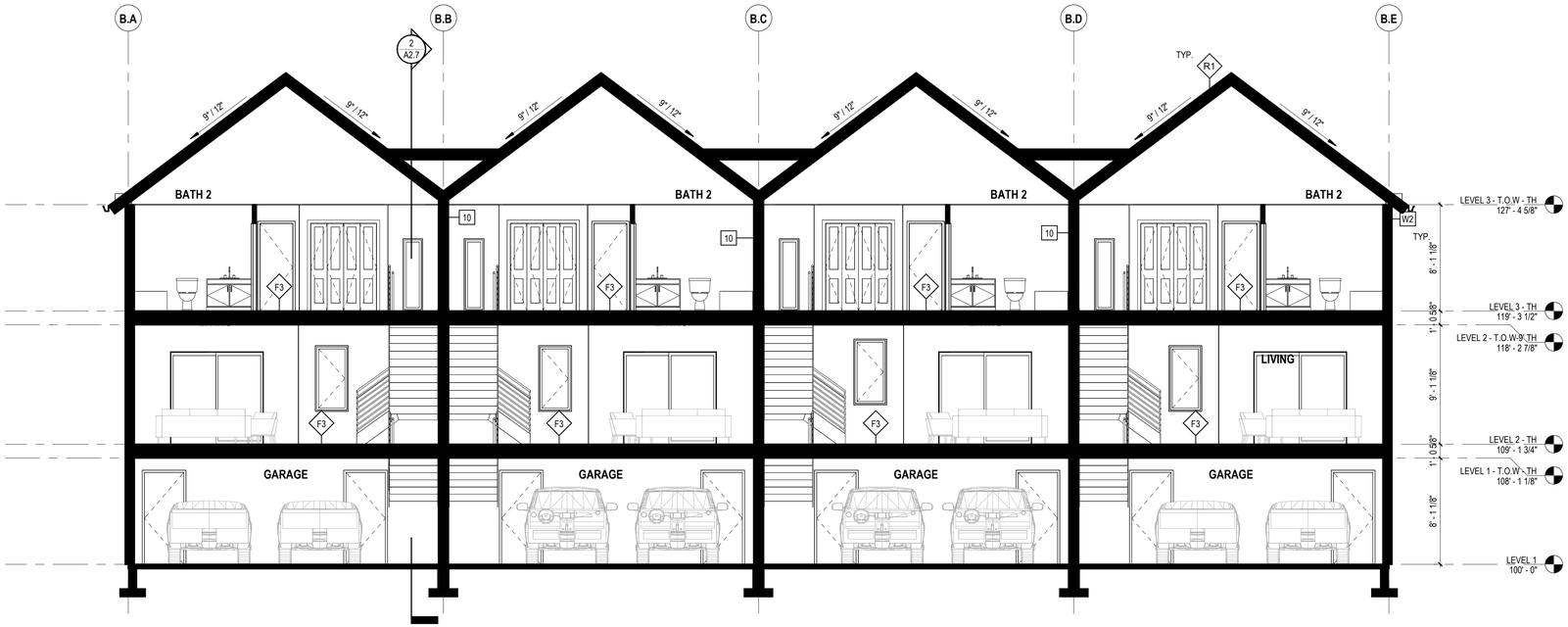
B TOWNHOME - ELEVATIONS

A16



2 B TOWNHOME - SECTION 2
3/16" = 1'-0"



1 B TOWNHOME - SECTION 1
3/16" = 1'-0"

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B TOWNHOME - SECTIONS

A17



LEFT SIDE



FRONT



REAR



RIGHT SIDE

1 COLOR ELEVATIONS
3/16" = 1'-0"

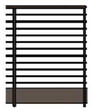
EXTERIOR FINISH LEGEND

- COMPOSITE SIDING NICHIHA SPRUCE
- COMPOSITE SIDING NICHIHA REDWOOD
- COMPOSITE SIDING NICHIHA SMOKE
- COMPOSITE SIDING NICHIHA ASH
- STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- MTL. REVEAL PANEL WEATHERED RUSTIC 24 GA
- THIN VENEER BRICK. EDICOTT MAG. IRONSPOT
- COMPOSITE PANEL EQUITONE TECTIVA TE 60

GUARDRAIL SYSTEMS



1X CEDAR HORZ.
4X4 CEDAR VERTICALS
2-COAT SEMI SOLID



5/8"X 1.5" VERT AND TOP WITH 5/8 DIA HORIZONTAL STEEL POWDER COATED

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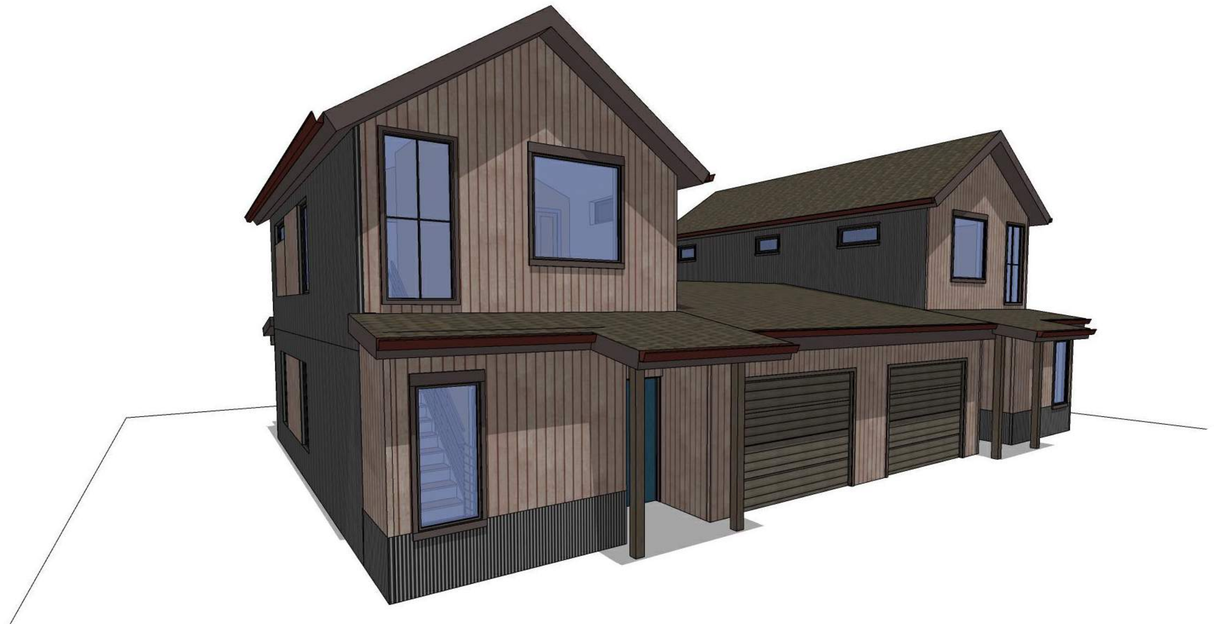
ARCHITECTURAL EXTERIOR MATERIALS

A18





1 3D PERSPECTIVES
1/8" = 1'-0"

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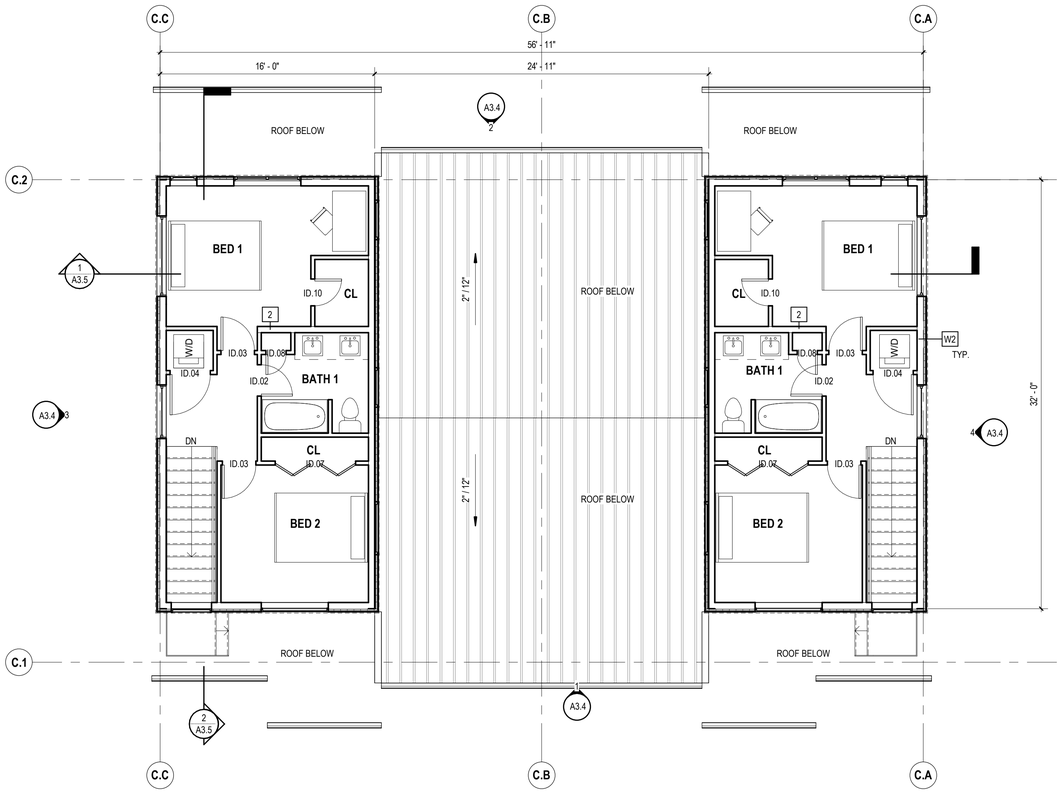
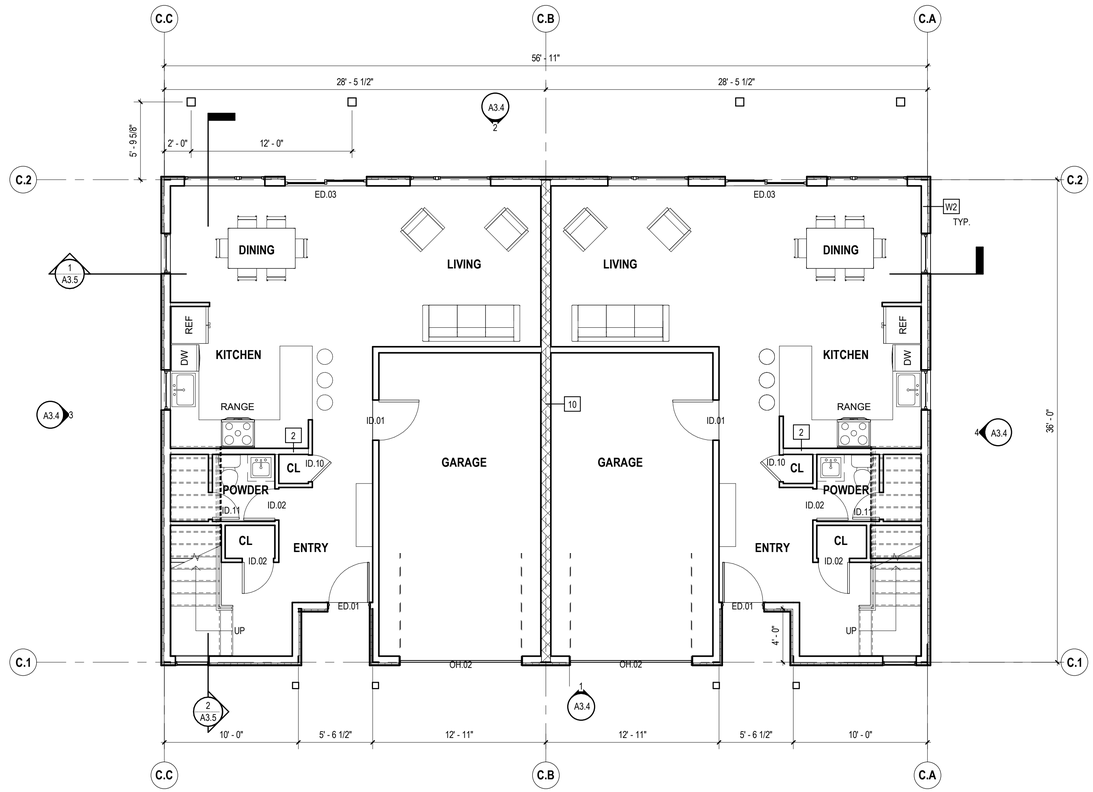
3D PERSPECTIVES

A19



2 C DUPLEX - LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

AREA LEVEL 2- 461 SF



1 C DUPLEX - LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

AREA LEVEL 1- 713 SF TOTAL AREA- 1174 SF

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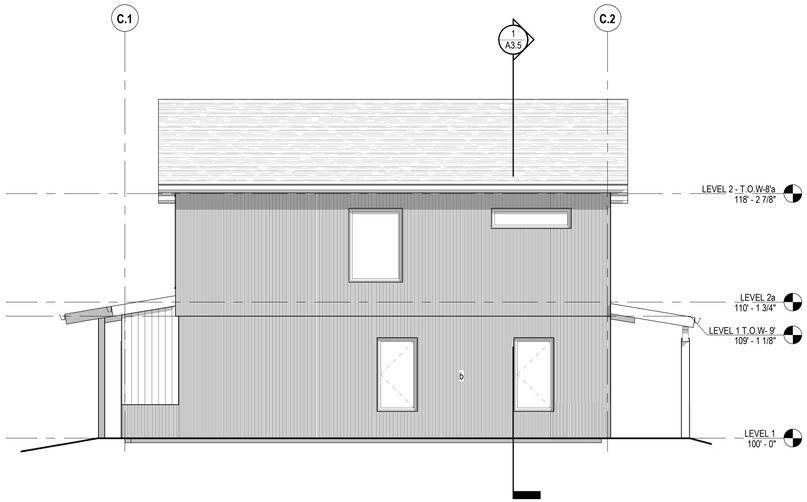
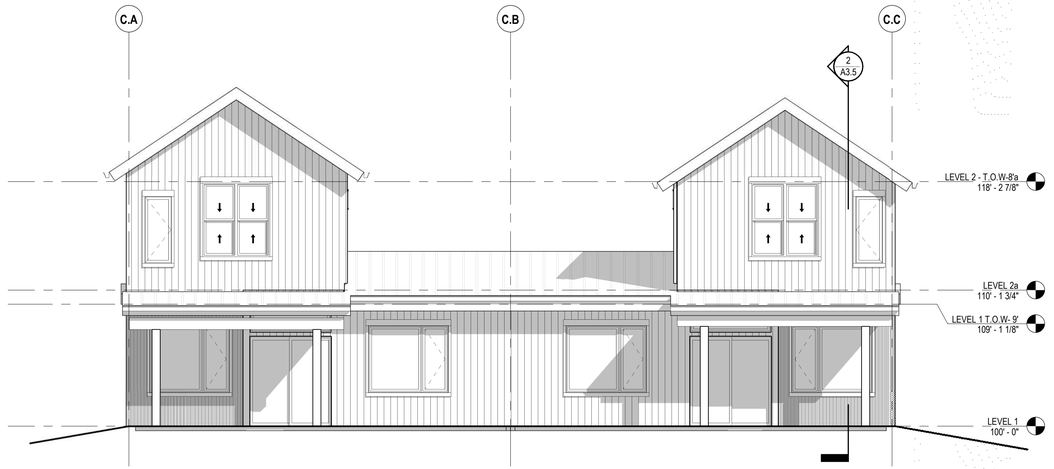
C1 & C2 DUPLEX - FLOOR PLANS

A20



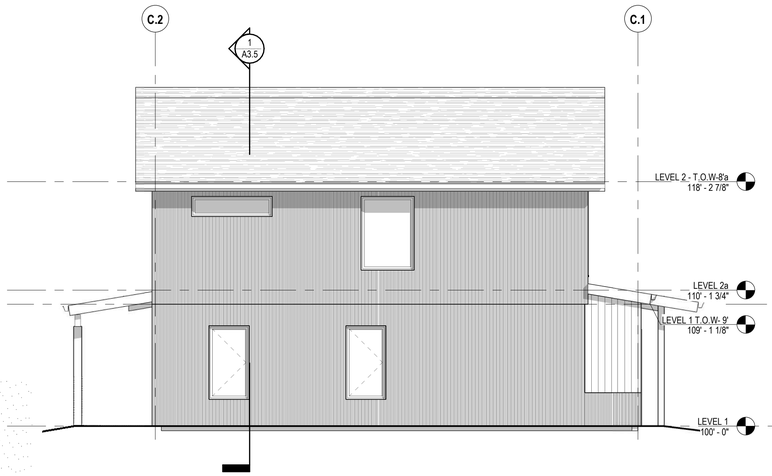
4 C DUPLEX - EAST ELEVATION
3/16" = 1'-0"



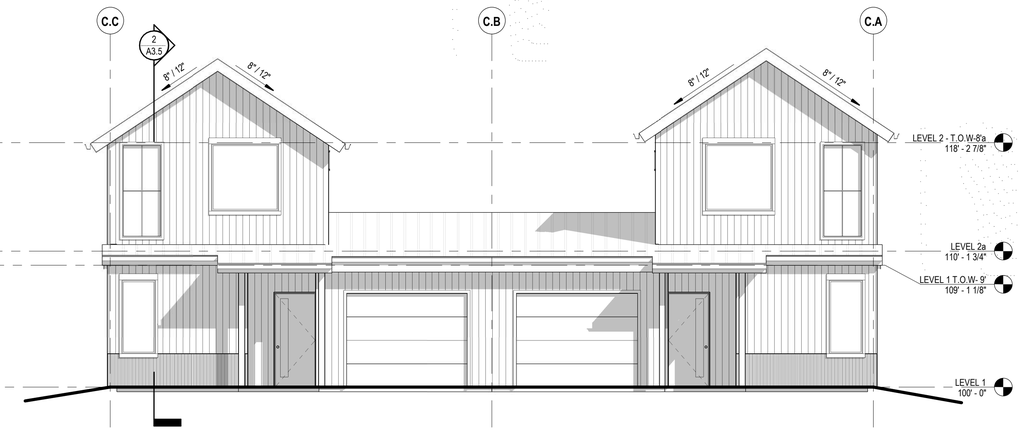
2 C DUPLEX - NORTH ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

- a. COMPOSITE SIDING - NICHIHA SMOKE
- b. COMPOSITE SIDING - NICHIHA ASH
- c. COMPOSITE SIDING - NICHIHA SPRUCE
- d. COMPSITE SIDING - NICHIHA REDWOOD
- e. STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- f. CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- g. MTL. REVEAL PANEL WEATHERED RUSTIC 24GA.
- h. THIN VENEER BRICK - ENDICOTT MAG. IRONSPOT
- j. COMPOSITE PANEL - EQUITONE TECHTIVA TE 60



3 C DUPLEX - WEST ELEVATION
3/16" = 1'-0"



1 C DUPLEX - SOUTH ELEVATION
3/16" = 1'-0"

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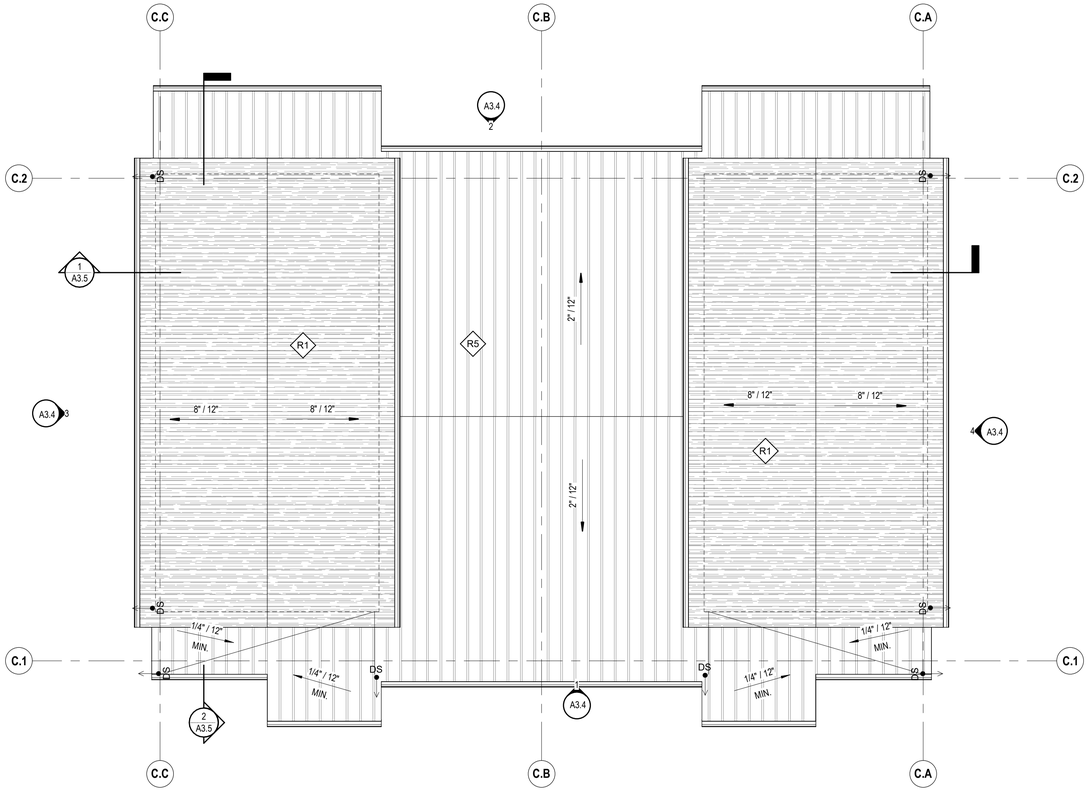
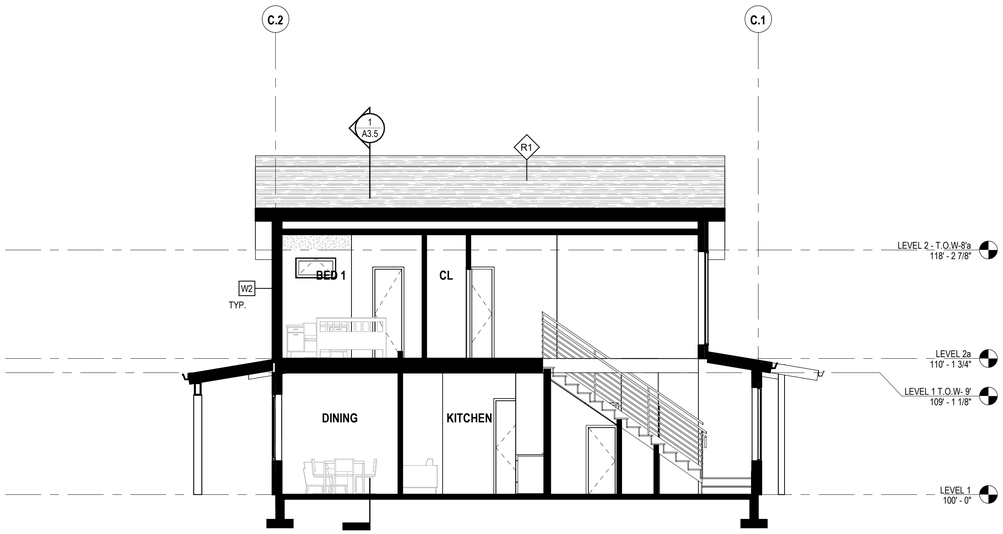
C1 & C2 DUPLEX - ELEVATIONS

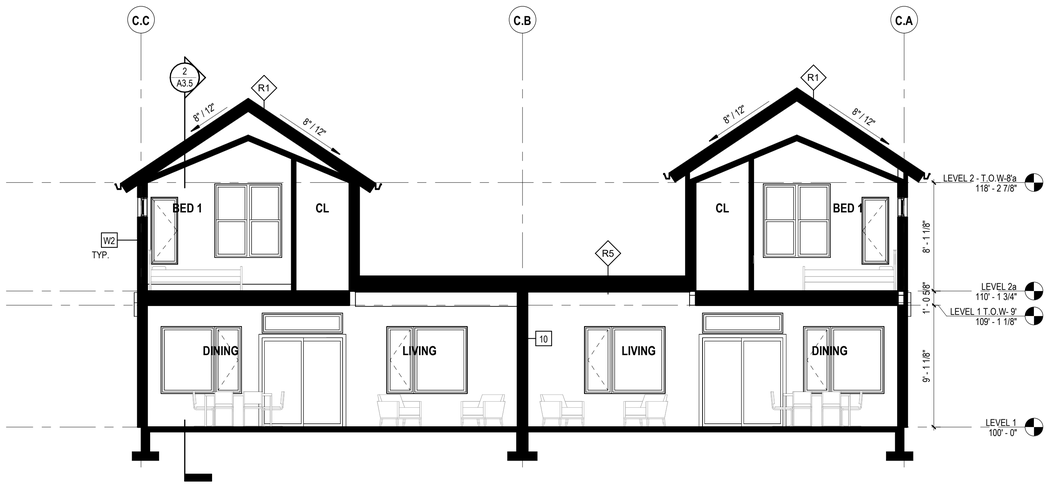
A21



1 C DUPLEX - ROOF PLAN
3/16" = 1'-0"



2 C1 & C2 DUPLEX - SECTION 2
3/16" = 1'-0"



1 C1 & C2 DUPLEX - SECTION 1
3/16" = 1'-0"

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C1 & C2 DUPLEX - SECTIONS

A22



LEFT SIDE



FRONT



REAR



RIGHT SIDE

1 COLOR ELEVATIONS
3/16" = 1'-0"

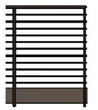
EXTERIOR FINISH LEGEND

- COMPOSITE SIDING NICHIHA SPRUCE
- COMPOSITE SIDING NICHIHA REDWOOD
- COMPOSITE SIDING NICHIHA SMOKE
- COMPOSITE SIDING NICHIHA ASH
- STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- MTL. REVEAL PANEL WEATHERED RUSTIC 24 GA
- THIN VENEER BRICK. EDICOTT MAG. IRONSPOT
- COMPOSITE PANEL EQUITONE TECTIVA TE 60

GUARDRAIL SYSTEMS



1X CEDAR HORZ.
4X4 CEDAR VERTICALS
2-COAT SEMI SOLID



5/8"X 1.5" VERT AND TOP WITH 5/8 DIA HORIZONTAL STEEL POWDER COATED

caddis

WEST EAGLE HOUSING

EAGLE COUNTY HOUSING
P.O. Box 850
500 Broadway
Eagle, Colorado 81631

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ARCHITECTURAL EXTERIOR MATERIALS

A23





1 3D PERSPECTIVES
1" = 10'-0"

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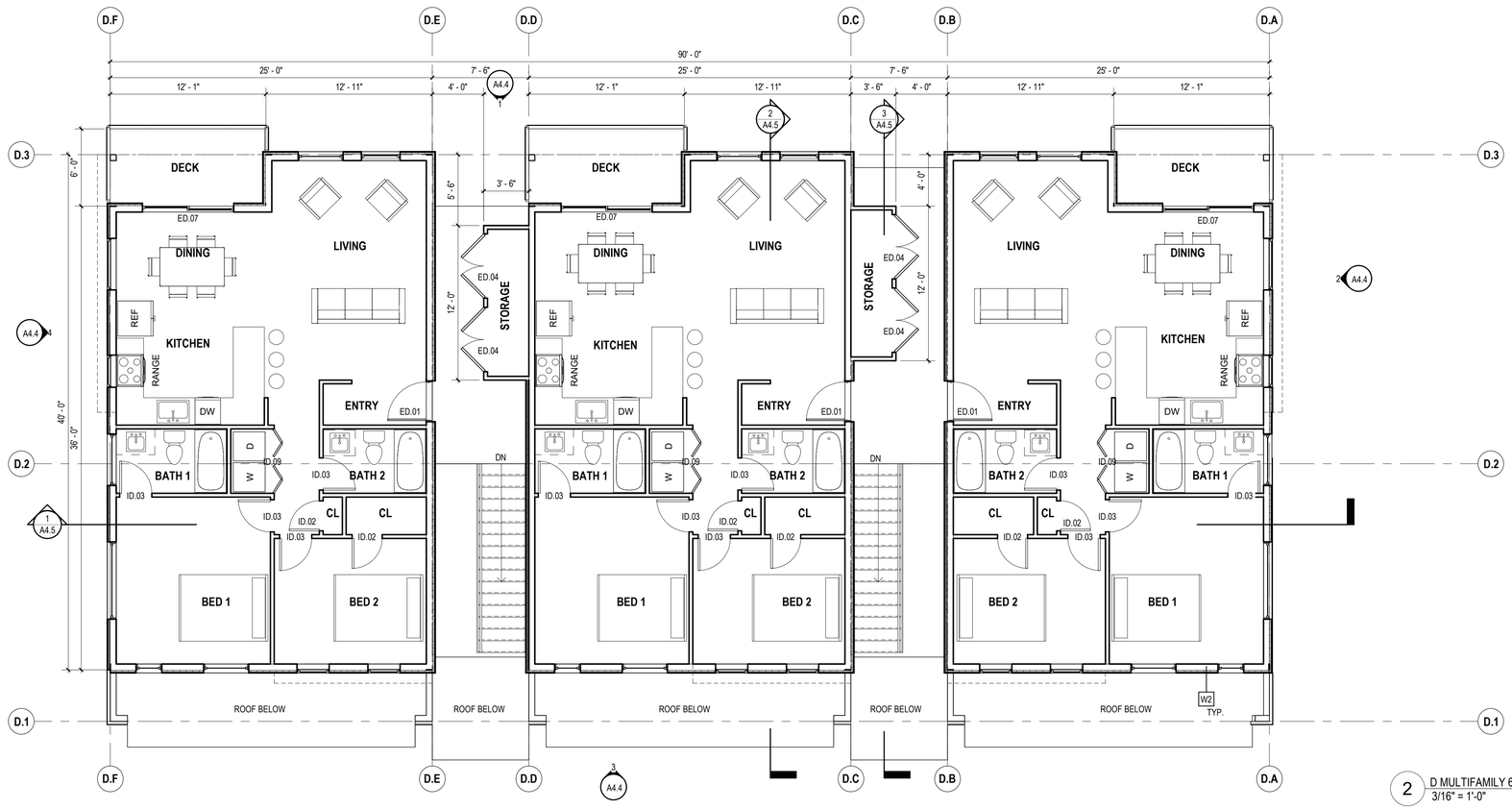
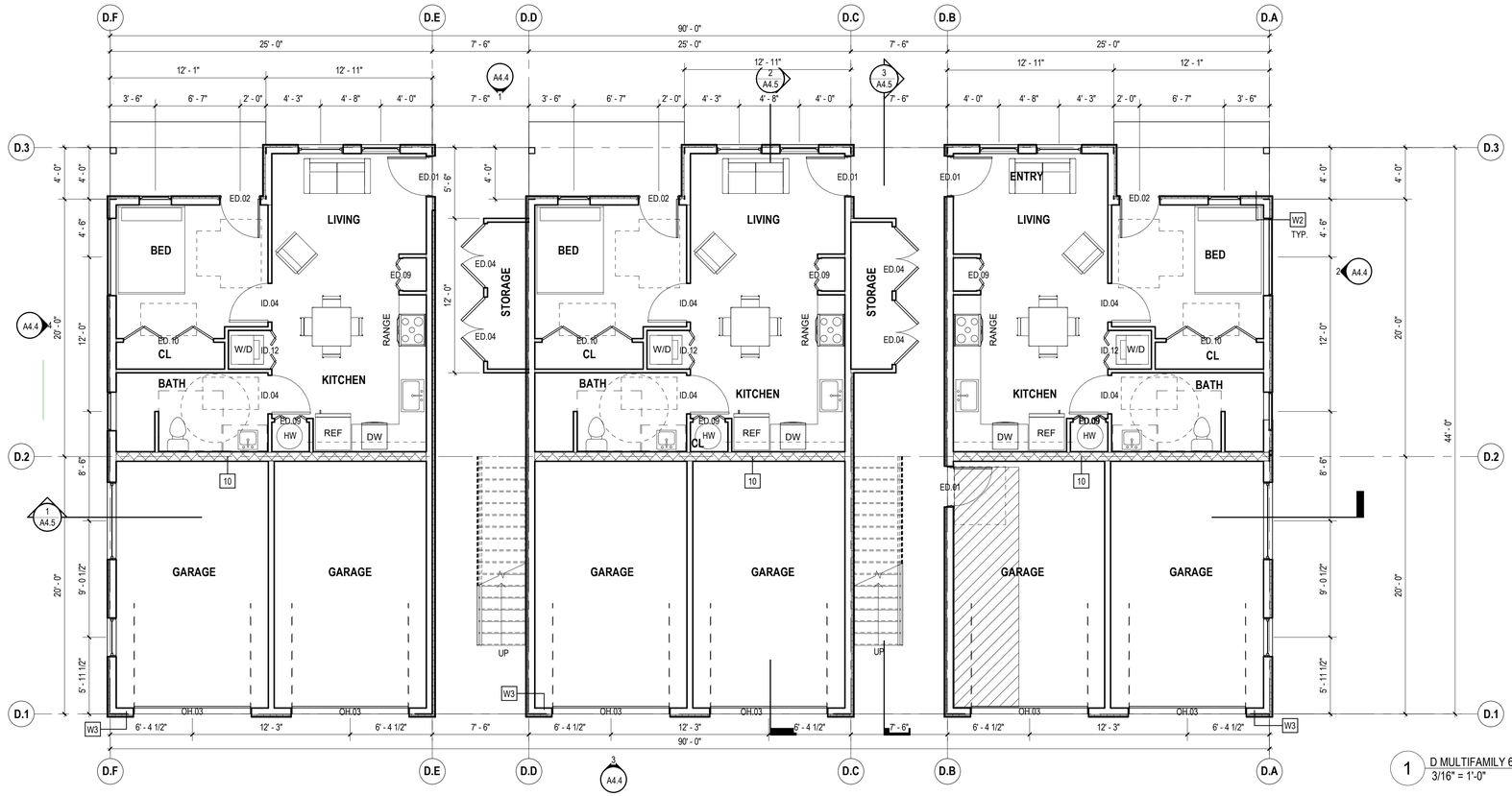
3D PERSPECTIVES

A24



2 D MULTIFAMILY 6 - LEVEL 2 FLOOR PLAN AREA LEVEL 2- 600 SF
3/16" = 1'-0"



1 D MULTIFAMILY 6 - LEVEL 1 FLOOR PLAN AREA LEVEL 1- 600 SF
3/16" = 1'-0"

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D MULTIFAMILY 6 - FLOOR PLANS

A25

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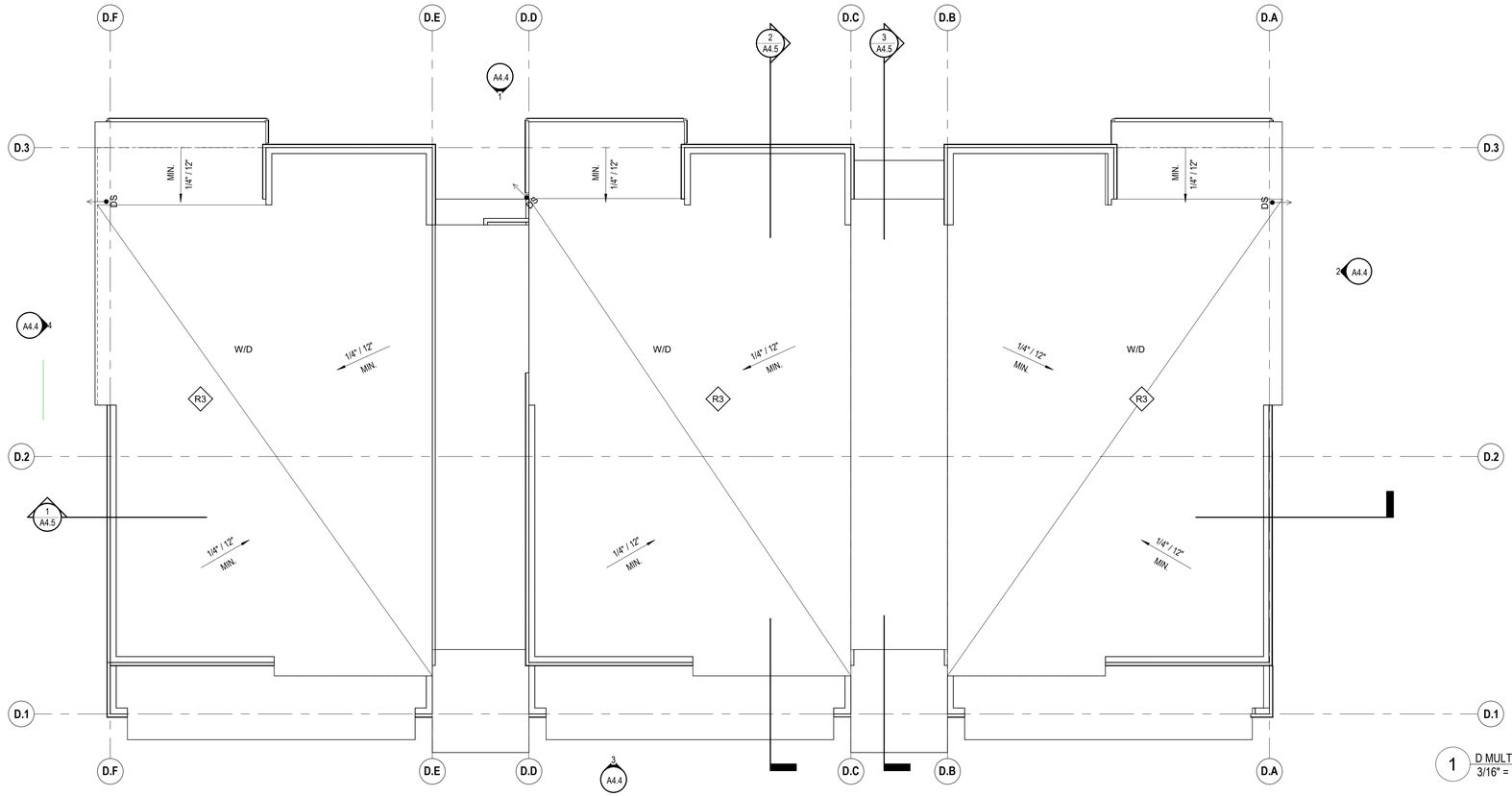

1 D MULTIFAMILY 6 - ROOF PLAN
3/16" = 1'-0"

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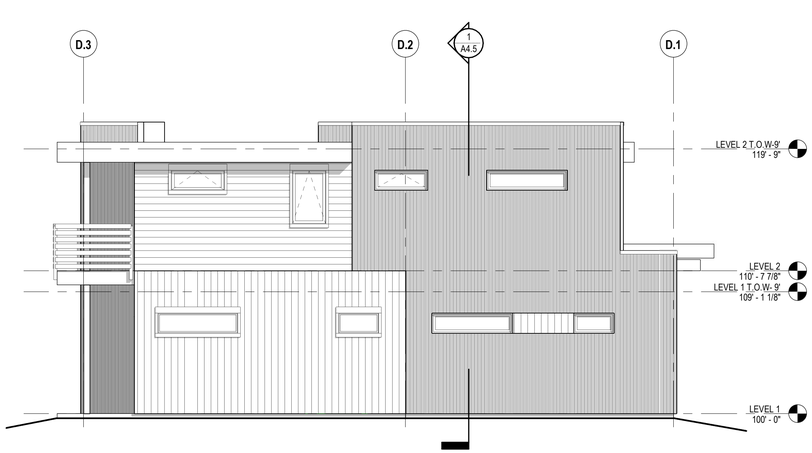
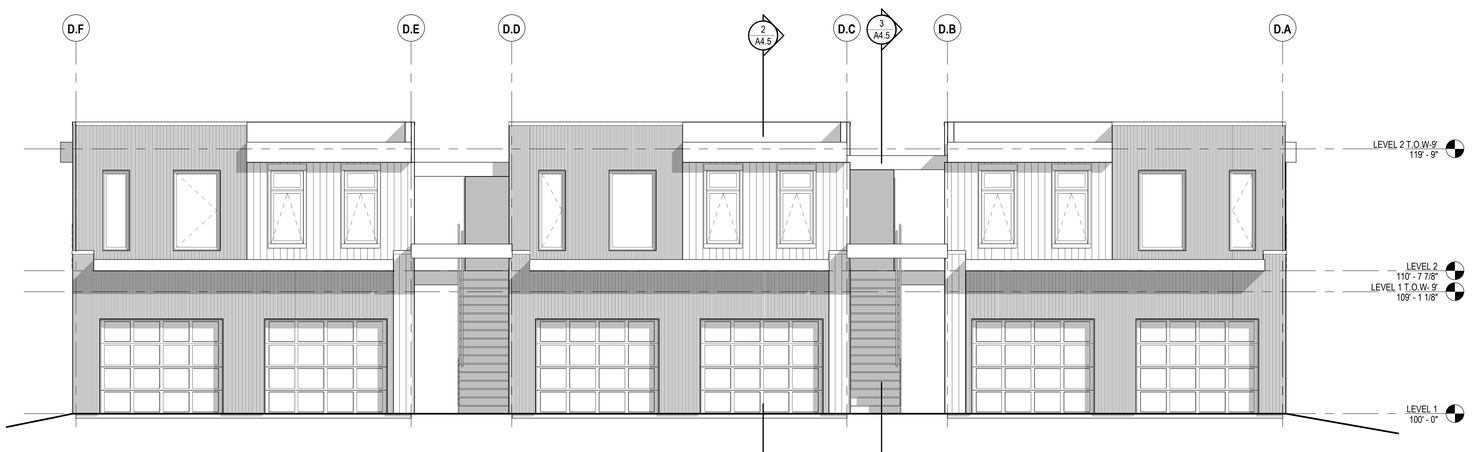
D MULTIFAMILY 6 - ROOF PLAN

A26



4 D MULTIFAMILY 6 - WEST ELEVATION
3/16" = 1'-0"



3 D MULTIFAMILY 6 - SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

a. COMPOSITE SIDING - NICHIHA SMOKE

b. COMPOSITE SIDING - NICHIHA ASH

c. COMPOSITE SIDING - NICHIHA SPRUCE

d. COMPSITE SIDING - NICHIHA REDWOOD

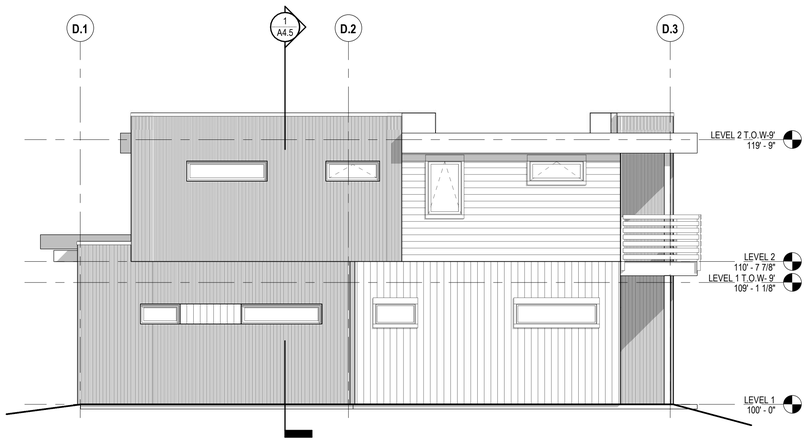
e. STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY

f. CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE

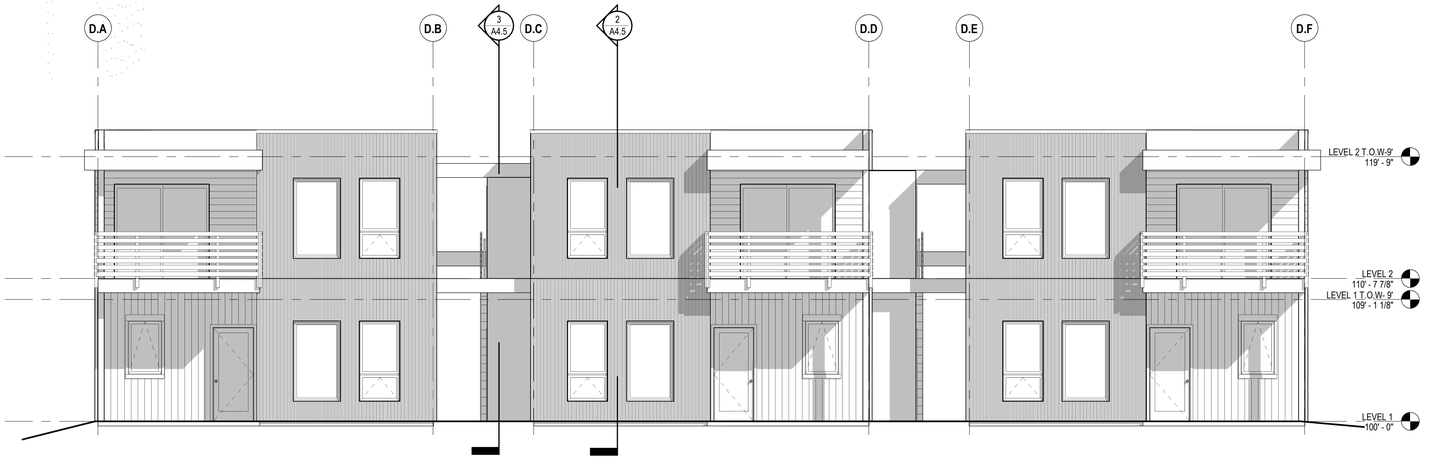
g. MTL. REVEAL PANEL WEATHERED RUSTIC 24GA.

h. THIN VENEER BRICK - ENDICOTT MAG. IRONSPOT

j. COMPOSITE PANEL - EQUITONE TECHTIVA TE 60



2 D MULTIFAMILY 6 - EAST ELEVATION
3/16" = 1'-0"



1 D MULTIFAMILY 6 - NORTH ELEVATION
3/16" = 1'-0"

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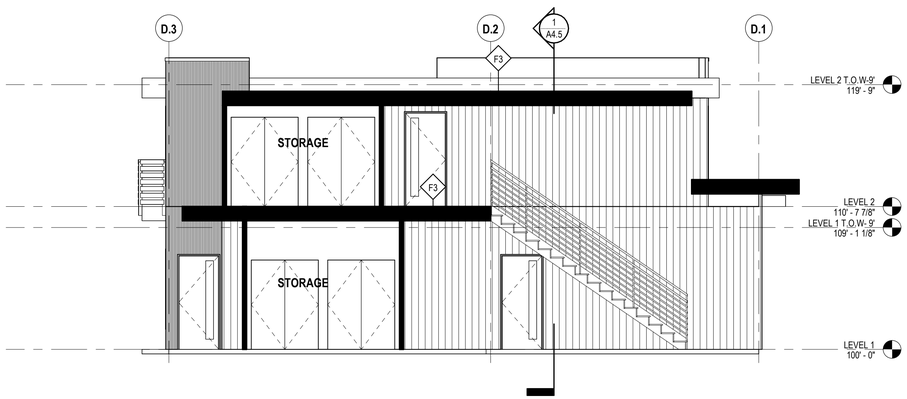
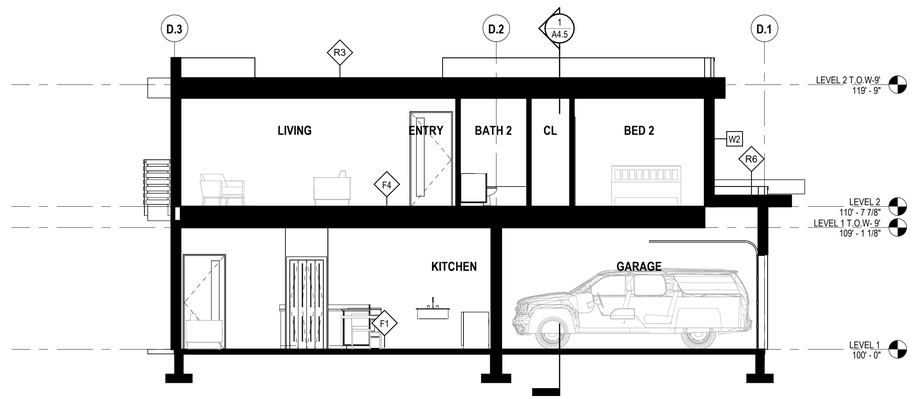
D MULTIFAMILY 6 - ELEVATIONS

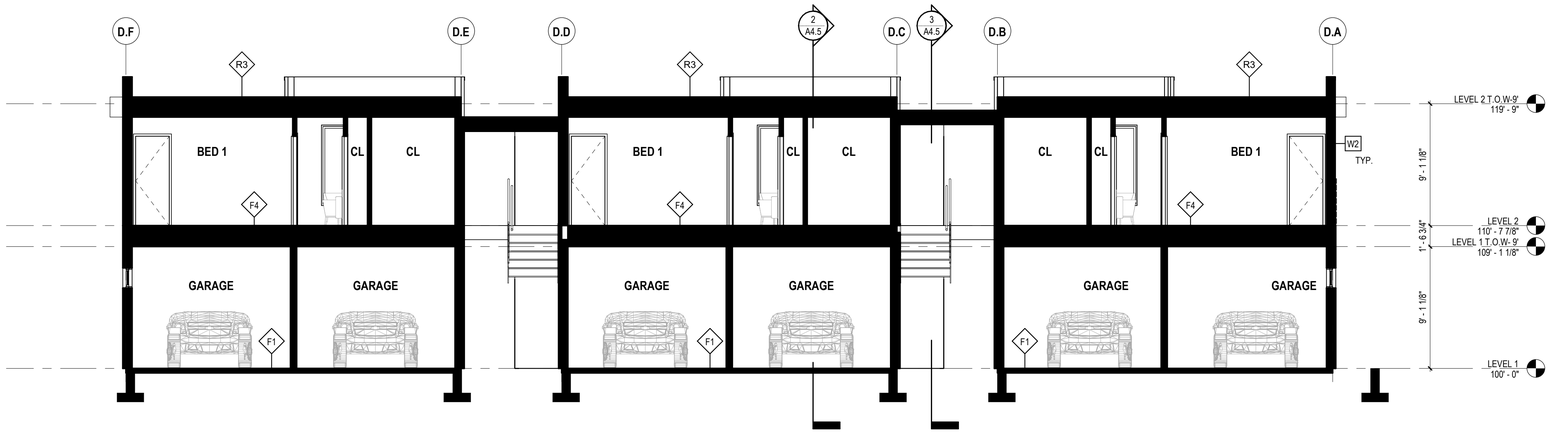
A27



3 D MULTIFAMILY 6 - SECTION 3
3/16" = 1'-0"



2 D MULTIFAMILY 6 - SECTION 2
3/16" = 1'-0"



1 D MULTIFAMILY 6 - SECTION 1
3/16" = 1'-0"

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D MULTIFAMILY 6
- SECTIONS

A28



REAR



FRONT



LEFT SIDE



RIGHT SIDE

1 COLOR ELEVATIONS
1/8" = 1'-0"

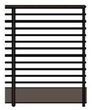
EXTERIOR FINISH LEGEND

- COMPOSITE SIDING NICHIHA SPRUCE
- COMPOSITE SIDING NICHIHA REDWOOD
- COMPOSITE SIDING NICHIHA SMOKE
- COMPOSITE SIDING NICHIHA ASH
- STANDING SEAM MTL. SNAP LOCK* 24GA. CHARCOAL GRAY
- CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- MTL. REVEAL PANEL WEATHERED RUSTIC 24 GA
- THIN VENEER BRICK. EDICOTT MAG. IRONSPOT
- COMPOSITE PANEL EQUITONE TECTIVA TE 60

GUARDRAIL SYSTEMS



1X CEDAR HORZ.
4X4 CEDAR VERTICALS
2-COAT SEMI SOLID



5/8"X 1.5" VERT AND TOP WITH 5/8 DIA HORIZONTAL STEEL POWDER COATED

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ARCHITECTURAL EXTERIOR MATERIALS

A29





1 3D PERSPECTIVES
1" = 10'-0"

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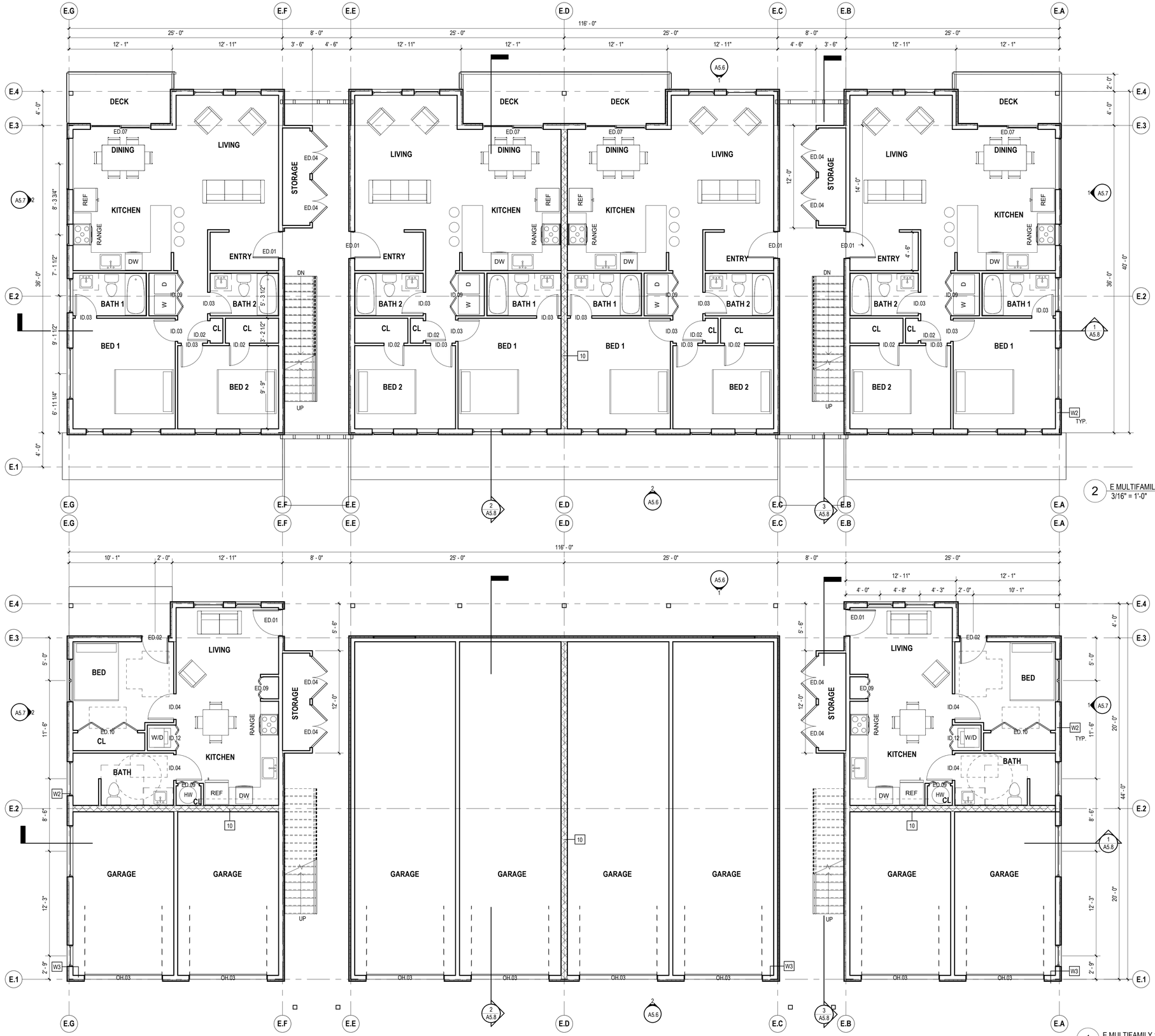
3D PERSPECTIVES

A30



2 E MULTIFAMILY 10 - LEVEL 2 FLOOR PLAN — AREA LEVEL 2 - 951
3/16" = 1'-0"

1 E MULTIFAMILY 10 - LEVEL 1 FLOOR PLAN — AREA LEVEL 1- 600 SF
3/16" = 1'-0"

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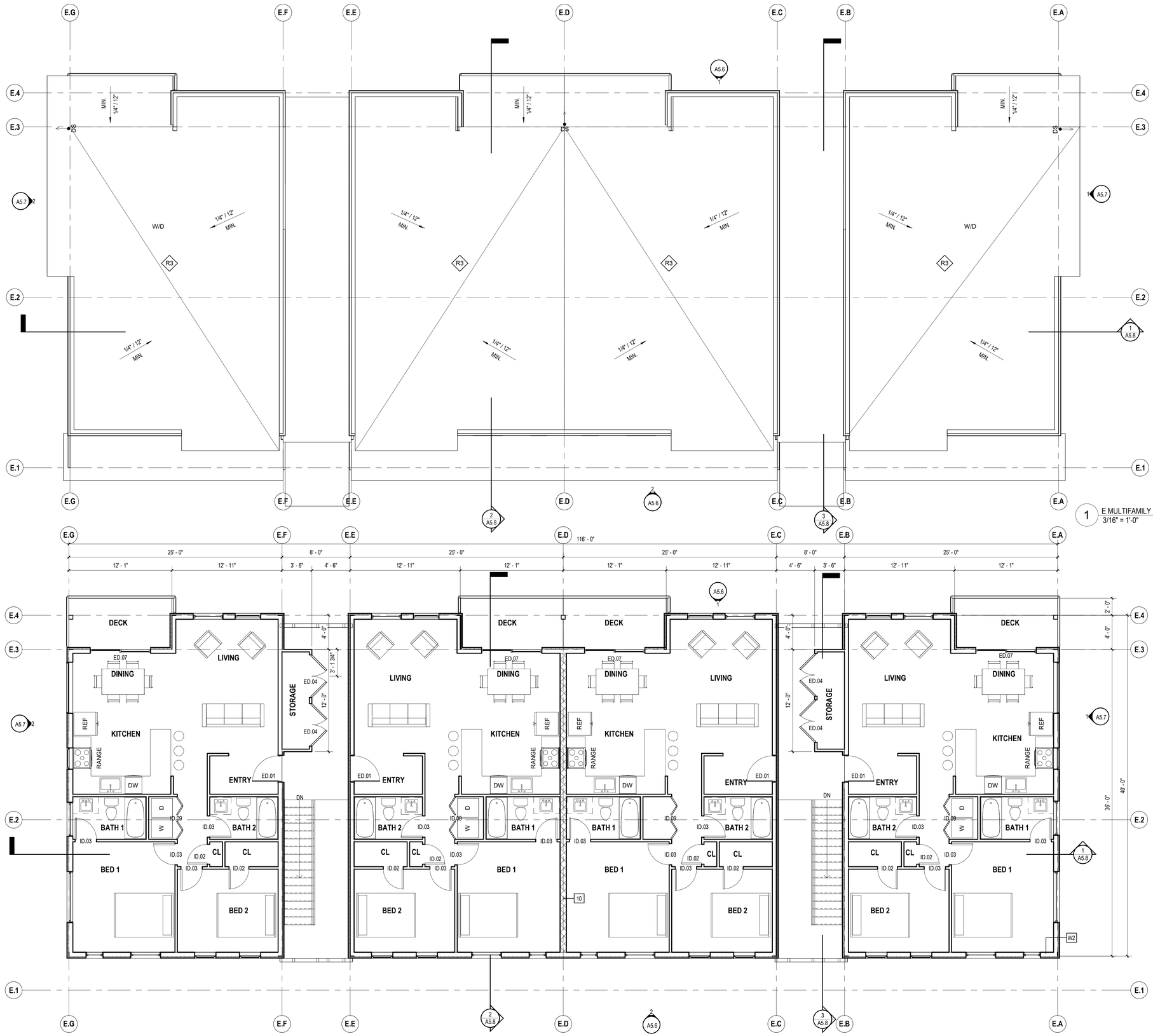
E MULTIFAMILY
10 - FLOOR PLANS

