# Planning & Zoning Commission
# Tuesday, April 21, 2026, 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 – Town of Eagle Public Wi-Fi**

## MEETING ACCESS INFORMATION AND PUBLIC PARTICIPATION

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

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**Microsoft Teams** Need help?

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Meeting ID: 222 459 428 213 0
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+1 469-770-0416,,49547609# United States, Kaufman
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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 gram.dick@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. April 7, 2026 P&Z Meeting Minutes

## 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.*

## PRESENTATIONS

1. *Holy Cross Energy Presentation*

## PUBLIC HEARINGS

1. Project: Haymeadow RMF-4/5 Major Development Plan and Final Plat
   File # DR25-08 / FP25-01
   Applicant: Michael Hood, Haymeadow Homes
   Location 340 and 540 Mt. Hope Circle
   Staff Contact: Tez Hawkins, Senior Planner
   Request: An application for a Major Development Permit and re-subdivision of Haymeadow neighborhood A1, Tracts RMF-4A and RMF-5 into cottage courtyards and single-family and duplex lots.
2. Project: Vail Valley Design Center Development Plan and Lot Consolidation
   File # DR25-04 / LLA25-02
   Applicant: Vail Valley Design Center
   Location 1125 & 1215 Chambers Avenue
   Staff Contact: Alyssa Rivas
   Request: A Minor Development Plan and Lot Line Adjustment (Consolidation) application to construct seven commercial buildings totaling 94,415 square feet with a mix of retail, showroom, office, and warehouse/storage uses.

## 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. Town Council April Department Update

## OPEN DISCUSSION

## ADJOURN

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

Gram Dick
Administrative Technician II

# MEETING MINUTES
# Planning & Zoning Commission
# Tuesday, April 7, 2026, 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 the option for the public to attend via Teams.

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

Commissioner Matt Hood called the meeting to order at 6:05 PM.

**COMMISSIONERS PRESENT**
Weston Arbogast, Erin Cook, Matt Hood, Benjamin Leape (virtually), Keith Montag, KaLynn Morrison, Colleen Sharpe, Jennifer Sturgeon, Keegan Winkeller

**STAFF**
Kyle Brotherton – Interim Com Dev Director
Jessica Lake – Senior Planner
Sydney Dynek – Planner I
Ryan Goebel – IT Analyst II

**COMMISSIONERS ABSENT**
Bill Nutkins, Chad Koch

## OATH OF OFFICE

1. Erin Cook
2. KaLynn Wood
3. Colleen Sharpe
4. Benjamin Leape

## APPROVAL OF MINUTES

1. Minutes approved from March 17, 2026. Motion passed unanimously. All in favor.

**DECLARATION OF CONFLICTS OF INTEREST**

No conflicts of interest were disclosed.

**PUBLIC COMMENT**

Commissioner Hood opened the floor for public comment on items not on the agenda, but there were none.

**PUBLIC HEARING**

1. **Project:** LUDC26-02, Chapter 4.11 Landscaping Amendments
   **File #:** LUDC26-02
   **Applicant:** Town of Eagle
   **Location:** Town of Eagle
   **Staff Contact:** Sydney Dynek, Planner, Jessica Lake, Senior Planner, Kyle Brotherton, Planner III
   **Request:** For the Planning Commission to review and recommend approval of staff proposed modifications to the Land Use and Development Code in accordance with SB23-166, SB24-005 and HB25-1113 requiring jurisdictions to adopt Code language to address the Wildland Urban Interface and Turf Regulations.

**Staff Presentation**

Jessica Lake, a senior Planner with the Town, began her presentation to the Planning and Zoning Commission on proposed updates to Chapter 4.11 of the Land Use and Development Code, focusing on landscaping, wildfire mitigation, and turf regulations.

Jessica explained that this was the second presentation to the commission, with a recommendation expected that evening before forwarding the item to Town Council for hearings scheduled for April 14, and final decisions on April 28. A major focus was correcting issues in the current code's applicability section, which had unintentionally subjected nearly all private landscaping changes, including minor permits and individual homeowner improvements, to review. Staff argued that this was impractical given limited enforcement capacity. The revised code narrowed applicability to new construction and substantial redevelopment projects that already required higher levels of review, improving clarity, consistency, and enforceability while aligning with state requirements.

The presentation also outlined a wildfire resilient landscaping framework based on defensible space principles. Jessica explained how wildfire risk was influenced by both structural hardening and landscape design. The updated code introduced two defensible space zones: Zone 1 (0–5 feet from structures), aimed at preventing ignition from embers, and Zone 2 (5–30 feet, combined with 30–100 feet), intended to reduce fire intensity by limiting fuel sources. These standards were adapted from state code requirements and tailored for the town's smaller lot sizes. The proposal also incorporated mandates from recent state legislation addressing non-functional turf, artificial turf, and invasive species, with draft language reviewed and refined in consultation with external experts.

Jessica further clarified updates related to planting beds and residential landscaping, emphasizing that typical homeowner activities, like installing raised garden beds, would not trigger review under the new applicability rules. The intent was to regulate only larger development contexts while improving definitions (such as "non-combustible materials") for safety and consistency. Additional guidance was provided on tree placement best practices, including recommended distances from foundations to prevent structural damage and reduce wildfire risk. Certain species with aggressive root systems were discouraged due to infrastructure impacts already observed by public works.

Acknowledgment was given to the trade-offs in removing buffer standards and street tree regulations from this chapter. Jessica explained that these elements were excluded due to their complexity and the difficulty of integrating wildfire safety, easements, and spatial constraints into a single update. However, Commissioners raised questions about whether buffer standards still existed elsewhere in the code, revealing some uncertainty. Staff noted that while buffer standards were removed, screening requirements, particularly between parking lots and residential areas, remained in the Code.

Finally, the presentation highlighted the environmental and fire-mitigation benefits of tree canopies, such as cooling through transpiration, moisture retention, wind reduction, and prevention of crown fires when properly maintained. Species selection and maintenance practices were emphasized as key to balancing safety and community character. Jessica concluded by reiterating its recommendation for approval of the updated Chapter 4.11, while noting that the commission had the option to approve, deny, or continue the item for further discussion.

**Questions for Staff**

Commissioner Sturgeon asked about the removal of EV charging language from Section 8, questioning why it had been included and then taken out. Jessica explained that EV charging was already fully addressed in the building code, and its inclusion in the land use code had created conflicts by referencing a different standard.

Commissioner Sturgeon asked about the meaning of “other professional” in Section 9A, raising concerns about vagueness and whether the term should be more clearly defined. Staff responded that the flexibility was intentional, reflecting the reality that many residents hired landscapers, rather than licensed landscape architects, to design residential landscapes. Commissioner Sturgeon also questioned enforcement of the tree removal permit requirement in Section 4.11.030, asking how the Town would realistically track or prove compliance. Staff acknowledged enforcement limitations but emphasized that the code would be supported by public education and aimed at encouraging better long-term stewardship of the community’s tree canopy.

Additional questions from Commissioner Sturgeon addressed specific provisions such as earthen berms and turf classifications. Commissioner Sturgeon also asked whether the code would require approval for berms, noting their prevalence in the community. Staff clarified that berms were already reviewed when included in grading plans and that the code would simply formalize closer review. That same line of questioning continued with Section 411.100, where Commissioner Sturgeon asked how “functional” turf would be defined and verified for single-family homes. Staff explained that applicants would identify functional versus non-functional turf areas within their landscape plans, rather than needing to prove functionality after installation.

Commissioner Montag asked a broader policy question, specifically whether staff felt confident that the proposed regulations had incorporated Town Council feedback and direction to date. Jessica acknowledged that feedback from Council had at times been mixed and even conflicting but stated they had attempted to strike a balance that reflected community values while still meeting regulatory requirements. Commissioner Arbogast also asked a follow up question to clarify the scope of what the Planning Commission was being asked to approve, ensuring it was understood that the Commission was only reviewing the landscape code and not the building code or zoning map components.

**Public Comment**

Mike Earl, of 544 Howard St and owner of Old Growth Tree Service, raised concerns about how such regulations would function in practice. He asked for clarification on whether the policy involved a mandatory tree removal permit or an optional landscape permit, noting that earlier drafts of the code had changed multiple times. Staff clarified that the landscape permit is optional and was used only in specific cases where landscaping changes were not already covered by another approval process. Mike Earl then critiqued the proposed tree removal permitting system, arguing that while the

intent was to preserve the tree canopy and encourage thoughtful replacement, the approach could become overly burdensome. He explained that in other communities where similar systems existed, permitting could slow down projects significantly, sometimes taking weeks, leading to delays, increased costs, and unintended consequences.

A major concern raised by Mike was enforcement and behavioral outcomes. He argued that heavy permitting requirements might not have prevented tree removal but instead encouraged people to bypass the system by removing trees illegally, especially if fines were not a sufficient deterrent. He emphasized that enforcement would then become reactive and resource-intensive, requiring arborists or consultants to investigate removals after the fact, which ultimately still passed costs on to homeowners. The comment also highlighted equity concerns, suggesting that wealthier property owners might have simply paid fines and proceeded regardless of regulations, undermining the policy's intent.

Mike shifted his comments to broader ecological and infrastructure concerns about tree health and sustainability in the area. He stressed that tree survival depended heavily on ongoing maintenance, especially irrigation, and argued that development practices such as channeling or concreting former irrigation pathways may be contributing to declining tree health. He noted that certain species choices and site conditions mattered significantly, spruce trees required substantial water, and aspens were highly sensitive to placement and typically did poorly when planted outside their natural clustered, moisture-rich environments. He cautioned against assuming that simply planting trees was sufficient, emphasizing that long-term maintenance and funding for existing municipal trees were essential. Overall, his comment urged the Commission to prioritize care and investment in existing tree infrastructure, be cautious about overregulating removal in ways that could create unintended noncompliance and ensure that species selection and water needs were realistically accounted for in planning decisions.

**Discussion**

Commissioner Sturgeon raised the initial question of whether section 4.11-030.D should be removed, suggesting it may be premature and potentially better addressed later through additional work sessions. Commissioner Hood supported considering removal of the section for now, while allowing future refinement. Mike Earl, of 544 Howard St and owner of Old Growth Tree Service, provided context that helped shape the discussion, and after his input the conversation shifted toward whether regulation should focus less on permitting and more on outcomes like tree replacement. Some commissioners ultimately leaned toward striking the permit requirement while preserving replacement standards.

Several commissioners pushed back against removing the permit requirement entirely. Commissioner Arbogast emphasized that while dead trees should reasonably be removed, the concern is that without oversight, property owners could intentionally neglect landscaping obligations and then remove them without replacement. This perspective argued that tree canopy preservation is tied to the Town's landscaping and wildfire mitigation goals. Rather than allowing unrestricted removal, Commissioner Hood suggested shifting the framework toward replacement requirements instead of pure permitting enforcement. Commissioner Sturgeon echoed concerns about enforcement capacity, noting that staff may not realistically be able to administer a broad permitting system and suggesting that compliance might rely more on homeowner certification.

Commissioner Montag provided broader concerns about the overall regulatory package, describing it as potentially onerous in terms of implementation, enforcement, and staffing demands. He also questioned whether homeowners associations across the community would support the rules and expressed concern about potential aesthetic impacts on the town's tree canopy and visual character. Commissioner Montag noted that while wildfire protection and state requirements are important, the cumulative regulatory burden and practicality of enforcement remain key issues. He also referenced conversations with staff about capacity constraints and suggested that the Town may need streamlined compliance methods, such as homeowner certification instead of intensive staff review.

Jessica Lake and Sydney Dynek contributed detailed clarification about how the rules would apply in practice. Explaining that the standards would primarily affect new development or significant property changes rather than existing homes broadly. She provided examples of triggering activities, noting that adding a deck could be a minimum-scale trigger, and that roofing or siding replacement could also bring a property into compliance review, particularly regarding vegetation in close proximity to structures. She clarified that the focus is especially on the zero-to-five-foot defensible space zone near buildings. Sydney also noted that very small projects, such as low-profile decks not requiring building permits, might not trigger review, highlighting that applicability is more limited than some commissioners initially assumed.

Commissioner Arbogast raised concerns from a homeowner perspective, describing a property in Old Town with extensive vegetation, mature trees, and drought-tolerant landscaping that might conflict with the proposed rules. Commissioner Arbogast emphasized uncertainty about where the "line" is drawn between acceptable landscaping and required modification, expressing concern that gradual changes over time could unintentionally alter the character of established neighborhoods. The discussion acknowledged this concern while also reinforcing that wildfire mitigation requirements are increasingly driven by insurance availability and state-level wildfire resilience standards.

Staff responded that the intent of the code is not to over-regulate existing homes but to ensure that future construction and substantial improvements incorporate defensible space principles. Staff also noted that some minimal changes, such as decks under certain height thresholds, may not trigger review at all, though education and guidance materials would be important for property owners in those situations.

**Motion**

Commissioner Sturgeon moved to approve PZ Resolution 06 Series 2026 A resolution of the Planning and Zoning Commission of the Town of Eagle, Colorado, recommending repeal and replace of Chapter 11 of Title 4 and miscellaneous amendments to Chapters 10, 12, 14, 16, and 20 of the Eagle Municipal Code related to the Development standards, Processes, and remove Section D of Section 4.11.030. Commissioner Winkeller seconded, and the motion to approve passed all in favor.

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**CLOSING COMMENTS**

Interim Town Manager Melissa Daruna recapped a discussion focused on the Town's current development review process, noting that it served as an orientation of sorts for newer Planning and Zoning Commissioners and recently appointed Council Members. She explained that the group reviewed ongoing challenges in the process, including specific pinch points identified both by staff and through feedback from the development community. The conversation also covered potential solutions already in development, as well as additional ideas that have been identified but not yet advanced due to limited resources or other constraints.

Melissa emphasized that the discussion included questions and clarification from Commissioners and Council Members, framing the meeting as an early step in a broader, continuing dialogue about improving the system. A key point of focus was the anticipated implementation of Tyler Technologies later in the year, which is seen as an important opportunity to streamline and modernize aspects of the development review process. She also noted interest in advancing additional code updates, with an emphasis on setting clearer priorities in collaboration with Planning and Zoning and the Town Council to guide future efforts in addressing ongoing challenges in the Town's development regulations and procedures.

**ADJOURN**

Commissioner Abrogast motioned to adjourn. Commissioner Winkeller seconded, and the motion to adjourn passed unanimously. All in favor.

**Meeting Adjourned at 7:25 PM**

**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 Gram Dick to ensure completeness and adherence to meeting records.

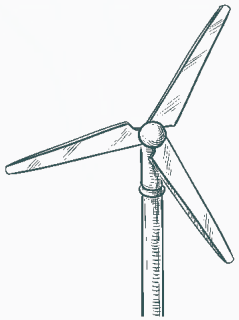


# Capacity Assessment – Town of Eagle

April 21, 2026

# About Holy Cross Energy

Holy Cross Energy (HCE) provides **safe, reliable, affordable, and sustainable** energy and services that improve the quality of life for our members and their communities.



***In 2025, 85% of our power supply came from wind, solar, and hydro**; more than double the amount provided to members in 2017.*

Founded in 1939, we serve more than 46,500 members in scenic Western Colorado with:

- 280 MW Peak Demand
- 3,130 Miles Distribution Lines
- 120 Miles Transmission Lines
- 175 Employees

# Our Progress

***Simultaneously providing***

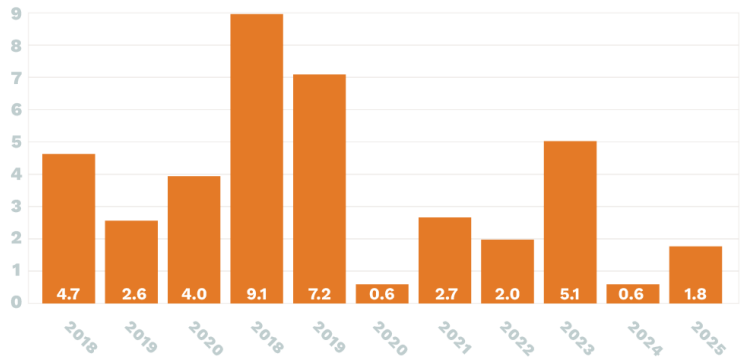
✓ ***Safe***

✓ ***Reliable***

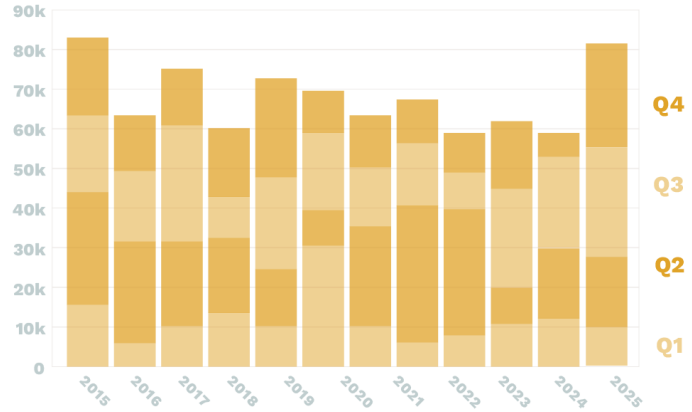
✓ ***Affordable***

✓ ***and Sustainable***

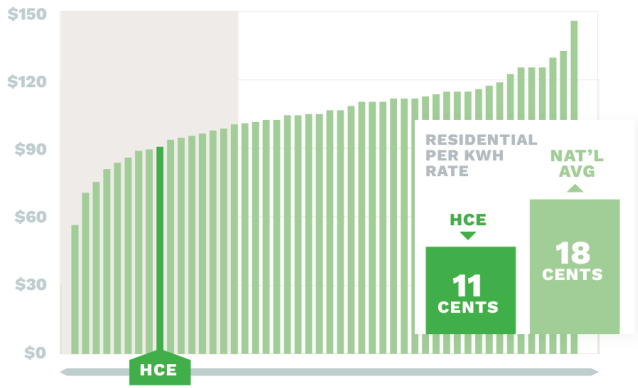
energy and services that improve the quality of life for our members and communities.



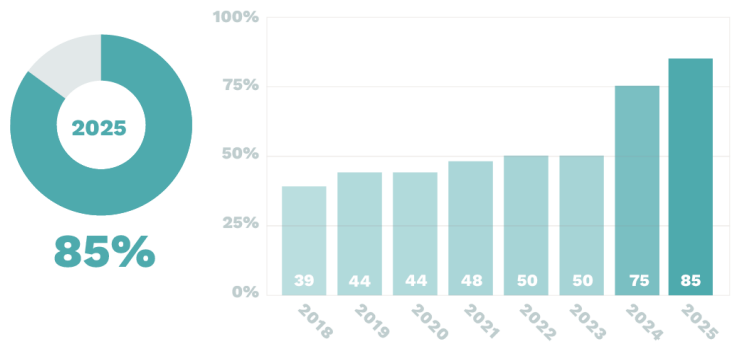

✓ SAFE




✓ RELIABLE




✓ AFFORDABLE




✓ SUSTAINABLE

# Distribution Capacity Assessment - Gypsum

## Ability to Serve

- Feeders serving Eagle have available capacity to serve ~**2x** their existing peak loads with minimal upgrades
- Substation transformer capacity is the primary constraint
- Cooley Mesa substation is currently near capacity during cold-weather peak load events, but operates at <90% of capacity 99.6% of the time
- Substation capacity is planned to increase by **50MW (~3x)** in 2029 to support load growth and improve resilience
- Substation capacity at the neighboring Wolcott sub is planned to increase by **50MW (~3x)** in 2028, and can be used to support load on Cooley Mesa circuits before its upgrade is complete

## Takeaways

- **We continuously monitor, model and forecast** system behavior and are actively working to expand capacity to meet demands of load growth and electrification
- **The earlier we are informed** of load additions, building code changes, etc, the better equipped we will be to incorporate additional demand into our planning and budgeting process
- HCE's demand response and storage programs **continue to grow and support system operations** through peak shaving

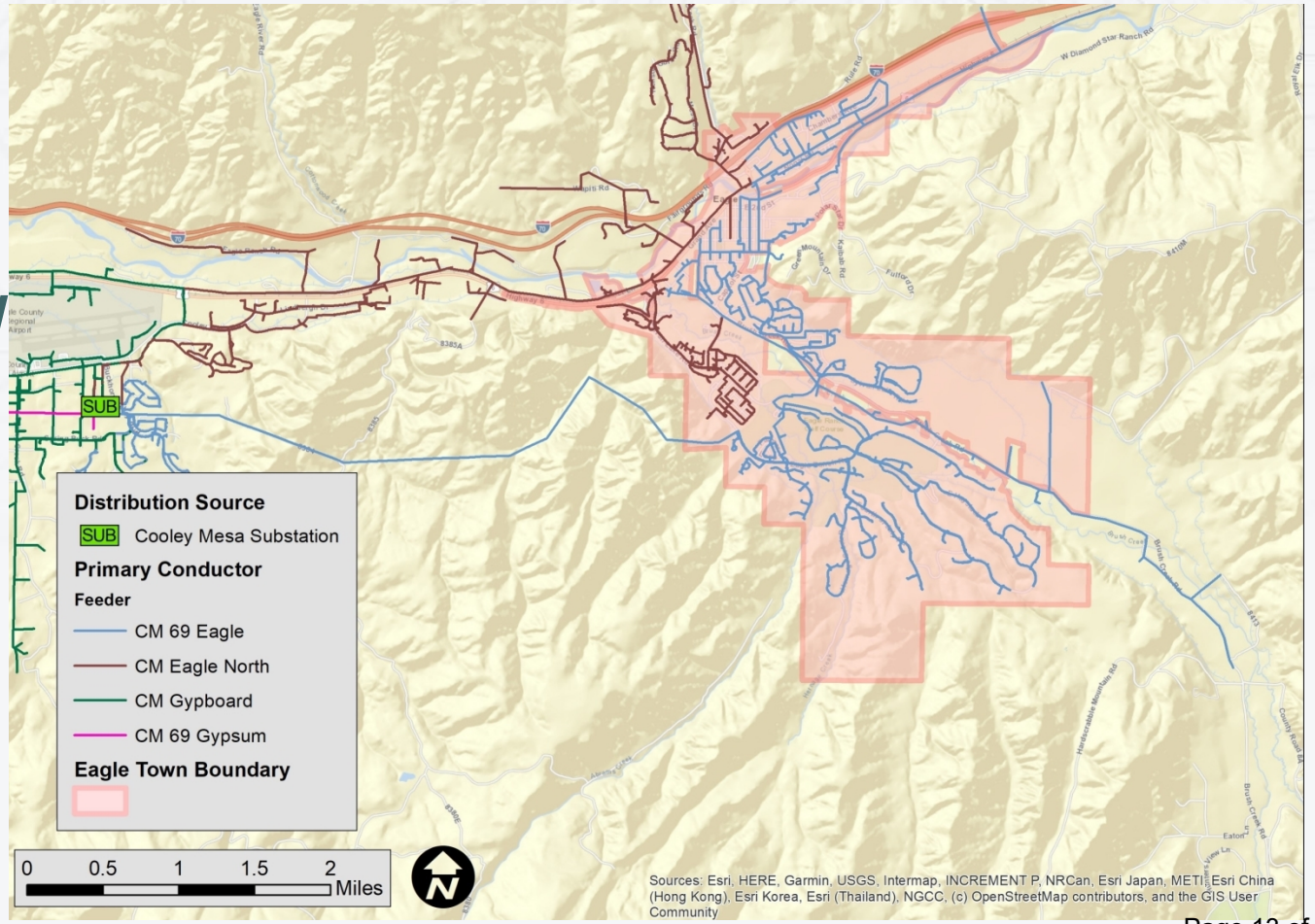


# Cooley Mesa Substation

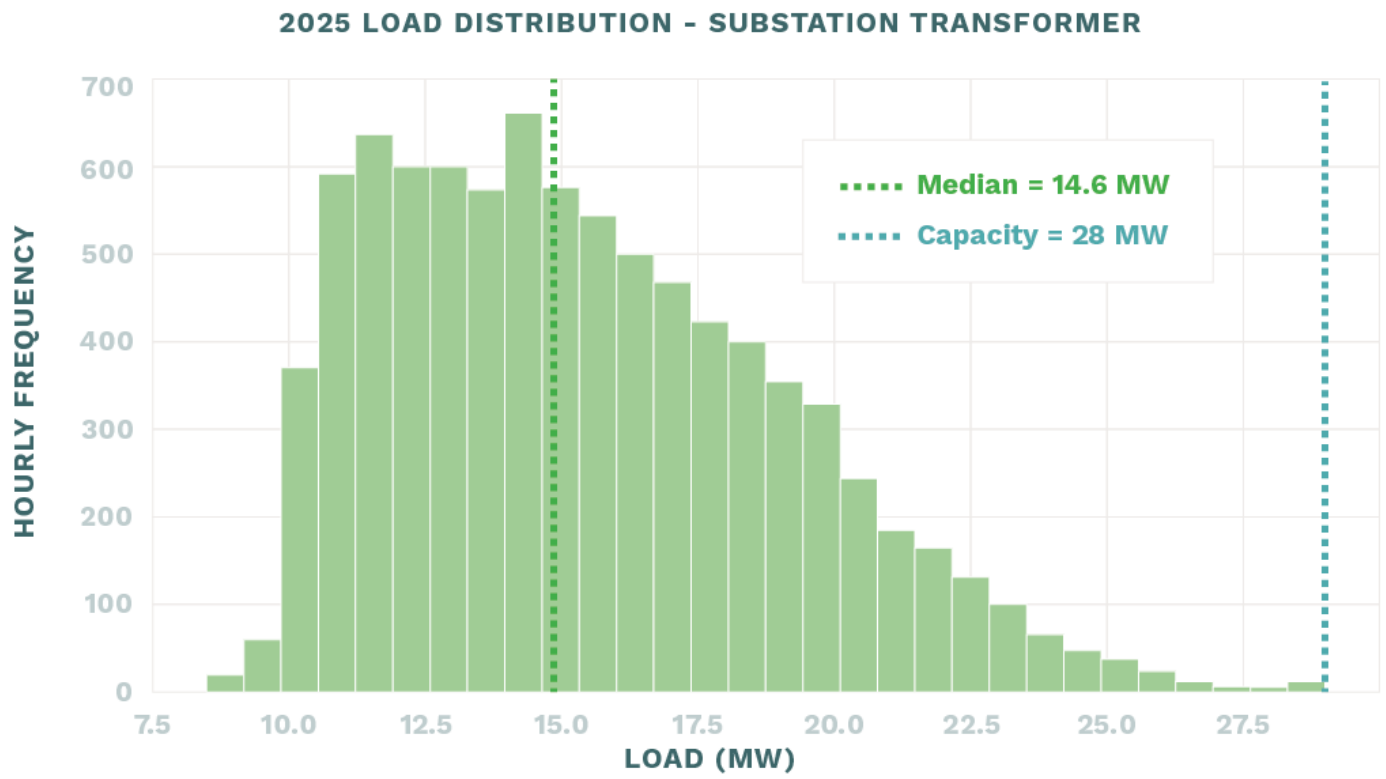
## Current Substation Status

- Transmission Feed: **230kV Basalt and 230kV** Wolcott Lines
- Miles of Distribution: **360.4**
- Number of Meters: **9313**
- Nameplate Distributed Generation: **9.8 MW**
- Nameplate Distributed Storage: **1.3 MW**
- Historical Peak Load: **28.0 MW**
- Forecasted peak load 2030: **30.0 MW**

## Circuit Map | Infrastructure Town of Eagle



# Electric Load vs. Capacity at Substation




- **Substation Capacity at Peak Before Upgrades Required: 28 MW**
- **In 2025, transformer was at <90% of capacity 99.6% of the time**
- **A transformer can handle brief periods of temporary overload, especially during cold weather that coincides with highest loads**

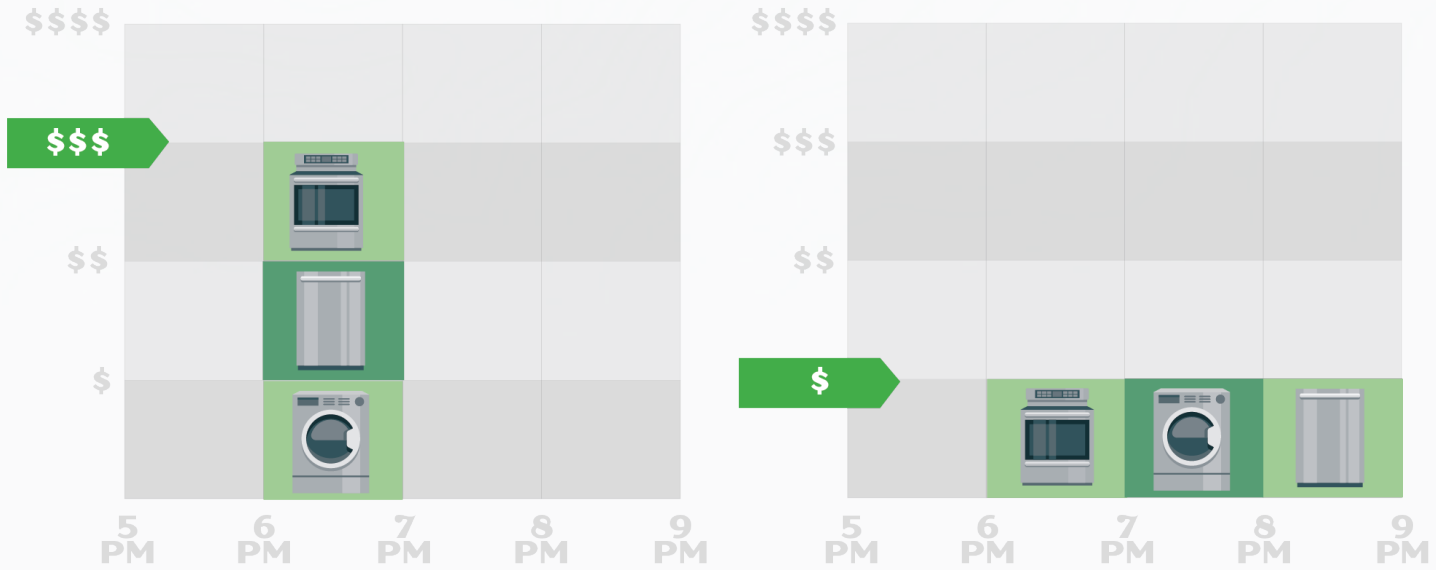
**Peak Demand: 28 MW**

# Rate Change and Increase (April 2026)

- ***Residential Services – Small*** & ***General Services - Small*** (commercial) rate classes: new demand charge of $1.00/kW
- **Residential Services - Large** rate class: increased demand charge to $5.51/kW
- ***General Services - Large & Irrigation*** (commercial) rate class: increasing demand charge to $6.38/kW

### *Real World Example: The Power of Staggering.*

- *Running several appliances at once increases a user's demand, increases the strain on the gird, and can lead to a higher bill*
- *Staggering appliance usage throughout the day can lead to a lower demand, will lessen the strain on the grid, and can lead to bill savings.*




Thank You
HOLY CROSS ENERGY
ESTABLISHED 1939
Your community. Your co-op. Your choice.

# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING & ZONING STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

| | |
|---|---|
| **MEETING DATE:** | April 21, 2026 |
| **PROJECT:** | Haymeadow RMF4/5 Major Development Permit and Subdivision |
| **FILE NUMBER(S):** | DR25-08 & FP25-01 |
| **REQUEST:** | An application for a Major Development Permit and re-subdivision of Haymeadow neighborhood A1, Tracts RMF-4A and RMF-5 into cottage courtyards and single-family and duplex lots. |
| **APPLICANT(S):** | Haymeadow Homes, LLC |
| **OWNER(S):** | Abrika Properties, LLC |
| **LOCATION:** | 540 Mt. Hope Circle and 340 Mt. Hope Circle |
| **PROPERTY SIZE:** | 10.791± acres |
| **ZONING:** | PUD |
| **EXISTING LAND USE:** | Vacant |
| **PROPOSED LAND USE:** | Residential |
| **STAFF:** | Tez Hawkins, AICP, Contract Planner; Jessica Lake, Senior Planner |

**Attachments:**

1. Project Narrative
2. Draft Plat
3. Development Plan
4. Architectural Plan
5. Phasing Plan

**Linked Documents**

6. Town Ordinance 13, Series 2021
7. Density Transfer Tracker
8. HFH Affordable Housing Covenant
9. Haymeadow PUD 2024 Map

## BACKGROUND

### Location and Existing Conditions

Both the 540 Mt. Hope Circle and 340 Mt. Hope Circle (the "Property" or the "Site") are vacant sites located in the southern portion of the Town of Eagle (the "Town") in the Haymeadow Planned Unit Development (PUD), and more specifically situated north of Brush Creek Road off Haymeadow Drive and immediately south of the Haymaker Trail and is designated as parcel numbers 210904407024 and 210904407025. The Property is surrounded by previously subdivided properties and newly constructed roads that are a part of the larger Haymeadow PUD.

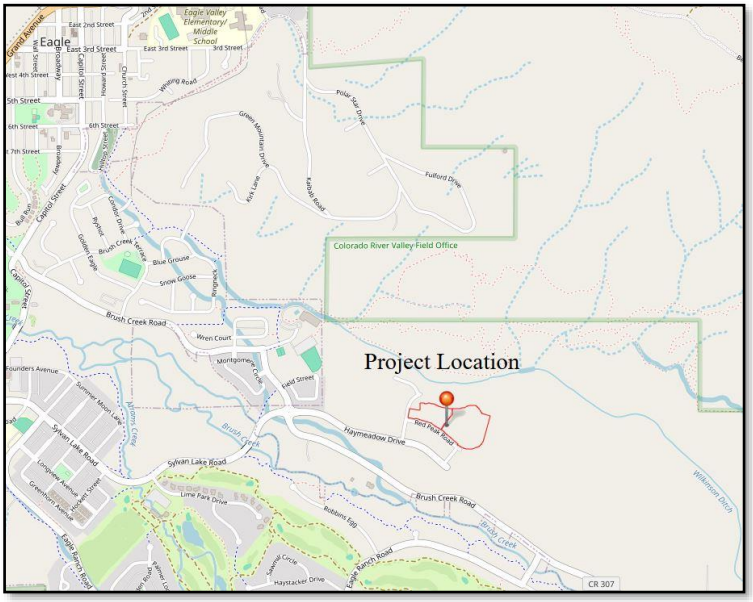



*Figure 1. Project Vicinity Map*

### Site History

The Haymeadow PUD, which was originally approved by the Town in 2014 under an annexation, preliminary plan, and designated to a PUD zone district. Additionally, the Property was subdivided in accordance with the Haymeadow PUD's approved density and subdivision plats recorded between 2019 and 2025. The Property's prior subdivision plats include Haymeadow Filing No. 1, recorded in the Eagle County records at reception number 20197561, and Haymeadow Filing No. 1 First Amendment, recorded at reception number 202115650. The Property was most recently subdivided in 2025 and designated for a future residential multi-family development as RMF-4-A and RMF-5 under Haymeadow Filing No.2 at reception number 202507875.

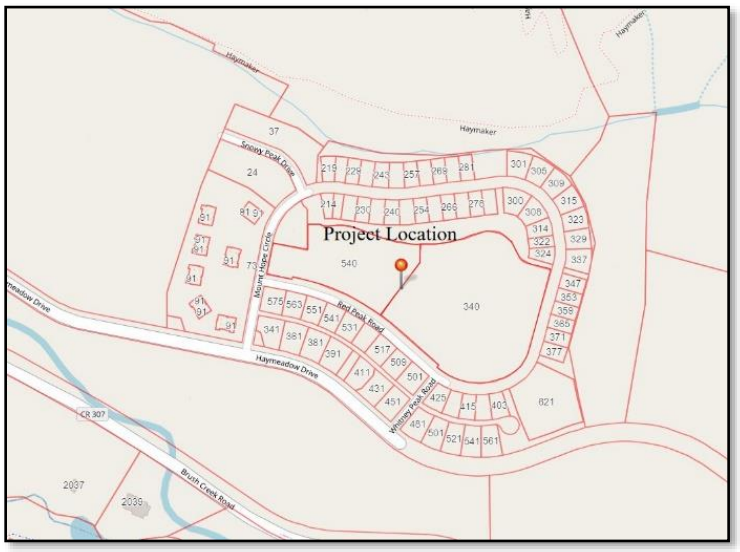



*Figure 2. Project Location*

There are existing and recently constructed public and private Infrastructure improvements immediately surrounding the Property, including utilities, roadways, and trails that were approved under the PUD's prior subdivision and development improvement agreements with the Town.

The Property is a part of the "Neighborhood A1", a multi-family district of the overall Haymeadow PUD. A map of the Haymeadow PUD 2024 Development Plan is included as an attachment to this staff report.

## DEVELOPMENT PROPOSAL

The application request is for a Major Development plan and re-subdivision of the Haymeadow A-1 Neighborhood, Tracts RMF-4-A and RMF-5, into cottage courtyards, single-family, and duplex lots totaling 89 residential units (the "Proposed Development"). Lots RMF-4 and RMF-5 are proposed to be subdivided into 10 residential lots as well as two tracts intended for common space, open space, and roadways. A summary of the development residential unit mix is included in Table 1.

*Table 1.Proposed Housing Mix*

| Proposed Plat Lot | Designation | Single-Family Cottage Court Units | Duplex Cottage Court Units | Single-Family Lot Units | Duplex Lot Units |
|---|---|---|---|---|---|
| Lot 54 | MF Cottage Court #1 | 5 | 4 | – | – |
| Lot 55 | MF Cottage Court #2 | 7 | 8 | – | – |
| Lot 56 | MF Cottage Court #3 | 12 | 6 | – | – |
| Lot 57 | MF Cottage Court #4 | 4 | 8 | – | – |
| Lot 58 | MF Cottage Court #5 | 8 | 10 | – | – |
| Lot 59-68 | Single-Family/Duplex Lot | – | – | 3 | 14 |
| Total | | 36 | 36 | 3 | 14 |
| **Total Units** | | **89** | | | |

MF = multi-family

The Haymeadow PUD Guidelines allow density to be transferred between unit types, including single-family/duplex and multifamily. In accordance with the PUD, the Proposed Development converts 12 units within Neighborhood A1 from multifamily units to single-family/duplex units. Additional details on the proposed housing mix, floor plans, and building design can be found in the Applicant's architectural drawings and the project narrative, which are attached to this staff report.

The Proposed Development includes units that are part of the Town's required Local Employee Residential Program (LERP) for affordable and resident-occupied housing. The number of units needed to meet the LERP requirements for the Haymeadow PUD is dictated by Ordinance 13, Series 2021; the ordinance is included as an attachment to this staff report. Of the 89 units proposed, 40 units will be LERP-designated Units in accordance with Ordinance 13, Series 2021, including 24 affordable price-capped units and 16 resident-occupied (RO) units; the location of the LERP-Designated units is outlined in Table 2. If the Proposed Development is approved, the Haymeadow Development will satisfy its LERP requirements for the PUD.

*Table 2. LERP-Designated Units Location*

| Designation | # LERP Units |
|---|---|
| MF Cottage Court #1 | 2 |
| MF Cottage Court #2 | 4 |
| MF Cottage Court #3 | 6 |
| MF Cottage Court #4 | 6 |
| MF Cottage Court #5 | 6 |
| Single-Family/Duplex Lot | 0 |
| **Total** | **24** |

As an alternative to meeting the Town's standard LERP requirements related to the restrictions on affordability and resident occupancy, the Applicant is proposing to convey some or all of their LERP-designated units in this current proposal to the Habitat for Humanity Organization (HFH) to be placed under their deed restriction housing program. The proposed alternative will need to be presented and approved by the Town Council under Section 4.02.050 of the Town Land Use Development Code (the "LUDC). Though the proposed alternative is not specifically matched with the listed alternatives in the LUDC, it is a more restrictive requirement in favor of the Town's housing goals.

Regarding access to the Property, there is existing vehicular and pedestrian access from Mt. Hope Circle and Whitney Peak Drive to the RMF-4 and RMF-5 properties. The proposed development will construct new roads and pedestrian connections within RMF-4 and RMF-5. Pedestrian infrastructure will tie into existing trails within the Haymeadow PUD. A playground, as well as additional common open space throughout the cottage courtyard lots, is also provided as part of the Proposed Development.

Proposed telecommunications, electricity, water, wastewater/sanitary sewer, and stormwater will connect to existing systems within or adjacent to the properties. Water and wastewater/sanitary sewer mains will be owned and maintained by the Town of Eagle.

The Applicant intends to develop the project in two (2) phases, as shown on the attached phasing plan. Phase 1 is anticipated to begin in Spring/Summer 2026, and Phase 2 is planned for Summer/Fall 2027. The improvement guarantees will be provided in accordance with the phasing plan. A utility phasing plan is included as an attachment and illustrates the timing and sequence of utility installation. Surface parking for the cottage courtyard sites, along with adjacent landscaping, will be constructed concurrently with each individual courtyard phase to ensure that each parking area is fully built at the time the corresponding phase is completed, rather than deferring portions of parking to a subsequent phase. Table 3 provides additional detail regarding project phasing.

*Table 3. Development Phasing*

| Phase | Estimated Timeframe | Multi-Family Cottage Units |
|---|---|---|
| **Phase 1** | Spring 2026 | • Lot 54 & Lot 55 MF Cottage Units<br>• 24 MF Cottage Units<br>  ○ 12 LERP-Designated or HFH Units<br>• Associated Parking, Landscaping, Common Area, Roads, and Utilities |
| **Phase 2** | Summer/Fall 2027 | • Lots 56-58 MF Cottage Units<br>  ○ 48 Units<br>  ○ 12 remaining LERP-Designated Units<br>• Lots 59-68 Single-Family & Duplex Lots<br>  ○ Lot Grading and Utilities<br>• Associated Parking, Landscaping, and Utilities |

## ANALYSIS

This Major Development Plan, application number DR25-08, and Subdivision Plat, application number FP25-01, were reviewed under the fifth amended Haymeadow PUD Guide dated August 27, 2025, the TOE of Eagle Land Use Development Code (LUDC) as amended, comments from the Town's referral agencies, and the Town Ordinance 13, Series 2021 related to Housing obligations for the Haymeadow PUD.

**Referral Comments**

Community Development distributed the application for review to the applicable referral agencies. A summary of their requests and responses to the Proposed Development is provided in Table 4.

*Table 4. Referral Agency Comments & Requests*

| Agency | Comment Summary | Status |
|---|---|---|
| CDOT | No Comments or concerns. | Resolved |
| Colorado Geological Survey (CGS) | CGS has no objection to the approval of DR25-08 and FP25-01, if recommendations from the CTL Thompson report Project No. GS06765.005-120-R1, dated September 16, 2025, is rigorously adhered to. | Resolved |
| Colorado Parks and Wildlife (CPW) | CPW provided recommendations to minimize the potential for human-wildlife conflict and to align with the Town of Eagle Wildlife Protection Ordinance 8.14. | Resolved |
| Town of Eagle Housing Specialist | The Town of Eagle Housing Specialist stated that the Applicant's proposal was aligned and in conformance with its LERP-Designated obligations delineated in Town Ordinance 13, Series 2021. | Resolved |
| Eagle County | Eagle County Assessor's, Open Space, and GIS department provided comments related to the accuracy of the Plat, human-wildlife conflicts, and physical street naming and property address numbering. | Resolved with Conditions of approval. |

| | | |
|---|---|---|
| Bureau of Land Management (BLM) | In coordination with the Vail Valley Mountain Trails Alliance and Hardscrabble Trails Coalition, BLM requested that the applicant coordinate with the appropriate BLM office on all trail planning, especially trails that cross onto BLM-managed lands. | Resolved with Conditions of approval |
| Greater Eagle Fire Protection (GEFPD) | GEFPD worked with the applicant on locations and other minor items. | Resolved |
| Town Surveyor | The Town's reviewing surveyor requested additional notes on the plat, an updated title commitment, and revisions to how easements and right-of-way are depicted and monumented. | Resolved with Conditions of approval. |
| Colorado Division of Water Resources (DWR) | DWR requested that, before construction, existing water wells on the property be abandoned by standard DWR procedures. Additionally, Stormwater facilities must be properly registered, and the applicant must provide proof of adequate non-potable irrigation water capacity. | Resolved with Conditions of approval. |

**Haymeadow PUD Guide**

The applicable standards and requirements from the Haymeadow PUD guide were reviewed for compliance. A summary of the review is provided in Table 5.

*Table 5. PUD Compliance Analysis*

| Standards | Compliance | Analysis |
|---|---|---|
| Neighborhood A1-Uses by Right | Yes | Multi-family residential and single-family or duplex cluster units are allowed on specifically designated lots. Cottage homes are determined to fall under the definition of multi-family residential per the Haymeadow PUD Guide. |
| Minimum Lot Area Standards | Yes | All Dimensional Standards were reviewed and comply without any conditions. |
| Minimum Building Setback Requirements | Yes | |
| Maximum Building Height | Yes | |
| Supplemental Dimension and Requirements, including Porch Size and Neighborhood A1 Trail | Yes | |
| Raw water irrigation system requirements | Yes | The Raw Water irrigation systems is accurately depicted and expressed in the applicant's development plans. |
| Density Control | Yes | The applicant's proposed conversion of 12 multi-units to single-family units in Neighborhood A1 is within the 25% threshold allowed by the PUD. The Town will require and keep a record of all density transfer actions of the Haymeadow PUD through the Density Transfer tracking document included as an attachment to this staff report. The overall allowed density in the Haymeadow PUD is within the threshold allowed by neighborhood A1. |

| | | |
|---|---|---|
| Parking requirements | Yes | All vehicular and bicycle parking standards were reviewed. Residential driveway lengths will need to be confirmed prior to issuance of a building permit. |

**LUDC Review and Decision-Making Criteria**

1. *Is the development plan consistent with all applicable standards of this LUDC?*

**Staff Analysis**: Yes, the proposed development is determined by staff to comply with the applicable standards governed by the LUDC outside the Haymeadow PUD. Table 6 outlines the applicable code sections that were reviewed for compliance.

*Table 6. LUDC Compliance Review*

| Standards | Compliance | Analysis |
|---|---|---|
| Section 4.02.050. - Inclusionary housing requirements for affordable and local employee residency (LERP) | Yes, with conditions. | Of the 89 units proposed, 40 units will be LERP-designated Units in accordance with Ordinance 13, Series 2021, including 24 affordable price-capped units and 16 resident-occupied (RO) units. As an alternative to meeting the Town's standard LERP requirements related to the restrictions on affordability and resident occupancy, the Applicant is proposing to convey some or all of their LERP-designated units in this current proposal to HFH to be placed under their deed restriction housing program. The proposed alternative will need to be presented and approved by the Town Council under Section 4.02.050 of the Town Land Use Development Code (the "LUDC). Though the proposed alternative is not specifically matched with the listed alternatives in the LUDC, it is a more restrictive requirement in favor of the Town's housing goals. The HHV restriction covenants are an attachment to this staff report. |
| Section 4.09.050.B- Cottage Court Developments | Yes | Standards and requirements met completely. |
| Chapter 4.10 - Site Layout and Structure Design Standard | Yes | All site development standards are met. Planning staff would like to see additional pedestrian safety measures in the playground area, such as a grade-separated sidewalk around the south side of the playground and a crosswalk from the playground to Whitney Peak Road. The current pedestrian circulation plan has been approved by the public works department, which has the final authorization. |

| | | |
|---|---|---|
| Chapter 4.11 - Landscaping, Screening and Fencing Standards | Yes, with conditions of approval. | Due to the changes that would be required from the Town's pending adoption of the Wildland Urban interface, the applicant has requested that the review and approval of the landscape plan be deferred until the time of building permit submittal. |
| Chapter 4.13 - Outdoor Lighting | Yes | Standards and requirements met completely. |
| Chapter 4.14 - Sustainability, Resilience, And Hazards | Yes | Standards and requirements met completely. |
| Chapter 4.15 - Subdivision Design And Improvement Standards | Yes | Standards and requirements met completely. |

2. *Is the development plan consistent with any previously approved and still valid land use approvals, such as a plat or PUD?*

**Staff Analysis**: Yes, the development plan is consistent with the Haymeadow PUD, Preliminary Plan, and Ordinance 13, Series 2021.

3. *Is the development plan consistent with the Comprehensive Plan and other adopted area or corridor plans*?

**Staff Analysis**: Yes, the Proposed Development Plan is consistent with the Elevate Eagle Comprehensive Plan's goals and policies listed in Table 7.

| Goal | Policies |
|---|---|
| Goal 1-1. Promote A Wide Range of Attainable Housing Opportunities for Young Adults, Families, Aging Residents, the workforce, and Others. | 1-1.1. Ensure a healthy mix of housing types and densities (e.g., single-family, duplex, multifamily, mixed-use, and accessory dwelling units) to allow for greater diversity.<br>1-1.2. Stimulate the creation of workforce housing through town policies, incentives, and regulatory procedures. Collaborate with community partners and the private sector to expand the reach of Eagle's workforce housing efforts. |
| Goal 2-8. Policies for the Brush Creek Character Area (shown on map): including properties along the east and west sides of Brush Creek Road to the southern end of the urban growth boundary | 2-8.2. Encourage clustering to balance conservation and development objectives so that wildlife habitat, views, and sensitive environmental areas are preserved. |

| | |
|---|---|
| | 2-8.3 Large developments should provide for neighborhood connections setback significantly from Brush Creek Road to allow for a continued "county lane" experience<br><br>2-8.4. New development should create connections to existing trails and pedestrian areas within the Brush Creek character area, where appropriate.<br><br>2-8.5. Enhance multi-modal and pedestrian connectivity within the Brush Creek Character Area. |
| Goal 3-3. Continue to maintain the incredible trail and park system, and find<br>New opportunities for expansion and connections to keep up with the adventurous residents' lifestyle. | 3-3.1. Ensure residents have access to recreation amenities.<br>a. Support efforts to enhance and expand parks, trails (hiking, biking, motorized), and recreation amenities.<br>b. Require new development to provide adequate parks, trails, other recreational facilities, and connections to pedestrian/bicycle-oriented amenities |
| Goal 3-5: Work to preserve and acquire access to public lands, open space, and river/stream corridors. | 3-5.1. Maintain, improve, or add public land access points where appropriate<br><br>3-5.4. Require new development to provide trail (hiking, biking, motorized) connections to local and regional destinations or existing trail systems. |
| Goal 5-3. Expand the network of safe and convenient pedestrian and bicycle circulation | 5-3.2. Ensure efficient multimodal connectivity between all residential areas and public destinations.<br><br>5-3.3. Encourage a compact development pattern |

# RECOMMENDATION

The Community Development Department, having reviewed all materials submitted by the applicant, recommends the following findings of fact and conclusions of law.

**Recommended Conclusions of Law**

1. The development proposal is consistent with and furthers the goals and policies of *Elevate Eagle*, the Town's Comprehensive Plan.
2. The development proposal is consistent with the Haymeadow PUD Guide, as amended.
3. The development proposal is consistent with applicable provisions of the Town's Land Use and Development Code.

Based on the above recommended findings of fact and conclusions of law, the Community Development Department recommends **APPROVAL** of applications DR25-08 & FP25-01, subject to the following conditions:

**Conditions of Approval**

1. Prior to final plat acceptance, a Development and Subdivision Improvements Agreement (DSIA) shall be signed and executed by the Town of Eagle and the applicant, or their successors. The agreement shall include any provision related to LERP-designated housing for Habitat for Humanity deed-restricted housing
2. Prior to final plat acceptance, addressing and street naming conventions shall be reviewed by the Eagle County Geographic Information Systems (GIS) Department.
3. Prior to the issuance of any building permit, the applicant shall submit a landscape plan for all phases of proposed development to be reviewed by the Town.
4. Prior to final plat acceptance, the plat and any revised application materials shall be reviewed for compliance and consistency with all other submittal information by the Town Surveyor, Community Development, and Public Works.
5. Prior to final plat acceptance, the applicant shall provide proof that all requests from the DWR regarding water well abandonment, stormwater facilities, and irrigation water capacity are satisfied.
6. Prior to final plat acceptance, the applicant shall provide proof that all comments from the Eagle County Assessor have been addressed.
7. Prior to Final Plat acceptance and where applicable, the applicant shall provide proof of coordination with the Vail Valley Mountain Trails Alliance, Hardscrabble Trails Coalition, and BLM on all trail planning, especially trails that cross or connect to BLM-managed lands.
8. Prior to final plat acceptance, residential driveway lengths will need to be confirmed.

**PLANNING & ZONING RECOMMENDED MOTION**

"I move to recommend approval of file numbers DR25-08 and FP25-01, Resolution 08, Series 2026, with the listed conditions of approval, based on the testimony provided and the recommended findings of fact and conclusions of law as detailed in the staff report."

Prepared by Community Development Department:

**Tez Hawkins, AICP**
Contract Planner
**Jessica Lake**
Senior Planner

**TOWN OF EAGLE, COLORADO**
**PLANNING AND ZONING COMMISSION**
**RESOLUTION NO. 08**
**(Series of 2026)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO, RECOMMENDING APPROVAL OF AN APPLICATION FOR A MAJOR DEVELOPMENT PERMIT AND RE-SUBDIVISION OF HAYMEADOW NEIGHBORHOOD A1, TRACTS RMF-4A AND RMF-5 INTO COTTAGE COURTYARDS AND SINGLE-FAMILY AND DUPLEX LOTS

WHEREAS, Abrika Properties, LLC ("the Owner") owns the real property at 540 and 340 Mt. Hope Circle, Town of Eagle, Eagle County, Colorado (the "Property");

WHEREAS, Haymeadow Homes, LLC ("the Applicant") is authorized by the Owner to apply for and obtain land use approvals related to the Property;

WHEREAS, on September 22, 2025, the Applicant submitted with the Town applications for a Major Development Permit and Final Plat to construct Cottage Courtyards, Single-Family Lots, and Duplex Lots for a total of 89 dwelling units at 540 and 340 Mt. Hope Circle (the "Applications"); and

WHEREAS, on April 21, 2026, the Planning and Zoning Commission held a properly noticed public hearing on the Applications.

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 Major Development Permit and Final Plat Applications comply 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 Applications, subject to the following conditions:

1. Prior to final plat acceptance, a Development and Subdivision Improvements Agreement (DSIA) shall be signed and executed by the Town of Eagle and the applicant, or their successors. The agreement shall include any provision related to LERP-designated housing for Habitat for Humanity deed-restricted housing.
2. Prior to final plat acceptance, addressing and street naming conventions shall be reviewed by the Eagle County Geographic Information Systems (GIS) Department.
3. Prior to the issuance of any building permit, the applicant shall submit a landscape plan for all phases of proposed development to be reviewed by the Town.

4. Prior to final plat acceptance, the plat and any revised application materials shall be reviewed for compliance and consistency with all other submittal information by the Town Surveyor, Community Development, and Public Works.
5. Prior to final plat acceptance, the applicant shall provide proof that all requests from the DWR regarding water well abandonment, stormwater facilities, and irrigation water capacity are satisfied.
6. Prior to final plat acceptance, the applicant shall provide proof that all comments from the Eagle County Assessor have been addressed.
7. Prior to Final Plat acceptance, the applicant shall provide proof of coordination with the Vail Valley Mountain Trails Alliance, Hardscrabble Trails Coalition, and BLM on all trail planning, especially trails that cross onto BLM-managed lands.
8. Prior to final plat acceptance, residential driveway lengths will need to be confirmed.

INTRODUCED, READ, PASSED AND ADOPTED ON APRIL 21, 2026.

TOWN OF EAGLE, COLORADO

_____

Matthew Hood, Chair

ATTEST:

_____

Gram Dick, Administrative Technician

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# MAJOR DEVELOPMENT PLAN AND RESUBDIVISION HAYMEADOW NEIGHBORHOOD A1, TRACTS RMF 4-A AND RMF-5 REVISED / UPDATED PROJECT NARRATIVE

Date: March 25, 2026
To: Town of Eagle Community Development Department
From: Norris Design

Re: Major Development Plan and Resubdivision of Haymeadow Neighborhood A1, Tracts RMF4-A and RMF-5

## PURPOSE:

The purpose of this application is to request concurrent approval of a Major Development Plan and Resubdivision of Tracts RMF-4-A and RMF-5 within Haymeadow Neighborhood A-1, in accordance with all provisions of the approved Haymeadow PUD and the approved Preliminary Plan / Final Plat for the completion of Neighborhood A1 within Haymeadow Filing 2.

## BACKGROUND / CONTEXT:

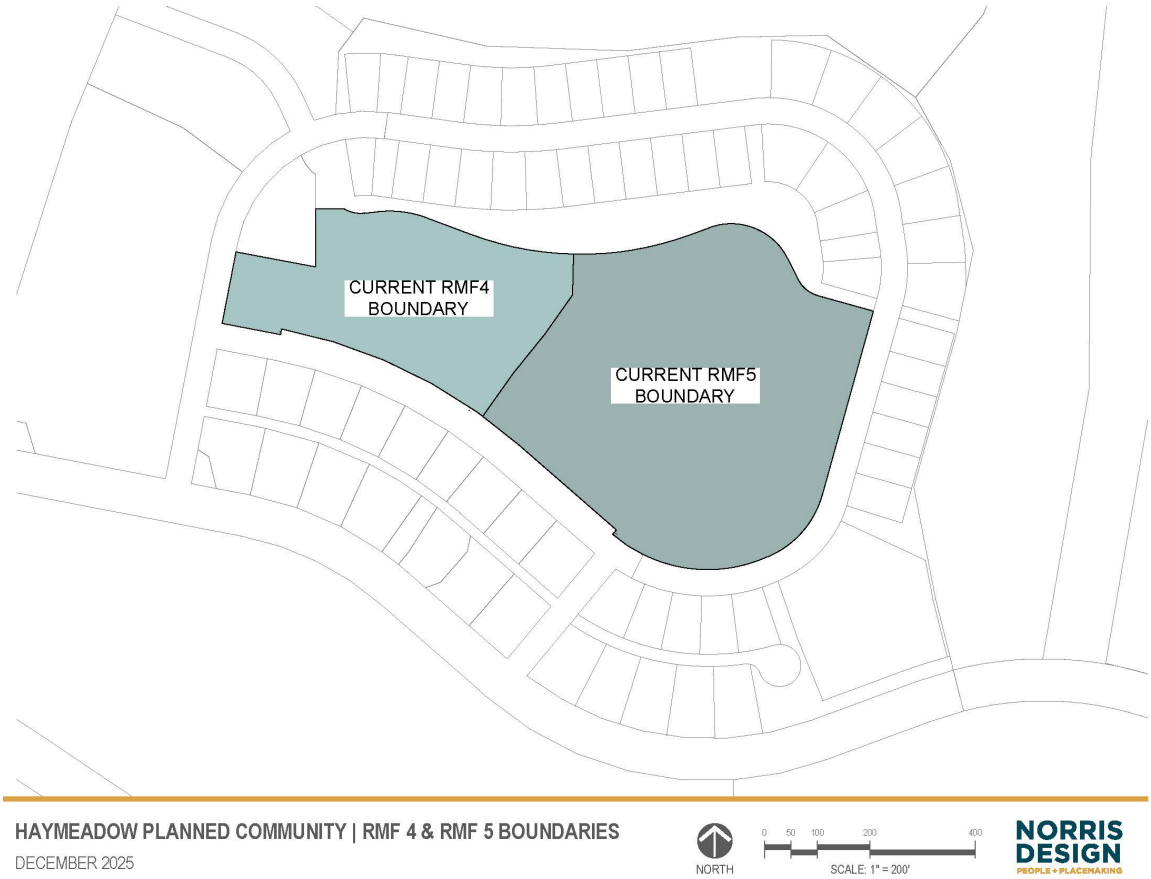
The current Haymeadow PUD Development Plan consists of five distinct residential neighborhoods, community parks, a fire station, a K-8 sized public school site and expansive open space tracts. The neighborhoods are situated around a framework of open space corridors, parks and trails that create an organized 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.

Haymeadow Neighborhood A1 is currently planned for 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.

