



**Planning & Zoning Commission
Tuesday, April 15, 2025, 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631**

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

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

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

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

REGULAR MEETING CALLED TO ORDER

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

1. Minutes from April 1, 2025

PUBLIC COMMENT

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

PUBLIC HEARINGS

1. Project: Haymeadow 5th Amendment to Filing 1, Neighborhood A1 Preliminary Plan Update, and Filing 2 Final Plat
File # PPFP24-01
Applicant: Abrika Properties, LLC
Location: Neighborhood A1 in the Haymeadow development, also known as Tract Z1 (Parcel #2109-102-07-003), Tract RMF-4 (Parcel #2109-044-05-005), Tract H (Parcel #2109-044-05-006), and Tract X (Parcel #2109-044-05-004)
Staff Contact: Jessica Lake, Senior Planner
Request: An application to amend the Filing 1 Final Plat to rename two public rights-of-way and readdress single-family lots along those streets, update the 2014 Preliminary Plan, and to subdivide Neighborhood A1 of the development (Filing 2) into 46 single-family residential lots, 6 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, five open space tracts, and extend the public right of way of Haymeadow Drive (Sylvan Lake Rd), Ouzel Lane, and Mt. Hope Circle.
2. Project: Natural Medicine Businesses
File # LUDC25-01
Applicant: Town of Eagle
Location: Town of Eagle
Staff Contact: Peyton Heitzman, Community Development Director
Request: A text amendment to the Land Use and Development Code (LUDC) establishing regulations for Natural Medicine Businesses.

COMMUNITY DEVELOPMENT DEPARTMENT AND TOWN COUNCIL UPDATE

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

1. April 2025

OPEN DISCUSSION

ADJOURN

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

Denise Cardoza

Denise Cardoza
Administrative Technician II



MEETING MINUTES
Planning & Zoning Commission
Tuesday, April 1, 2025 6:00 PM
Public Meeting Room / Eagle Town Hall
200 Broadway, Eagle, CO 81631

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

PUBLIC WIFI – Eagle Guest

MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

6:00 PM - REGULAR MEETING CALLED TO ORDER

Commissioner Bill Nutkins called the meeting to order at 6:01 PM.

COMMISSIONERS PRESENT

Weston Arbogast, Keith Montag, Bill Nutkins, Joe
Oakman, Jennifer Sturgeon
Keegan Winkeller

COMMISSIONERS ABSENT

Keith Klesner

STAFF

Peyton Heitzman – Community Development Dir.
Ryan Johnson – Town Engineer
Jessica Lake – Senior Planner
Kyle Brotherton – Senior Planner
Sydney Dynek- Planner I
Richard Peterson – Interim Town Attorney

APPROVAL OF MINUTES

1. Minutes dated February 18th, 2025

The minutes were approved without changes.

PUBLIC COMMENT

Commissioner Nutkins opened public comment. There was no public comment.

PUBLIC HEARINGS

1. **Project:** Haymeadow 5th Amendment to Filing 1, Neighborhood A1 Preliminary Plan Update, and Filing 2 Final Plat (Continue to April 15th)
File #: PPFP24-01
Applicant: Abrika Properties, LLC
Staff Contact: Jessica Lake, Senior Planner
Request: To continue the application to amend the Filing 1 Final Plat to rename two public rights-of-way and readdress single-family lots along those streets, update the 2014 Preliminary Plan, and to subdivide Neighborhood A1 of the development (Filing 2) into 46 single-family residential lots, 6 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, five open space tracts, and extend the public right of way of Haymeadow Drive (Sylvan Lake Rd), Ouzel Lane, and Mt. Hope Circle.

Keith Montag motioned for a continuance with the new date set for April 15th. Chair Arbogast seconded. Motion unanimously approved.

2. **Project:** Capitol Flats Subdivision Sketch Plan
File #: SS24-02
Applicant: Eagle Multi Family, LLC
Staff Contact: Tez Hawkins, Senior Planner
Request: Eagle Multi Family, LLC submitted an application for a Subdivision Sketch Plan to construct five three-story residential buildings containing a total of 171 condominium units on 1.5 acres of land (the "Proposed Development" or "Sketch Plan" or "Capitol Flats Project").

The Capitol Flats Subdivision Sketch Plan (SS24-02) was also presented by Tez Hawkins. Hawkins clarified the request to the Planning and Zoning Commission is to provide feedback to Eagle Multi Family, LLC about how the proposed Development fosters the community vision or can be improved to foster the community vision as stated by the Town of Eagle Land Use Development Code (the "LUDC"). The proposal included a multifamily development with 171 units and underground parking. The purpose of the meeting was to present the applicant's proposal and gather public feedback, with no decisions made at that time. Public input given prior to the hearing was mixed, with concerns including increased traffic, pedestrian safety, changes to neighborhood character, parking issues, and the ongoing demolition at the site. Supportive comments highlighted the project's potential to address the valley's affordable housing shortage, contribute to infill and economic development, and mitigate parking impacts through underground design.

Allison Perry, representing the applicant, gave a presentation that included details such as minimal outdoor water use, solar-ready units, on-site e-bike charging and storage, and on-site trash and recycling services. Greg Schroeder of McDowell Engineering discussed the traffic and transportation study, noting an estimated 695 trips per day. Architect Maggie Fitzgerald also participated in the presentation.

Commissioner Questions

Commissioner Arbogast: Arbogast inquired about the unit mix, and it was clarified that the project included 118 one-bedroom units, 47 two-bedroom units, and 6 three-bedroom units. Hawkins corrected an error in the staff report, confirming that the variance criteria would not violate building code. Arbogast asked whether the rezoning process was considered quasi-judicial or legislative and whether it would require legislative rules. The Town Attorney Peterson responded that most rezoning processes are quasi-judicial, but rezoning a right-of-way would fall under that category as well. Hawkins added that there were specific criteria that rezoning applications needed to meet.

Commissioner Sturgeon: Sturgeon asked about the current number of trips per day, to which Schroeder responded that Capitol currently sees 261 vehicles per hour. She also asked whether the project would negatively impact the Grand Avenue Corridor project, and Town Engineer Ryan Johnson confirmed it would not. Regarding questions on whether the

building's height might shade the road and make the roundabout slippery in winter, Johnson noted that this already occurs due to the proximity of the existing wall, and more research would be necessary. Sturgeon raised questions about parking—specifically, whether parking underneath the building was designated solely for residents, and what parking options would be available for the town. She also commented on the building's façade, noting the extensive use of brick, and asked if alternative design elements were being considered. Perry responded that they could maintain on-street parking, though that would result in more visible cars. Fitzgerald added that the design team was exploring other architectural options.

Commissioner Oakman: Oakman asked about parking and was told there would be both resident and guest parking passes. He expressed his appreciation for garden-style entries and asked whether the same ratio of deed-restricted units would be maintained if the project were less dense. The applicant confirmed that the ratio would remain the same, as it was set by code, but noted that reducing density would eliminate the garage and lead to an increase in surface parking.

Commissioner Winkeller: Winkeller asked about soil retention systems, and it was confirmed that standard systems are allowed, with negotiations ongoing with Public Works and openness to alternative options. Interim Town Attorney Peterson confirmed that the town retains unfettered discretion in deciding whether to pursue a right-of-way vacation. Winkeller asked if the project was mixed-use or purely residential, and it was confirmed to be residential.

Commissioner Montag: Montag asked whether the project would include any outdoor recreation or sitting areas, to which the response was yes. He also inquired about potential dog restrictions, and it was noted that this was still under consideration. Montag asked whether there were any similar projects in the Town of Eagle with comparable density. Hawkins replied that there were not, noting that the highest existing density was in Hockett Gulch with 21 dwelling units per acre. Heitzman added that phase two of Hockett Gulch met that density, but she was uncertain about phase one of Hockett Gulch or Haymeadow.

Commissioner Nutkins: Nutkins asked the meaning of "obtainable housing" and whether there was a minimum Area Median Income (AMI) requirement. Heitzman responded that a percentage of the for-sale units would require 140% AMI, while rental units would be at 80% AMI. Nutkins also questioned the landscape buffer, pointing out that the plan suggested an 8-foot minimum rather than the required 10 feet. Hawkins confirmed that staff was working to ensure those requirements would be met.

Nutkins then asked whether a weighted height average had ever been used in the town. Hawkins explained that it was not included in the current or previous code and that garden-level units were currently being considered basements in height calculations. Regarding site coverage, the applicant stated they were counting the courtyard area as a pervious surface. When asked how confident they were in maintaining growth between buildings, the applicant replied that they were very confident.

Nutkins continued by asking about traffic ratings, specifically whether F was the worst possible grade. Greg confirmed that it was, explaining that an F rating represented a delay of 50 seconds or more, meaning it could range from 51 seconds to several minutes and still fall under the same category. Nutkins then questioned whether this made it an unscalable measurement, arguing that the traffic situation could still worsen despite already being rated an F. Greg was also asked how comfortable he was with an estimated 56 trips per hour in the morning given the project's 283 parking spaces and 171 units. He cited the Institution of Transportation Engineers Handbook, stating that their multifamily use studies supported the projected traffic volumes.

Nutkins asked Public Works if part of the Grand Avenue plan included expanding lanes. Ryan responded that two continuous lanes were planned through the roundabout. When asked if staff was working with the applicant, it was noted that design was underway on Capitol Street, with considerations for parking and maintaining on-street options.

Finally, Nutkins asked whether staff had concerns about the size of the project. Heitzman stated that staff encouraged the applicant to carefully review the sketch plan for conceptual feedback but clarified that staff could not direct the applicant beyond what the code requires.

Commissioner Nutkins requested a five-minute break.

PUBLIC COMMENT

Chair Nutkins opened the floor for public comment.

David Thomas of 227 Howard expressed disbelief at the proposed density of 112 dwelling units per acre.

David Lacy of 108 Howard raised concerns about the traffic study, noting that it did not account for cascading impacts to other intersections. He worried that a single entrance to the parking garage would cause backups, particularly during snowstorms when snowplows and trash pickup would be affected. He questioned the impact of backups stretching from the bridge and criticized the project's scale, asking why neighbors were only now being notified when the impacts extended beyond just the immediate area. He acknowledged the property should be developed but urged that it blend into the existing neighborhood.

Annalisa Runnie of 120 Howard, who lives in a home built in 1912 and purchased from Adam Palmer, spoke about the potential loss of neighborhood character. She described children riding bikes in the street and feared they would no longer be safe if the project were built. She questioned who the town was drawing in and noted that the project felt out of scale. She also commented on traffic backups she experienced based on her commute and stressed the need for the project to be done sustainably, especially considering emergency situations.

Annie Egan of 215 Howard pointed out a conflict in the staff report regarding the goal of "Elevating Unique Character." She advocated for saving an old tree on the site, suggesting it would be a good location for a park. She asked for clarification on how maximum lot coverage was calculated and expressed concerns about traffic, especially when combined with other developments like Haymeadow. She emphasized the town's limited evacuation routes in emergencies and expressed frustration, feeling that the proposed density undermined the values of the Elevate Eagle plan and appreciation for neighbors.

Luke Bowyer of 235 Howard stated the project would result in too many people, cars, and pets, with not enough open space.

Dale Mossier, representing the Methodist Church, said that on-street parking had not been adequately considered, particularly in summer when access and visitor parking needs increase.

Jack Albertson of 327 Howard asked whether the Town of Eagle vacating the alley and placing conditions on the application would constitute a legal "taking," potentially putting the town on the financial hook. He expressed concerns about traffic, quality of life, and advocated for "QIMBY" — Quality in My Backyard — urging development that reflects historic patterns and architectural styles.

Dawn Koenig of 328 Capitol Street quoted the Planning and Zoning Handbook, stating that commissioners had a responsibility to the community through enforcement of the Comprehensive Plan and Land Use and Development Code (LUDC). She argued the project was too dense for the neighborhood and highlighted inconsistencies between the Comp Plan and the code. She noted issues with the first review criteria and pointed out that although CMU1 had no density cap, other restrictions such as building height and lot coverage still applied—and the project did not meet them.

Kristen Miller of 313 E Third Street referenced Comprehensive Plan goals 2-1, 2-2, and 2-3, which promote small-town character, preservation of historic resources, and maintaining unique community identity. She argued that the CMU1 zone should have a density cap and that one should be established before allowing the project to move forward. She felt that rezoning two lots for the project amounted to spot zoning and that the scale of the development fell short of code standards.

Mike Earl of 544 Howard spoke about the impact on trees, explaining that without proper access to sunlight for photosynthesis, trees could become unhealthy and overreach. He discussed stormwater systems for tree planting, citing lessons from a recent Howard Street project, and voiced concern about the loss of heritage trees, as seen in Eagle Ranch.

Jennifer Filipowski of 25 Silver Spur, speaking virtually, introduced herself as a partner at ArtSpace at 120 Broadway. She said she had spoken with several downtown business owners who were struggling due to vacant lots and low foot traffic. She expressed strong support for the project, stating that this type of development would bring more people downtown and help local businesses thrive.

Chair Nutkins closed public comment.

Applicant/Staff response to public comment

Hawkins stated that seven new public comments had been received within the past couple of days and that follow-up would be conducted. Town Attorney Peterson mentioned that a letter had also been submitted by the applicant.

Nutkins brought up a question from a member of the public regarding whether the town vacating the alley and placing conditions on approvals would be considered a "taking." Peterson responded that the analysis of a taking was complex and could not be fully addressed at that moment. However, he explained that conditioning approvals and vested rights occurred regularly, as long as the conditions were reasonably related to the application. He added that he would prefer to provide more detailed legal advice specifically on the right-of-way vacation.

Allison clarified that the rezoning involved only one lot, and thus only one zoning designation would be required. She also noted that no historic homes would be demolished as part of the project.

Nutkins concluded by thanking the public for their participation and input.

P&Z COMMISSION DELIBERATION AND FEEDBACK ON THE APPLICATION

Commissioner Sturgeon: Sturgeon agreed that development needed to happen, but felt the proposed project was too tall and too dense. She emphasized that it wasn't just about the number of units but also the number of people it would bring in. She urged mindfulness regarding traffic impacts, especially in a small-town context. She requested a graphic showing the building's height at eye level from adjacent buildings to better understand the impact on the surrounding neighborhood.

Commissioner Montag: Montag applauded the applicant's work and supported the development of an infill parcel in that location due to its proximity to downtown and retail. He appreciated the inclusion of attainable housing and found the overall design aesthetically pleasing, with particular appreciation for the underground parking. He acknowledged the site's visibility and agreed that cleaning up the disrepair of old buildings was positive. However, he expressed concern over compatibility with the neighborhood and town residents, stating that the density was far too high. He urged that the density be reduced to something more compatible with surrounding areas and voiced concern over insufficient underground parking, the building's height, and potential for increased street parking. Regarding traffic, he appreciated

Schroeder's explanation but felt that a continued level of service (LOS) F would worsen existing issues. He noted that the \$70 million Grand Avenue project wouldn't solve the current problems anytime soon. Ultimately, his main concern centered around the project's density.

Commissioner Winkeller: Winkeller appreciated the architecture and the idea of developing that lot. He liked the potential to energize the neighborhood and bring more people downtown to support community growth. However, he agreed with public comments that the project was too big and involved too much lot coverage. He emphasized the need to respect the neighborhood and find an appropriate density. He suggested removing an interior building to create a nicer courtyard, possibly showcasing artwork. He felt that even 100 units would still be substantial. Winkeller added that he would be more supportive of the proposed building height if there were commercial space on the first floor.

Commissioner Arbogast: Arbogast noted that as long as the project followed rules and guidelines, the town should be open to discussions about allowing higher density downtown units. He mentioned that the lack of a density cap should be addressed outside of this meeting. He acknowledged the rezoning process to combine lots and highlighted the historical nature of downtown's smaller lots. He recognized that this project would be the first of its kind and could redefine what's considered "normal," prompting a need to assess how it fits into the Comprehensive Plan and the neighborhood. He reiterated that if the regulations were being followed, this project could serve as a starting point, but he had concerns if the regulations were not being met.

Commissioner Oakman: Oakman emphasized that more housing was key to creating affordable housing and a walkable community. While he acknowledged concerns about how much density was appropriate, he also noted its importance for supporting the community and local businesses. He inquired about the building height from the garden-level basement to the parapet and asked about the height from grade. He stressed the importance of considering traffic but noted the town was actively working on it. He liked the building's overall architecture but felt more green space would benefit residents who enjoy spending time outdoors. Oakman stated that commercial space was already struggling and suggested keeping the building fully residential made more sense.

Commissioner Nutkins: Nutkins called it a great infill project in a strong location. He liked the architecture and the idea of bringing more residents downtown to help it thrive. He also supported the affordable housing component. However, he felt the project's density was the most significant issue, stating it was far too dense. While he understood there was no specific density requirement, he explained that dimensional standards were being used to handle density and noted that underground parking hadn't been predicted in those standards. Though he liked the underground parking, which he estimated at \$30,000 per space, he pointed out that the site appeared as one massive building. He recalled a suggestion to remove one of the buildings and stated he couldn't support a project with such high density. At 112 dwelling units per acre, he believed compatibility with the town was lacking. He also noted that reducing the building height by a story could help. Because the site was already elevated, he felt the tallest corner at Grand Avenue and Capitol Street should have a setback. While he liked the idea of the project overall, he didn't think it needed commercial space on the first floor. He suggested that a uniform zoning designation across the block made more sense and expressed concern about spot zoning.

Chair Nutkins closed file SS24-02.

ADJOURN

MOTION: Chair Sturgeon motioned to adjourn. Chair Winkeller seconded and the motion to adjourn passed unanimously.

Meeting Adjourned at 8:45pm

AI Assistance

These meeting minutes were generated with the assistance of AI technology to enhance accuracy, organization, and clarity. The final version was reviewed and approved by Jackie VanEyll to ensure completeness and adherence to meeting records.

DRAFT



STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

TO: Planning & Zoning Commission

FROM: Community Development Department

DATE: April 15, 2025

PROJECT: Haymeadow 5th Amendment to Filing 1, Neighborhood A1 Preliminary Plan Update, and Filing 2 Final Plat

REQUEST: An application to 1) amend the Filing 1 Final Plat to rename two public rights-of-way and readdress single-family lots along those streets, 2) update the 2014 Preliminary Plan, and 3) to subdivide Neighborhood A1 of the development (Filing 2) into 46 single-family residential lots, 6 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, five open space tracts, and extend the public right of way of Haymeadow Drive (Sylvan Lake Rd), Ouzel Lane, and Mt. Hope Circle.

FILE NUMBER: PFP24-01

APPLICANT: Abrika Properties, LLC

LOCATION: Neighborhood A1 in the Haymeadow development, also known as Tract Z1 (Parcel #2109-102-07-003), Tract RMF-4 (Parcel #2109-044-05-005), Tract H (Parcel #2109-044-05-006), and Tract X (Parcel #2109-044-05-004)

CODE: Chapter 4.17.100. Subdivision Applications
Chapter 4.15 Subdivision Design and Improvement Standards
Fourth Amended PUD Guide for the Haymeadow Planned Unit Development (PUD Guide)

ZONING: Planned Unit Development (PUD) Zone District

EXHIBITS: 1: Application
2: Project Narrative

- 3: Phasing Plan
- 4: Fifth Amendment, Haymeadow Filing 1 Final Plat
- 5: Preliminary Plan
- 6: Neighborhood A1 – Lot Exhibit
- 7: Haymeadow Filing 2, Final Plat
- 8: ALTA Survey ([LINK](#))
- 9: Trails Plan ([LINK](#))
- 10: Civil Landscape and Irrigation Plans ([LINK](#))
- 11: Grading, Erosion, and Sediment Control Plans ([LINK](#))
- 12: Grading, Erosion, and Sediment Report ([LINK](#))
- 13: Development Impact Report / Preliminary Statement
- 14: LERP Plan Tracking & LERP/RO Unit Table
- 15: Will Serve Letter(s)
- 16: Drainage Conformance Letter
- 17: Sanitary Capacity Memo
- 18: Exhibit A: Water Plan ([LINK](#))
- 19: Exhibit B: Sewer Plan ([LINK](#))
- 20: Traffic Memo
- 21: Concept Lot Grading Exhibit
- 22: Alley Turning Movement Exhibit

ADDITIONAL REFERENCED DOCUMENTS:

- 23: 2013 Preliminary Utility Impact Report ([LINK](#))
- 24: 2013 Geotech Letter: Debris Flow and Flood Mitigation Design Information ([LINK](#))
- 25: 2013 Geotech Report: Debris Flow and Flood Review ([LINK](#))
- 26: 2018 Open Space Management Plan ([LINK](#))
- 27: Appendix 13: Raw Water Irrigation Basis of Design ([LINK](#))
- 28: Resolution Establishing Non-Potable Water Fees ([LINK](#))
- 29: Resolution 08-2024: Ownership & Maintenance Agreement ([LINK](#))
- 30: Haymeadow Mineral Report ([LINK](#))

2014 SKETCH PLAN DOCUMENTS:

- 31: Approved 2014 PUD Zoning Plan ([LINK](#))
- 32: Notice of Decision for Initial PUD Zoning Plan and Sketch Plan ([LINK](#))
- 33: Sketch Plan Exhibit A: Conditions of Approval ([LINK](#))
- 34: TBOT Sketch Plan Comments ([LINK](#))

PUBLIC COMMENT:

Staff has not received any letters of public comment as of April 11, 2025. Letters received after this time will be gathered and entered into the public record at the hearing.

STAFF:

Jessica Lake, Senior Planner, Jessica.lake@townofeagle.org

BACKGROUND

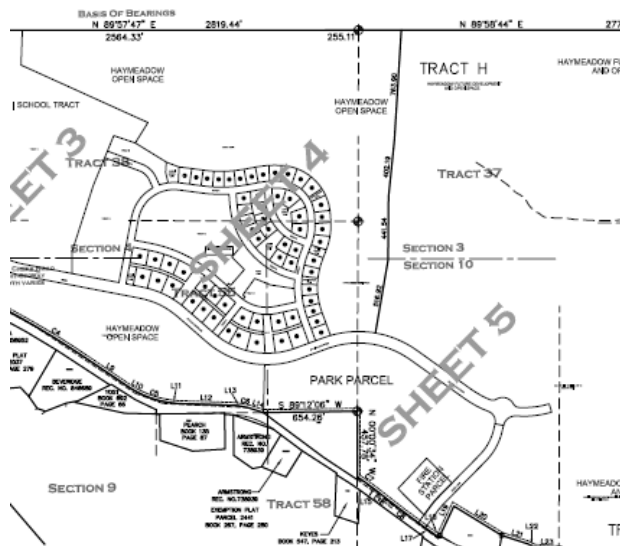
Abrika Properties, LLC (“Applicant”) has submitted concurrent applications for 1) an Amendment to the Filing 1 Final Plat to rename two streets and reassign addresses to the new street names, as well as 2) an update to the 2014 Preliminary Plan for Neighborhood A1 and 3) a Filing 2 Final Plat to subdivide Neighborhood A1 of the development into 46 single-family residential lots, 6 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, five open space tracts, and extend the public right of way of Haymeadow Drive (Sylvan Lake Road), Ouzel Lane, and Mt. Hope Circle. These properties are located east of Filing 1, Tract E, and the Soleil Homes neighborhood and generally north of Eagle Ranch Road in Eagle Ranch.



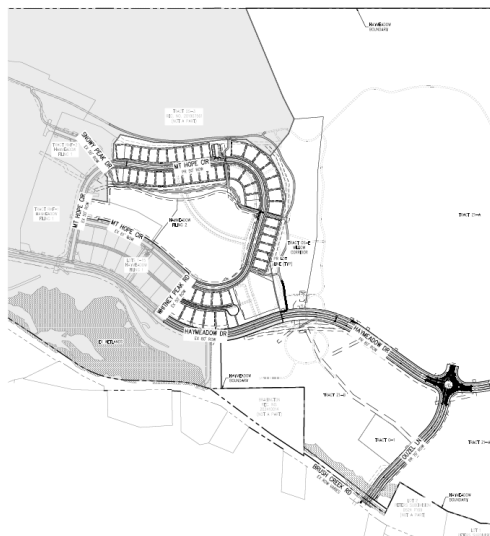
Sylvan Lake Road from the Brush Creek Road/Sylvan Lake Road roundabout into the Haymeadow development will be renamed Haymeadow Drive. This renaming of the public Right of Way is being proposed by the applicant with the support of Town staff. The current street name has been confusing for residents and visitors trying to reach Sylvan Lake State Park. By changing the name to Haymeadow Drive, it will more clearly designate the road as leading into the Haymeadow development and not to the state park. Red Peak Rd, shown in Filing 1, will be renamed Mt. Hope Circle and the lots platted in Filing 1 along Red Peak Road will be re-addressed in the amendment to Filing 1.

The purpose of the updated Preliminary Plan application is to design the size and location of the childcare lot, which then triggered the need to take another look at the overall connectivity of the internal road network and from this review the applicant team determined it was necessary to realign the internal neighborhood streets and reconfigure the residential lot layout, as shown below. Preliminary Plans are the guiding documents that subdivisions are based on. It is in this stage that much of the engineering and planning work occurs to ensure that a property is able to be subdivided and that lots can meet the requirements in the Land Use Code. The 2014 Preliminary Plan for the Haymeadow Development, shown below on the left, only included Neighborhood A1 and the extensions of Haymeadow Drive (Sylvan Lake Rd) and Ouzel Lane to the roundabout connection point. The updated Preliminary Plan, shown below on the right,

includes the same parameters. The names of Tracts have been updated to reflect Filing 1 approvals and the subsequent amendments to the first filing. This application has also provided construction plans for review and will seek acceptance of Filing 2, which will allow for the completion of infrastructure for Neighborhood A1 in Haymeadow. This update to the Preliminary Plan was necessary to align the Plan with the updated zoning, in the [Fourth Amended PUD Guide for the Haymeadow Planned Unit Development](#).



2014 Approved Preliminary Plan for Filing 1



Updated Preliminary Plan for Filing 2

This subdivision application proposes to construct the infrastructure in four phases. Phase 1 involves public improvements, including extending Haymeadow Drive (Sylvan Lake Rd) to the childcare facility. Phase 2 focuses on infrastructure within Neighborhood A-1. Phase 3 includes water infrastructure improvements, such as the Haymeadow booster pump station. Phase 4 extends Haymeadow Drive (Sylvan Lake Rd) to Ouzel Lane, including various utilities and wetlands restoration. The phasing plan will be tied to the Subdivision Improvements Agreement, which is currently being negotiated by staff and will ultimately be reviewed and decided on by Town Council.

The Haymeadow Annexation and Development Agreement speaks to what dedications are required of the developer and when they must occur by. The following image of the approved Planned Unit Development (“PUD”) Development Plan shows Tract E the Town and School Site (west of Neighborhood A1), Tract OS-2/OS B the Wetlands Buffer/Open Space (south of Neighborhood A1), Tract OS-3/OS C part of the Upland Open Space (north of Neighborhood A1), Willow Tree Corridor (between Neighborhoods A1 and A2), Tract OS D part of the Upland Open Space (north of the Willow Tree Corridor), Tract F the Trailhead Park / community park (south of Neighborhood A2 and east of the Wetland Buffer), and Tract G the fire station (south of Neighborhood A2 and bordering Ouzel Lane). In the list above and table below the Development Plan, several tracts have multiple names (ie: OS-2/OS C), this is because of differences in naming between the Filing 1 Final Plat and the Development Plan. Staff have provided a table below, noting when each of the above dedications is required to be made.



PUD Development Plan Snapshot

Haymeadow Dedication Schedule				
Parcel Description	Dedication Requirement	Resolution / Agreement Section	Timing	Completed
Tract E: Town & School Site	A parcel containing 32.733-acres for public school and recreation purposes to be dedicated to the Town / satisfies requirement for Public School Dedication or Fee in Lieu Dedication	Resolution 12-2014 / ADA Section 15	Filing 1	Yes
Tract OS-2/OS B: Wetlands Buffer / Open Space	A parcel containing 24-acres for Wetlands Open Space to be dedicated to the Town	Resolution 12-2014 / ADA Section 14.8	Filing 1	Yes
Tract OS-3/OS C: Upland Open Space (North of Neighborhood A1)	Sequentially dedicate Upland Open Space for public open space purposes, to be dedicated to the Town with each Subdivision Final Plat of the Property adjacent to the south	Resolution 12-2014 / ADA Section 14.2	Filing 1	Yes
Tract OS D: Upland Open Space (North of Willow Tree Corridor)	Sequentially dedicate Upland Open Space for public open space purposes, to be dedicated to the Town with each Subdivision Final Plat of the Property adjacent to the south	Resolution 12-2014 / ADA Section 14.2	Future Filing	No
Tract OS E: Willow Tree Corridor	Acreage not described, but for wildlife protection and open space purposes, to be dedicated to the Town with Subdivision Final Plat that borders the western boundary of the parcel	Resolution 10-2018 / ADA Section 14.6	Filing 2	No
Tract F: Trailhead Park	A parcel containing 20.5-acres for public park and recreation purposes, to be dedicated to the Town with the first Subdivision Final Plat for Neighborhood A2	Resolution 10-2018 / ADA Section 14.7	Future Filing	No
Tract G: Fire District Station	A parcel containing 1.6-acres for construction and operation of a fire station and related uses, to be dedicated to the Fire District	Resolution 12-2014 / ADA Section 14.3	Filing 1	Yes

Schedule of Dedications

ISSUES FOR DISCUSSION

- What does the Commission think about the change in the Preliminary Plan from a pedestrian underpass to pedestrian crosswalk?

STANDARDS FOR FINAL PLAT REVIEW (FIFTH AMENDMENT TO FILING 1)

The purpose of the final plat is to complete the subdivision process and ensure compliance with the approved preliminary plan and applicable standards in the LUDC. An application for Final Plat shall follow the review procedures outlined in Section 4.17.100(E) of the Land Use and Development Code.

STANDARD #1: *The final plat conforms to the approved preliminary plan, including any conditions of approval.*

Staff Comment: The amended Final Plat generally conforms to the Preliminary Subdivision Plan, as reviewed below. The Final Plat has been reviewed by the Town Engineer, Planning, the Town Attorney, the Eagle County Assessor's Office, the Eagle County GIS Department, 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.

STANDARD #2: *The final plat complies with the requirements of the Land Use and Development Code.*

Staff Comment: The Final Plat is in conformance with the requirements of the Land Use and Development Code and the Haymeadow PUD Guide. Addresses have been reviewed by Town staff and Eagle County's staff to ensure compliance with addressing policies.

STANDARD #3: *The final plat complies with all technical standards and specifications.*

Staff Comment: Town staff and the Town's surveyor have provided detailed comments to the applicant and the applicant's surveyor is currently making the required technical changes required by staff. The applicant is also reviewing the easement language from the Filing 1 Final Plat and may need to update a note on the plat to clarify the Town's and Public's rights to access easements with this amendment. Whether the easement language needs to be updated or not will be determined prior to a decision by Town Council. The final plat will be ready for signatures and recordation within 30 days of approval by Town Council, as noted in the 2nd condition of approval.

Condition of Approval:

- The applicant shall work with the Town Attorney to determine whether a clarification about access easements needs to be included on the Amended Final Plat for Filing 1 prior to a decision by Town Council, or prior to recordation of the Plat, if this condition is moved to the SIA.
- The applicant shall record the plat with the County Clerk and Recorder within 30 days of the Town Council's approval. The Town Planner may grant one administrative extension of this deadline of up to 30 days, upon good cause shown. Any further extensions must be authorized by the Town Council.

STANDARDS FOR PRELIMINARY PLAN REVIEW (UPDATE TO NEIGHBORHOOD A1 PRELIMINARY PLAN)

The purpose of the preliminary plan is to provide a mechanism for the Town to review an overall plan for a proposed subdivision to ensure compliance with this LUDC, the Comprehensive Plan, and the adequate provision of facilities and services to the Town. An application for Preliminary Plan shall follow the review procedures outlined in Section 4.17.100(D) of the Land Use and Development Code.

STANDARD #1: *The preliminary plan is consistent with applicable provisions of the Comprehensive Plan.*

Housing Goals and Policies:

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

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

Staff Comment: The PUD Guide and the LERP Plan for Haymeadow determine how many of each housing type and how many deed restrictions for each Neighborhood and the LERP Plan also requires that the developer provide a certain number of studios, one-bedroom, two-bedroom and three-bedroom units throughout the neighborhoods. In Neighborhood A1, 18 LERP units and 14 Resident Occupied (RO) units have been built to date. The Developer has also committed to an additional 30 RO units above and beyond the 84 attainable units, which are priced capped based on AMI.

<u>Neighborhood</u>	<u># LERP Units</u>
A1	41
A2	22
B	21
C	0
D	0
Total	84

<u>Unit type</u>	<u># Provided</u>
Studio	21
One-bedroom	33
Two-bedroom	18
Three-bedroom	12
Total	84

LERP Units Required by Neighborhood

LERP Units Required by Unit Type

The PUD Guide lays out density requirements but also allows for some flexibility between total number of unit types. Neighborhood A1 is proposed to include a total of 259 dwelling units, with the mix of unit types generally being 72 single-family/duplex and 187 multi-family units. Per the PUD Guide, both the single-family and duplex units are allowed to have accessory dwelling units (ADUs), this allowance is consistent with the Town's Code.

Economic Goals and Policies:

Policy 1-2.11. Encourage childcare and infant care facilities in commercial, mixed-use and residential neighborhoods as appropriate.

Policy 2-5.3. Support vertical mixed use, horizontal mixed use or a combination of mixed-use patterns in appropriate areas (such as the Broadway Street extension into the River Corridor Sub Area). Minimize the extension of mixed-use areas away from the Town Center in order to promote Broadway Street as the heart of the community.

Staff Comment: This subdivision application includes a 1.6-acre parcel, which will be dedicated to a childcare provider after the subdivision has been finalized. This application does not include any mixed-use beyond the allowance for childcare in Neighborhood A1 and the school and recreation parcel (Tract E), which was dedicated to the Town as part of the developer's required school and park land dedications, this was completed with Filing 1.

Design Goals and Policies:

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 construction.

- b. Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.
- c. Apply dark night sky standards consistently to all proposed outdoor lighting systems, and work to retrofit existing systems over time.

Policy 2-4.2. Enhance wayfinding to reflect the Town brand and to identify appropriate locations and designs for directional signage, as well as address vehicular, pedestrian, transit, and trail signage.

Policy 2-5.1. Maintain and enhance the sense of community in Eagle.

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

Staff Comment: All new construction or modifications to existing structures are subject to the Haymeadow Design Guidelines. These guidelines were reviewed and approved by the Town in 2022, once approved by the Town, the Design Guidelines are administered by the Haymeadow Design Review Board. The design guidelines will be updated and submitted to the Town for administrative review after completion of this subdivision application. The update to the design guidelines will be focused on targeted updates to ensure general compliance with the Town's adopted Land Use and Development Code ("LUDC") and to add design standards for the childcare use and fire station. Construction under this subdivision application is subject to all applicable building code standards and public works standards for infrastructure. The Haymeadow design guidelines and Town lighting standards generally align with dark sky guidelines.

Two street names are being changed to provide clear wayfinding into the Haymeadow development. Haymeadow includes a significant amount of dedicated open space. As part of Filing 1, the developer dedicated the wetlands to the south of Tract E and Neighborhood A1 to the Town and as part of this filing 2 application the developer will dedicate a portion of the Willow Corridor (to the west of Neighborhood A1) to the Town. The western boundary of the Willow Tree Corridor (Tract OS E) will be determined when Neighborhood A2 is subdivided. For now, the Town will accept the dedication with the understanding that the final location of the eastern property line will be determined later but requires that OS E be no smaller than the dedication to be made with Filing 2, this will be included as a provision in the SIA.

Haymeadow is made up of primarily pasture and meadow, some of which is kept in hay production. There are not many trees on the property, except for the Willow Tree Corridor. The development has been designed around areas such as the Willow Tree Corridor (between Neighborhoods A1 and A2), the wetlands area (south of Neighborhood A1), and a wildlife corridor out on the far eastern end of the property. As Neighborhoods develop, street trees and trees on private property will help contribute to the creation of a tree canopy in the development.

Transportation/Recreation Goals and Policies:

Goal 2-4. Connect Eagle's unique neighborhoods physically and visually through a walkable and trail-oriented environment with high-quality wayfinding.

Policy 2-4.1. Enhance pedestrian access and amenities, and public gathering areas to promote social interaction.

- a. New development should provide amenities such as sidewalks, parks, open space systems, and bicycle paths.

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

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

Policy 3-3.2. Improve the safety and efficiency of bicycle and pedestrian crossings throughout Town.

Policy 3-3.3. Encourage development applications or annexation proposals for property adjacent to public lands to include public access where appropriate.

Policy 3-5.4. Require new development to provide trail (hiking, biking, motorized) connections to local and regional destinations or existing trail systems.

Policy 4-3.7. Encourage site designs and alternative transit incentives that reduce the demand for automobile trips in the area.

Policy 5-1.1. Plan for future public transportation enhancements.

- c. Integrate mass transit facilities in new development where practicable and encourage the creation of a multimodal transit center and transit-oriented development within Downtown.

Policy 5-1.2. Enhance ease of active modes of transportation.

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: Haymeadow has planned a comprehensive trail and sidewalk system throughout the development. The A1 Spine Trail connects Neighborhood A1 with the Pool and Ice Rink and the mountain bike trail system in that area. Sidewalks border both sides of all streets within the neighborhood and Haymeadow Drive (Sylvan Lake Road) has a 10' path that runs along the northern side of this east/west road. The trail through the wetlands area will eventually connect to the trail system in Trailhead Park and with the north/south trails along the edges of the Willow Tree Corridor. The trail on the western side of the Willow Tree Corridor also connects with Neighborhood A1 in several locations and will eventually connect with Neighborhood A2. A 10-ft path will run parallel to Ouzel Lane, making one of several future connections to the Eagle Ranch trail system.

Brush Creek Character Area Goals and Policies:

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

Policy 2-3.1. Preserve and showcase the rich cultural heritage of the Eagle area.

- a. Prevent the degradation and loss of significant cultural assets.

Policy 2-3.2. Preserve and enhance each of Eagle’s unique character areas (i.e. Downtown; the Chambers Avenue Area; Market Street; Eagle Ranch Commercial Core; Eagle River Corridor; US Highway 6/Grand Avenue Corridor; the Western and Eastern Gateway Areas; and the Brush Creek Area).

Goal 2-8. Policies for the Brush Creek character area: including properties along the east and west sides of Brush Creek Road to the southern end of the urban growth boundary.

Policy 2-8.1. Support and preserve the attributes and quality of the “country lane” experience along Brush Creek Road.

Policy 2-8.2. Encourage clustering to balance conservation and development objectives so that wildlife habitat, views and sensitive environmental areas are preserved.

Policy 2-8.3. Large developments should provide for neighborhood connections setback significantly from Brush Creek Road to allow for a continued “country lane” experience.

Policy 2-8.4. New development should create connections to existing trails and pedestrian areas within the Brush Creek character area, where appropriate.

Policy 2-8.5. Enhance multi-modal and pedestrian connectivity within the Brush Creek Character Area.

Staff Comment: Neighborhood A1 is setback roughly 388-ft at its closest point from Brush Creek Road. Neighborhood A1 is a clustered development area allowing for preservation of the Willow Tree Corridor to the east, the wetlands to the south and development of a community park to the southeast. As discussed above, the development includes an extensive trail network which allows for multi-modal and pedestrian connectivity.

Wildlife and the Environment Goals and Policies:

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

- a. Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards.

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

Policy 4-2.2. Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction.

Staff Comment: According to Haymeadow’s Annexation and Development Agreement (ADA), the Willow Tree Corridor is *for wildlife protection and open space purposes*. The Willow Tree Corridor preserves the willow trees in the area, provides habitat and movement corridors for wildlife and while including several trail connections, the trails themselves are designed to have the least possible impact on open space, land, and wildlife. The wetlands to the south of Tract E and Neighborhood A1 are also wildlife habitats for fish and birds. There will be improvements made to the wetlands area, and once the water court case has been approved, Dylan’s Pond will be constructed in this area and the existing trail will be extended around the pond and into Trailhead Park. The ponds, Dylan’s and Strawberry, will be used as part of the non-potable irrigation system at Haymeadow.

Sustainability Goals and Policies:

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

- a. Encourage all construction to utilize green building practices.

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

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

Staff Comment: The Town has adopted the 2021 International Building Codes, including the National Energy Code, and the 2020 National Electric Code. All vertical construction within the Haymeadow development will be subject to these Codes and the energy and sustainability requirements within. Single-family and duplex homes will be designed and constructed as solar ready, but it will be up to individual homeowners to install panels and batteries. There is a gas line to the completed RMF-1 property, and the application notes that this gas line may be completed as a loop through Neighborhood A1, this is ultimately dependent on several factors. The developers have been working with Holy Cross to determine whether the rest of the development (this phase of Neighborhood A1 – Neighborhood D) can be served as all-electric.

STANDARD #2: *The preliminary plan is substantially consistent with the recommendations made by Planning and Zoning Commission and Town Council at sketch plan application.*

[Sketch Plan Application Notices of Decision](#)

[Sketch Plan Application Exhibits](#)

[Sketch Plan Application Comments](#)

Staff Comment: Staff have reviewed all the comments and information provided in the above linked documents and have verified that each comment identified has generally been met within one or more of the following application materials: the current application, the PUD Development Plan, the Annexation and Development Agreement, or during the previous subdivision for Filing 1. There are some TBOT comments made during the sketch plan application that have been modified over time, some became requirements in the Annexation and Development Agreement, and some ended up in the PUD Development Plan. Comments made by Commissioners, Boards, or Council members during Sketch Plan Application are non-binding; essentially the Town can change its mind as the application continues to evolve. Staff have noted that the vast majority of the comments from the Sketch Plan application are accounted for in the various approvals Haymeadow has subsequently received.

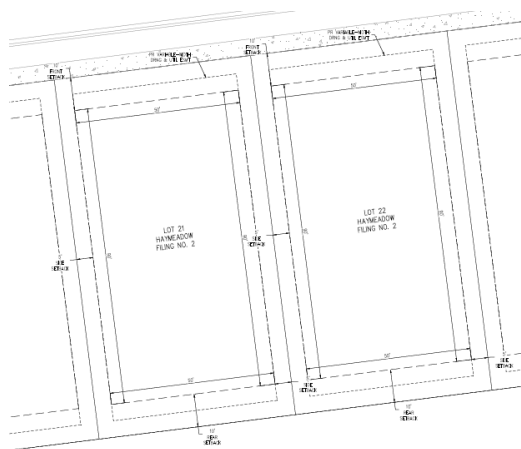
STANDARD #3: *The preliminary plan complies with the applicable standards of this LUDC.*

Section 3.A. Haymeadow PUD Guide: Residential One – Neighborhood Parcels A1 and A2:

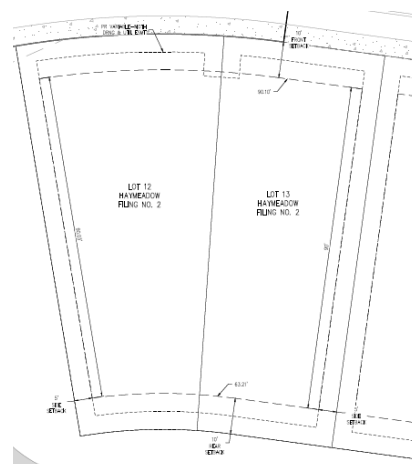
Purpose: to provide sites for single family and multi-family homes on a variety of lot sizes that will maintain and reinforce the existing small town development pattern, character and architectural heritage of the Town of Eagle and to provide for mixed residential neighborhoods to serve the needs of the residents of Eagle. The design of neighborhoods in this district is intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.

Minimum Building Setback Requirements:		
Single Family w/front loaded garage:	Duplex w/front loaded garage:	Single Family & Duplex w/alley loaded garage:
Front: 10-ft min./22-ft max. to front porch and/or front of building façade. 25-ft min. to garage door.	Front: 10-ft. min./22-ft. max. to front porch and/or front of building façade. 25-ft min. to garage door.	Front: 10-ft min./22-ft max. to front porch and/or front of building façade.
Side: 5-ft	Side: 5-ft	Side: 5-ft
Rear: 10-ft	Rear: 10-ft	Rear: none

Staff Comment: Lot dimensions and typical(s) for setbacks have been provided on the preliminary plan and staff finds that the lot sizes proposed, with the setback standards and easements considered, are sufficient for the uses proposed on the lots. The PUD Guide does not provide minimum lot sizes for each use, but for comparison purposes, the smallest single-family lot proposed is 6,511.6 sf and the minimum allowed for a single-family lot in the R2 Zone District is 5,000 sf. Duplex lots in the R2 Zone District must have a minimum lot size of 2,500 sf per dwelling unit, the smallest duplex lot proposed in this subdivision is lot 13 at 4,549 sf.



Smallest Single-Family Lot
Developable dimensions (w/in setbacks) 90-ft long x 50-ft wide



Smallest Duplex Lots
Developable dimensions (w/in setbacks, width is across both duplex lots) 90-ft long x 63.21-ft wide at the rear yard setback and 90.10-ft wide at the front yard setback

Section 4.02.050. Inclusionary housing requirements for affordable and local employee residency (LERP) / [Haymeadow LERP Plan](#)

Staff Comment: Per the approved LERP Plan, the development is required to provide 10% of the total number of dwelling units as price-capped deed restricted units. Haymeadow is approved for up to 837 dwelling units, resulting in 84 price-capped units. The LERP Plan states that the price-capped units will all be provided as multi-family, therefore no single-family or duplex units are required to be price-capped. The developer has committed to providing a variety of price-capped units by number of bedrooms to ensure that there is fair distribution of price-capped units throughout the multi-family in the neighborhoods and by bedroom size. *The timing of the*

LERP units should keep pace at 10% of the construction of free-market units, though the pace may vary within individual neighborhoods during build-out. The Developer also agreed to provide 30 RO units as part of a separate Developer Commitments Agreement.

Below is the current tracking provided by the developer for both the LERP price-capped and RO units based on Neighborhood. Per the LERP Agreement, the developer is required to provide a breakdown of units by bedroom, which has been provided below the LERP and RO units by neighborhood table. As a side note to the per bedroom distribution provided in the LERP Plan, the developer is allowed to request to adjust the per bedroom distribution, this request can be made to the Community Development Director, but the developer may not request to add more units of fewer bedrooms than is provided for in the Plan. As an example, the developer could request to construct a total of 35 one-bedrooms and reduce the number of studios built by two.

Neighborhood	# LERP Units Required	# LERP Units Built	# LERP Units Remaining to be Built	# RO Units Required	# RO Units Built	# RO Units Remaining to be Built
A1	41	18	23	30	14	16
A2	22		22			
B	21		21			
C	0		0			
D	0		0			
Total	84	18	66	30	14	16

LERP and RO Units Constructed by Neighborhood

Studio	21	0	21		0	
One-bedroom	33	12	21		0	
Two-bedroom	18	6	12		14	
Three-bedroom	12	0	12		0	

Table of Units Constructed by Bedroom Type

Section 4.10.030. Design standards applicable to all sites and structures.

Sections 7 and 8 of the PUD Guide speak to the design review process and that architectural design standards are provided for in the Haymeadow Design Guidelines. The above referenced Code Section is what Town Staff will review Multi-Family Development Plan applications and Single-Family and Duplex building permit applications against.

This section of the Code provides requirements for site access and connectivity, building and facilities placement, permitted façade materials, prohibited façade materials, roofs, eaves, and parapets, color and reflectivity, and sidewalks and furnishings.

Staff Comment: Staff have reviewed each subsection of the Code for applicability and application conformance.

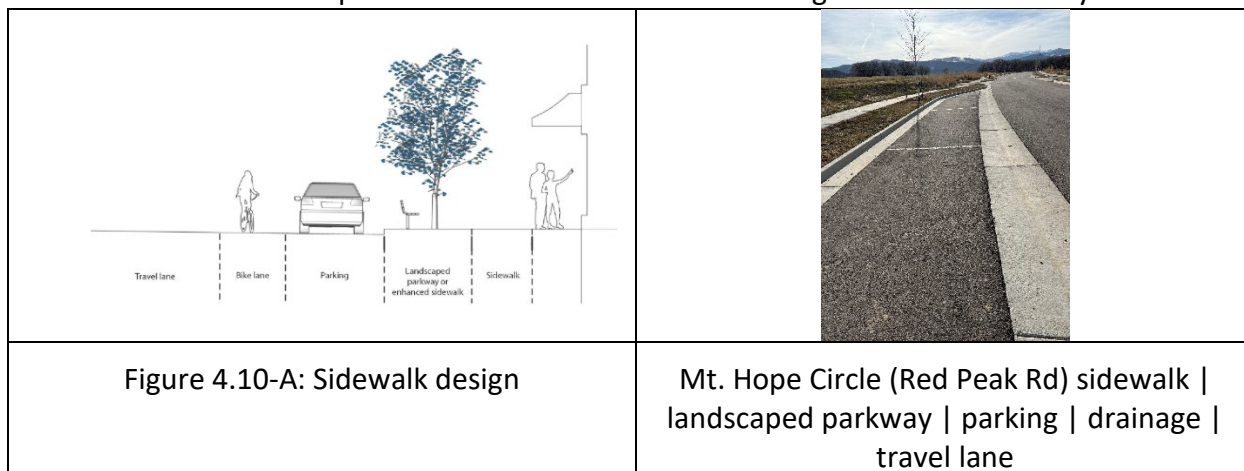
Access and connectivity. Streets within Neighborhood A1 have been reviewed by Planning, Public Works, Eagle County GIS, and the Fire District for efficient access and wayfinding for emergency services. Driveway and lot/parcel access standards will be reviewed at time of Building Permit for single-family and duplex lots and at time of Development Plan for multi-family parcels. Pedestrian and bicycle connections are provided in the neighborhood and crosswalks will be provided at all street/trail intersections.

Building and facilities placement. Placement of buildings will be further evaluated at time of Building Permit for single-family and duplex lots and at Development Plan for multi-family

parcels, but staff have reviewed the site overall and believe that the development achieves the aims of avoiding development on steep slopes, natural drainageways, natural hazards, wildlife habitat, utility easements, and defined view corridors. Vehicle parking is provided on-site for single-family and duplex lots and will be reviewed for multi-family parcels during the Development Plan application. Neighborhood A1 does include some limited street parking and an overflow parking lot between lots 11 and 25.

Façade Materials / roofs, eaves, parapets / color and reflectivity. No vertical construction is occurring with this subdivision application, façade materials, roofs, eaves, parapets, color, and reflectivity will be reviewed during the appropriate step in the application process.

Sidewalks and furnishings. The streets in Haymeadow have been generally designed in accordance with this section of the Code. All streets in Neighborhood A1 have sidewalks on both sides and a landscape strip of varying width occurs from the back of curb to the sidewalk. This space provides adequate space for street trees, which as they grow will create a tree canopy in accordance with the Comprehensive Plan and the Town’s designation as a Tree City USA.



Section 4.10.040. *Residential structure and site design standards.* This section of the code generally applies to design standards for structures that contain residential uses.

Staff Comment: No vertical construction is occurring with this subdivision application, building orientation, exterior appearance standards, roof lines, building materials, accessory structures, and private outdoor space will be reviewed during the appropriate step in the application process.

Section 4.10.060. *Erosion and sedimentation control.* This section is intended to ensure that natural drainage patterns are preserved and protected from increased water flows, to keep any disturbance in natural vegetation and soil cover to a minimum, to prevent degradation of rivers and streams from sediment transport, to ensure that fugitive dust from development is minimal, and to ensure that erosion is minimal, and slopes are properly stabilized and revegetated.

Staff Comment: The applicant has submitted Grading, Erosion, and Sediment Control Plans which have been reviewed by the Town Engineer and staff anticipates that these will be approved with comments, or as provided for in the SIA, by the Town Council meeting. The applicant will be responsible for incorporating all comments into the final plans, and those plans will be reviewed by the Town Engineer prior to any work occurring on the site. Grading, Erosion and Sediment

Control Plans will be updated prior to the Town Engineer's final review to show the trailhead parking lot in OS-A.

Condition of Approval:

- The applicant shall update the Grading, Erosion, and Sediment Control Plans with all the Town Engineer's comments and show the trailhead parking area in OS-A prior to a Town Council decision on the application.

Chapter 4.11 Landscaping, Screening and Fencing Standards. The stated purpose of Chapter 4.11 is *to ensure that new landscaping and the retention of existing vegetation are integral parts of all development and that they contribute added high quality to development, retain and increase property values, conserve water resources, mitigate against wildfire and improve the environmental and aesthetic character of the Town. It is also the intent of this chapter to provide flexible requirements that encourage and allow for creativity in landscape design.*

Staff Comment: As this application is for subdivision, staff's comments will focus on the applicable right-of-way landscaping requirements in the Code. Please note that Section 4.11.030.C. of the Code is mistakenly labeled as landscaping within the public right-of-way but further clarifies that the standards are applicable for the landscape area between the public right-of-way and building, clarifying its purpose is to regulate the front-yard buffer. Staff intend to correct this mistake in a future code amendment, but for now have made an interpretation that this section does not apply to the public right-of-way.

Section 4.11.030.D. is for right-of-way landscaping responsibility. Landscaping in the public right-of-way may not exceed 24 inches. Trees may be allowed if branches are trimmed up to a minimum of eight feet above ground level, the allowance is at the discretion of the Public Works Director. Street trees are part of the aesthetic of a neighborhood and creating tree canopies where they do not exist is a notable policy within the Comprehensive Plan; staff interprets this section to allow for street trees to create a tree canopy where none exists. Once street trees have reached a mature height, they must be maintained as directed by this section of the Code and Section 4.11.030.F.

Haymeadow submitted a [Street Landscape Plan](#) with their Filing 1 application and the streetscaping proposed in this application is consistent with those guidelines. Landscape and streetscape plans must be coordinated with utility plans to avoid unnecessary conflict. Staff have reviewed the plans for conflict and have not identified any. The updated LUDC does not permit turf grass in the right-of-way, this is to help achieve one of the stated purposes of the chapter, which is to conserve water resources. The portion of Neighborhood A1 developed under Filing 1 included turf grass and the developer was concerned about transitioning to zero turf within the same area of the development. Sheet LP-100 of the Updated Civil Landscape and Irrigation Plans show an irrigated low water seed mix made up of hard fescue, creeping red fescue, sheep fescue, Canada bluegrass, and canby bluegrass to give the general appearance of turf grass, but while being made up of a mix of native grasses that require less water.

Chapter 4.13 Outdoor Lighting. The purpose of this chapter is to *ensure new development meets essential needs for nighttime safety, utility, security, commerce, and enjoyment while promoting energy efficiency and conservation. It aims to minimize light trespass, obtrusive light, and nuisance glare to protect neighbors and those walking, biking, or driving. Additionally, it seeks to preserve the night sky and safeguard wildlife habitats and human health from the adverse effects of light pollution.* (This summary was generated by AI – Microsoft Copilot and reviewed by Town Staff for accuracy.)

Staff Comment: The applicant provided lighting specifications at the end of the Preliminary Plan, however a photometric plan and initial lumen output for each fixture type still needs to be submitted for review and the P1 and P2 light fixtures need to be revised to ensure a color temperature of no more than 3,000 kelvin. As currently proposed, the P1 fixtures will be installed at all four street intersections with the Haymeadow Drive (Sylvan Lake Rd) / Ouzel Lane roundabout. The P2 light fixtures are for internal crosswalks within Neighborhood A1.

Condition of Approval:

- The applicant shall update the lighting specifications to ensure the P1 and P2 light fixtures remain under the 3,000k temperature maximum; initial lumen output may be no more than 10,000 lumens; and a photometric plan will be provided for staff review prior to a decision on this application by Town Council.

Section 4.14.030. Geologic hazards.

A Tier 3 Geologic Plan and Report are required for Major Subdivision applications.

The applicant submitted the following to show conformance with this Code requirement:

- [HP Geotech letter, dated July 11, 2013](#), RE: Debris Flow and Flood Mitigation Design Information for the Small Tributary Drainage Basins at the Proposed Phase A1 Development, Haymeadow Development, Brush Creek Road, Eagle, Colorado
- [Debris Flow and Flood Review Report](#) prepared by HP Geotech on June 12, 2013

Staff Comment: The Town Engineer has reviewed the submitted documents and believes that the applicant has provided the necessary information and is in compliance with the geologic hazards section of the Code. Additional debris flow and drainage reporting is required for the areas north of the Haymeadow Drive (Sylvan Lake Road) and Ouzel Lane roundabout and will be required prior to approval of the construction plans for Phase 4.

Condition of Approval:

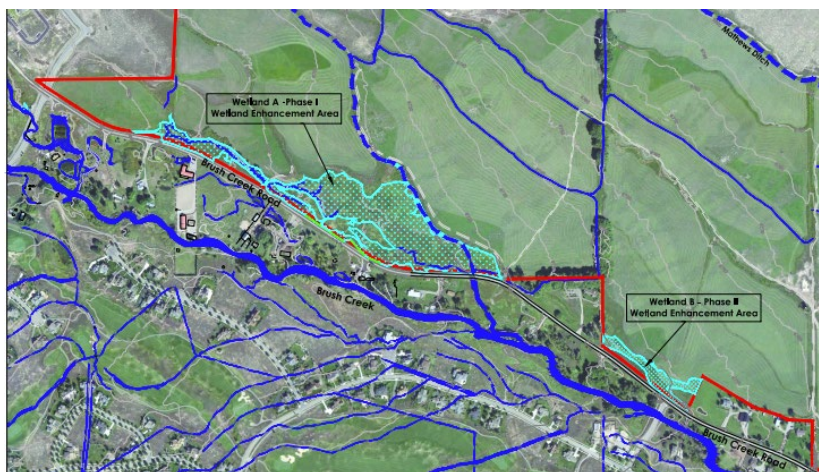
- The applicant shall provide additional debris flow and drainage reporting for the areas north of the Haymeadow Drive and Ouzel Lane roundabout and update the construction plans accordingly prior to Town Engineer final approval of the construction plans for Phase 4, this will be included in the SIA.

Section 4.14.040. Wildlife habitat. *The purpose of this section is to maintain and enhance the diversity of wildlife species and habitat in the Town and to plan and design land uses to be harmonious with wildlife habitat and the species that depend on that habitat for the economic, recreational, and environmental benefit of Town residents and visitors.*

Staff Comment: This section of the Code is triggered at development application, not subdivision, staff have reviewed the code language to ensure that none of the mitigation measures in the section are triggered by this application and has determined that they are not. Haymeadow has generated wildlife reports and has implemented mitigation measures in a variety of ways, staff will continue to work with the applicant to ensure compliance with the standards the development continues to progress.

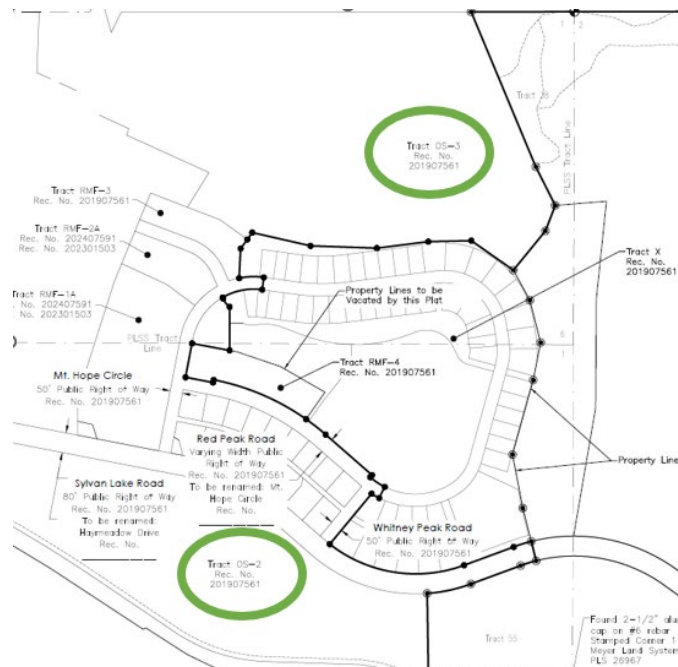
Section 4.15.010. Design and improvement standards. *The general layout of lots, roads, driveways, utilities, drainage facilities, and other services within all proposed subdivisions shall be designed in a way that minimizes the amount of land disturbance, maximizes the amount of open space, preserves existing trees and vegetation, protects wetlands and critical wildlife habitat, and otherwise accomplishes the purpose and intent of this LUDC and the zone district in which the subdivision is located. Land subject to natural hazards such as flooding, wildfire, falling rock, landslides, and avalanches shall be considered unsuitable for any occupancy that may impair the health, safety, or welfare of the inhabitants. Where such hazardous conditions exist on or adjacent to lands proposed for subdivision, the proposal may be denied unless potentially hazardous conditions are appropriately mitigated.*

Staff Comment: Staff have reviewed the application for land disturbance, open space requirements, preservation of existing trees and vegetation, protection of wetlands and critical wildlife habitat and for the potential of hazardous conditions. The land to be disturbed by this subdivision was historically ranch land and hay fields, there is little to no native vegetation within the disturbed land. Existing trees will be preserved within the Willow Tree Corridor. Wetlands shown in the map below, from the [Wetlands Enhancement Plan \(2019\)](#), are protected open space tracts and the Enhancement Plan speaks to commitments by the developer to protect and enhance these areas. It is important to note that the extension of Ouzel Lane will occur through Wetland B, as identified below, the applicant has recently obtained a [404 permit](#) from the Army Corps of Engineers for this work.



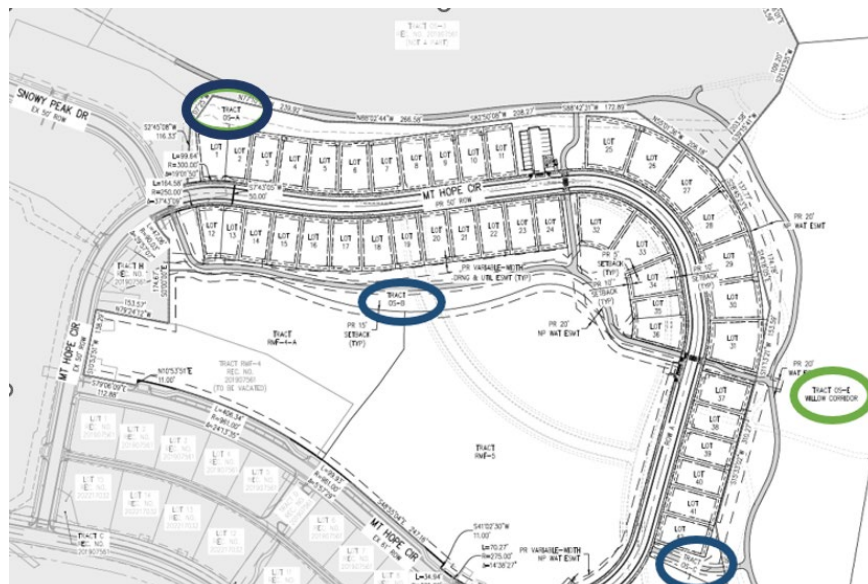
Wetland Enhancement Plan, prepared by Birch Ecology, Revised April 2019

Per the LUDC, Wildlife is reviewed at Development Plan. Open space dedicated to the Town primarily occurred under Filing 1 with Tract OS-3 Upland Open Space and Tract OS-2 Wetland Open Space, both circled below in green.



Filing 1 Open Space

With the Filing 2 application, only Tract OS-E, the Willow Tree Corridor (circled below in green) will be dedicated to the Town. The remaining open space tracts, OS-A, OS-B, and OS-D (circled below in blue) will be held by the Metropolitan District and the Property Owner's Association. The cover page of the Preliminary Plan provides a breakdown of how each use is represented as a percentage of the subdivision. Single-family and duplex combined represent about 9.2% of the subdivision. The five open space tracts that are part of this subdivision represent about 11.85%. Multi-family parcels are roughly 10.79% of the subdivision. The Childcare and Fire Station parcels, if combined, represent about 3.13% of the subdivision.



Open Space Dedications

Natural hazards are discussed above under the section for Geologic Hazards.

Section 4.15.020. Lot and block design and access. *Each lot in a development must provide an accessible building site suitable for its intended use and meet the dimensional standards of the applicable zone district. If individual water or sewage systems are used, lot sizes must comply with Colorado Department of Public Health and Environment standards. Lots should maximize solar access, with at least 30% of new residential lots being solar-oriented, though the Director can adjust this requirement based on existing street patterns or guarantees of solar system installations. Residential developments bordering railroads must have lots with a minimum depth of 150 feet or a 50-foot landscaped buffer, with dwellings at least 50 feet from the railroad. Lots must allow vehicular access from a public street, with exceptions for certain condominium or townhouse units. Access can be via easements or alleys if they exist or are part of the project design. Only one access point from arterial or collector streets is allowed unless additional access is proven beneficial for safety. Private access to public streets must allow vehicles to enter and exit in forward drive, except for single-family or duplex lots. Developments needing access to State highways must obtain a permit from the Colorado Department of Transportation.* (This summary was generated by AI – Microsoft Copilot and reviewed by Town Staff for accuracy)

Staff Comment: This subdivision application for Neighborhood A1 does not border a railroad line, include individual water or sewage systems, or access a State highway, so none of those standards apply. As reviewed at the beginning under the Zone District Standards for the PUD Guide, all the proposed lots within the subdivision meet the dimensional standards in the PUD Guide. All lots are accessible from a public street or an alley and all streets internal to the development are local streets, not arterials or collectors. Access from single-family and duplex lots is not required to allow vehicles to enter and exit the street in forward drive, this requirement will be evaluated on the multi-family, childcare, and fire station parcels at time of Development Plan.

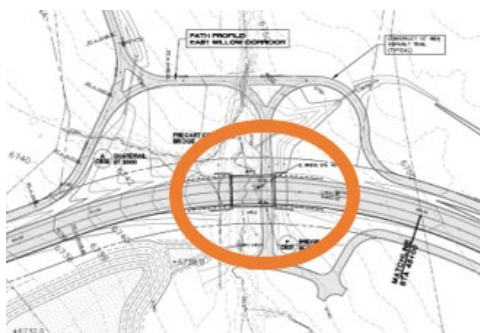
The application states that the lots are designed to afford the maximum solar access to each building site. Thirty-seven out of the fifty-three lots created in the Neighborhood A1 portion of this Filing 2, either have a front lot line or a rear lot line facing south. The remaining lots generally have a front lot line or a rear lot line facing east or west. The subdivided portion of the property does not have natural features or vegetation that would block sun exposure to the lots. The building height limits of 40-ft for multi-family and 35-ft for single-family and duplex also limit the likelihood of other structures in the development impeding solar exposure between structures that may be built in the future.

Section 4.15.030. Streets, alleys, sidewalks, and bikeways. *The street pattern in a subdivision must ensure safe and convenient access to all lots and relate logically to the topography. New streets should be solar-oriented where conditions permit, and intersections with arterial streets must be at least 1,000 feet apart. Street design must meet the Town's specifications, and any off-site improvements required by the development are the applicant's responsibility. Streets and related improvements must comply with the Town's construction regulations, and street name signs, traffic control devices, and streetlights must meet specific standards and receive approval from the relevant authorities. The Town will not maintain new subdivision streets until officially approved, and a notice must be posted until then. Sidewalks and bikeways must comply with*

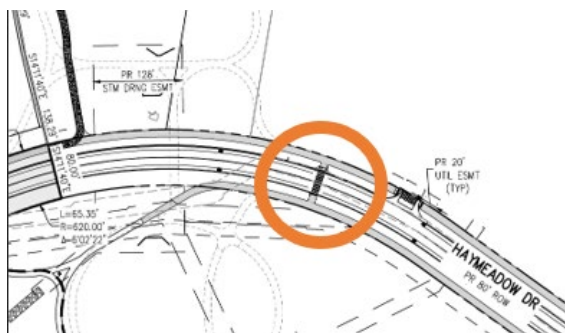
Chapter 4.10 and the Town's construction regulations. (This summary was generated by AI – Microsoft Copilot and reviewed by Town Staff for accuracy.)

Staff Comment: The street pattern proposed ensures safe and convenient access to all lots and relates logically to the topography. Mt. Hope Circle has one access point with Haymeadow Drive (Sylvan Lake Rd). Whitney Peak Rd, which intersects with Mt. Hope Circle, provides a second access point with Haymeadow Drive (Sylvan Lake Rd). Both access points between Neighborhood A1 and Haymeadow Drive (Sylvan Lake Rd) were platted and constructed with Filing 1. The only additional connection with Haymeadow Drive from Neighborhood A1 will be a private access drive for the Childcare site, the location of which will be determined and evaluated during the Development Plan application.

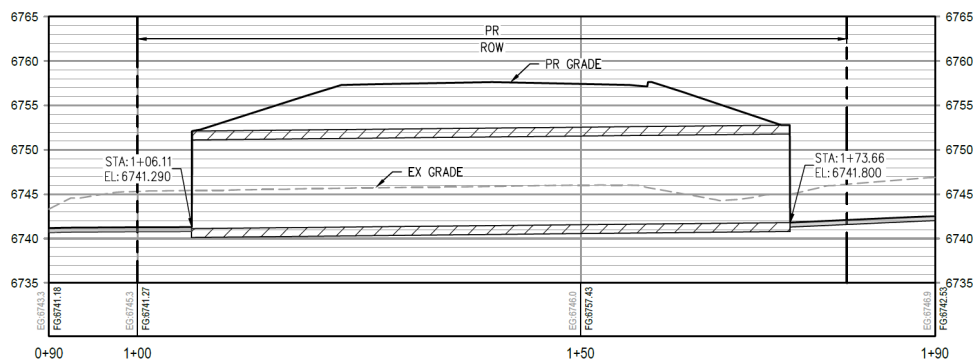
One of the most noticeable changes to the Preliminary Plan, is the removal of a pedestrian underpass that was planned for Haymeadow Drive (Sylvan Lake Rd) to allow for pedestrian connectivity between the Willow Tree Corridor trails and future Trailhead Park amenities. The pedestrian underpass was theoretically a great idea, however when the applicant began to advance designs, they discovered that underpass would create significant conflict with and disturbance of the land. The image below the comparison of the 2014 Plan vs. the current application shows the disparity between existing grade and where the right-of-way would need to be built up to. The new design of a pedestrian crosswalk shown in the image below on the right has a much more logical relationship to the existing topography and reduces the amount of grading and site disturbance that would have been needed to create the pedestrian underpass as originally planned. As a result, the 2025 Updated Preliminary Plan is in greater conformance with Code Standard, found in Section 4.15.030.A.2., *that the street pattern shall have a logical relationship to topography.*



2014 Preliminary Plan (trail underpass at Haymeadow Drive (Sylvan Lake Rd))



2025 Updated Preliminary Plan (trail crosswalk at Haymeadow Drive (Sylvan Lake Rd))



Profile: Pedestrian Underpass/Box Culvert

The development does not include any arterial streets and intersections with Brush Creek Road and the development is spaced at more than 1,000-ft intervals. However, it should be noted that Brush Creek Road is not considered an arterial street, as defined by the Code. Streets have been reviewed by the Town Engineer for conformance with their specifications. Maintenance of the streets will be provided by the Town after final acceptance and a two-year warranty goes into effect after acceptance by the Town for each public improvement. Maintenance of other improvements are more specifically outlined in the [Ownership & Maintenance Agreement](#). Sidewalks and bikeways comply with the applicable provisions of Ch. 4.10 as reviewed above.