A31



1 E MULTIFAMILY 10 - ROOF PLAN
3/16" = 1'-0"

1 E MULTIFAMILY 10 - LEVEL 3 FLOOR PLAN AREA LEVEL 2 - 951 SF
3/16" = 1'-0"

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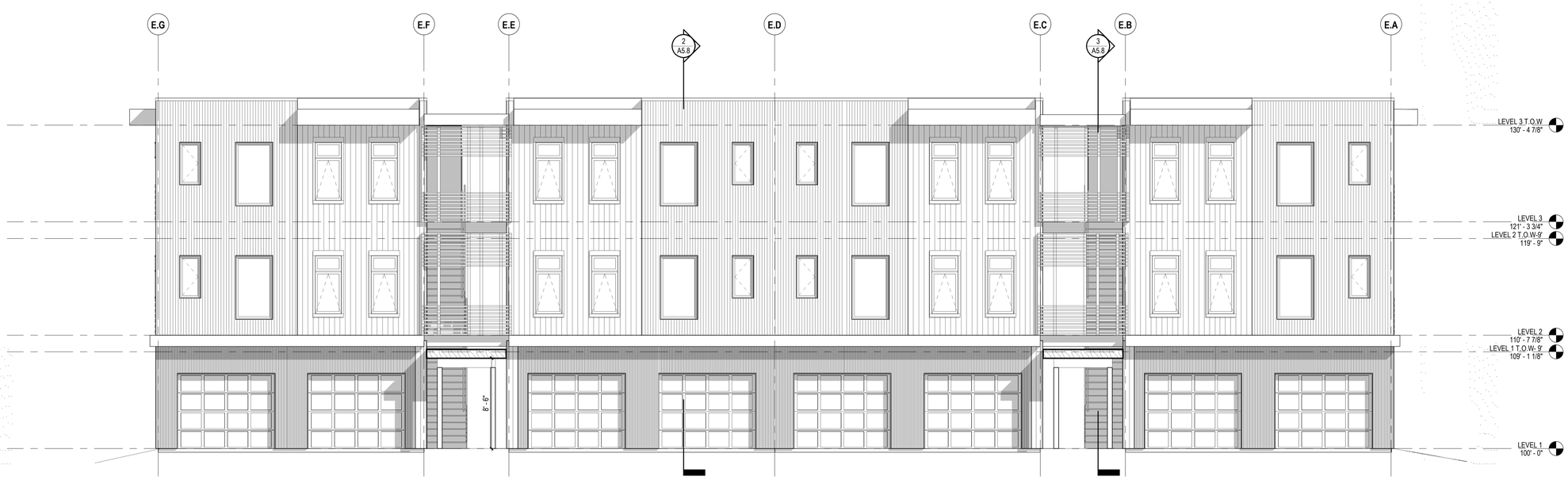
E MULTIFAMILY
10 - FLOOR PLANS

A32



2 E MULTIFAMILY 10 - SOUTH ELEVATION
3/16" = 1'-0"

MATERIALS LEGEND

a. COMPOSITE SIDING - NICHIHA SMOKE

b. COMPOSITE SIDING - NICHIHA ASH

c. COMPOSITE SIDING - NICHIHA SPRUCE

d. COMPSITE SIDING - NICHIHA REDWOOD

e. STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY

f. CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE

g. MTL. REVEAL PANEL WEATHERED RUSTIC 24GA.

h. THIN VENEER BRICK - ENDICOTT MAG. IRONSPOT

j. COMPOSITE PANEL - EQUITONE TECHTIVA TE 60



1 E MULTIFAMILY 10 - NORTH ELEVATION
3/16" = 1'-0"

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E MULTIFAMILY 10 - ELEVATIONS

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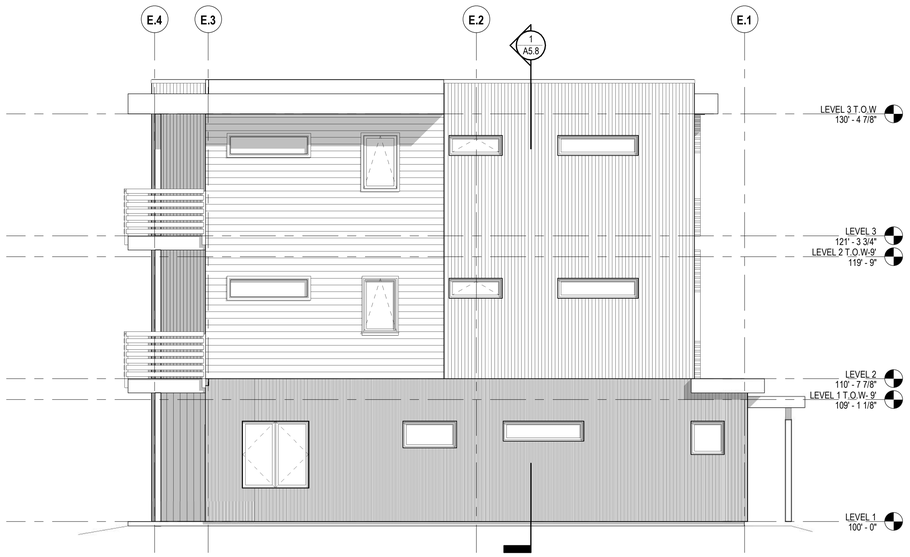
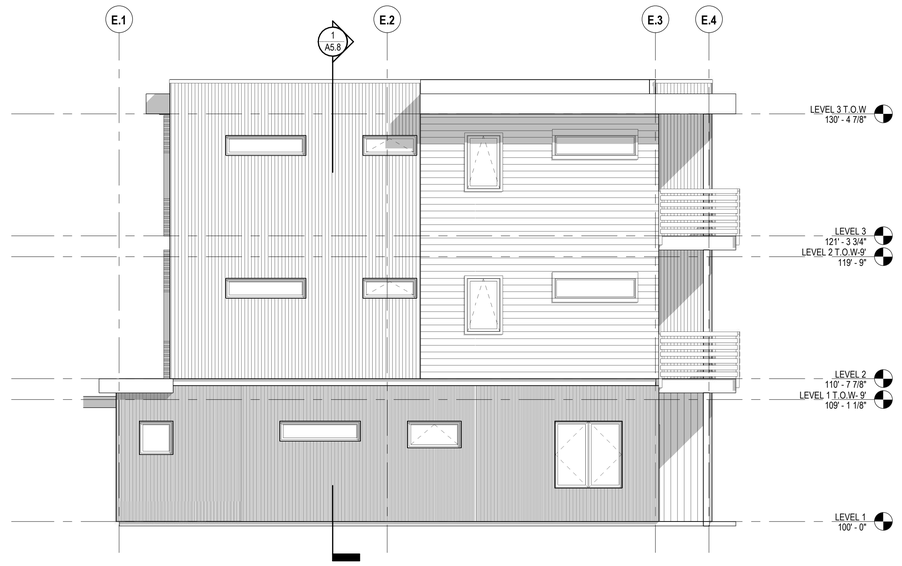
MATERIALS LEGEND

- a. COMPOSITE SIDING - NICHIHA SMOKE
- b. COMPOSITE SIDING - NICHIHA ASH
- c. COMPOSITE SIDING - NICHIHA SPRUCE
- d. COMPSITE SIDING - NICHIHA REDWOOD
- e. STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- f. CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- g. MTL. REVEAL PANEL WEATHERED RUSTIC 24GA.
- h. THIN VENEER BRICK - ENDICOTT MAG. IRONSPOT
- j. COMPOSITE PANEL - EQUITONE TECHTIVA TE 60



2 E MULTIFAMILY 10 - WEST ELEVATION
3/16" = 1'-0"



1 E MULTIFAMILY 10 - EAST ELEVATION
3/16" = 1'-0"

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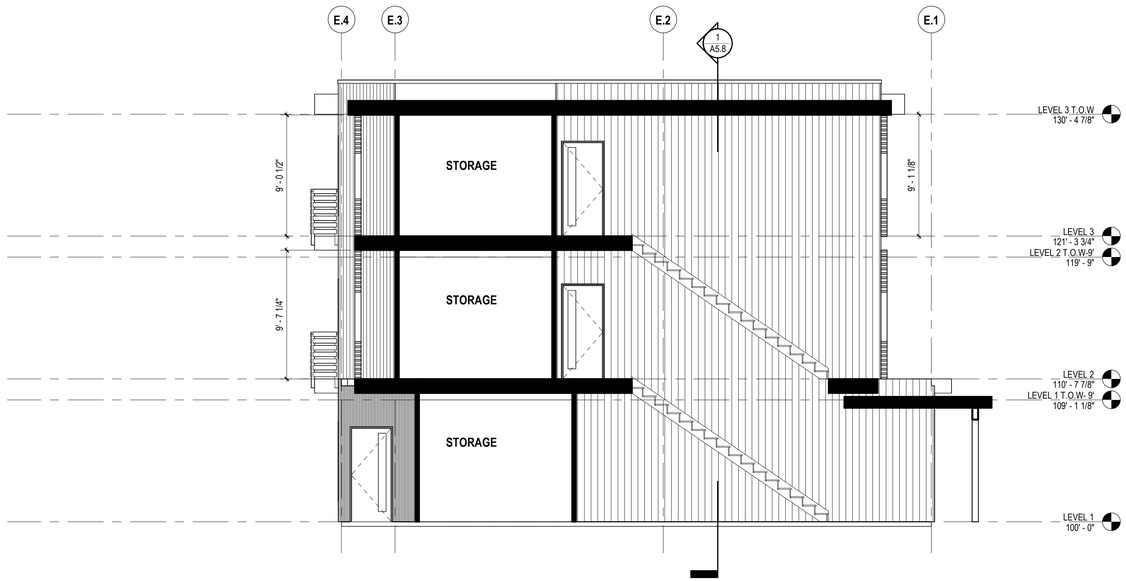
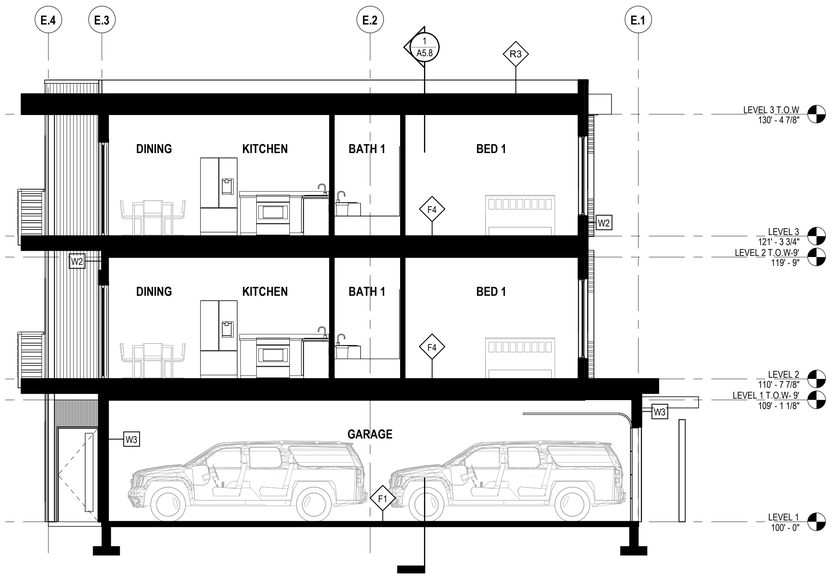
E MULTIFAMILY
10 - ELEVATIONS

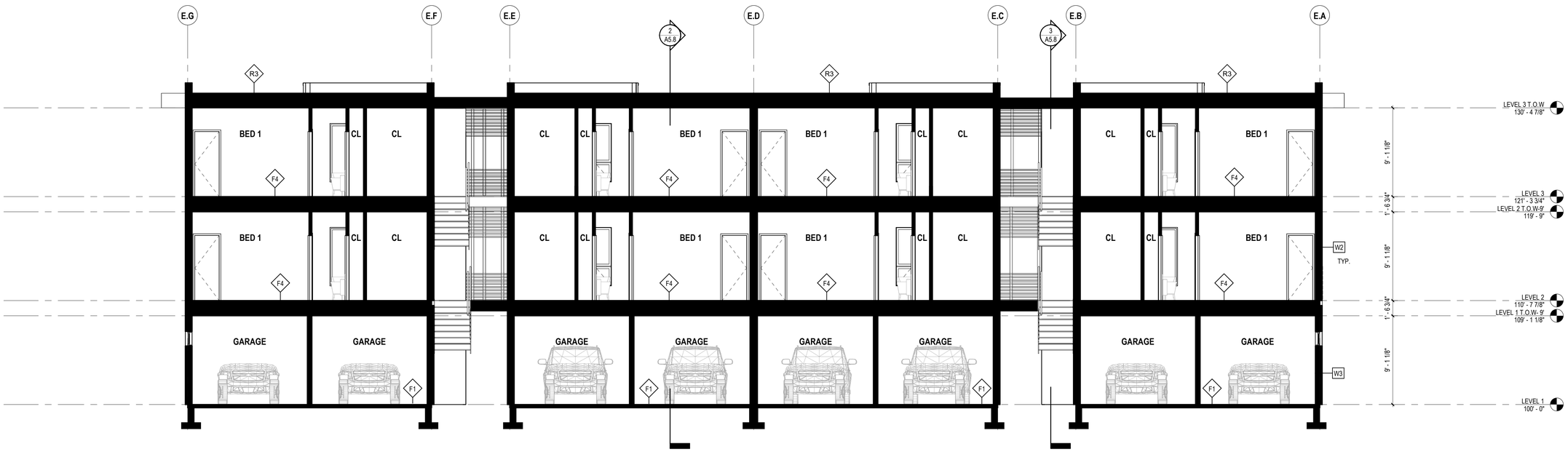
A34



3 E MULTIFAMILY 10 - SECTION 3
3/16" = 1'-0"



2 E MULTIFAMILY 10 - SECTION 2
3/16" = 1'-0"



1 E MULTIFAMILY 10 - SECTION 1
3/16" = 1'-0"

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E MULTIFAMILY 10 - SECTIONS

A35



LEFT SIDE



FRONT



REAR



RIGHT SIDE

1 COLOR ELEVATIONS
1/8" = 1'-0"

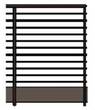
EXTERIOR FINISH LEGEND

- COMPOSITE SIDING NICHIHA SPRUCE
- COMPOSITE SIDING NICHIHA REDWOOD
- COMPOSITE SIDING NICHIHA SMOKE
- COMPOSITE SIDING NICHIHA ASH
- STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- MTL. REVEAL PANEL WEATHERED RUSTIC 24 GA
- THIN VENEER BRICK. EDICOTT MAG. IRONSPOT
- COMPOSITE PANEL EQUITONE TECTIVA TE 60

GUARDRAIL SYSTEMS



1X CEDAR HORZ.
4X4 CEDAR VERTICALS
2-COAT SEMI SOLID



5/8"X 1.5" VERT AND TOP WITH 5/8 DIA HORIZONTAL STEEL POWDER COATED

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ARCHITECTURAL EXTERIOR MATERIALS

A36





1 3D PERSPECTIVES - UNIT F
1" = 10'-0"

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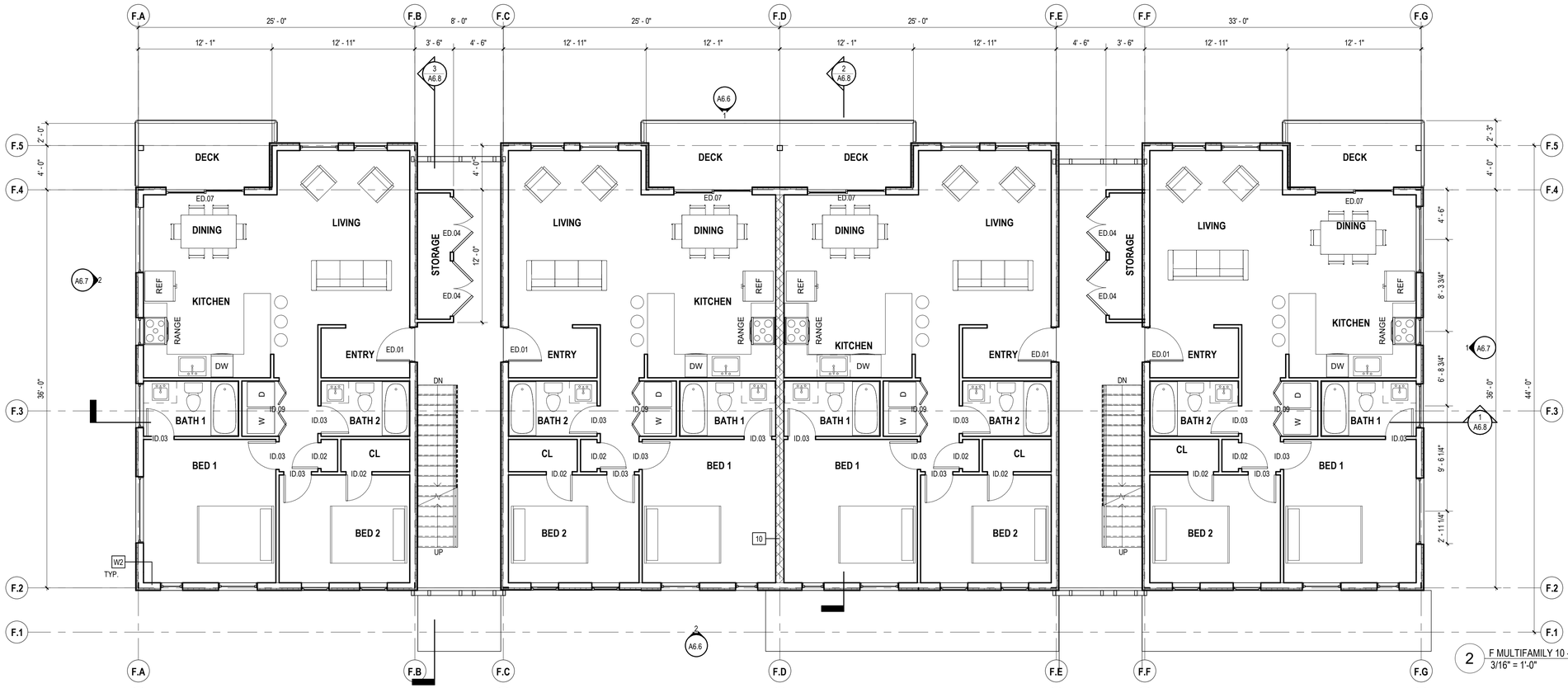
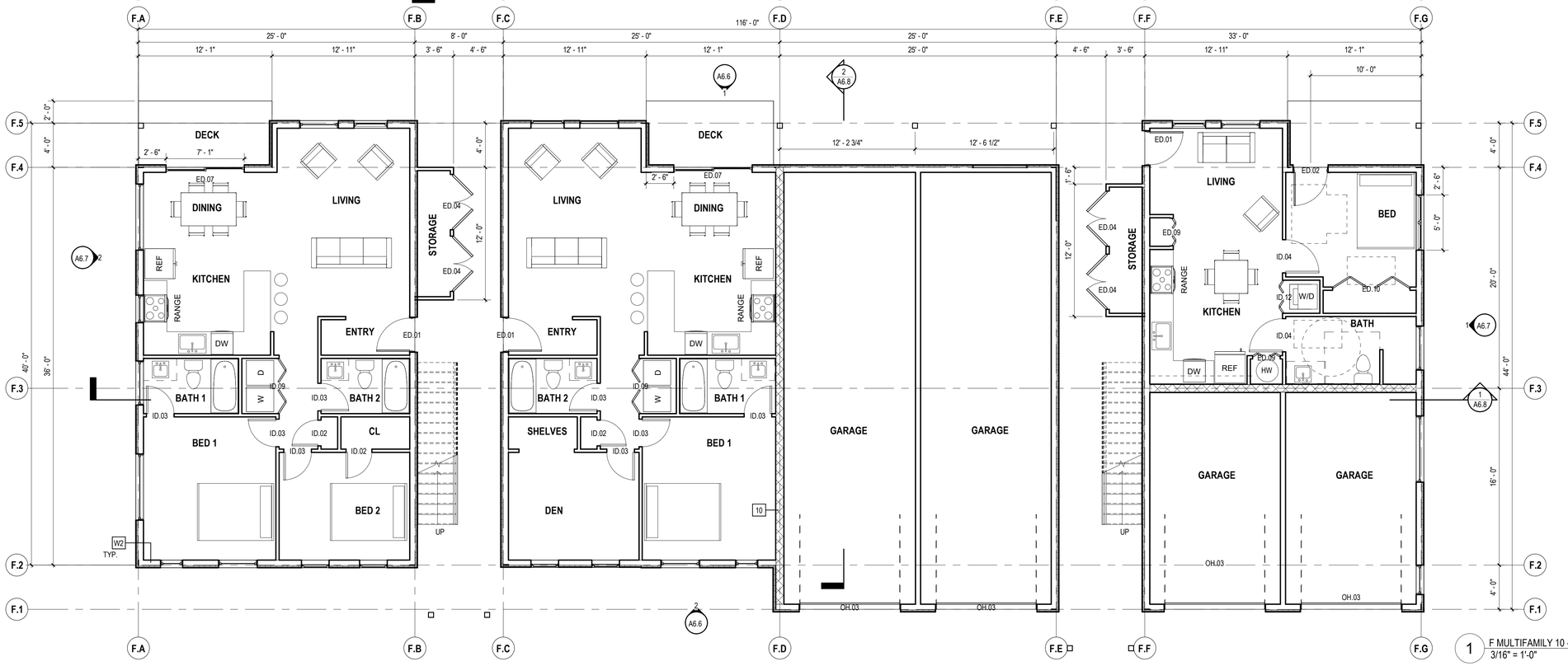
3D PERSPECTIVES

A37



2 F MULTIFAMILY 10 - LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

AREA LEVEL 2- 951 SF



1 F MULTIFAMILY 10 - LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

caddis

WEST EAGLE HOUSING

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500 Broadway
Eagle, Colorado 81631

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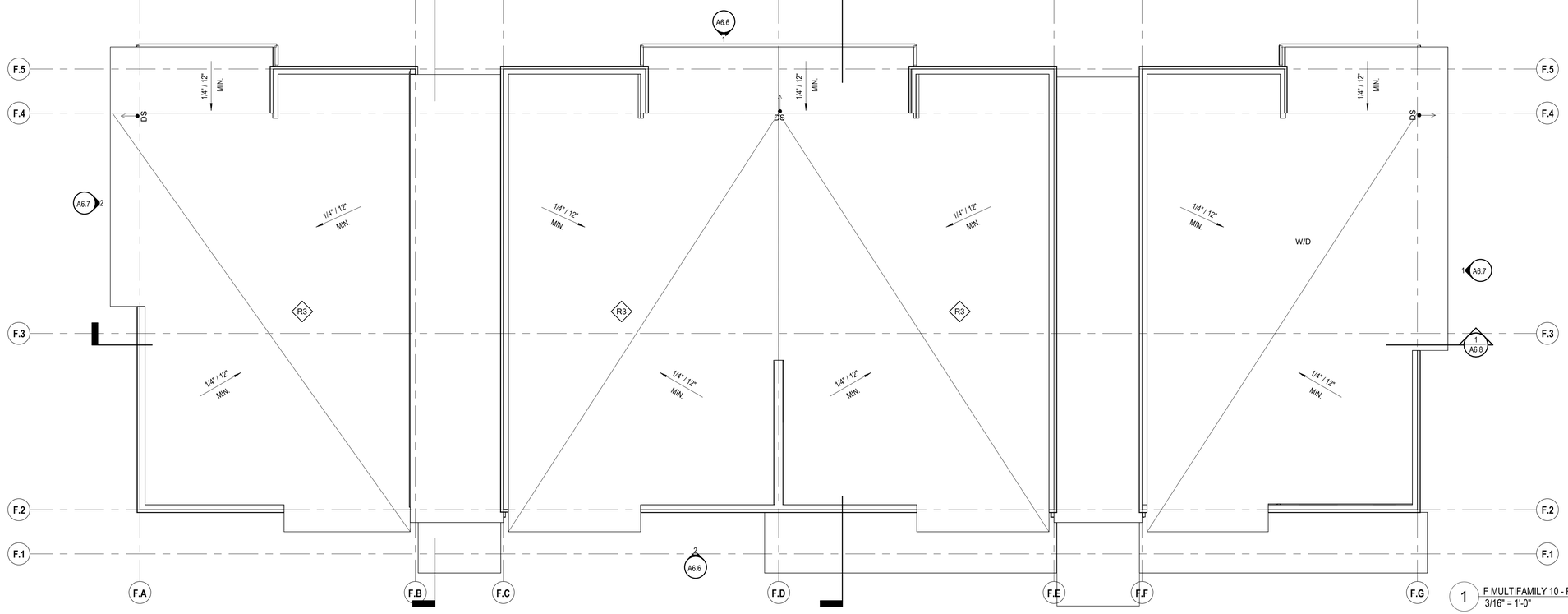
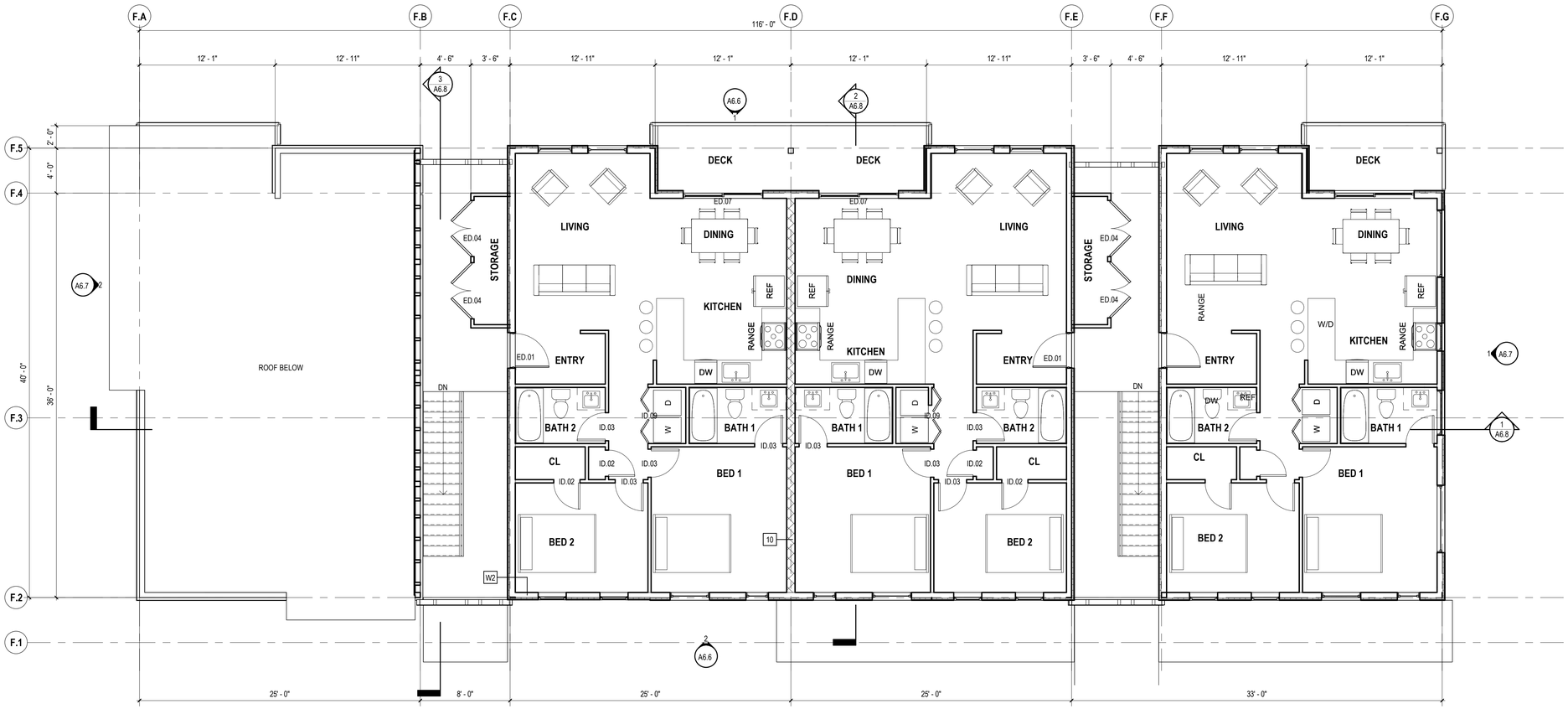
F MULTIFAMILY
10 - FLOOR PLANS

A38



1 F MULTIFAMILY 10 - ROOF PLAN
3/16" = 1'-0"



1 F MULTIFAMILY 10 - LEVEL 3 FLOOR PLAN
3/16" = 1'-0"

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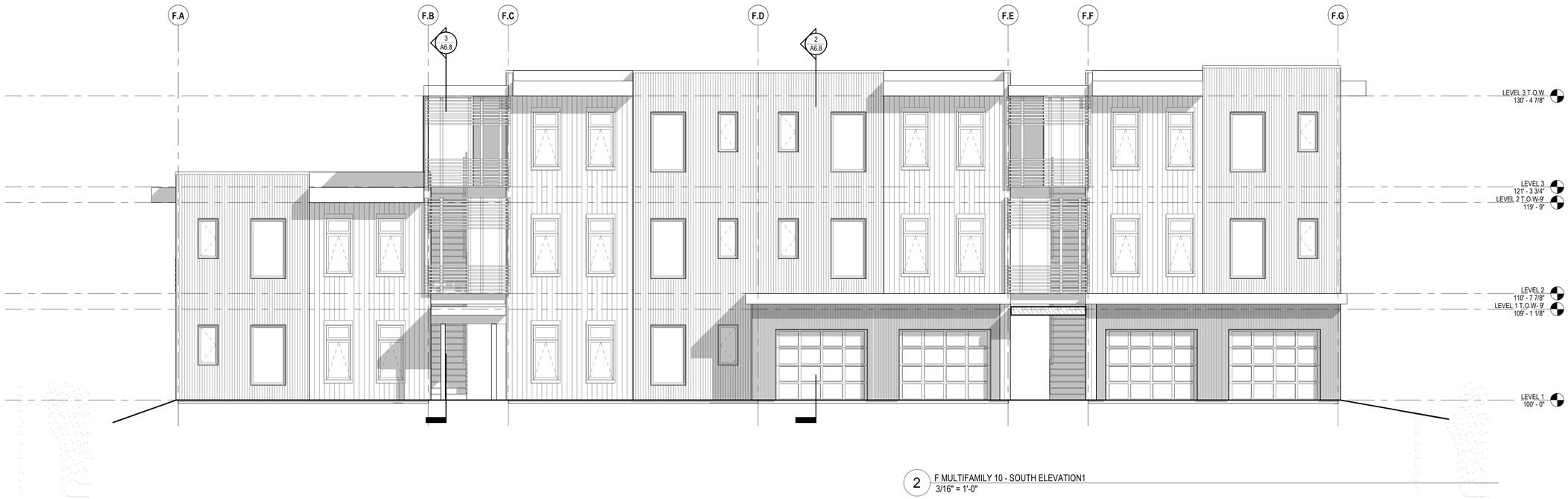
F MULTIFAMILY
10 - FLOOR PLANS

A39



2 F MULTIFAMILY 10 - SOUTH ELEVATION1
3/16" = 1'-0"

MATERIALS LEGEND

a. COMPOSITE SIDING - NICHIHA SMOKE

b. COMPOSITE SIDING - NICHIHA ASH

c. COMPOSITE SIDING - NICHIHA SPRUCE

d. COMPSITE SIDING - NICHIHA REDWOOD

e. STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY

f. CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE

g. MTL. REVEAL PANEL WEATHERED RUSTIC 24GA.

h. THIN VENEER BRICK - ENDICOTT MAG. IRONSPOT

j. COMPOSITE PANEL - EQUITONE TECHTIVA TE 60



1 F MULTIFAMILY 10 - NORTH ELEVATION1
3/16" = 1'-0"

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F MULTIFAMILY 10 - ELEVATIONS

A40

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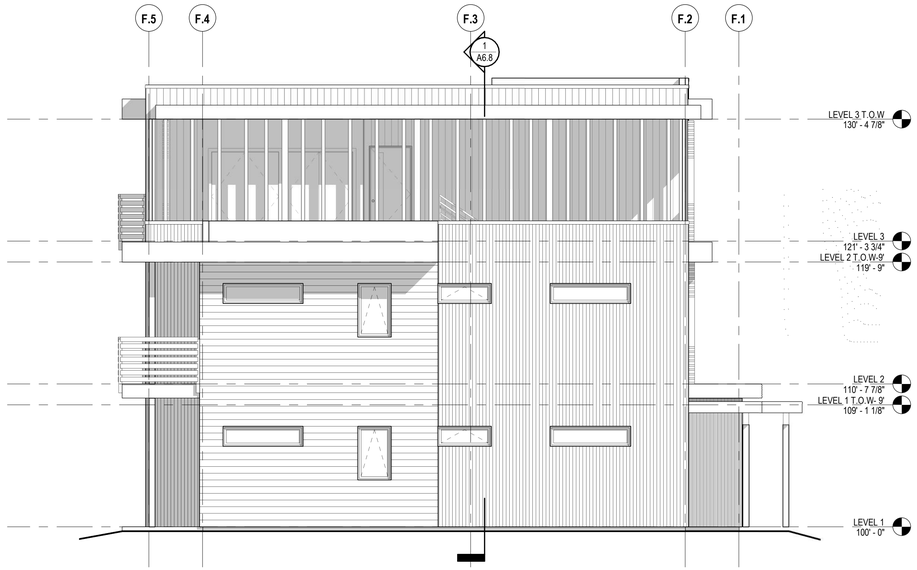
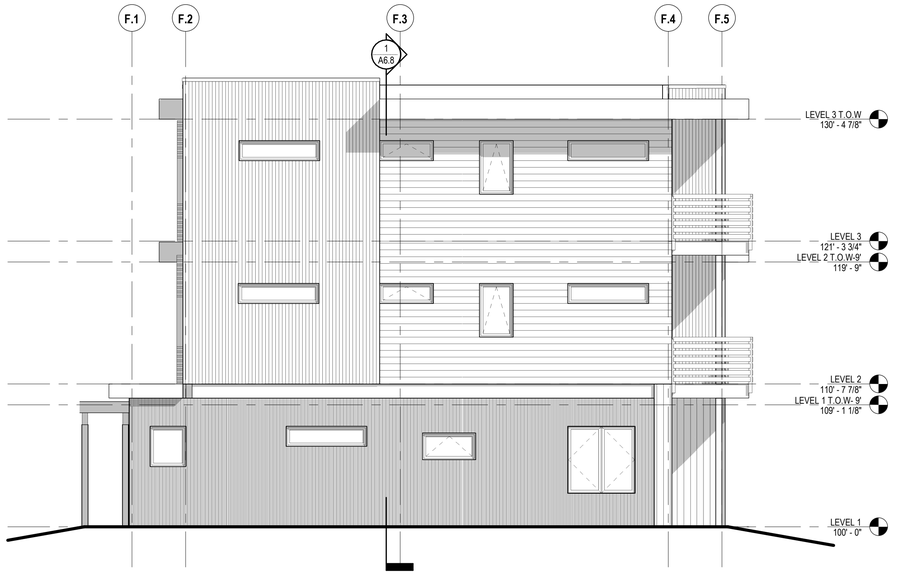
MATERIALS LEGEND

- a. COMPOSITE SIDING - NICHIHA SMOKE
- b. COMPOSITE SIDING - NICHIHA ASH
- c. COMPOSITE SIDING - NICHIHA SPRUCE
- d. COMPSITE SIDING - NICHIHA REDWOOD
- e. STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- f. CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- g. MTL. REVEAL PANEL WEATHERED RUSTIC 24GA.
- h. THIN VENEER BRICK - ENDICOTT MAG. IRONSPOT
- j. COMPOSITE PANEL - EQUITONE TECHTIVA TE 60



2 F MULTIFAMILY 10 - EAST ELEVATION1
3/16" = 1'-0"



1 F MULTIFAMILY 10 - WEST ELEVATION1
3/16" = 1'-0"

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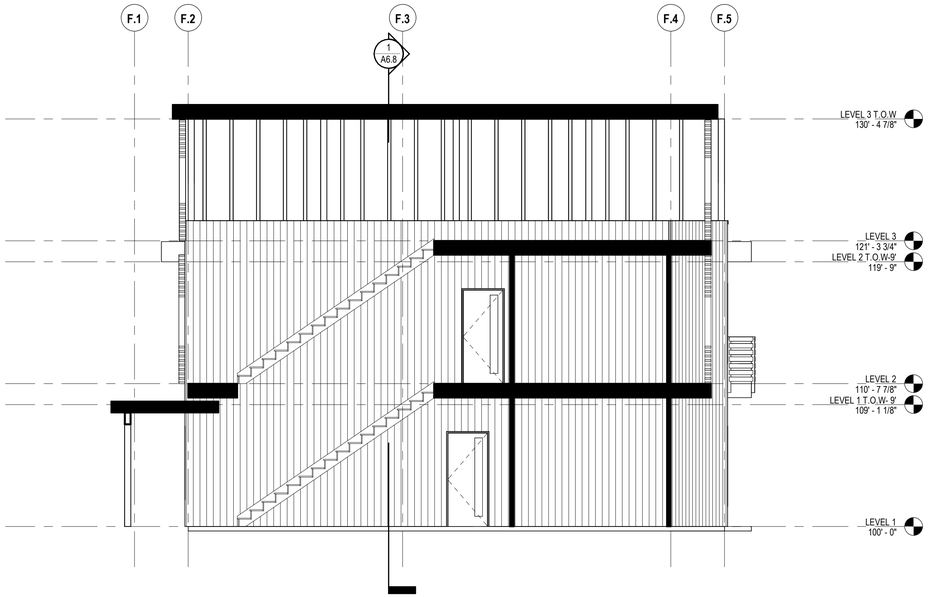
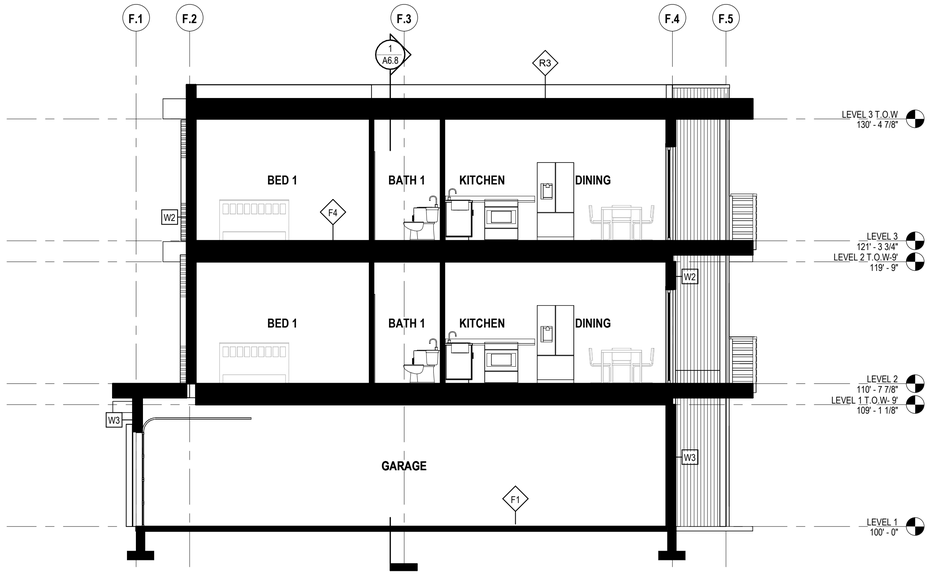
F MULTIFAMILY 10 - ELEVATIONS

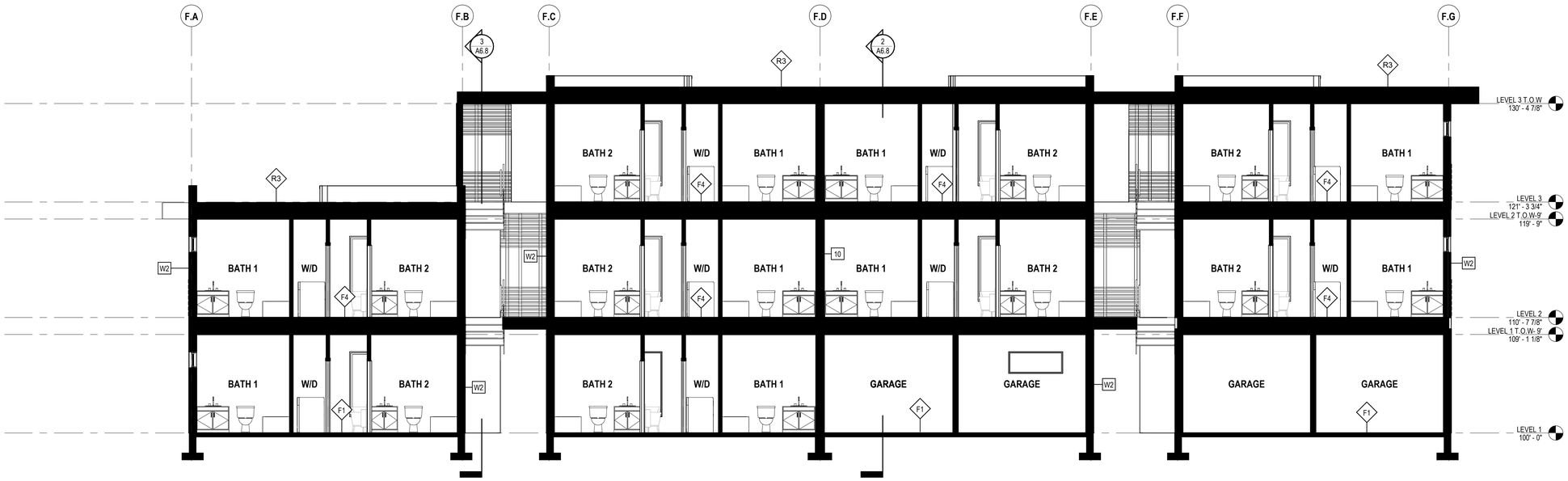
A41



3 F MULTIFAMILY 10 - SECTION 3
3/16" = 1'-0"



2 F MULTIFAMILY 10 - SECTION 2
3/16" = 1'-0"



1 F MULTIFAMILY 10 - SECTION 6
3/16" = 1'-0"

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F MULTIFAMILY 10 - SECTIONS

A42



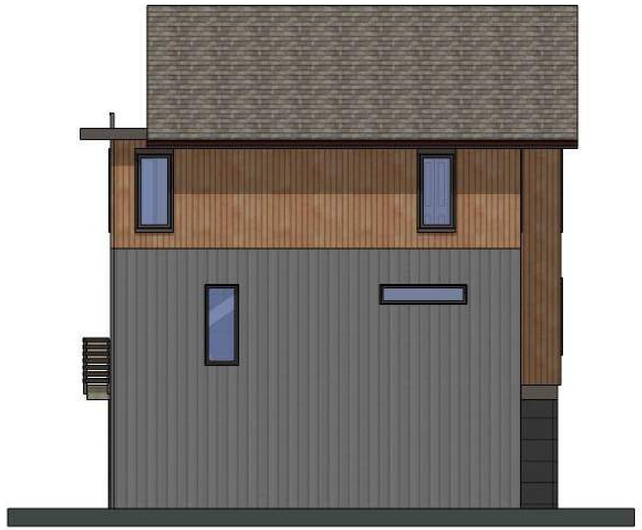
LEFT SIDE



FRONT



REAR



RIGHT SIDE

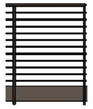
EXTERIOR FINISH LEGEND

- COMPOSITE SIDING NICHIHA SPRUCE
- COMPOSITE SIDING NICHIHA REDWOOD
- COMPOSITE SIDING NICHIHA SMOKE
- COMPOSITE SIDING NICHIHA ASH
- STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- MTL. REVEAL PANEL WEATHERED RUSTIC 24 GA
- THIN VENEER BRICK. EDICOTT MAG. IRONSPOT
- COMPOSITE PANEL EQUITONE TECTIVA TE 60

GUARDRAIL SYSTEMS



1X CEDAR HORZ. 4X4 CEDAR VERTICALS 2-COAT SEMI SOLID



5/8"X 1.5" VERT AND TOP WITH 5/8 DIA HORIZONTAL STEEL POWDER COATED

1 COLOR ELEVATIONS
3/16" = 1'-0"

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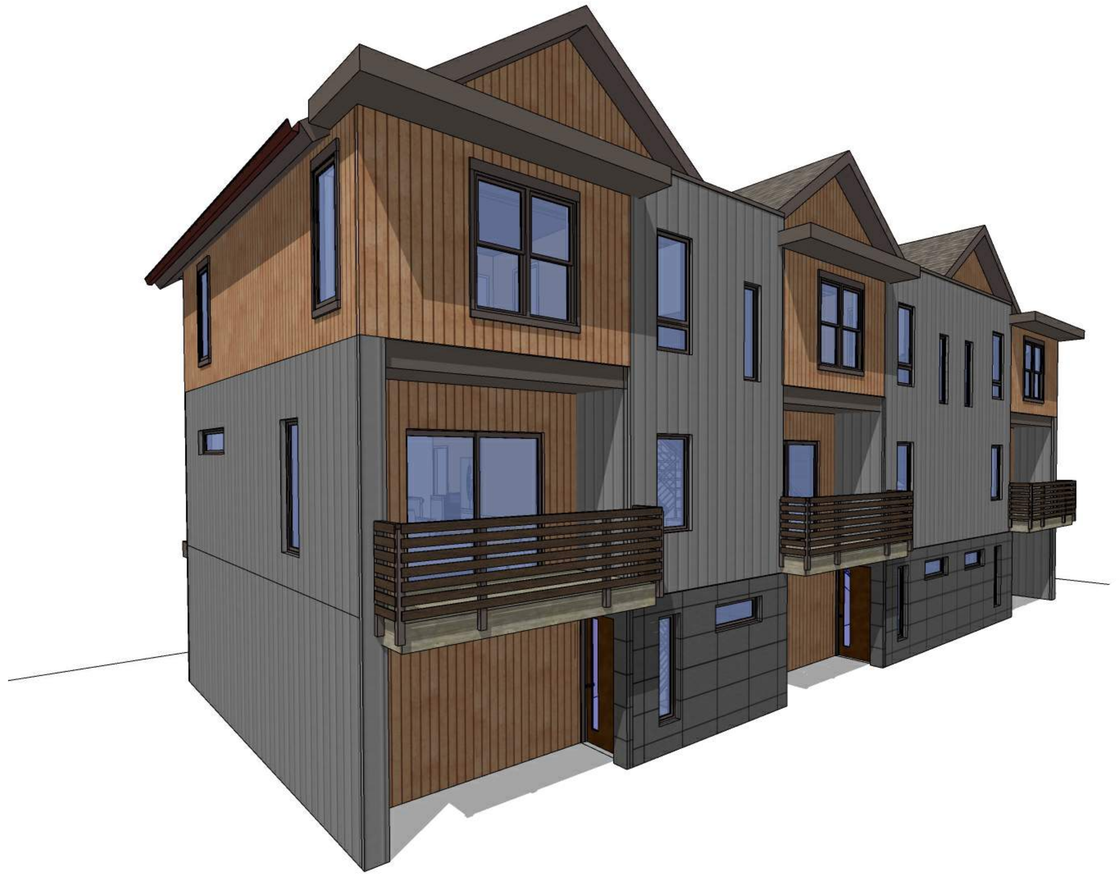
ARCHITECTURAL EXTERIOR MATERIALS

A43





1 3D PERSPECTIVES - UNIT G
3/32" = 1'-0"

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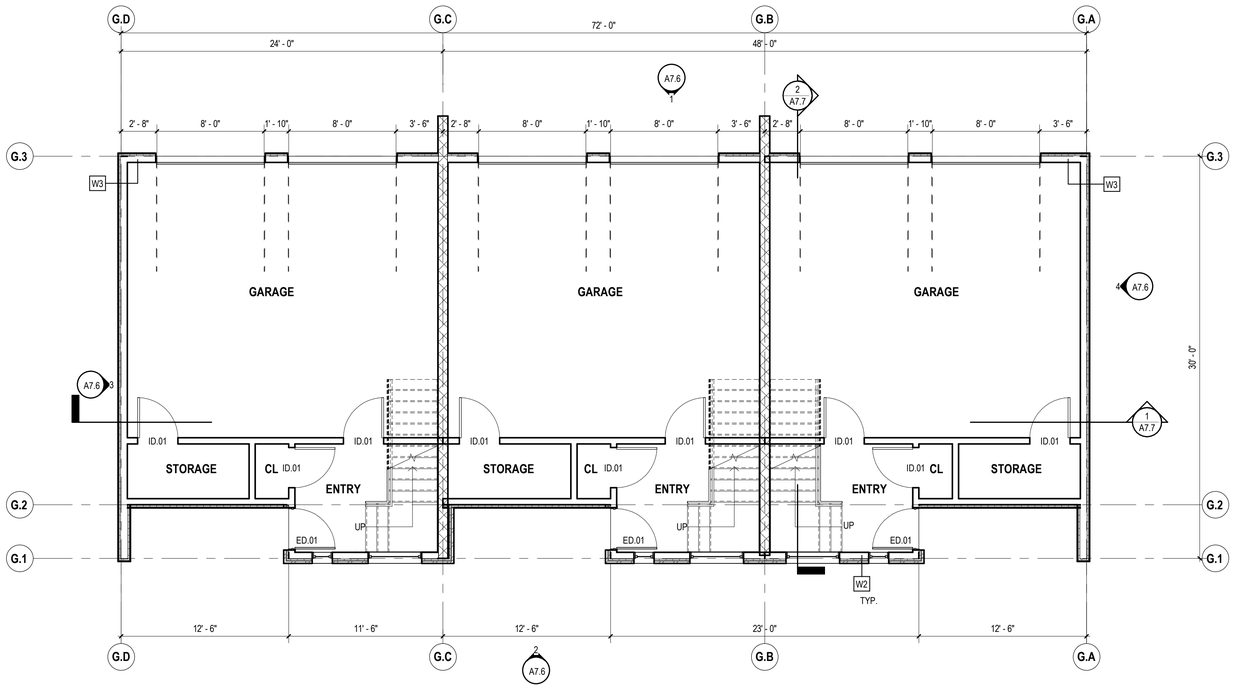
3D PERSPECTIVES

A44



2 G TOWNHOME - LEVEL 2 FLOOR PLAN
3/16" = 1'-0"



1 G TOWNHOME - LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

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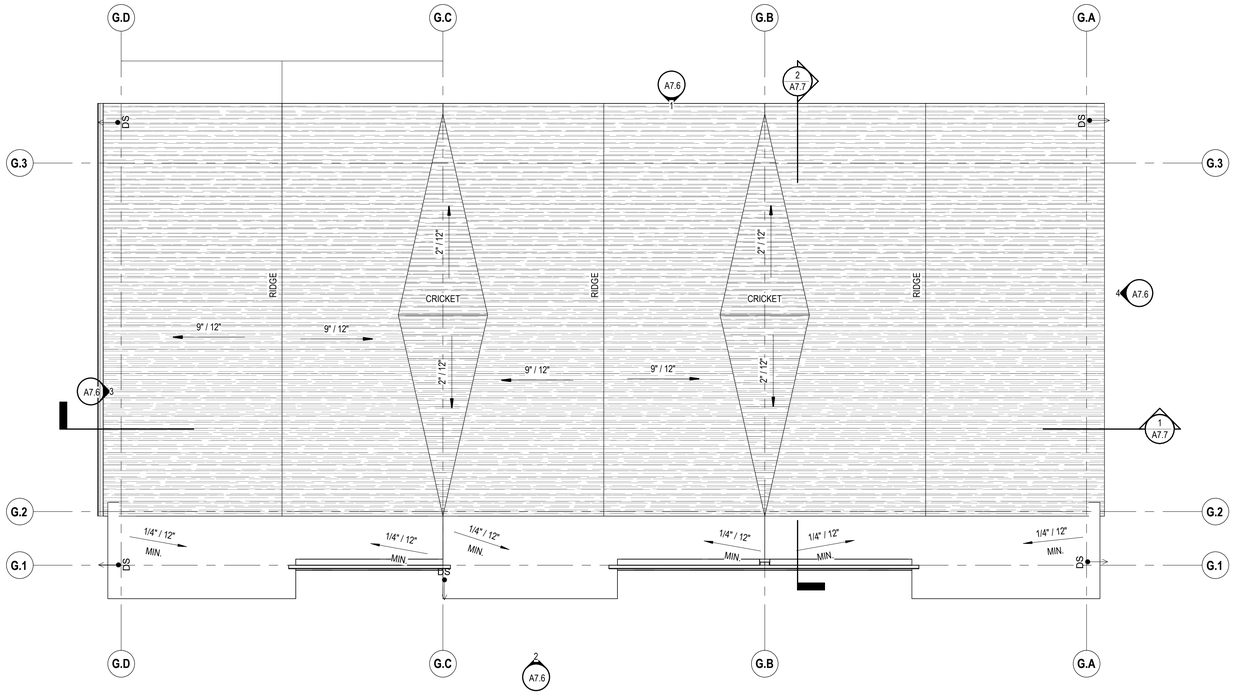
G1-G3 TOWNHOME - FLOOR PLANS

A45



1 G TOWNHOME - ROOF PLAN
3/16" = 1'-0"



1 G TOWNHOME - LEVEL 3 FLOOR PLAN
3/16" = 1'-0"

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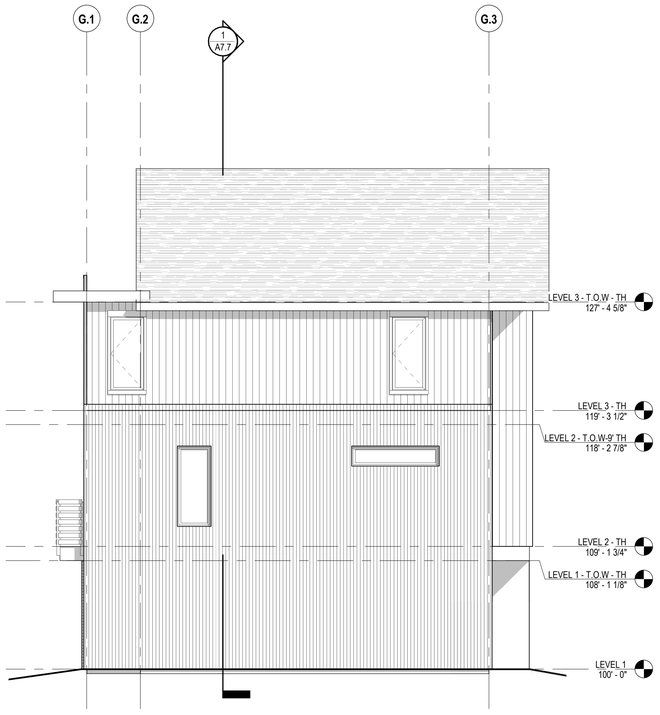
G1-G3 TOWNHOME - FLOOR PLANS

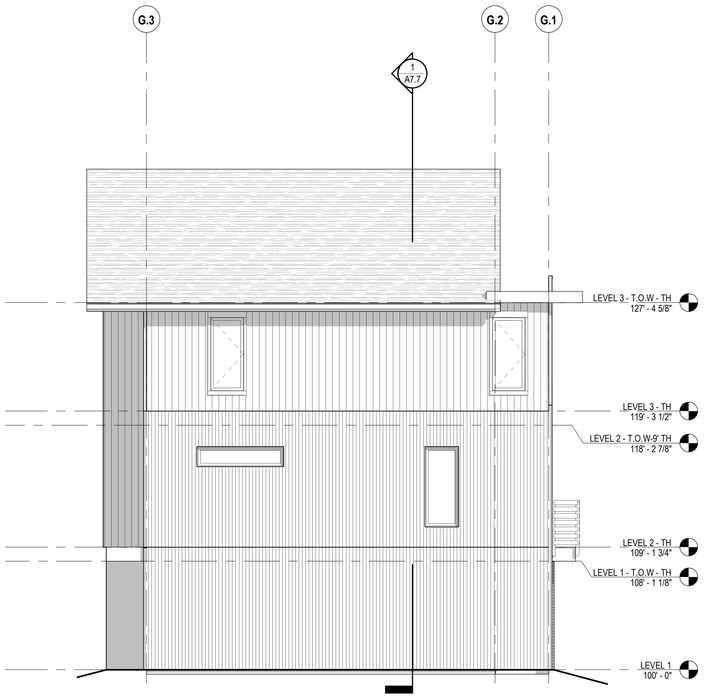
A46



4 G TOWNHOME - EAST ELEVATION
3/16" = 1'-0"



2 G TOWNHOME - SOUTH ELEVATION
3/16" = 1'-0"



3 G TOWNHOME - WEST ELEVATION
3/16" = 1'-0"



1 G TOWNHOME - NORTH ELEVATION
3/16" = 1'-0"

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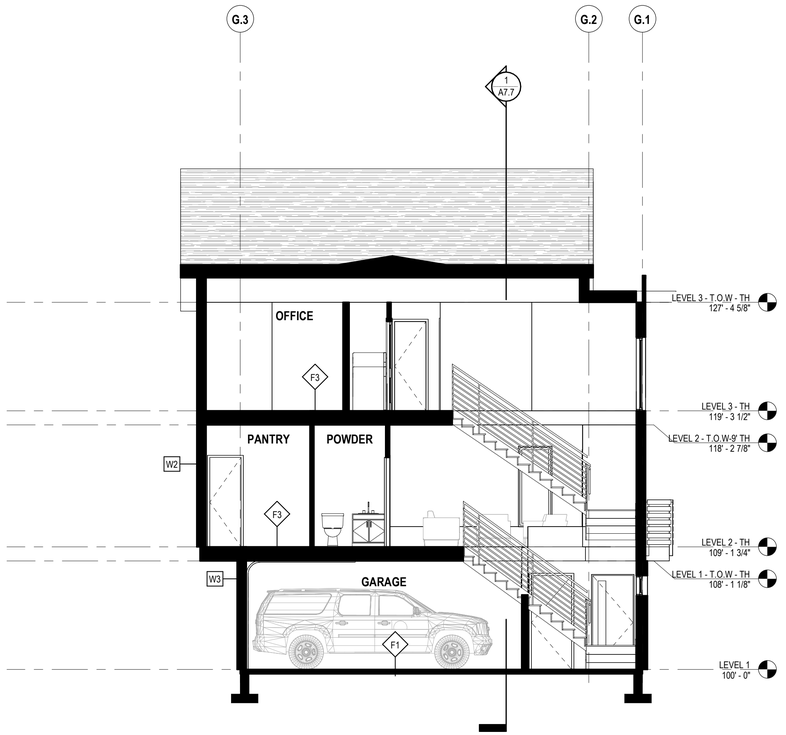
G1-G3 TOWNHOME - ELEVATIONS

A47



2 G1-G3 TOWNHOME - SECTION 2
3/16" = 1'-0"



1 G1-G3 TOWNHOME - SECTION 1
3/16" = 1'-0"

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G1-G3 TOWNHOME - SECTIONS

A48



LEFT SIDE



FRONT



REAR



RIGHT SIDE

1 COLOR ELEVATIONS - UNIT J
3/16" = 1'-0"

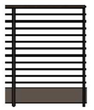
EXTERIOR FINISH LEGEND

- COMPOSITE SIDING NICHIHA SPRUCE
- COMPOSITE SIDING NICHIHA REDWOOD
- COMPOSITE SIDING NICHIHA SMOKE
- COMPOSITE SIDING NICHIHA ASH
- STANDING SEAM MTL. SNAP LOCK" 24GA. CHARCOAL GRAY
- CORRIGATED MTL. 7/8" 24GA. BLACK ZINC MATTE
- MTL. REVEAL PANEL WEATHERED RUSTIC 24 GA
- THIN VENEER BRICK. EDICOTT MAG. IRONSPOT
- COMPOSITE PANEL EQUITONE TECTIVA TE 60