Tracts RMF 4-A and RMF-5 total 10.79 acres and are platted as future multifamily residential development parcels on the existing plat of Haymeadow Filing 2.

| **Existing Parcels** | **Acres** |
|---|---|
| Tract RMF-4-A | 3.43 |
| Tract RMF-5 | 7.361 |
| **Total Site Area** | **10.791** |

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## DESCRIPTION OF PROPOSED DEVELOPMENT:

The proposed development plan and resubdivision of Tracts RMF-4-A and RMF-5 will provide a diverse mix of single family, duplex and clustered multi-family cottage homes, to serve a broad range of identified housing needs and significantly help to meet the large demand for 'missing middle income' housing that currently exists within the Town of Eagle. As shown in the table below, the proposed development plan includes a total of 89 housing units on 10.79 acres, with an approximate density of 8.25 units/acre.

| Development Parcels | Acres | Single Family Units | Duplex Units | Multi-Family Cottage Units | Total Units | Density (units/acre) |
|---|---|---|---|---|---|---|
| Single family and Duplex Lots | 2.49 | 3 | 14 | | 17 | 6.83 |
| Cottage Courtyard #1 | 1.17 | | | 9 | 9 | 7.69 |
| Cottage Courtyard #2 | 1.64 | | | 14 | 14 | 8.54 |
| Cottage Courtyard #3 | 1.99 | | | 20 | 20 | 10.05 |
| Cottage Courtyard #4 | 1.35 | | | 11 | 11 | 8.15 |
| Cottage Courtyard #5 | 1.95 | | | 18 | 18 | 9.23 |
| Open Space | 0.2 | | | | | |
| **Total Development** | **10.79** | **3** | **14** | **72** | **89** | **8.25** |

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This includes a mix of 3 single family units, 14 duplex units, and 72 multi-family cottage units. Of the 89 units proposed, 40 units (45%) will be deed-restricted in accordance with Town of Eagle requirements, including 24 LERP units and 16 RO units. Accordingly, build out of RMF-4-A and RMF-5 will fulfill the remaining deed-restricted housing requirements of the Haymeadow LERP Plan within Neighborhood A-1, per the tables below:

| Neighborhood | #LERP Units Required | # LERP Units Built | # LERP Units Remaining to be Built | #LERP Units Proposed in RMF 4A & 5 | #LERP Units Remaining to be Built After RMF 4A &5 |
|---|---|---|---|---|---|
| A1 | 41 | 18 | 23 | 24 | -1 |
| A2 | 22 | | 22 | | 22 |
| B | 21 | | 21 | | 21 |
| C | 0 | | 0 | | |
| D | 0 | | 0 | | |
| **Total** | **84** | **18** | **66** | **24** | **42** |

| Neighborhood | #RO Units Required | # RO Units Built | # RO Units Remaining to be Built | #RO Units Proposed in RMF 4A & 5 | #RO Units Remaining to be Built After RMF 4A &5 |
|---|---|---|---|---|---|
| A1 | 30 | 14 | 16 | 16 | 0 |
| A2 | | | | | |
| B | | | | | |
| C | | | | | |
| D | | | | | |
| **Total** | **30** | **14** | **16** | **16** | **0** |

The resident occupied units are being fulfilled ahead of schedule to ensure we have all 16 additional units built before the 150th building permit. The 24 LERP units will be distributed among the five (5) cottage courtyards as shown in the table below. The number of LERP units per cottage courtyard will be assigned through the Major Development Plan, as follows:

| Cottage Courtyard | # LERP Units |
|---|---|
| Cottage Courtyard #1 | 2 |
| Cottage Courtyard #2 | 4 |
| Cottage Courtyard #3 | 6 |
| Cottage Courtyard #4 | 6 |
| Cottage Courtyard #5 | 6 |
| Total | 24 |

Deed restrictions for each LERP unit will be recorded in conjunction with the townhome plat for each cottage courtyard development. The deed restrictions for the RO units will be recorded with the first sale of each unit, and all 16 RO deed restrictions will be recorded prior to the issuance of the 150th building permit within the Haymeadow PUD.

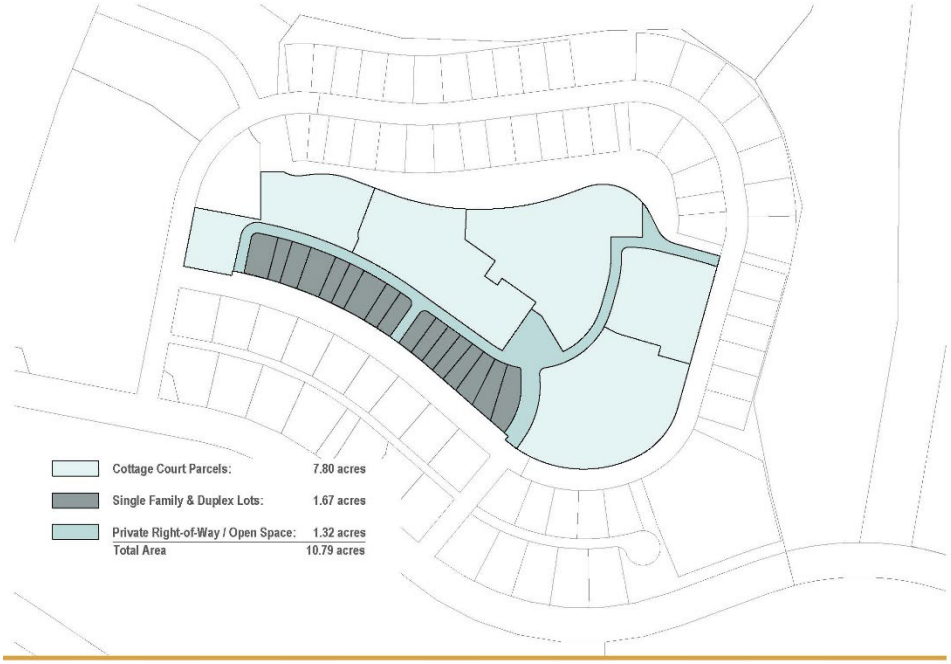
The applicant is exploring a potential opportunity to partner with Habitat for Humanity Vail Valley (HHVV) to deliver the proposed LERP units, in accordance with all requirements of the Haymeadow LERP Plan and the LUDC. If the Town Council approves the proposed HHVV deed restriction, the applicant will proceed with this opportunity to develop the required LERP units in partnership with HHVV, and if the Town Council does not approve the HHVV deed restriction, the applicant will continue to pursue development of the required LERP units as previously planned.

**Development Plan – Purpose & Intent:**
The intent of the Major Development Plan is to plan the entire site holistically, to maximize efficiency and ensure the development functions well as a cohesive neighborhood. As such, there will be a Development Agreement comprehensively covering the entire development and an overarching HOA ensuring the site will function effectively as a comprehensive multifamily area.

Cottage courtyards are proposed to add a more diverse variety of housing product types to the market within the Town of Eagle, and specifically to help provide 'missing middle income' housing, which is a significant need within the community.

**Resubdivision:**
The proposed resubdivision of RMF-4-A and RMF-5 will plat three (3) single family lots and fourteen (14) duplex lots, and resubdivide the remainder of the property into five (5) cottage courtyard sites, ranging in size from 1.17 to 1.99 acres. All cottage courtyard sites are less than 2 acres in size, in accordance with requirements for cottage court developments set forth in Section 4.09.050.B. of the Town Code.

In accordance with the Haymeadow PUD, the cottage courtyards will be platted via a townhouse plat with the housing units / building footprints platted for individual sale / fee-simple ownership and all other portions of the site platted as limited common element (LCE) and/or general common element (GCE), to be owned and maintained by the HOA.



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## COMPLIANCE WITH HAYMEADOW PUD AND TOWN LAND USE CODE:

The proposed development plan and resubdivision complies with all development standards set forth in the Haymeadow PUD, including permitted uses, density, minimum lot area, setbacks, and parking. 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.

The five (5) cottage courtyard sites have also been designed to comply with all relevant requirements for cottage court developments set forth in Section 4.09.050.B. of the Town Code.

### Density:

The current proposal ensures compliance with the maximum permitted density allowed within Neighborhood A1. As shown in the tables below, a total of 259 units are permitted within Neighborhood A1, including 72 single family/duplex units and 187 multifamily units. The current application proposes 89 units (17 single family/duplex units and 72 multifamily cottage units). The tables below show the total number of units that are already built and platted within Neighborhood A1, together with the current development proposal. As shown, the total units built, platted and proposed are less than the maximum permitted density allowed in Neighborhood A1, with 15 units of density remaining after this approval.

| **Permitted Density Neighborhood A1** | | | **Total Units** *(Built, Platted & Proposed)* | | | **Remaining Permitted Density Neighborhood A1** | | |
|---|---|---|---|---|---|---|---|---|
| Single Family / Duplex | Multifamily | Total | Single Family / Duplex | Multifamily | Total | Single Family / Duplex | Multifamily | Total |
| 72 | 187 | 259 | 84 | 160 | 244 | 0 | 15 | 15 |

| **Built Units** | | | **Platted Units** *(Approved on Existing Plats, Not Yet Built)* | | | **Proposed Units** *(RMF 4A & RMF 5)* | | |
|---|---|---|---|---|---|---|---|---|
| Single Family / Duplex | Multifamily | Total | Single Family / Duplex | Multifamily | Total | Single Family / Duplex | Multifamily | Total |
| 15 | 76 | 91 | 52 | 12 | 64 | 17 | 72 | 89 |

*Note: The current proposal includes a conversion of 12 units from multifamily to single family/duplex.*

The Haymeadow PUD allows density to be transferred between unit types (single family/duplex and multifamily) and between neighborhoods, up to 25% of the maximum permitted density for each unit type and each neighborhood. In accordance with the PUD, this Major Development Plan application proposes to convert 12 units within Neighborhood A1 from multifamily to single family/duplex. This conversion will increase the number of single family/duplex units within Neighborhood A1 from 72 units to 84 units, which is a 16.7% increase and is within the permitted 25% conversion allowance in the PUD. Likewise, the multi-family decreased from 187 to 175 units within the permitted 25% conversion allowance in the PUD. It should also be noted that, in the future, unused density within Neighborhood A1 can be transferred to other neighborhoods (within the permitted 25% threshold), and such transfer will be documented in conjunction with future preliminary plan approval(s).

### Architectural Design Intent and Compliance with PUD, Town Code & Design Review Guidelines:

The architectural design intent for this 89-unit cottage development is centered on creating a vibrant, connected neighborhood that balances thoughtful planning, environmental responsibility, and visual harmony.

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The community features a mix of single-family and duplex cottage models, each designed with compact, efficient footprints that maximize livability while maintaining a strong connection to the surrounding landscape. The neighborhood layout encourages walkability, neighborly interaction, and access to shared amenities, including integrated trails and a centrally located park.

Each cottage unit is designed as a high-performance home, emphasizing energy efficiency, durability, and comfort. The architectural language draws from simple, timeless forms with modern detailing, promoting a sense of place without unnecessary complexity. Resilient exterior materials are carefully selected for their fire-wise characteristics and low maintenance requirements, including fiber cement siding, metal roofing, and ignition-resistant trim. The material palette and design details help unify the development aesthetically while responding to local climate conditions.

Parking solutions are integrated thoughtfully across the site, with a combination of attached garages for select units and shared surface parking areas that minimize visual impact and prioritize pedestrian experience. The development emphasizes sustainability, resilience, and community, resulting in a desirable living environment that meets modern needs while respecting the natural surroundings.

The neighborhood's design responds to and complies with the requirements set forth in the Haymeadow PUD and Design Review Guidelines and provides a desirable solution to a moderate-density housing development.

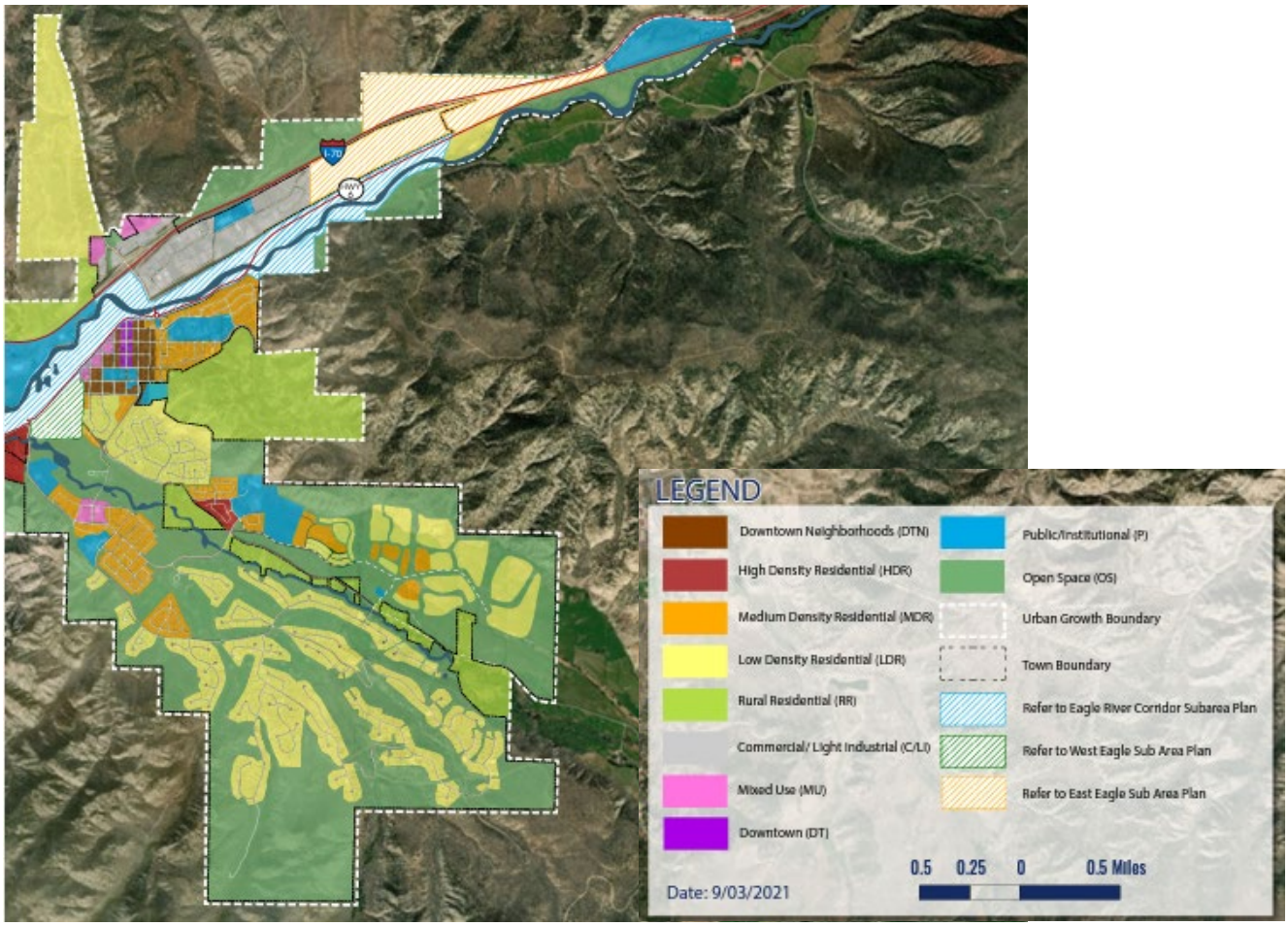
## ELEVATE EAGLE COMPREHENSIVE PLAN ALIGNMENT:

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 Major Development Plan and Resubdivision of RMF 4-A and RMF-5 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 proposed development plan and resubdivision is consistent with the Future Land Use map on pages 30-31, also depicted below.

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Frisco, Colorado 80443
970.368.7068




The Development Plan and Resubdivision are 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 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 approved 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 PUD.

Adventurous Lifestyle

- ✓ Promote the Town's unique activities (fishing, biking, hiking, and more)
  i. 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 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. 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 Development Plan and Resubdivision provides public water and sewer system connections to serve all development areas within RMF-4-A and RMF-5, in accordance with the approved provisions for the water

and sewer systems, which are addressed in the annexation development agreement (ADA). Commitment to serve letters have been provided from all utility providers, and the application materials include plans for extension of the street system, utilities, landscaping, and irrigation within the public and private rights-of-way.

The units will be individually metered, and the utilities will be looped through the development with public utilities extending to the front of Unit 151 and private utilities then extending into the development from this point. All proposed utilities will be placed underground within the existing utility easements and rights-of-way platted on the approved Preliminary Plan and Final Plat for Haymeadow Filing 2.

*Water*
Evidence of adequate water supply and adequate water rights have also been provided, as defined in the annexation development agreement. 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.

*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.

## OPEN SPACE AND TRAILS

The Development Plan includes shared private common open space within each cottage courtyard development, which complies with the minimum 10% open space requirement for cottage court developments set forth in Section 4.09.050.B. of the Town Code. As shown on the Haymeadow PUD Trails Plan, the primary Spine Trail (A1 Core Trail), which runs east-west through the Haymeadow community, is located along the northern edge of this development, providing trail connectivity through the Haymeadow community and connecting into the surrounding Town of Eagle trail network. The Neighborhood A1 Core Trail has been constructed with the infrastructure of Filing 2 of this development, in accordance with the Haymeadow PUD. The A1 Core Trail was designed and built in conformance with the Haymeadow PUD Trails Plan.

## PHASING:

The developer intends to develop the Development Plan in two (2) phases, as shown on the attached phasing plan. The developer intends to start construction of Phase 1 in Spring 2026 and complete Phase 2 in Summer/Fall 2027. The improvement guarantees will be phased in accordance with the phasing plan provided. A utility phasing plan is provided, showing the proposed phasing of the utilities. As proposed, we will be looping the water in the first phase, unlocking two (2) cottage courtyard development sites in the first phase. It should be noted that the surface parking for the cottage courtyard sites (and adjacent landscaping) will be phased to ensure each individual parking area is fully built with the initial courtyard phase, and portions of parking areas are not left unbuilt until the subsequent courtyard phase is initiated.

## SUBDIVISION IMPROVEMENT PLAN:

The proposed Subdivision Improvement Plan "SIA" has been submitted with this application as well as a cost estimate. These documents have been included concurrently with this application to establish terms regarding the perimeters of construction and maintenance costs, fees, and responsibilities.

## CONFORMANCE WITH PRELIMINARY PLAN / FINAL PLAT FOR HAYMEADOW FILING 2:

The proposed Development Plan and Resubdivision comply with the approved Preliminary Plan and Final Plat for Haymeadow Filing 2 and all relevant goals, policies, and regulations of the Town, as evaluated and

confirmed during the PUD Amendment and Preliminary Plan / Final Plat reviews. The proposed civil plans demonstrate compliance with the current Preliminary Plan for Haymeadow Filing 2, including the approved plans for roads, utilities and drainage design. As discussed during the pre-submittal meeting, the application complies with the traffic study previously prepared and approved in conjunction with the Haymeadow PUD and referenced during Town review and approval of the Preliminary Plan and Final Plat for Haymeadow Filing 2, as this application proposes less density than is currently permitted by the PUD.

**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.

**Addressing:**
We will 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. A final, clean plat for addressing of the single family and duplex lots will be provided concurrently with the resubmittal / response to comments for this application, and a final, clean plat for addressing of the cottages will be submitted concurrently with the townhome plat for each cottage courtyard.

## COMPLIANCE WITH CRITERIA FOR APPROVAL:

As demonstrated in the above narrative, the proposal complies with all criteria for approval, for both a Major Development Plan and Resubdivision, including:

Major Development Plan Criteria for Approval:

a. **Land Use and Development LUDC Requirements:** The development plan is consistent with all applicable standards of the LUDC.

b. **Previous Approvals:** The development plan is consistent with any previously approved and still valid land use approval, such as a plat or PUD.

c. **Comprehensive Plan:** The development plan is consistent with the Comprehensive Plan and other adopted area or corridor plans.

Resubdivision Criteria for Approval:

i. **Comprehensive Plan:** The resulting development will be consistent with the Comprehensive Plan.

ii. **Land Use and Development LUDC Standards:** The approved lots will be consistent with the intent of the underlying zone district and the applicable standards of the LUDC.

iii. **Easements, Facilities, and Services:** The proposed lot changes: (a) Do not affect a recorded easement without approval from the easement holder; and (b) Will not limit the Town's ability to effectively provide facilities or services.

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Frisco, Colorado 80443
970.368.7068

## ATTACHED APPLICATION MATERIALS:

The following application materials are provided with this submittal:

1. Application Form
2. Project Narrative *(New version submitted)*
3. Existing Subdivision Plat
4. Filing 2, First Amendment Plat *(New version submitted)*
5. Development Plan Set *(New version submitted)*
6. Civil Construction Documents *(New version submitted)*
7. Landscape Plan Set *(New version submitted)*
8. Lighting Plan Set *(New version submitted)*
9. Architectural Plan Set *(New version submitted)*
10. Phasing Plan Responses *(New version of Phasing Plan is included in Civil Plan Set)*
11. LERP and RO Unit Table
12. DRB Approval Letter *(New version submitted)*
13. Drainage Conformance Letter *(New version submitted)*
14. Cost Estimate
15. Title Commitment
16. APO List
17. Subdivision Improvement Agreement
18. Water Demand
19. Representative Authorization
20. PUD Density Transfer Table *(New version submitted)*
21. Setback Exhibit *(New version submitted)*
22. Closure Report
23. Buffer Landscaping Exhibit
24. Utility Plan – Proposed Ownership Markup
25. Irrigation Plan Set
26. Site Lighting Photometric *(Included in resubmittal)*
27. Response to Comments Letter

# First Amendment, Haymeadow Filing 2

## A Replat of Tracts RMF-4-A and RMF-5
## Situated in Tracts 38 and 55,
## Township 5 South, Range 84 West of the Sixth P.M.,
## Town of Eagle, Eagle County, Colorado

CERTIFICATE OF DEDICATION AND OWNERSHIP

We, Abrika Properties, LLC, a Florida limited liability company ("Abrika"), the undersigned, being sole owner(s) in fee simple of all that real property described as follows:

Tract RMF-4-A and Tract RMF-5, Haymeadow Filing 2, A Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, RMF-4, and X of Haymeadow Filing 1, according to the plat recorded June 16, 2025 under Reception No. 202507875, County of Eagle, State of Colorado, containing 10.790 Acres (470,027 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 First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, 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 utilities easements shown hereon for their intended purposes only.

We hereby accept the responsibility for the completion of all required public improvements for First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, and further, hereby grant the rights and easements provided for in this plat as described in the plat notes.

Executed this_____ day of _____, 2026.
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 _____, 2026,
by _____
as _____
of: Abrika Properties, LLC, a Florida limited liability company,

Witness my hand and official seal _____

My commission expires: _____
Notary Public

TOWN COUNCIL CERTIFICATE

This Plat of First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, is approved by Town Council of the Town of Eagle, Colorado, this _____ day of _____, 2026, 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 subject to developer's warranties. 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: _____
Bryan Woods, Mayor

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

ATTEST:_____
Town Clerk

PLANNING COMMISSION CERTIFICATE

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

day of _____, 2026.

_____
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 First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, are paid in full.

Dated this _____ day of _____, A.D. 2026.

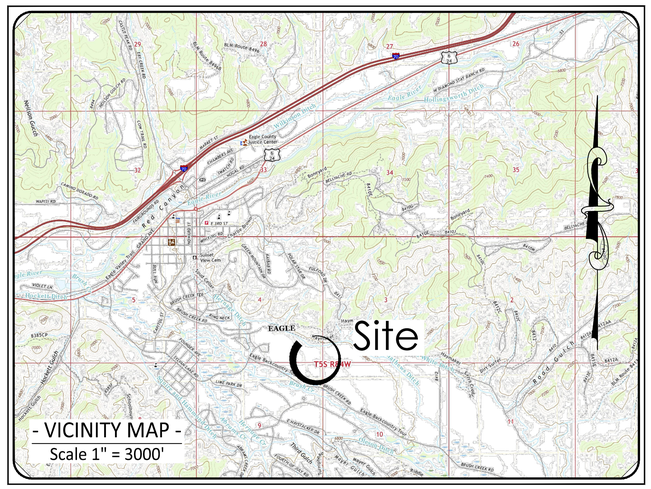
_____
Treasurer of Eagle County, Colorado

CERTIFICATE OF MORTGAGEE

The undersigned, being the beneficiary of the Deed of Trust dated May 18, 2023 and recorded May 19, 2023 as Reception No. 202305385, in the office of the Clerk and Recorder of the County of Eagle, Colorado, as amended from time to time (the 'Deed of Trust') and the Disburser's Notice in connection with the Deed of Trust recorded on May 23, 2023 under Reception No. 202305457, and the Financing Statement recorded May 15, 2023 under Reception No. 202305129, for itself and successors and assigns, hereby consents, approves, and joins in this Plat affecting the property encumbered by the Deed of Trust and consents to the dedications herein made by Abrika as the Owner.

ALPINE BANK,
a Colorado banking corporation

By: _____
Grant Murphy, Senior Vice President



- VICINITY MAP -
Scale 1" = 3000'

TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown on this Plat of First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, 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 is free and clear of all liens, and encumbrances, except as follows:

_____

_____

_____

_____

Executed this _____ day of _____, 2026.
By: _____
Title Examiner

Land Use Table

| Parcel | Square Feet | Acres | Land Use | % of Land Use | Street # | Street Name |
|---|---|---|---|---|---|---|
| Lot 54 | 50,442 | 1.158 | Future Development | | 101 | Middle Mountain Road |
| Lot 55 | 72,216 | 1.658 | Future Development | | 251 | Middle Mountain Road |
| Lot 56 | 85,891 | 1.972 | Future Development | | 851 | Middle Mountain Road |
| Lot 57 | 45,308 | 1.040 | Future Development | | 920 | Middle Mountain Road |
| Lot 58 | 84,623 | 1.943 | Future Development | | 754 | Middle Mountain Road |
| Lot 59 | 5,447 | 0.125 | Single Family | | 126 | Middle Mountain Road |
| Lot 60 | 6,878 | 0.158 | Duplex | | 186-188 | Middle Mountain Road |
| Lot 61 | 6,338 | 0.145 | Single Family | | 256 | Middle Mountain Road |
| Lot 62 | 6,590 | 0.151 | Duplex | | 316-318 | Middle Mountain Road |
| Lot 63 | 5,648 | 0.130 | Single Family | | 388 | Middle Mountain Road |
| Lot 64 | 6,970 | 0.160 | Duplex | | 446-448 | Middle Mountain Road |
| Lot 65 | 6,558 | 0.151 | Duplex | | 566-568 | Middle Mountain Road |
| Lot 66 | 6,920 | 0.159 | Duplex | | 628-630 | Middle Mountain Road |
| Lot 67 | 8,200 | 0.188 | Duplex | | 696-698 | Middle Mountain Road |
| Lot 68 | 11,929 | 0.274 | Duplex | | 760-762 | Middle Mountain Road |
| Tract A | 51,080 | 1.173 | Common HOA | Middle Mountain Road, Whitney Peak Road, Fools Peak Road | | |
| Tract B | 8,990 | 0.206 | Common HOA | Common Area | | |
| Total Single Family (3 Lots) | 17,432 | 0.400 | % of Subdivision | 3.71% | | |
| Total Duplex (7 Lots) | 54,045 | 1.241 | % of Subdivision | 11.50% | | |
| Total Common HOA (2 Tracts) | 60,070 | 1.379 | % of Subdivision | 12.78% | | |
| Total Future Development (5 Lots) | 338,481 | 7.770 | % of Subdivision | 72.01% | | |
| | | | | | | |
| 2nd Amended Haymeadow F2 Overall | 470,027 | 10.790 | Subdivision | 100.00% | | |

NOTES:

1. The purpose of this Plat of First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, is to create additional lots and to dedicate Easements as shown hereon.
2. 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.
3. Survey date: February 2024.
4. Units of linear measurements are displayed in US Survey Feet.
5. Flood Zone Classification; Flood Hazard Zone information: Zone X according to FIRM Map Number 08037C0393D with an effective date of December 4, 2007.
6. All property located within this First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, is 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. 202101274 and the First Amended PUD Guide for the Haymeadow Planned Unit Development recorded at Reception No. 202114805.
7. 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
8. The lots and tracts created by this subdivision excepting those public open space tracts that are herein and by deed conveyed to the Town of Eagle,are not currently but may in the future be subject to that certain 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 and the Second Amendment to Declaration recorded August 7, 2024 under Reception No. 202408973; First Supplement recorded January 23, 2025 under Reception No. 202501026; and Second Supplement recorded January 23, 2025 under Reception No: 202501042; and Third Supplement recorded March 31, 2025 under Reception No. 202503999 and as further supplemented and amended from time to time.
9. This subdivision is subject to that certain Subdivision Improvement Agreement recorded on _____, 20____ under Reception No. _____.
10. Parcel dimensions shown hereon reflect both record and measured bearings and distances, unless otherwise indicated.
11. The error of closure along this subdivision's exterior boundary is less than 1:10,000
12. Abrika hereby dedicates and grants the following easements as follows::
    A. Waterline Easements for both domestic and non-potable water service on, over, under, above, across and through those areas designated hereon as "Waterline Easement" for the purposes of acquisition, treatment and transmission of domestic potable water and/or irrigation water, the installation, use, repair, replacement, improvement and maintenance of waterline structures including but not limited to pipelines, valves, hydrants and pumps, together with a perpetual right of ingress and egress thereto.
    B. General use utility easements on, over, under, above, across and through those areas designated hereon as "Utility Easements" or General Utility Easements for the purposes of the installation, use, repair, replacement, improvement and maintenance of public utilities, together with a perpetual right of ingress and egress thereon.
    C. Storm Drainage Easements on, over, under, above, across and through those areas designated hereon as "Drainage Easement" for the purposes of storm drainage, drainage of water flowing from other lands along with the installation, use, repair, replacement, improvement and maintenance of drainage structures including but not limited to swales, gutters, ditches, pipes, culverts, storm drains, manholes and inlets, together with a perpetual right of ingress and egress thereto. The drainage system internal to the site shall be dedicated to the owner,HOA, or metro district
    D. General use dry utility easements on, over, under, above, across and through those areas designated hereon as "Dry Utility Easements" for the purposes of the installation, use, repair, replacement, improvement and maintenance of communications, fiber optics, electric, natural gas utilites.
    E. Tracts A and B to be HOA parcels containing Access Easements (Middle Mountain Road, Whitney Peak Road, Fools Peak Road) on, over, above, across and through those areas as designated for private access.
    F. Tracts A and B: Waterline Easements for both domestic and non-potable water service on, over, under, above, across and through those areas designated hereon as "Waterline Easement" for the purposes of acquisition, treatment and transmission of domestic potable water and/or irrigation water, the installation, use, repair, replacement, improvement and maintenance of waterline structures including but not limited to pipelines, valves, hydrants and pumps, together with a perpetual right of ingress and egress thereto.
    G. Tracts A and B: Sewer Easements on, over, under, above, across and through those areas designated hereon as "Sewer Easement" for the purposes of disposal and transmission of domestic sewage and storm water, the installation, use, repair, replacement, improvement and maintenance of sanitary sewer structures including but not limited to manholes, pipes and all related structures, together with a perpetual right of ingress and egress thereto.
    H. Metropolitan District Easement, Abrika hereby dedicates to Haymeadow Metropolitan District No. 6, a quasi-municipal corporation and political subdivision of the State of Colorado (the "District") a perpetual, non-exclusive easement on over, under, above, across and through those areas designated hereon as "Non-Potable Irrigation Easement" for the purpose of using, installing, constructing, maintaining, improving, repairing and replacing facilities of any kind or nature for the transmission of domestic non-potable water and/or irrigation water, including, but not limited to, taps and non-portable water lines, together with a perpetual right of ingress and egress thereon.
13. 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: First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, have been taken from the title insurance policy issued by Old Republic National Title Insurance compant Order Number RND50075297 having a Policy Date of 01/13/2026.

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, 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 1-9,11-19 and 21 affect the subject parcel a general manner and cannot be graphically depicted. Pertaining to those items that can be graphically depicted.

Item 10. Easements, conditions, covenants, restrictions, reservations and notes on the plat of Haymeadow Filing No. 1 recorded May 24, 2019 under Reception No. 201907561 and the plat of Haymeadow filing 1, First Amendment recorded July 7, 2021 under Reception No. 202115650. *Affects the subject parcels as shown hereon*

Item 20: Easements, conditions, covenants, restrictions, reservations and notes on the plat of Haymeadow Filing No. 2, a Replat of Tract Z1 of Haymeadow Cabin Parcel and Tracts G, Tract H, RMF-4 and X of Haymeadow Filing 1 recorded June 16, 2025 under Reception No. 202507875. *Affects the subject parcels as shown hereon*

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 First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, 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., 2026.

Colorado Licensed Professional Land Surveyor
Scott A Hemmen
License Number 38182
for and on the behalf of SGM

REVIEW COPY

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This Plat of First Amendment, Haymeadow Filing 2, A Replat of Tracts RMF-4-A and RMF-5, was filed for record in the office of the Eagle County Clerk and Recorder at _____o'clock _____.M. on the _____ day of _____, 2026, and is duly recorded at

Reception No. _____

EAGLE COUNTY CLERK & RECORDER

By: _____
Deputy

Declarations or Protective Covenants are filed in Book _____ at Page _____, as Document No. _____.


HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, CO 80203
303.623.6300

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


First Amendment, Haymeadow Filing 2,
Town of Eagle, Colorado

| No. | Revision | Date | By: |
|---|---|---|---|
| 1 | 2/5/26 INITIAL COMMENTS | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
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| 8 | | | |
| 9 | | | |

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

| | |
|---|---|
| Job No. | 2016-277.003 |
| Drawn by: | MEW |
| Date: | 4/2/2026 |
| Approved: | PLS: SAH |
| | 1st Amend HMF2_RMF4-5 |

**Certifications and Notes**

Sheet No.
**1**
Of: 5


I:\2016\2016-277-Haymeadow\003-Survey\1-Dwgs\Surv\Dwgs\BaseMaps\1st Amend HMF2_RMF4-5.dwg Plotted: 4/2/2026 11:47 AM By: Mary Winkley

# First Amendment, Haymeadow Filing 2

## A Replat of Tracts RMF-4-A and RMF-5
## Situated in Tracts 38 and 55,
## Township 5 South, Range 84 West of the Sixth P.M.,
## Town of Eagle, Eagle County, Colorado

Basis of Bearings N89°57'47"E 1928.43'

Distances reflect record and measured unless otherwise noted.

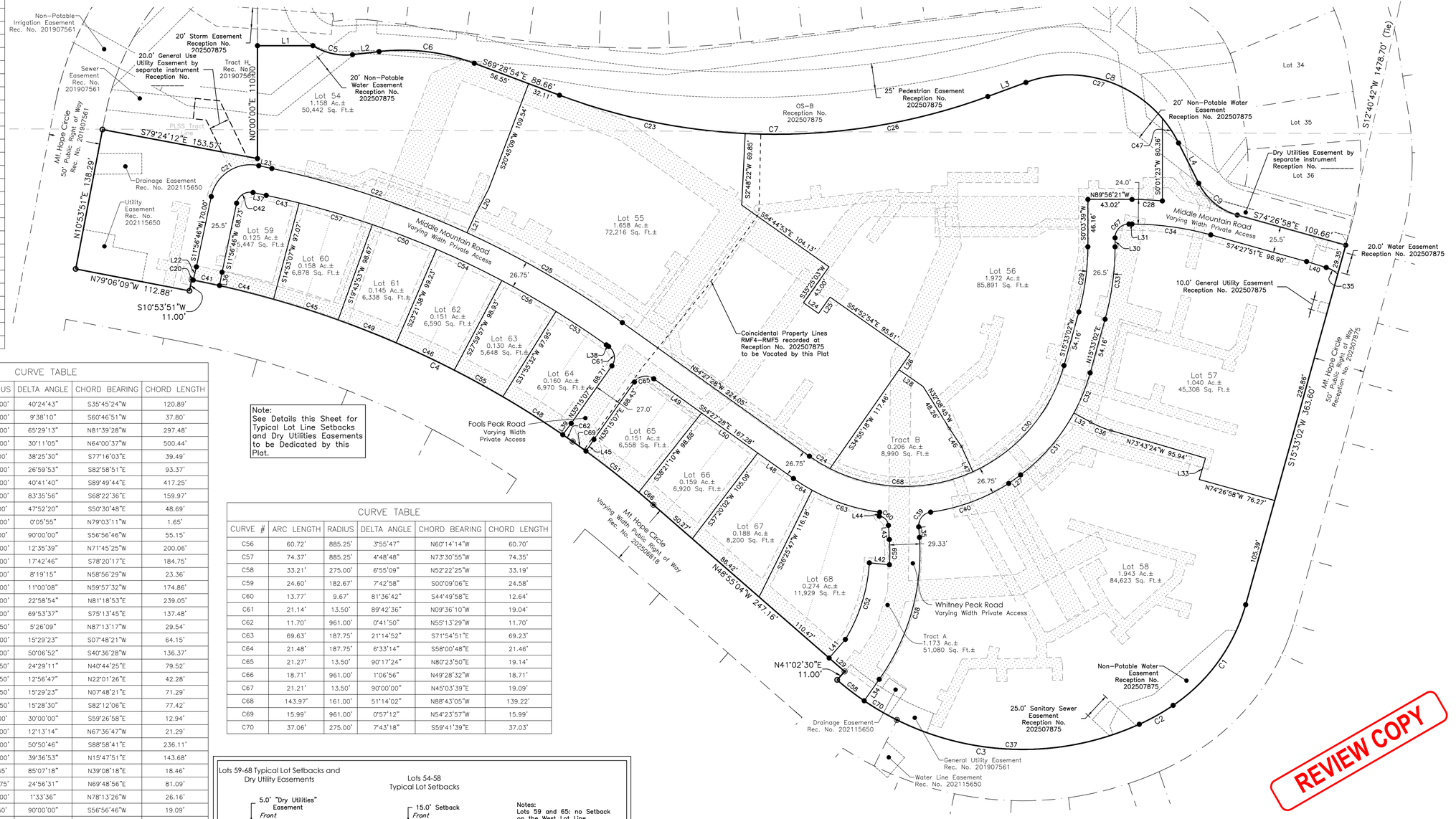
Found 2-1/2" USGLO Brass Cap on 1" Iron Pipe Stamped TR38 Cor2 S4 1917

Found Corner 1 of Tract 38 2-1/2" Alum. Cap on 3/4" rebar Stamped TR38 40 41 LS 23089

Tract 38

PLSS Tract Line

S12°40'42"W 1478.70' (Tie)



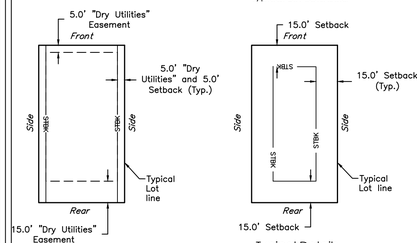

REVIEW COPY

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | N90°00'00"E | 54.05' |
| L2 | N83°31'12"E | 26.14' |
| L3 | N69°49'26"E | 39.54' |
| L4 | S26°34'38"E | 43.91' |
| L20 | S27°44'05"W | 28.35' |
| L21 | S24°32'25"W | 19.50' |
| L22 | S13°22'43"W | 13.28' |
| L23 | N78°03'14"W | 13.10' |
| L24 | S54°44'53"E | 18.00' |
| L25 | N35°14'56"E | 19.45' |
| L26 | S34°55'18"W | 19.24' |
| L27 | N54°09'42"E | 14.28' |
| L28 | N55°04'44"W | 28.60' |
| L29 | S48°55'04"E | 19.97' |
| L30 | N00°03'39"E | 8.66' |
| L31 | S89°56'21"E | 3.02' |
| L32 | N61°30'10"W | 18.68' |
| L33 | N16°16'36"E | 21.73' |
| L34 | N35°04'24"E | 25.61' |
| L35 | N04°00'35"W | 10.31' |
| L36 | S10°30'50"W | 13.22' |
| L37 | N78°03'14"W | 13.10' |
| L38 | N54°27'28"E | 2.78' |
| L39 | N36°41'03"E | 13.74' |
| L40 | S73°01'55"E | 20.01' |
| L41 | S41°04'56"W | 24.07' |
| L42 | N84°43'31"W | 19.67' |
| L43 | S04°00'35"E | 13.80' |
| L44 | S07°18'33"W | 3.85' |
| L45 | N33°49'12"E | 13.74' |
| L46 | N33°40'42"W | 21.12' |
| L47 | N24°16'22"W | 27.00' |
| L48 | S54°27'28"E | 42.91' |
| L49 | S54°27'28"E | 57.25' |
| L50 | S54°27'28"E | 67.12' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 123.43' | 175.00' | 40°24'43" | S35°45'24"W | 120.89' |
| C2 | 37.84' | 225.00' | 9°38'10" | S60°46'51"W | 37.80' |
| C3 | 314.32' | 275.00' | 65°29'13" | N81°39'28"W | 297.48' |
| C4 | 506.27' | 961.00' | 30°11'05" | N64°00'37"W | 500.44' |
| C5 | 40.24' | 60.00' | 38°25'30" | S77°16'03"E | 39.49' |
| C6 | 94.24' | 200.00' | 26°59'53" | S82°58'51"E | 93.37' |
| C7 | 426.15' | 600.00' | 40°41'40" | S89°49'44"E | 417.25' |
| C8 | 175.09' | 120.00' | 83°35'56" | S68°22'36"E | 159.97' |
| C9 | 50.13' | 60.00' | 47°52'20" | S50°30'48"E | 48.69' |
| C20 | 1.65' | 961.00' | 0°05'55" | N79°03'11"W | 1.65' |
| C21 | 61.26' | 39.00' | 90°00'00" | S56°56'46"W | 55.15' |
| C22 | 200.47' | 912.00' | 12°35'39" | N71°45'25"W | 200.06' |
| C23 | 185.49' | 600.00' | 17°42'46" | S78°20'17"E | 184.75' |
| C24 | 23.38' | 161.00' | 8°19'15" | N58°56'29"W | 23.36' |
| C25 | 175.13' | 912.00' | 11°00'08" | N59°57'32"W | 174.86' |
| C26 | 240.66' | 600.00' | 22°58'54" | N81°18'53"E | 239.05' |
| C27 | 146.38' | 120.00' | 69°53'37" | S75°13'45"E | 137.48' |
| C28 | 29.55' | 311.50' | 5°26'09" | N87°13'17"W | 29.54' |
| C29 | 64.34' | 238.00' | 15°29'23" | S07°48'21"W | 64.15' |
| C30 | 140.82' | 161.00' | 50°06'52" | S40°36'28"W | 136.37' |
| C31 | 80.13' | 187.50' | 24°29'11" | N40°44'25"E | 79.52' |
| C32 | 42.37' | 187.50' | 12°56'47" | N22°01'26"E | 42.28' |
| C33 | 71.51' | 264.50' | 15°29'23" | N07°48'21"E | 71.29' |
| C34 | 77.65' | 287.50' | 15°28'30" | S82°12'06"E | 77.42' |
| C35 | 13.09' | 25.00' | 30°00'00" | S59°26'58"E | 12.94' |
| C36 | 21.33' | 100.00' | 12°13'14" | N67°36'47"W | 21.29' |
| C37 | 244.04' | 275.00' | 50°50'46" | S88°58'41"E | 236.11' |
| C38 | 146.58' | 212.00' | 39°36'53" | N15°47'51"E | 143.68' |
| C39 | 20.28' | 13.65' | 85°07'18" | N39°08'18"E | 18.46' |
| C40 | 81.73' | 187.75' | 24°56'31" | N69°48'56"E | 81.09' |
| C41 | 26.16' | 961.00' | 1°33'36" | N78°13'26"W | 26.16' |
| C42 | 21.21' | 13.50' | 90°00'00" | S56°56'46"W | 19.09' |
| C43 | 32.94' | 885.25' | 2°07'55" | N76°59'17"W | 32.94' |
| C44 | 54.27' | 961.00' | 3°14'09" | N75°49'34"W | 54.26' |
| C45 | 66.08' | 961.00' | 3°56'23" | S72°14'18"E | 66.06' |
| C46 | 62.44' | 961.00' | 3°43'23" | S64°46'41"E | 62.43' |
| C47 | 28.70' | 120.00' | 13°42'19" | S33°25'47"E | 28.64' |
| C48 | 69.19' | 961.00' | 4°07'30" | S57°38'09"E | 69.17' |
| C49 | 60.87' | 961.00' | 3°37'45" | N68°27'15"W | 60.86' |
| C50 | 67.14' | 885.25' | 4°20'45" | N68°56'09"W | 67.13' |
| C51 | 65.23' | 961.00' | 3°53'21" | S51°58'41"E | 65.22' |
| C52 | 78.90' | 163.00' | 27°43'58" | S17°23'00"W | 78.13' |
| C53 | 58.94' | 885.25' | 3°48'52" | N56°21'54"W | 58.93' |
| C54 | 70.47' | 885.25' | 4°33'40" | N64°28'57"W | 70.45' |
| C55 | 53.98' | 961.00' | 3°13'06" | N61°18'27"W | 53.97' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C56 | 60.72' | 885.25' | 3°55'47" | N60°14'14"W | 60.70' |
| C57 | 74.37' | 885.25' | 4°48'48" | N73°30'55"W | 74.35' |
| C58 | 33.21' | 275.00' | 6°55'09" | N52°22'25"W | 33.19' |
| C59 | 24.60' | 182.67' | 7°42'58" | S00°09'06"E | 24.58' |
| C60 | 13.77' | 9.67' | 81°36'42" | S44°49'58"E | 12.64' |
| C61 | 21.14' | 13.50' | 89°42'36" | N09°36'10"W | 19.04' |
| C62 | 11.70' | 961.00' | 0°41'50" | N55°13'29"W | 11.70' |
| C63 | 69.63' | 187.75' | 21°14'52" | S71°54'51"E | 69.23' |
| C64 | 21.48' | 187.75' | 6°33'14" | S58°00'48"E | 21.46' |
| C65 | 21.27' | 13.50' | 90°17'24" | N80°23'50"E | 19.14' |
| C66 | 18.71' | 961.00' | 1°06'56" | N49°28'32"W | 18.71' |
| C67 | 21.21' | 13.50' | 90°00'00" | N45°03'39"E | 19.09' |
| C68 | 143.97' | 161.00' | 51°14'02" | N88°43'05"W | 139.22' |
| C69 | 15.99' | 961.00' | 0°57'12" | N54°23'57"W | 15.99' |
| C70 | 37.06' | 275.00' | 7°43'18" | S59°41'39"E | 37.03' |

Lots 59-68 Typical Lot Setbacks and Dry Utility Easements




Lots 54-58 Typical Lot Setbacks




Typical Details
Not to Scale

Notes:
Lots 59 and 65: no Setback on the West Lot Line

Lots 64 and 68: no Setback on the East Lot Line

See Sheets 3-5 for additional easements to be dedicated by this Plat

"Dry Utilities" indicates Communications, Fiber Optics, Electric, Natural Gas Utilities

## LEGEND

- Found monument as described
- Set 18" long x 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- Found 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- Found 1" brass plug in concrete stamped 38182
- Mathematical point of intersection, nothing set
- WC Witness Corner
- Utility Easements as described on Sheets 3, 4, and 5 to be Dedicated by this Plat
- Property Line to be Vacated by this Plat
- Existing Easement as described
- Easement as described to be Dedicated by this Plat
- Future Development Duplex Lot Line
- Subject Boundary
- Adjoining Parcel as described
- STBK Building Setback

Graphic Scale
0 25 50 100
In U.S. Feet : 1" = 50'


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118 West Sixth Street, Suite 200
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First Amendment, Haymeadow Filing 2
Town of Eagle, Colorado

| Revision | Date | By: |
|---|---|---|
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |


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| | |
|---|---|
| Job No. | 2016-277.003 |
| Drawn by: | MEW |
| Date: | 4/2/2026 |
| Approved: | SAH |
| PLS: | |
| | 1st Amend HMF2_RMF4-5 |

Lot Layout

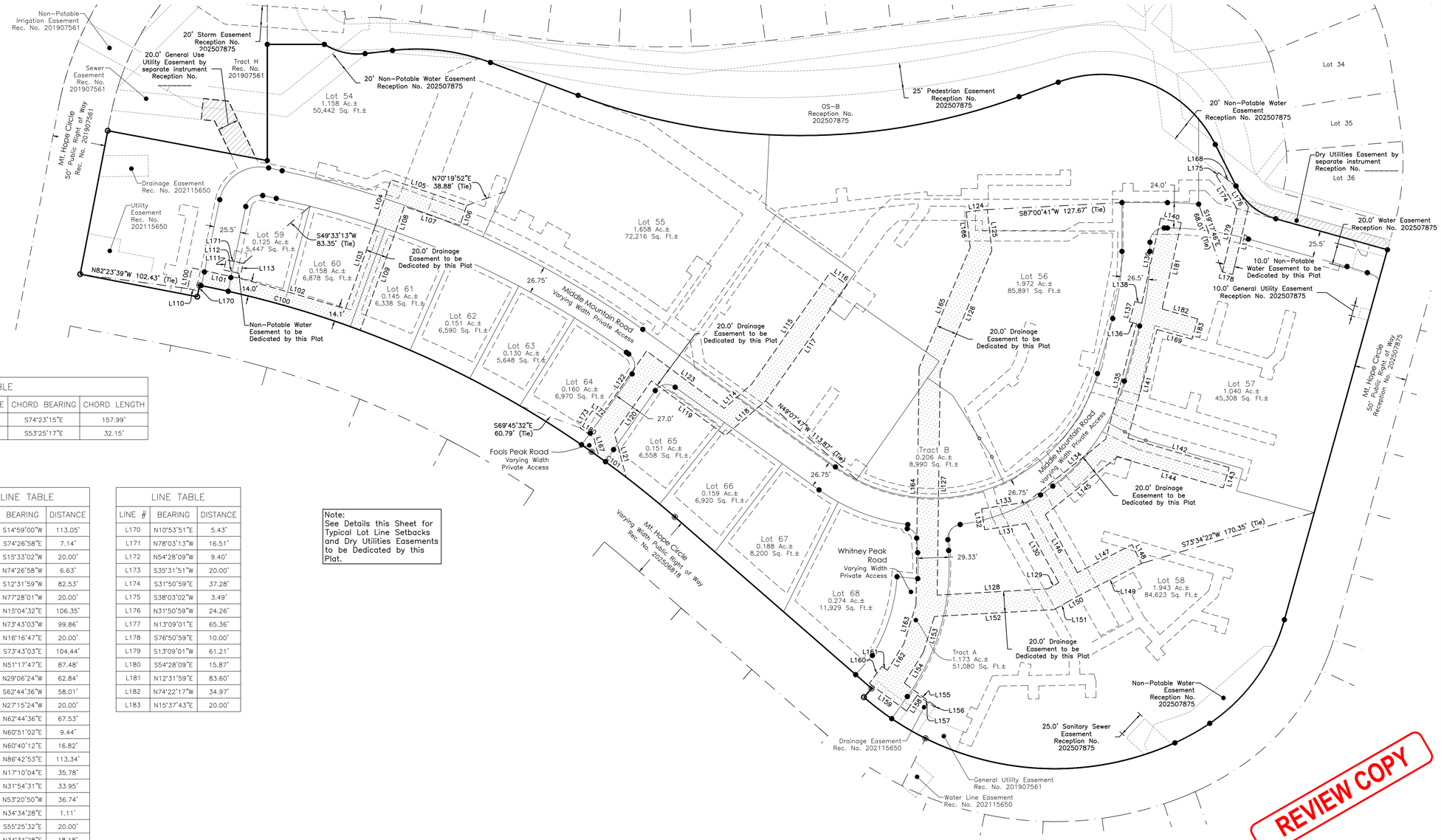
Sheet No. 2

Of : 5

I:\2016\2016-277-Haymeadows\003-Survey\LH-Dwgs\Surv\Dwgs\BaseMaps\1st Amend HMF2_RMF4-5.dwg Plotted: 4/2/2026 11:48 AM By: Mary Winkley

# First Amendment, Haymeadow Filing 2

## A Replat of Tracts RMF-4-A and RMF-5
## Situated in Tracts 38 and 55,
## Township 5 South, Range 84 West of the Sixth P.M.,
## Town of Eagle, Eagle County, Colorado




Note:
See Details this Sheet for Typical Lot Line Setbacks and Dry Utilities Easements to be Dedicated by this Plat.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C100 | 158.17' | 961.00' | 9°25'48" | S74°23'15"E | 157.99' |
| C101 | 32.15' | 961.00' | 1°55'00" | S53°25'17"E | 32.15' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L100 | S12°34'14"W | 20.00' |
| L101 | N77°25'46"W | 53.56' |
| L102 | N73°48'11"W | 96.82' |
| L103 | S19°43'53"W | 82.64' |
| L104 | S18°57'50"W | 47.00' |
| L105 | N71°06'00"W | 75.61' |
| L106 | N18°54'00"E | 20.00' |
| L107 | S71°06'00"E | 55.61' |
| L108 | N19°00'46"E | 27.23' |
| L109 | N19°43'53"E | 97.15' |
| L110 | S77°25'46"E | 10.62' |
| L111 | S11°54'30"W | 10.00' |
| L112 | S78°03'13"E | 16.51' |
| L113 | N11°56'46"E | 10.00' |
| L114 | S48°30'37"W | 34.38' |
| L115 | S35°08'04"W | 129.20' |
| L116 | N54°51'56"W | 20.00' |
| L117 | N35°08'04"E | 134.40' |
| L118 | N49°26'34"E | 50.16' |
| L119 | S53°35'05"E | 86.98' |
| L120 | N35°09'44"E | 60.72' |
| L121 | N14°56'51"W | 42.99' |
| L122 | S35°09'44"W | 75.83' |
| L123 | N53°33'08"W | 91.42' |
| L124 | S83°43'49"W | 20.00' |
| L125 | N06°16'11"W | 39.04' |
| L126 | N23°00'21"E | 125.11' |
| L127 | N00°45'26"E | 211.06' |
| L128 | S86°42'53"W | 104.97' |
| L129 | S60°39'46"W | 11.87' |
| L130 | S29°06'24"E | 64.05' |
| L131 | N81°27'59"E | 39.49' |
| L132 | S08°32'01"E | 20.00' |
| L133 | S81°27'59"W | 43.72' |
| L134 | S51°17'47"W | 95.17' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L135 | S14°59'00"W | 113.05' |
| L136 | S74°26'58"E | 7.14' |
| L137 | S15°33'02"W | 20.00' |
| L138 | N74°26'58"W | 6.63' |
| L139 | S12°31'59"W | 82.53' |
| L140 | N77°28'01"W | 20.00' |
| L141 | N15°04'32"E | 106.35' |
| L142 | N73°43'03"W | 99.86' |
| L143 | N16°16'47"E | 20.00' |
| L144 | S73°43'03"E | 104.44' |
| L145 | N51°17'47"E | 87.48' |
| L146 | N29°06'24"W | 62.84' |
| L147 | S62°44'36"W | 58.01' |
| L148 | N27°15'24"W | 20.00' |
| L149 | N62°44'36"E | 67.53' |
| L150 | N60°51'02"E | 9.44' |
| L151 | N60°40'12"E | 16.82' |
| L152 | N86°42'53"E | 113.34' |
| L153 | N17°10'04"E | 35.78' |
| L154 | N31°54'31"E | 33.95' |
| L155 | N53°20'50"W | 36.74' |
| L156 | N34°34'28"E | 1.11' |
| L157 | S55°25'32"E | 20.00' |
| L158 | N34°34'28"E | 18.18' |
| L159 | S53°20'50"E | 43.83' |
| L160 | S36°39'10"W | 20.00' |
| L161 | N53°20'50"W | 6.31' |
| L162 | S31°54'31"W | 29.70' |
| L163 | S17°10'04"W | 38.67' |
| L164 | S00°44'54"W | 224.30' |
| L165 | S23°00'21"W | 123.82' |
| L166 | S06°16'11"E | 33.81' |
| L167 | S14°56'51"E | 18.91' |
| L168 | N51°56'58"W | 19.55' |
| L169 | S74°22'17"E | 34.28' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L170 | N10°53'51"E | 5.43' |
| L171 | N78°03'13"W | 16.51' |
| L172 | N54°28'09"W | 9.40' |
| L173 | S35°31'51"W | 20.00' |
| L174 | S31°50'59"E | 37.28' |
| L175 | S38°03'02"W | 3.49' |
| L176 | N31°50'59"W | 24.26' |
| L177 | N13°09'01"E | 65.36' |
| L178 | S76°50'59"E | 10.00' |
| L179 | S13°09'01"W | 61.21' |
| L180 | S54°28'09"E | 15.87' |
| L181 | N12°31'59"E | 83.60' |
| L182 | N74°22'17"W | 34.97' |
| L183 | N15°37'43"E | 20.00' |

## — LEGEND —

- ◆ – Found monument as described
- ● – Set 18" long x 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- ◉ – Found 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- ○ – Found 1" brass plug in concrete stamped 38182
- o – Mathematical point of intersection, nothing set
- WC – Witness Corner
- – Utility Easements as described on Sheets 3, 4, and 5 to be Dedicated by this Plat
- – – – – – – – – – Property Line to be Vacated by this Plat
- ..... Existing Easement as described
- – – – – – – – – – Easement as described to be Dedicated by this Plat
- ——— Subject Boundary
- ——— · ——— Adjoining Parcel as described
- ——— STBK ——— Building Setback

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Glenwood Springs, CO 81601
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Graphic Scale
0 25 50 100
In U.S. Feet : 1" = 50'

First Amendment, Haymeadow Filing 2
Town of Eagle, Eagle County, Colorado

| By: | Date | Revision |
|---|---|---|
| | | |


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


Job No. 2016-277.003
Drawn by: MEW
Date: 4/2/2026
Approved: SAH PLS:
1st Amend HMF2_RMF4-5

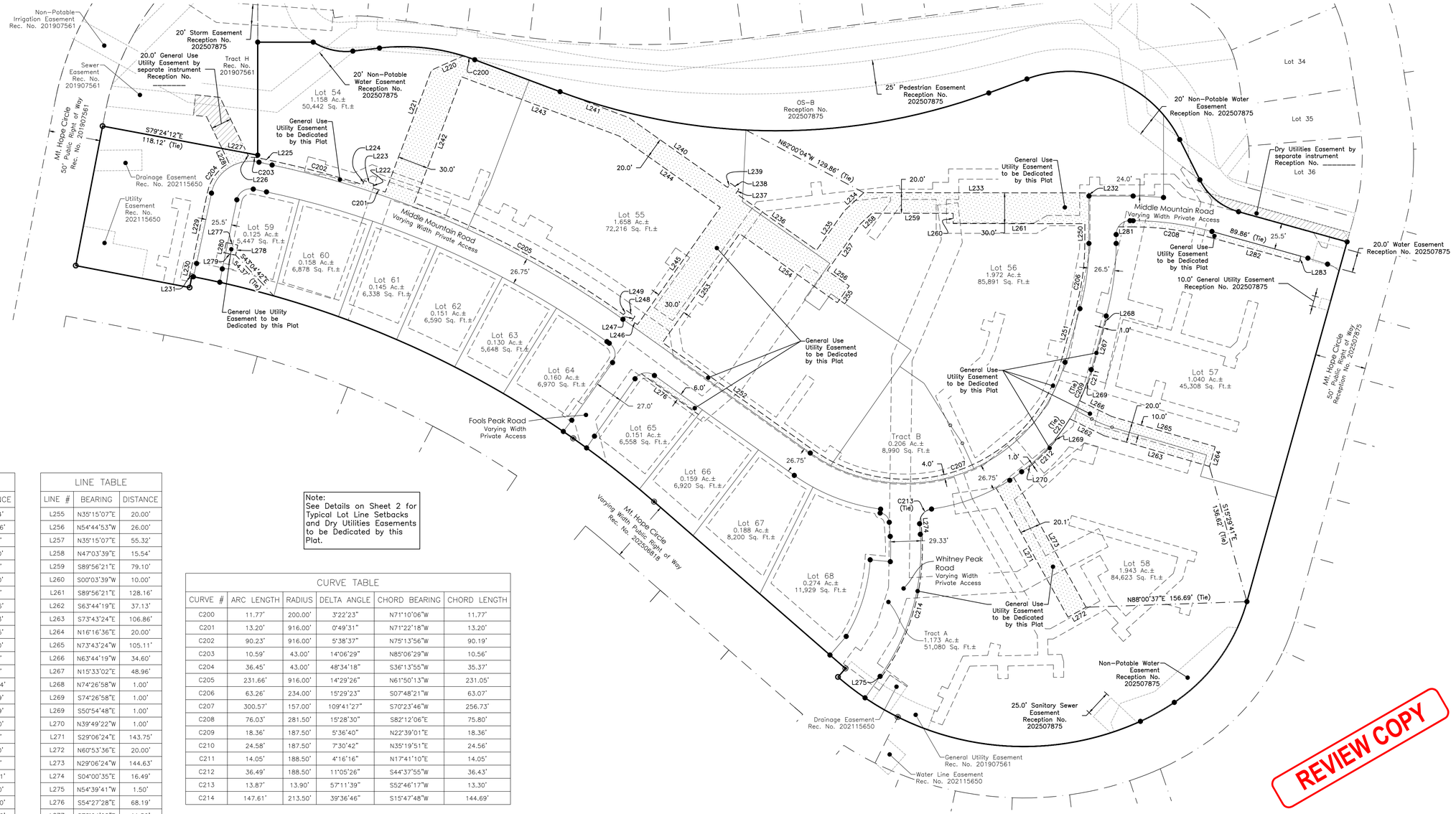
**Non-Potable Water Easements and Drainage Easements**

Sheet No. 3
Of: 5

I:\2016\2016-277-Haymeadow\003-Survey\H-Dwgs\Surv\Dwgs\BaseMaps\1st Amend HMF2_RMF4-5.dwg Plotted: 4/2/2026 11:49 AM By: Mary Winkley

# First Amendment, Haymeadow Filing 2

## A Replat of Tracts RMF-4-A and RMF-5
## Situated in Tracts 38 and 55,
## Township 5 South, Range 84 West of the Sixth P.M.,
## Town of Eagle, Eagle County, Colorado




| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L220 | S65°48'13"W | 33.94' |
| L221 | S20°45'15"W | 126.96' |
| L222 | N20°45'09"E | 3.76' |
| L223 | N69°14'51"W | 10.00' |
| L224 | S20°45'09"W | 4.26' |
| L225 | N78°03'14"W | 13.10' |
| L226 | N25°50'39"W | 4.50' |
| L227 | N79°24'12"W | 24.86' |
| L228 | S25°50'39"E | 15.73' |
| L229 | S11°56'46"W | 69.95' |
| L230 | S13°22'43"W | 13.30' |
| L231 | S76°37'17"E | 2.35' |
| L232 | N00°03'39"E | 3.00' |
| L233 | N89°56'21"W | 219.14' |
| L234 | S47°03'39"W | 25.49' |
| L235 | S35°15'07"W | 47.39' |
| L236 | N54°44'53"W | 96.00' |
| L237 | N35°15'07"E | 5.00' |
| L238 | N54°44'53"W | 10.00' |
| L239 | S35°15'07"W | 5.00' |
| L240 | N54°44'53"W | 117.51' |
| L241 | N69°16'49"W | 71.70' |
| L242 | N20°45'15"E | 130.90' |
| L243 | S69°23'42"E | 163.62' |
| L244 | S54°44'53"E | 120.44' |
| L245 | S35°15'07"W | 139.68' |
| L246 | N54°27'28"W | 6.69' |
| L247 | N35°15'07"E | 5.07' |
| L248 | N54°44'53"W | 10.00' |
| L249 | S35°15'07"W | 5.02' |
| L250 | S00°03'39"W | 19.16' |
| L251 | S15°33'02"W | 54.16' |
| L252 | N54°27'28"W | 179.42' |
| L253 | N35°15'07"E | 129.83' |
| L254 | S54°44'53"E | 116.50' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L255 | N35°15'07"E | 20.00' |
| L256 | N54°44'53"W | 26.00' |
| L257 | N35°15'07"E | 55.32' |
| L258 | N47°03'39"E | 15.54' |
| L259 | S89°56'21"E | 79.10' |
| L260 | S00°03'39"W | 10.00' |
| L261 | S89°56'21"E | 128.16' |
| L262 | S63°44'19"E | 37.13' |
| L263 | S73°43'24"E | 106.86' |
| L264 | N16°16'36"E | 20.00' |
| L265 | N73°43'24"W | 105.11' |
| L266 | N63°44'19"W | 34.60' |
| L267 | N15°33'02"E | 48.96' |
| L268 | N74°26'58"W | 1.00' |
| L269 | S74°26'58"E | 1.00' |
| L269 | S50°54'48"E | 1.00' |
| L270 | N39°49'22"W | 1.00' |
| L271 | S29°06'24"E | 143.75' |
| L272 | N60°53'36"E | 20.00' |
| L273 | N29°06'24"W | 144.63' |
| L274 | S04°00'35"E | 16.49' |
| L275 | N54°39'41"W | 1.50' |
| L276 | S54°27'28"E | 68.19' |
| L277 | S78°04'08"E | 11.50' |
| L278 | S11°55'52"W | 10.00' |
| L279 | N78°04'08"W | 11.50' |
| L280 | N11°56'46"E | 10.00' |
| L281 | S89°56'21"E | 14.25' |
| L282 | S74°27'51"E | 89.86' |
| L283 | N15°32'09"E | 6.00' |

Note:
See Details on Sheet 2 for Typical Lot Line Setbacks and Dry Utilities Easements to be Dedicated by this Plat.