Section 4.15.040. Infrastructure and utilities. *Applicants for development must provide additional water rights, storage, and distribution facilities to serve the proposed development, including park land, common open space, and private recreation areas, in compliance with Title 12. The water main distribution system must connect with the Town's water system and ensure fire hydrants are approved by the Greater Eagle Fire Protection District. Wastewater systems must connect to the Town's system if accessible, or the applicant must install a compliant system if not. Utilities, except in Industrial zones, must be placed underground, with service connections to existing overhead facilities also underground unless otherwise approved. Utility easements and rights-of-way must be provided, and all utilities must comply with the Colorado One Call Law.* (This summary was generated by AI – Microsoft Copilot and reviewed by Town Staff for accuracy.)

Staff Comment: The [Haymeadow Annexation and Development Agreement](#) includes provisions that ensure adequate water rights dedication, storage, and distributions facilities are in place to serve the development. Park land dedication, common open space and recreation areas are also accounted for in the Annexation and Development Agreement. The Greater Eagle Fire Protection District is a referral agency on this land use application and is a signatory on the plat, they will also continue to be part of the acceptance and testing process once fire hydrants are in place prior to being put into service. All utilities proposed as part of this application are underground and easements are included on the final plat for dedication to the required entity.

Section 4.15.050. Boundary and survey monumentation. *The boundary survey, internal property lines, and monumentation in a subdivision's final plat must comply with Colorado law. The Town Engineer must check the survey data before approving the final plat. Monuments must be set according to the Town Engineer's specifications, with at least one boundary monument established as a permanent benchmark. All survey traverses must close within one foot in 10,000 feet, or within a tolerance of 0.01%.* (This summary was generated by AI – Microsoft Copilot and reviewed by Town Staff for accuracy.)

Staff Comment: Both the Fifth Amendment, Haymeadow Filing 1 Final Plat and the Filing 2 Final Plat have been reviewed by the Town's Surveyor for the above and all comments are required to be incorporated by the applicant prior to recordation of the final plats.

Section 4.15.060. 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 LUDC. Re-subdivisions of already subdivided land, condominiums and townhouse subdivisions are exempt from this municipal park land*

dedication requirement. (This summary was generated by AI – Microsoft Copilot and reviewed by Town Staff for accuracy.)

Staff Comment: Municipal and park land dedication for Haymeadow was achieved through the Annexation and Development Agreement, see below for Exhibit H, which shows the various parkland, open space, and school land dedications required with this development.



ADA Exhibit H: Map Showing Parcels to be Dedicated or Conveyed by Developer

STANDARD #4: *The preliminary plan provides evidence that public water and sewer system connections can be efficiently implemented.*

Staff Comment: The Town Engineer has reviewed the public water and sewer system plans with the construction plans for each phase of the application and believes that both the proposed phasing and implementation of the systems are efficient.

STANDARD #5: *The plan proposes reasonable project phasing in terms of infrastructure capacity, transportation connections, provision of open space and trails, and any other aspect of the development that will be developed across multiple phases.*

Phasing Plan

Staff Comment: Staff has reviewed the Phasing Plan and it has generally been incorporated into the Subdivision Improvements Agreement as follows:

PHASE 1. Public Improvements described in and governed by the Sylvan Lake Extension PIA (including, generally, the extension of Sylvan Lake Road to that parcel of Neighborhood A-1 intended to be developed as a child care facility (the “Childcare Parcel”))

- Developer deposited and the Town acknowledges deposit of the Performance Guarantee for Phase 1 on April 2, 2025.
- Developer's Estimated Date of Completion: August 1, 2025

PHASE 2. Completion of infrastructure within Neighborhood A-1 according to plans approved or to be approved by the Town including potable and non-potable water systems, storm and sewer systems, roadways, sidewalk, and landscaping.

- Developer's Estimated Date of Completion: November 30, 2025.

PHASE 3. Portions of the Public Improvements described in and governed by the Water Infrastructure PIA (including, generally, the site development for the Haymeadow booster pump station).

- Developer's Estimated Date of Completion: November 4, 2026 subject to the Town's approval of plans.

PHASE 4. Extension of Sylvan Lake Road (to be renamed as Haymeadow Drive pursuant to a pending amendment to Filing 1) to Ouzel Lane including (i) sanitary sewer system, storm drainage, roadways and shallow utilities; (ii) continued construction of spine trail along extensions of Sylvan Lake Rd (Haymeadow Drive) to Ouzel Lane as required in Section 9.8 of the ADA; (iii) the wetlands restoration and enhancement work described as "Phase II Wetland Enhancement Area – Wetland B"; and (iv) construction of utilities to the property line of Tract G, as revised or to be revised by the Final Plat, including potable water, sanitary sewer, raw water irrigation, electric, and telecommunications as required by Section 9.6 of the ADA (the "Tract G Utilities Work").

- Developer's Estimated Date of Completion: November 30, 2026, subject to Town approval of plans and prior to the issuance of a building permit for the 200th dwelling unit in Haymeadow.

STANDARDS FOR FINAL PLAT REVIEW

The purpose of the final plat is to complete the subdivision process and ensure compliance with the approved preliminary plan and applicable standards in the LUDC. An application for Final Plat shall follow the review procedures outlined in Section 4.17.100(E) of the Land Use and Development Code.

STANDARD #1: *The final plat conforms to the approved preliminary plan, including any conditions of approval.*

Staff Comment: The Final Plat generally conforms to the Preliminary Subdivision Plan, as reviewed above. 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.

STANDARD #2: *The final plat complies with the requirements of the Land Use and Development Code.*

Staff Comment: The Final Plat is in conformance with the requirements of the Land Use and Development Code and the Haymeadow PUD Guide.

STANDARD #3: *The final plat complies with all technical standards and specifications.*

Staff Comment: Town staff and the Town’s surveyor have provided detailed comments to the applicant and the applicant’s surveyor is currently making the required technical changes required by staff. The final plat will be ready for signatures and recordation within 30 days of approval by Town Council, as noted in the condition of approval.

Conditions of Approval:

- The applicant shall update the Filing 2 Final Plat to reflect the changes to the preliminary plan, specifically within the OS A parcel.
- The applicant shall revise the Filing 2 Final Plat to ensure that all rights-of-way, easements, and the Willow Tree Corridor (OS E) are dedicated to the Town as part of the open space required dedications associated with this subdivision.
- The applicant shall record the Filing 2 Final Plat with the County Clerk and Recorder within 30 days of the Town Council’s approval. The Town Planner may grant one administrative extension of this deadline of up to 30 days, upon good cause shown. Any further extensions must be authorized by the Town Council.

Town Council will review a Subdivision Improvements Agreement as part of this application, the following is a brief overview of the information contained within the agreement that will be reviewed by Town Council on April 22, 2025, should the Planning & Zoning Commission choose to make recommendations on this application at tonight’s meeting.

The purpose of the SIA is to set forth the Parties’ understanding and agreement as to the subdivision of the Property, including without limitation the nature of the development proposed for the Subdivision, the construction of the required public improvements to serve the Property, and the responsibilities of Developer for certain costs, fees and charges.

The Town’s requirements for Public Improvements are explained. Acceptance, conveyance, and warranty of Public Improvements were agreed to under the provisions of Section 11 of the ADA.

The Developer’s obligations are laid out in terms of nuisances, applicable law, costs, and the obligations in the ADA are listed and tracked. The following are the general topics that are obligations of the ADA and are included for tracking purposes into this SIA:

- Trailhead Parking Areas
- Perimeter Fence
- Brush Creek Road Fence
- Raw Water Irrigation System to the School/Recreation Parcel
- Utility Service to the Fire Station Parcel
- Recreation Trail or “Spine Trail”
- Wetlands Restoration and Enhancement

- Trail Connections to Eagle Ranch
- Sylvan Lake Road / Meadowlark / Brush Creek Road Realignment and Roundabout Intersection
- Cash Contribution
- Brush Creek Road Right-of-Way
- Upland Open Space
- Fire Station Property
- Willow Tree Corridor
- Trailhead Park
- Wetland Open Space
- Additional Lands
- Design Guidelines
- Workforce Housing

Dedications made as part of the Final Plat and Water Rights are explained. Fees that are applicable to the subdivision application. Phasing and rollovers of the Performance Guarantee are fully described. There are some general topics like indemnification, insurance, form, certificate, phasing, adequate public facilities, prior determination affirmed, and a description of breach.

STAFF RECOMMENDATION

Staff recommends **APPROVAL WITH CONDITIONS** of Resolution 02, Series 2025, the Haymeadow Filing, Fifth Amendment Final Plat, the update to the Neighborhood A1 Preliminary Plan, and the Haymeadow Filing 2 Final Plat, collectively application PPFP24-01, based on compliance with Section 4.17.100, Ch. 4.15, Ch. 4.10, Ch 4.11, Ch. 4.13, Ch. 4.14, the Fourth Amended PUD Guide for the Haymeadow Planned Unit Development, 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 Amended Final Plat for Filing 1, the Preliminary Plan Update, and Final Plat Applications under File #PPFP24-01:

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

FINDINGS OF FACT

That the application for PPFP24-01 meets the requirements of Title 4 of the Municipal Code, specifically Section 4.17.100, Ch. 4.15, Ch. 4.10, Ch 4.11, Ch. 4.13, Ch. 4.14; and the requirements of the Fourth Amended PUD Guide for the Haymeadow Planned Unit Development, and that the application is supported by the goals and policies in the 2021 Amended Elevate Eagle Comprehensive Plan.

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

1. The applicant shall work with the Town Attorney to determine whether a clarification about access easements needs to be included on the Amended Final Plat for Filing 1 prior to a decision by Town Council, or prior to recordation of the Plat, if this condition is moved to the SIA.
2. The applicant shall record the Amended Final Plat for Filing 1 with the County Clerk and Recorder within 30 days of the Town Council's approval. The Town Planner may grant one administrative extension of this deadline of up to 30 days, upon good cause shown. Any further extensions must be authorized by the Town Council.
3. The applicant shall update the Grading, Erosion, and Sediment Control Plans with all the Town Engineer's comments and show the trailhead parking area in OS-A prior to a Town Council decision on the application.
4. The applicant shall update the lighting specifications to ensure the P1 and P2 light fixtures remain under the 3,000k temperature maximum; initial lumen output may be no more than 10,000 lumens; and a photometric plan will be provided for staff review prior to a decision on this application by Town Council.
5. The applicant shall provide additional debris flow and drainage reporting for the areas north of the Haymeadow Drive and Ouzel Lane roundabout and update the construction plans accordingly prior to Town Engineer final approval of the construction plans for Phase 4, this will be included in the SIA.
6. The applicant shall update the Filing 2 Final Plat to reflect the changes to the preliminary plan, specifically within the OS A parcel.
7. The applicant shall revise the Filing 2 Final Plat to ensure that all rights-of-way, easements, and the Willow Tree Corridor (OS E) are dedicated to the Town as part of the open space required dedications associated with this subdivision.
8. The applicant shall record the Filing 2 Final Plat with the County Clerk and Recorder within 30 days of the Town Council's approval. The Town Planner may grant one administrative extension of this deadline of up to 30 days, upon good cause shown. Any further extensions must be authorized by the Town Council.



TOWN OF EAGLE
COMMUNITY DEVELOPMENT
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www.townofeagle.org

File #

Date Received

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
☐ Encroachment Permit	☐ PUD Development Plan	☐ Condominium / Townhouse
☐ Wireless Communications Facility		☐ Minor Subdivision

If permit type not specified above, fill in here _____

PROJECT NAME Haymeadow - Neighborhood A1

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

LOCATION

STREET ADDRESS _____

PROPERTY DESCRIPTION

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

DESCRIPTION OF APPLICATION/PURPOSE The purpose of this application is to request concurrent approval of a Preliminary Plan and Final Plat for
Neighborhood A1, which will contain 259 residential units and a 1.6-acre childcare site.

APPLICANT NAME Abrika Properties, LLC **PHONE** _____

ADDRESS 8250 Southwest 27th Avenue, Ocala, FL 34476 **EMAIL** _____

OWNER OF RECORD Abrika Properties, LLC **PHONE** _____

ADDRESS 8250 Southwest 27th Avenue, Ocala, FL 34476 **EMAIL** _____

REPRESENTATIVE* Michael Hood, Range Resources, LLC **PHONE** 970-331-4492

ADDRESS PO Box 9091, Avon, CO, 81620 **EMAIL** michael@rangeconsultingllc.com

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

APPLICATION SUBMITTAL ITEMS:

The following submittal materials must be submitted in full before the application will be deemed complete per Chapter 4.17.030 of the Eagle Municipal Code (pg. 236) (please check all items that are being submitted):

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

FEES AND DEPOSITS:

See Eagle Municipal Code Section 4.17.030.E (pg. 239)

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



Signature

12/5/24

Date



HAYMEADOW PRELIMINARY PLAN & FINAL PLAT REVISED PROJECT NARRATIVE

Date: April 10, 2025
To: Jessica Lake, Senior Planner, Town of Eagle
From: Norris Design

Re: Haymeadow Preliminary Plan and Final Plat for Neighborhood A1

PURPOSE:

The purpose of this application is to request concurrent approval of a Preliminary Plan Update and Final Plat for the completion of Neighborhood A1, which will contain 259 residential units and a 1.6-acre childcare site. The subdivision design intent is to provide sites for single family and multi-family homes on a variety of lot sizes that will maintain and reinforce the existing small town development pattern, character and architectural heritage of the Town of Eagle and to provide for mixed residential neighborhoods to serve the diverse housing needs of the residents of Eagle. The neighborhood design is intended to allow for flexibility, innovation and site sensitive planning that is responsive to both the design character and the functional requirements of the community.

BACKGROUND / CONTEXT:

The current PUD Development Plan consists of five distinct residential neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized layout of neighborhoods and public spaces. The Haymeadow PUD is approved for 837 dwelling units on 660 acres. This includes 344 multi-family units and 493 single family/duplex units. Approximately 381 acres (58% of the total land area) is designated as open space.

The Haymeadow PUD was originally approved in 2014 and subsequently amended multiple times, with the last amendment occurring in October 2024 to accomplish the following changes:

1. Restored the original, preferred school and recreation parcel to its original location depicted in the 2014 PUD.
2. Relocated the residential development currently allowed on the Tract E school and recreation parcel (Neighborhood A1 in the current PUD) to Neighborhood C, a more central location within the heart of the neighborhood, adjacent to the central neighborhood park space and amenities in Trailhead Park.
3. Added a 1.6-acre childcare site to the PUD Development Plan in Neighborhood A1, along Haymeadow Drive (Sylvan Lake Road), adjacent to the central Trailhead Park. Childcare development standards are being addressed in a concurrent update to the Haymeadow Design Guidelines.
4. Revised the alignment of Haymeadow Drive (Sylvan Lake Road) to create smaller neighborhood nodes, providing a more small-town feel throughout the community and creating a transition to lower density, more rural residential areas moving eastward up the valley.
5. Brought the PUD into alignment with the current Town Code, updating the PUD to align with the Recode Eagle Land Use and Development Code, adopted in October 2023.

Description of Proposed Development:

The proposed Preliminary Plan update and Final Plat for Neighborhood A1 includes 46 single-family residential lots, 6 duplex lots, two future multifamily residential development parcels (Tract RMF 4-A and Tract RMF-5), a 1.6-acre childcare site (Lot 43), five open space tracts (OS-A, OS-B, OS-C, OS-D and the OS-E Willow Corridor) totaling 11.85 acres, and public right-of-way for continuations of Haymeadow Drive (Sylvan Lake Road), Ouzel



Lane and Mt. Hope Circle. Within the public rights-of-way, the application proposes extension of all utilities, landscaping, irrigation and street lighting.

CONSISTENCY WITH PUD AMENDMENT:

The proposed Preliminary Plan update is consistent with all provisions of the recently approved Haymeadow PUD amendment. Minor changes have been made to the Neighborhood A1 subdivision design since the previous Preliminary Plan approval to align with the updated PUD and provide the following improvements to the Neighborhood A1 land use plan:

- A more efficient internal neighborhood road layout.
- Addition of a 1.6-acre childcare site.
- A reconfigured residential lot layout that facilitates more diversity of residential unit types and sizes, providing a mix of single-family, duplex and multi-family residential units.

The changes to the previously approved Preliminary Plan are minor and include minor changes to the road alignment to accommodate the new childcare site, and a revised layout of the single family and multifamily lot lines intended to facilitate a more efficient public road right of way alignment.

COMPLIANCE WITH HAYMEADOW PUD AND TOWN LAND USE CODE:

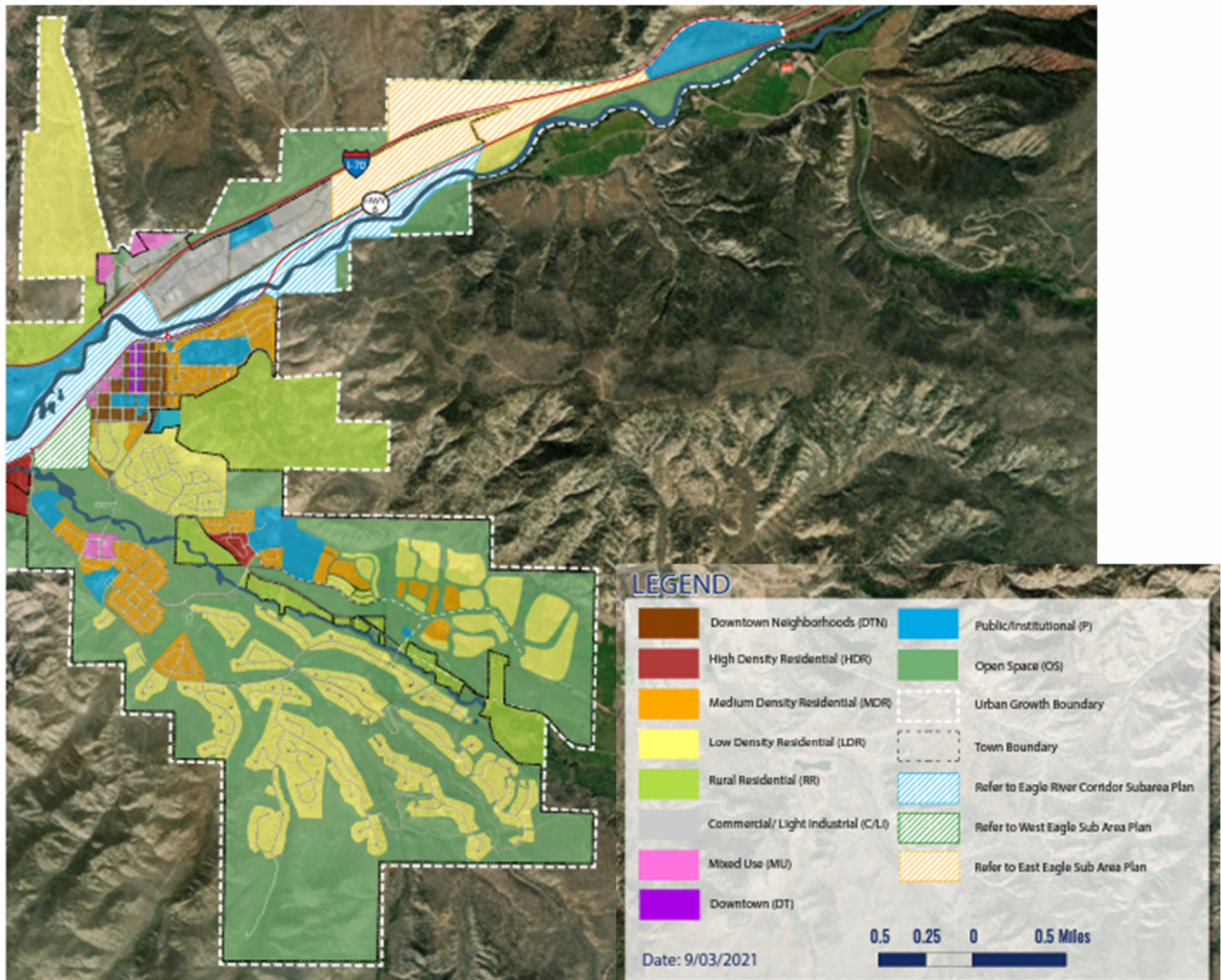
The proposed subdivision complies with all development standards set forth in the Haymeadow PUD, including permitted uses, density and setbacks. A primary goal of the recent PUD amendment was to align with the Recode Eagle Land Use and Development Code, and the Neighborhood A1 development standards set forth in the PUD are consistent with the Residential 2 lot standards and setbacks in Recode.

ELEVATE EAGLE COMPREHENSIVE PLAN ALIGNMENT:

The primary design influence for the Haymeadow community has been the Eagle Area Community Plan. The PUD closely aligns with the applicable goals of the 2010 EACP. Specifically, the chapters on Vision, Land Use, and Conservation Oriented Development provided very specific guidance for the Haymeadow design. The concepts of livability, sense of community, stewardship of the natural environment, and compact walkable neighborhoods are all reflected in the approved plan. Preserving the character of Brush Creek Road is also a key objective of the PUD design, which is achieved by providing significant setbacks and open space buffers from the road and transitioning to lower density, more rural residential development, moving east up Brush Creek Road.

The 2014 approved Haymeadow PUD Development Plan was designed to a very high level of compliance with the 2010 Eagle Area Community Plan. In 2021, Elevate Eagle was amended. The updated Plan outlines a larger vision with five core themes (page 10): inclusive culture, unique character, adventurous lifestyle, relationship with the environment, and connections. These values apply well to the overall Haymeadow PUD, and the Preliminary Plan continues to maintain overall compliance with the current edition of the Elevate Eagle Comprehensive Plan.

An important component of Elevate Eagle is the Future Land Use Chapter. The Preliminary Plan is consistent with the Future Land Use map on pages 30-31, also depicted below.



The Preliminary Plan is aligned with the following relevant goals and policies set forth to implement the community vision.

Inclusive Culture

- ✓ 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.
 - i. Low and medium density residential options are provided offering a range of housing in line with the original PUD.
 - ii. Maintaining increased density in the earliest neighborhood to allow expedited speed to delivery on housing, more accessible price points, and wide range of products, while being most proximate to Town.

Unique Character

- ✓ Preserve and enhance Eagle's unique Brush Creek Area.
 - i. Existing enhanced wetlands and future community park are provided adjacent to Brush Creek. No changes to the original PUD are proposed.
- ✓ Maintain the Town's identity and sense of place.



- i. Haymeadow will have a small-town feel with community amenities incorporated into the stunning natural landscape.
- ✓ Preserve viewsheds and view corridors in key areas throughout Town.
 - i. No changes are proposed affecting viewsheds and view corridors, key wetland, and wildlife corridors.
- ✓ Large setbacks from Brush Creek Road for rural, county lane experience.
 - i. Maintained a minimum setback of 250' from Brush Creek Road per the original PUD.

Adventurous Lifestyle

- ✓ Promote the Town's unique activities (fishing, biking, hiking, and more)
 - i. Enhanced outdoor amenities and neighborhood offerings are proposed in Trailhead Park, with recreational community amenities and interconnected trails throughout the community.
- ✓ Interconnect and expand upon the unparalleled trail and park system.
 - i. Spine Trail retained with four linkages to the greater Eagle network.
- ✓ Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities.
 - i. The small neighborhood pods allow for a natural trail hierarchy (paved, soft/crusher fine trails, and dirt trails) for a variety of users.
- ✓ Improve the safety and efficiency of bicycle and pedestrian crossings throughout Town via Brush Creek Road extension vision.
 - i. Attached and detached sidewalks are provided along the main collector as previously approved.

Relationship with the Environment

- ✓ Protect open space lands with high conservation or recreation value.
 - i. No changes are proposed to the dedicated or future identified open space lands.
 - ii. 381 acres (58%) open space lands and wildlife buffer immediately adjacent to newer Eagle County Open Space lands.
- ✓ Protect and preserve wildlife habitat, movement corridors, and other sensitive lands.
 - i. All wetland and wildlife areas left intact or further enhanced with continuity to open space.
- ✓ Remove unnecessary fencing and encourage the use of wildlife-friendly fencing according to CPW standards.
 - i. No fencing along BLM lands or Brush Creek Road as desired by the Town.
- ✓ Strike balance between recreation and preservation along riparian areas.
- ✓ Maintain and enhance the existing trail network along Brush Creek to define areas for human interaction.

Connections

- ✓ Expand the transportation network.
 - i. Additional roundabouts and collector roads for ease of circulation and transit.
- ✓ Improve circulation on US Highway 6/Grand Avenue.
 - i. Partnership approach and view with Brush Creek Road Extension access point.
- ✓ Expand the network of safe and convenient pedestrian and bicycle circulation.
 - i. Multi-modal street cross-sections to facilitate all modes of vehicular and pedestrian transportation.
- ✓ Enhance multi-modal and pedestrian connectivity.
 - i. New paved and natural pathways throughout the property.
- ✓ Create connections to existing trails and pedestrian areas within the Brush Creek character area.
 - i. Key Haymaker linkage as well as future trailhead interfaces with existing network.



INFRASTRUCTURE AND SERVICES:

The Preliminary Plan provides public water and sewer system connections to serve all development areas within Neighborhood A1. Commitment to serve letters are provided from all utility providers, and the application materials include plans for extension of the street system, utilities, landscaping, irrigation and street lighting within the public rights-of-way.

We are actively working with both Black Hills and Holy Cross Energy on plans for gas and electricity service. Currently, we are planning to finish the gas line loop through Neighborhood A1, so that we do not create dead-end lines. Accordingly, a will serve letter from Black Hills for Neighborhood A1 is attached. We are not currently planning to extend the main line any further east, until a firm decision is made on whether gas will be provided to the remainder of the Haymeadow community, or the remainder of the community will be all-electric.

Evidence of adequate water supply and adequate water rights is also included as defined in the annexation development agreement, with a supplemental memo documenting the additional EQRs provided to serve the new childcare site.

HAYMEADOW DRIVE (SYLVAN LAKE ROAD) PEDESTRIAN CROSSING

The north-south pedestrian crossing of Haymeadow Drive (Sylvan Lake Road), connecting the Willow Corridor to Trailhead Park has been modified to remove the previously proposed pedestrian underpass on the 2014 preliminary plan in favor of an at-grade road crossing. This change has been made because it better follows the natural topography and significantly reduces the amount of grading and site disturbance needed, in accordance with the Town Code subdivision standards for streets, sidewalks and bikeways in Section 4.15.030.A.2., which state that the street pattern shall have a logical relationship to topography.

The pedestrian crossing design will incorporate pedestrian safety mechanisms, including material changes and potential median and/or raised crosswalk / speed table design, similar to the existing crosswalk on Capital St., south of the Brush Creek Rd. / Capital St. intersection. Our team will work with Public Works to ensure the design works well for both operations and safety, including appropriate slope and tapering of the crosswalk area for Town snow plowing operations.

TRAIL CONNECTIONS TO EAGLE RANCH

As required by Section 9.12 of the ADA, the Developer shall note any trail connections to Eagle Ranch as part of the Pedestrian and Trails Plan submitted with the Filing 2 application. In accordance with this requirement, we are connecting our 'spine trail' to Eagle Ranch on the west side of Ouzel Lane and Brush Creek Road, as shown on the proposed Preliminary Plan.

STREET NAMING

The proposed Preliminary Plan / Final Plat application includes amended street names (Mt. Hope Circle and Haymeadow Drive). These street name changes are proposed to 1) reflect the new single loop road configuration of Mt. Hope Circle through neighborhood A1, and 2) to rename Sylvan Lake Road to Haymeadow Drive starting at the roundabout to alleviate confusion, as the road does not access Sylvan Lake.

PHASING:

The developer intends to develop the Preliminary Plan in four phases, as shown on the attached phasing plan, with development moving from west to east. The developer's intent is to complete all the infrastructure in neighborhood A1 in 2025 and complete Sylvan Lake to Ouzel prior to the issuance of the 200th building permit. The general intent is to work west to east through neighborhood A1, with the childcare facility being the exception. The improvements guarantees will be phased in accordance with the phasing plan provided.

Additional Permits:



We are working with Birch Ecology and will need to obtain a wetland permit from the USACE for the construction of Ouzel Lane, which is included in Phase 4 construction and will not be completed in 2025. We would like to defer the wetland permitting to be released prior to the construction of Phase 4. A 404 permit is inc

FINAL PLAT CONFORMANCE WITH PRELIMINARY PLAN:

The final plat, which is being submitted concurrently, conforms to the Preliminary Plan and complies with all relevant goals, policies, and regulations of the Town, as evaluated and confirmed during the PUD Amendment and Preliminary Plan reviews. Because the Preliminary Plan and Final Plat are being submitted concurrently, the plat is intended to serve as both the preliminary plat and a draft of the final plat.

We are proposing to convey the Tract OS-E Willow Corridor to the Town to be managed as public open space, and to retain private ownership of the other open space tracts (Tract OS-A, Tract OS-B, Tract OS-C, and Tract OS-D), to be managed as private open space by the Metro District and Property Owners Association, as shown in the table below.

Open Space Tracts	Acres	Ownership Conveyed To
Tract OS-A	1.133	Metro District / POA
Tract OS-B	1.915	Metro District / POA
Tract OS-C	0.298	Metro District / POA
Tract OS-D Utility Easement	0.521	Metro District / POA
Tract OS-E Willow Corridor	7.984	Town of Eagle

Addressing is proposed on the draft final plat, and we will continue to work with the Town and County GIS Department to establish the addressing in accordance with all Town and County requirements, prior to recordation of the plat.

COMPLIANCE WITH SUBDIVISION STANDARDS:

The proposal complies with all relevant subdivision design standards, as described in more detail below.

A. PUD Zone District standards for single-family and duplex lots:

The proposed 46 single family lots and 6 duplex lots conform with all PUD zone district standards for single-family and duplex lots, including permitted uses and densities, and are sized to ensure future development can meet relevant PUD development standards for minimum building setback requirements and maximum lot coverage. The proposed single family lots range in size from 6,600 sq. ft. to 10,998 sq. ft., and the duplex lots range from 4,549 sq. ft. to 6,572 sq. ft.

B. Section 4.10.030. Design standards applicable to all sites and structures:

The proposed subdivision is designed to comply with the relevant design standards applicable to all sites and structures in Section 4.10.030 of the Town Code, including:

A. Site design.

1. Access and connectivity

- a. Entrances, roads and driveways are designed to allow efficient access and wayfinding by emergency service and law enforcement personnel.



- b. Access to single family and duplex lots is provided via an interconnected network of streets and alleys that comply with all Town standards.
- c. Multiple points of access are provided to minimize traffic impacts and facilitate emergency access, and vehicular access points have been designed to correlate with adjacent roadway intersections and maximize safety for pedestrians and cyclists.
- d. Pedestrian and bicycle connectivity is provided within the subdivision with connections provided to adjacent amenities and trails, in accordance with the approved Haymeadow PUD Trails Plan.

C. Section 4.15.010. Design and improvement standards:

- A. *Compliance with zone district requirements and development standards.* The proposed layout of lots, roads, utilities, drainage facilities, open space parcels, and pedestrian and bicycle connections is designed to minimize site disturbance, maximize open space land, and preserve wetlands, wildlife habitat, and existing trees and vegetation to the greatest extent possible.
- B. *Suitability of land for subdivision.* Land subject to natural hazards such as flooding, landslides and avalanches are not included within the proposed development areas.
- C. *Required improvements and dedications.* Easements and rights-of-way are being dedicated to the Town and the applicable utility providers, as shown on the proposed Preliminary Plan and Final Plat documents. All dedications comply with Section 4.17.140 of the Town Code for all required improvements, including: water and wastewater lines, fire hydrants, drainage structures, public streets and sidewalks, public and private open space parcels, street lights and survey monuments.

D. Section 4.15.020. Lot and block design and access:

- A. *Design.*
 - 1. Each lot is designed to provide an adequate, readily accessible building site for the intended structure type.
 - 2. The proposed lot design meets all dimensional standards of the Haymeadow PUD and the Neighborhood A1 development standards set forth in the PUD are consistent with the Residential 2 lot standards and setbacks in Recode.
 - 3. Lots are designed to afford the maximum solar access to each building site.
- B. *Access.*
 - 1. Lots are designed to allow vehicular access from a public street.
 - 2. Lot and block patterns allow for access onto a street from each lot.
 - 3. No more than one access point from arterial or collector streets is provided.

E. Section 4.15.030. Streets, alleys, sidewalks, and bikeways:

- A. *Layout and design.*
The street pattern is designed to provide safe and convenient access to all lots within the subdivision, and to have a logical relationship to topography. As discussed above, the pedestrian crossing of Haymeadow Drive (Sylvan Lake Road) has been modified to remove the previously proposed pedestrian underpass on the 2014 preliminary plan in favor of an at-grade road crossing. This change has been made because it better follows the natural topography and significantly reduces the amount of grading and site disturbance needed, in accordance with this subdivision standard.

Street design and layout meets all design criteria set forth in the Town's design and construction specifications for streets, as well as all applicable Town standards for street lighting, sidewalks and bikeways.

F. Section 4.15.040. Infrastructure and utilities:



A. Water.

Evidence of adequate water supply and adequate water rights to serve the proposed subdivision has been provided, as defined in the annexation development agreement, with a supplemental memo included documenting the additional EQRs provided to serve the new childcare site.

The water main distribution system is designed to connect with the Town's water system, to be compatible with the existing system, and to make water available to each lot in the proposed development. Fire hydrants have been proposed to ensure protection to each lot, as reviewed and approved by the Greater Eagle Fire Protection District. Design of the system meets all Town specifications and water distribution regulations.

B. Wastewater

The wastewater collection system is designed to connect with the Town system and to provide service to each proposed lot, in accordance with all Town specifications, as reviewed and approved by the Town Engineer.

C. Utilities

All proposed utilities will be placed underground, and utility easements and rights-of-way are proposed, as shown on the proposed Preliminary Plan and Final Plat.

G. Section 4.15.050. Boundary and survey monumentation:

- A. The boundary survey, internal property lines, and monumentation as depicted in the final plat for a subdivision meet all requirements established by Colorado law.
- B. Survey data has been checked by the Town Engineer.
- C. Monuments have been set to specifications of the Town Engineer with at least one monument on the boundary established as a permanent benchmark.
- D. All survey traverses close in accordance with Town specifications.

H. Section 4.15.060. Municipal and park land dedication:

The school land dedication requirements and municipal and park land dedication requirements set forth in Section 4.15.060 of the Town of Eagle Land Use and Development Code have been met with Filing 1 through the dedication of Tract E to the Town of Eagle. In Filing 1, Tract H is also parkland dedication. Lastly, the Annexation Development Agreement notes that the next large municipal park land dedication will be "Trailhead Park", which is going to be dedicated to the Town of Eagle with the sub-division of Neighborhood A2.

COMPLIANCE WITH CRITERIA FOR APPROVAL:

As demonstrated in the above narrative, the proposal complies with all criteria for approval, for both preliminary plan and final plat, including:

Preliminary Plan Criteria for Approval:

- i. **Comprehensive Plan.** The preliminary plan is consistent with applicable provisions of the Comprehensive Plan;
- ii. **Sketch plan.** The preliminary plan is substantially consistent with the recommendations made by Planning and Zoning Commission and Town Council at sketch plan application;
- iii. **LUDC standards.** The preliminary plan complies with the applicable standards of the LUDC;
- iv. **Infrastructure and services.** The preliminary plan provides evidence that public water and sewer system connections can be efficiently implemented; and



- v. **Phasing.** The Plan proposes reasonable project phasing in terms of infrastructure capacity, transportation connections, provision of open space and trails, and any other aspect of the development that will be developed across multiple phases.

Final Plat Criteria for Approval:

- i. **Preliminary plan.** The final plat conforms to the approved preliminary plan, including any conditions of approval;
- ii. **Land Use and Development LUDC standards.** The development will comply with all requirements of the LUDC; and
- iii. **Platting standards.** The development will comply with all applicable technical standards and specifications.

ATTACHED APPLICATION MATERIALS:

The following application materials are provided with this submittal:

1. Land Use Application Form
2. Title Commitment
3. Adjacent Property Owner List
4. Preliminary Plan
 - Master street plan
 - Master water sketch of potable and non-potable water lines
 - Grading plan
 - Lighting plan for public street lighting
5. Compliance Memo with Reference Documents
 - Existing studies / reports that have not changed from previous applications and should be referenced, addressing:
 - Water & sewer
 - Wildlife
 - Geotech report
 - Development impact report
 - Traffic
 - Grading and drainage
 - Master utility plan
 - Joint excavation plan
 - LERP Plan
6. Pedestrian circulation plan for trails, sidewalks, walkways, pathways, etc.
7. Landscaping and irrigation plans for ROW areas
8. Commitment to serve letters
9. Subdivision improvements agreement
10. Final plat

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

Phase 3 - Booster Pump
Station. (West of debris
catchment basin)

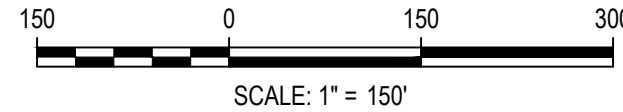
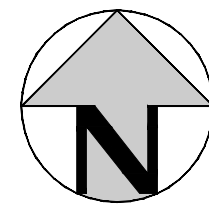


HAYMEADOW PHASE 1, 2 & 4 EXHIBIT

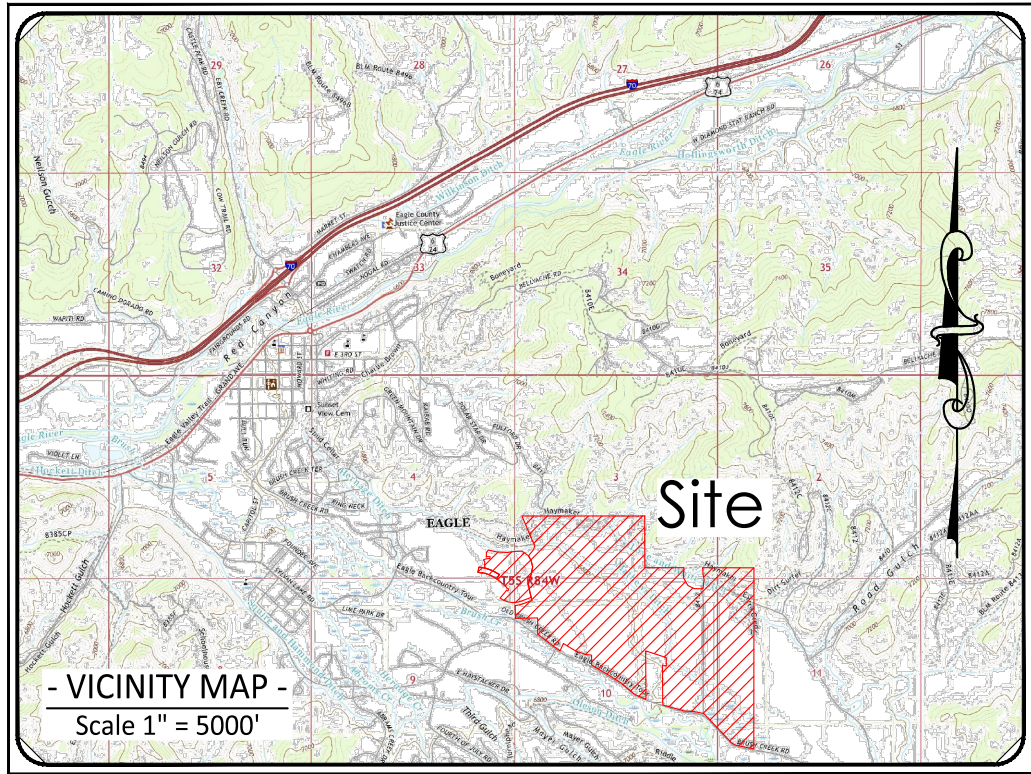
SCALE: 1" = 150'



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



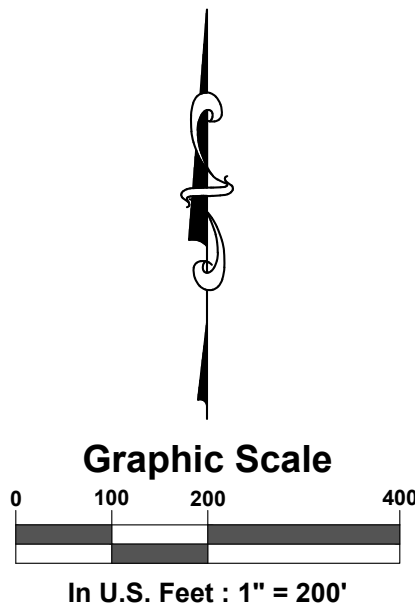
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Checked: J. Smith
Project: THU 01/23/2025 1:02:25 PM
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P:\2024\2406\HARRIS KOCHER SMITH\PHASE 1 & 2 EXHIBIT.DWG Layout: LAYOUT1
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Fifth Amendment, Haymeadow Filing 1

A Plat to Modify Road Names in Tracts R-1 and a portion of Tract R-3

Situated in Tracts 38 and 55,
Township 5 South, Range 84 West of the Sixth P.M.,
Town of Eagle, Eagle County, Colorado



SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Fifth Amendment, Haymeadow Filing 1

RIGHT OF WAY DESCRIPTION

Sylvan Lake Road Right of Way situated in Tract 55, Township 5 South, Range 84 West of the Sixth P.M., entirely within Haymeadow Subdivision as amended from time to time, being the entirety of Tract R-1 as recorded in Haymeadow Filing 1 at Reception No. 2019027561 Town of Eagle, County of Eagle, Colorado. Being more particularly described as follows:

Commencing at Corner No. 2, Tract 38; a 2 1/2" diameter GLO brass cap on a 1" diameter iron pipe stamped in part TR 38 Cor 2 S 4 1917. Thence N89°57'47"E a distance of 2819.44 feet to Corner No. 1 of said Tract 38, a 2 1/2" diameter Aluminum Cap stamped in part TR 38 40 41 LS 23089 on 3/4" diameter rebar, the basis of bearings; Thence S4°39'29"W a distance of 2131.48 feet to the True Point of Beginning.

Thence the following twenty (20) courses along the limits of said Sylvan Lake Road Right of Way:

- 1) S 14°11'40" E for a distance of 80.00 feet;
- 2) 65.35 feet along a non-tangent curve to the left, having a radius of 620.00 feet, a central angle of 6°02'22", the chord of which bears S 72°47'09" W a distance of 65.32 feet;
- 3) S 69°45'58" W for a distance of 212.75 feet;
- 4) 684.91 feet along a curve to the right, having a radius of 640.00 feet, a central angle of 61°18'58", the chord of which bears N 79°34'33" W, a distance of 652.69 feet;
- 5) N 48°55'04" W for a distance of 272.20 feet;
- 6) 295.02 feet along a curve to the left, having a radius of 560.00 feet, a central angle of 30°11'05", the chord of which bears N 64°00'37" W, a distance of 291.62 feet;
- 7) N 79°06'09" W for a distance of 842.10 feet;
- 8) 219.36 feet along a curve to the right, having a radius of 565.00 feet, a central angle of 22°14'43", the chord of which bears N 67°58'47" W, a distance of 217.99 feet;
- 9) N 56°51'26" W for a distance of 222.19 feet;
- 10) 53.34 feet along a curve to the left, having a radius of 620.00 feet, a central angle of 4°55'47", the chord of which bears N 59°19'19" W, a distance of 53.33 feet;
- 11) N 02°59'54" E for a distance of 87.33 feet;
- 12) 97.45 feet along a non-tangent curve to the right, having a radius of 700.00 feet, a central angle of 7°58'35", the chord of which bears S 60°50'43" E a distance of 97.37 feet;
- 13) S 56°51'26" E for a distance of 222.19 feet;
- 14) Thence 188.30 feet along a curve to the left, having a radius of 485.00 feet, a central angle of 22°14'43", the chord of which bears S 67°58'47" E, a distance of 187.12 feet;
- 15) S 79°06'09" E for a distance of 842.10 feet;
- 16) 337.17 feet along a curve to the right, having a radius of 640.00 feet, a central angle of 30°11'05", the chord of which bears S 64°00'37" E, a distance of 333.28 feet;
- 17) S 48°55'04" E for a distance of 272.20 feet;
- 18) 599.29 feet along a curve to the left, having a radius of 560.00 feet, a central angle of 61°18'58", the chord of which bears S 79°34'33" E, a distance of 571.10 feet;
- 19) N 69°45'58" E for a distance of 212.75 feet;
- 20) 73.78 feet along a curve to the right, having a radius of 700.00 feet, a central angle of 6°02'22", the chord of which bears N 72°47'09" E, a distance of 73.75 feet to the POINT OF BEGINNING, said parcel containing 5.246 acres (228,503 square feet), more or less.

RIGHT OF WAY DESCRIPTION

Red Peak Road right of way situated in Tract 55, Township 5 South, Range 84 West of the Sixth P.M., entirely within Haymeadow Subdivision as amended from time to time, being a portion of Tract R-3 as recorded in Haymeadow Filing 1 at Reception No. 2019027561 Town of Eagle, County of Eagle, Colorado. Being more particularly described as follows:

Commencing at Corner No. 2, Tract 38; a 2 1/2" diameter GLO brass cap on a 1" diameter iron pipe stamped in part TR 38 Cor 2 S 4 1917. Thence N89°57'47"E a distance of 2819.44 feet to Corner No. 1 of said Tract 38, a 2 1/2" diameter Aluminum Cap stamped in part TR 38 40 41 LS 23089 on 3/4" diameter rebar, the basis of bearings; Thence S2°14'43"W a distance of 2051.98 feet to the True Point of Beginning.

Thence the following twelve (12) courses along the limits of said Red Peak Road Right of Way:

- 1) S 26°26'42" W for a distance of 50.00 feet;
- 2) 83.05 feet along a non-tangent curve to the right, having a radius of 325.00 feet, a central angle of 14°38'27", the chord of which bears N 56°14'05" W a distance of 82.82 feet;
- 3) N 48°55'04" W for a distance of 247.17 feet;
- 4) 474.14 feet along a curve to the left, having a radius of 900.00 feet, a central angle of 30°11'05", the chord of which bears N 64°00'37" W, a distance of 468.67 feet;
- 5) N 79°06'09" W for a distance of 112.88 feet;
- 6) N 10°53'51" E for a distance of 500.00 feet;
- 7) S 79°06'09" E for a distance of 112.88 feet;
- 8) N 10°53'51" E for a distance of 11.00 feet;
- 9) 506.27 feet along a non-tangent curve to the right, having a radius of 961.00 feet, a central angle of 30°11'05", the chord of which bears S 64°00'37" E a distance of 500.44 feet;
- 10) S 48°55'04" E for a distance of 247.16 feet;
- 11) S 41°02'30" W for a distance of 11.00 feet;
- 12) 70.27 feet along a non-tangent curve to the left, having a radius of 275.00 feet, a central angle of 14°38'27", the chord of which bears S 56°14'05" E a distance of 70.08 feet to the POINT OF BEGINNING, said parcel containing 1.250 acres (54,457 square feet), more or less.

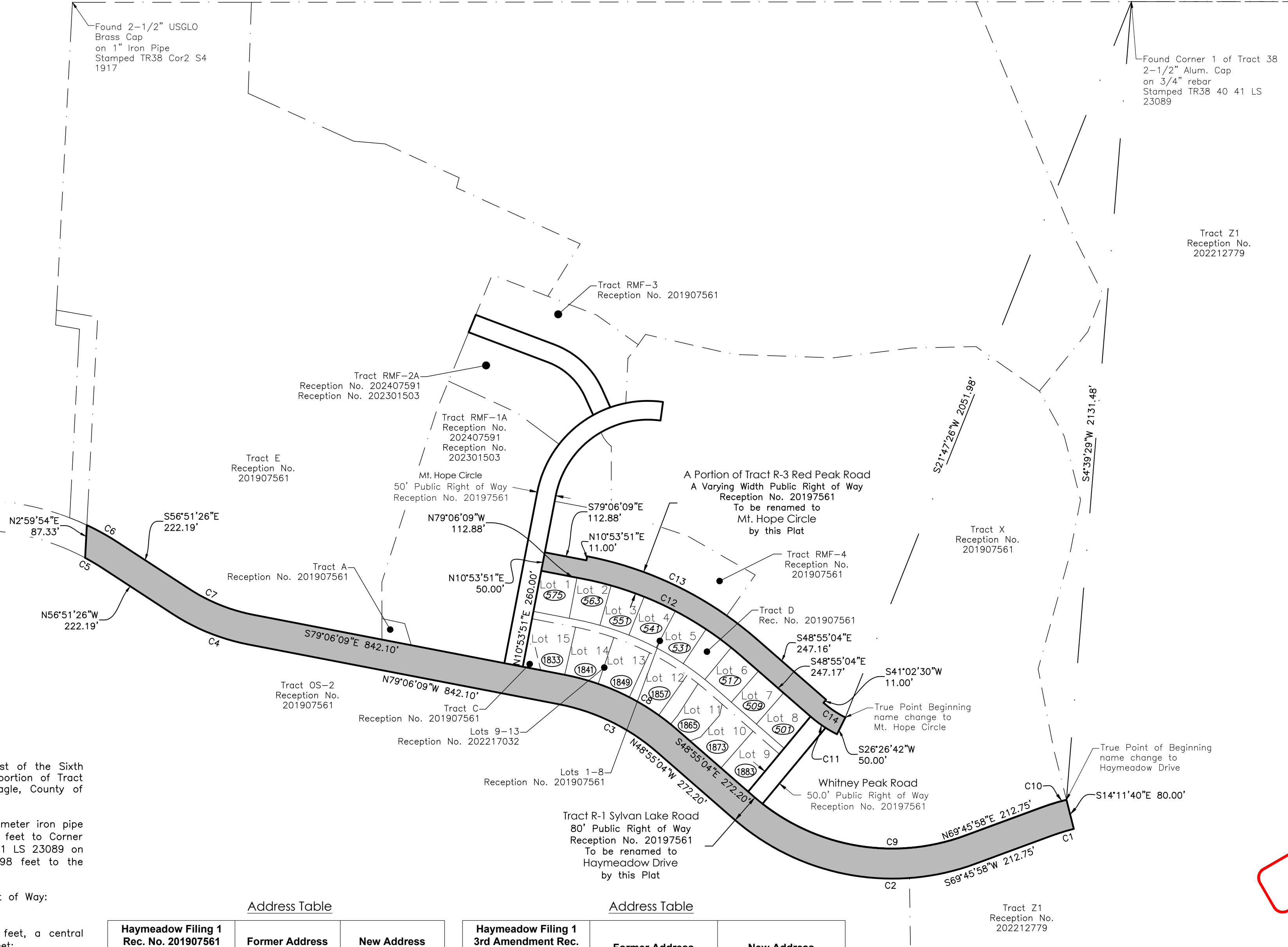
CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	65.35'	620.00'	6°02'22"	S72°47'09"W	65.32'
C2	684.91'	640.00'	61°18'58"	N79°34'33"W	652.69'
C3	295.02'	560.00'	30°11'05"	N64°00'37"W	291.62'
C4	219.36'	565.00'	22°14'43"	N67°58'47"W	217.99'
C5	53.34'	620.00'	4°55'47"	N59°19'19"W	53.33'
C6	97.45'	700.00'	7°58'35"	S60°50'43"E	97.37'
C7	188.30'	485.00'	22°14'43"	S67°58'47"E	187.12'

Address Table		
Haymeadow Filing 1 Rec. No. 201907561 Parcel Number	Former Address	New Address
Lot 1	10 Red Peak Road	575 Mt. Hope Circle
Lot 2	22 Red Peak Road	563 Mt. Hope Circle
Lot 3	36 Red Peak Road	551 Mt. Hope Circle
Lot 4	44 Red Peak Road	541 Mt. Hope Circle
Lot 5	64 Red Peak Road	531 Mt. Hope Circle
Lot 6	78 Red Peak Road	517 Mt. Hope Circle
Lot 7	90 Red Peak Road	509 Mt. Hope Circle
Lot 8	98 Red Peak Road	501 Mt. Hope Circle

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C8	337.17'	640.00'	30°11'05"	S64°00'37"E	333.28'
C9	599.29'	560.00'	61°18'58"	S79°34'33"E	571.10'
C10	73.78'	700.00'	6°02'22"	N72°47'09"E	73.75'
C11	83.05'	325.00'	14°38'27"	N56°14'05"W	82.82'
C12	474.14'	900.00'	30°11'05"	N64°00'37"W	468.67'
C13	506.27'	961.00'	30°11'05"	S64°00'37"E	500.44'
C14	70.27'	275.00'	14°38'27"	S56°14'05"E	70.08'

U.S. Bureau of Land Management

N89°57'47"E 2819.44' (Basis of Bearings)



HAYMEADOW
ELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025
532 AC

LEGAL DESCRIPTION:

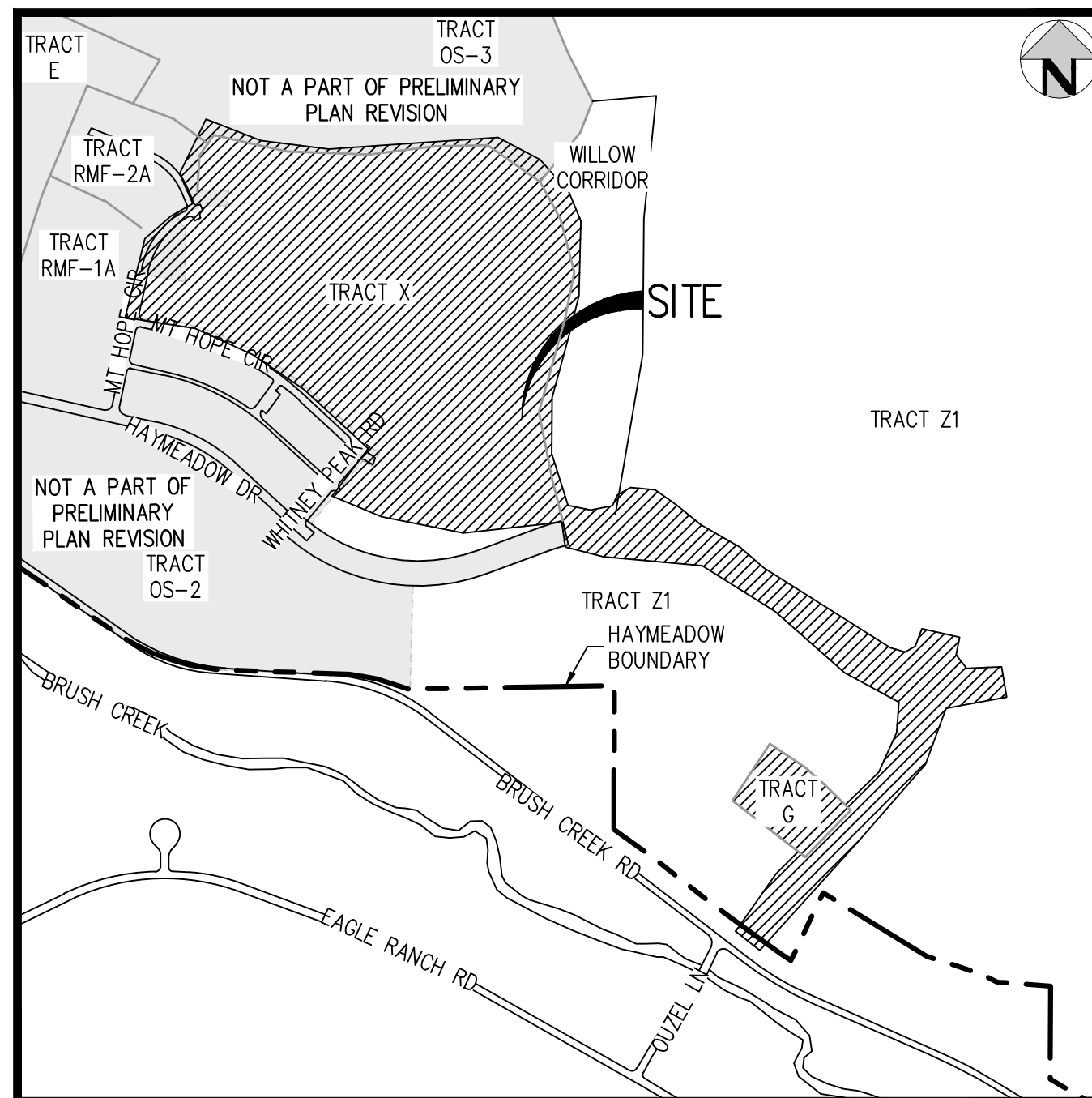
A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND HAYMEADOW DRIVE RIGHT-OF-WAY
HAYMEADOW FILING NO. 1,
RECEPTION NUMBER 201907561
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'47"E THE LINE BETWEEN CORNER 2 OF TRACT 38 A 2 1/2" USGLO BRASS CAP ON A 1" DIAMETER IRON PIPE AND CORNER 1 OF SAID TRACT 38 A 2 1/2" ALUMINUM CAP ON A 3/4" REBAR SITUATED ALONG THE NORTH LINE OF THE SUBJECT PARCEL.

BENCHMARK:

ELEVATION INFORMATION SHOWN HEREON IS BASED UPON GPS OBSERVATIONS UTILIZING OPUS, GEOID 12B TO DERIVE THE NGVD29 ELEVATION OF 6734.7 AT THE TOP OF A 2-1/2" ALUMINUM CAP ON #6 REBAR STAMPED CORNER 1 TRACT 58 MEYER LAND SYSTEMS, 2000, AS SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX

- | | |
|----|-------------------------------|
| 1 | COVER |
| 2 | PRELIMINARY PLAN |
| 3 | PRELIMINARY PLAN |
| 4 | OVERALL MASTER STREET PLAN |
| 5 | MASTER STREET PLAN |
| 6 | MASTER STREET PLAN |
| 7 | PRELIMINARY PEDESTRIAN PLAN |
| 8 | PRELIMINARY PEDESTRIAN PLAN |
| 9 | OVERALL WATER & SANITARY PLAN |
| 10 | MASTER WATER SKETCH |
| 11 | MASTER WATER SKETCH |
| 12 | OVERALL GRADING PLAN |
| 13 | OVERALL GRADING PLAN |
| 14 | PRELIMINARY STREET LIGHT PLAN |
| 15 | PRELIMINARY STREET LIGHT PLAN |
| 16 | LIGHTING FIXTURES CUT SHEET |

LAND USE TABLE				
PARCEL	SQUARE FEET	ACRES	LAND USE	% OF LAND USE
LOT 1	6511.6	0.149	SINGLE FAMILY	
LOT 4	6649.6	0.153	SINGLE FAMILY	
LOT 5	7202.3	0.165	SINGLE FAMILY	
LOT 6	7183.9	0.165	SINGLE FAMILY	
LOT 7	6936.7	0.159	SINGLE FAMILY	
LOT 8	6599.8	0.152	SINGLE FAMILY	
LOT 9	6601.6	0.152	SINGLE FAMILY	
LOT 10	6598.7	0.151	SINGLE FAMILY	
LOT 11	6600.2	0.152	SINGLE FAMILY	
LOT 14	6600	0.152	SINGLE FAMILY	
LOT 15	6675	0.153	SINGLE FAMILY	
LOT 16	7070.2	0.162	SINGLE FAMILY	
LOT 17	7070.2	0.162	SINGLE FAMILY	
LOT 18	7156.2	0.164	SINGLE FAMILY	
LOT 19	6600	0.152	SINGLE FAMILY	
LOT 20	6600	0.152	SINGLE FAMILY	
LOT 21	6600	0.152	SINGLE FAMILY	
LOT 22	6600	0.152	SINGLE FAMILY	
LOT 23	6600	0.152	SINGLE FAMILY	
LOT 24	6600	0.152	SINGLE FAMILY	
LOT 25	10738.8	0.247	SINGLE FAMILY	
LOT 26	10063.1	0.231	SINGLE FAMILY	
LOT 27	10063.8	0.231	SINGLE FAMILY	
LOT 28	10064.7	0.231	SINGLE FAMILY	
LOT 29	9445.5	0.217	SINGLE FAMILY	
LOT 30	9053.8	0.208	SINGLE FAMILY	
LOT 31	10694.7	0.246	SINGLE FAMILY	
LOT 32	10745.8	0.247	SINGLE FAMILY	
LOT 33	9688.8	0.222	SINGLE FAMILY	
LOT 34	7502.5	0.172	SINGLE FAMILY	
LOT 37	7150	0.164	SINGLE FAMILY	
LOT 38	6600	0.152	SINGLE FAMILY	
LOT 39	6600	0.152	SINGLE FAMILY	
LOT 40	6600	0.152	SINGLE FAMILY	
LOT 41	6600	0.152	SINGLE FAMILY	
LOT 42	7318.3	0.168	SINGLE FAMILY	
LOT 44	8808	0.202	SINGLE FAMILY	
LOT 45	7207.5	0.165	SINGLE FAMILY	
LOT 46	7194.6	0.165	SINGLE FAMILY	
LOT 47	7225.2	0.166	SINGLE FAMILY	
LOT 48	7941.9	0.182	SINGLE FAMILY	
LOT 49	12143.6	0.279	SINGLE FAMILY	
LOT 50	10792.1	0.248	SINGLE FAMILY	
LOT 51	10932	0.251	SINGLE FAMILY	
LOT 52	10998.2	0.252	SINGLE FAMILY	
LOT 53	10985.7	0.252	SINGLE FAMILY	
TOTAL SINGLE FAMILY LOTS (46 LOTS)	368214.6	8.453	% OF SUBDIVISION	1.59%
LOT 2	5376.6	0.123	DUPLEX	
LOT 3	6599.7	0.152	DUPLEX	
LOT 12	4982.7	0.114	DUPLEX	
LOT 13	4549	0.104	DUPLEX	
LOT 35	4831.5	0.111	DUPLEX	
LOT 36	6571.9	0.151	DUPLEX	
TOTAL DUPLEX LOTS (6 LOTS)	32911.4	0.756	% OF SUBDIVISION	0.14%
OS-A	49372.9	1.133	OPEN SPACE	
OS-B	83401.3	1.915	OPEN SPACE	
OS-C	12961.4	0.296	OPEN SPACE	
OS-D	22703.4	0.521	OPEN SPACE	
OS-E - WILLOW CORRIDOR	347765.3	7.984	OPEN SPACE	
TOTAL OPEN SPACE (5 TRACTS)	516204.3	11.850	% OF SUBDIVISION	2.23%
MT HOPE CIR/CE	103199.8	2.369	PUBLIC ROW	
SYLVAN LAKE ROAD & OUZEL LANE	204839.1	4.702	PUBLIC ROW	
ALLEY	13764.4	0.316	PUBLIC ROW	
TO BE DEDICATED FOR PUBLIC RIGHT OF WAY	2102.7	0.048	PUBLIC ROW	
TOTAL ROW	323906	7.436	% OF SUBDIVISION	1.40%
LOT 43	68658.6	1.576	COMMERCIAL/ DAYCARE	0.30%
TRACTS G-1	67679.4	1.554	FIRE STATION	0.29%
TRACT RMF-4-A	149397.5	3.430	FUTURE DEVELOPMENT	0.64%
TRACT RMF-5	320629.5	7.361	FUTURE DEVELOPMENT	1.38%
TRACT ZH-A	20421472.3	468.812	FUTURE DEVELOPMENT	88.12%
TRACT ZH-B	905245.1	20.782	FUTURE DEVELOPMENT	3.91%
HAYMEADOW F2 OVERALL	23173753.5	531.996	SUBDIVISION	100.00%

THE SCHOOL LAND DEDICATION REQUIREMENTS AND MUNICIPAL AND PARK LAND DEDICATION REQUIREMENTS SET FORTH IN SECTION 4.15.060 OF THE TOWN OF EAGLE LAND USE AND DEVELOPMENT CODE ARE BEING MET THROUGH DEDICATION OF LOT 43 AS A CHILDCARE SITE, DEDICATION OF TRACT G-1 FOR A FIRE STATION, AND DEDICATION OF OS-A, OS-B, OS-C, OS-D, AND OS-E AS OPEN SPACE TRACTS.