GUARDRAIL SYSTEMS



1X CEDAR HORZ. 4X4 CEDAR VERTICALS 2-COAT SEMI SOLID



5/8"X 1.5" VERT AND TOP WITH 5/8 DIA HORIZONTAL STEEL POWDER COATED

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ARCHITECTURAL EXTERIOR MATERIALS

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1 3D PERSPECTIVES - UNIT J
1/8" = 1'-0"

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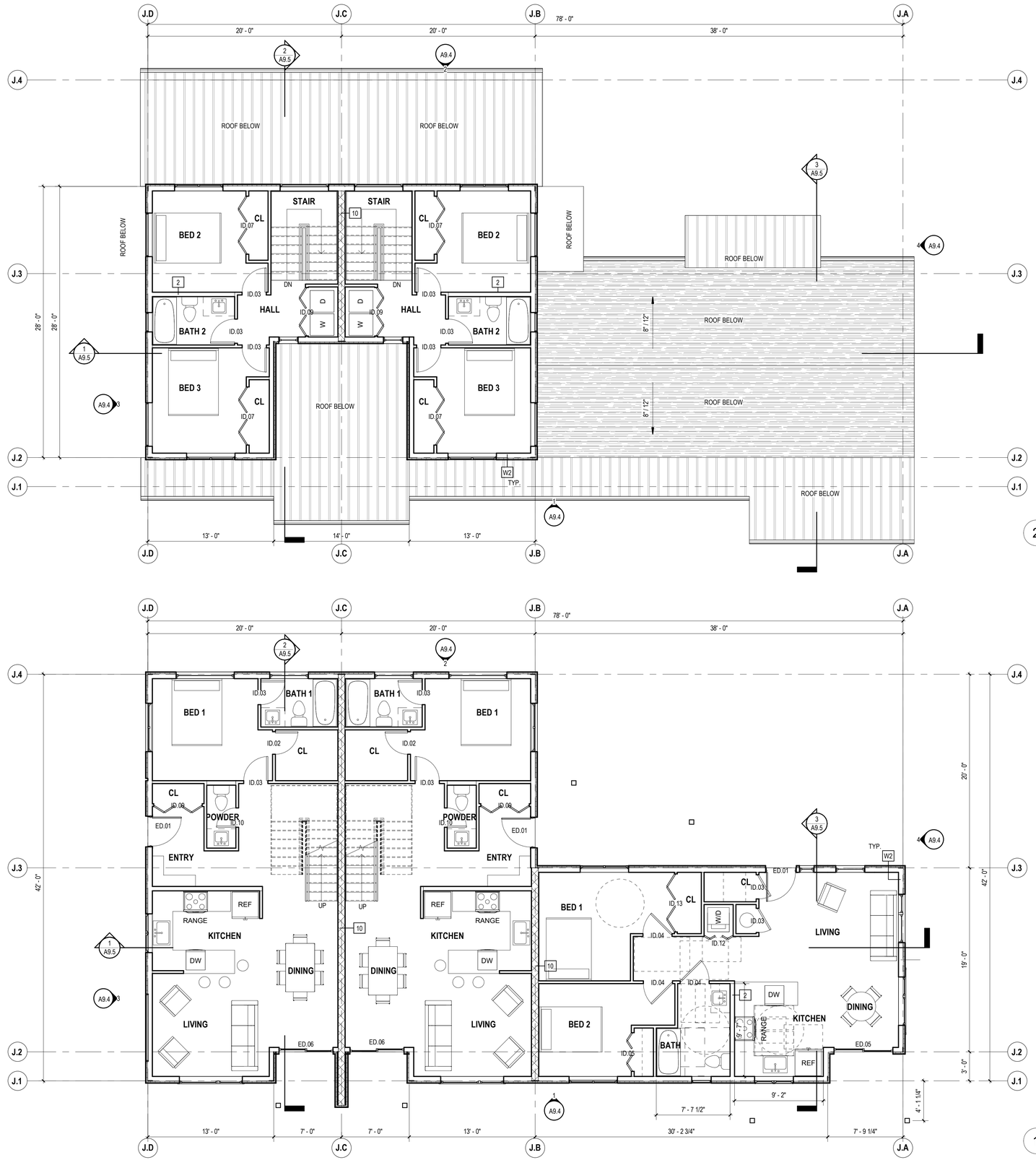
3D SITE PERSPECTIVES

A50



2 J TRIPLEX - LEVEL 2 FLOOR PLAN
3/16" = 1'-0"

AREA LEVEL 2- 402 SF

1 J TRIPLEX - LEVEL 1 FLOOR PLAN
3/16" = 1'-0"

AREA LEVEL 1- 840 SF TOTAL AREA- 1242 SF

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J1-J6 TRIPLEX - FLOOR PLANS

A51

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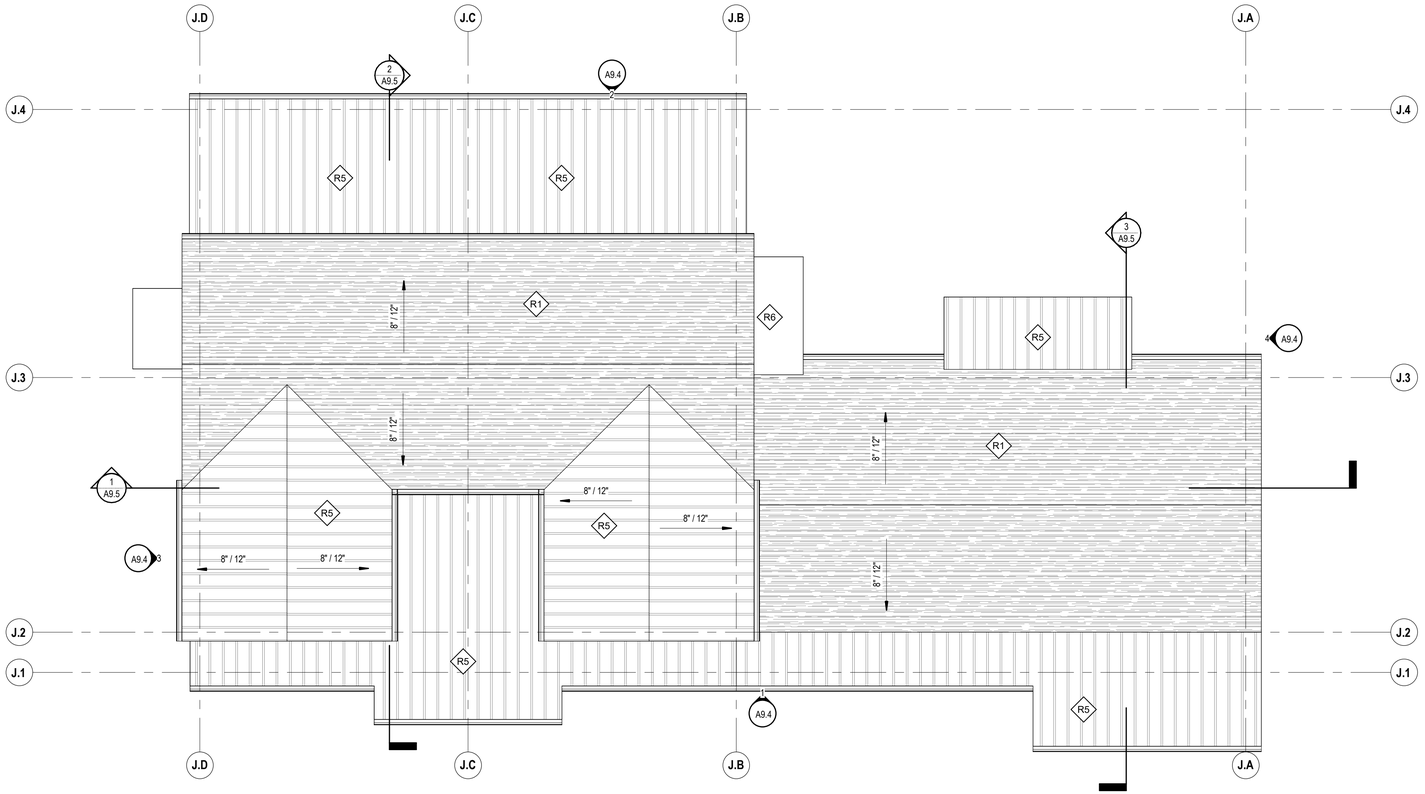

1 J TRIPLEX - ROOF PLAN
3/16" = 1'-0"

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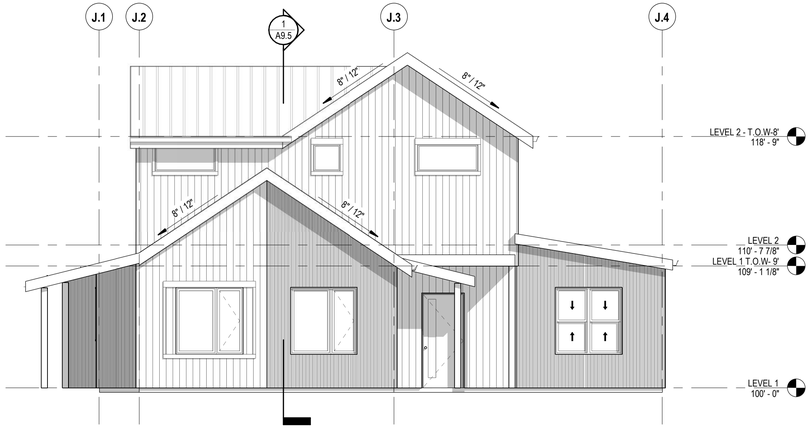
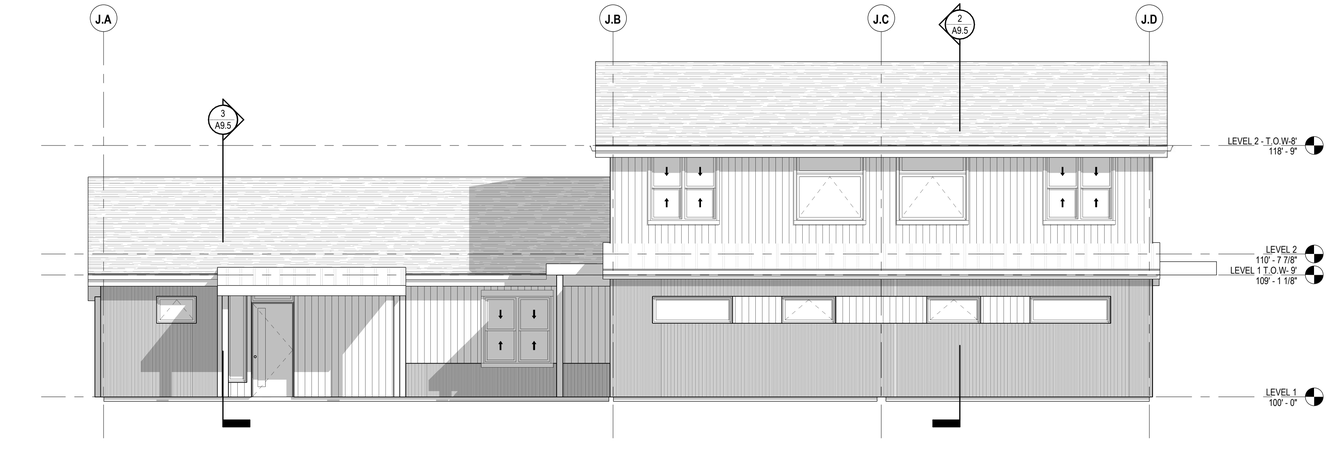
J1-J6 TRIPLEX - ROOF PLAN

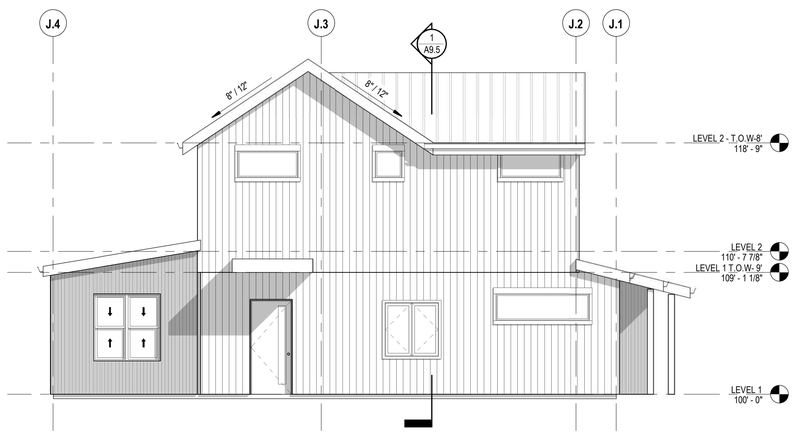
A52



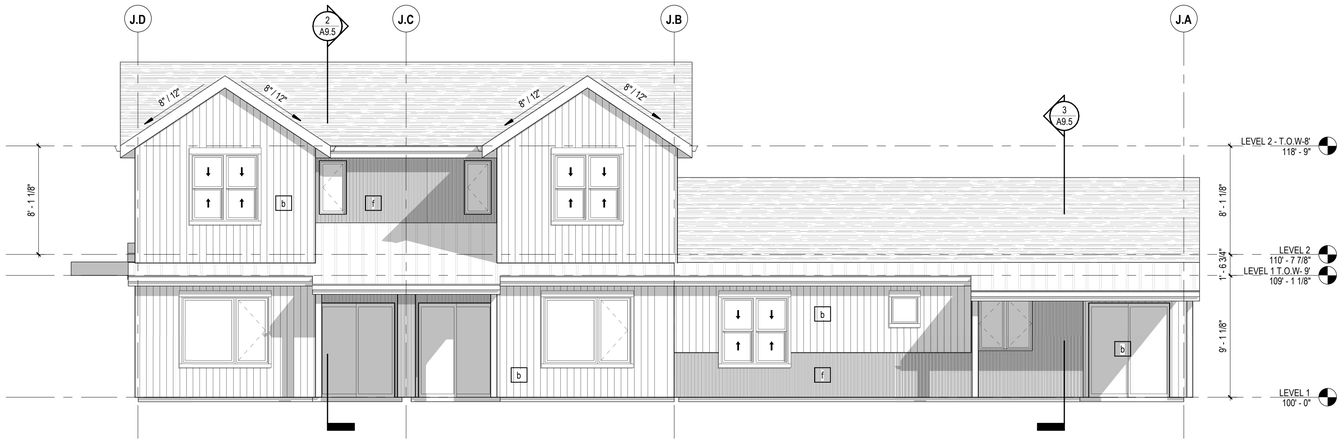
4 J TRIPLEX - EAST ELEVATION
3/16" = 1'-0"



2 J TRIPLEX - NORTH ELEVATION
3/16" = 1'-0"



3 J TRIPLEX - WEST ELEVATION
3/16" = 1'-0"



1 J TRIPLEX - SOUTH ELEVATION
3/16" = 1'-0"

WEST EAGLE HOUSING

EAGLE COUNTY HOUSING
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Eagle, Colorado 81631

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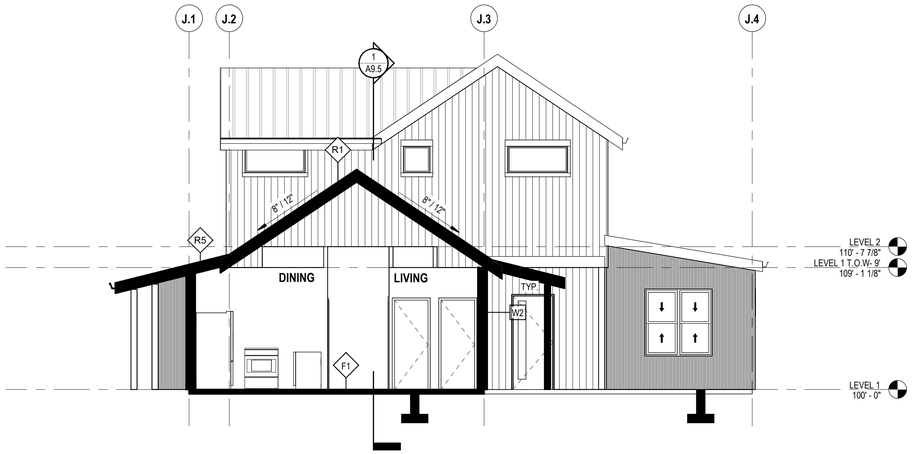
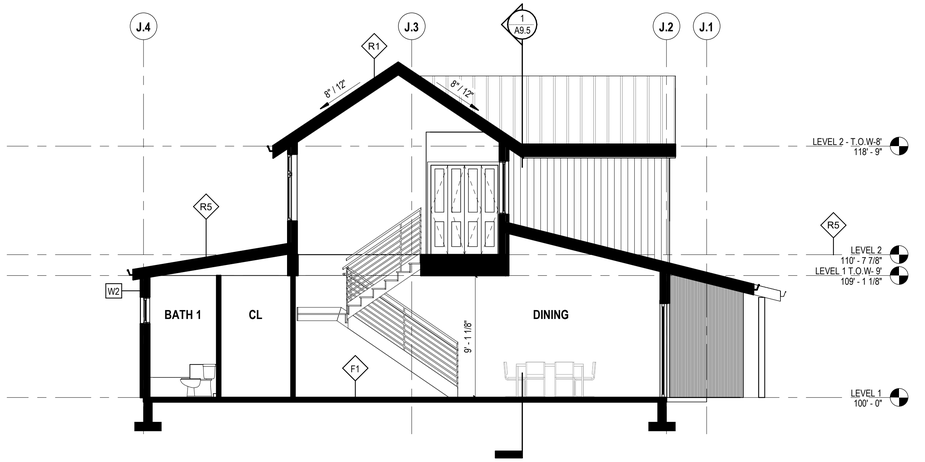
J1-J6 TRIPLEX - ELEVATIONS

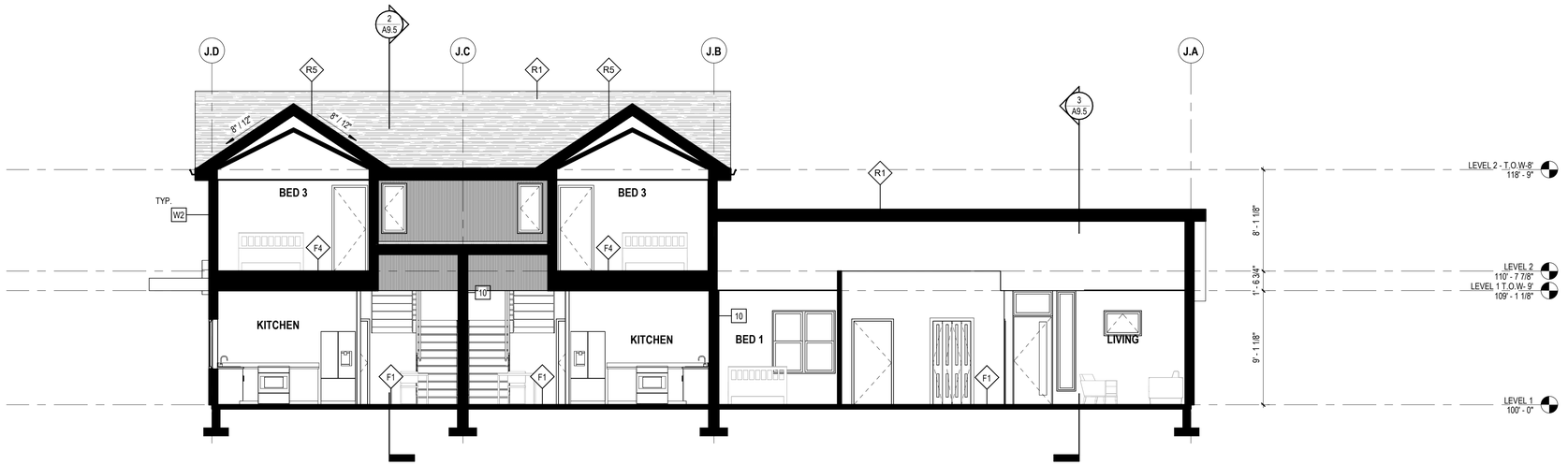
A53



3 J TRIPLEX - SECTION 3
3/16" = 1'-0"



2 J TRIPLEX - SECTION 2
3/16" = 1'-0"



1 J TRIPLEX - SECTION 1
3/16" = 1'-0"

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J1-J6 TRIPLEX - SECTIONS

A54



11 BLDG B6 - ELEVATION
3/32" = 1'-0"



10 BLDG B5 - ELEVATION
3/32" = 1'-0"



9 BLDG B4 - ELEVATION
3/32" = 1'-0"



8 BLDG B3 - ELEVATION
3/32" = 1'-0"



7 BLDG B2 - ELEVATION
3/32" = 1'-0"



6 BLDG B1 - ELEVATION
3/32" = 1'-0"



5 BLDG A5 - ELEVATION
3/32" = 1'-0"



4 BLDG A4 - ELEVATION
3/32" = 1'-0"



3 BLDG A3 - ELEVATION
3/32" = 1'-0"



2 BLDG A2 - ELEVATION
3/32" = 1'-0"



1 BLDG A1 - ELEVATION
3/32" = 1'-0"

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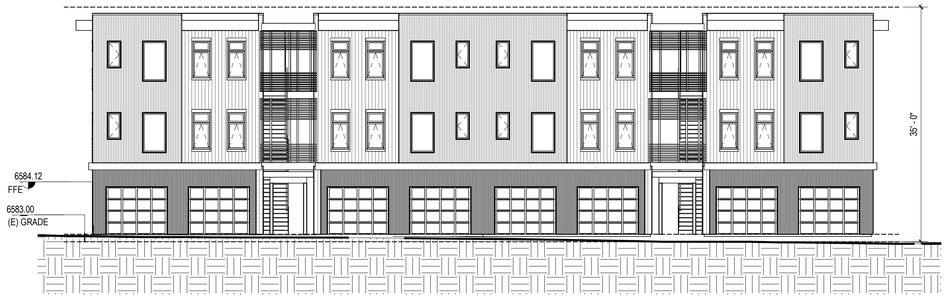
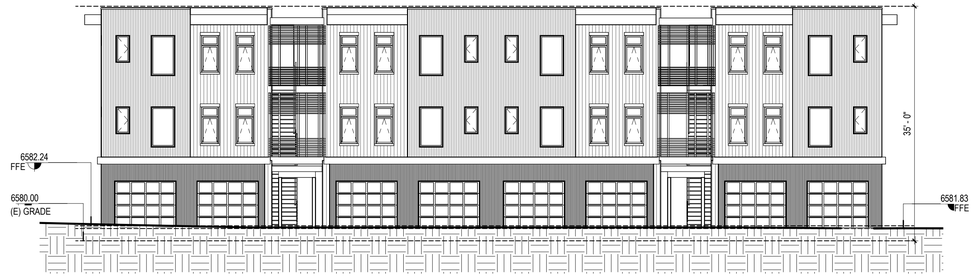
BUILDING HEIGHT DIAGRAMS

A55



9 BLDG E6 - ELEVATION
3/32" = 1'-0"



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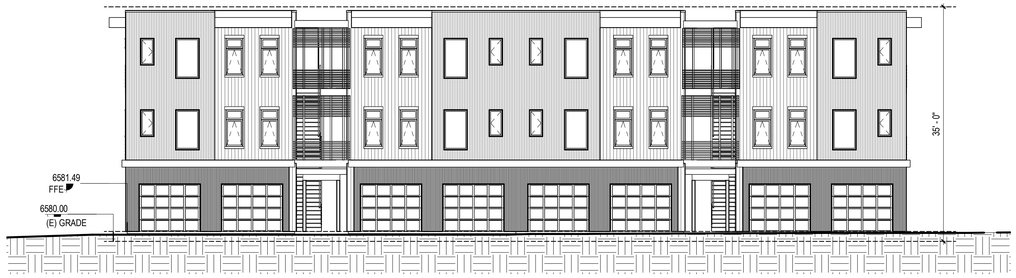
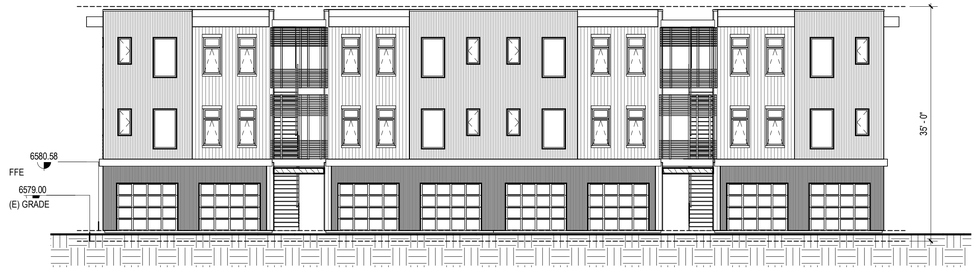


7 BLDG E4 - ELEVATION
3/32" = 1'-0"



6 BLDG E3 - ELEVATION
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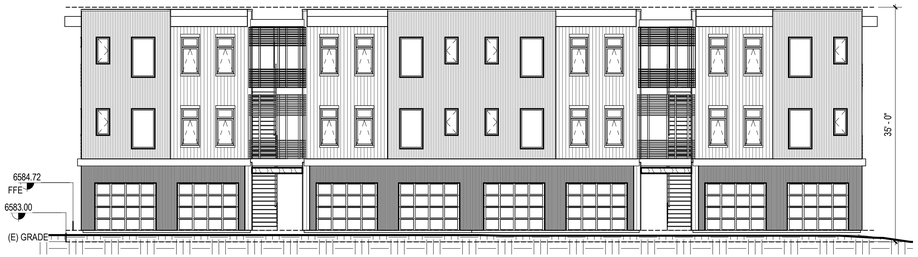
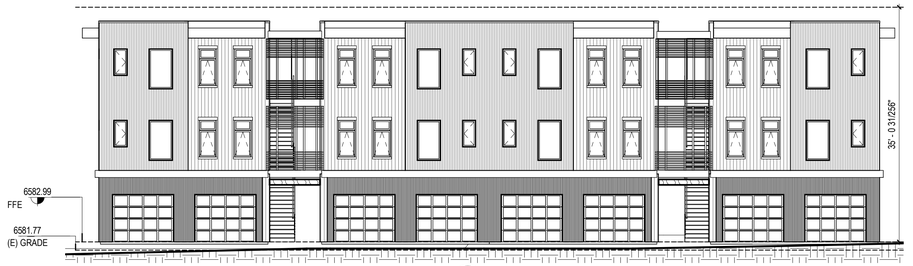


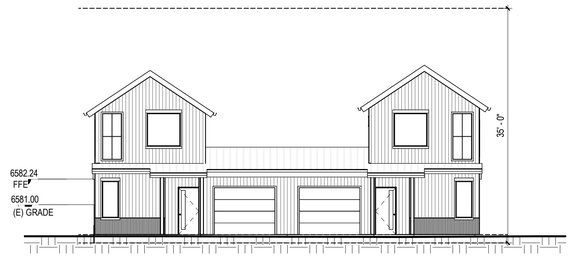
5 BLDG E2 - ELEVATION
3/32" = 1'-0"



4 BLDG E1 - ELEVATION
3/32" = 1'-0"



3 BLDG D1 - ELEVATION
3/32" = 1'-0"



2 BLDG C2 - ELEVATION
3/32" = 1'-0"



1 BLDG C1 - ELEVATION
3/32" = 1'-0"

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WEST EAGLE HOUSING

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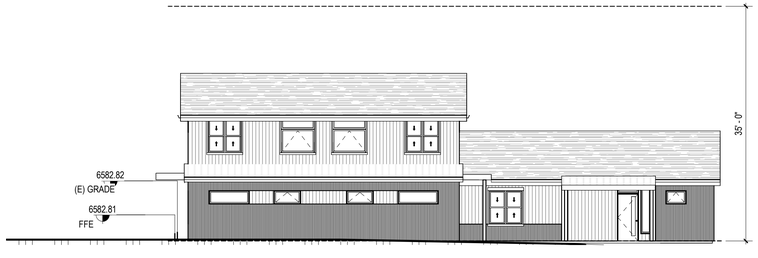
BUILDING HEIGHT DIAGRAMS

A56



8 BLDGS J1 - ELEVATION
3/32" = 1'-0"



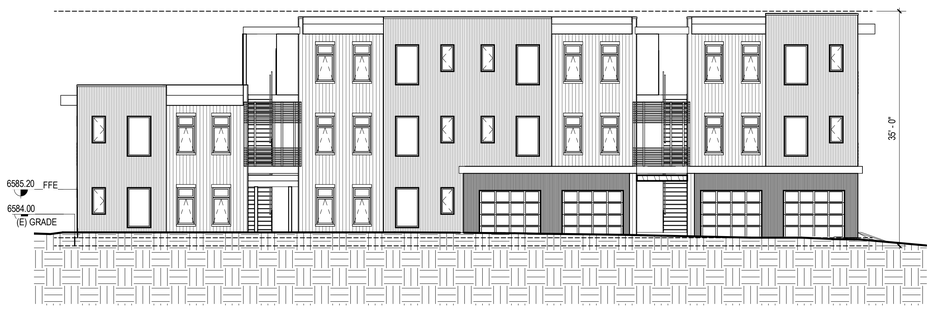
5 BLDG G3 - ELEVATION
3/32" = 1'-0"



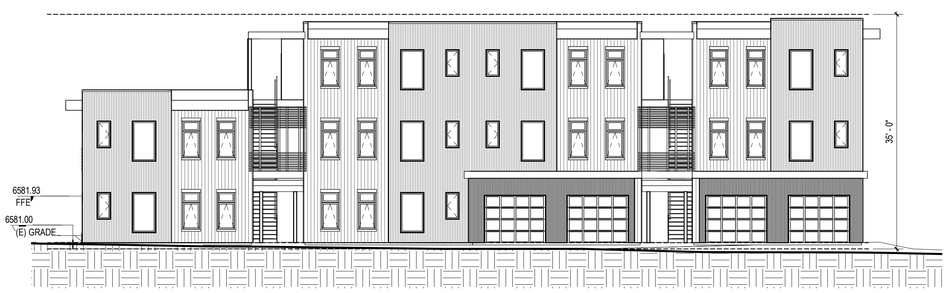
4 BLDG G2 - ELEVATION
3/32" = 1'-0"



3 BLDG G1 - ELEVATION
3/32" = 1'-0"



2 BLDG F2 - ELEVATION
3/32" = 1'-0"



1 BLDG F1 - ELEVATION
3/32" = 1'-0"

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BUILDING HEIGHT DIAGRAMS

A57



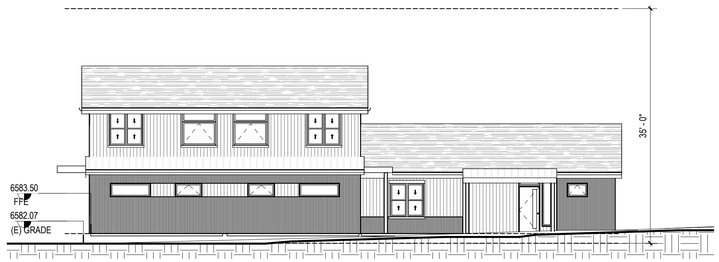
5 BLDG J6 - ELEVATION
3/32" = 1'-0"



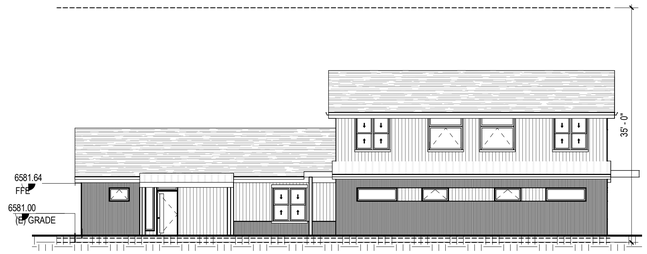
4 BLDG J5 - ELEVATION
3/32" = 1'-0"



3 BLDG J4 - ELEVATION
3/32" = 1'-0"



2 BLDG J3 - ELEVATION
3/32" = 1'-0"



1 BLDG J2 - ELEVATION
3/32" = 1'-0"

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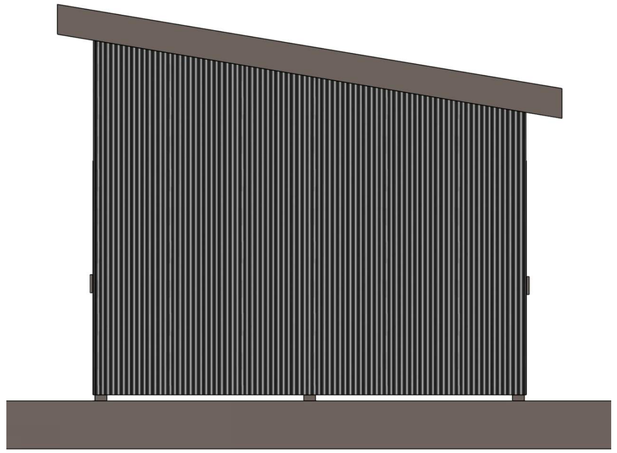
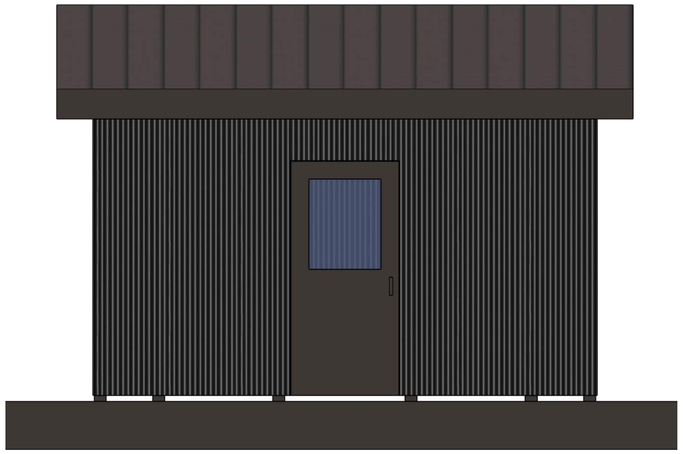
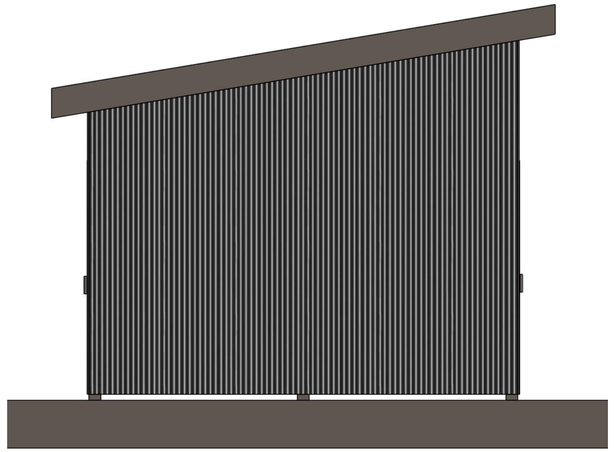
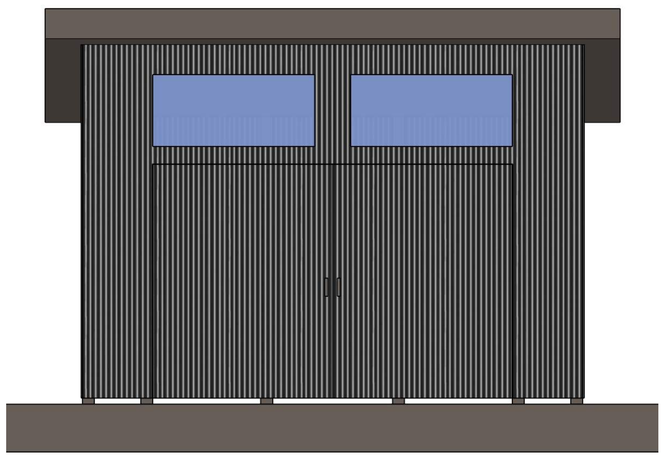
BUILDING HEIGHT DIAGRAMS

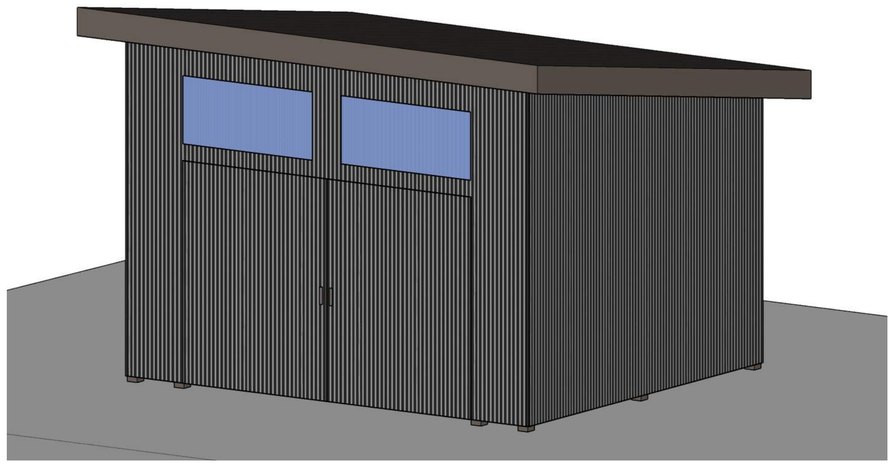
A58

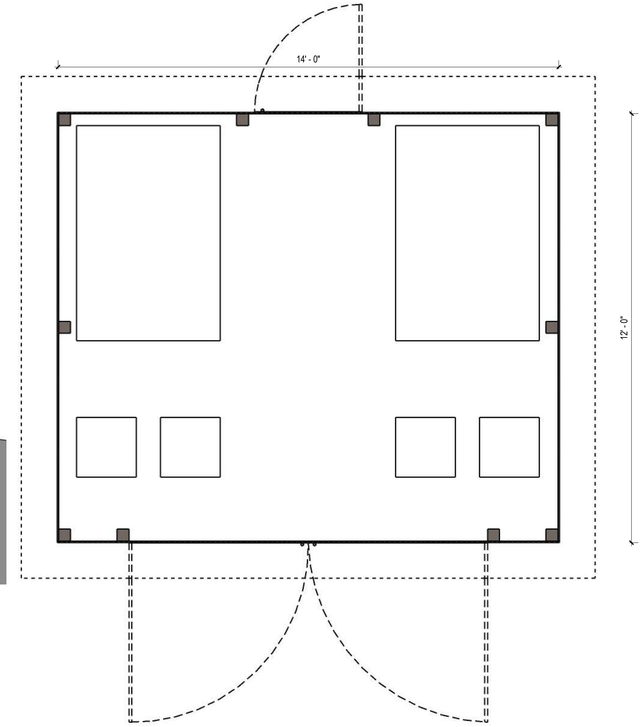












1 A DUPLEX - LEVEL 1 FLOOR PLAN
1/2" = 1'-0"

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TRASH ENCLOSURE

A59

STAFF REPORT AND
CERTIFICATE OF RECOMMENDATION

TO:	Planning & Zoning Commission
FROM:	Community Development Department
DATE:	September 17, 2024
PROJECT:	West Eagle Housing
REQUEST:	1) Zoning six parcels of land to Residential Multi-Family. One parcel is in unincorporated Eagle County and the remaining parcels are within the Town of Eagle. 2) A Subdivision Preliminary Plan and Final Plat to consolidate the parcels into two lots and dedicate land for public Right of Way. 3) A Development Plan, with design variances to construct 113 dwelling units of various types.
FILE NUMBER:	AN23-01
APPLICANT:	Eagle County
LOCATION:	712 Castle Dr. (Parcel No. 2109-051-21-001) 751 Castle Dr. (Parcel No. 2109-051-21-004) 751 Castle Dr. (Parcel No. 2109-051-21-005) 766 Castle Dr. (Parcel No.2109-051-21-003) 800 Castle Dr. (Parcel No. 2109-052-05-013) Horse Pasture formerly a USFS site (Parcel No. 2109-051-00-028)
CODE:	Chapter 4.03 Zoning (current Land Use and Development Code) Chapter 4.06 Development Review (1976 Code) Chapter 4.07 Development Standards (1976 Code) Chapter 4.12 Subdivision Review (1976 Code) Chapter 4.13 Subdivision Design, Improvements and Dedications (1976 Code) Chapter 4.14 Assurance of Adequate Public Facilities (1976 Code)
CURRENT ZONING:	Commercial Mixed Use 1 (CMU1) Zone District Residential Multi-Family (R3) Zone District

Eagle County Resource Zone District

PROPOSED ZONING: Residential Multi-Family (R3) Zone District

EXHIBITS:

1: Project Application and Narrative (LINK)
2: Exhibits A-X (LINK) Detailed 'Table of Contents' on first page of link.

- Exhibit A. Proof of Ownership and Title Commitment
- Exhibit B. Adjacent Property Owners for public noticing
- Exhibit C. Annexation and Development Agreement (ADA) – Not included.
- Exhibit D. Water Rights
- Exhibit E. Preliminary Water Demand Analysis
- Exhibit F. Traffic Study – Full TIS can be accessed through this LINK.
- Exhibit G. Geotechnical Study
- Exhibit H. "Will Serve" Letters
- Exhibit I. Local Employee Residency Plan (LERP)
- Exhibit J. Project Phasing
- Exhibit K. Drainage Report
- Exhibit L. Emergency Communication
- Exhibit M. Engineering Specifications
- Exhibit N. Public Utilities Cost Estimate
- Exhibit O. Plan set (separate document – see below)
- Exhibit P. Fiscal Impact Analysis
- Exhibit Q. Ownership and Maintenance Plan
- Exhibit R. Master Declaration for West Eagle
- Exhibit S. Preliminary Plan (separate document – see below)
- Exhibit T. Public Facilities Information Report (separate document – see below)
- Exhibit U. Gas Tank Removal
- Exhibit V. Environmental Site Assessment
- Exhibit W. Variance Requests
- Exhibit X. WESAP Conformance Memo

3: Exhibit S: Preliminary Plan (LINK)
4: Exhibit T: Public Facilities Information Report (LINK)
5: Appendix O – Plan Set (LINK) Detailed 'Table of Contents' on first page of link.

- Existing Conditions Survey
- Existing Buildings and Land Use Diagram
- Annexation Map
- Subdivision Plat
- Setback Diagram
- Civil Plans
- Landscape Plans
- Architectural Plans

6: Public Comment
7: Resolution 4, Series 2024
8: Resolution 5, Series 2024

PUBLIC COMMENT: Staff has received 1 letter of public comment as of September 13, 2024. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF: Peyton Heitzman, Community Development Director – peyton.heitzman@townofeagle.org

INTRODUCTION

Eagle County ("Applicant") has submitted concurrent applications for annexation, zoning, preliminary plan/final plat, and development permit for six properties within the West Eagle neighborhood. These properties, totaling 9.468 acres, are located east of Grand Avenue, south of 7th Street, and west of Bull Run, adjacent to the Town of Eagle open space to the south.

On August 27, 2024, the Town Council accepted the annexation petition and scheduled the public hearing date for annexation to October 8, 2024. The Applicant is requesting annexation for the largest of the six properties, "The Horse Pasture", totaling 5.02 acres, which was formally owned by the U.S. Forest Service. The remaining five properties are already within the Town's jurisdiction. Collectively, the properties are referred to as the ("Development").

In the combined preliminary plan/final plat, the Applicant proposes consolidating the properties into two lots and dedicating 0.963 acres of public right-of-way for the future Brush Creek Road Extension. Lot 1 to the north of the proposed right-of-way will be 2.827 acres and Lot 2 to the south will be 5.678 acres.



Eagle County plans to extend Castle Drive off Grand Avenue to provide two access points to the Development. This extension will provide the necessary road infrastructure to serve the project. The community has for many years envisioned a full street extension from the 3-way stop at Capitol and Brush Creek Road to the intersection of Castle Drive and Grand Avenue. This extension is the obligation of the Haymeadow development as outlined in that project's Annexation and Development Agreement. While site and civil plans for this project depict the full road extension, the Applicant is only obligated to access to their Development as depicted through this LINK.

Currently, the properties are zoned CMU1, R3, and County-zone Resource. The Applicant requests rezoning all properties to Residential Multi-Family (R3). Through a major development permit, the Applicant seeks to construct 113 multi-family dwelling units in 23 buildings of various densities ranging

from duplexes to 10-unit multi-family structures. All units will be for-sale, deed-restricted with 50% affordable to families earning between 100-140% Area Median Income (AMI). Ten percent of the unit count (13 units) will be subject to the Town's Local Employee Residency Program (LERP).

There are two design variances associated with the development permit:

1) Parking Landscaping
2) Front Yard Buffer Width

The applications were submitted in the fall of 2023, prior to the implementation of the current Land Use Code. As such, the development permit and subdivision applications are subject to the standards of the previous Land Use Code. The annexation process is statutory and is not impacted by the submission date. However, the zoning application is subject to the new land use code standards, as the requested Residential Multi-Family (RMF) zone has been replaced with R3 in the current Land Use Code.

Existing Conditions



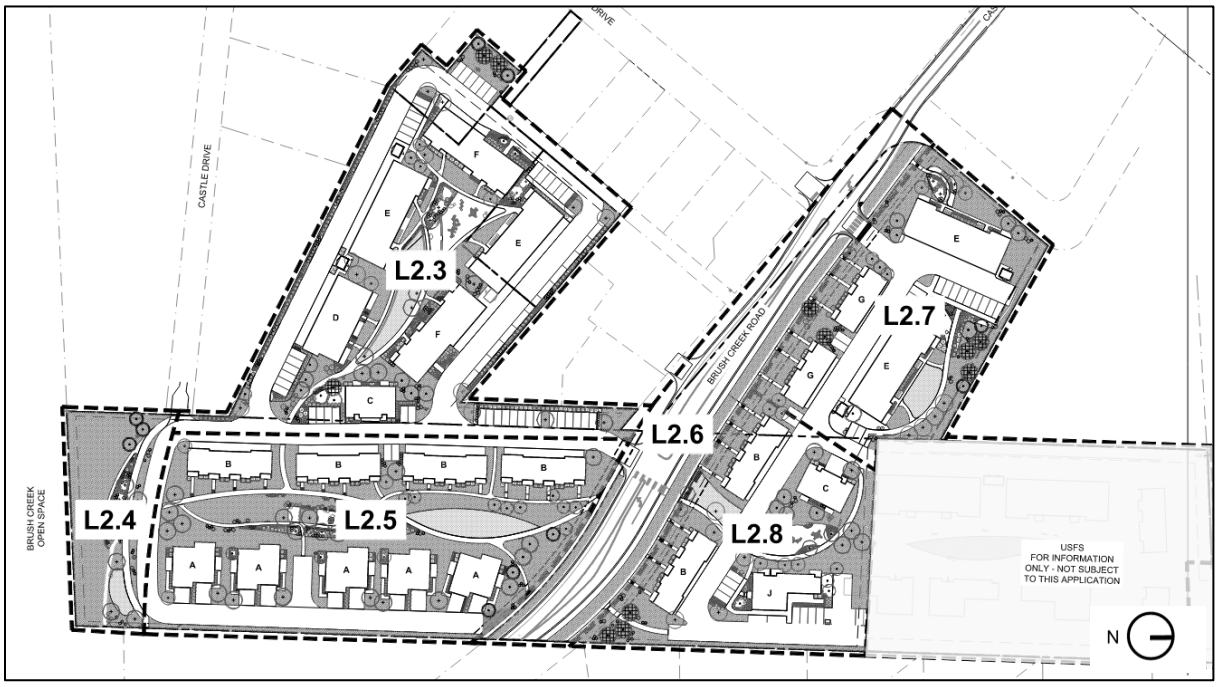
The image is oriented along the north-south axis.

The properties are relatively flat. There are design constraints resulting from the shape of the sites, the Brush Creek Road right-of-way dedication, and irrigation ditches that run through the property.

Surrounding the Development are U.S. Forest Service land to the north, a mobile home park to the northwest, single-family homes to the west, mobile homes to the southwest, Brush Creek Open Space to the south, and the Bull Pasture and Oxbow Court subdivisions to the east.

Project Design

Lot 2 (to the south of Brush Creek Road) features a private drive encircling the parameter of the development. Open space is located at the center of the development between the residential structures, providing green space, playgrounds, and sidewalk connectivity throughout the site.



Lot 1 (to the north of Brush Creek Road) provides sidewalk connectivity throughout, with the playground and green space located at the northern end of the development.

Tonight's meeting is for the Planning Commission to review and provide recommendations on the zoning, preliminary plan/final plat, and development permit applications. The annexation application is not subject to Planning Commission review.

Town of Eagle Goals and Policies

Staff has provided an analysis of the project against relevant policies from the 2021 Amended Elevate Eagle Comprehensive Plan and the West Eagle Subarea Plan ("WESAP").

Elevate Eagle Comprehensive Plan

Residential Land Use

Policy 1-1.1 Ensure a healthy mix of housing types and densities (e.g. Single-family, duplex, multifamily, mixed use, and accessory dwelling units) to allow for greater diversity.
Policy 2-5.1. Maintain and enhance the sense of community in Eagle.
Policy 1-2.5 Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors.
Policy 2-1.10. Encourage, where appropriate, increased density near the Downtown core.

Staff comment: This proposal ensures a healthy mix of housing types and densities by providing duplexes and triplexes as well as four-to-ten-unit buildings at a density of approximately 13 units per acre. With housing cost increases, deed restricted units help achieve a 'balanced mix of housing'. The deed restrictions will provide a variety of housing options at many different price points to better meet the needs of locals.

The installation of deed-restricted, local housing will help maintain and enhance the sense of community in Eagle by limiting second homeowners or short-term rental properties. The proposal will provide new opportunities for locals to live and work within the community. The Development will result in greater density than has been previously developed in the West Eagle neighborhood, which is envisioned in the West Eagle Subarea Plan, as described below.

The project is located less than a mile from Broadway. This increased density near the downtown core may result in more shoppers at the local retail shops and restaurants on Broadway.

Design and Character

Policy 2-3.3 Ensure new development builds upon and adds value to Eagle's unique community character through adherence to high quality standards of design and constructions. Ensure residential infill and redevelopment blend appropriately with the character and scale of surrounding neighborhoods. Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.

Policy 5-3.3. Encourage a compact development pattern.

Staff Comment: The proposal is an infill development that provides residential uses like the surrounding neighborhood. The appropriate character and scale of the development is discussed in depth under the WESAP analysis below. The property is not an environmentally sensitive area. The development provides a compact design that accommodates density, open space and parking to serve future residents.

Community Amenities

Policy 2-4.1. Enhance pedestrian access and amenities, and public gathering area to promote social interactions. New development should provide amenities such as sidewalks, parks, open space, systems, and bicycles paths.

Policy 3-3.1. Ensure residents have access to recreation amenities. Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities.

Staff Comment: The Development provides several residential recreational amenities. There will be sidewalks throughout the development that connect to existing and future sidewalk systems. When the Brush Creek Road is constructed, it will include a detached sidewalk along the full length of the road. The Development also provides both active and passive outdoor space including play areas for kids on both Lots 1 and 2, outdoor seating that includes an area to look out over Brush Creek Open Space, and multi-use lawn space.

Natural Resources

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

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

Policy 4-3.2. Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption. Encourage all construction efforts to utilize green building practices.

Staff comment: The Development has taken several measures to mitigate impacts to native species. Colorado Parks and Wildlife (CPW) was a referral agency to this application and recommended the use of bear proof trash cans. This recommendation has been included in the project design. All fruit or berry

producing trees and shrubs have been removed from landscape design to reduce wildlife attractants. Privacy fencing has been designed so as not to be injurious to wildlife. The Applicant has committed to wildlife signage that will educate future residents on how to minimize conflicts with wildlife in the area.

To promote energy efficient designs and utilize green practices, Sheet L0.2, the Parking Buffer Diagram, shows the Development will include 4 EV stations, twenty-seven additional spaces will be EV-capable, and all garages will be EV ready. The project is designed to be all-electric and is subject to the Town's recently adopted Energy Code. The trash enclosures are large enough to hold trash, recycling, and compost, which supports the Town's waste diversion goals.

Access and Connectivity

Policy 5-1.1. Plan for future public transportation enhancements.

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

a. Improve circulation on US Highway 6/Grand Avenue.

b. Design the vehicular network to anticipate future development and transportation needs.

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

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

Policy 5-1.5. Support transit-oriented development, and improvements that promote multimodal transportation options.

Policy 5-2.2. Ensure streets effectively accommodate transit, bicycles, pedestrians and other transportation options as determined appropriate.

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

Staff comment: The Development dedicates right-of-way for a future Brush Creek Road extension that will enhance Eagle's vehicular network and future development needs, including multimodal connectivity through an envisioned pedestrian path along the full length of the road. The Development will add vehicles to the existing Grand Avenue corridor. The transit stops at the Eby Creek Roundabout and Town Park are less than half a mile from the Development at the southern end of the property, where the sidewalk system connects to the existing network. Additionally, the project is in proximity to the town park, downtown retail, and commercial uses on Grand Avenue.

Infrastructure and Design

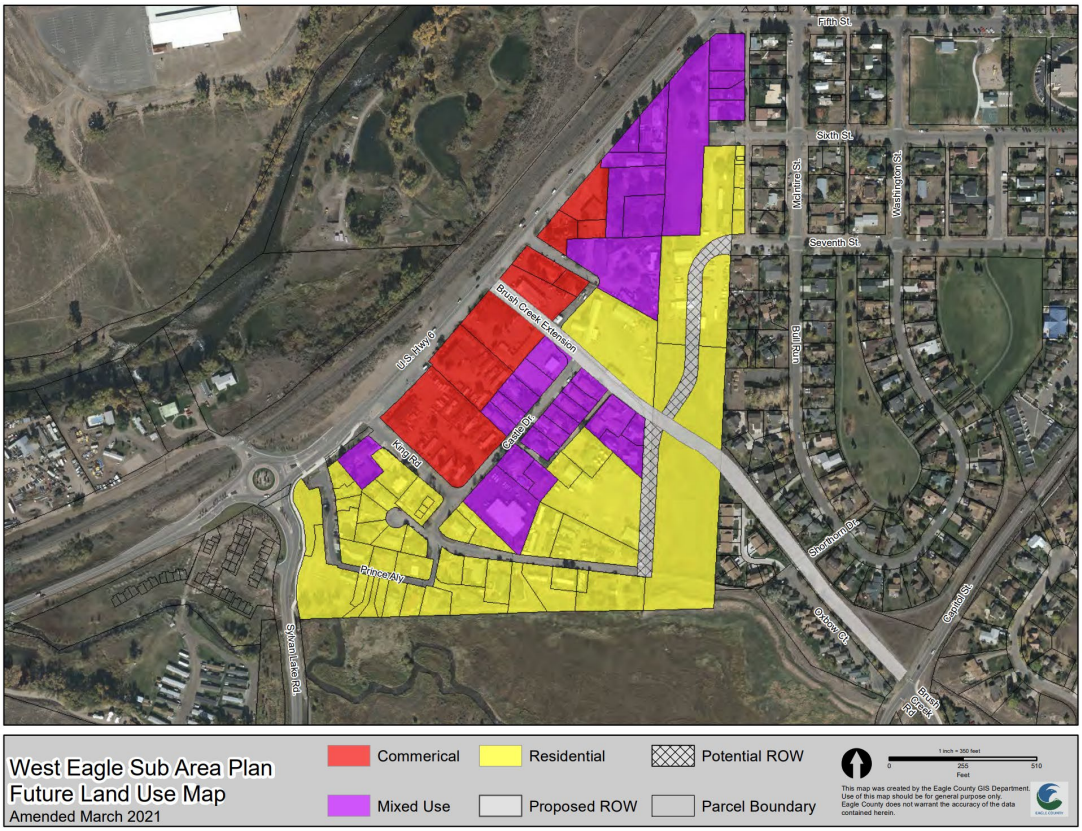
Policy 5-4.1. Maintain public services and infrastructure per community expectations and Town standards.

Policy 4-1.1. Accommodate development inside the Urban Growth Boundary (UGB) only after annexation has occurred.

Staff comment: The infrastructure has been reviewed against Town standards. The property subject to the annexation application is well within the UGB.

West Eagle Subarea Plan

The West Eagle Subarea Plan, adopted in 2011 and amended in 2021, does not specifically call out policies to inform development but instead provides Goals & Objectives and a written narrative to direct development within the West Eagle neighborhood. West Eagle consists of the geographic boundary depicted in the Future Land Use Map below.



Goal 2: Integrate the West Eagle Neighborhood into the surrounding community.

b. Provide guidelines for a leisure-oriented public park space that takes advantage of views of the Brush Creek Wetlands to the south and the Sawatch Mountains to the southeast.

c. Provide direction for extension of the Town's pedestrian and bike system through the West Eagle Neighborhood to link efficiently with the Brush Creek Park and Pavilion, and town parks located on Sixth and Seventh streets.

d. Extend Brush Creek Road to connect to Highway 6 and recommend landscape standards for this roadway that include capturing the view corridor to southeast.

e. Encourage the extension of Sixth and Seventh streets to provide new internal street connection to the existing historic community core.

Staff comment: The Development provides sidewalk and recreational enhancements on the southern end of the development to allow for leisure-oriented park space that looks out over the Brush Creek Open Space and provides views of the Sawatch Mountains. These enhancements are identified on Sheet L2.4 of Planset O. The project provides sidewalk extensions from the existing network. The project proposes street connections that support the objectives of WESAP by dedicating right-of-way to support the Brush Creek Road extension. Lot 1 is designed to accommodate a future extension to Seventh Street if at some point in the future the County can acquire the US Forest Service property to the north.

Goal 3: Encourage redevelopment that benefits the greater community of Eagle.

a. Provide direction for appropriate transitions between neighborhoods.

c. Prepare design standards that aesthetically integrate new development within the West Eagle Neighborhood into Eagle's preferred standards as reflected in the design standards of the Broadway District and Eagle Ranch Village Center. The existing Highway 6 Corridor Architectural Standards need to be updated.

Staff comment: The project followed the guidance from the residential land use description (detailed below) to design a density transition with consideration of the existing neighborhood. While the Town has

adopted architectural standards for Highway 6 following the adoption of the WESAP, those standards apply only to properties along Highway 6, now known as Grand Avenue. No specific design standards exist for the residential neighborhoods in West Eagle. However, building style elements from the Broadway District and Eagle Ranch Village Center are included in the design.

Goal 4: Encourage the financial viability and financial self-sufficiency of redevelopment within the area.
b. Ensure new development contributes to the development of public improvements.
c. Encourage development resulting in net financial benefits to the Town.

Staff comment: The Development will be obligated to install all necessary public improvements to serve their development. Infrastructure within the Development will remain private and maintained in perpetuity by the HOA. The Ownership and Maintenance Plan found in Exhibit Q details future maintenance requirements by both the HOA and the Town.

Land Use Designation Descriptions - Residential

In addition to the goals and objectives outlined above, the West Eagle Subarea Plan describes the goals for residential redevelopment within the neighborhood. It states the importance of density transitioning from lower existing residential densities to the east to higher residential density to the west. The residential on the eastern end of the residential land use designation should complement existing residential with similar building form, type, and massing. The WESAP even specifies the need for 2-story homes on the eastern end of West Eagle, which is proposed by the Development with two-story duplexes.