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C200 | 11.77' | 200.00' | 3°22'23" | N71°10'06"W | 11.77' |
| C201 | 13.20' | 916.00' | 0°49'31" | N71°22'18"W | 13.20' |
| C202 | 90.23' | 916.00' | 5°38'37" | N75°13'56"W | 90.19' |
| C203 | 10.59' | 43.00' | 14°06'29" | N85°06'29"W | 10.56' |
| C204 | 36.45' | 43.00' | 48°34'18" | S36°13'55"W | 35.37' |
| C205 | 231.66' | 916.00' | 14°29'26" | N61°50'13"W | 231.05' |
| C206 | 63.26' | 234.00' | 15°29'23" | S07°48'21"W | 63.07' |
| C207 | 300.57' | 157.00' | 109°41'27" | S70°23'46"W | 256.73' |
| C208 | 76.03' | 281.50' | 15°28'30" | S82°12'06"E | 75.80' |
| C209 | 18.36' | 187.50' | 5°36'40" | N22°39'01"E | 18.36' |
| C210 | 24.58' | 187.50' | 7°30'42" | N35°19'51"E | 24.56' |
| C211 | 14.05' | 188.50' | 4°16'16" | N17°41'10"E | 14.05' |
| C212 | 36.49' | 188.50' | 11°05'26" | S44°37'55"W | 36.43' |
| C213 | 13.87' | 13.90' | 57°11'39" | S52°46'17"W | 13.30' |
| C214 | 147.61' | 213.50' | 39°36'46" | S15°47'48"W | 144.69' |

— LEGEND —

- ◆ – Found monument as described
- ● – Set 18" long x 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- ◉ – Found 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- ○ – Found 1" brass plug in concrete stamped 38182
- ○ – Mathematical point of intersection, nothing set
- WC – Witness Corner
- – – – – – Property Line to be Vacated by this Plat
- ..... Existing Easement as described
- – – – – – Easement as described to be Dedicated by this Plat
- ——— Subject Boundary
- ——— Adjoining Parcel as described
- ——— STBK ——— Building Setback
- – Utility Easements as described on Sheets 3, 4, and 5 to be Dedicated by this Plat

REVIEW COPY

Graphic Scale
0 25 50 100
In U.S. Feet : 1" = 50'

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Glenwood Springs, CO 81601
970.945.1004
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First Amendment, Haymeadow Filing 2
Town of Eagle, Colorado

| # | Revision | Date | By: |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |

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

| | |
|---|---|
| Job No. | 2016-277.003 |
| Drawn by: | MEW |
| Date: | 4/2/2026 |
| Approved: | PLS: SAH |
| | 1st Amend HMF2_RMF4-5 |

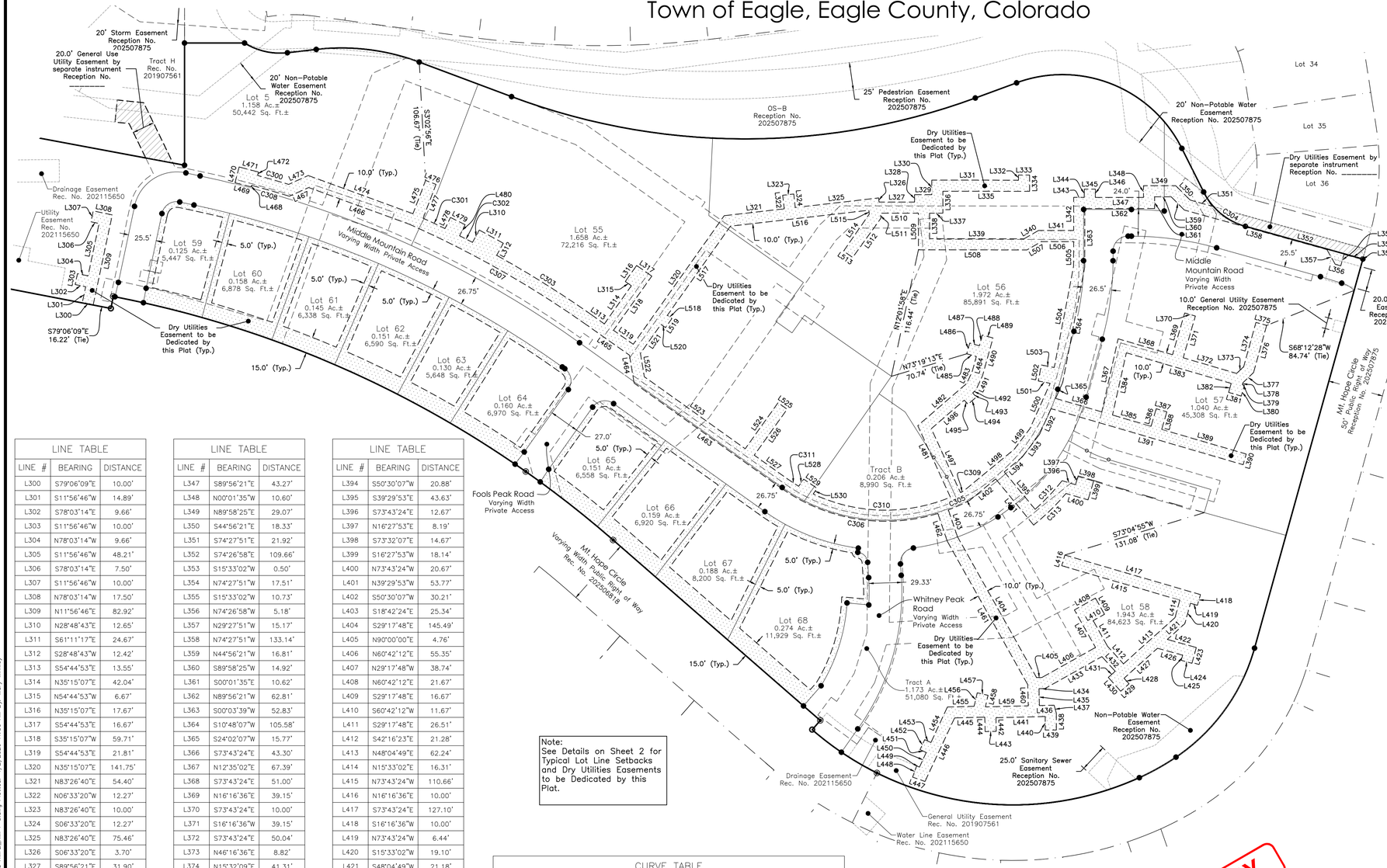
**General Use Utility Easements**

Sheet No.
**4**
Of : 5

I:\2016\2016-277-Haymeadow\003-Survey\H-Dwgs\Surv\Dwgs\BaseMaps\1st Amend HMF2_RMF4-5.dwg Plotted: 4/2/2026 11:49 AM By: Mary Winkley

# First Amendment, Haymeadow Filing 2

## A Replat of Tracts RMF-4-A and RMF-5
## Situated in Tracts 38 and 55,
## Township 5 South, Range 84 West of the Sixth P.M.,
## Town of Eagle, Eagle County, Colorado




Note:
See Details on Sheet 2 for Typical Lot Line Setbacks and Dry Utilities Easements to be Dedicated by this Plat.

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L300 | S79°06'09"E | 10.00' |
| L301 | S11°56'46"W | 14.89' |
| L302 | S78°03'14"E | 9.66' |
| L303 | S11°56'46"W | 10.00' |
| L304 | N78°03'14"W | 9.66' |
| L305 | S11°56'46"W | 48.21' |
| L306 | S78°03'14"E | 7.50' |
| L307 | S11°56'46"W | 10.00' |
| L308 | N78°03'14"W | 17.50' |
| L309 | N11°56'46"E | 82.92' |
| L310 | N28°48'43"E | 12.65' |
| L311 | S61°11'17"E | 24.67' |
| L312 | S28°48'43"W | 12.42' |
| L313 | S54°44'53"E | 13.55' |
| L314 | N35°15'07"E | 42.04' |
| L315 | N54°44'53"W | 6.67' |
| L316 | N35°15'07"E | 17.67' |
| L317 | S54°44'53"E | 16.67' |
| L318 | S35°15'07"W | 59.71' |
| L319 | S54°44'53"E | 21.81' |
| L320 | N35°15'07"E | 141.75' |
| L321 | N83°26'40"E | 54.40' |
| L322 | N06°33'20"W | 12.27' |
| L323 | N83°26'40"E | 10.00' |
| L324 | S06°33'20"E | 12.27' |
| L325 | N83°26'40"E | 75.46' |
| L326 | S06°33'20"E | 3.70' |
| L327 | S89°56'21"E | 31.90' |
| L328 | N00°03'39"E | 6.67' |
| L329 | S89°56'21"E | 15.49' |
| L330 | N00°03'39"E | 13.12' |
| L331 | S89°56'21"E | 78.00' |
| L332 | N00°03'39"E | 4.63' |
| L333 | S89°56'21"E | 10.00' |
| L334 | S00°03'39"W | 14.63' |
| L335 | N89°56'21"W | 78.00' |
| L336 | S00°03'39"W | 19.78' |
| L337 | N89°56'21"W | 11.99' |
| L338 | S00°03'39"W | 22.97' |
| L339 | S89°56'21"E | 85.00' |
| L340 | N60°03'39"E | 15.00' |
| L341 | S89°56'21"E | 31.66' |
| L342 | N00°03'39"E | 29.83' |
| L343 | S89°56'21"E | 9.52' |
| L344 | N00°03'39"E | 7.50' |
| L345 | S89°56'21"E | 10.00' |
| L346 | S00°03'39"W | 7.50' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L347 | S89°56'21"E | 43.27' |
| L348 | N00°01'35"W | 10.60' |
| L349 | N89°58'25"E | 29.07' |
| L350 | S44°56'21"E | 18.33' |
| L351 | S74°27'51"E | 21.92' |
| L352 | S74°26'58"E | 109.66' |
| L353 | S15°33'02"W | 0.50' |
| L354 | N74°27'51"W | 17.51' |
| L355 | S15°33'02"W | 10.73' |
| L356 | N74°26'58"W | 5.18' |
| L357 | N29°27'51"W | 15.17' |
| L358 | N74°27'51"W | 133.14' |
| L359 | N44°56'21"W | 16.81' |
| L360 | S89°58'25"W | 14.92' |
| L361 | S00°01'35"E | 10.62' |
| L362 | N89°56'21"W | 62.81' |
| L363 | S00°03'39"W | 52.83' |
| L364 | S10°48'07"W | 105.58' |
| L365 | S24°02'07"W | 15.77' |
| L366 | S73°43'24"E | 43.30' |
| L367 | N12°35'02"E | 67.39' |
| L368 | S73°43'24"E | 51.00' |
| L369 | N16°16'36"E | 39.15' |
| L370 | S73°43'24"E | 10.00' |
| L371 | S16°16'36"W | 39.15' |
| L372 | S73°43'24"E | 50.04' |
| L373 | N46°16'36"E | 8.82' |
| L374 | N15°32'09"E | 41.31' |
| L375 | S74°27'51"E | 10.00' |
| L376 | S15°32'09"W | 44.06' |
| L377 | S46°16'36"W | 13.11' |
| L378 | S16°16'36"W | 2.06' |
| L379 | S73°43'24"E | 1.87' |
| L380 | S16°16'36"W | 10.00' |
| L381 | N73°43'24"W | 11.87' |
| L382 | N16°16'36"E | 8.40' |
| L383 | N73°43'24"W | 98.27' |
| L384 | S12°35'02"W | 57.37' |
| L385 | S73°43'24"E | 36.16' |
| L386 | N16°16'36"E | 16.48' |
| L387 | S73°43'24"E | 10.00' |
| L388 | S16°16'36"W | 16.48' |
| L389 | S73°43'24"E | 79.21' |
| L390 | S16°16'36"W | 10.00' |
| L391 | N73°43'24"W | 180.05' |
| L392 | S24°02'07"W | 25.25' |
| L393 | S37°16'07"W | 25.87' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L394 | S50°30'07"W | 20.88' |
| L395 | S39°29'53"E | 43.63' |
| L396 | S73°43'24"E | 12.67' |
| L397 | N16°27'53"E | 8.19' |
| L398 | S73°32'07"E | 14.67' |
| L399 | S16°27'53"W | 18.14' |
| L400 | N73°43'24"W | 20.67' |
| L401 | N39°29'53"W | 53.77' |
| L402 | S50°30'07"W | 30.21' |
| L403 | S18°42'24"E | 25.34' |
| L404 | S29°17'48"E | 145.49' |
| L405 | N90°00'00"E | 4.76' |
| L406 | N60°42'12"E | 55.35' |
| L407 | N29°17'48"W | 38.74' |
| L408 | N60°42'12"E | 21.67' |
| L409 | S29°17'48"E | 16.67' |
| L410 | S60°42'12"W | 11.67' |
| L411 | S29°17'48"E | 26.51' |
| L412 | S42°16'23"E | 21.28' |
| L413 | N48°04'49"E | 62.24' |
| L414 | N15°33'02"E | 16.31' |
| L415 | N73°43'24"W | 110.66' |
| L416 | N16°16'36"E | 10.00' |
| L417 | S73°43'24"E | 127.10' |
| L418 | S16°16'36"W | 10.00' |
| L419 | N73°43'24"W | 6.44' |
| L420 | S15°33'02"W | 19.10' |
| L421 | S48°04'49"W | 21.18' |
| L422 | S74°26'58"E | 27.11' |
| L423 | S15°33'02"W | 14.75' |
| L424 | N74°26'58"W | 10.00' |
| L425 | N15°33'02"E | 4.75' |
| L426 | N74°26'58"W | 23.49' |
| L427 | S48°04'49"W | 40.47' |
| L428 | S41°55'11"E | 6.75' |
| L429 | S48°04'49"W | 10.00' |
| L430 | N41°55'11"W | 16.75' |
| L431 | N48°04'49"E | 8.36' |
| L432 | N42°16'23"W | 17.81' |
| L433 | S60°42'12"W | 58.99' |
| L434 | N90°00'00"W | 5.17' |
| L435 | S01°25'23"E | 15.21' |
| L436 | N88°34'37"E | 13.21' |
| L437 | S15°41'21"E | 7.48' |
| L438 | S00°00'00"E | 15.13' |
| L439 | N90°00'00"W | 10.00' |
| L440 | N00°00'00"E | 12.13' |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C300 | 29.09' | 924.50' | 1°48'11" | S74°01'22"E | 29.09' |
| C301 | 21.76' | 938.75' | 1°19'40" | S64°49'42"E | 21.76' |
| C302 | 13.02' | 938.75' | 0°47'41" | S62°52'19"E | 13.02' |
| C303 | 101.43' | 938.75' | 6°11'26" | S57°52'25"E | 101.38' |
| C304 | 34.17' | 60.00' | 32°37'37" | S58°08'09"E | 33.71' |
| C305 | 21.12' | 162.00' | 7°28'06" | S65°47'26"W | 21.10' |
| C306 | 147.54' | 162.00' | 52°10'52" | N80°50'50"W | 142.49' |
| C307 | 182.63' | 928.75' | 11°16'00" | N60°24'43"W | 182.34' |
| C308 | 35.48' | 914.50' | 2°13'23" | N73°59'54"W | 35.48' |
| C309 | 3.14' | 152.00' | 1°11'06" | N63°01'28"E | 3.14' |
| C310 | 127.13' | 152.00' | 47°55'11" | S88°39'11"E | 123.45' |
| C311 | 11.56' | 152.00' | 4°21'23" | S56°56'41"E | 11.55' |
| C312 | 35.39' | 202.50' | 10°00'44" | N43°17'54"E | 35.34' |
| C313 | 40.73' | 212.50' | 10°58'56" | S45°36'49"W | 40.67' |

REVIEW COPY

## — LEGEND —

- ✥ – Found monument as described
- ● – Set 18" long x 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- ◉ – Found 5/8" rebar with 1-1/4" orange plastic cap stamped 38182
- ○ – Found 1" brass plug in concrete stamped 38182
- ∘ – Mathematical point of intersection, nothing set
- WC – Witness Corner
- – – – – – – – Property Line to be Vacated by this Plat
- ····· Existing Easement as described
- – – – – – – – Easement as described to be Dedicated by this Plat
- ——— Subject Boundary
- ——— · —— ——— Adjoining Parcel as described
- ——— STBK ——— Building Setback
- Utility Easements as described on Sheets 3, 4, and 5 to be Dedicated by this Plat

Graphic Scale
0 25 50 100
In U.S. Feet : 1" = 50'

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First Amendment, Haymeadow Filing 2
Town of Eagle, Colorado

| # | Revision | Date | By: |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |

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

Job No. 2016-277.003
Drawn by: MEW
Date: 4/2/2026
Approved: PLS: SAH
1st Amend HMF2_RMF4-5

**Dry Utilities Easements**

Sheet No. 5
Of : 5

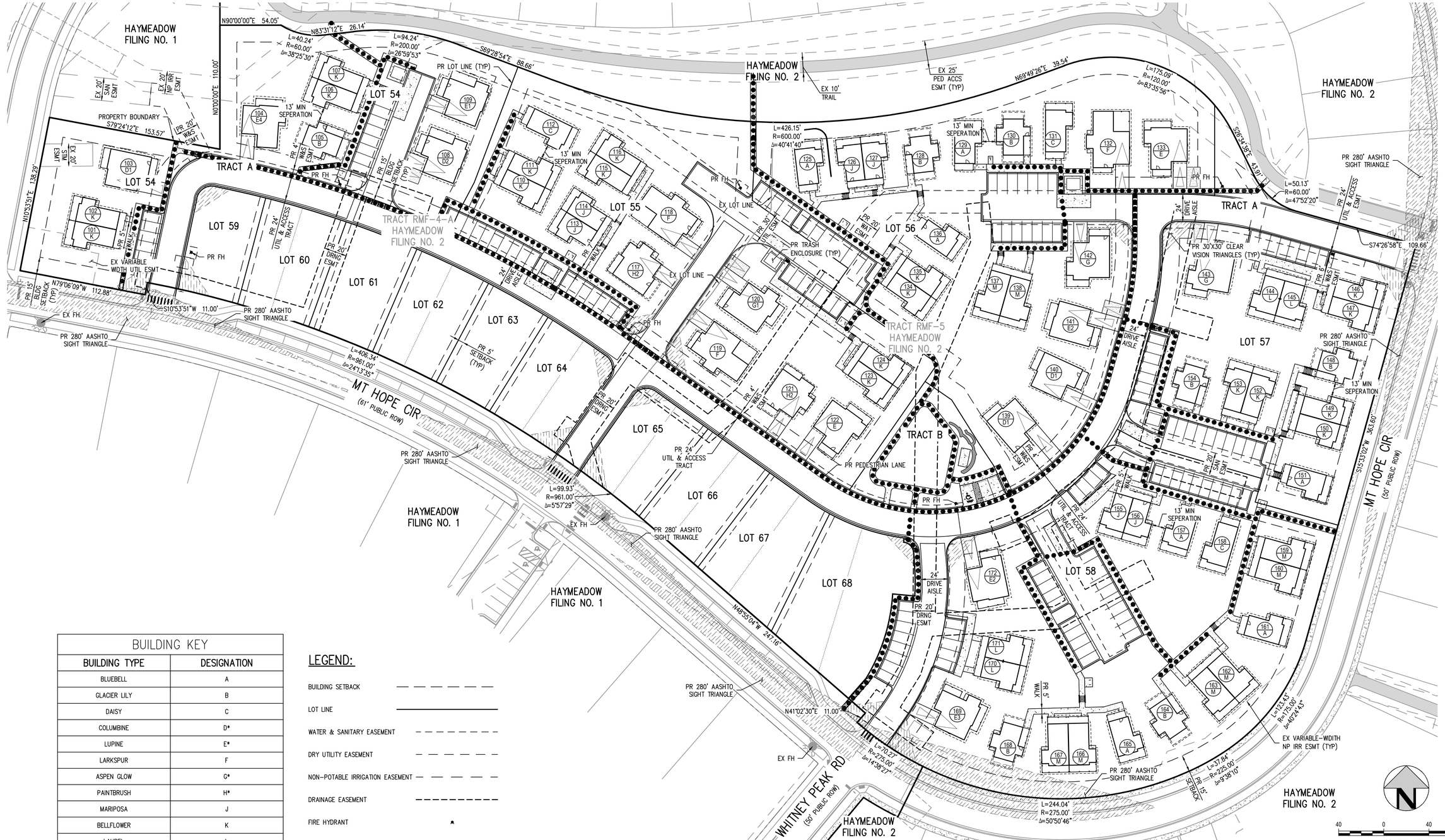
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

# WILDFLOWER COTTAGES AT HAYMEADOW

SECTIONS 3, 4, 9 & 10, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE 6TH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

## DEVELOPMENT PLAN




| BUILDING KEY | |
|---|---|
| BUILDING TYPE | DESIGNATION |
| BLUEBELL | A |
| GLACIER LILY | B |
| DAISY | C |
| COLUMBINE | D* |
| LUPINE | E* |
| LARKSPUR | F |
| ASPEN GLOW | G* |
| PAINTBRUSH | H* |
| MARIPOSA | J |
| BELLFLOWER | K |
| LAUREL | L |
| HEATHER | M |

*BUILDING TYPES WITH NUMBER DESIGNATIONS INDICATE UNIT WITH EITHER NO STORAGE UNIT OR ADJUSTED PATIO LOCATION

LEGEND:

- BUILDING SETBACK
- LOT LINE
- WATER & SANITARY EASEMENT
- DRY UTILITY EASEMENT
- NON-POTABLE IRRIGATION EASEMENT
- DRAINAGE EASEMENT
- FIRE HYDRANT
- ADA ACCESS ROUTE

REVISION DATE: 03-25-2026 ISSUE DATE: 07-31-2025

OVERALL SITE PLAN
SHEET 1 OF 4

WILDFLOWER COTTAGES AT HAYMEADOW

PROJECT #: 2504026

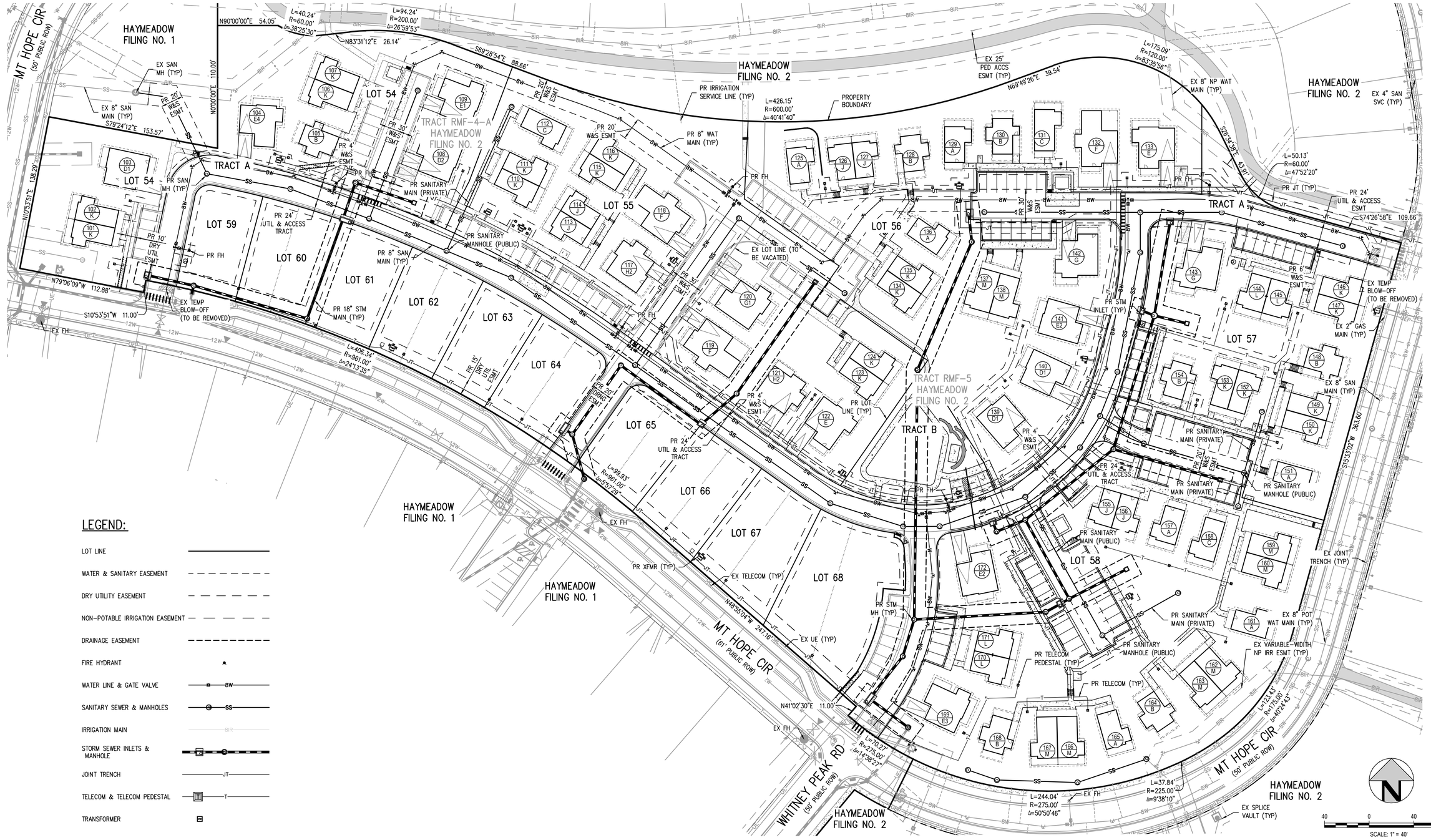
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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

# WILDFLOWER COTTAGES AT HAYMEADOW

SECTIONS 3, 4, 9 & 10, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE 6TH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

## DEVELOPMENT PLAN




## LEGEND:

- LOT LINE
- WATER & SANITARY EASEMENT
- DRY UTILITY EASEMENT
- NON-POTABLE IRRIGATION EASEMENT
- DRAINAGE EASEMENT
- FIRE HYDRANT
- WATER LINE & GATE VALVE
- SANITARY SEWER & MANHOLES
- IRRIGATION MAIN
- STORM SEWER INLETS & MANHOLE
- JOINT TRENCH
- TELECOM & TELECOM PEDESTAL
- TRANSFORMER

SCALE: 1" = 40'

PROJECT # 2504026

OVERALL UTILITY PLAN

REVISION DATE: 03-25-2026 ISSUE DATE: 07-31-2025 SHEET 2 OF 4

WILDFLOWER COTTAGES AT HAYMEADOW



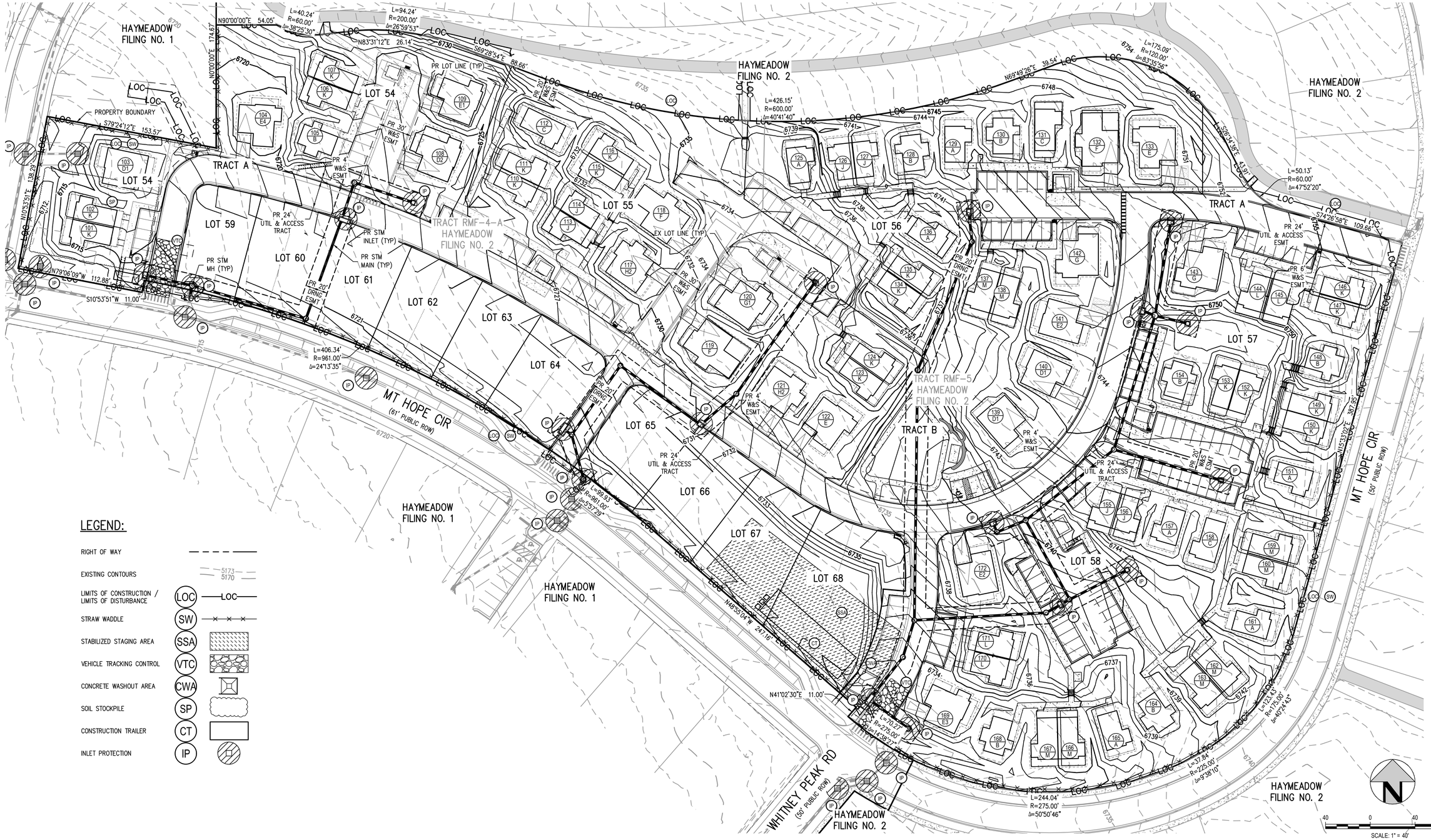
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Filename: ALL SHEETS - 2504026_DP_Overall Utility Plan.dwg
Plotted: WED 03/25/26 12:25PM By: Evan Stack

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

# WILDFLOWER COTTAGES AT HAYMEADOW

SECTIONS 3, 4, 9 & 10, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE 6TH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

## DEVELOPMENT PLAN




## LEGEND:

- RIGHT OF WAY
- EXISTING CONTOURS (5173 / 5170)
- LIMITS OF CONSTRUCTION / LIMITS OF DISTURBANCE (LOC)
- STRAW WADDLE (SW)
- STABILIZED STAGING AREA (SSA)
- VEHICLE TRACKING CONTROL (VTC)
- CONCRETE WASHOUT AREA (CWA)
- SOIL STOCKPILE (SP)
- CONSTRUCTION TRAILER (CT)
- INLET PROTECTION (IP)

OVERALL GRADING, EROSION CONTROL & DRAINAGE PLAN
REVISION DATE: 03-25-2026 ISSUE DATE: 07-31-2025 SHEET 3 OF 4

PROJECT #: 2504026

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Plotted: WED 032526 1:24:25P By: Evan Stark P:\data\p-data-2504026\p-data-plot\2_p-geo_p-sigs\-sigs2.ctb

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

# WILDFLOWER COTTAGES AT HAYMEADOW

SECTIONS 3, 4, 9 & 10, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE 6TH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

## DEVELOPMENT PLAN




| HAYMEADOW RMF 4&5 – PARKING | | | | | | | |
|---|---|---|---|---|---|---|---|
| LOT 54 | | | | | | | |
| | | | | PROVIDED PARKING | | | |
| USE | SPACE/DU | UNITS | REQ'D PARKING | SURFACE | GARAGE | DRIVEWAY | TOTAL |
| SF & Duplex | 2 | 9 | 18 | 15 | 4 | 5 | 24 |
| LOT 55 | | | | | | | |
| | | | | PROVIDED PARKING | | | |
| USE | SPACE/DU | UNITS | REQ'D PARKING | SURFACE | GARAGE | DRIVEWAY | TOTAL |
| SF & Duplex | 2 | 15 | 30 | 21 | 6 | 7 | 34 |
| LOT 56 | | | | | | | |
| | | | | PROVIDED PARKING | | | |
| USE | SPACE/DU | UNITS | REQ'D PARKING | SURFACE | GARAGE | DRIVEWAY | TOTAL |
| SF & Duplex | 2 | 18 | 36 | 29 | 6 | 8 | 43 |
| LOT 57 | | | | | | | |
| | | | | PROVIDED PARKING | | | |
| USE | SPACE/DU | UNITS | REQ'D PARKING | SURFACE | GARAGE | DRIVEWAY | TOTAL |
| SF & Duplex | 2 | 12 | 24 | 25 | 1 | 2 | 28 |
| LOT 58 | | | | | | | |
| | | | | PROVIDED PARKING | | | |
| USE | SPACE/DU | UNITS | REQ'D PARKING | SURFACE | GARAGE | DRIVEWAY | TOTAL |
| SF & Duplex | 2 | 18 | 36 | 39 | 2 | 2 | 43 |
| TRACT A | | | | | | | |
| | | | | PROVIDED PARKING | | | |
| USE | SPACE/DU | UNITS | REQ'D PARKING | SURFACE | GARAGE | DRIVEWAY | TOTAL |
| SF & Duplex | 2 | 0 | 0 | 8 | 0 | 0 | 8 |
| TRACT B | | | | | | | |
| | | | | PROVIDED PARKING | | | |
| USE | SPACE/DU | UNITS | REQ'D PARKING | SURFACE | GARAGE | DRIVEWAY | TOTAL |
| SF & Duplex | 2 | 0 | 0 | 3* | 0 | 0 | 3 |
| | GRAND TOTAL | | 144 | | | | 183 |

*INCLUDES ONE VAN ACCESSIBLE ADA STALL

File path: P:\2025\2504026\ENGINEERING\DP\DP - PARKING PLAN.DWG, Layout: (1)
Plotted: 3/25/2026 11:22:27 By: Evan Stone 2504026, p:\case-pm2, p:\legal=2504026, p:\legal=filing2
Plotted: WED 03/25/26 11:22:27 By: Evan Stone

OVERALL PARKING PLAN

REVISION DATE: 03-25-2026 ISSUE DATE: 07-31-2025 SHEET 4 OF 4

PROJECT #: 2504026




WILDFLOWER COTTAGES AT HAYMEADOW

Cluster A

| Unit # | COT Type | Name | BR's | BA's | SFLA | Total SF | Garage | Main Floor Elev | Proposed Grade | Roof Height | Max Roof Elev | Roof Elev | Height under Max | Optimal Solar |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,716.78 | 6,715.28 | 29.29 | 6,755.28 | 6,746.07 | 9.21 | Yes |
| 102 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,717.78 | 6,716.28 | 29.29 | 6,756.28 | 6,747.07 | 9.21 | Yes |
| 103 | D | Columbine | 3 | 2 | 1,266 | 2,139 | Yes | 6,717.90 | 6,716.40 | 30 | 6,756.40 | 6,747.90 | 8.50 | Yes |
| 104 | E | Lupine | 3 | 2.5 | 1,640 | 2,010 | Yes | 6,719.62 | 6,718.12 | 30 | 6,758.12 | 6,749.62 | 8.50 | No |
| 105 | B | Glacier Lily | 2 | 1.5 | 1,134 | 1,206 | No | 6,725.30 | 6,723.80 | 27.75 | 6,763.80 | 6,753.05 | 10.75 | Yes |
| 106 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,725.87 | 6,724.37 | 29.29 | 6,764.37 | 6,755.16 | 9.21 | Yes |
| 107 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,726.87 | 6,725.37 | 29.29 | 6,765.37 | 6,756.16 | 9.21 | Yes |
| 108 | D | Columbine | 3 | 2 | 1,266 | 1,744 | Yes | 6,726.50 | 6,725.00 | 30 | 6,765.00 | 6,756.50 | 8.50 | Yes |
| 109 | E | Lupine | 3 | 2.5 | 1,640 | 2,010 | Yes | 6,728.88 | 6,727.38 | 30 | 6,767.38 | 6,758.88 | 8.50 | Yes |
| Cluster B | | | | | | | | | | | | | | |
| 110 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,729.39 | 6,727.89 | 29.29 | 6,767.89 | 6,758.68 | 9.21 | Yes |
| 111 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,731.39 | 6,729.89 | 29.29 | 6,769.89 | 6,760.68 | 9.21 | Yes |
| 112 | C | Daisy | 3 | 2 | 1,266 | 1,338 | No | 6,733.17 | 6,731.67 | 30 | 6,771.67 | 6,763.17 | 8.50 | Yes |
| 113 | J | Mariposa | 2 | 1.5 | 970 | 1,042 | No | 6,731.53 | 6,730.03 | 29.29 | 6,770.03 | 6,760.82 | 9.21 | Yes |
| 114 | J | Mariposa | 2 | 1.5 | 970 | 1,042 | No | 6,733.03 | 6,731.53 | 29.29 | 6,771.53 | 6,762.32 | 9.21 | Yes |
| 115 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,734.44 | 6,732.94 | 29.29 | 6,772.94 | 6,763.73 | 9.21 | Yes |
| 116 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,735.39 | 6,733.89 | 29.29 | 6,773.89 | 6,764.68 | 9.21 | Yes |
| 117 | H | Paintbrush | 3 | 2.5 | 1,747 | 2,139 | Yes | 6,733.10 | 6,731.60 | 30 | 6,771.60 | 6,763.10 | 8.50 | Yes |
| 118 | F | Larkspur | 3 | 2.5 | 1,555 | 1,925 | Yes | 6,735.10 | 6,733.60 | 30 | 6,773.60 | 6,765.10 | 8.50 | Yes |
| 119 | F | Larkspur | 3 | 2.5 | 1,555 | 1,925 | Yes | 6,733.63 | 6,732.13 | 30 | 6,772.13 | 6,763.63 | 8.50 | Yes |
| 120 | H | Aspen Glow | 3 | 2.5 | 1,894 | 2,266 | Yes | 6,735.73 | 6,734.23 | 30 | 6,774.23 | 6,765.73 | 8.50 | Yes |
| 121 | H | Paintbrush | 3 | 2.5 | 1,747 | 2,139 | Yes | 6,735.23 | 6,733.73 | 30 | 6,773.73 | 6,765.23 | 8.50 | No |
| 122 | E | Lupine | 3 | 2.5 | 1,640 | 2,010 | Yes | 6,736.33 | 6,734.83 | 30 | 6,774.83 | 6,766.33 | 8.50 | No |
| 123 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,737.78 | 6,736.28 | 29.29 | 6,776.28 | 6,767.07 | 9.21 | Yes |
| 124 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,738.78 | 6,737.28 | 29.29 | 6,777.28 | 6,768.07 | 9.21 | Yes |
| Cluster C | | | | | | | | | | | | | | |
| 125 | A | Bluebell | 2 | 1.5 | 1,086 | 1,158 | No | 6,738.68 | 6,737.18 | 30 | 6,777.18 | 6,768.68 | 8.50 | No |
| 126 | K | Mariposa | 2 | 1.5 | 970 | 1,042 | No | 6,742.36 | 6,740.86 | 29.29 | 6,780.86 | 6,771.65 | 9.21 | No |
| 127 | K | Mariposa | 2 | 1.5 | 970 | 1,042 | No | 6,744.86 | 6,743.36 | 29.29 | 6,783.36 | 6,774.15 | 9.21 | No |
| 128 | B | Glacier Lily | 2 | 1.5 | 1,134 | 1,206 | No | 6,746.22 | 6,744.72 | 27.75 | 6,784.72 | 6,773.97 | 10.75 | No |
| 129 | A | Bluebell | 2 | 1.5 | 1,086 | 1,158 | No | 6,747.44 | 6,745.94 | 30 | 6,785.94 | 6,777.44 | 8.50 | No |
| 130 | B | Glacier Lily | 2 | 1.5 | 1,134 | 1,206 | No | 6,749.29 | 6,747.79 | 27.75 | 6,787.79 | 6,777.04 | 10.75 | No |
| 131 | C | Daisy | 3 | 2 | 1,266 | 1,338 | No | 6,750.59 | 6,749.09 | 30 | 6,789.09 | 6,780.59 | 8.50 | No |
| 132 | F | Larkspur | 3 | 2.5 | 1,555 | 1,925 | Yes | 6,751.65 | 6,750.15 | 30 | 6,790.15 | 6,781.65 | 8.50 | No |
| 133 | E | Lupine | 3 | 2.5 | 1,640 | 2,010 | Yes | 6,753.41 | 6,751.91 | 30 | 6,791.91 | 6,783.41 | 8.50 | No |
| 134 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,737.75 | 6,736.25 | 29.29 | 6,776.25 | 6,767.04 | 9.21 | Yes |
| 135 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,739.75 | 6,738.25 | 29.29 | 6,778.25 | 6,769.04 | 9.21 | Yes |
| 136 | A | Bluebell | 2 | 1.5 | 970 | 1,042 | No | 6,741.50 | 6,740.00 | 30 | 6,780.00 | 6,771.50 | 8.50 | Yes |
| 137 | M | Heather | 3 | 2 | 1,266 | 1,338 | No | 6,743.62 | 6,742.12 | 30 | 6,782.12 | 6,773.62 | 8.50 | No |
| 138 | M | Heather | 3 | 2 | 1,266 | 1,338 | No | 6,745.62 | 6,744.12 | 30 | 6,784.12 | 6,775.62 | 8.50 | No |
| 139 | D | Columbine | 3 | 2 | 1,266 | 1,744 | Yes | 6,745.80 | 6,744.30 | 30 | 6,784.30 | 6,775.80 | 8.50 | No |
| 140 | D | Columbine | 3 | 2 | 1,266 | 1,744 | Yes | 6,747.03 | 6,745.53 | 27.14 | 6,785.53 | 6,774.17 | 11.36 | Yes |
| 141 | E | Lupine | 3 | 2.5 | 1,086 | 1,158 | No | 6,748.47 | 6,746.97 | 30 | 6,786.97 | 6,778.47 | 8.50 | Yes |
| 142 | G | Aspen Glow | 3 | 2.5 | 1,894 | 2,266 | Yes | 6,748.48 | 6,746.98 | 30 | 6,786.98 | 6,778.48 | 8.50 | Yes |
| Cluster D | | | | | | | | | | | | | | |
| 143 | G | Aspen Glow | 3 | 2.5 | 1,894 | 2,266 | Yes | 6,753.67 | 6,752.17 | 30 | 6,792.17 | 6,783.67 | 8.50 | Yes |
| 144 | L | Laurel | 3 | 2 | 1,086 | 1,158 | No | 6,755.10 | 6,753.60 | 30 | 6,793.60 | 6,785.10 | 8.50 | No |
| 145 | L | Laurel | 3 | 2 | 1,086 | 1,158 | No | 6,757.10 | 6,755.60 | 30 | 6,795.60 | 6,787.10 | 8.50 | No |
| 146 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,758.30 | 6,756.80 | 29.29 | 6,796.80 | 6,787.59 | 9.21 | Yes |
| 147 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,756.30 | 6,754.80 | 29.29 | 6,794.80 | 6,785.59 | 9.21 | Yes |
| 148 | B | Glacier Lily | 2 | 1.5 | 1,134 | 1,206 | No | 6,756.30 | 6,754.80 | 27.75 | 6,794.80 | 6,784.05 | 10.75 | Yes |
| 149 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,754.31 | 6,752.81 | 29.29 | 6,792.81 | 6,783.60 | 9.21 | Yes |
| 150 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,752.81 | 6,751.31 | 29.29 | 6,791.31 | 6,782.10 | 9.21 | Yes |
| 151 | A | Bluebell | 2 | 1.5 | 1,086 | 1,158 | No | 6,751.37 | 6,749.87 | 30 | 6,789.87 | 6,781.37 | 8.50 | Yes |
| 152 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,749.90 | 6,748.40 | 29.29 | 6,788.40 | 6,779.19 | 9.21 | No |
| 153 | K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 6,750.90 | 6,749.40 | 29.29 | 6,789.40 | 6,780.19 | 9.21 | No |
| 154 | B | Glacier Lily | 2 | 1.5 | 1,134 | 1,206 | No | 6,749.86 | 6,748.36 | 27.75 | 6,788.36 | 6,777.61 | 10.75 | No |
| Cluster E | | | | | | | | | | | | | | |
| 155 | J | Mariposa | 2 | 1.5 | 970 | 1,042 | No | 6,747.09 | 6,745.59 | 29.29 | 6,785.59 | 6,776.38 | 9.21 | No |
| 156 | J | Mariposa | 2 | 1.5 | 970 | 1,042 | No | 6,748.58 | 6,747.08 | 29.29 | 6,787.08 | 6,777.87 | 9.21 | No |
| 157 | A | Bluebell | 2 | 1.5 | 1,086 | 1,158 | No | 6,748.39 | 6,746.89 | 30 | 6,786.89 | 6,778.39 | 8.50 | No |
| 158 | C | Daisy | 3 | 2 | 1,266 | 1,338 | No | 6,748.15 | 6,746.65 | 27.14 | 6,786.65 | 6,775.29 | 11.36 | No |
| 159 | M | Heather | 3 | 2 | 1,266 | 1,338 | No | 6,749.90 | 6,748.40 | 30 | 6,788.40 | 6,779.90 | 8.50 | Yes |
| 160 | M | Heather | 3 | 2 | 1,266 | 1,338 | No | 6,747.90 | 6,746.40 | 30 | 6,786.40 | 6,777.90 | 8.50 | Yes |
| 161 | A | Bluebell | 2 | 1.5 | 1,086 | 1,158 | No | 6,747.10 | 6,745.60 | 30 | 6,785.60 | 6,777.10 | 8.50 | Yes |
| 162 | M | Heather | 3 | 2 | 1,266 | 1,338 | No | 6,744.90 | 6,743.40 | 30 | 6,783.40 | 6,774.90 | 8.50 | No |
| 163 | M | Heather | 3 | 2 | 1,266 | 1,338 | No | 6,742.90 | 6,741.40 | 30 | 6,781.40 | 6,772.90 | 8.50 | No |
| 164 | B | Glacier Lily | 2 | 1.5 | 1,134 | 1,206 | No | 6,741.20 | 6,739.70 | 27.75 | 6,779.70 | 6,768.95 | 10.75 | No |
| 165 | A | Bluebell | 2 | 1.5 | 1,086 | 1,158 | No | 6,739.25 | 6,737.75 | 30 | 6,777.75 | 6,769.25 | 8.50 | No |
| 166 | M | Heather | 3 | 2 | 1,266 | 1,338 | No | 6,737.52 | 6,736.02 | 30 | 6,776.02 | 6,767.52 | 8.50 | No |
| 167 | M | Heather | 3 | 2 | 1,266 | 1,338 | No | 6,735.52 | 6,734.02 | 30 | 6,774.02 | 6,765.52 | 8.50 | No |
| 168 | B | Glacier Lily | 2 | 1.5 | 1,134 | 1,206 | No | 6,735.47 | 6,733.97 | 27.75 | 6,773.97 | 6,763.22 | 10.75 | No |
| 169 | E | Lupine | 3 | 2.5 | 1,640 | 2,010 | Yes | 6,736.49 | 6,734.99 | 30 | 6,774.99 | 6,766.49 | 8.50 | Yes |
| 170 | L | Laurel | 3 | 2 | 1,086 | 1,158 | No | 6,738.89 | 6,737.39 | 30 | 6,777.39 | 6,768.89 | 8.50 | Yes |
| 171 | L | Laurel | 3 | 2 | 1,086 | 1,158 | No | 6,739.89 | 6,738.39 | 30 | 6,778.39 | 6,769.89 | 8.50 | Yes |
| 172 | E | Lupine | 3 | 2.5 | 1,640 | 2,010 | Yes | 6,742.34 | 6,740.84 | 30 | 6,780.84 | 6,772.34 | 8.50 | Yes |
| | | | | | 89,685 | 101,110 | | | | | | | | Yes = 57% |
| | | | | | Total SFLA | Total SF | | | | | | | | |

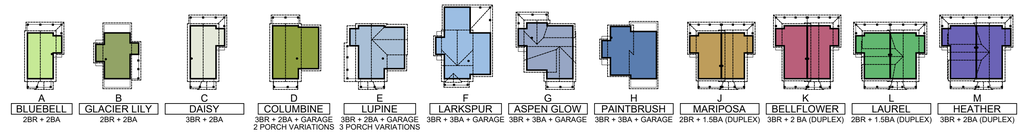
1 / A1.1 SITE PLAN

SCALE: 1" = 50' - 0"

TRUE NORTH

0 10' 20'

X DUMPSTER 10x12 ENCLOSURE




Unit Matrix

| COT Type | Name | BR's | BA's | SFLA | Total SF | Garage | Model Height | #of units |
|---|---|---|---|---|---|---|---|---|
| A | Bluebell | 2 | 1.5 | 1,086 | 1,158 | No | 30 | 7 |
| B | Glacier Lily | 2 | 1.5 | 1,134 | 1,206 | No | 27.75 | 7 |
| C | Daisy | 3 | 2 | 1,266 | 1,338 | No | 30 | 3 |
| D | Columbine | 3 | 2 | 1,266 | 1,744 | Yes | 30 | 4 |
| E | Lupine | 3 | 2.5 | 1,640 | 2,010 | Yes | 30 | 7 |
| F | Larkspur | 3 | 2.5 | 1,555 | 1,925 | Yes | 30 | 3 |
| G | Aspen Glow | 3 | 2.5 | 1,894 | 2,266 | Yes | 30 | 3 |
| H | Paintbrush | 3 | 2.5 | 1,747 | 2,139 | Yes | 30 | 2 |
| J | Mariposa | 2 | 1.5 | 970 | 1,042 | No | 29.29 | 6 |
| K | Bellflower | 3 | 2 | 1,130 | 1,202 | No | 29.29 | 18 |
| L | Laurel | 3 | 2 | 1,086 | 1,158 | No | 30 | 4 |
| M | Heather | 3 | 2 | 1,266 | 1,338 | No | 30 | 8 |
| | | | | | | | | 72 Total Units |

PRELIMINARY NOT FOR CONSTRUCTION

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 E GRANITE STREET
PO BOX 5540
PUEBLO COLORADO 80443
PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

WILDFLOWER COTTAGES
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

TITLE: SITE PLAN

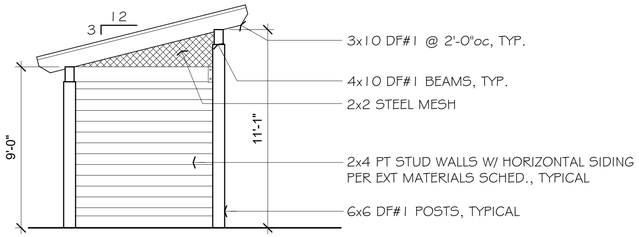
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| ISSUE: | DATE: |
|---|---|
| REVIEW | 9 JAN 2026 |
| REVIEW | 23 MAR 2026 |

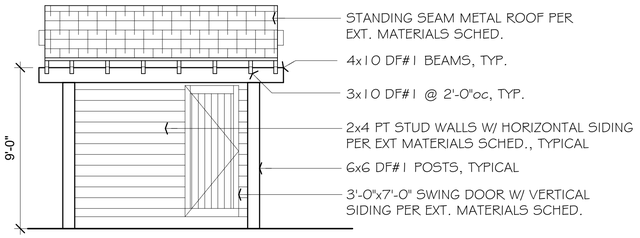
PROJECT #: 2533

A0

NOTES:
EXTERIOR MATERIALS FOR DUMPSTER MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL



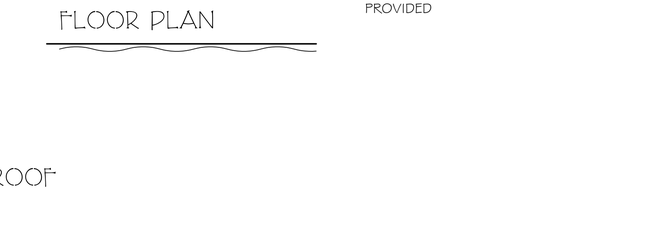

SIDE ELEVATION



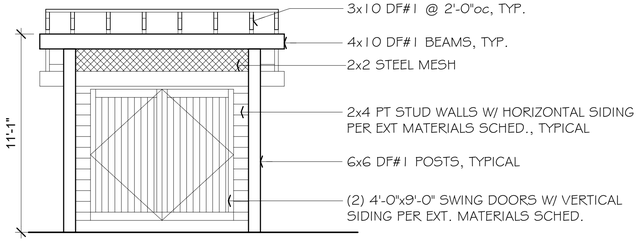

BACK ELEVATION



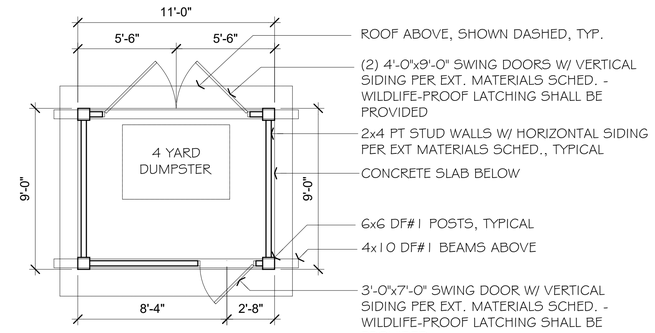

SIDE ELEVATION




ROOF PLAN



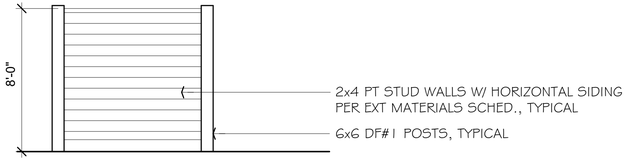

FRONT ELEVATION



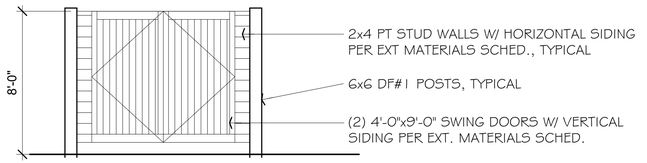

FLOOR PLAN

## DUMPSTER ENCLOSURE WITH ROOF

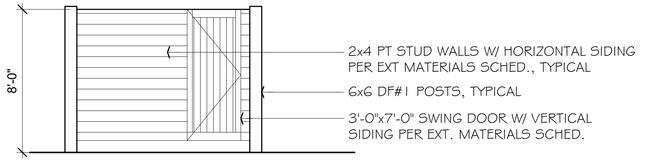
NOTES:
EXTERIOR MATERIALS FOR DUMPSTER MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL



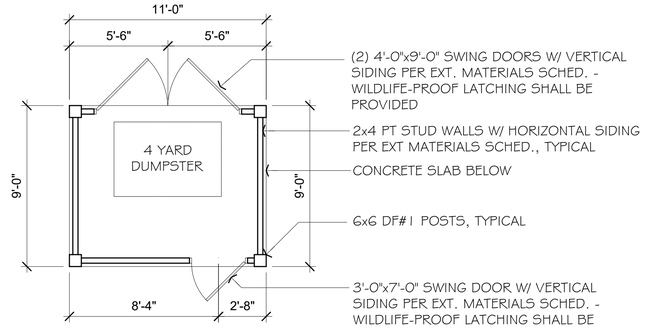

SIDE ELEVATION (BOTH SIDES SAME)




FRONT ELEVATION




BACK ELEVATION




FLOOR PLAN

## DUMPSTER ENCLOSURE WITHOUT ROOF

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE


ALLEN-GUERRA ARCHITECTURE
711 B GRANITE STREET
PO BOX 5540
PUEBLO, COLORADO 80443
PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM


PRELIMINARY NOT FOR CONSTRUCTION

WILDFLOWER COTTAGES
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

TITLE:
DUMPSTER ENCLOSURE PLANS & ELEVS

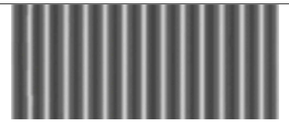

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| ISSUE: | DATE: |
|---|---|
| REVIEW | 9 JAN 2026 |
| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

A0.1

## ROOFING



SHEFFIELD METALS
7/8" CORRUGATED STEEL
COLOR: PREWEATHERED GALVALUME



* MAT'L FOR DUMPSTER ENCLOSURES
MALARKEY VISTA ARCHITECTURAL
ASPHALT SHINGLES
COLOR: BRILLIANT BLACK



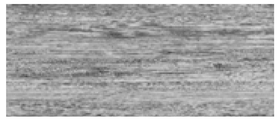
MALARKEY VISTA ARCHITECTURAL
ASPHALT SHINGLES
COLOR: SILVER WOOD

NOTE: EXTERIOR MATERIALS FOR ALL HOMES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON THIS SCHEDULE, OR EQUAL

NO MORE THAT 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.