OWNER
ABRIKA PROPERTIES, LLC

8250 SW 27TH AVE
OCALA, FL 34476

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HARRIS KOCHER SMITH

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DENVER, CO 80203



1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com

REVISION DATE:

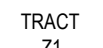
ISSUE DATE: 12-05-2024

SHEET 1 OF 16

COVER
ET 1 OF 16
HAYMEADOW

PROJECT # 240804

APRIL 2025

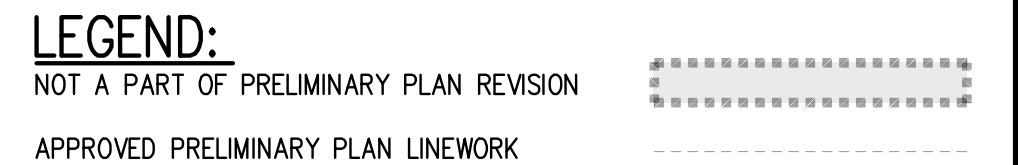


SCALE: 1" = 800'

HAYMEADOW

PROJECT #: 240804

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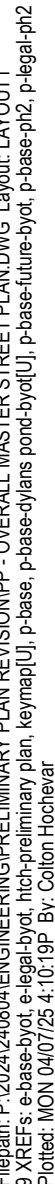
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AND SYLVAN LAKE ROAD RIGHT-OF-WAY
HAYMEADOW FILING NO. 1,
RECEPTION NUMBER 201907561
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
1. PROPERTY IS ZONED HAYMEADOW PUD



SHEET 3 OF 16

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Plotted: MON 04/07/25 4:10:02P By: Colton Hochewar

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1. **LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD



OVERALL MASTER STREET PLAN
ISSUE DATE: 12-05-2024 SHEET 4 OF 16

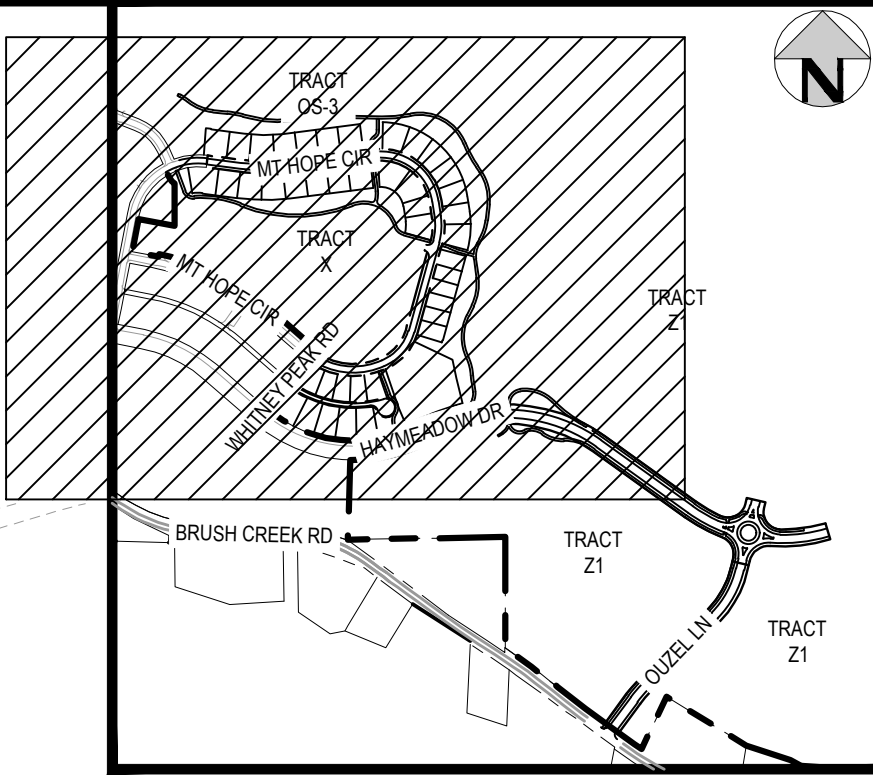
HAYMEADOW

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Project: 240804

Page 51 of 185

HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025

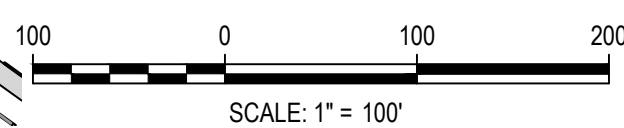
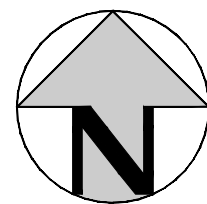


KEY MAP
SCALE: 1" = 800'



- LEGEND:**
- NOT A PART OF PRELIMINARY PLAN REVISION
 - APPROVED PRELIMINARY PLAN LINEWORK
- NOTES:**
- LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
 - PROPERTY IS ZONED HAYMEADOW PUD

MATCHLINE - SEE SHEET 6



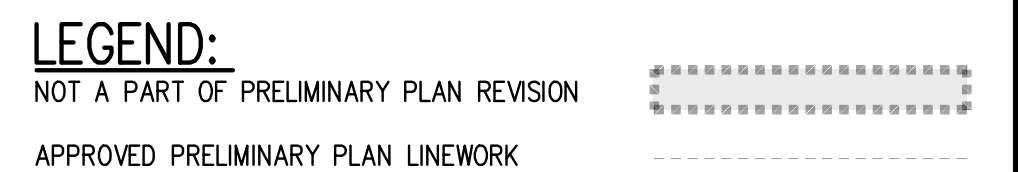
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MATCHLINE - SEE SHEET 6

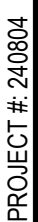
REVISION DATE: ISSUE DATE: 12-05-2024 SHEET 5 OF 16

HAYMEADOW

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1. **LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD



SHEET 6 OF 16

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SHEET 6 OF 16

APRIL 2025



SCALE: 1" = 800'

LEGEND:

NOT A PART OF PRELIMINARY PLAN REVISION

APPROVED PRELIMINARY PLAN LINEWORK

10' ASPHALT TRAIL

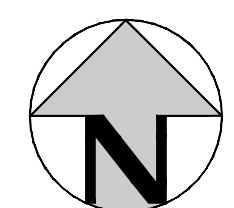
5' CONCRETE SIDEWALK

6' CRUSHER FINES PATH

NOTES:

1. **LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD

MATCHLINE - SEE SHEET 8



SCALE: 1" = 100'

PRELIMINARY PEDESTRIAN PLAN

ISSUE DATE: 12-05-2024

SHEET 7 OF 16

HAYMEADOW Page 56 of 1

PROJECT #: 240804

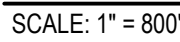
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[illegible]

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APRIL 2025

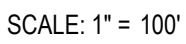


NOT A PART OF PRELIMINARY PLAN REVISION

10' ASPHALT TRAIL

6' CRUSHER FINES PATH

1. **LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD

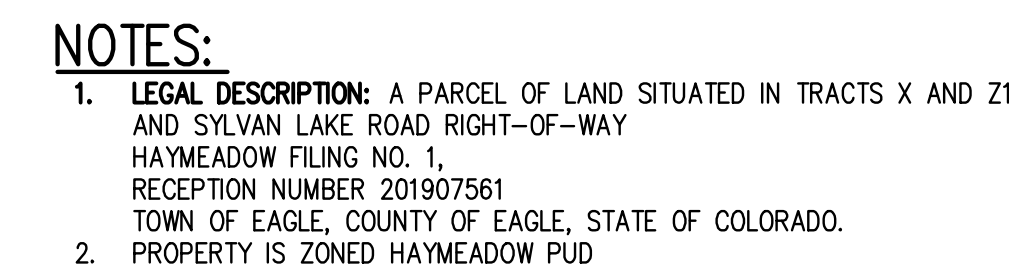


SHEET 8 OF 16

HAYMEADOW

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APRIL 2025

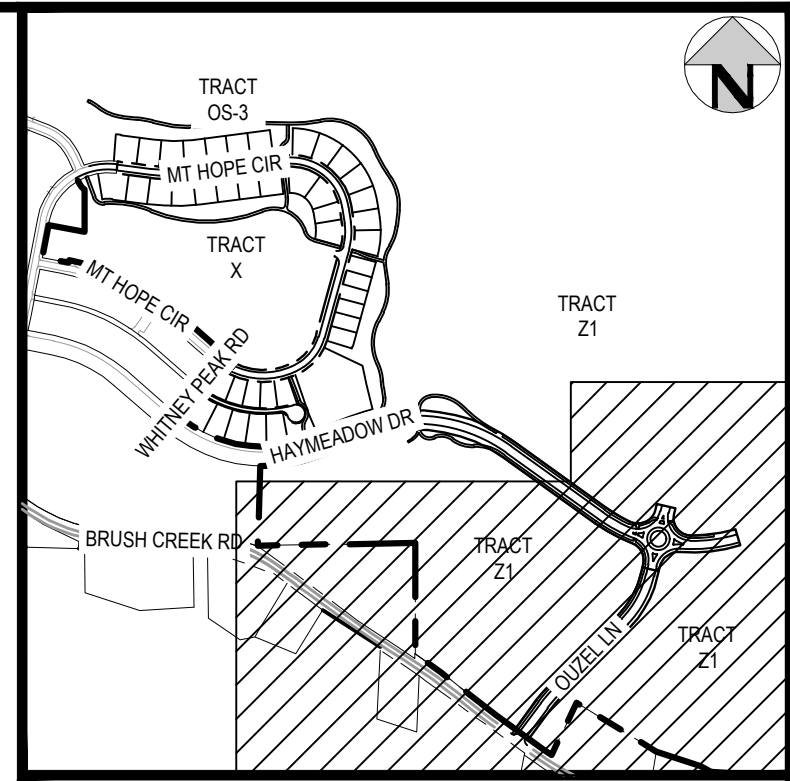


MASTER WATER SKETCH
2024 SHEET 10 OF 16

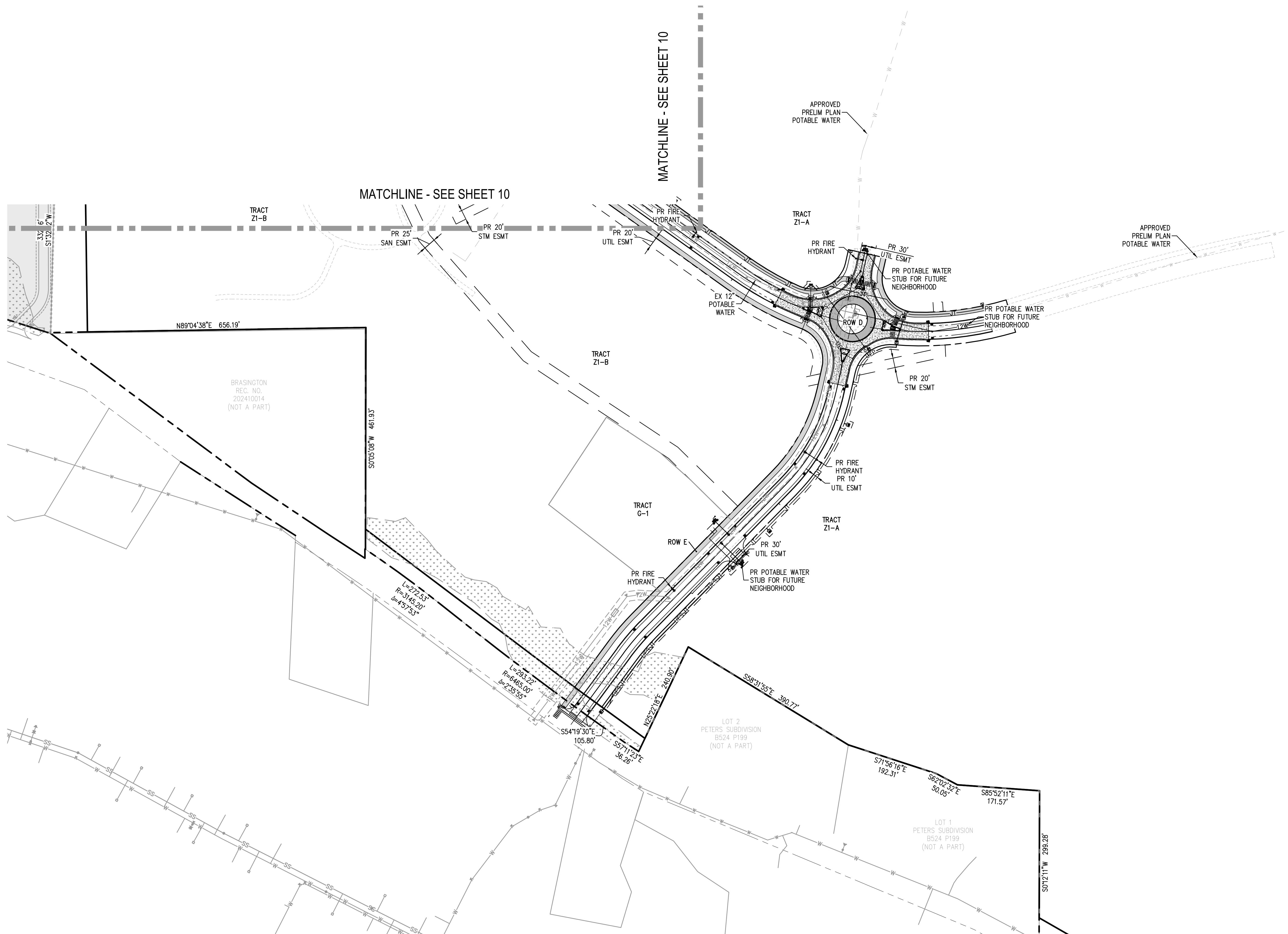
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HAYMEADOW

ELIMINARY PLAN REVISIONS
EAGLE COLORADO
APRIL 2025



KEY MAP
SCALE: 1" = 800'



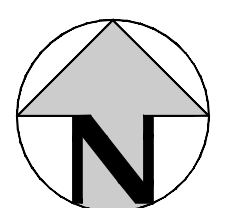
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APPROVED PRELIMINARY PLAN LINEWORK

NOTES:

1. **LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD



5 0 5 10

SCALE: 1" = 5'

MASTER WATER SKETCH

SHEET 11 OF 16

HAYMEADOW Page 60 of 1

REVISION DATE:

ISSUE DATE: 12-05-2024

SHEET 11 OF 16

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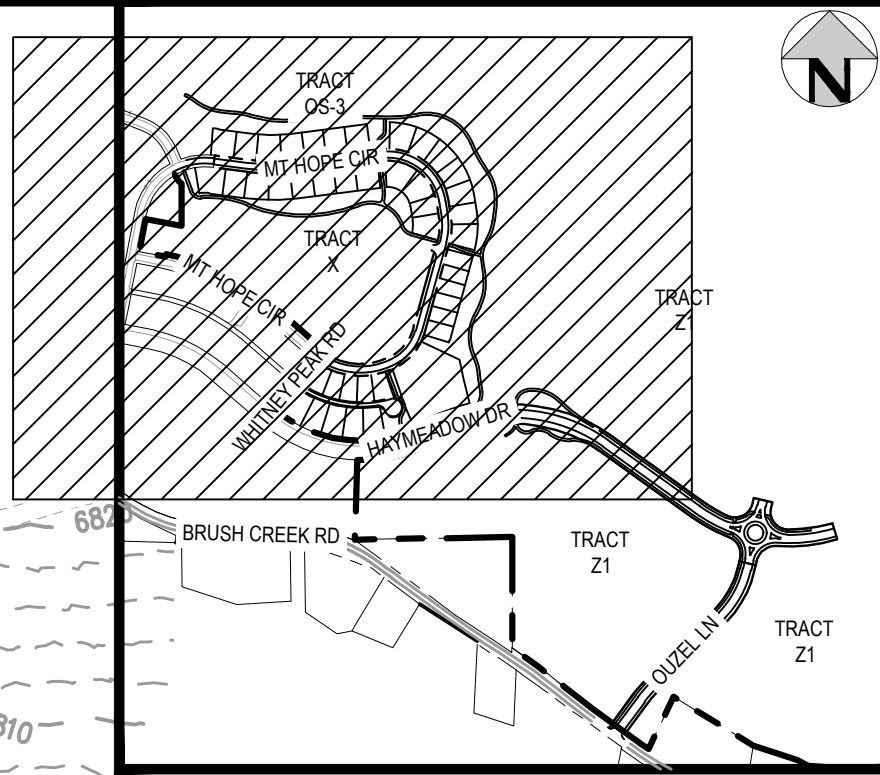
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PROJECT #: 240804

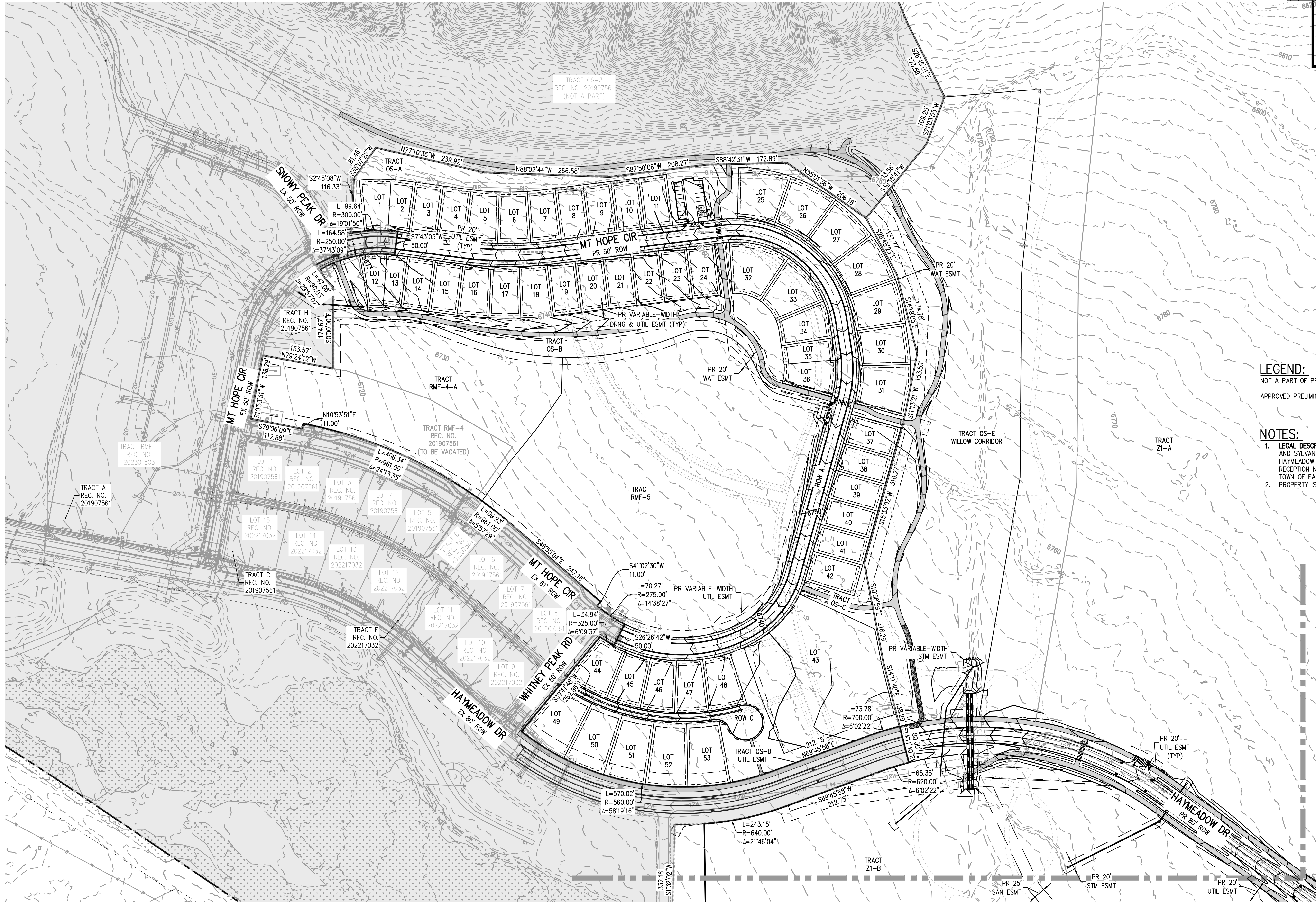
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOPCHES SMITH.

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Drawn: 20240608HAYMEADOWPRELIMINARY PLAN REVISIONS - OVERALL GRADING PLANNING LAYOUT
Checked: 20240608HAYMEADOWPRELIMINARY PLAN REVISIONS - OVERALL GRADING PLANNING LAYOUT
By: 20240608HAYMEADOWPRELIMINARY PLAN REVISIONS - OVERALL GRADING PLANNING LAYOUT

HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025



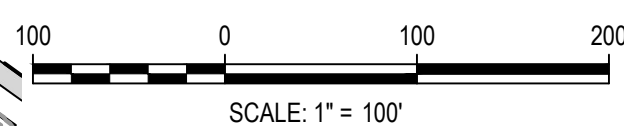
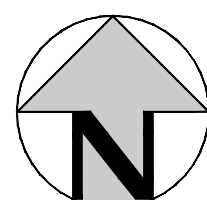
KEY MAP
SCALE: 1" = 800'



LEGEND:
NOT A PART OF PRELIMINARY PLAN REVISION
APPROVED PRELIMINARY PLAN LINEWORK

NOTES:
1. LEGAL DESCRIPTION: A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD

MATCHLINE - SEE SHEET 13



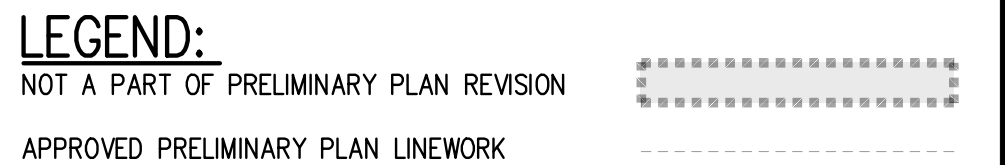
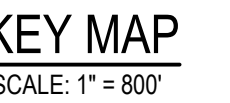
MATCHLINE - SEE SHEET 13

REVISION DATE: ISSUE DATE: 12-05-2024 SHEET 12 OF 16

HAYMEADOW

PROJECT # 240804

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2. PROPERTY IS ZONED HAYMEADOW PUD



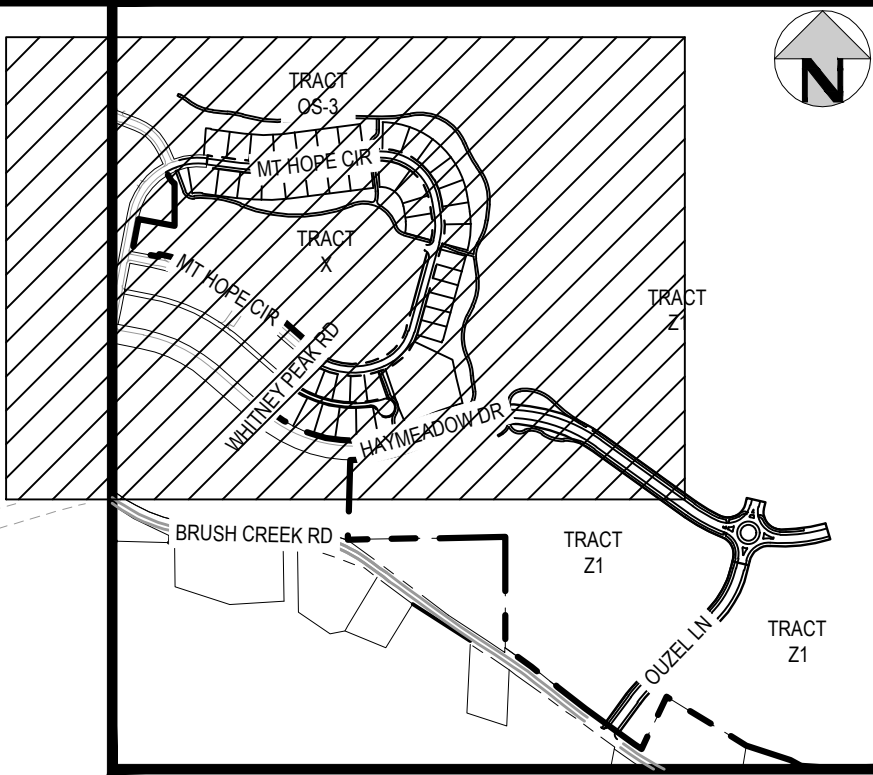
HAYMEADOW

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Project: 240804
By: 2024/08/23 11:05

HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025



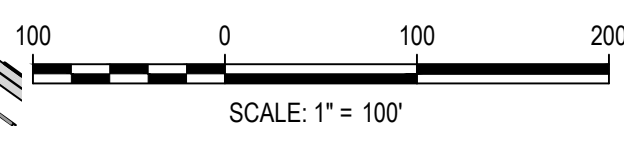
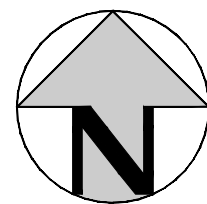
KEY MAP
SCALE: 1" = 800'



LEGEND:
NOT A PART OF PRELIMINARY PLAN REVISION
APPROVED PRELIMINARY PLAN LINEWORK

NOTES:
1. **LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY
HAYMEADOW FILING NO. 1,
RECEPTION NUMBER 201907561
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD
3. PUBLIC STREETLIGHT LOCATIONS SHOWN ARE PRELIMINARY PURSUANT TO TOWN OF EAGLE CODE OF ORDINANCES SECTION 4.07.010

MATCHLINE - SEE SHEET 15



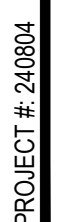
MATCHLINE - SEE SHEET 15

REVISION DATE: ISSUE DATE: 12-05-2024 SHEET 14 OF 16

HAYMEADOW

PROJECT #: 240804

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HAYMEADOW Page 64 of 1

HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025

Plotted: MON 04/07/25 4:13:05P By: Colton Hochevar

[illegible]

	17" Arm Mounted, Curvilinear, PicoEmitter® LED		CC/CCS17 kl_ccl7aeled_spec.pdf					
	LUMINAIRE PERFORMANCE							
Spectroradiometric								
	3000K Average	4000K Average	5000K Average					
Color Rendering Index (CRI)	≥80	≥80	≥90					
Power Factor	> .90	> .90	> .90					
Projected Lumen Maintenance								
	mA	100,000 hrs	(Calculated L70)					
	350	93.22%	584,000 hrs.					
Electrical Drive Current								
Volts - AC		Amps - AC	System Watts					
120		0.56	67					
208		0.32	67					
240		0.28	67					
277		0.24	67					
347		0.19	67					
480		0.14	67					
B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare								
Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 3 NFO	TYPE 4	TYPE 4 NFO	TYPE 5	TYPE LR
3000K	B2 U0 G2	B1 U0 G1	B1 U0 G1	B1 U0 G1	B1 U0 G1	B0 U0 G1	B2 U0 G1	TBD
4000K	B3 U0 G3	B2 U0 G2	B1 U0 G1	B1 U0 G1	B1 U0 G2	B1 U0 G1	B3 U0 G1	TBD
5000K	B3 U0 G3	B2 U0 G2	B1 U0 G1	B1 U0 G1	B1 U0 G2	B1 U0 G1	B3 U0 G1	TBD
Absolute Lumens								
Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 3 NFO	TYPE 4	TYPE 4 NFO	TYPE 5	TYPE LR
3000K	3861	3959	3931	3248	3912	3294	3971	TBD
4000K	5062	5190	4972	4258	5129	4319	5206	TBD
5000K	5426	5564	5524	4564	5581	4625	5576	TBD
LED performance and lumen output continues to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's ES File Library. For custom optics and color temperature configurations, contact Factory.								
Kim Lighting reserves the right to change specifications without notice.								
© 2016 KIM LIGHTING 16555 East Gale Ave. City of Industry CA 91745 P 626.968.5666 F 626.369.2695 www.kimlighting.com Rev. Jun. 13, 2016				 		2		

KIM LIGHTING

FICOM LIGHTING

17" Arm Mounted, Curvilinear, PicoEmitter™ LED

kl_c77ae1ed_spec.pdf

Housing:

- One-piece die-cast, low copper (46.6% Cu) aluminum alloy with integral cooling ribs over the optical chamber and electrical ambient.
- Solid-bar wall separates optical and electrical compartments.
- Double-helix wall with gaskets on the support-arm mounting end.
- Housing forms a half cylinder with 55° front face plane providing a recess to allow flush single-tail detail.
- All hardware is stainless steel or electro-plated plated steel.

Lens Form:

- One-piece die-cast, low copper (46.6% Cu) aluminum alloy lens frame with 1° minimum depth under the gasket frame.
- Integral hinges with stainless steel pins provide no lost mounting and removal from the housing.
- Single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber by a one-piece extruded and advanced silicone gasket to provide an IP66 rating for the optical module.
- Cast 38° thick tapered glass lens retained by eight steel clips with full silicone gasketing around the perimeter.

Neighbor Friendly Optic

- Integrated Neighbor Friendly Optic on each PicoEmitter module to completely control beam spread and thermal spread angles. Limited to Type I and IV distributions.

Lens:

- Fixture supplied with a one-piece flat, fused, UV stabilized polycarbonate, fully gasketed, replacing standard tempered glass lens.
- CAUTION: Use only when vandamism is anticipated to be high. A lens is limited by UV degradation from sunlight. A program of regular inspection and perimeter replacement is highly recommended to maintain optimum fixture performance.

Optical Module:

- Precision, replaceable PicoEmitters are positioned to achieve directional control toward desired point.
- The entire EmitteBack facets to the housing as a one-piece module.

- Type I, II, III, IV, V, L (40°), and L (right) standard distributions. Custom available.
- 3000K, 4000K, 5000K standard CCT. Ambient and custom available.
- IP66 certified
- Die-cast, low copper aluminum heat sink modules provide thermal transfer at PCB level
- Anodized aluminum carrier plate and heat sink modules.

Electrical Characteristics:

- 120V through 480V @ 50/60Hz.
- Class I, 3-Phase
- Power Factor > 0.90
- ANSI/CES Standard, (ANSI/CES) F70.
- 100V surge suppression.
- Thermally-shielded thermal control.
- 40°C starting driver.
- 10-120V dimming interface.
- All electronic components are IP66 rated.
- Electronic components are UL and/or CSA recognized.

Dimming:

- 10% to 100% dimming standard with 0-10V interface driver.
- 0-10V dimming interface.
- To activate the dimming system, a wiring harness is supplied and attached to the DIM Port (DIM on) on the thermally shield protection system. This port allows the 0-10V interface to bypass the thermal shield and control the driver.
- The thermally shielded wiring harness with the control system to assure that overheating will not harm the LEDs.
- The wiring harness is connected with the use of the Paraflex lead as the positive (+) and the Ground lead as the negative (-) to an available control signal (optional).

Standard Input - Black (L)	Standard Input - White (N)	Ground (GND)
Grounding Lead (GND) Standard Input - Black (L) Standard Input - White (N)		
Paraflex Lead (L+ and L-)		

Support Arm:

- One-piece extruded aluminum with internal bolt guides and fully radiused top and bottom.

- Luminaires tie-pole attachment by internal drive bolts, and includes a pole reinforcing plate with strain relief.
- Arm is circular cut for specified round pole.
- Optional cast, low copper aluminum horizontal air-filter with adaptor plate to secure the luminaire to 2" PPF size arms.
- Optional cast aluminum wall mount plate assembly attached to the wall over the junction box.

Finish:

- Paint and abrasion resistant, electrocoat applied, thermally cured, triglycidyl ether (TGIC) polyester powdercoat.
- Standard colors include: (R) Black, (D) Dark Bronze, (G) Graphite, (W) White, (PS) Platinum, (G) Light Gray, (T) Titanium, (CC) CC Custom Color (include RAL)

Fast Fix:

- 10" to 20", 27" and 34" Line Voles
- DF for 20", 24" and 48" Line Voles
- High temperature fuse holders factory installed inside the fixture housing. Fuses is included.

Certifications and Listings:

- UL 199 Standard for wet locations for luminaires
- UL E780 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products
- IP66 certified
- IC09 rated
- CSA C22.82.2003 to Luminaires.
- ANSI C136.31-2010 35 Vibration tested and compliant.
- RoHS compliant.
- LED approved, 3000K and warmer CCT's only.

CAUTION:

- Features must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

WARRANTY:

- For full warranty see <http://www.kimlighting.com/warranty>

Kim Lighting reserves the right to change specifications without notice.

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 (626) 968-5666 | (626) 268-2995 | kimlighting.com | Rev. Jan. 13, 2015

KIM

| 3

V

almont
STRUCTURES

16' TO 30'
NON-TAPERED ALUMINUM

4-Bolt Anchor Base

Job Name: Haymeadow Phase 1A		Client Name:	
Job Location - City: Eagle	State: IA	Created By:	Date:
Product:	Quote#:	Customer Approval:	Date:

SPECIFICATIONS

Pole. The pole shaft is extruded from seamless alloy aluminum.

Pole Top - A pole top tenon is provided for top mount luminaire and/or bracket. A removable pole cap is available for poles receiving drilling patterns for side-mount luminaire arm assemblies.

Handhole. A covered handhole with hardware and grounding provision are provided.

Base Cover - Optional Dart Square-2T cast and decorative base covers available as special order.

Anchor Base - The anchor base is cast from 356 alloy aluminum. The completed assembly is heat-treated to a T10 temper. Aluminum nut covers are included with anchor base unless otherwise specified.

Anchor Bolts - Anchor bolts conform to ASTM F1554 Grade 55 and are provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of .12" on the threaded end.

Finish - The standard finish for the pole assembly and components is satin brushed, natural anodize, duranodic or polyester powder applied coating in accordance with Valmont's Specifications. Additional finish options available upon request.

Design Criteria - Please reference Design Criteria Specification for appropriate design conditions.

The diagram illustrates the vertical stack-up of the pole system components. From bottom to top, they are:

- A horizontal ground line labeled "Ground".
- An arrow pointing upwards along the left side, labeled "Normal Mounting Height".
- "Dart Square - 2T (Optional)": A square base plate with four mounting holes.
- "Nut Covers (Standard)": Four small cylindrical caps corresponding to the mounting holes above.
- "Handhole": A rectangular access panel mounted on the pole shaft.
- "Cross Section": A circular cross-section view of the pole shaft.
- "Pole Cap": A conical cap fitting over the top of the pole shaft.
- "Tenon Top": A short section of the pole shaft with a flange at its base.

To the right of the main diagram, there is a separate illustration of the full pole assembly standing vertically, consisting of the Tenon Top, Pole Cap, Handhole, Cross Section, Nut Covers, Dart Square, and Ground connection.

VALMONT INDUSTRIES, INC. 28800 IOWA STREET, BOX 358 • VALLEY, NE 68064 USA 800.825.6668 VALMONTSTRUCTURES.COM

KIM LIGHTING
Haymedaw Phase 1A

JOB

NOTES

7' Arm Mounted, Curvilinear, PicoMetric® LED
 CC Lighting spec.pdf

TYPE **P2**

APPROVALS

FEATURES

- Full Cut-Off PicoMetric technology
- Patented low profile luminare
- Available from, 3000K, 4000K and 5000K standard CCT

- Type 1, 2, 3, 4, 5, R, L distributions
- 0-10V dimming drivers available
- Sealed optical chamber, IP66 certified standard CCT

SPECIFICATIONS

Max. Weight = 27 lbs. EIA 8-18, 1A, 2A

ORDERING CODE

Configuration	Options	Features	Electrical Model	Feature Finish
1A 7' Arm Side Mount 2A 2 1/2\"/>	1A 7' Arm Side Mount 2A 2 1/2\"/> 3A 3\"/> 4A 4\"/> 5A 5\"/> 6A 6\"/> 7A 7\"/> 8A 8\"/> 9A 9\"/> 10A 10\"/> 11A 11\"/> 12A 12\"/> 13A 13\"/> 14A 14\"/> 15A 15\"/> 16A 16\"/> 17A 17\"/> 18A 18\"/> 19A 19\"/> 20A 20\"/> 21A 21\"/> 22A 22\"/> 23A 23\"/> 24A 24\"/> 25A 25\"/> 26A 26\"/> 27A 27\"/> 28A 28\"/> 29A 29\"/> 30A 30\"/> 31A 31\"/> 32A 32\"/> 33A 33\"/> 34A 34\"/> 35A 35\"/> 36A 36\"/> 37A 37\"/> 38A 38\"/> 39A 39\"/> 40A 40\"/> 41A 41\"/> 42A 42\"/> 43A 43\"/> 44A 44\"/> 45A 45\"/> 46A 46\"/> 47A 47\"/> 48A 48\"/> 49A 49\"/> 50A 50\"/> 51A 51\"/> 52A 52\"/> 53A 53\"/> 54A 54\"/> 55A 55\"/> 56A 56\"/> 57A 57\"/> 58A 58\"/> 59A 59\"/> 60A 60\"/> 61A 61\"/> 62A 62\"/> 63A 63\"/> 64A 64\"/> 65A 65\"/> 66A 66\"/> 67A 67\"/> 68A 68\"/> 69A 69\"/> 70A 70\"/> 71A 71\"/> 72A 72\"/> 73A 73\"/> 74A 74\"/> 75A 75\"/> 76A 76\"/> 77A 77\"/> 78A 78\"/> 79A 79\"/> 80A 80\"/> 81A 81\"/> 82A 82\"/> 83A 83\"/> 84A 84\"/> 85A 85\"/> 86A 86\"/> 87A 87\"/> 88A 88\"/> 89A 89\"/> 90A 90\"/> 91A 91\"/> 92A 92\"/> 93A 93\"/> 94A 94\"/> 95A 95\"/> 96A 96\"/> 97A 97\"/> 98A 98\"/> 99A 99\"/> 100A 100\"/> 101A 101\"/> 102A 102\"/> 103A 103\"/> 104A 104\"/> 105A 105\"/> 106A 106\"/> 107A 107\"/> 108A 108\"/> 109A 109\"/> 110A 110\"/> 111A 111\"/> 112A 112\"/> 113A 113\"/> 114A 114\"/> 115A 115\"/> 116A 116\"/> 117A 117\"/> 118A 118\"/> 119A 119\"/> 120A 120\"/> 121A 121\"/> 122A 122\"/> 123A 123\"/> 124A 124\"/> 125A 125\"/> 126A 126\"/> 127A 127\"/> 128A 128\"/> 129A 129\"/> 130A 130\"/> 131A 131\"/> 132A 132\"/> 133A 133\"/> 134A 134\"/> 135A 135\"/> 136A 136\"/> 137A 137\"/> 138A 138\"/> 139A 139\"/> 140A 140\"/> 141A 141\"/> 142A 142\"/> 143A 143\"/> 144A 144\"/> 145A 145\"/> 146A 146\"/> 147A 147\"/> 148A 148\"/> 149A 149\"/> 150A 150\"/> 151A 151\"/> 152A 152\"/> 153A 153\"/> 154A 154\"/> 155A 155\"/> 156A 156\"/> 157A 157\"/> 158A 158\"/> 159A 159\"/> 160A 160\"/> 161A 161\"/> 162A 162\"/> 163A 163\"/> 164A 164\"/> 165A 165\"/> 166A 166\"/> 167A 167\"/> 168A 168\"/> 169A 169\"/> 170A 170\"/> 171A 171\"/> 172A 172\"/> 173A 173\"/> 174A 174\"/> 175A 175\"/> 176A 176\"/> 177A 177\"/> 178A 178\"/> 179A 179\"/> 180A 180\"/> 181A 181\"/> 182A 182\"/> 183A 183\"/> 184A 184\"/> 185A 185\"/> 186A 186\"/> 187A 187\"/> 188A 188\"/> 189A 189\"/> 190A 190\"/> 191A 191\"/> 192A 192\"/> 193A 193\"/> 194A 194\"/> 195A 195\"/> 196A 196\"/> 197A 197\"/> 198A 198\"/> 199A 199\"/> 200A 200\"/> 201A 201\"/> 202A 202\"/> 203A 203\"/> 204A 204\"/> 205A 205\"/> 206A 206\"/> 207A 207\"/> 208A 208\"/> 209A 209\"/> 210A 210\"/> 211A 211\"/> 212A 212\"/> 213A 213\"/> 214A 214\"/> 215A 215\"/> 216A 216\"/> 217A 217\"/> 218A 218\"/> 219A 219\"/> 220A 220\"/> 221A 221\"/> 222A 222\"/> 223A 223\"/> 224A 224\"/> 225A 225\"/> 226A 226\"/> 227A 227\"/> 228A 228\"/> 229A 229\"/> 230A 230\"/> 231A 231\"/> 232A 232\"/> 233A 233\"/> 234A 234\"/> 235A 235\"/> 236A 236\"/> 237A 237\"/> 238A 238\"/> 239A 239\"/> 240A 240\"/> 241A 241\"/> 242A 242\"/> 243A 243\"/> 244A 244\"/> 245A 245\"/> 246A 246\"/> 247A 247\"/> 248A 248\"/> 249A 249\"/> 250A 250\"/> 251A 251\"/> 252A 252\"/> 253A 253\"/> 254A 254\"/> 255A 255\"/> 256A 256\"/> 257A 257\"/> 258A 258\"/> 259A 259\"/> 260A 260\"/> 261A 261\"/> 262A 262\"/> 263A 263\"/> 264A 264\"/> 265A 265\"/>			

	17" Arm Mounted, Curvilinear, PicoEmitter® LED		CC/CCS17 kl_cc17aeled_spec.pdf					
	LUMINAIRE PERFORMANCE							
Spectroradiometric				Projected Lumen Maintenance				
Color Rendering Index (CRI)		3000K Average	8000K Average	5000K Average	mA	100,000 hrs	(Calculated L70)	
Power Factor		>90	>90	>70	350	93.22%	584,000 hrs.	
Electrical Drive Current								
Volts - AC		Amps - AC		System Watts				
120		0.56		67				
208		0.32		67				
240		0.28		67				
277		0.24		67				
347		0.19		67				
480		0.14		67				
B.U.G. Rating (TM15) in Lumens where B = Backlight, U = Uplight, G = Glare								
Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 3 NFO	TYPE 4	TYPE 4 NFO	TYPE 5	TYPE LR
3000K	B2 U0 G2	B1 U0 G1	B1 U0 G1	B1 U0 G1	B1 U0 G1	B0 U0 G1	B2 U0 G1	TBD
4000K	B3 U0 G3	B2 U0 G2	B1 U0 G1	B1 U0 G1	B1 U0 G2	B1 U0 G1	B3 U0 G1	TBD
5000K	B3 U0 G3	B2 U0 G2	B1 U0 G1	B1 U0 G1	B1 U0 G2	B1 U0 G1	B3 U0 G1	TBD
Absolute Lumens								
Temperature	TYPE 1	TYPE 2	TYPE 3	TYPE 3 NFO	TYPE 4	TYPE 4 NFO	TYPE 5	TYPE LR
3000K	3861	3959	3931	3248	3912	3294	3971	TBD
4000K	5062	5190	4972	4258	5129	4319	5206	TBD
5000K	5426	5564	5524	4564	5581	4626	5576	TBD
LED performance and lumen output continue to improve at a rapid pace. Log onto www.kimlighting.com to download the most current photometric files from Kim Lighting's ES File Library. For custom optics and color temperature configurations, contact factory.								
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CC/C517

17" Arm Mounted, Curvilinear, ProCrimmer™ LED

kl_c7aa1ed_spec.pdf

KIM LIGHTING

SPECIFICATIONS

Housing:

- One-piece die-cast, low copper (60/40) aluminum alloy with integral cooling ribs over the optical chamber and electrical compartment.
- Solid barrier wall separates optical and electrical compartments.
- Double-thick wall with gaskets on the support-arm mounting end.
- Housing forms a half cylinder with 53° front face plane providing a recess to allow a flush single-latch detail.
- All hardware is stainless steel or electro-plated plated steel.

Lens Frame:

- One-piece cast, low copper (60/40) aluminum alloy less frame with 1° minimum depth around the gasket flange.
- Integral hinges with stainless steel pins provide no-load mounting and removal from housing.
- Single die-cast aluminum cam-latch provides positive locking and sealing of the optical chamber to a one-piece extruded and vulcanized silicone gasket to provide an IP66 rating for the optical module.
- Cast 3/8" thick molded glass lens retained by eight steel clips on half cylinder gasketing around the perimeter.

Neighbor Friendly Optic

- Neighbor Friendly Optic™ (NFO) on each ProCrimmer module to completely control effective beamlight. Most effective with Type I and IV distributions.

Lens:

- Fixture supplied with a one-piece flat, fused quartz polished polycarbonate glass gasketed, replacing the standard tempered glass lens.
- UV protection: Sunlight, when vandamism is anticipated to be low. Useful life is limited by UV degradation from only a limited year inspection and perimeter replacement is highly recommended to maintain optimum fixture performance.

Optical Module:

- Precision, replaceable ProCrimmers are positioned to achieve directional control toward desired area.
- The entire entrance block faces to the housing as a one-piece module.

- Type I, II, III, IV, V, L, S, R, and L (right) standard distributions.
- 3000K, 4000K, 5000K, standard CCT. Ambient and custom available.
- IP66 certified
- Die-cast, low copper aluminum head steel modules provide thermal transfer at PCB level.
- Anodized aluminum carrier plate and heat sink modules.

Electrical Characteristics:

- 120V through 480V @ 50/60Hz.
- Class I, Class II.
- Power Factor > 0.95
- National Electrical Code, ANSI/NFPA 70E.
- 10kV surge suppression.
- Thermabashed thermal control.
- 40°C starting driver.
- 0-10V dimming interface.
- All electronic components are IP66 rated.
- Electronic components are UL and/or CSA recognized.

Dimming:

- 10% to 100% dimming using standard 0-10V interface driver.
- To activate the dimming system, a wiring harness is supplied and attached to the DIM Port (DIM IN) on the thermal shield protection system. This port supports the 0-10V interface to bypass the thermal shield and control the driver.
- The thermal shield system is in conjunction with the control system to assure that overheating will not harm the LEDs.
- The wiring harness is connected with the one of the Parqale lead as the positive (+) and the Grey lead as the negative (-) to an available control signal by the (others).

Support Arm:

- One-piece die-cast aluminum with internal bolt guides and fully radiused top and bottom.

- Luminaires tie-pole attachment by internal draw bolts, and includes a pole reinforcing plate with wire strain relief.
- Arm is circular cut for specified round pole.
- Optional cast, low copper aluminum horizontal slot-arm with adaptor plate to secure the luminaire to 2" IPF pipe size arms.

- Optional cast aluminum wall mount plate assembly. Attached to the wall over the junction box. Luminaire attaches to the wall plate.

Finish:

- Finish: A clear and abrasion resistant, electrostatically applied, thermally cured, triglycidyl ether (TGE) polyester powdercoat.
- Standard colors include (R) Black, (D) Dark Bronze, (G) Graphite, (W) White, (P) Platinum, (S) Light Gray, (T) Titanium, (C) Custom Color (Include RAL).

Fixing:

- 50, 120, 227 and 347 Line Fuses
- For 208, 240 and 480 Line Fuses
- High temperature fuse holders factory installed inside the fixture housing. Fuses is included.

Certifications and Listings:

- UL 159 Standard for wet locations for Luminaires.
- UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting products.
- ETL certified.
- IEC99 rated.
- CSA C22.82.95.0 Luminaires.
- ANSI C136.3-2010 3510 Vibration tested and compliant.
- RoHS compliant.
- IAS approved, 3000K and warmer CCT's only.

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

WARRANTY:

- For full warranty, see <http://www.kimlighting.com/warranty>

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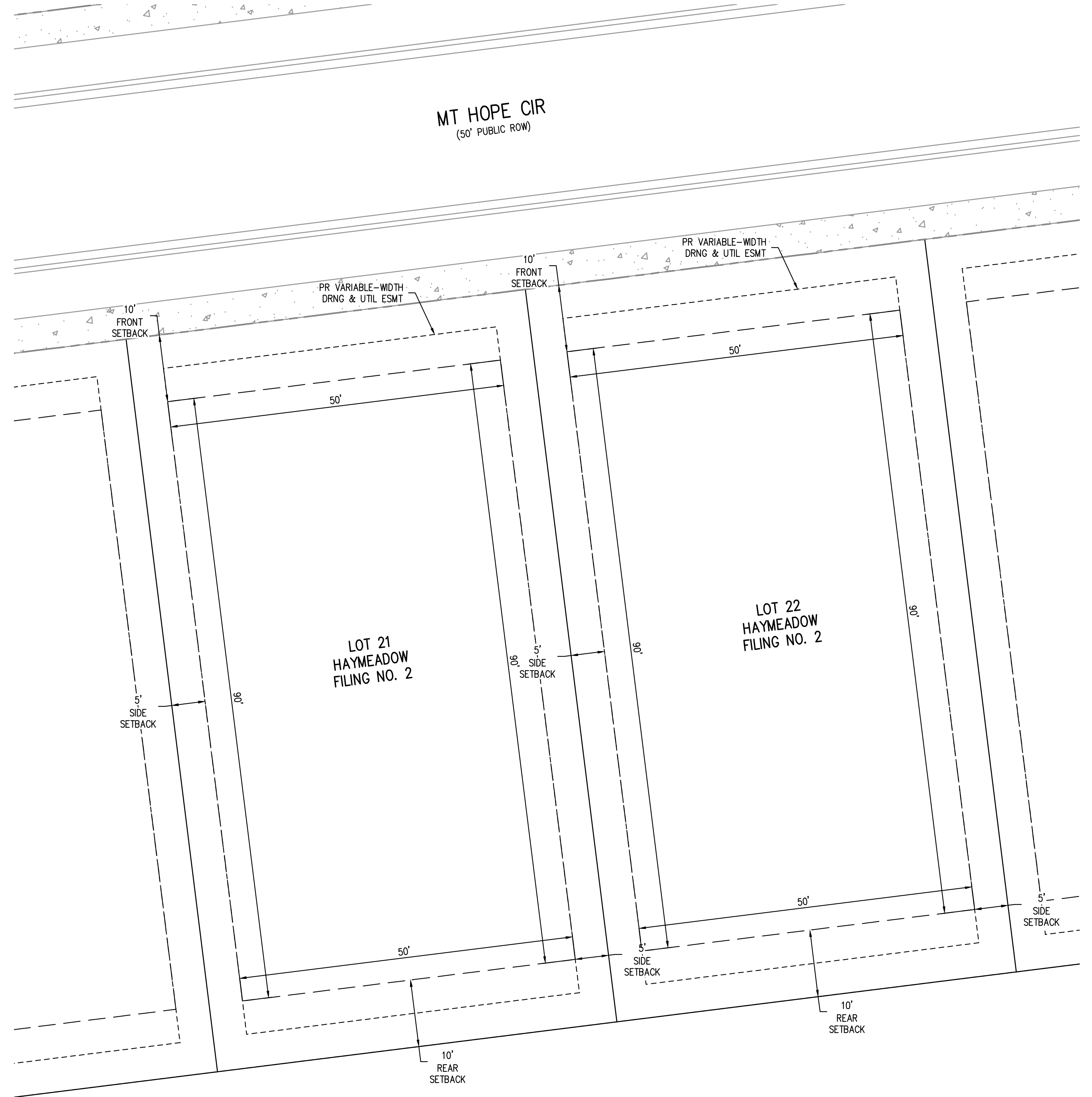
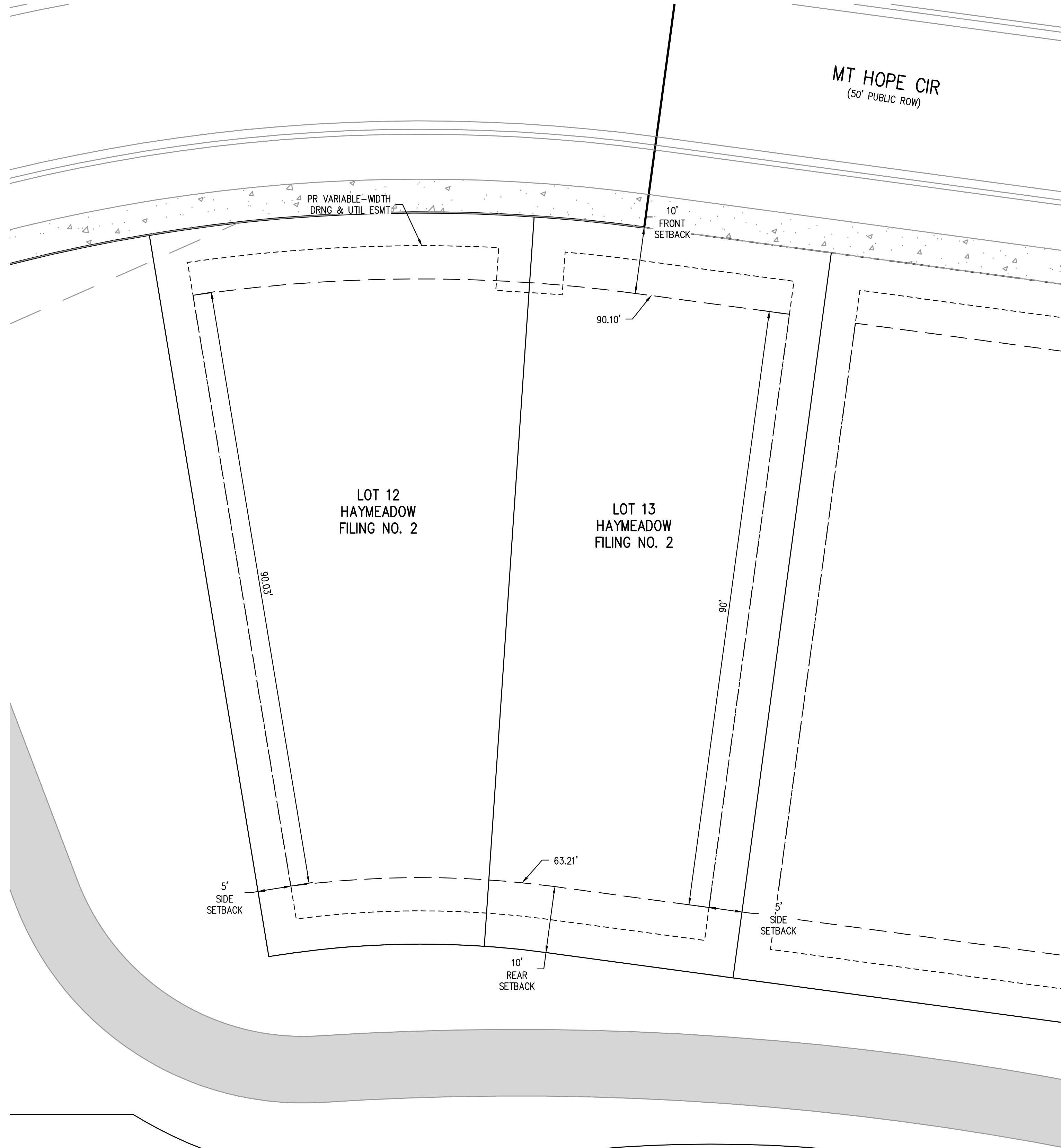
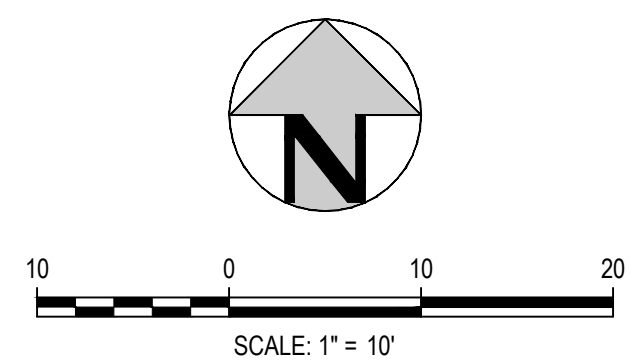
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| 3 |

[illegible]

Project: P:\2024\2406\HARRIS KOCHER SMITH\LOT BLOWUP EXHIBIT.DWG Layout: LAYOUT1
Printed: TUE 06/03/2025 10:37:43 AM By: Colin Kocher

HAYMEADOW A1 - LOT EXHIBIT
SCALE: 1" = 10'



CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Abrika Properties LLC, A Florida Limited Liability Company, the undersigned, being sole owner(s) in fee simple of all that real property described as follows:

Tract Z1, Haymeadow Cabin Parcel, according to the Plat recorded July 29, 2022 under Reception No. 202212779; Tract RMF-4 and Tract X, Haymeadow Filing 1, according to the Plat recorded May 24, 2019 under Reception No. 201907561, Town of Eagle, County of Eagle, State of Colorado, containing 530.394 Acres (23,103,971 square feet), more or less.

Have by these presents laid out, platted and subdivided the same into lots and tracts as shown on this final plat and designate the same as Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 in the Town of Eagle, County of Eagle; 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 Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1, 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 _____, 2025.

Owner: Abrika Properties LLC, A Florida Limited Liability Company

By: _____

Name: _____

P.O. Box 772289

Ocala, FL 34477

STATE OF COLORADO)

) ss.

COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 2025,

by _____

as _____

of: Abrika Properties LLC, A Florida Limited Liability Company

Witness my hand and official seal _____

My commission expires: _____

Notary Public

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado, the undersigned, being sole owner(s) in fee simple of all that real property described as follows:

Tract G, Haymeadow Filing 1, according to the Plat recorded May 24, 2019 under Reception No. 201907561, Town of Eagle, County of Eagle, State of Colorado, containing 1.602 Acres (69,782 square feet), more or less.

Have by these presents laid out, platted and subdivided the same into lots and tracts as shown on this final plat and designate the same as Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 in the Town of Eagle, County of Eagle; 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 grant the right to install and maintain all necessary structures to the entity responsible for providing the services for which the easements are established.

Executed this _____ day of _____, 2025.

Owner: Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado.

By: _____

Name: _____

425 East 3rd ST.

P.O. Box 961

Eagle, Colorado 81631

STATE OF COLORADO)

) ss.

COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this _____ day of _____, 2025,

by _____

as _____

of: Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado

Witness my hand and official seal _____

My commission expires: _____

Notary Public

TOWN COUNCIL CERTIFICATE

This Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 is approved by Town Council of the Town of Eagle, Colorado, this _____ day of _____, 2025, for filing with the Clerk and Recorder of Eagle County, Colorado, and for conveyance or dedication to the Town of Eagle the public dedications shown hereon; subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Town Council of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the size, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown hereon are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated hereon and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Town Council.

TOWN OF EAGLE, COLORADO

By: _____

Scott Turnipseed, Mayor

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

ATTEST: _____

Jenny Rakow, Town Clerk

PLANNING COMMISSION CERTIFICATE

This Plat approved by the Town of Eagle Planning Commission this _____

day of _____, 2025.

Chairman

CERTIFICATE OF TAXES PAID

I, the undersigned, do hereby certify that the entire amount of taxes and assessments due and payable as of

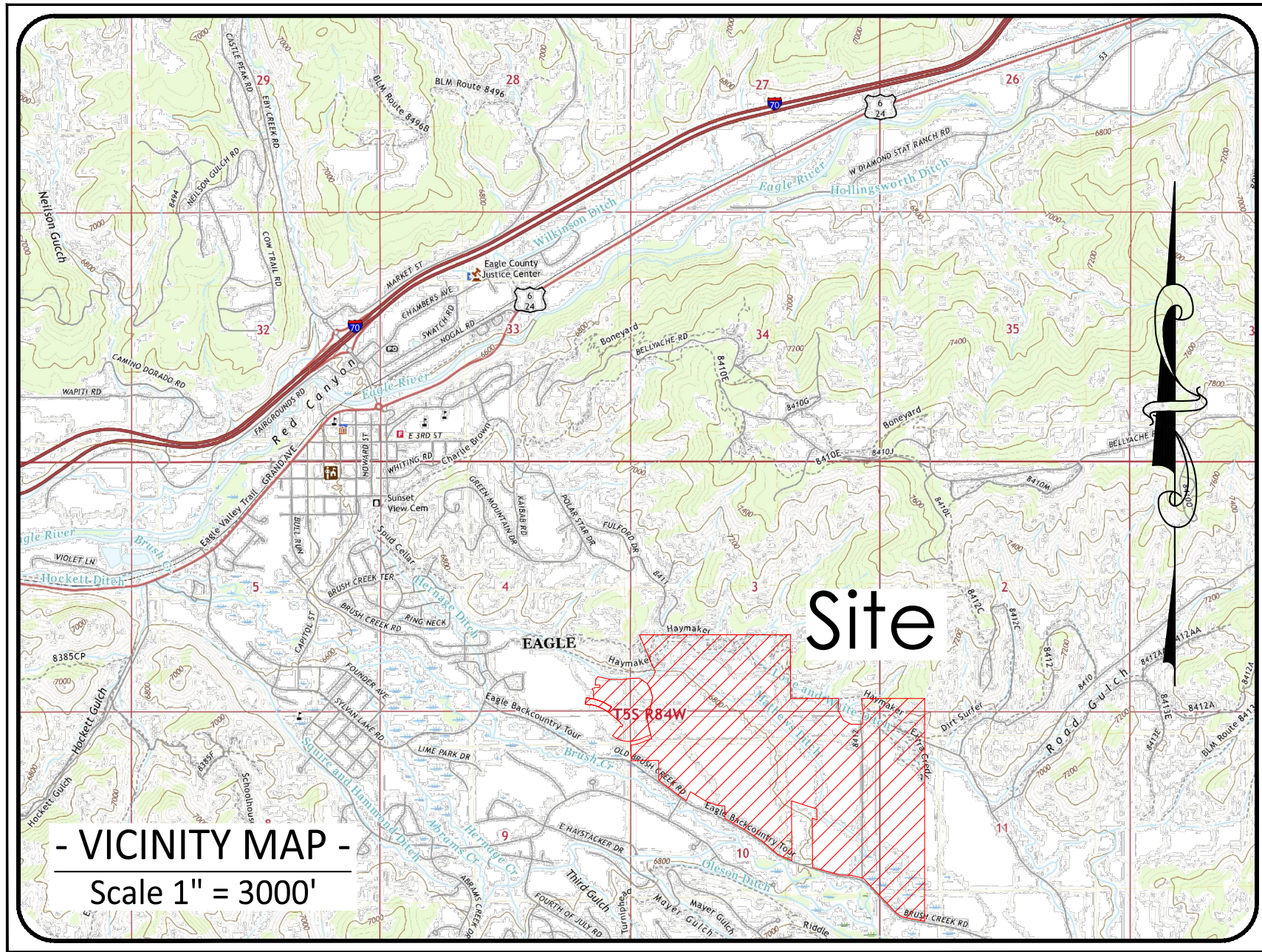
_____ upon all parcels of real estate described on this Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1, are paid in full.

Dated this _____ day of _____, A.D. 2025.

Treasurer of Eagle County, Colorado

Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63, Township 5 South, Range 84 West of the Sixth P.M., Town of Eagle, Eagle County, Colorado



TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown on this Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1, Town of Eagle, County of Eagle, State of Colorado, and that title to such lands is vested in Abrika Properties LLC, a Florida Limited Liability Company and Greater Eagle Fire Protection District, a Colorado quasi-municipal corporation and subdivision of the State of Colorado, and is free and clear of all liens, and encumbrances, except as follows:

Executed this _____ day of _____, 20____.

By: _____

Title Examiner

DESIGN ENGINEER



1120 Lincoln Street, Suite 1000
Denver, CO 80203
303.623.6300

SURVEYOR'S CERTIFICATE

I, Scott A. Hemmen, do hereby certify that I am a Professional Land Surveyor licensed to practice land surveying under the laws of the State of Colorado, that this Subdivision Plat is a true, correct, and complete Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 A 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 accurately shows the location and dimensions of the lots, easements and rights of way of said plat as the same are monumented upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all applicable regulation governing the subdivision of land, that such plat is based upon the professional land surveyor's knowledge, information and belief, and that such plat is not a guaranty or warranty, either expressed or implied.

Executed this _____ day of _____, A.D., 2025.

Colorado Licensed Professional Land Surveyor
Scott A Hemmen

License Number 38182

for and on the behalf of _____

NOTES:

- The purpose of this Plat of Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 is to adjust existing Lot lines, to create additional Lots, and to dedicate and vacate Easements and Right of Ways as shown hereon.
- Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N89°57'47"E along the line between Corner 2 of Tract 38, a 2 1/2" USGLO Brass Cap on a 1" diameter iron pipe and Corner 1 of said Tract 38, a 2 1/2" Aluminum Cap on a 3/4" rebar as shown hereon.
- Survey date: February 2024.
- Units of linear measurements are displayed in US Survey Feet.
- Flood Zone Classification; Flood Hazard Zone information: Zone X according to FIRM Map Number 08037C0393D with an effective date of December 4, 2007.
- All Tracts located within this Plat of the Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 are subject to the Town of Eagle, Colorado Resolution No. 7 (series of 2021) recorded at Reception No. 202114804, the Town of Eagle, Colorado Resolution No. 12 (series of 2021) recorded at Reception No. 2021011274 and the First Amended PUD Guide for the Haymeadow Planned Unit Development recorded at Reception No. 202114805.
- Abbreviations: Aluminum = Alum.; Angle Point = AP; Center line = CL; Diameter= dia.; Land Surveyor = LS; Metropolitan = Metro; Public Land Survey System = PLSS; Principal Meridian = P.M.; Reception Number = Reception No. or Rec.No. or Rec.; Typical = Typ.; Tract = TR; Utility Easement = EU; United States Government Land Office = USGLO
- This subdivision is subject to the Declaration for Haymeadow recorded January 27, 2023 under Reception No. 202300905 and First Amendment to Declaration for Haymeadow recorded February 9, 2024 under Reception No. 202401382.
- Easements depicted as vacated hereon have been replaced by the Public Access & Utility Easements being noted as dedicated hereon.
- Building setbacks vary and are subject to change by Town of Eagle Municipal Code amendment. Refer to Fourth Amended PUD Guide for The Haymeadow Planned Unit Development at Rec. No. 202413867 (or as subsequently amended and filed) for further building setback requirements.
- Parcel dimensions shown hereon reflect both record and measured bearings and distances.
- The error of closure along this subdivision's exterior boundary is less than 1:10,000
- The property shown hereon is subject to all easements, rights-of-ways, building setbacks or other restrictions of record, as such items may affect this property. This Final Plat 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 for Tracts X and RMF-4, Haymeadow Filing 1 has been taken from the title insurance commitment issued by Land Title Guarantee Company, Order Number VB50073573 having a Commitment Date of January 2, 2025.

Every attempt has been made to show all easements and rights-of-way referred to in the title insurance policy referenced above. Some such items may not be shown if they are standard title commitment exceptions (*Items 1-7*), 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. (*Items 8-16, 21-25, 27-36, 39-41, and 45-51*).

In regards to other such items:

Item 17. Right of way easement as granted to Holy Cross Electric Association, Inc. in instrument recorded June 18, 1980, in Book 304 at Page 201 and recorded July 18, 1980 in Book 305 at Page 584. *The affects of these documents on the subject parcel are shown hereon.*

Item 18. Right of way easement as granted to Holy Cross Electric Association, Inc. in instrument recorded June 18, 1980 in Book 304 at Page 202. *Affects the subject parcel as shown hereon.*

Item 19. Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 849703. *Affects the subject parcels as shown hereon.*

Item 20. Terms, conditions and provisions of warranty easement deed recorded September 15, 2003 at Reception No. 849704. *Affects the subject parcels as shown hereon.*

Item 26. Reservation of easements as set forth in deed recorded August 24, 2005 at Reception No. 927202 and recorded October 4, 2005 Reception No. 931845. *The provided copy of this document does not contain the the referenced 'Attachment 1' which appears to have been the easement description. Said document contains insufficient detail to be graphically depicted. Reception No. 927202 is shown hereon.*

Item 37. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in bicycle and pedestrian trail easement agreement recorded March 24, 2015 under Reception No. 201504931. *Easement locations are approximate as they have been scaled from pdf documents as shown hereon.*

Item 38. Terms, conditions, provisions, burdens, obligations and easements as set forth and granted in bicycle and pedestrian trail extension agreement recorded October 21, 2015 under Reception No. 201520051. *Easement locations are approximate as they have been scaled from pdf documents as shown hereon.*

Item 42. Easements, conditions, covenants, restrictions, reservations and notes on the plat of Haymeadow Filing No. 1 recorded May 24, 2019 under Reception No. 201907561. *Affects the subject parcels as shown hereon.*

Item 43. Terms, conditions and provisions of First Amended PUD Guide for the Haymeadow Planned Unit Development recorded June 25, 2021 under Reception No. 202114805, and Third Amended PUD Guide recorded November 8, 2023 under Reception No. 2023015226 and Fourth Amended PUD Guide recorded November 12, 2024 under Reception No. 202413867. *Reception No. 202413867 supercedes the prior documents and affects the subject parcels as shown hereon.*

Item 56. Easements, conditions, covenants, restrictions, reservations and notes on the plat of Haymeadow Filing 1. First Amendment, to Dedicate, Vacate, and Amend Various Easements as Depicted Hereon recorded July 07, 2021 under Reception No. 202215650. *Affects the subject parcels as shown hereon.*



Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1
Town of Eagle, Colorado

Revision	Date	By
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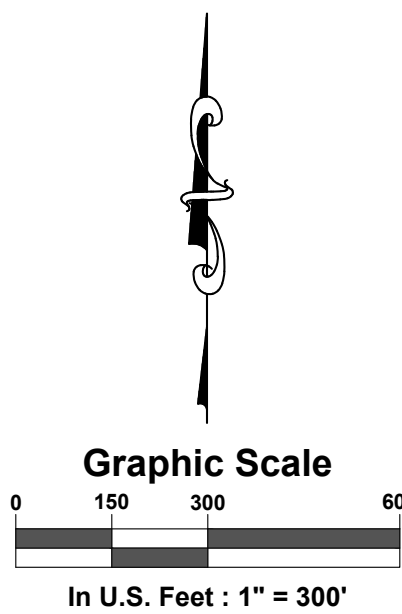
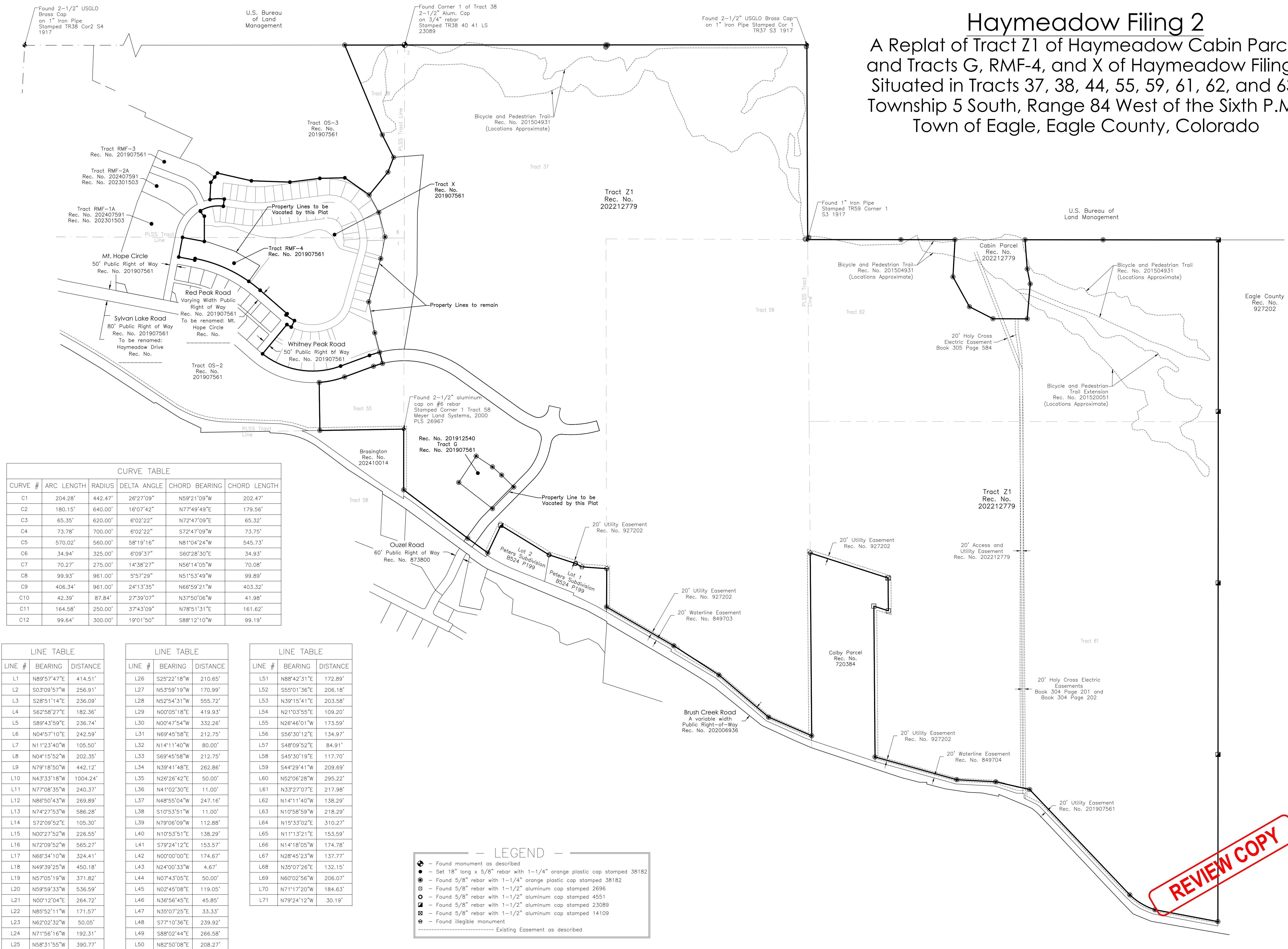
Job No. 2016-277-003
Drawn by: MEW
Date: 2/6/2025
Approved: J. PLS: SAH
2024-HayMeadowRepl_1TRMF4-TX-TZ1

Certifications and Notes

Sheet No.