The higher density residential structures are located on the western end of the development. In line with the subarea plan, the higher density residential structures consist of two- and three-story buildings. These buildings orient towards the private street and provide landscape buffering adjacent to existing residential homes. The building spacing and orientation maximizes solar access on site to the greatest extent practicable. The WESAP supports the creation of attractive civic spaces that preserve the scenic views of the Brush Creek Open Space to the South. The Development is designed to connect to the existing sidewalk system to the south that looks out over the Town's Open Space.

Town of Eagle Land Use Code Review

Staff reviewed the project applications against the relevant Town regulations in the 1976 Land Use Code as well as the recently adopted Land Use Code ("current Code"). The standards are listed first, followed by staff's analysis. Applicable chapters from the Municipal Code include:

1) Chapter 4.03: Zoning (current Code) LINK
2) Chapter 4.06: Development Review (1976 Code) LINK
3) Chapter 4.07: Development Standards (1976 Code) LINK
4) Chapter 4.12: Subdivision Review (1976 Code) LINK
5) Chapter 4.13: Subdivision Design, Improvements and Dedications (1976 Code) LINK
6) Chapter 4.14: Assurance of Adequate Public Facilities (1976 Code) LINK

Prior to each application type (Rezone, Preliminary Plan, Final Plat, Major Development Permit) the report will list issues for discussion, allowing the Planning Commission to review concerns before diving into the specific standards for each application.

ISSUES FOR DISCUSSION – REZONE

1. None identified.

CRITERIA FOR REZONING (RECODE)

There are three criteria for a rezone application. Below are the criteria along with staff's analysis for conformance.

i. **Comprehensive Plan Future Land Use Plan**
The Rezoning is consistent with the Comprehensive Plan Future Land Use Plan for the project site, as well as any applicable area or corridor plans;

ii. **Comprehensive Plan Goals and Strategies**
The Rezoning promotes at least two Comprehensive Plan goals; and

iii. **Strategic Objectives**
The Rezoning presents the Town with an opportunity or an appropriate site, at an appropriate location, for the particular type of land use or development proposed and will help the Town achieve a balance of land use, tax base, or housing types consistent with the Town's overall planning and economic development goals.

Staff comment: As noted previously in the staff report, the Development generally conforms with the Comprehensive Plan and the WESAP, promoting more than two goals from the Comprehensive Plan. The Comprehensive Plan's Future Land Use Map defers to the WESAP for guidance on future land uses. The WESAP identifies residential as an appropriate land use for the parcels under consideration for this Application.

When reviewing the Development's conformance with strategic objectives, staff has found that the Development supports goals from the Economic Development Plan to "Increase the housing supply and affordability to accommodate the existing and growing employee base."

STANDARDS FOR REZONING

Eagle County is requesting Residential Multi-Family (R3) zoning for the entire development. R3 zoning accommodates a range of small to mid-scale multi-unit homes. The intent statement within the current code calls for 3 to 8-unit buildings, however, the Use Table in Section 4.09.030 allows for a greater number of units per building through the use listed as "Multi-Unit Dwelling (8+ units/structure)".

Density
The permitted density for the R3 zone district is between 4-16 dwelling units per acre. The Development is proposing a density of about 12 units per acre including the land that will be dedicated to the Town for the Brush Creek Road extension and about 13 units per acre when excluding that dedication. When considering the density per lot, Lot 2 is proposing about 13 acre per unit and Lot 1 is proposing about 14 units per acre.

The following table outlines the project's ability to meet the lot and dimensional standards for the R3 zone district. As shown in the row labeled 'ACTUAL', the Development meets the minimum requirement for the zone district.

R3 ZONE DISTRICT REQUIREMENTS							
	MLA for attached dwellings	**MFY**	**MSY**	**MRY**	**MBH**	**MLC**	**Live Stream Setback**
REQUIRED	1,500 sf	10'	Street Adjacent – 10' Interior – 5'	10'	35'	70%	75'
ACTUAL	3,278 sf/ ~13.3 units/acre	25'	Varies from 12.5 to 17.5'	20'	≤35'	57%	N/A

KEY:	MLA = Minimum lot area. MLA/DU = Minimum lot area per dwelling unit. MFY = Minimum front yard setback.	MSY = Minimum side yard setback. MRY = Minimum rear yard setback. MBH = Maximum building height. MLC = Maximum lot coverage.

Standards Applicable to All Uses - Section 4.09.040

The Municipal Code provides a list of standards that are applicable to all uses. These standards are listed below.

- To be consistent with the comprehensive plan
- To comply with applicable standards in the LUDC
- To comply with applicable infrastructure standards,
- To comply with local, state, and federal regulations and standards
- To not create any significant adverse impacts in surrounding areas or Town services or infrastructure.

The Development consists of multi-family uses that conform to the Elevate Eagle Comprehensive Plan and the West Eagle Sub Area Plan, analysis against all applicable standards is detailed below. In summary, staff find the application meets the code standards with conditions. The project is required to meet all local, state and federal regulations and standards. No significant adverse impacts to the surrounding areas have been identified.

Inclusionary residential requirements for local employee residency (LERP) - Section 4.02.050.

Staff Comment: The Code allows projects that exceed the Town's minimum requirement for affordable housing to be exempt from the LERP program. All units within the Development will be deed restricted with 50% affordable to families earning between 100 and 140% of the local AMI. This number of affordable units qualifies the County for the LERP exemption; however, the County has committed 10% of the units that will be administered under the LERP program. These units will be subject to the Town's housing guidelines and deed restrictions.

ISSUES FOR DISCUSSION - SUBDIVISION

1. None identified.

CRITERIA FOR PRELIMINARY PLAN

The purpose of the preliminary plan is to provide the Town with an overall master plan for the proposed development allowing the Town to evaluate preliminary engineering design.

Staff reviewed the Preliminary Plan application against the relevant Town regulations in Title 4 of the Municipal Code. Applicable chapters from the Municipal Code include:

1) Chapter 4.12: Subdivision Review
2) Chapter 4.13: Subdivision Design, Improvements and Dedications

STANDARD #1: *Conformance with the Town's regulations, goals, policies and plans, and that any adverse impacts resulting from the proposed subdivision will be reasonably and adequately mitigated by the applicant in order to minimize such impacts.*

Staff Comment: Overall, staff finds the project conforms with Town regulations, policies and plans, with the recommended conditions of approval that address: drainage, street design, easements and other technical items.

Conditions of approval are outlined in a separate text box and are collectively listed at the bottom of the staff report. Please note, the conditions are subject to modification since they are still being reviewed by the Town's legal team.

SUBDIVISION DESIGN STANDARDS

Drainage - Section 4.13.050.

The Development is required to design improvements to support on and off-site drainage needs generated by the development. The Grading and Drainage plans can be found on Sheet C1.0-C1.5 of the civil plans. The Applicant has also submitted a drainage report, as required of any subdivision, which can be found in Exhibit K. The Town Engineer expressed concerns that the plans did not address tailwater discharge from one of the irrigation ditches, Ditch #2, which runs through the Development. Staff have a condition of approval that the Applicant provide a solution for the tailwater that is subject to Town Engineer approval prior to building permit application.

The Applicant initially designed the Brush Creek Road to extend the full width to accommodate the full road extension from Castle. The drainage design also reflects this condition. Following conversations with staff, it was determined it would be most appropriate for the Applicant to construct only the portion of the road necessary to serve their development. With this direction, the Applicant will need to revise the plan and profiles for the Brush Creek Road ("road plans") and drainage plans. The Town Engineer has also requested the construction and profiles for the Brush Creek Road identify a solution for storm drainage, subject to Town Engineer approval prior to grading permit. Additionally, the revised road plans will need to show access is available to the neighboring properties impacted by the road improvements.

Conditions of Approval:

- Applicant shall demonstrate management of tailwaters from Ditch #2 in civil plan prior to grading permit issuance, subject to approval by the Town Engineer.
- Revised drainage and road plans to reflect modified design to the Brush Creek Road extension.

Erosion and sediment control, stabilization, and revegetation - Section 4.13.060.

The application includes an erosion control plan that can be found on Sheet CE1.0-CE1.2. No concerns with the proposed plans have been identified at this time. However, the modification to the road design will impact these plans. Staff is suggesting a condition of approval that the erosion control plan be approved by the Town Engineer prior to grading permit application.

Condition of Approval:

- The erosion control plan shall be modified to reflect final civil designs and shall be approved by the Town Engineer prior to grading permit application.

Lot and block design - Section 4.13.070.

The Town's lot and block design standards require lots to be readily accessible and maximize solar access to each building site. The subdivision layout provides vehicular and pedestrian access to each of the residential buildings. There is sufficient separation between the buildings to optimize solar exposure. Fourteen of the twenty-three buildings generally face east/west, further supporting this standard to bring solar to each building site. By positioning the private drive around the perimeter of Lot 2, the project has

created greater separation between the structures and adjacent properties, exceeding setback requirements and enhancing solar access.

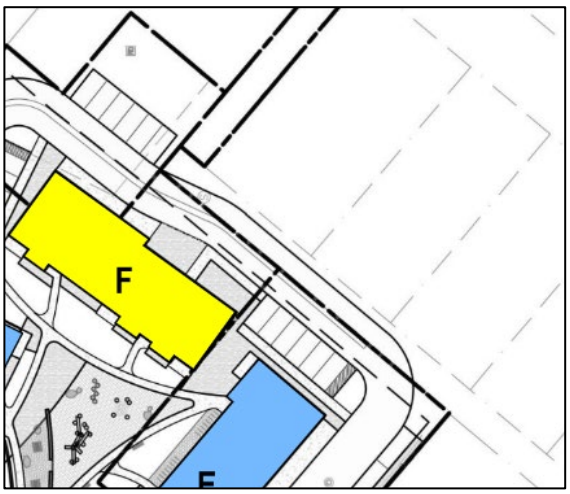
The Applicant has provided a supplemental document identifying the shadow impact on adjacent properties at noon on December 21st, the time of year when solar access is most limited. This document can be accessed through this LINK.

School land dedication - Section 4.13.080.

The Applicant is agreeable to paying a fee-in-lieu of land dedication, which is supported by the School District. This requirement is included in the annexation and development agreement.

Streets and alleys - Section 4.13.080.

All streets and related improvements are subject to the Town Engineer's review for conformance against applicable Town standards. No concerns have been identified at this time. However, the design of the Brush Creek Road extension from Castle to the Development is not fully designed due to recent coordination between the design team and Public Works as noted above. Staff has included a condition of approval that the civil plans be modified to reflect the portion of Brush Creek Road that will be constructed by Eagle County, including two 11-foot lanes, shoulders and ditches, subject to approval by the Town Engineer. The revised road proposal can be accessed through this LINK.



The private drive on Lot 2 proposes to encroach into the town-owned alley. This encroachment will require an encroachment permit as well as the Development's long-term commitment to maintain the improvement. Maintenance will be the obligation of the Homeowner Association, as identified in Appendix Q, the Ownership and Maintenance Plan.

The Development will connect to Castle Drive on the south side of the development. Staff has identified the need for modified plans for a complete asphalt and utility connection from the Development to the existing road. This has been included as a condition of approval.

Condition of Approval:

- Modification to Brush Creek Road design to construct two 11-foot lanes, shoulders and ditches, subject to approval by Town Engineer.
- Applicant shall extend the Castle Drive connection to existing asphalt and include all necessary utility improvements prior to issuing the Certificate of Occupancy.

Easements - Section 4.13.100.

All easements necessary to serve the Development are required to be dedicated to the Town, free from all liens and encumbrances, and meeting the minimum dimensions as approved by the Town Engineer. The Applicant's preliminary plan identifies the easements needed to serve the Development; however, it is unclear to staff this includes all transformers serving the Development.

Staff has included a condition of approval requiring all technical changes be made to the preliminary plant and final plat prior to recordation, allowing staff time to complete a final review of all easements needed for the Development.

Condition of Approval:

- Technical changes be made to the preliminary plan and final plat prior to recordation.

Sidewalks and bikeways - Section 4.13.110.

Sidewalks and bikeways are required throughout the Development to allow for convenient access to existing pedestrian and bikeway networks. The proposal includes sidewalks serving both Lots 1 and 2 that connect to the existing sidewalk network at the southern end of the Development.

Access - Section 4.13.120.

Each lot created through the subdivision application will be served by one access point from Brush Creek Road, meeting the Town's requirement for no more than one access point from a collector street. Brush Creek Road will be classified as a collector street when it connects to the Brush Creek Road and Capitol intersection.

Water distribution – Section 4.13.140.

The Town hired Mott McDonald to conduct a Utility Capacity Analysis to study the Development water and wastewater infrastructure needs. The Town is requiring the Applicant to design the project in accordance with the recommendations from this study, and oversize certain elements to serve the anticipated needs of future development. The Town will cost share oversized infrastructure that exceeds the needs of the Development.

The Applicant has provided water rights dedication for water rights associated with one of the irrigation ditches, Ditch #2, which will satisfy the project's outdoor irrigation needs for a raw water irrigation system. With the Ditch #2 dedication, the project falls short of the basic dedication requirement by 0.95-acre feet. The remaining dedication will be satisfied by a fee-in-lieu amount negotiated in the Annexation and Development Agreement.

The water main distribution system has been designed to be incorporated into the Town's existing system. The Town has requested system redundancies that still need to be designed and have been included as a condition of approval. The installation of new mains may disrupt existing connections to surrounding properties, so staff has included an additional condition of approval requiring the Applicant remedy any disruptions and coordinate with impacted property owners.

The applicant has coordinated with the Greater Eagle Fire Protection District to locate fire hydrants throughout the development, as detailed in the project's Public Safety Impact + Fire Protection Plan (page 8 of Appendix T).

Conditions of Approval:

- Eagle County shall obtain permission from downstream ditch owners of the Neilson South ditch prior to grading permit issuance.
- Eagle County shall design a looped water main connection on the eastern end of the property prior to grading permit application, as approved by the Town Engineer.

Wastewater collection – Section 4.13.150.

The project has designed its wastewater collection system to connect to the Town's existing system, which is subject to all Federal, State, and local laws and regulations. The connection will extend from Grand Ave to the subject site.

Underground Utilities - Section 4.13.160.

The Utility Plan and accompanying notes can be found on Sheets C2.0-C2.6. All on-site utilities will be underground as required by the Code. The location of the utilities have not received final approval from the Town Engineer, so staff has included a condition of approval requiring revised and approved designs prior to grading permit issuance.

Condition of Approval:

- Final placement and depth of utilities shall be approved by the Town Engineer prior to grading permit issuance.

Municipal and park land dedication - Section 4.13.190.

Sheet 102 from Planset O identifies the project's park land dedication totaling 1.242 acres. Of that, 1.95 acres will consist of private recreation facilities, which amounts to 50% of the dedication requirement as permitted by the Code. The project will dedicate 0.366 acres as a public pedestrian easement through the development, and the remaining 0.255 acres will be a fee-in-lieu payment to the Town, satisfying the Code's dedication requirement.

CRITERIA FOR FINAL PLAT

The purpose of the final plat is to complete the subdivision of land consistent with the technical standards as an instrument for recording.

Staff reviewed the Final Plat application against the relevant Town regulations in Title 4 of the Municipal Code. Applicable chapters from the Municipal Code include:

3) Chapter 4.12: Subdivision Review

STANDARD #1: *Conformance with the approved preliminary subdivision plan and compliance with the requirements for final subdivision plat.*

Staff Comment: The Final Plat generally conforms to the Preliminary Subdivision Plan. The Municipal Code requires the application's plat meet all requirements in Section 4.12.020.C. The Final Plat has been reviewed by the Town Engineer, Planning, the Town Attorney, and a 3rd party surveyor to ensure the document has been prepared to meet all requirements set forth by the Municipal Code. All comments have been shared with the Applicant and a condition of approval has been included requiring that the Applicant address all technical comments prior to recordation of the final plat.

Condition of Approval:

- Technical changes be made prior to recordation of the preliminary plan and final plat (as previously noted above).

ISSUES FOR DISCUSSION – DEVELOPMENT PERMIT

1. Do the proposed structures utilize building styles traditionally used within the town?

DEVELOPMENT REVIEW STANDARDS

The extension of municipal facilities to serve this Development triggers the need for a Major Development Permit. As a Major Development Permit, this project will go before the Planning Commission for recommendation and the final decision will be made by the Town Council.

The Major Development Permit review process requires a site review by the Planning Commission. This site review is scheduled for September 17th. Per the Code, the **Commissioners who attended the site visit may make written (or verbal) recommendations to the full Planning Commission regarding the proposal's compliance with the Town's regulations, goals, policies and plans.** These recommendations will be shared at the September 17, 2024, public hearing.

STANDARD #1: *The proposed development complies with the Town's regulations, goals and policies.*

Town of Eagle Regulations

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

1) Chapter 4.06: Development Review
2) Chapter 4.07: Development Standards
3) Chapter 4.14: Assurance of Adequate Public Facilities (PFIR)

DEVELOPMENT DESIGN STANDARDS

Lighting Standards - Section 4.07.010.

Sheet L4.1-L4.7 and A5-6 provide details on the exterior lighting proposed for the Development. The Applicant has selected lighting with reduced kelvin emittance in line with the current land use code, which minimizes negative impacts on wildlife. The lighting plan shows that there is minimal light trespass onto adjacent properties, however, an objective of the Code is for zero tolerance of light pollution. Staff has included a condition of approval, requiring reduced wattages to eliminate light trespass. The Applicant has agreed to select new fixtures that will meet the Town's shielding, wattage and lumen criteria. The revised fixtures will be required prior to building permit application and will be subject to all Code requirements.

Condition of Approval:

- Approval of revised fixtures prior to building permit application.

Landscape Standards - Section 4.07.020.

The landscape plan is available on Sheets L2.0-L2.8. and the Lot Coverage Diagram in on Sheet L0.3. Impervious material makes up 57% of the lot coverage, falling well below the maximum amount of 80% impervious to ensure sufficient natural space and adequate drainage. Of the total impervious, 41% is landscaping, meeting the 20% minimum requirement of the Code. Though walks, decks, and decorative rocks are permitted to be up to 30% of the required landscape materials, the Development proposes only 6% of landscaping be made of non-vegetated landscape material. The Development does not propose the use of artificial trees, shrubs, turf or plants.

Front Street Buffer - Section 4.07.020.B.3.a.

The planting plans for the front street buffers are available on Sheets L2.5, L2.7, and L2.8. The plans provide a wide range of plantings including a variety of deciduous, coniferous, and ornamental trees, several shrub species, perennials, seeded grass and limited areas of sodded area for lawn play. The plans depict a combination of heights and densities of planting throughout the Development.

The Code states that landscaping within the Development should not overpower the existing streetscape. The uniqueness of this Development is that a new streetscape will be created with the extension of Castle Drive to the eastern access point of the development. The streetscape serving this future right of way proposes trees, shrubs, and perennials, however, staff has encouraged the addition of more trees to achieve even spacing along the roadway.

The minimum width of the front yard buffer is unclear due to the unique shape of the lots, and staff believes the 15-foot width requirement is most appropriately applied in this situation. It's worth noting that the R3 zone district requires a front yard of only 10 feet. The landscape standards of the previous Code exceed the proposed zoning requirements. A portion of the private street serving the northernmost Building A encroaches into the front yard buffer. The Applicant has requested a design variance for this encroachment.

Irrigation plans can be found on Sheets IR1.0-IR1.8. The irrigation system will be fully automatic with pop up spray heads serving turf areas and drip to irrigate shrub and perennial bed areas. The Town Engineer has requested additional turf detail for the irrigation system prior to building permit, this has been included as a condition of approval.

Condition of Approval:

- Additional trees along front yard buffer, subject to Town staff approval.
- Reinforced turf detail shall be provided and approved by the Town Engineer prior to building permit application.

Ground Coverage.

The landscape plan achieves full ground coverage with the majority of groundcover consisting of a low-grow native seed mix, grass lawn, crusher fines and landscape mulch. The landscape mulch will be naturally shredded wood fiber. Lots 1 and 2 only have one driveway cut off the public right of way, both of which are less than the maximum width allowed at 35 feet.

Boundary buffer.

The Development provides a 5-foot landscape buffer around the parameter of the Development. While the uses surrounding Lot 2 are also residential, the Development proposes screening between the lower densities that exist today, and the higher densities proposed by the Development. Buffering on the west end of Lot 2 consists of a planting buffer and the east end is currently buffered by an existing fence (see image to the right). Lot 1 also maintains the required landscape buffer and screening from the parking area.



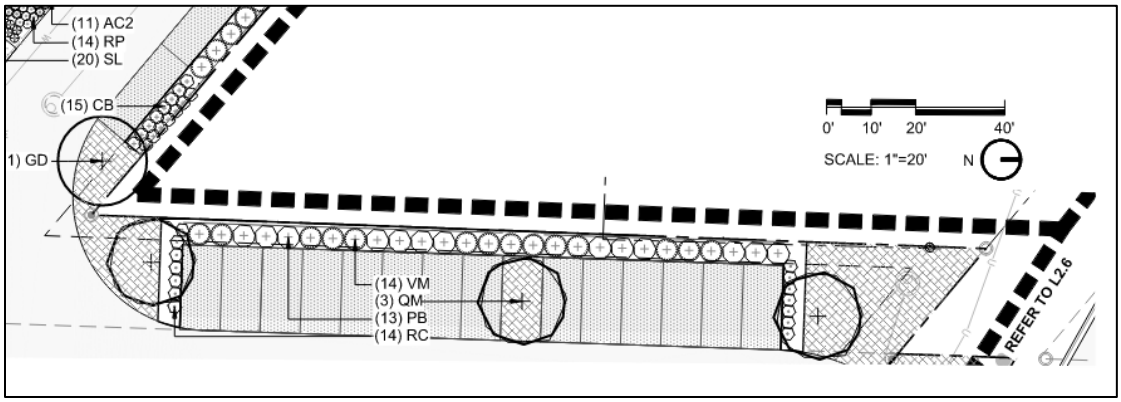
Drainage easements.

The Development proposes an irrigation ditch easement that primarily runs through the open space on the property as depicted in Sheet EX-1. The drainage plans are designed to carry storm water off site through a pipe connection along the Brush Creek Road, which will be discharged on the west side of Highway 6. Storm water is also collected in the irrigation ditch which will discharge the water south of the site onto Town of Eagle open space. There is no other drainage easement proposed on site.

Parking area landscaping - Section 4.07.020. and Section 4.07.080.

The Code limits a parking area from having more than 10 parking stalls in a row to minimize heat islands and to add an aesthetic element to parking lot. While the majority of parking stalls throughout the Development meet this requirement, the Applicant is requesting a design variance to allow for 11 parallel parking stalls on the eastern end of Lot 2. This design variance is detailed later in the staff report.

There is one additional row of parking that incorporates the use of a landscape island. A Chinkapin Oak, a deciduous shade tree, has been planted in the island to reduce the visual impact from the row of parking. This landscaped parking island will be curbed to protect the landscaping from vehicle.



The proposal is not adjacent to primary or secondary streets that would require the incorporation of additional parking screening outside what has been provided for the boundary buffer.

Recommended Plant List.

The Applicant has provided a list of planting materials on Sheet L2.2 that lays out which plants are native as well as the plant's typical water usage. Most plant materials proposed for the Development are identified as low water users. Landscaping for the project provides plant materials listed on the recommended plant list found in Section 4.07.020.D. of the Municipal Code including trees such as

Engelmann's Spruce, Ponderosa Pine, Rocky Mountain Juniper, and shrubs such as Sand Sagebrush, Yellow Twig Rabbit Brush, Wester Sand Cherry, Common Ninebark, and Smooth Sumac.

General Architectural Standards - Section 4.07.040.

Overview of the proposed building types. The Applicant is proposing eight building types throughout the development. A rendering of each building is provided below.

Building A (Duplex) – Count: 5



Building B (4 Units) – Count: 6



Building C (Duplex) – Count: 2



Building D (6 Units) – Count: 1



Building E (10 Units) – Count: 4



Building F (10 Units) – Count: 2



Building G (3 Units) – Count: 2



Building J (Tri-plex) – Count: 1



Building height.

Sheets A55-A58 provide height measurements for each of the buildings. All structures fall within the 35-foot maximum building height, measured from the average distance between the eaves and apex of the

roof for gable roofs. Flat roofs are measured from any selected reference point on the roof surface above the interior of the building, measured from existing grade to the highest point of the building. The gable roofs are designed to assist with snow shedding while the flat roofed structures are designed to store snow then drain the water.

Building mass/form/orientation.
The Development incorporates a variety of building types to avoid monotony and provide visual interest. The Code requires the Development to maintain scale appropriate with the surroundings. Building heights vary with a mix of two- and three-story buildings with varied rooflines. To determine appropriate scaling with the surrounding neighborhood, staff reviewed existing structures in the neighborhood and direction from the West Eagle Subarea Plan (WESAP).

The transition from lower density in the east to higher density in the west aligns with the vision set out in the WESAP. The use of three-story buildings, however, introduces several taller structures compared to the predominantly two-story buildings in the surrounding neighborhood.

Building form.
The Code specifies that new construction should reflect building styles traditionally used within the Town such as two-story false fronts and ranch-style buildings, but also allows for variation based on area-specific design standards.

The Development is primarily surrounded by two-story buildings. Common architectural features include overhangs on shed roofs; however, the building housing Umbrella Roofing utilizes a flat roof. While the duplexes embody the ranch style, the larger multi-family buildings have a more modern, boxy design. The flat-roofed structures, including Buildings F, G, and J do not incorporate false fronts. It is unclear to staff if the designs from these structures fully embody the building types traditionally deployed throughout the Town of Eagle. While flat roofs are not typical of the area, they are not prohibited by the land use code.

WESAP suggests referencing design standards from Broadway and Eagle Ranch Village Center to inform the conceptual design. Flat roofs are seen in both areas, including streets like Gamble.



Multi-family structure on Gamble

Building orientation.

Buildings are required to orient towards the street with the front building façade containing the primary entry way parallel to the street. The structures within the Development are accessed by a private street. Buildings B and G on Lot 1 orient towards the Brush Creek Road extension with the back of buildings oriented towards the private street for garage entry. This allows for a heightened street aesthetic off Brush Creek Road while also allowing for easy identification of access points for emergency services. The images below depict the colored renderings of Buildings B and G from the vantage point of the streetscape. All other structures orient towards the internal private street from which the buildings and garages are accessed.

Building B **Building G**



Buildings visible from Brush Creek Road

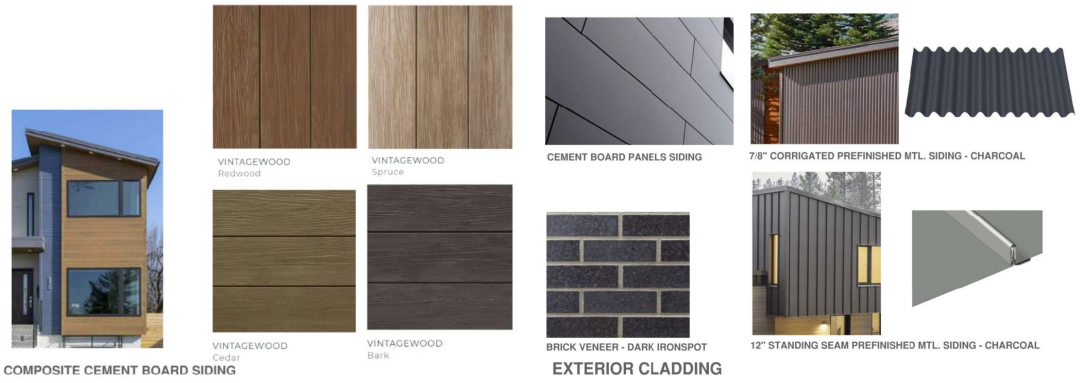
Architectural detail.

The building entrances will be visible from the pedestrian right-of-way along each building's primary street. For the larger multi-family structures, the Applicant has framed the entry ways to visibly identify the building entrances where access is not located along the front façade. Mechanical equipment and trash receptacles will be screened from the public view either through landscaping or architectural details.

Building materials.

Sheet A4 of Planset O details the proposed exterior materials for the Development. The primary materials include composite cement board siding that mimics the appearance of wood, corrugated metal siding, standing seam metal siding, and brick masonry. Each building type uses a variety of materials, in line with the Code. Wood and brick, traditional materials used in rural mountain communities, are considered sympathetic and harmonious with the natural setting of Eagle.

While the previous Code encouraged the use of stone or masonry to delineate the building foundation, this architectural element is not included in the designs. Timber is used for the decks railing and stair structures. The materials feature earthtone colors with a variety of wood tones and charcoal/greys, avoiding the use of metallic, black, or fluorescent colors. No plastic materials are proposed for the building façades.





SHINGLES - GAF - TIMBERLINE-WEATHERED WOOD



STADING SEAM MTL. - LIGHT GRAY

ROOFING

Roof and trim materials.

Roofing materials include shingles and standing steam metal, avoiding the use of plastic, which is a prohibited material except under limited circumstances such as skylights (not proposed) or outdoor seating, which is proposed in various open spaces, not associated with the building architecture. Timber is utilized as a trim material. Other accent materials include cedar railings and powder coated steel railings, all allowable materials in the Code. The Applicant has not identified specific window trim material. Staff will verify the window trim meets the code requirement for materials at building permit application.



DECK RAILING AND STAIR STRUCTURE - ROUGH SAWN TIMBER

ACCENT AND TIMBER ELEMENTS

Trash receptacles.

Each duplex unit is provided its own trash receptacle which can be stored in the garage, out of view from the street or yard, and delivered by the owner to the street on trash pickup day, while the rest of the Development will have access to trash enclosures located throughout the development. Details on the design of the trash enclosures can be found on Sheet A59. The proposed material for these enclosures is a charcoal corrugated metal siding, which is a material used in several of the buildings. The enclosure fully screens the trash receptacles from public view. The Applicant coordinated with Vail Honeywagon to size the trash enclosures to accommodate for trash, recycling, and compost, allowing for easy ingress and egress. The Applicant has confirmed the use of bear-resistant containers within the trash enclosures in response to referral agency concerns from Colorado Parks and Wildlife.

Development Impact Report - Section 4.07.100.

The Applicant has completed the Development Impact Checklist asserting no significant impact from development. Staff agrees with the Applicant's analysis that no Development Impact Report is required.

Assurance of Adequate Public Facilities (PFIR) – Chapter 4.14

The Code provides level of service standards for public schools, fire protection services, emergency medical services and street facilities. The Applicant prepared a Public Facilities Impact Report (Exhibit T), as required by the Code, that detailed coordination with the Greater Eagle Fire Protection District and Eagle County Paramedic Services to ensure site infrastructure and building systems are maintained at the current level of service standards for the community. Eagle County Schools has confirmed that the existing school facilities can absorb the student population generated from the Development. Regarding traffic, staff anticipates a longer queuing line for eastbound traffic making a left turn on Castle Drive from Grand Avenue. The Applicant's traffic engineer has analyzed the level of service impact from the additional traffic and has indicated that service standards will not be significantly impacted by the new development. Further, planned improvements along Grand Avenue should reduce the levels of congestion experienced by commuters.

In summary, staff find that there will be adequate public facilities available for the project and that the Town's level of service will not be negatively impacted by the new development.

Parking Standards - Section 4.07.140.

Number of Parking Spaces Required.

Building Type	# of Bldgs	Units/Bldg	Number of Beds/Bldg	Parking Required/Unit	Min parking required
A - Duplex	5	2	4	3	30
B - Multifamily	6	4	2	2	48
C - Duplex	2	2	2	2	8
D - Multifamily	1	6	3 units - 1 BR	1.5	4.5
			3 units - 2 BR	2	6
E - Multifamily	4	10	8 units - 2 BR	2	64
			2 units - 1 BR	1.5	12
F - Multifamily	2	10	2 units - 1 BR	1.5	6
			8 units - 2 BR	2	32
G - Multifamily	2	3	2	2	12
J - Triplex	1	3	1 unit - 2 BR	2	2
			2 units - 3 BR	2.5	5
Total Guest Spaces Required (rounded up):					17
Total Parking Required with Guest Spaces:					246
Total Parking Provided (See Sheet L0.2):					246

Staff verified the minimum parking count. The Development design meets the minimum parking space requirement of 246 spaces, which includes the guest parking requirement for multi-family dwellings (all units except for the duplexes).

Size.

In the current design, there are parallel parking spaces on Lot 2 that do not meet the minimum parking dimensions which are 9 feet X 19 feet for angled parking and 9 feet X 22 feet for parallel parking. The

width of these spaces is 8 feet, below the Code minimum width requirement of 9 feet. The Applicant has committed to modifying the design to meet Town standards. This requirement to modify the site design has been included as a recommended condition of approval.

Condition of Approval:

- Parking area design shall be modified to meet the minimum parking dimensions prior to building permit application.

Location of parking spaces.

All off-street parking spaces are located on the same lot as the dwelling units. Parking distribution throughout the site has been verified to ensure the appropriate number of spaces are available to serve each structure.

Design of parking areas and access.
The intersection of Brush Creek Road and the private streets that access Lots 1 and 2 maintain a minimum of 15-foot distance from the side lot line.

Parking area layout.
The private street meets the minimum aisle width of 24 feet and all parking spaces meet the minimum dimension, with the above noted condition of approval.

Grade of parking.
Outdoor parking areas do not exceed 4% grade and are not less than 1% grade. Grade access does not exceed 4% within 100' of the intersection with the public street.

Security lighting.
Security lighting is provided to serve the parking areas throughout the Development. Modifications are being made to the fixtures as noted above.

Snow storage.
The Applicant has identified several areas for snow storage on the plans.

Street Improvement Fee, Fire Protection Impact Fee, and Public Safety Impact Fee – Chapter 3.10

The proposal is required to provide Street Improvement, Fire Protection and Public Safety Impact Fees totaling $427,386.34. This requirement will be a provision of the Annexation and Development Agreement that will be reviewed and approved by Town Council.

Design Variance - Section 4.07.160.

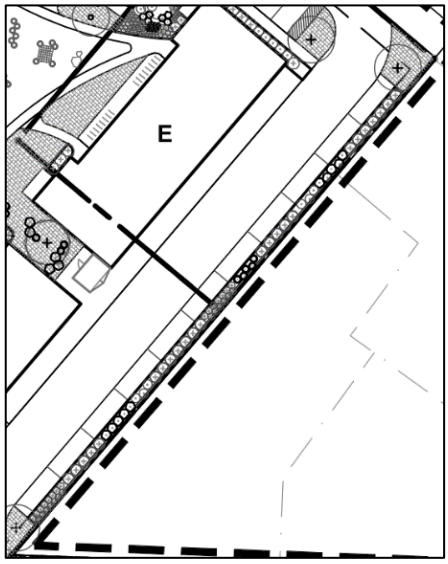
STANDARD #1: *A design variance may be granted if there exists on the property in question exceptional topographical, soil, or other subsurface condition, or other extraordinary conditions peculiar to the site, existing buildings, or lot configuration, such that strict application of the regulation from which the variance is requested would result in peculiar and exceptional practical difficulties to or exceptional and undue hardship upon the applicant; Or*

STANDARD #2: *that the public good would be better served by granting the variance.*

1) Parking Landscaping

2) Front Yard Buffer Width

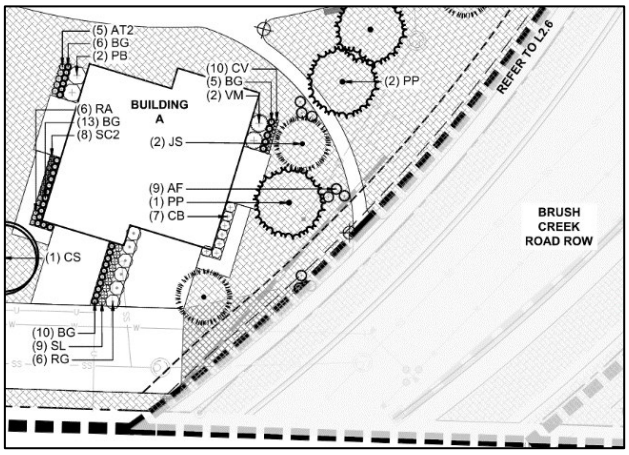
Parking landscaping (4.07.020.B.7.)



The Applicant is requesting a variance from the requirement to install a parking island for the parallel parking stalls on Lot 2. The Code mandates a parking island for every 10 stalls, but the design includes 11 uninterrupted stalls. Due to the lot's shape and design constraints, the Applicant seeks relief under Standard #1. To meet the intent of the Code, which aims to reduce the heat island effect through tree coverage and to enhance parking area aesthetics, the Applicant proposes an enhanced landscape buffer adjacent to the parallel parking spaces.

Staff believes the application meets standard #1. However, the current landscape design does not show the trees outlined in the Applicant's variance request (Appendix W). Staff has included a condition of approval requiring the Applicant to modify the landscape design to incorporate trees along the buffer.

Front yard buffer width (4.07.020.B.3)



The Applicant is requesting a variance from the front yard buffer requirement within the landscape section of the Code, which requires a 15-foot buffer. The Applicant is requesting relief from this standard for the eastern end of Lot 2 to facilitate emergency vehicle access and egress from the Brush Creek right-of-way to the private drive serving the duplex units. The Applicant proposes a 58 square foot encroachment into the front yard buffer, with a plan to plant low groundcover instead of fully paving the area. This approach maintains emergency access while creating a landscaped appearance to better align with the intent of the Code.

The Applicant seeks this variance under standard #2, arguing that the public good is better served by granting the variance. Staff believes that the design variance supports the public good by supporting quicker emergency services to the future residents of the duplexes.

STAFF RECOMMENDATION

Zoning

Staff recommends Approval of the West Eagle Housing Zoning File, based on compliance with Chapters 4.03 of the Municipal Code and that the application is supported by the goals and policies in the 2021 Amended Elevate Eagle Comprehensive Plan.

Preliminary Plan / Final Plat

Staff recommends Approval with Conditions of the West Eagle Housing Preliminary Plan / Final Plat, based on compliance with Chapters 4.12 and 4.13 of the 1976 Land Use and Development Code and that the application is supported by the goals and policies in the 2021 Amended Elevate Eagle Comprehensive Plan.

Development Permit
Staff recommends Approval with Conditions of the West Eagle Housing Major Development Permit with design variances, based on compliance with Chapters 4.06, 4.07 and 4.14 of the 1976 Land Use and Development Code and that the application is supported by the goals and policies in the 2021 Amended Elevate Eagle Comprehensive Plan.

PLANNING AND ZONING COMMISSION POTENTIAL MOTIONS

Below are the Planning and Zoning Commission options related to the zoning, major development permit, and preliminary plan/final plat applications under file# AN23-01:

1. Approve the application with no conditions.

2. Approve the application with conditions.

3. Continue (table) the application. (Provide staff and the application detail(s) regarding information needed for a decision).

4. Deny the application. (Cite all Code sections and/or Plan policies that resulted in motion for denial)

RECOMMENDED MOTION

Rezone
I move to approve **P&Z Resolution 04, Series 2024,** recommending approval of the West Eagle Housing Rezone.

Preliminary Plan/Final Plat and Major Development Permit
I move to approve **P&Z Resolution 04, Series 2024,** recommending approval of the West Eagle Housing Preliminary Plan/Final Plat and Major Development Permit.

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

a. Applicant shall extend the Castle Drive connection to existing asphalt and include all necessary utility improvements;

b. Applicant shall modify civil plans to reflect the portion of Brush Creek Road that will be constructed by Eagle County, including two 11’ lanes, shoulders and ditches;

c. Final placement and depth of utilities shall be approved by the Town Engineer prior to building permit application.

d. Applicant shall provide a duplicate water main connection on the eastern end of the property as approved by the Town Engineer.

e. Eagle County shall obtain permission from downstream ditch owners of the Neilson South ditch prior to grading permit issuance.

f. Prior to grading permit issuance, Applicant shall demonstrate management of the tailwaters from the irrigation ditch, subject to approval by the Town Engineer.

g. Applicant shall provide additional shielding or measures to prevent light trespass into adjacent residential properties.

h. Applicant shall install additional trees along the parking buffers on Lot 2 and in the front yard buffer on Lot 1, as approved by the Town Planner.

i. The parallel parking proposed on Lot 2 shall be modified to meet the Town's dimensional standards.

j. Applicant shall provide reinforced turf detail to be approved by the Town Engineer.

k. Within 120 days of the date of the Town Council resolution approving the Application, Applicant shall make all technical changes to the Application and related documents requested by Town staff.

MEETING MINUTES
Planning & Zoning Commission
September 17, 2024 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.

6:03 PM - REGULAR MEETING CALLED TO ORDER

COMMISSIONERS PRESENT
Bill Nutkins, Laura Hartman,
Weston Arbogast,
Keith Klesner, Jennifer Sturgeon

COMMISSIONERS ABSENT
Keegan Winkeller, Matt Hood, Keith Montag

STAFF
Peyton Heitzman – Com Dev Director
Jessica Lake – Planner
Sydney Dynek – Planner
Denise Cardoza – Com Dev Admin
Nikki Davis – Econ Dev and Housing Specialist
Ryan Johnson – Town Engineer

APPROVAL OF MINUTES

1. Minutes dated June 18, 2024

The minutes were approved as presented.

PUBLIC COMMENT

There was no public comment.

Chair Pro Tem Opened land use file LLA24-01

PRESENTATIONS

Project: AN23-01 West Eagle Housing Rezone, Preliminary Plan/Final Plat, and Major Development Permit
File: # AN23-01
Applicant: Eagle County
Location: 712 Castle Dr. (Parcel No. 2109-051-21-001) 751 Castle Dr. (Parcel No. 2109-051-21-004) 751 Castle Dr. (Parcel No. 2109-051-21-005) 766 Castle Dr. (Parcel No.2109-051-21-003) 800 Castle Dr. (Parcel No. 2109-052-05-013) Horse Pasture formerly a USFS site (Parcel No. 2109-051-00-028)
Staff Contact: Peyton Heitzman, Community Development Director
Request: 1) Zoning six parcels of land to Residential Multi-Family. One parcel is in unincorporated Eagle County and the remaining parcels are within the Town of Eagle. 2) A Subdivision Preliminary Plan and Final Plat to consolidate the parcels into two lots and dedicate land for public Right of Way. 3) A Development Plan, with design variances to construct 113 dwelling units of various types.

Tori Franks presenting on behalf of Applicant Eagle County.

Applicant introduced West Eagle Team and reviewed context of project and housing crisis need. Proposing 113 affordable units over 9.5 acres. Applicant reviewed the vision and guidance for the project, location and surrounding neighborhoods. Applicant discussed project goals including affordability, connectivity, sustainability, flexible design and conformance with Town of Eagle's Long Range Planning Documents.

Jason Jaynes, Landscape Architect and Planner with DHM design, reviewed the Site Plan along with 2016 process sketches and 2022 Site Study including setbacks, and parking, right of ways, along with neighborhood connectivity. Jaynes reviewed site alternatives that were evaluated for development. James reviewed parking alternatives to not make the area vehicle dominant and to provide covered parking. James reviewed connectivity for vehicles, pedestrians and bicyclists including possible sidewalks and walkways as paths of travel. Explored 7th street connectivity to Downtown and future Brush Creek Road Extension. James confirmed all open spaces are common including small playgrounds and areas of lawn. Buildings are arranged around the open spaces and are in smaller to larger density (3 story buildings) going from East to West. James reviewed the 2 design variances:

Design variances:

1. Parking area Landscaping.
    a. Code allows 10 continuous parking spaces without landscaping. Applicant has requested 11 continuous parking spaces with a 5'planting buffer between parking and property line with trees and shrubs within the planting buffer, there will be a 6' screening fence at property line.
2. Front Yard Buffer
    a. 15' from Row with sidewalks and landscaping. Reduced front yard buffer zone. A loss of landscape and a loss of buffering in that it's about 60 square feet of encroachment into the front yard buffer.

Stephen Eckert from Caddis Collaborative Architecture reviewed the Architectural Design referenced a youtube video and reviewed the design character of the current surrounding neighborhoods and how the

proposed housing development will add to the architectural character of the current neighborhood. Steven reviewed the desire to have buildings that can be utilized by the community within different life stages. Reviewed design character, design philosophy, including daylight and access to nature, along with unit types and pricing. Reviewed sustainability certifications and project goals.

Dylan Dunn from JVA Engineering presenting:

Brush Creek Rd Extension

- Due Diligence
- Accommodation of future BCRE (Brush Creek Road Extension)
- Priority is leaving it open for future flexibility for development

Ditch

- Maintain existing flows
- No diminishment of rights
- Outreach

Greg Schroeder from McDowell Engineering, reviewed the Traffic Impact Study (TIS) the daily trips expected (682), peak hour of transportation with morning having 48 trips per hour during peak time and evening having 57 vehicle trips per hour during peak time. Reviewed traffic impact to current neighborhoods and confirmed that there are no "interim" mitigation measures currently recommended and confirmed the project has contributed to the Town's "Street Improvement Fund".

Tori Franks Presenting project benefits: 113 Workforce housing units, infrastructure improvements and the economic benefits of adding housing.

Commission Question

Commissioner Sturgeon: Requesting more information on the 140% AMI
Franks: Responded that the sweet spot for "FOR SALE" housing is 140% AMI is the low end of people applying for mortgages and focusing on the most acute need.

Commissioner Sturgeon: Requested information on the price range of the units for 140% AMI.

Franks: Confirmed that pricing is based on an income range of 100% to 140% of the Area Median Income (AMI). Pricing assumes that 30% of this income will be used for housing costs. Current mortgage interest rates and the cost of land are used to calculate the maximum sales price which then determines the final price of the property

Commissioner Sturgeon: Requested clarity on the actual price ranges of the for-sale units.

Commissioner Nutkins: Requested more information on why more single family units were not included in the project.

Franks: Referred to the conceptualization process which included Town Staff which concluded that there were enough single-family homes, and the applicant was encouraged to look beyond single family homes. Applicant referred to previously submitted materials in the packet to provide background on pricing.

Chair Pro Tem Hartman: Requested confirmation on how many bedroom the 113 units would provide.
Franks: Referred to previously submitted materials in the packet to provide exact numbers on total bedrooms.
Commissioner Nutkins: Commented that some locations refer to bedroom counts and the possibility of conflicting numbers. Requesting clarification on actual amounts.

Commissioner Klesner: Requested clarification on water rights for the 113 units and the fee-in-lieu.
Franks: Clarified that there are two ditches on the site. EC owns one ditch entirely and most of the second ditch. EC proposes dedicating the second ditch to the town and then the town would lease the ditch back to the development as part of a sustainability initiative and give them the ability to utilize the non-potable water source the ditch would provide for the development. Applicant also proposed payment in the form of a fee in lieu for the town's stock water that would be used. The ADA would determine this fee in lieu and might offer a discount on the payment.
Commissioner Nutkins: Refers to the fee in lieu and $10 for the EQR instead of the $14,000.

Director Heitzman: Confirmed that the reduced amount is in negotiation through executive session discussion and will be presented before Council for formal approval.

Commissioner Sturgeon: Requested clarification on the accuracy of the "35 trips per hour" for morning traffic. Requested clarity on if that number included school, bike, and pedestrian traffic. Requested clarification on access points.

Greg Schroeder: Reviewed the traffic study process and confirmed the accuracy of the study. Schroeder explained how school traffic and staggered starts affect the total "trips per hour" that are capture in the traffic study. Referred to the traffic study and discussed how possible additional vehicles will travel until the Brush Creek Road Extension is completed.

Commissioner Nutkins: Requested numbers of current trips on Grand Ave
Greg Schroeder: 800 to 900 vehicles per hour Each direction and will increase 50 to 100% over time.

Commissioner Nutkins: Expressed concerned about the volume of traffic being added to Grand Ave and requested clarity on a plan to improve the area.
Greg Schroeder: The intersections that are problematic are tied to the Grand Ave Corridor plan. Eagle will need additional traffic mitigation beyond Grand Ave. 5748 vehicle trips per hour you look at right now the Grand Avenue is probably if you had both directions per hour, it's somewhere on the order of 1600 to 1800.

Chair Pro Tem Hartman: Requested clarity on how the traffic study accounts for change in population dynamics overtime. Ex, single to family to family with young drivers. Requested clarification on the multimodal reduction.
Greg Schroeder: Clarified that Grand Ave Corridor offers additional options and WEH add connectivity by providing walkways and bikeways to they can access the Grand Ave corridor.
Chair Pro Tem Hartman: Requested information on the proximity of bus stops and proximity to schools.

Greg Schroeder: Reviewed statistical analysis and Nationwide land use with site specific factors of a walking and biking community.

Commissioner Nutkins: Requested clarification on where the BCRE will connect to the development.
Applicant: Clarified that an additional connection would require a design variance and may be considered in the future.

Commissioner Klesner: Noted page 82 of the packet has the AMI table with additional details and commented on the price of the units.
Franks: Outlined the 2024 AMI and the rough outline. Confirmed the number of bedrooms within the 113 units. Confirmed the total number of bedrooms being 233, which includes 15 one bedroom units, 86 two bedrooms units (24 of these will have an office or a den), 2 three bedroom units, and 10 four bedroom units.

Commissioner Nutkins: Questions regarding post office access for the additional boxes and internet access for the development.
Director Heitzman: Confirmed that the Post office is planning to expand their services to accommodate growth, but no definitive time frame.
Franks: Confirmed the applicant has had initial conversations regarding internet access with various providers.

Presentation
STAFF Presentation by Peyton Heitzman, Community Development Director:

Director Heitzman reviewed the annexation timeline and aerial, east and west views of the property. Confirmed that the application is reviewed against the 1976 code and the Annexation application is reviewed against the current code. Reviewed the criteria for rezoning and the criteria that the rezone application alignment. Reviewed the West Eagle sub area plan and the zoning standards including Dimensional standards and LERP guidelines. Reviewed the subdivision application with subdividing the lot into 2 individual lots. Reviewed the standards for a preliminary plan and final plat. Heitzman clarified the Park land dedication was added into the packet and confirmed the project meets the standard for parkland dedication and that the overall application does meet the town's standards for approval with conditions for approval. Staff reviewed conditions for approval which include BCRE, water main access and irrigation ditches.

Director Heitzman reviewed the criteria for the development permit and the design variances including parking, landscaping design variances and the front yard buffer. Staff reviewed conditions of approval including lighting fixtures, additional trees be planted on lot 1 and the lot line to the north. Staff requested additional trees planted adjacent to the parking buffer, and that a modification be added to parallel parking area to change the length of the parking spots from 8' to 9'.

Staff identified one area of discussion: architectural design Staff struggled with identifying the buildings as "traditionally used". Staff noted these buildings are boxy and flat roofed where the traditional design utilizes a shed roof.

Staff's recommendation is approval for the rezone and then approval with conditions for the subdivision and development permit applications. This recommendation is based off of the findings that there's compliance

with land use development code, and the town's long-range planning documents, including comprehensive plan and.

Question for staff

Commissioner Nutkins: Requested clarification on if the Brush Creek Road ext. is that the sole responsibility of The Haymeadow Development.

Director Heitzman: Confirmed Haymeadow is obligated in their current ADA to build the Brush Creek Road Ext to Highway 6 once they hit their 300th building permit. Staff is working with the Haymeadow development to modify the ADA and explore options. Staff is considering including a provision within the ADA that would allow Staff to revisit design of this extension with coordination with Haymeadow developers. Coordination on the BCRE has not been possible due to the timing of the Haymeadow development team bringing this application forward for entitlement.

Commissioner Nutkins: Inquired on what would happen if the applicant do9esnt get permission to utilize the ditches for their water source.
Director Heitzman: Responded that the permission to utilize the ditch is critical and the process is underway.

Commissioner Klesner: Requested confirmation that the R3 Zoning would be designated zoning for the site.
Staff Confirmed

Hartman requested a recess

Chair Pro Tem Hartman opened up Public Comment

Kim Fritzler 546 Grand Ave: Not Heard from the County regarding the ditch (connectivity issues she was requested to submit the comment via email).

Jeff Woods 703 Bull Run: Expressed his concerns to the Planning Commission about the increasing traffic from new multifamily developments. Having lived in the area for 13 years, he noted significant traffic issues and urged the Council to reconsider approving more developments until road infrastructure is improved. He referenced examples from other regions, highlighting the risks of overdevelopment. Woods emphasized the need to slow down the pace of new projects to ensure the community's roadways can accommodate the changes. He thanked the Commission for their efforts and hoped for further opportunities for public input.

Devon Duvall 713 Bull Run: Expressed ongoing concerns about a proposed development in Eagle, approaching it with an open mind but struggling to see its benefits. They emphasized that the community cannot build its way out of the housing crisis without compromising what makes Eagle desirable. The application downplayed negative impacts, such as increased traffic and strain on local resources, while infrastructure struggles to keep pace with growth.
The commenter criticized the high density of the proposal as inconsistent with surrounding neighborhoods and questioned the need for variances. They advocated for more single-family homes instead. Concerns about conflicts of interest arose due to the town and county's joint funding efforts for the development, as well as doubts about the thoroughness of the traffic study conducted.

Additionally, the commenter highlighted that their family does not qualify for the proposed development, raising questions about who the project truly benefits and suggesting it may unfairly shift burdens within the community. They concluded by likening the situation to "robbing Peter to pay Paul."

Debbie Comeford 107 Oxbow Ct.: Shared concerns about a proposed development. They highlighted discrepancies in bedroom counts, suggesting the number should be adjusted to reflect potential use of office spaces. They argued that the proposed density is too high and recommended reducing the number of buildings. Commenter raised issues about parking, noting that garages are often not used for parking due to storage needs, leading to a shortfall in available spaces. They emphasized the importance of accommodating pets, suggesting the need for dedicated pet areas. Commenter expressed concerns about local infrastructure, particularly regarding drainage and a ditch that runs through their property, questioning the proposed culvert's effectiveness. They proposed using concrete blocks and chains at dead-end streets for emergency access and urged consideration for maintaining access to open spaces near the creek. Commenter requested clarification on the jurisdiction of Brush Creek Road Extension and how construction would be managed.

Woody, 713 #5 Bull Pasture: Requested clarification on how many units Haymeadow is required to build before BCRE will be built. (STAFF confirmed 300) commented on Hockett Gulch and Water usage on the new Development. Concerned over the cost of the proposed units and their affordability. Commenter that the development is too dense and not consistent with the character of the surrounding areas. Emphasized that the costs of road infrastructure should be borne by developers, not taxpayers. They highlighted a lack of public awareness regarding these changes and urged for clarity on the matter.

George Furhman #3 Bull Run: Voiced Concerns over the snow and the ability to access Grand Ave.

Jennifer Yuolls at 713 bull Run: Expressed Concerned over transportation and the lack of transparency. Concerned over the quality of life and open space for the current residence. Requests delays on the approval of the application until the proposed growth may be sustained.

Terry Carter 113 Oxbow CT: Emphasized the importance of preserving open space, particularly for wildlife like elk that frequents the area, and expressed worry that the development would reduce their privacy and peace. The speaker also criticized the tendency to develop properties in the area to support businesses in nearby Vail without seeking similar support from Vail. They urged the Commission to prioritize fixing Grand Avenue and improving infrastructure before approving any high-density developments. They asked for careful consideration of how the project would affect existing residents.

Don Hurst 544 Mcintire: A commenter raised questions about the financial feasibility of the Haymeadow development, specifically why single-family homes costing $700,000 can be built for only $460,000. They inquired if this lower cost is due to subsidies from the Town of Eagle, expressing concern about who ultimately bears the financial burden, especially regarding low-income housing.

The speaker expressed skepticism about the county's involvement in the development, suggesting it represents a conflict of interest. They criticized the management of a recent school project in their area, describing it as unattractive and poorly managed, with vacancies. The speaker concluded by agreeing with

previous comments about the need to address infrastructure on Grand Avenue before proceeding with new developments.

Commission Discussion

Commissioner Nutkins: Confirmed the Counties water right and the leasing process for irrigation. Requested clarification from PW and the amount of water usage of domestic water and the ability to provide for the density proposed

Johnson, Town Engineer – Clarified that studies performed by Town's consultant McDonald confirmed the Town's domestic water system can handle this project. Commented on the distinction between water, PIF fees (plant investment fees) and water rights dedication.

Commissioner Nutkins: Requested clarification on CPW's (Colorado Parks and Wildlife) comments.
Franks: CPW concerns were mainly around signage and education of the residents about living around and among wildlife. Bear proof trash cans and additional educational measures have been added.

Chair Pro Tem Hartman: Requested clarification on whether there were concerns over the wildlife displacement
Franks: Responded that the applicant has not received any.

Chair Pro Tem Hartman: Requested clarification on the ability to price the units at the current rate.
Franks: Clarified that the applicant has not received discounts on the construction costs. The County is planning on committing top some level of subsidy to achieve the affordability in this project in the proposal. Confirmed that the applicant will be seeking partners, public and private.

Commissioner Sturgeon: inquired that if the forecasted deficit of 59000, how does this development lessen that gap?
Franks: Referred to the TOE's comprehensive affordable housing plan. That one was completed in February of 2023 and that was one that showed the town had a current deficit of 575 units at 140%. We are updating that regional housing assessment but will be available in the next couple of months.
Commissioner Sturgeon: Requested clarity on the Haymeadow development and if those units count towards that total deficit.
Franks: Clarified that about half of the 5,900need subsidized housing. All would count toward the 5900 and then the portion that are price capped could count to that subsidized bucket

Commissioner Klesner: Highlighted that the planning for the West Eagle development has been ongoing for over eight years, emphasizing the effort to integrate it into the community. Emphasized that the town has sufficient water resources for the development and described it as a sustainable-focused project. Commented that the plan aligns with various environmental and community goals, including transit, movement, and promoting an outdoor lifestyle, indicating that it addresses many important aspects for the community.

Chair Pro Tem Hartman: Reinforces that the West Eagle Sub-Area plan calls for infill development. Brought up the design for commission discussion.

Commissioner Nutkins: Commented on the multiple styles of the development as a whole and felt it busy. Asked to reduce the style to 2 or 3 styles would add cohesion to the development.

Commissioner Sturgeon: Inquired on if the town have comments on traffic and Grand Ave.

Johnson, Town Engineer: Reviewed process for a project intersecting with Grand Avenue and Brush Creek Road, noting the need to consider interim conditions and their duration. Johnson acknowledged that the project would increase traffic, but emphasized that its impact would be smaller compared to existing traffic on Grand Avenue. The speaker mentioned ongoing efforts to design improvements for Grand Avenue, currently at 30% completion, with plans to advance to 60% in the coming year, highlighting the complexities and time required for such infrastructure projects.

Commissioner Klesner: Reinforced that it fits in the general aesthetic of Eagle. Calls for additional commission for comments regarding design.

Chair Pro Tem Hartman: Expressed the need for the "small town feel" and rural character of the town and is curious if there are any changes that can be made to the development that can support the current architectural feel of Eagle. Agrees that his is within the zoning density and that with increased density there will be a change in the architectural feel. Provided the written option for a motion.

Commissioner Nutkins: Reiterated to the public that the purpose of the Commission is to review against the standards of the Land Use and Development Code.
Supports the zoning change and believed that that fits the need of the new zone. Expressed concerns over the build timeline and how it goes with the BCRE. Pointed out the challenge of increasing density without enhancing local traffic circulation, particularly on Grand Avenue, which is already congested. Commissioner highlighted a disconnect between the need for development and the lack of corresponding improvements in transportation infrastructure, leaving them uncertain about how to reconcile these issues moving forward.

Commissioner Sturgeon: Expressed appreciation over slowly adding density but struggles with the added traffic.

Commissioner Klesner: Acknowledged that the new development might add about 30 to 40 cars during peak hours to an already busy road, which has around 900 vehicles going each way. They felt a bit reassured by how small that increase is. They also highlighted that this new development is a positive step because it offers housing for teachers and service workers who are just trying to make a living in the area.