EXTERIAL MATERIALS FOR DUMPSTER ENCLOSURES ARE NOTED WITH AN * ASTERISK

## FASCIA



ALLURA 5/4" x 8"
REVERSIBLE CEMENTITIOUS TRIM
COLOR: DOWNING SLATE SW 2819

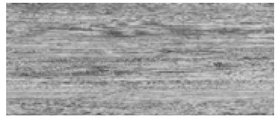


ALLURA 5/4" x 8"
REVERSIBLE CEMENTITIOUS TRIM
COLOR: URBANE BRONZE SW 7048



ALLURA 5/4" x 8"
REVERSIBLE CEMENTITIOUS TRIM
COLOR: GATEWAY GRAY SW 7644

## SOFFIT



ALLURA SOFFIT
CEMENTITIOUS PANEL
COLOR: DOWNING SLATE SW 2819



ALLURA 5/4" x 8"
REVERSIBLE CEMENTITIOUS TRIM
COLOR: URBANE BRONZE SW 7048



ALLURA 5/4" x 8"
REVERSIBLE CEMENTITIOUS TRIM
COLOR: GATEWAY GRAY SW 7644

## VERTICAL SIDING



ALLURA BOARD AND BATT, TRADITIONAL
VERTICAL PANEL W/ 2"x7/16" BATTS
COLOR: DOWNING SLATE SW 2819



ALLURA TRADITIONAL 6" VERTICAL GROOVE
PANEL COLOR: AGREEABLE GREY



ALLURA BOARD AND BATT, TRADITIONAL
VERTICAL PANEL W/ 2"x7/16" BATTS
COLOR: AGREEABLE GREY



ALLURA TRADITIONAL 8" VERTICAL GROOVE
PANEL COLOR: MACADAMIA

## HORIZONTAL SIDING



ALLURA LAP, TRADITIONAL LAP 7 1/4"

COLOR: SW 715 REPOSE GREY



ALLURA LAP, TRADITIONAL LAP 9 1/4"

COLOR: NIEBLA AZUL



* MAT'L FOR DUMPSTER ENCLOSURES
ALLURA LAP, TRADITIONAL LAP 9 1/4"

COLOR: BLACK FOX



ALLURA LAP, TRADITIONAL LAP 6 1/4"

COLOR: OLIVE GROVE

## STUCCO



SIKA SENERGY SYSTEM
TEXTURE FINISH (T0.5)
COLOR: 3049 ARTISAN (LRV 73)



SIKA SENERGY SYSTEM
TEXTURE FINISH (T0.5)
COLOR: 751 MORNING MIST (LRV 45)



SIKA SENERGY SYSTEM
TEXTURE FINISH (T0.5)
COLOR: 3099 BRUME (LRV 58)



SIKA SENERGY SYSTEM
TEXTURE FINISH (R1.5)
COLOR: 870 STORM GREY (LRV 15)

## DOORS/WINDOWS



FIBERGLASS WINDOWS
COLOR: BLACK



FIBERGLASS WINDOWS
COLOR: WHITE

## DOOR/WINDOW TRIM



ALLURA TRIM
5/4"x3" CEMENTITIOUS TRIM
COLOR: DOWNING SLATE SW 2819



ALLURA TRIM
5/4"x3" CEMENTITIOUS TRIM
COLOR: URBANE BRONZE SW 7048



ALLURA 5/4" x 8"
REVERSIBLE CEMENTITIOUS TRIM
COLOR: GATEWAY GRAY SW 7644

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 D GRANITE STREET
PO BOX 5540
FRISCO COLORADO 80443
PH: 970 453 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

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WILDFLOWER COTTAGES
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

TITLE:
EXTERIOR MATERIALS SCHEDULE

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| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

A0.2

# BLUEBELL COTTAGE

## 2 BEDROOM
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



## PRELIMINARY

9 JAN 2026

ALLEN-GUERRA ARCHITECTURE

FRISCO . COLORADO
T: 970.453.7002
WWW.ALLEN-GUERRA.COM

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 ½ GRANITE STREET
PO BOX 5540
FRISCO . COLORADO . 80443
PH: 970 . 453 . 7002
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WEBSITE: WWW.ALLEN-GUERRA.COM

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BLUEBELL COTTAGE - 2BR
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

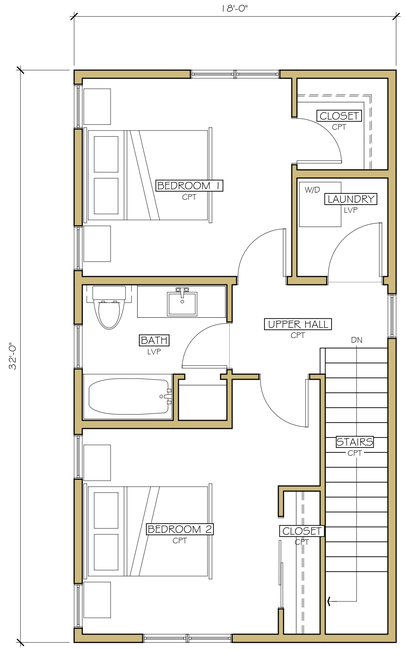
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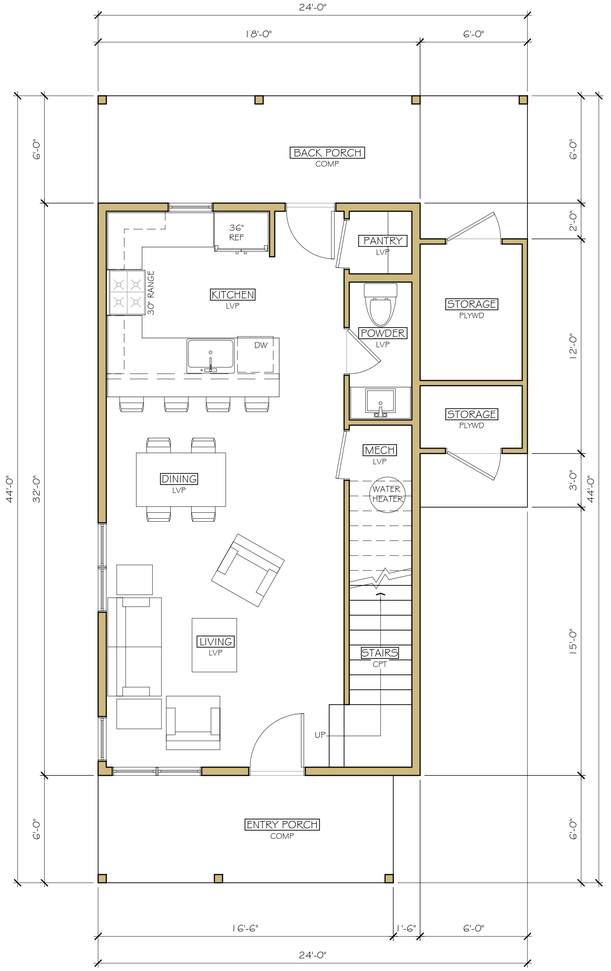
PROJECT #: 2555

A1




2 A2.1 UPPER LEVEL FLOOR PLAN

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




1 A2.1 GROUND LEVEL FLOOR PLAN

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

| | FINISHED | STORAGE | TOTAL |
|---|---|---|---|
| MAIN LEVEL | 576 | 72 | 648 |
| UPPER LEVEL | 510 | 0 | 510 |
| TOTAL | 1,086 | 72 | 1,158 |

PRELIMINARY NOT FOR CONSTRUCTION

# BLUEBELL COTTAGE - 2 BR

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

TITLE: FLOOR PLANS

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HAYMEADOW

ALLEN-GUERRA ARCHITECTURE
711 B GRANITE STREET
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PH: 970 453 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

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PROJECT #: 2533

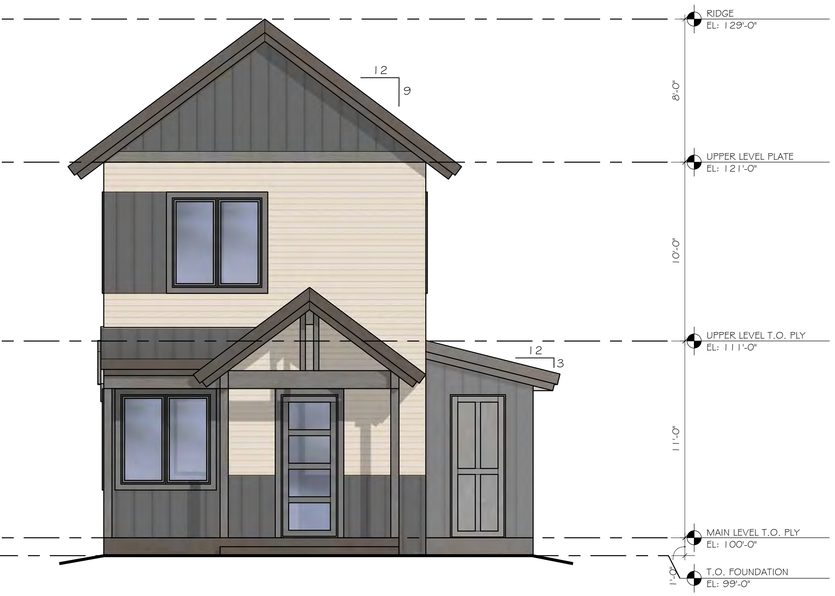
A2




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'




1 A3.1 FRONT ELEVATION

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

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

INDIVIDUAL UNIT COLOR SCHEMES SHALL VARY SUCH THAT ADJACENT UNITS ARE NOT THE SAME

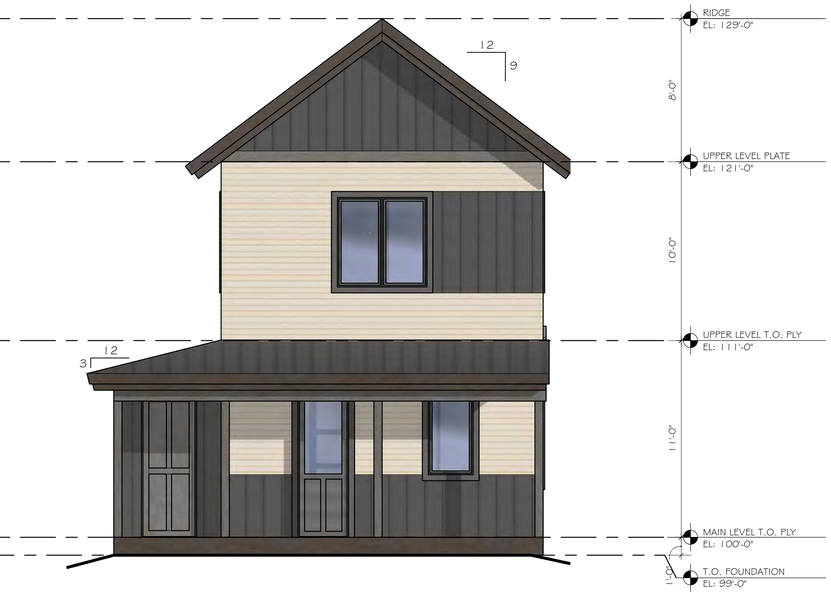
NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.




4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'




3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
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WEBSITE: WWW.ALLEN-GUERRA.COM

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BLUEBELL COTTAGE - 2BR
HAYMEADOW SUBDIVISION
EAGLE, COLORADO

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EXTERIOR ELEVATIONS

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PROJECT #: 2555

A3

# GLACIER LILY COTTAGE

## 2 BEDROOM (UP)

## HAYMEADOW SUBDIVISION

## EAGLE . COLORADO



## PRELIMINARY

2 SEP 2025

ALLEN-GUERRA ARCHITECTURE

FRISCO . COLORADO
T: 970.453.7002
WWW.ALLEN-GUERRA.COM

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

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711 ½ GRANITE STREET
PO BOX 5540
FRISCO . COLORADO . 80443
PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

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GLACIER LILY COTTAGE - 2BR (UP)
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

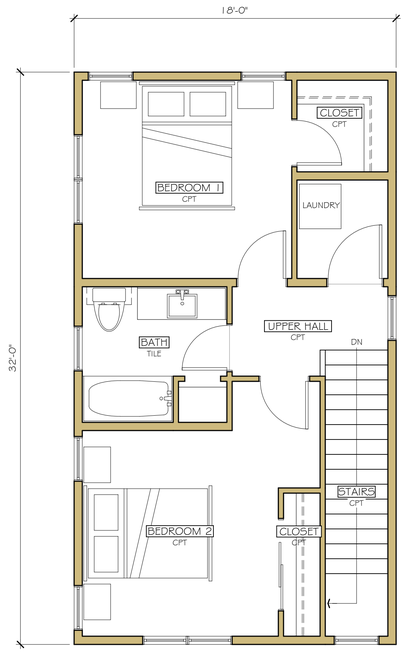
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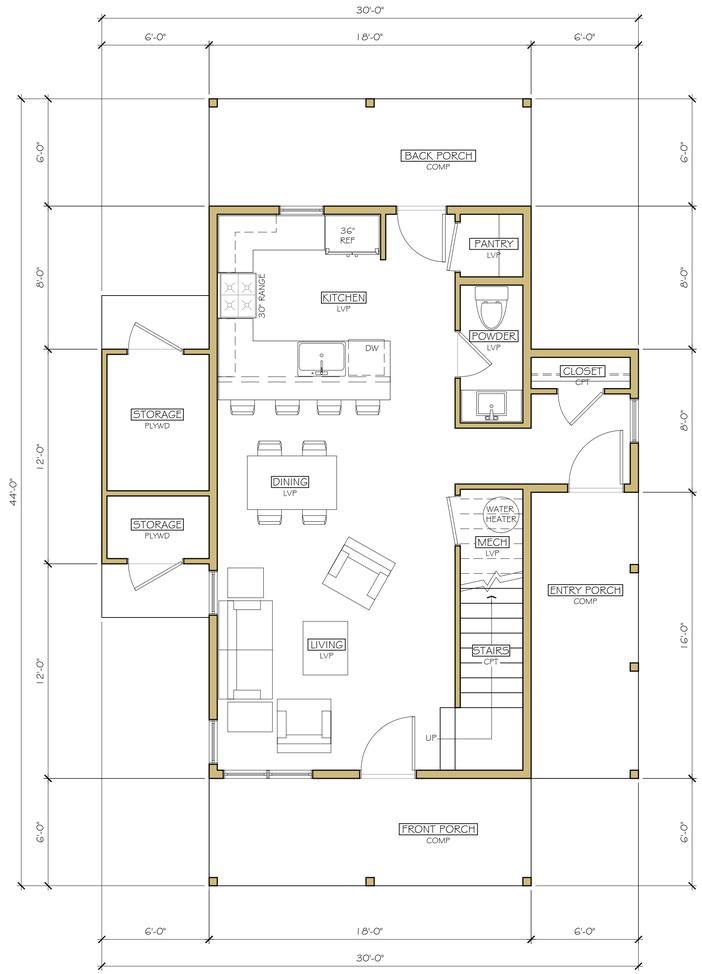
PROJECT #: 2555

B1




2 A2.2 UPPER LEVEL FLOOR PLAN

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




1 A2.2 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | STORAGE | TOTAL |
|---|---|---|---|
| MAIN LEVEL | 624 | 72 | 696 |
| UPPER LEVEL | 510 | 0 | 510 |
| TOTAL | 1,134 | 72 | 1,206 |

PRELIMINARY NOT FOR CONSTRUCTION

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 D GRANITE STREET
PO BOX 5540
PRDCO, COLORADO 80443
PH: 970 453 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

GLACIER LILY COTTAGE - 2 BR (UP)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

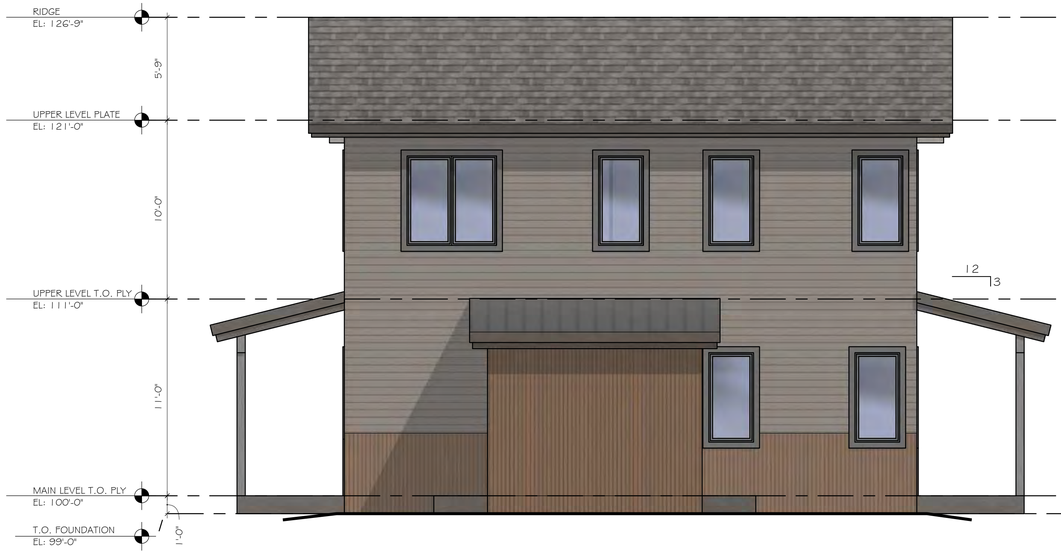
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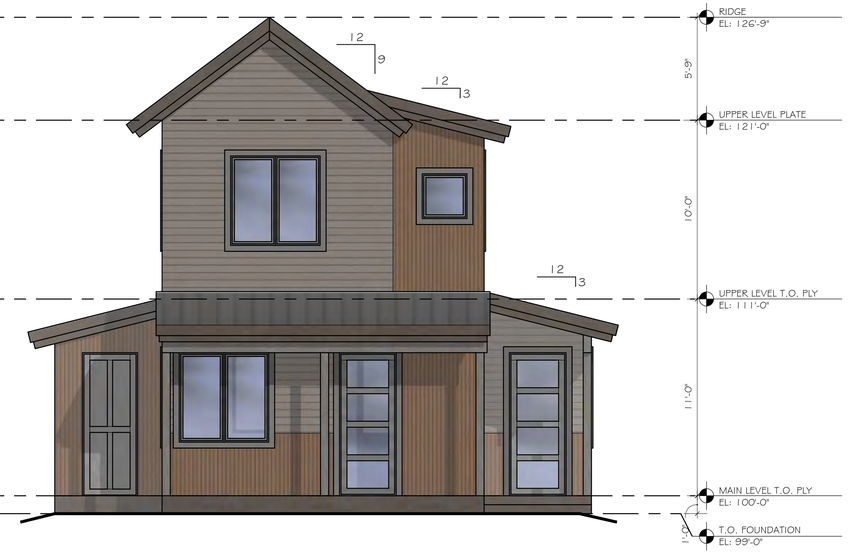
B2




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'




1 A3.1 FRONT ELEVATION

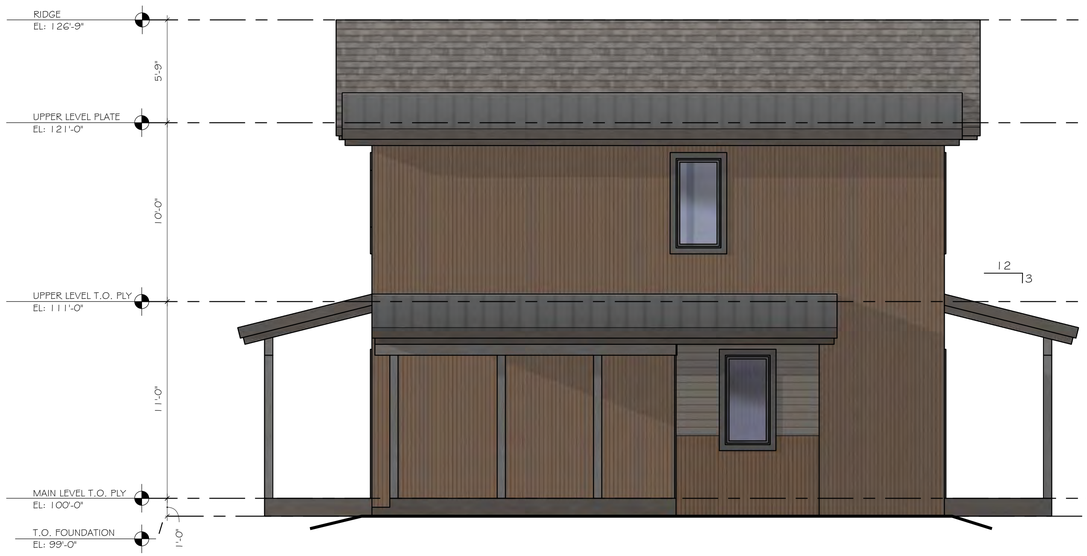
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

INDIVIDUAL UNIT COLOR SCHEMES SHALL VARY SUCH THAT ADJACENT UNITS ARE NOT THE SAME

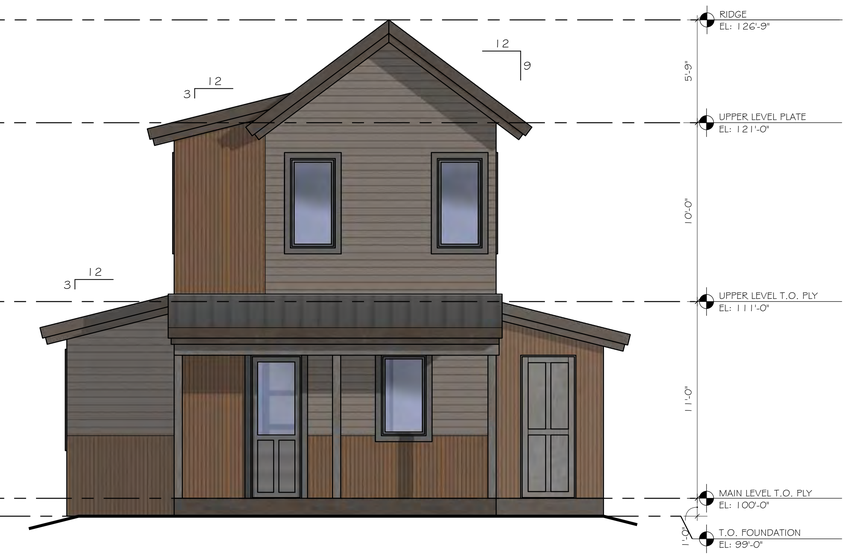
NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.




4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'




3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 ½ GRANITE STREET
PO BOX 5540
PUEBLO, COLORADO 81003
PH: 970.453.7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

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GLACIER LILY COTTAGE - 2BR (UP)

HAYMEADOW SUBDIVISION

EAGLE, COLORADO

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EXTERIOR ELEVATIONS

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PROJECT #: 2555

B3

# DAISY COTTAGE

## 3 BEDROOM
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



## PRELIMINARY

9 JAN 2026


ALLEN-GUERRA ARCHITECTURE

FRISCO . COLORADO
T: 970.453.7002
WWW.ALLEN-GUERRA.COM


HAYMEADOW


ALLEN-GUERRA ARCHITECTURE
711 ½ GRANITE STREET
PO BOX 5540
FRISCO . COLORADO . 80443
PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
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DAISY COTTAGE - 3BR
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

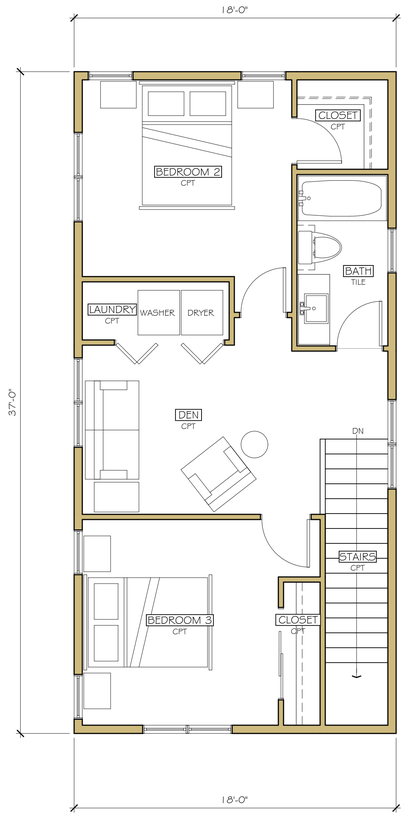
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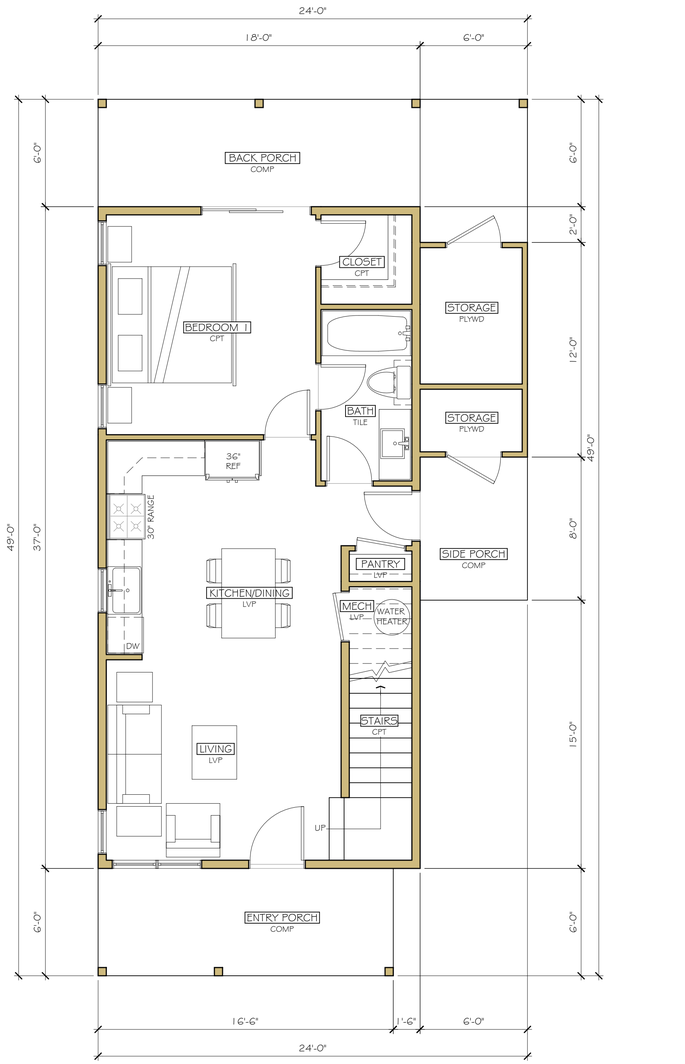
PROJECT #: 2555

C1




2 A2.3 UPPER LEVEL FLOOR PLAN

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




1 A2.3 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | STORAGE | TOTAL |
|---|---|---|---|
| MAIN LEVEL | 666 | 72 | 738 |
| UPPER LEVEL | 600 | 0 | 600 |
| TOTAL | 1,266 | 72 | 1,338 |

PRELIMINARY NOT FOR CONSTRUCTION

# DAISY COTTAGE - 3BR

HAYMEADOW SUBDIVISION

EAGLE, COLORADO

TITLE:

## FLOOR PLANS

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HAYMEADOW

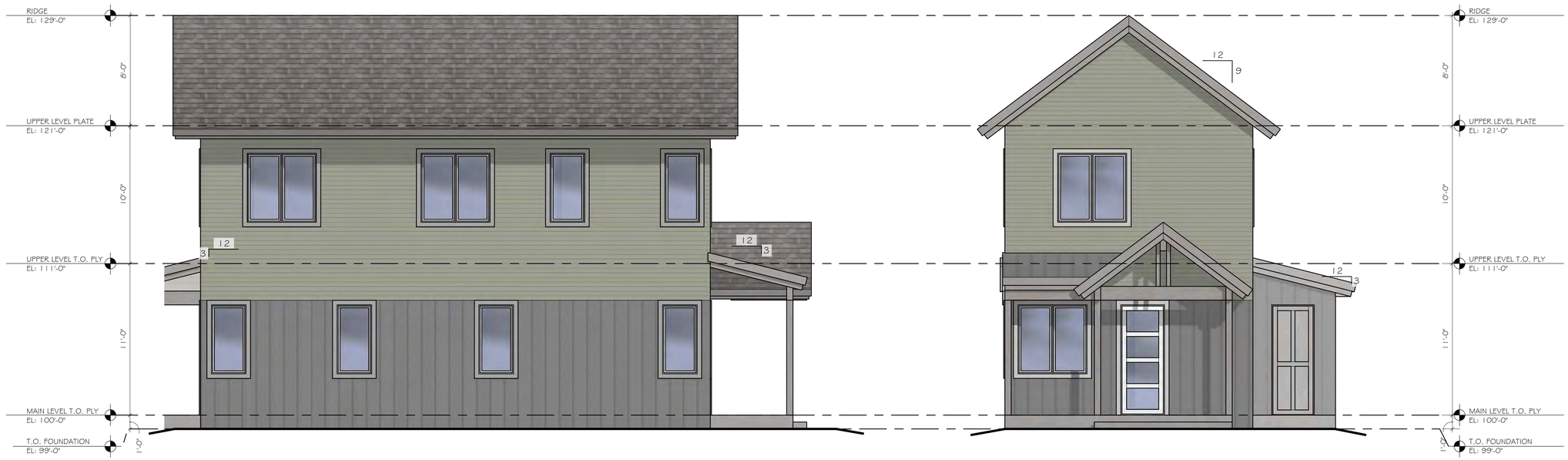
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| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

C2




2 / A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

1 / A3.1 FRONT ELEVATION

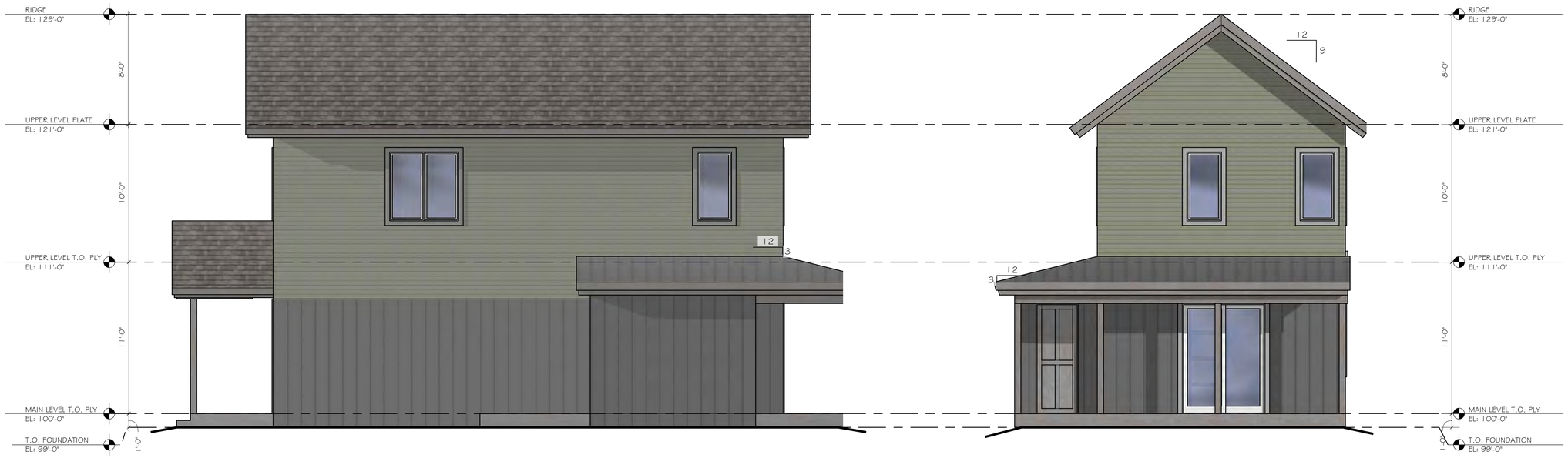
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

INDIVIDUAL UNIT COLOR SCHEMES SHALL VARY SUCH THAT ADJACENT UNITS ARE NOT THE SAME

NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.




4 / A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

3 / A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 E GRANITE STREET
PO BOX 5540
PUEBLO, COLORADO 81003
PH: 970.453.7002
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DAISY COTTAGE - 3BR

HAYMEADOW SUBDIVISION

EAGLE, COLORADO

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PROJECT #: 2555

C3

# COLUMBINE COTTAGE

## 3 BEDROOM + GARAGE
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



## PRELIMINARY

2 SEP 2025

ALLEN-GUERRA ARCHITECTURE

FRISCO . COLORADO
T: 970.453.7002
WWW.ALLEN-GUERRA.COM

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 ½ GRANITE STREET
PO BOX 5540
FRISCO . COLORADO . 80443
PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

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COLUMBINE COTTAGE - 3BR + GARAGE
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

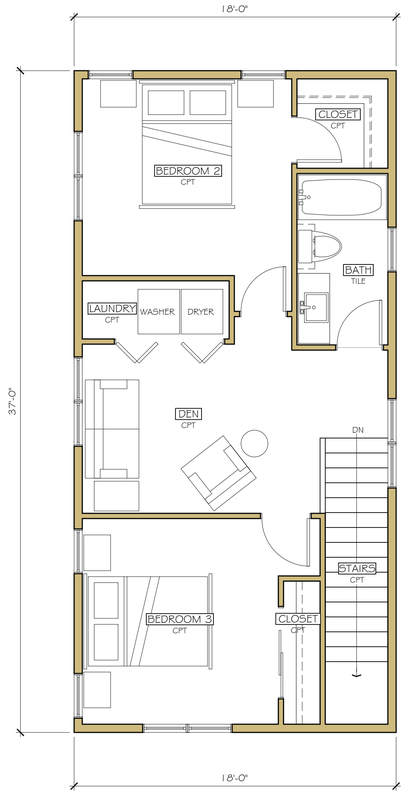
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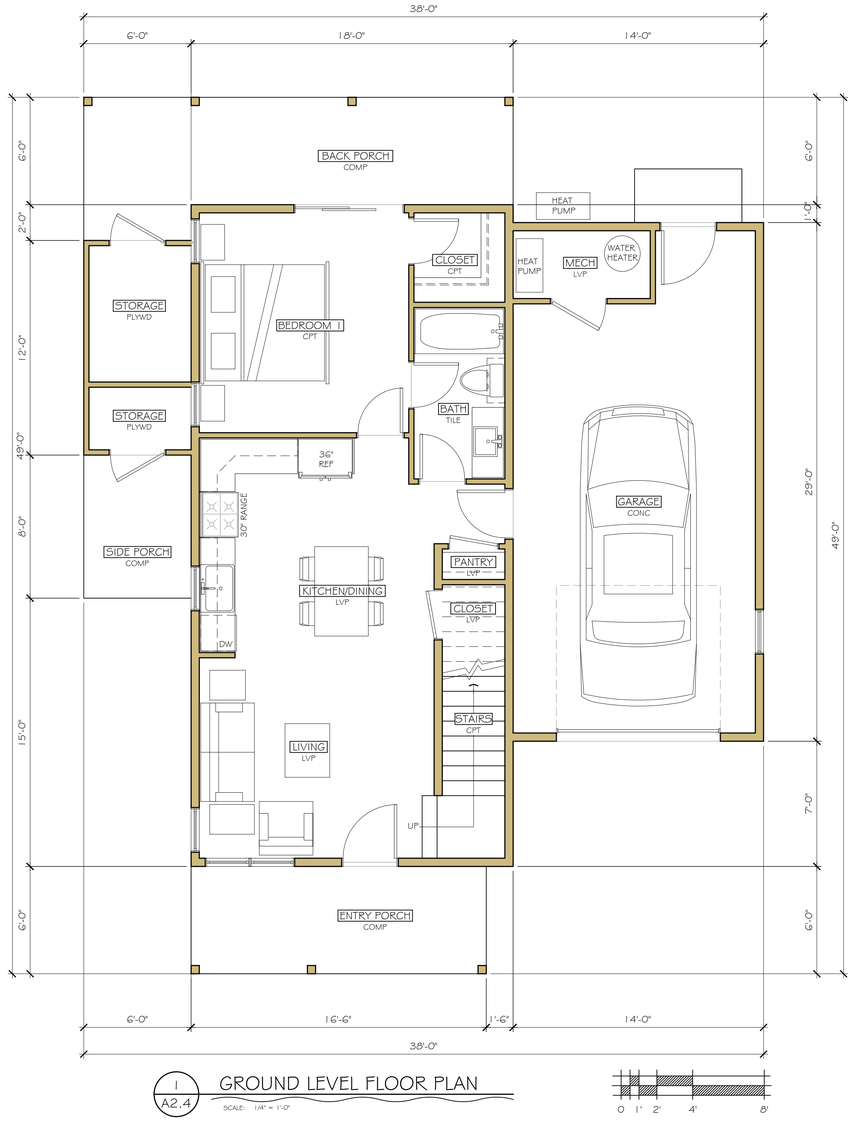
PROJECT #: 2555

D1




2 A2.4 UPPER LEVEL FLOOR PLAN

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




1 A2.4 GROUND LEVEL FLOOR PLAN

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

| | FINISHED | STORAGE | GARAGE | TOTAL |
|---|---|---|---|---|
| MAIN LEVEL | 666 | 72 | 406 | 1,144 |
| UPPER LEVEL | 600 | 0 | 0 | 600 |
| TOTAL | 1,266 | 72 | 406 | 1,744 |

PRELIMINARY NOT FOR CONSTRUCTION

# COLUMBINE COTTAGE – 3 BR + GARAGE

HAYMEADOW SUBDIVISION
EAGLE · COLORADO

TITLE:
## FLOOR PLANS

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HAYMEADOW

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| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

D2




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

1 A3.1 FRONT ELEVATION

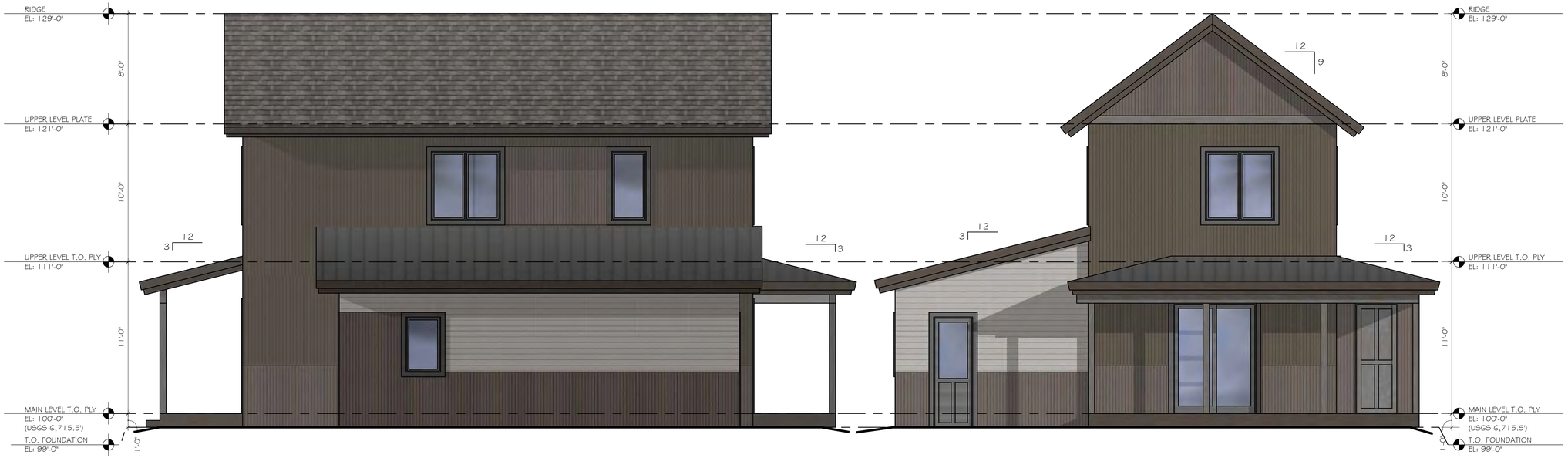
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

INDIVIDUAL UNIT COLOR SCHEMES SHALL VARY SUCH THAT ADJACENT UNITS ARE NOT THE SAME

NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.




4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 E GRANITE STREET
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PUEBLO, COLORADO 80443
PH: 970.453.7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

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COLUMBINE COTTAGE - 3BR + GARAGE

HAYMEADOW SUBDIVISION

EAGLE, COLORADO

TITLE:

EXTERIOR ELEVATIONS

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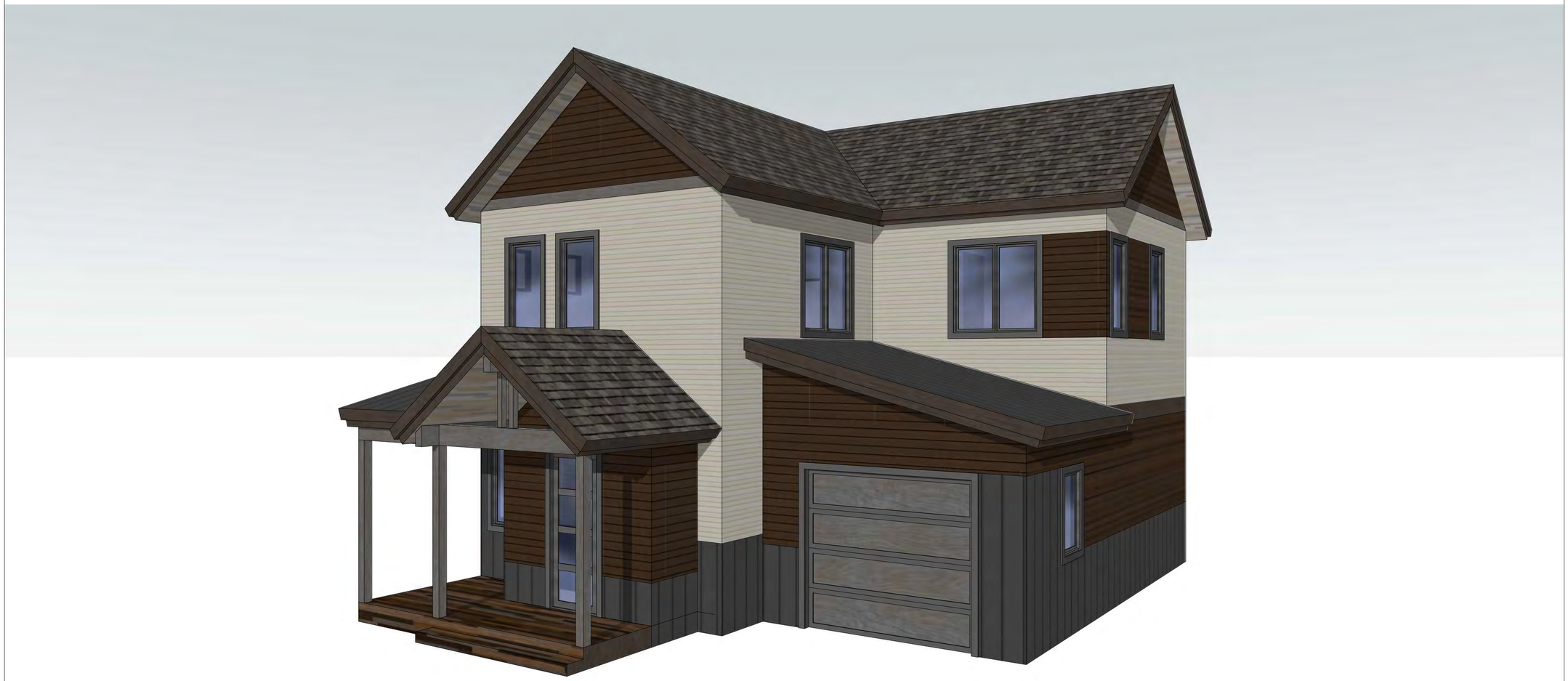
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PROJECT #: 2555

D3

# LUPINE COTTAGE

## 3 BEDROOM (UP)
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



PRELIMINARY

9 JAN 2025

ALLEN-GUERRA ARCHITECTURE

FRISCO . COLORADO
T: 970.453.7002
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HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
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PO BOX 5540
FRISCO . COLORADO . 80443
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WEBSITE: WWW.ALLEN-GUERRA.COM

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LUPINE COTTAGE - 3 BR (UP)
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

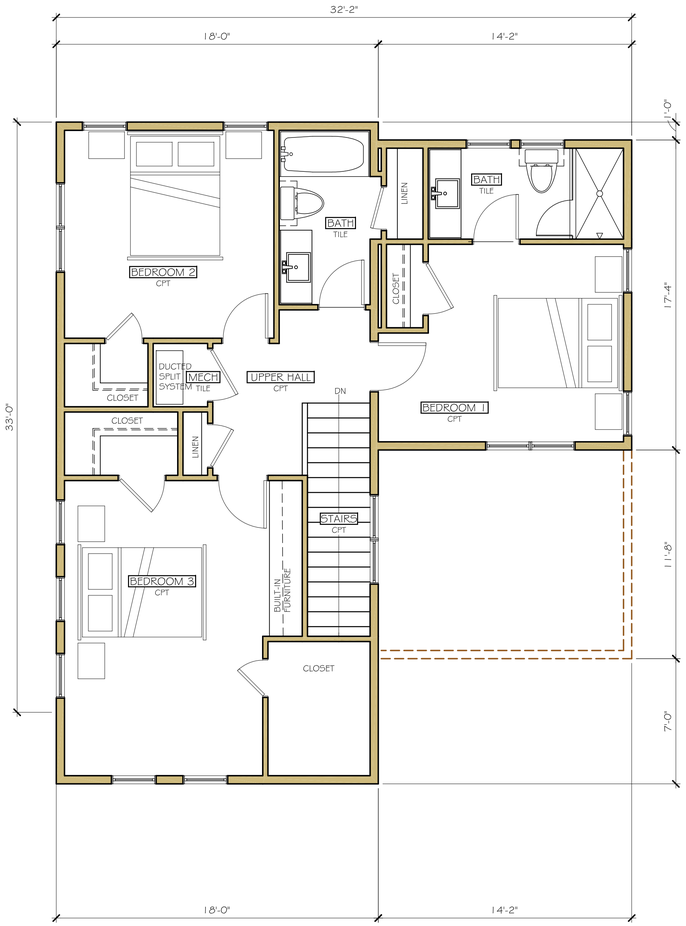
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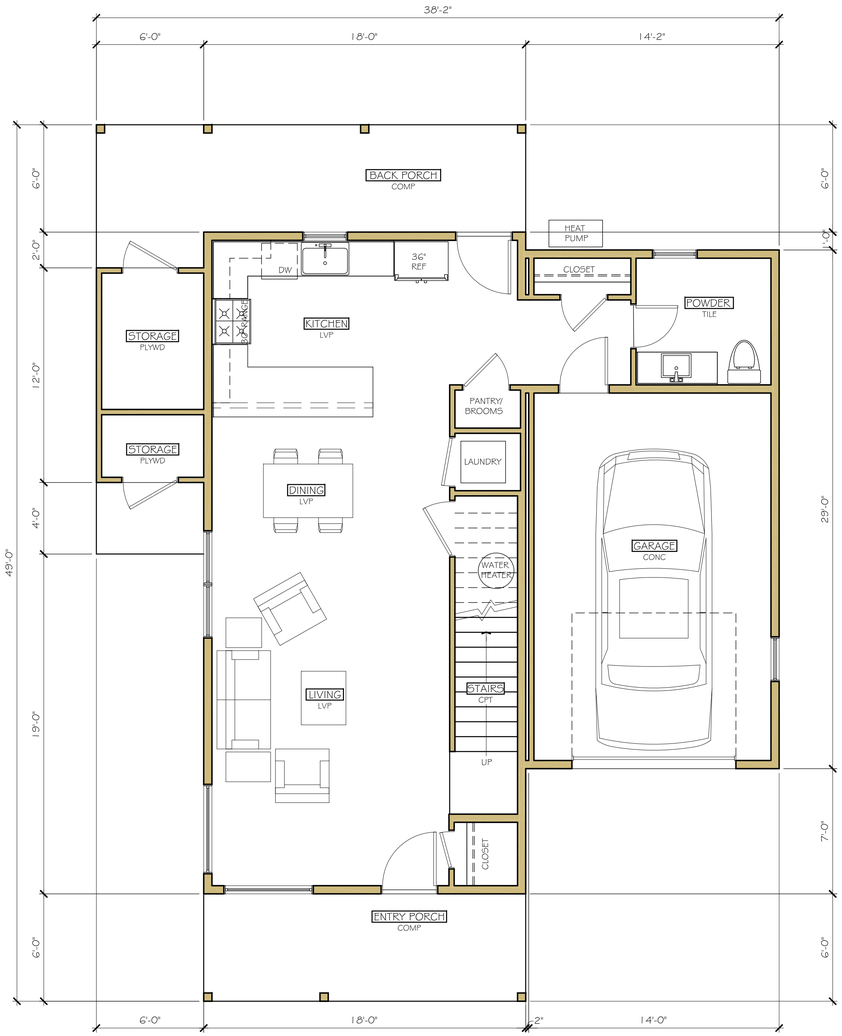
PROJECT #: 2555

E1




2 A2.4 UPPER LEVEL FLOOR PLAN

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




1 A2.4 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | GARAGE | STORAGE | TOTAL |
|---|---|---|---|---|
| UPPER LEVEL | 861 | 0 | 0 | 861 |
| MAIN LEVEL | 779 | 298 | 72 | 1,149 |
| TOTAL | 1,640 | 298 | 72 | 2,010 |

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 D GRANITE STREET
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PRISCO, COLORADO 80443
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# LUPINE COTTAGE - 3 BR (UP)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

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| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

E2




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

1 A3.1 FRONT ELEVATION

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

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

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4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

HAYMEADOW

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LUPINE COTTAGE - 3 BR (UP)
HAYMEADOW SUBDIVISION
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PROJECT #: 2555

E3

# LARKSPUR COTTAGE

## 3 BEDROOM (DOWN)
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



## PRELIMINARY

9 JAN 2026

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HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

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LARKSPUR COTTAGE - 3 BR (DOWN)
HAYMEADOW SUBDIVISION
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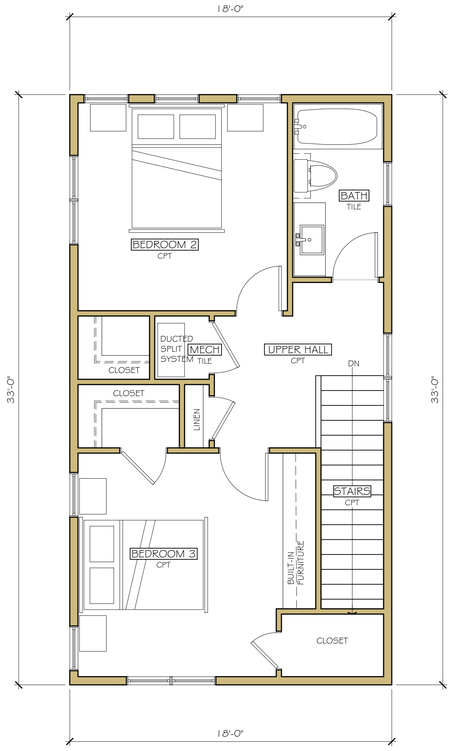
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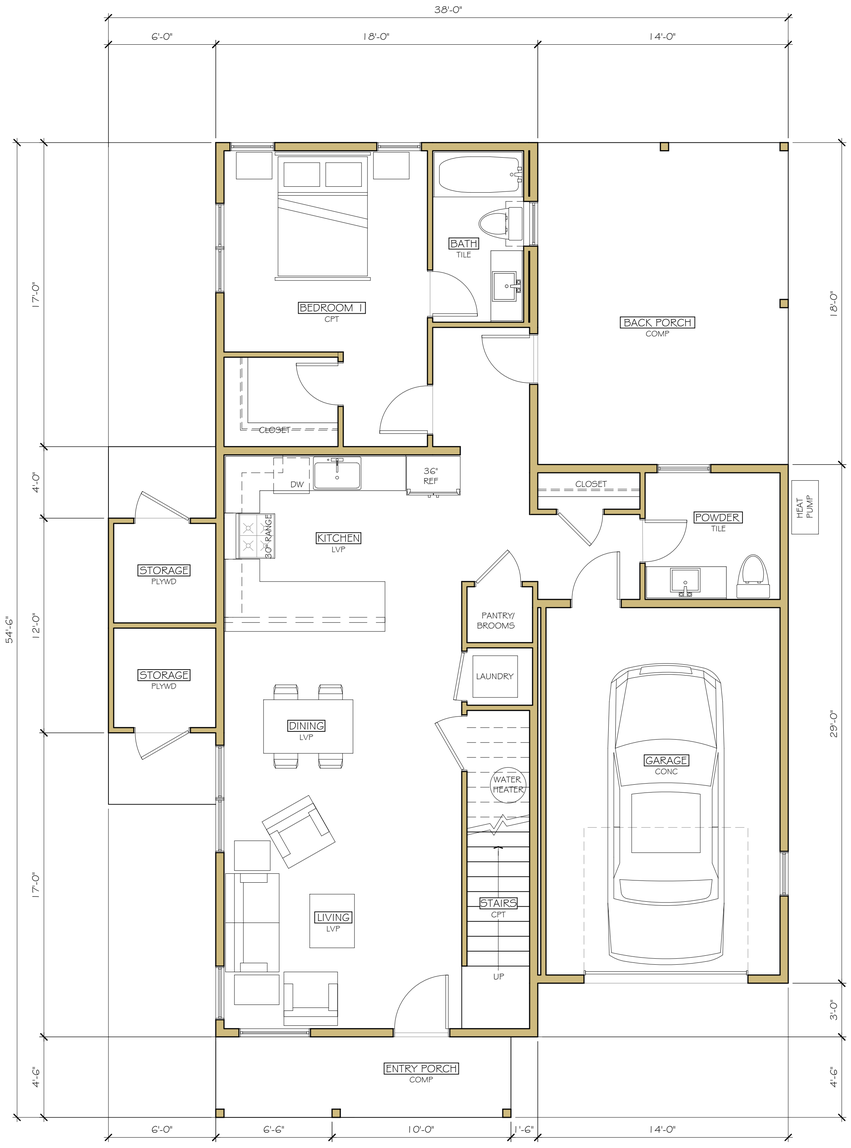
PROJECT #: 2555

T1




2 A2.5 UPPER LEVEL FLOOR PLAN

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




1 A2.5 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | GARAGE | STORAGE | TOTAL |
|---|---|---|---|---|
| UPPER LEVEL | 542 | 0 | 0 | 542 |
| MAIN LEVEL | 1,013 | 298 | 72 | 1,383 |
| TOTAL | 1,555 | 298 | 72 | 1,925 |

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# LARKSPUR COTTAGE - 3 BR (DOWN)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

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HAYMEADOW

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PROJECT #: 2533

T2




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

1 A3.1 FRONT ELEVATION

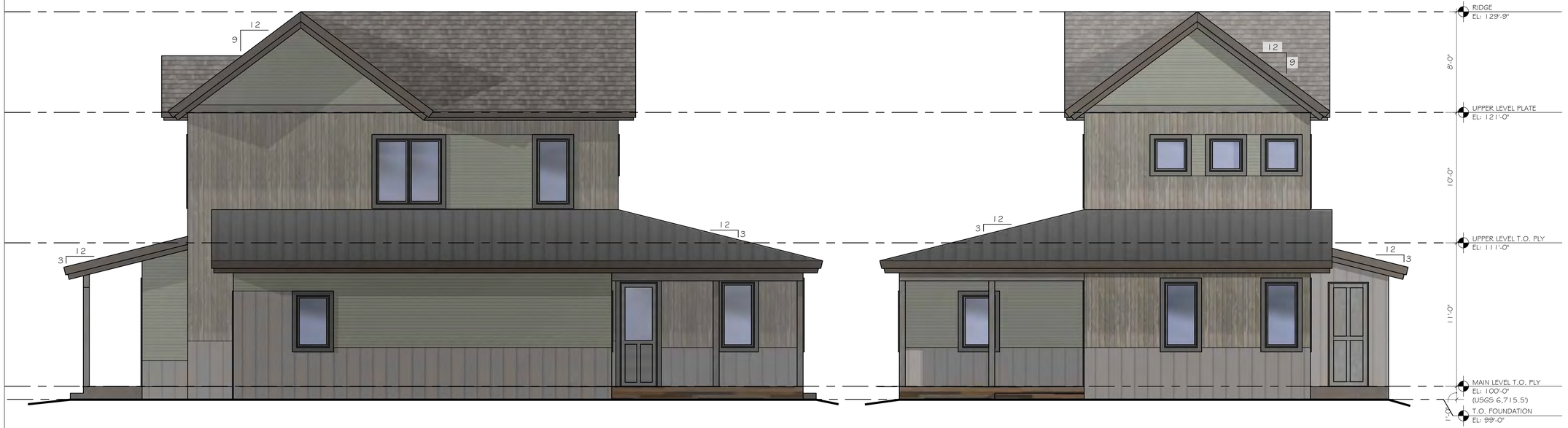
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

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NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.