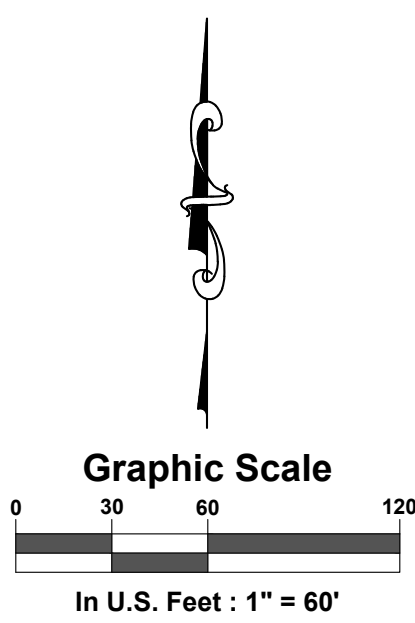
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Of: 7



Haymeadow Filing 2, A Replat of Tract Z1
of Haymeadow Cabin Parcel and Tracts
G, RMF-4, and X of Haymeadow Filing 1
Town of Eagle, Colorado

A Replat of Tract Z1 of Haymeadow Cabin Parcel
and Tracts G, RMF-4, and X of Haymeadow Filing 1
Situating in Tracts 37, 38, 44, 55, 59, 61, 62, and 63,
Township 5 South, Range 84 West of the Sixth P.M.,
Town of Eagle, Eagle County, Colorado



SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004
www.sgm-inc.com

Haymeadow Filing 2, A Replat of Tract Z1
of Haymeadow Cabin Parcel and Tracts
G, RMF-4, and X of Haymeadow Filing 1
Town of Eagle, Colorado

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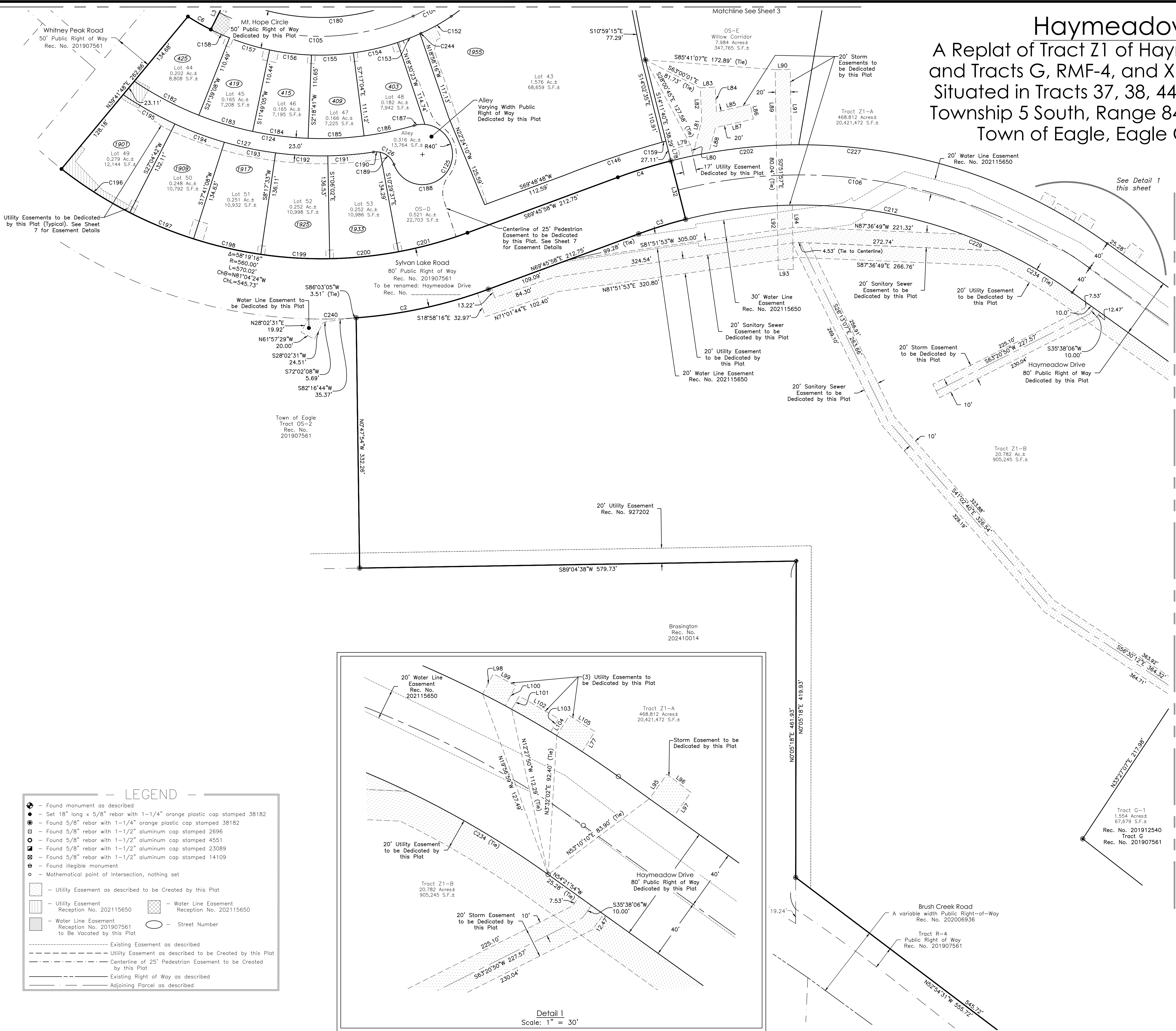
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Drawn by:	MEW
Date:	2/6/2025
Approved:	.. PLS: SAH
2024-HayMeadowRepl_TrRMF4-TrX-TrZ1	

Parcels and Easements

Sheet No. **3**

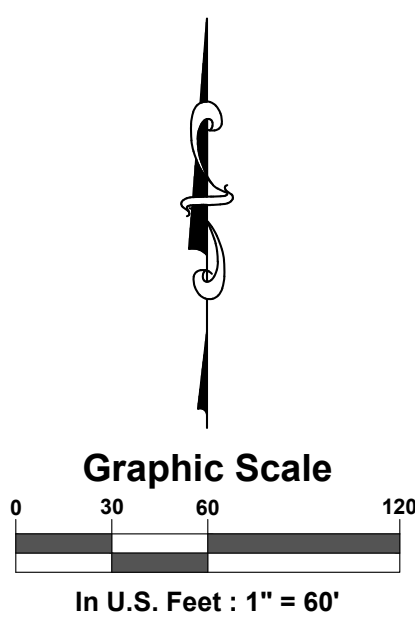
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Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63, Township 5 South, Range 84 West of the Sixth P.M., Town of Eagle, Eagle County, Colorado



SGM
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Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 Town of Eagle, Colorado

Revision	Date	By
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Job No. 2016-277-003
Drawn by: MEW
Date: 2/6/2025
Approved: J. PLS: SAH
2024-HaymeadowRepl_1Tract4-TX-T121

Parcels and Easements

Sheet No. 4
Of: 7

REVIEW COPY

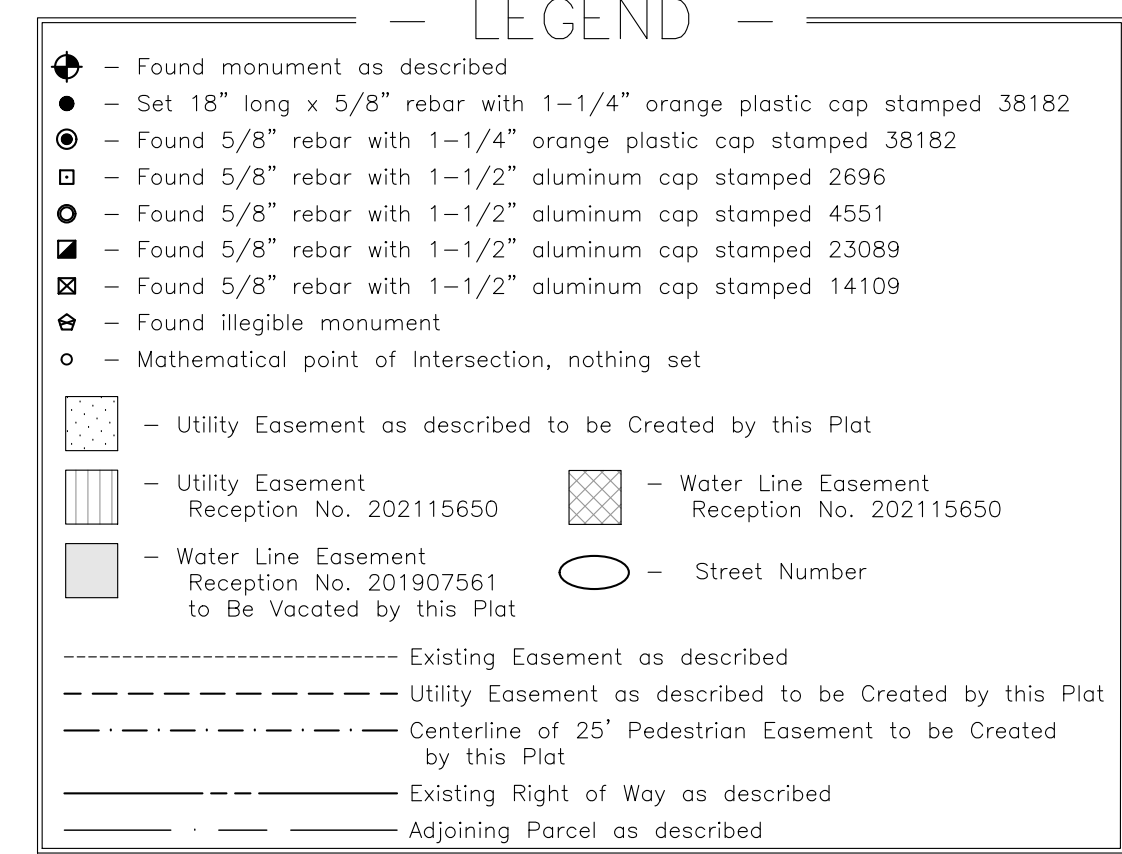
A Replat of Tract Z1 of Haymeadow Cabin Parcel
and Tracts G, RMF-4, and X of Haymeadow Filing 1
Situating in Tracts 37, 38, 44, 55, 59, 61, 62, and 63,
Township 5 South, Range 84 West of the Sixth P.M.,
Town of Eagle, Eagle County, Colorado



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Notices: According to Colorado Law, you must commence any legal action to discover such a 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.

5



REVIEW COPY

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Haymeadow Filing 2

A Replat of Tract Z1 of Haymeadow Cabin Parcel
and Tracts G, RMF-4, and X of Haymeadow Filing 1
Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63,
Township 5 South, Range 84 West of the Sixth P.M.,
Town of Eagle, Eagle County, Colorado

Land Use Table						
Parcel	Square Feet	Acres	Land Use	% of Land Use	Street #	Street Name
Lot 3	6650.4	0.153	Single Family		229	Mt Hope Circle
Lot 4	7193.1	0.165	Single Family		235/240	Mt Hope Circle
Lot 5	7193.1	0.165	Single Family		243	Mt Hope Circle
Lot 6	6936.7	0.159	Single Family		251	Mt Hope Circle
Lot 7	6600	0.152	Single Family		257	Mt Hope Circle
Lot 8	6600	0.152	Single Family		263	Mt Hope Circle
Lot 9	6600	0.152	Single Family		269	Mt Hope Circle
Lot 10	6600	0.152	Single Family		275	Mt Hope Circle
Lot 11	6600	0.152	Single Family		281	Mt Hope Circle
Lot 14	6600	0.152	Single Family		224	Mt Hope Circle
Lot 15	6675	0.153	Single Family		230	Mt Hope Circle
Lot 16	7070.2	0.162	Single Family		236	Mt Hope Circle
Lot 17	7070.2	0.162	Single Family		240	Mt Hope Circle
Lot 18	7156.2	0.164	Single Family		248	Mt Hope Circle
Lot 19	6600	0.152	Single Family		254	Mt Hope Circle
Lot 20	6600	0.152	Single Family		260	Mt Hope Circle
Lot 21	6600	0.152	Single Family		266	Mt Hope Circle
Lot 22	6600	0.152	Single Family		272	Mt Hope Circle
Lot 23	6600	0.152	Single Family		278	Mt Hope Circle
Lot 24	6600	0.152	Single Family		284	Mt Hope Circle
Lot 25	10738.8	0.247	Single Family		301	Mt Hope Circle
Lot 26	10063.1	0.231	Single Family		305	Mt Hope Circle
Lot 27	10063.8	0.231	Single Family		309	Mt Hope Circle
Lot 28	10064.7	0.231	Single Family		315	Mt Hope Circle
Lot 29	9445.5	0.217	Single Family		323	Mt Hope Circle
Lot 30	9053.8	0.208	Single Family		329	Mt Hope Circle
Lot 31	10694.7	0.246	Single Family		337	Mt Hope Circle
Lot 32	10745.8	0.247	Single Family		300	Mt Hope Circle
Lot 33	9688.8	0.222	Single Family		308	Mt Hope Circle
Lot 34	7502.5	0.172	Single Family		314	Mt Hope Circle
Lot 37	7150	0.164	Single Family		347	Mt Hope Circle
Lot 38	6600	0.152	Single Family		353	Mt Hope Circle
Lot 39	6600	0.152	Single Family		359	Mt Hope Circle
Lot 40	6600	0.152	Single Family		365	Mt Hope Circle
Lot 41	6600	0.152	Single Family		371	Mt Hope Circle
Lot 42	7318.3	0.168	Single Family		377	Mt Hope Circle
Lot 44	8808	0.202	Single Family		425	Mt Hope Circle
Lot 45	7207.5	0.165	Single Family		419	Mt Hope Circle
Lot 46	7194.6	0.165	Single Family		415	Mt Hope Circle
Lot 47	7225.2	0.166	Single Family		409	Mt Hope Circle
Lot 48	7941.9	0.182	Single Family		403	Mt Hope Circle
Lot 49	12143.6	0.279	Single Family		1901	Haymeadow Dr
Lot 50	10792.1	0.246	Single Family		1909	Haymeadow Dr
Lot 51	10932	0.251	Single Family		1917	Haymeadow Dr
Lot 52	10998.2	0.252	Single Family		1925	Haymeadow Dr
Lot 53	10985.7	0.252	Single Family		1933	Haymeadow Dr
Total Single Family (46 Lots)	368303.5	8.455	% of Subdivision	1.59%		
Lot 1	6372.2	0.146	Duplex		219	Mt Hope Circle
Lot 2	4950	0.114	Duplex		225	Mt Hope Circle
Lot 12	4882.7	0.114	Duplex		214	Mt Hope Circle
Lot 13	4549	0.104	Duplex		216	Mt Hope Circle
Lot 35	4831.5	0.111	Duplex		322	Mt Hope Circle
Lot 36	6571.9	0.151	Duplex		324	Mt Hope Circle
Total Duplex (6 Lots)	32257.3	0.741	% of Subdivision	0.14%		
OS-A	49372.9	1.133	Open Space			
OS-B	83401.3	1.915	Open Space			
OS-C	12961.4	0.298	Open Space			
OS-D	22703.4	0.521	Open Space			
OS-E Willow Corridor	347765.3	7.984	Open Space			
Total Open Space (5 Tracts)	516204.3	11.850	% of Subdivision	2.23%		
Mt Hope Circle	103199.8	2.369	Public ROW			
Haymeadow Drive & Ouzel Drive	204839.1	4.702	Public ROW			
Alley	13764.4	0.316	Public ROW			
To be Dedicated for Public Right of Way	2102.7	0.048	Public ROW			
Total ROW	323906	7.436	% of Subdivision	1.40%		
Lot 43	66556.6	1.576	Commercial Daycare	0.30%	1955	Haymeadow Dr
Tract G-1	67679.4	1.554	Fire Station	0.29%		
Tract RMF-4-A	149397.5	3.430	Future Development	0.64%	540	Mt Hope Circle
Tract RMF-5	320629.5	7.361	Future Development	1.38%	340	Mt Hope Circle
Tract Z1-A	20421472.3	468.812	Future Development	88.12%		
Tract Z1-B	905245.1	20.782	Future Development	3.91%		
Haymeadow F2 Overall	23173753.5	531.996	Subdivision	100.00%		

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C100	194.25'	750.00'	14°50'23"	S89°42'06"E	193.71'
C101	354.20'	230.00'	88°14'10"	S5°3'00"13"E	320.22'
C102	106.62'	250.00'	24°26'10"	S0°3'19'57"W	105.82'
C103	141.06'	200.00'	40°24'43"	S3°5'45'24"W	138.16'
C104	42.05'	250.00'	9°38'10"	S6°0'46'51"W	42.00'
C105	266.23'	300.00'	50°50'46"	N88°58'41"W	257.58'
C106	574.00'	660.00'	49°49'47"	N7°9'16'47"W	556.08'
C107	601.17'	660.00'	52°11'18"	N8°0'27'33"W	580.60'
C108	221.91'	400.00'	31°47'11"	N28°36'05"E	219.08'
C109	70.59'	500.00'	8°05'22"	N4°0'27'00"E	70.54'
C110	21.96'	410.00'	3°04'08"	S8°3'48'59"E	21.96'
C111	159.29'	615.00'	14°50'23"	S89°42'06"E	158.84'
C112	509.32'	365.00'	79°57'04"	N48°5'1'40"W	469.00'
C113	50.69'	385.00'	7°32'35"	N0°5'06'51"W	50.65'
C114	9.31'	335.00'	1°35'34"	N1°6'20'49"E	9.31'
C115	41.83'	140.00'	17°07'11"	S8°9'09'30"W	41.68'
C116	229.22'	885.00'	14°50'23"	N89°42'06"W	228.58'
C117	140.20'	95.00'	84°33'33"	N5°11'3'52"W	127.82'
C118	48.39'	115.00'	24°06'41"	N0°3'10'13"E	48.04'
C119	93.15'	65.00'	82°06'40"	S5°3'45'49"W	85.38'
C120	51.29'	440.00'	6°40'44"	S1°6'02'52"W	51.26'
C121	12.07'	700.00'	0°59'18"	N85°40'30"W	12.07'
C122	175.81'	440.00'	22°53'37"	S3°3'02'52"W	174.64'
C123	33.07'	70.00'	27°04'17"	N8°7'01'14"W	32.77'
C124	388.47'	444.55'	50°04'03"	S81°00'38"E	376.23'
C125	186.21'	40.00'	266°43'52"	S2°7'19'17"W	58.16'
C126	34.54'	25.00'	79°09'37"	N5°8'53'36"W	31.86'
C127	349.08'	467.55'	42°46'39"	N7°05'05"W	341.03'
C128	16.07'	300.00'	3°04'08"	N8°3'48'59"W	16.07'
C129	6.04'	725.00'	0°28'39"	S8°2'31'14"E	6.04'
C130	70.76'	725.00'	5°35'31"	N8°8'51'09"E	70.73'
C131	40.21'	725.00'	3°10'41"	N8°4'28'03"E	40.21'
C132	5.13'	615.00'	0°28'39"	S8°2'31'14"E	5.13'
C133	60.02'	615.00'	5°35'31"	S8°5'33'20"E	60.00'
C134	60.02'	615.00'	5°35'31"	N8°8'51'09"E	60.00'
C135	36.87'	255.00'	8°17'01"	N8°7'01'13"E	36.84'
C136	80.30'	255.00'	18°02'33"	S7°9'49'00"E	79.97'
C137	75.25'	255.00'	16°54'26"	S6°2'20'31"E	74.97'
C138	75.25'	255.00'	16°54'31"	S4°5'26'02"E	74.98'
C139	75.26'	255.00'	16°54'38"	S2°8'31'27"E	74.99'
C140	49.77'	255.00'	1°11'1'00"	S14°28'38"E	49.69'
C141	114.95'	365.00'	18°02'41"	N7°9'48'52"W	114.48'
C142	107.72'	365.00'	16°54'32"	N6°2'20'15"W	107.33'
C143	107.72'	365.00'	16°54'36"	N4°5'25'41"W	107.33'
C144	107.73'	365.00'	16°54'41"	N2°8'31'02"W	107.34'
C145	71.20'	365.00'	1°10'10'34"	N14°28'25"W	71.08'
C146	137.46'	1310.22'	6°00'39"	S7°11'14'04"W	137.39'
C147	36.20'	275.00'	7°32'35"	S0°5'06'51"E	36.18'
C148	80.28'	275.00'	16°43'38"	S0°7'01'16"W	80.00'
C149	6.25'	225.00'	1°35'34"	S1°6'20'49"W	6.25'
C150	30.88'	225.00'	7°51'46"	S2°1'04'29"W	30.85'
C151	121.57'	225.00'	30°57'24"	S4°0'29'04"W	120.09'
C152	46.25'	275.00'	9°38'10"	S6°0'46'51"W	46.20'
C153	31.99'	325.00'	5°38'22"	S8°4'40'26"W	31.98'
C154	60.20'	325.00'	10°36'45"	S7°6'48'00"W	60.11'
C155	55.89'	325.00'	9°51'09"	S8°7'01'57"W	55.82'
C156	55.93'	325.00'	9°51'34"	N8°3'06'42"W	55.86'
C157	55.78'	325.00'	9°50'03"	N7°3'15'54"W	55.71'
C158	27.19'	325.00'	4°47'34"	N6°5'57'05"W	27.18'
C159	5.06'	1310.22'	0°13'16"	S7°4'21'01"W	5.06'
C160	9.44'	70.00'	7°43'48"	S6°9'37'11"E	9.44'
C161	81.53'	70.00'	66°44'08"	N4°6'04'34"E	77.00'
C162	9.60'	775.00'	0°42'35"	N8°2'38'12"W	9.60'
C163	60.01'	775.00'	4°26'13"	N8°5'12'36"W	60.00'
C164	60.01'	775.00'	4°26'13"	N8°9'38'49"W	60.00'
C165	11.09'	775.00'	0°49'11"	S8°3'17'17"W	11.09'
C166	12.93'	205.00'	3°36'51"	S8°44'1'08"W	12.93'
C167	133.50'	205.00'	37°18'49"	N7°4'51'02"W	131.16'
C168	120.38'	205.00'	33°38'38"	N3°9'22'19"W	118.65'
C169	48.89'	205.00'	13°39'52"	N1°5'43'04"W	48.77'
C170	79.28'	225.00'	20°11'23"	N0°5'17'23"E	78.87'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C171	10.96'	885.00'	0°42'35"	N82°38'12"W	10.96'
C172	68.53'	885.00'	4°26'13"	N8°5'12'36"W	68.52'
C173	70.10'	885.00'	4°32'19"	S8°5'51'55"W	70.08'
C174	11.09'	885.00'	0°43'04"	S8°3'14'14"W	11.09'
C175	61.87'	95.00'	37°19'01"	N7°4'51'08"W	60.79'
C176	55.78'	95.00'	3°3'38'38"	N3°9'22'19"W	54.99'
C177	22.66'	95.00'	13°39'52"	N1°5'43'04"W	22.60'
C178	40.24'	60.00'	38°25'30"	S7°7'16'03"E	39.49'
C179	94.24'	200.00'	26°59'53"	S8°2'58'51"E	93.37'
C180	244.04'	275.00'	50°50'46"	S8°8'58'41"E	236.11'
C181	0.65'	225.00'	0°09'58"	N1°5'28'03"E	0.65'
C182	97.05'	444.55'	12°30'28"	S6°21'3'50"E	96.85'
C183	74.74'	444.55'	9°37'58"	S7°3'18'03"E	74.65'
C184	74.26'	444.55'	9°34'17"	S8°2'54'11"E	74.18'
C185	74.45'	444.55'	9°35'45"	N8°7'30'48"E	74.37'
C186	67.97'	444.55'	8°45'35"	N7°8'20'08"E	67.90'
C187	14.50'	40.00'	20°46'34"	N8°4'20'38"E	14.43'
C188	171.71'	40.00'	24°57'19"	S3°74'2'34"W	67.11'
C189	25.79'	25.00'	59°06'29"	N48°52'01"W	24.66'
C190	8.75'	25.00'	20°03'09"	N88°26'50"W	8.70'
C191	60.95'	467.55'	7°28'08"	S8°5'15'40"W	60.91'
C192	69.44'	467.55'	8°30'36"	N8°6'44'58"W	69.38'
C193	69.62'	467.55'	8°31'51"	N7°8'13'45"W	69.55'
C194	69.97'	467.55'	8°34'29"	N6°9'40'34"W	69.91'
C195	79.10'	467.55'	9°41'35"	N6°0'32'32"W	79.00'
C196	107.60'	560.00'	11°00'32"	N5°7'25'02"W	107.43'
C197	91.81'	560.00'	9°23'35"	N6°7'37'05"W	91.70'
C198	91.81'	560.00'	9°23'35"	N7°7'00'40"W	91.70'
C199	91.81'	560.00'	9°23'35"	N8°6'24'15"W	91.70'
C200	91.81'	560.00'	9°23'35"	S8°4'12'10"W	91.70'
C201	95.20'	560.00'	9°44'25"	S7°4'38'11"W	95.09'
C202	171.62'	700.00'	14°02'51"	S8°2'49'45"W	171.19'
C203	123.25'	620.00'	11°23'24"	S6°0'03'35"E	123.05

A Replat of Tract Z1 of Haymeadow Cabin Parcel
and Tracts G, RMF-4, and X of Haymeadow Filing 1
Situating in Tracts 37, 38, 44, 55, 59, 61, 62, and 63,
Township 5 South, Range 84 West of the Sixth P.M.,
Town of Eagle, Eagle County, Colorado



Haymeadow Filing 2, A Replat of Tract Z1
of Haymeadow Cabin Parcel and Tracts
G, RMF-4, and X of Haymeadow Filing 1
Town of Eagle, Colorado

LINE TABLE		
LINE #	BEARING	DISTANCE
L300	N56°13'38"W	41.11'
L301	N28°08'30"E	6.79'
L302	S26°56'43"E	17.13'
L303	S63°03'17"W	6.24'
L304	S14°23'22"E	14.31'
L305	N15°33'02"E	5.77'
L306	S74°26'58"E	10.00'
L307	N15°33'02"E	20.00'
L308	N74°26'58"W	10.00'
L309	N15°33'02"E	45.36'
L310	N26°48'02"E	7.66'
L311	N18°40'01"W	49.92'
L312	S07°07'18"E	17.55'
L313	S01°20'06"E	46.00'
L314	S07°07'18"W	125.93'
L315	N20°54'05"W	103.79'
L316	S20°51'08"E	91.97'
L317	S74°26'58"E	115.14'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C300	25.88'	24.94'	59°27'25"	S28°19'34"W	24.74'
C301	322.57'	467.55'	39°31'43"	S78°42'33"E	316.21'
C302	23.31'	25.00'	53°24'59"	S71°45'55"E	22.47'
C303	308.45'	478.07'	36°58'00"	N82°23'48"W	303.13'
C304	28.18'	275.00'	5°52'13"	N68°32'02"E	28.16'
C305	49.96'	250.00'	11°27'02"	S74°52'23"W	49.88'
C306	26.51'	467.55'	3°14'56"	S57°19'13"E	26.51'
C307	25.08'	275.00'	5°13'29"	N58°34'30"E	25.07'
C308	16.02'	560.00'	1°38'21"	N70°35'08"E	16.02'
C309	35.42'	35.00'	57°58'58"	N10°19'28"E	33.93'
C310	75.33'	45.00'	95°54'46"	N08°38'26"W	66.84'
C311	21.81'	35.00'	35°41'44"	N35°44'57"W	21.45'
C312	52.47'	41.24'	72°54'23"	S57°18'20"E	49.00'
C313	142.14'	447.07'	18°13'01"	S84°39°01"E	141.54'
C314	529.16'	1000.00'	30°19'07"	N89°17'56"E	523.01'
C315	68.23'	156.66'	25°19'11"	N86°47'58"E	68.62'
C316	27.15'	125.00'	12°26'37"	S74°19'08"E	27.15'
C317	132.42'	125.00'	60°41'52"	S37°44'54"E	126.83'
C318	58.51'	50.00'	67°03'00"	S30°55'30"E	55.25'
C319	37.31'	100.00'	21°22'38"	N65°59'59"W	37.09'
C320	39.76'	34.95'	65°10'34"	S49°59'59"W	37.65'
C321	11.86'	478.07'	1°25'16"	S49°57'38"E	11.86'

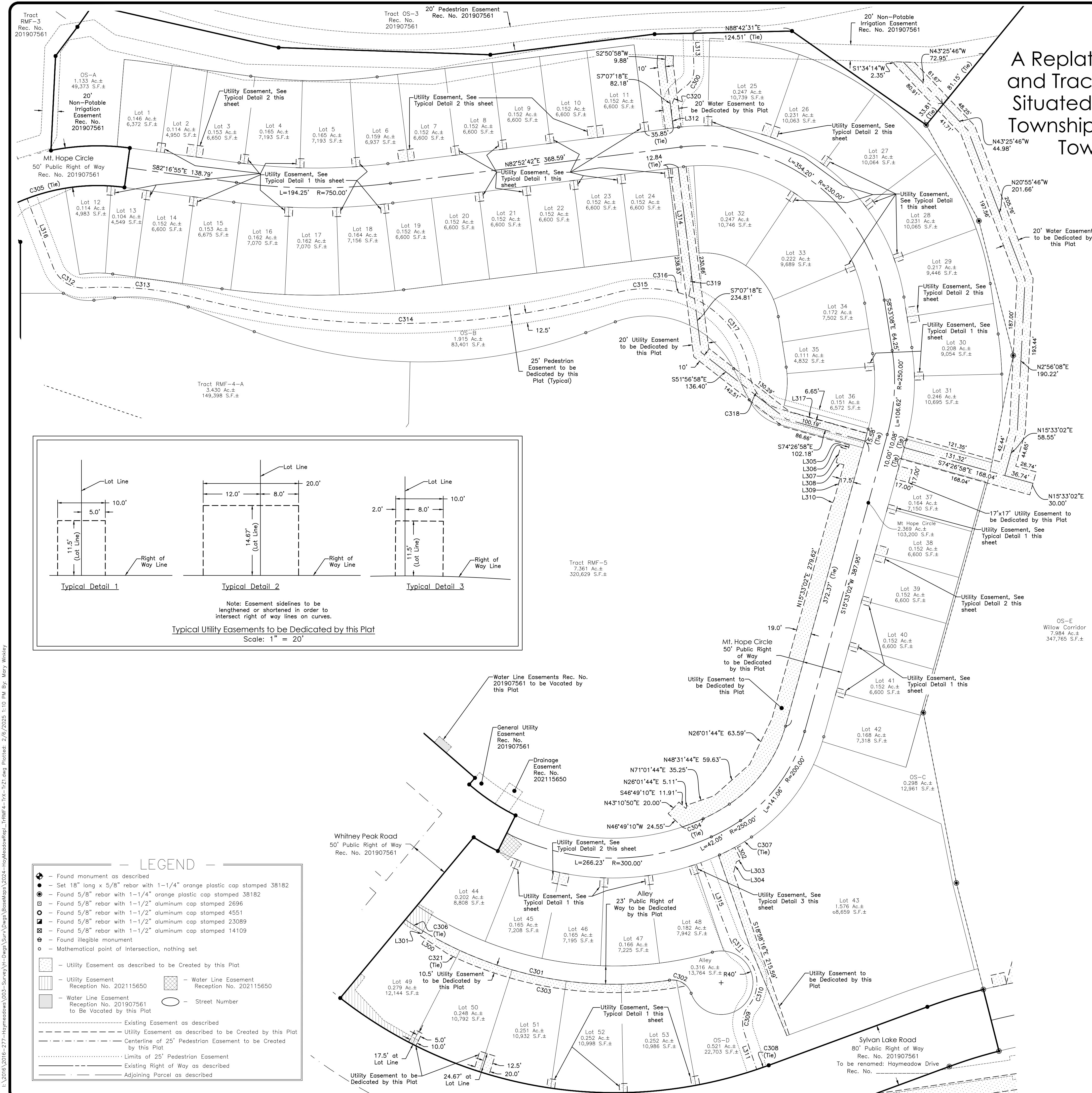
1	No	2016-277,003
2	Known by	MEW
3	to	2/6/2025
4	provided:	SAH
5	PLS:	
6		
7		
8		
9		

Notes: According to Colorado Law, you must complete any legal action based upon any defect in this survey within three years after you first received this survey. If you do not complete any legal action within three years after the date of the survey, you will be barred from bringing any legal action based upon any defect in this survey. This survey is commenced more than ten years from the date of the certification shown hereon.

Easement Details

Sheet No. _____

7



I:\2016\2016-277-Haymeadows\003-Survey\H-Dwgs\Surv\Dwgs\BaseMaps\2024-HayMeadowRepl_TrRMF4-TrX-TrZ1.dwg Plotted: 2/6/2025 1:10 PM By: Mary Winkley



DEVELOPMENT IMPACT REPORT:

The Town of Eagle Land Use Regulations Section 4.17.030.C. is titled Development Impact Report. The intent of this section of the land use regulations is to ensure that development proposals address and evaluate potential impacts.

This section of the Haymeadow Filing 2, Neighborhood A1 Preliminary Plan and Final Plat Application addresses the purpose, intent, and details of this portion of the town land use regulations.

1. Purpose - It is the purpose of this Section to:

- a. **Ensure that complete information concerning any adverse effects of the proposed development on the environment, essential public and private services and facilities, including educational facilities, as well as the health, safety, order, convenience, prosperity, and welfare of present and future inhabitants of the Town is available to the Town Council, the Planning and Zoning Commission and the general public;**

The approved PUD Development Plan included a thorough environmental analysis of the property, which was reviewed as a part of the Haymeadow PUD Zoning and Development Plan review processes. Those Haymeadow applications were assembled in a comprehensive manner and included information throughout the narrative application and the appendices that addresses the environment, essential public and private services and facilities, educational facilities, and the health, safety, order, convenience, prosperity, and welfare of present and future inhabitants of the Town.

Environmentally sensitive portions of the property such as wetlands and drainageways were identified and protected by designating these areas as open space. The proposed residential lots and childcare site included on the current Preliminary Plan and Final Plat for the remainder of Neighborhood A1 were found to be areas suitable for development.

- b. **Ensure that long-term protection of the environment, creation of local housing, and the provision of essential public and private services and facilities such as streets, utilities, and educational facilities are considered in development planning and that land use and development decisions, both public and private, take into account the relative merits of possible alternative actions;**

The Haymeadow PUD application included a robust environmental analysis of geology, vegetation, wildlife, traffic, drainage, utilities, and water rights and provided information on these topics as well as schools that allowed town officials and citizens the opportunity to consider these factors as they evaluated the proposal. The proposed Preliminary Plan and Final Plat for the remainder of Neighborhood A1 complies with all provisions of the Haymeadow PUD, with no changes to the geologic, vegetation, wildlife, drainage, utility, and water rights analyses.



- c. **Ensure that proposed developments promote a healthful and convenient distribution of population, the wise and efficient expenditure of public funds, including the funds of other governmental entities, as well as the adequate provision of essential public services, facilities and requirements, including schools;**

This application proposes to plat single-family, duplex and multi-family residential lots, a childcare site, five open space tracts, and public rights-of-way within the approved locations identified on the Haymeadow PUD Development Plan, which have been determined to meet this requirement.

- d. **Provide criteria for local review and evaluation of the environmental and social-economic effects of proposed development projects, including essential public and private services and facilities, prior to granting development approvals or permits; and**

This section of the Town of Eagle Land Use Regulations provides the procedures stated above and the Haymeadow review process follows these procedures.

- e. **Provide for the reasonable and adequate mitigation of on-site and off-site impacts generated by the proposed development or subdivision on the environment and essential public or private services and facilities, including streets, utilities, and educational facilities.**

This application has evaluated on-site and off-site impacts. The applicant does not believe there are any on or off-site impacts that require mitigation above and beyond the current PUD approval.

Preliminary Statement

Every development application 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, in each of the following respects:

- a. **By altering an ecological unit or landform, such as a ridgeline, saddle, draw, ravine, hillside, cliff, slope, creek, marsh, watercourse, or other natural land form feature;**

This application is consistent with the approved Haymeadow PUD Development Plan and will not alter any of these landforms above and beyond the current PUD Development Plan approval.

- b. **By directly or indirectly affecting a high priority wildlife habitat;**

The majority of the Haymeadow lands exist as irrigated and cultivated agricultural lands. A complete wildlife analysis was included in the Haymeadow PUD application and includes a comprehensive analysis of wildlife habitats, potential impacts, and recommended wildlife management policies and guiding principles, including the recommendation for a wildlife movement corridor across the eastern portion of the site. The wildlife recommendations outlined in reports submitted from Western Ecosystems, Inc. and Birch Ecology, LLC, have been incorporated into the Haymeadow neighborhood design, with the OS-E Willow Corridor being dedicated as public open space within this subdivision filing.



The approved Haymeadow PUD includes wildlife mitigation measures to address potential impacts, and the proposed subdivision will not create any additional impacts to wildlife habitat, feeding or nesting areas.

c. By substantially altering or removing native grasses, trees, shrubs, or other vegetative cover;

The proposed subdivision will not alter or remove vegetative cover above and beyond what has been previously authorized by the existing Haymeadow PUD Development Plan approval. All disturbed areas will be revegetated with native grasses and all new plantings will be native species to Eagle County, in accordance with [Section 4.14.040.C.2.](#) of the Town Code.

d. 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;

The proposed subdivision will not affect these factors above and beyond the current PUD approval. These lands are located within the Eagle Area Community Plan Urban Growth Boundary and as such a certain level of impact to the above factors is understood.

e. By potentially resulting in avalanche, landslide, siltation, settlement, flood, or other hazard to health and safety;

This application will not affect these factors.

f. By discharging toxic or thermally abnormal substance or involving use of herbicides or pesticides, or emitting smoke, gas, steam, dust, or other particulate matter;

This application will not change the approved PUD in any manner that will affect these factors.

g. By involving any process which results in odor that may be objectionable or damaging;

This application will not create any odor issues.

h. By requiring any waste treatment, cooling, or settlement pond, or requiring transportation of solid or liquid wastes to a treatment or disposal site;

This application will not change the approved PUD in any manner that will affect these factors.

i. By discharging significant volumes of solid or liquid wastes;

This application will not change the approved PUD in any manner that will affect these factors.



- j. 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;**

This application will not change the approved PUD in any manner that will affect these factors.

- k. By involving any process which generates noise that may be offensive or damaging;**

This application will not change the approved PUD in any manner that will affect these factors.

- l. By either displacing significant numbers of people or resulting in a significant increase in population;**

This application will not displace any people or result in any increase in population that is not already approved through the current PUD.

- m. By pre-empting a site which is desirable for recreational uses or planned open space;**

This subdivision application includes dedication of five open space tracts, and an integrated recreational trail system in compliance with the approved Haymeadow PUD Development Plan and Trails Plan.

- n. By altering local traffic patterns or causing an increase in traffic volume or transit service need;**

This application will not alter traffic patterns internal to Haymeadow as density and development areas comply with the approved Haymeadow PUD Development Plan.

- o. By substantially affecting the revenues or expenditures of the Town government;**

This application has a neutral impact on revenues to the Town as density remains unchanged and anticipated buildout remains consistent with the Haymeadow PUD.

- p. By increasing the demand on existing or planned school facilities to a level which is likely to cause an adverse impact on such school facilities, an adverse impact on educational opportunities, or an adverse impact on the revenues and expenditures of the Eagle County School District RE 50-J;**

This application will not increase demand for school facilities, educational opportunities or ECSD revenues.

- q. By being a part of a larger project which, at any future stage, may involve any of the impacts listed above.**

The application is a part of a larger project that has been reviewed and approved by the Town of Eagle. The Haymeadow PUD is a complete master planned community and has addressed all the elements associated with the anticipated buildout of the property.

Haymeadow Local Employee Residency Plan

LERP and RO Unit Distribution Table

11-Feb-25

Neighborhood	#LERP Units Required	# LERP Units Built	# LERP Units Remaining to be Built	#RO Units Required	# RO Units Built	# RO Units Remaining to be Built
A1	41	18	23	30	14	16
A2	22		22			
B	21		21			
C	0		0			
D	0		0			
Total	84	18	66	30	14	16

Haymeadow Local Employee Residency Plan

LERP and RO Unit Distribution Table

11-Apr-25

Neighborhood	# LERP Units Required	# LERP Units Built	# LERP Units Remaining to be Built	# RO Units Required	# RO Units Built	# RO Units Remaining to be Built
A1	41	18	23	30	14	16
Studio		0			0	
One-bedroom		12			0	
Two-bedroom		6			14	
Three-bedroom		0			0	
A2	22		22			
Studio						
One-bedroom						
Two-bedroom						
Three-bedroom						
B	21		21			
Studio						
One-bedroom						
Two-bedroom						
Three-bedroom						
C	0		0			
D	0		0			
Total	84	36	66	30	28	16
Studio	21	0	21		0	
One-bedroom	33	12	21		0	
Two-bedroom	18	6	12		14	
Three-bedroom	12	0	12		0	



3799 HIGHWAY 82 • P.O. BOX 2150
GLENWOOD SPRINGS, COLORADO 81602
(970) 945-5491 • FAX (970) 945-4081

11/12/24

Abrika Properties, LLC
28 Second Street, Suite 213
Edwards, CO 81657

RE: Haymeadow Development

Dear Manager,

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 experiencing delays of construction materials.

Please advise when you wish to proceed with the development of the electric system for this project.

Sincerely,
Holy Cross Energy

Keith Hernandez
Engineering Department
PO Box 3350
Glenwood Springs, Co. 81602

(970) 947-5439
Email: khernandez@holycross.com

Haymeadow Development



Mark Fadick
Utility Construction Planner
mark.fadick@blackhillscorp.com

96 County Road 160
Glenwood Springs, CO 81601
P: 970.914.8326

December 23, 2024

Re: Hay Meadow Filing 2

Dear Michael Hood,

Black Hills Energy has existing natural gas facilities located on or near the above-mentioned project. At this time, it appears that these existing facilities have adequate capacity to provide natural gas service to your project, subject to the tariffs, rules and regulations on file. Any upgrading of our facilities necessary to deliver adequate service to and within the development will be undertaken by Black Hills Energy upon completion of appropriate contractual agreements and subject to necessary governmental approvals.

Please contact us with any questions regarding this project, and with a timeline of when you would like to proceed with your project.

Sincerely,

Mark Fadick
Utility Construction Planner
Black Hills Energy

February 11, 2025

Mr. Ryan Johnson
Town of Eagle
Public Works – Town Engineer
200 Broadway St
Eagle, CO 81631

RE: Haymeadow Filing 2 – Phase 2
Drainage Conformance Letter
HKS Project No. 240804

Dear Mr. Johnson:

This letter summarizes how the proposed drainage improvements associated with Haymeadow Filing 2 – Phase 2 (“Project”) conform to the provisions allowed by the Haymeadow Filing 1 master drainage report, prepared September 2018 by Alpine Engineering, Inc. (“Report”), Debris Flow and Flood Review report, prepared June 2013 by Hepworth-Pawlak Geotechnical (“Debris Flow Report”) and the Haymeadow – Sylvan Lake Road Extension Phase 1 prepared October 2024 by Harris Kocher Smith (“Phase 1”).

The Project is located north of Phase 1, limits of disturbance total acreage of 7.29 acres. The Project is bound by Haymeadow Filing 1 & Haymeadow Phase 1 to the south, Mt Hope Circle to the west, Haymeadow Filing 1 Tract OS-3 to the North, and Haymeadow Filing 1 Tract Z1 to the east. A copy of the vicinity map can be found in Appendix A for reference. The Project is proposed as an extension of the existing Mt Hope Circle of approximately 2,180 linear feet to a connection to the existing Red Peak Road, with no new private storm sewer pipes & inlets. The flows will all be directed via existing & proposed curb and gutter to existing storm infrastructure within Whitney Peak Road & Red Peak Road which are routed via existing infrastructure to the existing detention Ponds 1B & 1D, located southwest of the project. All major basins are tributary to the Brush Creek to the south.

As shown in the Report, sub basins B17, B18, B22, B24, D8a, D8b & D9 are within the limits of disturbance of the Project and were designed for the ultimate build out condition with C values of 0.26, 0.48, 0.46, 0.42, 0.55, 0.35 & 0.54, respectively, for the design event of a 25-year. The design runoff values for the 25-year storm event are stated as 0.61, 11.85, 0.11, 6.39, 0.86, 0.28 & 9.71 CFS, respectively. Excerpts from the Report can be found in Appendix B for reference.

The Project modifies the existing Basins B17, B18, B22, B24, D8a, D8b & D9 into proposed basins B17P, B18P, B22P, B24aP, B24bP, D8aP, D8bP & D9P. Rational calculations were done for the Project per Mile High Flood District (MHFD) standards and can be found in Appendix C. These calculations are summarized below in Table 1. Phase 1 incorporated the Project basin delineations of Basins D1P and D4P into the calculations of those runoff values for those basins. Information on Basins D1P & D4P can be for in the Phase 1 conformance letter.

TABLE 1							
PER REPORT				PROPOSED			
BASIN	C ₂₅	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)	BASIN	C ₂₅	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
B17	0.26	0.61	0.95	B17P	0.38	0.49	0.91
B18	0.48	11.85	16.82	B18P	0.63	9.2	13.89
B22	0.46	0.11	0.15	B22P	0.33	0.02	0.05
B24	0.42	6.39	9.18	B24aP	0.53	4.46	7.15
				B24bP	0.71	0.98	1.42
D8a	0.55	0.86	1.19	D8aP	0.51	5.12	8.36
D8b	0.35	0.28	0.42	D8bP	0.73	1.14	1.64
D9	0.54	9.71	13.56	D9P	0.68	8.43	12.37

As shown in Table 1, the calculated C values and runoff produced by a 25-year storm event for the Project match or are less than the designed values in the Report and the Project conforms to the Report. Basins D8a & D8b, as proposed, have a higher runoff value than shown in the Report, inlet capacity calculations have shown that inlets have the capacity to capture the flow. Inlet capacity calculations can be found in Appendix C.

The Phase 1 conformance letter included to adjustments to existing drainage basin D involved with Filing 2 – Phase 2. The adjustments required for the existing outlet structure are outlined and included in Appendix B. No modifications are required to be made to existing pond 1B. Table 2 below summarizes the Pond basins existing and proposed conditions.

TABLE 2				
	POND 1B (EXISTING)	POND 1B (PROPOSED)	POND 1D (EXISTING)	POND 1D (PROPOSED)
TRIBUTARY AREA (AC)	19.40	19.48	10.20	18.79
IMPERVIOUSNESS	42%	45%	45%	45%

Haymeadow Filing 2 – Phase 4 includes the extension of Sylvan Lake Road to the east, over the Willow Corridor to the proposed roundabout with an extension south of Ouzel Lane to the existing Brush Creek Road. The basins within this Phase of Haymeadow are shown as shaded and will be further analyzed in the drainage reports analyzing Phase 4 and the Preliminary Plan of future Neighborhoods A2, B & C.

As the existing Basins the Project is conforming to, per the Report, are assuming a full build out condition, historic drainage patterns will not be conformed to. The assumed build out drainage patterns will be used for basins within the scope of the Report.

Basin D1P: Runoff from the northern crown of Sylvan Lake Road from the connection point of the Phase 1 Sylvan Lake Road extension to the highpoint of the road after crossing the Willow Corridor will be conveyed via proposed curb & gutter to the existing Inlet D1 in the existing Sylvan Lake Road. Per the Report, Inlet D1 was designed to capture 3.49 CFS. Basin D1P Produces a higher runoff value of 3.77 CFS than planned in the Report of 3.49 CFS. Inlet capacity calculations are provided in Appendix C showing the inlet has capacity for the proposed runoff value. The drainage patterns follow the assumed build out condition of the report.

Basin D4P: Runoff from south of the proposed Mt Hope Circle and north of the proposed Alley will sheet flow into the proposed alley and be conveyed via a central concrete drainage pan to the existing gutter in Whitney Peak Road to existing inlet D4, which routes the runoff to Pond 1D. The drainage patterns follow the assumed build out condition of the report.

Basin DX: Runoff from by the southern crown of Sylvan Lake Road after from the beginning point of Phase 1 to the high point following the crossing of the Willow Corridor will be conveyed to a roadside ditch proposed as part of Phase 1, which conveys the flows ultimately to Brush Creek. Historically, Basin DX sheet flows to Brush Creek, so the drainage pattern follows the historic pattern.

A drainage plan was designed to map the proposed adjustments to the existing basins throughout the site and their prospective drainage points. The drainage plan can be found in Appendix D.

Basins E1, F2, T3, T4, T5, U3, U4, U5, V1, Y2, W3, WC1, WC2, OS1, OS2, OS3 & OS4 are only shown preliminarily in the drainage plan, and will be further analyzed with Haymeadow Filing 2 – Phase 4 and the Preliminary Plan of future Neighborhoods A2, B & C.

Inlet capacity calculations for existing Inlets D8a & D8b are included in Appendix C.

Hydraulic Calculations were done using the Rational Method per MHFD standards and can be found in Appendix C for reference. For this Drainage Compliance Letter, the 25-year storm event has been analyzed, as the Report uses the 25-year storm event as their controlling, design event. In an emergency event the Project is graded to release excess water to the south, towards Brush Creek.

Capacity of the public, on-site inlets have been analyzed in the Report, and the calculations have been provided in Appendix B.

Capacity of the public, on-site storm pipes have been analyzed in the Report and the calculations have been included in Appendix B.



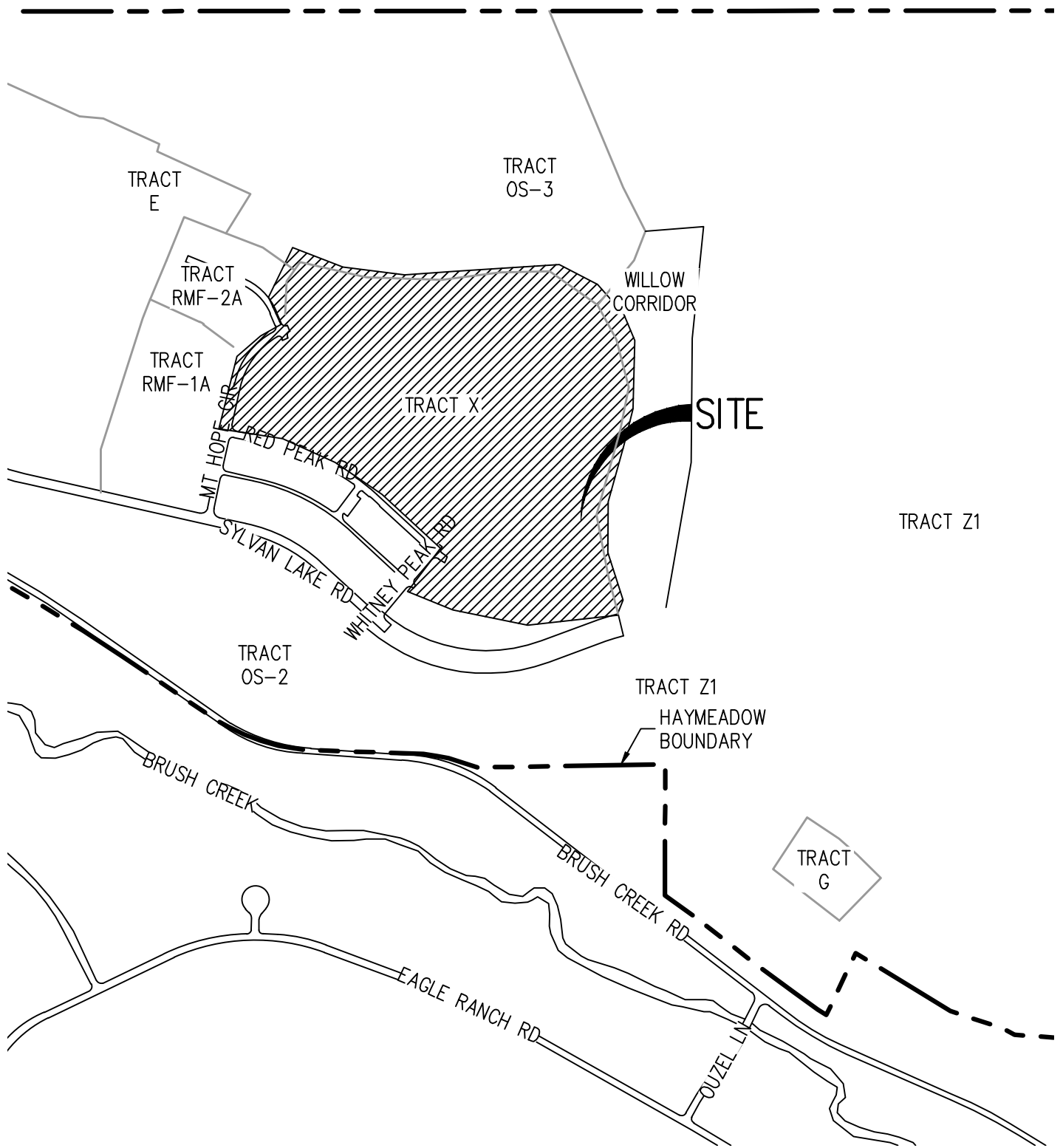
The proposed development is not anticipated to have adverse impacts on upstream and downstream properties.

Please contact me if you have any questions or require additional information.

Sincerely,
Rachel Patton, PE
On behalf of Harris Kocher Smith

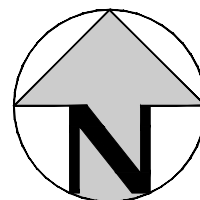
Appendix A – Vicinity Map

Plotted: TUE 02/11/25 9:42:59A By: Colton Hochevar Filepath: p:\2024\240804\engineering\ref\vicmap - phase 2.dwg Layout: layout1



VICINITY MAP

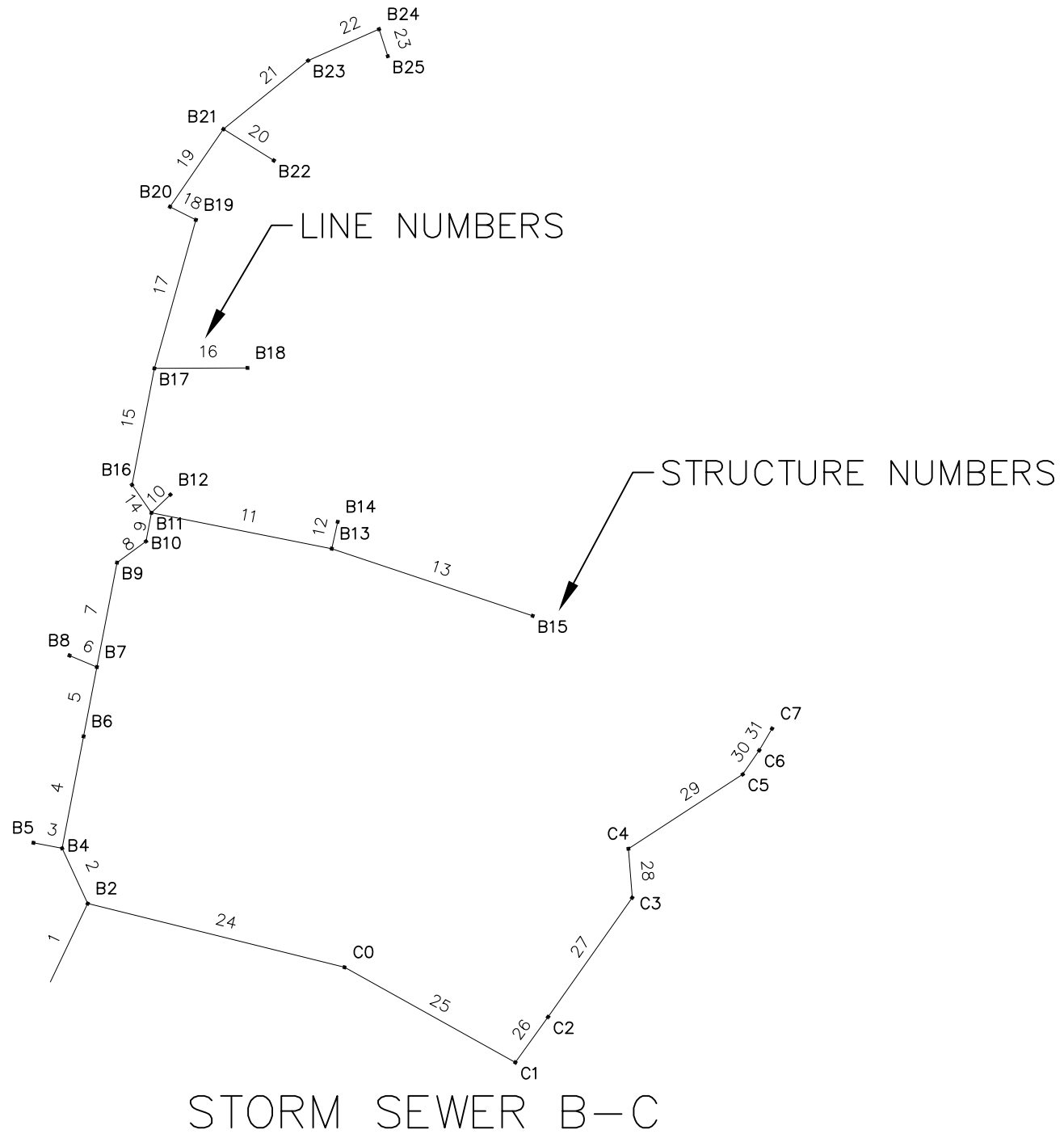
SCALE: 1"=1" = 500'



SCALE: 1" = 500'

Appendix B – Excerpts from Report & Phase 1

EXCERPT FROM MASTER DRAINAGE REPORT



EXCERPT FROM MASTER DRAINAGE REPORT

STORM RUN B

HAYMEADOW

DEVELOPED 25 & 100-YEAR WEIGHTED RUNOFF COEFFICIENTS

TYPE OF AREA	25-YEAR RCN	100-YEAR RCN
PAVEMENT	0.91	0.93
APARTMENTS	0.75	0.80
MULTIFAMILY	0.65	0.70
SINGLE FAMILY	0.55	0.60
GRASS	0.13	0.20

[illegible]

EXCERPT FROM MASTER DRAINAGE REPORT

STORM RUN B HAYMEADOW RATIONAL METHOD SUMMARY

$$Q = C * I * A$$

BASIN	AREA (acres)	C ₂₅	I ₂₅	Q ₂₅ (cfs)	C ₁₀₀	I ₁₀₀	Q ₁₀₀ (cfs)
B2	0.64	0.60	3.25	1.25	0.65	4.12	1.71
B4	0.14	0.30	3.25	0.14	0.36	4.12	0.21
B5	0.19	0.54	3.25	0.33	0.58	4.12	0.46
B6	1.43	0.58	3.25	2.70	0.63	4.12	3.72
B7	0.12	0.55	3.25	0.21	0.60	4.12	0.30
B8	0.31	0.61	3.25	0.61	0.65	4.12	0.83
B9	0.05	0.75	3.25	0.12	0.78	4.12	0.16
B10	0.62	0.55	3.25	1.11	0.60	4.12	1.53
B11	0.30	0.65	3.25	0.63	0.70	4.12	0.87
B12	0.08	0.33	3.25	0.08	0.38	4.12	0.13
B13	0.13	0.67	3.25	0.28	0.71	4.12	0.38
B14	0.62	0.65	3.25	1.31	0.70	4.12	1.79
B15	0.27	0.65	3.25	0.57	0.70	4.12	0.78
B16	0.14	0.52	3.25	0.24	0.57	4.12	0.33
B17	0.72	0.26	3.25	0.61	0.32	4.12	0.95
B18	7.56	0.48	3.25	11.85	0.54	4.12	16.82
B19	0.14	0.63	3.25	0.29	0.67	4.12	0.39
B20	0.09	0.56	3.25	0.16	0.61	4.12	0.22
B21	0.07	0.46	3.25	0.11	0.51	4.12	0.15
B22	0.07	0.46	3.25	0.11	0.51	4.12	0.15
B23	0.99	0.36	3.25	1.14	0.41	4.12	1.69
B24	4.66	0.42	3.25	6.39	0.48	4.12	9.18
B25	0.06	0.65	3.25	0.13	0.69	4.12	0.17
TOTAL	19.40			30.38			42.89

EXCERPT FROM MASTER DRAINAGE REPORT

STORM RUN C

HAYMEADOW

DEVELOPED 25 & 100-YEAR WEIGHTED RUNOFF COEFFICIENTS

TYPE OF AREA	25-YEAR RCN	100-YEAR RCN
PAVEMENT	0.91	0.93
APARTMENTS	0.75	0.80
MULTIFAMILY	0.65	0.70
SINGLE FAMILY	0.55	0.60
GRASS	0.13	0.20

[illegible]

Storm Sewer Inventory Report

EXCERPT FROM MASTER DRAINAGE REPORT

Page 1

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	70.167	-64.568	Comb	1.25	0.00	0.00	0.0	0.01	0.97	0.69	36	Cir	0.010	1.48	6.43	B1-B2
2	1	49.261	-50.274	Comb	0.14	0.00	0.00	0.0	0.89	0.97	1.37	24	Cir	0.010	1.43	5.78	B2-B4
3	2	23.502	-54.468	Comb	0.33	0.00	0.00	0.0	1.57	0.98	1.80	18	Cir	0.010	1.00	5.78	B4-B5
4	2	92.011	35.741	Comb	2.70	0.00	0.00	0.0	1.57	0.90	2.40	24	Cir	0.010	0.50	7.90	B4-B6
5	4	57.004	-0.006	Comb	0.21	0.00	0.00	0.0	2.60	1.77	3.61	24	Cir	0.010	1.91	9.11	B6-B7
6	5	24.027	-77.989	Comb	0.61	0.00	0.00	0.0	3.81	0.96	4.04	18	Cir	0.010	1.00	9.11	B7-B8
7	5	85.996	0.003	Comb	0.12	0.00	0.00	0.0	3.81	1.19	4.83	24	Cir	0.010	1.09	10.33	B7-B9
8	7	29.013	42.908	Comb	1.11	0.00	0.00	0.0	5.03	0.93	5.30	24	Cir	0.010	1.09	10.41	B9-B10
9	8	23.501	-42.922	Comb	0.63	0.00	0.00	0.0	5.50	0.94	5.72	24	Cir	0.010	1.71	10.41	B10-B11
10	9	21.153	35.493	Grate	0.08	0.00	0.00	0.0	5.92	0.85	6.10	18	Cir	0.010	1.00	10.50	B11-B12
11	9	148.534	90.381	Comb	0.28	0.00	0.00	0.0	5.92	1.82	8.62	18	Cir	0.010	1.75	14.12	B11-B13
12	11	22.244	-88.791	Grate	1.31	0.00	0.00	0.0	8.82	0.90	9.02	18	Cir	0.010	1.00	14.00	B13-B14
13	11	171.299	7.204	Comb	0.57	0.00	0.00	0.0	8.82	2.24	12.66	18	Cir	0.010	1.00	18.16	B13-B15
14	9	27.574	-45.718	Comb	0.24	0.00	0.00	0.0	5.92	0.94	6.18	24	Cir	0.010	1.14	11.29	B11-B16
15	14	95.750	45.731	Comb	0.61	0.00	0.00	0.0	6.38	0.98	7.32	24	Cir	0.010	1.74	12.76	B16-B17
16	15	75.243	78.799	Grate	11.85	0.00	0.00	0.0	7.52	1.24	8.45	18	Cir	0.010	1.00	13.58	B17-B18
17	15	124.542	4.718	Comb	0.29	0.00	0.00	0.0	7.52	2.32	10.41	18	Cir	0.010	1.48	15.91	B17-B19
18	17	23.504	-78.675	Comb	0.16	0.00	0.00	0.0	10.61	0.94	10.83	18	Cir	0.010	1.50	15.98	B19-B20
19	18	76.152	97.624	Comb	0.11	0.00	0.00	0.0	11.03	3.94	14.03	18	Cir	0.010	1.68	19.53	B20-B21
20	19	48.019	87.303	Grate	0.11	0.00	0.00	0.0	14.23	1.92	15.15	18	Cir	0.010	1.00	20.69	B21-B22
21	19	88.148	16.473	Comb	1.14	0.00	0.00	0.0	14.23	4.80	18.46	18	Cir	0.010	0.50	23.76	B21-B23
22	21	62.607	15.108	Comb	6.39	0.00	0.00	0.0	18.66	4.17	21.27	18	Cir	0.010	1.50	26.77	B23-B24
23	22	22.999	95.932	Comb	0.13	0.00	0.00	0.0	21.47	0.96	21.69	18	Cir	0.010	1.00	26.77	B24-B25
Project File: Storm-B-C.stm												Number of lines: 31				Date: 9/10/2018	

Storm Sewer Inventory Report

EXCERPT FROM MASTER DRAINAGE REPORT

Page 4

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
24	1	213.890	78.496	Comb	0.80	0.00	0.00	0.0	0.89	1.37	3.82	18	Cir	0.010	0.50	11.49	B2-C0
25	24	158.059	15.194	Comb	1.86	0.00	0.00	0.0	4.02	2.97	8.72	18	Cir	0.010	1.49	14.72	C0-C1
26	25	45.233	-83.356	Comb	0.11	0.00	0.00	0.0	8.92	1.88	9.77	18	Cir	0.010	0.50	15.50	C1-C2
27	26	118.047	-0.565	Comb	1.56	0.00	0.00	0.0	9.97	3.78	14.43	18	Cir	0.010	1.03	19.93	C2-C3
28	27	39.605	-39.681	Comb	0.29	0.00	0.00	0.0	14.63	0.96	15.01	18	Cir	0.010	1.35	20.32	C3-C4
29	28	110.258	61.420	Comb	0.68	0.00	0.00	0.0	15.21	1.56	16.93	18	Cir	0.010	0.65	22.43	C4-C5
30	29	23.540	-22.432	Comb	0.65	0.00	0.00	0.0	17.13	0.93	17.35	18	Cir	0.010	0.50	22.45	C5-C6
31	30	20.370	-3.939	Grate	1.20	0.00	0.00	0.0	17.55	0.88	17.73	18	Cir	0.010	1.00	22.80	C6-C7
Project File: Storm-B-C.stm												Number of lines: 31				Date: 9/10/2018	

Storm Sewer Summary Report

EXCERPT FROM MASTER DRAINAGE REPORT Page 1

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	B1-B2	37.52	36	Cir	70.167	0.01	0.69	0.969	2.41	2.68	n/a	2.68 j	End	Combination
2	B2-B4	29.12	24	Cir	49.261	0.89	1.37	0.974	2.68	3.22	2.05	3.22	1	Combination
3	B4-B5	0.33	18	Cir	23.502	1.57	1.80	0.979	3.22	3.22	0.00	3.22	2	Combination
4	B4-B6	28.65	24	Cir	92.011	1.57	2.40	0.902	3.26	4.24	n/a	4.24	2	Combination
5	B6-B7	25.95	24	Cir	57.004	2.60	3.61	1.772	4.24	5.39	n/a	5.39	4	Combination
6	B7-B8	0.61	18	Cir	24.027	3.81	4.04	0.957	5.39	5.39	0.00	5.39	5	Combination
7	B7-B9	25.13	24	Cir	85.996	3.81	4.83	1.186	5.39	6.59	n/a	6.59	5	Combination
8	B9-B10	25.01	24	Cir	29.013	5.03	5.30	0.931	6.59	7.06	n/a	7.06	7	Combination
9	B10-B11	23.90	24	Cir	23.501	5.50	5.72	0.936	7.06	7.45	1.82	7.45	8	Combination
10	B11-B12	0.08	18	Cir	21.153	5.92	6.10	0.851	7.45	7.45	0.00	7.45	9	Grate
11	B11-B13	2.16	18	Cir	148.534	5.92	8.62	1.818	7.45	9.17	n/a	9.17 j	9	Combination
12	B13-B14	1.31	18	Cir	22.244	8.82	9.02	0.899	9.17	9.45	0.15	9.45	11	Grate
13	B13-B15	0.57	18	Cir	171.299	8.82	12.66	2.242	9.17	12.94	n/a	12.94 j	11	Combination
14	B11-B16	21.03	24	Cir	27.574	5.92	6.18	0.943	7.45	7.82	n/a	7.82	9	Combination
15	B16-B17	20.79	24	Cir	95.750	6.38	7.32	0.982	7.82	8.95	1.55	8.95	14	Combination
16	B17-B18	11.85	18	Cir	75.243	7.52	8.45	1.236	8.95	9.76	n/a	9.76 j	15	Grate
17	B17-B19	8.33	18	Cir	124.542	7.52	10.41	2.321	8.95	11.53	n/a	11.53 j	15	Combination
18	B19-B20	8.04	18	Cir	23.504	10.61	10.83	0.936	11.53	11.93	0.79	11.93	17	Combination
19	B20-B21	7.88	18	Cir	76.152	11.03	14.03	3.939	11.93	15.12	0.86	15.12	18	Combination
20	B21-B22	0.11	18	Cir	48.019	14.23	15.15	1.916	15.12	15.27	n/a	15.27 j	19	Grate
21	B21-B23	7.66	18	Cir	88.148	14.23	18.46	4.799	15.12	19.53	n/a	19.53	19	Combination
22	B23-B24	6.52	18	Cir	62.607	18.66	21.27	4.169	19.53	22.26	0.65	22.26	21	Combination
23	B24-B25	0.13	18	Cir	22.999	21.47	21.69	0.957	22.26	21.82	n/a	21.82	22	Combination
24	B2-C0	7.15	18	Cir	213.890	0.89	3.82	1.370	2.68	4.85	n/a	4.85 j	1	Combination

Project File: Storm-B-C.stm

Number of lines: 31

Run Date: 9/10/2018

NOTES: Return period = 25 Yrs. ; j - Line contains hyd. jump.

Storm Sewer Summary Report

EXCERPT FROM MASTER DRAINAGE REPORT Page 2

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
25	C0-C1	6.35	18	Cir	158.059	4.02	8.72	2.974	4.85	9.69	n/a	9.69	24	Combination
26	C1-C2	4.49	18	Cir	45.233	8.92	9.77	1.879	9.69	10.58	0.16	10.58	25	Combination
27	C2-C3	4.38	18	Cir	118.047	9.97	14.43	3.778	10.58	15.23	0.33	15.23	26	Combination
28	C3-C4	2.82	18	Cir	39.605	14.63	15.01	0.959	15.23	15.65	0.33	15.65	27	Combination
29	C4-C5	2.53	18	Cir	110.258	15.21	16.93	1.560	15.65	17.53	0.15	17.53	28	Combination
30	C5-C6	1.85	18	Cir	23.540	17.13	17.35	0.935	17.53	17.86	0.09	17.86	29	Combination
31	C6-C7	1.20	18	Cir	20.370	17.55	17.73	0.884	17.86	18.14	n/a	18.14	30	Grate

Project File: Storm-B-C.stm

Number of lines: 31

Run Date: 9/10/2018

NOTES: Return period = 25 Yrs. ; j - Line contains hyd. jump.