MOTION

Commissioner Klesner: I move to recommend approval of the West Eagle housing rezone with following findings and facts and conditions. The application meets the requirements for Title 4 of 1976, land use and Development code, and substantially supports the 2021 amended Elevate Eagle Comprehensive Plan.

Commissioner Nutkins: Seconded the Motion

All in favor, None Opposed.

Commissioner Klesner: I move to recommend approval of the West Eagle housing preliminary plan and final plat with the following findings and facts and conditions. Findings the application meets the requirement of Title 4, the municipal code, and substantially supports the 2021 amended Elevate Eagle Comprehensive Plan.

Commissioner Sturgeon: Seconded the Motion

All in favor, None opposed

Commissioner Sturgeon: I move to approve the Development permit with the 15 conditions.
3 in favor 1 opposed,

Commissioner Nutkins opposed,
Commissioner Klesner, Chair Chair Pro Tem Hartman, Commissioner Sturgeon in favor

Chair Pro Tem Hartman Closed file: AN23-01

File Closed.

Chair Pro Tem Hartman: opened file SUP 24-01

Project: SUP 24-01 Sweet Leaf Pioneer Special Use Permit
File # SUP 24-01
Applicant: Dave Manzanares Location 825A Chambers Ave
Staff Contact: Sydney Dynek, Planner
Request: An application for a Special Use Permit to include marijuana medical retail, with optional cultivation premises and consolidate it with the existing recreational marijuana cultivation, medical and recreational marijuana retail at the store's existing location

Staff: Explained that the application is for a medical marijuana retail location with optional cultivation at 825 Chambers Ave. This application is being revisited because, after the June 4 Planning Commission meeting, legal counsel advised that the new special use permit needs to be combined with the existing one, creating a single special use permit for the entire property. Confirmed that this meeting is to ensure a transparent process as they consolidate the permits.

Commissioner Klesner: Reviewed the need for the admin review of the medical and retail Special Use Permit combination.

Motion

DRAFT

Commissioner Nutkins: I move to approve resolution two series 2024, approving special use permit for sweet leaf pioneer file #SUP24-01 with following conditions. Marijuana business shall maintain existing filtration and odor mitigation facilities.
Findings of fact that the application complies with all the applicable provisions of the Eagle Municipal Code and that approval of the application is best interest of the public health, safety and welfare.

All in favor, none opposed

Chair Pro Tem Hartman: closed SUP24-01

Project: LUDC24-02 Text Amendment to the Land Use and Development Code
File # LUDC24-02
Applicant: Town of Eagle Location Town of Eagle
Staff Contact: Jessica Lake, Senior Planner
Request: LUDC text amendment to simplify and improve clarity for five (5) items within the Land Use and Development Code (LUDC) and one (1) item that responds to recent state legislation regarding the definition of "Family".

Jessica Lake presenting:
Lake reviewed the purpose of the file
Lake reviewed the Target Modification:

1) Use of Alleyways as primary access
2) Provide better definition and standards for employee units
3) Remove screening requirements for storage of recreational vehicles on Private properties
4) Simplify the riparian setback standards – Reviewed the Public comment from Tom Braun on behalf of Vail Health
5) One special Permit use permit per property
6) Amend the definition of family

Staff is recommending approval of resolution attached to the packet.

Chair Pro Tem Hartman opened discussion.

Commissioner Nutkins: Requested clarity on if the riparian setback something we have had in the past or if it was adopted from another area.
Lake: Confirmed that 75-foot setback is recommended by several planning documents, including the Eagle River Comprehensive Plan and a water conservation study. These guidelines suggest that the town should align with this 75-foot requirement in the future.
Commissioner Nutkins: Inquired on how to change the 75 foot set back and commented that the "75" was an arbitrary number and caused undue burden on the applicant.
Director Heitzman: Clarified to when a body of water is required to be using the riparian setbacks.
Commissioner Nutkins Reviewed the differences with the water setbacks.
Commissioner Klesner: Questions the term "Natural".

Discussion of what is the natural source: start and end and whether the 75' applies to all water bodies.

Commissioner Nutkins: Expressed approval to reduce the Riparian water body setback.

Chair Pro Tem: Opened public comment

Rick Beverage, 1511 Polar star Drive: Commentor owns three properties affected by the meeting's discussions, emphasized the importance of the alleyway and current zoning regulations, specifically regarding parking limitations. They mentioned their plans to develop property on 3rd and Howard, which is also impacted by the alleyway. As the vice president of the Chamber of Commerce, they urged commissioners to consider pro-business perspectives when making decisions. They advocated for more flexible, case-by-case evaluations of regulations rather than strict, one-size-fits-all rules, especially when it comes to setbacks and other property needs, encouraging a focus on the broader picture.

Tom Braun, Raised several points about the proposed setback regulations. He questioned whether existing structures can be modified as long as they don't encroach further into the setback, emphasizing the need for clarity in the code to avoid future ambiguities. He noted that the current code measures the 75-foot setback from either the ordinary high water mark or the 100-year floodplain, expressing concern that measuring from the floodplain could limit property development potential. He suggested that relying solely on the ordinary high watermark would be more practical. Commenter pointed out inaccuracies in FEMA floodplain mapping for smaller streams and questioned whether a uniform 75-foot setback is always necessary. He argued that in some cases, such as the Vail Health parcel, the setback extends into areas not typically associated with riparian zones, potentially causing unnecessary restrictions. To address these issues, he proposed a "FONSI process," allowing landowners to present unique site conditions to potentially modify the setback while still protecting water quality. He advocated for a balanced approach that considers both environmental protections and property rights, and requested that public comments remain open for further discussion when the staff revisits the proposal.

There was no additional public comment.

Chair Pro Tem Hartman closed public comment

Motion Chair Pro Tem Hartman : Motion to table LUDC24-02 to Oct 1 2024
Commissoner Klesner

ADJOURN

MOTION: Commissioner Arbogast motioned to adjourn.
Commissioner Klesner seconded

Adjourned at 9:40pm

From: Planning Department
To: Denise Cardoza
Subject: Biro, Jen West Eagle Development Public Comment
Date: Friday, October 4, 2024 8:40:27 AM
Attachments: image005.png

From: Jen Biro <jen.biro@vailcoffee.com>
Sent: Wednesday, October 2, 2024 3:11 PM
To: Planning Department <Planning@townofeagle.org>
Subject: Re: West Eagle Development

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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.

Dear Mayor Turnipseed and Town of Eagle Council Members,

I am writing to express my strong support for the proposed West Eagle Housing Development scheduled for review on October 8th and October 22nd.

As a *resident of Eagle County* and someone interested in purchasing a home/living in the West Eagle community, I believe this project will significantly benefit our community.

Key reasons for my support include:

- Affordable Housing Opportunities
    - The development offers 113 deed-restricted, for-sale units, making homeownership more attainable for buyers today and in perpetuity.
    - Addresses the shortage of essential workers by providing teachers, bus drivers, nurses, police officers, etc., with affordable housing options.
- Community Connectivity
    - The project's design includes walking/biking trails that connect to an existing trail system, promoting a more connected and active community.
- Sustainable Development
    - West Eagle is planned to be highly efficient, all-electric, and net-zero-ready, aligning with environmental sustainability goals.
- Alignment with Town Plans
    - The development conforms to the Towns Strategic Plan, the West Eagle Sub Area Plan, and Elevate Eagle; the Town's Comprehensive Plan, supporting economic growth and enhancing Eagle's small-town character.

Personal Impact:

- My husband and I have lived and worked in the Vail Valley since 2006. Like many, we feel incredibly fortunate to have made a life here and would like to continue being a part of the growth and success of this beautiful county. It's my belief that the health and well- being of any town centers around a vibrant local community. One who is here year round, day in and out, who knows, understands, and demonstrates their love for the place they call home.
- As a an employee for a local business, finding affordable housing in Eagle has been challenging. The West Eagle

development will be a huge boon to our local workforce. Everyone deserves a chance at a good life- let's be a better Colorado and step up for our locals in a serious and meaningful way.

- West Eagle represents a rare opportunity for me to become a homeowner in the community I love and serve.

I respectfully urge the Town Council to approve the West Eagle development. This project will help address our shortage of housing and essential workforce, enhance the community, and open doors for individuals and families to build a better future.

Thank you for your time and consideration.

Sincerely,
Jen Biro
451 Main St. Minturn, CO 81645

Jen Biro
(She/ her)
Customer Relations Specialist
Office Hours M-F 8 am to 4 pm
Office: 970-827-4008
Fax: 970-827-9265
Email: jen.biro@vailcoffee.com
Website: www.vailcoffee.com
FUEL YOUR ADVENTURE™

MAYOR AND TOWN COUNCIL MEMBERS
TOWN OF EAGLE
PO Box 609
Eagle, CO. 81631

October 1, 2024

Dear Mayor and Eagle Town Council Members,

We, the Eagle Chamber of Commerce's Board of Director's are writing to you to express our strong support for the proposed diverse residential development West Eagle Housing Project in the Town of Eagle. As advocates for the economic well-being of our local businesses and community, we believe this project will play a critical role in addressing one of the most pressing challenges facing our town: the lack of affordable housing.

Affordable housing is essential to the growth and vitality of our community. The rising cost of housing has placed an unsustainable burden on many residents, limiting their ability to live and work in Eagle. This trend not only impacts individuals and families but also threatens the long-term sustainability of our local workforce. When workers are priced out of the community, businesses struggle to attract and retain the talent necessary for growth, innovation, and success.

The proposed development is thoughtfully designed and aligns with the Town of Eagle's 2023 Comprehensive Affordable Housing Assessment's AMI need, providing housing for residents from diverse income levels, offering a range of housing options that will ensure affordability while maintaining the quality of life we all cherish in Eagle. By increasing the availability of affordable housing, this project will strengthen our town's economic base, enabling local businesses to thrive by ensuring that employees can live within close proximity to their workplaces.

We commend the vision and commitment of the project's partners and developers, as well as the town's leadership, for recognizing the critical need for housing solutions that benefit all members of our community. We urge you to move forward with this project and approve it with confidence, knowing that it will positively impact both the economic and social landscape of Eagle.

Thank you for your consideration, and please do not hesitate to reach out if the Chamber can be of further assistance in supporting this important initiative.

Sincerely,

DAN BROWN
RICK BEVERIDGE
CHRISTIAN ALVAREZ
PATTY HOOD
JESSIE STEINMETZ
KATE BATES
BRIAN KUNKEL
SHELLEY BELLM

(970) 306-2262
100 Fairgrounds Rd., PO Box 0964
Eagle, Colorado 81631
www.eaglechamber.co
michelle.morgan@eaglechamber.co

Habitat for Humanity® Vail Valley

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Lisa Dennis
Stuart Green
Laureen Hopkins

October 2, 2024

Dear Eagle Town Council,

We are writing in support of Eagle County's proposed West Eagle project. Habitat for Humanity Vail Valley is the expert in building permanently affordable homeownership, with a focus on building homes alongside our educator, nurse and law enforcement - local workforce earning up to 80% of the area median income.

Eagle County's West Eagle project will bring desperately needed, price-capped, deed-restricted homeownership. Of the 113 units, all are deed restricted and at least 50% will be priced-capped for locals earning 100% to 140% of the area median income. Habitat recognizes that a wide range of housing solutions are needed to build and maintain a vibrant, healthy community, where our critical workforce can afford to live. This is the only way we, in ongoing, creative partnerships, will be able to create more affordable homeownership, with the goal of retaining community.

We believe in this project and the further stability it will provide for our greater community. We appreciate your thorough review of the West Eagle project and urge you to approve it.
Regards,

John Welaj
President & CEO

Elyse Howard
Vice President of Community Affairs & Philanthropy

P.O. Box 4149
455 Nottingham Ranch Road
Avon, CO 81620
970.748.6718

From:	Denise Cardoza
To:	Denise Cardoza
Subject:	Woods, Rita West Eagle Plan Feedback
Date:	Friday, October 4, 2024 8:36:34 AM

From: Rita Woods <rwoodsitaly@gmail.com>
Sent: Thursday, October 3, 2024 11:31 AM
To: Planning Department <Planning@townofeagle.org>
Subject: West Eagle Plan Feedback

> You don't often get email from rwoodsitaly@gmail.com. Learn why this is important

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I live in the Bull Pasture neighborhood and am NOT in favor of the development in its current proposal. (mostly associated with plan to extend Brush Creek Rd Extension)

1) I do not concur with the almost 500 page traffic study, morning traffic trying to turn on highway 6 street. The backup is lengthy and takes quite a bit of time to enter and is very unsafe.
A) Study also mentioned no significant delays at Mcintire entrance, which is already greatly impacted with current traffic.

2) The potential Extension of Brush Creek will cause increased car traffic on 7th street which will impact safety in our Bull Pasture street. Our neighborhood does not have sidewalks and most kids and families walk on the street edges. Please reconsider the Brush Creek Rd Extension

3) For Kids attending Brush Creek Elementary will see increased traffic where the existing 3 way stop is now. I also see people from Terrace housing subdivision using that new extension to access highway 6 to avoid Capital st.

4) Noise from this extension will negatively affect property values and quality of life for those homeowners.

5) In general I am concerned with increased travel on Highway 6 as a result of the increased number of units in this development.

thank you

From: Denise Cardoza
To: Denise Cardoza
Subject: Peterson, Paula West Eagle Public Comment submitted via Customer Satisfaction Survey
Date: Friday, October 4, 2024 8:34:29 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, October 2, 2024 5:03 PM
To: Clerk Group <clerk@townofeagle.org>
Subject: Online Form Submittal: Customer Satisfaction Survey

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Customer Satisfaction Survey

Which Department did you have your most recent contact with?	Planning Department/Community Developemnt
The Town of Eagle provided services in a timely manner.	Agree
The Town of Eagle provided services correctly the first time.	*Field not completed.*
Employees of the Town of Eagle demonstrated a willingness to help resolve my question or issue.	*Field not completed.*
Employees of the Town of Eagle demonstrated knowledge and experties.	*Field not completed.*
The Town of Eagle makes information easily available.	*Field not completed.*
	Field not completed.

Would you like us to follow up with regarding any concerns?	
Please provide any details related to your comments or concerns.	I attended the West Eagle Development meeting a few weeks ago. I am supportive of additional affordable housing. Will all the units be considered deed restricted affordable housing or only some? Here are my questions and comments. What happens when the new residents don't park in their garage because it is full of toys, just like my garage. Where will the extra parking be, like on Nogal Road complexes where they park all up and down the road. Will there be a road connection from Brush Creek 3 way stop into Bull Run? I hope not, please. That would add so much traffic to the Bull Pasture neighborhood. Where and when will the additional services be added like fire and ambulance stations, grocery store, post office expansion etc. Adding this many additional Eagle residents should also come with the additional services. Why won't the housing units already have solar from the start? It was said they'd be solar ready, please make them solar from the start so theyare energy efficient, why make the homeowner or HOA do this afterwards, wouldn't that cost more? What is the timing of the Grand Ave development to reduce the load of traffic off Grand? What is the timing of the new I-70 interchange outside of Gypsum to reduce the traffic on Hwy 6 to the airport? All these needs are overwhelming Grand Ave aka Hwy 6. All these projects are interconnected and need to addressed as a whole not as separate actions. Will owners be able to rent their units? As for the landscaping, please use water wise, native plants like pinyon trees. Please use a variety of trees not just one specie. Limit the amount of non-functional turf. Do not plant aspen or cottonwood trees they take too much water. Thank you for reading my comments and questions.

If you would like us to follow up, please provide your contact information.

Name	Paula Peterson
Address	PO Box 1831 720 Bull Run
Email Address	highwoodmt@gmail.com
Phone Number	406-249-7577

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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: Scott Turnipseed <scott.turnipseed@townofeagle.org>
Sent: Wednesday, October 2, 2024 8:21 AM
To: Cindy Callicrate Talley <cindycallicrate@gmail.com>
Cc: Larry Pardee <larry.pardee@townofeagle.org>
Subject: RE: West Eagle Housing Project

Hello Cindy!

I hope all is well.

Thanks so much for your email!

Scott Turnipseed

Mayor

TOWN OF EAGLE
200 Broadway, PO Box 609, Eagle Co 81631
Phone: 970-328-6354, 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: Cindy Callicrate Talley <cindycallicrate@gmail.com>
Sent: Tuesday, October 1, 2024 8:20 PM
To: Scott Turnipseed <scott.turnipseed@townofeagle.org>; Pappy Kerst <pappy.kerst@townofeagle.org>; Ellen Bodenhemier <ellen.bodenhemier@townofeagle.org>; Geoffrey Grimmer <geoffrey.grimmer@townofeagle.org>; Nick Sunday <nick.sunday@townofeagle.org>; Jamie Woodworth Foral <jamie.woodworthforal@townofeagle.org>; Bryan Woods <bryan.woods@townofeagle.org>
Subject: West Eagle Housing Project

Some people who received this message don't often get email from cindycallicrate@gmail.com. Learn why this is important
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.

We are writing to share our concerns about the proposed West Eagle Housing project being presented to you on October 08 2024.

TRAFFIC:

Per the documents presented, the traffic data was taken in 2022 on Thursday, June 16 from 7:00-9:00 AM, and 4:00PM -6:00PM. School was out and many families were not even in town. I feel that this traffic study is not an accurate reflection of the real traffic issue on Grand Avenue. Perhaps a new study should be done during a different period to give a more realistic picture of the traffic situation. In addition, 400 apartments (approximately 1,000 additional car trips per day) have been built in West Eagle, which has already added to the congestion on Grand Avenue. This development was not included in the 2022 traffic study.

Currently, Grand Ave cannot handle the traffic, as vehicles are backed up from Eby Creek Roundabout past Sylvan Lake Roundabout on a daily basis. Adding 650 car trips (or more) per day will only make the situation worse.

Those of us who live on Castle Drive will no longer have access to Grand Ave from Brush Creek Road. Please enlighten us as to how we are expected to get out of our neighborhood.

Cascade Road Access will be through a heavily populated residential area with many children, so increased traffic on this road will create a dangerous situation for the existing residents. Currently, much of the parking is on the street, and the road is too narrow for cars to pass one another. There are no sidewalks, so increased traffic will make it more dangerous to walk along the road. With the increased traffic from the West Eagle Housing project, getting on to Grand Avenue will be even more congested.

The TIS describes Castle Dr as a “paved, two-lane local roadway providing access to residential and light industrial and commercial uses”. In fact, there are over 19 residential properties on Castle Drive and two commercial properties, one of which is an outlier in the neighborhood, and the other which is mostly vacant. Although the Town of Eagle has determined that we are in a Commercial Zone, the fact of the matter is that it is a residential neighborhood.

Currently, Castle Drive and King Road do not have any sidewalks, and it will be more dangerous to walk through the neighborhood with the proposed increase of cars on our road. There is a school bus stop on Castle Drive, and it will be unsafe for students to walk to and from the bus stop with the increased traffic.

The applicant’s narrative states” Eagle is a growing economic hub in Eagle County and is projected to add 2,166 jobs by 2040, with an annual growth rate of 2%”. While many stores and restaurants continue to close for lack of business, how in the world does Eagle plan to add that many jobs? Eagle is, and always will be, a bedroom community. The majority of residents will continue to drive elsewhere for work, so by adding more housing units, it will only increase traffic.

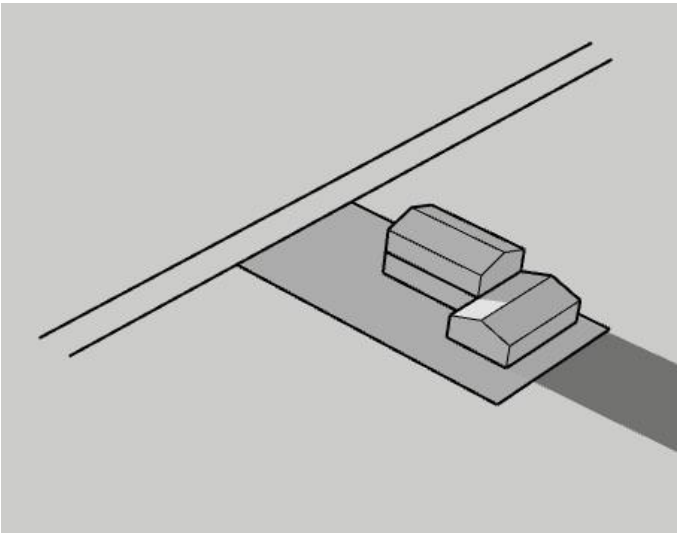
The Town of Eagle must address the inadequate condition of the roads before approving any additional housing.

SNOW STORAGE AND LOADING AREA: No buffer from the residential properties on the west is planned, per the landscape plan. This will create noise pollution and disrupt any sense of quiet enjoyment for the residences to the west.

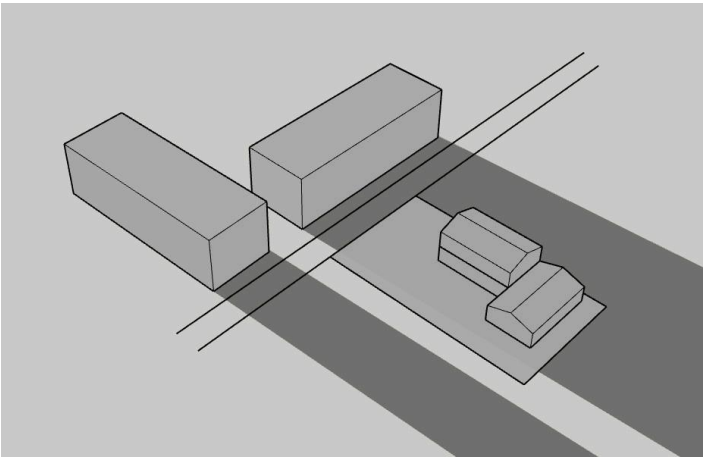
LANDSCAPING: It is stated in the Standards Report that the boundaries of every development shall be landscaped to adequately buffer potential incompatibility between adjacent land uses. Per the applicant’s landscape plan documents, there will be no landscaping buffer between buildings E and F on the west end of the development and the existing residences. This will create an unsightly view for those existing residences.

PARKING: Per the documents provided, Building F, on the west side of the project, will require access to the alley, which is not currently maintained by the Town of Eagle and will put traffic right up against the residential properties to the west.

SUNSHINE RIGHTS: Colorado property owners have rights to sunlight. Buildings E and F on the west end of the project are designed to be 35' tall and will completely block the sun from the existing residences west of them during the winter months. We have invested a great deal in our solar panels, and they will no longer be able to generate electricity.



Morning sunshine December, 8:00 AM (approximately)



Sunshine with apartments December, 8:00 AM (approximately)

GENERAL: The Statement of Architectural Design states that the West Eagle Housing Project will add value to the existing West Eagle neighborhoods. By taking away our views, our quiet enjoyment and the sunshine, and adding hundreds of car trips to our roads, how will this add value?

Please reconsider this proposal, and the negative effect it will have on the quality of life for the existing homeowners in the neighborhood.

Regards,

Cindy and Otto Talley
770 Castle Drive
Eagle, CO 81631
970-376-4292

From: Cindy Callicrate Talley
To: Planning Department
Subject: West Eagle Housing Project
Date: Wednesday, September 11, 2024 1:45:12 PM

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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.

Commissioners,

We are writing to share our concerns about the proposed West Eagle Housing project being presented to you on September 17, 2024.

TRAFFIC:

Per the documents presented, the traffic data was taken in 2022 on Thursday, June 16 from 7:00-9:00 AM, and 4:00PM -6:00PM. School was out and many families were not even in town. I feel that this traffic study is not an accurate reflection of the real traffic issue on Grand Avenue. Perhaps a new study should be done during a different period to give a more realistic picture of the traffic situation. In addition, 400 apartments (approximately 1,000 additional car trips per day) have been built in West Eagle, which has already added to the congestion on Grand Avenue. This development was not included in the 2022 traffic study.

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neighborhood.

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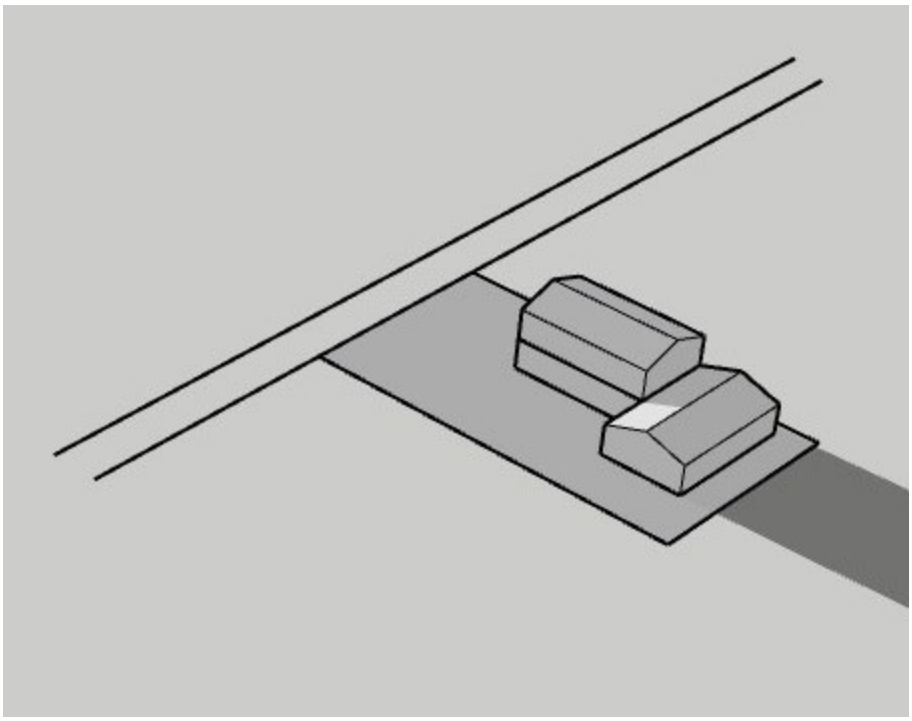
The Town of Eagle must address the inadequate condition of the roads before approving any additional housing.

SNOW STORAGE AND LOADING AREA: No buffer from the residential properties on the west is planned, per the landscape plan. This will create noise pollution and disrupt any sense of quiet enjoyment for the residences to the west.

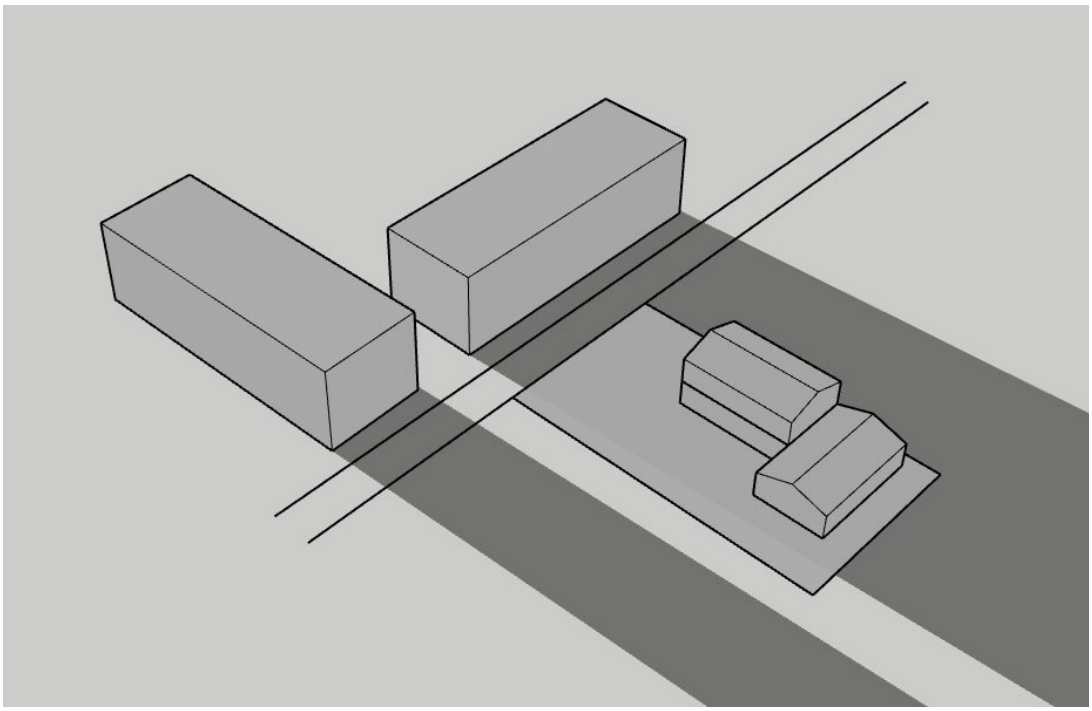
LANDSCAPING: It is stated in the Standards Report that the boundaries of every development shall be landscaped to adequately buffer potential incompatibility between adjacent land uses. Per the applicant's landscape plan documents, there will be no landscaping buffer between buildings E and F on the west end of the development and the existing residences. This will create an unsightly view for those existing residences.

PARKING: Per the documents provided, Building F, on the west side of the project, will require access to the alley, which is not currently maintained by the Town of Eagle and will put traffic right up against the residential properties to the west.

SUNSHINE RIGHTS: Colorado property owners have rights to sunlight. Buildings E and F on the west end of the project are designed to be 35' tall and will completely block the sun from the existing residences west of them during the winter months. We have invested a great deal in our solar panels, and they will no longer be able to generate electricity.



Shadows without development December, 8:00 AM (approximately)



Shadows with development December, 8:00 AM (approximately)

GENERAL: The Statement of Architectural Design states that the West Eagle Housing Project will add value to the existing West Eagle neighborhoods. By taking away our views, our quiet enjoyment and the sunshine, and adding hundreds of car trips to our roads, how will this add

value?

The applicant has requested two code variances. Can you clarify what they are?

Please reconsider this proposal, and the negative effect it will have on the quality of life for the existing homeowners in the neighborhood.

Regards,

Cindy and Otto Talley
770 Castle Drive
Eagle, CO 81631
970-376-4292

Outlook

West Eagle Annexation

From KRISTA BONI-EDSON <krista.boni-edson@eagleschools.net>
Date Tue 9/17/2024 12:51 PM
To Peyton Heitzman <peyton.heitzman@townofeagle.org>

You don't often get email from krista.boni-edson@eagleschools.net. Learn why this is important

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.

Krista Edson
721 Bull Run
Eagle, CO 81631
Krista21b@gmail.com
970-390-2162

September 17, 2024

Re: West Eagle Annexation

Dear Peyton

I reside in the Bull Pasture.
A few years ago there was a plan approved by the Town of Eagle for the horse pastures that was more compatible with our adjacent neighborhood and included a variety of housing types that created a unique addition to the residential pattern of the Town. There was public input into the plan. It included a significant open space area at the southern end of the property overlooking Eagle Ranch Open Space. This southern area has tremendous views of the Brush Creek Corridor and the Sawatch Range and would be a significant addition to the Town of Eagle Park network already connected to the bike/pedestrians and is maintained by the Town.

The new plan does not include sufficient recreational and passive open space to serve its residents. The previous plan should be used to guide this development. It is important that on site open space is provided to support young children. As mentioned previously the southern portion of the property provides an exceptional overlook to the most significant parkland within the Town of Eagle and should become part of the Town's Open Space and Parkland. The new plan also does not have clear guidelines around how such high density housing will be sustained in traffic patterns.
In summary I am very opposed to this application as it is laid out currently. I understand the need for additional housing in our community. The earlier plan included a broader variety of housing and open space and did not ignore the unique opportunity presented for a park at the southern end of the property. I appreciate the opportunity to comment and trust that comments solicited will be seriously considered. Good design needs to continue to be a part of the development process.

Sincerely

Krista and Zach Edson

--

Krista Boni-Edson (she/ her) (English/ Spanish)
I.B. Coordinator
Eagle Valley Elementary- An IB World School

WEST EAGLE HOUSING DEVELOPMENT // File Number AN23-01

TOWN PETITION – OXBOW COURT DUPLEXES

Staff Contact: Peyton Heitzman

Planning & Zoning Commission Meeting: Tuesday, September 17, 2024

Application Types: Annexation, Preliminary Plan/Final Plat, and Major Development Permit

Location: Six Properties totaling 9.45 acres = 712 Castle Dr, 751 Castle Dr, 766 Castle Dr, 800 Castle Dr and Bull Horse Pasture

1. **West Eagle Housing Plan-set dated July 2024**: Appendix-O_Planset (townofeagle.org)
2. **Brush Creek Road Extension**: Microsoft Word - 23083_Haymeadow_Traffic Impact Study Addendum_11-30-23 DRAFT.docx (townofeagle.org)

We the people including Homeowners Association of The Oxbow Court Duplexes, Bull Run Townhomes, Castle Peak and Shorthorn Townhomes will like to raise our concerns as it relates to the West Eagle Housing File Number AN23-01. We understand the Planning & Zoning Commission meeting is set for Tuesday, September 17, 2024 and we want to file our signed petition in relation to the planning of this development as it affects the privacy, noise and views from the Duplexes at Oxbow Court.

We are looking to address the following concerns as it relates to the development of the West Eagle Housing File Number AN23-01 and the potential Brush Creek Road extension:

- The fence on Bull Pasture lining the Oxbow Court Duplexes and Bull Run Townhomes being the full length of the Bull Pasture to be replaced with an 8' minimum height privacy fence provided and paid by Town of Eagle; stained and built.
- The units for the West Eagle Housing project to be built minimum *241' West* of Oxbow Court Duplexes and Bull Run Townhomes whom face the Bull Pasture.
- The space behind Oxbow Court Duplexes and Bull Run Townhomes before the first unit of the West Eagle Housing project be free and clear of parking, traffic and to be "open space/parks/grass in the Annexation Parcel 5,020 acres space (known as the Bull Pasture).
- 10:00pm nightly noise ordinance required.
- Density: Challenge special use permit to keep the MLA/DU of 4,000 sf instead of decreasing to 3,278 sf.

Additionally, we are looking to address the following concerns as it relates to the development of the Brush Creek Road extension:

- A raised Crosswalk/Speed-bump installed connecting entrances of Oxbow Court / Shorthorn Townhomes to Bull Run.
- Maximum speed limit of 20MPH.
- Sidewalks to be placed on both sides being east and west of the road lining Shorthorn Townhomes, Oxbow Court Duplexes and the west facing single-family homes on Bull Run.
- Minimum 8' privacy fence lining both Bull Run Single Family Homes, Shorthorn Townhomes and Oxbow Court Duplexes to limit noise, create safety and maintains privacy to be provided and paid by Town of Eagle.

Name of Homeowner	Signature	Address of Homeowner	Date Signed
PEGGY CARTER	Peggy Carter	113 Oxbow Ct.	9/11/24
Terry Carter	Terry Carter	113 Oxbow Ct	9/11/24
VLADIMIR PANEV		103 Oxbow ct	9/11/24
DANIELA GEORGIEVA		103 Oxbow ct	9/11/24
Robert Rapp	R.R	115 oxbow ct	9/11/24
[illegible]		721 B Bull Run	9/13/24
JD CALDWELL	JD Caldwell	723 SHORTHORN DR.	9/13/24
Mike Stockoski		721 A Bull Run	9/13/24
David Meadows		302 Shorthorn Dr.	9/13/24
Matt Jones		801 Brush Creek Trail	9/13/24
Kristine Bullock		101 Oxbow Ct	9/13/24
Alan Bullock		101 oxbow ct	9/13/24
Courtney Moore		724 Bull Run	9/16/24
LARRY MOORE		724 Bull Run	9/15/24
Stacey Duval	Stacey Duval	713-1 Bull Run	9/15/24
DEVIN DUVAL		713-1 Bull Run	9/15/24
ERIN PARK	EP	710 BULL RUN	9/15/24
KURT LUCAS		716 Bull Run	9/15/24
INGRID LUCAS		716 Bull Run	9/15/24
Sam Rosenkranter		303 Shorthorn Dr	9/15/24
Allie Goldenkranter		303 Shorthorn Dr	9/15/24
Caitlin Caldwell		723 Shorthorn DR	9/15/24
Andy Haffele		109 Oxbow Ct	9/15/24
Kristin Blumberg		102 oxbow Ct	9/15/24
TRACI Blumberg	Traci Blumberg	102 OXBOW CT	9/15/24
Kristine Haffele		109 Oxbow Ct.	9/15/24
Rachel Rapp	Rachel Rapp	115 Oxbow Ct.	9/16/24

Name of Homeowner	Signature	Address of Homeowner	Date Signed
Melanie Ewings		104 Oxbow Ct	9/16/2024
Deborah Comerford		107 Oxbow Ct	9/16/2024
Jill Lange		105 Oxbow Ct	9/16/2024

Commissioners,

Please consider this as our vote of concern regarding the proposed West Eagle Housing being presented to you on September 17, 2024.

We live on Castle Drive and have enjoyed our neighborhood for 17 years. The traffic getting on Grand Ave is difficult as it is, bringing in this project, as substantial as it is, will get much worse. Some of us are seniors and some are elderly who still drive. We foresee accidents due to extreme anxiety, road rage, yes there is road rage in our growing town, and delays in first responder services because of congested traffic.

We have solar panels on our house to cut costs in the electric bill. They were installed only 2 years ago, for a cost of over $25,000. Not having sun exposure will be an awfully sad waste of money that we don't have a lot of.

It is very nice to be able to walk safely in our neighborhood.

Please reconsider approving this project.

Sincerely,

Rod and Louise Carter

769 Castle Drive

970-376-5582

West Eagle Housing | Town Council Hearing



West Eagle Housing | Design Team



Tori Franks
Eagle County



Jason Jaynes
DHM, Planning & Landscape Architecture



Evelyn Volz
DHM, Planning & Landscape Architecture



Kristen Uitto
Caddis Collaborative Architecture



Stephen Eckert
Caddis Collaborative Architecture



Jim Keo
Caddis Collaborative Architecture



JR Spung
JVA Engineering Civil



Dylan Dunn
JVA Engineering Civil



Greg Schroeder
McDowell Engineering Traffic Engineer

Coordination with Town Staff

- October 11th: WEH application submittal
- January 2024: Receipt of TOE Referral Comments
  - February 8th: BCRE, ADA
  - February 16th: water calculations, water rights
  - March 4th: Public Works/Engineering review of referral comments
  - April 4th: Road/access alignment
  - May 21: Architectural review
- July 26th: Applicant Referral Response
  - August 30: ADA
  - Sept 4th: Road/access

Project Context | Project Need, Neighborhood



Project Context | Project Program and Site



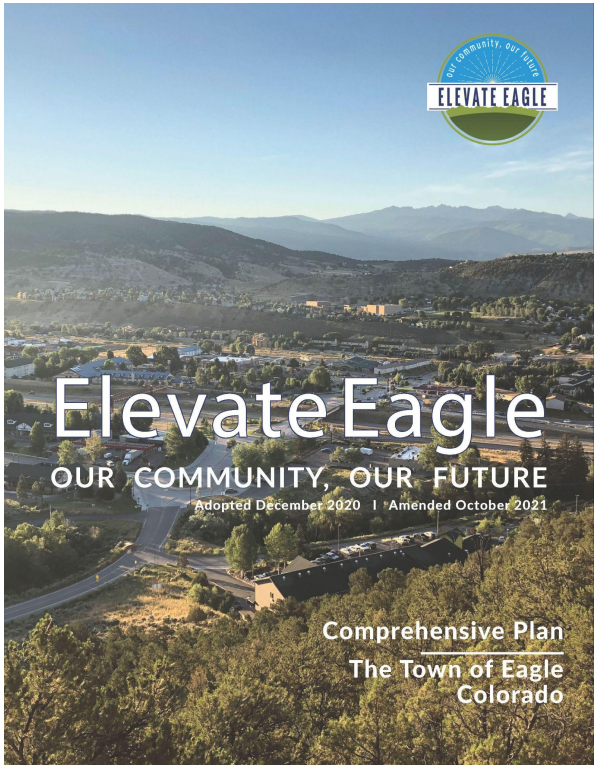
Vision and Values | Project Goals

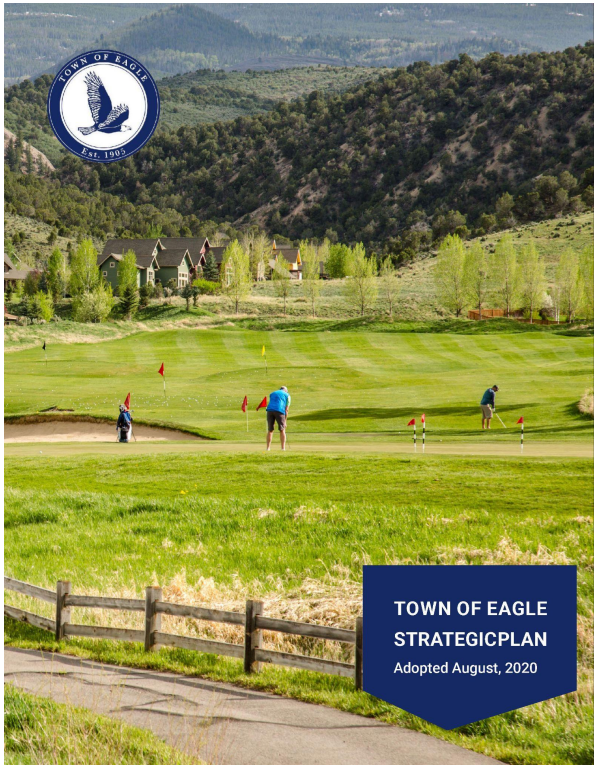
Project Goals

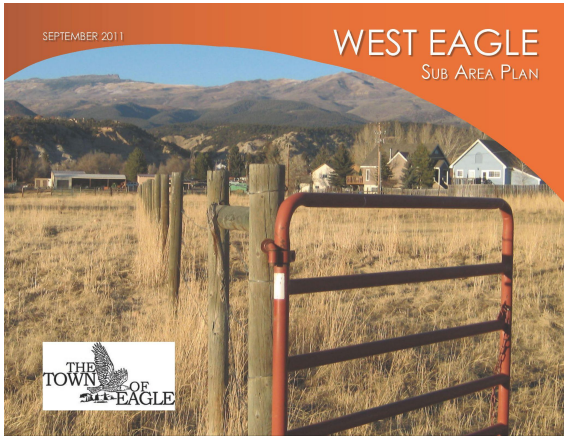
1. Affordability
2. Connectivity
3. Sustainability
4. Flexible Design
5. Conformance with Town's Long Range Plans



Vision and Values | Conformance with TOE's Long Range Planning Documents







Process | Site Evaluation + Alternatives









Site Design | Neighborhood Connectivity / Integration



Site Design | Layout



Site Design | Arrangement of Buildings and Open Space



West Eagle Housing | Design Variances



1. Parking Area Landscaping
   - 11 contiguous spaces
   - 5' planting buffer between parking and property line
   - Trees and shrubs in planting buffer
   - 6' screening fence at property line



2. Front Yard Buffer
   - 15' from ROW
   - Ground plane only - driveway paving of 58SF within buffer
   - Connects to future, secondary emergency access
   - Mitigated by additional building setback and landscape

Key



Vision and Values | Livability and Diversity of Housing Stock



Architectural Design | Design Character

1. Design Character
    - Fusion of rural character with new small town feel
    - Mass and scale appropriate to surrounding neighbors
    - Gable Roofs with shadow lines
    - Extensive use of natural wood
    - Distinct housing cluster with individual character centered on garden courts
    - Quality materials-upgraded windows, doors, siding







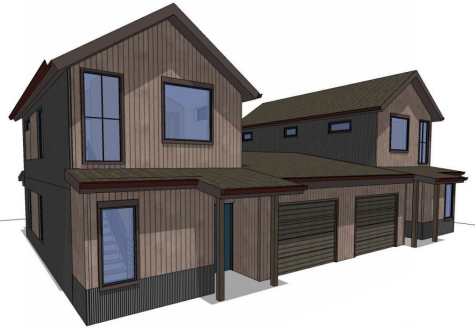




Architectural Design | Unit Types



8-Plex



Duplex



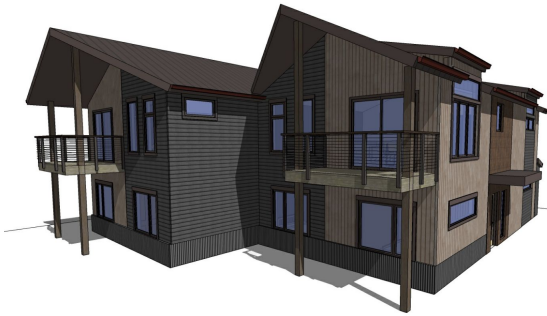
6-Plex



Triplex

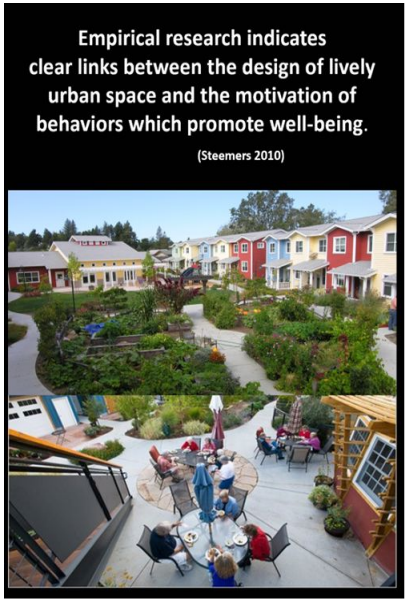


Townhomes



Duplex

Architectural Design | Connection to Nature







Architectural Design | Sustainability

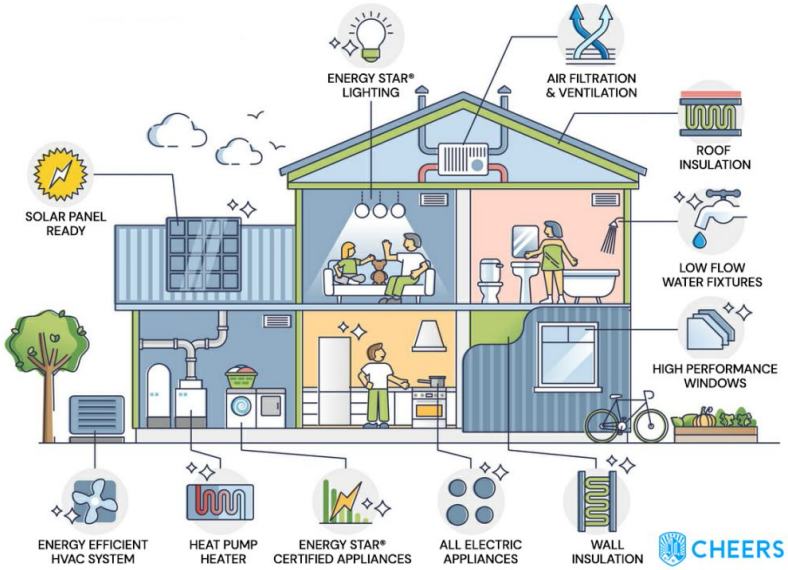
1. Project Goals
    - Durability/life Cycle
    - Energy Efficiency- Net Zero / Net Zero ready
    - Healthy Non-toxic Materials
    - Low Ownership costs
    - All Electric

2. Certifications
    - Department of Energy- Zero Energy Ready Homes Program- ZERH
    - Enterprise Green Communities Program

3. Current Design Features
    - Building Envelope
    - Energy Efficiency
    - Landscape
    - Water Conservation

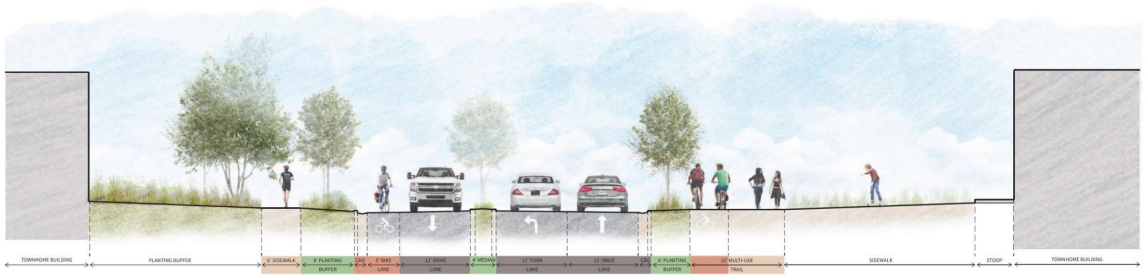
4. Design Opportunities
    - Geothermal
    - Solar Panels/ Solar Garden
    - Battery Storage

5. Partnership Opportunities
    - Holy Cross Energy

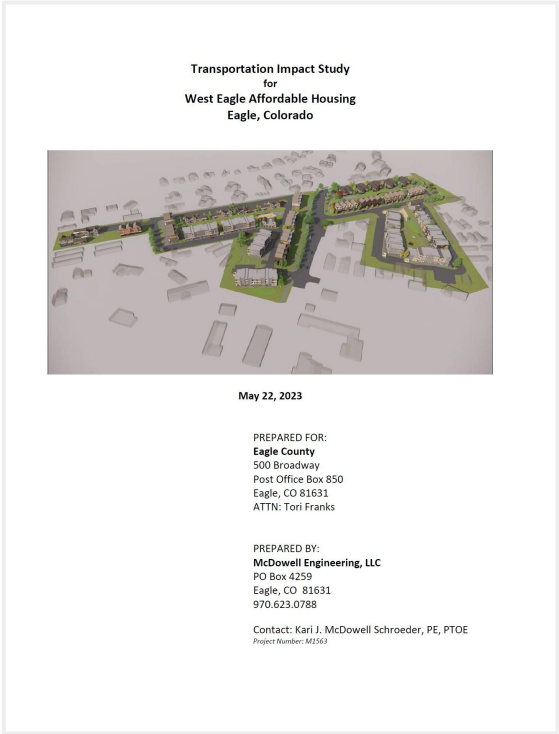


Infrastructure | Traffic

1. TIS (Transportation Impact Study) submitted to Town
2. Daily Trips = 682 vehicle trips per day
3. Morning Peak (Hourly) = 48 vehicle trips per hour
    - 12 inbound trips per hour
    - 36 outbound trips per hour
4. Evening Peak (Hourly) = 57 vehicle trips per hour
    - 35 inbound trips per hour
    - 22 outbound trips per hour
5. For Reference, 60 vehicle trips per hour is ONE VEHICLE (on average) crossing a line PER MINUTE



Concept of future BCRE through project



Transportation Impact Study
for
West Eagle Affordable Housing
Eagle, Colorado

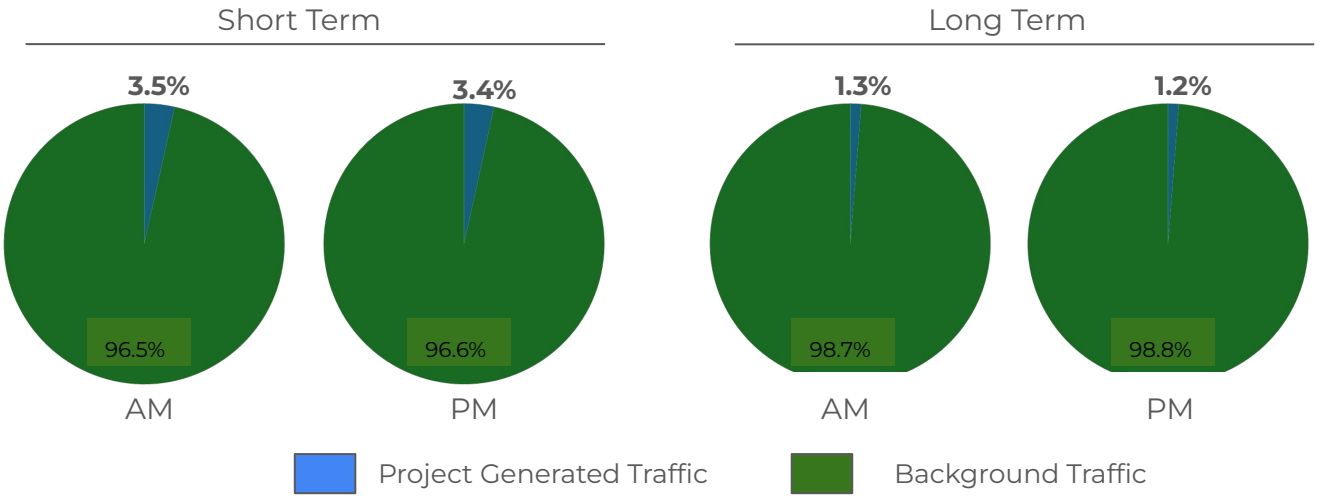
May 22, 2023

PREPARED FOR:
Eagle County
500 Broadway
Post Office Box 850
Eagle, CO 81631
ATTN: Tori Franks

PREPARED BY:
McDowell Engineering, LLC
PO Box 4259
Eagle, CO 81631
970.623.0788

Contact: Kari J. McDowell Schroeder, PE, PTOE
Project Number: M1563

Infrastructure | Street Network Impacts



1. Impact of West Eagle does not cause further degradation of Grand Avenue
2. Future Grand Avenue Corridor improvements will mitigate existing and proposed traffic conditions
    - Will contribute to the Town's "Street Improvement Fee" for our proportionate share of impacts to the transportation network
3. Other "temporary" improvements along Grand Ave (such as turn lanes, etc.) do not provide any additional relief from the Existing Conditions
4. Therefore, no "interim" mitigation measures are recommended

Infrastructure | Civil Design



1. BCRE / Roads
   - Due diligence
   - Accommodation of future BCRE
   - Leaving it open for future flexibility.
2. Ditch
   - Existing flows maintained
   - No diminishment of rights
   - Outreach underway to co-tenants
3. Utilities
   - Grounding of utilities
   - Upsizing of water and sewer mains
   - Storm water detain on site

Project Benefits

1. 113 Workforce Housing Units
    - All “for sale” units
    - All units restricted to those who live and work in Eagle County
    - 10% LERP, minimum 50% price capped
    - Diversity of units types and prices
2. Infrastructure Improvements
    - BCRE ROW
    - Trail systems
    - Upsized sanitary sewer and water mains ready for future needs
    - Underground telecom lines
3. Economic Benefits
    - Housing cost and availability largest impediment to business growth in TOE
    - Stable affordable housing leads to increased productivity, community, engagement

Thank You!



TOWN OF EAGLE, COLORADO
RESOLUTION NO. 70
(Series of 2024)

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO MAKING CERTAIN FINDINGS OF FACT REGARDING THE PROPOSED ANNEXATION OF REAL PROPERTY LOCATED IN UNINCORPORATED EAGLE COUNTY (WEST EAGLE HOUSING ANNEXATION)

WHEREAS, a petition for annexation was filed with the Town Clerk requesting the annexation of certain unincorporated territory located in Eagle County and described in the attached **Exhibit A**, attached hereto and incorporated herein by this reference, also known as West Eagle Housing Annexation (the "Property");

WHEREAS, by resolution adopted on August 27, 2024, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1); and

WHEREAS, on October 8, 2024, the Town Council conducted a properly-noticed public hearing to determine if the Property is eligible for annexation to the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. The applicable provisions of C.R.S. § 31-12-104 have been met, in that not less than one-sixth of the perimeter of the Property is contiguous with the existing boundaries of the Town; and therefore, because of such contiguity, a community of interest exists between the Property and the Town; the Property is urban or will be urbanized in the near future, and the Property is integrated or is capable of being integrated with the Town.

Section 2. The applicable provisions of C.R.S. § 31-12-105 have been met, in that no land held in identical ownership has been divided or included without written consent of the owner thereof; that no annexation proceedings have been commenced by another municipality; the annexation will not result in the detachment of area from a school district; that the annexation will not result in the extension of a Town boundary more than three miles; the Town has in place a plan for said three-mile area; and, in establishing the boundaries of the Property, the entire width of any street or alley is included within the Property.

Section 3. An annexation election is not required under C.R.S. § 31-12-107(2) and no additional terms or conditions are to be imposed upon the area to be annexed other than as contained in the Annexation Agreement, which will be considered and approved separately.

Section 4. The Property is eligible for annexation to the Town, and all requirements of law have been met, including the requirements of C.R.S. §§ 31-12-104 and 31-12-105.

Section 5. An ordinance annexing the Property to the Town will be considered by the Town Council pursuant to C.R.S. § 31-12-111.

INTRODUCED, READ, PASSED AND ADOPTED ON OCTOBER 8, 2024.

TOWN OF EAGLE, COLORADO

_____
Scott Turnipseed, Mayor

ATTEST:

_____
Jenny Rakow, Town Clerk

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 10
(Series of 2024)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO ANNEXING TO THE TOWN CERTAIN UNINCORPORATED TERRITORY LOCATED IN EAGLE COUNTY, ZONING THE PROPERTY RESIDENTIAL MULTI-FAMILY, APPROVING THE ASSOCIATED FINAL PLAT, THE ASSOCIATED DEVELOPMENT PERMIT, AND APPROVING THE ASSOCIATED ANNEXATION AND DEVELOPMENT AGREEMENT (WEST EAGLE HOUSING ANNEXATION)

WHEREAS, Eagle County ("Applicants") are the owners of the real property in unincorporated Eagle County described in the attached **Exhibit A**, attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, on July 26, 2024, Applicants filed a petition for annexation of the Property to the Town;

WHEREAS, by resolution adopted on August 27, 2024, the Town Council found the petition to be in substantial compliance with C.R.S. § 31-12-107(1);

WHEREAS, on October 8, 2024, the Town Council conducted a properly-noticed public hearing and determined that the Property is eligible for annexation to the Town;

WHEREAS, also on October 8, 2024, the Town Council conducted a properly-noticed public hearing on the proposed zoning of the Property as Residential Multi-Family ("R3");

WHEREAS, also on October 8, 2024, the Town Council considered the request for approval of an associated final plat for the Property (the "Final Plat");

WHEREAS, also on October 8, 2024, the Town Council considered the request for approval of an associated development permit for the Property (the "Development Permit");

WHEREAS, also on October 8, 2024, the Town Council considered the associated Annexation and Development Agreement (the "ADA"); and

WHEREAS, the Town Council finds that it is desirable and necessary, and in the best interest of the public health, safety and welfare, that the Property be annexed to the Town, that the Property be zoned R3 that the Final Plat be approved, that the Development Permit be approved, and that the Annexation and Development Agreement be approved.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Annexation.

a. The Property is hereby annexed to the Town. Upon the effective date of this Ordinance, the Property shall become subject to the jurisdiction of the Town.

b. Prior to the effective date of this Ordinance, the Town Clerk shall file for recording three certified copies of this Ordinance and three copies of the Annexation Map with the Eagle County Clerk and Recorder, and shall keep one copy of the Annexation Map and the original of this Ordinance in the Town Clerk's office.

c. The Town Clerk shall request that the Eagle County Clerk and Recorder file one certified copy of this Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs and the same with the Colorado Department of Revenue.

Section 2. Zoning.

a. The Town Council hereby finds and determines that the R3 zoning satisfies all applicable criteria in the Eagle Municipal Code.

b. Based on the foregoing, upon the effective date of this Ordinance, the Property is zoned R3.

Section 3. Final Plat.

a. The Town Council hereby finds and determines that the Final Plat satisfies all applicable criteria in the Eagle Municipal Code.

b. Based on the foregoing, the Final Plat is hereby approved.

Section 4. Development Permit.

a. The Town Council hereby finds and determines that the Development Permit satisfies all applicable criteria in the Eagle Municipal Code.

b. Based on the foregoing, the Development Permit is hereby approved.

Section 5. Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 6. Safety. This Ordinance is deemed necessary for the protection of the public health, safety and welfare.

Section 7. Effective Date. Pursuant to Section 6.03 of the Eagle Home Rule Charter, this Ordinance shall take effect 10 days after publication following adoption.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED ON OCTOBER 8, 2024.