4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

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LARKSPUR COTTAGE - 3 BR (DOWN)
HAYMEADOW SUBDIVISION
EAGLE, COLORADO

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F3

HAYMEADOW
ALLEN-GUERRA ARCHITECTURE
ALLEN-GUERRA ARCHITECTURE
711 E GRANITE STREET
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WEBSITE: WWW.ALLEN-GUERRA.COM

# ASPEN GLOW COTTAGE

## 3 BEDROOM (XL)

## HAYMEADOW SUBDIVISION

## EAGLE . COLORADO



PRELIMINARY

9 JAN 2026


ALLEN-GUERRA ARCHITECTURE

FRISCO . COLORADO
T: 970.453.7002
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HAYMEADOW


ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 ½ GRANITE STREET
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FRISCO . COLORADO . 80443
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ASPEN GLOW COTTAGE - 3 BR (XL)
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

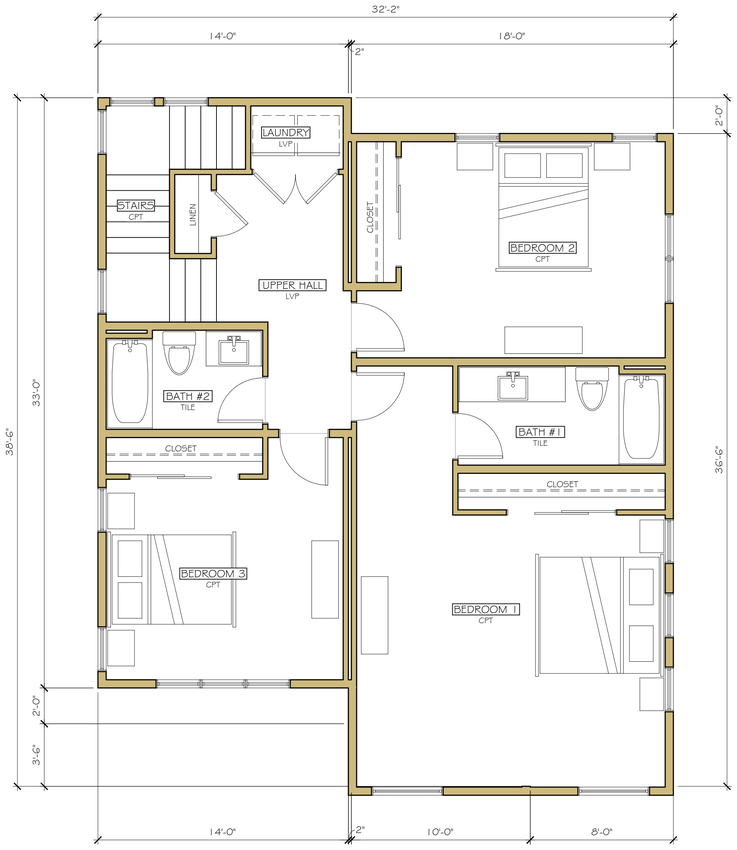
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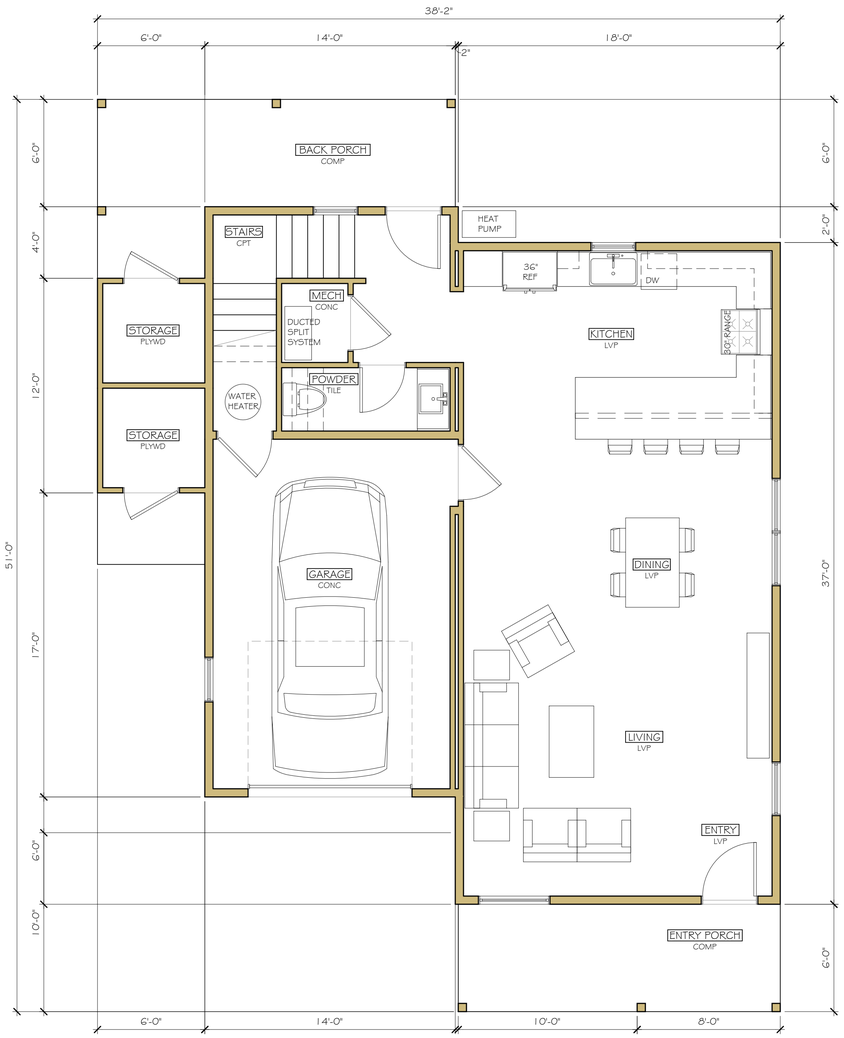
PROJECT #: 2555

G1




2 A2.6 UPPER LEVEL FLOOR PLAN

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




1 A2.6 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | GARAGE | STORAGE | TOTAL |
|---|---|---|---|---|
| UPPER LEVEL | 1,058 | 0 | 0 | 1,058 |
| MAIN LEVEL | 836 | 300 | 72 | 1,208 |
| TOTAL | 1,894 | 300 | 72 | 2,266 |

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 B GRANITE STREET
PO BOX 5540
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# ASPEN GLOW COTTAGE - 3 BR (XL)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

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PROJECT #: 2533

G2




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

INDIVIDUAL UNIT COLOR SCHEMES SHALL VARY SUCH THAT ADJACENT UNITS ARE NOT THE SAME

NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.

1 A3.1 FRONT ELEVATION

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

0 1' 2' 4' 8'




4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

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ASPEN GLOW COTTAGE - 3 BR (XL)

HAYMEADOW SUBDIVISION

EAGLE, COLORADO

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G3

HAYMEADOW

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ALLEN-GUERRA ARCHITECTURE
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PH: 970.453.7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

# PAINTBRUSH COTTAGE

## 3 BEDROOM (XL UP)
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



## PRELIMINARY

9 JAN 2026

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T: 970.453.7002
WWW.ALLEN-GUERRA.COM

HAYMEADOW

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PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
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PAINTBRUSH COTTAGE - 3 BR (XL UP)
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

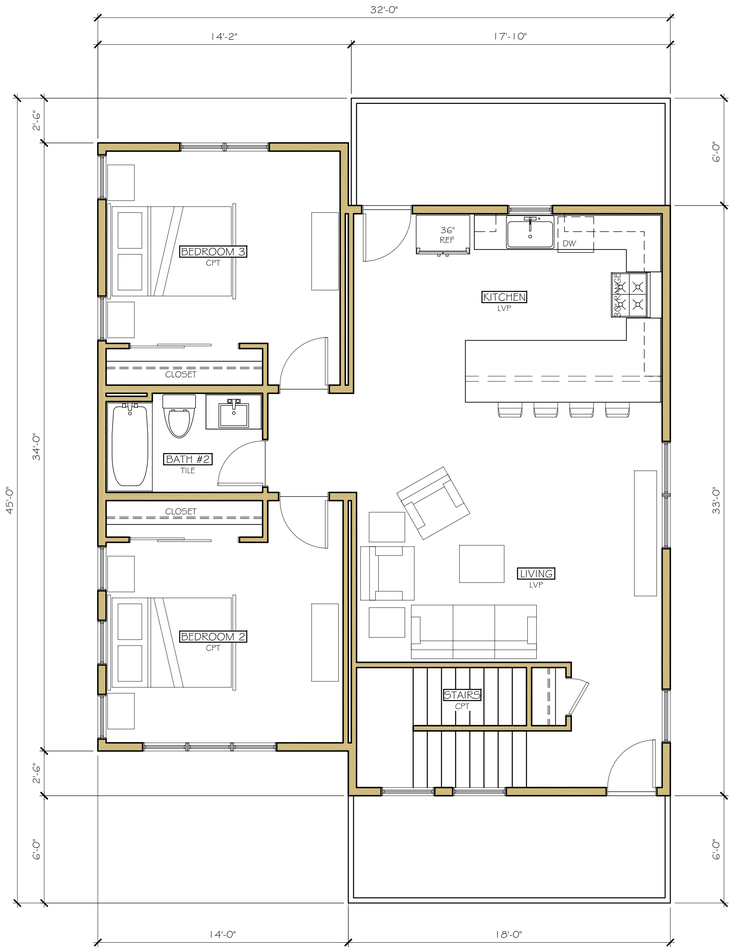
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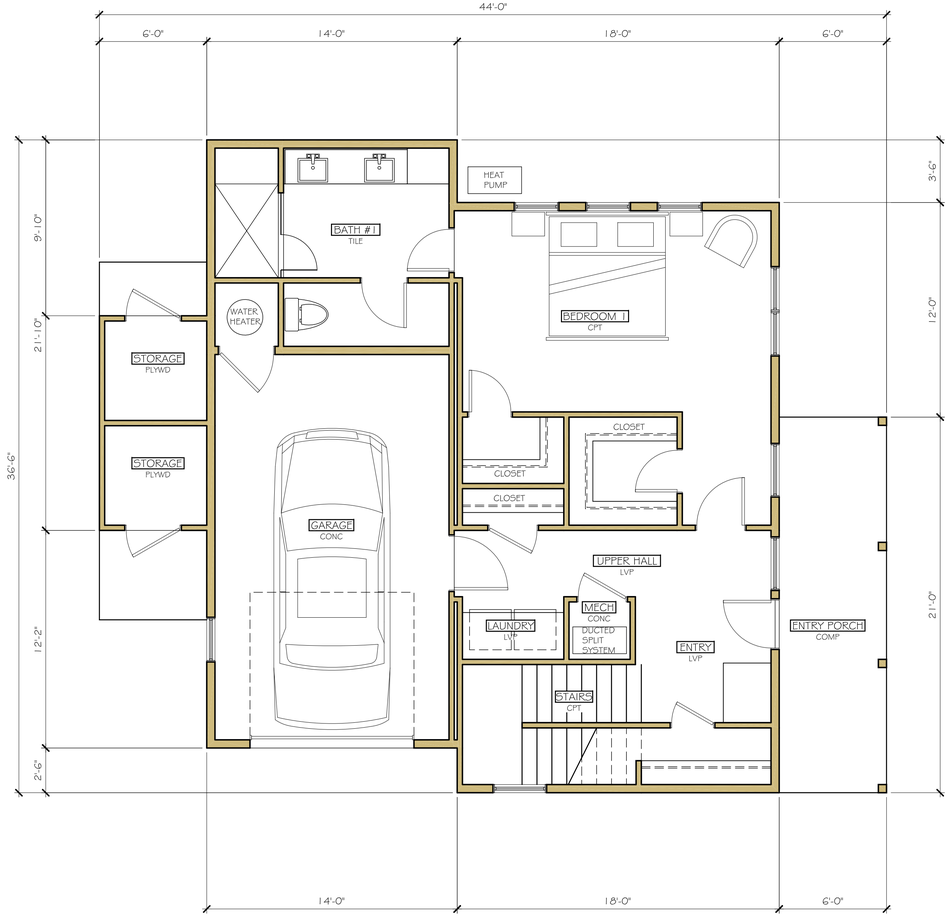
PROJECT #: 2555

H1




2 A2.7 UPPER LEVEL FLOOR PLAN

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




1 A2.7 GROUND LEVEL FLOOR PLAN

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

| | FINISHED | GARAGE | STORAGE | TOTAL |
|---|---|---|---|---|
| UPPER LEVEL | 1,001 | 0 | 0 | 1,001 |
| MAIN LEVEL | 746 | 320 | 72 | 1,138 |
| TOTAL | 1,747 | 320 | 72 | 2,139 |

0 1' 2' 4' 8'

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HAYMEADOW

ALLEN-GUERRA ARCHITECTURE
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PH: 970.453.7002
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# PAINTBRUSH COTTAGE - 3 BR (XL UP)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

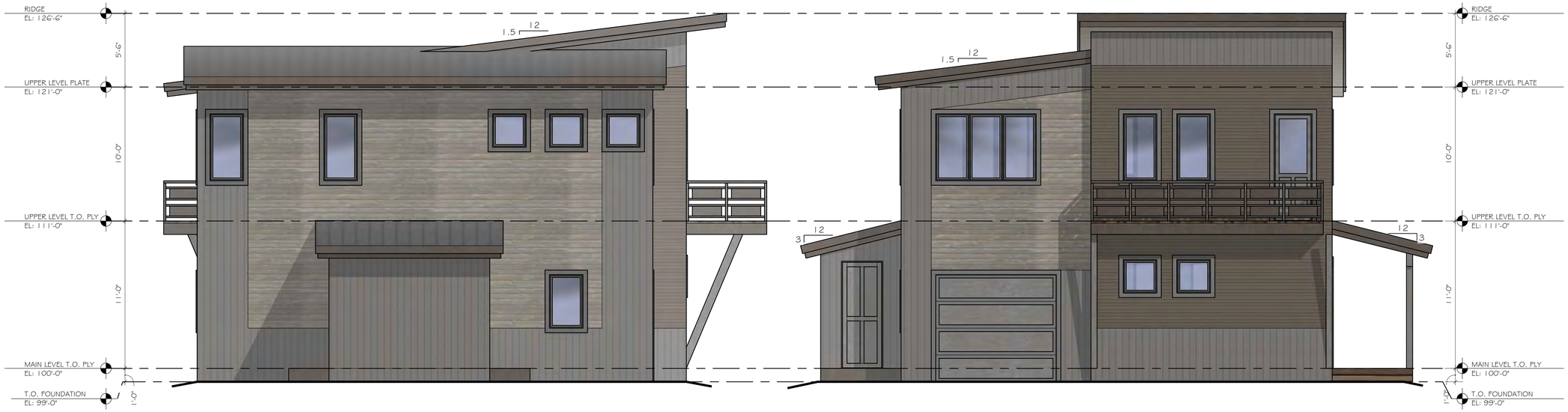
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| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

H2

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2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

1 A3.1 FRONT ELEVATION

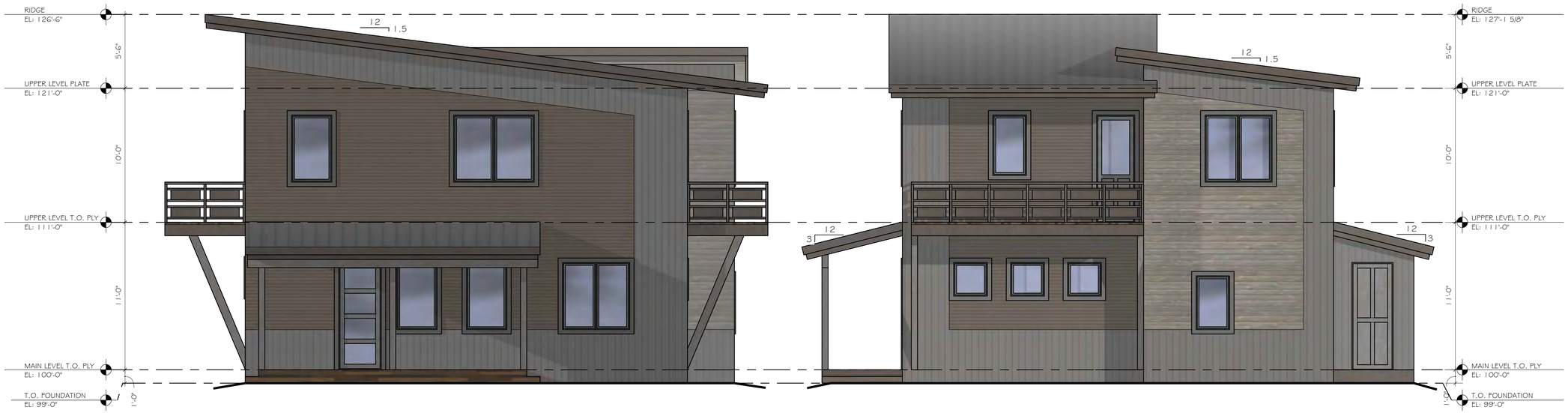
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

NOTES:
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INDIVIDUAL UNIT COLOR SCHEMES SHALL VARY SUCH THAT ADJACENT UNITS ARE NOT THE SAME

NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.




4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

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HAYMEADOW SUBDIVISION
EAGLE, COLORADO

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H3

HAYMEADOW

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ALLEN-GUERRA ARCHITECTURE
711 E GRANITE STREET
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PUEBLO, COLORADO 81003
PH: 970.453.7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

# MARIPOSA COTTAGE

## 2 BEDROOM (DUPLEX)
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



## PRELIMINARY

9 JAN 2026

ALLEN-GUERRA ARCHITECTURE

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HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

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MARIPOSA COTTAGE - 2 BR (DUPLEX)
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

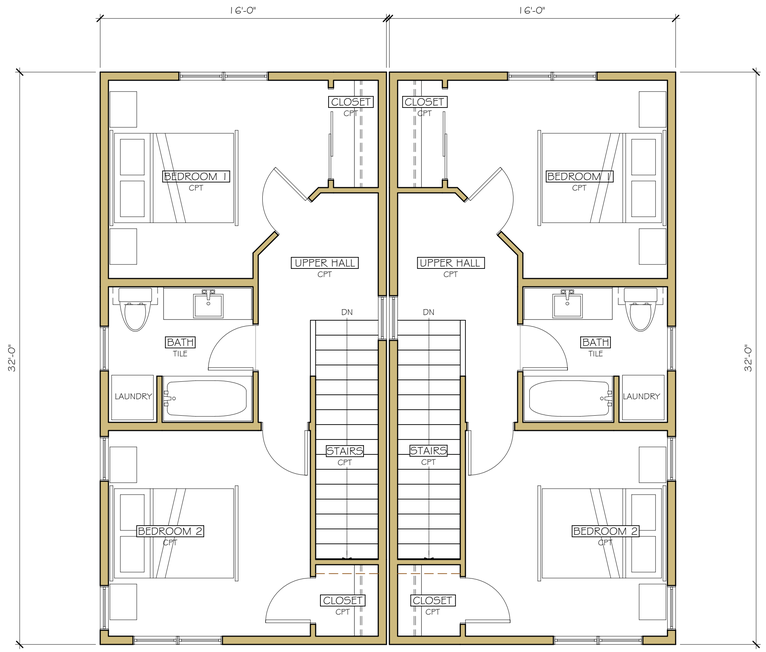
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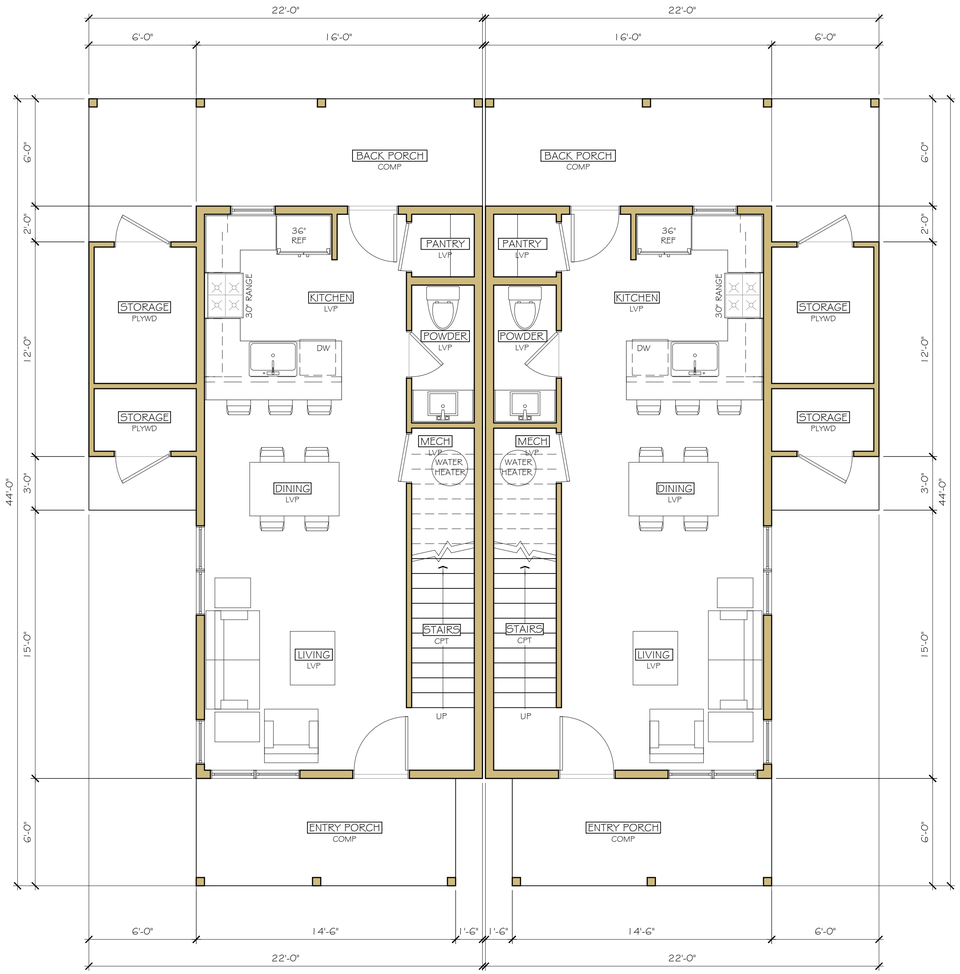
PROJECT #: 2555

J1




2 A2.9 UPPER LEVEL FLOOR PLAN

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




1 A2.9 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | STORAGE | TOTAL |
|---|---|---|---|
| MAIN LEVEL | 512 | 72 | 584 |
| UPPER LEVEL | 458 | 0 | 458 |
| TOTAL | 970 | 72 | 1,042 |

PRELIMINARY NOT FOR CONSTRUCTION

# MARIPOSA COTTAGE - 2 BR (DUPLEX)

HAYMEADOW SUBDIVISION
EAGLE . COLORADO

TITLE: FLOOR PLANS

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| ISSUE: | DATE: |
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| REVIEW | 9 JAN 2026 |
| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

J2

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
711 D GRANITE STREET
PO BOX 5540
PRDCO, COLORADO 80443
PH: 970 453 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'




1 A3.1 FRONT ELEVATION

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

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

INDIVIDUAL UNIT COLOR SCHEMES SHALL VARY SUCH THAT ADJACENT UNITS ARE NOT THE SAME

NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.




4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'




3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

ALLEN-GUERRA ARCHITECTURE
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E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM

PRELIMINARY NOT FOR CONSTRUCTION

# MARIPOSA COTTAGE - 2 BR (DUPLEX)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

TITLE:
## EXTERIOR ELEVATIONS

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PROJECT #: 2555

J3

# BELLFLOWER COTTAGE

## 3 BEDROOM (DUPLEX)
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



PRELIMINARY

9 JAN 2026

ALLEN-GUERRA ARCHITECTURE

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WWW.ALLEN-GUERRA.COM

HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

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BELLFLOWER COTTAGE - 3 BR (DUPLEX)
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

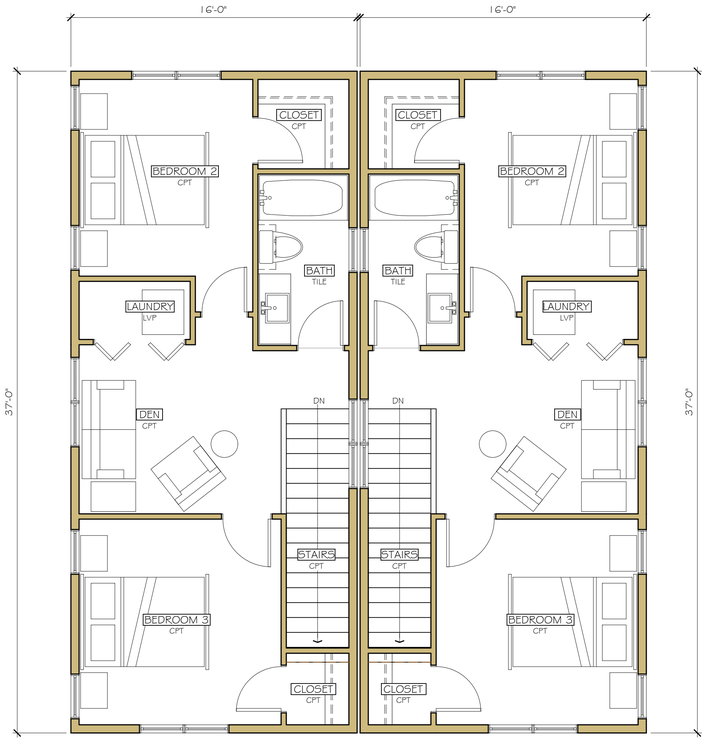
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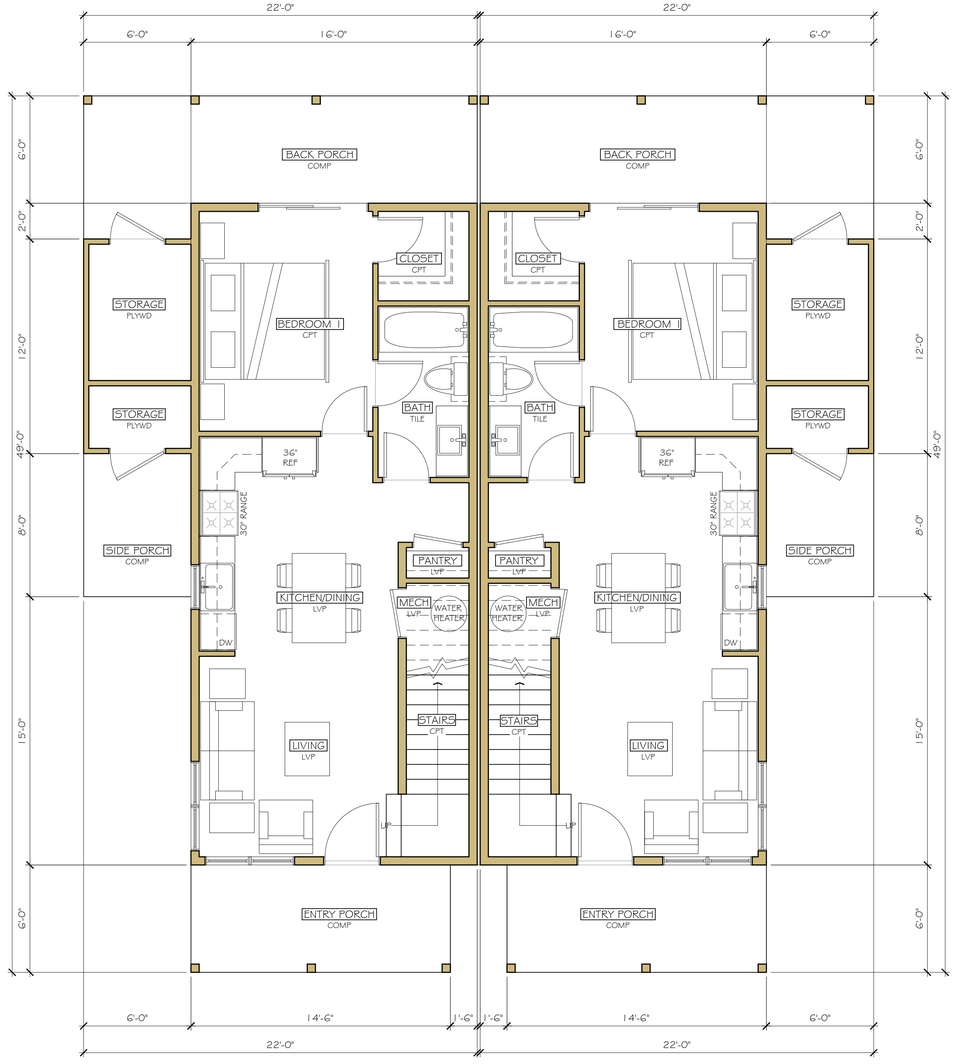
PROJECT #: 2555

K1




2 A2.9 UPPER LEVEL FLOOR PLAN

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




1 A2.9 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | STORAGE | TOTAL |
|---|---|---|---|
| MAIN LEVEL | 592 | 72 | 664 |
| UPPER LEVEL | 538 | 0 | 538 |
| TOTAL | 1,130 | 72 | 1,202 |

PRELIMINARY NOT FOR CONSTRUCTION

# BELLFLOWER COTTAGE - 3 BR (DUPLEX)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

TITLE: FLOOR PLANS

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| ISSUE: | DATE: |
|---|---|
| REVIEW | 9 JAN 2026 |
| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

K2




2 A3.1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

1 A3.1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

NOTES:
EXTERIOR MATERIALS FOR ALL HOMES AND DUMPSTER ENCLOSURES SHALL CONSIST OF A VARIED SELECTION OF THE MATERIALS AND COLORS SHOWN ON EXTERIOR MATERIALS SCHEDULE - SHEET A0.2, OR EQUAL

INDIVIDUAL UNIT COLOR SCHEMES SHALL VARY SUCH THAT ADJACENT UNITS ARE NOT THE SAME

NO MORE THAN 75% OF A BUILDING FACADE SHALL BE COMPROSED OF A SINGLE FACADE MATERIAL.




4 A3.1 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

3 A3.1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

0 1' 2' 4' 8'

PRELIMINARY NOT FOR CONSTRUCTION

BELLFLOWER COTTAGE - 3 BR (DUPLEX)
HAYMEADOW SUBDIVISION
EAGLE, COLORADO

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| ISSUE: | DATE: |
|---|---|
| REVIEW | 9 JAN 2026 |
| REVIEW | 23 MAR 2026 |

PROJECT #: 2555

K3

# LAUREL COTTAGE

## 2 BEDROOM (DUPLEX)
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



## PRELIMINARY

9 JAN 2026

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HAYMEADOW

ALLEN-GUERRA ARCHITECTURE

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LAUREL COTTAGE - 2 BR (DUPLEX)
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

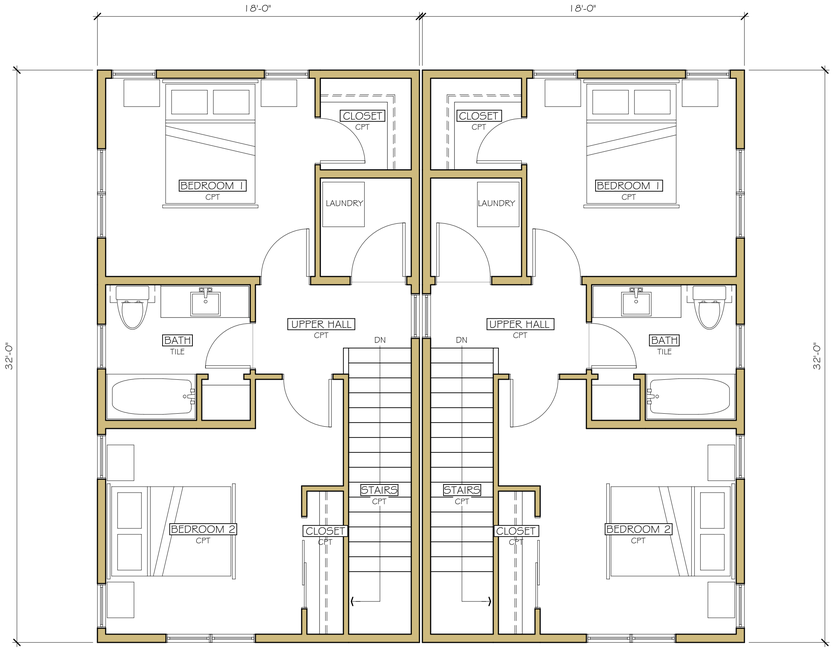
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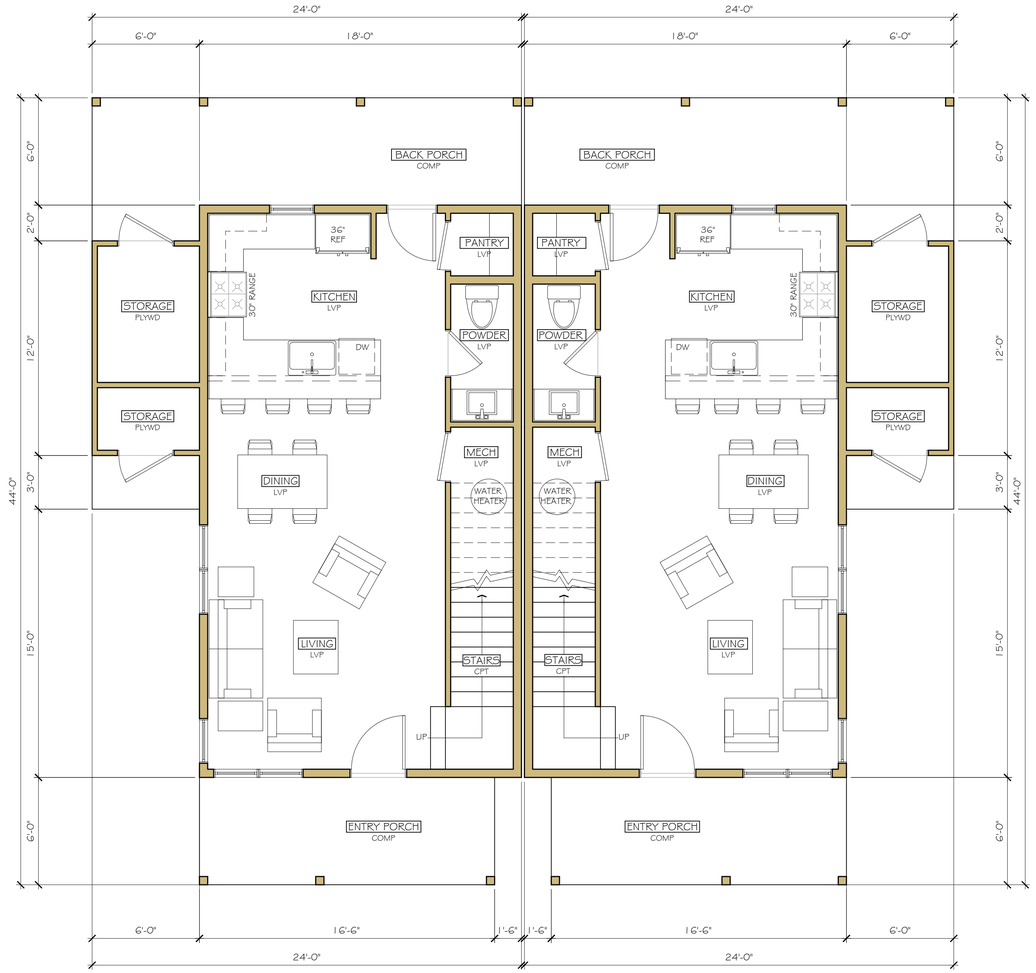
PROJECT #: 2555

L1




2 A2.9 UPPER LEVEL FLOOR PLAN

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




1 A2.9 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | STORAGE | TOTAL |
|---|---|---|---|
| MAIN LEVEL | 576 | 72 | 648 |
| UPPER LEVEL | 510 | 0 | 510 |
| TOTAL | 1,086 | 72 | 1,158 |

PRELIMINARY NOT FOR CONSTRUCTION

# LAUREL COTTAGE - 2 BR (DUPLEX)

HAYMEADOW SUBDIVISION
EAGLE . COLORADO

TITLE: FLOOR PLANS

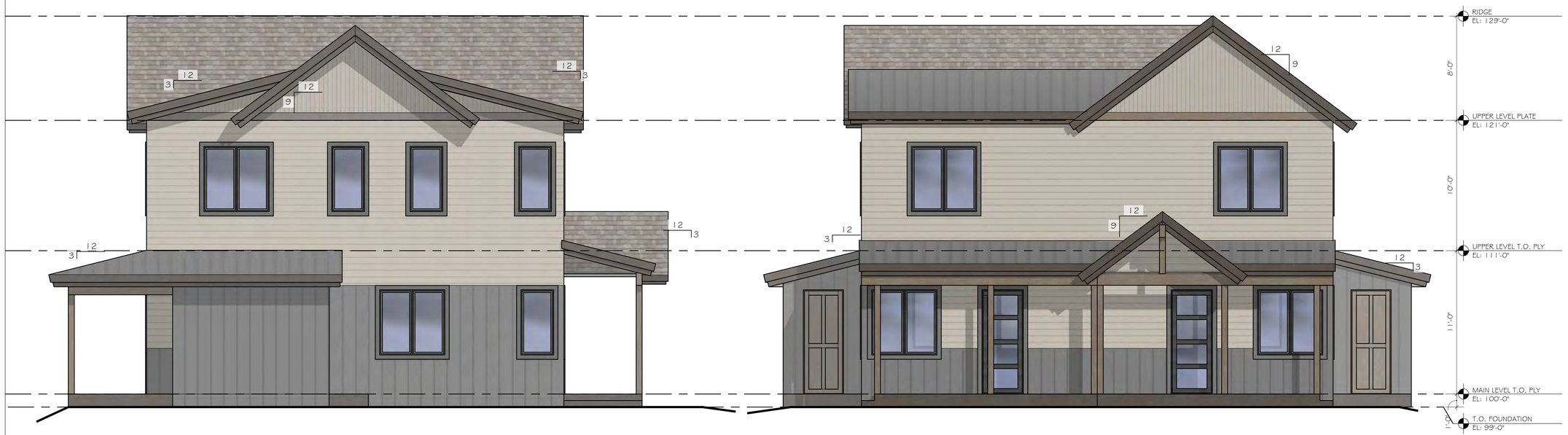
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PROJECT #: 2533

L2

HAYMEADOW
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PITKIN, COLORADO 80443
PH: 970 . 453 . 7002
E-MAIL: INFO@ALLEN-GUERRA.COM
WEBSITE: WWW.ALLEN-GUERRA.COM




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

1 A3.1 FRONT ELEVATION

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

0 1' 2' 4' 8'

NOTES:
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4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

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LAUREL COTTAGE - 2 BR (DUPLEX)

HAYMEADOW SUBDIVISION

EAGLE, COLORADO

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PROJECT #: 2555

L3

# HEATHER COTTAGE

## 3 BEDROOM (DUPLEX)
## HAYMEADOW SUBDIVISION
## EAGLE . COLORADO



PRELIMINARY

9 JAN 2026

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HAYMEADOW

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HEATHER COTTAGE - 3 BR (DUPLEX)
HAYMEADOW SUBDIVISION
EAGLE . COLORADO

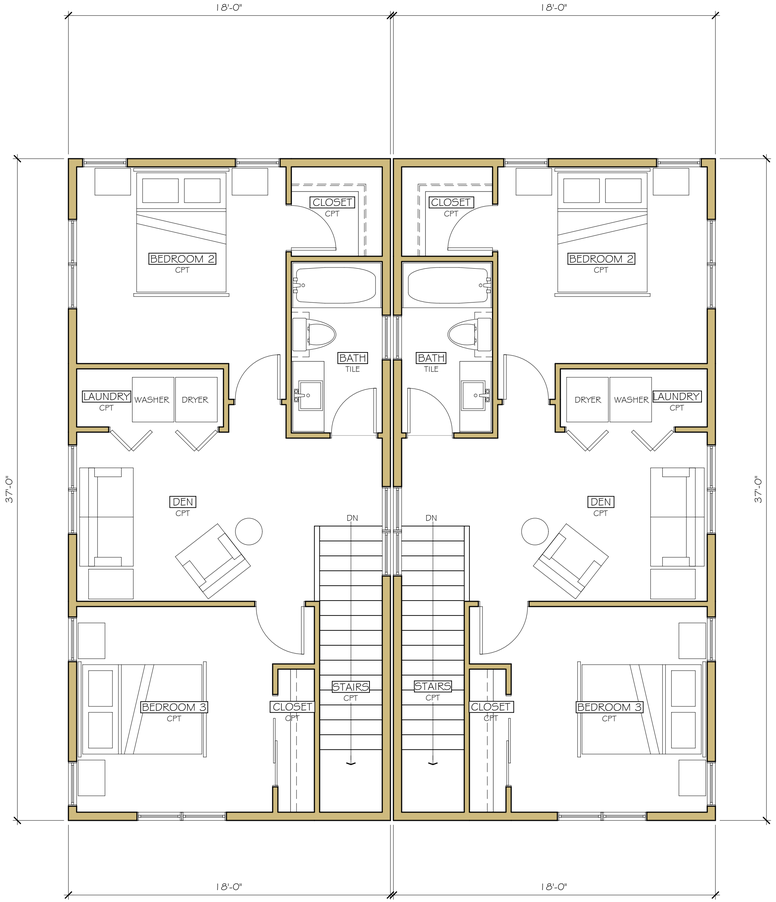
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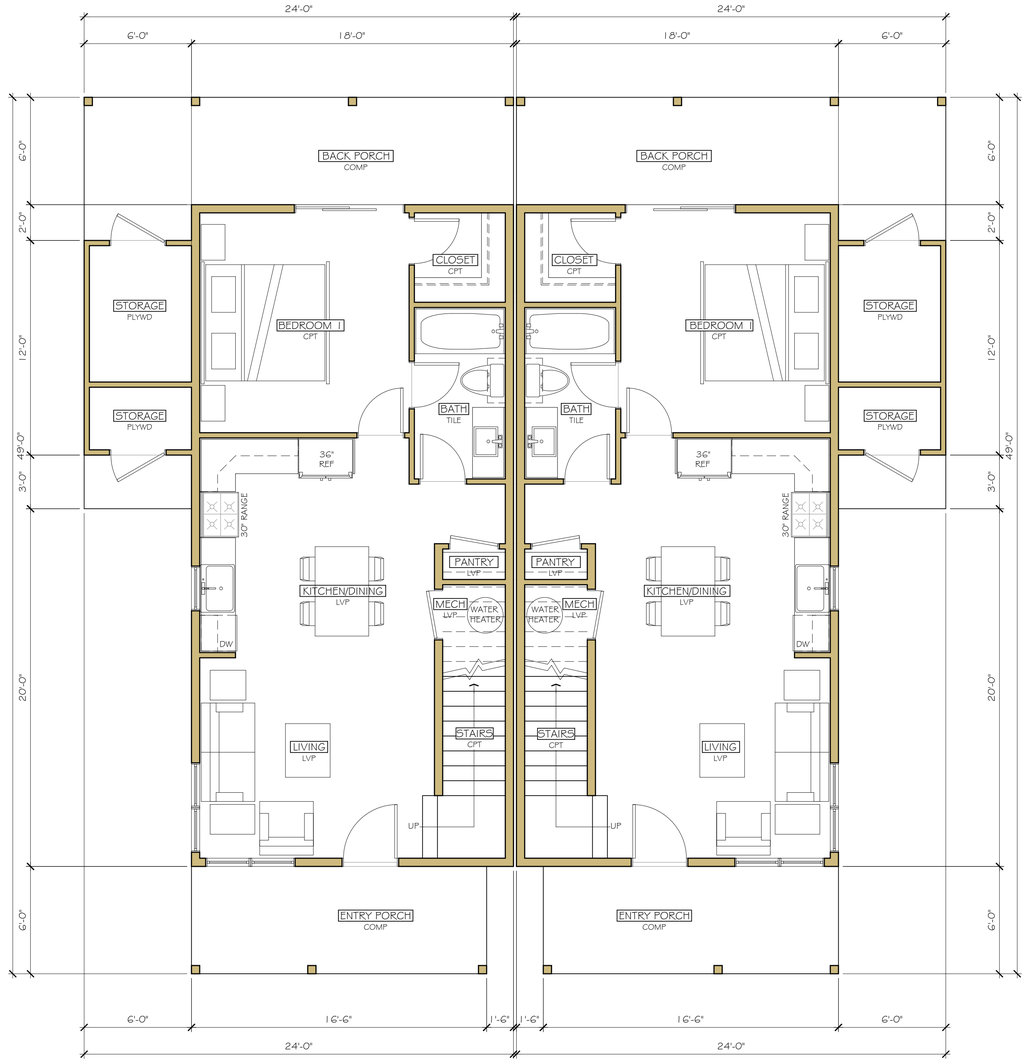
PROJECT #: 2555

M1




2 A2.9 UPPER LEVEL FLOOR PLAN

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




1 A2.9 GROUND LEVEL FLOOR PLAN

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

0 1' 2' 4' 8'

| | FINISHED | STORAGE | TOTAL |
|---|---|---|---|
| MAIN LEVEL | 666 | 72 | 738 |
| UPPER LEVEL | 600 | 0 | 600 |
| TOTAL | 1,266 | 72 | 1,338 |

PRELIMINARY NOT FOR CONSTRUCTION

# HEATHER COTTAGE - 3 BR (DUPLEX)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

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| REVIEW | 9 JAN 2026 |
| REVIEW | 23 MAR 2026 |

PROJECT #: 2533

M2




2 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

1 A3.1 FRONT ELEVATION

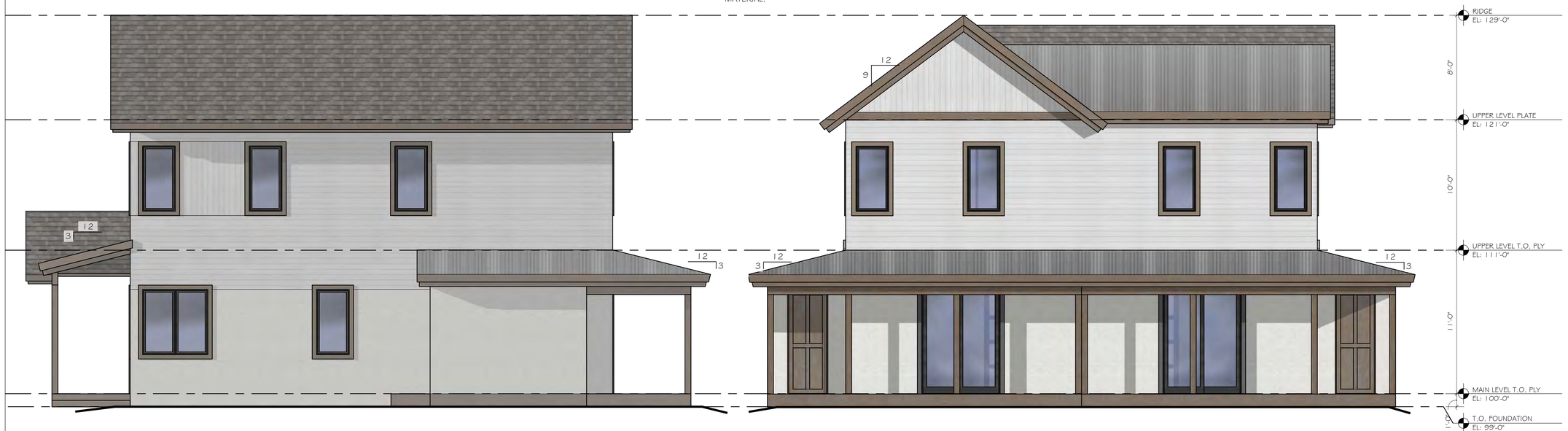
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4 A3.1 SIDE ELEVATION

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

0 1' 2' 4' 8'

3 A3.1 REAR ELEVATION

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

0 1' 2' 4' 8'

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WEBSITE: WWW.ALLEN-GUERRA.COM

# HEATHER COTTAGE - 3 BR (DUPLEX)

HAYMEADOW SUBDIVISION
EAGLE, COLORADO

TITLE:
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PROJECT #: 2555

M3

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

PHASE 1

PHASE 2

RED PEAK RD
(61' PUBLIC ROW)

MT HOPE CIR
(50' PUBLIC ROW)

LEGEND:

PHASE 1

PHASE 2

# PHASING EXHIBIT

SCALE: 1" = 40'

40 0 40 80

SCALE: 1" = 40'

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

File path: P:\2025\25402\ENGINEERING\EXHIBIT\PHASING EXHIBIT.DWG Layout: PHASING EXHIBIT
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Plotted: FRI 08/01/25 2:27:48P By: Olivia Riley

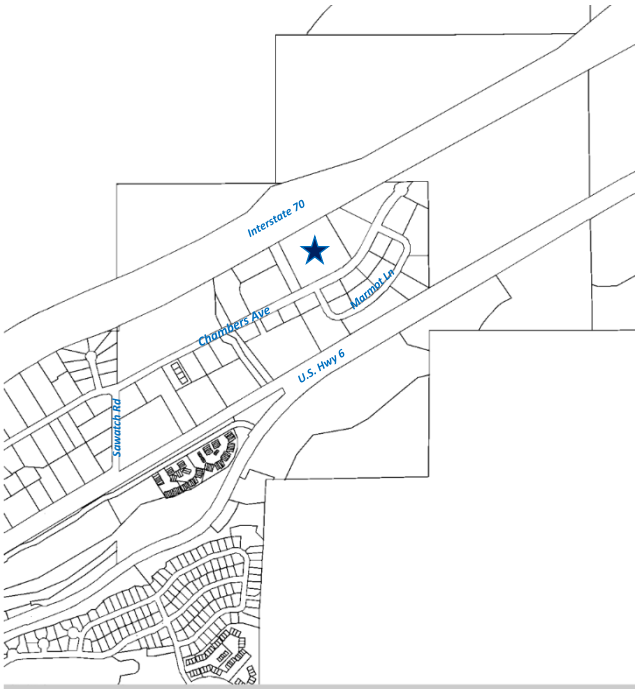
# COMMUNITY DEVELOPMENT DEPARTMENT PLANNING & ZONING STAFF REPORT AND CERTIFICATE OF RECOMMENDATION

| | |
|---|---|
| **MEETING DATE:** | April 21, 2026 |
| **PROJECT:** | Vail Valley Design Center Development Plan and Lot Consolidation |
| **FILE NUMBER(S):** | DR25-04 & LLA25-02 |
| **REQUEST:** | A Minor Development Plan and Lot Line Adjustment (Consolidation) application to construct seven commercial buildings totaling 94,415 square feet with a mix of retail, showroom, office, and warehouse/storage uses. |
| **APPLICANT(S):** | 1215 Chambers LLC |
| **OWNER(S):** | 1215 Chambers LLC |
| **LOCATION:** | 1125 & 1215 Chambers Avenue |
| **PROPERTY SIZE:** | 7.75± acres (Combined) |
| **ZONING:** | Commercial General (CG) |
| **EXISTING LAND USE:** | Vacant / Undeveloped |
| **PROPOSED LAND USE:** | Commercial (Design Center / Warehouse/ Showroom) |
| **STAFF:** | Alyssa Rivas, Contract Planner |

## BACKGROUND

### Location and Existing Conditions

The subject property is located along Chambers Avenue, north of U.S. Highway 6 and adjacent to the I-70 corridor. The development site consists of two existing parcels totaling approximately 7.75 acres: 1125 Chambers Avenue (1.367 acres) and 1215 Chambers Avenue (6.384 acres). The parcels are currently separate legal lots and are proposed to be consolidated as part of the development application.



LOCATION MAP

The property is zoned Commercial General (CG) and is not subject to any additional subarea or planned development standards.

The site is currently vacant and characterized by relatively flat topography. Surrounding land uses consist primarily of commercial and light industrial development, as well as the Union Pacific Railroad corridor, reflecting the established development pattern along Chambers Avenue.

The property is located within a highly visible corridor due to its proximity to I-70 and Chambers Avenue, both of which serve as primary transportation routes through the area. As such, site design, landscaping, and overall visual quality are important considerations for development of the property.



AERIAL MAP

### Site History

The subject property consists of two existing platted lots located within the Town of Eagle: Lot C-12C (1125 Chambers Avenue) and Lot C-13A (1215 Chambers Avenue). These lots were created through prior subdivision activity and are currently separate legal parcels.

## DEVELOPMENT PROPOSAL

The applicant is requesting approval of a Minor Development Plan and Lot Consolidation for the properties located at 1125 and 1215 Chambers Avenue. The proposal includes the consolidation of two existing parcels into a single lot and the construction of a multi-building commercial development.

The proposed development, referred to as the Vail Valley Design Center, consists of seven (7) buildings totaling approximately 94,415 square feet of commercial floor area. The project is intended to accommodate a mix of warehouse, showroom, office, and retail uses, consistent with the intent of the Commercial General (CG) zone district.

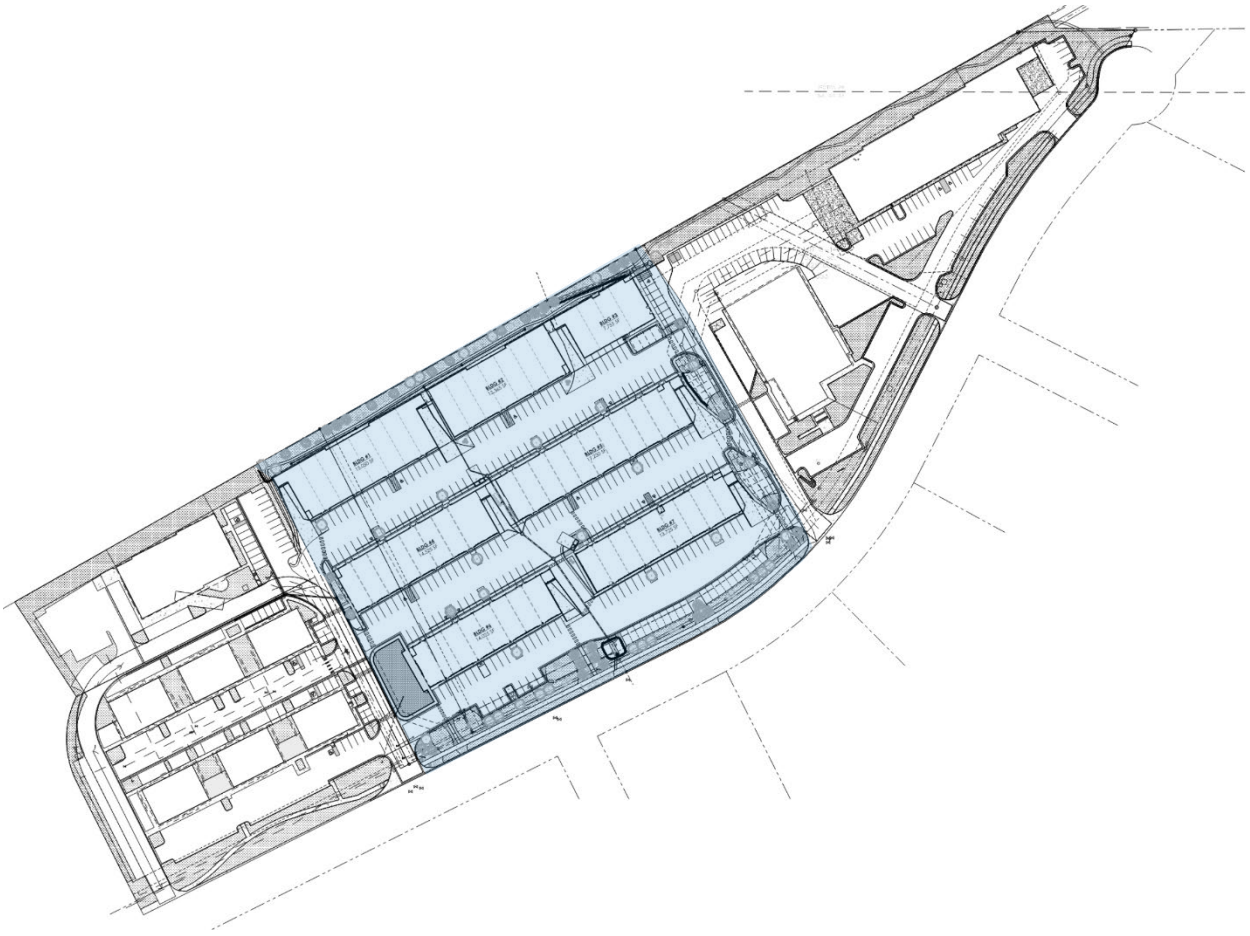
The site is designed as an integrated commercial campus with shared access, internal circulation, and common parking areas. A total of 203 off-street parking spaces is proposed, exceeding the minimum required parking based on the assumed use distribution. The development also includes bicycle parking, EV infrastructure, and designated service areas such as trash enclosures and loading zones.

As part of the development application, the applicant is proposing a lot consolidation through a Second Amended Final Plat of the Trotter Minor Subdivision. The proposed plat will combine portions of existing lots within the Kemp Subdivision and Trotter Minor Subdivision, including an amendment to Lot C-12C, resulting in a single development parcel of approximately 7.75 acres. The proposed plat also establishes updated lot boundaries, access easements, and utility and drainage easements necessary to support the coordinated site design and internal circulation of the development.

The site plan incorporates internal pedestrian pathways connecting buildings and parking areas, as well as landscaping improvements including perimeter buffering along the I-70 corridor and Chambers Avenue frontage. The development is proposed to be constructed in a single phase.



*Conceptual Rendering (Vail Valley Design Center/Kraai Design Architecture)*



*Campus/Site Plan (Vail Valley Design Center/Kraai Design Architecture)*

The applicant has indicated that revisions to the site plan may be forthcoming; however, this review is based on the most recent complete submittal received by the Town. Any subsequent revisions shall be reviewed for compliance with applicable Code requirements prior to issuance of a building permit.

**ANALYSIS**

The proposed development must comply with *Elevate Eagle*, the Town's Comprehensive Plan, and all applicable provisions of the Land Use and Development Code (LUDC), including the Chambers Avenue Areas, which contains location-specific development standards. This analysis below will walk through the various provisions.

**Elevate Eagle Comprehensive Plan**

The proposed development is supported by and implements several goals and policies of the *Elevate Eagle* Comprehensive Plan, particularly those related to economic development, site design quality, and corridor aesthetics. Additionally, the development is consistent with the Plan's description of the Commercial/Light Industrial Land Use Category, which describes centers of high economic base located near regional transportation corridors providing regional commercial services to locals and visitors, with areas supporting employment with an intensity of uses to serve the immediate community and the larger region. The proposed development specifically algins with the following goals and policies:

| | |
|---|---|
| Goal 1-2 | Expand and diversify the Town's economic opportunities. |
| Policy 1-2.1 | Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle. |
| Policy 1-2.2 | Promote commercial development that fits the desired character of the community and its character areas. |
| Policy 1-2.2.a | Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor. |
| Policy 1-2.3 | Support opportunities to expand and diversify the commercial and light industrial base. |
| Policy 1-2.4. | Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship. |
| Policy 1-2.5 | Provide opportunities for a balanced mix of housing and services to support local businesses, employees, residents, and visitors. |
| Policy 1-2.8 | Encourage continued reinvestment in existing commercial areas. |
| Policy 1-2.9 | Create a positive business environment that encourages (re)investment and expansion. |
| Policy 1-2.10 | Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses. |
| Goal 2-3 | Celebrate the Town's unique small-town character. |
| Policy 2-3.2 | Preserve and enhance each of Eagle's unique character areas (i.e. the Chambers Avenue Area). |
| 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. |
| Policy 2-3.3.b | Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas. |
| 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. |
| Goal 2-7 | Policies for the Interstate 70 Influence Character Area (shown on map): Including the Market Street Area, Eby Creek Road Area, and the Chambers Avenue Area. |
| Policy 2.7.1 | Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities. |

| | |
|---|---|
| Policy 2-7.5. | Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the interstate corridor. |
| Policy 2-7.6. | Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas. |
| Goal 4-1 | Preserve our natural open space and wildlife habitats. |
| Policy 4-1.2.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. |
| Goal 4-3 | Support and demonstrate sustainability. |
| Policy 4-3.2 | Promote energy efficient designs and building codes that encourage energy conscious lifestyles and reduce overall energy consumption. |
| Policy 4-3.2.a | Encourage all construction efforts to utilize green building practices. |
| Policy 4-3.4 | Encourage the use of local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal in land use applications. |
| Policy 4-4.1 | Development should avoid natural hazards and impacts on environmentally sensitive and hazard-prone areas |
| Policy 4-4.1.a | Discourage buildings or land disturbances on steep slopes, ridgelines and other hazard areas. |

**Staff Findings**

The proposed development is generally consistent with the goals and policies of the *Elevate Eagle* Comprehensive Plan. The project introduces a coordinated, campus-style commercial development that enhances the visual quality and functionality of a currently undeveloped and underutilized property along the Chambers Avenue corridor and adjacent to I-70, a key gateway into the Town.

The site design incorporates multiple buildings arranged in an integrated layout with shared circulation, internal pedestrian connections, and cohesive architectural treatment. These elements contribute to an organized and visually consistent development pattern that supports the Town's goal of promoting high-quality design and reinforcing community character.

The proposal also includes landscape buffering along the I-70 corridor, including evergreen plantings and screening elements intended to soften views of the site from the highway. These improvements directly support the Town's objective of enhancing the appearance of gateway corridors and improving the visual experience at key entry points into the community.

While the development is primarily vehicle-oriented due to its commercial and light industrial nature, the inclusion of internal pedestrian pathways provides reasonable connectivity between buildings, parking areas, and site access points. This level of pedestrian infrastructure is appropriate for the scale and function of the project and supports safe on-site circulation.

The proposed mix of warehouse, showroom, and contractor-oriented uses supports local economic activity and aligns with the intent of the Commercial General (CG) zone district. The

flexible design of the development allows for a range of tenant types, contributing to long-term economic resilience and employment opportunities within the Town.

Finally, the project incorporates elements that support sustainability goals, including electric vehicle infrastructure and limited permeable parking areas integrated within the site design, which may assist in reducing impervious surface impacts. These features align with the Town's policies promoting energy-conscious and environmentally responsible development.

**Land Use and Development Code**

The Town's Land Use and Development Code (LUDC) establishes general standards applicable to all zone districts, including dimensional requirements, building height, and other baseline development criteria. The property is not governed by any additional community plans, subarea plans, or PUD's.

The subject application was submitted prior to the adoption of the most recent amendments to the Town of Eagle Land Use and Development Code (LUDC) in March 2026. In accordance with Town regulations, the application has been reviewed under the version of the LUDC in effect at the time of submittal. As such, all code references and analysis contained within this report are based on the applicable LUDC provisions in effect at that time. Where applicable, section numbering and standards may differ from the current version of the Code.