Storm Sewer Tabulation

EXCERPT FROM MASTER DRAINAGE REPORT

Page 1

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (I)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	70.167	0.00	0.00	0.00	0.00	0.00	0.0	8.2	0.0	37.52	85.35	6.86	36	0.97	0.01	0.69	2.41	2.68	3.00	6.43	B1-B2
2	1	49.261	0.00	0.00	0.00	0.00	0.00	0.0	8.1	0.0	29.12	29.02	9.71	24	0.97	0.89	1.37	2.68	3.22	6.43	5.78	B2-B4
3	2	23.502	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.33	13.51	0.19	18	0.98	1.57	1.80	3.22	3.22	5.78	5.78	B4-B5
4	2	92.011	0.00	0.00	0.00	0.00	0.00	0.0	7.9	0.0	28.65	27.93	9.80	24	0.90	1.57	2.40	3.26	4.24	5.78	7.90	B4-B6
5	4	57.004	0.00	0.00	0.00	0.00	0.00	0.0	7.8	0.0	25.95	39.14	9.09	24	1.77	2.60	3.61	4.24	5.39	7.90	9.11	B6-B7
6	5	24.027	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.61	13.36	0.35	18	0.96	3.81	4.04	5.39	5.39	9.11	9.11	B7-B8
7	5	85.996	0.00	0.00	0.00	0.00	0.00	0.0	7.7	0.0	25.13	32.02	8.99	24	1.19	3.81	4.83	5.39	6.59	9.11	10.33	B7-B9
8	7	29.013	0.00	0.00	0.00	0.00	0.00	0.0	7.6	0.0	25.01	28.36	9.01	24	0.93	5.03	5.30	6.59	7.06	10.33	10.41	B9-B10
9	8	23.501	0.00	0.00	0.00	0.00	0.00	0.0	7.6	0.0	23.90	28.45	8.68	24	0.94	5.50	5.72	7.06	7.45	10.41	10.41	B10-B11
10	9	21.153	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.08	12.59	0.05	18	0.85	5.92	6.10	7.45	7.45	10.41	10.50	B11-B12
11	9	148.534	0.00	0.00	0.00	0.00	0.00	0.0	1.3	0.0	2.16	18.41	2.43	18	1.82	5.92	8.62	7.45	9.17	10.41	14.12	B11-B13
12	11	22.244	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.31	12.94	3.63	18	0.90	8.82	9.02	9.17	9.45	14.12	14.00	B13-B14
13	11	171.299	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.57	20.44	2.15	18	2.24	8.82	12.66	9.17	12.94	14.12	18.16	B13-B15
14	9	27.574	0.00	0.00	0.00	0.00	0.00	0.0	1.8	0.0	21.03	28.55	7.89	24	0.94	5.92	6.18	7.45	7.82	10.41	11.29	B11-B16
15	14	95.750	0.00	0.00	0.00	0.00	0.00	0.0	1.6	0.0	20.79	29.13	8.07	24	0.98	6.38	7.32	7.82	8.95	11.29	12.76	B16-B17
16	15	75.243	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	11.85	15.18	7.03	18	1.24	7.52	8.45	8.95	9.76	12.76	13.58	B17-B18
17	15	124.542	0.00	0.00	0.00	0.00	0.00	0.0	1.2	0.0	8.33	20.80	5.35	18	2.32	7.52	10.41	8.95	11.53	12.76	15.91	B17-B19
18	17	23.504	0.00	0.00	0.00	0.00	0.00	0.0	1.1	0.0	8.04	13.21	6.45	18	0.94	10.61	10.83	11.53	11.93	15.91	15.98	B19-B20
19	18	76.152	0.00	0.00	0.00	0.00	0.00	0.0	0.9	0.0	7.88	27.10	6.44	18	3.94	11.03	14.03	11.93	15.12	15.98	19.53	B20-B21
20	19	48.019	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.11	18.90	0.86	18	1.92	14.23	15.15	15.12	15.27	19.53	20.69	B21-B22
21	19	88.148	0.00	0.00	0.00	0.00	0.00	0.0	0.6	0.0	7.66	29.91	6.36	18	4.80	14.23	18.46	15.12	19.53	19.53	23.76	B21-B23
22	21	62.607	0.00	0.00	0.00	0.00	0.00	0.0	0.4	0.0	6.52	27.87	5.71	18	4.17	18.66	21.27	19.53	22.26	23.76	26.77	B23-B24
Project File: Storm-B-C.stm																Number of lines: 31				Run Date: 9/10/2018		
NOTES:Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82; Return period =Yrs. 25 ; c = cir e = ellip b = box																						

Storm Sewer Tabulation

EXCERPT FROM MASTER DRAINAGE REPORT

Page 4

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (I) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr (min)	Total (min)	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
23	22	22.999	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.13	13.35	0.92	18	0.96	21.47	21.69	22.26	21.82	26.77	26.77	B24-B25
24	1	213.890	0.00	0.00	0.00	0.00	0.00	0.0	1.7	0.0	7.15	15.98	4.77	18	1.37	0.89	3.82	2.68	4.85	6.43	11.49	B2-C0
25	24	158.059	0.00	0.00	0.00	0.00	0.00	0.0	1.2	0.0	6.35	23.54	5.76	18	2.97	4.02	8.72	4.85	9.69	11.49	14.72	C0-C1
26	25	45.233	0.00	0.00	0.00	0.00	0.00	0.0	1.1	0.0	4.49	18.71	4.74	18	1.88	8.92	9.77	9.69	10.58	14.72	15.50	C1-C2
27	26	118.047	0.00	0.00	0.00	0.00	0.00	0.0	0.7	0.0	4.38	26.54	5.50	18	3.78	9.97	14.43	10.58	15.23	15.50	19.93	C2-C3
28	27	39.605	0.00	0.00	0.00	0.00	0.00	0.0	0.6	0.0	2.82	13.37	4.10	18	0.96	14.63	15.01	15.23	15.65	19.93	20.32	C3-C4
29	28	110.258	0.00	0.00	0.00	0.00	0.00	0.0	0.2	0.0	2.53	17.05	4.86	18	1.56	15.21	16.93	15.65	17.53	20.32	22.43	C4-C5
30	29	23.540	0.00	0.00	0.00	0.00	0.00	0.0	0.1	0.0	1.85	13.20	4.17	18	0.93	17.13	17.35	17.53	17.86	22.43	22.45	C5-C6
31	30	20.370	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	1.20	12.83	3.79	18	0.88	17.55	17.73	17.86	18.14	22.45	22.80	C6-C7
Project File: Storm-B-C.stm																Number of lines: 31				Run Date: 9/10/2018		
NOTES:Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82; Return period =Yrs. 25 ; c = cir e = ellip b = box																						

Inlet Report

EXCERPT FROM MASTER DRAINAGE REPORT

Page 1

Line No	Inlet ID	Q = CIA	Q carry	Q capt	Q Byp	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
		(cfs)	(cfs)	(cfs)	(cfs)		Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	B2	1.25*	0.00	1.25	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.20	6.87	0.20	6.87	0.0	Off
2	B4	0.14*	0.00	0.14	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.11	2.27	0.11	2.27	0.0	Off
3	B5	0.33*	0.00	0.33	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.13	3.25	0.13	3.25	0.0	Off
4	B6	2.70*	0.00	2.70	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.30	11.81	0.30	11.81	0.0	Off
5	B7	0.21*	0.00	0.21	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.12	2.85	0.12	2.85	0.0	Off
6	B8	0.61*	0.00	0.61	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.14	4.07	0.14	4.07	0.0	Off
7	B9	0.12*	0.00	0.12	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.10	2.08	0.10	2.08	0.0	Off
8	B10	1.11*	0.00	1.11	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.19	6.31	0.19	6.31	0.0	Off
9	B11	0.63*	0.00	0.63	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.14	4.17	0.14	4.17	0.0	Off
10	B12	0.08*	0.00	0.08	0.00	Grate	0.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.05	0.94	0.05	0.94	0.0	Off
11	B13	0.28*	0.00	0.28	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.13	3.25	0.13	3.25	0.0	Off
12	B14	1.31*	0.00	1.31	0.00	Grate	0.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.23	8.34	0.23	8.34	0.0	Off
13	B15	0.57*	0.00	0.57	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.14	3.87	0.14	3.87	0.0	Off
14	B16	0.24*	0.00	0.24	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.12	3.06	0.12	3.06	0.0	Off
15	B17	0.61*	0.00	0.61	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.14	4.07	0.14	4.07	0.0	Off
16	B18	11.85*	0.00	11.85	0.00	Grate	0.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.73	33.73	0.73	33.73	0.0	Off
17	B19	0.29*	0.00	0.29	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.13	3.25	0.13	3.25	0.0	Off
18	B20	0.16*	0.00	0.16	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.11	2.45	0.11	2.45	0.0	Off
19	B21	0.11*	0.00	0.11	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.10	1.98	0.10	1.98	0.0	Off
20	B22	0.11*	0.00	0.11	0.00	Grate	0.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.06	1.16	0.06	1.16	0.0	Off
21	B23	1.14*	0.00	1.14	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.19	6.43	0.19	6.43	0.0	Off
22	B24	6.39*	0.00	6.39	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.49	21.35	0.49	21.35	0.0	Off
23	B25	0.13*	0.00	0.13	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.10	2.18	0.10	2.18	0.0	Off

Project File: Storm-B-C.stm

Number of lines: 31

Run Date: 9/10/2018

NOTES: Inlet N-Values = 0.016; Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82; Return period = 25 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Inlet Report

EXCERPT FROM MASTER DRAINAGE REPORT

Page 2

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
24	C0	0.80*	0.00	0.80	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.16	4.97	0.16	4.97	0.0	Off
25	C1	1.86*	0.00	1.86	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.24	9.10	0.24	9.10	0.0	Off
26	C2	0.11*	0.00	0.11	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.10	1.98	0.10	1.98	0.0	Off
27	C3	1.56*	0.00	1.56	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.22	8.04	0.22	8.04	0.0	Off
28	C4	0.29*	0.00	0.29	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.13	3.25	0.13	3.25	0.0	Off
29	C5	0.68*	0.00	0.68	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.15	4.41	0.15	4.41	0.0	Off
30	C6	0.65*	0.00	0.65	0.00	Comb	4.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.15	4.27	0.15	4.27	0.0	Off
31	C7	1.20*	0.00	1.20	0.00	Grate	0.0	0.00	4.12	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.22	7.91	0.22	7.91	0.0	Off

Project File: Storm-B-C.stm

Number of lines: 31

Run Date: 9/10/2018

NOTES: Inlet N-Values = 0.016; Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82; Return period = 25 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Hydraulic Grade Line Computations EXCERPT FROM MASTER DRAINAGE REPORT Page 1

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
1	36	37.52	0.01	2.41	2.40	4.98	6.19	0.88	3.29	0.000	70.167	0.69	2.68 j	1.99**	4.98	7.53	0.88	3.56	0.000	0.000	n/a	1.48	n/a
2	24	29.12	0.89	2.68	1.79	2.97	9.81	1.43	4.12	0.000	49.261	1.37	3.22	1.85**	3.03	9.60	1.43	4.65	0.000	0.000	n/a	1.43	2.05
3	18	0.33	1.57	3.22	1.50	1.77	0.19	0.00	3.22	0.001	23.502	1.80	3.22	1.42	1.73	0.19	0.00	3.22	0.001	0.001	0.000	1.00	0.00
4	24	28.65	1.57	3.26	1.69*	2.83	10.12	1.40	4.66	0.000	92.011	2.40	4.24	1.84**	3.02	9.48	1.40	5.64	0.000	0.000	n/a	0.50	n/a
5	24	25.95	2.60	4.24	1.64	2.76	9.42	1.20	5.44	0.000	57.004	3.61	5.39	1.78**	2.96	8.77	1.20	6.59	0.000	0.000	n/a	1.91	n/a
6	18	0.61	3.81	5.39	1.50	1.77	0.35	0.00	5.40	0.002	24.027	4.04	5.39	1.35	1.68	0.36	0.00	5.39	0.002	0.002	0.000	1.00	0.00
7	24	25.13	3.81	5.39	1.58	2.67	9.42	1.14	6.54	0.000	85.996	4.83	6.59	1.76**	2.93	8.57	1.14	7.74	0.000	0.000	n/a	1.09	n/a
8	24	25.01	5.03	6.59	1.56	2.64	9.49	1.13	7.73	0.000	29.013	5.30	7.06	1.76**	2.93	8.54	1.13	8.19	0.000	0.000	n/a	1.09	n/a
9	24	23.90	5.50	7.06	1.56	2.63	9.09	1.06	8.12	0.000	23.501	5.72	7.45	1.73**	2.89	8.27	1.06	8.51	0.000	0.000	n/a	1.71	1.82
10	18	0.08	5.92	7.45	1.50	1.77	0.05	0.00	7.45	0.000	21.153	6.10	7.45	1.35	1.68	0.05	0.00	7.45	0.000	0.000	0.000	1.00	0.00
11	18	2.16	5.92	7.45	1.50	0.59	1.22	0.02	7.47	0.025	148.53	48.62	9.17 j	0.55**	0.59	3.64	0.21	9.38	0.295	0.160	n/a	1.75	n/a
12	18	1.31	8.82	9.17	0.35	0.32	4.11	0.15	9.33	0.000	22.244	9.02	9.45	0.43**	0.42	3.15	0.15	9.60	0.000	0.000	n/a	1.00	0.15
13	18	0.57	8.82	9.17	0.35	0.23	1.79	0.10	9.27	0.000	171.299	12.66	12.94 j	0.28**	0.23	2.50	0.10	13.04	0.000	0.000	n/a	1.00	n/a
14	24	21.03	5.92	7.45	1.53	2.58	8.15	0.90	8.35	0.000	27.574	6.18	7.82	1.64**	2.76	7.62	0.90	8.72	0.000	0.000	n/a	1.14	n/a
15	24	20.79	6.38	7.82	1.44	2.42	8.58	0.89	8.71	0.000	95.750	7.32	8.95	1.63**	2.75	7.57	0.89	9.84	0.000	0.000	n/a	1.74	1.55
16	18	11.85	7.52	8.95	1.43	1.63	6.81	0.82	9.77	0.000	75.243	8.45	9.76 j	1.31**	1.63	7.25	0.82	10.57	0.000	0.000	n/a	1.00	n/a
17	18	8.33	7.52	8.95	1.43	1.41	4.79	0.54	9.49	0.000	124.542	10.41	11.53 j	1.12**	1.41	5.90	0.54	12.07	0.000	0.000	n/a	1.48	n/a
18	18	8.04	10.61	11.53	0.92	1.13	7.10	0.52	12.05	0.000	23.504	10.83	11.93	1.10**	1.39	5.80	0.52	12.45	0.000	0.000	n/a	1.50	0.79
19	18	7.88	11.03	11.93	0.90	1.10	7.14	0.51	12.44	0.000	76.152	14.03	15.12	1.09**	1.37	5.75	0.51	15.63	0.000	0.000	n/a	1.68	0.86
20	18	0.11	14.23	15.12	0.89	0.07	0.10	0.04	15.16	0.000	48.019	15.15	15.27 j	0.12**	0.07	1.63	0.04	15.31	0.000	0.000	n/a	1.00	n/a
21	18	7.66	14.23	15.12	0.89	1.09	7.04	0.50	15.62	0.000	88.148	18.46	19.53	1.07**	1.35	5.67	0.50	20.03	0.000	0.000	n/a	0.50	n/a
22	18	6.52	18.66	19.53	0.87	1.06	6.12	0.43	19.97	0.000	62.607	21.27	22.26	0.99**	1.23	5.29	0.43	22.69	0.000	0.000	n/a	1.50	0.65

Project File: Storm-B-C.stm

Number of lines: 31

Run Date: 9/10/2018

Notes: * Normal depth assumed; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

Hydraulic Grade Line Computations EXCERPT FROM MASTER DRAINAGE REPORT

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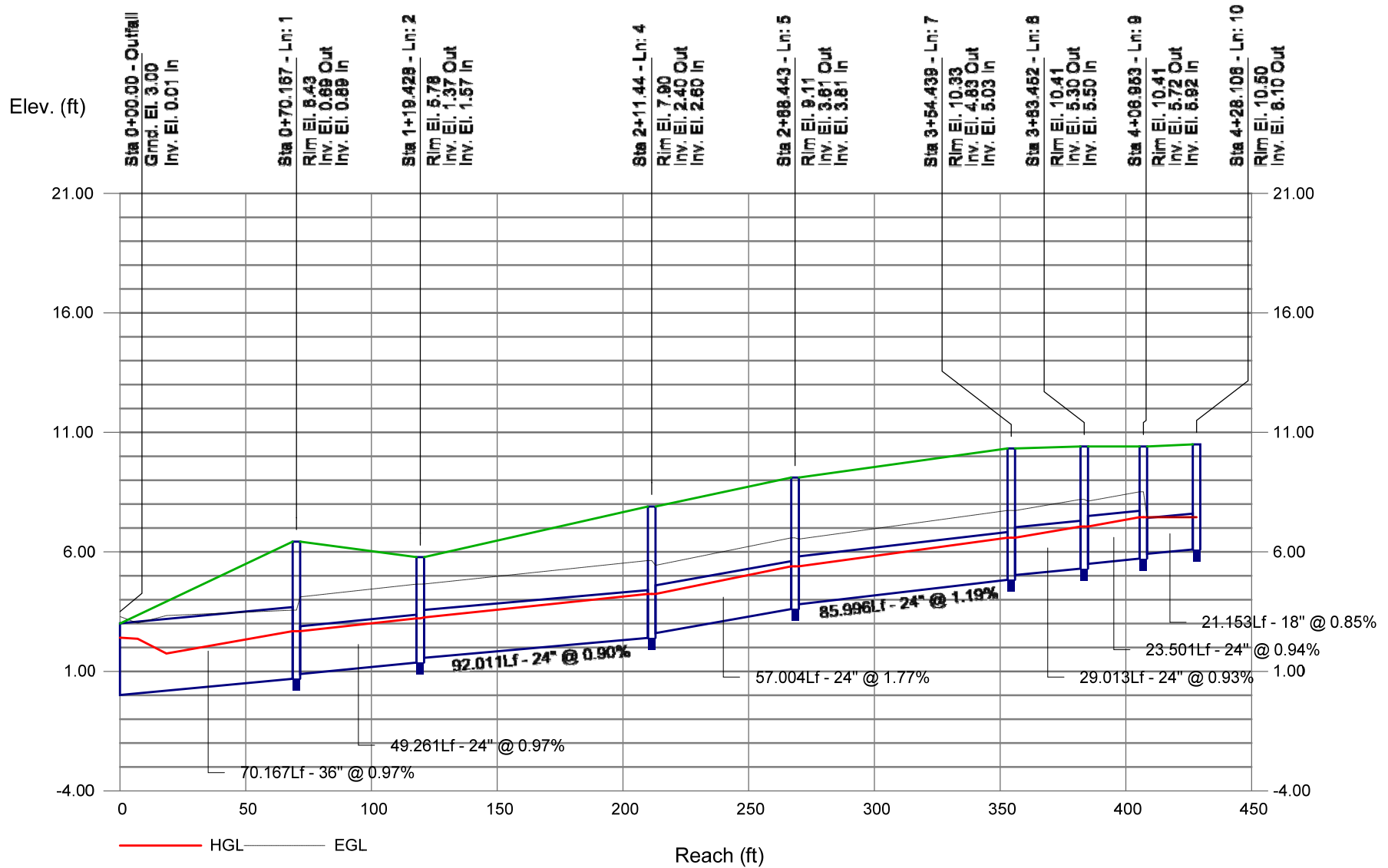
Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
23	18	0.13	21.47	22.26	0.79	0.08	0.14	0.04	22.30	0.000	22.999	21.69	21.82	0.13**	0.08	1.70	0.04	21.87	0.000	0.000	n/a	1.00	n/a
24	18	7.15	0.89	2.68	1.50	1.30	4.05	0.25	2.94	0.274	213.89	03.82	4.85 j	1.03**	1.30	5.50	0.47	5.32	0.407	0.341	n/a	0.50	n/a
25	18	6.35	4.02	4.85	0.83	1.01	6.29	0.43	5.28	0.000	158.05	98.72	9.69	0.97**	1.21	5.23	0.43	10.12	0.000	0.000	n/a	1.49	n/a
26	18	4.49	8.92	9.69	0.77	0.92	4.89	0.33	10.02	0.000	45.233	9.77	10.58	0.81**	0.98	4.59	0.33	10.91	0.000	0.000	n/a	0.50	0.16
27	18	4.38	9.97	10.58	0.61	0.68	6.45	0.32	10.91	0.000	118.04	714.43	15.23	0.80**	0.96	4.56	0.32	15.55	0.000	0.000	n/a	1.03	0.33
28	18	2.82	14.63	15.23	0.60	0.66	4.25	0.24	15.47	0.000	39.605	15.01	15.65	0.64**	0.71	3.95	0.24	15.89	0.000	0.000	n/a	1.35	0.33
29	18	2.53	15.21	15.65	0.44	0.43	5.91	0.23	15.87	0.000	110.258	16.93	17.53	0.60**	0.66	3.82	0.23	17.76	0.000	0.000	n/a	0.65	0.15
30	18	1.85	17.13	17.53	0.40	0.38	4.86	0.19	17.72	0.000	23.540	17.35	17.86	0.51**	0.53	3.48	0.19	18.05	0.000	0.000	n/a	0.50	0.09
31	18	1.20	17.55	17.86	0.31	0.27	4.51	0.15	18.01	0.000	20.370	17.73	18.14	0.41**	0.39	3.07	0.15	18.29	0.000	0.000	n/a	1.00	n/a

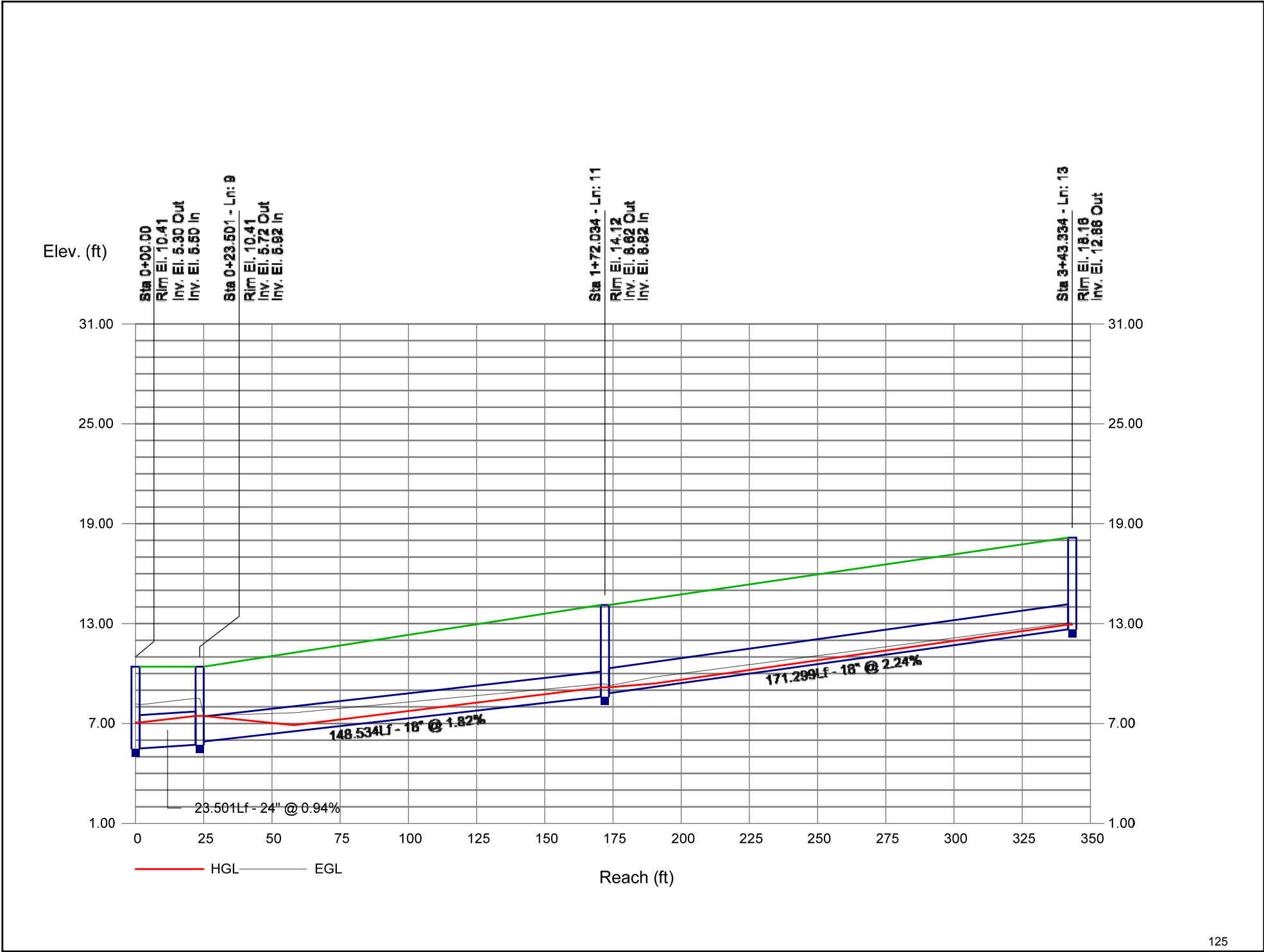
Project File: Storm-B-C.stm

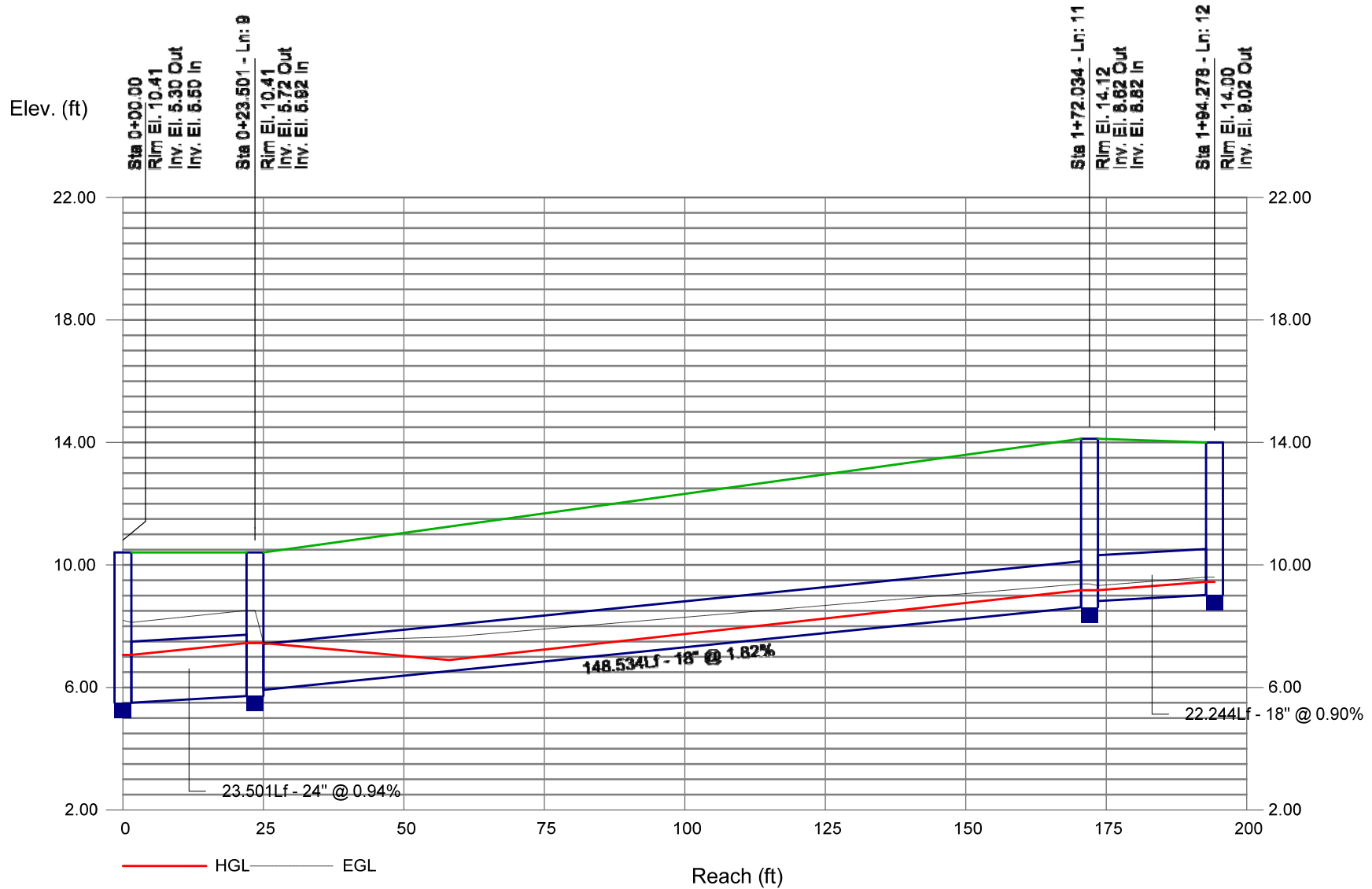
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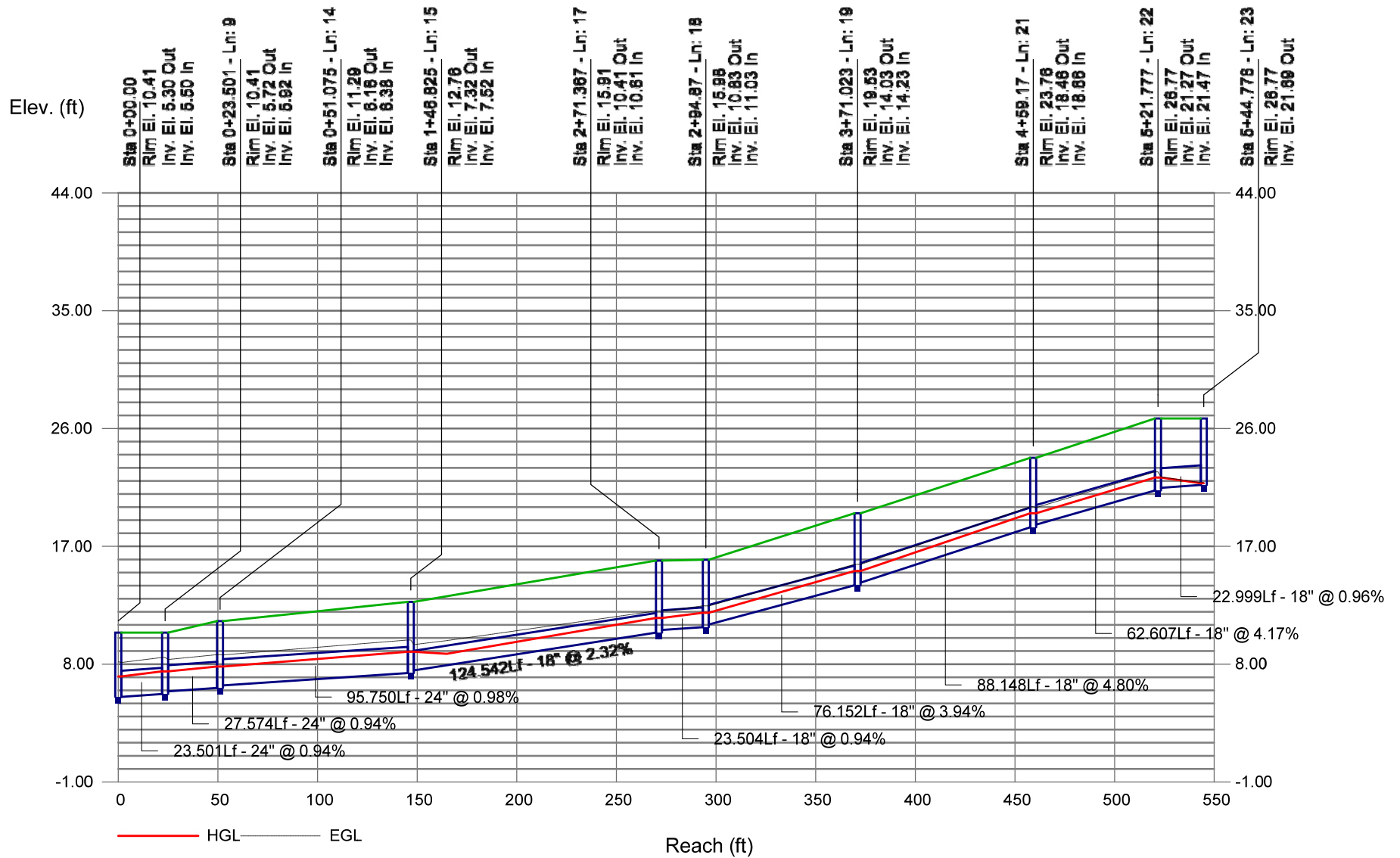
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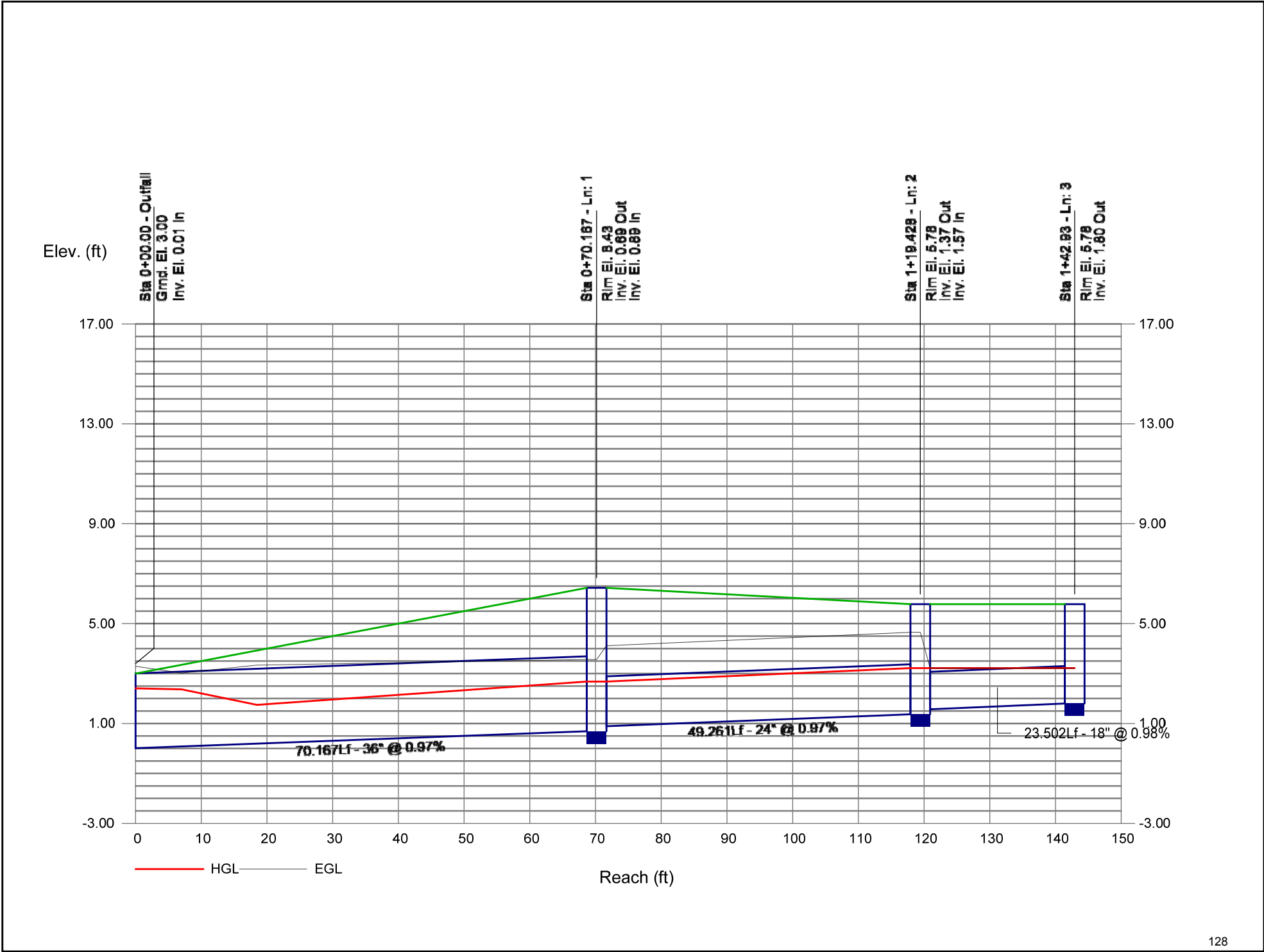
Notes: * Normal depth assumed; ** Critical depth.; j-Line contains hyd. jump ; c = cir e = ellip b = box

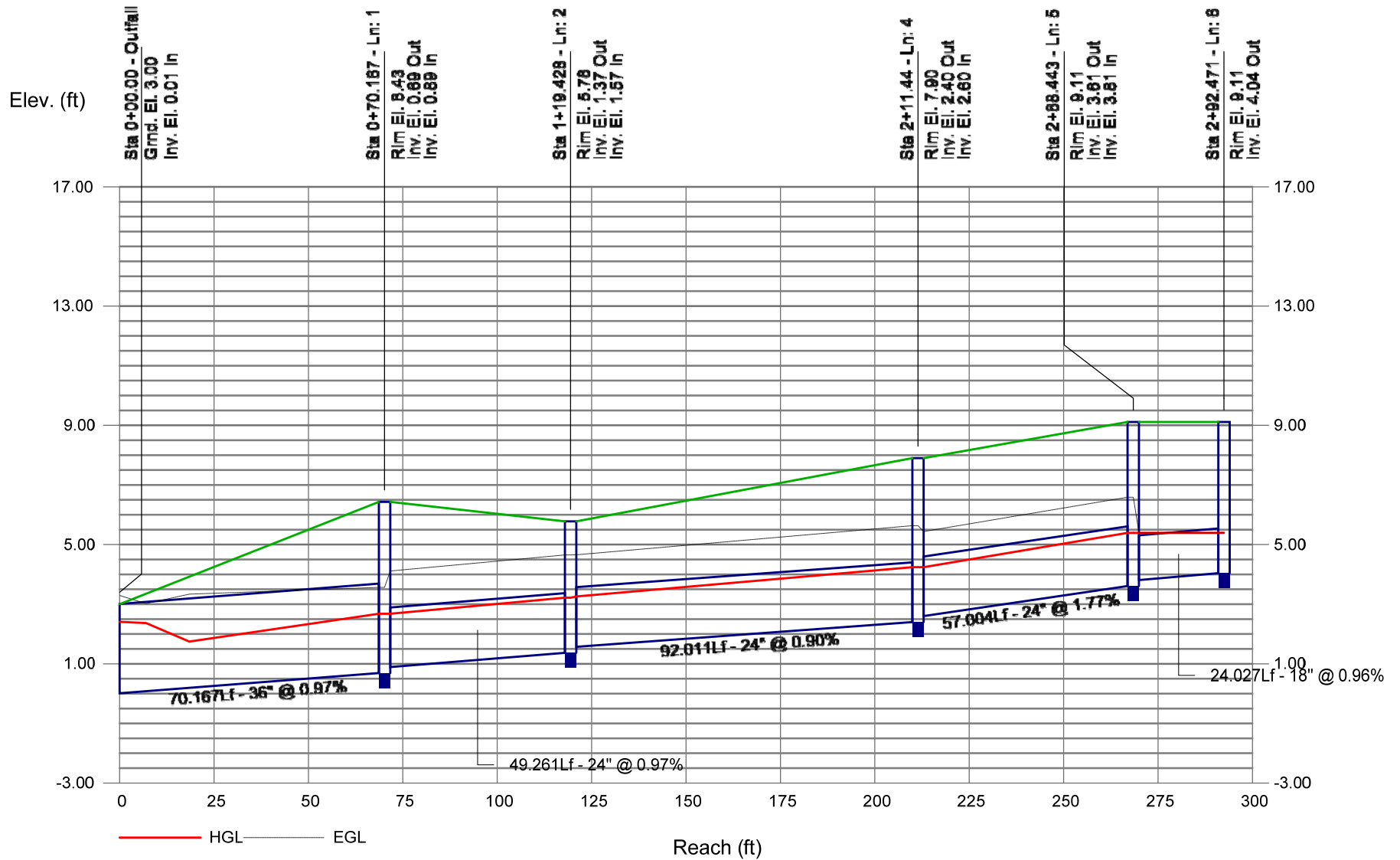


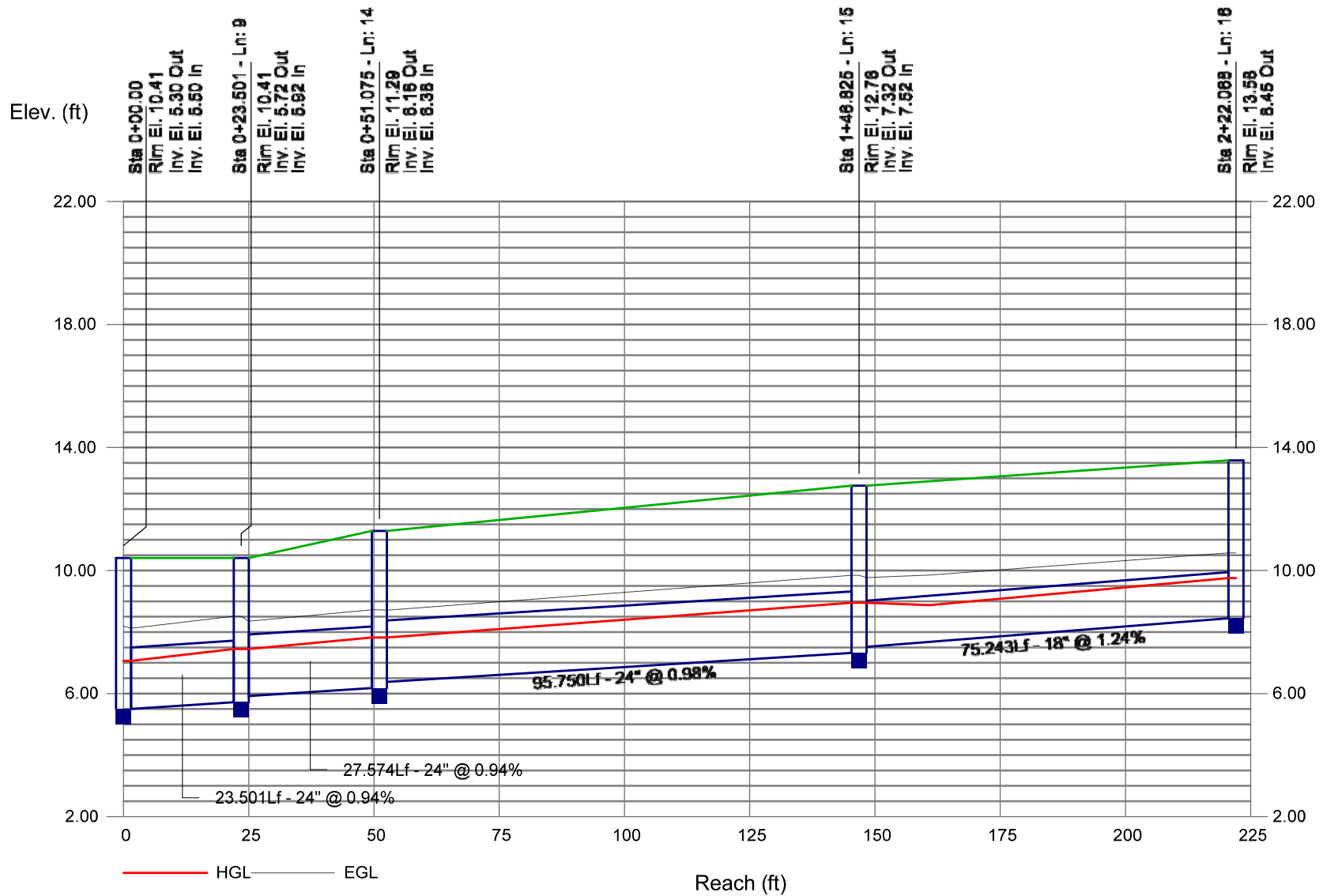


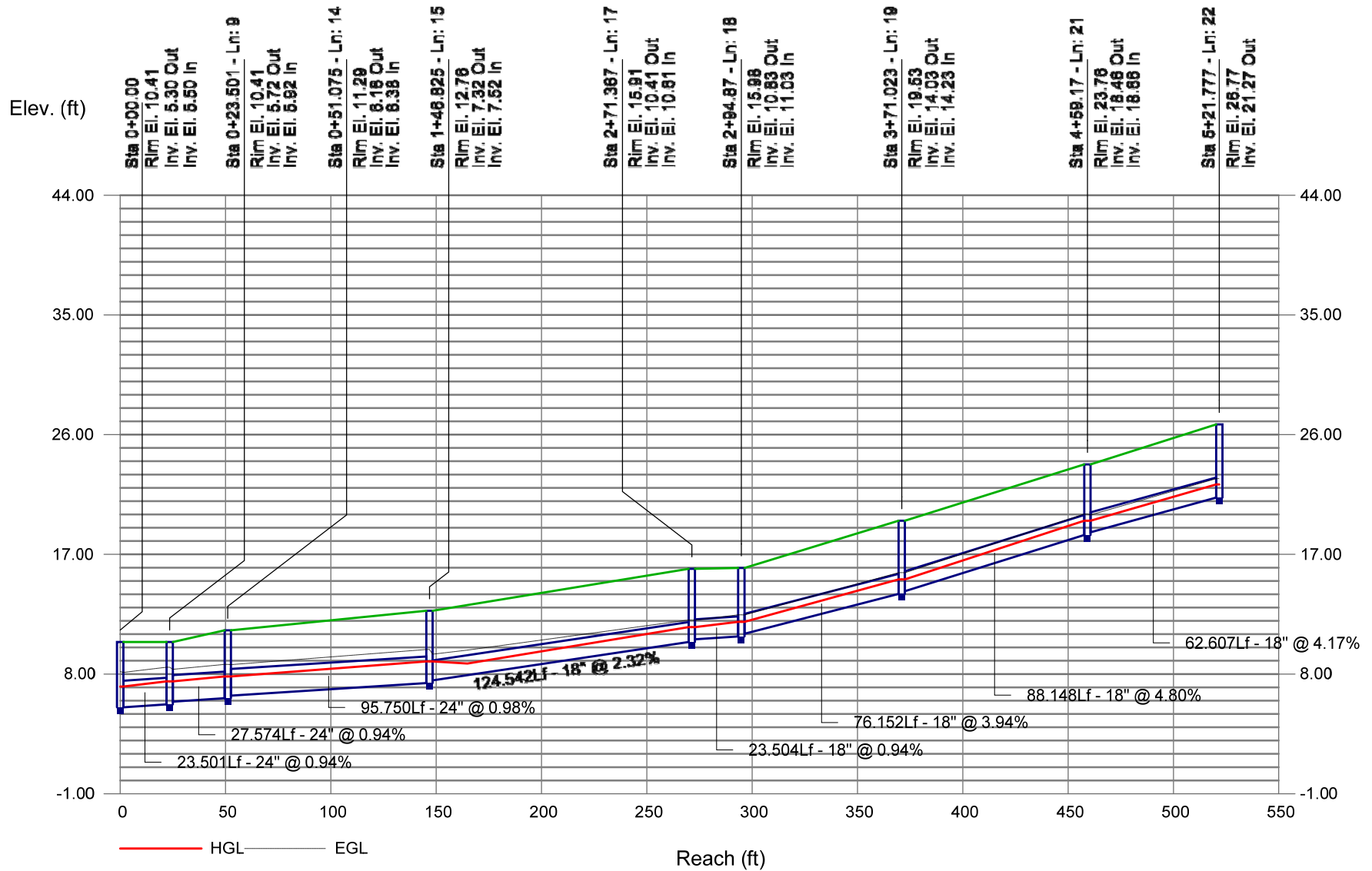


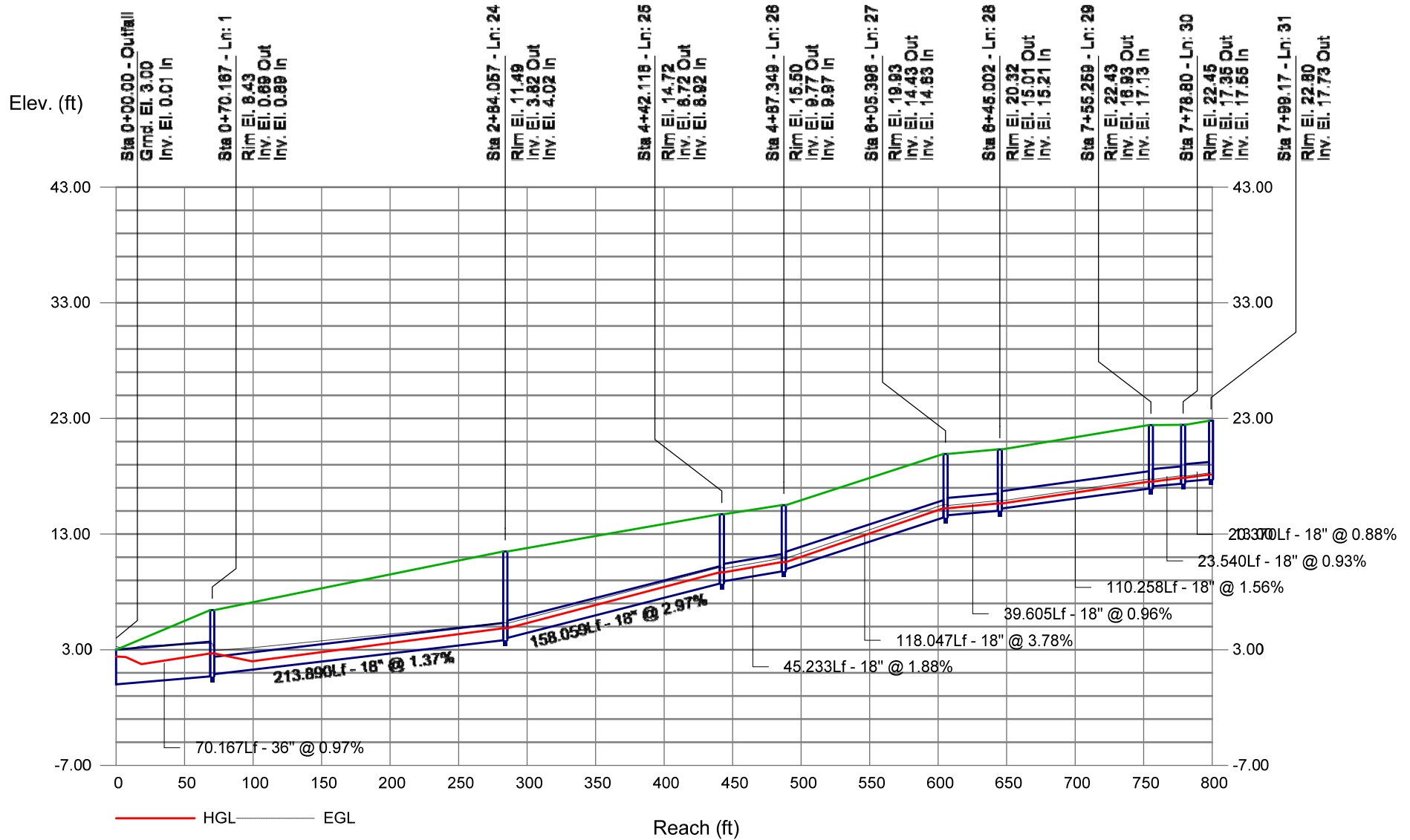




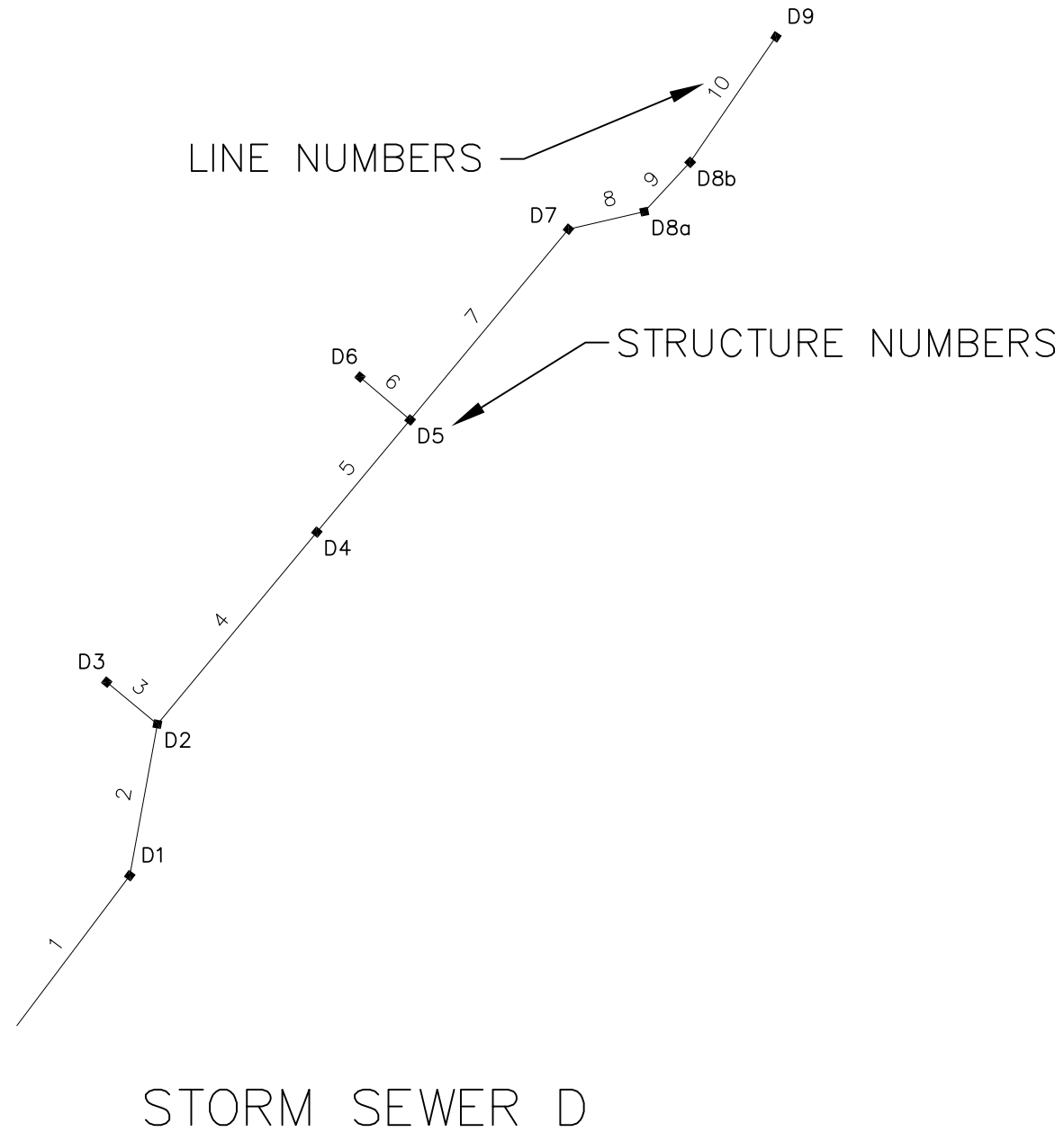








EXCERPT FROM MASTER DRAINAGE REPORT



EXCERPT FROM MASTER DRAINAGE REPORT

STORM RUN D

HAYMEADOW

DEVELOPED 25 & 100-YEAR WEIGHTED RUNOFF COEFFICIENTS

TYPE OF AREA	25-YEAR RCN	100-YEAR RCN
PAVEMENT	0.91	0.93
APARTMENTS	0.75	0.80
MULTIFAMILY	0.65	0.70
SINGLE FAMILY	0.55	0.60
GRASS	0.13	0.20

[illegible]

EXCERPT FROM MASTER DRAINAGE REPORT

STORM RUN D

HAYMEADOW

RATIONAL METHOD SUMMARY

$$Q = C * I * A$$

[illegible]

Storm Sewer Inventory Report **EXCERPT FROM MASTER DRAINAGE REPORT** Page 1

Line No.	Alignment				Flow Data				Physical Data								Line ID
	Dnstr Line No.	Line Length (ft)	Defl angle (deg)	Junc Type	Known Q (cfs)	Drng Area (ac)	Runoff Coeff (C)	Inlet Time (min)	Invert El Dn (ft)	Line Slope (%)	Invert El Up (ft)	Line Size (in)	Line Shape	N Value (n)	J-Loss Coeff (K)	Inlet/ Rim El (ft)	
1	End	66.939	-53.046	Comb	3.49	0.00	0.00	0.0	15.00	2.82	16.89	24	Cir	0.010	0.76	22.39	D0-D1
2	1	54.884	-26.614	Comb	0.13	0.00	0.00	0.0	17.09	0.95	17.61	24	Cir	0.010	1.84	22.27	D1-D2
3	2	23.496	-60.642	Comb	0.13	0.00	0.00	0.0	17.81	0.94	18.03	18	Cir	0.010	1.00	22.27	D2-D3
4	2	89.000	29.361	Comb	2.99	0.00	0.00	0.0	17.81	2.65	20.17	18	Cir	0.010	0.50	25.67	D2-D4
5	4	52.057	-0.005	Comb	0.16	0.00	0.00	0.0	20.37	2.31	21.57	18	Cir	0.010	1.50	27.07	D4-D5
6	5	23.508	-89.252	Comb	0.13	0.00	0.00	0.0	21.77	0.94	21.99	18	Cir	0.010	1.00	27.07	D5-D6
7	5	88.336	0.000	Comb	0.06	0.00	0.00	0.0	21.77	1.32	22.94	18	Cir	0.010	0.99	28.44	D5-D7
8	7	27.758	37.308	Comb	0.86	0.00	0.00	0.0	23.14	3.64	24.15	18	Cir	0.010	0.92	29.65	D7-D8a
9	8	23.988	-34.208	Comb	0.28	0.00	0.00	0.0	24.35	0.92	24.57	18	Cir	0.010	0.50	29.75	D8a-D8b
10	9	54.213	-8.430	Grate	9.71	0.00	0.00	0.0	24.77	0.96	25.29	18	Cir	0.010	1.00	30.95	D8b-D9
Project File: Storm-D.stm												Number of lines: 10				Date: 9/10/2018	

Storm Sewer Summary Report **EXCERPT FROM MASTER DRAINAGE REPORT** Page 1

Line No.	Line ID	Flow rate (cfs)	Line Size (in)	Line shape	Line length (ft)	Invert EL Dn (ft)	Invert EL Up (ft)	Line Slope (%)	HGL Down (ft)	HGL Up (ft)	Minor loss (ft)	HGL Junct (ft)	Dns Line No.	Junction Type
1	D0-D1	17.94	24	Cir	66.939	15.00	16.89	2.823	16.38	18.41	0.58	18.41	End	Combination
2	D1-D2	14.45	24	Cir	54.884	17.09	17.61	0.947	18.41	18.98	n/a	18.98	1	Combination
3	D2-D3	0.13	18	Cir	23.496	17.81	18.03	0.936	18.98	18.16	n/a	18.16	2	Combination
4	D2-D4	14.19	18	Cir	89.000	17.81	20.17	2.652	18.98	21.56	0.54	21.56	2	Combination
5	D4-D5	11.20	18	Cir	52.057	20.37	21.57	2.305	21.56	22.85	1.14	22.85	4	Combination
6	D5-D6	0.13	18	Cir	23.508	21.77	21.99	0.936	22.85	22.12	n/a	22.12	5	Combination
7	D5-D7	10.91	18	Cir	88.336	21.77	22.94	1.324	22.85	24.20	0.72	24.20	5	Combination
8	D7-D8a	10.85	18	Cir	27.758	23.14	24.15	3.639	24.20	25.41	n/a	25.41	7	Combination
9	D8a-D8b	9.99	18	Cir	23.988	24.35	24.57	0.917	25.41	25.79	n/a	25.79	8	Combination
10	D8b-D9	9.71	18	Cir	54.213	24.77	25.29	0.959	25.79	26.49	n/a	26.49	9	Grate

Project File: Storm-D.stm

Number of lines: 10

Run Date: 9/10/2018

NOTES: Return period = 25 Yrs.

Storm Sewer Tabulation

EXCERPT FROM MASTER DRAINAGE REPORT Page 1

Station		Len	Drng Area		Rnoff coeff	Area x C		Tc		Rain (l)	Total flow	Cap full	Vel	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Dn	Up	Dn	Up	Dn	Up	
		(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
1	End	66.939	0.00	0.00	0.00	0.00	0.00	0.0	0.9	0.0	17.94	49.41	7.37	24	2.82	15.00	16.89	16.38	18.41	16.50	22.39	D0-D1
2	1	54.884	0.00	0.00	0.00	0.00	0.00	0.0	0.7	0.0	14.45	28.62	6.43	24	0.95	17.09	17.61	18.41	18.98	22.39	22.27	D1-D2
3	2	23.496	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.13	13.21	0.89	18	0.94	17.81	18.03	18.98	18.16	22.27	22.27	D2-D3
4	2	89.000	0.00	0.00	0.00	0.00	0.00	0.0	0.6	0.0	14.19	22.23	8.96	18	2.65	17.81	20.17	18.98	21.56	22.27	25.67	D2-D4
5	4	52.057	0.00	0.00	0.00	0.00	0.00	0.0	0.4	0.0	11.20	20.73	7.23	18	2.31	20.37	21.57	21.56	22.85	25.67	27.07	D4-D5
6	5	23.508	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	0.13	13.21	0.90	18	0.94	21.77	21.99	22.85	22.12	27.07	27.07	D5-D6
7	5	88.336	0.00	0.00	0.00	0.00	0.00	0.0	0.2	0.0	10.91	15.71	7.44	18	1.32	21.77	22.94	22.85	24.20	27.07	28.44	D5-D7
8	7	27.758	0.00	0.00	0.00	0.00	0.00	0.0	0.2	0.0	10.85	26.04	7.46	18	3.64	23.14	24.15	24.20	25.41	28.44	29.65	D7-D8a
9	8	23.988	0.00	0.00	0.00	0.00	0.00	0.0	0.1	0.0	9.99	13.07	6.99	18	0.92	24.35	24.57	25.41	25.79	29.65	29.75	D8a-D8b
10	9	54.213	0.00	0.00	0.00	0.00	0.00	0.0	0.0	0.0	9.71	13.37	7.00	18	0.96	24.77	25.29	25.79	26.49	29.75	30.95	D8b-D9
Project File: Storm-D.stm																Number of lines: 10				Run Date: 9/10/2018		
NOTES:Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82; Return period =Yrs. 25 ; c = cir e = ellip b = box																						

Inlet Report

EXCERPT FROM MASTER DRAINAGE REPORT

Page 1

Line No	Inlet ID	Q = CIA (cfs)	Q carry (cfs)	Q capt (cfs)	Q Byp (cfs)	Junc Type	Curb Inlet		Grate Inlet			Gutter							Inlet			Byp Line No
							Ht (in)	L (ft)	Area (sqft)	L (ft)	W (ft)	So (ft/ft)	W (ft)	Sw (ft/ft)	Sx (ft/ft)	n	Depth (ft)	Spread (ft)	Depth (ft)	Spread (ft)	Depr (in)	
1	D1	3.49*	0.00	3.49	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.34	14.10	0.34	14.10	0.0	Off
2	D2	0.13*	0.00	0.13	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.10	2.18	0.10	2.18	0.0	Off
3	D3	0.13*	0.00	0.13	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.10	2.18	0.10	2.18	0.0	Off
4	D4	2.99*	0.00	2.99	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.31	12.68	0.31	12.68	0.0	Off
5	D5	0.16*	0.00	0.16	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.11	2.45	0.11	2.45	0.0	Off
6	D6	0.13*	0.00	0.13	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.10	2.18	0.10	2.18	0.0	Off
7	D7	0.06*	0.00	0.06	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.07	1.47	0.07	1.47	0.0	Off
8	D8a	0.86*	0.00	0.86	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.16	5.24	0.16	5.24	0.0	Off
9	D8b	0.28*	0.00	0.28	0.00	Comb	4.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.13	3.25	0.13	3.25	0.0	Off
10	D9	9.71*	0.00	9.71	0.00	Grate	0.0	0.00	4.11	1.37	3.00	Sag	2.00	0.050	0.020	0.000	0.65	29.63	0.65	29.63	0.0	Off

Project File: Storm-D.stm

Number of lines: 10

Run Date: 9/10/2018

NOTES: Inlet N-Values = 0.016; Intensity = 102.61 / (Inlet time + 16.50) ^ 0.82; Return period = 25 Yrs. ; * Indicates Known Q added. All curb inlets are Horiz throat.

Hydraulic Grade Line Computations

EXCERPT FROM MASTER DRAINAGE REPORT

Page 1

Line	Size (in)	Q (cfs)	Downstream								Len (ft)	Upstream								Check		JL coeff (K)	Minor loss (ft)
			Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)		Invert elev (ft)	HGL elev (ft)	Depth (ft)	Area (sqft)	Vel (ft/s)	Vel head (ft)	EGL elev (ft)	Sf (%)	Ave Sf (%)	Enrgy loss (ft)		
1	24	17.94	15.00	16.38	1.38	2.31	7.76	0.76	17.14	0.000	66.939	16.89	18.41	1.52**	2.57	6.98	0.76	19.17	0.000	0.000	n/a	0.76	0.58
2	24	14.45	17.09	18.41	1.32	2.21	6.54	0.62	19.03	0.000	54.884	17.61	18.98	1.37**	2.29	6.31	0.62	19.60	0.000	0.000	n/a	1.84	n/a
3	18	0.13	17.81	18.98	1.17	0.08	0.09	0.04	19.02	0.000	23.496	18.03	18.16	0.13**	0.08	1.70	0.04	18.21	0.000	0.000	n/a	1.00	n/a
4	18	14.19	17.81	18.98	1.17	1.48	9.61	1.08	20.05	0.000	89.000	20.17	21.56	1.39**	1.71	8.32	1.08	22.63	0.000	0.000	n/a	0.50	0.54
5	18	11.20	20.37	21.56	1.19	1.50	7.48	0.76	22.31	0.000	52.057	21.57	22.85	1.28**	1.60	6.98	0.76	23.61	0.000	0.000	n/a	1.50	1.14
6	18	0.13	21.77	22.85	1.08	0.08	0.10	0.04	22.89	0.000	23.508	21.99	22.12	0.13**	0.08	1.70	0.04	22.17	0.000	0.000	n/a	1.00	n/a
7	18	10.91	21.77	22.85	1.08	1.36	8.02	0.73	23.58	0.000	88.336	22.94	24.20	1.26**	1.59	6.86	0.73	24.94	0.000	0.000	n/a	0.99	0.72
8	18	10.85	23.14	24.20	1.06	1.34	8.09	0.73	24.93	0.000	27.758	24.15	25.41	1.26**	1.59	6.84	0.73	26.14	0.000	0.000	n/a	0.92	n/a
9	18	9.99	24.35	25.41	1.06	1.34	7.47	0.66	26.07	0.000	23.988	24.57	25.79	1.22**	1.54	6.50	0.66	26.44	0.000	0.000	n/a	0.50	n/a
10	18	9.71	24.77	25.79	1.02	1.28	7.61	0.64	26.42	0.000	54.213	25.29	26.49	1.20**	1.52	6.40	0.64	27.13	0.000	0.000	n/a	1.00	n/a

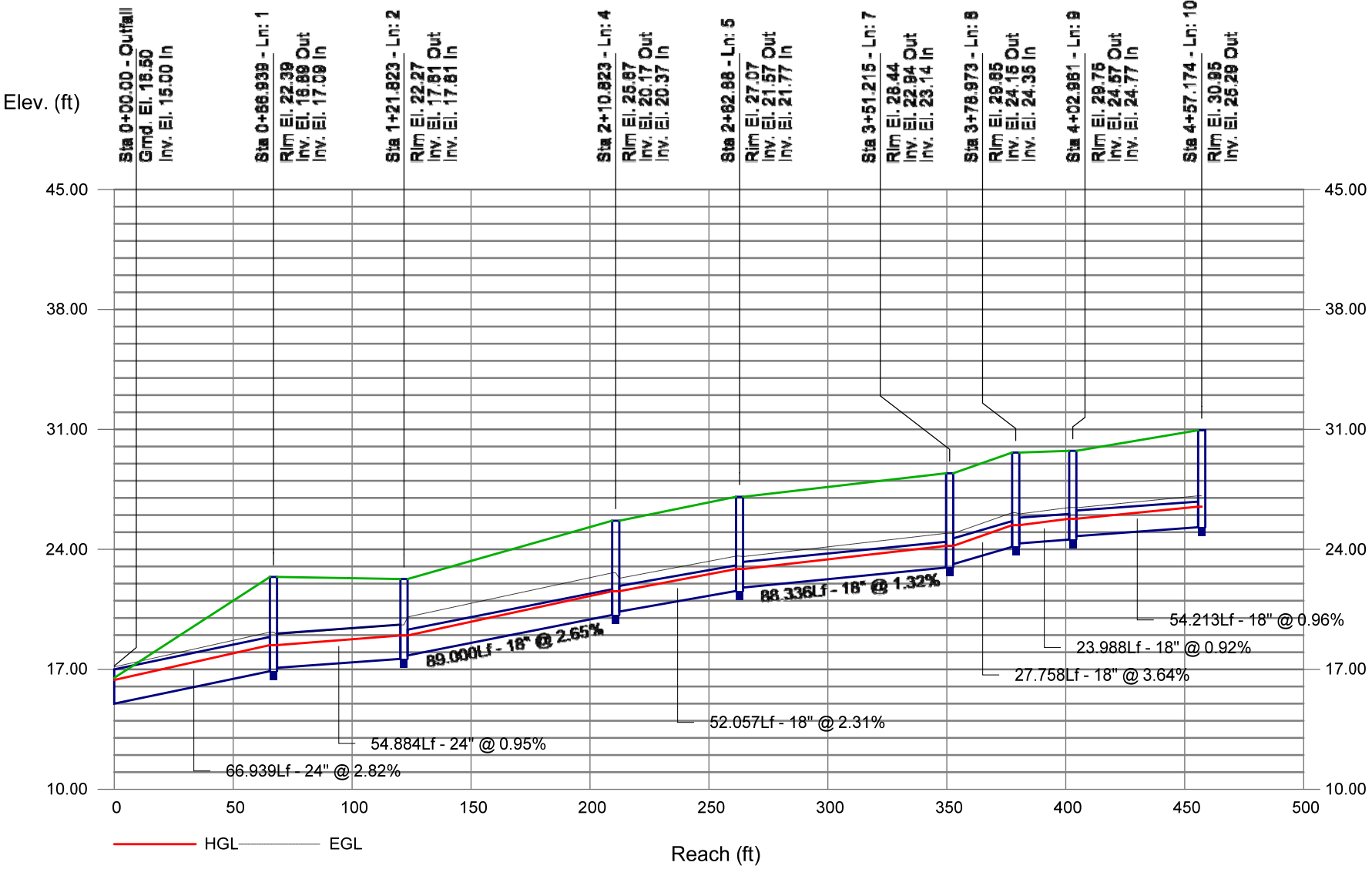
Project File: Storm-D.stm

Number of lines: 10

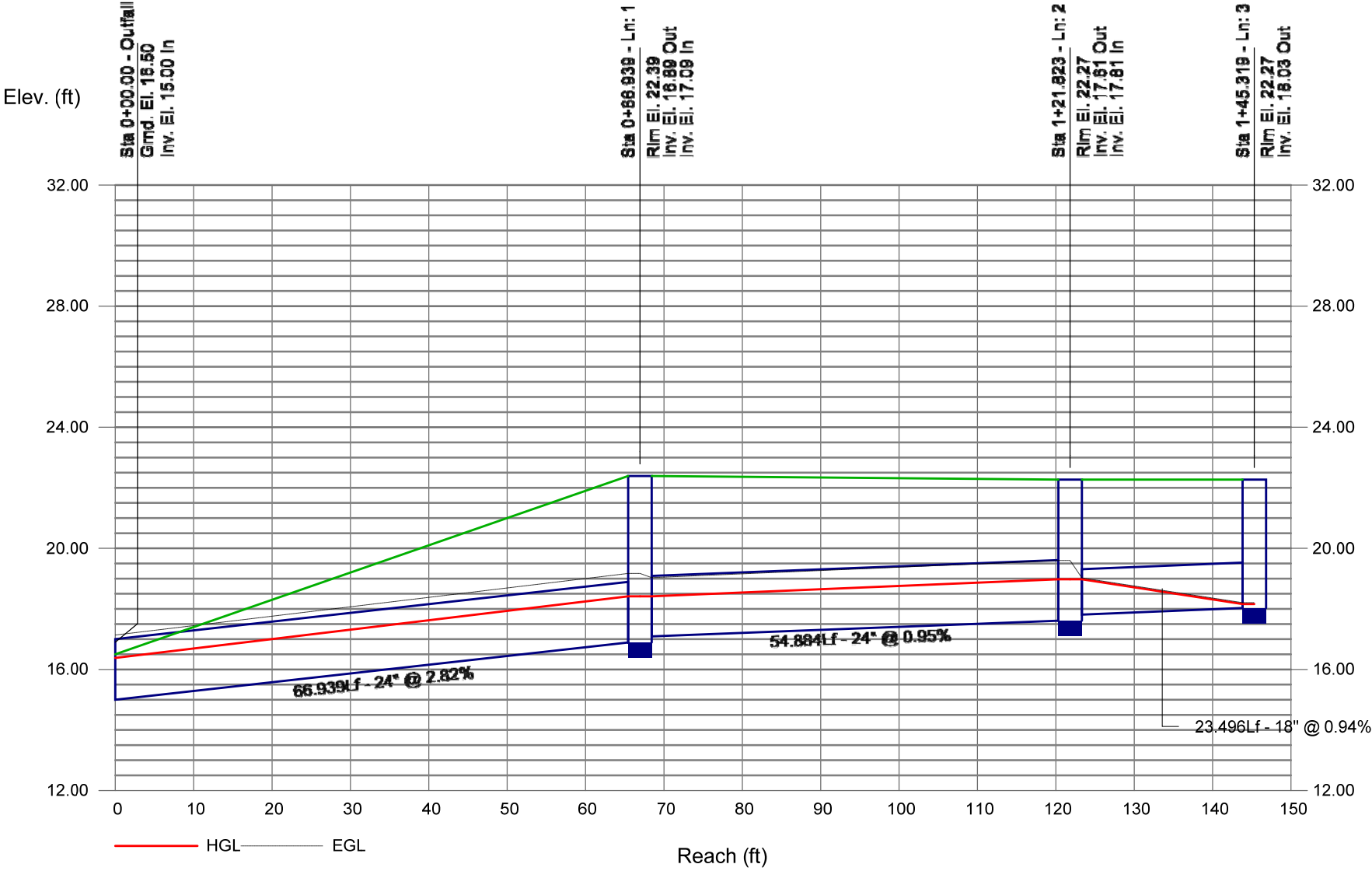
Run Date: 9/10/2018

Notes: ; ** Critical depth. ; c = cir e = ellip b = box

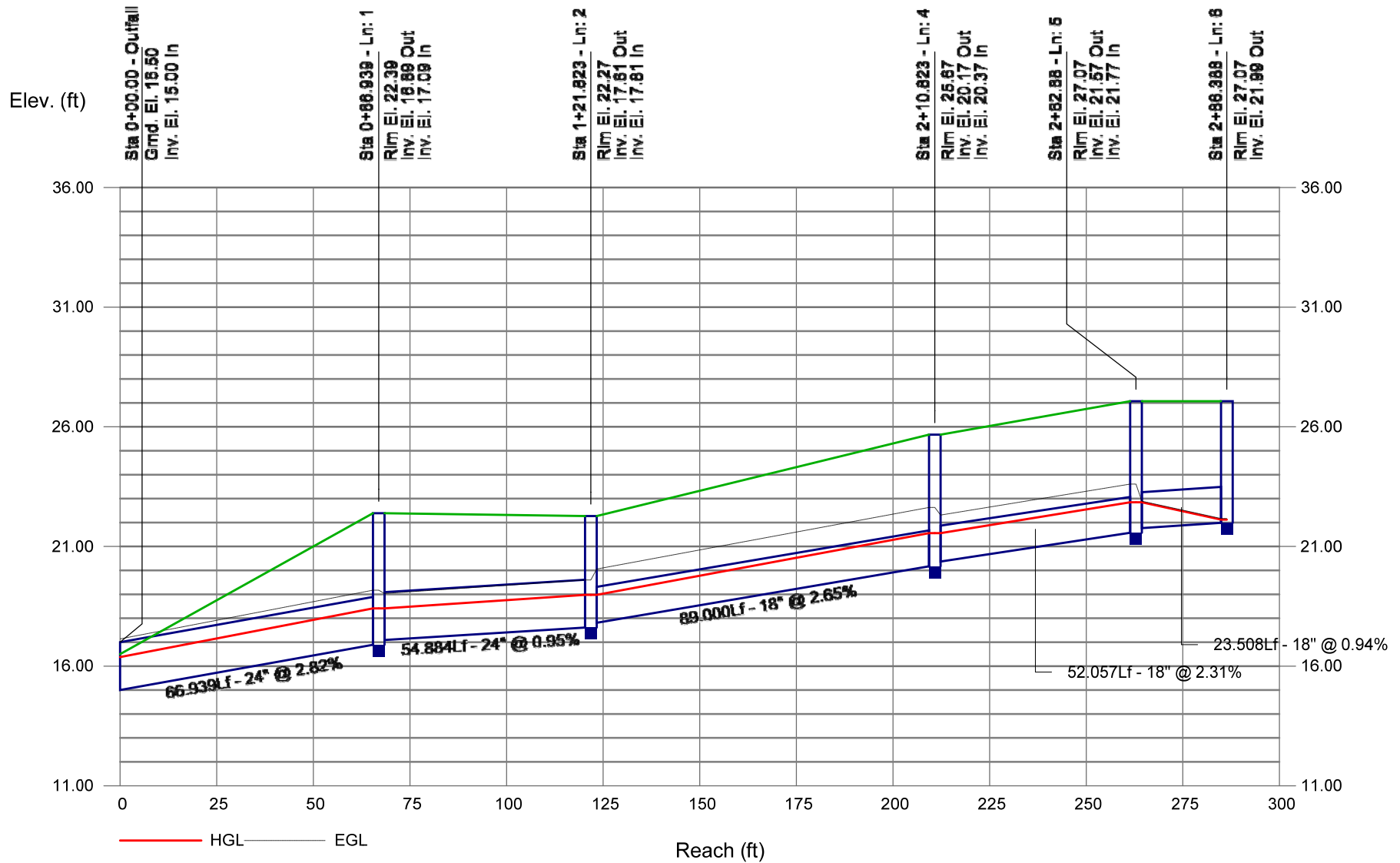
EXCERPT FROM MASTER DRAINAGE REPORT



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EXCERPT FROM MASTER DRAINAGE REPORT



EXCERPT FROM MASTER DRAINAGE REPORT

HAYMEADOW DETENTION PONDS - STORAGE VOLUME

Elevation	Area	Avg. Area	Depth	Volume	Cumulative Volume	Cumulative Volume	Cumulative Volume
	(ft ²)	(ft ²)	(ft)	(ft ³)	(ft ³)	(Ac-ft)	(Gallons)
POND 1A							
6686	6,796	6,796	0	0	0	0.000	0
6688	11,396	9,096	2	18,192	18,192	0.418	136,076
6690	15,654	13,525	2	27,050	45,242	1.039	338,410

Elevation	Area	Avg. Area	Depth	Volume	Cumulative Volume	Cumulative Volume	Cumulative Volume
	(ft ²)	(ft ²)	(ft)	(ft ³)	(ft ³)	(Ac-ft)	(Gallons)
POND 1B							
6696	9,042	9,042	0	0	0	0.000	0
6698	13,690	11,366	2	22,732	22,732	0.522	170,035
6700	18,630	16,160	2	32,320	55,052	1.264	411,789

Elevation	Area	Avg. Area	Depth	Volume	Cumulative Volume	Cumulative Volume	Cumulative Volume
	(ft ²)	(ft ²)	(ft)	(ft ³)	(ft ³)	(Ac-ft)	(Gallons)
POND 1D							
6711	6,134	6,134	0	0	0	0.000	0
6712	7,373	6,754	1	6,754	6,754	0.155	50,516
6714	10,020	8,697	2	17,393	24,147	0.554	180,616
6715	11,428	10,724	1	10,724	34,871	0.801	260,831

Pond Report **EXCERPT FROM MASTER DRAINAGE REPORT** 5

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Thursday, 08 / 30 / 2018

Pond No. 1 - POND 1D

Pond Data

Contours -User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 6711.00 ft

Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	6711.00	6,134	0	0
1.00	6712.00	7,373	6,754	6,754
3.00	6714.00	10,020	17,393	24,147
4.00	6715.00	11,428	10,724	34,871

Culvert / Orifice Structures

	[A]	[B]	[C]	[PrfRsr]
Rise (in)	= 12.00	6.00	0.00	0.00
Span (in)	= 12.00	6.00	0.00	0.00
No. Barrels	= 1	1	0	0
Invert El. (ft)	= 6711.00	6711.00	0.00	0.00
Length (ft)	= 100.00	1.00	0.00	0.00
Slope (%)	= 0.50	0.02	0.00	n/a
N-Value	= .010	.010	.013	n/a
Orifice Coeff.	= 0.60	0.60	0.60	0.60
Multi-Stage	= n/a	Yes	No	No

Weir Structures

	[A]	[B]	[C]	[D]
Crest Len (ft)	= 8.00	0.00	0.00	0.00
Crest El. (ft)	= 6713.00	0.00	0.00	0.00
Weir Coeff.	= 3.33	3.33	3.33	3.33
Weir Type	= 1	---	---	---
Multi-Stage	= Yes	No	No	No
Exfil.(in/hr)	= 0.000 (by Contour)			
TW Elev. (ft)	= 0.00			

Note: Culvert/Orifice outflows are analyzed under inlet (ic) and outlet (oc) control. Weir risers checked for orifice conditions (ic) and submergence (s).