TOWN OF EAGLE, COLORADO

_____
Scott Turnipseed, Mayor

ATTEST:

_____
Jenny Rakow, Town Clerk

To: Mayor and Town Council

From: Jill Kane, Finance Director

Date: October 8, 2024

Agenda Item: PUBLIC HEARING: Ordinance 09, Series 2024, "An Ordinance of the Town Council of the Town of Eagle, Colorado Concerning the Financing of A Public Swimming Pool In The Town And Approving the Execution And Delivery By the Town of A Site Lease Agreement And A Lease Purchase Agreement And Related Documents"

REQUEST: Attached for Council's consideration is an ordinance authorizing the issuance and sale of Certificates of Participation (COPs) for the financing of the public swimming pool rebuild project.

INTRODUCTION: Over the past year, the Council has discussed and reviewed the swimming pool rebuild project, including its financing. The Town Council has expressed support for issuing COPs to finance the project. The Ordinance establishes the parameters for the COPs issuance, including the amount, interest rate, and term. It also authorizes the Mayor, Town Manager, and Finance Director to finalize the issuance as long as it remains within the approved parameters.

ANALYSIS: The total current project cost of the pool rebuild is $14 million, with the Town and Mountain Recreation each contributing $2.25 million, $500,000 in grants from GOCO, and COPs proceeds in an amount not to exceed $9 million. The ordinance approves the execution and delivery by the Town of a Site Lease Agreement, a Lease Purchase Agreement, and related documents necessary to complete the project.

- **Financing Documents**: The Ordinance refers to several key financing documents, including the Site Lease, Lease Purchase Agreement, Continuing Disclosure Certificate, Indenture of Trust, and Preliminary Official Statement. These documents are available upon request by Council and the Public.

- **Leased Property Determination:** The ordinance proposes the use of the following real properties that will serve as the Leased Property under the Site Lease and the Lease:
  - Town Hall located at 200 Broadway Street
  - Public Works Building located at 1050 Chambers Avenue

  - **Terms of the Lease:** The Ordinance specifies the following terms for the Site Lease and Lease:
    (a) the Site Lease Termination Date shall be no later than December 31, 2054;
    (b) the Lease Term shall end no later than December 31, 2044;
    (c) the aggregate principal amount of the Base Rentals payable by the Town pursuant to the Lease shall not exceed $9,000,000;
    (d) the maximum annual repayment amount of the Base Rentals payable by the Town pursuant to the Lease shall not exceed $730,000;
    (e) the maximum total repayment amount of Base Rentals payable by the Town pursuant to the Lease shall not exceed $14,500,000;
    (f) the purchase price of the Certificates shall not be less than 98% of the aggregate principal amount of the Certificates; and

(g) the maximum net effective interest rate on the interest component of the Base Rentals relating to the Certificates shall not exceed 5.00%.

Next Steps:

- **Referendum Period:** After the adoption of the ordinance authorizing the site lease and lease-purchase agreement for the financing of the pool rebuild project, a 45-day referendum period will commence. This period allows for any legal challenges or public objections to the ordinance. The referendum period will end on **November 22nd, 2024**, after which we will be authorized to issue the COPs.
- **Moody's COP Rating:** Staff is coordinating with our underwriter, RBC Capital Markets, and Moody's to obtain a re-rating of the Sales Tax Capital Improvement Fund and the Town. This rating is essential for determining the marketability of the COPs and ensuring favorable terms upon issuance. This will be conducted after we receive our audit.
- **Finalizing Financing Documents:** Prior to the issuance of the COPs, staff will work closely with our financing team to finalize all required financing documents, ensuring that everything is in place for a smooth issuance once the referendum period concludes.

COMMUNITY INPUT: There has been no public input on this matter.

BUDGET / STAFF IMPACT: There is a budgetary impact associated with the pool rebuild project and the issuance of the COPs. The project requires financing in the amount of **$9 million**, amortized over 20 years, with the total repayment not to exceed **$14.5 million**. This cost will be split equally between the Town and Mountain Recreation. The Sales Tax Capital Improvement Fund (STCIF) will be impacted by the initial use of **$2.25 million**, which will be supplemented by:

- **ARPA funds and interest earned**, totaling **$1,943,334** year-to-date
- **$103,000** from the Eagle County School District settlement (assigned to the Mountain Rec project and transferred to STCIF in 2023)

As a result, only an additional **$203,666**, less any additional ARPA interest earned, will need to be funded from the STCIF fund balance. In the long term, the STCIF will contribute a maximum of **$365,000 annually** for the next 20 years to cover the debt service on the COPs. Council will be updated on the debt service schedule once the COPs are issued. Additionally, staff will coordinate annually with **Mountain Rec** to ensure they contribute their portion of the debt service, paid **biannually**.

STRATEGIC PLAN ALIGNMENT: While funding a pool rebuild project is not a specific objective in the Town's strategic plan, it aligns with the Town's mission to **maintain and enhance the quality of life for everyone in our community**. In response to the challenges that arose, we are adhering to the Town's values and guiding principles in the issuance of the **COPs**, ensuring responsible planning and sustainable finances within the STCIF.

RECOMMENDED ACTION OR PROPOSED MOTION:

Motion to **approve** or **deny** Ordinance 09, Series 2024, "An Ordinance Of The Town Council Of The Town Of Eagle, Colorado Concerning The Financing Of A Public Swimming Pool In The Town And Approving The Execution And Delivery By The Town Of A Site Lease Agreement And A Lease Purchase Agreement And Related Documents"

ATTACHMENTS:

- Ordinance No. 09-2024

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 09
(Series of 2024)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO CONCERNING THE FINANCING OF A PUBLIC SWIMMING POOL IN THE TOWN AND APPROVING THE EXECUTION AND DELIVERY BY THE TOWN OF A SITE LEASE AGREEMENT AND A LEASE PURCHASE AGREEMENT AND RELATED DOCUMENTS.

WHEREAS, the Town of Eagle, Colorado (the "Town") is a duly organized and existing home rule municipality of the State of Colorado (the "State"), created and operating pursuant to Article XX of the Constitution of the State and the home rule charter of the Town (the "Charter");

WHEREAS, the Town is authorized pursuant to Article XX, Section 6 of the Colorado Constitution and Section 1.04(7) of the Charter to purchase, lease, receive, hold and enjoy, or sell and dispose of real and personal property;

WHEREAS, pursuant to Section 8.14(1) of the Charter, in order to provide necessary land, buildings, equipment and other property for governmental or proprietary purposes, the Town may enter into rental or leasehold agreements;

WHEREAS, pursuant to Section 8.14(2) of the Charter, the Town Council of the Town (the "Town Council") may provide for payment of installments thereof out of the general ad valorem tax levy, by the imposition of rates, tolls or service charges for the use of such property or any part thereof, out of any other available municipal revenues or by any combination of the foregoing methods;

WHEREAS, because there is a need for a public swimming pool in the Town, the Town Council has determined and hereby determines that it is in the best interest of the Town and its inhabitants and is a public purpose for the Town to finance the acquisition, construction, installation and equipping of a public swimming pool, including any legally permitted costs and expenditure in connection therewith (the "Project");

WHEREAS, the Town Council has determined and hereby determines that it is in the best interest of the Town and its inhabitants for the Town to finance a portion of the Project by entering into a lease financing as hereinafter provided;

WHEREAS, the Town Council hereby determines that the leased property under the Site Lease and the Lease (hereinafter defined) will consist of one or more of the following: (i) Town Hall located at 200 Broadway Street and (ii) the Public Works Building located at 1050 Chambers Avenue (as more particularly described in Exhibit A to the Site Lease and the Lease, collectively, the "Leased Property");

WHEREAS, the Town Council has determined and hereby determines that it is in the best interests of the Town and its inhabitants to provide for the financing of the Project by entering

into a Site Lease Agreement between the Town, as lessor, and UMB Bank, n.a. (the "Trustee"), acting solely in its capacity of trustee, as lessee (the "Site Lease"), pursuant to which the Town will lease the Leased Property to the Trustee, and a Lease Purchase Agreement between the Trustee, as lessor, and the Town, as lessee (the "Lease"), pursuant to which the Trustee will lease the Leased Property back to the Town;

WHEREAS, pursuant to the Lease, and subject to the right of the Town to terminate the Lease and other limitations as therein provided, the Town will pay certain Base Rentals and Additional Rentals (as such terms are defined in the Lease) in consideration for the right of the Town to use the Leased Property;

WHEREAS, the Town's obligation under the Lease to pay Base Rentals and Additional Rentals shall be from year to year only; shall constitute currently budgeted expenditures of the Town; shall not constitute a mandatory charge or requirement in any ensuing budget year; and shall not constitute a general obligation or other indebtedness or multiple fiscal year financial obligation of the Town within the meaning of any constitutional, statutory, or Charter limitation or requirement concerning the creation of indebtedness or multiple fiscal year financial obligation, nor a mandatory payment obligation of the Town in any ensuing fiscal year beyond any fiscal year during which the Lease shall be in effect;

WHEREAS, contemporaneously with the execution and delivery of the Site Lease and the Lease, the Trustee will execute and deliver an Indenture of Trust (the "Indenture") pursuant to which there will be executed and delivered certain certificates of participation (the "Certificates") dated as of their date of delivery that shall evidence proportionate interests in the right to receive certain Revenues (as defined in the Lease) under the Lease, shall be payable solely from the sources therein provided and shall not directly or indirectly obligate the Town to make any payments beyond those appropriated for any fiscal year during which the Lease shall be in effect;

WHEREAS, the net proceeds of the Certificates will be used to finance the Project;

WHEREAS, Section 11-57-204 of the Supplemental Public Securities Act, constituting Title 11, Article 57, Part 2, C.R.S., as amended (the "Supplemental Act"), provides that a public entity, including the Town, may elect in an act of issuance to apply all or any of the provisions of the Supplemental Act;

WHEREAS, there has been presented to the Town Council and are on file with the Town Clerk of the Town (the "Town Clerk") the following: (i) the proposed form of the Site Lease; (ii) the proposed form of the Lease; (iii) the proposed form of the Continuing Disclosure Certificate to be provided by the Town in connection with the execution and delivery of the Certificates (the "Disclosure Certificate"); (iv) the proposed form of the Certificate Purchase Agreement (the "Certificate Purchase Agreement") between the Trustee and the initial purchaser of the Certificates and acknowledged by the Town; and (v) the Preliminary Official Statement (the "Preliminary Official Statement") relating to the Certificates;

WHEREAS, capitalized terms used herein and not otherwise defined shall have the meanings set forth in the Lease.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO:

Section 1. Recitals Incorporated. The foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.

Section 2. Ratification and Approval of Prior Actions. All action heretofore taken (not inconsistent with the provisions of this Ordinance) by the Town Council or the officers, agents or employees of the Town relating to the Site Lease, the Lease, the Project, and the sale, execution and delivery of the Certificates is hereby ratified, approved and confirmed.

Section 3. Finding of Best Interests. The Town Council hereby finds and determines, pursuant to the Constitution, the laws of the State, and the Charter, that undertaking the Project and financing the costs thereof pursuant to the terms set forth in the Site Lease, the Lease, and the Indenture are necessary, convenient, and in furtherance of the Town's purposes and are in the best interests of the inhabitants of the Town, and the Town Council hereby authorizes and approves the same.

Section 4. Supplemental Act; Parameters**.** The Town Council hereby elects to apply all of the provisions of the Supplemental Act to the Site Lease and the Lease and in connection therewith delegates to each of the Mayor of the Town (the "Mayor"), the Town Manager of the Town (the "Town Manager") and the Finance Director of the Town (the "Finance Director") the independent authority to make any determination delegable pursuant to Section 11-57-205 of the Supplemental Act, in relation to the Site Lease and the Lease, and to execute a sale certificate (the "Sale Certificate") setting forth such determinations, including without limitation, the term of the Site Lease, the term of the Lease, and the rental amount to be payable by the Town pursuant to the Lease, subject to the following parameters and restrictions:

(a) the Site Lease Termination Date shall be no later than December 31, 2054;

(b) the Lease Term shall end no later than December 31, 2044;

(c) the aggregate principal amount of the Base Rentals payable by the Town pursuant to the Lease shall not exceed $9,000,000;

(d) the maximum annual repayment amount of the Base Rentals payable by the Town pursuant to the Lease shall not exceed $730,000;

(e) the maximum total repayment amount of Base Rentals payable by the Town pursuant to the Lease shall not exceed $14,500,000;

(f) the purchase price of the Certificates shall not be less than 98% of the aggregate principal amount of the Certificates; and

(g) the maximum net effective interest rate on the interest component of the Base Rentals relating to the Certificates shall not exceed 5.00%.

Pursuant to Section 11-57-205 of the Supplemental Act, the Town Council hereby delegates to each of the Mayor, the Town Manager and the Finance Director the independent authority to acknowledge the Certificate Purchase Agreement for the purchase of the Certificates, in substantially the form presented to the Town Council and on file with the Town, and to execute any agreement or agreements in connection therewith; provided that the Certificate Purchase Agreement may be completed, corrected, or revised as deemed necessary or appropriate by the parties thereto in order to carry out the purposes of this Ordinance. In addition, the Mayor, the Town Manager and the Finance Director are hereby each independently authorized to determine if obtaining an insurance policy for all or a portion of the Certificates is in the best interests of the Town, and if so, to select an insurer to issue an insurance policy, execute a commitment relating to the same and execute any related documents or agreements required by such commitment. Each of the Mayor, the Town Manager, and the Finance Director are also hereby independently authorized to determine if obtaining a reserve fund insurance policy for the Certificates is in the best interests of the Town, and if so, to select a surety provider to issue a reserve fund insurance policy and execute any related documents or agreements required by such commitment.

The delegation set forth in this Section 4 shall be effective for one year following the date hereof.

Section 5. Determination of Leased Property. The Town Council hereby determines that the real property that will serve as the Leased Property under the Site Lease and the Lease shall consist of one or more of the following: (i) Town Hall located at 200 Broadway Street (the "Town Hall") and (ii) the Public Works Building located at 1050 Chambers Avenue (the "Public Works Building"). The Town Council hereby delegates to the Town Manager the authority to determine whether any or all of the Town Hall and the Public Works Building will be included as the Leased Property under the Site Lease and the Lease in order to finance the Project. Such determination shall be set forth in a certificate signed by the Town Manager.

Section 6. Approval of Documents. The Site Lease, the Lease and the Disclosure Certificate, in substantially the forms on file with the Town Clerk, are in all respects approved, authorized and confirmed, and the Mayor is hereby authorized and directed for and on behalf of the Town to execute and deliver the Site Lease, the Lease and the Disclosure Certificate, in substantially the forms and with substantially the same contents as are on file with the Town Clerk, provided that such documents may be completed, corrected or revised as deemed necessary or appropriate by the parties thereto in order to carry out the purposes of this Ordinance and to comply with the terms of the Sale Certificate. The execution of the Site Lease, the Lease, and the Disclosure Certificate by the Mayor shall be conclusive evidence of the approval by the Town Council of such documents in accordance with the terms hereof and thereof.

Section 7. Official Statement. The Mayor, the Town Manager and the Finance Director are hereby independently authorized to prepare or cause to be prepared the Preliminary Official Statement in connection with the offering and sale of the Certificates, and to deem the Preliminary Official Statement (in substantially the form of the Preliminary Official Statement on file with the Town Clerk) as final for purposes of Rule 15c2-12 of the Securities and Exchange Commission. The Mayor, the Town Manager and the Finance Director are hereby independently authorized to prepare or to cause to be prepared, and to approve a final Official Statement, in substantially the form of the Preliminary Official Statement on file with the Town Clerk, and such preparation and approval is in all respects approved and authorized. The Mayor, the Town Manager and the Finance Director are hereby independently authorized and directed to execute and deliver the final Official Statement, for and on behalf of the Town, in substantially the form and with substantially the same content as the Preliminary Official Statement, provided that such document may be completed, corrected, or revised as deemed necessary or appropriate by the Town Manager, the Finance Director, or the Town Attorney of the Town. The distribution of the Preliminary Official Statement and the final Official Statement (in substantially the form of the Preliminary Official Statement) to prospective purchasers of the Certificates is hereby ratified, approved, and authorized.

Section 8. Authorization to Execute Collateral Documents. The Town Clerk is hereby authorized and directed to attest all signatures and acts of any official of the Town in connection with the matters authorized by this Ordinance and to place the seal of the Town on any document authorized and approved by this Ordinance. The Mayor, the Town Clerk, the Town Manager, the Finance Director and other appropriate employees and officials of the Town are hereby authorized and directed to execute and deliver for and on behalf of the Town any and all additional certificates, documents, instruments and other papers, and to perform all other acts that they deem necessary or appropriate in order to implement and carry out the transactions and other matters authorized by this Ordinance. The approval hereby given to the various documents referred to above includes an approval of such additional details therein as may be necessary and appropriate for their completion, deletions therefrom and additions thereto as may be approved by bond counsel prior to the execution of the documents. The execution of any document or instrument by the aforementioned officials or employees of the Town or members of the Town Council shall be conclusive evidence of the approval by the Town Council of such document or instrument in accordance with the terms hereof and thereof.

The Mayor, the Town Clerk, the Town Manager, the Finance Director and all other employees and officials of the Town that are authorized or directed to execute any agreement, document, certificate, instrument or other paper in accordance with this Ordinance (collectively, the "Authorized Documents") are hereby authorized to execute Authorized Documents electronically via facsimile or email signature. Any electronic signature so affixed to any Authorized Document shall carry the full legal force and effect of any original, handwritten signature. This provision is made pursuant to Article 71.3 of Title 24, C.R.S., also known as the Uniform Electronic Transactions Act. It is hereby determined that the transactions described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents

shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law.

Section 9. No General Obligation Debt. No provision of this Ordinance, the Site Lease, the Lease, the Indenture, the Disclosure Certificate, the Certificate Purchase Agreement, the Certificates, the Preliminary Official Statement, or the final Official Statement shall be construed as creating or constituting a general obligation or other indebtedness or multiple fiscal year financial obligation of the Town within the meaning of any constitutional, statutory, or Charter provision, nor a mandatory charge or requirement against the Town in any ensuing fiscal year beyond the then current fiscal year. The Town shall have no obligation to make any payment with respect to the Certificates except in connection with the payment of the Base Rentals and certain other payments under the Lease, which payments may be terminated by the Town in accordance with the provisions of the Lease. Neither the Lease nor the Certificates shall constitute a mandatory charge or requirement of the Town in any ensuing fiscal year beyond the then current fiscal year, and shall not constitute or give rise to a general obligation or other indebtedness of the Town within the meaning of any constitutional, statutory, or Charter debt limitation and shall not constitute a multiple fiscal year direct or indirect debt or other financial obligation whatsoever. No provision of the Site Lease, the Lease or the Certificates shall be construed or interpreted as creating an unlawful delegation of governmental powers nor as a donation by or a lending of the credit of the Town within the meaning of Sections 1 or 2 of Article XI of the Colorado Constitution. Neither the Site Lease, the Lease nor the Certificates shall directly or indirectly obligate the Town to make any payments beyond those budgeted and appropriated for the Town's then current fiscal year.

Section 10. Reasonableness of Rentals. The Town Council hereby determines and declares that the Base Rentals payable by the Town under the Lease, in the maximum amount authorized pursuant to Section 4 hereof, constitute the fair rental value of the Leased Property and do not exceed a reasonable amount so as to place the Town under an economic compulsion to renew the Lease or to exercise its option to purchase the Trustee's leasehold interest in the Leased Property pursuant to the Lease. The Town Council hereby determines and declares that the period during which the Town has an option to purchase the Trustee's leasehold interest in the Leased Property (i.e., the entire maximum term of the Lease) does not exceed the useful life of the Leased Property.

Section 11. No Recourse against Officers and Agents. Pursuant to Section 11-57-209 of the Supplemental Act, if a member of the Town Council, or any officer or agent of the Town acts in good faith, no civil recourse shall be available against such member, officer, or agent for payment of the principal, interest or prior redemption premiums on the Certificates. Such recourse shall not be available either directly or indirectly through the Town Council or the Town, or otherwise, whether by virtue of any constitution, statute, rule of law, enforcement of penalty, or otherwise. By the acceptance of the Certificates and as a part of the consideration of their sale or purchase, any person purchasing or selling the Certificates specifically waives any such recourse.

Section 12. Repealer. All bylaws, orders, resolutions and ordinances, or parts thereof, inconsistent herewith are hereby repealed to the extent only of such inconsistency. This repealer shall not be construed to revise any such bylaw, order, resolution or ordinance, or part thereof, heretofore repealed.

Section 13. Severability. If any section, subsection, paragraph, clause or other provision of this Ordinance for any reason is invalid or unenforceable, the invalidity or unenforceability of such section, subsection, paragraph, clause or other provision shall not affect any of the remaining provisions of this Ordinance, the intent being that the same are severable.

Section 14. Charter Controls. Pursuant to Article XX of the State Constitution and the Charter, all State statutes that might otherwise apply in connection with the provisions of this Ordinance are hereby superseded to the extent of any inconsistencies between the provisions of this Ordinance and such statutes. Any such inconsistency is intended by the Town Council and shall be deemed made pursuant to the Charter.

Section 15. Ordinance Irrepealable. After the Certificates are executed and delivered, this Ordinance shall be and remain irrepealable until the Certificates have been fully paid, satisfied and discharged, as provided in the Indenture.

Section 16. Safety. This Ordinance is deemed necessary for the protection of the public health, safety and welfare.

Section 17. Effective Date. This Ordinance shall take effect ten days after passage and publication pursuant to Section 6.03 of the Charter.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED ON THIS 8TH DAY OF OCTOBER 2024.

TOWN OF EAGLE, COLORADO

By: _____
Scott Turnipseed, Mayor

(SEAL)

ATTEST:

_____
Jenny Rakow, Town Clerk

STATE OF COLORADO)
)
COUNTY OF EAGLE) SS.
)
TOWN OF EAGLE)

I, Jenny Rakow, the duly appointed, qualified and acting Town Clerk of the Town of Eagle, Colorado (the "Town") do hereby certify that:

1. At a regular meeting of the Town Council of the Town (the "Town Council") held on October 08, 2024, the Ordinance was introduced in writing by a member of the Town Council and read in full, or, if copies were made available to the Town Council and the public, was read by title only.

2. The notice of the Public Hearing, in the form attached hereto as **Exhibit A**, was published at least twenty-four hours prior to the Public Hearing.

3. At the Public Hearing, the Ordinance was read in full, or, if copies of the Ordinance were made available to the Council and the public, the Ordinance was read by title only.

4. Following the Public Hearing and reading of the Ordinance, a majority of the present members of the Town Council voted to approve and adopt the Ordinance, as follows:

Name	"Yes"	"No"	Absent	Abstain
Scott Turnipseed, Mayor				
Mikel Kerst, Mayor Pro-Tem				
Ellen Bodenhemier				
Geoffrey Grimmer				
Nick Sunday				
Bryan K. Woods				
Jamie Woodworth Foral				

5. Following the approval and adoption of the Ordinance and in accordance with Section 6.03 of the Town Charter, the Ordinance was published on the Town's website. The affidavit of publication is attached hereto as **Exhibit B**.

6. The foregoing pages are a true, correct, and complete copy of the Ordinance approved and adopted by the Town Council at a regular meeting of the Town Council held on October 08, 2024.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Town this 8th day of October, 2024.

(SEAL) Town Clerk

EXHIBIT A

Notice of Public Hearing

EXHIBIT B

Affidavit of Publication

STATE OF COLORADO)
)
COUNTY OF EAGLE) SS.
)
TOWN OF EAGLE)

I, Jenny Rakow, Town Clerk for the Town of Eagle, Colorado, do solemnly swear and affirm that I published in full a true and correct copy of ORDINANCE ____, SERIES 2024 "AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO CONCERNING THE FINANCING OF A PUBLIC SWIMMING POOL IN THE TOWN AND APPROVING THE EXECUTION AND DELIVERY BY THE TOWN OF A SITE LEASE AGREEMENT AND A LEASE PURCHASE AGREEMENT AND RELATED DOCUMENTS" on the Town of Eagle, Colorado's website, www.townofeagle.org, on the ____ day of October, 2024.

Witness my hand and seal this _____ day of October, 2024.

(SEAL)

_____
Jenny Rakow, Town Clerk

NOTICE OF PUBLIC HEARING

NOTICE is hereby given that on October 8, 2024, at 6:00 p.m., the Eagle Town Council will consider the adoption of **Ordinance 09, 2024 AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO CONCERNING THE FINANCING OF A PUBLIC SWIMMING POOL IN THE TOWN AND APPROVING THE EXECUTION AND DELIVERY BY THE TOWN OF A SITE LEASE AGREEMENT AND A LEASE PURCHASE AGREEMENT AND RELATED DOCUMENTS.**

A copy of the proposed ordinance is on file in the office of the Town Clerk and open for public inspection.

Written comments may be submitted to the Town Clerk before the Public Hearings at clerk@townofeagle.org or testimony may be given at the Public Hearing.

By Jenny Rakow, CMC
Town Clerk

Published September 26, 2024

To: Mayor and Town Council

From: Peyton Heitzman, Community Development Director
Sydney Dynek, Planner

Date: October 8, 2024

Agenda Item: LUDC text amendment to simplify and improve clarity for five (5) items within the Land Use and Development Code (LUDC) and one (1) item that responds to recent state legislation regarding the definition of "Family".

REQUEST:
For Town Council to review and approve staff proposed modifications to the Land Use and Development Code.

BACKGROUND:
In October 2023, the Town of Eagle's new Land Use and Development Code (LUDC), also known as ReCode, took effect. In the months since, staff have identified a number of text blocks that require modification to provide better definition, clarify intent, and improve applicability. The modifications proposed by this memo clarify intent, improve definition, simplify instruction that are overly complex, and respond to recent Colorado State legislation.

By Code, adjustments and corrections to the LUDC require review and recommendation from the Planning and Zoning Commission, followed by adoption of an ordinance by Town Council. This round of suggested code amendments includes the following:

1. Adjustment regarding the use of alleyways to access properties.
2. Improved definition and guidance regarding Employee Dwelling Units in Commercial and Industrial Zone Districts.
3. Adjustment to the screening requirements for RV's parked on private lots
4. Simplification and clarification of the Town's stream and riparian setback standards.
5. Clarification as to the number of Special Use Permits that can exist on a single property.
6. Modification to the definition of a family, as required by Colorado House Bill 24-1007 ("HB 1007").

Staff brought forth the proposed changes to the LUDC to the Planning Commission at the September 17 public hearing. Staff's full analysis of those changes is included in the September 17 staff memo linked here.

There were two public comments at the September 17 Planning Commission meeting. One comment spoke to the importance of the proposed language change around alley access and site design and the impacts to their property. The other comment proposed adding a FONSI (Finding of No Significant Impact) element to the Riparian Buffer Code language to provide relief from the standards when proposed development extends into the existing 75-foot setback.

Additionally, several Planning Commissioners expressed interest in more flexibility being built into the Riparian Buffer Code language to enable development and site improvements within the existing 75 foot setback where that reduction does not impact the health of the adjacent riparian area.

The Planning Commission hearing was continued to October 1st for staff to incorporate feedback from the September 17th meeting. The Planning Commission recommended approval of code amendments that are reflected in the ordinance before the Town Council tonight.

ANALYSIS:

1. **Clarification of Use of Alleyways to Access Properties (Section 4.04.040.D, *Parking Location* for CMU1, 4.04.050.D, *Parking Location* for CMU2, and 4.10.030.A.1.b, *Site Design, Access and Connectivity*)**

   Except for specially designed alleyways in some neighborhoods in Eagle Ranch, alleyways in the Town of Eagle are narrow, unpaved, and offer limited sight distances at their intersection with the Town's main road system. While owned by the Town, alleyways are not routinely maintained by Public Works. The Town's old code prohibited the use of alleyways for principal access to a property but acknowledged they could be used as secondary access. The new code reversed this position, requiring alleyways (where they exist) be used as primary access to single structure lots, and requiring them specifically to be used as the primary access to parking areas in the new CMU1 and CMU2 zone districts. Staff believes this reversal in direction was not thoroughly vetted. While there are instances where a properly designed (new) alleyway system could serve to provide safe and functional access to a property, the preponderance of situations in the Town of Eagle do not support the use of alleyways for primary access to a parking lot. Many of the lots along Grand Avenue do not have alleys, so while the alley access requirement may be a moot point, staff believes that additional clarity was needed for parking and site access in CMU1 and CMU2.

   4.4.040.D. Parking Location (for CMU1 zone district)

   ~~1. Alley access to parking is required for lots where an alley exists.~~
   ~~2. Lots without an alley are permitted to access rear or side parking from a local or arterial street.~~
   ~~3. Up to 30 percent of parking may be located between the front lot line and the front of the primary structure.~~

   1. *Unless approved by the Director of Public Works, alleyways shall not be used as the primary access to a parking area.*
   2. *On-site parking for new developments shall be located in the rear of the primary building, except for single-family residences and duplexes.*

   4.4.050.D. Parking Location (for CMU2 zone district)

   ~~1. Alley access to parking is required for lots where an alley exists.~~
   ~~2. Lots without an alley are permitted to access rear or side parking from a local or arterial street.~~
   ~~3. Up to 30 percent of parking may be located between the front lot line and the front of the primary structure.~~

1. *Unless approved by the Director of Public Works, alleyways shall not be used as the primary access to a parking area. Per Section 4.10.050.C(d), access shall be taken from a side street whenever feasible and shall be consistent with the Grand Avenue Corridor Plan.*
2. *On-site parking for new developments shall be located in the rear of the primary building, except for single-family residences and duplexes.*

4.10.030.A Site Design

1. **Access and Connectivity**
   ~~b. On single structure sites, primary access shall be from the alley, when an alley exists. In neighborhoods or streets without alleys, primary access shall then be from the street frontage facing the main entrance of the building.~~
   b. To the greatest extent possible, primary access is taken from an alley where an alley exists, except in CMU 1 and CMU 2.

2. New Standards and Definitions for Employee Dwelling Units (Table 4.09-2, *Accessory Use Table*, Section 4.09.100, *[Use-specific Standards for] Accessory Uses and Structures*, and Section 4.20.020, *Definitions*)

The old code provided "one single dwelling unit, accessory to a use permitted' as a use requiring a Special Use Permit in the Commercial General and Industrial zone districts. A number of these "Employee" units have been approved by the Town, most along Chambers Avenue. At least one has been approved in the Industrial zone district. The old code did not provide a separate definition for these units, nor did it speak to any use-specific standards for their inclusion on a commercial or industrial property.

The new code lists Employee Unit in Table 4.09-2, *Accessory Use Table,* and indicates that it requires a Minor Review (M) in the Commercial General (CG), Commercial General East (CGE), and Commercial Interchange (CI) zone districts. The new code no longer allows Employee Units in the Industrial Zone district. This change may have been intentional to avoid conflicts between industrial and residential uses, but it creates an administrative issue for employee units previously approved. The new code introduces a definition for Employee Unit (in 4.20.020, *Definitions)*, but that verbiage has proven to be inadequate for present situations and concerns. Use-specific standards for an Employee Unit have not been included in the new code.

Staff would suggest that Employee Units be allowed in the Industrial Zone district with a Special Use Permit, similar to the old code, as this validates previous approvals and assures adequate process controls moving forward. Staff are suggesting a modification to 4.09-2, the *Accessory Use Table*, placing an S in the column below IND and across from Employee Unit.

Table 4.09-2: Accessory Use Table																		
	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. /Civic Dists		
Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	PC1	PC2	Use-Specific Standards
KEY: P = Permitted / A= Administrative Review / M = Minor Review/ - = Not Permitted																		
Accessory Detached Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	PL	4.09.100C
Accessory Dwelling Unit (ADU)	P	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	-	4.09.100C
Childcare Home (≤ 6 children)	P	P	P	P	P	P	P	P	P	P	P		P	P	-	P	-	
Drive Thru	-	-	-	-	-	-	-	-	-	M	-	M	M	M	-	-	-	4.09.100E
Employee Dwelling Unit	-	-	-	-	-	-	-	-	-	-	-	M	M	M	S	-	-	4.09.100L
Farmer's Market	-	-	-	-	-	-	-	M	-	-	-	-	-	M	-	M	M	
Farm Stand	-	-	M	M	M	M	M	M	M	M	M	-	-	M	-	M	-	

Staff are also suggesting Use-Specific Standards for Employee Units be added to Section 4.09.100, *[Use Standards for] Accessory Uses and Structures,* as Section 4.09.100L (see text below). A reference to these standards also needs to be added to the far-right hand column of Table 4.09-2, (see above).

4.09.100 Accessory Uses and Structures

L. **Employee Dwelling Units**

1. A maximum of one employee dwelling unit shall be permitted per lot.
2. Employee dwelling units shall be located on the same lot as the nonresidential use to which the employee housing is offered and shall not be subdivided.
3. Employee dwelling units shall have separate exterior access.
4. Employee dwelling units shall provide a minimum of one dedicated off-street parking space, located in immediate proximity to the separate exterior access.
5. A deed restriction, in a form approved by the Town, shall be required for each employee dwelling unit restricting occupancy to full-time employees of the nonresidential use on the lot to which it is located.

And finally, Staff is suggesting that the definition for Employee Unit (alphabetically in Section 4.20.020, *Definitions*) be amended as follows:

Employee Dwelling Unit

A dwelling unit that is ~~within or attached to a nonresidential development, but with a separate entrance from the nonresidential portion of the development; may also be located at an approved site location different than the site of the employment generation or detached from the nonresidential development but located on the same lot, parcel or subdivision; and is not accessed from any other residential dwelling~~. located on the same lot as a primary nonresidential use that is restricted for occupancy to households where at least one person of that household is a full-time employee, working an average of 30 hours per week, at the nonresidential use located on the same lot.

3. **Adjustment to the screening requirements for RV's parked on private lots, 4.11.060.B.4**
The new code lists Outdoor Storage of One RV as an accessory use in Table 4.09-2, and provides a link to standards in 4.11.060, *Screening* (4.11.060.B4). That standard requires an RV (and a longer list of other recreational vehicles) to be "buffered" from view with a solid fence or dense shrubbery, and

prohibits the storage of recreational vehicles in any front yard. Town officials have requested that these screening and location standards be removed from the standards for the storage of a recreational vehicle. Staff are proposing that 4.11.060.B.4 text be revised as indicated below, and that 4.11.060.B.4 be moved from the screening section to the Use-Specific Standards section as item 4.09.100M. Table 4.09-2 should be modified accordingly.

M. Storage of Recreational Vehicles

1. No more than one recreational vehicle shall be stored on each property.

2. Recreational vehicles in the front yard shall be stored on a designated parking space or drive. Recreational vehicles stored inside a building or in a rear yard shall not create secondary driveways or paths of any kind that disturb landscaping.

4. Revisions to Riparian Setback standards (Section 4.14.050.C, *Riparian Setback and Buffer,* Section 4.20.020 *Definitions*)

During the recode process, staff identified minor adjustments that were needed to the Town's stream setback regulations (old code Section 4.04.100.H.2, *Live Stream Setback),* to better define and clarify their intent. The 2023 LUDC replaced the old code text with a much longer and more complex metric (Section 4.14.050.C, *Riparian Setback and Buffer*) which, upon further use and review, has proven to be burdensome and confusing to both applicants and staff.

Staff are suggesting a return to a more simple and traditional approach to the stream setback measurement currently cited in Section 4.14.050.C, repealing and replacing the text in its entirety, as follows:

4.14.050.C Riparian Setback and Buffer

1. ~~**When Required**~~
   ~~A riparian setback and buffer are required for the following:~~

~~**a.** In all zone districts on each side of any perennial stream or river, water body, or wetland as established by the mapped floodplain area, or from the Ordinary High Water Mark (OHWM), or as determined by a qualified professional geologist or geotechnical engineer.~~

~~**b.** Classifications of surface waters as perennial or intermittent streams, or as a lake or pond, shall be as indicated on the most recent version of the United States Geological Survey (USGS) 1:24,000 (7.5 minute) scale topographic maps, or the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture (USDA). If there exists a discrepancy between these maps that would affect a required buffer, the classification requiring the most stringent buffer shall be applied.~~

~~**1. Minimum Total Width of Water Body Setback**~~
~~No improvement, building, structure, private ramp access, excavation, dumping, or backfill shall be placed, built, undertaken or approved within a 75-foot setback area measured horizontally from the AHWL of any river or live stream, except for improvements permitted in Section 4.14.020.C.3. The location of the required setback is determined by the minimum~~

total width of the area within the riparian buffer. This shall be the width of the mapped floodplain, or where the floodplain is not mapped or is narrower than 75 linear feet from the AHWL on both sides.

2. Riparian Buffer Zones

a. Streamside Zone – Zone 1

i. Zone 1 shall begin at each edge of any identified riparian area and shall occupy a margin of land on each side, each with a minimum width of 25 feet from any wetland, water body, or any perennial stream. Where very steep slopes (30 percent or greater) are located within, and extend beyond such margin, Zone 1 shall extend to include the entirety of the very steep slopes up to a maximum dimension of 50 feet.

ii. No disturbance of land shall be allowed within Zone 1 including without limitation dumping, filling, dredging, new construction, excavating, substantial improvements or modifications, scraping by motorized equipment, removal of native vegetation or root systems, or transferring materials that will reduce the natural storage capacity of the land, interfere with the natural flow pattern of any watercourse, or degrade the quality of surface or ground water.

(a) Exceptions to these restrictions include:

(i) Approved flood control structures;

(ii) Approved stream restoration practices;

(iii) Selected removal of dead, hazardous, or invasive vegetation or vegetation management in accordance with an approved landscape plan;

(iv) Unpaved public pedestrian trails; and

(v) Roads where no economically feasible alternative exists. Roads should cross streams and riparian areas as perpendicular to the flow path as possible to reduce the area of disturbance.

(b) Underground utilities or public park structures may be allowed as a Special Use, provided that the Planning and Zoning Commission and Town Council find that:

(i) There is no practical alternative location for the utilities or public park structures; and

(ii) That adequate provision is made to ensure that all construction scars are revegetated.

(ii) Utilities should cross streams and riparian areas as perpendicular to the flow path as possible to reduce the area of disturbance.

b. Outer Buffer Zone- Zone 2

i. Zone 2 provides for limited uses in a buffer between development and Zone 1. It also provides separation between areas of intense human use and riparian features associated with intermittent or ephemeral streams.

ii. The minimum width of Zone 2 for wetlands, waterbodies, and perennial streams shall be from the edge of Zone 1 to the limit of the mapped floodplain. The width of Zone 2 when applied to intermittent streams is 50 feet.

~~iii. No significant disturbance of land shall be allowed within Zone 2 buffers including without limitation dumping, filling, dredging, new construction , excavating, substantial improvements or modifications, scraping by motorized equipment, removal of native vegetation or root systems, or transferring materials that will reduce the natural storage capacity of the land or interfere with the natural flow pattern of any watercourse or degrade the quality of surface or ground water. The following are permitted in the riparian transition buffer:~~

~~(a) Any use permitted in the Zone 1 buffer,~~

~~(b) Non-agricultural open fencing,~~

~~(c) Unpaved biking or hiking trails;~~

~~(d) Stormwater management facilities with the approval of a qualified engineer; and~~

~~(e) Recreation uses with the approval of the Floodplain Administrator.~~

Proposed replacement text:

C. Riparian Setback

1. Except as stated below, no disturbance of any kind including the construction of any improvements, dumping, filling, dredging, excavating, removal of or modification to vegetation, or any activity that disturbs the land shall be permitted within:

   a. 75 feet landward of any natural waterway measured from the ordinary high-water mark of the waterway as determined by a qualified professional and approved by the Town Engineer; or

   b. or Tthe mapped 100-year floodplain, whichever creates the greatest distance from the water's edge.

2. The following improvements and activities shall be exempt from the riparian setback:

   a. Town-approved flood control structures;

   b. Town-approved stream restoration improvements;

   c. Selected removal of dead, hazardous, or invasive vegetation or vegetation management in accordance with Town operational procedures or an approved landscape plan;

   d. Unpaved public pedestrian trails;

   e. Town-owned public facilities; and

f. Roads and utilities where no reasonable alternative exist. Roads and utilities shall cross streams and riparian areas as perpendicular to the flow path as possible to reduce the area of disturbance. Construction plans shall include provisions to ensure bank stability, and all construction scars shall be promptly smoothed and revegetated.

g. Maintenance of irrigation structures having adjudicated water rights, including headgates, irrigation ditches, reservoirs and ponds.

3.Upon a demonstration by the applicant that no adverse impacts will occur to the environment, the Director may reduce the riparian setback to 50 feet.

The Town's new code provides a definition for "High Water Mark" and "Stream" in Section 4.20.020, *General Definitions and Measurement Descriptions*. A detailed definition for the "Ordinary High-Water Mark" is also listed in Section 4.29.030, *Flood Damage Prevention Definitions*. In support of the proposed riparian setback language, staff is suggesting a definition for "Natural Waterway" be added alphabetically to Section 4.20.020, *General Definitions and Measurement Descriptions*.

Natural Waterway Any body of water that flows year-round in a channel with banks and a bed that is a part of the natural topography and hydrology of the area.

5. **Only One Special Use Permit allowed per property (Section 4.17.080.E.2, *[Review Process for] Special Use Permit)***

Special Use Permits (SUP's) often require adjustment after they have been approved to accommodate operational changes or modifications to the uses allowed. Lacking a process to amend a Special Use Permit, the Town in the past has required an applicant to obtain a new SUP. The resolution approving the new SUP often fails to revoke and replace the old SUP, and in those instances, a property can end up with two (or more) Special Use Permits.

The Town's new code already limits one special use per property, however, the language in the code is confusing. As such, staff is suggesting the addition of the following provision to Section 4.17.080.E.2 of the new code:

4.17.080.E.2. Applicability

This Section shall apply to any use that is classified as a Special Use in Table 4.09-1 or elsewhere in this LUDC. Only one special use permit shall be permitted for each property.

6. **Modification of the Definition for a Family (4.20.020.F *Definitions*)**

House Bill 24-1007 ("HB 1007") took effect on July 1, 2024. As detailed in a June 3rd memorandum from Town Attorneys Matthew Mire and Kendra L. Carberry, C.R.S. § 29-20-111 now prohibits local governments from setting any sort of maximum occupancy limit on a single residential dwelling unit unless the limit is based on either a demonstrated health and safety standard, such as a building code, or an affordable housing program. In short, the Bill voids local occupancy limits based on familial

relationships and establishes that residential occupancy limits may only be imposed in the two specific circumstances listed above.

Many municipalities like Eagle enforce occupancy limits based on familial relationships, which are typically codified through the definition of "family" in their respective code. Eagle has a long and elaborate definition for "Family" in this regard. In response to HB 1007, Counsel has suggested the following modification to the Town's definition:

Family

A single individual or a collective body of persons ~~in a domestic relationship based upon blood, marriage, adoption, or legal custody,~~ occupying one dwelling unit and living as a separate, independent housekeeping unit~~, or a group of not more than five unrelated persons, all living together as a separate housekeeping unit. Notwithstanding the foregoing, a family shall be deemed to include 5 or more persons (but not in excess of twelve (12) persons) that are not related by blood, marriage, adoption, or legal custody occupying a residential Dwelling Unit and living as a single housekeeping unit if the occupants are handicapped persons as defined in title III of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, or disabled persons as defined by § 24-34-301, C.R.S. A household that includes five or more persons identified above shall not be excluded from the definition of "family" by the residence in the household of additional necessary persons (and their families) employed in the care and supervision of such handicapped or disabled persons~~.

COMMUNITY INPUT:
These proposed changes to the new code were noticed in local papers on Thursday, August 29th. Public hearings were held at the Planning & Zoning Commission meeting on September 17, 2024 which was then continued to the October 1, 2024 Planning & Zoning Commission meeting, and the Town Council meeting on October 8, 2024, where the public may comment on the proposed amendments. Details about the proposed changes are also available on the Town's website.

Public Comment was received both at the Planning Commission hearing on September 17th and via email. The in person public comments spoke about the proposed language changes regarding alley access and about the concept of including a FONSI element to the Riparian Buffer code language. The public comment received via email is included as an attachment to this memo and spoke to the Riparian Buffer code language as well as the definition of an employee dwelling unit.

BUDGET / STAFF IMPACT:
None.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED:
The code amendments support the following major objective within the Town's Strategic Plan:

- *Improve Community Responsive Services.* This amendment to the Code aims to correct omissions, minor conflicts, and enhance clarity, supporting the Town's goal of being responsive to the community through thoughtful growth and development.

RECOMMENDED ACTION OR PROPOSED MOTION:
I move to APPROVE Ordinance 8, Series 2024, "An Ordinance of the Town Council of the Town of Eagle, Colorado Amending Title 4 of the Eagle Municipal Code Regarding Occupancy Restrictions, Special Use Permits, Parking Location and Design, Riparian Setbacks, Recreational Vehicles, and Employee Residential Units".

ATTACHMENTS:

- Ordinance 8, Series 2024
- September 17, 2024 Planning Commission Memo (LINK)
- October 1, 2024 Planning Commission Memo (LINK)

TOWN OF EAGLE, COLORADO
ORDINANCE NO. 08
(Series of 2024)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AMENDING TITLE 4 OF THE EAGLE MUNICIPAL CODE REGARDING OCCUPANCY RESTRICTIONS, SPECIAL USE PERMITS, PARKING LOCATION AND DESIGN, RIPARIAN SETBACKS, RECREATIONAL VEHICLES, AND EMPLOYEE RESIDENTIAL UNITS

WHEREAS, Colorado House Bill 24-1007 (the "Act") prohibits local governments from basing housing occupancy limits on familial relationships under C.R.S. § 29-20-111;

WHEREAS, the Town recently adopted a new Land Use and Development Code, codified as Title 4 of the Eagle Municipal Code (the "LUDC");

WHEREAS, since the adoption of the LUDC, Town staff have identified several provisions of the LUDC that require clarification; and

WHEREAS, the Town Council desires to amend the LUDC to comply with the Act and clarify various provisions.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Section 4.04.040(D) of the Eagle Municipal Code is hereby repealed in its entirety and replaced as follows:

D. Parking Location

1. Unless approved by the Director of Public Works, alleyways shall not be used as the primary access to a parking area.

2. On-site parking for new developments shall be located in the rear of the primary building, except for single-family residences and duplexes.

Section 2. Sections 4.04.050(D) of the Eagle Municipal Code is hereby repealed in its entirety and replaced as follows:

D. Parking Location

1. Unless approved by the Director of Public Works, alleyways shall not be used as the primary access to a parking area.

2. On-site parking for new developments shall be located in the rear of the primary building, except for single-family residences and duplexes.

Section 3. The Use-Specific Standard column in Table 4.09-2 of Title 4 of the Eagle Municipal Code is hereby amended as follows:

1. The Solar Panel Ground Mounted and Solar Panel Roof Mounted row reads: "4.09.100K";

2. The Employee Dwelling Unit row reads: "4.09.100L"; and

3. The Outdoor Storage of One RV row reads: "4.09.100M".

Section 4. Table 4.09-2 of Title 4 of the Eagle Municipal Code is hereby amended by the addition of an "S" to the IND column of the Employee Dwelling Unit row.

Section 5. Section 4.09.100 of the Eagle Municipal Code is hereby amended by the addition of two new subsections to read as follows:

4.09.100 Accessory Uses and Structures

* * *

L. Employee Dwelling Units

1. A maximum of one employee dwelling unit shall be permitted per lot.

2. Employee dwelling units shall be located on the same lot as the nonresidential use to which the employee housing is offered and shall not be subdivided.

3. Employee dwelling units shall have separate exterior access.

4. Employee dwelling units shall provide a minimum of one dedicated off-street parking space.

5. A deed restriction, in a form approved by the Town, shall be required for each employee dwelling unit restricting occupancy to full-time employees of the nonresidential use on the lot to which it is located.

M. Storage of One Recreational Vehicle

1. No more than one recreational vehicle shall be stored on each property.

2. Recreational vehicles stored inside a building or in a rear yard shall not create secondary driveways or paths of any kind that disturb landscaping. Recreational vehicles in the front yard shall be stored on a designated parking space or drive.

Section 6. Section 4.10.030(A)(1)(b) of the Eagle Municipal Code is hereby repealed in its entirety and replaced as follows:

b. To the maximum extent possible, primary access shall be taken from an alley where an alley exists except in the CMU 1 and CMU 2 districts.

Section 7. Section 4.11.060(B)(4) of the Eagle Municipal Code is hereby repealed in its entirety.

Section 8. Section 4.14.050(C) of the Eagle Municipal Code is hereby repealed in its entirety and replaced as follows:

C. Riparian Setback

1. Except as stated below, no disturbance of any kind including the construction of any improvements, dumping, filling, dredging, excavating, removal of or modification to vegetation, or any activity that disturbs the land shall be permitted within:

a. 75 feet landward of any natural waterway measured from the ordinary high-water mark of the waterway as determined by a qualified professional and approved by the Town Engineer; or

b. The mapped 100-year floodplain, whichever creates the greatest distance from the water's edge.

2. The following improvements and activities shall be exempt from the riparian setback:

a. Town-approved flood control structures;

b. Town-approved stream restoration improvements;

c. Selected removal of dead, hazardous, or invasive vegetation or vegetation management in accordance with Town operational procedures or an approved landscape plan;

d. Unpaved public pedestrian trails;

e. Town-owned public facilities; and

f. Roads and utilities where no reasonable alternative exist. Roads and utilities shall cross streams and riparian areas as perpendicular to the flow path as possible to reduce the area of disturbance. Construction plans shall include provisions to ensure bank stability, and all construction scars shall be promptly smoothed and revegetated.

g. Maintenance of irrigation structures having adjudicated water rights, including headgates, irrigation ditches, reservoirs and ponds.

3. Upon a demonstration by the applicant that no adverse impacts will occur to the environment, the Director may reduce the riparian setback to 50 feet.

Section 9. Section 4.17.080(E)(2) of the Eagle Municipal Code is hereby amended as follows:

2. Applicability

This Section shall apply to any use that is classified as a Special Use in Table 4.09-1 or elsewhere in this LUDC. *Only one special use permit shall be permitted for each property.*

Section 10. The definition of "Employee dwelling unit" and "Family" in Section 4.20.020 of the Eagle Municipal Code are hereby amended as follows:

Employee dwelling unit

A dwelling unit that is *located on the same lot as a primary nonresidential use that is restricted for occupancy to households where at least one person of that household is a full-time employee, working an average of 30 hours per week, at the nonresidential use located on the same lot.* ~~within or attached to a nonresidential development, but with a separate entrance from the nonresidential portion of the development; may also be located at an approved site location different than the site of the employment generation or detached from the nonresidential development but located on the same lot, parcel or subdivision; and is not accessed from any other residential dwelling.~~

Family

A single individual or a collective body of persons~~ in a domestic relationship based upon blood, marriage, adoption, or legal custody,~~ *occupying one dwelling unit and* living as a separate, independent housekeeping unit~~, or a group of not more than five unrelated persons, all living together as a separate housekeeping unit. Notwithstanding the foregoing, a family shall be deemed to include 5 or more persons (but not in excess of twelve (12) persons) that are not related by blood, marriage, adoption, or legal custody occupying a residential Dwelling Unit and living as a single housekeeping unit if the occupants are handicapped persons as defined in title III of the Civil Rights Act of 1968, as amended by the Fair Housing Amendments Act of 1988, or disabled persons as defined by § 24-34-301, C.R.S. A household that includes five or more persons identified above shall not be excluded from the definition of "family" by the residence in the household of~~

~~additional necessary persons (and their families) employed in the care and supervision of such handicapped or disabled persons~~.

Section 11. Section 4.20.020 of the Eagle Municipal Code is hereby amended by the addition of the following term to appear in alphabetical order:

Natural Waterway

Any body of water that flows year-round in a channel with banks and a bed that is a part of the natural topography and hydrology of the area.

Section 12**.** Severability. If any article, section, paragraph, sentence, clause, or phrase of this Ordinance is held to be unconstitutional or invalid for any reason, such decision shall not affect the validity or constitutionality of the remaining portions of this Ordinance. The Town Council hereby declares that it would have passed this Ordinance and each part or parts hereof irrespective of the fact that any one, or part, or parts be declared unconstitutional or invalid.

Section 13. Safety. This Ordinance is deemed necessary for the protection of the public health, safety and welfare.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED ON _____, 2024.

TOWN OF EAGLE, COLORADO

_____
Scott Turnipseed, Mayor

ATTEST:

_____
Jenny Rakow, Town Clerk

To: Mayor and Town Council

From:

Date: October 8, 2024

Agenda Item: PUBLIC HEARING: 2024 & 2025 Budget Presentation

REQUEST:

BACKGROUND:

ANALYSIS:

COMMUNITY INPUT:

BUDGET / STAFF IMPACT:

STRATEGIC PLAN ALIGNMENT / STANDARDS ACHIEVED:

RECOMMENDED ACTION OR PROPOSED MOTION:

ATTACHMENTS:

1. October 8th - Budget Public Hearing Staff Memo
2. 2025 Budget - 10/08/24 Draft
3. Capital Improvements Fund CIP 5 Year Projections_10.4.24
4. STCIF CIP 5 Year Projections_10.4.24Draft
5. WATER Fund CIP 5 Year Projections_10.4.24Draft
6. WW Fund CIP 5 Year Projections_10.4.24Draft

To: Mayor and Town Council

From: Larry Pardee, Town Manager
Jill Kane, Finance Director

Date: October 8, 2024

Re: Public Hearing: 2024 & 2025 Budget Presentation

REQUEST: Staff requests that the Town Council review the 2024 supplemental Budget and 2025 proposed budgets, the changes made from the prior budget work sessions, and provide additional feedback to Staff.

INTRODUCTION: The Town has already held two budget work sessions:

1. ***September 3:*** Staff presented proposed amendments to the 2024 capital projects and the Town's draft 2025 – 2029 Capital Improvements Plan.
2. ***September 24:*** Staff presented the 2024 supplemental budget and the first draft of the 2025 proposed Budget. *The budget memo from this work session can be found **here**, which thoroughly discusses revenue and expenditure projections for all funds.*

The Council provided feedback for modifications to the draft budget, and Staff has provided a few additional changes since the meeting on the 24th. The changes made since the 24th work session are included in the updated draft budget attached to this report and are summarized below.

Staff would like to reiterate the message in the last staff memo for the work session to set the stage for the Council's continued review: *The budget process requires significant time and dedication from both the Staff and the Council. The Budget serves as a blueprint for Town operations, communicating the priorities of the Town Council and the organization. As stewards of public resources, it is essential to uphold our fiscal responsibility to the citizens and taxpayers of our community. This responsibility involves managing the hard-earned tax dollars of our citizens effectively, ensuring that every dollar is spent wisely and in the community's best interest. The decisions presented in this document will require thoughtful consideration from the Council, as outlined in the analysis below.*

At this meeting, Staff will review town-wide expenditures from a broader lens, review the changes made during the prior work session, and walk the Council through the open items that still need further direction from the Council. Staff would like to receive feedback on the proposed Budget and CIP. Staff will work to incorporate all requested changes based on feedback for the next public hearing.

ANALYSIS: Provided below is a summary of the modifications that have been made to the draft budget since the September 24th meeting:

General Fund Revenues: Only one adjustment has been made since the Work session on the 24th, discussed below:

- **Transfer from Bag Fee Fund - $5,000 –** After discussions with the Council and further staff review, we recommend transferring $5,000 from the Bag Fee Fund to the General Fund to help offset a portion of the

costs for the community clean-up event. The goal is to utilize these funds for existing ongoing expenses that align, in part, with the Bag Fee Fund's spending criteria vs. creating a new program at this time.

While significant event expenses align with the fund's criteria, not all expenditures do. Therefore, Staff recommends keeping the total cost of the event ($6,000) in the Events budget within the General Fund to maintain transparency and ensure that the total cost is tracked within a single department.

General Fund Expenditures: The adjustments made by Staff below have had a net neutral impact on 2024 expenditures and have reduced the 2025 General Fund expenditures by $20,000, lowering the total 2025 General Fund expenditures from $14,269,005 to $14,249,005.

Town Council –

- ***Professional Services: 2025 – (20,000) –*** *Reduced from $27,000 to $7,000 due to removing Town Council Strategic Plan Update per Council request during the September 24th Work Session.*

General Government –

- ***Professional Services: 2024 – ($166,275)*** *- Remove from the total $250,000 that was allocated for Town Sustainability initiatives in the 2024 budget. These funds were intended to assist with the $187,500 grant match required to secure $750,000 for the building electrification projects at Town Hall and Public Works. Since the building electrification project will begin 2025 as part of the Capital Improvement Fund, Staff recommends transferring these funds to the Capital Improvement Fund in 2024 to support the project expenses in 2025.*

Sustainability –

- ***Professional Services: 2025 – Net Neutral Adjustments***
    - ***Walking Mountains Rebate Program – ($40,000) –*** *Staff recommends moving this program from the Sustainability Budget in the General Fund to the Exterior Energy Offset Program (EEOP) Fund, as it aligns well with the fund's spending criteria. The EEOP has received approximately $29,000 year-to-date (YTD) in 2024, and Staff is budgeting $29,000 in expenditures for this program in 2025. This results in a reduction of projected costs in 2025.*

      Staff proposes reallocating the $40,000 saved from this shift to other sustainability initiatives in 2025, which are discussed below.

    - ***Adam Palmer Sustainability Fund – $23,000*** *- This funding will be used to expand staff capacity for essential functions necessary to make progress on the Town's net zero goals. The town council has approved proceeding with this partnership, and a Memorandum of Understanding (MOU) is being finalized.*
    - ***Community Sustainability Grant Funding - $15,000*** *– This funding will continue the sustainability grant program that began in 2024 (Budget $62,500), supporting smaller-scale community projects. The Palmer Fund Sustainability Committee will review applications and make recommendations to the Council, which will have final approval or denial of requests. This amount may be able to fund at least one project with the potential to achieve significant energy reductions.*
    - ***Green Team Initiatives*** *- **$2,000 -** This funding will support internal staff culture development to incorporate sustainable practices. It will cover the cost of educational events for Staff (including refreshments/lunch) and provide incentives as we work toward fostering sustainability-based behaviors and decision-making in the workplace.*

General Admin–

- ***Transfer to Capital Improvements Fund: 2024 – $166,275*** *– Increased the transfer to the Capital Improvements Fund in 2024 from $2,000,000 to $2,166,275 to include grant match funds from our sustainability initiatives line items for construction in 2025, as discussed above. The $2,166,275 transferred to the Capital Improvements Fund in 2025 is allocated as follows:*
  - ***$1,500,000 –*** Grand Avenue Project
  - ***$375,000 –*** Affordable Housing (RED Mountain Ranch Fee in Lieu)
  - ***$166,275 –*** Building Electrification Project in 2025
  - ***$125,000 –*** Other Capital Projects

General Fund Balance Summary: The revised estimated ending fund balance for 2025 is $3,888,478 (a $25,000 increase from the prior draft), with an unassigned fund balance of $3,193,684, 25% of operating expenditures. ***The Town's reserve policy is to keep an unassigned fund balance of 25% of operating expenditures (not including transfers to other funds).***

Water Fund Summary: The proposed Budget anticipates an ending fund balance of **$7,837,753** for 2025. – ***No adjustments have been made to this fund since the last draft budget was received.***

- **Updated 5-Year Summary –** Staff has attached an updated 5-year projection of the Water fund. For 2026 and 2027, the projection includes anticipated revenues from the 2nd Phase of Hocket Gulch ($2,300,000) and the West Eagle Project ($1,300,000). While these revenues may arrive sooner, Staff recommends a conservative approach to projections. As additional projects are fully developed, Staff will update the 5-year forecasts with additional revenue estimates.