Chapter 4.02 – Zone Districts: General Standards

The proposed development generally complies with the applicable general standards of Chapter 4.02. The subject property, as proposed for consolidation, meets minimum lot size requirements and is consistent with the dimensional standards of the Commercial General (CG) zone district. The site layout demonstrates compliance with required setbacks based on the proposed building placement and overall site design. Additionally, the development meets the maximum lot coverage requirement of 80%. While the proposal approaches the maximum allowable lot coverage, it remains compliant with the Code. Any future increase in impervious area beyond this threshold may require additional review or approval. Finally, building heights appear to comply with the maximum height limitation of 35 feet. As noted during initial review, building elevations referenced height measured from the main level; however, building height must be measured in accordance with the definition provided in the Code. Final compliance will be verified during building permit review.

**Staff Findings:**

The proposed development complies with the applicable dimensional standards of Section 4.02, subject to final verification of building height measurements.

Chapter 4.05 – Commercial and Industrial Districts

The subject property is located within the Commercial General (CG) zone district. The CG district is intended to accommodate a range of commercial, service, and light industrial uses that support the Town's economic base and provide flexibility for a variety of business types.

The proposed development is consistent with the intent of the CG zone district. The project is designed to accommodate a mix of warehouse, showroom, office, and contractor-oriented uses,

which are typical of and appropriate within the CG district. The proposed multi-building, campus-style layout provides flexibility for a range of tenants and business types, consistent with the purpose of the CG district. The integration of shared parking, internal circulation, and coordinated site design reflects the type of development pattern anticipated within this zone district.

**Staff Findings:**
The proposed development is consistent with the intent and applicable standards of the Commercial General (CG) zone district.

Chapter 4.09 – Use Standards
Chapter 4.09 establishes standards for permitted, conditional, and accessory uses within the Town of Eagle, including specific requirements for commercial, industrial, and storage-related uses. The applicant proposes a mix of commercial uses including warehouse, showroom, office, and contractor-oriented uses. These uses are generally permitted within the Commercial General (CG) zone district and are consistent with the intent of Chapter 4.09.

As noted in the project narrative, the development is intended to accommodate a flexible mix of tenant types. Specific uses within individual buildings have not been finalized at this time, but estimated percentages of uses have been included in the plans. As such, future tenants and uses will be required to comply with all applicable provisions of Chapter 4.09, including standards for commercial uses, industrial and storage uses, and accessory uses, as applicable.

The applicant has indicated that storage-related uses, including indoor self-service storage or outdoor storage, may be considered in the future. Self-service storage uses require Conditional Use approval within the CG zone district and are subject to additional standards and review procedures. Any such use would require separate review and approval in accordance with Chapter 4.17. In addition, accessory uses such as employee dwelling units may be permitted subject to compliance with applicable standards and review procedures. No residential uses are proposed as part of the current application.

**Staff Findings:**
The proposed development is consistent with the applicable provisions of Chapter 4.09. Future uses of the site shall comply with all applicable use standards, and any conditional or accessory uses shall be subject to separate review and approval, as required by the LUDC.

Chapter 4.10 – Site Layout and Structure Design Standards
Chapter 4.10 establishes standards regulating the physical layout and design of development, including the relationship between structures, adjacent properties, streets, and the natural environment. The following analysis addresses the applicable provisions of Sections 4.10.030 and 4.10.050 of the LUDC.

*Section 4.10.030 – Design Standards Applicable to All Sites and Structures*
Section 4.10.030 establishes general site design standards related to access, circulation, building placement, materials, and pedestrian connectivity.

*Access and Connectivity*
The Code requires that multi-building developments provide a hierarchy of circulation routes and connectivity between buildings, parking areas, and adjacent amenities. The proposed development includes internal circulation and access drives connecting buildings and parking areas. Pedestrian connectivity is provided between parking areas and building entrances; however, as noted during review, internal pedestrian routes are somewhat limited and are largely integrated within vehicular circulation areas rather than defined as separated pedestrian pathways. The Code also requires that multi-building developments provide connections to adjacent off-site amenities where feasible. Connections to surrounding pedestrian systems have been incorporated to a limited extent and appear generally consistent with the intent of the standard.

*Building and Facilities Placement*
The Code requires that buildings be positioned to respond to site conditions and to allow efficient access, circulation, and use of the site. The proposed multi-building layout is internally oriented and designed to support warehouse, showroom, and contractor-oriented uses. Building placement allows for functional access to loading areas and parking, and generally meets the intent of the Code.

*Service Areas and Screening*
Trash enclosures, utilities, and service areas are required to be screened from public view and integrated into the overall site design. The proposed plans include designated service areas such as trash enclosures and loading areas. As noted during review, clarification was required regarding the location and consistency of trash enclosure placement, which are located within 20 feet of internal pedestrian circulation areas, not in compliance with the separation standard of Section 4.10.030.

The applicant has provided justification for the proposed locations, noting that the enclosures are internalized within the site, screened from public view, and positioned to support functional circulation and service access. Based on the proposed design, staff finds that the locations minimize visibility from public rights-of-way and do not result in identifiable adverse impacts to pedestrian or vehicular circulation. Ordinance 05, Series 2026, recently removed the requirement that trash enclosures be located at least 20 feet from any public street, public sidewalk, or building with a residential use, therefore the location of the proposed enclosures is met.

*Materials and Architectural Standards*
The Code establishes permitted and prohibited façade materials and requires durable, high-quality materials appropriate to the mountain environment. The proposed building materials, including metal siding and panel systems, appear generally consistent with the intent of the Code.

*Sidewalks and Internal Circulation*
The Code requires sidewalks to connect parking areas to building entrances and to connect buildings to adjacent systems where applicable. The proposed development includes sidewalks along portions of the site and internal connections between buildings and parking areas. While

these elements generally meet Code requirements, internal pedestrian connectivity could be strengthened to provide more continuous and clearly defined pedestrian routes.

*Section 4.10.050 – Mixed-Use and Commercial Structure and Site Design Standards*
Section 4.10.050 establishes additional standards specific to commercial development, including site layout, building orientation, parking location, and architectural design.

*Site Layout and Building Orientation*
The Code requires that buildings in multi-building developments be arranged to frame streets, parking areas, or internal circulation corridors. The proposed development utilizes a multi-building campus layout with internal circulation and shared parking areas. While buildings are not strongly oriented toward the street frontage, this configuration is consistent with the operational needs of the proposed uses. The Code also requires that primary building façades and entrances be oriented toward public rights-of-way where feasible. The proposed layout is primarily inward-facing, which represents a departure from this standard but is appropriate given the nature of the development.

*Parking Location and Screening*
The Code limits the amount of parking located between buildings and the public right-of-way and requires parking areas along I-70 to be screened. Parking is primarily located internal to the site and along building frontages. Screening along the I-70 corridor is proposed through landscaping, subject to final verification of effectiveness and compliance with landscaping standards.

*Building Design and Massing*
The Code requires façade articulation, variation in building form, and identifiable building entrances. The proposed buildings incorporate variation in materials and form.

*Service Areas and Loading*
The Code requires loading docks and service areas to be located to the side or rear of buildings and screened from view. Service areas are generally internalized within the site; however, as noted, certain locations may not fully meet separation and screening expectations.

*Section 4.10.050.C.2 – Chambers Avenue Area Standards*
The subject property is located within the Chambers Avenue Area and is subject to additional standards addressing site layout, landscaping, building orientation, and screening.

*Landscaping and I-70 Buffer*
The Code requires a minimum 15-foot landscaped buffer along the I-70 corridor, including tree planting at a rate of one tree per 25 linear feet, with a minimum of one-third evergreen trees spaced 20 to 30 feet on center in grouped arrangements. The proposed development provides the required buffer and tree quantities; however, compliance with spacing, clustering, and screening effectiveness remains subject to final verification and is to be addressed with a condition of approval.

*Pedestrian Connectivity*

Sidewalks linking buildings to existing pedestrian systems are required. While pedestrian connections are provided, internal connectivity remains somewhat limited and does not fully establish a continuous pedestrian network across the site.

*Building Orientation*
The Code requires that publicly accessible spaces, such as offices or showrooms, be oriented toward street frontages where possible. The proposed development is primarily inward-facing, which supports operational needs but does not fully meet the intent of this standard.
*Outdoor Uses and Service Area Location*
Outdoor storage, loading, and trash areas must be screened and may not be located within 20 feet of public rights-of-way or internal pedestrian paths. As discussed above, certain service areas do not fully meet separation requirements; however, given their internalized location and screening, impacts to visibility and circulation are minimal.

**Staff Findings:**
The proposed development generally complies with the applicable site design standards of Section 4.10. While certain elements, including pedestrian connectivity, building orientation, and service area placement, do not strictly meet all requirements, these deviations are minor in nature and are addressed through conditions of approval and Planning Commission review and are considered appropriate given the context of the site and nature of the development.

Chapter 4.11 – Landscaping, Screening, and Fencing Standards
Chapter 4.11 establishes standards for landscaping, including planting requirements, buffering, screening, and overall site design integration to enhance visual quality and mitigate impacts between uses.

*General Landscaping Compliance*
The proposed development includes landscaping throughout the site, including parking lot landscaping, perimeter plantings, and buffering along Chambers Avenue and the I-70 corridor. Landscape plans have been revised throughout the review process to address initial comments related to plant quantities, species diversity, and layout. Based on the most recent submittal, required plant counts appear to be generally met; however, final compliance remains subject to verification and is addressed through conditions of approval and Planning Commission review.

*Tree Counts and Plant Quantities*
The Code requires minimum tree and shrub quantities based on site area, frontage, and parking lot design. The applicant has provided updated landscape plans indicating compliance with minimum planting quantities. While the total number of required plantings appears to be met, verification of final counts, species distribution, and placement will be required prior to issuance of a building permit.

*Clustering and Planting Design*
The Code requires that landscaping be designed in a manner that creates effective visual screening and reflects natural planting patterns, including the use of clustered plant groupings rather than evenly spaced individual plantings. As noted during review, portions of the landscape plan do not fully demonstrate clustered planting arrangements and instead rely on

more linear or evenly spaced plant placement. This is particularly relevant along the I-70 corridor and site perimeter areas intended to provide visual buffering.

*Chambers Avenue Area – Buffering and Evergreen Spacing*
As discussed under Section 4.10.050.C.2, the Chambers Avenue Area standards require:

- a minimum 15-foot landscaped buffer along the I-70 corridor
- one tree per 25 linear feet
- a minimum of one-third evergreen trees
- evergreen trees spaced 20 to 30 feet on center
- clustered groupings of trees and shrubs

The applicant has provided the required buffer width and overall tree quantities; however, as noted during review, evergreen tree spacing does not consistently meet the 20- to 30-foot on-center requirement. Additionally, clustering requirements are not fully demonstrated, and overall screening effectiveness remains subject to interpretation based on plant placement.

*Screening Effectiveness*
The intent of the landscaping standards is to provide effective screening of parking areas and development from public view, particularly along the I-70 corridor. Additionally, the landscape plan includes the use of many shrubs, which may not provide sufficient screening with height at maturity. While the proposed landscaping generally meets minimum quantitative requirements, the qualitative effectiveness of screening; particularly in relation to tree spacing, grouping, species selection, and vertical layering remains a concern and is subject to final review, addressed through conditions of approval.

**Staff Findings:**
The proposed development generally complies with the applicable landscaping standards of Section 4.11. While required plant quantities appear to be met, elements related to plant spacing, clustering, and overall screening effectiveness do not strictly meet Code requirements and are addressed through conditions of approval.

<u>Chapter 4.12 – Parking and Loading Standards</u>
Chapter 4.12 establishes standards for off-street parking, loading, and circulation, including minimum parking requirements, accessible parking, EV infrastructure, and bicycle parking.

*Parking Quantity and Use Assumptions*
The proposed development includes a total of 203 off-street parking spaces. Parking requirements are based on the specific uses within each building; however, the applicant has indicated that tenant types have not been finalized and that the development is intended to accommodate a flexible mix of commercial uses. Given the uncertainty in tenant mix, parking has been evaluated based on assumed uses including warehouse, showroom, office, and contractor-oriented uses. Based on these assumptions, the proposed parking supply appears to meet or exceed minimum Code requirements. However, because specific uses have not been finalized, final compliance will be verified based on tenant mix at the time of building permit review.

*Parking Allocation and Future Use Flexibility*
Due to the flexible nature of the proposed development, parking demand may vary depending on the specific mix of tenants occupying the site. As discussed during review, the site is designed with a shared parking configuration serving multiple buildings. Without a defined tenant mix, there is potential for future parking constraints depending on how individual spaces are utilized. To address this, a parking allocation plan will be required to ensure that parking is appropriately distributed among buildings and uses and that future tenants do not result in parking deficiencies.

*Accessible Parking*
Accessible parking is required in accordance with applicable building and accessibility standards. Based on review comments from the Chief Building Official, a total of seven (7) accessible parking spaces are required. The plan set does not clearly identify the number and distribution of accessible spaces. Final compliance with accessible parking requirements, including quantity and location, will be verified prior to issuance of a building permit.

*Electric Vehicle (EV) Parking*
The Chief Building Official has identified requirements for 11 EV Installed spaces and 88 EV Capable spaces. The current plan set does not clearly identify the number and location of EV installed and EV capable spaces. Clarification and labeling of these spaces will be required to demonstrate compliance with applicable standards.

*Bicycle Parking*
Bicycle parking is required for commercial developments to support alternative modes of transportation. Based on the assumed mix of uses, including warehouse, office, and retail, the provided bicycle parking appears to meet or exceed minimum Code requirements. As with vehicle parking, final bicycle parking requirements are dependent on the specific mix of tenants and number of employees. Given that tenant uses have not been finalized, bicycle parking requirements may change based on future occupancy. Compliance with bicycle parking standards shall be maintained for all future uses, and adjustments to bicycle parking shall be required as necessary to remain consistent with Code requirements.

*Loading Areas*
The Code requires that loading areas be provided for commercial developments and be located to minimize impacts on circulation and adjacent uses. The proposed development includes designated loading areas internal to the site. These areas appear to be appropriately located to serve the proposed uses, subject to final verification.

**Staff Findings:**
The proposed development generally complies with the applicable parking and loading standards of Section 4.12. While the total number of parking spaces appears to meet Code requirements based on assumed uses, final compliance is dependent on the specific tenant mix.

Bicycle parking similarly appears to meet Code requirements based on current assumptions; however, both vehicle and bicycle parking shall be adjusted as necessary to maintain compliance with Code requirements for future tenants.

Additional information is required to demonstrate compliance with accessible parking and electric vehicle infrastructure requirements. A parking allocation plan is required to ensure that parking is appropriately distributed and that future uses remain compliant with Code requirements.

Chapter 4.13 – Outdoor Lighting

Chapter 4.13 establishes standards for exterior lighting to ensure adequate site illumination while minimizing glare, light spillover, and impacts to adjacent properties and roadways. Exterior lighting is required to be designed to provide safe and effective illumination of parking areas, pedestrian pathways, and building entrances while preventing excessive glare and light trespass onto adjacent properties and public rights-of-way. The applicant has provided a photometric plan and lighting details indicating that site lighting will be directed downward and shielded to minimize off-site impacts. Lighting appears to be designed to meet the intent of the Code with respect to illumination levels and cutoff requirements. As with other technical elements of the project, final compliance with lighting standards, including illumination levels, fixture specifications, and shielding, will be verified at the time of building permit review.

**Staff Findings:**

The proposed development generally complies with the applicable lighting standards of Section 4.13, subject to final verification at the time of building permit review.

Chapter 4.15 – Subdivision Design and Improvements Standards

Chapter 4.15 establishes standards for the subdivision of land, including requirements for lot configuration, access, utilities, easements, and related improvements necessary to support development. The application includes a Second Amended Final Plat to consolidate existing lots into a single development parcel.

The proposed subdivision does not create additional lots, increase density, or require new public infrastructure improvements. The resulting parcel meets applicable dimensional standards of the Commercial General (CG) zone district and is consistent with the proposed development plan. Access to the property is provided via Chambers Avenue and internal circulation systems. No new public streets are proposed as part of the subdivision. Utility services are available to the site and will be provided in accordance with Town standards. The final plat includes easements and notes necessary to support access, drainage, and utility infrastructure. The proposed subdivision results in a logical lot configuration that supports the development of the site and is consistent with the intent of Chapter 4.15.

**Staff Findings:**

The proposed lot line consolidation and final plat generally comply with the applicable subdivision design and improvement standards of Chapter 4.15. The subdivision supports the proposed development and does not create adverse impacts related to access, utilities, or infrastructure.

**RECOMMENDATION**

The Community Development Department, having reviewed all materials submitted by the applicant and the requirements of the Land Use and Development Code, recommends approval

of the proposed Development Plan and Lot Line Adjustment, subject to the following findings of fact, conclusions of law, and conditions of approval.

**Recommended Findings of Fact**

Based on the analysis provided in this staff report, the proposed Development Plan and Lot Consolidation for the Vail Valley Design Center generally complies with the applicable provisions of the Town of Eagle Land Use and Development Code in effect at the time of submittal.

1. The proposed development is consistent with the intent of the Commercial General (CG) zone district and provides for a mix of commercial uses appropriate for the surrounding area. The site layout, building placement, and overall design are generally compatible with adjacent uses and reflect the operational needs of the proposed development.
2. The development generally complies with applicable site design, landscaping, parking, and lighting standards. While certain elements—including pedestrian connectivity, landscaping design (spacing and clustering), service area placement, and building orientation—do not strictly meet all Code requirements, these deviations are minor in nature and are appropriately addressed through conditions of approval.
3. Parking is provided in quantities that appear to meet Code requirements based on assumed uses; however, due to the flexible nature of the development, ongoing compliance will depend on future tenant mix. Conditions of approval ensure that parking, including accessible, bicycle, and EV infrastructure, will remain compliant over time.
4. Referral agency comments, including those from the Colorado Geological Survey, have been reviewed and incorporated into the proposed conditions of approval to ensure that geologic hazards, drainage design, and long-term site performance are appropriately addressed.
5. The proposed lot line consolidation and final plat also comply with the applicable subdivision design and improvement standards of Chapter 4.15 of the Land Use and Development Code.
6. Implementation of the proposed development, including long-term maintenance and infrastructure obligations, will be addressed through conditions of approval and a required Development Agreement.

Based on the above findings, staff finds that the proposed Development Plan and Lot Line Consolidation meet the applicable approval criteria, subject to the conditions of approval.

**Recommended Conclusions of Law**

1. The development proposal is consistent with the goals and policies of the Town of Eagle Comprehensive Plan.
2. The development proposal complies with the applicable standards of the Commercial General (CG) zone district.
3. The development proposal complies with applicable provisions of the Land Use and Development Code, subject to the recommended conditions of approval.
4. The requested minor deviation related to service area placement is consistent with the intent of the Land Use and Development Code and does not result in adverse impacts.

Based on the above recommended findings of fact and conclusions of law, the Community Development Department recommends **APPROVAL** of applications DR25-04 and LLA25-02, subject to the following conditions:

**Conditions of Approval**

1. The development shall comply with all applicable provisions of the Town of Eagle Land Use and Development Code and shall be constructed in substantial conformance with the approved Development Plan and Final Plat, except as otherwise modified by these conditions of approval.
2. The applicant shall complete the Second Amended Final Plat consolidating the subject properties prior to issuance of a building permit.
3. Prior to issuance of a building permit, the applicant shall provide a parking allocation plan demonstrating how required parking will be distributed among buildings and uses. The plan shall ensure that adequate parking is provided for all proposed uses and shall be maintained for the life of the development. Adjustments to parking allocation shall be required as tenant uses change to ensure continued compliance with Section 4.12 of the Land Use and Development Code.
4. Prior to issuance of a building permit, the applicant shall revise the plan set to clearly identify and label all required accessible parking spaces and electric vehicle (EV) installed and EV capable spaces. All such spaces shall demonstrate compliance with with applicable Code and building requirements.
5. Bicycle parking shall be provided in accordance with Section 4.12.050 of the Land Use and Development Code. Bicycle parking requirements shall be adjusted as necessary to remain compliant with Code requirements based on final tenant uses and occupancy.
6. Prior to issuance of a building permit, the applicant shall revise the landscape plan to demonstrate full compliance with Section 4.11 and applicable Chambers Avenue Area standards, including but not limited to: Evergreen tree spacing (20–30 feet on center), required clustering of plant materials, and overall screening effectiveness, particularly along the I-70 corridor. Final landscape plans shall be subject to review and approval by the Town.
7. Exterior lighting shall comply with Section 4.13 of the Land Use and Development Code. Final lighting plans, including photometric data and fixture specifications, shall be subject to review and approval prior to issuance of a building permit.
8. All future tenants and uses shall comply with the applicable provisions of Chapter 4.09 (Use Standards). Any use requiring Conditional Use approval shall obtain such approval prior to establishment.
9. Prior to issuance of a building permit, the applicant shall provide documentation, prepared by the project civil engineer and accepted by the Town, demonstrating that the site drainage system will function without adverse impact under: sediment-laden (bulked) flow conditions representative of the upstream basin and partial blockage or reduced capacity at the existing 42-inch culvert. The analysis shall evaluate flow conveyance through the site under these conditions, identify and incorporate any necessary design measures to accommodate sediment and debris, and confirm that site infrastructure and adjacent properties are not adversely impacted.
10. Prior to issuance of a building permit, the applicant shall submit a final Stormwater Operations and Maintenance (O&M) Plan for review and approval. The plan shall assign

responsibility and define inspection and maintenance procedures for sediment and debris management at the culvert outfall and within the site drainage system.

11. Prior to final plat recordation, the applicant shall record a Geologic Hazard Disclosure identifying the presence of mapped debris-fan conditions and documenting potential residual geologic risks associated with the property.
12. Prior to recordation of the Final Plat, the applicant shall enter into a Development Agreement with the Town of Eagle. The Development Agreement shall address, at a minimum, ongoing maintenance responsibilities, infrastructure obligations, stormwater management and operations, long-term maintenance of site improvements, and any other project-specific requirements identified by the Town. The Development Agreement shall be subject to review and approval by the Town. Approval shall not become effective until a Development Agreement has been executed in accordance with Section 4.17.140 of the Land Use and Development Code.

**PLANNING & ZONING RECOMMENDED MOTION**

"I move to recommend approval of file numbers DR25-04 and LLA25-02, Resolution 07, Series 2026, with the listed conditions of approval, based on the testimony provided and the recommended findings of fact and conclusions of law as detailed in the staff report."

Prepared by Community Development Department:

Alyssa Rivas
Contract Planner

ATTACHMENTS:
Resolution 07, Series 2026
Project Narrative
Architectural Plan Set
Trotter Minor Subdivision – 2nd Amended Final Plat
Town of Eagle Public Works Comments Sheet
Colorado Geological Survey Comments Sheet
Draft Development Agreement
Construction Cost Estimate
Public Facilities Information Report
Drainage Report
Traffic Memo

**TOWN OF EAGLE, COLORADO**
**PLANNING AND ZONING COMMISSION**
**RESOLUTION NO. 07**
**(Series of 2026)**

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE TOWN OF EAGLE, COLORADO RECOMMENDING APPROVAL WITH CONDITIONS OF A MINOR DEVELOPMENT PERMIT AND LOT LINE ADJUSTMENT TO CONSTRUCT SEVEN COMMERCIAL BUILDINGS TOTALING 94,415 SQUARE FEET AT 1215 CHAMBERS AVENUE

WHEREAS, 1215 Chambers LLC ("the Applicant") owns the real properties at 1125 and 1215 Chambers Avenue, Town of Eagle, Eagle County, Colorado (the "Property");

WHEREAS, on April 8, 2025, the Applicant submitted with the Town applications for a Minor Development Permit and Lot Line Adjustment to construct a 94,415 square foot commercial development consisting of seven total buildings (the "Applications"); and

WHEREAS, on April 21, 2026, the Planning and Zoning Commission held a properly noticed public hearing on the Applications.

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 Minor Development Permit and Lot Line Adjustment Applications comply 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 Applications, subject to the following conditions:

1. The development shall comply with all applicable provisions of the Town of Eagle Land Use and Development Code and shall be constructed in substantial conformance with the approved Development Plan and Final Plat, except as otherwise modified by these conditions of approval.
2. The applicant shall complete the Second Amended Final Plat consolidating the subject properties prior to issuance of a building permit.
3. Prior to issuance of a building permit, the applicant shall provide a parking allocation plan demonstrating how required parking will be distributed among buildings and uses. The plan shall ensure that adequate parking is provided for all proposed uses and shall be maintained for the life of the development. Adjustments to parking allocation shall be required as tenant uses change to ensure continued compliance with Section 4.12 of the Land Use and Development Code.

4. Prior to issuance of a building permit, the applicant shall revise the plan set to clearly identify and label all required accessible parking spaces and electric vehicle (EV) installed and EV capable spaces. All such spaces shall demonstrate compliance with applicable Code and building requirements.
5. Bicycle parking shall be provided in accordance with Section 4.12.050 of the Land Use and Development Code. Bicycle parking requirements shall be adjusted as necessary to remain compliant with Code requirements based on final tenant uses and occupancy.
6. Prior to issuance of a building permit, the applicant shall revise the landscape plan to demonstrate full compliance with Section 4.11 and applicable Chambers Avenue Area standards, including but not limited to: Evergreen tree spacing (20–30 feet on center), required clustering of plant materials, and overall screening effectiveness, particularly along the I-70 corridor. Final landscape plans shall be subject to review and approval by the Town.
7. Exterior lighting shall comply with Section 4.13 of the Land Use and Development Code. Final lighting plans, including photometric data and fixture specifications, shall be subject to review and approval prior to issuance of a building permit.
8. All future tenants and uses shall comply with the applicable provisions of Chapter 4.09 (Use Standards). Any use requiring Conditional Use approval shall obtain such approval prior to establishment.
9. Prior to issuance of a building permit, the applicant shall provide documentation, prepared by the project civil engineer and accepted by the Town, demonstrating that the site drainage system will function without adverse impact under: sediment-laden (bulked) flow conditions representative of the upstream basin and partial blockage or reduced capacity at the existing 42-inch culvert. The analysis shall evaluate flow conveyance through the site under these conditions, identify and incorporate any necessary design measures to accommodate sediment and debris, and confirm that site infrastructure and adjacent properties are not adversely impacted.
10. Prior to issuance of a building permit, the applicant shall submit a final Stormwater Operations and Maintenance (O&M) Plan for review and approval. The plan shall assign responsibility and define inspection and maintenance procedures for sediment and debris management at the culvert outfall and within the site drainage system.
11. Prior to final plat recordation, the applicant shall record a Geologic Hazard Disclosure identifying the presence of mapped debris-fan conditions and documenting potential residual geologic risks associated with the property.
12. Prior to recordation of the Final Plat, the applicant shall enter into a Development Agreement with the Town of Eagle. The Development Agreement shall address, at a minimum, ongoing maintenance responsibilities, infrastructure obligations, stormwater management and operations, long-term maintenance of site improvements, and any other project-specific requirements identified by the Town. The Development Agreement shall be subject to review and approval by the Town. Approval shall not become effective until a Development Agreement has been executed in accordance with Section 4.17.140 of the Land Use and Development Code.

INTRODUCED, READ, PASSED AND ADOPTED ON APRIL 21, 2026.

TOWN OF EAGLE, COLORADO

_____

Matthew Hood, Chair

ATTEST:

_____

Gram Dick, Administrative Technician

The Vail Valley Design Center will create a commercial hub on Chambers Avenue in Eagle to bring together businesses and professionals that serve the vibrant housing and development market. 94,415 SF of warehouse with showrooms, retail, and office space will allow residents and builders to explore materials, finishes and fixtures while providing space for these businesses to receive and store materials, work with clients, build products, demonstrate their offerings and deliver and install their merchandise.

VVDC

Development Plan Applicability and Standards of Review
Town of Eagle, Colorado Land Use and Development Code, October 2023

**APPLICABILITY** - Chapter 4.17.080 C-2.
Development Plan approval is required prior to the issuance of a building permit unless the development is exempt as described below.

**REVIEW AND DECISION MAKING** - Chapter 4.17.080 C-6.
The following review criteria are applicable to all Development Plan applications:
a. **Land Use and Development LUDC Requirements.** The development plan is consistent with all applicable standards of this LUDC.

Land Use Development Code Standards
The Vail Valley Design Center lies in the Commercial General district. Chapter 4.05.030.

A. **Intent.** The Commercial General (CG) district is intended primarily for automobile-oriented commercial uses, including heavy commercial, wholesale, warehouse-distribution/flex space facilities, research facilities, artisan and light manufacturing, and contractor commercial uses, which may include outdoor storage. CG districts may be located adjacent to other commercial, mixed-use, and high-density neighborhood districts.

*The Vail Valley Design Center perfectly matches the intended land use. The buildings will be used for automobile-oriented warehouse-distribution, showroom, artisan and contractor commercial uses, possibly with some outdoor storage. It is located between two existing commercial developments. Where the Design Center hosts any industrial, wholesale, or storage businesses (either indoor self-storage/mini-storage or outdoor storage); or has any accessory uses, it will comply with the requirements found in Section 4.09.070: Standards for Commercial Uses; Section 4.09.080: Standards for Industrial, Wholesale and Storage Uses; and Chapter 4.09.100: Accessory Uses and Structures.*

B. **Permitted Uses.** Allowed uses are identified in Table 4.09-1: Primary Use Table and Table 4.09-2: Accessory Use Table.
*Allowed uses such as retail, office, warehouse, home furnishings, indoor design and workshops and studios are planned for the Vail Valley Design Center.*

C. **Lot and Building Standards.** Table 4.05-2
*The buildings and site design of the Vail Valley Design Center meet the requirements of the Commercial General Lot and Dimensional Standards. See architectural plan set - Sheet C1.1.*

D. **Other Applicable Provisions.**
*The site plan, building design and uses intended for the Vail Valley Design Center meet the standards of these provisions, as reflected in the attached drawings and plans.*
Dimensional Standards Applicable to all Zone Districts. Section 4.02.040
*Clear vision areas will be maintained (A), dwelling units are not being requested (B), Setbacks and height limits*

*will be honored (C+D), and the first floor will be at ground level (E).*

Use - Specific Standards. Chapter 4.09

*The Vail Valley Design Center is planned to serve allowed uses (Table 4.09-1 and Table 4.09-2) and meet the Use Specific Review Criteria. It matches the requirements of the Comprehensive Plan (4.09.040-2a), LUDC Standards (4.09.040-2b), Infrastructure Standards (4.09.040-2c), Local, State and Federal Regulations and Standards (4.09/040-2d), and does not create any Significant Adverse Impacts (4.09.040-2e).*

*In acknowledgment of the Standards for Commercial Uses (Chapter 4.09.070), the Vail Valley Design Center is not intending to host Child Care Facilities (4.09.070-A), Lodging (4.09.070-C), Fueling Stations (4.09.070-D), Marijuana Uses (4.09.070-E), a Recreational Vehicle Park (4.09.070F) or Short Term (residential) Rentals (4.09.070-G). It also doesn't plan any Residential Uses (Chapter 4.09.050), Public, Civic, or Institutional Uses (Chapter 4.09.060) or Wireless Communications Facilities (Chapter 4.09.110). If required by business owners, we may consider indoor only access self-service storage (4.09.070-B) in a future application but it's not planned at this time.*

*Where the Design Center hosts any industrial, wholesale or storage businesses or has any accessory uses, it will comply with the requirements found in Chapter 4.09.080: Standards for Industrial, Wholesale and Storage Uses and Chapter 4.09.100: Accessory Uses and Structures.*

Many site specific details are found in the attached Architectural and Civil Sets.
List of sheets for quick reference:

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| Site Plan - Fire Riser Rooms | C1.2 |
| Campus Plan | C1.3 |
| Green Initiative Plan/EV Spaces/Future PV System | C1.4 |
| Pedestrian Circulation Plan | C1.5 |
| Landscape Plan | L1 |
| Floor Plans | A1.1, A1.3, A1.5, A1.7, A1.9, A1.11, A1.13 |
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VVDC

Site Layout and Structure Design Standards. Chapter 4.10

*In accordance with the intent of the Site Layout and Structure Design Standards, the Vail Valley Design Center is creating a project "of the highest caliber, preserving and enhancing both community character and property values" (Chapter 4.10.020-B). In alignment with the Design Goals (Chapter 4.10.020-C), this project will "enhance the Town's historic small town character and sense of place" (C-1), "promote high quality design and construction (C-2), "create comfortable and functional relationships between structures, spaces and different use areas" (C-3), ensure responsible site design (C-4), "provide adequate parking" and multi-modal connectivity (C-5), "promote energy and water efficient structures and landscapes" (C-6) and "reinforce the unique attributes of the Town's individual character areas" (C-7).*

*The Site Design, Facade Materials, Roofs, Eaves and Parapets, Color and Reflectivity, and Sidewalks and Furnishings will enhance the area and usability of the businesses. (Chapter 4.10.030)*

*The Design Intent of the Chambers Avenue Area (Chapter 4.10.050-C2a.) is that buildings provide a good first impression of the Town for travelers and tourists. The Vail Valley Design Center brings an elevated look and feel to the site and building design in this commercial area to enhance the sense of place along Chambers. Sidewalks, landscape buffers, and street frontage showrooms and offices are incorporated as desired (b.) Any outdoor uses and loading areas are set back from rights-of-way and screened from view as required . Loading docks, truck parking, outdoor storage, utility meters, HVAC equipment, trash dumpsters and trash compacters are incorporated into the overall design of the building and the landscaping so that their visual impacts are screened from view from adjacent properties and public streets, and the screening materials are consistent with the principal materials of the building and landscaping. Loading areas are enclosed within the building form so that when a truck is loading or unloading, all that is visible from outside is the front portion of the parked vehicle with no activity. (c.) The buildings and site adhere to the Generally Applicable Design Standards (Chapter 4.10.050-B) for Commercial Structures. Erosion and Sedimentation Control (Chapter 4.10.060) will also be managed as required. See Architectural and Civil Sets.*

Landscaping and Buffering Standards. Chapter 4.11

*"Low-water, drought-tolerant, adaptive plants" will be utilized for landscaping at the Vail Valley Design Center and the landscape buffer for the I-70 corridor will be established (Chapter 4.11.040). Parking Lot Landscaping will be installed and maintained (Chapter 4.11.050) in an aesthetically pleasing manner and Screening (Chapter 4.11.060) will be utilized as needed. As necessary, fencing will be utilized per the standards of Chapter 4.11.070. See Architectural Set - Sheet L1.*

Parking and Loading. Chapter 4.12
*A parking plan (Chapter 4.12.030) is being provided for the Vail Valley Design Center that demonstrates the required elements, Required Off-Street Vehicle Parking (Chapter 4.12.040) and Bicycle Parking (Chapter 4.12.050). Vehicle Parking Access, Location and Design (Chapter 4.12.070) and Loading Spaces (Chapter 4.12.090) have been developed to meet the desired standards.*

Outdoor Lighting. Chapter 4.13
*The Vail Valley Design Center will install attractive and functional outdoor lighting in alignment with Chapter 4.13 as shown in the lighting plan and photometric study (Chapter 4.13.020). Lighting is not being installed for the purpose of illuminating building façades or perimeters around the structures for decorative purposes, which is prohibited by the Code. All building-mounted fixtures shall remain full-cutoff and aimed downward so that light is cast only on the adjacent drive or pedestrian areas. No ground or structure mounted lights will create uplighting or wall-washing of the building façade. See Architectural Set = Sheets E0-1, ES1-1, EIS-1, ES2-2, E3-1, E3-2*

Sustainability, Resilience, and Hazards. Chapter 4.14
*The land comprising the Vail Valley Design Center is not specifically prone to Natural Hazards or considered Environmentally Sensitive (Chapter 4.14.010) nor is it located in a flood plain (Chapter 4.4.020). Any Geologic Hazards (Chapter 4.14.030) are addressed in the Geologic Hazards Review report included with this application. As an infill commercial property between two other commercial developments, the Vail Valley Design Center will not significantly impact wildlife habitat (Chapter 4.14.040) nor is it adjacent to a Water Body or in a Riparian Area Buffer (Chapter 4.14.050).*

Subdivision Design and Improvement Standards. Chapter 4.15
*The Vail Valley Design Center will meet any requirements of the Subdivision Design and Improvements Standards section of the LUDC. See Civil and Architectural sets.*

Signs. Chapter 4.16
*Signage will be appropriately sized and developed for the Vail Valley Design Center.*

Administration and Procedures. Chapter 4.17
*At the direction of Town Staff, all administrative guidelines and entitlement procedures will be followed during the process of seeking approvals to create the Vail Valley Design Center.*

**REVIEW AND DECISION MAKING** - Chapter 4.17.080 C-6.
The following review criteria are applicable to all Development Plan applications:

b. **Previous Approvals.** The development plan is consistent with any previously approved and still valid land use approval, such as a plat or PUD.
*The accompanying lot consolidation application addresses the need to combine the existing lots with a new plat. The existing lots are not subject to a PUD.*

The following review criteria are applicable to all Development Plan applications:
c. **Comprehensive Plan.** The development plan is consistent with the Comprehensive Plan and other adopted area or corridor plans.

Commercial/Light Industrial Description: Centers of high economic base located near regional transportation corridors providing regional commercial services to locals and visitors. These areas support employment

in more suburban development patterns, yet provide an intensity of uses to serve the immediate community and the larger region.

Primary Uses: Light industrial, manufacturing, services, construction, employment, civic, storage, medical, larger scale lodging facilities. p. 38

*The Vail Valley Design Center will support the Chambers Avenue area in being an economic base for businesses and jobs by providing showroom, office and warehouse space in a part of town designated to fulfill these functions.*



**GOAL ONE** of the Elevate Eagle plan is "Elevating our Inclusive Culture." The vision is that "The Eagle community is defined by our welcoming spirit, our appreciation of our neighbors, and support of one another."

GOAL 1-2. EXPAND AND DIVERSIFY THE TOWN'S ECONOMIC OPPORTUNITIES.

1-2.1. Provide opportunities that increase the likelihood of the Town's citizens to work within Eagle.
*By developing highly functional buildings of a scale that makes it easier for businesses to locate and expand within Eagle, the Vail Valley Design Center will increase the likelihood that jobs will be anchored to this location and residents will be able to live and work in town.*

1-2.2. Promote commercial development that fits the desired character of the community and its character areas.
*The Design Center has a positive aesthetic and high design value that will contribute to the elevation of the commercial area of Chambers Avenue.*

a. Support businesses and activities that benefit from Eagle's proximity to the I-70 corridor.
*With its location adjacent to I-70 and it's truck friendly design with ample loading docks, tall garage doors and high ceilings, owners and workers will be able to maximize their efficiency in receiving and distributing the goods that support their businesses from the Design Center.*

b. Improve signage to draw visitors from Interstate 70 and US Highway 6.
*Attractive signage facing I-70 as well as Chambers Avenue will allow the Vail Valley Design Center to be easily located and attract clients.*

1-2.3. Support opportunities to expand and diversify the commercial and light industrial base.
*Supporting this project will allow Eagle to expand and diversify its commercial base in a positive way.*

1-2.4. Work to attract and retain businesses that support and enhance Eagle's tourism revenues, while also seeking to build upon entrepreneurship.
*Having an attractive and suitably large space outfitted with the appropriate loading docks, garage doors, open floor plan, high ceilings and well designed showrooms from which to operate a vibrant business is key to starting, attracting and retaining design based businesses to Eagle. Heightening the level of design tools and materials easily available in Eagle increases the likelihood of more aesthetically enhanced places in town that in turn attract visitors and future homeowners.*

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

residents, and visitors.
The *Vail Valley Design Center will allow services to be provided that can directly support local businesses, employees, residents and visitors.*

1-2.8. Encourage continued reinvestment in existing commercial areas.
*This project is a direct investment in the Chambers Avenue commercial area.*

1-2.9. Create a positive business environment that encourages (re)investment and expansion.
*Developing larger business warehouse and showroom spaces with easy access for trucks and clients allows existing Eagle business owners to expand while staying in town and supports the ability of new businesses and their workers to call Eagle home and invest in its future.*

1-2.10. Support the retention and expansion of regionally serving commercial and service uses. Protect the light industrial areas from dilution and intrusion by other uses.
The *Vail Valley Design Center is poised to become a regional hub for businesses that need both client and supply facing spaces positioned for effective receipt and distribution of materials and products.*

**GOAL TWO** of the Elevate Eagle plan is "Elevating Our Unique Character." The vision is that "The Town of Eagle's eclectic neighborhoods, framed by Castle Peak, the Sawatch range, and the Eagle River, provide the idea setting to celebrate our western heritage and adventurous spirit."

GOAL 2-3. CELEBRATE THE TOWN'S UNIQUE SMALL-TOWN CHARACTER.

2-3.2. Preserve and enhance each of Eagle's unique character areas (i.e. Downtown; the Chambers Avenue Area)
*Perfectly in alignment with the existing and intended uses for Chambers Avenue, the Vail Valley Design Center preserves and supports the Chambers character.*

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.
*With a high level of architectural and strategic design for warehouse businesses and high quality construction, the Vail Valley Design Center builds upon and adds value to Eagle.*

b. Utilize infill and conservation-oriented development to accommodate growth while retaining open lands and protecting environmentally sensitive areas.
*Nestled between two existing commercial properties in the commercial center of Eagle, the Design Center doesn't disturb any environmentally sensitive areas or encroach upon open lands.*

c. Apply dark night sky standards consistently to all proposed outdoor lighting systems, and work to retrofit existing systems over time.
*Thoughtful lighting design will enable the Vail Valley Design Center to establish dark sky compliance.*

GOAL 2-4. CONNECT EAGLE'S UNIQUE NEIGHBORHOODS PHYSICALLY AND VISUALLY THROUGH A WALKABLE AND TRAIL-ORIENTED ENVIRONMENT WITH HIGH-QUALITY WAYFINDING.

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.
*The site planning of the Vail Valley Design Center includes open space, landscaping trees and shrubs, bicycle racks and sidewalks that connect workers and customers to all of Eagle in an efficient multi-modal system.*

GOAL 2-5. MAINTAIN AND IMPROVE THE APPEARANCE OF EAGLE BY ESTABLISHING AND REINFORCING THE TOWN'S IDENTITY AND SENSE OF PLACE.
*Building a high value, attractive commerce park in the heart of Eagle's commercial area will set the tone for future high design and quality construction and help anchor Chambers' identity as a regional hub for business.*

GOAL 2-7. POLICIES FOR THE INTERSTATE 70 INFLUENCE CHARACTER AREA (SHOWN ON MAP): INCLUDING THE MARKET STREET AREA, EBY CREEK ROAD AREA, AND THE CHAMBERS AVENUE AREA.
2-7.1. Portions of the I-70 Influence character area are intended to support commercial and industrial uses, exclusive of other uses. Improvements along Chambers Avenue and Market Streets are auto oriented with limited pedestrian amenities.
*Developed to make business smoother, the Design Center has unique elements to support truck access and to ease the flow of vehicular traffic. While the area is auto-oriented, this project also supports the multi-modal connectivity of bikers and pedestrians to ease access for clients and workers.*

2-7.5. Encourage the development of vacant or underutilized lots at the western end of Chambers Avenue with more intensive uses that would benefit from their accessibility to the interstate corridor.
*The planning of the Design Center makes productive use of this vacant site with needed warehouse business and showroom space.*

2-7.6. Maintain existing commercial and industrial zoning in the Chambers Avenue, Market Street, Sawatch Road, and Marmot Lane areas.
*This proposal maintains the existing commercial zoning on Chambers Avenue and supports that zoning with appropriate business uses.*

**GOAL THREE** is "Elevating our Adventurous Lifestyle." The vision is that "The Town of Eagle offers the opportunity to explore, live, and work in a community surrounded by our vast outdoor playground."
*The Vail Valley Design Center will contribute to this goal by creating more opportunities for residents to live and work in Eagle and have more time to participate in an adventurous lifestyle while not encroaching on open space.*

**GOAL FOUR** is "Elevating Our Relationship with the Environment." The vision is that "The Town of Eagle celebrates and preserves a unique connection with our environment by minimizing growth impacts to our water and wildlife resources."

GOAL 4-1. PRESERVE OUR NATURAL OPEN SPACE AND WILDLIFE HABITATS.
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.
*By building the Vail Valley Design Center in a commercial zone surrounded by commercial projects, no new wildlife habitat or sensitive lands are being destroyed. This project won't have any unnecessary fencing that could disturb wildlife corridors.*

GOAL 4-3. SUPPORT AND DEMONSTRATE SUSTAINABILITY.

4-3.2. Promote energy efficient designs and building codes that encourage energy conscious life-styles and
reduce overall energy consumption.
*The buildings of this project will be photo voltaic ready and the design itself incorporates natural light and energy efficient building methods.*
a. Encourage all construction efforts to utilize green building practices.
*The Vail Valley Design Center will utilize green building practices, specifically through insulation, zoned climate control, efficient heating systems, natural and LED lighting.*

4-3.3. Support and demonstrate the efficient use of natural resources.
*Land is one of the most valuable natural resources and this commerce park makes very efficient use of the land by situating buildings, drive lanes, loading docks and parking to be smooth and effective to use. Building materials are low impact and long lasting.*

4-3.4. Encourage the use of local renewable energy resources, including wind, solar, micro-hydro, biomass and geothermal in land use applications.
*Vail Valley Design Center buildings will be PV ready and can be outfitted to serve tenants future energy needs.*

4-3.5. Support measures to maintain and/or improve air quality.
*The businesses in the Vail Valley Design Center will not produce emissions that damage air quality and the buildings themselves will have heating and ventilation systems that maintain clean indoor air quality as well.*

4-3.8. Support projects that promote and uphold the Climate Action Plan for the Eagle County Community.
*The Vail Valley Design Center will be creating jobs within the Town of Eagle, close enough to residences to support the Climate Action Transportation Goal of "50% of the working population liv(ing) within 5 miles of work by 2030."*

*The development will also support organic waste diversion through reuse and recycling. With energy use information from building tenants provided by the energy companies, the Design Center will be able to participate in the energy use benchmarking program available through the Colorado Energy Office and Building Performance Colorado.*

*The construction will utilize high quality insulation with thermal breaks to minimize heat transfer. The design integrates vast amounts of natural light to improve the working and shopping experience while reducing energy use for lighting. Efficient heating systems with zoned climate control prevents energy waste while PV ready buildings will allow tenants to utilize solar power for their needs and on site recycling will encourage responsible waste management.*

*By implementing these strategies, the Vail Valley Design Center can achieve lower energy costs, reduced environmental impact and improved operational efficiency.*

GOAL 4-4. PLAN FOR SAFETY AND RESILIENCY BY MITIGATING POTENTIAL NATURAL HAZARDS.
4-4.1. Development should avoid natural hazards and impacts on environmentally sensitive and hazard-prone areas.
*This property on Chambers Avenue is not in an environmentally sensitive or hazard-prone area.*
a. Discourage buildings or land disturbances on steep slopes, ridge lines and other hazard areas.

*The Vail Valley Design Center is not situated on a steep slope, ridge line or other hazard area.*

**GOAL FIVE** is "Elevating Our Connections." The vision is that "The Town of Eagle strives to offer a variety of technology, communication and transportation choices to connect our community, locally and globally."
*The Vail Valley Design Center supports this goal by creating spaces that encourage the implementation of technology and communication to help businesses grow while implementing crucial building elements that allow the transportation of goods and materials in and out to be made smoothly and efficiently. Drive lanes and loading docks that make it easy for large trucks to pick up and drop off products quickly and work spaces that promote easy loading and unloading make it possible for design businesses to operate profitably and employ more people.*

Action Items
*The Comprehensive Plan also presents desired Actions to help make these goals a reality.*
*The creation of the Vail Valley Design Center supports several of these goals.*

Goal One Action Items: ELEVATING OUR INCLUSIVE CULTURE

1.3 Utilize the existing Economic Vitality Committee to oversee economic development and marketing strategies contained within this Plan and monitor key indicators of the local economy.
• Identify and attract businesses and trades that fulfill the Town's potential local niche markets.
*The Vail Valley Design Center is creating spaces to attract businesses and trades that can serve local niche markets in the Town.*

1.6 Work with the Chamber to promote local, regional, and national retail that fits the desired character of the community and at a pace that is supportable by the community and surrounding region.
*The dedication to functional details in this project can promote the establishment of local, regional and national retail businesses in the Town in the area designated for this type of growth.*

1.7 Work with the Chamber to attract viable businesses and trades specifically for Eagle and/or potential local niche markets.
*The creation of spaces sized and designed to support growing businesses will help the Chamber attract trades and companies that will support Eagle and local niche markets.*

1.9 Work to create more local jobs and additional outlets for goods and services.
*This project will support the establishment of more companies in Eagle that will create local jobs and can be outlets for goods and services.*

1.10 Optimize commercial development. Determine factors that are preventing build-out of existing commercial centers.
*The Vail Valley Design Center is addressing needs of businesses that utilize larger delivery services by creating private loading docks that are easy to navigate both outside and inside the buildings. The style will make a positive impression and help spur more aesthetically pleasing improvements in this area.*

1.11 Retain the commercial and warehouse/ distribution uses in the Chambers Avenue Area through promotion and creating standards that limit the amount of residential in this area.
*This project is strictly commercial with warehouse that is distribution focused on Chambers Avenue. It could not support this action item any better.*

2: ELEVATING OUR UNIQUE CHARACTER

2.14 Develop specific residential and non-residential design standards that are unique to Eagle and support the existing eclectic character.
*While supporting an updated western visual with wood look and metal exterior materials, the Vail Valley Design Center has a commercial composition that manifests its commercial purpose while maintaining elevated design standards.*

5: ELEVATING OUR CONNECTIONS
5.3 Promote compact development, allowing increased residential, retail and mixed use densities in areas close to transit stops where appropriate.
*This project promotes compact and efficient development while making specific spaces to accommodate the transportation and distribution tools that growing businesses need to be successful. It does not encroach into residential neighborhoods or open space yet is close enough to transit stops that employees or customers can utilize public transit to visit.*

OUR ECONOMY... WHY IT MATTERS *(p.85)*
Employment options are essential to the long-term vitality and sustainability of our Town, businesses, and residents. Strong retail, local employment, and a robust tourism economy provide opportunities for residents to live and work locally, reducing commuting and traffic congestion while increasing leisure time and economic resiliency... In order to create living wage jobs, we will need to find a balance of traditional retail/ commercial with office, light industrial, and production uses that largely sustain our economy.
*The Vail Valley Design Center will create destinations for businesses to anchor in Eagle and provide strong employment options for locals. Thriving businesses will contribute to the economy and tax base and the location will allow residents the option to bike, walk, drive or take public transit to work or shop at these establishments.*

OUR NATURAL ENVIRONMENT: WILDLIFE *(p. 88)*
*This Chambers Avenue commercial site is between two existing commercial properties and lies in the mountain lion human conflict area and mule deer highway crossing area. In response, the site plan creates a natural buffer along Interstate 70 without fencing and areas on both sides of the property where wildlife could exit the highway environment and cross towards Chambers.*

OUR NATURAL ENVIRONMENT: FIRE RESILIENCY *(p. 89)*
*The project lies in the lowest wildfire risk area in the Town and will not contribute to fire risk.*

OUR NATURAL ENVIRONMENT: WATER *(p. 89)*
*This Design Center on Chambers Avenue will not poorly impact the high quality waters of Eagle.*

OUR NATURAL ENVIRONMENT: PROTECTED OPEN SPACE *(p. 90)*
*The Vail Valley Design Center is not impacting Open Space lands in Eagle County.*

KEY COMMUNITY CONCERNS: ECONOMICS *p. 121*
A top concern of stakeholders was the lack of primary jobs Eagle has to offer.
*Businesses in the Design Center will provide primary jobs and create more opportunities for people to be able to live and work in Eagle. Based on the project parameters, the estimated employment impact is 135 jobs created.*

KEY COMMUNITY CONCERNS: POPULATION RETENTION *p.123*
Other common reasons stakeholders think young adults leave Eagle is the lack of primary job opportunities...
*Creating spaces that can efficiently accommodate growing businesses is pivotal to attracting employers to Eagle. The Design Center will provide that essential resource for bringing primary jobs to Eagle.*

**TOWN OF EAGLE ECONOMIC DEVELOPMENT PLAN** *(October 2023)*

The strategies of the Economic Development Plan are to Create Efficiency while Promoting the Health of the Business Community, Expand the Employee and Employment Base and Attract Net New Expenditure Dollars to Eagle.
*To enact these Strategies, the Plan has multiple goals that the creation of the Vail Valley Design Center supports.*

Create Goal Three: Commit to the long-term growth of the Eagle economy.
An action item of this goal is for the Town to "Engage the private sector to find efficiencies in the existing commercial hubs and support a breadth of approaches to development and tenanting efforts."
*Committing to the development of this project will support the creation of businesses, jobs and expanded income to the Town within the existing commercial hub of Eagle on Chambers Avenue.*

In noting the lack of vacant land in Eagle, this goal states, "The solution is to find ways to achieve greater utilization of existing sites..."(p.7)
*The combined warehouse, retail and office structure with loading docks for efficient transport of materials and products will allow design businesses to grow in place and anchor in Eagle. This is a high utilization of an existing site in the heart of the current commercial hub.*

Expand Goal Two: Expand the Employment Base
This goal tasks to the Town to, "Find Ways to Diversify the Local Economy."
*Bringing together businesses that can support each other and create a destination for employees and shoppers will advance this industry sector to be part of Eagle's economy. This will lead to a projected 135 new jobs in Eagle, expanding the employment base.*

Attract Goal Three: Attract regional retail to Eagle
*While not a big box store in East Eagle seeking Town incentives (the focus of the goal), the Vail Valley Design Center can be a regional hub for businesses to reach a wide customer base, encourage networking and collaboration and increased tax revenues.*

The Economic Composition and Diversification chapter (p.43) tells us that "Chambers is second busiest area of Eagle with an estimated daily average number of visitors of 5200 people per day" and "Chambers Avenue is the largest employment hub in Eagle based on total employment." The takeaway is that, "Chambers Avenue and Eagle Ranch are both growing employment hubs for Eagle and account for the majority of the Town's employment growth over the past decade. These economic business hubs should be a focus for business retention and expansion to ensure business needs are being met for continued success."
*We ask for your support of this project to develop the Vail Valley Design Center to support the goals of economic growth and stability for the Town of Eagle.*

<u>Phasing Plan</u>
*The plan is to build the design center in a single phase of construction.*

# 1215 CHAMBERS AVE


OWNER
MATTHEW BARRY
ASPECT DEVELOPMENT
MORNINGSTAR MOUNTAIN PROPERTY, LLC

ARCHITECT
**KRAAI DESIGN ARCHITECTURE**
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| A2.8 | 3D PERSPECTIVES - BUILDING #4 |
| A1.9 | FLOOR PLAN - BUILDING #5 |
| A1.10 | ROOF PLAN - BUILDING #5 |
| A2.9 | EXTERIOR ELEVATIONS - BUILDING #5 |

| SHEET INDEX | |
|---|---|
| Sheet Number | SHEET NAME |
| A2.10 | 3D PERSPECTIVES - BUILDING #5 |
| A1.11 | FLOOR PLAN - BUILDING #6 |
| A1.12 | ROOF PLAN - BUILDING #6 |
| A2.11 | EXTERIOR ELEVATIONS - BUILDING #6 |
| A2.12 | 3D PERSPECTIVES - BUILDING #6 |
| A1.13 | FLOOR PLAN - BUILDING #7 |
| A1.14 | ROOF PLAN - BUILDING #7 |
| A2.13 | EXTERIOR ELEVATIONS - BUILDING #7 |
| A2.14 | 3D PERSPECTIVES - BUILDING #7 |
| ELECTRICAL | |
| E0-1 | LIGHTING COVER SHEET |
| ES1-1 | LIGHTING - SITE PLAN |
| IES-1 | LIGHTING - IES SITE PLAN |
| ES2-2 | BUILDING #6 & #7 SITE PLAN |
| E3-1 | LIGHTING - DETAILS |
| E3-2 | LIGHTING - DETAILS |

## CONSULTANTS

**CIVIL**
ALPINE ENGINEERING INC.
34510 US-6 UNIT A-9
EDWARDS, CO 81632
T: 970.926.3373

**LANDSCAPE**
KRAAI DESIGN ARCHITECTURE
2394 PATTERSON RD, SUITE 201
GRAND JUNCTION, CO 81501
T: 970.712.5045

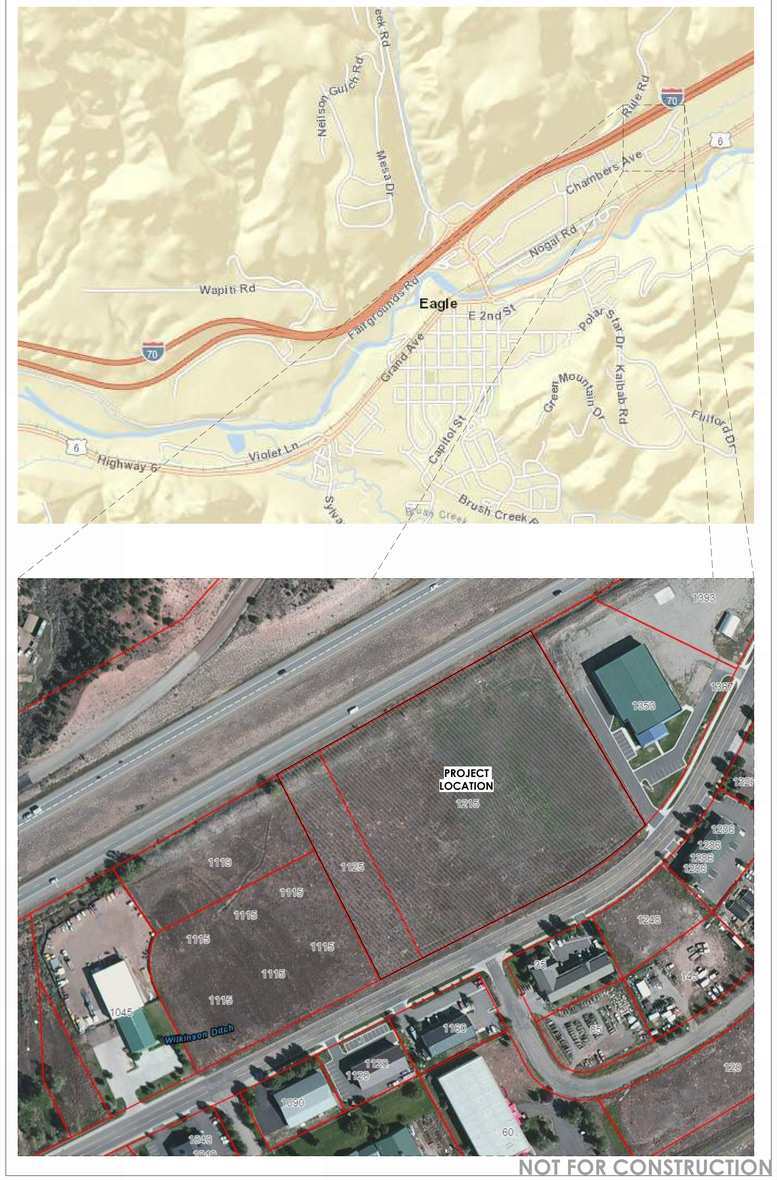
**PEMB**
RIGID GLOBAL BUILDINGS
18933 ALDINE WESTFIELD RD.
HOUSTON, TX 77073
T: 888.467.4443

**STRUCTURAL**
JIRSA-HEDRICK STRUCTURAL ENGINEERS
PO BOX 4989
EAGLE, CO 81631
T: 303.839.1963

**MEP**
BIGHORN ENGINEERING
386 INDIAN RD
GRAND JUNCTION, CO 81501
T: 970.241.8709

**GOVERNMENT**
TOWN OF EAGLE
200 BROADWAY, PO BOX 609
EAGLE, CO 81631
T: 970.688.2175

## VICINITY MAP




NOT FOR CONSTRUCTION


kda
KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505

322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224

T: 970.712.5045


1215 CHAMBERS

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

SHEET NAME: COVER SHEET

DATE: 2/6/2026

SHEET NO: T1.1

SCALE: 12" = 1'-0"