Stage / Storage / Discharge Table

Stage ft	Storage cuft	Elevation ft	Clv A cfs	Clv B cfs	Clv C cfs	PrfRsr cfs	Wr A cfs	Wr B cfs	Wr C cfs	Wr D cfs	Exfil cfs	User cfs	Total cfs
0.00	0	6711.00	0.00	0.00	---	---	0.00	---	---	---	---	---	0.000
0.10	675	6711.10	0.02 ic	0.02 ic	---	---	0.00	---	---	---	---	---	0.024
0.20	1,351	6711.20	0.09 ic	0.09 ic	---	---	0.00	---	---	---	---	---	0.088
0.30	2,026	6711.30	0.19 ic	0.18 ic	---	---	0.00	---	---	---	---	---	0.182
0.40	2,701	6711.40	0.31 ic	0.30 ic	---	---	0.00	---	---	---	---	---	0.299
0.50	3,377	6711.50	0.41 ic	0.41 ic	---	---	0.00	---	---	---	---	---	0.407
0.60	4,052	6711.60	0.48 ic	0.48 ic	---	---	0.00	---	---	---	---	---	0.480
0.70	4,727	6711.70	0.56 ic	0.55 ic	---	---	0.00	---	---	---	---	---	0.545
0.80	5,403	6711.80	0.61 ic	0.61 ic	---	---	0.00	---	---	---	---	---	0.605
0.90	6,078	6711.90	0.67 ic	0.66 ic	---	---	0.00	---	---	---	---	---	0.665
1.00	6,754	6712.00	0.72 ic	0.72 ic	---	---	0.00	---	---	---	---	---	0.716
1.20	8,493	6712.20	0.81 ic	0.81 ic	---	---	0.00	---	---	---	---	---	0.814
1.40	10,232	6712.40	0.91 ic	0.90 ic	---	---	0.00	---	---	---	---	---	0.905
1.60	11,971	6712.60	0.99 ic	0.99 ic	---	---	0.00	---	---	---	---	---	0.988
1.80	13,711	6712.80	1.07 ic	1.07 ic	---	---	0.00	---	---	---	---	---	1.065
2.00	15,450	6713.00	1.15 ic	1.14 ic	---	---	0.00	---	---	---	---	---	1.138
2.20	17,189	6713.20	3.26 oc	0.85 ic	---	---	2.40	---	---	---	---	---	3.255
2.40	18,929	6713.40	4.65 oc	0.28 ic	---	---	4.36 s	---	---	---	---	---	4.645
2.60	20,668	6713.60	4.96 oc	0.17 ic	---	---	4.78 s	---	---	---	---	---	4.958
2.80	22,407	6713.80	5.22 oc	0.12 ic	---	---	5.09 s	---	---	---	---	---	5.216
3.00	24,147	6714.00	5.45 oc	0.10 ic	---	---	5.33 s	---	---	---	---	---	5.428
3.10	25,219	6714.10	5.56 oc	0.09 ic	---	---	5.47 s	---	---	---	---	---	5.554
3.20	26,291	6714.20	5.67 oc	0.08 ic	---	---	5.56 s	---	---	---	---	---	5.634
3.30	27,364	6714.30	5.77 oc	0.07 ic	---	---	5.69 s	---	---	---	---	---	5.761
3.40	28,436	6714.40	5.87 oc	0.07 ic	---	---	5.79 s	---	---	---	---	---	5.859
3.50	29,509	6714.50	5.98 oc	0.06 ic	---	---	5.89 s	---	---	---	---	---	5.948
3.60	30,581	6714.60	6.07 oc	0.06 ic	---	---	5.97 s	---	---	---	---	---	6.023
3.70	31,653	6714.70	6.17 oc	0.05 ic	---	---	6.09 s	---	---	---	---	---	6.147
3.80	32,726	6714.80	6.27 oc	0.05 ic	---	---	6.18 s	---	---	---	---	---	6.230
3.90	33,798	6714.90	6.36 oc	0.05 ic	---	---	6.28 s	---	---	---	---	---	6.324
4.00	34,871	6715.00	6.46 oc	0.04 ic	---	---	6.30 s	---	---	---	---	---	6.345

Hydrograph Summary Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	6.172	2	724	19,391	-----	-----	-----	1D Developed
2	Reservoir	0.738	2	774	19,362	1	6712.04	7,138	POND 1D out
POND 1D.gpw					Return Period: 100 Year			Thursday, 08 / 30 / 2018	

EXCERPT FROM MASTER DRAINAGE REPORT

Hydrograph Report

Hydraflow Hydrographs Extension for Autodesk® Civil 3D® 2019 by Autodesk, Inc. v2020

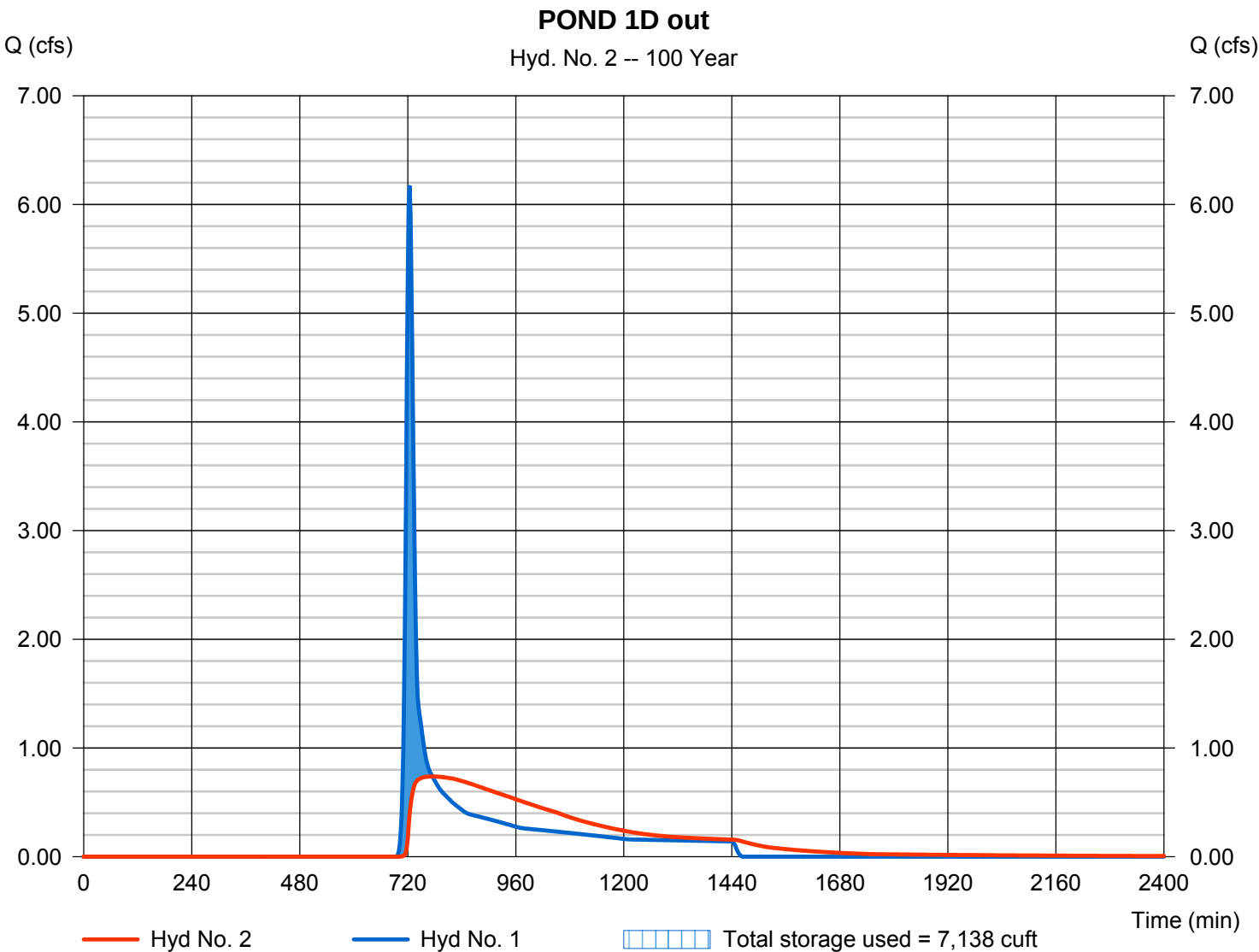
Thursday, 08 / 30 / 2018

Hyd. No. 2

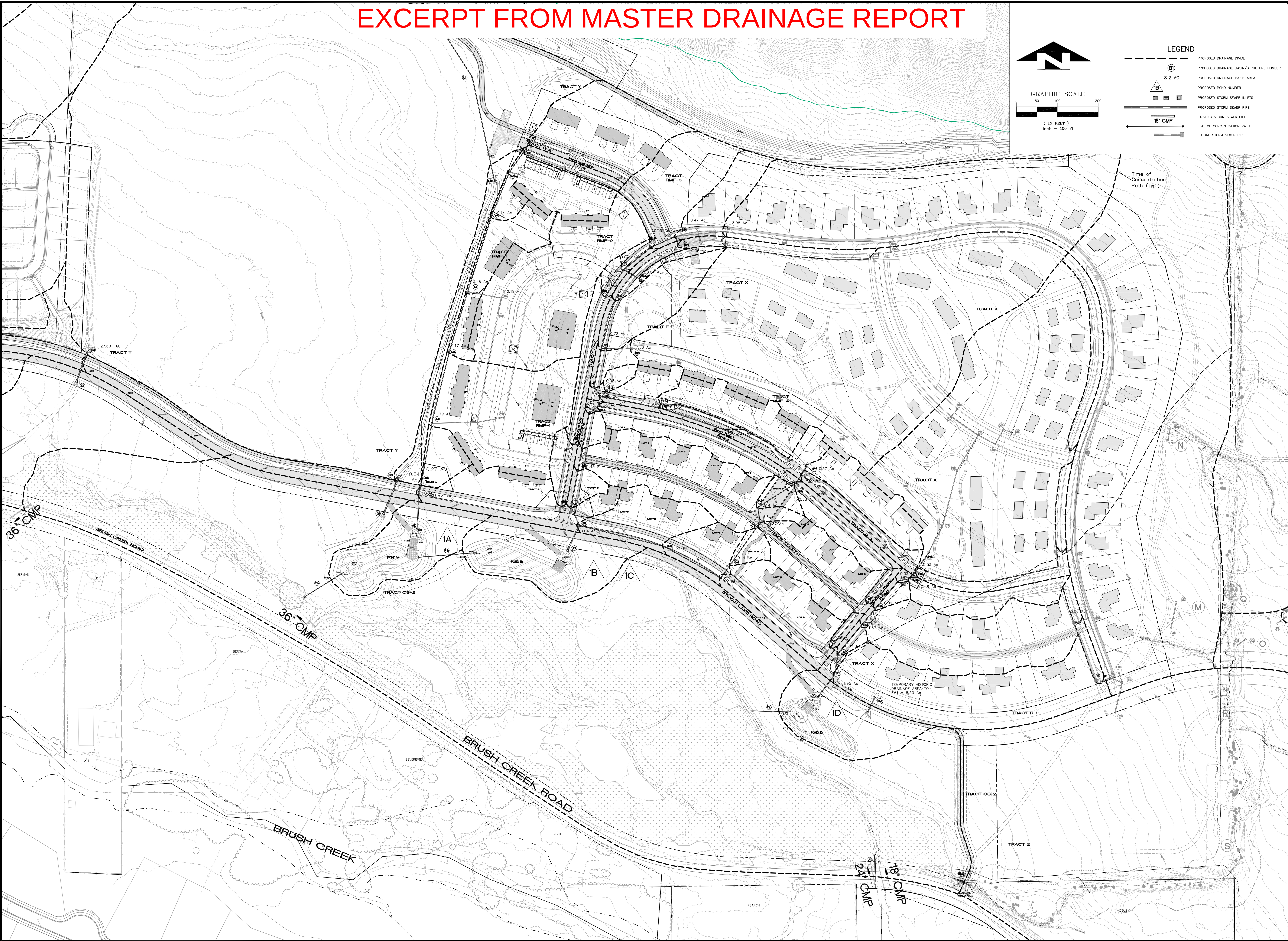
POND 1D out

Hydrograph type	= Reservoir	Peak discharge	= 0.738 cfs
Storm frequency	= 100 yrs	Time to peak	= 774 min
Time interval	= 2 min	Hyd. volume	= 19,362 cuft
Inflow hyd. No.	= 1 - 1D Developed	Max. Elevation	= 6712.04 ft
Reservoir name	= POND 1D	Max. Storage	= 7,138 cuft

Storage Indication method used.



EXCERPT FROM MASTER DRAINAGE REPORT



HAYMEADOW FILING 1

PHASE 1 DRAINAGE AREA MAP

DESIGNED	NO.	DATE	REVISIONS	BY
MW		09/14/2018	FOR AGENCY REVIEW	
RL				
DRAWN				
RF				
CHECKED				
MCW				
JOB NO.				
53480.5				
DATE				
09/14/2018				

SHEET
7

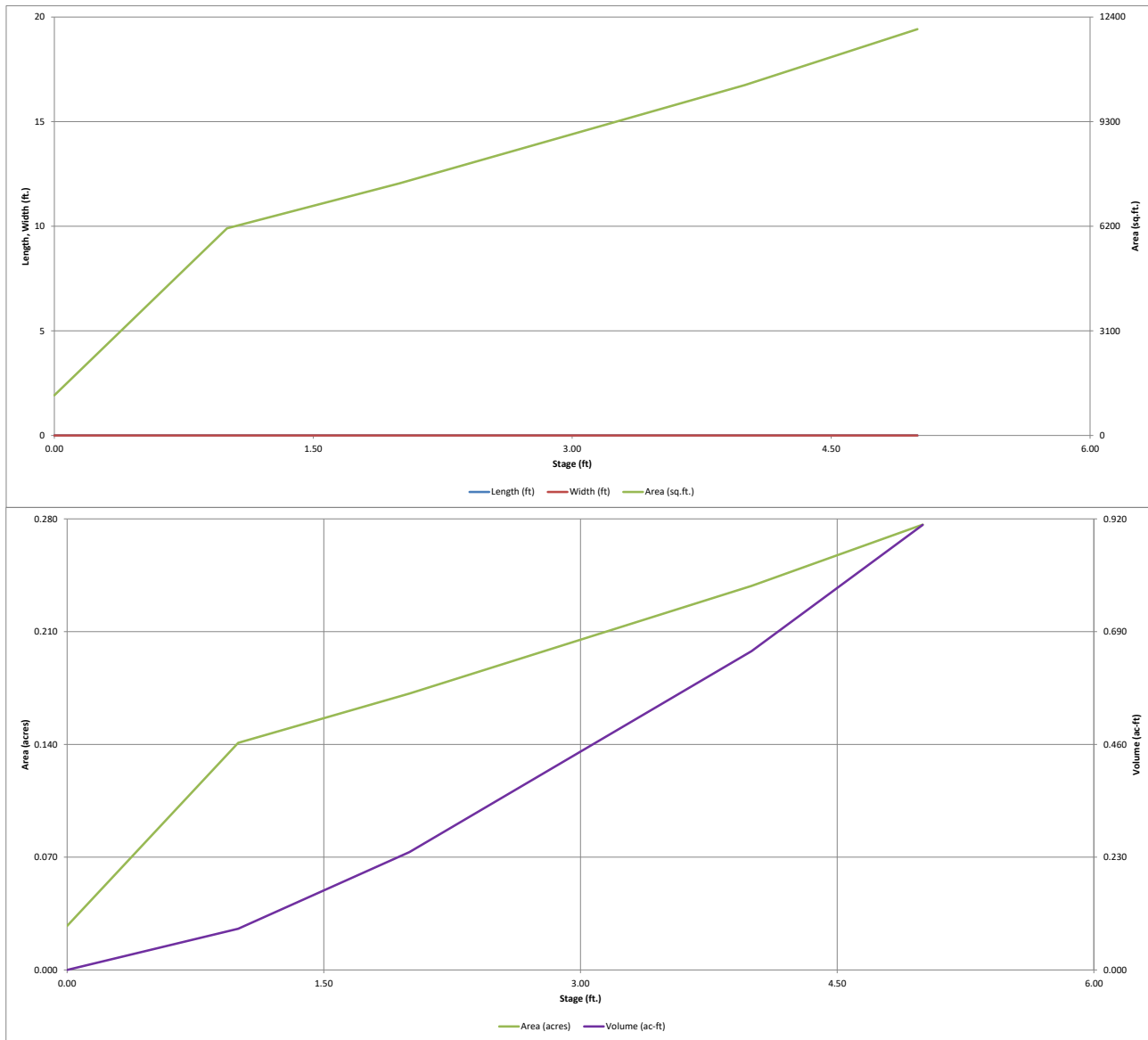


(SEAL)

EXISTING POND & OUTLET STRUCTURE MODELING WITHOUT MODIFICATIONS.

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)



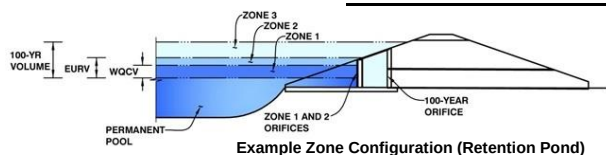
EXISTING POND & OUTLET STRUCTURE MODELING WITHOUT MODIFICATIONS.

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.04 (February 2021)

Project:

Basin ID:



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.82	0.210	Filtration Media
Zone 2 (25-year)	3.72	0.373	Circular Orifice
Zone 3 (100-year)	4.37	0.158	Weir&Pipe (Restrict)
Total (all zones)		0.741	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth = 1.50 ft (distance below the filtration media surface)
Underdrain Orifice Diameter = 1.41 inches

Calculated Parameters for Underdrain

Underdrain Orifice Area = 0.0 ft²
Underdrain Orifice Centroid = 0.06 feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice = N/A ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate = N/A ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing = N/A inches
Orifice Plate: Orifice Area per Row = N/A inches

Calculated Parameters for Plate

WQ Orifice Area per Row = N/A ft²
Elliptical Half-Width = N/A feet
Elliptical Slot Centroid = N/A feet
Elliptical Slot Area = N/A ft²

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (optional)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Orifice Area (sq. inches)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Orifice Area (sq. inches)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

User Input: Vertical Orifice (Circular or Rectangular)

Invert of Vertical Orifice = 0.00 ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice = 3.00 ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter = N/A inches

Calculated Parameters for Vertical Orifice

Zone 2 Circular	Not Selected
Vertical Orifice Area =	N/A ft ²
Vertical Orifice Centroid =	N/A feet

User Input: Overflow Weir (Dropbox with Flat or Sloped Grate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe))

	Zone 3 Weir	Not Selected
Overflow Weir Front Edge Height, H _o =	3.00	N/A
Overflow Weir Front Edge Length =	2.00	N/A
Overflow Weir Grate Slope =	0.00	N/A
Horiz. Length of Weir Sides =	2.00	N/A
Overflow Grate Type =	Close Mesh Grate	N/A
Debris Clogging % =	0%	N/A

Calculated Parameters for Overflow Weir

Zone 3 Weir	Not Selected
Height of Grate Upper Edge, H _u =	3.00 feet
Overflow Weir Slope Length =	2.00 feet
Grate Open Area / 100-yr Orifice Area =	N/A
Overflow Grate Open Area w/o Debris =	3.16 ft ²
Overflow Grate Open Area w/ Debris =	3.16 ft ²

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

	Zone 3 Restrictor	Not Selected
Depth to Invert of Outlet Pipe =	1.50	N/A
Outlet Pipe Diameter =	18.00	N/A
Restrictor Plate Height Above Pipe Invert =		

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

Zone 3 Restrictor	Not Selected
Outlet Orifice Area =	N/A ft ²
Outlet Orifice Centroid =	N/A feet
Half-Central Angle of Restrictor Plate on Pipe =	N/A radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage = 5.00 ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length = 210.00 feet
Spillway End Slopes = 3.00 H:V
Freeboard above Max Water Surface = 0.63 feet

Calculated Parameters for Spillway

Spillway Design Flow Depth = 0.08 feet
Stage at Top of Freeboard = 5.71 feet
Basin Area at Top of Freeboard = 0.28 acres
Basin Volume at Top of Freeboard = 0.91 acre-ft

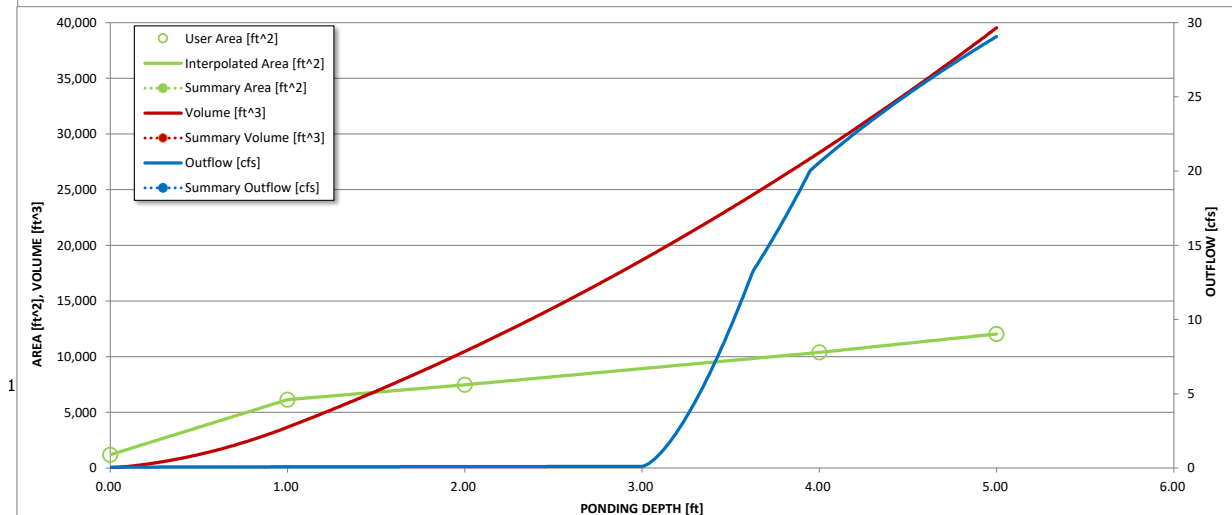
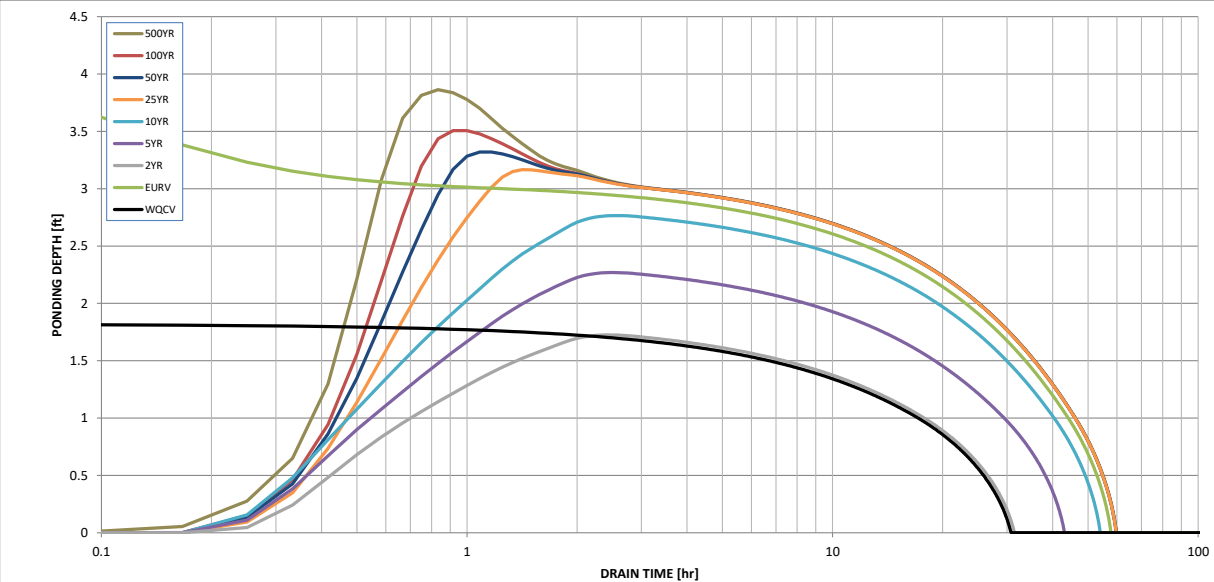
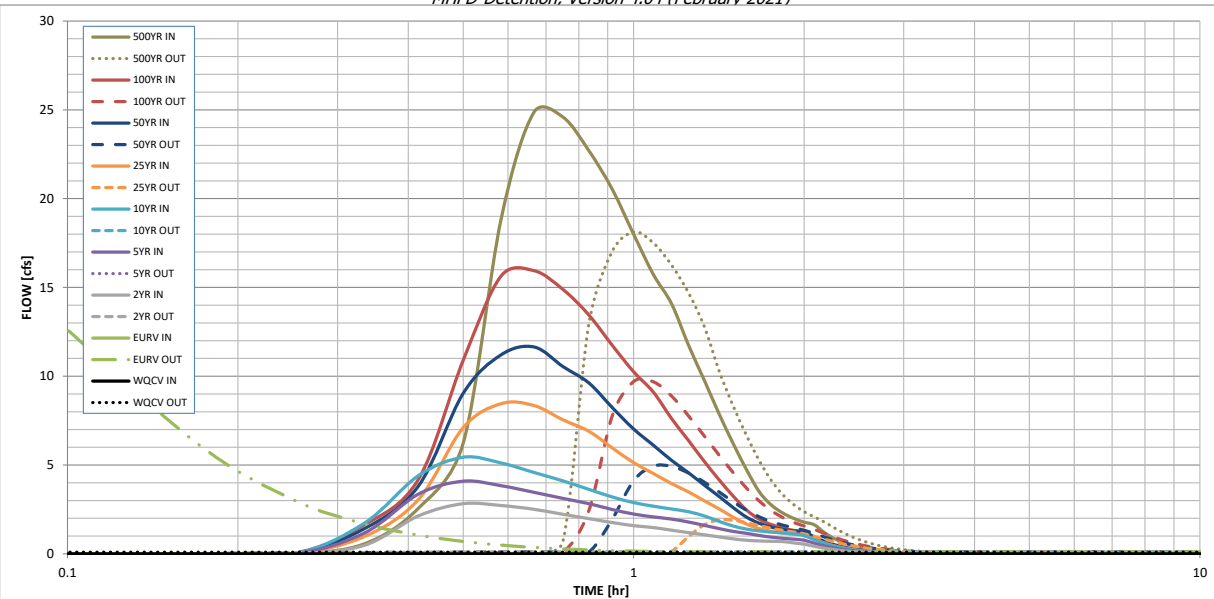
Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	0.42	0.57	0.70	0.89	1.03	1.18	1.54
One-Hour Rainfall Depth (in) =	N/A	N/A	0.42	0.57	0.70	0.89	1.03	1.18	1.54
CUHP Runoff Volume (acre-ft) =	0.210	0.793	0.212	0.307	0.402	0.577	0.764	1.018	1.566
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.212	0.307	0.402	0.577	0.764	1.018	1.566
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.0	0.0	0.1	0.3	2.2	5.3	11.3
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A				0.8		2.8	
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.00	0.00	0.01	0.04	0.12	0.15	0.60
Peak Inflow Q (cfs) =	N/A	N/A	2.8	4.1	5.4	8.5	11.6	15.9	24.9
Peak Outflow Q (cfs) =	0.1	23.1	0.1	0.1	0.1	1.9	4.9	9.7	18.1
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	3.1	1.1	2.4	2.2	3.5	1.6
Structure Controlling Flow =	Filtration Media	Overflow Weir 1	Filtration Media	Filtration Media	Filtration Media	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1	Overflow Weir 1
Max Velocity through Grate 1 (fps) =	N/A	-0.04	N/A	N/A	N/A	0.0	0.0	0.0	0.0
Max Velocity through Grate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	30	54	30	41	52	57	56	54	52
Time to Drain 99% of Inflow Volume (hours) =	30	57	31	43	53	59	58	58	57
Maximum Ponding Depth (ft) =	1.82	4.58	1.73	2.27	2.77	3.17	3.32	3.51	3.86
Area at Maximum Ponding Depth (acres) =	0.17	0.26	0.16	0.18	0.20	0.21	0.22	0.22	0.23
Maximum Volume Stored (acre-ft) =	0.210	0.795	0.194	0.286	0.380	0.462	0.496	0.535	0.617

DETENTION BASIN OUTLET STRUCTURE DESIGN

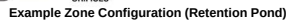
MHFD-Detention, Version 4.04 (February 2021)



S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

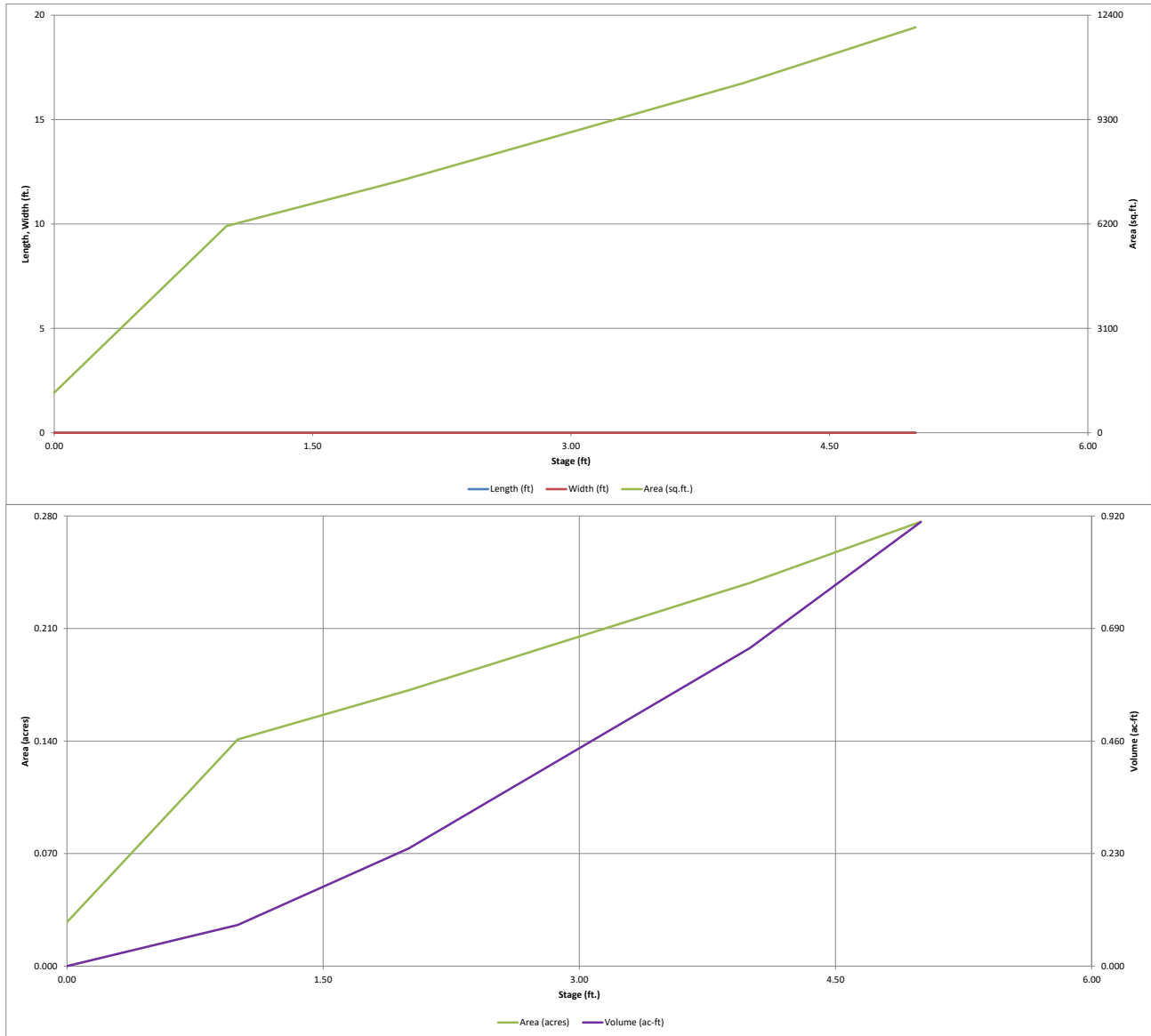
MHFD-Detention, Version 4.04 (February 2021)

Basin ID:



DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.04 (February 2021)

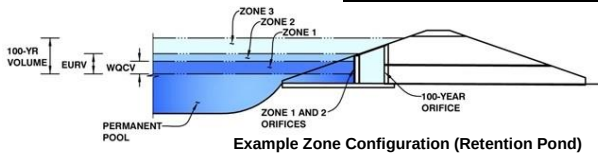


DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.04 (February 2021)

Project: _____

Basin ID: _____



Example Zone Configuration (Retention Pond)

	Estimated Stage (ft)	Estimated Volume (ac-ft)	Outlet Type
Zone 1 (WQCV)	1.82	0.210	Filtration Media
Zone 2 (25-year)	3.72	0.373	Circular Orifice
Zone 3 (100-year)	4.37	0.158	Weir&Pipe (Restrict)
Total (all zones)		0.741	

User Input: Orifice at Underdrain Outlet (typically used to drain WQCV in a Filtration BMP)

Underdrain Orifice Invert Depth = 1.50 ft (distance below the filtration media surface)
Underdrain Orifice Diameter = 1.41 inches

Calculated Parameters for Underdrain

Underdrain Orifice Area = 0.0 ft²
Underdrain Orifice Centroid = 0.06 feet

User Input: Orifice Plate with one or more orifices or Elliptical Slot Weir (typically used to drain WQCV and/or EURV in a sedimentation BMP)

Invert of Lowest Orifice = N/A ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Orifice Plate = N/A ft (relative to basin bottom at Stage = 0 ft)
Orifice Plate: Orifice Vertical Spacing = N/A inches
Orifice Plate: Orifice Area per Row = N/A inches

Calculated Parameters for Plate

WQ Orifice Area per Row = N/A ft²
Elliptical Half-Width = N/A feet
Elliptical Slot Centroid = N/A feet
Elliptical Slot Area = N/A ft²

User Input: Stage and Total Area of Each Orifice Row (numbered from lowest to highest)

	Row 1 (optional)	Row 2 (optional)	Row 3 (optional)	Row 4 (optional)	Row 5 (optional)	Row 6 (optional)	Row 7 (optional)	Row 8 (optional)
Stage of Orifice Centroid (ft)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Orifice Area (sq. inches)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

	Row 9 (optional)	Row 10 (optional)	Row 11 (optional)	Row 12 (optional)	Row 13 (optional)	Row 14 (optional)	Row 15 (optional)	Row 16 (optional)
Stage of Orifice Centroid (ft)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Orifice Area (sq. inches)	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A

User Input: Vertical Orifice (Circular or Rectangular)

Invert of Vertical Orifice = 0.00 ft (relative to basin bottom at Stage = 0 ft)
Depth at top of Zone using Vertical Orifice = 3.72 ft (relative to basin bottom at Stage = 0 ft)
Vertical Orifice Diameter = N/A inches

Calculated Parameters for Vertical Orifice

Zone 2 Circular	Not Selected
Vertical Orifice Area =	N/A ft ²
Vertical Orifice Centroid =	N/A feet

INCREASE INLET BOX HEIGHT FROM 3' TO 3.75'.

User Input: Overflow Weir (Dropbox with Flat or Sloped Gate and Outlet Pipe OR Rectangular/Trapezoidal Weir (and No Outlet Pipe))

Overflow Weir Front Edge Height, H_o = 3.75 ft (relative to basin bottom at Stage = 0 ft)
Overflow Weir Front Edge Length = 2.00 feet
Overflow Weir Gate Slope = 0.00 H:V
Horiz. Length of Weir Sides = 2.00 feet
Overflow Gate Type = Close Mesh Gate
Debris Clogging % = 0%

Calculated Parameters for Overflow Weir

Zone 3 Weir	Not Selected
Height of Gate Upper Edge, H _u =	3.75 feet
Overflow Weir Slope Length =	2.00 feet
Gate Open Area / 100-yr Orifice Area =	13.09
Overflow Gate Open Area w/o Debris =	3.16 ft ²
Overflow Gate Open Area w/ Debris =	3.16 ft ²

User Input: Outlet Pipe w/ Flow Restriction Plate (Circular Orifice, Restrictor Plate, or Rectangular Orifice)

Depth to Invert of Outlet Pipe = 1.50 ft (distance below basin bottom at Stage = 0 ft)
Outlet Pipe Diameter = 18.00 inches
Restrictor Plate Height Above Pipe Invert = 3.50 inches

Calculated Parameters for Outlet Pipe w/ Flow Restriction Plate

Zone 3 Restrictor	Not Selected
Outlet Orifice Area =	0.24 ft ²
Outlet Orifice Centroid =	0.17 feet
Half-Central Angle of Restrictor Plate on Pipe =	0.91 radians

User Input: Emergency Spillway (Rectangular or Trapezoidal)

Spillway Invert Stage = 5.00 ft (relative to basin bottom at Stage = 0 ft)
Spillway Crest Length = 210.00 feet
Spillway End Slopes = 3.00 H:V
Freeboard above Max Water Surface = 0.63 feet

Calculated Parameters for Spillway

Spillway Design Flow Depth = 0.08 feet
Stage at Top of Freeboard = 5.71 feet
Basin Area at Top of Freeboard = 0.28 acres
Basin Volume at Top of Freeboard = 0.91 acre-ft

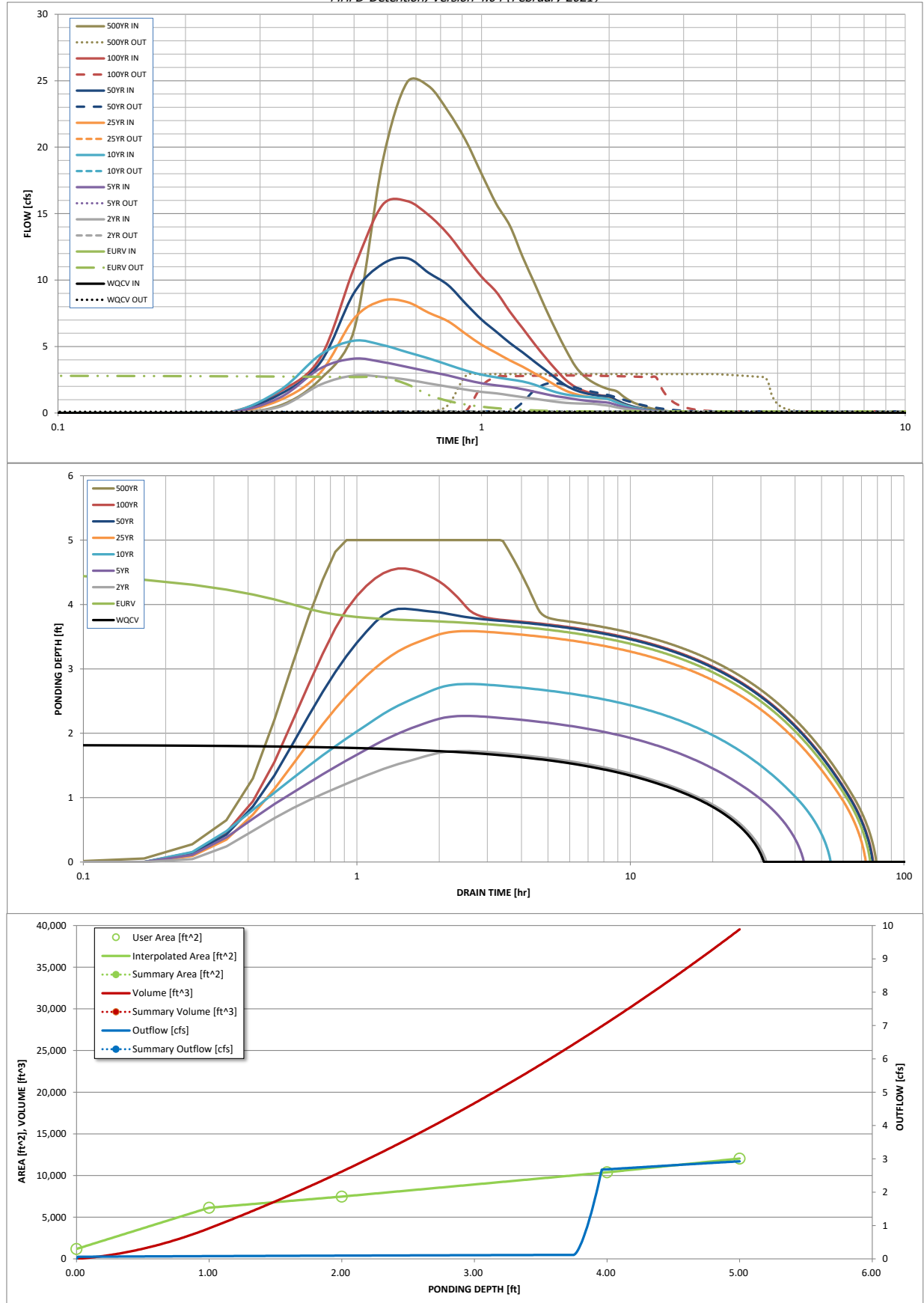
Routed Hydrograph Results

The user can override the default CUHP hydrographs and runoff volumes by entering new values in the Inflow Hydrographs table (Columns W through AF).

	WQCV	EURV	2 Year	5 Year	10 Year	25 Year	50 Year	100 Year	500 Year
Design Storm Return Period =	N/A	N/A	0.42	0.57	0.70	0.89	1.03	1.18	1.54
One-Hour Rainfall Depth (in) =	N/A	N/A	0.42	0.57	0.70	0.89	1.03	1.18	1.54
CUHP Runoff Volume (acre-ft) =	0.210	0.793	0.212	0.307	0.402	0.577	0.764	1.018	1.566
Inflow Hydrograph Volume (acre-ft) =	N/A	N/A	0.212	0.307	0.402	0.577	0.764	1.018	1.566
CUHP Predevelopment Peak Q (cfs) =	N/A	N/A	0.0	0.0	0.1	0.3	2.2	5.3	11.3
OPTIONAL Override Predevelopment Peak Q (cfs) =	N/A	N/A				0.8		2.8	
Predevelopment Unit Peak Flow, q (cfs/acre) =	N/A	N/A	0.00	0.00	0.01	0.04	0.12	0.15	0.60
Peak Inflow Q (cfs) =	N/A	N/A	2.8	4.1	5.4	8.5	11.6	15.9	24.9
Peak Outflow Q (cfs) =	0.1	2.8	0.1	0.1	0.1	0.1	2.2	2.8	2.9
Ratio Peak Outflow to Predevelopment Q =	N/A	N/A	N/A	3.1	1.1	0.1	1.0	1.0	0.3
Structure Controlling Flow =	Filtration Media	Outlet Plate 1	Filtration Media	Filtration Media	Filtration Media	Filtration Media	Overflow Weir 1	Outlet Plate 1	N/A
Max Velocity through Gate 1 (fps) =	N/A	0.85	N/A	N/A	N/A	N/A	0.7	0.9	0.9
Max Velocity through Gate 2 (fps) =	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Time to Drain 97% of Inflow Volume (hours) =	30	71	30	41	52	70	73	72	71
Time to Drain 99% of Inflow Volume (hours) =	30	74	31	43	53	72	76	75	77
Maximum Ponding Depth (ft) =	1.82	4.58	1.73	2.27	2.77	3.59	3.94	4.56	5.00
Area at Maximum Ponding Depth (acres) =	0.17	0.26	0.16	0.18	0.20	0.22	0.24	0.26	0.28
Maximum Volume Stored (acre-ft) =	0.210	0.795	0.194	0.286	0.380	0.553	0.634	0.787	0.908

DETENTION BASIN OUTLET STRUCTURE DESIGN

MHFD-Detention, Version 4.04 (February 2021)



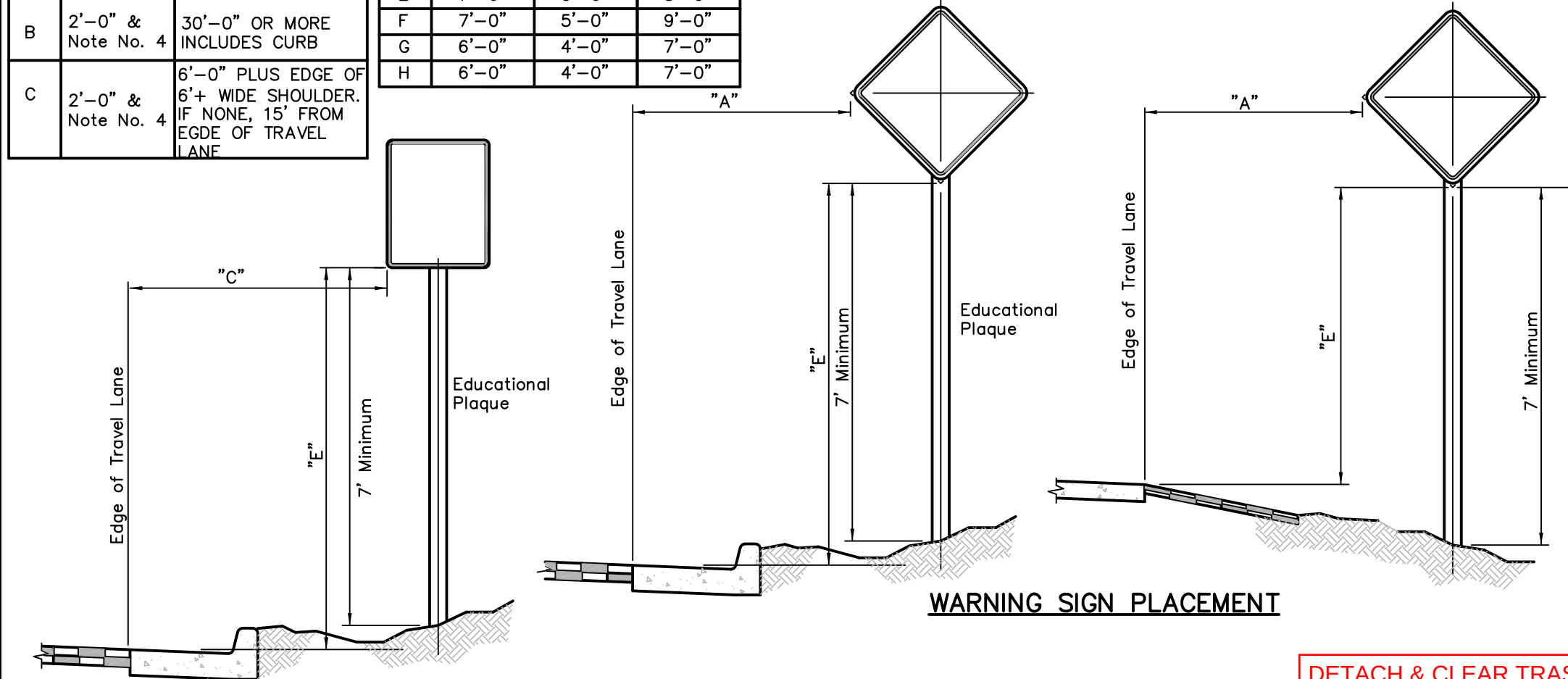
S-A-V-D Chart Axis Override	X-axis	Left Y-Axis	Right Y-Axis
minimum bound			
maximum bound			

KEY	LATERAL PLACEMENT ALL CLASSES OF STREETS AND HIGHWAYS		KEY	VERTICAL PLACEMENT (MINIMUM) CONVENTIONAL STREETS AND HIGHWAYS		
	MINIMUM	NORMAL		URBAN	RURAL	MAXIMUM
A	2'-0" & Note No. 4	12'-0" PLUS CURB	D	7'-0"	5'-0"	8'-0"
B	2'-0" & Note No. 4	30'-0" OR MORE INCLUDES CURB	E	7'-0"	5'-0"	8'-0"
C	2'-0" & Note No. 4	6'-0" PLUS EDGE OF 6'-0" WIDE SHOULDER. IF NONE, 15' FROM EDGE OF TRAVEL LANE	F	7'-0"	5'-0"	9'-0"
			G	6'-0"	4'-0"	7'-0"
			H	6'-0"	4'-0"	7'-0"

SEE GENERAL NOTES FOR SIGN LOCATION DETAILS.

SIGNAGE AND SIGN POSTS SHALL CONFORM TO TOWN OF EAGLE PUBLIC WORKS MANUAL SECTION 3.03, & 2009 MUTCD WITH REVISIONS 1 AND 2, MAY 2012.

GROUND SIGN PLACEMENT & HEIGHT PER CDOT STANDARD S-614-1.



N.T.S. REGULATORY SIGN PLACEMENT

A SIGN PLACEMENT



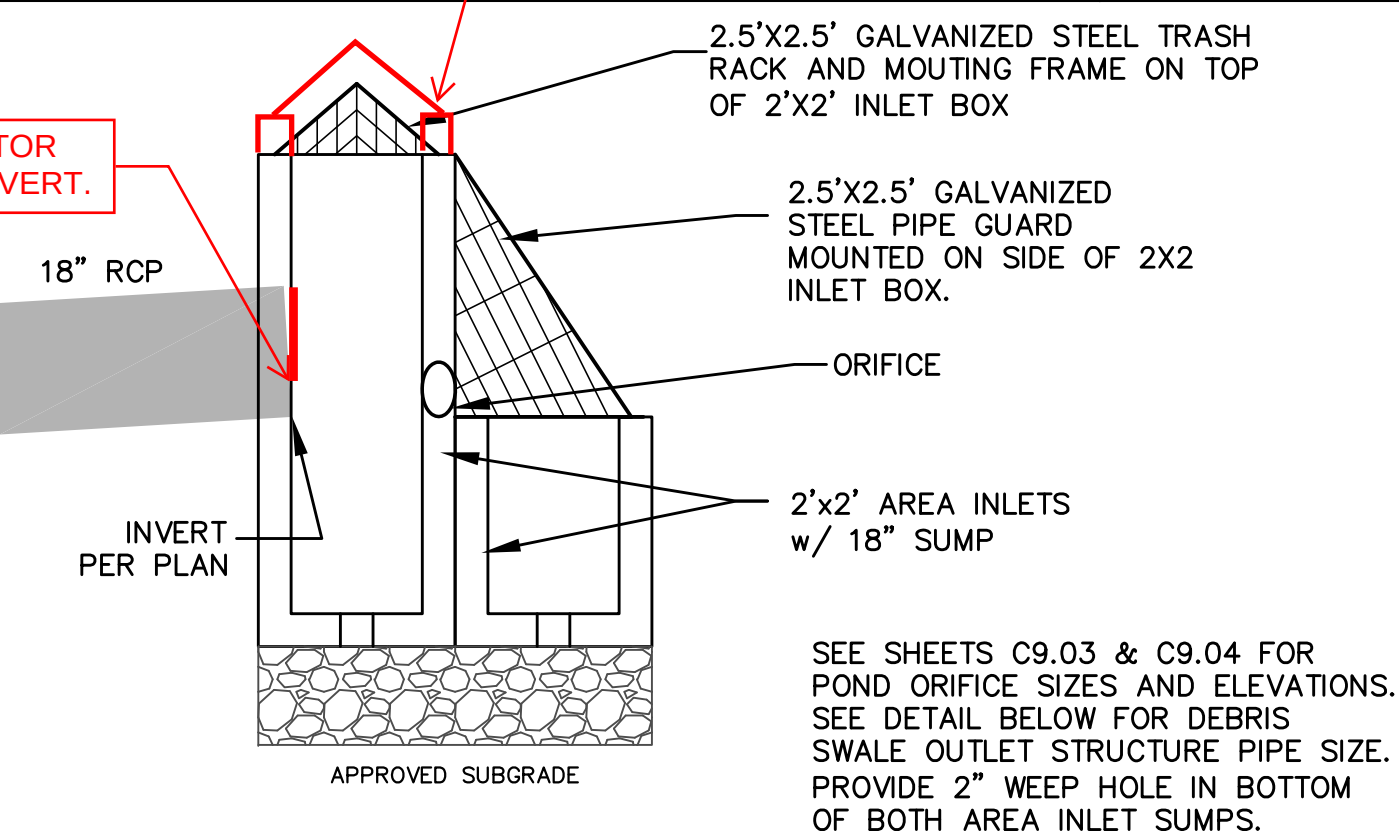
N.T.S.

E TRASH RACK AND PIPE GUARD

BOLT ON STEEL RESTRICTOR
PLATE 3.5" ABOVE PIPE INVERT.

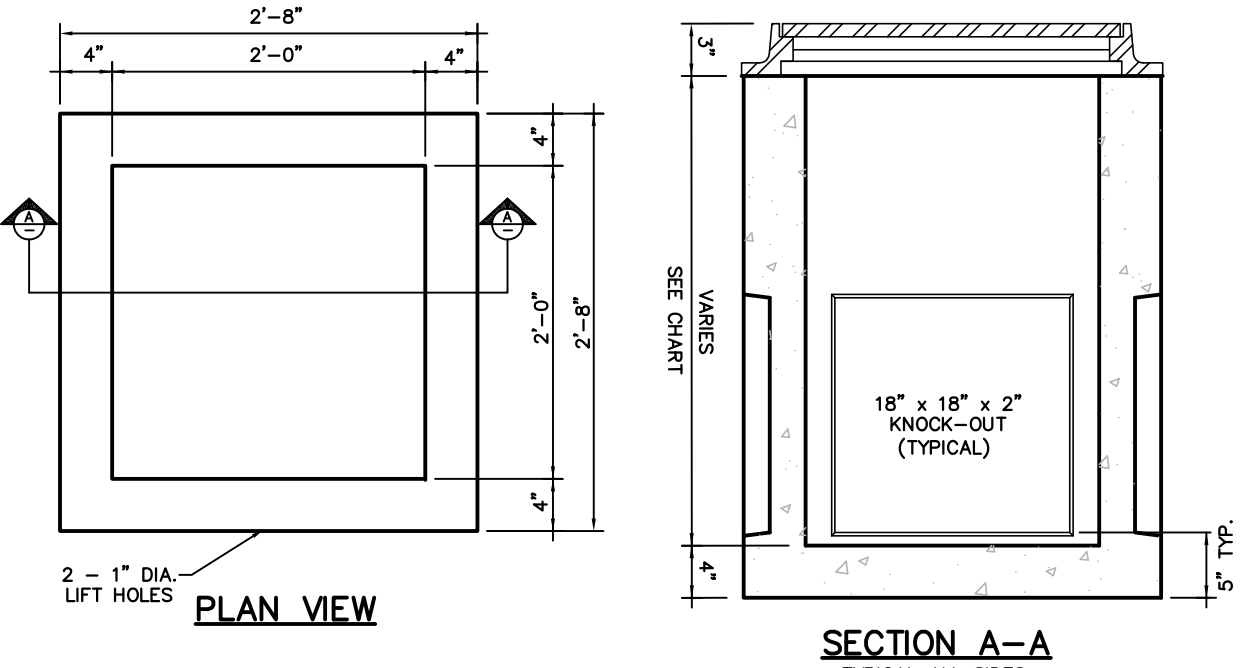
PROVIDE REMOVABLE
GALVANIZED STEEL TRASH
RACK AND PIPE GUARD (NO
OVERFLOW GRATE) FOR
RISERS IN PONDS 1A, 1B
AND 1D.

OR APPROVED EQUAL



F POND 1A, 1B, 1D RISER

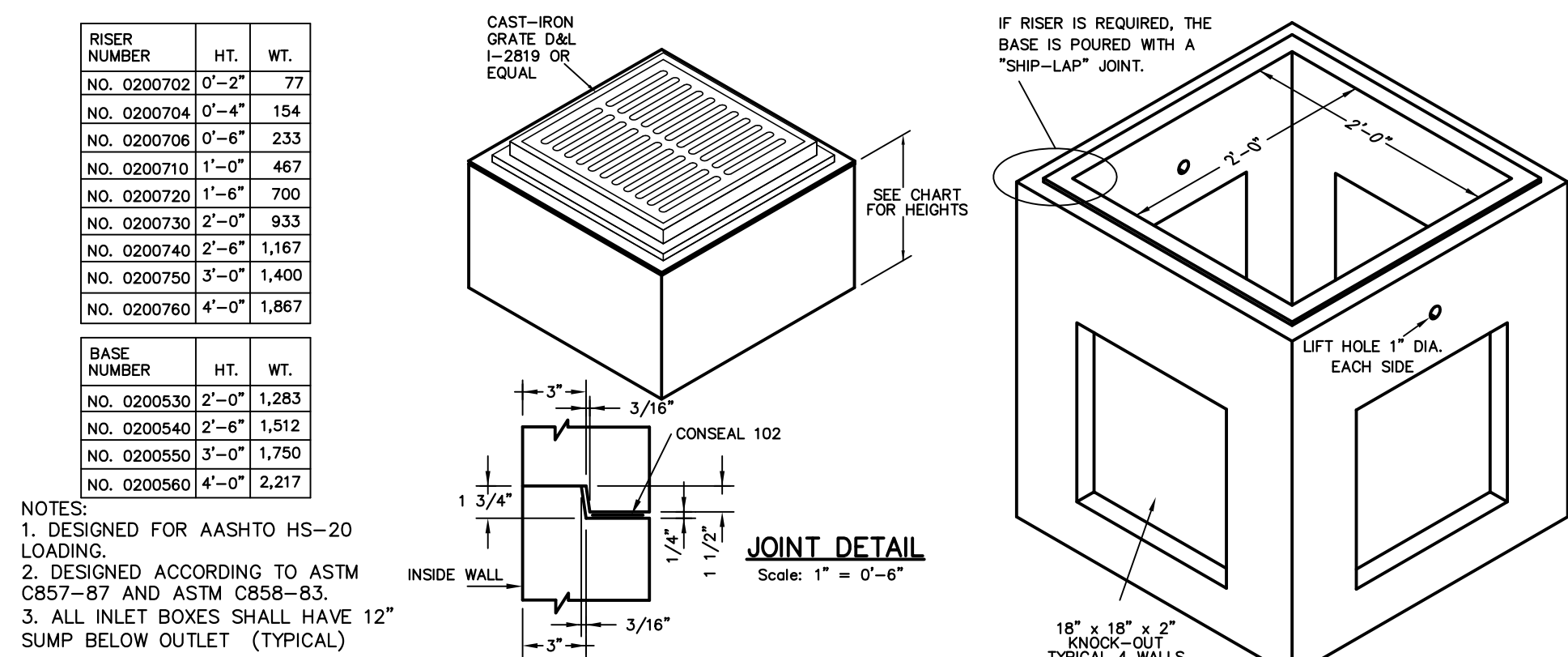
TYPICAL SIDEWALK SECTION



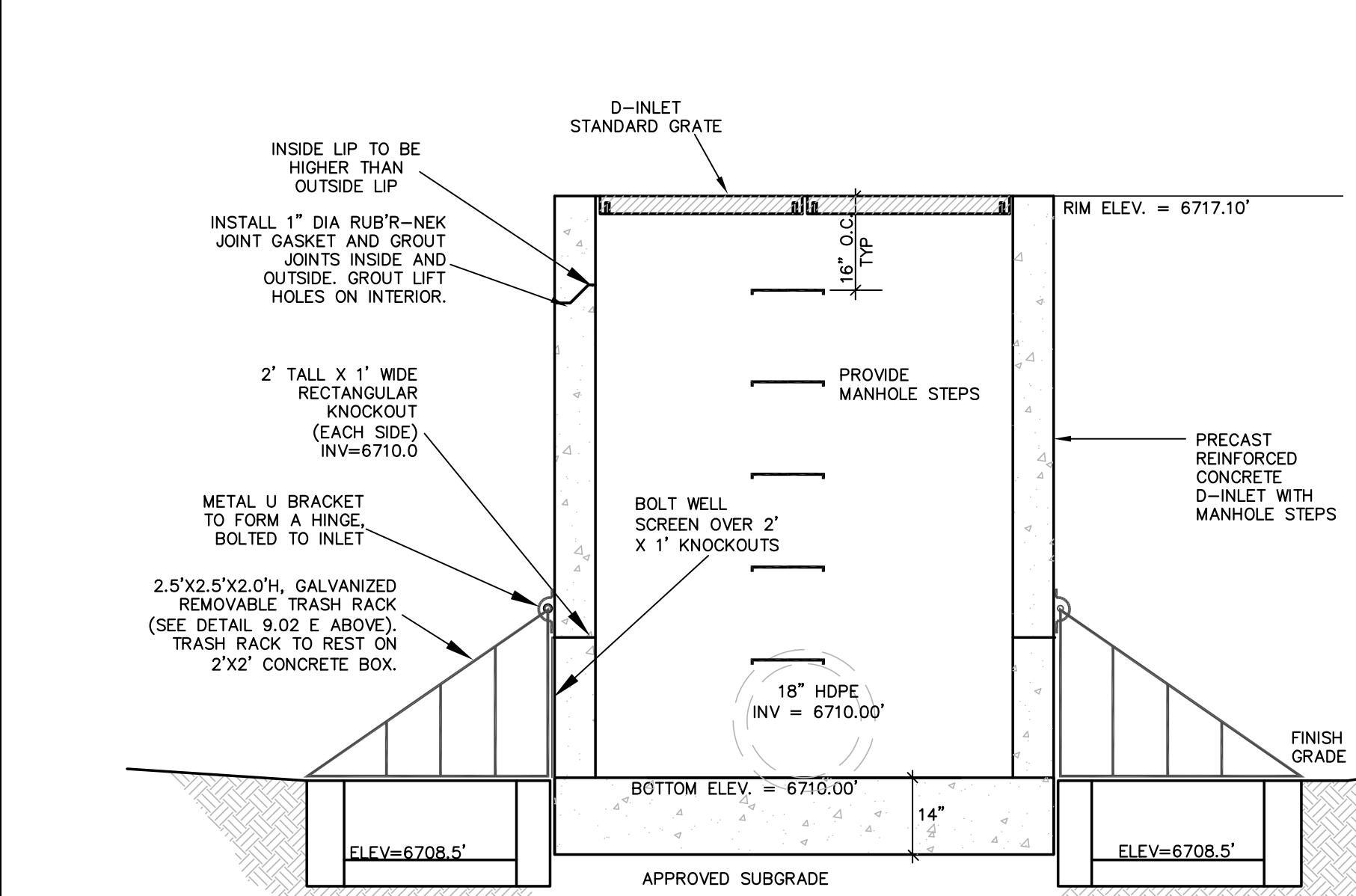
N.T.S.

G 2'x2' INLET

C POOL PATH\DEBRIS FLOW MITIGATION BERM

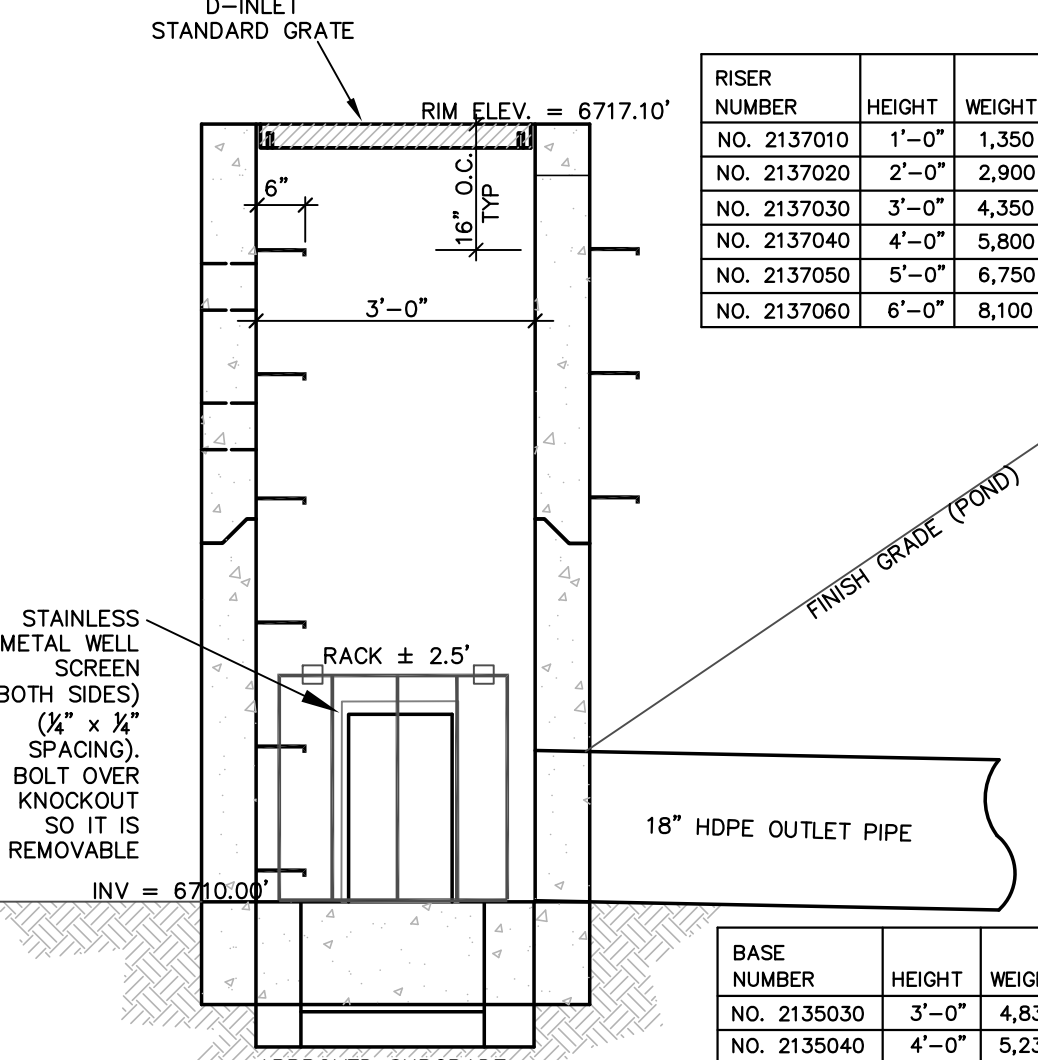


N.T.S.