Waste Water Fund Summary: The proposed Budget anticipates an ending fund balance of **$6,662,152** for 2025. – ***No adjustments have been made to this fund since the last draft budget was received.***

- **Updated 5-Year Summary –** Staff has attached an updated 5-year projection of the WW fund. For 2026 and 2027, the projection includes anticipated revenues from the 2nd Phase of Hocket Gulch ($1,600,000) and the West Eagle Project ($908,000). While these revenues may arrive sooner, Staff recommends a conservative approach to projections. As additional projects are fully developed, Staff will update the 5-year forecasts with additional revenue estimates.

Refuse Fund Summary: This fund primarily serves as a passthrough, meaning revenues and expenditures will increase simultaneously. The proposed Budget anticipates an ending fund balance of $354,176 for 2025. – ***No adjustments have been made to this fund since the last draft budget was received.***

Stormwater Fund Summary: Staff is forecasting an ending fund balance of **$357,871** for 2025. In addition to covering ongoing maintenance expenses, Staff recommends saving annual net revenues to contribute toward the Grand Avenue project. – ***No adjustments have been made to this fund since the last draft budget was received.***

Capital Improvement Fund (CIF) Summary: The estimated ending fund balance for 2025 is $12,789,531, reflecting a $493,774 increase from the previous draft. This adjustment is based on one modification to 2025 revenues, detailed below. Staff also made several project adjustments following the initial Capital Improvement Plan work session on September 3, which were included in the prior staff memo for the September 24 work session. The expenditure modifications outlined below reflect additional adjustments made to the capital improvements fund since the September 24 work session.

Capital Improvement Fund Revenues:

- **Transfer from General Fund: 2024 – $166,275** – *Increased the transfer from the General Fund in 2024 from $2,000,000 to $2,166,275 to allocate grant matching funds for the building electrification project scheduled to begin in 2025, as discussed in more detail above.*

Capital Improvement Fund Expenditures:

- **Electric Vehicle Charging Stations – Town Use and Public Use ($327,499) –** After further discussion, Staff recommends removing these projects from the 2025 budget. Staff plans to apply for grants in 2025 to fund the implementation of Town and public-use charging stations. However, the project will only move forward if grant funds are received. Should grant funding be secured, the projects will be reintroduced during future supplemental budget processes.

- **Building Electrification – ($160,700) –** At this time, Staff has made only one adjustment to the total project cost of $2,471,162, which is split between 2025 and 2026. This adjustment involves removing $160,700 for items related to Old Town Hall. The adjusted project costs now reflect $1,701,180 allocated for 2025 and $609,282 for 2026. Staff requires additional time to evaluate how to modify this project to best align it with our Budget and capital plan, which we will bring back to the Council at the next public hearing.

Capital Improvement Fund Updated 5-Year Summary – Staff has attached an updated 5-year projection of the Capital Improvements Fund. The predictions for 2026 and 2027 include anticipated capital fund revenues from the 2nd Phase of Hocket Gulch ($2,066,419) and the West Eagle Project ($260,000). While these revenues may be received sooner, Staff recommends adopting a conservative approach to projections. As additional projects are fully developed, Staff will update the 5-year forecasts with revised revenue estimates.

In the original 5-year projection, the Capital Improvements Fund showed a negative ending fund balance for other capital projects beginning in 2026. However, due to the revisions made by Council and Staff regarding project modifications and revenue projections, we are now showing a solid fund balance until the full realization of the Grand Avenue Project.

In reviewing the complete Capital Improvements Plan for 2025-2029, are there any additional adjustments the Council would like to see or further clarification needed on any particular project?

Sales Tax Capital Improvement Fund Summary: The estimated ending fund balance for 2025 is $1,376,175, reflecting a decrease of $175,000 from the original projection. This reduction is due to Staff reducing Mountain Recreation's 2024 debt service contribution by 50%. Although Staff had already decreased the projected debt service expense for 2024, the matching contribution had not been adjusted accordingly.

Staff also made several project adjustments following the initial Capital Improvement Plan work session on September 3, which were included in the prior staff memo for the September 24 work session. The expenditure modifications outlined below reflect additional adjustments made to the capital improvements fund since the September 24 work session.

STCIF Expenditures:

- **Information Center Restrooms** – During the September 24th work session, we discussed moving the Information Center restrooms project from the Capital Improvements Fund to the STCIF, which included **$100,000** allocated for planning and design in 2025 and **$500,000** in 2026 for construction. After further discussions with Council and staff, we now recommend that the **$100,000** remain in

2025 for more modest repairs to the facility instead of a full remodel project. This approach will help maintain a fund balance that exceeds one year of annual debt service. Staff will review and potentially revised this estimate prior to our next public hearing based on Council's feedback.

- **Bike Park R&M Expenses –** During the last Council meeting, the Council requested that Staff review the possibility of moving Bike Park expenses from the Open Space Fund to the STCIF. After further discussion, the Staff recommends that we maintain our operating expenses for the Bike Park within the Open Space Fund and reserve the STCIF for necessary capital projects that are one-time expenditures.

  As two-thirds of the STCIF will soon be allocated to debt service expenditures, Staff advises retaining the remaining funds for one-time capital projects to maintain our existing assets. Additionally, it is essential to note that this fund has a sunset date in 2046, and we do not recommend adding ongoing operating expenses.

STCIF Updated 5-Year Summary – Staff has attached an updated 5-year projection of the STCIF.

Conservation Trust Fund Summary: The projected ending fund balance for 2025 is **$207,504** – ***No adjustments have been made to this fund since the last draft budget was received.***

Bag Fee Fund Summary: During the last work session, the draft budget included only estimated revenues from the disposable bag fee. Staff recommends using these funds to offset a portion of the community clean-up event within the Events budget in the General Fund, as this aligns with the fund's criteria for supporting recycling, composting, and waste diversion programs.

Since not all event costs are directly tied to waste diversion, Staff suggests transferring **$5,000** from the Bag Fee Fund to the General Fund to help cover the $6,000 event. This transfer ensures that the total cost of the event is reflected in the event's Budget, maintaining transparency regarding total event expenditures.

Additionally, the Staff recommends a one-time **$2,000** expense for electronics recycling from the hard-to-recycle event two years ago. During that event, an overwhelming amount of electronics was collected, exceeding the recycling budget. Staff would like to use these funds to dispose of the electronics held for the last two years.

These two adjustments reduce the projected 2025 ending fund balance by $7,000, bringing it to **$28,331.**

Exterior Energy Offset (EEOP) Fund Summary: Originally, the 2024 and 2025 budgets did not include any projected revenues or expenditures for this fund. However, following the September 24th work session, Finance reviewed the actuals, and the Town has received its first payment into the fund. These revenues will be utilized by the Sustainability department in 2025. These revenues are classified as one-time and must be allocated toward one-time expenditures. The revised projected 2025 ending fund balance for this fund is now **$200**.

EEOP Revenues: The **2024** budget has been increased by **$29,200** to reflect the funds currently received in the program.

EEOP Expenditures: Professional Services - Increased by **$29,000** to fund the 2025 Energy Rebate Program in partnership with Walking Mountains. This program was previously funded through the General Fund, but Staff recommends utilizing revenues from the Exterior Energy Offset Program (EEOP) Fund moving forward.

The revenues collected within the EEOP Fund must be allocated to support financial assistance, rebates, and incentives for energy-efficient projects within the Town. The Walking Mountains Energy Rebate Program fits these criteria. Staff recommends budgeting for this program annually based on the revenues collected in the prior year.

Open Space Fund Summary – Staff has not made any adjustments since the September 24th Budget Work Session and the October 1st Work Session with Council and OSRAC. We would like to take the next week to collaboratively review the Open Space budget and the feedback received to incorporate the Open Space Ranger position, as requested by Council during the September 24th meeting.

We encourage the Council to share any additional feedback regarding the prioritization of the Open Space Fund so that it can be included in the next iteration of the budget. During this review, we will also provide an updated 5-year projection for the Open Space Fund.

DDA Fund Summary – The Downtown Development Authority (DDA) is projecting $82,500 in revenues for 2025, representing a 21% increase or $14,100 compared to the previous year. This includes a 53% increase in TIF property taxes, adding $13,900 in revenue. Additionally, $40,000 in grant revenue is budgeted in 2025 for the Downtown Eagle Project Investment Program, and this program spans both 2024 and 2025. The Budget currently projects a 2025 ending fund balance of $28,037. – ***No adjustments have been made to the fund since the last draft budget was received***

Parking in Lieu Fund Summary - No projected revenue or spending in 2024 or 2025 exists. – ***No adjustments have been made to the fund since the last draft budget was received***

Next Steps:

October 22 – Public Hearing on the Budget

- Review of feedback from the October 8th public hearing
- Presentation of additional budget adjustments as needed
- Presentation of the draft fee schedule
- Updated Open Space Fund and 5-year projections with funding the Open Space Ranger
- Broadband Fund Update

November 12 – Public Hearing on the Budget

- Follow-up on items discussed on October 22
- Presentation of additional budget adjustments as needed
- Presentation of an updated fee schedule
- Adoption of the 2024 Supplemental Budget
- Adoption of the 2025 Budget
- Adoption of the 2025 Fee Schedule

December 10th – Council Meeting

- Adoption of the Mill Levy

COMMUNITY INPUT: Public comment was received before the last budget work session on September 24 recommending that the Council include the Open Space Ranger in the Budget. That public comment is located **here.** Opportunities for additional public feedback will be available during the upcoming budget hearings scheduled for:

- October 8
- October 22
- November 12

The Staff has incorporated feedback from the Sales Tax Capital Improvement Fund (STCIF) Survey conducted earlier this year to help guide the STCIF budget.

STRATEGIC PLAN ALIGNMENT/STANDARDS ACHIEVED: The 2025 Budget integrates various aspects of the Strategic Plan and other long-range planning documents. Staff is preparing an analysis highlighting the specific areas of the strategic plan being implemented through our Budget, which will be included in our budget message. This analysis will demonstrate how the proposed expenditures and projects align with the Town's broader goals and priorities, ensuring that the Budget supports the community's long-term vision.

RECOMMENDED ACTION OR PROPOSED MOTION: Provide feedback to Staff about the proposed 2024 Supplemental Budget and 2025 Recommended Budget.

ATTACHMENTS:
- 2024 - 2025 Proposed Draft Budget
- Revised 2025-2029 Capital Improvements Plan
- Revised 5-Year Fund Projections:
    - Capital Improvements Fund
    - Water Fund
    - WW Fund
    - Sales Tax Capital Improvement Fund

DRAFT BUDGET - 10/08/2024

BUDGET - ALL FUNDS SUMMARY

	2023 ACTUAL	2024 BUDGET	2024 REVISED	2025 BUDGET	DIFFERENCE INCREASE(DECREASE)
GENERAL FUND:					
BEGINNING FUND BALANCE	**$ 7,315,684**	**$ 6,537,215**	**$ 7,009,495**	**$ 5,461,755**	**$ (1,547,739)**
REVENUES	13,493,964	13,218,628	13,504,555	12,520,949	(983,606)
TRANSFERS-IN FROM OTHER FUNDS	190,769	154,894	142,139	154,778	12,639
EXPENDITURES	(11,167,922)	(13,544,183)	(12,857,827)	(12,651,505)	(206,323)
TRANSFERS-OUT TO OTHER FUNDS	(2,823,000)	(2,150,000)	(2,336,606)	(1,597,500)	(739,106)
ENDING FUND BALANCE	**$ 7,009,495**	**$ 4,216,554**	**$ 5,461,755**	**$ 3,888,478**	**$ (1,573,278)**
WATER FUND:					
BEGINNING FUND BALANCE	**$ 17,749,899**	**$ 17,157,229**	**$ 21,495,818**	**$ 14,660,423**	**$ (6,835,395)**
REVENUES	7,582,628	7,871,400	6,597,450	5,784,554	(812,896)
TRANSFERS-IN FROM OTHER FUNDS	-	-	-	-	-
EXPENDITURES	(3,732,335)	(15,231,878)	(13,366,729)	(12,261,222)	(1,105,507)
TRANSFERS-OUT TO OTHER FUNDS	(104,374)	(76,538)	(66,116)	(69,632)	3,516
ENDING FUND BALANCE	**$ 21,495,818**	**$ 9,720,213**	**$ 14,660,423**	**$ 8,114,123**	**$ (6,546,300)**
WASTE WATER FUND:					
BEGINNING FUND BALANCE	**$ 9,348,667**	**$ 11,376,261**	**$ 12,345,599**	**$ 10,545,297**	**$ (1,800,302)**
REVENUES	5,746,733	5,205,000	4,595,000	3,886,000	(709,000)
TRANSFERS-IN FROM OTHER FUNDS	-	-	-	-	-
EXPENDITURES	(2,693,396)	(10,814,190)	(6,347,505)	(7,719,719)	1,372,214
TRANSFERS-OUT TO OTHER FUNDS	(56,405)	(51,197)	(47,797)	(49,426)	1,629
ENDING FUND BALANCE	**$ 12,345,599**	**$ 5,715,874**	**$ 10,545,297**	**$ 6,662,152**	**$ (3,883,145)**
REFUSE FUND:					
BEGINNING FUND BALANCE	**$ 289,497**	**$ 306,859**	**$ 317,959**	**$ 318,161**	**$ 202**
REVENUES	813,462	1,033,745	1,039,700	1,050,700	11,000
TRANSFERS-IN FROM OTHER FUNDS	-	-	-	-	-
EXPENDITURES	(771,000)	(999,774)	(1,023,498)	(998,685)	(24,813)
TRANSFERS-OUT TO OTHER FUNDS	(14,000)	(16,000)	(16,000)	(16,000)	-
ENDING FUND BALANCE	**$ 317,959**	**$ 324,830**	**$ 318,161**	**$ 354,176**	**$ 36,015**
STORMWATER FUND:					
BEGINNING FUND BALANCE	**$ 168,233**	**$ 217,598**	**$ 216,841**	**$ 287,371**	**$ 70,530**
REVENUES	101,402	101,000	106,000	106,000	-
TRANSFERS-IN FROM OTHER FUNDS	-	-	-	-	-
EXPENDITURES	(52,795)	(35,470)	(35,470)	(35,500)	30
TRANSFERS-OUT TO OTHER FUNDS	-	-	-	-	-
ENDING FUND BALANCE	**$ 216,841**	**$ 283,128**	**$ 287,371**	**$ 357,871**	**$ 70,500**
CAPITAL IMPROVEMENTS FUND:					
BEGINNING FUND BALANCE	**$ 11,245,307**	**$ 13,716,588**	**$ 15,365,101**	**$ 14,730,051**	**$ (635,050)**
REVENUES	3,425,407	2,668,581	1,985,087	2,363,047	377,960
TRANSFERS-IN FROM OTHER FUNDS	2,550,000	2,000,000	2,416,275	1,705,000	(711,275)
EXPENDITURES	(1,855,613)	(5,576,514)	(5,036,412)	(6,008,567)	972,155
TRANSFERS-OUT TO OTHER FUNDS	-	-	-	-	-
ENDING FUND BALANCE	**$ 15,365,101**	**$ 12,808,655**	**$ 14,730,051**	**$ 12,789,531**	**$ (1,940,520)**
SALES TAX CAPITAL IMPROVEMENT FUND (EAGLE RIVER PARK FUND):					
BEGINNING FUND BALANCE	**$ 2,067,174**	**$ 928,925**	**$ 2,602,791**	**$ 8,083,320**	**$ 5,480,529**
REVENUES	1,503,546	14,374,000	14,389,000	2,025,000	(12,364,000)
TRANSFERS-IN FROM OTHER FUNDS	103,000	-	-	-	-
EXPENDITURES	(1,070,928)	(13,495,088)	(8,658,471)	(8,482,145)	(176,326)
TRANSFERS-OUT TO OTHER FUNDS	-	-	(250,000)	(250,000)	-
ENDING FUND BALANCE	**$ 2,602,791**	**$ 1,807,837**	**$ 8,083,320**	**$ 1,376,175**	**$ (6,707,145)**

2024 BUDGET - ALL FUNDS SUMMARY

	2023 ACTUAL	2024 BUDGET	2024 REVISED	2025 BUDGET	SUPPLEMENTAL INCREASE(DECREASE)
CONSERVATION TRUST FUND:					
BEGINNING FUND BALANCE	**$ 144,926**	**$ 201,027**	**$ 206,629**	**$ 263,629**	**$ 57,000**
REVENUES	61,702	53,000	57,000	53,875	(3,125)
TRANSFERS-IN FROM OTHER FUNDS	-	-	-	-	-
EXPENDITURES	-	-	-	(110,000)	110,000
TRANSFERS-OUT TO OTHER FUNDS	-	-	-	-	-
ENDING FUND BALANCE	**$ 206,629**	**$ 254,027**	**$ 263,629**	**$ 207,504**	**$ (56,125)**
DISPOSABLE BAG FEE FUND:					
BEGINNING FUND BALANCE	**$ -**	**$ -**	**$ -**	**$ 30,331**	**$ 30,331**
REVENUES	-	-	10,000	5,000	(5,000)
TRANSFERS-IN FROM OTHER FUNDS	-	-	20,331	-	(20,331)
EXPENDITURES	-	-	-	(2,000)	2,000
TRANSFERS-OUT TO OTHER FUNDS	-	-	-	(5,000)	5,000
ENDING FUND BALANCE	**$ -**	**$ -**	**$ 30,331**	**$ 28,331**	**$ (2,000)**
EXTERIOR ENERGY OFFSET FUND:					
BEGINNING FUND BALANCE	**$ -**	**$ -**	**$ -**	**$ 29,200**	**$ 29,200**
REVENUES	-	-	29,200	-	(29,200)
TRANSFERS-IN FROM OTHER FUNDS	-	-	-	-	-
EXPENDITURES	-	-	-	(29,000)	29,000
TRANSFERS-OUT TO OTHER FUNDS	-	-	-	-	-
ENDING FUND BALANCE	**$ -**	**$ -**	**$ 29,200**	**$ 200**	**$ (29,000)**
OPEN SPACE PRESERVATION FUND:					
BEGINNING FUND BALANCE	**$ 765,933**	**$ 813,443**	**$ 845,138**	**$ 766,210**	**$ (78,928)**
REVENUES	315,835	332,500	341,300	289,300	(52,000)
TRANSFERS-IN FROM OTHER FUNDS	150,000	150,000	150,000	142,500	(7,500)
EXPENDITURES	(370,640)	(621,146)	(558,002)	(489,610)	(68,392)
TRANSFERS-OUT TO OTHER FUNDS	(15,990)	(11,159)	(12,226)	(11,887)	(339)
ENDING FUND BALANCE	**$ 845,138**	**$ 663,638**	**$ 766,210**	**$ 696,513**	**$ (69,697)**
DOWNTOWN DEVELOPMENT AUTHORITY FUND:					
BEGINNING FUND BALANCE	**$ 6,361**	**$ 7,649**	**$ 31,687**	**$ 15,537**	**$ (16,150)**
REVENUES	18,858	31,481	68,400	82,500	14,100
TRANSFERS-IN FROM OTHER FUNDS	20,000	-	-	-	-
EXPENDITURES	(13,532)	(34,550)	(84,550)	(70,000)	(14,550)
TRANSFERS-OUT TO OTHER FUNDS	-	-	-	-	-
ENDING FUND BALANCE	**$ 31,687**	**$ 4,580**	**$ 15,537**	**$ 28,037**	**$ 12,500**
PARKING FEE IN LIEU FUND:					
BEGINNING FUND BALANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
REVENUES	-	-	-	-	-
TRANSFERS-IN FROM OTHER FUNDS	-	-	-	-	-
EXPENDITURES	-	-	-	-	-
TRANSFERS-OUT TO OTHER FUNDS	-	-	-	-	-
ENDING FUND BALANCE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TOTAL - ALL FUNDS:					
BEGINNING FUND BALANCE	**$ 49,101,681**	**$ 51,262,794**	**$ 60,437,057**	**$ 55,191,285**	**$ (5,245,772)**
REVENUES	33,063,536	44,889,335	42,722,692	28,166,925	(14,555,767)
TRANSFERS-IN FROM OTHER FUNDS	3,013,769	2,304,894	2,728,745	2,002,278	(726,467)
EXPENDITURES	(21,728,161)	(60,352,793)	(47,968,464)	(48,857,953)	889,488
TRANSFERS-OUT TO OTHER FUNDS	(3,013,769)	(2,304,894)	(2,728,745)	(1,999,445)	(729,300)
ENDING FUND BALANCE	**$ 60,437,057**	**$ 35,799,336**	**$ 55,191,285**	**$ 34,503,091**	**$ (20,688,194)**

GENERAL FUND REVENUES

GENERAL FUND SUMMARY

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):						
NON-SPENDABLE: 1	**$ 223,267**	**$ 223,300**	**$ 223,000**	**$ 223,000**	**0%**	**$ -**
RESTRICTED FOR: Emergency Reserve	**290,000**	**470,714**	**290,000**	**499,395**	**72%**	**209,395**
RESTRICTED FOR: ARPA Grant Earnings	**28,496**	**122,496**	**123,855**	**-**	**-100%**	**(123,855)**
ASSIGNED FOR: Capital Projects: 2	**103,000**	**-**	**-**	**-**	**-**	**-**
UNASSIGNED FUND BALANCE:	**6,670,921**	**5,720,705**	**6,372,640**	**4,739,360**	**-26%**	**(1,633,279)**
TOTAL FUND BALANCES (Beginning)	**$ 7,315,684**	**$ 6,537,215**	**$ 7,009,495**	**$ 5,461,755**	**-22%**	**$ (1,547,739)**
REVENUE						
Taxes	10,092,176	10,768,590	10,247,570	10,227,500	0%	(20,070)
Licenses and Permits	975,115	683,975	561,762	509,350	-9%	(52,412)
Intergovernmental Revenue	1,273,418	1,246,183	1,799,925	1,205,116	-33%	(594,809)
Charges for Services	365,578	234,000	276,750	273,000	-1%	(3,750)
Fines & Forfeitures	110,144	85,779	93,925	95,838	2%	1,913
Misc. Revenues	677,532	200,101	524,623	210,145	-60%	(314,478)
Transfers from Other Funds						-
From Water	104,374	76,538	66,116	69,632	5%	3,516
From Wastewater	56,405	51,197	47,797	49,426	3%	1,629
From Refuse	14,000	16,000	16,000	16,000	0%	-
From Broadband	-	-	-	2,833	-	2,833
From Capital Improvements	-	-	-	-	-	-
From Bag Fee Fund	-	-	-	5,000	-	5,000
From Open Space	15,990	11,159	12,226	11,887	-3%	(339)
TOTAL REVENUE	**$ 13,684,733**	**$ 13,373,522**	**$ 13,646,694**	**$ 12,675,727**	**-7%**	**$ (970,967)**
TOTAL SOURCES	**$ 21,000,417**	**$ 19,910,737**	**$ 20,656,189**	**$ 18,137,482**	**-12%**	**$ (2,518,706)**
EXPENDITURES						
Town Council	219,913	153,143	161,266	129,187	-20%	(32,079)
General Government	1,450,964	1,312,843	1,366,766	607,402	-56%	(759,364)
General Administration	850,656	1,016,900	983,533	1,021,972	4%	38,440
Information Technology	864,372	863,650	828,973	769,739	-7%	(59,234)
Community Development	1,179,678	1,407,434	1,306,588	1,408,229	8%	101,641
Streets	1,828,676	2,505,131	2,354,465	2,049,867	-13%	(304,598)
Engineering	297,200	575,273	413,332	471,152	14%	57,820
Buildings & Grounds	1,074,126	1,285,350	1,250,240	1,155,764	-8%	(94,476)
Public Safety	2,789,686	3,661,041	3,439,185	3,825,948	11%	386,763
Municipal Court	90,537	102,026	107,674	112,427	4%	4,753
Information Center	27,491	26,256	26,294	27,031	3%	737
Events	427,204	453,313	443,456	447,647	1%	4,191
Communication & Marketing	67,418	181,823	176,054	178,724	2%	2,670
Sustainability	-	-	-	182,822	-	182,822
Economic Development & Housing	-	-	-	263,592	-	263,592
TOTAL EXPENIDTURES	**$ 11,167,922**	**$ 13,544,183**	**$ 12,857,827**	**$ 12,651,505**	**-2%**	**$ (206,323)**
TRANSFERS TO OTHER FUNDS						
Transfer to Capital Improvements Fund	2,550,000	2,000,000	2,166,275	1,455,000	-33%	(711,275)
Transfer to Sales Tax Capital Improvements Fund	103,000	-	-	-	-	-
Transfer to DDA Fund	20,000	-	-	-	-	-
Transfer to Open Space Fund	150,000	150,000	150,000	142,500	-5%	(7,500)
Transfer to Disposable Bag Fee Fund	-	-	20,331	-		
TOTAL TRANSFERS TO OTHER FUNDS	**$ 2,823,000**	**$ 2,150,000**	**$ 2,336,606**	**$ 1,597,500**	**-32%**	**$ (739,106)**
TOTAL EXPENDITURES & TRANSFERS	**$ 13,990,922**	**$ 15,694,183**	**$ 15,194,433**	**$ 14,249,005**	**-6%**	**$ (945,429)**
NET SOURCE (USE) OF FUNDS	**$ (306,189)**	**$ (2,320,661)**	**$ (1,547,739)**	**$ (1,573,278)**	2%	**$ (25,538)**
FUND BALANCES (Ending):						
NON-SPENDABLE: 1	**$ 223,000**	**$ 223,000**	**$ 223,000**	**$ 223,000**	**0%**	**$ -**
RESTRICTED FOR: Emergency Reserve	**290,000**	**537,872**	**499,395**	**471,793**	**-6%**	**(27,602)**
RESTRICTED FOR: ARPA Grant Earnings	**123,855**	**-**	**-**	**-**	**-**	**-**
UNASSIGNED FUND BALANCE: 3	**6,372,640**	**3,455,682**	**4,739,360**	**3,193,684**	**-33%**	**(1,545,676)**
TOTAL FUND BALANCES (Ending)	**$ 7,009,495**	**$ 4,216,554**	**$ 5,461,755**	**$ 3,888,478**	**-29%**	**$ (1,573,278)**
Percentage of Unassigned Fund Balance compared to total expenditures not including transfers to other funds	**57%**	**26%**	**37%**	**25%**		

1 Non-Spendable: Prepaid Expenditures and EHOP (Long-term notes and funds held with fiscal agent for the Town's Employee Home Ownership Program)

2 This Assigned Fund Balance is from the Eagle County School District settlement funds received in 2021. Council Assigned the funds towards a Mountain Rec Project. Transferred to STCIF in 2023.

3 It is the Town's practice to have the unassigned fund balance for the General Fund to total approximately 25% of total expenditures not including transfers to other funds. The 2025 budget's unassigned fund balance is currently at 24.99% of operating expenditures.

GENERAL FUND
REVENUE SOURCES

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
TAXES							
10-431-10	General Property Tax	$ 382,588	$ 570,090	$ 578,000	$ 561,000	-3%	$ (17,000)
10-431-20	Specific Ownership Tax	21,902	21,000	23,000	22,000	-4%	(1,000)
10-431-30	Sales Tax - Regular	8,296,117	8,840,000	8,325,000	8,325,000	0%	-
10-431-31	Sales Tax - Special Marijuana/Tobacco	815,619	811,000	811,000	811,000	0%	-
10-431-44	Severance Tax	281	250	53	250	372%	197
10-431-45	Federal Mineral Tax	1,865	250	517	250	-52%	(267)
10-431-50	Franchise Tax	298,286	254,000	254,000	254,000	0%	-
10-431-60	Marketing Lodging Tax	275,519	272,000	256,000	254,000	-1%	(2,000)
	TOTAL TAXES	**$ 10,092,176**	**$ 10,768,590**	**$ 10,247,570**	**$10,227,500**	**0%**	**$ (20,070)**
LICENSES & PERMITS							
10-432-10	Business Licenses	$ 37,975	$ 35,000	$ 38,500	$ 35,000	-9%	$ (3,500)
10-432-12	Liquor Licenses	12,583	5,000	7,500	5,000	-33%	(2,500)
10-432-13	Marijuana & Tobacco Licenses	6,500	7,000	3,000	3,000	0%	-
10-432-20	Building Permits	811,869	596,000	500,000	460,000	-8%	(40,000)
10-432-27	Electrical Permits	103,633	35,000	6,212	-	-100%	(6,212)
10-432-30	Road Cut Permits	1,780	5,000	5,000	5,000	0%	-
10-432-35	Sign Permits	650	550	550	550	0%	-
10-432-40	Special Event Permits	125	425	1,000	800	-20%	(200)
	TOTAL LICENSES & PERMITS	**$ 975,115**	**$ 683,975**	**$ 561,762**	**$ 509,350**	**-9%**	**$ (52,412)**
INTERGOVERNMENTAL REVENUE							
10-433-20	Motor Vehicle License Fee	$ 31,389	$ 32,000	$ 32,000	$ 32,000	0%	$ -
10-433-30	Highway Users Tax	270,286	266,465	288,000	288,000	0%	-
10-433-60	Road & Bridge Tax	112,800	119,000	170,000	170,000	0%	-
10-433-70	County Sales Tax	288,605	307,000	292,000	292,000	0%	-
10-433-75	Grants	502,031	451,332	947,539	350,618	-63%	(596,921)
10-433-85	Intergovernmental Contributions	68,306	70,386	70,386	72,498	3%	2,112
	TOTAL INTERGOVERNMENTAL REVENUES	**$ 1,273,418**	**$ 1,246,183**	**$ 1,799,925**	**$ 1,205,116**	**-33%**	**$ (594,809)**
CHARGES FOR SERVICES							
10-434-10	Planning & Zoning Fees	$ 18,450	$ 16,000	$ 10,000	$ 16,000	60%	$ 6,000
10-434-20	Planning & Zoning Reimbursable	108,887	140,000	140,000	140,000	0%	-
10-434-25	Facility Usage Fees	62,895	63,000	78,000	70,000	-10%	(8,000)
10-434-26	Facility Usage Deposits	3,928	-	1,750	-	-100%	(1,750)
10-434-30	Sponsorship & Event Fees	11,105	15,000	15,000	15,000	0%	-
10-434-32	Broadband Service Charges	93,478	-	32,000	32,000	0%	-
10-434-40	Real Estate Transfer Fee	36,936	-	-	-		
10-434-50	Disposable Bag Usage Fee	29,899	-	-	-		
	TOTAL CHARGES FOR SERVICES	**$ 365,578**	**$ 234,000**	**$ 276,750**	**$ 273,000**	**-1%**	**$ (3,750)**
FINES & FORFEITURES							
10-435-10	Fines & Forfeits	$ 42,162	$ 35,000	$ 35,000	$ 35,000	0%	$ -
10-435-15	Police Surcharge	7,921	6,500	6,500	6,500	0%	-
10-435-20	Police Miscellaneous	9,394	5,000	7,200	6,400	-11%	(800)
10-435-25	Police Grants	16,868	9,279	20,000	8,258	-59%	(11,742)
10-435-30	Special Duty Reimbursable	33,799	30,000	25,225	39,680	57%	14,455
	TOTAL FINES & FORFEITS	**$ 110,144**	**$ 85,779**	**$ 93,925**	**$ 95,838**	**2%**	**$ 1,913**
MISCELLANEOUS REVENUE							
10-436-10	General Interest	$ 467,569	$ 150,000	$ 375,000	$ 175,000	-53%	$ (200,000)
10-436-11	ARPA Interest	95,359	25,438	70,000	-	-100%	(70,000)
10-436-12	GASB87 Lease Interest Revenue	-	-	-	-	-	-
10-436-17	Penalty & Interest	4,189	500	2,200	500	-77%	(1,700)
10-436-30	Contributions & Donations	100	-	-	-	-	-
10-436-50	Rental Income	21,350	13,663	22,123	22,545	2%	422
10-436-70	Other Miscellaneous Revenue	10,543	10,500	10,500	10,500	0%	-
10-436-72	Sale of Fixed Assets	31,600	-	-	-	-	-
10-436-78	Insurance Proceeds	38,181	-	43,000	-	-100%	(43,000)
10-436-80	Reimbursable Revenue - Other	5,973	-	1,800	1,600	-11%	(200)
10-436-94	Impact Fees Administration Fees	2,668	-	-	-	-	-
10-436-95	Fee in Lieu - LERP	-	-	-	-	-	-
10-436-96	Grants	-	-	-	-	-	-
	TOTAL MISCELLANEOUS REVENUE	**$ 677,532**	**$ 200,101**	**$ 524,623**	**$ 210,145**	**-60%**	**$ (314,478)**
TRANSFERS FROM OTHER FUNDS							
10-437-20	Water - Indirect IT Services	$ 104,374	$ 76,538	$ 66,116	$ 69,632	5%	$ 3,516
10-437-30	Wastewater - Indirect IT Services	56,405	51,197	47,797	49,426	3%	1,629
10-437-40	General Admin. Refuse	14,000	16,000	16,000	16,000	0%	-
10-437-56	Broadband - Indirect IT Services	-	-	-	2,833	-	2,833
10-437-31	Capital Improvements	-	-	-	-	-	-
10-437-72	Bag Fee Fund	-	-	-	5,000	-	5,000
10-437-80	Open Space - Indirect IT Services	15,990	11,159	12,226	11,887	-3%	(339)
	TOTAL TRANSFERS FROM OTHER FUNDS	**$ 190,769**	**$ 154,894**	**$ 142,139**	**$ 154,778**	**9%**	**$ 12,639**
	TOTAL GENERAL FUND REVENUES	**$ 13,684,733**	**$ 13,373,522**	**$ 13,646,694**	**$12,675,727**	**-7%**	**$ (970,967)**

GENERAL FUND EXPENDITURES

FUND: GENERAL
DEPT: TOWN COUNCIL

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 48,059	$ 49,312	$ 49,312	$ 49,312	0%	$ -
SUPPLIES	42	500	-	500	-	500
CHARGES FOR SERVICES	8,327	52,500	46,500	24,250	-48%	(22,250)
DISCRETIONARY FUNDING	163,209	50,000	65,334	55,000	-16%	(10,334)
FIXED CHARGES	277	831	120	125	4%	5
TOTAL EXPENDITURES	**$ 219,913**	**$ 153,143**	**$ 161,266**	**$ 129,187**	**-20%**	**$ (32,079)**

FUND: GENERAL
DEPT: GENERAL GOVERNMENT

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 383,399	$ 664,078	$ 652,213	$ 451,390	-31%	$(200,823)
SUPPLIES	4,278	1,500	1,500	1,100	-27%	(400)
CHARGES FOR SERVICES	1,045,545	628,065	695,900	137,138	-80%	(558,762)
DISCRETIONARY FUNDING	-	-	-	-	-	-
FIXED CHARGES	17,742	19,200	17,153	17,775	4%	622
TOTAL EXPENDITURES	**$ 1,450,964**	**$ 1,312,843**	**$ 1,366,766**	**$ 607,402**	**-56%**	**$(759,364)**

FUND: GENERAL
DEPT: GENERAL ADMINISTRATION

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 634,448	$ 744,675	$ 729,781	$ 780,194	7%	$ 50,413
SUPPLIES	6,927	6,441	5,640	5,081	-10%	(559)
CHARGES FOR SERVICES	196,354	249,484	233,712	221,197	-5%	(12,514)
FIXED CHARGES	12,927	16,300	14,400	15,500	8%	1,100
CAPITAL OUTLAY	-	-	-	-	-	-
TOTAL EXPENDITURES	**$ 850,656**	**$ 1,016,900**	**$ 983,533**	**$ 1,021,972**	**4%**	**$ 38,440**

FUND: GENERAL
DEPT: INFORMATION TECHNOLOGY

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 201,649	$ 237,069	$ 238,371	$ 199,333	-16%	$ (39,038)
SUPPLIES	98,954	84,000	66,500	79,000	19%	12,500
CHARGES FOR SERVICES	562,384	541,181	523,602	490,881	-6%	(32,721)
FIXED CHARGES	1,385	1,400	500	525	5%	25
TOTAL EXPENDITURES	**$ 864,372**	**$ 863,650**	**$ 828,973**	**$ 769,739**	**-7%**	**$ (59,234)**

FUND:GENERAL
DEPT: COMMUNITY DEVELOPMENT

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICE	$ 904,484	$ 1,043,399	$ 940,852	$ 1,038,478	10%	$ 97,626
SUPPLIES	5,438	5,000	5,000	4,700	-6%	(300)
CHARGES FOR SERVICES	268,265	357,535	359,846	364,051	1%	4,205
FIXED CHARGES	1,491	1,500	890	1,000	12%	110
CAPITAL OUTLAY	-	-	-	-	-	-
TOTAL EXPENDITURES	**$ 1,179,678**	**$ 1,407,434**	**$ 1,306,588**	**$ 1,408,229**	**8%**	**$101,641**

FUND: GENERAL
DEPT: STREETS

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 624,480	$ 887,930	$ 860,553	$ 916,316	6%	$ 55,763
SUPPLIES	184,000	190,454	203,244	206,954	2%	3,710
CHARGES FOR SERVICES	1,000,119	1,412,247	1,232,588	905,347	-27%	(327,241)
FIXED CHARGES	20,076	14,500	15,120	21,250	41%	6,130
CAPITAL OUTLAY	-	-	42,960	-	-100%	(42,960)
TOTAL EXPENDITURES	**$ 1,828,676**	**$ 2,505,131**	**$ 2,354,465**	**$ 2,049,867**	**-13%**	**########**

FUND:GENERAL
DEPT: ENGINEERING

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICE	$ 267,890	$ 545,325	$ 383,334	$ 449,874	17%	$ 66,540
SUPPLIES	3,997	7,450	7,450	4,950	-34%	(2,500)
CHARGES FOR SERVICES	23,766	21,098	21,098	14,548	-31%	(6,550)
FIXED CHARGES	1,547	1,400	1,450	1,780	23%	330
TOTAL EXPENDITURES	**$ 297,200**	**$ 575,273**	**$ 413,332**	**$ 471,152**	**14%**	**$ 57,820**

FUND: GENERAL
DEPT: BUILDING & GROUNDS

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 586,654	$ 706,536	$ 688,161	$ 738,007	7%	$ 49,846
SUPPLIES	164,367	185,122	170,122	120,200	-29%	(49,922)
CHARGES FOR SERVICES	233,293	324,392	321,242	226,842	-29%	(94,400)
FIXED CHARGES	56,597	69,300	70,715	70,715	0%	-
CAPITAL OUTLAY	33,215	-	-	-	-	-
TOTAL EXPENDITURES	**$ 1,074,126**	**$ 1,285,350**	**$ 1,250,240**	**$ 1,155,764**	**-8%**	**$ (94,476)**

FUND:GENERAL
DEPT:PUBLIC SAFETY

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICE	$ 2,159,430	$ 2,905,797	$ 2,669,520	$ 3,005,303	13%	$ 335,783
SUPPLIES	159,673	188,976	188,976	125,642	-34%	(63,334)
CHARGES FOR SERVICES	426,867	492,268	506,689	611,003	21%	104,314
FIXED CHARGES	43,716	74,000	74,000	84,000	14%	10,000
TOTAL EXPENDITURES	**$ 2,789,686**	**$ 3,661,041**	**$ 3,439,185**	**$ 3,825,948**	**11%**	**$ 386,763**

FUND:GENERAL
DEPT: MUNICIPAL COURT

SUMMARY OF EXPENDITURES

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICE	$ 55,062	$ 64,221	$ 69,901	$ 69,387	-1%	$ (514)
SUPPLIES	446	500	500	350	-30%	(150)
CHARGES FOR SERVICES	34,940	37,215	37,215	42,625	15%	5,410
DISCRETIONARY FUNDING	-	-	-	-	-	-
FIXED CHARGES	89	90	58	65	12%	7
TOTAL EXPENDITURES	**$ 90,537**	**$ 102,026**	**$ 107,674**	**$ 112,427**	**4%**	**$ 4,753**

FUND: GENERAL
DEPT: INFORMATION CENTER

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 26,874	$ 25,436	$ 25,474	$ 26,216	3%	$ 742
SUPPLIES	594	800	800	795	-1%	(5)
CHARGES FOR SERVICES	-	-	-	-	-	-
FIXED CHARGES	23	20	20	20	0%	-
TOTAL EXPENDITURES	**$ 27,491**	**$ 26,256**	**$ 26,294**	**$ 27,031**	**3%**	**$ 737**

FUND: GENERAL
DEPT: EVENTS

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 209,617	$ 229,543	$ 227,935	$ 240,637	6%	$ 12,702
SUPPLIES	4,308	2,300	1,300	1,350	4%	50
CHARGES FOR SERVICES	87,310	100,500	104,421	104,860	0%	439
DISCRETIONARY FUNDING	125,000	120,000	109,100	100,000		
FIXED CHARGES	967	970	700	800	0%	100
TOTAL EXPENDITURES	**$ 427,204**	**$ 453,313**	**$ 443,456**	**$ 447,647**	**1%**	**$ 4,191**

FUND: GENERAL
DEPT: COMMUNICATION & MARKETING

SUMMARY OF EXPENDITURES

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 6,145	$ 118,173	$ 110,404	$ 115,962	5%	$ 5,558
SUPPLIES	197	2,700	3,700	2,700	-27%	(1,000)
CHARGES FOR SERVICES	61,076	60,800	61,800	59,912	-3%	(1,888)
FIXED CHARGES	-	150	150	150	0%	-
TOTAL EXPENDITURES	**$ 67,418**	**$ 181,823**	**$ 176,054**	**$ 178,724**	**2%**	**$ 2,670**

FUND: GENERAL
DEPT: SUSTAINABILITY

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ -	$ -	$ -	$ 113,744	-	$ 113,744
SUPPLIES	-	-	-	1,750	-	$ 1,750
CHARGES FOR SERVICES	-	-	-	52,078	-	$ 52,078
DISCRETIONARY FUNDING	-	-	-	15,000	-	$ 15,000
FIXED CHARGES	-	-	-	250	-	$ 250
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ 182,822**	-	**$ 182,822**

FUND: GENERAL
DEPT: ECONOMIC DEVELOPMENT & HOUSING

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ -	$ -	$ -	$ 121,472	#DIV/0!	$ 121,472
SUPPLIES	-	-	-	150	#DIV/0!	150
CHARGES FOR SERVICES	-	-	-	141,720	#DIV/0!	141,720
FIXED CHARGES	-	-	-	250	0%	250
TOTAL EXPENDITURES	**$ -**	**$ -**	**$ -**	**$ 263,592**	**#DIV/0!**	**$ 263,592**

PROPRIETARY FUNDS

WATER FUND SUMMARY

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):						
RESTRICTED FOR:						
DEBT SERVICE [1]	**$ 737,984**	**$ 848,956**	**$ 749,117**	**$ 910,758**	**22%**	**$ 161,641**
ASSIGNED FUND BALANCE	**17,011,915**	**16,308,273**	**20,746,701**	**13,749,665**	**-34%**	**(6,997,036)**
TOTAL FUND BALANCES (Beginning)	**$ 17,749,899**	**$ 17,157,229**	**$ 21,495,818**	**$ 14,660,423**	**-32%**	**$ (6,835,395)**
REVENUE						
Operating Revenues	$ 4,557,167	$ 4,563,400	$ 4,616,000	$ 4,666,000	1%	$ 50,000
Interest on Investments	966,358	420,000	1,000,000	500,000	-50%	(500,000)
Other Revenue	47,865	88,000	461,450	71,554	-84%	(389,896)
Prepaid Plant Investment Fees	-	-	-	-	-	-
Plant Investment Fees (Tap Fees)	2,011,238	2,800,000	520,000	547,000	5%	27,000
TOTAL REVENUE	**$ 7,582,628**	**$ 7,871,400**	**$ 6,597,450**	**$ 5,784,554**	**-12%**	**$ (812,896)**
TOTAL SOURCES	**$ 25,332,527**	**$ 25,028,629**	**$ 28,093,268**	**$ 20,444,977**	**-27%**	**$ (7,648,291)**
EXPENDITURES						
Operating Expenditures	$ 1,813,282	$ 2,518,855	$ 2,376,091	$ 2,638,588	11%	$ 262,497
Capital Expenditures	735,866	11,446,081	9,723,696	8,632,062	-11%	(1,091,634)
Debt Service	1,183,186	1,266,942	1,266,942	990,572	-22%	(276,370)
Transfers-Out	104,374	76,538	66,116	69,632	5%	3,516
TOTAL EXPENDITURES	**$ 3,836,709**	**$ 15,308,416**	**$ 13,432,845**	**$ 12,330,854**	**-8%**	**$ (1,101,991)**
NET SOURCE (USE) OF FUNDS	**$ 3,745,919**	**$ (7,437,016)**	**$ (6,835,395)**	**$ (6,546,300)**	**-4%**	**$ 289,095**
FUND BALANCES (Ending):						
RESTRICTED FOR:						
DEBT SERVICE [1]	**$ 749,117.13**	**$ 946,449**	**$ 910,758**	**$ 907,290**	0%	**$ (3,468)**
ASSIGNED FUND BALANCE	**20,746,701**	**8,773,764**	**13,749,665**	**7,206,833**	-48%	**(6,542,832)**
TOTAL FUND BALANCE (Ending)	**$ 21,495,818**	**$ 9,720,213**	**$ 14,660,423**	**$ 8,114,123**	**-45%**	**$ (6,546,300)**

[1] Per the 2018 loan agreement the Town shall maintain an operations and maintenance reserve in an amount equal to three months operations and maintence expenses (not to exceed $1,250,000)

FUND: WATER

DETAIL OF REVENUES

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
52-434-70	Debt Service Surcharge	$ 476,936	$ 473,400	$ 476,000	$ 476,000	0%	$ -
52-434-80	Water Sales - In Town	3,534,121	3,540,000	3,600,000	3,645,000	1%	45,000
52-434-83	Water Sales - Out Of Town	546,110	550,000	540,000	545,000	1%	5,000
52-434-85	Water Materials/Other	16,200	76,000	49,350	53,000	7%	3,650
52-434-90	Plant Investment Fees (Tap Fees)	2,011,238	2,800,000	520,000	547,000	5%	27,000
52-436-50	Water Interest	927,342	420,000	1,000,000	500,000	-50%	(500,000)
52-436-60	Water Rights Interest	39,016	-	-	-	-	-
52-436-65	Grants	12,500	-	395,600	6,554	-98%	(389,046)
52-436-75	Service Charge	17,790	12,000	16,500	12,000	-27%	(4,500)
52-436-80	Reimbursable Income	1,375	-	-	-	-	-
	TOTAL REVENUE	**$ 7,582,628**	**$ 7,871,400**	**$ 6,597,450**	**$ 5,784,554**	**-12%**	**$ (812,896)**

SUMMARY OF EXPENDITURES

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 876,529	$ 1,189,702	$ 1,085,958	$ 1,355,730	25%	$ 269,772
SUPPLIES	300,575	293,800	313,800	301,765	-4%	(12,035)
CHARGES FOR SERVICES	557,348	898,353	842,333	841,093	0%	(1,240)
FIXED CHARGES	78,830	87,000	84,000	90,000	7%	6,000
CAPITAL EXPENDITURES	735,866	11,446,081	9,723,696	8,632,062	-11%	(1,091,634)
DEBT SERVICE	1,183,186	1,266,942	1,266,942	990,572	-22%	(276,370)
CONTINGENCY	-	50,000	50,000	50,000	0%	-
TRANSFER TO OTHER FUNDS	104,374	76,538	66,116	69,632	5%	3,516
TOTAL EXPENDITURES	**$ 3,836,709**	**$ 15,308,416**	**$ 13,432,845**	**$ 12,330,854**	**-8%**	**$ (1,101,991)**

UTILITY (WASTE WATER) FUND SUMMARY	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):						
RESTRICTED FOR:						
RATE STABILIZATION ACCOUNT [1]	**$ 362,990**	**$ 444,611**	**$ 386,642**	**$ 488,846**	**26%**	**$ 102,203**
ASSIGNED FUND BALANCE	**$ 8,985,677**	**$ 10,931,650**	**$ 11,958,956**	**$ 10,056,451**	**-16%**	**$ (1,902,505)**
TOTAL FUND BALANCES (Beginning)	**$ 9,348,667**	**$ 11,376,261**	**$ 12,345,599**	**$10,545,297**	**-15%**	**$ (1,800,302)**
REVENUE						
Operating Revenues	$ 2,995,150	$ 3,175,000	$ 3,098,000	$ 3,190,000	3%	$ 92,000
Interest on Investments	557,963	230,000	600,000	440,000	-27%	(160,000)
Taxes	-	-	-	-	-	-
Plant Investment Fees (Tap Fees)	2,181,120	1,800,000	397,000	256,000	-36%	(141,000)
Grants	12,500	-	500,000	-	-100%	(500,000)
Loan Proceeds	-	-	-	-	-	-
Transfers-In	-	-	-	-	-	-
TOTAL REVENUE	**$ 5,746,733**	**$ 5,205,000**	**$ 4,595,000**	**$ 3,886,000**	**-15%**	**$ (709,000)**
TOTAL SOURCES	**$ 15,095,400**	**$ 16,581,261**	**$ 16,940,599**	**$14,431,297**	**-15%**	**$ (2,509,302)**
EXPENDITURES						
Operating Expenditures	$ 1,490,165	$ 1,956,055	$ 1,907,585	$ 2,065,041	8%	$ 157,456
Capital Expenditures	230,963	7,886,615	3,468,400	4,683,158	35%	1,214,758
Debt Service	972,269	971,520	971,520	971,520	0%	-
Transfers-Out	56,405	51,197	47,797	49,426	3%	1,629
TOTAL EXPENDITURES	**$ 2,749,801**	**$ 10,865,387**	**$ 6,395,302**	**$ 7,769,145**	**21%**	**$ 1,373,843**
NET SOURCE (USE) OF FUNDS	**$ 2,996,932**	**$ (5,660,387)**	**$ (1,800,302)**	**$ (3,883,145)**	**116%**	**$ (2,082,843)**
FUND BALANCES (Ending):						
RESTRICTED FOR:						
RATE STABILIZATION ACCOUNT [1]	**$ 386,642**	**$ 501,813**	**$ 488,846**	**$ 528,617**	**8%**	**$ 39,771**
ASSIGNED FUND BALANCE	**11,958,956**	**5,214,061**	**10,056,451**	**6,133,535**	**-39%**	**(3,922,916)**
FUND BALANCE (Ending)	**$ 12,345,599**	**$ 5,715,874**	**$ 10,545,297**	**$ 6,662,152**	**-37%**	**$ (3,883,145)**

[1] Per the 2007 loan the Town shall maintain an operations and maintenance reserve in an amount equal to three months of operation and maintenance expenses excluding depreciation of the system

FUND: WASTEWATER

DETAIL OF REVENUES

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
51-434-70	Service Fees	$ 2,995,150	$ 3,175,000	$ 3,098,000	$ 3,190,000	3%	$ 92,000
51-431-15	Loan Payment Mill Levy 1	-	-	-	-	-	-
51-434-85	Other Income	-	-	-	-	-	-
51-436-50	Interest Income	557,963	230,000	600,000	440,000	-27%	(160,000)
51-434-90	Plant Investment Fees (Tap Fees)	2,181,120	1,800,000	397,000	256,000	-36%	(141,000)
51-436-55	Grants	12,500	-	500,000	-		
	Transfers-In	-	-	-	-	-	-
	TOTAL REVENUE	**$ 5,746,733**	**$ 5,205,000**	**$ 4,595,000**	**$ 3,886,000**	**-15%**	**$ (709,000)**

SUMMARY OF EXPENDITURES

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 697,818	$ 885,407	$ 835,537	$ 993,069	19%	$ 157,532
SUPPLIES	118,819	166,500	166,500	167,500	1%	1,000
CHARGES FOR SERVICES	636,718	811,548	811,548	810,472	0%	(1,076)
FIXED CHARGES	36,810	42,600	44,000	44,000	0%	-
CAPITAL OUTLAY	230,963	7,886,615	3,468,400	4,683,158	35%	1,214,758
DEBT SERVICE	972,269	971,520	971,520	971,520	0%	-
CONTINGENCY	-	50,000	50,000	50,000	0%	-
TRANSFER TO OTHER FUNDS	56,405	51,197	47,797	49,426	3%	1,629
TOTAL EXPENDITURES	**$ 2,749,801**	**$ 10,865,387**	**$ 6,395,302**	**$ 7,769,145**	**21%**	**$ 1,373,843**

REFUSE FUND SUMMARY

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):						
ASSIGNED FUND BALANCE	**$ 289,497**	**$ 306,859**	**$ 317,959**	**$ 318,161**	**0%**	**$ 202**
TOTAL FUND BALANCES (Beginning)	**$ 289,497**	**$ 306,859**	**$ 317,959**	**$ 318,161**	**0%**	**$ 202**
REVENUE						
Operating Revenues	$ 796,454	$ 1,018,745	$ 1,019,200	$ 1,035,700	2%	$ 16,500
Non-Operating Revenues	17,007	15,000	20,500	15,000	-27%	(5,500)
Transfers-In	-	-	-	-	-	-
TOTAL REVENUE	**$ 813,462**	**$ 1,033,745**	**$ 1,039,700**	**$ 1,050,700**	**1%**	**$ 11,000**
TOTAL SOURCES	**$ 1,102,959**	**$ 1,340,604**	**$ 1,357,659**	**$ 1,368,861**	**1%**	**$ 11,202**
EXPENDITURES						
Operating Expenditures	$ 771,000	$ 999,774	$ 1,023,498	$ 998,685	-2%	$ (24,813)
Capital Expenditures	-	-	-	-	-	-
Transfers-Out	14,000	16,000	16,000	16,000	0%	-
TOTAL EXPENDITURES	**$ 785,000**	**$ 1,015,774**	**$ 1,039,498**	**$ 1,014,685**	**-2%**	**$ (24,813)**
NET SOURCE (USE) OF FUNDS	**$ 28,462**	**$ 17,971**	**$ 202**	**$ 36,015**	**17729%**	**$ 35,813**
FUND BALANCES (Ending):						
ASSIGNED FUND BALANCE	**$ 317,959**	**$ 324,830**	**$ 318,161**	**$ 354,176**	**11%**	**$ 36,015**
TOTAL FUND BALANCE (Ending)	**$ 317,959**	**$ 324,830**	**$ 318,161**	**$ 354,176**	**11%**	**$ 36,015**

FUND: REFUSE

DETAIL OF REVENUES

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
OPERATING REVENUES							
53-434-40	Service Fees	$ 724,472	$ 947,000	$ 947,000	$ 963,000	2%	$ 16,000
53-434-50	Yardwaste/Recycle Center Fee	41,815	41,745	42,200	42,200	0%	-
53-434-60	Administrative Fee	30,167	30,000	30,000	30,500	2%	500
	OPERATING REVENUES	**$ 796,454**	**$ 1,018,745**	**$ 1,019,200**	**$ 1,035,700**	**2%**	**$ 16,500**
NON-OPERATING REVENUES							
53-436-50	Interest Income	$ 17,007	$ 15,000	$ 20,500	$ 15,000	-27%	$ (5,500)
53-436-70	Miscellaneous Revenue	-	-	-	-	-	-
	NON-OPERATING REVENUES	**$ 17,007**	**$ 15,000**	**$ 20,500**	**$ 15,000**	**-27%**	**$ (5,500)**
	TOTAL REVENUES	**$ 813,462**	**$ 1,033,745**	**$ 1,039,700**	**$ 1,050,700**	**1%**	**$ 11,000**

SUMMARY OF EXPENDITURES

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ 10,575	$ 13,044	$ 20,141	$ 12,760	-37%	$ (7,381)
SUPPLIES	977	1,475	1,475	475	-68%	(1,000)
CHARGES FOR SERVICES	758,784	984,580	1,001,282	984,850	-2%	(16,432)
FIXED CHARGES	664	675	600	600	0%	-
CAPITAL EXPENDITURES	-	-	-	-	-	-
TRANSFERS TO OTHER FUNDS	14,000	16,000	16,000	16,000	0%	-
TOTAL EXPENDITURES	**$ 785,000**	**$ 1,015,774**	**$ 1,039,498**	**$ 1,014,685**	**-2%**	**$ (24,813)**

STORMWATER FUND SUMMARY

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):						
ASSIGNED FUND BALANCE	**$ 168,233**	**$ 217,598**	**$ 216,841**	**$ 287,371**	**33%**	**$ 70,530**
TOTAL FUND BALANCES (Beginning)	**$ 168,233**	**$ 217,598**	**$ 216,841**	**$ 287,371**	**33%**	**$ 70,530**
REVENUE						
Operating Revenues	$ 91,818	$ 91,000	$ 93,500	$ 93,500	0%	$ -
Non-Operating Revenues	9,584	10,000	12,500	12,500	0%	-
Transfers-In	-	-	-	-	-	-
TOTAL REVENUE	**$ 101,402**	**$ 101,000**	**$ 106,000**	**$ 106,000**	**0%**	**$ -**
TOTAL SOURCES	**$ 269,635**	**$ 318,598**	**$ 322,841**	**$ 393,371**	**22%**	**$ 70,530**
EXPENDITURES						
Operating Expenditures	$ 52,795	$ 35,470	$ 35,470	$ 35,500	0%	$ 30
Capital Expenditures	-	-	-	-	-	-
Transfers-Out	-	-	-	-	-	-
TOTAL EXPENDITURES	**$ 52,795**	**$ 35,470**	**$ 35,470**	**$ 35,500**	**0%**	**$ 30**
NET SOURCE (USE) OF FUNDS	**$ 48,608**	**$ 65,530**	**$ 70,530**	**$ 70,500**	**0%**	**$ (30)**
FUND BALANCES (Ending):						
ASSIGNED FUND BALANCE	**$ 216,841**	**$ 283,128**	**$ 287,371**	**$ 357,871**	**25%**	**$ 70,500**
TOTAL FUND BALANCE (Ending)	**$ 216,841**	**$ 283,128**	**$ 287,371**	**$ 357,871**	**25%**	**$ 70,500**

FUND: STORMWATER

DETAIL OF REVENUES

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
OPERATING REVENUES							
55-434-40	Service Fees	$ 91,818	$ 91,000	$ 93,500	$ 93,500	0%	$ -
	OPERATING REVENUES	**$ 91,818**	**$ 91,000**	**$ 93,500**	**$ 93,500**	**0%**	**$ -**
NON-OPERATING REVENUES							
55-436-10	Interest Income	$ 9,584	$ 10,000	$ 12,500	$ 12,500	0%	$ -
55-436-70	Miscellaneous Revenues	-	-	-	-	-	-
	NON-OPERATING REVENUES	**$ 9,584**	**$ 10,000**	**$ 12,500**	**$ 12,500**	**0%**	**$ -**
	TOTAL REVENUES	**$ 101,402**	**$ 101,000**	**$ 106,000**	**$ 106,000**	**0%**	**$ -**

SUMMARY OF EXPENDITURES

	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL SERVICES	$ -	$ -	$ -	$ -	-	$ -
SUPPLIES	-	10,000	10,000	10,000	0%	$ -
CHARGES FOR SERVICES	52,715	25,440	25,440	25,470	0%	30
FIXED CHARGES	80	30	30	30	0%	-
CAPITAL EXPENDITURES	-	-	-	-	-	-
TRANSFERS TO OTHER FUNDS	-	-	-	-	-	-
TOTAL EXPENDITURES	**$ 52,795**	**$ 35,470**	**$ 35,470**	**$ 35,500**	**0%**	**$ 30**

CAPITAL IMPROVEMENTS FUND

CAPITAL IMPROVEMENTS FUND SUMMARY

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):							
RESTRICTED FOR:							
COMMUNITY ENHANCEMENT		**$ 402,901**	**$ 51,924**	**$ 51,242**	**$ 105,763**	**106%**	**$ 54,521**
TRANSPORTATION EXPENDITURES		**1,697,801**	**1,783,801**	**1,788,531**	**1,881,531**	**5%**	**93,000**
ASSIGNED FOR:							**-**
GRAND AVENUE		**4,750,371**	**6,521,221**	**7,129,504**	**8,148,697**	**14%**	**1,019,193**
AFFORDABLE HOUSING		**-**	**375,000**	**375,000**	**213,479**		
OTHER CAPITAL PROJECTS		**4,394,234**	**4,984,642**	**6,020,824**	**4,380,581**	**-27%**	**(1,640,243)**
TOTAL FUND BALANCES (Beginning)		**$ 11,245,307**	**$ 13,716,588**	**$ 15,365,101**	**$ 14,730,051**	**-4%**	**$ (635,050)**
REVENUE							
31-430-45	Capital Improvement Interest	$ 539,303	$ 454,000	$ 656,000	$ 550,000	-16%	$ (106,000)
31-430-46	Community Enhancement Interest	11,310	2,060	-	-	-	-
31-430-47	Devolution & Transportation Interest	90,730	68,000	93,000	35,000	-62%	(58,000)
31-430-50	Community Enhancement [1]	51,242	54,521	54,521	54,600	0%	79
31-430-60	Municipal Land Dedication	-	-	-	-	-	-
31-430-65	LERP - Fee In Lieu	375,000	-	-	-	-	-
31-430-70	Miscellaneous Income	-	-	-	-	-	-
31-430-74	Developer Contribution to Grand Ave.	220,850	300,000	519,193	-	-100%	(519,193)
31-430-77	Eagle County Contributions	-	-	-	-	-	-
31-430-78	ECO Reimbursement	-	-	-	-	-	-
31-430-84	Public Safety Impact Fees	311,222	330,000	646	-	-100%	(646)
31-430-85	Street Impact Fees	194,940	160,000	1,727	-	-100%	(1,727)
31-430-86	Use Tax	1,630,811	1,300,000	660,000	480,000	-27%	(180,000)
31-430-87	Grants	-	-	-	1,243,447	-	1,243,447
31-437-80	Transfer from STCIF	-	-	250,000	250,000	0%	-
31-437-10	Transfer from General Fund - Grand Ave	2,550,000	1,500,000	1,500,000	955,000	-36%	(545,000)
31-437-10	Transfer from General Fund - LERP	-	375,000	375,000	-	-100%	(375,000)
31-437-10	Transfer from General Fund - Other	-	125,000	291,275	500,000	72%	208,725
TOTAL REVENUE		**$ 5,975,407**	**$ 4,668,581**	**$ 4,401,362**	**$ 4,068,047**	**-8%**	**$ (333,315)**
TOTAL SOURCES		**$ 17,220,714**	**$ 18,385,169**	**$ 19,766,463**	**$ 18,798,098**	**-5%**	**$ (968,365)**
EXPENDITURES							
Capital Expenditures		$ 1,855,613	$ 5,576,514	$ 5,036,412	$ 6,008,567	19%	$ 972,155
Transfers to Other Funds		-	-	-	-	-	-
TOTAL EXPENDITURES		**$ 1,855,613**	**$ 5,576,514**	**$ 5,036,412**	**$ 6,008,567**	**19%**	**$ 972,155**
NET SOURCE (USE) OF FUNDS		**$ 4,119,794**	**$ (907,933)**	**$ (635,050)**	**$ (1,940,520)**	**206%**	**$(1,305,470)**
FUND BALANCES (Ending):							
RESTRICTED FOR:							
COMMUNITY ENHANCEMENT		**$ 51,242**	**$ 106,445**	**$ 105,763**	**$ 160,363**	**52%**	**$ 54,600**
TRANSPORTATION EXPENDITURES		**1,788,531**	**1,851,801**	**1,881,531**	**1,916,531**	**2%**	**35,000**
ASSIGNED FOR: CAPITAL PROJECTS:							
GRAND AVENUE		**7,129,504**	**5,846,221**	**8,148,697**	**7,353,697**	**-10%**	**(795,000)**
AFFORDABLE HOUSING		**375,000**	**750,000**	**213,479**	**213,479**		
OTHER CAPITAL PROJECTS		**6,020,824**	**4,254,188**	**4,380,581**	**3,145,461**	**-28%**	**(1,235,120)**
TOTAL FUND BALANCES (Ending):		**$ 15,365,101**	**$ 12,808,655**	**$ 14,730,051**	**$ 12,789,531**	**-13%**	**$(1,940,520)**

[1] Per Holy Cross Energy (HCE) 2010 Franchise agreement, the Town receives 1% of the municipalities revenue. The funds received are restricted to be spent on programs approved by HCE.