**IMPERVIOUS SURFACE COVERAGE**

BUILDING FOOTPRINT AREA

| | |
|---|---|
| - BUILDING 1: | 15,050 SF |
| - BUILDING 2: | 13,140 SF |
| - BUILDING 3: | 7,675 SF |
| - BUILDING 4: | 14,525 SF |
| - BUILDING 5: | 17,775 SF |
| - BUILDING 6: | 12,525 SF |
| - BUILDING 7: | 13,725 SF |
| TOTAL BUILDING COVERAGE: | 94,415 SF |
| TOTAL CONCRETE/ASPHALT AREA: | 126,882 SF |
| **TOTAL IMPERVIOUS SURFACE AREA:** | **221,297 SF** |
| **TOTAL LANDSCAPED AREA:** | **56,566 SF** |
| **TOTAL LOT(S) AREA:** | **277,863 SF** |

(LOT 1125 + LOT 1215)

**56,566 / 277,863 = 20.36% LANDSCAPED**
**221,297 / 277,863 = 79.64% IMPERVIOUS SURFACE**

**OFF STREET PARKING REQUIREMENTS**

GENERAL RETAIL > 10,000 SF: 1 PER 400 SF FOR FIRST 2,000 SF, 1 PER 300 SF FROM 2,000 - 50,000 SF

OFFICE, ACCESSORY: 1 PER 400 SF

INDOOR STORAGE OR WAREHOUSING AREA: 1 PER 1,000 SF OR 1 PER EMPLOYEE

DISTRIBUTION
70% WAREHOUSE, 15% OFFICE, 15% RETAIL

WAREHOUSE PARKING (70%):
94,415(0.70) = 66,091 SF
66,091 / 1,000 = 67 PARKING SPACES REQUIRED

OFFICE PARKING (15%):
94,415(0.15) = 14,162.25 SF
14,162.25 / 400 = 36 PARKING SPACES REQUIRED

RETAIL PARKING (15%):
94,415(0.15) = 14,162.25 SF
2,000 / 400 = 5 PARKING SPACES
14,162.25 / 300 = 48 PARKING SPACES
48 + 5 = 53 PARKING SPACES REQUIRED

**156 TOTAL PARKING SPACES REQUIRED**
**203 TOTAL PARKING SPACES PROVIDED**

PARKING BREAKDOWN
STANDARD: 203/203 = 100%
COMPACT: 0/0 = 0%
*OVERSIZED (BOX TRUCK PARKING): 14 SPACES
*ADDITIONAL LANDSCAPE INTEGRATED PERMEABLE PARKING AREAS: 24 SPACES

NOTE: ALL PARKING STALLS ARE OF UNIFORM SIZING 10'-0" x 20'-0" UNLESS NOTED OTHERWISE
*(SUPPLEMENTAL PARKING - NOT INCLUDED IN TOTAL PARKING COUNT)

**BICYCLE PARKING REQUIREMENTS**

GENERAL RETAIL:
SHORT TERM: MIN. 2 + 1 PER 5,000 SF
LONG TERM: MIN. 2 + 1 PER 12,000 SF

OFFICE, ACCESSORY:
SHORT TERM: MIN. 2 + 1 PER 20,000 SF
LONG TERM: MIN. 2 + 1 PER 10,000 SF

INDOOR STORAGE OR WAREHOUSING AREA:
SHORT TERM: MIN. 2
LONG TERM: MIN. 2 + 1 PER 15,000 SF INTERNAL GFA

DISTRIBUTION
70% WAREHOUSE, 15% OFFICE, 15% RETAIL

WAREHOUSE BICYCLE PARKING (70%):
94,415(0.70) = 66,090.5 SF
66,090.5 / 15,000 = 5
2 + 5 = 7 LONG TERM BICYCLE SPACES REQUIRED
2 SHORT TERM BICYCLE SPACES REQUIRED

OFFICE BICYCLE PARKING (15%):
94,415(0.15) = 14,162.25 SF
14,162.25 / 20,000 = 1 14,126.25 / 10,000 = 2
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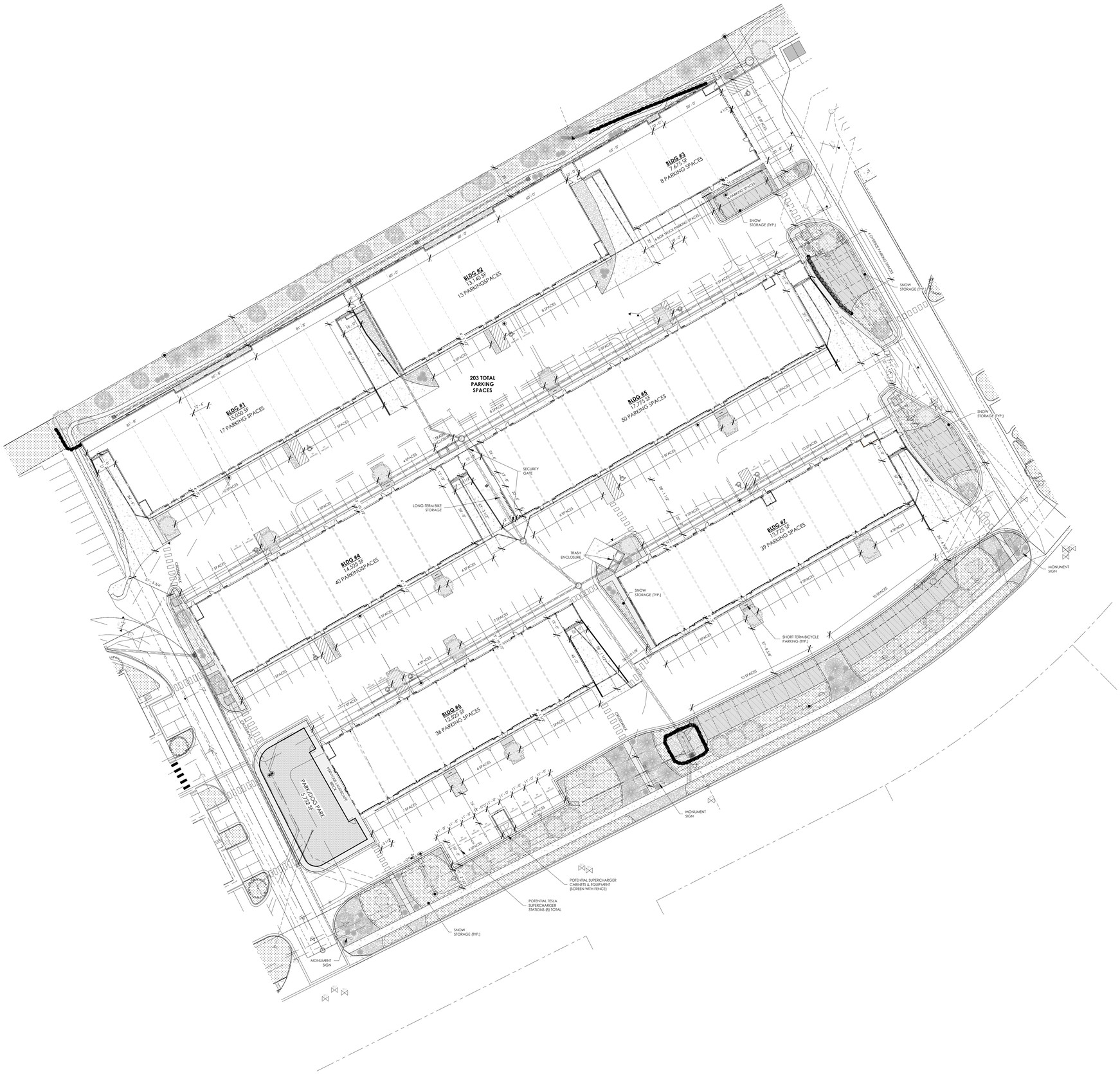
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**10 TOTAL SHORT TERM BICYCLE SPACES REQUIRED**
**15 TOTAL LONG TERM BICYCLE SPACES REQUIRED**

**14 TOTAL SHORT TERM BICYCLE SPACES PROVIDED**
**16 TOTAL LONG TERM BICYCLE SPACES PROVIDED**

**LEGEND**

SNOW STORAGE AREA




1 SITE PLAN
C1.1 1" = 30'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505

322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224

T: 970.712.5045


# 1215 CHAMBERS

1215 CHAMBERS AVE, EAGLE, CO 81631

**REVISION(S):**

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

SHEET NAME: SITE PLAN

DATE: 2/5/2026

SHEET NO: C1.1

SCALE: As indicated

**IMPERVIOUS SURFACE COVERAGE**

BUILDING FOOTPRINT AREA

| | |
|---|---|
| - BUILDING 1: | 15,050 SF |
| - BUILDING 2: | 13,140 SF |
| - BUILDING 3: | 7,675 SF |
| - BUILDING 4: | 14,525 SF |
| - BUILDING 5: | 17,775 SF |
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| TOTAL BUILDING COVERAGE: | 94,415 SF |
| TOTAL CONCRETE/ASPHALT AREA: | 126,882 SF |
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| **TOTAL LANDSCAPED AREA:** | **56,566 SF** |
| **TOTAL LOT(S) AREA:** | **277,863 SF** |

(LOT 1125 + LOT 1215)

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**156 TOTAL PARKING SPACES REQUIRED**
**203 TOTAL PARKING SPACES PROVIDED**

PARKING BREAKDOWN
STANDARD: 203/203 = 100%
COMPACT: 0/0 = 0%
*OVERSIZED (BOX TRUCK PARKING): 14 SPACES
*ADDITIONAL LANDSCAPE INTEGRATED PERMEABLE PARKING AREAS: 24 SPACES

NOTE: ALL PARKING STALLS ARE OF UNIFORM SIZING
10'-0" x 20'-0" UNLESS NOTED OTHERWISE
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**BICYCLE PARKING REQUIREMENTS**

GENERAL RETAIL:
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LONG TERM: MIN. 2 + 1 PER 12,000 SF

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SHORT TERM: MIN. 2 + 1 PER 20,000 SF
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INDOOR STORAGE OR WAREHOUSING AREA:
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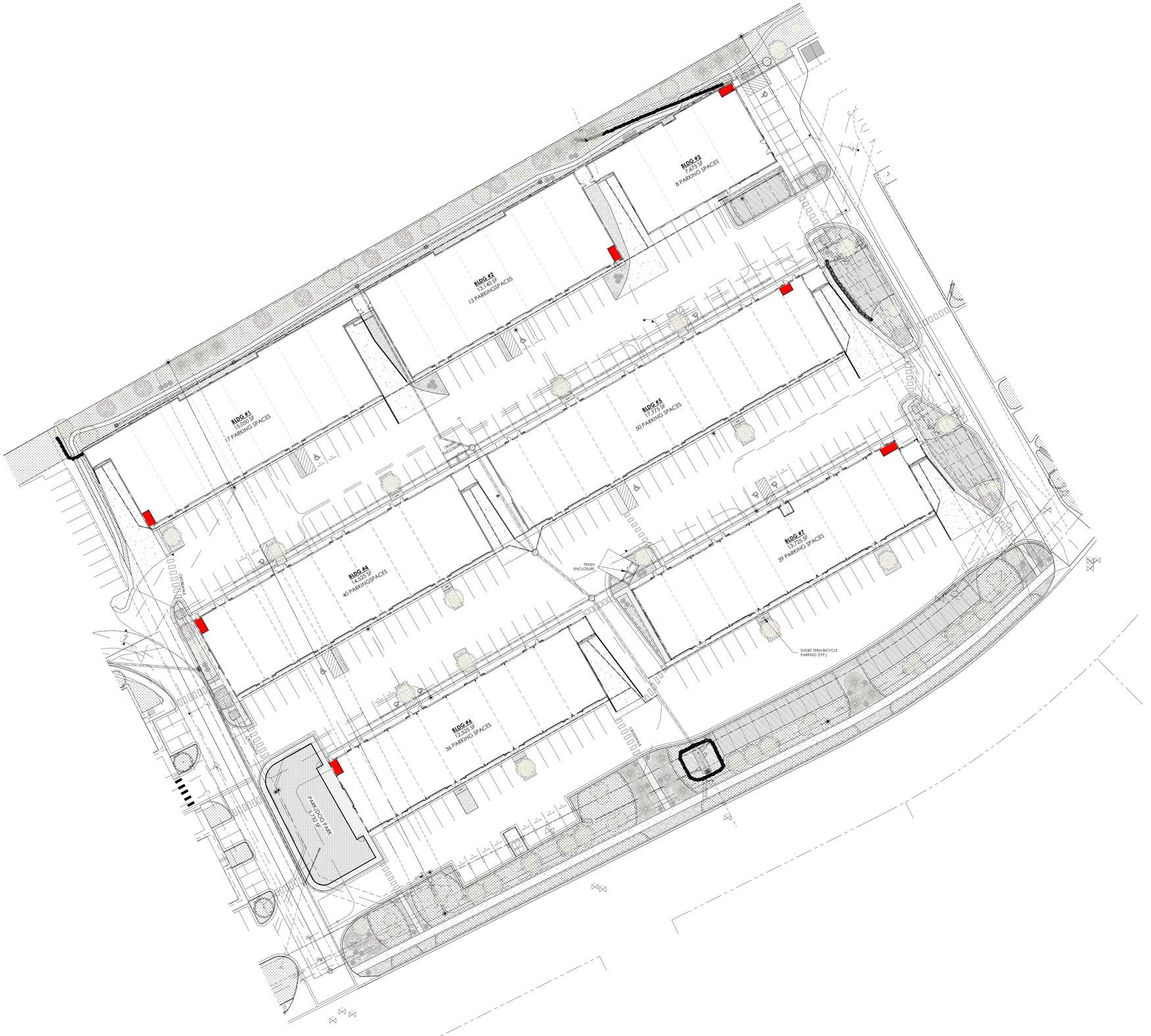
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**15 TOTAL LONG TERM BICYCLE SPACES REQUIRED**

**14 TOTAL SHORT TERM BICYCLE SPACES PROVIDED**
**16 TOTAL LONG TERM BICYCLE SPACES PROVIDED**

**LEGEND**

- FIRE-RISER ROOM




1 C1.2 SITE PLAN - FIRE RISER ROOMS
1" = 30'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: SITE PLAN -FIRE-RISER ROOMS

DATE: 2/5/2026

SHEET NO: C1.2

SCALE: As indicated

**IMPERVIOUS SURFACE COVERAGE**

BUILDING FOOTPRINT AREA

| | |
|---|---|
| - BUILDING 1: | 15,050 SF |
| - BUILDING 2: | 13,140 SF |
| - BUILDING 3: | 7,675 SF |
| - BUILDING 4: | 14,525 SF |
| - BUILDING 5: | 17,775 SF |
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| TOTAL BUILDING COVERAGE: | 94,415 SF |
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(LOT 1125 + LOT 1215)

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**OFF STREET PARKING REQUIREMENTS**

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**156 TOTAL PARKING SPACES REQUIRED**
**203 TOTAL PARKING SPACES PROVIDED**

PARKING BREAKDOWN
STANDARD: 203/203 = 100%
COMPACT: 0/0 = 0%
*OVERSIZED (BOX TRUCK PARKING): 14 SPACES
*ADDITIONAL LANDSCAPE INTEGRATED PERMEABLE PARKING AREAS: 24 SPACES

NOTE: ALL PARKING STALLS ARE OF UNIFORM SIZING 10'-0" x 20'-0" UNLESS NOTED OTHERWISE
*(SUPPLEMENTAL PARKING - NOT INCLUDED IN TOTAL PARKING COUNT)

**BICYCLE PARKING REQUIREMENTS**

GENERAL RETAIL:
SHORT TERM: MIN. 2 + 1 PER 5,000 SF
LONG TERM: MIN. 2 + 1 PER 12,000 SF

OFFICE, ACCESSORY:
SHORT TERM: MIN. 2 + 1 PER 20,000 SF
LONG TERM: MIN. 2 + 1 PER 10,000 SF

INDOOR STORAGE OR WAREHOUSING AREA:
SHORT TERM: MIN. 2
LONG TERM: MIN. 2 + 1 PER 15,000 SF INTERNAL GFA

DISTRIBUTION
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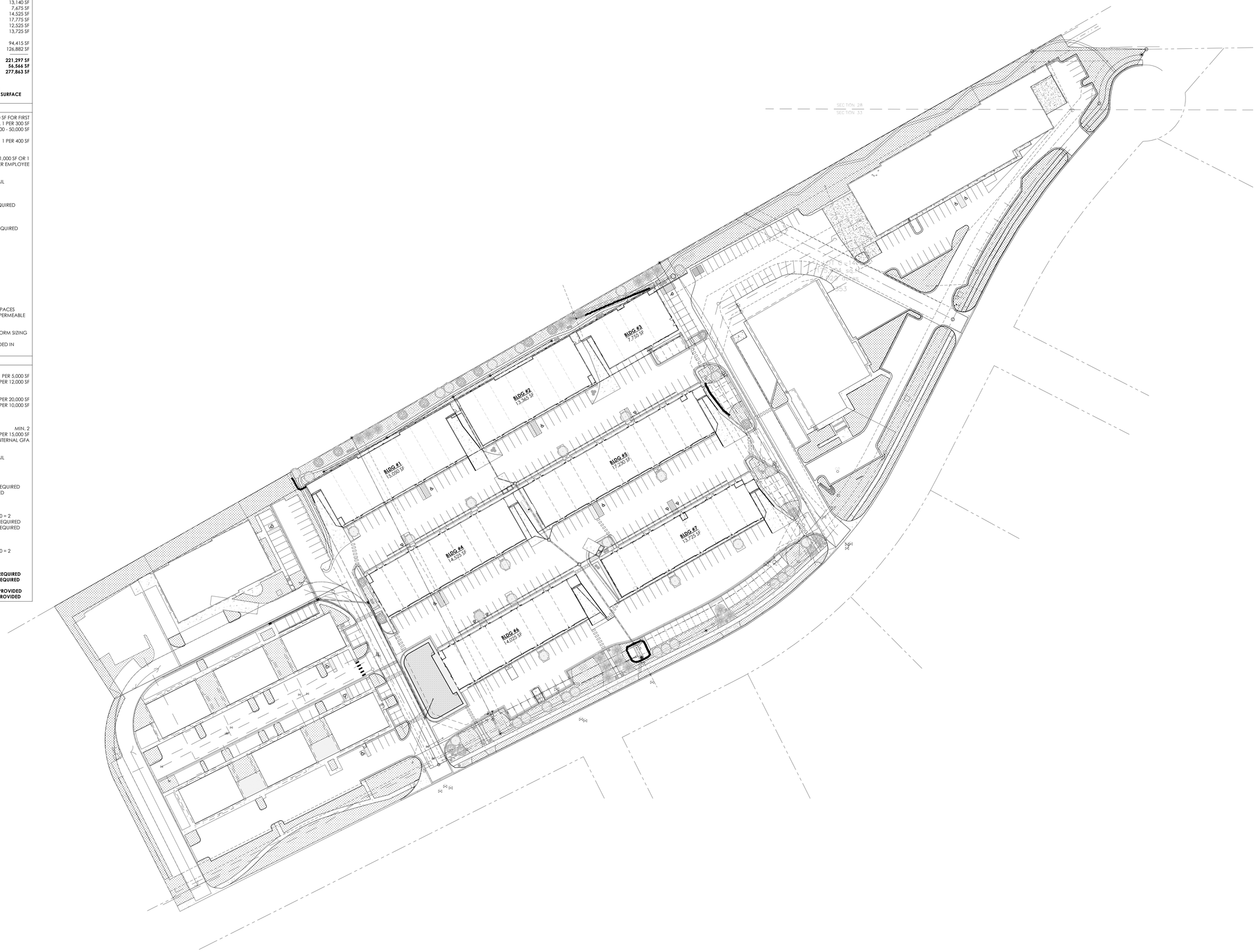
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**10 TOTAL SHORT TERM BICYCLE SPACES REQUIRED**
**15 TOTAL LONG TERM BICYCLE SPACES REQUIRED**

**14 TOTAL SHORT TERM BICYCLE SPACES PROVIDED**
**16 TOTAL LONG TERM BICYCLE SPACES PROVIDED**




1 C1.3 CAMPUS PLAN
1" = 50'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: CAMPUS PLAN

DATE: 2/5/2026

SHEET NO: C1.3

SCALE: As indicated

**IMPERVIOUS SURFACE COVERAGE**

BUILDING FOOTPRINT AREA

| | |
|---|---|
| - BUILDING 1: | 15,050 SF |
| - BUILDING 2: | 13,140 SF |
| - BUILDING 3: | 7,675 SF |
| - BUILDING 4: | 14,525 SF |
| - BUILDING 5: | 17,775 SF |
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| TOTAL BUILDING COVERAGE: | 94,415 SF |
| TOTAL CONCRETE/ASPHALT AREA: | 126,882 SF |
| **TOTAL IMPERVIOUS SURFACE AREA:** | **221,297 SF** |
| **TOTAL LANDSCAPED AREA:** | **56,566 SF** |
| **TOTAL LOT(S) AREA:** | **277,863 SF** |

(LOT 1125 + LOT 1215)

**56,566 / 277,863 = 20.36% LANDSCAPED**
**221,297 / 277,863 = 79.64% IMPERVIOUS SURFACE**

**OFF STREET PARKING REQUIREMENTS**

GENERAL RETAIL > 10,000 SF: 1 PER 400 SF FOR FIRST 2,000 SF, 1 PER 300 SF FROM 2,000 - 50,000 SF

OFFICE, ACCESSORY: 1 PER 400 SF

INDOOR STORAGE OR WAREHOUSING AREA: 1 PER 1,000 SF OR 1 PER EMPLOYEE

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WAREHOUSE PARKING (70%):
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**156 TOTAL PARKING SPACES REQUIRED**
**203 TOTAL PARKING SPACES PROVIDED**

PARKING BREAKDOWN
STANDARD: 203/203 = 100%
COMPACT: 0/0 = 0%
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NOTE: ALL PARKING STALLS ARE OF UNIFORM SIZING 10'-0" x 20'-0" UNLESS NOTED OTHERWISE
*(SUPPLEMENTAL PARKING - NOT INCLUDED IN TOTAL PARKING COUNT)

**BICYCLE PARKING REQUIREMENTS**

GENERAL RETAIL:
SHORT TERM: MIN. 2 + 1 PER 5,000 SF
LONG TERM: MIN. 2 + 1 PER 12,000 SF

OFFICE, ACCESSORY:
SHORT TERM: MIN. 2 + 1 PER 20,000 SF
LONG TERM: MIN. 2 + 1 PER 10,000 SF

INDOOR STORAGE OR WAREHOUSING AREA:
SHORT TERM: MIN. 2
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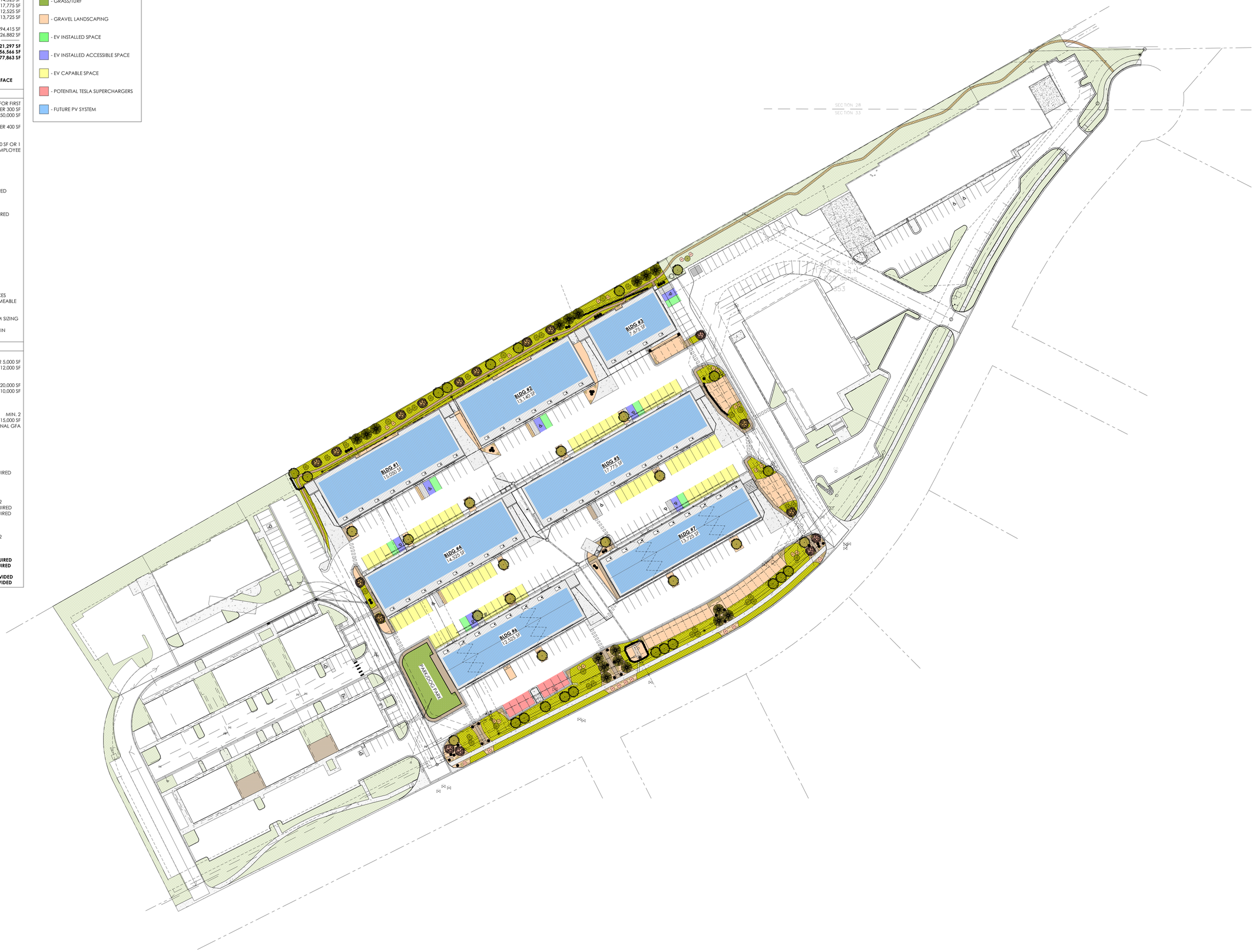
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**15 TOTAL LONG TERM BICYCLE SPACES REQUIRED**

**14 TOTAL SHORT TERM BICYCLE SPACES PROVIDED**
**16 TOTAL LONG TERM BICYCLE SPACES PROVIDED**

**LEGEND**

- NATIVE VEGETATION MIX
- GRASS/TURF
- GRAVEL LANDSCAPING
- EV INSTALLED SPACE
- EV INSTALLED ACCESSIBLE SPACE
- EV CAPABLE SPACE
- POTENTIAL TESLA SUPERCHARGERS
- FUTURE PV SYSTEM




1 C1.4 GREEN INITIATIVE PLAN
1" = 50'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
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1215 CHAMBERS
1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: GREEN INITIATIVE PLAN

DATE: 2/5/2026

SHEET NO: C1.4

SCALE: As indicated

**IMPERVIOUS SURFACE COVERAGE**

BUILDING FOOTPRINT AREA

| | |
|---|---|
| - BUILDING 1: | 15,050 SF |
| - BUILDING 2: | 13,140 SF |
| - BUILDING 3: | 7,675 SF |
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14,162.25 / 400 = 36 PARKING SPACES REQUIRED

RETAIL PARKING (15%):
94,415(0.15) = 14,162.25 SF
2,000 / 400 = 5 PARKING SPACES
14,162.25 / 300 = 48 PARKING SPACES
48 + 5 = 53 PARKING SPACES REQUIRED

**156 TOTAL PARKING SPACES REQUIRED**
**203 TOTAL PARKING SPACES PROVIDED**

PARKING BREAKDOWN
STANDARD: 203/203 = 100%
COMPACT: 0/0 = 0%
*OVERSIZED (BOX TRUCK PARKING): 14 SPACES
*ADDITIONAL LANDSCAPE INTEGRATED PERMEABLE PARKING AREAS: 24 SPACES

NOTE: ALL PARKING STALLS ARE OF UNIFORM SIZING 10'-0" x 20'-0" UNLESS NOTED OTHERWISE
*(SUPPLEMENTAL PARKING - NOT INCLUDED IN TOTAL PARKING COUNT)

**BICYCLE PARKING REQUIREMENTS**

| | |
|---|---|
| GENERAL RETAIL: | |
| SHORT TERM: | MIN. 2 + 1 PER 5,000 SF |
| LONG TERM: | MIN. 2 + 1 PER 12,000 SF |
| OFFICE, ACCESSORY: | |
| SHORT TERM: | MIN. 2 + 1 PER 20,000 SF |
| LONG TERM: | MIN. 2 + 1 PER 10,000 SF |
| INDOOR STORAGE OR WAREHOUSING AREA: | |
| SHORT TERM: | MIN. 2 |
| LONG TERM: | MIN. 2 + 1 PER 15,000 SF INTERNAL GFA |

DISTRIBUTION
70% WAREHOUSE, 15% OFFICE, 15% RETAIL

WAREHOUSE BICYCLE PARKING (70%):
94,415(0.70) = 66,090.5 SF
66,090.5 / 15,000 = 5
2 + 5 = 7 LONG TERM BICYCLE SPACES REQUIRED
2 SHORT TERM BICYCLE SPACES REQUIRED

OFFICE BICYCLE PARKING (15%):
94,415(0.15) = 14,162.25 SF
14,162.25 / 20,000 = 1  14,126.25 / 10,000 = 2
2 + 1 = 3 SHORT TERM BICYCLE SPACES REQUIRED
2 + 2 = 4 LONG TERM BICYCLE SPACES REQUIRED

RETAIL BICYCLE PARKING (15%):
94,415(0.15) = 14,162.25 SF
14,162.25 / 5,000 = 3  14,126.25 / 12,000 = 2
2 + 3 = 5 SHORT TERM BICYCLE SPACES
2 + 2 = 4 LONG TERM BICYCLE SPACES

**10 TOTAL SHORT TERM BICYCLE SPACES REQUIRED**
**15 TOTAL LONG TERM BICYCLE SPACES REQUIRED**

**14 TOTAL SHORT TERM BICYCLE SPACES PROVIDED**
**16 TOTAL LONG TERM BICYCLE SPACES PROVIDED**

**LEGEND**

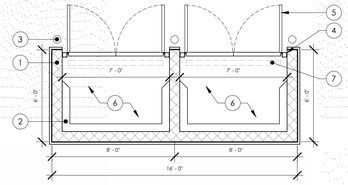
- PRIMARY CIRCULATION
- SECONDARY CIRCULATION
- TERTIARY CIRCULATION (ADJACENT SITE ACCESS)
- SECURED FENCED AREA



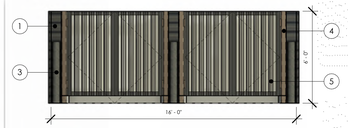

1 C1.5 PEDESTRIAN CIRCULATION PLAN
1" = 30'-0"

TRASH ENCLOSURE KEYNOTES:

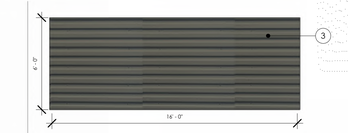
1. 8" CMU WITH METAL CLADDING - METAL SALES IC72 PANEL - CHARCOAL
2. 6" HT. CONC. WHEEL STOP
3. 6" STL. BOLLARD
4. 6" STL. POST FASTEN TO FOOTING BELOW (TYP.)
5. STL. GATE, SWING MIN. 115° MIN. 120° MAX
6. 6" CONC. SLAB, 1/4:12 SLOPE TO DOOR
7. TRENCH DRAIN: PROVIDE TRAFFIC RATED GALV. DRAIN.



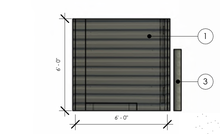

2 C1.5 TRASH ENCLOSURE PLAN
1/4" = 1'-0"



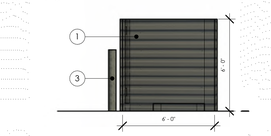

3 C1.5 TRASH ENCLOSURE ELEVATION - FRONT
1/4" = 1'-0"




4 C1.5 TRASH ENCLOSURE ELEVATION - REAR
1/4" = 1'-0"




5 C1.5 TRASH ENCLOSURE ELEVATION - SIDE 1
1/4" = 1'-0"




6 C1.5 TRASH ENCLOSURE ELEVATION - SIDE 2
1/4" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: PEDESTRIAN CIRCULATION PLAN

DATE: 2/5/2026

SHEET NO: C1.5

SCALE: As indicated

## LANDSCAPE AND IRRIGATION NOTES

1. Contractor shall verify all conditions prior to commencing work and shall be responsible for becoming aware of all underground utilities, pipes, structures, and irrigation lines. The contractor shall be held responsible for contacting all utility companies for field location of all underground utility lines prior to any excavation. Landscape contractor shall take sole responsibility for any cost incurred due to damage of said utilities
2. STAKE TREE LOCATIONS: for review and approval with 3' high wood lath stakes and marked with tree types for the owners review and approval. Contractor to place shrubs, perennials and groundcovers as called out on the plan and the L.A. will provide final review, and / or adjustments.
3. Planting BACKFILL MIX for all trees and shall to consist of 80% native topsoil and 20% well rotted compost. Fertilize and saturate root ball with water at time of planting (see details). Apply "Myke Transplanting Tree and Shrub Mix", (Mycorrhiza Fungi) or Fertilome root stimulator 4-10-3.
5. MULCH: Tree and shrub planting beds are to receive 3" of shredded cedar bark mulch (stained wood shavings are not acceptable). Perennial areas to receive 2-3" of 'Soil Pep' mulch. Brown 1" minus rock cobble for all other mulch areas.
6. SOIL PREP of perennial, annual and ground cover areas are to receive 6" of screened, well rotted compost to be integrated into the top-soil with a rototiller.
7. TREE SUPPORT STAKES : Deciduous trees to be staked and guyed with three 6' green metal T-posts per tree and guyed with # 12 gauge wire with green nylon tree straps. Aspen in groups can share stakes providing that each tree is receiving support from at least 3 stakes. Conifer trees to be staked with three 3' metal T-posts with above wire and straps.
8. WARRANTEE: The Contractor shall warrant that all plant materials supplied under this contract will be healthy and in flourishing condition of active growth at the date of final acceptance. Replace without cost to owner any plant not meeting this condition.
9. IRRIGATION SYSTEM is to be a design-build system by the Landscape Contractor using NON-POTABLE WATER. Provide drip emitters for all new trees and shrubs. Provide temporary, above ground spray heads, zoned separately for all seeded revegetated grass areas. Provide owner with a as-built plan / plans prior to final review and acceptance. Guarantee system for one year from final acceptance. Keep pipes and spray heads away from the building.
10. TOPSOIL: Landscape Contractor to supply and place 3" max. screened topsoil to finished grade with the following depths.
    Native Grass areas: 1-2" deep
    Over-excavate and remove any existing soils / construction debris to achieve necessary screened top-soil depths.
11. METAL EDGING: 1/8" thick by 4" wide with a rolled-top is to be placed where sod lawn meets planting beds and as designated on the plan.
12. IRRIGATION SLEEVING: Install 2, 4" PVC sleeves to access all planting areas.

**IMPERVIOUS SURFACE COVERAGE**

BUILDING FOOTPRINT AREA

| | |
|---|---|
| - BUILDING 1: | 15,050 SF |
| - BUILDING 2: | 13,140 SF |
| - BUILDING 3: | 7,675 SF |
| - BUILDING 4: | 14,525 SF |
| - BUILDING 5: | 17,775 SF |
| - BUILDING 6: | 12,525 SF |
| - BUILDING 7: | 13,725 SF |
| TOTAL BUILDING COVERAGE: | 94,415 SF |
| TOTAL CONCRETE/ASPHALT AREA: | 126,882 SF |
| **TOTAL IMPERVIOUS SURFACE AREA:** | **221,297 SF** |
| **TOTAL LANDSCAPED AREA:** | **56,566 SF** |
| **TOTAL LOT(S) AREA:** | **277,863 SF** |

(LOT 1125 + LOT 1215)

**56,566 / 277,863 = 20.36% LANDSCAPED**
**221,297 / 277,863 = 79.64% IMPERVIOUS SURFACE**

**OFF STREET PARKING REQUIREMENTS**

GENERAL RETAIL > 10,000 SF: 1 PER 400 SF FOR FIRST 2,000 SF, 1 PER 300 SF FROM 2,000 - 50,000 SF

OFFICE, ACCESSORY: 1 PER 400 SF

INDOOR STORAGE OR WAREHOUSING AREA: 1 PER 1,000 SF OR 1 PER EMPLOYEE

DISTRIBUTION
70% WAREHOUSE, 15% OFFICE, 15% RETAIL

WAREHOUSE PARKING (70%):
94,415(0.70) = 66,091 SF
66,091 / 1,000 = 67 PARKING SPACES REQUIRED

OFFICE PARKING (15%):
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14,162.25 / 400 = 36 PARKING SPACES REQUIRED

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**203 TOTAL PARKING SPACES PROVIDED**

PARKING BREAKDOWN
STANDARD: 203/203 = 100%
COMPACT: 0/0 = 0%
*OVERSIZED (BOX TRUCK PARKING): 14 SPACES
*ADDITIONAL LANDSCAPE INTEGRATED PERMEABLE PARKING AREAS: 24 SPACES

NOTE: ALL PARKING STALLS ARE OF UNIFORM SIZING 10'-0" x 20'-0" UNLESS NOTED OTHERWISE
*(SUPPLEMENTAL PARKING - NOT INCLUDED IN TOTAL PARKING COUNT)

**BICYCLE PARKING REQUIREMENTS**

GENERAL RETAIL:
SHORT TERM: MIN. 2 + 1 PER 5,000 SF
LONG TERM: MIN. 2 + 1 PER 12,000 SF

OFFICE, ACCESSORY:
SHORT TERM: MIN. 2 + 1 PER 20,000 SF
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INDOOR STORAGE OR WAREHOUSING AREA:
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**15 TOTAL LONG TERM BICYCLE SPACES REQUIRED**

**14 TOTAL SHORT TERM BICYCLE SPACES PROVIDED**
**16 TOTAL LONG TERM BICYCLE SPACES PROVIDED**

SYNTHETIC TURF GRASS FOR DOG PARK

GRASS SEED MIX
MOUNTAIN MIX

GRAVEL MULCH
1" TO 3" DIA. BROWN AND TAN GRAVEL.
PROVIDE SAMPLE TO OWNERS REP FOR APPROVAL.
LOCATE ADJACENT TO ALL BUILDINGS.
PLACE ON TOP OF MIRIFY FILTER FABRIC WITH ROLLED TOP STEEL EDGING.

LANDSCAPE-INTEGRATED PERMEABLE PARKING AREA
MODULAR OPEN-CELL PAVER SYSTEM (TRUEGRID) WITH 3/4" TO 1" DIA. NATIVE COLOR GRAVEL FILL.
PROVIDE SAMPLE TO OWNERS REP FOR APPROVAL.
INSTALL PER MANUF. INSTRUCTIONS.
PROVIDE ROLLED TOP STEEL EDGING.

LANDSCAPE BOULDERS
NATIVE GRANITE TO MATCH EXISTING ON SITE

PERMEABLE LANDSCAPE-BRICK PAVERS

### Grass Seed Mix 'Mountain Mix'

ALL DISTURBED AREAS

| | Common Name | Variety |
|---|---|---|
| 10% | Mountain Bromegrass | Bromar |
| 30% | Orchardgrass | Paiute |
| 10% | Canada Bluegrass | Reubens |
| 10% | Sheep Fescue | Meklenberger |
| 20% | Tall Fescue | Fawn |
| 10% | Winter Wheat | |
| 10% | Timothy | Climax |

Planting Rate
60 pounds of pure live seed per acre. Substitutions must be approved by owner.




1 LANDSCAPE PLAN
L1 1" = 30'-0"

## PLANT MATERIAL SCHEDULE

| | KEY | QTY | BOTANICAL NAME | COMMON NAME (ABBR.) | SIZE | NOTES |
|---|---|---|---|---|---|---|
| TREES | | 36 | POPULUS TREMULOIDES | ASPEN (ASP) | 3" CALIPER | DECIDUOUS |
| | | 5 | MALUS 'SPRING SNOW' (CONSIDERED STERILE - NO FRUIT) | SPRING SNOW FLOWERING CRABAPPLE (SSFC) | 3" CALIPER | DECIDUOUS |
| | | 8 | ACER GLABRUM | ROCKY MOUNTAIN MAPLE (RMM) | CLUMP FORM 3" CALIPER | DECIDUOUS |
| | | 4 | PRUNUS VIRGINIANA MELANCARPA | CANADA RED CHOKECHERRY (CRC) | CLUMP FORM 3" CALIPER | DECIDUOUS |
| | | 18 | PINUS EDULIS | PINYON PINE (PIP) | 3" CALIPER | EVERGREEN |

| | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|---|
| SHRUBS | | 9 | AMELANCHIER ALNIFOLIA | SASKETOON SERVICEBERRY (SSB) | #5 CONTAINERS | DECIDUOUS |
| | | 23 | RHAMNUS SMITHII | SMITH BUCKTHORN (SM) | #5 CONTAINERS | DECIDUOUS |
| | | 29 | CORNUS SERICEA | RED TWIG DOGWOOD (RTD) | #5 CONTAINERS | DECIDUOUS |
| | | 50 | ARCTOSTAPHYLOS-X-COLORADOENSIS | PANCHITO MANZANITA (PM) | #5 CONTAINERS | EVERGREEN |

| | KEY | QTY | BOTANICAL NAME | COMMON NAME | SIZE | NOTES |
|---|---|---|---|---|---|---|
| GRASSES | B | 190 | HELICTOTRICHON SEMPERVIRENS | BLUE EVENA GRASS (BEG) | #1 CONTAINERS | -- |
| | F | 144 | CALAMAGROSTIS ACUTIFLORA "K.F." | FEATHER REED GRASS (FRG) | #1 CONTAINERS | -- |

# 1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO 81631

ISSUED FOR

NORTH
W E
S

0 25' 50' 100'

SCALE: 1"=30'-0"

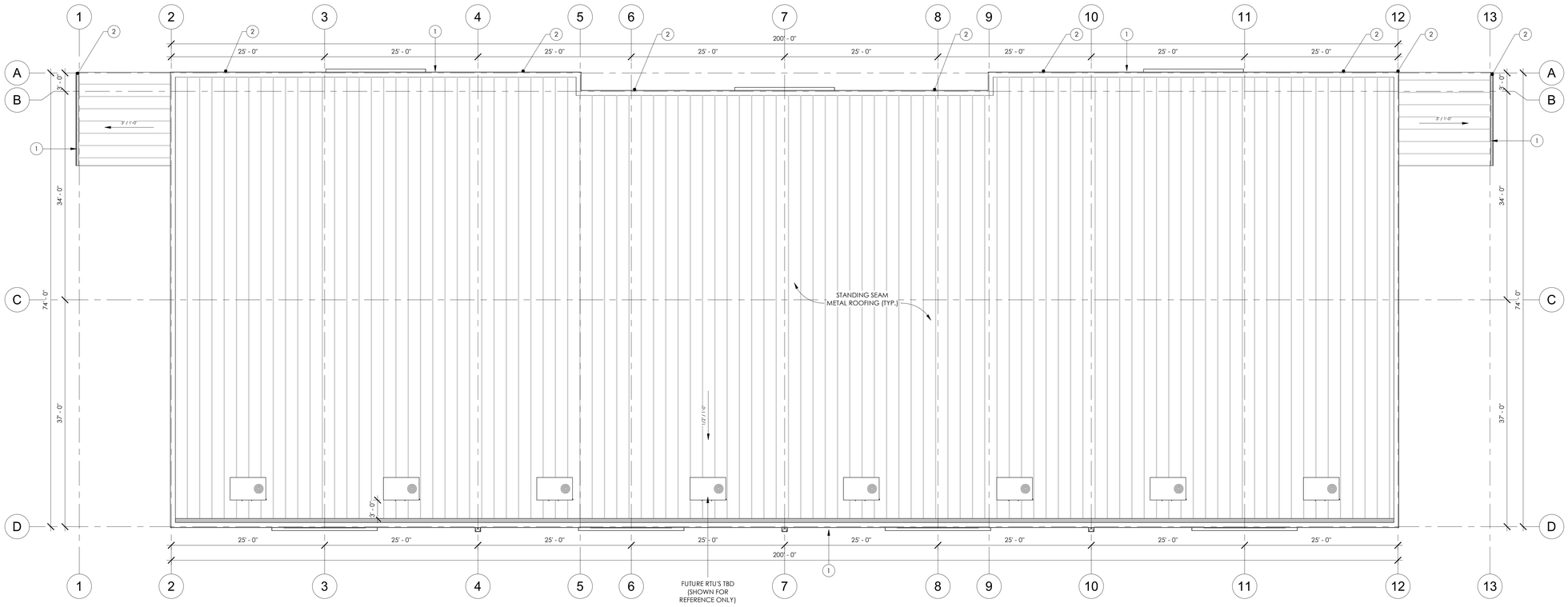
SHEET TITLE
LANDSCAPE PLAN

DATE
2/5/2026

SHEET
L1

## SYMBOL LEGEND - ENLARGED PLAN

- A — — — - GRID LINE
- ——— - MATCH LINE
- 101A - DOOR TAG
- - - -




4 ROOF
A1.2 1/8" = 1'-0"

NOT FOR CONSTRUCTION

KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045

# 1215 CHAMBERS - BLDG #1

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

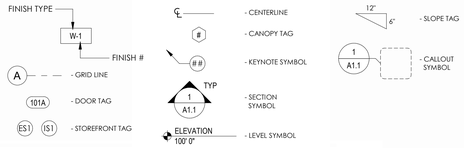
SHEET NAME: ROOF PLAN

DATE: 2/6/2026

SHEET NO: A1.2

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

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: TBD
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## EXTERIOR ELEVATION NOTES

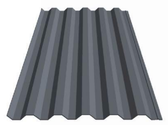
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. BOLLARD

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE PBM PANEL**
**CHARCOAL GRAY**
W2



**RIGID GLOBAL BUILDINGS**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



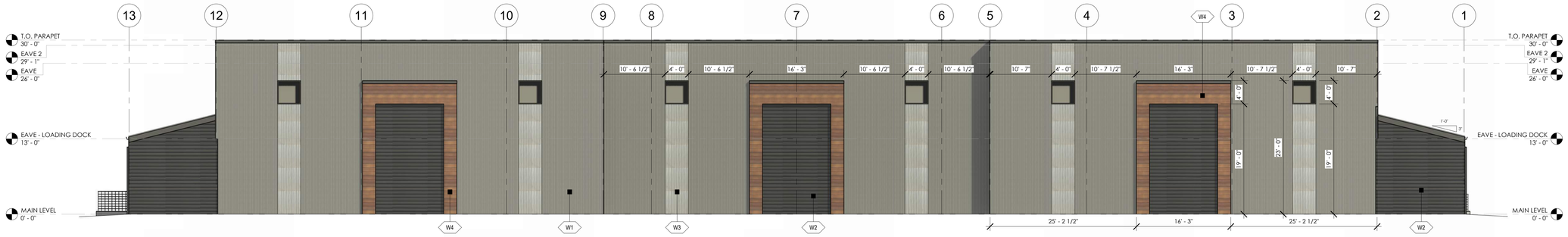
**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



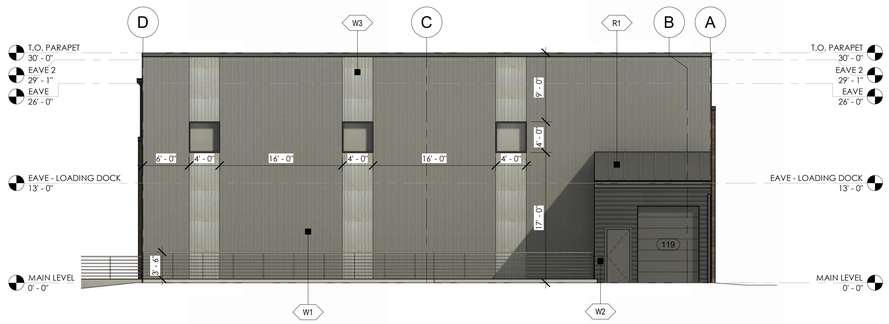
**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1



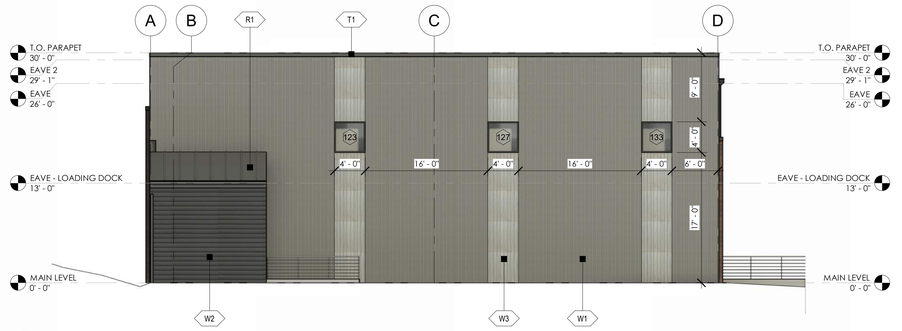

1 A2.1 SOUTH ELEVATION
1/8" = 1'-0"




2 A2.1 NORTH ELEVATION
1/8" = 1'-0"




3 A2.1 EAST ELEVATION
1/8" = 1'-0"




4 A2.1 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
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# 1215 CHAMBERS - BLDG #1

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

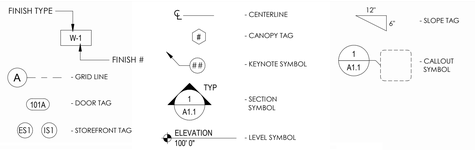
SHEET NAME: EXTERIOR ELEVATIONS BUILDING #1

DATE: 2/6/2026

SHEET NO: A2.1

SCALE: As indicated

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
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**W-3** **METAL SIDING - 2.5" CORRUGATED**
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COLOR: GALVALUME

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MANUFACTURER: LONGBOARD
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## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## EXTERIOR ELEVATION NOTES

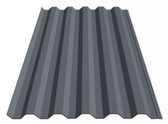
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. BOLLARD

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE PBM PANEL**
**CHARCOAL GRAY**
W2



**RIGID GLOBAL BUILDINGS**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1



1 A2.2 FRONT PERSPECTIVE



2 A2.2 REAR PERSPECTIVE (I-70 VIEW)

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #1

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: 3D PERSPECTIVES - BUILDING #1

DATE: 2/6/2026

SHEET NO: A2.2

SCALE: 12" = 1'-0"

## SYMBOL LEGEND - ENLARGED PLAN

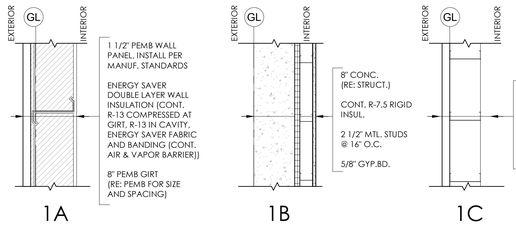
- A — — — GRID LINE
- MATCH LINE
- 101A - DOOR TAG
- WALL ABOVE OR HIDDEN LINE
- AL / HM - WINDOW TAG
- ℄ - CENTERLINE
- Room name 100 - ROOM TAG
- 1 / 4 A1.1 2 / 3 - ELEVATION SYMBOL
- ## - KEYNOTE SYMBOL
- ## - EQUIPMENT SYMBOL
- 1 A1.1 TYP - SECTION SYMBOL
- 1 A1.1 - CALLOUT SYMBOL

## GENERAL FLOOR PLAN NOTES

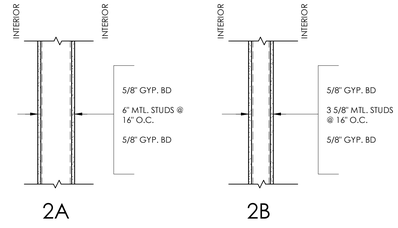
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K. DOOR JAMB LOCATION OFF FACE OF WALL IS 4", TYPICAL, UNLESS NOTED OTHERWISE.

## WALL TYPES

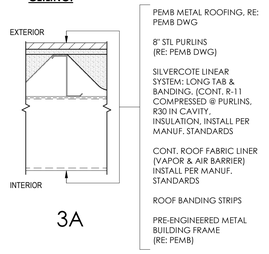
### EXTERIOR:



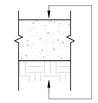

### INTERIOR:




### CEILING:

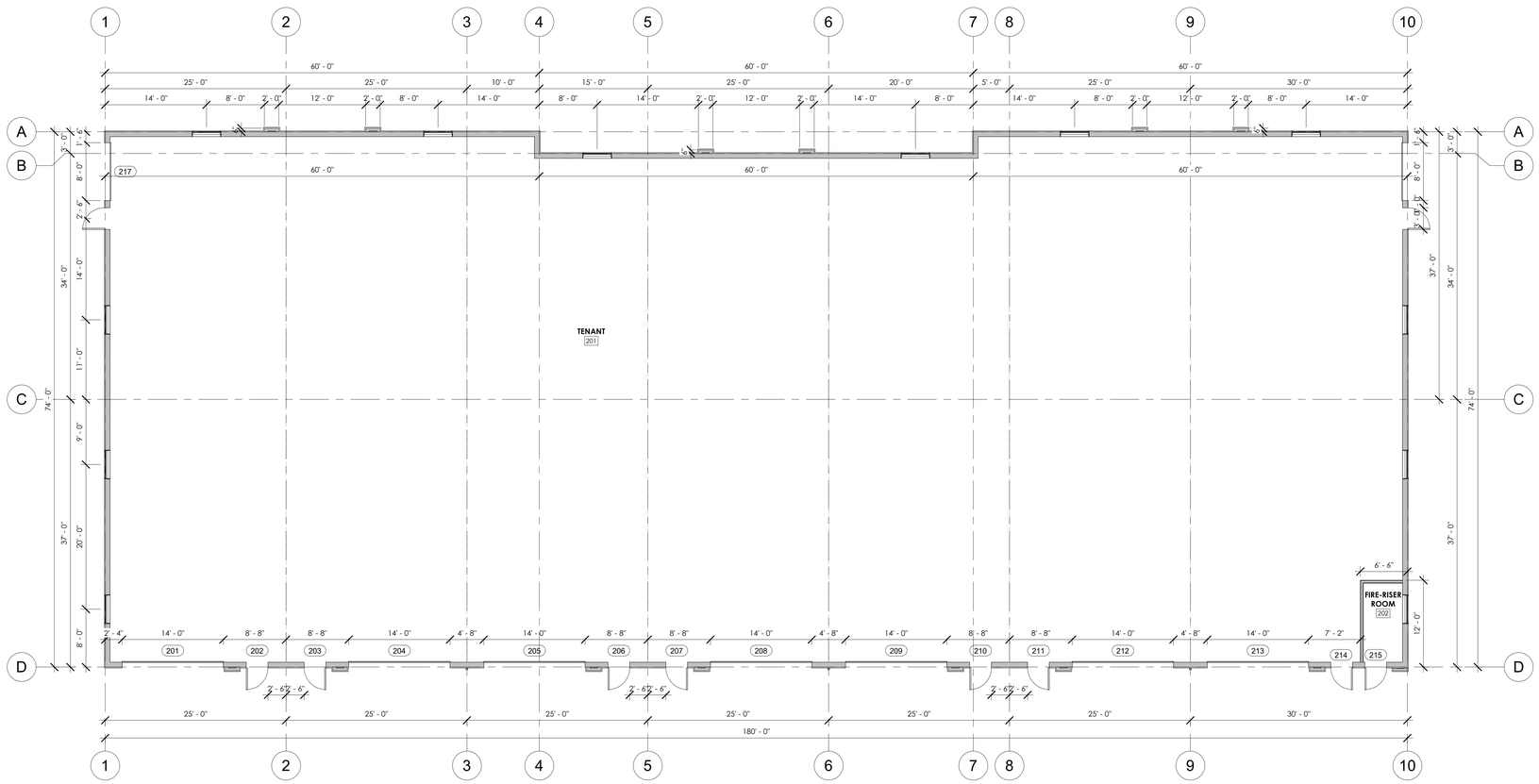



### FLOOR:




WALL NOTES:

a. ALL EXTERIOR WALL TYPES ARE SHOWN WITH THE EXTERIOR WALL FACING LEFT UNLESS OTHERWISE NOTED.
b. PROVIDE GLASS MAT WATER-RESISTANT BACKER BOARD IN LIEU OF GYPSUM WALL BOARD BEHIND ALL WALL TILE.
c. GYPSUM BOARD SHALL BE MOISTURE-RESISTANT AT THE FOLLOWING LOCATIONS: WALLS AND CEILINGS OF ALL RESTROOMS AND SHOWERS
d. WALL TYPE CHANGES OCCUR AT CORNERS OR INTERSECTIONS OF WALLS UNLESS NOTED OTHERWISE.
e. ALL INTERIOR WALLS TO BE TYPE [2B] UNLESS NOTED OTHERWISE.
f. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISHES.
g. "X" AFTER WALL DESIGNATION DENOTES WALL TO EXTEND TO STRUCTURE.