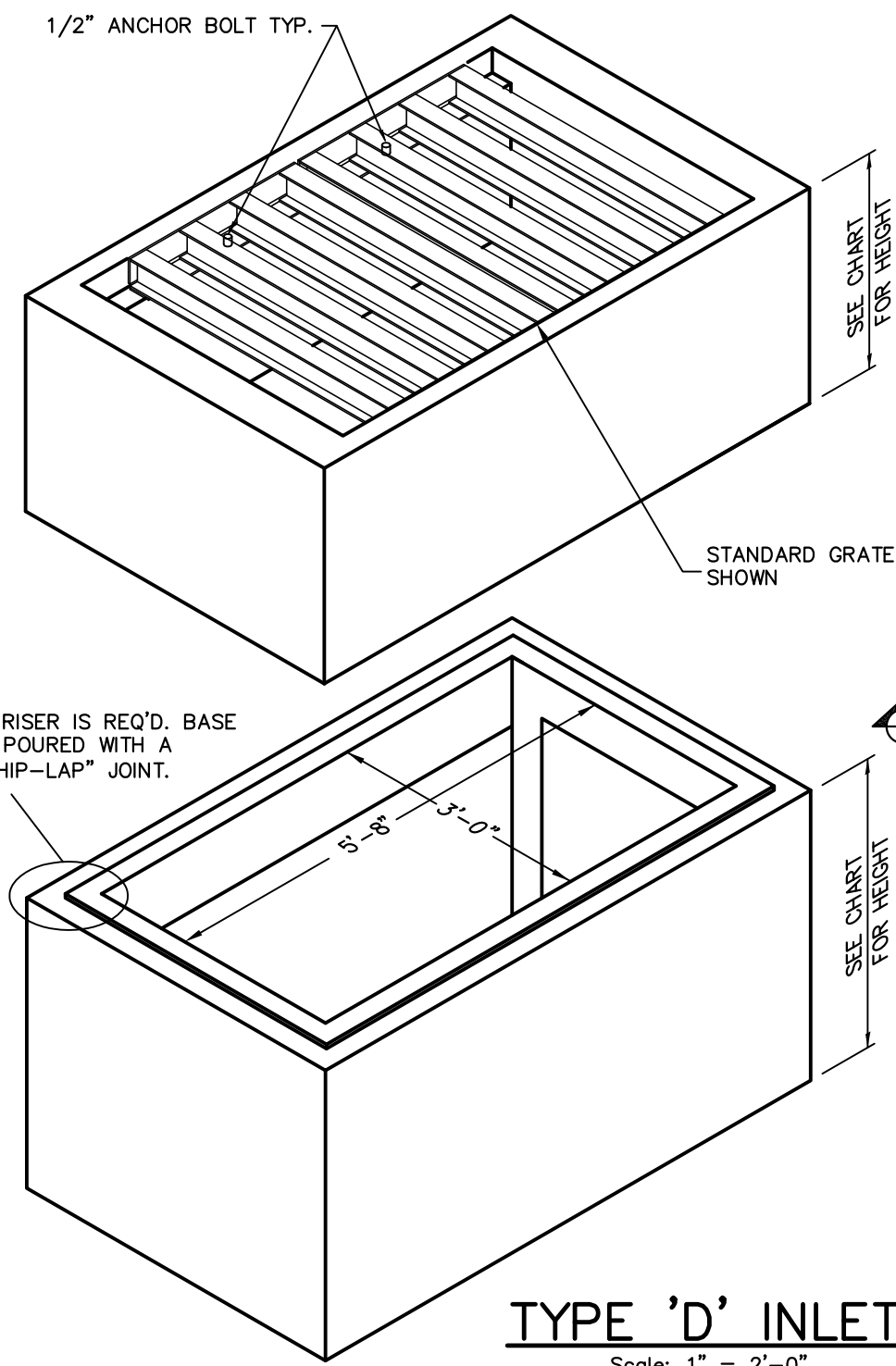


RISER D-INLET FRONT VIEW

PROVIDE 14" THICK BASE
ON D-INLET TO
PREVENT FLOATATION

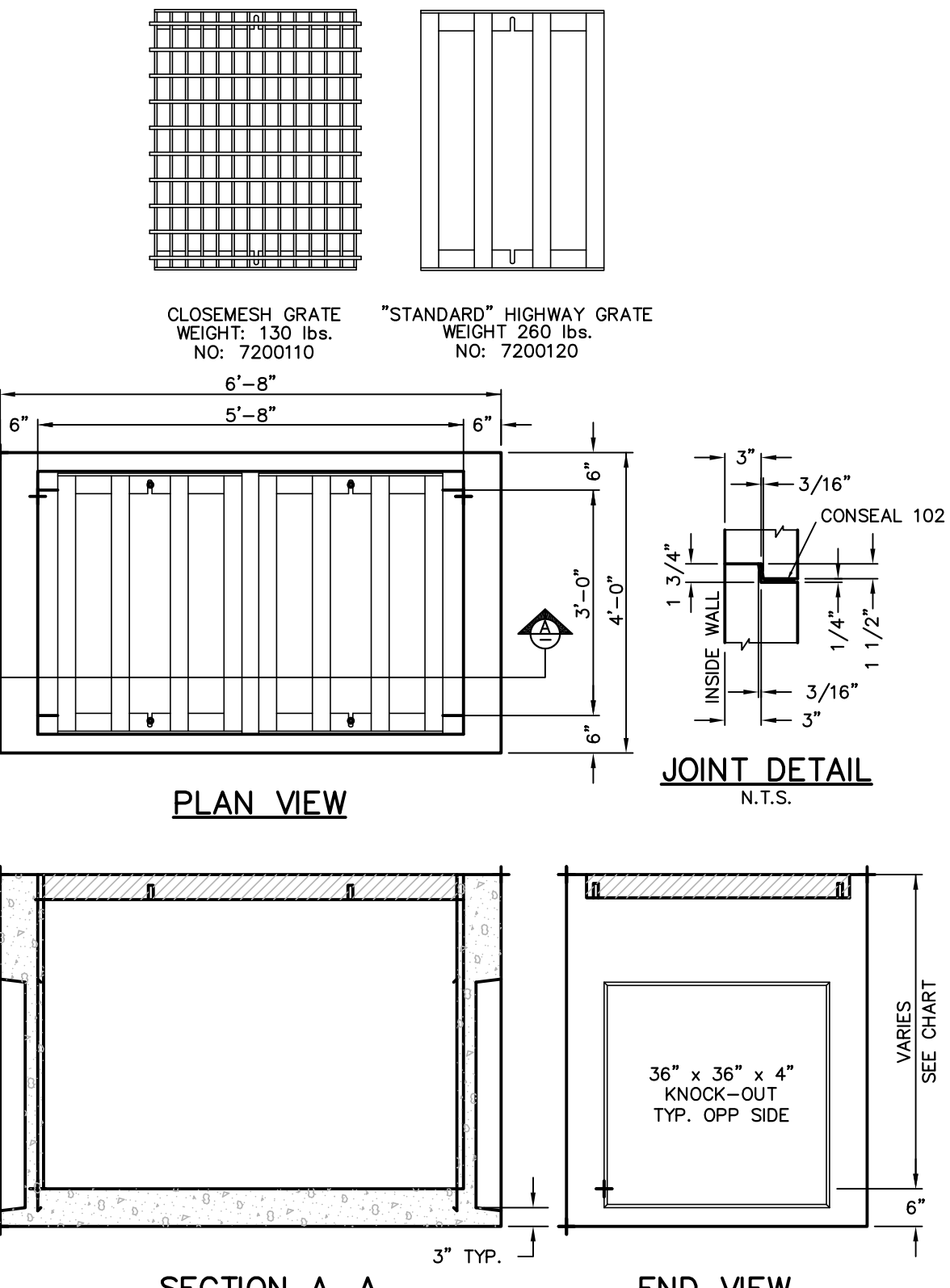


RISER D-INLET SIDE VIEW



TYPE 'D' INLET

NOTES:
1. DESIGNED FOR AASHTO HS-20 LOADING.
2. DESIGNED ACCORDING TO ASTM C857-87
AND ASTM C858-83.



SECTION A-A

END VIEW

N.T.S.

D

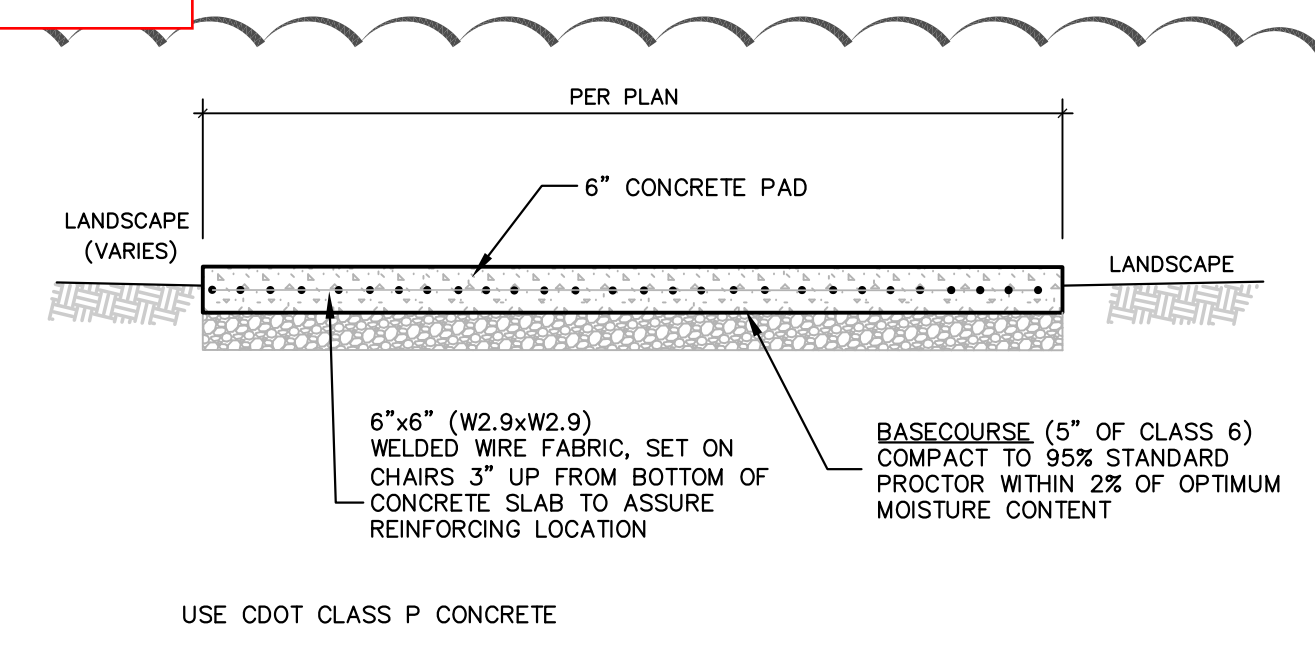
DEBRIS SWALE OUTLET STRUCTURE

Approved by the Town of Eagle Engineer

on the 26th of April, 2020

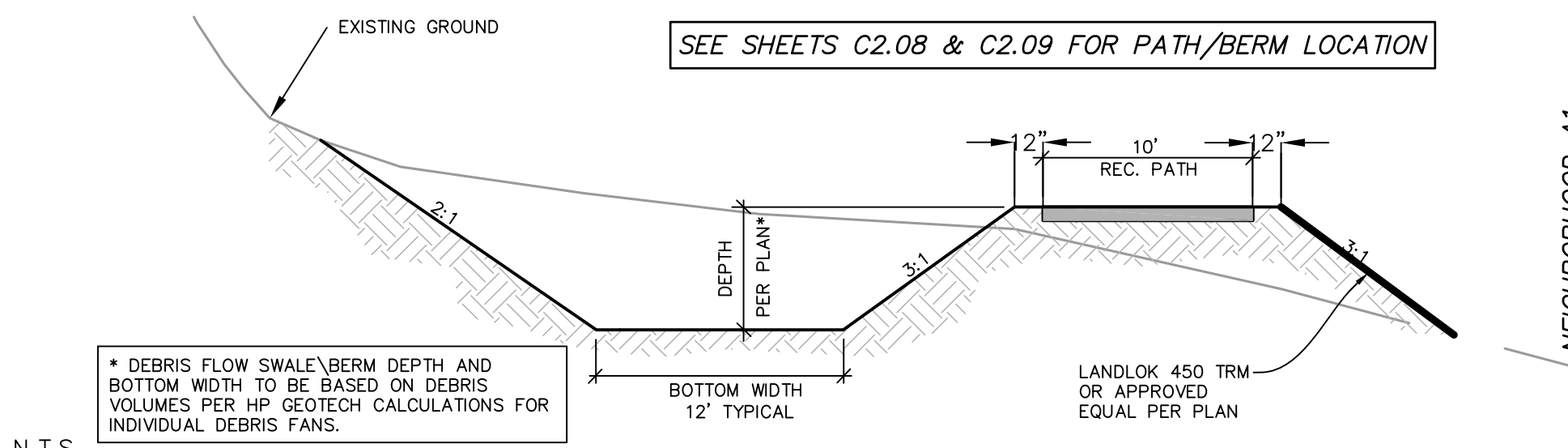


Signature



N.T.S.

H CONCRETE PAD SECTION



N.T.S.



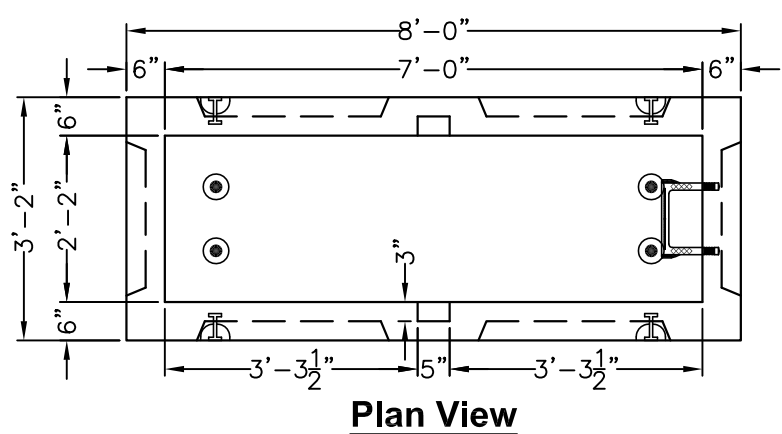
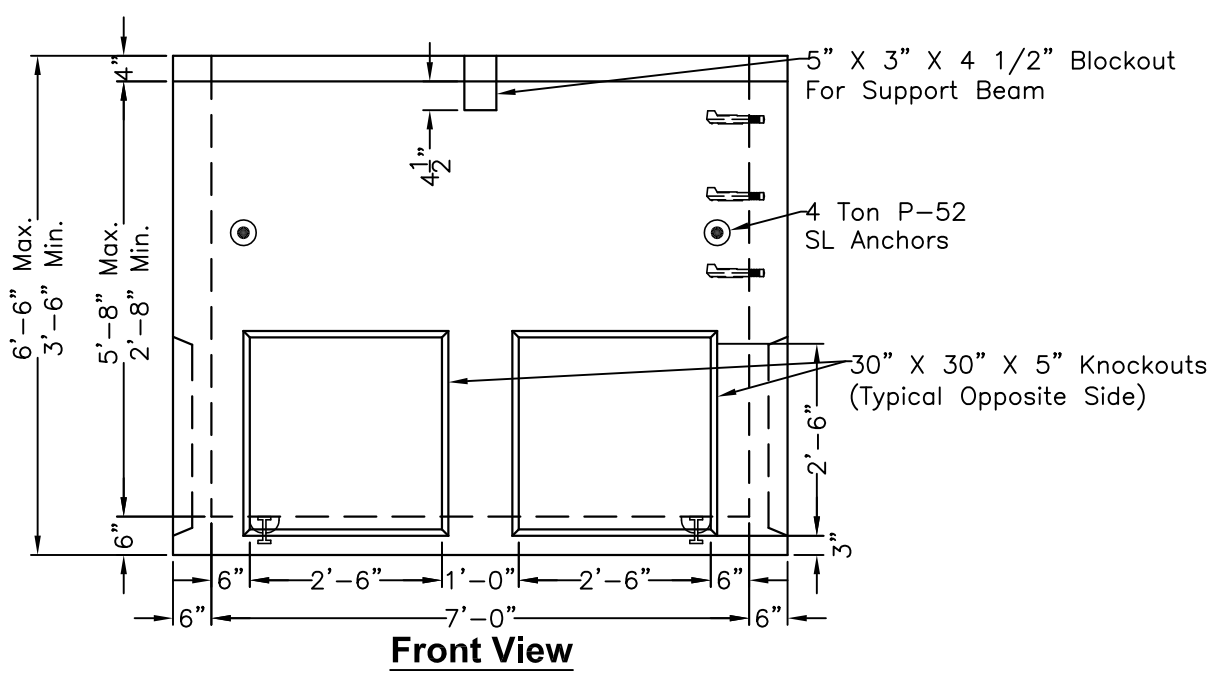
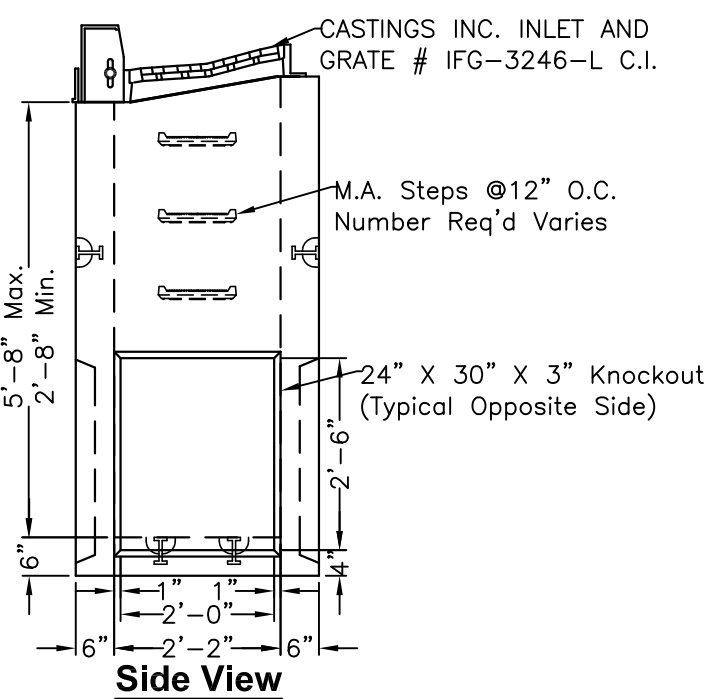
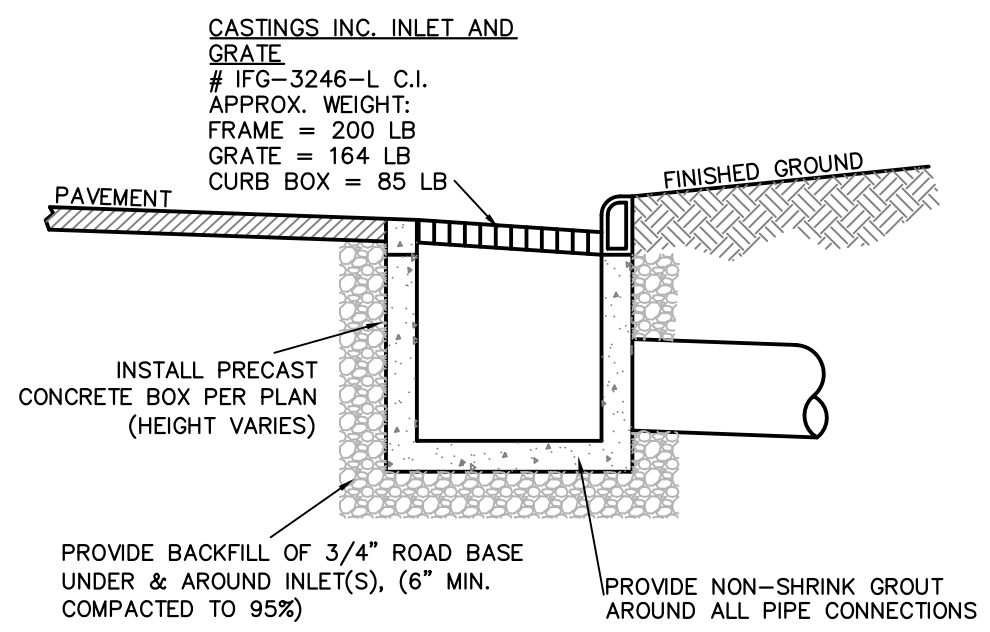
HAYMEADOW FILING 1
ROAD, GRADING, STORM DETAILS

NO.	DATE	REVISIONS	BY
1	04/08/2020	REVISION 5-OUZEL WATER CONNECT GLB	GLB
2	04/08/2020	REVISION 6-IRR. SYS. CONNECT	GLB

DESIGNED MW, RL	DATE	04/26/2019
DRAWN RF	CHECKED MCW	JOB NO. 53480.5

SHEET
C9.02

EXCERPTS FROM HAYMEADOW FILING 1 CONSTRUCTION PLANS.



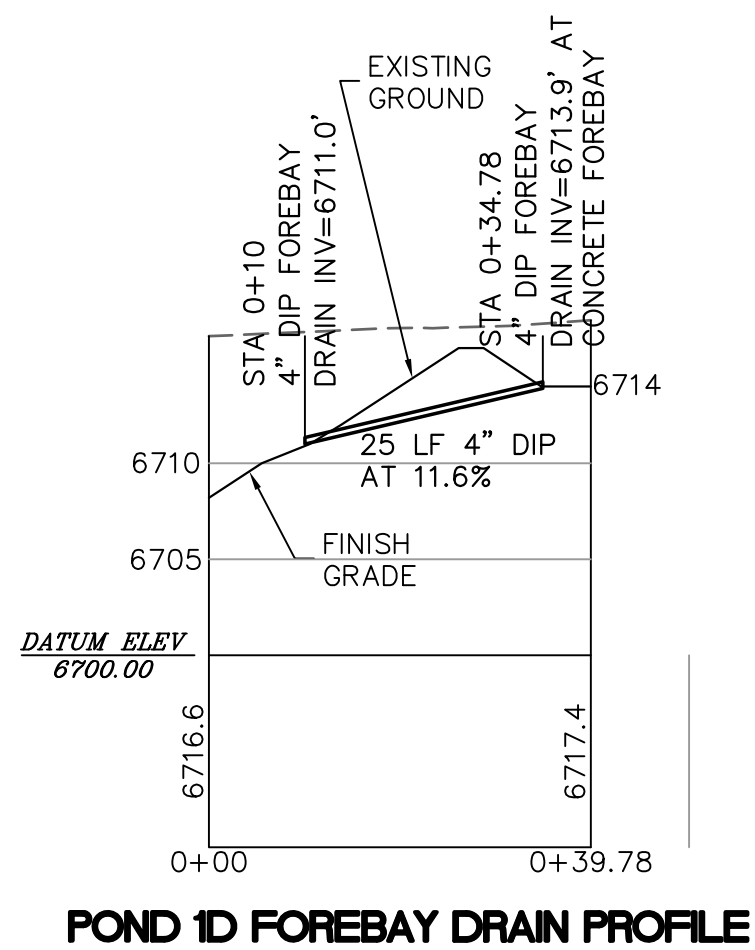
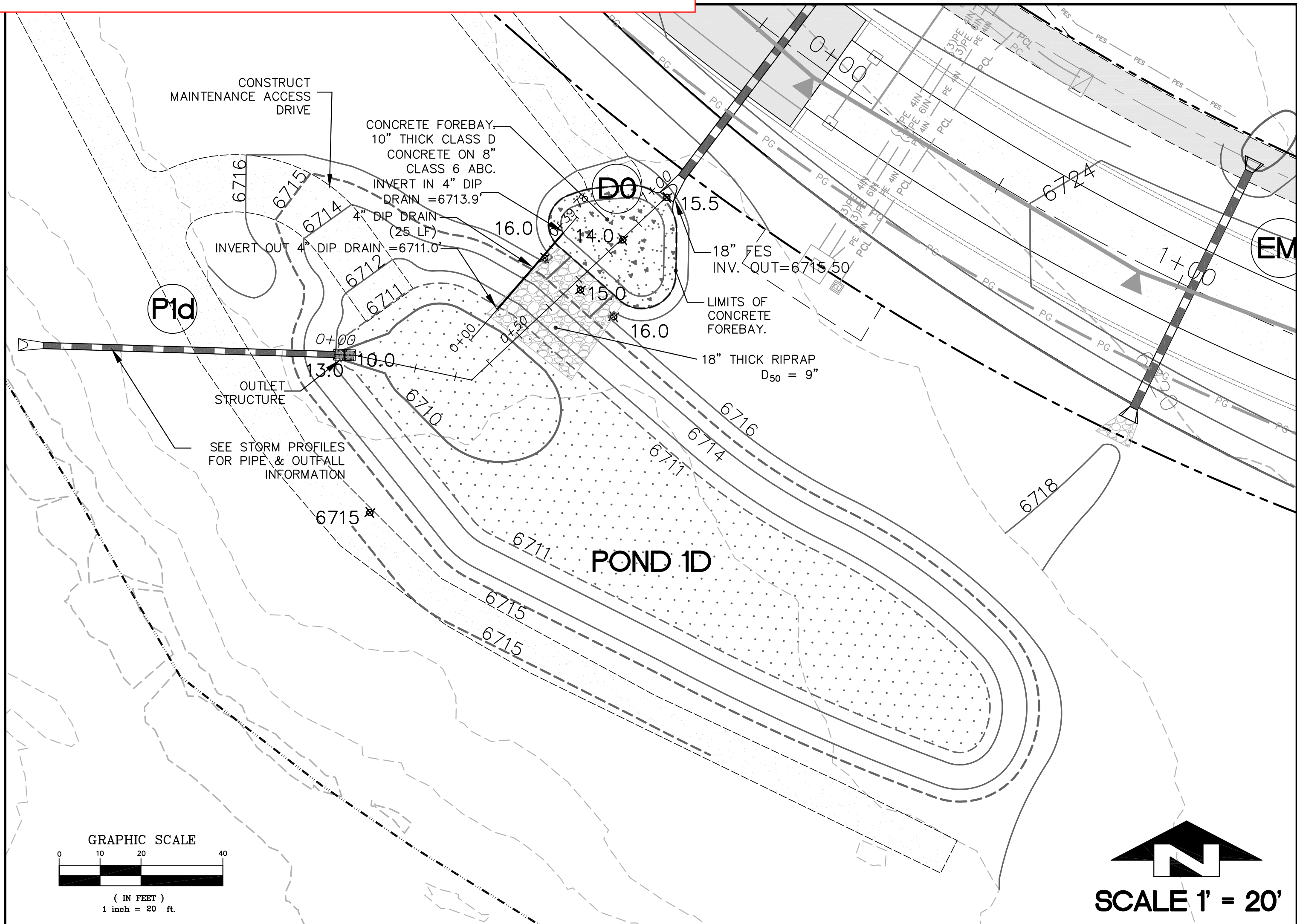
A 2' x 6' CURB INLET DETAIL (INLET B2)

Approved by the Town of Eagle Engineer

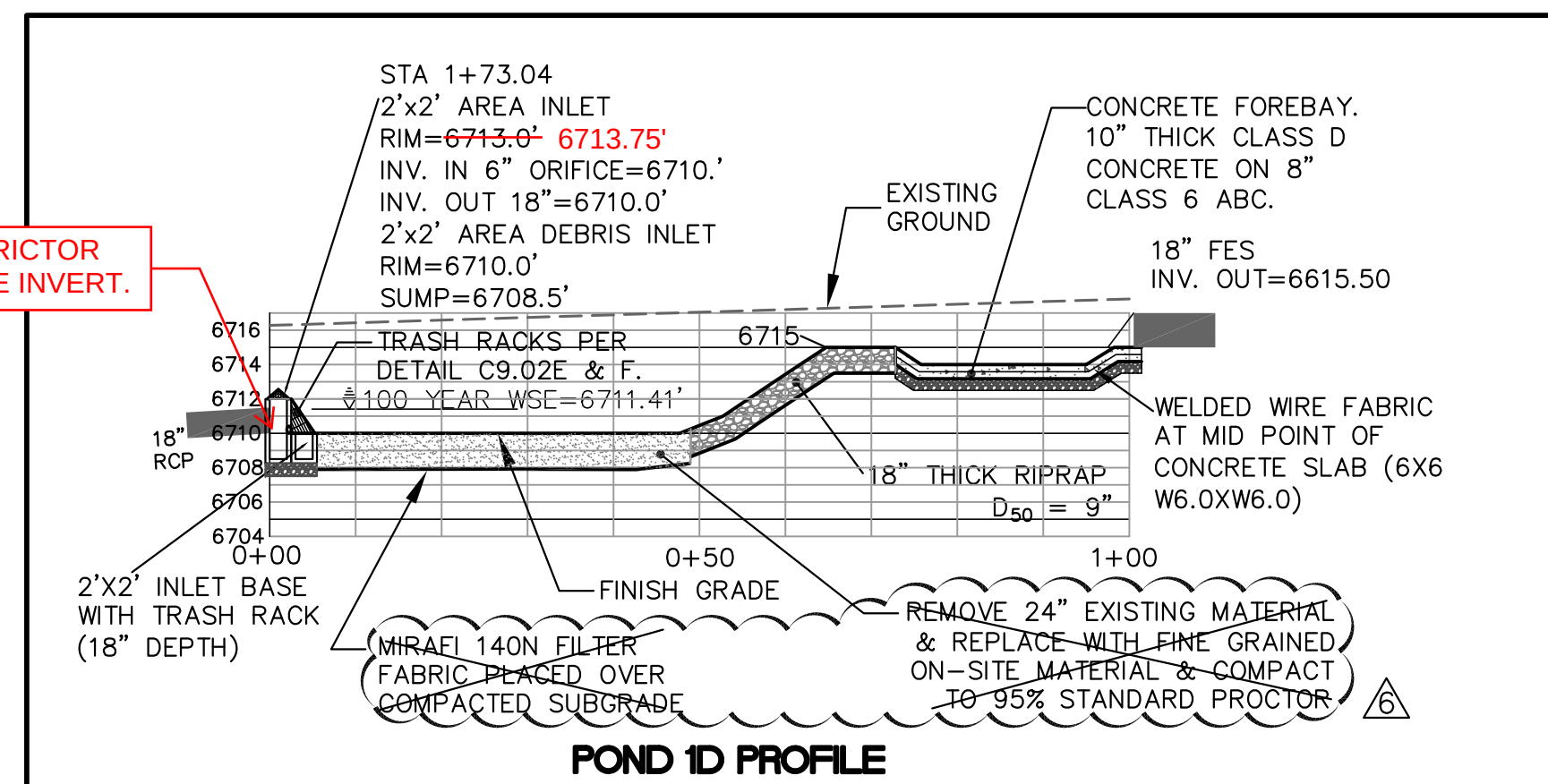
on the 26th of April, 2020



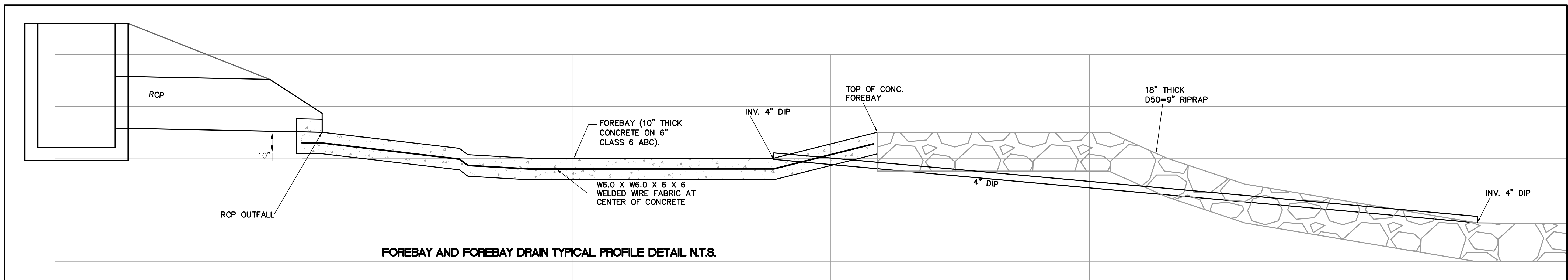
Signature



VERTICAL SCALE 1" = 10'
HORIZONTAL SCALE 1" = 20'



BOLT ON STEEL RESTRICTOR PLATE 3.5" ABOVE PIPE INVERT.



HAYMEADOW FILING 1

POND / STORM DETAILS

NO.	DATE	REVISIONS	BY
1/3	04/08/2020	REVISION 5-OUZEL WATER CONNECT GLB	GLB
2/6	04/08/2020	REVISION 6-IRR. SYS. CONNECT	GLB
DESIGNED MW, RL			
DRAWN RF			
CHECKED MCW			
JOB NO. 53480.5			
DATE 04/26/2019			

SHEET C9.04

Appendix C – Hydraulic Calculations

Project Name:

Haymeadow Filing 2

Project No:

240804

Date:

11/18/24

Revised:

Design by:

CLH

Checked by:

RCP

Hydrologic Soil Group:

C

Composite C-Value Computations

Post-Development

BASIN	TOTAL AREA (ACRES)	ROOFS (90%)	DRIVES & WALKS (90%)	GARAGE & STREETS (100%)	MULTIFAMILY (75%)	SINGLE FAMILY (45%)	LANDSCAPE AREA (2%)	PERCENT IMPERVIOUS	C ₅ =	C ₂₅ =	C ₁₀₀ =
B17P	0.57	0.00	0.02	0.04	0.00	0.00	0.52	11%	0.12	0.38	0.53
B18P	7.65	0.00	0.25	0.00	3.97	2.15	1.28	55%	0.48	0.63	0.71
B22P	0.03	0.00	0.00	0.00	0.00	0.00	0.03	2%	0.05	0.33	0.49
B24aP	4.27	0.00	0.37	0.30	0.00	2.14	1.45	38%	0.35	0.53	0.64
B24bP	0.57	0.00	0.11	0.30	0.00	0.00	0.16	70%	0.61	0.71	0.77
D1P	3.34	0.00	0.31	0.52	0.00	1.54	0.97	45%	0.41	0.57	0.67
D4P	1.41	0.00	0.02	0.24	0.00	1.01	0.14	51%	0.45	0.60	0.69
D8aP	5.47	0.00	0.17	0.37	0.00	2.86	2.08	34%	0.31	0.51	0.62
D8bP	0.68	0.00	0.13	0.37	0.00	0.00	0.18	73%	0.63	0.73	0.78
D9P	6.15	0.00	0.07	0.00	4.78	0.67	0.63	64%	0.56	0.68	0.75
DX	1.11	0.00	0.03	0.50	0.00	0.46	0.12	66%	0.58	0.69	0.76
E1	0.29	0.00	0.01	0.00	0.00	0.00	0.28	6%	0.08	0.35	0.51
F2	0.09	0.00	0.03	0.04	0.00	0.00	0.03	64%	0.56	0.68	0.75
T3	0.84	0.00	0.20	0.34	0.00	0.00	0.29	63%	0.55	0.67	0.74
T4	1.37	0.00	0.18	0.40	0.00	0.00	0.79	42%	0.38	0.55	0.66
T5	0.26	0.00	0.00	0.00	0.00	0.00	0.26	2%	0.05	0.33	0.49
U3	0.26	0.00	0.00	0.10	0.00	0.00	0.15	41%	0.37	0.55	0.65
U4	0.41	0.00	0.06	0.19	0.00	0.00	0.16	61%	0.53	0.66	0.73
U5	1.03	0.00	0.00	0.00	0.00	0.00	1.03	2%	0.05	0.33	0.49
V1	0.41	0.00	0.00	0.22	0.00	0.00	0.18	56%	0.49	0.63	0.71
Y2	0.95	0.00	0.22	0.40	0.00	0.00	0.33	64%	0.56	0.67	0.74
W3	0.39	0.00	0.00	0.21	0.00	0.00	0.18	54%	0.48	0.62	0.71
WC1	2.13	0.00	0.18	0.00	0.00	0.00	1.96	9%	0.11	0.37	0.52
WC2	1.03	0.00	0.11	0.00	0.00	0.00	0.92	12%	0.13	0.38	0.53
OS1	0.29	0.00	0.03	0.00	0.00	0.00	0.26	11%	0.13	0.38	0.53
OS2	2.49	0.00	0.00	0.00	0.00	0.00	2.49	2%	0.05	0.33	0.49
OS3	0.37	0.00	0.01	0.03	0.00	0.00	0.33	11%	0.13	0.38	0.53
OS4	0.16	0.00	0.00	0.00	0.00	0.00	0.16	2%	0.05	0.33	0.49

Project Name: Haymeadow Filing 2

Project No: 240804

Date: 11/18/2024

Revised:

STANDARD FORM SF-2

TIME OF CONCENTRATION

Designed By: CLH

Checked By: RCP

SUB-BASIN DATA			INITIAL/OVERLAND TIME (Ti)			TRAVEL TIME (Tt)					Tc CHECK (URBANIZED BASINS)			FINAL
BASIN	AREA (AC)	C ₅	LENGTH (FT)	SLOPE %	Ti (MIN)	LENGTH (FT)	SLOPE %	C _v	VELOCITY (FPS)	Tt (MIN)	COMPOS. Tc (MIN)	TOTAL LENGTH	Tc = (L/180) + 10 (MIN)	Tc (MIN)
B17P	0.57	0.12	277	5.69	16.71	1	2.00	20.00	2.83	0.01	16.71	278	11.54	11.54
B18P	7.65	0.48	1165	4.57	23.21	1	2.00	10.00	1.41	0.01	23.22	1,166	16.48	16.48
B22P	0.03	0.05	95	5.23	10.80	1	2.00	10.00	1.41	0.01	10.81	96	10.53	10.53
B24aP	4.27	0.35	285	7.30	12.00	920	4.12	20.00	4.06	3.78	15.78	1,205	16.69	15.78
B24bP	0.57	0.61	42	0.98	5.83	945	4.05	20.00	4.02	3.91	9.74	987	15.48	9.74
D1P	3.34	0.41	456	2.84	19.18	546	2.19	20.00	2.96	3.07	22.26	1,002	15.57	15.57
D4P	1.41	0.45	268	1.90	15.73	433	2.74	20.00	3.31	2.18	17.91	701	13.89	13.89
D8aP	5.47	0.31	1196	3.81	31.99	238	2.19	20.00	2.96	1.34	33.33	1,434	17.97	17.97
D8bP	0.68	0.63	42	0.98	5.62	1123	3.15	20.00	3.55	5.27	10.89	1,165	16.47	10.89
D9P	6.15	0.56	878	4.04	18.31	1	2.00	10.00	1.41	0.01	18.32	879	14.88	14.88
DX	1.11	0.58	27	5.56	2.80	1152	2.97	10.00	1.72	11.14	13.94	1,179	16.55	13.94
E1	0.29	0.08	167	4.16	15.01	1	2.00	10.00	1.41	0.01	15.02	168	10.93	10.93
F2	0.09	0.56	47	3.55	4.46	52	2.50	10.00	1.58	0.55	5.01	99	10.55	5.01
T3	0.84	0.55	50	2.70	5.09	637	2.41	10.00	1.55	6.84	11.93	687	13.82	11.93
T4	1.37	0.38	90	4.06	7.85	606	2.50	10.00	1.58	6.39	14.24	696	13.87	13.87
T5	0.26	0.05	1348	3.98	44.54	1	2.00	10.00	1.41	0.01	44.55	1,349	17.49	17.49
U3	0.26	0.37	51	3.01	6.60	117	1.68	10.00	1.30	1.50	8.10	168	10.93	8.10
U4	0.41	0.53	86	3.73	6.23	99	1.77	10.00	1.33	1.24	7.47	185	11.03	7.47
U5	1.03	0.05	308	3.18	22.94	113	2.02	10.00	1.42	1.33	24.27	421	12.34	12.34
V1	0.41	0.49	76	4.85	5.74	460	3.25	10.00	1.80	4.25	10.00	536	12.98	10.00
Y2	0.95	0.56	115	4.17	6.64	900	2.63	10.00	1.62	9.25	15.89	1,015	15.64	15.64
W3	0.39	0.48	102	3.43	7.63	430	2.64	10.00	1.62	4.41	12.04	532	12.96	12.04
WC1	2.13	0.11	285	5.71	17.12	469	4.09	10.00	2.02	3.87	20.99	754	14.19	14.19
WC2	1.03	0.13	147	3.26	14.55	238	1.75	10.00	1.32	3.00	17.55	385	12.14	12.14
OS1	0.29	0.13	152	5.80	12.26	1	2.00	10.00	1.41	0.01	12.27	153	10.85	10.85
OS2	2.49	0.05	58	4.35	8.97	1	2.00	10.00	1.41	0.01	8.98	59	10.33	8.98
OS3	0.37	0.13	14	33.33	2.07	1	2.00	10.00	1.41	0.01	5.00	15	10.08	5.00
OS4	0.16	0.05	12	33.33	2.07	1	2.00	10.00	1.41	0.01	5.00	13	10.07	5.00

1-HR Rainfall

<u>Return</u> <u>Interval (YR)</u>	<u>1-hour</u> <u>Rainfall</u>
WQ	0.332
2	0.423
5	0.574
10	0.703
25	0.885
100	1.18

tc	WQ	2yr	5yr	10yr	25yr	100yr
5	1.126	1.435	1.947	2.384	3.002	4.002
6	1.070	1.364	1.851	2.267	2.853	3.804
7	1.021	1.300	1.765	2.161	2.721	3.627
8	0.976	1.243	1.687	2.066	2.601	3.468
9	0.935	1.191	1.617	1.980	2.493	3.324
10	0.898	1.144	1.553	1.902	2.394	3.192
11	0.864	1.101	1.494	1.830	2.304	3.072
12	0.833	1.062	1.441	1.765	2.221	2.962
13	0.805	1.025	1.391	1.704	2.145	2.860
14	0.778	0.992	1.346	1.648	2.075	2.766
15	0.754	0.960	1.303	1.596	2.009	2.679
16	0.731	0.931	1.264	1.548	1.948	2.598
17	0.709	0.904	1.227	1.502	1.891	2.522
18	0.689	0.878	1.192	1.460	1.838	2.451
19	0.671	0.855	1.160	1.420	1.788	2.384
20	0.653	0.832	1.129	1.383	1.741	2.321

Project Name: Haymeadow Filing 2
Project No: 240804
Date: 11/18/24
Revised: 01/00/00

STANDARD FORM SF-2
Post-Development
Rational Method Procedure

Designed By: CLH
Checked By: RCP
Design Storm: 5 YR

BASIN (s)	DESIGN POINT	DIRECT RUNOFF						TOTAL RUNOFF				STREET/INLET					STORM SEWER PIPE				TRAVEL TIME			CARRYOVER FLOWS					REMARKS
		AREA (AC)	RUNOFF COEFF	Tc (min)	C x A (AC)	I (IN/HR)	DIRECT RUNOFF, Q (CFS)	Tc (MAX)	Σ(C x A) (AC)	I (IN/HR)	TOTAL RUNOFF, Q (CFS)	SLOPE (%)	STREET FLOW (CFS)	INLET DESIGN FLOW (CFS)	STREET OR INLET INTERCEPTION (CFS)	CARRYOVER (CFS)	DESIGN FLOW (CFS)	PIPE SLOPE (%)	PIPE SIZE (IN)	QFULL (CFS)	LENGTH (FT)	VELOCITY (FPS)	Tt (min)	BYPASS RUNOFF, Q (CFS)	LENGTH (FT)	SLOPE (%)	VELOCITY (FPS)	Tt (min)	
B17P		0.57	0.12	11.54	0.07	1.46	0.10									0.1	2.85	24	49.65	64	2.5	0.42							
B18P		7.65	0.48	16.48	3.71	1.25	4.62									4.6	2.01	18	19.36	116	2.1	0.91							
B22P		0.03	0.05	10.53	0.00	1.52	0.00									0.0	2.07	18	19.65	202	2.2	1.56							
B24aP		4.27	0.35	15.78	1.49	1.27	1.89																						
B24bP		0.57	0.61	9.74	0.35	1.57	0.55																						
D1P		3.34	0.41	15.57	1.36	1.28	1.74																						
D4P		1.41	0.45	13.89	0.64	1.35	0.86																						
D8aP		5.47	0.31	17.97	1.71	1.19	2.04																						
D8bP		0.68	0.63	10.89	0.43	1.50	0.64																						
D9P		6.15	0.56	14.88	3.46	1.31	4.53																						
DX		1.11	0.58	13.94	0.64	1.35	0.87																						
E1		0.29	0.08	10.93	0.02	1.50	0.04																						
F2		0.09	0.56	5.01	0.05	1.95	0.10																						
T3		0.84	0.55	11.93	0.46	1.44	0.67																						
T4		1.37	0.38	13.87	0.52	1.35	0.71																						
T5		0.26	0.05	17.49	0.01	1.21	0.02																						
U3		0.26	0.37	8.10	0.10	1.68	0.16																						
U4		0.41	0.53	7.47	0.22	1.73	0.38																						
U5		1.03	0.05	12.34	0.05	1.42	0.08																						
V1		0.41	0.49	10.00	0.20	1.55	0.31																						
Y2		0.95	0.56	15.64	0.53	1.28	0.67																						
W3		0.39	0.48	12.04	0.19	1.44	0.27																						
WC1		2.13	0.11	14.19	0.24	1.34	0.32																						
WC2		1.03	0.13	12.14	0.13	1.43	0.19																						
OS1		0.29	0.13	10.85	0.04	1.50	0.05																						
OS2		2.49	0.05	8.98	0.13	1.62	0.21																						
OS3		0.37	0.13	5.00	0.05	1.95	0.09																						
OS4		0.16	0.05	5.00	0.01	1.95	0.02																						

Project Name: Haymeadow Filing 2
Project No: 240804
Date: 11/18/24
Revised: 01/00/00

STANDARD FORM SF-2
Post-Development
Rational Method Procedure

Designed By: CLH
Checked By: RCP
Design Storm: 25 YR

BASIN (s)	DESIGN POINT	DIRECT RUNOFF						TOTAL RUNOFF				STREET/INLET					STORM SEWER PIPE				TRAVEL TIME			CARRYOVER FLOWS					REMARKS
		AREA (AC)	RUNOFF COEFF	Tc (min)	C x A (AC)	I (IN/HR)	DIRECT RUNOFF, Q (CFS)	Tc (MAX)	Σ(C x A) (AC)	I (IN/HR)	TOTAL RUNOFF, Q (CFS)	SLOPE (%)	STREET FLOW (CFS)	INLET DESIGN FLOW (CFS)	STREET OR INLET INTERCEPTION (CFS)	CARRYOVER (CFS)	DESIGN FLOW (CFS)	PIPE SLOPE (%)	PIPE SIZE (IN)	QFULL (CFS)	LENGTH (FT)	VELOCITY (FPS)	Tt (min)	BYPASS RUNOFF, Q (CFS)	LENGTH (FT)	SLOPE (%)	VELOCITY (FPS)	Tt (min)	
B17P		0.57	0.38	11.54	0.22	2.26	0.49																						
B18P		7.65	0.63	16.48	4.79	1.92	9.20																						
B22P		0.03	0.33	10.53	0.01	2.35	0.02																						
B24aP		4.27	0.53	15.78	2.27	1.96	4.46																						
B24bP		0.57	0.71	9.74	0.41	2.42	0.98																						
D1P		3.34	0.57	15.57	1.91	1.97	3.77																						
D4P		1.41	0.60	13.89	0.85	2.08	1.77																						
D8aP		5.47	0.51	17.97	2.78	1.84	5.12																						
D8bP		0.68	0.73	10.89	0.49	2.31	1.14																						
D9P		6.15	0.68	14.88	4.18	2.02	8.43																						
DX		1.11	0.69	13.94	0.77	2.08	1.59																						
E1		0.29	0.35	10.93	0.10	2.31	0.24																						
F2		0.09	0.68	5.01	0.06	3.00	0.19																						
T3		0.84	0.67	11.93	0.56	2.23	1.26																						
T4		1.37	0.55	13.87	0.76	2.08	1.59																						
T5		0.26	0.33	17.49	0.09	1.86	0.16																						
U3		0.26	0.55	8.10	0.14	2.59	0.37																						
U4		0.41	0.66	7.47	0.27	2.66	0.72																						
U5		1.03	0.33	12.34	0.34	2.19	0.75																						
V1		0.41	0.63	10.00	0.26	2.39	0.61																						
Y2		0.95	0.67	15.64	0.64	1.97	1.26																						
W3		0.39	0.62	12.04	0.24	2.22	0.54																						
WC1		2.13	0.37	14.19	0.79	2.06	1.63																						
WC2		1.03	0.38	12.14	0.40	2.21	0.88																						
OS1		0.29	0.38	10.85	0.11	2.32	0.25																						
OS2		2.49	0.33	8.98	0.82	2.49	2.05																						
OS3		0.37	0.38	5.00	0.14	3.00	0.42																						
OS4		0.16	0.33	5.00	0.05	3.00	0.16																						

Project Name: Haymeadow Filing 2
Project No: 240804
Date: 11/18/24
Revised: 01/00/00

STANDARD FORM SF-2
Post-Development
Rational Method Procedure

Designed By: CLH
Checked By: RCP
Design Storm: 100 YR

BASIN (s)	DESIGN POINT	DIRECT RUNOFF						TOTAL RUNOFF				STREET/INLET					STORM SEWER PIPE				TRAVEL TIME			CARRYOVER FLOWS					REMARKS
		AREA (AC)	RUNOFF COEFF	Tc (min)	C x A (AC)	I (IN/HR)	DIRECT RUNOFF, Q (CFS)	Tc (MAX)	Σ(C x A) (AC)	I (IN/HR)	TOTAL RUNOFF, Q (CFS)	SLOPE (%)	STREET FLOW (CFS)	INLET DESIGN FLOW (CFS)	STREET OR INLET INTERCEPTION (CFS)	CARRYOVER (CFS)	DESIGN FLOW (CFS)	PIPE SLOPE (%)	PIPE SIZE (IN)	80% OF QCAPACITY (CFS)	LENGTH (FT)	VELOCITY (FPS)	Tt (min)	BYPASS RUNOFF, Q (CFS)	LENGTH (FT)	SLOPE (%)	VELOCITY (FPS)	Tt (min)	
B17P		0.57	0.53	11.54	0.30	3.01	0.91																						
B18P		7.65	0.71	16.48	5.42	2.56	13.89																						
B22P		0.03	0.49	10.53	0.01	3.13	0.05																						
B24aP		4.27	0.64	15.78	2.73	2.62	7.15																						
B24bP		0.57	0.77	9.74	0.44	3.22	1.42																						
D1P		3.34	0.67	15.57	2.24	2.63	5.89																						
D4P		1.41	0.69	13.89	0.98	2.78	2.71																						
D8aP		5.47	0.62	17.97	3.41	2.45	8.36																						
D8bP		0.68	0.78	10.89	0.53	3.08	1.64																						
D9P		6.15	0.75	14.88	4.60	2.69	12.37																						
DX		1.11	0.76	13.94	0.84	2.77	2.33																						
E1		0.29	0.51	10.93	0.15	3.08	0.46																						
F2		0.09	0.75	5.01	0.07	4.00	0.28																						
T3		0.84	0.74	11.93	0.62	2.97	1.85																						
T4		1.37	0.66	13.87	0.90	2.78	2.51																						
T5		0.26	0.49	17.49	0.13	2.49	0.32																						
U3		0.26	0.65	8.10	0.17	3.45	0.58																						
U4		0.41	0.73	7.47	0.30	3.55	1.06																						
U5		1.03	0.49	12.34	0.51	2.93	1.48																						
V1		0.41	0.71	10.00	0.29	3.19	0.92																						
Y2		0.95	0.74	15.64	0.70	2.63	1.85																						
W3		0.39	0.71	12.04	0.28	2.96	0.81																						
WC1		2.13	0.52	14.19	1.11	2.75	3.06																						
WC2		1.03	0.53	12.14	0.55	2.95	1.62																						
OS1		0.29	0.53	10.85	0.15	3.09	0.47																						
OS2		2.49	0.49	8.98	1.22	3.33	4.07																						
OS3		0.37	0.53	5.00	0.19	4.00	0.78																						
OS4		0.16	0.49	5.00	0.08	4.00	0.32																						

% FULL

DIRECT RUNOFF SUMMARY TABLE				
BASIN	DESIGN POINT	AREA (AC)	Q ₂₅ (CFS)	Q ₁₀₀ (CFS)
B17P		0.57	0.49	0.91
B18P		7.65	9.20	13.89
B22P		0.03	0.02	0.05
B24aP		4.27	4.46	7.15
B24bP		0.57	0.98	1.42
D1P		3.34	3.77	5.89
D4P		1.41	1.77	2.71
D8aP		5.47	5.12	8.36
D8bP		0.68	1.14	1.64
D9P		6.15	8.43	12.37
DX		1.11	1.59	2.33
E1		0.29	0.24	0.46
F2		0.09	0.19	0.28
T3		0.84	1.26	1.85
T4		1.37	1.59	2.51
T5		0.26	0.16	0.32
U3		0.26	0.37	0.58
U4		0.41	0.72	1.06
U5		1.03	0.75	1.48
V1		0.41	0.61	0.92
Y2		0.95	1.26	1.85
W3		0.39	0.54	0.81
WC1		2.13	1.63	3.06
WC2		1.03	0.88	1.62
OS1		0.29	0.25	0.47
OS2		2.49	2.05	4.07
OS3		0.37	0.42	0.78
OS4		0.16	0.16	0.32

INLET MANAGEMENT

Worksheet Protected

INLET NAME	Inlet D8a	Inlet D8b
Site Type (Urban or Rural)	RURAL	RURAL
Inlet Application (Street or Area)	STREET	STREET
Hydraulic Condition	In Sump	In Sump
Inlet Type	Denver No. 16 Combination	Denver No. 16 Combination

USER-DEFINED INPUT

User-Defined Design Flows

Minor Q_{Known} (cfs)	2.0	0.6
Major Q_{Known} (cfs)	5.1	1.1

Bypass (Carry-Over) Flow from Upstream

Inlets must be organized from upstream (left) to downstream (right) in order for byp

Receive Bypass Flow from:	No Bypass Flow Received	No Bypass Flow Received
Minor Bypass Flow Received, Q_b (cfs)	0.0	0.0
Major Bypass Flow Received, Q_b (cfs)	0.0	0.0

Watershed Characteristics

Subcatchment Area (acres)		
Percent Impervious		
NRCS Soil Type		

Watershed Profile

Overland Slope (ft/ft)		
Overland Length (ft)		
Channel Slope (ft/ft)		
Channel Length (ft)		

Minor Storm Rainfall Input

Design Storm Return Period, T_r (years)		
One-Hour Precipitation, P_1 (inches)		

Major Storm Rainfall Input

Design Storm Return Period, T_r (years)		
One-Hour Precipitation, P_1 (inches)		

CALCULATED OUTPUT

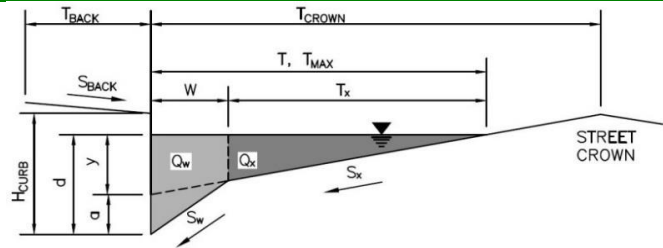
Minor Total Design Peak Flow, Q (cfs)	2.0	0.6
Major Total Design Peak Flow, Q (cfs)	5.1	1.1
Minor Flow Bypassed Downstream, Q_b (cfs)	N/A	N/A
Major Flow Bypassed Downstream, Q_b (cfs)	N/A	N/A

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Inlet ID: Inlet D8a



Gutter Geometry:

Maximum Allowable Width for Spread Behind Curb
Side Slope Behind Curb (leave blank for no conveyance credit behind curb)
Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line
Distance from Curb Face to Street Crown
Gutter Width
Street Transverse Slope
Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)
Street Longitudinal Slope - Enter 0 for sump condition
Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} =$ 0.0 ft
 $S_{BACK} =$ ft/ft
 $n_{BACK} =$ 0.013

$H_{CURB} =$ 6.00 inches
 $T_{CROWN} =$ 12.5 ft
 $W =$ 2.00 ft
 $S_x =$ 0.030 ft/ft
 $S_w =$ 0.083 ft/ft
 $S_o =$ 0.000 ft/ft
 $n_{STREET} =$ 0.013

Max. Allowable Spread for Minor & Major Storm
Max. Allowable Depth at Gutter Flowline for Minor & Major Storm
Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	12.5	12.5	ft
$d_{MAX} =$	6.0	6.0	inches
	☐	☐	

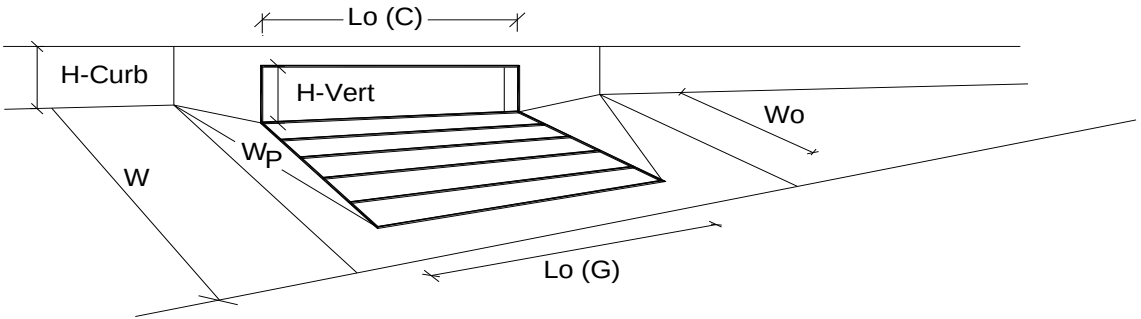
MINOR STORM Allowable Capacity is not applicable to Sump Condition
MAJOR STORM Allowable Capacity is not applicable to Sump Condition

$Q_{allow} =$

Minor Storm	Major Storm	
SUMP	SUMP	cfs

INLET IN A SUMP OR SAG LOCATION

MHFD-Inlet, Version 5.03 (August 2023)



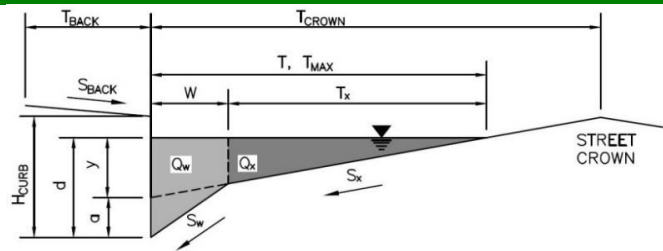
Design Information (Input)		MINOR		MAJOR	
Type of Inlet	Denver No. 16 Combination	Type =	Denver No. 16 Combination		
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	2	2	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.8	5.8	inches
<u>Grate Information</u>		MINOR		MAJOR	
Length of a Unit Grate		L _o (G) =	3.00	3.00	feet
Width of a Unit Grate		W _o =	1.73	1.73	feet
Open Area Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	0.31	0.31	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _f (G) =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	3.60	3.60	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	0.60	0.60	
<u>Curb Opening Information</u>		MINOR		MAJOR	
Length of a Unit Curb Opening		L _o (C) =	3.00	3.00	feet
Height of Vertical Curb Opening in Inches		H _{vert} =	6.50	6.50	inches
Height of Curb Orifice Throat in Inches		H _{throat} =	5.25	5.25	inches
Angle of Throat		Theta =	0.00	0.00	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _f (C) =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	3.70	3.70	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	0.66	0.66	
<u>Low Head Performance Reduction (Calculated)</u>		MINOR		MAJOR	
Depth for Grate Midwidth		d _{Grate} =	0.50	0.50	ft
Depth for Curb Opening Weir Equation		d _{Curb} =	0.32	0.32	ft
Grated Inlet Performance Reduction Factor for Long Inlets		RF _{Grate} =	0.68	0.68	
Curb Opening Performance Reduction Factor for Long Inlets		RF _{Curb} =	N/A	N/A	
Combination Inlet Performance Reduction Factor for Long Inlets		RF _{Combination} =	0.68	0.68	
Total Inlet Interception Capacity (assumes clogged condition)		MINOR		MAJOR	
Inlet Capacity IS GOOD for Minor and Major Storms (>Q Peak)		Q _a =	6.9	6.9	cfs
		Q _{PEAK REQUIRED} =	2.0	5.1	cfs

ALLOWABLE CAPACITY FOR ONE-HALF OF STREET (Minor & Major Storm)

(Based on Regulated Criteria for Maximum Allowable Flow Depth and Spread)

Project:

Inlet ID: Inlet D8b



Gutter Geometry:

Maximum Allowable Width for Spread Behind Curb
Side Slope Behind Curb (leave blank for no conveyance credit behind curb)
Manning's Roughness Behind Curb (typically between 0.012 and 0.020)

Height of Curb at Gutter Flow Line
Distance from Curb Face to Street Crown
Gutter Width
Street Transverse Slope
Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft)
Street Longitudinal Slope - Enter 0 for sump condition
Manning's Roughness for Street Section (typically between 0.012 and 0.020)

$T_{BACK} = 0.0$ ft
 $S_{BACK} =$ ft/ft
 $n_{BACK} = 0.013$

$H_{CURB} = 6.00$ inches
 $T_{CROWN} = 12.5$ ft
 $W = 2.00$ ft
 $S_x = 0.030$ ft/ft
 $S_w = 0.083$ ft/ft
 $S_o = 0.000$ ft/ft
 $n_{STREET} = 0.013$

Max. Allowable Spread for Minor & Major Storm
Max. Allowable Depth at Gutter Flowline for Minor & Major Storm
Check boxes are not applicable in SUMP conditions

	Minor Storm	Major Storm	
$T_{MAX} =$	12.5	12.5	ft
$d_{MAX} =$	6.0	6.0	inches
	☐	☐	

MINOR STORM Allowable Capacity is not applicable to Sump Condition
MAJOR STORM Allowable Capacity is not applicable to Sump Condition

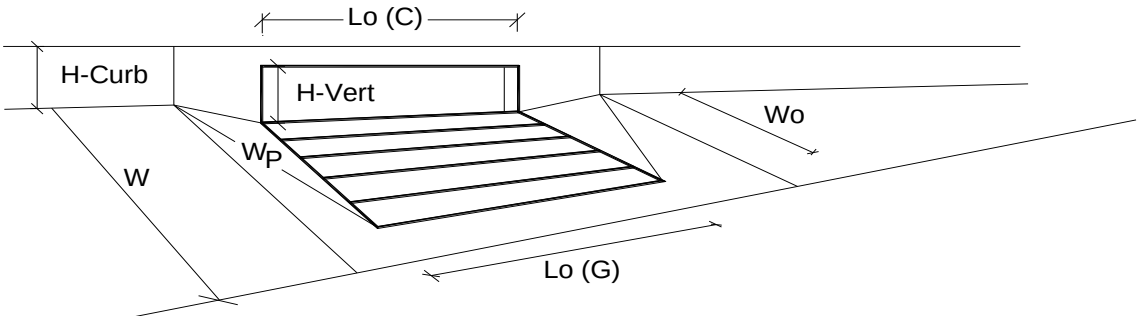
$Q_{allow} =$

Minor Storm	Major Storm
SUMP	SUMP

 cfs

INLET IN A SUMP OR SAG LOCATION

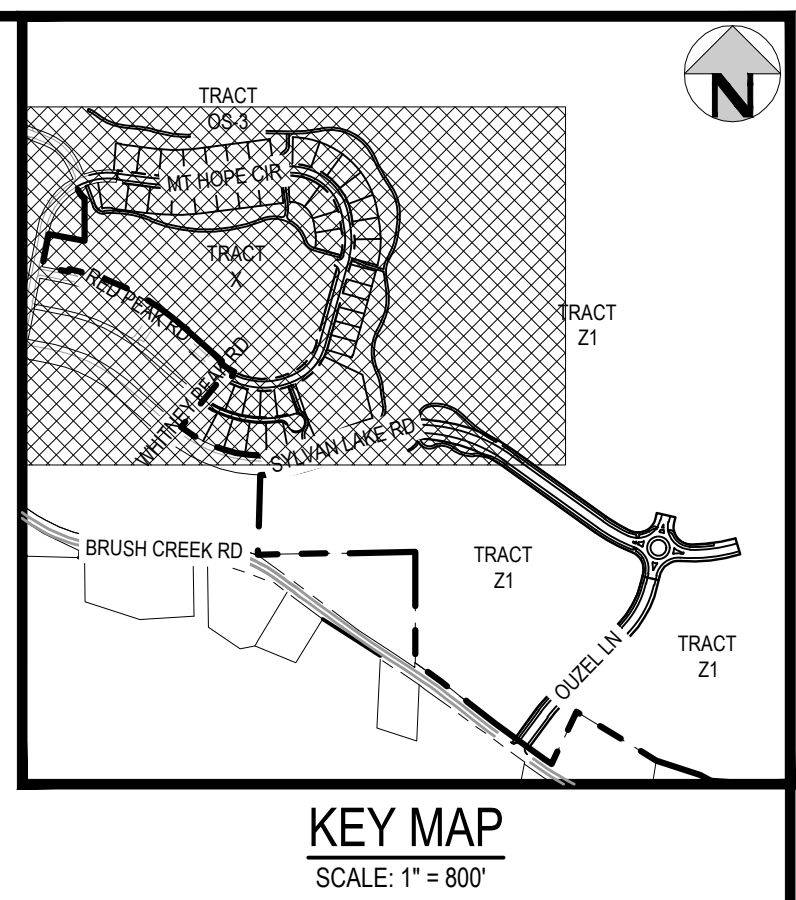
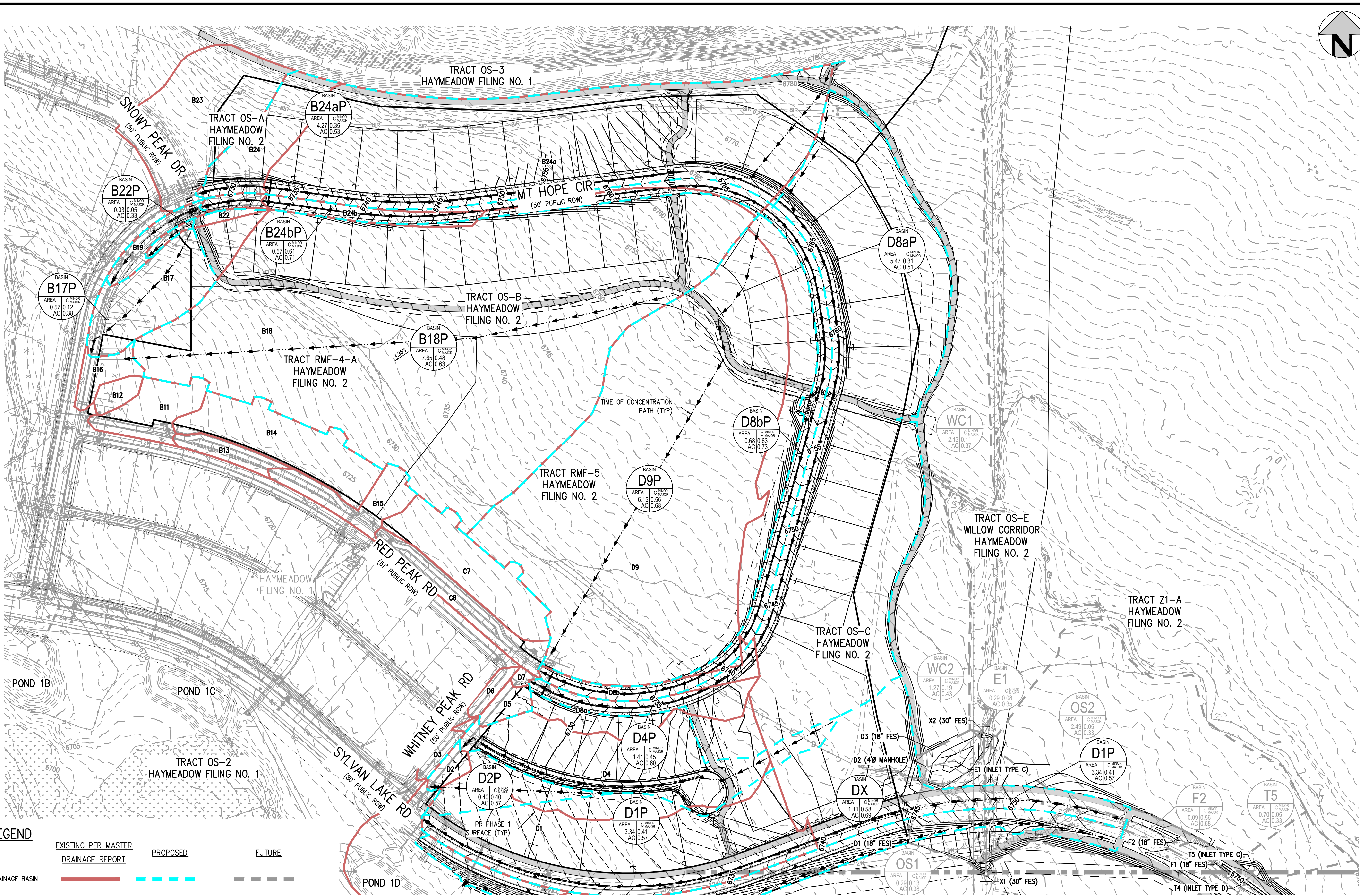
MHFD-Inlet, Version 5.03 (August 2023)