SALES TAX CAPITAL IMPROVEMENTS FUND

SALES TAX CAPITAL IMPROVEMENT FUND (EAGLE RIVER PARK FUND) SUMMARY

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):							
RESTRICTED FOR:							
RESERVE		**$ 161,619**	**$ 161,619**	**$ 161,619**	**$ 161,619**	**0%**	**$ -**
NONSPENDABLE		**10,848**	**10,848**	**10,848**	**10,848**	**0%**	**-**
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE		**1,894,707**	**756,458**	**2,430,324**	**7,910,853**	**226%**	**5,480,529**
TOTAL FUND BALANCES (Beginning)		**$ 2,067,174**	**$ 928,925**	**$ 2,602,791**	**$ 8,083,320**	**211%**	**$ 5,480,529**
REVENUE							
61-431-30	Sales Tax	$ 1,037,015	$ 1,110,000	$ 1,045,000	$ 1,045,000	0%	$ -
61-433-10	Grants	225,884	1,850,000	1,910,000	530,000	-72%	(1,380,000)
61-433-20	Mountain Rec Capital Funds	112,591	2,000,000	2,125,000	-	-100%	(2,125,000)
61-433-30	Mountain Rec Debt Service Match	-	350,000	175,000	350,000	100%	175,000
61-436-10	Interest - ColoTrust STCIF	128,056	64,000	134,000	100,000	-25%	(34,000)
61-436-42	Contributions & Donations	-	-	-	-	-	-
61-436-50	Bond Proceeds	-	9,000,000	9,000,000	-	-100%	(9,000,000)
61-436-60	Bond Premium	-	-	-	-	-	-
61-436-70	Miscellaneous Revenue	-	-	-	-	-	-
61-437-10	Transfer from General Fund	103,000	-	-	-	-	-
61-437-31	Transfer from Capital Improvements Fund	-	-	-	-	-	-
61-437-81	Transfer from Open Space Fund	-	-	-	-	-	-
TOTAL REVENUE		**$ 1,606,546**	**$ 14,374,000**	**$ 14,389,000**	**$ 2,025,000**	**-86%**	**$ (12,364,000)**
TOTAL SOURCES		**$ 3,673,720**	**$ 15,302,925**	**$ 16,991,791**	**$ 10,108,320**	**-41%**	**$ (6,883,471)**
EXPENDITURES							
CHARGES FOR SERVICES							
61-50-347	Professional Services	$ -	$ -	$ -	$ 20,000	-	$ 20,000
61-50-351	Legal	2,874	2,000	2,000	10,000	400%	8,000
TOTAL CHARGES FOR SERVICES		**$ 2,874**	**$ 2,000**	**$ 2,000**	**$ 30,000**	**1400%**	**$ 28,000**
DISCRETIONARY FUNDING							
61-50-450	Eagle County Trails Funding	25,000	25,000	25,000	-	-100%	(25,000)
TOTAL DISCRETIONARY FUNDING		**$ 25,000**	**$ 25,000**	**$ 25,000**	**$ -**	**-100%**	**$ (25,000)**
CAPITAL OUTLAY							
61-50-720	Multi-Use Rec Facilities Improvements	$ 338,475	$ 12,000,000	$ 7,346,093	$ 6,653,907	-9%	$ (692,186)
61-50-730	Paved Path Improvments	54,910	110,250	96,540	220,000	128%	123,460
61-50-745	Town Park Improvements	203,158	45,000	270,000	555,000	106%	285,000
61-50-760	River Park Improvements	124,275	90,000	46,000	-	-100%	(46,000)
TOTAL CAPITAL OUTLAY		**$ 720,817**	**$ 12,245,250**	**$ 7,758,633**	**$ 7,428,907**	**-4%**	**$ (329,726)**
DEBT SERVICE							
61-50-815	Debt Service	$ 110,000	$ 425,000	$ 270,000	$ 430,000	59%	$ 160,000
61-50-816	Debt Service Interest	211,738	597,338	402,338	592,738	47%	190,400
61-50-810	Cost of Issuance	-	200,000	200,000	-	-100%	(200,000)
61-50-820	Agent Fees	500	500	500	500	0%	-
TOTAL DEBT SERVICE		**$ 322,238**	**$ 1,222,838**	**$ 872,838**	**$ 1,023,238**	**17%**	**$ 150,400**
CONTINGENCY							
61-50-900	**CONTINGENCY**	**$ -**	**$ -**	**$ -**	**$ -**	**0%**	**$ -**
TRANSFERS TO OTHER FUNDS							
61-50-950	TRANSFER TO CAP IMPR FUND	**$ -**	**$ -**	**$ 250,000**	**$ 250,000**	**0%**	**$ -**
TOTAL EXPENDITURES		**$ 1,070,928**	**$ 13,495,088**	**$ 8,908,471**	**$ 8,732,145**	**-2%**	**$ (176,326)**
NET SOURCE (USE) OF FUNDS		**$ 535,617**	**$ 878,912**	**$ 5,480,529**	**$ (6,707,145)**	**-222%**	**$ (12,187,674)**
FUND BALANCES (Ending):							
RESTRICTED FOR:							
RESERVE		**$ 161,619**	**$ 161,619**	**$ 161,619**	**$ 161,619**	**0%**	**$ -**
NONSPENDABLE		**10,848**	**10,848**	**10,848**	**10,848**	**0%**	**-**
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE		**2,430,324**	**1,635,370**	**7,910,853**	**1,203,708**	**-85%**	**(6,707,145)**
TOTAL FUND BALANCEs (Ending):		**$ 2,602,791**	**$ 1,807,837**	**$ 8,083,320**	**$ 1,376,175**	**-83%**	**$ (6,707,145)**

CONSERVATION TRUST FUND

CONSERVATION TRUST FUND SUMMARY

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):							
RESTRICTED FUND BALANCE		**$ 144,926**	**$ 201,027**	**$ 206,629**	**$ 263,629**	**28%**	**$ 57,000**
TOTAL FUND BALANCES (Beginning)		**$ 144,926**	**$ 201,027**	**$ 206,629**	**$ 263,629**	**28%**	**$ 57,000**
REVENUES							
71-430-10	Lottery Proceeds	$ 52,736	$ 45,000	$ 45,000	$ 45,000	0%	$ -
71-430-20	Interest on Investments	8,967	8,000	12,000	8,875	-26%	(3,125)
TOTAL REVENUES		**$ 61,702**	**$ 53,000**	**$ 57,000**	**$ 53,875**	**-5%**	**$ (3,125)**
TOTAL SOURCES		**$ 206,629**	**$ 254,027**	**$ 263,629**	**$ 317,504**	**20%**	**$ 53,875**
EXPENDITURES							
71-50-347	Professional Services	$ -	$ -	$ -	$ -	-	$ -
71-50-755	Haymaker Trailhead Improvements	-	-	-	110,000	100%	110,000
TOTAL EXPENDITURES		**$ -**	**$ -**	**$ -**	**$ 110,000**	**-**	**$110,000**
NET SOURCE (USE) OF FUNDS		**$ 61,702**	**$ 53,000**	**$ 57,000**	**$ (56,125)**	**198%**	**########**
FUND BALANCES (Ending):							
RESTRICTED FUND BALANCE		**$ 206,629**	**$ 254,027**	**$ 263,629**	**$ 207,504**	**-21%**	**$ (56,125)**
TOTAL FUND BALANCE (Ending)		**$ 206,629**	**$ 254,027**	**$ 263,629**	**$ 207,504**	**-21%**	**$ (56,125)**

DISPOSABLE BAG FEE FUND SUMMARY

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):							
RESTRICTED FUND BALANCE		**$ -**	**$ -**	**$ -**	**$ 30,331**	**-**	**$ 30,331**
TOTAL FUND BALANCES (Beginning)		**$ -**	**$ -**	**$ -**	**$ 30,331**	**-**	**$ 30,331**
REVENUES							
72-434-10	Disposable Bag Fee	$ -	$ -	$ 10,000	$ 5,000	-50%	$ (5,000)
72-437-10	Transfer from General Fund	-	-	20,331	-	-100%	(20,331)
TOTAL REVENUES		**$ -**	**$ -**	**$ 30,331**	**$ 5,000**	**-84%**	**$ (25,331)**
TOTAL SOURCES		**$ -**	**$ -**	**$ 30,331**	**$ 35,331**	**16%**	**$ 5,000**
EXPENDITURES							
72-50-220	Operating Expenditures	$ -	$ -	$ -	$ -	-	$ -
72-50-347	Professional Services	-	-	-	2,000	-	2,000
72-50-920	Transfer to General Fund	-	-	-	5,000	-	5,000
TOTAL EXPENDITURES		**$ -**	**$ -**	**$ -**	**$ 7,000**	**-**	**$ 7,000**
NET SOURCE (USE) OF FUNDS		**$ -**	**$ -**	**$ 30,331**	**$ (2,000)**	**107%**	**$ (32,331)**
FUND BALANCES (Ending):							
RESTRICTED FUND BALANCE		**$ -**	**$ -**	**$ 30,331**	**$ 28,331**	**-7%**	**$ (2,000)**
TOTAL FUND BALANCE (Ending)		**$ -**	**$ -**	**$ 30,331**	**$ 28,331**	**-7%**	**$ (2,000)**

EXTERIOR ENERGY OFFSET FUND SUMMARY

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):							
RESTRICTED FUND BALANCE		**$ -**	**$ -**	**$ -**	**$ 29,200**	**-**	**$ 29,200**
TOTAL FUND BALANCES (Beginning)		**$ -**	**$ -**	**$ -**	**$ 29,200**	**-**	**$ 29,200**
REVENUES							
73-432-10	Exterior Energy Offset Program	$ -	$ -	$ 29,200	$ -	-100%	$ (29,200)
73-437-10	Transfer from General Fund	-	-	-	-	-	-
TOTAL REVENUES		**$ -**	**$ -**	**$ 29,200**	**$ -**	**-100%**	**$ (29,200)**
TOTAL SOURCES		**$ -**	**$ -**	**$ 29,200**	**$ 29,200**	**0%**	**$ -**
EXPENDITURES							
73-50-220	Operating Expenditures	$ -	$ -	$ -	$ -	-	$ -
73-50-347	Professional Services	-	-	-	29,000	-	29,000
73-50-920	Transfer to General Fund	-	-	-	-	-	-
TOTAL EXPENDITURES		**$ -**	**$ -**	**$ -**	**$ 29,000**	**-**	**$ 29,000**
NET SOURCE (USE) OF FUNDS		**$ -**	**$ -**	**$ 29,200**	**$ (29,000)**	**199%**	**$ (58,200)**
FUND BALANCES (Ending):							
RESTRICTED FUND BALANCE		**$ -**	**$ -**	**$ 29,200**	**$ 200**	**-99%**	**$ (29,000)**
TOTAL FUND BALANCE (Ending)		**$ -**	**$ -**	**$ 29,200**	**$ 200**	**-99%**	**$ (29,000)**

OPEN SPACE PRESERVATION FUND

OPEN SPACE PRESERVATION FUND SUMMARY

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):							
COMMITTED FUND BALANCE		**$ 765,933**	**$ 813,443**	**$ 845,138**	**$ 766,210**	**-9%**	**$ (78,928)**
TOTAL FUND BALANCES (Beginning)		**$ 765,933**	**$ 813,443**	**$ 845,138**	**$ 766,210**	**-9%**	**$ (78,928)**
REVENUES							
81-430-10	Lodging Tax	$ 275,519	$ 272,000	$ 256,000	$ 254,000	-1%	$ (2,000)
81-430-15	Penalty & Interest	383	500	300	300	0%	-
81-430-20	Interest on Investments	39,933	25,000	45,000	25,000	-44%	(20,000)
81-431-00	Grants	-	-	5,000	10,000	100%	5,000
81-433-00	Intergovernmental Contributions	-	35,000	35,000	-	-100%	(35,000)
81-434-10	Reimbursable Revenue	-	-	-	-	-	-
81-436-70	Miscellaneous	-	-	-	-	-	-
81-437-10	Transfer from General Fund	150,000	150,000	150,000	142,500	-5%	(7,500)
TOTAL REVENUES		**$ 465,835**	**$ 482,500**	**$ 491,300**	**$ 431,800**	**-12%**	**$ (59,500)**
							-
TOTAL SOURCES		**$ 1,231,768**	**$ 1,295,943**	**$ 1,336,438**	**$ 1,198,010**	**-10%**	**$ -**
EXPENDITURES							
Operating Expenses		$ 328,151	$ 316,146	$ 308,002	$ 297,110	-4%	$ (10,892)
Capital Expenditures		42,489	305,000	250,000	192,500	-23%	(57,500)
Transfers-Out		15,990	11,159	12,226	11,887	-3%	(339)
TOTAL EXPENIDTURES		**$ 386,630**	**$ 632,305**	**$ 570,228**	**$ 501,497**	**-12%**	**$ (68,731)**
NET SOURCE (USE) OF FUNDS		**$ 79,205**	**$ (149,805)**	**$ (78,928)**	**$ (69,697)**	-12%	**$ 9,231**
FUND BALANCES (Ending):							-
COMMITTED FUND BALANCE		**$ 845,138**	**$ 663,638**	**$ 766,210**	**$ 696,513**	**-9%**	**$ (69,697)**
TOTAL FUND BALANCE (Ending)		**$ 845,138**	**$ 663,638**	**$ 766,210**	**$ 696,513**	**-9%**	**$ (69,697)**

FUND: OPEN SPACE

SUMMARY OF EXPENDITURES	ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
PERSONNEL	$ 178,461	$ 191,761	$ 195,567	$ 203,700	4%	$ 3,806
MATERIALS & SUPPLIES	9,575	14,475	13,975	11,400	-18%	(500)
CHARGES FOR SERVICES	139,021	108,910	97,410	80,910	-17%	(11,500)
DISCRETIONARY FUNDING	-	-	-	-	-	-
FIXED CHARGES	1,093	1,000	1,050	1,100	5%	50
CAPITAL EXPENDITURES	42,489	305,000	250,000	192,500	-23%	(55,000)
CONTINGENCY	-	-	-	-	0%	-
TRANSFERS TO OTHER FUNDS	15,990	11,159	12,226	11,887	0%	1,067
TOTAL EXPENDITURES	**$ 386,630**	**$ 632,305**	**$ 570,228**	**$ 501,497**	**-12%**	**$ (62,077)**

DOWNTOWN DEVELOPMENT AUTHORITY FUND

DOWNTOWN DEVELOPMENT AUTHORITY FUND SUMMARY

		ACTUAL 2023	BUDGET 2024	REVISED 2024	BUDGET 2025	% CHANGE FROM PY	$ CHANGE FROM PY
FUND BALANCES (Beginning):							
RESTRICTED FUND BALANCE		**$ 6,361**	**$ 7,649**	**$ 31,687**	**$ 15,537**	**-51%**	**$ (16,150)**
TOTAL FUND BALANCES (Beginning)		**$ 6,361**	**$ 7,649**	**$ 31,687**	**$ 15,537**	**-51%**	**$ (16,150)**
REVENUES							
91-431-10	TIF Property Taxes	$ 17,502	$ 29,981	$ 26,100	$ 40,000	53%	$ 13,900
91-433-10	Grants	-	-	40,000	40,000	0%	-
91-436-10	DDA Interest	1,355	1,500	2,300	2,500	9%	200
91-436-70	Miscellaneous	-	-	-	-	-	-
91-437-10	Transfer From General Fund	20,000	-	-	-		-
TOTAL REVENUES		**$ 38,858**	**$ 31,481**	**$ 68,400**	**$ 82,500**	**21%**	**$ 14,100**
TOTAL SOURCES		**$ 45,218**	**$ 39,130**	**$ 100,087**	**$ 98,037**	**-2%**	**$ (2,050)**
EXPENDITURES							
91-50-210	Office Supplies	$ -	$ -	$ -	$ -	-	$ -
91-50-220	Operating Supplies	-	-	-	-	-	-
91-50-330	Dues & Subscriptions	-	1,000	1,000	1,000	0%	-
91-50-347	Professional Services	12,056	24,500	24,500	14,400	-41%	(10,100)
91-50-351	Legal	901	9,000	9,000	-	-100%	(9,000)
91-50-362	Computer Support	-	-	-	3,000	-	3,000
91-50-371	Travel	-	-	-	1,050	-	1,050
91-50-379	Grant Program Expenditures	-	-	50,000	50,000	0%	-
91-50-380	Tuition & Books	-	-	-	500	-	500
91-50-385	Treasurer Fees	525	-	-	-	-	-
91-50-510	Insurance	50	50	50	50	0%	-
TOTAL EXPENDITURES		**$ 13,532**	**$ 34,550**	**$ 84,550**	**$ 70,000**	**-17%**	**$ (14,550)**
NET SOURCE (USE) OF FUNDS		**$ 25,326**	**$ (3,069)**	**$ (16,150)**	**$ 12,500**	**177%**	**$ 28,650**
FUND BALANCES (Ending):							
RESTRICTED FUND BALANCE		**$ 31,687**	**$ 4,580**	**$ 15,537**	**$ 28,037**	**80%**	**$ 12,500**
TOTAL FUND BALANCE (Ending)		**$ 31,687**	**$ 4,580**	**$ 15,537**	**$ 28,037**	**80%**	**$ 12,500**

CAPITAL IMPROVEMENTS FUND BUDGET PROJECTIONS THROUGH 2028

		ACTUAL 2022	ACTUAL 2023	PROJECTION 2024	PROJECTION 2025	PROJECTION 2026	PROJECTION 2027	PROJECTION 2028	PROJECTION 2029
FUND BALANCES (Beginning):									
RESTRICTED FOR:									
COMMUNITY ENHANCEMENT		$ 351,995	$ 402,901	$ 51,242	$ 105,763	$ 160,363	$ 216,601	$ 274,526	$ 334,189
TRANSPORTATION EXPENDITURES		1,668,606	1,697,801	1,788,531	1,881,531	1,916,531	1,916,531	-	-
ASSIGNED FOR:									
GRAND AVENUE		3,750,371	4,750,371	7,129,504	8,148,697	7,353,697	8,103,697	-	-
AFFORDABLE HOUSING		-	-	375,000	213,479	213,479	213,479	213,479	
OTHER CAPITAL PROJECTS		2,530,360	4,394,234	6,020,824	4,380,581	3,145,461	3,061,406	3,600,068	(17,228,395)
TOTAL FUND BALANCES (Beginning)		$ 8,301,332	$ 11,245,307	$ 15,365,101	$ 14,730,051	$ 12,789,531	$ 13,511,714	$ 4,088,073	$ (16,894,206)
REVENUES									
31-430-45	Capital Improvement Interest	$ 114,643	$ 539,303	$ 656,000	$ 550,000	$ 150,000	$ 50,000	$ 50,000	$ 50,000
31-430-46	Community Enhancement Interest	5,478	11,310	-	-	-	-	-	-
31-430-47	Devolution & Transportation Interest	29,195	90,730	93,000	35,000	-	-	-	-
31-430-50	Community Enhancement 1	50,906	51,242	54,521	54,600	56,238	57,925	59,663	61,453
31-430-65	LERP - Fee In Lieu	-	375,000	-	-	-	-	-	-
31-430-74	Developer Contribution to Grand Ave.	-	220,850	519,193	-	-	-	-	-
31-430-84	Public Safety Impact Fees	63,957	311,222	646	-	455,000	175,000	50,000	50,000
31-430-85	Street Impact Fees	32,948	194,940	1,727	-	182,000	85,000	87,550	90,177
31-430-86	Use Tax	828,862	1,630,811	660,000	480,000	1,933,419	300,000	300,000	300,000
31-430-87	Grants	68,750	-	-	1,243,447	-	-	-	-
	Debt Proceeds	-	-	-	-	-	-	-	-
31-437-80	Transfer from STCIF	-	-	250,000	250,000	250,000	250,000	-	-
31-437-10	Transfer from General Fund - Grand Ave	1,000,000	2,550,000	1,500,000	955,000	1,500,000	1,500,000	-	-
31-437-10	Transfer from General Fund- LERP	-	-	375,000	-	-	-	-	-
31-437-10	Transfer from General Fund - Capitol	-	-	-	-	810,338	-	-	-
31-437-10	Transfer from General Fund-Other	2,000,000	-	291,275	500,000	500,000	500,000	2,000,000	2,000,000
	TOTAL REVENUES	$ 4,194,740	$ 5,975,407	$ 4,401,362	$ 4,068,047	$ 5,836,995	$ 2,917,925	$ 2,547,213	$ 2,551,629
TOTAL SOURCES		$ 12,496,072	$ 17,220,714	$ 19,766,463	$ 18,798,098	$ 18,626,526	$ 16,429,639	$ 6,635,286	$ (14,342,577)
EXPENDITURES									
Capital Expenditures		1,250,765	1,855,613	5,036,412	6,008,567	5,114,812	12,341,566	23,316,013	23,464,544
Transfers to Other Funds		-	-	-	-	-	-	-	-
	TOTAL EXPENDITURES	$ 1,250,765	$ 1,855,613	$ 5,036,412	$ 6,008,567	$ 5,114,812	$ 12,341,566	$ 23,316,013	$ 23,464,544
	NET SURPLUS (DEFICIT)	$ 2,943,975	$ 4,119,794	$ (635,050)	$ (1,940,520)	$ 722,183	$ (9,423,641)	$ (20,768,800)	$ (20,912,915)
FUND BALANCES (Ending):									
RESTRICTED FOR:									
COMMUNITY ENHANCEMENT		$ 402,901	$ 51,242	$ 105,763	$ 160,363	$ 216,601	$ 274,526	$ 334,189	$ 395,642
TRANSPORTATION EXPENDITURES		1,697,801	1,788,531	1,881,531	1,916,531	1,916,531	-	-	-
ASSIGNED FOR: CAPITAL PROJECTS:									
GRAND AVENUE		4,750,371	7,129,504	8,148,697	7,353,697	8,103,697	-	-	-
AFFORDABLE HOUSING		-	375,000	213,479	213,479	213,479	213,479	213,479	
OTHER CAPITAL PROJECTS		4,394,234	6,020,824	4,380,581	3,145,461	3,061,406	3,600,068	(17,228,395)	(38,202,763)
TOTAL FUND BALANCES (Ending):		$ 11,245,307	$ 15,365,101	$ 14,730,051	$ 12,789,531	$ 13,511,714	$ 4,088,073	$ (16,680,727)	$ (37,807,121)

* Currently staff has not projected any loan proceeds for Grand Ave Improvements which are projected in years 2023 - 2029

CAPITAL IMPROVEMENTS FUND BUDGET PROJECTIONS THROUGH 2028

		ACTUAL 2022	ACTUAL 2023	PROJECTION 2024	PROJECTION 2025	PROJECTION 2026	PROJECTION 2027	PROJECTION 2028	PROJECTION 2029
FUND BALANCES (Beginning):									
RESTRICTED FOR:									
COMMUNITY ENHANCEMENT		$ 351,995	$ 402,901	$ 51,242	$ 105,763	$ 160,363	$ 216,601	$ 274,526	$ 334,189
TRANSPORTATION EXPENDITURES		1,668,606	1,697,801	1,788,531	1,881,531	1,916,531	1,916,531	-	-
ASSIGNED FOR:									
GRAND AVENUE		3,750,371	4,750,371	7,129,504	8,148,697	7,898,697	8,648,697	-	-
AFFORDABLE HOUSING		-	-	375,000	213,479	213,479	213,479	213,479	
OTHER CAPITAL PROJECTS		2,530,360	4,394,234	6,020,824	4,214,306	2,025,433	(2,429,135)	(1,674,973)	(22,490,841)
TOTAL FUND BALANCES (Beginning)		$ 8,301,332	$ 11,245,307	$ 15,365,101	$ 14,563,776	$ 12,214,503	$ 8,566,173	$ (1,186,968)	$ (22,156,652)
REVENUES									
31-430-45	Capital Improvement Interest	$ 114,643	$ 539,303	$ 656,000	$ 550,000	$ 150,000	$ 50,000	$ 50,000	$ 50,000
31-430-46	Community Enhancement Interest	5,478	11,310	-	-	-	-	-	-
31-430-47	Devolution & Transportation Interest	29,195	90,730	93,000	35,000	-	-	-	-
31-430-50	Community Enhancement 1	50,906	51,242	54,521	54,600	56,238	57,925	59,663	61,453
31-430-65	LERP - Fee In Lieu	-	375,000	-	-	-	-	-	-
31-430-74	Developer Contribution to Grand Ave.	-	220,850	519,193	-	-	-	-	-
31-430-84	Public Safety Impact Fees	63,957	311,222	646	-	-	50,000	50,000	50,000
31-430-85	Street Impact Fees	32,948	194,940	1,727	-	-	-	-	-
31-430-86	Use Tax	828,862	1,630,811	660,000	480,000	504,000	300,000	300,000	300,000
31-430-87	Grants	68,750	-	-	1,243,447	-	-	-	-
	Debt Proceeds	-	-	-	-	-	-	-	-
31-437-80	Transfer from STCIF	-	-	250,000	250,000	250,000	250,000	-	-
31-437-10	Transfer from General Fund - Grand Ave	1,000,000	2,550,000	1,500,000	1,500,000	1,500,000	1,500,000	-	-
31-437-10	Transfer from General Fund- LERP	-	-	375,000	-	-	-	-	-
31-437-10	Transfer from General Fund - Capitol	-	-	-	-	810,338	-	-	-
31-437-10	Transfer from General Fund-Other	2,000,000	-	125,000	500,000	500,000	500,000	2,000,000	2,000,000
	TOTAL REVENUES	$ 4,194,740	$ 5,975,407	$ 4,235,087	$ 4,613,047	$ 3,770,576	$ 2,707,925	$ 2,459,663	$ 2,461,453
TOTAL SOURCES		$ 12,496,072	$ 17,220,714	$ 19,600,188	$ 19,176,823	$ 15,985,079	$ 11,274,098	$ 1,272,695	$ (19,695,199)
EXPENDITURES									
Capital Expenditures		1,250,765	1,855,613	5,036,412	6,962,320	7,418,906	12,461,066	23,215,868	23,649,226
Transfers to Other Funds		-	-	-	-	-	-	-	-
	TOTAL EXPENDITURES	$ 1,250,765	$ 1,855,613	$ 5,036,412	$ 6,962,320	$ 7,418,906	$ 12,461,066	$ 23,215,868	$ 23,649,226
	NET SURPLUS (DEFICIT)	$ 2,943,975	$ 4,119,794	$ (801,325)	$ (2,349,273)	$ (3,648,330)	$ (9,753,141)	$ (20,756,205)	$ (21,187,773)
FUND BALANCES (Ending):									
RESTRICTED FOR:									
COMMUNITY ENHANCEMENT		$ 402,901	$ 51,242	$ 105,763	$ 160,363	$ 216,601	$ 274,526	$ 334,189	$ 395,642
TRANSPORTATION EXPENDITURES		1,697,801	1,788,531	1,881,531	1,916,531	1,916,531	-	-	-
ASSIGNED FOR: CAPITAL PROJECTS:									
GRAND AVENUE		4,750,371	7,129,504	8,148,697	7,898,697	8,648,697	-	-	-
AFFORDABLE HOUSING		-	375,000	213,479	213,479	213,479	213,479	213,479	
OTHER CAPITAL PROJECTS		4,394,234	6,020,824	4,214,306	2,025,433	(2,429,135)	(1,674,973)	(22,490,841)	(43,740,067)
TOTAL FUND BALANCES (Ending):		$ 11,245,307	$ 15,365,101	$ 14,563,776	$ 12,214,503	$ 8,566,173	$ (1,186,968)	$ (21,943,173)	$ (43,344,425)

* Currently staff has not projected any loan proceeds for Grand Ave Improvements which are projected in years 2023 - 2029

SALES TAX CAPITAL IMPROVEMENT FUND (EAGLE RIVER PARK FUND) BUDGET PROJECTIONS THROUGH 2029

		ACTUAL 2022	ACTUAL 2023	PROJECTION 2024	PROJECTION 2025	PROJECTION 2026	PROJECTION 2027	PROJECTION 2028	PROJECTION 2029
FUND BALANCES (Beginning):									
RESERVE		$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,620
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE		1,381,900	1,905,555	2,441,173	7,921,702	1,214,557	906,119	847,681	1,189,443
TOTAL FUND BALANCES (Beginning)		$ 1,543,519	$ 2,067,174	$ 2,602,792	$ 8,083,321	$ 1,376,176	$ 1,067,738	$ 1,009,300	$ 1,351,063
REVENUE									
61-431-30	Sales Tax	$ 998,524	$ 1,037,015	$ 1,045,000	$ 1,045,000	$ 1,045,000	$ 1,045,000	$ 1,045,000	$ 1,045,000
61-433-10	Grants	-	225,884	1,910,000	530,000	-	-	-	-
61-433-20	Mountain Rec Capital Funds	-	112,591	2,125,000	-	-	-	-	-
61-433-30	Mountain Rec Debt Service Match	-	-	175,000	350,000	350,000	350,000	350,000	350,000
61-436-10	Interest - ColoTrust STCIF	35,234	128,056	134,000	100,000	-	-	-	-
61-436-42	Contributions & Donations	5,000	-	-	-	-	-	-	-
61-436-50	Bond Proceeds	-	-	9,000,000	-	-	-	-	-
61-437-10	Transfer from General Fund	-	103,000	-	-	-	-	-	-
	TOTAL REVENUE	$ 1,038,758	$ 1,606,546	$ 14,389,000	$ 2,025,000	$ 1,395,000	$ 1,395,000	$ 1,395,000	$ 1,395,000
TOTAL SOURCES		$ 2,582,277	$ 3,673,720	$ 16,991,792	$ 10,108,321	$ 2,771,176	$ 2,462,738	$ 2,404,300	$ 2,746,063
EXPENDITURES									
CHARGES FOR SERVICES									
61-50-347	Professional Services	-	$ -	$ -	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
61-50-351	Legal	3,351	2,874	2,000	10,000	10,000	10,000	10,000	10,000
	TOTAL CHARGES FOR SERVICES	$ 3,351	$ 2,874	$ 2,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000
DISCRETIONARY FUNDING									
	Eagle County Trails Funding	$ -	$ 25,000	$ 25,000	$ -	$ -	$ -	$ -	$ -
	TOTAL DISCRETIONARY FUNDING	$ -	$ 25,000	$ 25,000	$ -	$ -	$ -	$ -	$ -
CAPITAL OUTLAY									
	Multi-Use Rec Facilities Improvements	$ -	$ 338,475	$ 7,346,093	$ 6,653,907	$ -	$ -	$ -	$ -
	Paved Path Improvments	-	54,910	96,540	220,000	125,000	150,000	-	-
	Town Parks Improvements	3,189	203,158	270,000	555,000	275,000	-	-	500,000
	River Park Improvements	187,125	124,275	46,000	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	$ 190,314	$ 720,817	$ 7,758,633	$ 7,428,907	$ 400,000	$ 150,000	$ -	$ 500,000
DEBT SERVICE									
	Pool Debt Service	-	-	350,000	700,000	700,000	700,000	700,000	700,000
61-50-815	Debt Service	$ 105,000	$ 110,000	$ 115,000	$ 120,000	$ 125,000	$ 130,000	$ 135,000	$ 140,000
61-50-816	Debt Service Interest	215,938	211,738	207,338	202,738	197,938	192,938	187,738	182,338
61-50-810	Cost of Issuance	-	-	200,000	-	-	-	-	-
61-50-820	Agent Fees	500	500	500	500	500	500	500	500
	TOTAL DEBT SERVICE	$ 321,438	$ 322,238	$ 872,838	$ 1,023,238	$ 1,023,438	$ 1,023,438	$ 1,023,238	$ 1,022,838
TRANSFER TO OTHER FUNDS									
61-50-950	Transfer to Capital Improvements Fund		$ -	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ -	$ -
	TOTAL TRANSFERS TO OTHER FUNDS		$ -	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ -	$ -
	TOTAL EXPENDITURES	$ 515,103	$ 1,070,928	$ 8,908,471	$ 8,732,145	$ 1,703,438	$ 1,453,438	$ 1,053,238	$ 1,552,838
	Net Surplus (Deficit)	$ 523,655	$ 535,618	$ 5,480,530	$ (6,707,145)	$ (308,438)	$ (58,438)	$ 341,762	$ (157,838)
FUND BALANCES (Ending):									
RESERVE		$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,620
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE		1,905,555	2,441,173	7,921,702	1,214,557	906,119	847,681	1,189,443	1,031,606
TOTAL FUND BALANCEs (Ending):		$ 2,067,174	$ 2,602,792	$ 8,083,321	$ 1,376,176	$ 1,067,738	$ 1,009,300	$ 1,351,062	$ 1,193,226

SALES TAX CAPITAL IMPROVEMENT FUND (EAGLE RIVER PARK FUND) BUDGET PROJECTIONS THROUGH 2029

		ACTUAL 2022	ACTUAL 2023	PROJECTION 2024	PROJECTION 2025	PROJECTION 2026	PROJECTION 2027	PROJECTION 2028	PROJECTION 2029
FUND BALANCES (Beginning):									
RESTRICTED FOR:									
RESERVE		$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,620
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE		1,381,900	1,905,555	2,441,173	7,921,702	1,064,557	956,119	897,681	1,239,443
TOTAL FUND BALANCES (Beginning)		$ 1,543,519	$ 2,067,174	$ 2,602,792	$ 8,083,321	$ 1,226,176	$ 1,117,738	$ 1,059,300	$ 1,401,063
REVENUE									
61-431-30	Sales Tax	$ 998,524	$ 1,037,015	$ 1,045,000	$ 1,045,000	$ 1,045,000	$ 1,045,000	$ 1,045,000	$ 1,045,000
61-433-00	Intergovernmental Contribution	-	-	-	-	-	-	-	-
61-433-10	Grants	-	225,884	1,910,000	530,000	-	-	-	-
61-433-20	Mountain Rec Capital Funds	-	112,591	2,125,000	-	-	-	-	-
61-433-30	Mountain Rec Debt Service Match	-	-	175,000	350,000	350,000	350,000	350,000	350,000
61-436-10	Interest - ColoTrust STCIF	35,234	128,056	134,000	100,000	-	-	-	-
61-436-42	Contributions & Donations	5,000	-	-	-	-	-	-	-
61-436-50	Bond Proceeds	-	-	9,000,000	-	-	-	-	-
61-436-70	Miscellaneous Revenue	-	-	-	-	-	-	-	-
61-437-10	Transfer from General Fund	-	103,000	-	-	-	-	-	-
	TOTAL REVENUE	$ 1,038,758	$ 1,606,546	$ 14,389,000	$ 2,025,000	$ 1,395,000	$ 1,395,000	$ 1,395,000	$ 1,395,000
TOTAL SOURCES		$ 2,582,277	$ 3,673,720	$ 16,991,792	$ 10,108,321	$ 2,621,176	$ 2,512,738	$ 2,454,300	$ 2,796,063
EXPENDITURES									
CHARGES FOR SERVICES									
61-50-347	Professional Services	-	$ -	$ -	$ 20,000	$ 20,000	$ 20,000	$ 20,000	$ 20,000
61-50-351	Legal	3,351	2,874	2,000	10,000	10,000	10,000	10,000	10,000
	TOTAL CHARGES FOR SERVICES	$ 3,351	$ 2,874	$ 2,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000	$ 30,000
DISCRETIONARY FUNDING									
	Eagle County Trails Funding	$ -	$ 25,000	$ 25,000	$ -	$ -	$ -	$ -	$ -
	TOTAL DISCRETIONARY FUNDING	$ -	$ 25,000	$ 25,000	$ -	$ -	$ -	$ -	$ -
CAPITAL OUTLAY									
	Multi-Use Rec Facilities Improvements	$ -	$ 338,475	$ 7,346,093	$ 6,653,907	$ -	$ -	$ -	$ -
	Paved Path Improvments	-	54,910	96,540	220,000	125,000	150,000	-	-
	Town Parks Improvements	3,189	203,158	270,000	705,000	75,000	-	-	500,000
	River Park Improvements	187,125	124,275	46,000	-	-	-	-	-
	TOTAL CAPITAL OUTLAY	$ 190,314	$ 720,817	$ 7,758,633	$ 7,578,907	$ 200,000	$ 150,000	$ -	$ 500,000
DEBT SERVICE									
	Pool Debt Service	-	-	350,000	700,000	700,000	700,000	700,000	700,000
61-50-815	Debt Service	$ 105,000	$ 110,000	$ 115,000	$ 120,000	$ 125,000	$ 130,000	$ 135,000	$ 140,000
61-50-816	Debt Service Interest	215,938	211,738	207,338	202,738	197,938	192,938	187,738	182,338
61-50-810	Cost of Issuance	-	-	200,000	-	-	-	-	-
61-50-820	Agent Fees	500	500	500	500	500	500	500	500
	TOTAL DEBT SERVICE	$ 321,438	$ 322,238	$ 872,838	$ 1,023,238	$ 1,023,438	$ 1,023,438	$ 1,023,238	$ 1,022,838
TRANSFER TO OTHER FUNDS									
61-50-950	Transfer to Capital Improvements Fund		$ -	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ -	$ -
	TOTAL TRANSFERS TO OTHER FUNDS		$ -	$ 250,000	$ 250,000	$ 250,000	$ 250,000	$ -	$ -
	TOTAL EXPENDITURES	$ 515,103	$ 1,070,928	$ 8,908,471	$ 8,882,145	$ 1,503,438	$ 1,453,438	$ 1,053,238	$ 1,552,838
	Net Surplus (Deficit)	$ 523,655	$ 535,618	$ 5,480,530	$ (6,857,145)	$ (108,438)	$ (58,438)	$ 341,762	$ (157,838)
FUND BALANCES (Ending):									
RESTRICTED FOR:									
RESERVE		$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,619	$ 161,620
ASSIGNED FOR CAPITAL PROJECTS/DEBT SERVICE		1,905,555	2,441,173	7,921,702	1,064,557	956,119	897,681	1,239,443	1,081,606
TOTAL FUND BALANCEs (Ending):		$ 2,067,174	$ 2,602,792	$ 8,083,321	$ 1,226,176	$ 1,117,738	$ 1,059,300	$ 1,401,062	$ 1,243,226

10/08/2024 Update - See prior draft for comparison on next page

WATER FUND BUDGET PROJECTIONS THROUGH 2029 (WITH DEBT ISSUANCE)

		ACTUAL 2022	PROJECTION 2023	PROJECTION 2024	PROJECTION 2025	PROJECTION 2026	PROJECTION 2027	PROJECTION 2028	PROJECTION 2029
FUND BALANCES (Beginning):									
RESTRICTED FOR:									
DEBT SERVICE		**$ 677,792**	**$ 756,784**	**$ 775,211**	**$ 927,287**	**$ 924,698**	**$ 956,056**	**$ 1,214,445**	**$ 1,290,108**
ASSIGNED FUND BALANCE		**14,548,876**	**16,993,115**	**20,720,609**	**13,733,137**	**7,189,426**	**6,538,746**	**5,794,246**	**8,464,012**
TOTAL FUND BALANCES (Beginning)		**$ 15,226,668**	**$ 17,749,899**	**$ 21,495,819**	**$ 14,660,424**	**$ 8,114,124**	**$ 7,494,802**	**$ 7,008,691**	**$ 9,754,120**
REVENUES									
52-434-70	Debt Service Surcharge	$ 475,812	$ 476,936	$ 476,000	$ 476,000	$ 476,000	$ 476,000	$ 461,900	$ 461,900
52-434-80	Water Sales - In-Town	3,465,345	3,534,121	3,600,000	3,645,000	3,681,450	3,718,265	3,755,447	3,793,002
52-434-83	Water Sales - Out of Town	525,874	546,110	540,000	545,000	550,450	555,955	561,514	567,129
52-434-85	Water Materials/Other	69,550	16,200	49,350	53,000	50,000	50,000	50,000	50,000
52-434-90	Plant Investment Fees (Tap Fees)	996,673	2,011,238	520,000	547,000	600,000	600,000	600,000	600,000
	Plant Investment Fees (Tap Fees-Large Projects)	-	-	-	-	2,300,000	1,300,000	-	-
52-434-95	Cash in Lieu of Water Rights	-	-	-	-	-	-	-	-
52-436-50	Water Interest	228,176	927,342	1,000,000	500,000	50,000	50,000	50,000	50,000
52-436-60	Water Rights Interest	17,943	39,016	-	-	-	-	-	-
52-436-65	Grants	5,000	12,500	395,600	6,554	-	-	-	-
52-436-75	Service Charge	19,265	17,790	16,500	12,000	12,000	12,000	12,000	12,000
52-436-80	Reimbursable Income	1,595	1,375	-	-	-	-	-	-
52-436-95	Water Miscellaneous Revenue		-	-	-	-	-	-	-
	Debt Proceeds	-	-	-	-	-	12,000,000	4,500,000	3,000,000
	TOTAL REVENUES	**$ 5,805,233**	**$ 7,582,628**	**$ 6,597,450**	**$ 5,784,554**	**$ 7,719,900**	**$ 18,762,219**	**$ 9,990,861**	**$ 8,534,031**
TOTAL SOURCES		**$ 21,031,901**	**$ 25,332,527**	**$ 28,093,269**	**$ 20,444,978**	**$ 15,834,024**	**$ 26,257,021**	**$ 16,999,552**	**$ 18,288,151**
EXPENDITURES									
Operating Expenses		1,766,164	1,917,656	2,442,207	2,708,220	2,833,499	2,964,798	3,068,915	3,045,364
Capital Expenses		254,865	735,866	9,723,696	8,632,062	4,515,000	14,390,550	2,085,000	4,097,000
Debt Service		1,260,973	1,183,186	1,266,942	990,572	990,723	1,892,982	2,091,517	2,491,426
Transfers to Other Funds		-	-	-					
	TOTAL EXPENDITURES	**$ 3,282,002**	**$ 3,836,708**	**$ 13,432,845**	**$ 12,330,854**	**$ 8,339,222**	**$ 19,248,330**	**$ 7,245,432**	**$ 9,633,790**
	Net Surplus (Deficit)	**$ 2,523,231**	**$ 3,745,920**	**$ (6,835,395)**	**$ (6,546,300)**	**$ (619,322)**	**$ (486,111)**	**$ 2,745,429**	**$ (1,099,759)**
FUND BALANCES (Ending):									
RESTRICTED FOR:									
DEBT SERVICE [1]		**$ 756,784**	**$ 775,211**	**$ 927,287**	**$ 924,698**	**$ 956,056**	**$ 1,214,445**	**$ 1,290,108**	**$ 1,384,197**
ASSIGNED FUND BALANCE		**16,993,115**	**20,720,609**	**13,733,137**	**7,189,426**	**6,538,746**	**5,794,246**	**8,464,012**	**7,270,164**
FUND BALANCE (Ending)		**$ 17,749,899**	**$ 21,495,819**	**$ 14,660,424**	**$ 8,114,124**	**$ 7,494,802**	**$ 7,008,691**	**$ 9,754,120**	**$ 8,654,361**

WATER FUND BUDGET PROJECTIONS THROUGH 2029 (WITH DEBT ISSUANCE)

		ACTUAL 2022	PROJECTION 2023	PROJECTION 2024	PROJECTION 2025	PROJECTION 2026	PROJECTION 2027	PROJECTION 2028	PROJECTION 2029
FUND BALANCES (Beginning):									
RESTRICTED FOR:									
DEBT SERVICE		**$ 677,792**	**$ 756,784**	**$ 775,211**	**$ 975,250**	**$ 888,537**	**$ 918,060**	**$ 1,174,523**	**$ 1,248,592**
ASSIGNED FUND BALANCE		**14,548,876**	**16,993,115**	**20,720,609**	**13,433,322**	**6,768,381**	**5,471,517**	**3,388,633**	**3,676,056**
TOTAL FUND BALANCES (Beginning)		**$ 15,226,668**	**$ 17,749,899**	**$ 21,495,819**	**$ 14,408,573**	**$ 7,656,918**	**$ 6,389,577**	**$ 4,563,156**	**$ 4,924,649**
REVENUES									
52-434-70	Debt Service Surcharge	$ 475,812	$ 476,936	$ 476,000	$ 476,000	$ 476,000	$ 476,000	$ 461,900	$ 461,900
52-434-80	Water Sales - In-Town	3,465,345	3,534,121	3,600,000	3,645,000	3,681,450	3,718,265	3,755,447	3,793,002
52-434-83	Water Sales - Out of Town	525,874	546,110	540,000	545,000	550,450	555,955	561,514	567,129
52-434-85	Water Materials/Other	69,550	16,200	49,350	53,000	50,000	50,000	50,000	50,000
52-434-90	Plant Investment Fees (Tap Fees)	996,673	2,011,238	520,000	547,000	600,000	600,000	600,000	600,000
52-434-95	Cash in Lieu of Water Rights	-	-	-	-	-	-	-	-
52-436-50	Water Interest	228,176	927,342	1,000,000	500,000	50,000	50,000	50,000	50,000
52-436-60	Water Rights Interest	17,943	39,016	-	-	-	-	-	-
52-436-65	Grants	5,000	12,500	395,600	6,554	-	-	-	-
52-436-75	Service Charge	19,265	17,790	16,500	12,000	12,000	12,000	12,000	12,000
52-436-80	Reimbursable Income	1,595	1,375	-	-	-	-	-	-
52-436-95	Water Miscellaneous Revenue		-	-	-	-	-	-	-
	Debt Proceeds	-	-	-	-	-	12,000,000	4,500,000	3,000,000
	TOTAL REVENUES	**$ 5,805,233**	**$ 7,582,628**	**$ 6,597,450**	**$ 5,784,554**	**$ 5,419,900**	**$ 17,462,219**	**$ 9,990,861**	**$ 8,534,031**
TOTAL SOURCES		**$ 21,031,901**	**$ 25,332,527**	**$ 28,093,269**	**$ 20,193,127**	**$ 13,076,818**	**$ 23,851,796**	**$ 14,554,017**	**$ 13,458,679**
EXPENDITURES									
Operating Expenses		1,766,164	1,917,656	2,634,059	2,563,575	2,681,518	2,805,108	2,902,851	2,415,522
Capital Expenses		254,865	735,866	9,783,696	8,982,062	3,015,000	14,590,550	4,635,000	4,097,000
Debt Service		1,260,973	1,183,186	1,266,942	990,572	990,723	1,892,982	2,091,517	2,491,426
	TOTAL EXPENDITURES	**$ 3,282,002**	**$ 3,836,708**	**$ 13,684,697**	**$ 12,536,209**	**$ 6,687,241**	**$ 19,288,640**	**$ 9,629,368**	**$ 9,003,948**
	Net Surplus (Deficit)	**$ 2,523,231**	**$ 3,745,920**	**$ (7,087,247)**	**$ (6,751,655)**	**$ (1,267,341)**	**$ (1,826,421)**	**$ 361,493**	**$ (469,917)**
FUND BALANCES (Ending):									
RESTRICTED FOR:									
DEBT SERVICE [1]		**$ 756,784**	**$ 775,211**	**$ 975,250**	**$ 888,537**	**$ 918,060**	**$ 1,174,523**	**$ 1,248,592**	**$ 1,226,737**
ASSIGNED FUND BALANCE		**16,993,115**	**20,720,609**	**13,433,322**	**6,768,381**	**5,471,517**	**3,388,633**	**3,676,056**	**3,227,994**
FUND BALANCE (Ending)		**$ 17,749,899**	**$ 21,495,819**	**$ 14,408,573**	**$ 7,656,918**	**$ 6,389,577**	**$ 4,563,156**	**$ 4,924,649**	**$ 4,454,731**

UTILITY FUND (WASTEWATER) BUDGET PROJECTIONS THROUGH 2029 (WITH DEBT ISSUANCE)

		ACTUAL 2022	PROJECTION 2023	PROJECTION 2024	PROJECTION 2025	PROJECTION 2026	PROJECTION 2027	PROJECTION 2028	PROJECTION 2029
FUND BALANCES (Beginning):									
RESTRICTED FOR:									
RATE STABILIZATION ACCOUNT [1]		$ 283,648	$ 362,991	$ 386,643	$ 476,346	$ 516,117	$ 540,852	$ 566,789	$ 591,131
ASSIGNED FUND BALANCE		7,888,040	8,985,674	11,958,953	10,068,949	6,146,033	9,313,622	6,445,283	5,264,193
TOTAL FUND BALANCES (Beginning)		$ 8,171,688	$ 9,348,665	$ 12,345,596	$ 10,545,295	$ 6,662,150	$ 9,854,474	$ 7,012,071	$ 5,855,323
REVENUES									
51-434-70	Service Fees	$ 2,881,999	$ 2,995,150	$ 3,098,000	$ 3,190,000	$ 3,285,700	$ 3,384,271	$ 3,485,799	$ 3,590,373
51-434-90	Plant Investment Fees (Tap Fees)	597,800	2,181,120	397,000	256,000	400,000	400,000	400,000	400,000
	Plant Investment Fees (Tap Fees-Large Projects)	-	-	-	-	1,600,000	908,000	-	-
51-436-50	Interest Income	133,136	557,963	600,000	440,000	30,000	30,000	30,000	30,000
51-436-60	Grants	-	12,500	500,000	-	-	-	-	
51-436-69	Miscellaneous	-	-	-	-	-	-	-	
51-436-78	Insurance Proceeds	-	-	-	-	-	-	-	-
	State Revolving Loan Proceeds	-	-	-	-	9,000,000	-	-	
	TOTAL REVENUES	$ 3,612,935	$ 5,746,733	$ 4,595,000	$ 3,886,000	$ 14,315,700	$ 4,722,271	$ 3,915,799	$ 4,020,373
TOTAL SOURCES		$ 11,784,623	$ 15,095,398	$ 16,940,596	$ 14,431,295	$ 20,977,850	$ 14,576,745	$ 10,927,870	$ 9,875,697
EXPENDITURES									
Operating Expenses		1,451,962	1,546,570	1,905,382	2,064,467	2,163,406	2,267,154	2,364,523	2,408,344
Capital Expenses		12,815	230,963	3,468,400	4,683,158	7,240,500	3,575,000	990,203	869,364
Debt Service		971,181	972,269	971,519	971,520	1,669,470	1,672,519	1,667,821	778,786
Contingency		-	-	50,000	50,000	50,000	50,000	50,000	50,000
Transfers to Other Funds		-	-	-	-	-	-	-	
TOTAL EXPENDITURES		$ 2,435,958	$ 2,749,802	$ 6,395,301	$ 7,769,145	$ 11,123,376	$ 7,564,673	$ 5,072,547	$ 4,106,494
Net Surplus (Deficit)		1,176,977	2,996,931	(1,800,301)	(3,883,145)	3,192,324	(2,842,402)	(1,156,748)	(86,121)
FUND BALANCES (Ending):									
RESTRICTED FOR:									
RATE STABILIZATION ACCOUNT [1]		$ 362,991	$ 386,643	$ 476,346	$ 516,117	$ 540,852	$ 566,789	$ 591,131	$ 602,086
ASSIGNED FUND BALANCE		8,985,674	11,958,953	10,068,949	6,146,033	9,313,622	6,445,283	5,264,193	5,167,116
FUND BALANCE (Ending)		$ 9,348,665	$ 12,345,596	$ 10,545,295	$ 6,662,150	$ 9,854,474	$ 7,012,071	$ 5,855,323	$ 5,769,202

* Staff is projecting $11,550,000 in spending between 2025-2026 Nutrient Criteria Nitrogen design work and facility alternatives - If we move forward with this the Town will likely receive State Revolving Loan proceeds which we would project in 2026.

UTILITY FUND (WASTEWATER) BUDGET PROJECTIONS THROUGH 2029 (WITH DEBT ISSUANCE)

		ACTUAL 2022	*PROJECTION 2023*	*PROJECTION 2024*	*PROJECTION 2025*	*PROJECTION 2026*	*PROJECTION 2027*	*PROJECTION 2028*	*PROJECTION 2029*
FUND BALANCES (Beginning):									
RESTRICTED FOR:									
RATE STABILIZATION ACCOUNT [1]		**$ 283,648**	**$ 362,991**	**$ 386,643**	**$ 478,986**	**$ 493,163**	**$ 516,739**	**$ 541,459**	**$ 564,784**
ASSIGNED FUND BALANCE		**7,888,040**	**8,985,674**	**11,958,953**	**10,055,747**	**6,248,991**	**7,915,157**	**4,242,351**	**3,168,693**
TOTAL FUND BALANCES (Beginning)		**$ 8,171,688**	**$ 9,348,665**	**$ 12,345,596**	**$ 10,534,733**	**$ 6,742,154**	**$ 8,431,896**	**$ 4,783,810**	**$ 3,733,477**
REVENUES									
51-434-70	Service Fees	$ 2,881,999	$ 2,995,150	$ 3,098,000	$ 3,190,940	$ 3,286,668	$ 3,385,268	$ 3,486,826	$ 3,591,431
51-434-90	Plant Investment Fees (Tap Fees)	597,800	2,181,120	397,000	256,000	400,000	400,000	400,000	400,000
51-436-50	Interest Income	133,136	557,963	600,000	440,000	30,000	30,000	30,000	30,000
51-436-60	Grants	-	12,500	500,000	-	-	-	-	
51-436-69	Miscellaneous	-	-	-	-	-	-	-	
51-436-78	Insurance Proceeds	-	-	-	-	-	-	-	-
	State Revolving Loan Proceeds	-	-	-	-	9,000,000	-	-	
	TOTAL REVENUES	**$ 3,612,935**	**$ 5,746,733**	**$ 4,595,000**	**$ 3,886,940**	**$ 12,716,668**	**$ 3,815,268**	**$ 3,916,826**	**$ 4,021,431**
TOTAL SOURCES		**$ 11,784,623**	**$ 15,095,398**	**$ 16,940,596**	**$ 14,421,673**	**$ 19,458,823**	**$ 12,247,164**	**$ 8,700,636**	**$ 7,754,908**
EXPENDITURES									
Operating Expenses		1,451,962	1,546,570	1,915,943	1,972,654	2,066,957	2,165,835	2,259,135	2,294,257
Capital Expenses		12,815	230,963	3,468,400	4,683,158	7,240,500	3,575,000	990,203	869,364
Debt Service		971,181	972,269	971,519	973,707	1,669,470	1,672,519	1,667,821	778,786
Contingency		-	-	50,000	50,000	50,000	50,000	50,000	50,000
Transfers to Other Funds		-	-	-	-	-	-	-	
TOTAL EXPENDITURES		**$ 2,435,958**	**$ 2,749,802**	**$ 6,405,862**	**$ 7,679,519**	**$ 11,026,927**	**$ 7,463,354**	**$ 4,967,159**	**$ 3,992,407**
Net Surplus (Deficit)		**1,176,977**	**2,996,931**	**(1,810,862)**	**(3,792,579)**	**1,689,741**	**(3,648,086)**	**(1,050,333)**	**29,024**
FUND BALANCES (Ending):									
RESTRICTED FOR:									
RATE STABILIZATION ACCOUNT [1]		**$ 362,991**	**$ 386,643**	**$ 478,986**	**$ 493,163**	**$ 516,739**	**$ 541,459**	**$ 564,784**	**$ 573,564**
ASSIGNED FUND BALANCE		**8,985,674**	**11,958,953**	**10,055,747**	**6,248,991**	**7,915,157**	**4,242,351**	**3,168,693**	**3,188,937**
FUND BALANCE (Ending)		**$ 9,348,665**	**$ 12,345,596**	**$ 10,534,733**	**$ 6,742,154**	**$ 8,431,896**	**$ 4,783,810**	**$ 3,733,477**	**$ 3,762,501**

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