Design Information (Input)		MINOR		MAJOR	
Type of Inlet	Denver No. 16 Combination	Type =	Denver No. 16 Combination		
Local Depression (additional to continuous gutter depression 'a' from above)		a _{local} =	2.00	2.00	inches
Number of Unit Inlets (Grate or Curb Opening)		No =	2	2	
Water Depth at Flowline (outside of local depression)		Ponding Depth =	5.8	5.8	inches
<u>Grate Information</u>			MINOR	MAJOR	☐ Override Depths
Length of a Unit Grate		L _o (G) =	3.00	3.00	feet
Width of a Unit Grate		W _o =	1.73	1.73	feet
Open Area Ratio for a Grate (typical values 0.15-0.90)		A _{ratio} =	0.31	0.31	
Clogging Factor for a Single Grate (typical value 0.50 - 0.70)		C _f (G) =	0.50	0.50	
Grate Weir Coefficient (typical value 2.15 - 3.60)		C _w (G) =	3.60	3.60	
Grate Orifice Coefficient (typical value 0.60 - 0.80)		C _o (G) =	0.60	0.60	
<u>Curb Opening Information</u>			MINOR	MAJOR	
Length of a Unit Curb Opening		L _o (C) =	3.00	3.00	feet
Height of Vertical Curb Opening in Inches		H _{vert} =	6.50	6.50	inches
Height of Curb Orifice Throat in Inches		H _{throat} =	5.25	5.25	inches
Angle of Throat		Theta =	0.00	0.00	degrees
Side Width for Depression Pan (typically the gutter width of 2 feet)		W _p =	2.00	2.00	feet
Clogging Factor for a Single Curb Opening (typical value 0.10)		C _f (C) =	0.10	0.10	
Curb Opening Weir Coefficient (typical value 2.3-3.7)		C _w (C) =	3.70	3.70	
Curb Opening Orifice Coefficient (typical value 0.60 - 0.70)		C _o (C) =	0.66	0.66	
<u>Low Head Performance Reduction (Calculated)</u>			MINOR	MAJOR	
Depth for Grate Midwidth		d _{Grate} =	0.50	0.50	ft
Depth for Curb Opening Weir Equation		d _{Curb} =	0.32	0.32	ft
Grated Inlet Performance Reduction Factor for Long Inlets		RF _{Grate} =	0.68	0.68	
Curb Opening Performance Reduction Factor for Long Inlets		RF _{Curb} =	N/A	N/A	
Combination Inlet Performance Reduction Factor for Long Inlets		RF _{Combination} =	0.68	0.68	
Total Inlet Interception Capacity (assumes clogged condition)			MINOR	MAJOR	
Inlet Capacity IS GOOD for Minor and Major Storms (>Q Peak)		Q _a =	6.9	6.9	cfs
		Q _{PEAK REQUIRED} =	0.6	1.1	cfs

Appendix D – Drainage Plan

FILES: P:\2024\240804\ENGINEERING\DRAINAGE\BASIN MAP - PHASE 2.DWG LAYOUT: LAYOUT1
5:00 PM 11/18/2024
PLOT: 11/18/2024 4:13:33 PM BY: COLTON HOOVER
PLOT: 11/18/2024 4:13:33 PM BY: COLTON HOOVER



LEGEND

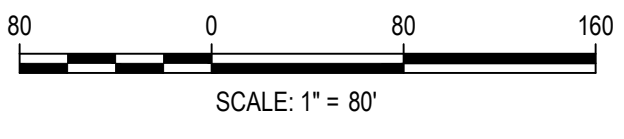
EXISTING PER MASTER DRAINAGE REPORT PROPOSED FUTURE

DRAINAGE BASIN ———— ———— ————

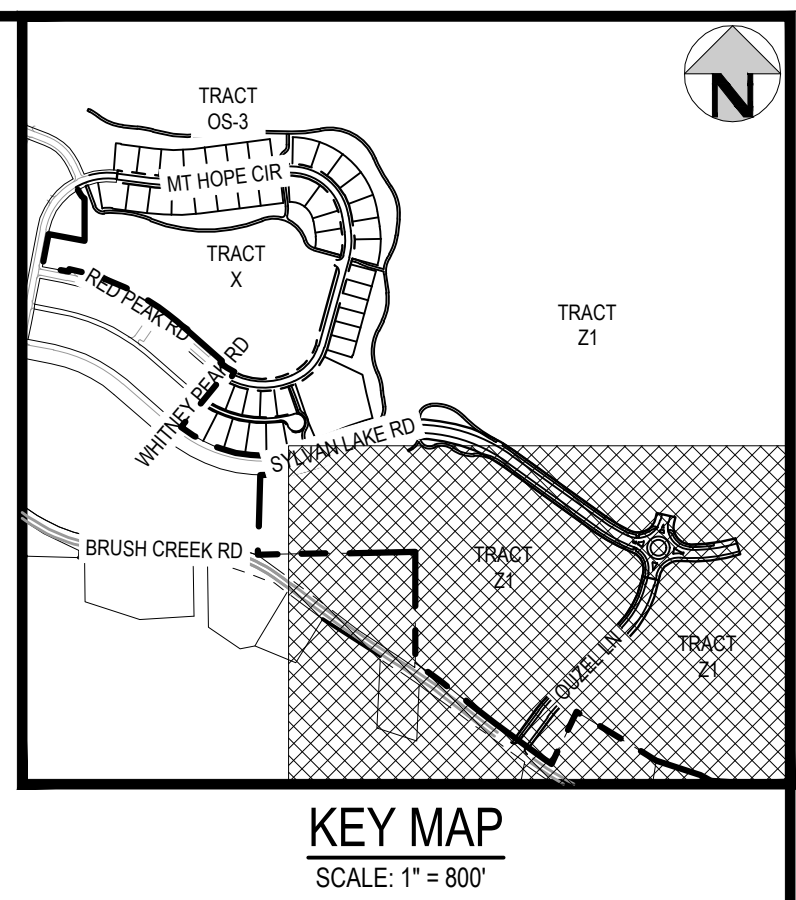
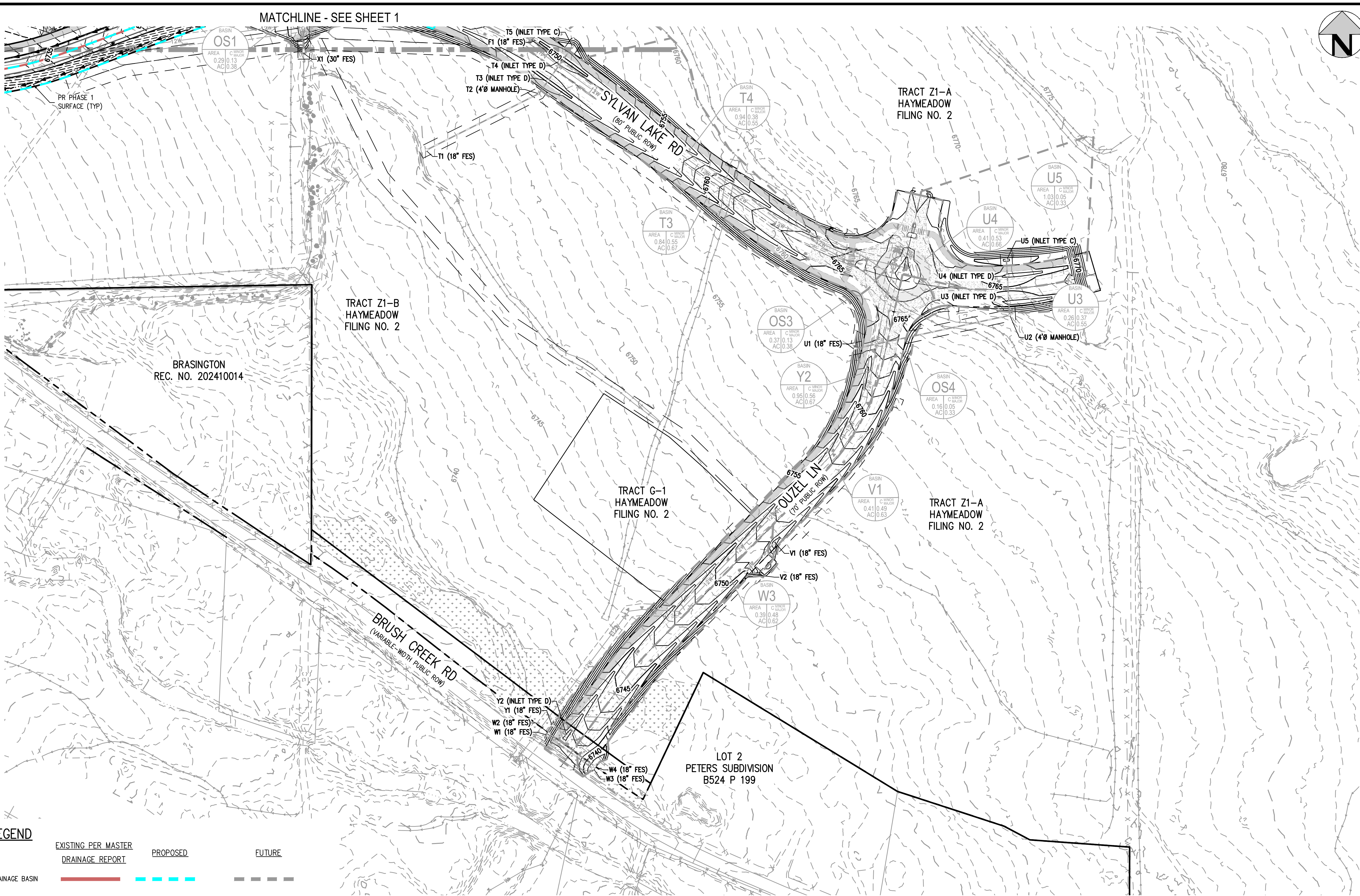
BASIN LABEL D# BASIN DESIGNATION BASIN SIZE IN ACRES BASIN DESIGN POINT

OS 1 AREA 1.23 C MAJOR 0.45 AC 0.67 X-YR RATIONAL C COEFFICIENT XX-YR RATIONAL C COEFFICIENT

1 BASIN DESIGN POINT

 Know what's below. Call before you dig.	 SCALE: 1" = 80'	DESIGNED BY: CLH CHECKED BY: RCP DRAWN BY: CLH	ISSUE DATE: 11-18-2024	 HARRIS KOCHER SMITH 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com	ABRIKA PROPERTIES	HAYMEADOW FILING 2 DRAINAGE PLAN	PROJECT #: 240804 SHEET NUMBER 1 1 OF 3
			DATE REVISION COMMENTS				

FILEPATH: P:\2024\240804\ENGINEERING\DRAINAGE\BASIN MAP - PHASE 2.DWG LAYOUT: LAYOUT1 (2)
DESIGNED BY: CLH
CHECKED BY: RCP
DRAWN BY: CLH
PLOTTED: TUE 02/11/2025 4:20:02P BY: COLTON HOCHHEIM



LEGEND

EXISTING PER MASTER DRAINAGE REPORT PROPOSED FUTURE

DRAINAGE BASIN ——— - - - - - - - - - -

BASIN LABEL D#

BASIN DESIGNATION BASIN SIZE IN ACRES X-YR RATIONAL C COEFFICIENT XX-YR RATIONAL C COEFFICIENT

BASIN OS1
AREA 1.23 AC
C MAJOR 0.45
C MINOR 0.67

1 BASIN DESIGN POINT

 Know what's below. Call before you dig.	 SCALE: 1" = 80'	ISSUE DATE: 11-18-2024	 1120 Lincoln Street, Suite 1000 Denver, Colorado 80203 P: 303.623.6300 F: 303.623.6311 HarrisKocherSmith.com	ABRIKA PROPERTIES	HAYMEADOW FILING 2 DRAINAGE PLAN	PROJECT #: 240804
		DATE REVISION COMMENTS				SHEET NUMBER 2 2 OF 3



DENVER • DALLAS/FORT WORTH

February 7, 2025

Attention: Ryan Johnson, PE
Town of Eagle Public Works
1050 Chambers Ave
Eagle, CO 81631

RE: Haymeadow Phase 1
HKS Project No. 240804

Dear Mr. Johnson,

Please find Sanitary Sewer capacity verification calculations for the Proposed Haymeadow Neighborhood A1 and area east of the Willow Corridor.

Assumptions per Preliminary Utility Impact Report prepared by Alpine Engineering, dated November 2012, revised August 2013:

- Persons per Unit (Single Family): 3.2
- Persons per Unit (Multi-family): 2.8
- Sewage Volume Per Capita Daily (Gallons): 81
- Occupancy Rate: 100%
- Peaking Factor: 1.5
- $1 \text{ ft}^3 \text{ per second} = 641,784.21 \text{ gallons per day}$

Appendix A – Peak Flow Calculations

LINES A2, B2 & C (12" PVC)								
UNIT/DENSITY TYPE	UNIT COUNT	PERSONS PER UNIT	SEWAGE VOLUME PER CAPITA DAILY (GALLONS)	OCCUPANCY RATE (%)	AVERAGE DAILY VOLUME (GALLONS)	PEAKING FACTOR	PEAK DAILY VOLUME (GALLONS)	PEAK FLOW (CFS)
SINGLE FAMILY	403.00	3.20	81.00	100.00	104457.60	1.50	156686.40	0.24
MULTI-FAMILY	330.00	2.80	81.00	100.00	74844.00	1.50	112266.00	0.17
								0.42

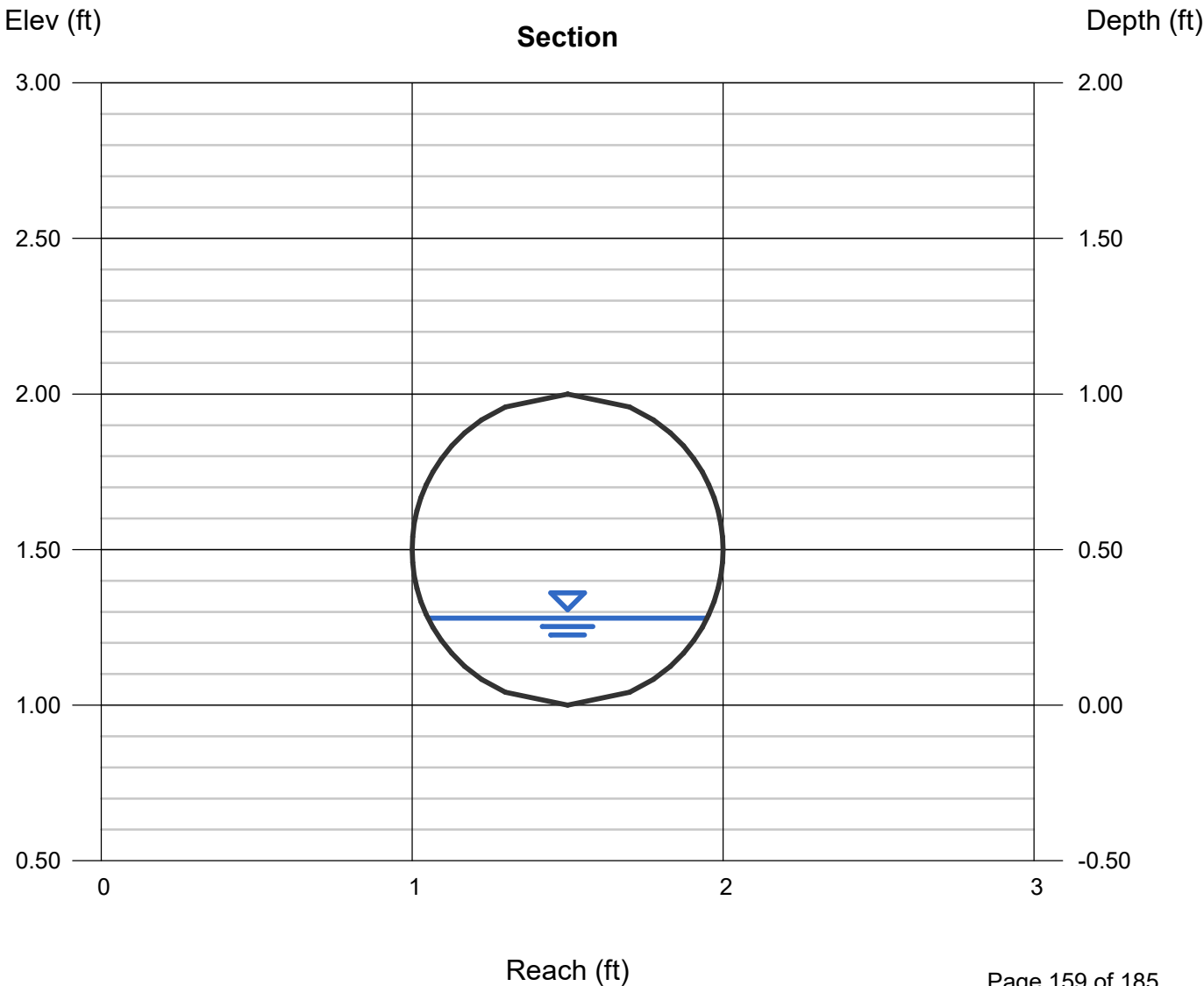
LINE D (8" PVC)								
UNIT/DENSITY TYPE	UNIT COUNT	PERSONS PER UNIT	SEWAGE VOLUME PER CAPITA DAILY (GALLONS)	OCCUPANCY RATE (%)	AVERAGE DAILY VOLUME (GALLONS)	PEAKING FACTOR	PEAK DAILY VOLUME (GALLONS)	PEAK FLOW (CFS)
SINGLE FAMILY	28.00	3.20	81.00	100.00	7257.60	1.50	10886.40	0.02

Appendix B – Pipe Capacity Calculations

Channel Report

LINES A2, B2 & C

Circular		Highlighted	
Diameter (ft)	= 1.00	Depth (ft)	= 0.28
		Q (cfs)	= 0.420
		Area (sqft)	= 0.18
Invert Elev (ft)	= 1.00	Velocity (ft/s)	= 2.31
Slope (%)	= 0.50	Wetted Perim (ft)	= 1.12
N-Value	= 0.013	Crit Depth, Yc (ft)	= 0.27
		Top Width (ft)	= 0.90
		EGL (ft)	= 0.36
Calculations			
Compute by:	Known Q		
Known Q (cfs)	= 0.42		



Channel Report

LINE D

Circular

Diameter (ft) = 0.67

Invert Elev (ft) = 1.00

Slope (%) = 0.50

N-Value = 0.013

Calculations

Compute by: Known Q

Known Q (cfs) = 0.02

Highlighted

Depth (ft) = 0.07

Q (cfs) = 0.020

Area (sqft) = 0.02

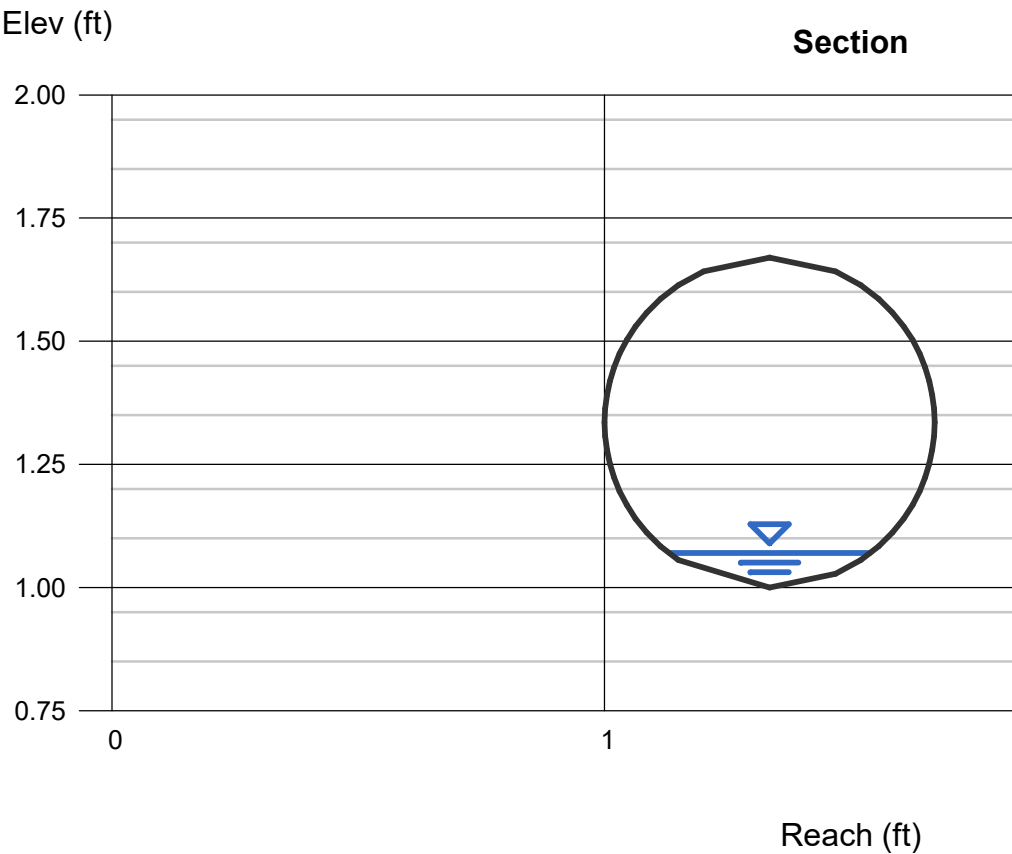
Velocity (ft/s) = 1.01

Wetted Perim (ft) = 0.44

Crit Depth, Yc (ft) = 0.07

Top Width (ft) = 0.41

EGL (ft) = 0.09



MEMORANDUM

To: Michael Hood, Range Consulting, LLC

From: Steve Tuttle, PE, PTOE

Date: June 4, 2024

Project: Haymeadow Eagle

Subject: **Updated Trip Generation w/Proposed Day Care (A1)**

The Fox Tuttle Transportation Group has completed an update of the proposed Haymeadow project trip generation estimate with the proposed area A1 childcare land use. The revised trip generation is attached, and reflects an 80-student childcare use, using ITE trip rates for Land Use #565 – “Day Care Center”.

The 80-student childcare use would result in 295 additional daily, 56 AM peak hour, and 57 PM peak hour trips (assuming 5% non-auto reduction for parents walking/biking kids to day care). The updated total A1 trip generation with day care use is a total of 1,682 daily, 146 AM peak hour, and 174 PM peak hour trips. The projected total A1 volumes represent local roadway level volumes (below collector thresholds) and would be split between the multiple access points. As such, we would not expect any bottleneck/operational concerns with this level of roadway traffic. The day care site should be designed to accommodate drop-off/pick-up and parking on-site which would mitigate impacts to the adjacent residential uses.

Please let me know if you have any questions or would like to discuss our methodologies, assumptions and findings in more detail.

Sincerely,

FOX TUTTLE TRANSPORTATION GROUP, LLC



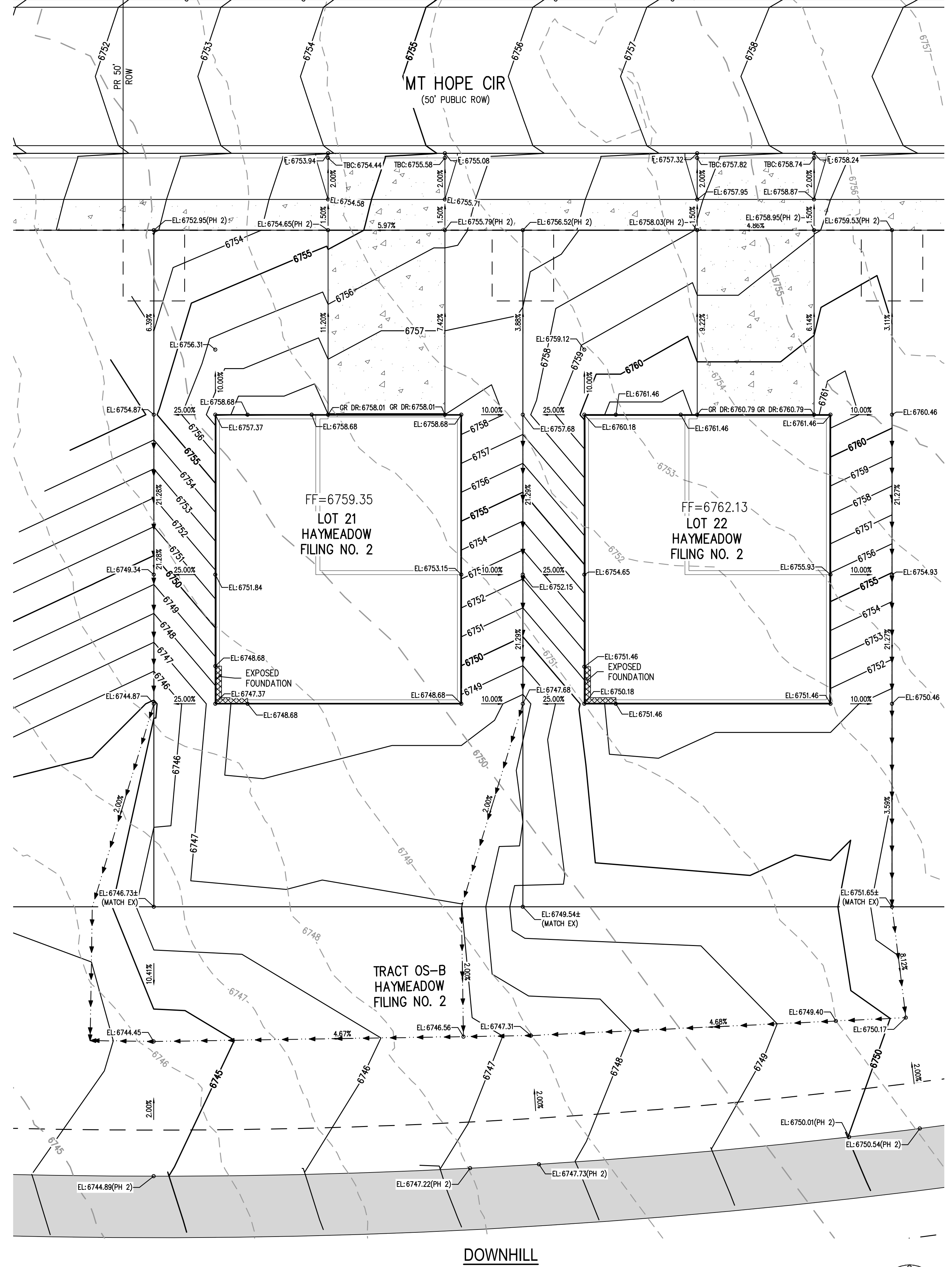
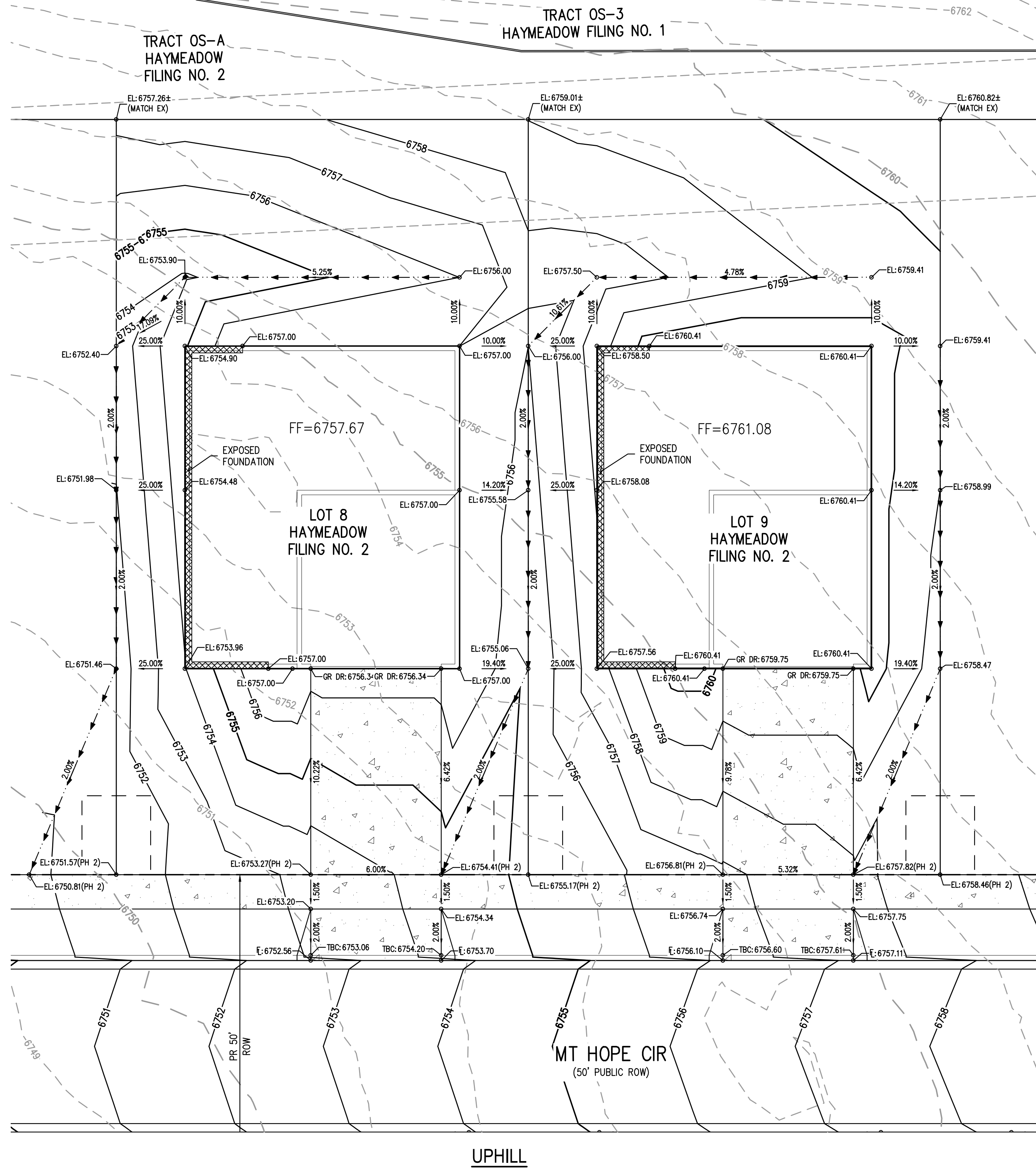
Steve Tuttle, PE, PTOE
Principal

Table B - Updated Trip Generation Estimate for the Haymeadow Development

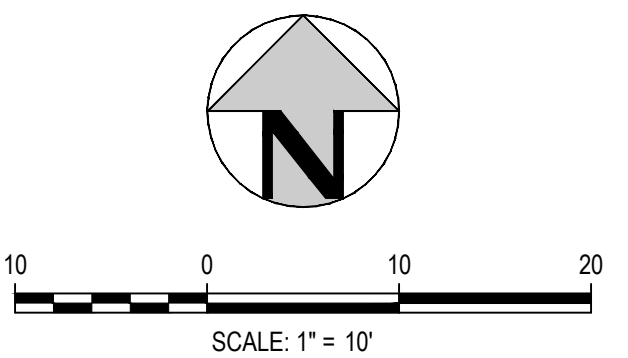
Parcel	ITE Code	Land Use	Size	Unit	Trip Reduction Factors			Average Daily Trips			External A.M. Peak Hour Trips				External P.M. Peak Hour Trips			
					Multi-Modal	Internal Trips and Multi-Purpose Trips	Pass-By	Rate	Total Trips with No Trip Reductions	Total External Trips With Trip Reductions	Rate	Total	In	Out	Rate	Total	In	Out
School	520/522	K - 8 School (4)	600	Students	0.10	0.375	0.00	2.23	1,340	754	0.72	245	135	110	0.16	53	26	27
A1	210	Single Family Detached	48	Dwelling Units	0.05	0.05	0.00	9.43	453	409	0.70	30	8	22	0.94	41	26	15
A1	215	Single Family Attached (Duplex)	40	Dwelling Units	0.05	0.05	0.00	7.20	288	260	0.48	17	4	13	0.57	21	12	9
A1	220	Multifamily (Low-Rise)	108	Dwelling Units	0.05	0.05	0.00	6.74	728	657	0.40	39	9	30	0.51	50	32	18
A1	(2)	Accessory Dwelling Units	10	Dwelling Units	0.05	0.05	0.00	6.74	67	61	0.40	4	1	3	0.51	5	3	2
A1	565	Day Care Center	80	Students	0.05	0.05	0.00	4.09	327	295	0.78	56	30	26	0.79	57	27	30
A1		Subtotal Parcel A1:	206						1,863	1,682		146	52	94		174	100	74
A2	210	Single Family Detached	66	Dwelling Units	0.05	0.05	0.00	9.43	622	562	0.70	42	11	31	0.94	56	35	21
A2	215	Single Family Attached (Duplex)	24	Dwelling Units	0.05	0.05	0.00	7.20	173	156	0.48	10	3	7	0.57	12	7	5
A2	220	Multifamily (Low-Rise)	78	Dwelling Units	0.05	0.05	0.00	6.74	526	474	0.40	28	7	21	0.51	36	23	13
A2	(2)	Accessory Dwelling Units	13	Dwelling Units	0.05	0.05	0.00	6.74	88	79	0.40	5	1	4	0.51	6	4	2
A2		Subtotal Parcel A2:	181						1,409	1,271		85	22	63		110	69	41
B	210	Single Family Detached	118	Dwelling Units	0.05	0.05	0.00	9.43	1,113	1,004	0.70	75	19	56	0.94	100	63	37
B	215	Single Family Attached (Duplex)	30	Dwelling Units	0.05	0.05	0.00	7.20	216	195	0.48	13	3	10	0.57	15	9	6
B	220	Multifamily (Low-Rise)	50	Dwelling Units	0.05	0.05	0.00	6.74	337	304	0.40	18	4	14	0.51	23	14	9
B	(2)	Accessory Dwelling Units	22	Dwelling Units	0.05	0.05	0.00	6.74	148	134	0.40	8	2	6	0.51	10	6	4
B		Subtotal Parcel B:	220						1,814	1,637		114	28	86		148	92	56
C	210	Single Family Detached	94	Dwelling Units	0.05	0.05	0.00	9.43	886	800	0.70	59	15	44	0.94	80	50	30
c	215	Single Family Attached (Duplex)	30	Dwelling Units	0.05	0.05	0.00	7.20	216	195	0.48	13	3	10	0.57	15	9	6
C	220	Multifamily (Low-Rise)	12	Dwelling Units	0.05	0.05	0.00	6.74	81	73	0.40	4	1	3	0.51	6	4	2
C	(2)	Accessory Dwelling Units	13	Dwelling Units	0.05	0.05	0.00	6.74	88	79	0.40	5	1	4	0.51	6	4	2
C		Subtotal Parcel C:	149						1,271	1,147		81	20	61		107	67	40
D	210	Single Family Detached	50	Dwelling Units	0.05	0.05	0.00	9.43	472	426	0.70	32	8	24	0.94	42	26	16
D	215	Single Family Attached (Duplex)	0	Dwelling Units	0.05	0.05	0.00	7.20	0	0	0.48	0	0	0	0.57	0	0	0
D	220	Multifamily (Low-Rise)	0	Dwelling Units	0.05	0.05	0.00	6.74	0	0	0.40	0	0	0	0.51	0	0	0
D	(2)	Accessory Dwelling Units	8	Dwelling Units	0.05	0.05	0.00	6.74	54	49	0.40	3	1	2	0.51	4	3	1
D		Subtotal Parcel D:	58						526	475		35	9	26		46	29	17
Civic	411	Public Park (3)	13	Acres	0.11	0.50	0.00	1.36	18	8	0.23	1	1	0	0.24	1	1	0
Civic	(1)	Fire Station	2	Acres	0.00	0.00	0.00	10.00	20	20	2.00	4	3	1	2.00	4	1	3
Total External Haymeadow Trip Ends:									8,261	6,994		711	270	441		643	385	258
T.O.E. Rec.	495	Recreation Community Center	11	1,000 sq. ft.	0.10	0.10	0.00	28.82	317	257	1.91	17	11	6	2.50	22	10	12
T.O.E. Rec.	488	Community Park (3)	11.5	Acres	0.11	0.50	0.00	1.36	16	7	0.23	1	1	0	0.24	1	0	1
Total External Recreation Facility Trip Ends:									333	264		18	12	6		23	10	13
Total External Trips From Both Sites:									8,594	7,258		729	282	447		666	395	271

Project: P:\2024\06\04\ENGINEERING\EXHIBIT LOT GRADING EXHIBIT.DWG Layout: LAYOUT1
Plotted: 06/10/2024 12:33:00 PM By: Colin Johnson
P:\2024\06\04\ENGINEERING\EXHIBIT LOT GRADING EXHIBIT.DWG

HKS **HARRIS KOCHER SMITH**
1120 Lincoln Street, Suite 1000
Denver, Colorado 80203
P: 303.623.6300 F: 303.623.6311
HarrisKocherSmith.com



NEIGHBORHOOD A1 CONCEPT LOT GRADING EXHIBIT
SCALE: 1" = 10'



**TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 02
(Series of 2025)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO RECOMMENDING APPROVAL OF AN AMENDED FINAL PLAT, KNOWN AS THE HAYMEADOW FILING 1, FIFTH AMENDMENT; AN UPDATE TO THE 2014 NEIGHBORHOOD A1 PRELIMINARY PLAN; AND A FINAL PLAT, KNOWN AS HAYMEADOW FILING 2

WHEREAS, Abrika Properties, LLC (“Abrika”) the (“Applicant”) owns the real property, described as Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1 Situated in Tracts 37, 38, 44, 55, 59, 61, 62, and 63, Township 5 South, Range 84 West of the Sixth P.M., Town of Eagle, Eagle County, Colorado (the “Property”);

WHEREAS, on December 5, 2025, the Applicant submitted with the Town an application for approval of an amended Final Plat to rename Red Peak Road to Mt. Hope Circle, rename Sylvan Lake Road to Haymeadow Drive, and update the addresses of the properties along both streets accordingly (the “Amended Final Plat Application”); and

WHEREAS, the Applicant also submitted with the Town an application for approval of an update to the approved 2014 Preliminary Plan for Neighborhood A1 of the Haymeadow Development (the “Neighborhood A1 Preliminary Plan Application”); and

WHEREAS, the Applicant also submitted with the Town an application for approval of a Final Plat to subdivide Neighborhood A1 of the development (Filing 2) into 46 single-family residential lots, 6 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, five open space tracts, and extend the public rights of way of Haymeadow Drive (Sylvan Lake Rd), Ouzel Lane, and Mt. Hope Circle (the “Haymeadow Filing 2 Final Plat Application”); and

WHEREAS, on April 15, 2025, the Planning and Zoning Commission held a properly-noticed public hearing on the Application.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Findings. The Planning and Zoning Commission finds that the Amended Final Plat Application, the Neighborhood A1 Preliminary Plan Application, and the Haymeadow Filing 2 Final Plat Application, collectively (the “Applications”) complies with all applicable provisions of the Eagle Municipal Code and that approval of the Applications are in the best interest of the public health, safety, and welfare.

Section 2. Decision. Based on the foregoing findings, the Planning and Zoning

Commission recommends approval of the Application, subject to the following conditions:

1. The applicant shall ensure that addresses along Haymeadow Drive are updated on the 5th Amendment to Filing 1 Final Plat, per staff's comments, prior to recordation.
2. The applicant shall work with the Town Attorney to determine whether a clarification about access easements needs to be included on the Amended Final Plat for Filing 1 prior to a decision by Town Council, or prior to recordation of the Plat, if so, this condition will be included in the SIA.
3. The applicant shall record the Amended Final Plat for Filing 1 with the County Clerk and Recorder within 30 days of the Town Council's approval. The Town Planner may grant one administrative extension of this deadline of up to 30 days, upon good cause shown. Any further extensions must be authorized by the Town Council.
4. The applicant shall update the Grading, Erosion, and Sediment Control Plans with all the Town Engineer's comments and show the trailhead parking area in OS-A on the Construction Plans and Filing 2 Final Plat prior to a Town Council decision on the application.
5. The applicant shall update the lighting specifications to ensure the P1 and P2 light fixtures remain under the 3,000k temperature maximum; initial lumen output may be no more than 10,000 lumens; and a photometric plan will be provided for staff review prior to a decision on this application by Town Council.
6. The applicant shall provide additional debris flow and drainage reporting for the areas north of the Haymeadow Drive and Ouzel Lane roundabout and update the Construction Plans accordingly prior to Town Engineer final approval of the Construction Plans for Phase 4, this will be included in the SIA.
7. The applicant shall update the Filing 2 Final Plat to reflect the changes to the preliminary plan, specifically within the OS A parcel.
8. The applicant shall ensure that addresses along Haymeadow Drive are updated on the Filing 2 Final Plat, per staff's comments, prior to recordation.
9. The applicant shall revise the Filing 2 Final Plat to ensure that all rights-of-way, easements, and the Willow Tree Corridor (OS E) are dedicated to the Town as part of the open space required dedications associated with this subdivision.
10. The applicant shall record the Filing 2 Final Plat with the County Clerk and Recorder within 30 days of the Town Council's approval. The Town Planner may grant one administrative extension of this deadline of up to 30 days, upon good cause shown. Any further extensions must be authorized by the Town Council.
11. The applicant shall work with the Town Engineer to determine the safest at grade crossing from The Willow Tree Corridor across Haymeadow Drive (Sylvan Lake Rd) to Trailhead Park.

INTRODUCED, READ, PASSED AND ADOPTED ON APRIL 15, 2025.

TOWN OF EAGLE, COLORADO

Matthew Hood, Chair

ATTEST:

Administrative Technician



To: Planning & Zoning Commission

From: Peyton Heitzman, Community Development Director

Date: April 15, 2025

Agenda Item: LUDC text amendment to establish regulations for Natural Medicine Businesses.

REQUEST

For the Planning Commission to review and approve a text amendment to the Land Use and Development Code (LUDC) establishing regulations for Natural Medicine Businesses.

BACKGROUND

Proposition 122: Access to Natural Psychedelic Substances, approved in November 2022 through a citizen-initiated ballot measure, decriminalizes the use and consumption of certain plant-based psychedelic substances.

In May 2023, the Governor signed Senate Bill 23-290 ([LINK](#)), the “Natural Medicine Regulation and Legalization” into law. This bill clarifies the regulatory framework for Natural Medicine Facilities and grants municipalities the authority to regulate the time, place, and manner of operating natural medicine businesses. However, municipalities cannot outright prohibit these uses within their jurisdictions.

Unlike marijuana and alcohol, which require local licenses, natural medicine business licenses are regulated by the State of Colorado through the Natural Medicine Division under the Department of Revenue. The licensing rules can be found here: [LINK](#).

Section 4.17.120 of the LUDC outlines the process for text amendments, requiring a recommendation from the Planning Commission and a final decision by the Town Council. This request will be presented to the Town Council on April 22, 2025.

ANALYSIS

Staff considered newly adopted regulations from other communities when putting forth the proposed regulations in Resolution 05, Series 2025 (attached below).

	Castle Rock (LINK)	Glenwood Springs (LINK)
Location of healing center	I-1-Light Industrial and I-2-General Industrial Zone Districts	Permitted in Residential Transitional (RT), Mixed Use (M1, M2, M3), Commercial (CO), Resort (RE), River Industrial (I2), and Institutional (IN) districts
Location of other natural medicine businesses	I-1-Light Industrial and I-2-General Industrial Zone Districts	M1 -Special Use, CO – Permitted, I2 - Permitted

Buffer Requirements	1,000 ft from schools (childcare, preschool, elementary, middle and high school) and residential uses (single, duplex, multifamily)	1,000 ft buffer from another natural medicine business (cultivation, manufacturing or testing facility)
Hours of operation	8:00 a.m. to 5:00 p.m., Monday through Friday	8:00 a.m. to 10 p.m., Monday through Sunday
Other regulations	• Screening requirements to prevent view of the interior from public/semipublic area. • All activities to take place indoors. • Lighting, storage, odor, disposal and processing standards	Parking: • Healing Center – 1 per 400 sf • Natural Medicine Businesses – 1 per 1,000 sf

Proposed Standards for the Town of Eagle

The following analysis outlines the standards recommended by staff in the draft ordinance, along with an explanation of key standards that were intentionally omitted.

The ordinance establishes regulations for:

- Definitions
- Location/Review process
- Minimum parking requirements

The ordinance does **NOT** include regulations for:

- Buffer requirements
- Hours of operation
- Number of permits
- Screening

Definitions

Following the recommendation of the Town’s legal team, the definitions proposed in the resolution reference state law, recognizing that these laws may evolve under the new legislation. By deferring to state definitions, the Town can avoid amending its code with each substantive change. However, the Town is proposing a specific definition for “Natural Medicine Business” to clarify which uses fall within this general category.

Natural medicine business means any of the following entities licensed under the Colorado Natural Medicine Code and includes:

1. Natural medicine healing centers;
2. Natural medicine cultivation facilities;
3. Natural medicine products manufacturers;
4. Natural medicine testing facilities; and
5. Any other business entity licensed to perform operations related to natural medicine by the state licensing authority.

Location/Review Process

Staff propose allowing the Natural Medicine Businesses in the Commercial General (CG), Industrial (I), and Commercial General East (CGE) zone districts, which are intended to accommodate more intensive

commercial and light manufacturing uses. Since this is a new use with no practical examples to draw from, staff recommend prohibiting the use in residential and mixed-use districts to avoid potential conflicts. The Planning Commission could recommend additional and/ or alternative zone districts for the uses.

The anticipated impacts of the Natural Medicine Healing Center are expected to be minimal, since all activities would occur in a controlled office environment. Strict licensing requirements ensure that patients must return to a sober state before leaving the center. As a result, staff propose the use be permitted through a Permitted Review “P” process, which would streamline the review process, while still enforcing all applicable standards in the LUDC.

Other Natural Medicine Businesses (cultivation, manufacturing, testing, and other) are proposed as a Special Review “S”, allowing conditions to be placed on the use to mitigate impacts. This process is more extensive, requiring a Planning Commission recommendation and Town Council decision. Given the newness of these uses and the uncertainty of their impacts, staff believe the more intensive “S” review is appropriate.

Table 4.09-1: Primary Use Table																		
	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		
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 / M = Minor Review (no notice) / A = Administrative Review / C = Conditional Use / S = Special Use / - = Not Permitted																		
Use definitions are located in Section 4.20.050, Use Category Definitions																		
NATURAL MEDICINE USES																		
Natural medicine cultivation facility	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	Section 4.09.070.H
Natural medicine healing center	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	Section 4.09.070.H
Natural medicine products manufacturer	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	Section 4.09.070.H
Natural medicine testing facility	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	Section 4.09.070.H
Other natural medicine business entity licensed to perform operations related to natural medicine by the state	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	Section 4.09.070.H

(Image of the proposed location and level of review for each Natural Medicine Use)

All Natural Medicine Facilities will be subject to the generally applicable use standards already available in Section 4.09.040 ([LINK](#)), including the following:

Significant adverse impacts. The proposed use shall not create any significant adverse impacts in surrounding areas or Town services or infrastructure. If the Director determines that a use has the potential to create significant adverse impacts, mitigation may be required. If adequate mitigation cannot be accomplished, the Director may deny the application. In determining whether a use creates significant adverse impacts, the Director shall consider the use's impact on the following:

- i. Town services and infrastructure.
- ii. Traffic.
- iii. Wildlife and wildlife habitat.
- iv. Water quality and quantity.
- v. Air quality.
- vi. Visual amenities and scenic qualities.
- vii. Wildland fire.
- viii. Noise.
- ix. Odors.
- x. Vibration.
- xi. Snow storage.
- xii. Historical significance.
- xiii. Reclamation and restoration.

Minimum Parking Requirements

The following minimum parking requirements are comparable to other communities' adopted standards (Castle Rock and Glenwood Springs) and are also similar to the office use and marijuana manufacturing facility use in Eagle's parking standards. See Section 4.12.040 ([LINK](#)).

Table 4.12-1: Off-Street Parking Standards	
Use Category	Required Parking Spaces
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total)	
COMMERCIAL [Category description: Section 4.20.050 C.]	
Natural Medicine Uses [Subcategory description: Section 4.20.050 C.2]	
Natural medicine cultivation facility	1 per 1,000 square feet
Natural medicine healing center	1 per 400 square feet
Natural medicine products manufacturer	1 per 1,000 square feet
Natural medicine testing facility	1 per 1,000 square feet
Other natural medicine business entity	1 per 400 square feet

Other Planning Commission Considerations

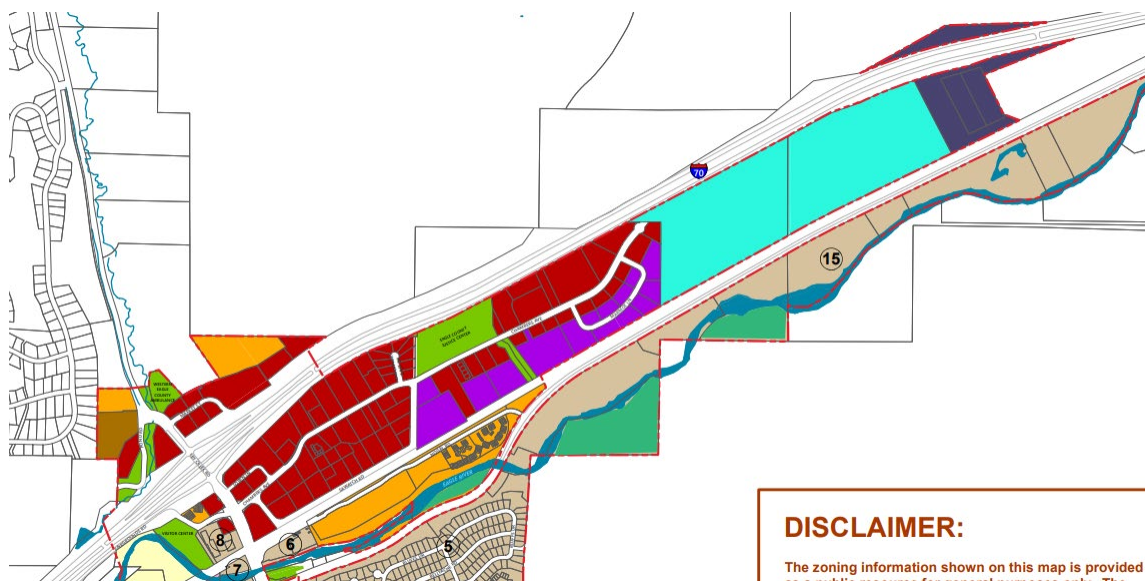
Level of Review

Staff have suggested that the Natural Medicine Healing Center use be Permitted while all other Natural Medicine Businesses be approved through a Special Review. The Planning Commission can suggest alternative levels of review including:

- Permitted "P" Uses – Use by right with minimal review.
- Minor "M" Review – Administrative review, no noticing
- Administrative "A" Uses – Administrative review with noticing required for adjacent property owners.
- Conditional "C" Uses – Uses approved by the Planning and Zoning Commission. Noticing required.
- Special "S" Review Uses – Uses approved by the Town Council following a Planning Commission recommendation. Noticing required.

Buffer Requirements

Buffer requirements have not been included in the draft ordinance due to zoning limitations where Natural Medicine Facilities are proposed: Commercial General (CG), Industrial (I), and Commercial General East (CGE).



(Image of zoning map. CG = red, I = purple, CGE = teal)

Imposing a 1,000-foot buffer standard could significantly limit the siting of Natural Medicine Facilities due to the size and configuration of eligible zoning areas. The north-south length of CG, I, and CGE-zoned properties between I-70 and Highway 6 range from approximately 800 to 1,200 feet. The properties fronting Chambers Avenue, zoned Commercial General, extends about 5,550 feet, while Market Street spans approximately 1,950 feet.

Although the use table proposes to allow Natural Medicine Facilities in the CGE zone, development in East Eagle is currently constrained by a lack of streets and supporting infrastructure. The linear distance of CGE-zoned properties is approximately 4,480 feet, but much of this area is not yet viable for business operations.

The Town of Eagle currently enforces a 1,000-foot buffer for marijuana uses from schools. Staff have spoken with childcare providers interested in relocating to Chambers Avenue, which could restrict future marijuana business expansions through additional licensing. Similar conflicts are anticipated for Natural Medicine Facilities, as Pre-School/Childcare and School/Trade/Private Academy uses are permitted in the CG, I, and CGE zones (see below).

Table 4.09-1: Primary Use Table																
	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							
Zone Districts	R1	R2	R3	R4	OTR	RR1	RR2	R	CMU1	CMU2	BD	CG	CGE	CI	IND	
KEY: P = Permitted / M = Minor Review (no notice) / A = Administrative Review / C = Conditional Use / S = Special Use / - = Not Permitted																
Use definitions are located in Section 4.20.050 . Use Category Definitions																
Pre-School/Childcare Center	A	A	A	A	A	A	A	A	A	A	A	A	A	A	-	
Public/Civic Assembly or Auditorium	-	-	-	-	-	-	-	-	A	M	M	M	M	M	-	
Regional Transit Station	-	-	-	-	-	-	-	-	-	A	A	A	A	A	-	
Religious Assembly/Church	A	A	A	A	A	M	M	M	A	A	A	A	A	A	-	
Research Facility	-	-	-	-	-	-	C	C	-	C	C	A	A	A	A	
School K-12, public	P	P	P	P	P	P	P	P	-	-	-	-	-	-	-	
School/Trade/Private Academy	-	C	C	C	C	C	C	C	C	C	-	A	A	A	A	

(Image of Use Table from LUDC with Pre-School/Childcare and School/Trade/Private Academy highlighted)

Other Standards

The Planning Commission could recommend other standards for the new uses including:

- Hours of operation
- Limiting the number of permits
- Screening
- Limiting the number of permits

Staff is hesitant to include standards related to these topics due to concerns with administration and enforcement, especially considering that these businesses will be state licensed, limiting the amount of local oversight through the licensing process.

Review Criteria

STANDARD #1: Comprehensive Plan. The text amendment is consistent with the Comprehensive Plan.

Staff Comment: Policy 2-7.1. states that portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. The Natural Medicine Businesses are considered commercial uses, aligning with the intent of the I-70 Influence character area. The East Eagle Sub Area plan also envisions uses similar to those found in the Chambers Avenue area, primarily commercial and retail uses not typically found on Broadway Street. Both plans support the proposed uses within the CG, CGE and I zone districts.

STANDARD #2: Land Use and Development LUDC standards; conflict. The text amendment is consistent with and does not conflict with or contradict other provisions of this LUDC.

Staff Comment: Staff has not identified any conflicts or inconsistencies with other provisions of the LUDC.

STANDARD #3: Specific reasons. A proposed LUDC text amendment shall meet at least one of the following specific reasons:

- Community need or development trend or change. The text amendment is necessary to address a demonstrated community need or anticipated change in development trends;
- Changed conditions. The text amendment is necessary to respond to specific changes in conditions or policy; or

- iii. *Clarification or modification. The proposed LUDC text amendment provides a clarification or modification to current standards or procedures that will aid the overall function of the LUDC.*

Staff Comment: The proposed text amendment meets the second reason, resulting from changed conditions with State policy that mandate the inclusion of these new uses.

PUBLIC COMMENT/OUTREACH

Public hearings are being held both at the Planning & Zoning Commission and Town Council meetings in April, providing members of the public with the opportunity to comment on the proposed regulations.

As of April 11, 2025, no public comment has been received.

ATTACHMENTS

- Resolution 05, Series 2025

**TOWN OF EAGLE, COLORADO
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 005
(Series of 2025)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF
EAGLE, COLORADO RECOMMENDING AMENDING TITLE 4 OF THE TOWN CODE TO
REGULATE NATURAL MEDICINE BUSINESSES

WHEREAS, pursuant to C.R.S. § 31-15-103, municipalities shall have power to make and publish ordinances which are necessary and proper to provide for the safety, to preserve the health, promote the prosperity, and improve the morals, order, comfort, and convenience of such municipality and the inhabitants thereof not inconsistent with the laws of this state; and

WHEREAS, the Town of Eagle (the “Town”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Eagle Home Rule Charter (the “Charter”); and

WHEREAS, pursuant to Section 1.01.080 of the Eagle Town Code (the “Code”), the Town may amend the Code and pursuant to Section 4.17.120 of the Code, the Town may amend the Land Use and Development Code (the “LUDC”); and

WHEREAS, in 2022, Colorado voters approved “Proposition 122: Access to Natural Psychedelic Substances,” which is now codified in C.R.S. §§ 12-170-101 through 115 (the “Natural Medicine Health Act”); and

WHEREAS, the Natural Medicine Health Act allows the supervised use of psychedelic mushrooms by individuals aged 21 and over at licensed facilities and requires the state to create a regulatory structure for the operation of these licensed facilities; and

WHEREAS, the Natural Medicine Health Act prohibits local governments from banning licensed facilities, services, and use of natural medicines permitted by the Natural Medicine Health Act, while allowing local governments to regulate the time, place, and manner of operation of these facilities; and

WHEREAS, the State legislature enacted Senate Bill 23-290, which is codified in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), to create the regulatory structure for the operation of these licensed facilities, which includes the licensing and registration of facilities and related businesses that provide the use, cultivation, manufacture, and testing of these substances; and

WHEREAS, the Planning and Zoning Commission desires to enact this resolution recommending the Town regulate the time, place, and manner of the operation of licenses issued pursuant to the Colorado Natural Medicine Code; to establish the appropriate zoning districts for

the operation of licenses issued pursuant to the Colorado Natural Medicine Code; and to establish distance restrictions for buildings where natural medicine services are provided within the vicinity of a child care center; preschool; elementary, middle, junior or high school; or a residential child care facility pursuant to the Colorado Natural Medicine Code; and

WHEREAS, it is in the interest of the public health, safety, and welfare of the Town to amend the Code as set forth in this Resolution.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO AS FOLLOWS:

Section 1. Findings. The Planning and Zoning Commission finds that the resolution amending the LUDC is in the best interest of the public health, safety, and welfare.

Section 2. Decision. Based on the foregoing findings, the Planning and Zoning Commission recommends approval of the resolution amending the LUDC, in the form presented herein.

Section 3. Section 4.09.030 – Amended. Table 4.09-1: Primary Use Table, under Section 4.09.030 – Uses permitted by district (use tables), is hereby amended with the addition of natural medicine uses, as follows:

Table 4.09-1: Primary Use Table																		
	Residential Districts					Rural and Agriculture Districts			Mixed-Use, Commercial and Industrial Districts							Govt. and Civic Districts		
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 / M = Minor Review (no notice) / A = Administrative Review / C = Conditional Use / S = Special Use / - = Not Permitted																		
Use definitions are located in Section 4.20.050, Use Category Definitions																		
NATURAL MEDICINE USES																		
Natural medicine cultivation facility	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	Section 4.09.070.H
Natural medicine healing center	-	-	-	-	-	-	-	-	-	-	-	P	P	-	P	-	-	Section 4.09.070.H
Natural medicine products manufacturer	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	Section 4.09.070.H
Natural medicine testing facility	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	Section 4.09.070.H
Other natural medicine business entity licensed to perform operations	-	-	-	-	-	-	-	-	-	-	-	S	S	-	S	-	-	Section 4.09.070.H

related to natural medicine by the state																			
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Section 4. Section 4.09.070 – Amended. Section 4.09.070 - Standards for commercial uses is hereby amended with the addition of natural medicine uses, as follows:

Section 4.09.070. - Standards for commercial uses.

* * * *

H. *Natural medicine uses.*

1. Natural medicine uses may be allowed as permitted by Table 4.09-1: Primary Use Table.

Section 5. Section 4.12.040 – Amended. Table 4.12-1: Off-Street Parking Standards, under Section 4.12.040 – Required off-street vehicle parking, is hereby amended with the addition of a natural medicine subcategory as follows:

Table 4.12-1: Off-Street Parking Standards	
Use Category	Required Parking Spaces
KEY: DU = Dwelling Unit BR = Bedroom GFA = Gross Floor Area (total)	
COMMERCIAL [Category description: Section 4.20.050 C.]	
Natural Medicine Uses [Subcategory description: Section 4.20.050 C.2]	
Natural medicine cultivation facility	1 per 1,000 square feet
Natural medicine healing center	1 per 400 square feet
Natural medicine products manufacturer	1 per 1,000 square feet
Natural medicine testing facility	1 per 1,000 square feet
Other natural medicine business entity	1 per 400 square feet

Section 6. Section 4.20.020 – Amended. Section 4.20.020 is amended with the addition of the following definitions:

Natural medicine shall have the same meaning as provided in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), as may be amended from time to time.

Natural medicine business means any of the following entities licensed under the Colorado Natural Medicine Code and includes:

1. Natural medicine healing centers;

2. Natural medicine cultivation facilities;
3. Natural medicine products manufacturers;
4. Natural medicine testing facilities; and
5. Any other business entity licensed to perform operations related to natural medicine by the state licensing authority.

Natural medicine cultivation facility shall have the same meaning as provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR 213-1, as may be amended from time to time.

Natural medicine facilitator or facilitator shall have the same meaning as provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR 213-1, as may be amended from time to time.

Natural medicine healing center shall have the same meaning as “healing center” as provided in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), as may be amended from time to time.

Natural medicine participant or participant shall have the same meaning as “participant” as provided in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), as may be amended from time to time.

Natural medicine product shall have the same meaning as provided in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), as may be amended from time to time.

Natural medicine products manufacturer shall have the same meaning as provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR 213-1, as may be amended from time to time.

Natural medicine services shall have the same meaning as provided in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), as may be amended from time to time.

Natural medicine testing facility shall have the same meaning as provided in the Code of Colorado Regulations, Natural Medicine Division, 1 CCR 213-1, as may be amended from time to time.

Regulated natural medicine shall have the same meaning as provided in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), as may be amended from time to time.

State licensing authority shall have the same meaning as “State licensing authority” as provided in C.R.S. §§ 44-50-101 through 904 (the “Colorado Natural Medicine Code”), as may be amended from time to time.

Section 7. **Section 4.20.050 – Amended.** Section 4.20.050 is amended with the addition of a natural medicine subcategory as follows:

Section 4.20.050. - Use category definitions.

* * * *

C. *Commercial uses.*

* * * *

2. *Use types.*

* * * *

m. *Natural medicine.* This use type includes the Town’s approved natural medicine uses.

INTRODUCED, READ, PASSED AND ADOPTED ON APRIL 15, 2025.

TOWN OF EAGLE, COLORADO

Matthew Hood, Chair

ATTEST:

Camille Deering, Town Clerk



To: Planning & Zoning Commission
From: Community Development Department
Date: April 15th, 2025
Agenda Item: Community Development Department Update

LONG RANGE PLANNING

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

- Staff is working with legal to update Chapter 4.17 of the LUDC to streamline processes and procedures for land use applications.
- Staff is working on other updates including regulating Natural Medicine Facilities and clarifying density limits in specific zone districts in response to HB25-1092. The later will be discussed at a joint work session between P&Z and TC on June 3rd.

WUI Code

- The WUI Code will support increasing the community's resiliency to wildfires by regulating exterior building materials to ensure they are fire resistant, enacting landscaping guidelines such as the Fire Free 5 that ensure there is not flammable material within 5 feet of the structure, and by ensuring landscaping standards support water-wise, native vegetation that is not highly flammable.
- After the WUI Code's adoption by the state legislature in July of 2025, municipalities will need to adopt the provisions by January 1, 2026. These provisions will be split into amendments to the Town's adopted International Building Codes (IBC) and the Town's Land Use and Development Code (LUDC).
 - Staff anticipates there will be outreach on these efforts this spring, staff will ensure Council is updated on the timing of this outreach when the dates are finalized.
- The group held a meeting on March 20th to discuss fire resistant landscape standards that recognize the unique ecosystems and values of the towns throughout the valley.
- The next meeting is scheduled for 4/17/2025 at 12:30pm. In-person attendance is at the Eagle County offices on Broadway.

EVTA 10 Year Transit Plan

- Staff are actively engaged in the Technical Advisory Committee (TAC) for EVTA's 10 Year Transit Plan. The TAC is made up of local community staff representatives and their primary role is to provide technical guidance to the plan, make recommendations to the EVTA Board, communicate with Town Managers and other key influencers in each community.
- A second round of Community Outreach will be conducted in early April, and the public



will be asked to provide feedback on route alternatives for the Valley Route, Highway 6 Route, and Minturn/Redcliff Route. Outreach will primarily include several focus group sessions, outreach boards at the Vail Transportation Center and an online survey.

Affordable Housing Accelerator Project (AHAP)

- The AHAP remains on pace as staff and the Logan Simpson team prepare materials for the March 4 Town Council / Planning & Zoning Commission work session. Project progress includes the following:
 - Phase 1 – 90-day Fast-Track Review Process (now termed the Eagle Express Lane): 90% complete with review of land use code and preparing first draft of updated code language. Staff will be forwarding the draft language to Legal for review.
 - Phase 2 – Land Inventory Analysis (LIA): Staff are preparing feedback on the LIA draft report and maps.
 - Phase 3 – Proposition 123 Funding Strategy (matrix and feasibility summary of funding options): Not yet started. This phase will be incorporated into Project Close-out in April.

Administrative Manual

- Staff has been continuing to work on an administrative manual to clearly communicate land use processes to the public. Staff will be posting resources as they're completed, e.g. how the use permit process works, on the Town's website. As this project continues staff will be engaging stakeholder groups like the EVC for feedback to ensure this manual is user friendly and is meeting the community need.
- Staff will be sharing information and collecting feedback about the draft How to Start a Business process at the April 10 Chamber Mixer to hear from community members about their initial thoughts. Staff has met with representatives from the EVC and the Chamber's Business Advocacy Committee regarding this process draft, and will be discussing this process at the April 10 EVC meeting. Staff will continue to refine this process draft accordingly.

LAND USE APPLICATIONS IN PROGRESS

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

- Eagle Meadows Annexation No. 1 and No.2
 - An application to annex and zone parcel no. 193927300040 (Parcel A) to Resource (R) and parcel no. 193927400041 (Parcel F) to Rural Residential 2 (RR2).
- Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat
 - An application to amend the Filing 1 Final Plat to rename two public rights-of-way and readdress single-family lots along those streets, update the 2014 Preliminary Plan, and to subdivide Neighborhood A1 of the development (Filing 2) into 46 single-family residential



lots, 6 duplex lots, two multi-family residential development parcels, a 1.6-acre childcare site, five open space tracts, and extend the public rights of way of Haymeadow Drive (Sylvan Lake Rd), Ouzel Lane, and Mt. Hope Circle.

- Round 1 referral ended January 13, 2025, application re-submittal expected for week of 2/10/25.
- The application is currently in the 2nd round of review, staff is working with the applicant to determine hearing dates.
- Planning Commission Public Hearing- April 1, 2025, continued to April 15, 2025
- Town Council Public Hearing- April 22, 2025
- Haymeadow Amendment to Approved Development Plan for RMF-2
 - An application to amend an approved development plan, file #DR22-01. Modifications include 1) architectural features: end unit garages rotated from side facing to front facing and changes to location of entry doors as well as some roof lines. 2) Grading: removal of retaining walls at edge of end unit side entry doors, retaining walls replaced with graded slope. 3) Landscaping: plant beds at end unit side entry doors removed with sidewalks, replaced with native grasses and planting beds at front walkways and where retaining walls were removed and replaced native grasses.
 - Administrative Review:
 - Application Submitted: March 3, 2025
 - Staff Comments Issued: March 19, 2025
 - Notice of Decision Issued: TBD
- Capitol Flats Subdivision Sketch Plan and Public Right-of-Way (ROW) Alley Vacation
 - A Subdivision Sketch Plan and Public ROW Alley Vacation application with the intent to construct five three-story residential buildings containing a total of 171 condominium and LERP/affordable housing units, a subsurface/underground parking garage, and associated utility relocations. The intended development will require a public process through a Subdivision Sketch Plan and vacation of Public ROW [current applications]. Future applications include a Rezoning of 123 & 137 Howard Street from Old Town Residential (OTR) to Commercial Mixed-Use 1 (CMU-1), a building height variance, a Lot Consolidation Plat, a Condominium Subdivision Final Plat, and a Major Development Permit.
 - Referral period ended 2/3/25, comments are due to the applicant by 2/10/25.
 - Planning Commission Public Hearing- April 1, 2025
 - Town Council Public Hearing- May 13, 2025
- Red Mountain Ranch, Parcel 1
 - Has submitted Preliminary Plan Review and Major Development Plan applications; currently out for referral and review, with first round of comments due April 18, 2025.
- ANB Bank



- An application for a minor development permit to construct an ANB Bank facility on the currently vacant north side of the old Burger King site has been submitted. The referral period ended 3/21/2025, awaiting resubmittal from applicant.
- 446 Broadway
 - A minor development application for a new mixed-use development has been submitted. Currently out for referral and review, with first round of comments due May 23, 2025.
- 1215 Chambers Avenue
 - Applications for a lot line adjustment and a Major Development Permit have been submitted, but are not yet complete.
- Henry Annexation
 - Annexation, rezoning, and minor subdivision submitted for 220 E. Sixth St. Currently under review.
- North Broadway – Annexation and Zoning/Rezoning
 - The Applicant withdrew their annexation and zone/rezone request to CMU2.
 - A new annexation and zone/rezoning request is anticipated. However, the applicant is still determining the desired zoning designation for the property. The timing of the formal resubmittal is unknown.
- Natural Medicine Facilities – Text Amendment to the LUDC
 - This amendment will establish regulations for Natural Medicine Facilities.
 - Planning Commission Public Hearing – April 15, 2025
 - Town Council Public Hearing – April 22, 2026

Administrative Approvals (Encroachment Permits, Sign Permits, Use Approvals)

- Currently reviewing 0 Sign Permits.
 - 0 Sign Permits have been approved and issued so far this year.
 - 0 encroachment permits have been approved and issued this year.
- Employee Dwelling Unit on Marmot Lane
 - Application to approve an existing and previously approved (SU11-07) Employee Dwelling Unit as a permitted use for 245 Marmot Lane, Unit #1. No referral comments received by the due date of April 2, 2025, and one public support letter received. Anticipated decision date – April 16, 2025.
- Motosource Use Review
 - Application to include motorcycle sales at the existing Motosource location on Chambers. Application currently out on referral with comments due back on April 17 for an anticipated administrative decision date of April 23.



NOTABLE UPDATES

- On March 18th, Richard provided the Planning Commission training on the quasi-judicial process and general meeting best practices. The PowerPoint presentation can be access through this [LINK](#). Please note the link expires May 18th.
- Planning attended the National APA Conference in Denver from 3/28-4/1.
- DOLA has asked if the Town is interested in participating in an AI Pilot program to reduce permit review timelines. The program is funded through the state but would require staff time for vendor set up. DOLA provided two vendors that could be used: [CivCheck](#) and [Archistar](#). Staff is coordinating meetings with DOLA to gather more information and will participate in demos to better understand the potential benefits to the Town. Staff will be back with more information.
- The Building Department has received demolition permits for **217 E Second Street** and **137 Howard Street**. While these properties are part of the Capitol Flats project, these permits are separate from the land use application. There are no provisions in Title 4 that would prevent a property owner from obtaining and demolishing an existing structure on their property prior to any formal land use approval.
- Interviews are scheduled for the Administrative Technician II and Building Inspector II positions. The Town continues to work with Shrums Coda for third building permit inspections 5 days a week.
- 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 2025:
 - January - 2
 - February – 3
 - March- 3
- Staff is composing a “RFP” for new Software. Additionally, staff are waiting to hear back on a grant award for \$212,000 that will support software setup and data migration. This grant is funded through DOLA’s Local Planning Capacity grant (same funding source as the AHAP project).



P&Z and Council Meeting Schedule

April 2025
April 1 st (Work Session) TC Work Session on Grand Avenue Corridor
April 1 st (Planning Commission)



• Capitol Flats Subdivision Sketch Plan • Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat (continued)
April 8 th (Town Council)
April 15 th (Planning Commission) • Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat • Natural Medicine Ordinance
April 22 nd (Town Council) • Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat • Natural Medicine Ordinance
May 2025
May 6 th (Work Session) • PZ/TC Work Session on Long Range Planning Priorities
May 6 th (Planning Commission)
May 13 th (Town Council) • Capitol Flats Subdivision Sketch Plan
May 20 th (Planning Commission) • ANB Bank Minor Development Permit
May 27 th (Town Council)