1 A1.3 MAIN LEVEL FLOOR PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #2

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

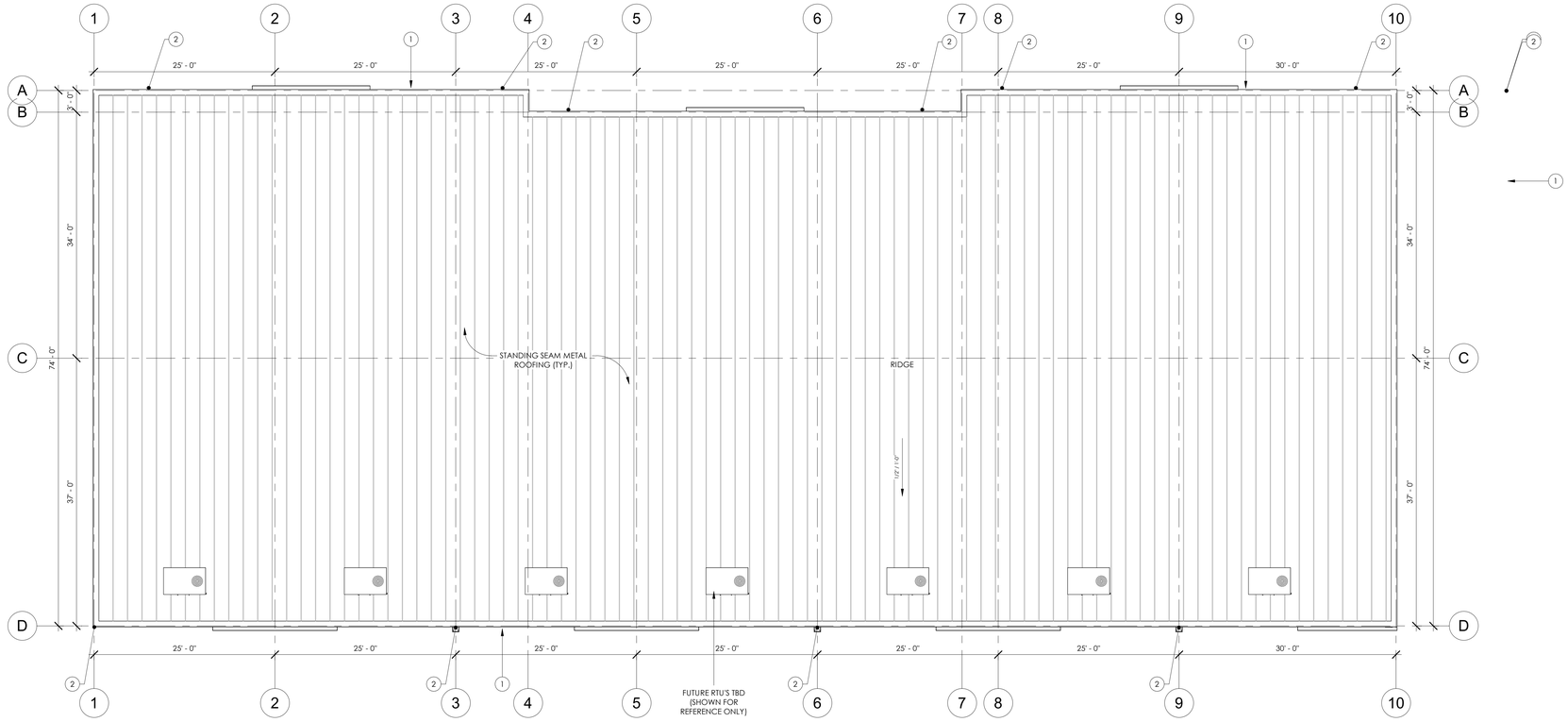
PROJECT NO: 2410

SHEET NAME: FLOOR PLAN

DATE: 2/6/2026

SHEET NO: A1.3

SCALE: As indicated




1 A1.4 ROOF
1/8" = 1'-0"

KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045

# 1215 CHAMBERS - BLDG #2

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: ROOF PLAN

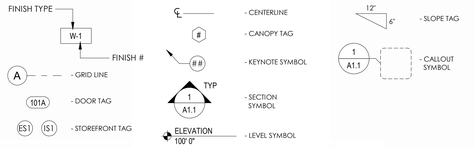
DATE: 2/6/2026

SHEET NO: A1.4

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

NOT FOR CONSTRUCTION

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL

## EXTERIOR ELEVATION NOTES

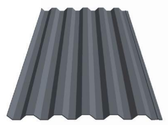
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER: - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL

## GENERAL EXTERIOR ELEVATION NOTES

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B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
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**RIGID GLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



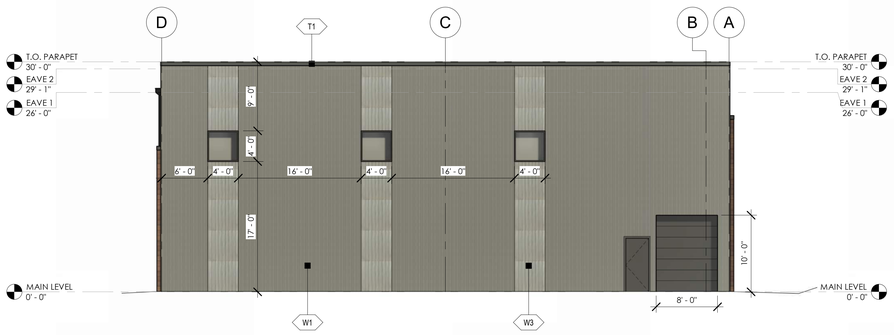
**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1



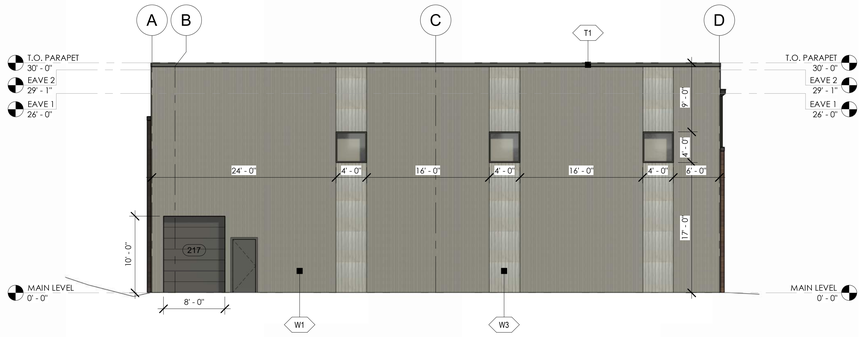

1 A2.2 SOUTH ELEVATION
1/8" = 1'-0"




2 A2.2 NORTH ELEVATION
1/8" = 1'-0"




3 A2.2 EAST ELEVATION
1/8" = 1'-0"




4 A2.2 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #2

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

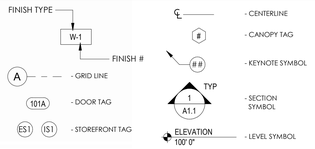
SHEET NAME: EXTERIOR ELEVATIONS

DATE: 2/6/2026

SHEET NO: A2.3

SCALE: As indicated

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL

## EXTERIOR ELEVATION NOTES

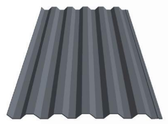
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER: - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
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**RIGID GLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1





NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
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# 1215 CHAMBERS - BLDG #2

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

SHEET NAME: 3D PERSPECTIVES

DATE: 2/6/2026

SHEET NO: A2.4

SCALE: 12" = 1'-0"

## SYMBOL LEGEND - ENLARGED PLAN

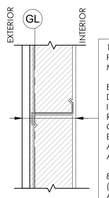
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- - - - - - WALL ABOVE OR HIDDEN LINE
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- ℄ ——— CENTERLINE
- Room name 100 — ROOM TAG
- 1 / 4 A1.1 / 2 / 3 — ELEVATION SYMBOL
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- ## — EQUIPMENT SYMBOL
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## WALL TYPES

### EXTERIOR:

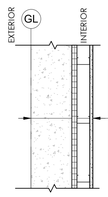



1 1/2" PEMB WALL PANEL, INSTALL PER MANUF. STANDARDS

ENERGY SAVER DOUBLE LAYER WALL INSULATION (CONT. R-13 COMPRESSED AT GIRT, R-13 IN CAVITY, ENERGY SAVER FABRIC AND BANDING (CONT. AIR & VAPOR BARRIER))

8" PEMB GIRT (RE: PEMB FOR SIZE AND SPACING)

1A



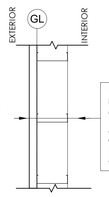

8" CONC. (RE: STRUCT.)

CONT. R-7.5 RIGID INSUL.

2 1/2" MTL. STUDS @ 16" O.C.

5/8" GYP.BD.

1B

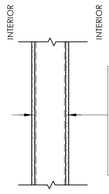



1 1/2" PEMB WALL PANEL, INSTALL PER MANUF. STANDARDS

6" MTL. STUDS @ 12" O.C. (RE: CLARK DIETRICH 600S162-54-P)

1C

### INTERIOR:



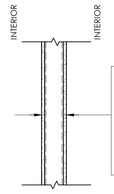

5/8" GYP. BD

6" MTL. STUDS @ 16" O.C.

5/8" GYP. BD

2A

FUTURE WALL (SHOWN FOR REFRENCE ONLY)



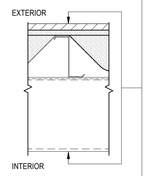

5/8" GYP. BD

3 5/8" MTL. STUDS @ 16" O.C.

5/8" GYP. BD

2B

### CEILING:




PEMB METAL ROOFING, RE: PEMB DWG

8" STL PURLINS (RE: PEMB DWG)

SILVERCOTE LINEAR SYSTEM: LONG TAB & BANDING, (CONT. R-11 COMPRESSED @ PURLINS, R30 IN CAVITY, INSULATION, INSTALL PER MANUF. STANDARDS

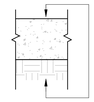
CONT. ROOF FABRIC LINER (VAPOR & AIR BARRIER) INSTALL PER MANUF. STANDARDS

ROOF BANDING STRIPS

PRE-ENGINEERED METAL BUILDING FRAME (RE: PEMB)

3A

### FLOOR:



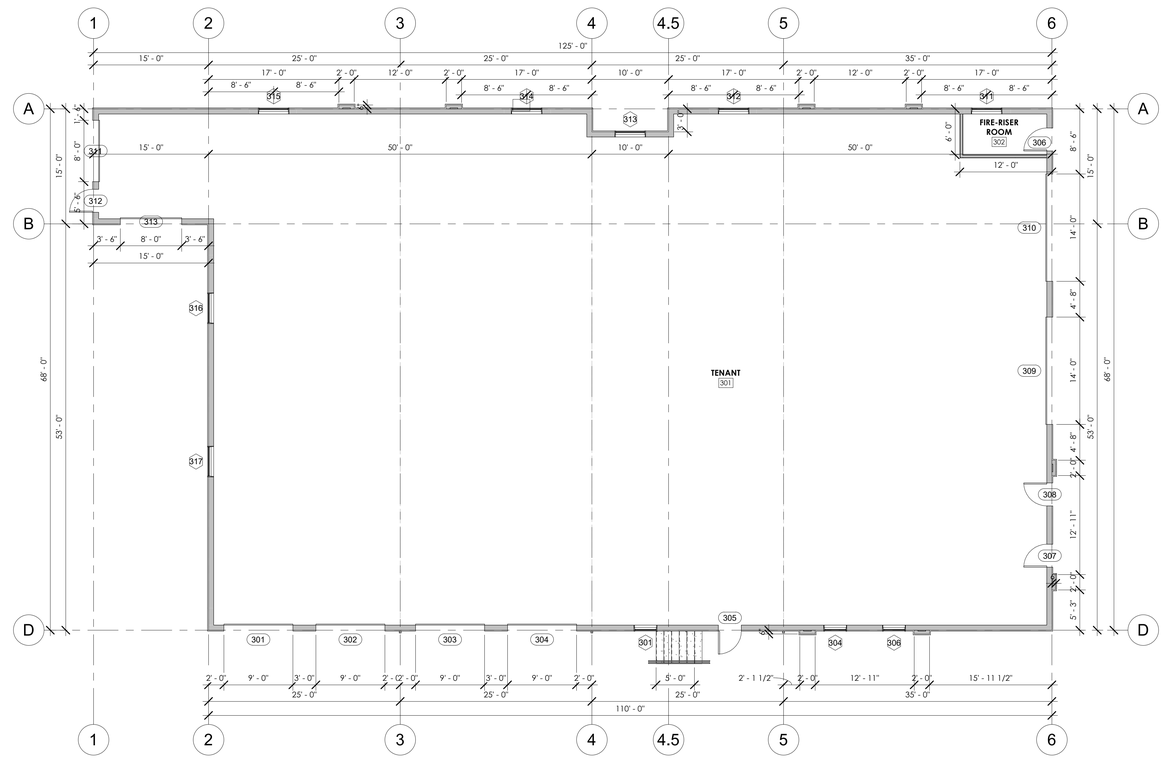
8" STR. SLAB RE: STRUCTURAL

STR. FILL, RE: GEOTECH

4A

WALL NOTES:

a. ALL EXTERIOR WALL TYPES ARE SHOWN WITH THE EXTERIOR WALL FACING LEFT UNLESS OTHERWISE NOTED.
b. PROVIDE GLASS MAT WATER-RESISTANT BACKER BOARD IN LIEU OF GYPSUM WALL BOARD BEHIND ALL WALL TILE.
c. GYPSUM BOARD SHALL BE MOISTURE-RESISTANT AT THE FOLLOWING LOCATIONS: WALLS AND CEILINGS OF ALL RESTROOMS AND SHOWERS
d. WALL TYPE CHANGES OCCUR AT CORNERS OR INTERSECTIONS OF WALLS UNLESS NOTED OTHERWISE.
e. ALL INTERIOR WALLS TO BE TYPE [2B] UNLESS NOTED OTHERWISE.
f. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISHES.
g. "X" AFTER WALL DESIGNATION DENOTES WALL TO EXTEND TO STRUCTURE.




1 A1.5 BUILDING #3 PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #3

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

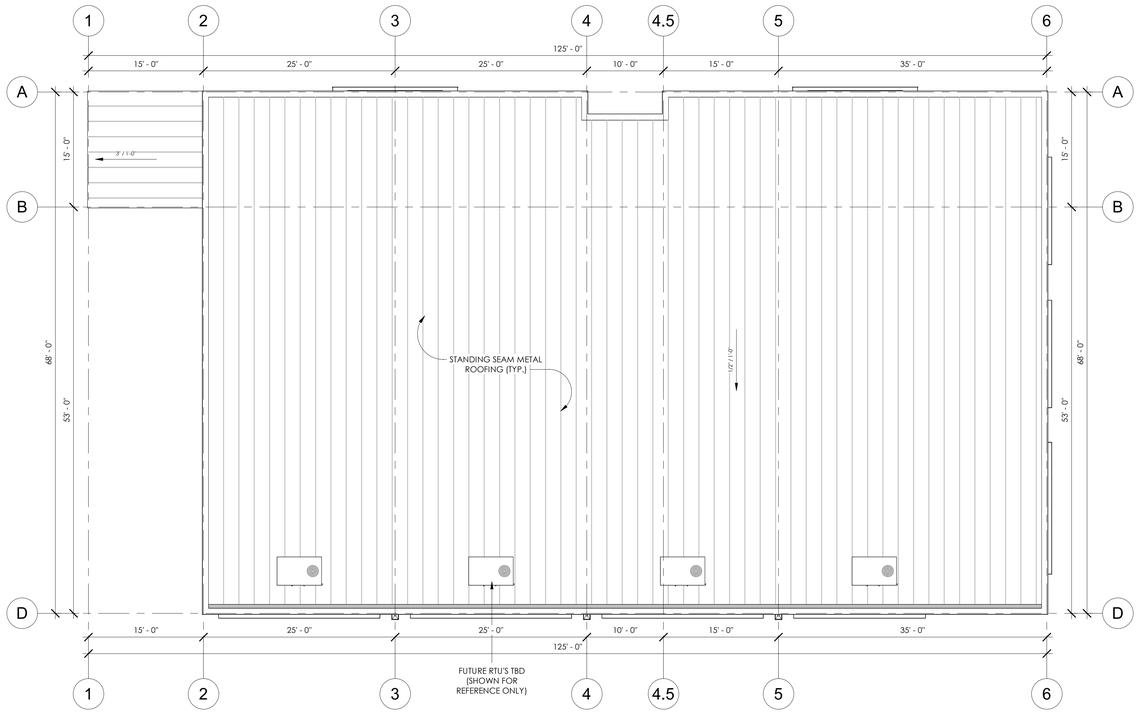
PROJECT NO: 2410

SHEET NAME: FLOOR PLAN

DATE: 2/6/2026

SHEET NO: A1.5

SCALE: As indicated




1 A1.6 ROOF
1/8" = 1'-0"

NOT FOR CONSTRUCTION

KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045

# 1215 CHAMBERS - BLDG #3

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

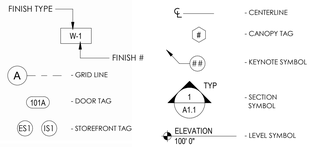
SHEET NAME: ROOF PLAN

DATE: 2/6/2026

SHEET NO: A1.6

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

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: METAL SALES
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## EXTERIOR ELEVATION NOTES

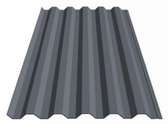
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



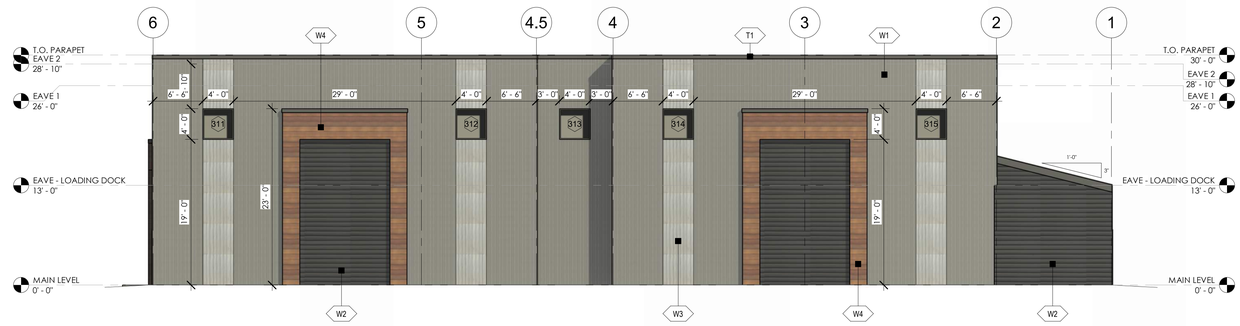
**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1



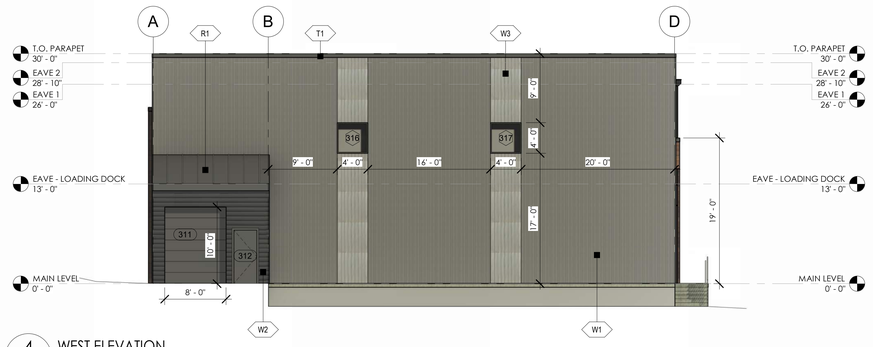

1 A2.5 SOUTH ELEVATION
1/8" = 1'-0"




2 A2.5 NORTH ELEVATION
1/8" = 1'-0"




3 A2.5 EAST ELEVATION
1/8" = 1'-0"




4 A2.5 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #3

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

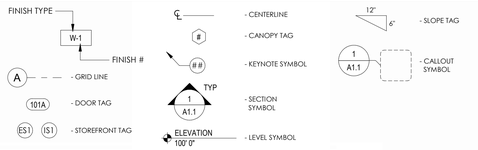
SHEET NAME: EXTERIOR ELEVATIONS

DATE: 2/6/2026

SHEET NO: A2.5

SCALE: As indicated

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: METAL SALES
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

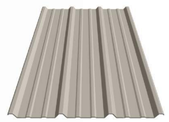
**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## EXTERIOR ELEVATION NOTES

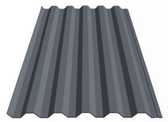
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1



1 A2.6 FRONT PERSPECTIVE



2 A2.6 3D VIEW - FRONT - 2



3 A2.6 REAR PERSPECTIVE (I-70 VIEW)



4 A2.6 3D VIEW - REAR - 2

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #3

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: 3D PERSPECTIVES

DATE: 2/6/2026

SHEET NO: A2.6

SCALE: 12" = 1'-0"

## SYMBOL LEGEND - ENLARGED PLAN

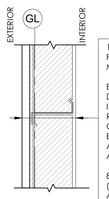
- A — — — GRID LINE
- MATCH LINE
- 101A - DOOR TAG
- WALL ABOVE OR HIDDEN LINE
- AL HM - WINDOW TAG
- Room name 100 - ROOM TAG
- ℄ - CENTERLINE
- 1 / 4 A1.1 2 / 3 TYP - ELEVATION SYMBOL
- ## - KEYNOTE SYMBOL
- ## - EQUIPMENT SYMBOL
- 1 A1.1 - SECTION SYMBOL
- 1 A1.1 - CALLOUT SYMBOL

## GENERAL FLOOR PLAN NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. REFER TO SHEET A0.0 FOR PUBLIC SPACES ADA STANDARDS FOR ACCESSIBLE DESIGN
D. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
E. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
F. PROVIDE METAL STUD BUSDING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
G. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
H. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
I. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
J. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
K. DOOR JAMB LOCATION OFF FACE OF WALL IS 4", TYPICAL, UNLESS NOTED OTHERWISE.

## WALL TYPES

**EXTERIOR:**

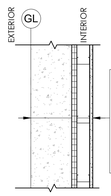



1 1/2" PEMB WALL PANEL, INSTALL PER MANUF. STANDARDS

ENERGY SAVER DOUBLE LAYER WALL INSULATION (CONT. R-13 COMPRESSED AT GIRT, R-13 IN CAVITY, ENERGY SAVER FABRIC AND BANDING (CONT. AIR & VAPOR BARRIER))

8" PEMB GIRT (RE: PEMB FOR SIZE AND SPACING)

1A



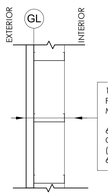

8" CONC. (RE: STRUCT.)

CONT. R-7.5 RIGID INSUL.

2 1/2" MTL. STUDS @ 16" O.C.

5/8" GYP.BD.

1B

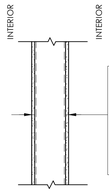



1 1/2" PEMB WALL PANEL, INSTALL PER MANUF. STANDARDS

6" MTL. STUDS @ 12" O.C. (RE: CLARK DIETRICH 600S162-54-P)

1C

**INTERIOR:**



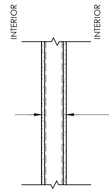

5/8" GYP. BD

6" MTL. STUDS @ 16" O.C.

5/8" GYP. BD

2A

FUTURE WALL (SHOWN FOR REFRENCE ONLY)



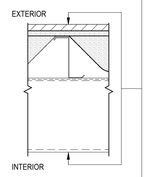

5/8" GYP. BD

3 5/8" MTL. STUDS @ 16" O.C.

5/8" GYP. BD

2B

**CEILING:**




PEMB METAL ROOFING, RE: PEMB DWG

8" STL PURLINS (RE: PEMB DWG)

SILVERCOTE LINEAR SYSTEM: LONG TAB & BANDING, (CONT. R-11 COMPRESSED @ PURLINS, R30 IN CAVITY, INSULATION, INSTALL PER MANUF. STANDARDS

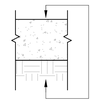
CONT. ROOF FABRIC LINER (VAPOR & AIR BARRIER) INSTALL PER MANUF. STANDARDS

ROOF BANDING STRIPS

PRE-ENGINEERED METAL BUILDING FRAME (RE: PEMB)

3A

**FLOOR:**

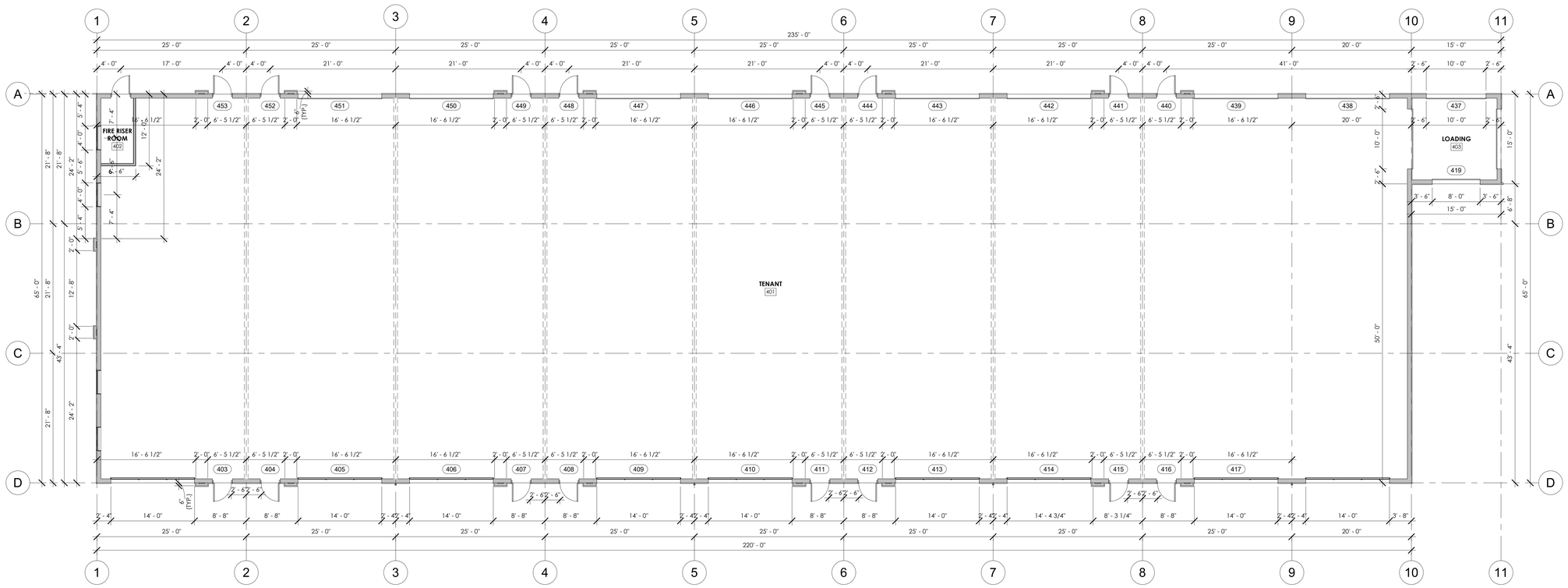


8" STR. SLAB RE: STRUCTURAL

STR. FILL, RE: GEOTECH

4A

WALL NOTES:
a. ALL EXTERIOR WALL TYPES ARE SHOWN WITH THE EXTERIOR WALL FACING LEFT UNLESS OTHERWISE NOTED.
b. PROVIDE GLASS MAT WATER-RESISTANT BACKER BOARD IN LIEU OF GYPSUM WALL BOARD BEHIND ALL WALL TILE.
c. GYPSUM BOARD SHALL BE MOISTURE-RESISTANT AT THE FOLLOWING LOCATIONS: WALLS AND CEILINGS OF ALL RESTROOMS AND SHOWERS
d. WALL TYPE CHANGES OCCUR AT CORNERS OR INTERSECTIONS OF WALLS UNLESS NOTED OTHERWISE.
e. ALL INTERIOR WALLS TO BE TYPE [2B] UNLESS NOTED OTHERWISE.
f. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISHES.
g. "X" AFTER WALL DESIGNATION DENOTES WALL TO EXTEND TO STRUCTURE.




1 MAIN LEVEL PLAN
A1.7 1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #4

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

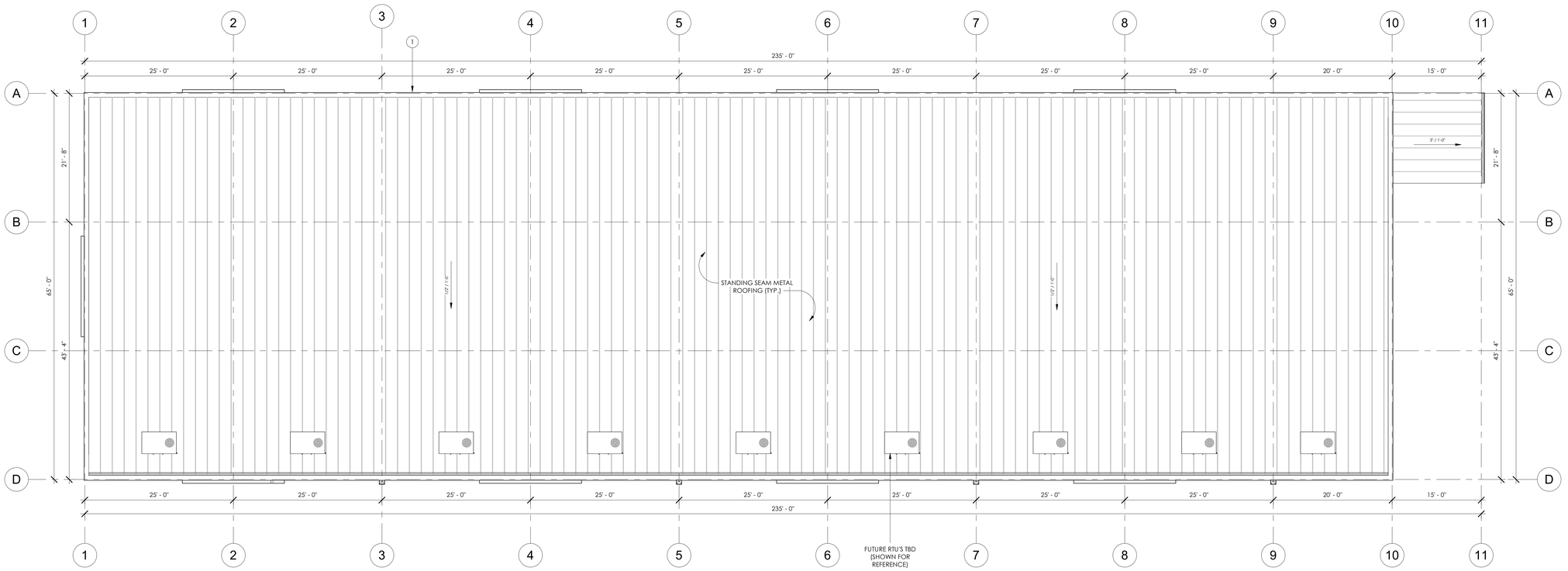
PROJECT NO: 2410

SHEET NAME: MAIN LEVEL FLOOR PLAN

DATE: 2/6/2026

SHEET NO: A1.7

SCALE: As indicated




1 A1.8 ROOF PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION

KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045

# 1215 CHAMBERS - BLDG #4

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

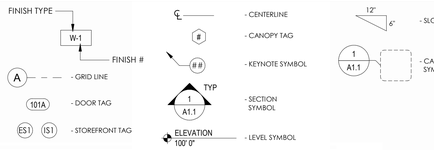
SHEET NAME: ROOF PLAN

DATE: 2/6/2026

SHEET NO: A1.8

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

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

| | | |
|---|---|---|
| **W-1** | **METAL SIDING - PRR-PANEL** | MANUFACTURER: RIGID GLOBAL BUILDINGS<br>COLOR: ASH GRAY |
| **W-2** | **METAL SIDING - REVERSE-PBM PANEL** | MANUFACTURER: RIGID GLOBAL BUILDINGS<br>COLOR: CHARCOAL GRAY |
| **W-3** | **METAL SIDING - 2.5" CORRUGATED** | MANUFACTURER: TBD<br>COLOR: GALVALUME |
| **W-4** | **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS** | MANUFACTURER: LONGBOARD<br>COLOR: WESTERN CEDAR |

## ROOF FINISH SCHEDULE

| | | |
|---|---|---|
| **R-1** | **STANDING SEAM METAL ROOF** | MANUFACTURER: RIGID GLOBAL BUILDINGS<br>COLOR: CHARCOAL GRAY |

## TRIM FINISH SCHEDULE

| | | |
|---|---|---|
| **T-1** | **TRIM, GUTTERS, FLASHING, RAILINGS, ETC.** | MANUFACTURER: RIGID GLOBAL BUILDINGS<br>COLOR: CHARCOAL GRAY |

## EXTERIOR ELEVATION NOTES

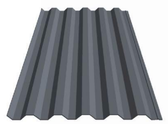
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PRR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE-PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



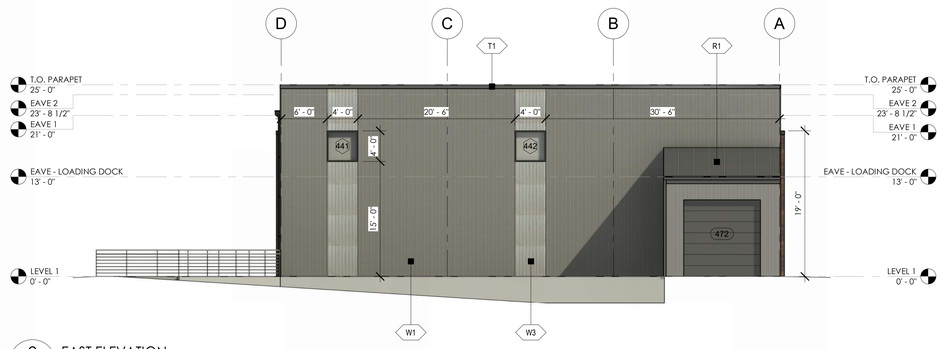
**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1



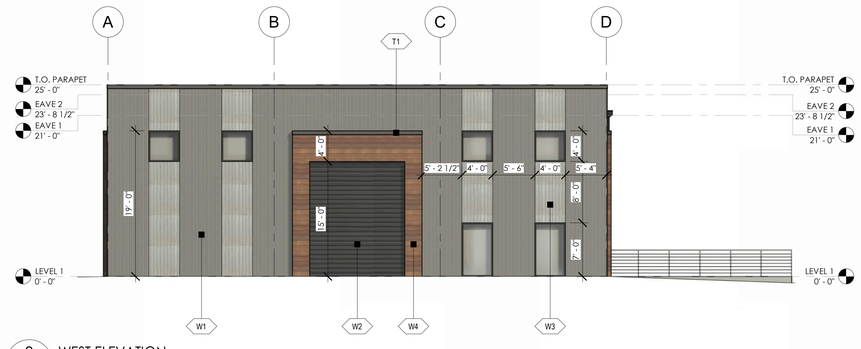

1 A2.7 SOUTH ELEVATION
1/8" = 1'-0"




4 A2.7 NORTH ELEVATION
1/8" = 1'-0"




2 A2.7 EAST ELEVATION
1/8" = 1'-0"




3 A2.7 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION


kda
KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #4

1215 CHAMBERS AVE, EAGLE, CO 81631

**REVISION(S):**

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

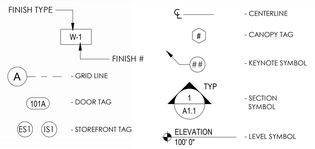
SHEET NAME: EXTERIOR ELEVATIONS BUILDING #4

DATE: 2/6/2026

SHEET NO: A2.7

SCALE: As indicated

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PRR-PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE-PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: TBD
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, RAILINGS, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## EXTERIOR ELEVATION NOTES

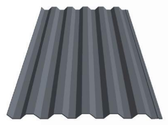
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PRR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE-PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1





NOT FOR CONSTRUCTION


kda
KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #4

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: 3D PERSPECTIVES BUILDING #4

DATE: 2/6/2026

SHEET NO: A2.8

SCALE: 12" = 1'-0"

## SYMBOL LEGEND - ENLARGED PLAN

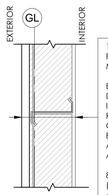
- A — GRID LINE
- MATCH LINE
- 101A — DOOR TAG
- WALL ABOVE OR HIDDEN LINE
- AL / HM — WINDOW TAG
- Room name / 100 — ROOM TAG
- ℄ — CENTERLINE
- 1 / 4 A1.1 / 2 / 3 TYP — ELEVATION SYMBOL
- ## — KEYNOTE SYMBOL
- ## — EQUIPMENT SYMBOL
- 1 / A1.1 — SECTION SYMBOL
- 1 / A1.1 — CALLOUT SYMBOL

## GENERAL FLOOR PLAN NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. REFER TO SHEET A0.0 FOR PUBLIC SPACES ADA STANDARDS FOR ACCESSIBLE DESIGN
D. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
E. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
F. PROVIDE METAL STUD BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
G. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
H. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
I. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
J. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
K. DOOR JAMB LOCATION OFF FACE OF WALL IS 4", TYPICAL, UNLESS NOTED OTHERWISE.

## WALL TYPES

**EXTERIOR:**

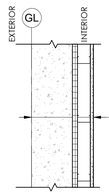



1 1/2" PEMB WALL PANEL, INSTALL PER MANUF. STANDARDS

ENERGY SAVER DOUBLE LAYER WALL INSULATION (CONT. R-13 COMPRESSED AT GIRT, R-13 IN CAVITY, ENERGY SAVER FABRIC AND BANDING (CONT. AIR & VAPOR BARRIER))

8" PEMB GIRT (RE: PEMB FOR SIZE AND SPACING)

1A



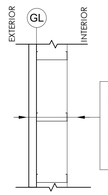

8" CONC. (RE: STRUCT.)

CONT. R-7.5 RIGID INSUL.

2 1/2" MTL. STUDS @ 16" O.C.

5/8" GYP.BD.

1B

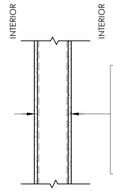



1 1/2" PEMB WALL PANEL, INSTALL PER MANUF. STANDARDS

6" MTL. STUDS @ 12" O.C. (RE: CLARK DIETRICH 600S162-54-P)

1C

**INTERIOR:**



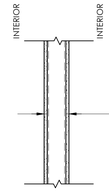

5/8" GYP. BD

6" MTL. STUDS @ 16" O.C.

5/8" GYP. BD

2A

FUTURE WALL (SHOWN FOR REFRENCE ONLY)



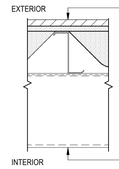

5/8" GYP. BD

3 5/8" MTL. STUDS @ 16" O.C.

5/8" GYP. BD

2B

**CEILING:**




PEMB METAL ROOFING, RE: PEMB DWG

8" STL PURLINS (RE: PEMB DWG)

SILVERCOTE LINEAR SYSTEM: LONG TAB & BANDING, (CONT. R-11 COMPRESSED @ PURLINS, R30 IN CAVITY, INSULATION, INSTALL PER MANUF. STANDARDS

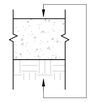
CONT. ROOF FABRIC LINER (VAPOR & AIR BARRIER) INSTALL PER MANUF. STANDARDS

ROOF BANDING STRIPS

PRE-ENGINEERED METAL BUILDING FRAME (RE: PEMB)

3A

**FLOOR:**

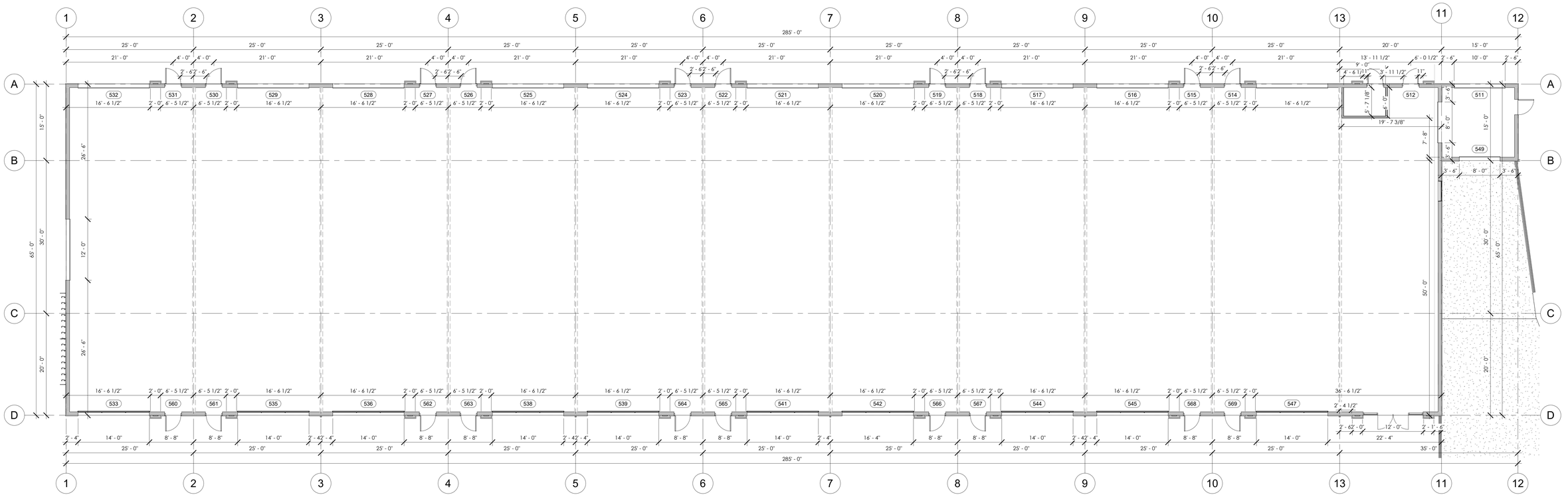


8" STR. SLAB RE: STRUCTURAL

STR. FILL. RE: GEOTECH

4A

WALL NOTES:
a. ALL EXTERIOR WALL TYPES ARE SHOWN WITH THE EXTERIOR WALL FACING LEFT UNLESS OTHERWISE NOTED.
b. PROVIDE GLASS MAT WATER-RESISTANT BACKER BOARD IN LIEU OF GYPSUM WALL BOARD BEHIND ALL WALL TILE.
c. GYPSUM BOARD SHALL BE MOISTURE-RESISTANT AT THE FOLLOWING LOCATIONS: WALLS AND CEILINGS OF ALL RESTROOMS AND SHOWERS
d. WALL TYPE CHANGES OCCUR AT CORNERS OR INTERSECTIONS OF WALLS UNLESS NOTED OTHERWISE.
e. ALL INTERIOR WALLS TO BE TYPE [2B] UNLESS NOTED OTHERWISE.
f. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISHES.
g. "X" AFTER WALL DESIGNATION DENOTES WALL TO EXTEND TO STRUCTURE.




2 MAIN LEVEL
A1.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
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CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #5

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

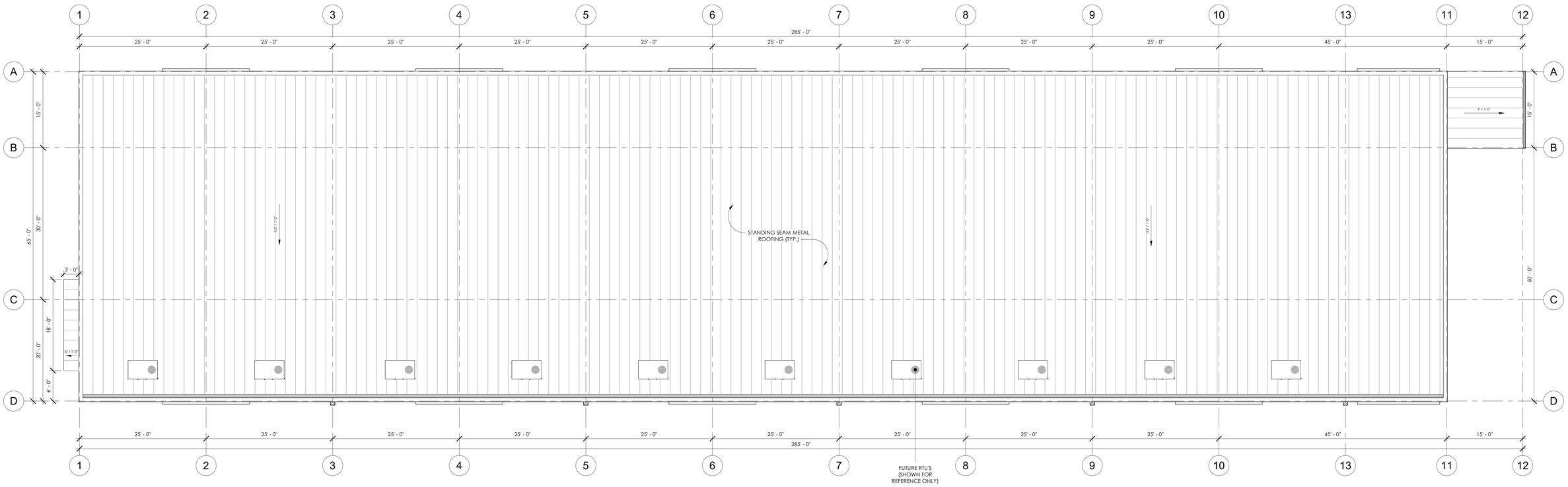
PROJECT NO: 2410

SHEET NAME: MAIN LEVEL PLAN

DATE: 2/6/2026

SHEET NO: A1.9

SCALE: As indicated




1 A1.2 ROOF
1/8" = 1'-0"

NOT FOR CONSTRUCTION

KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
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# 1215 CHAMBERS - BLDG #5

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

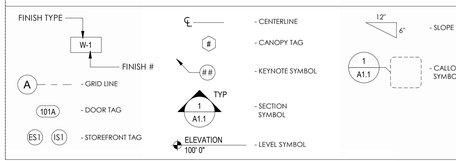
SHEET NAME: ROOF PLAN

DATE: 2/6/2026

SHEET NO: A1.10

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

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PRR-PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - VERTICAL 2.5" CORRUGATED WALL PANEL**
MANUFACTURER: TBD
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, RAILINGS, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## EXTERIOR ELEVATION NOTES

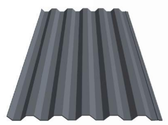
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL
7. METAL AWNING
8. VERTICAL BIKE RACK

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PRR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL (VERTICAL)**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



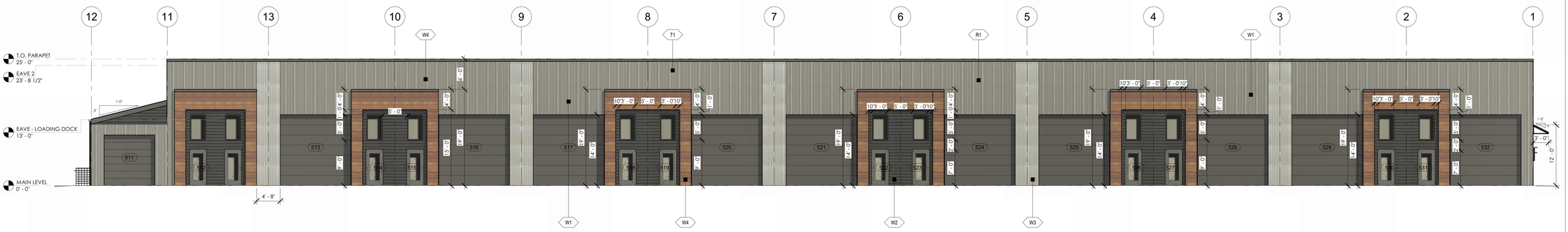
**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



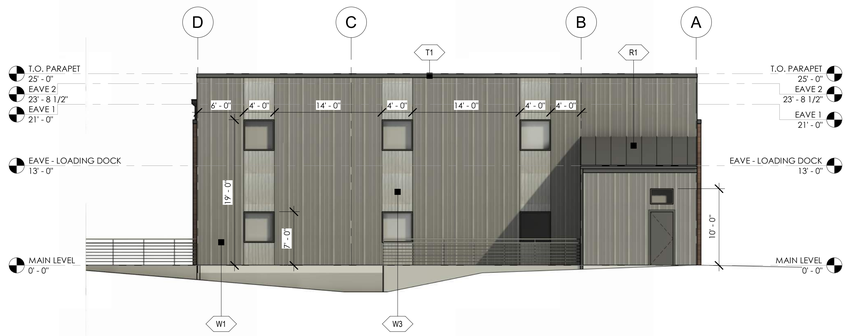
**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1



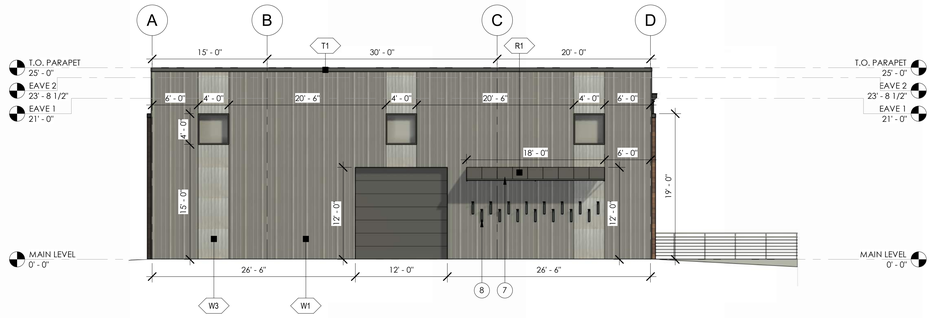

1 A2.1 SOUTH ELEVATION
1/8" = 1'-0"




4 A2.1 NORTH ELEVATION
1/8" = 1'-0"




2 A2.1 EAST ELEVATION
1/8" = 1'-0"




3 A2.1 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #5

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
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PROJECT NO: 2410

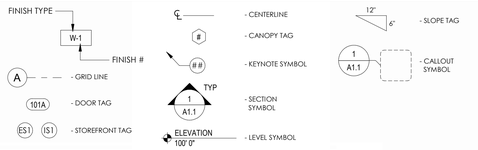
SHEET NAME: EXTERIOR ELEVATIONS BUILDING #5

DATE: 2/6/2026

SHEET NO: A2.9

SCALE: As indicated

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PRR-PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - VERTICAL 2.5" CORRUGATED WALL PANEL**
MANUFACTURER: TBD
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, RAILINGS, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## EXTERIOR ELEVATION NOTES

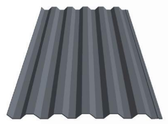
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL
7. METAL AWNING
8. VERTICAL BIKE RACK

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PRR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL (VERTICAL)**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1





NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
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# 1215 CHAMBERS - BLDG #5

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

SHEET NAME: 3D PERSPECTIVES BUILDING #5

DATE: 2/6/2026

SHEET NO: A2.10

SCALE: 12" = 1'-0"

## SYMBOL LEGEND - ENLARGED PLAN

- A — — — GRID LINE
- MATCH LINE
- 101A — DOOR TAG
- WALL ABOVE OR HIDDEN LINE
- AL / HM — WINDOW TAG
- Room name 100 — ROOM TAG
- ℄ — CENTERLINE
- 1 / 4 A1.1 / 2 / 3 TYP — ELEVATION SYMBOL
- ## — KEYNOTE SYMBOL
- ## — EQUIPMENT SYMBOL
- 1 / A1.1 — SECTION SYMBOL
- 1 / A1.1 — CALLOUT SYMBOL

## GENERAL FLOOR PLAN NOTES

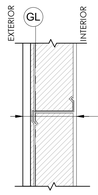
A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. REFER TO SHEET A0.0 FOR PUBLIC SPACES ADA STANDARDS FOR ACCESSIBLE DESIGN
D. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
E. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
F. PROVIDE METAL STUD BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
G. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
H. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
I. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
J. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
K. DOOR JAMB LOCATION OFF FACE OF WALL IS 4", TYPICAL, UNLESS NOTED OTHERWISE.

## FLOOR PLAN KEYNOTES

1. DOWNSPOUT
2. LOADING DOCK (RE: CIVIL)
3. METER PACK (RE: MEP)
4. CROSS-BRACING (RE: PEMB)
5. PORTAL FRAME (RE: PEMB)

## WALL TYPES

**EXTERIOR:**

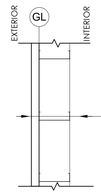



1A

1 1/2" PEMB WALL PANEL (RE: EXTERIOR ELEVATIONS FOR TYPE), INSTALL PER MANUF. STANDARDS

ENERGY SAVER DOUBLE LAYER WALL INSULATION (CONT. R-14 COMPRESSED AT GIRT, R-13 IN CAVITY, ENERGY SAVER FABRIC AND BANDING (CONT. AIR & VAPOR BARRIER))

8" PEMB GIRT (RE: PEMB FOR SIZE AND SPACING)

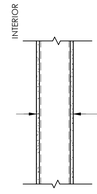



1B

1 1/2" PEMB WALL PANEL, INSTALL PER MANUF. STANDARDS

6" MTL. STUDS @ 12" O.C. (RE: CLARK DIETRICH 600S162-54-P)

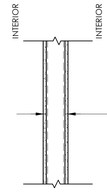
**INTERIOR:**




2A

5/8" GYP. BD
6" MTL. STUDS @ 16" O.C.
5/8" GYP. BD

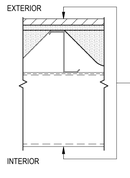
FUTURE WALL (SHOWN FOR REFRENCE ONLY)




2B

5/8" GYP. BD
3 5/8" MTL. STUDS @ 16" O.C.
5/8" GYP. BD

**CEILING:**




3A

PEMB METAL ROOFING, RE: PEMB DWG

8" STL PURLINS (RE: PEMB DWG)

SILVERCOTE LINEAR SYSTEM; LONG TAB & BANDING, (CONT. R-11 COMPRESSED @ PURLINS, R-30 IN CAVITY, INSULATION, INSTALL PER MANUF. STANDARDS

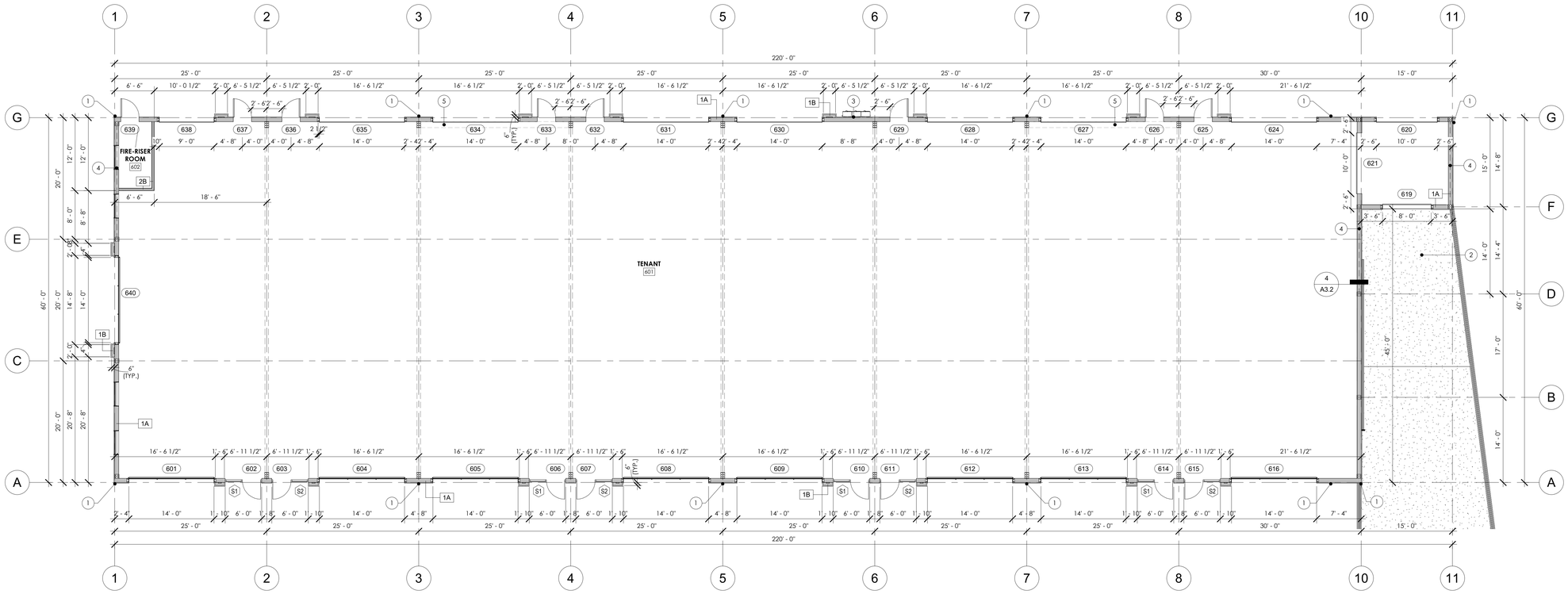
CONT. ROOF FABRIC LINER (VAPOR & AIR BARRIER) INSTALL PER MANUF. STANDARDS

ROOF BANDING STRIPS

PRE-ENGINEERED METAL BUILDING FRAME (RE: PEMB)

WALL NOTES:

a. ALL EXTERIOR WALL TYPES ARE SHOWN WITH THE EXTERIOR WALL FACING LEFT UNLESS OTHERWISE NOTED.
b. PROVIDE GLASS MAT WATER-RESISTANT BACKER BOARD IN LIEU OF GYPSUM WALL BOARD BEHIND ALL WALL TILE.
c. GYPSUM BOARD SHALL BE MOISTURE-RESISTANT AT THE FOLLOWING LOCATIONS: WALLS AND CEILINGS OF ALL RESTROOMS AND SHOWERS
d. WALL TYPE CHANGES OCCUR AT CORNERS OR INTERSECTIONS OF WALLS UNLESS NOTED OTHERWISE.
e. ALL INTERIOR WALLS TO BE TYPE [2B] UNLESS NOTED OTHERWISE.
f. REFER TO FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISHES.
g. "X" AFTER WALL DESIGNATION DENOTES WALL TO EXTEND TO STRUCTURE.




1 / A1.1 MAIN LEVEL PLAN
1/8" = 1'-0"

NOT FOR CONSTRUCTION


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# 1215 CHAMBERS - BLDG #6

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
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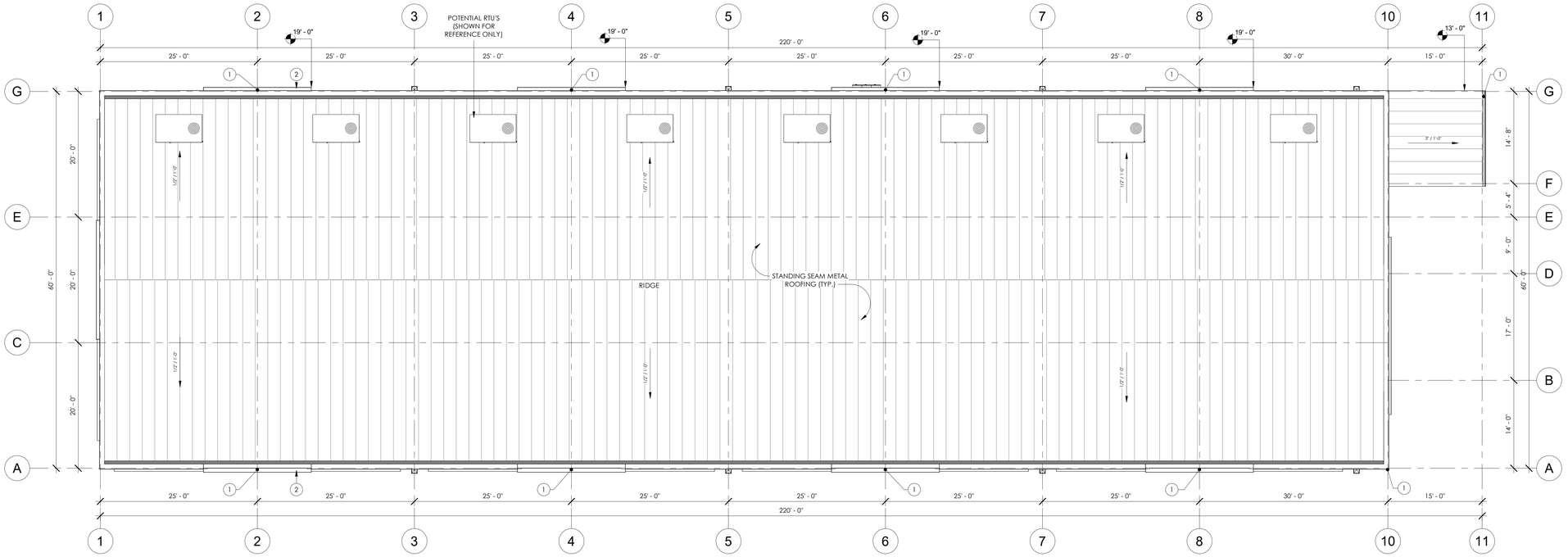
PROJECT NO: 2410

SHEET NAME: FLOOR PLAN

DATE: 2/6/2026

SHEET NO: A1.11

SCALE: As indicated




2 ROOF
A1.2 1/8" = 1'-0"

NOT FOR CONSTRUCTION

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2394 PATTERSON ROAD, SUITE 201
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REVISION(S):

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PROJECT NO: 2410

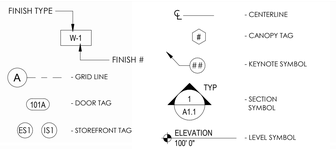
SHEET NAME: ROOF PLAN

DATE: 2/6/2026

SHEET NO: A1.12

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

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE ROLLED PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: TBD
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL

## EXTERIOR ELEVATION NOTES

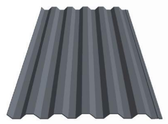
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE ROLLED PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER, DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



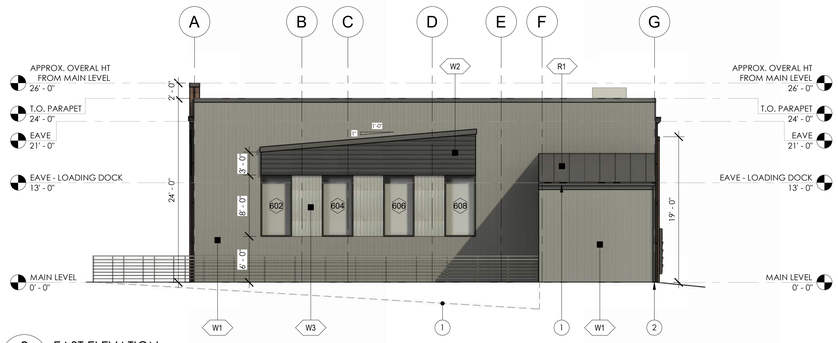
**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1




1 A2.1 SOUTH ELEVATION
1/8" = 1'-0"




2 A2.1 NORTH ELEVATION
1/8" = 1'-0"




3 A2.1 EAST ELEVATION
1/8" = 1'-0"




4 A2.1 WEST ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #6

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

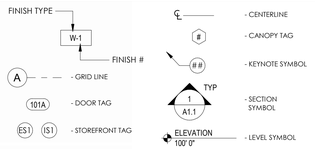
SHEET NAME: EXTERIOR ELEVATIONS

DATE: 2/6/2026

SHEET NO: A2.11

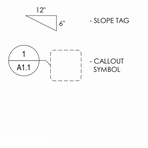
SCALE: As indicated

## SYMBOL LEGEND - EXTERIOR ELEVATION










## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE ROLLED PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: TBD
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL

## EXTERIOR ELEVATION NOTES

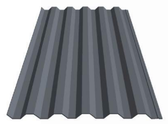
1. GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB
5. LOADING DOCK - RE: CIVIL
6. METER STACK - RE: ELECTRICAL

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK, AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID GLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE ROLLED PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER, DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1









NOT FOR CONSTRUCTION


kda
KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
GRAND JUNCTION, CO 81505
322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #6

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

SHEET NAME: 3D PERSPECTIVES

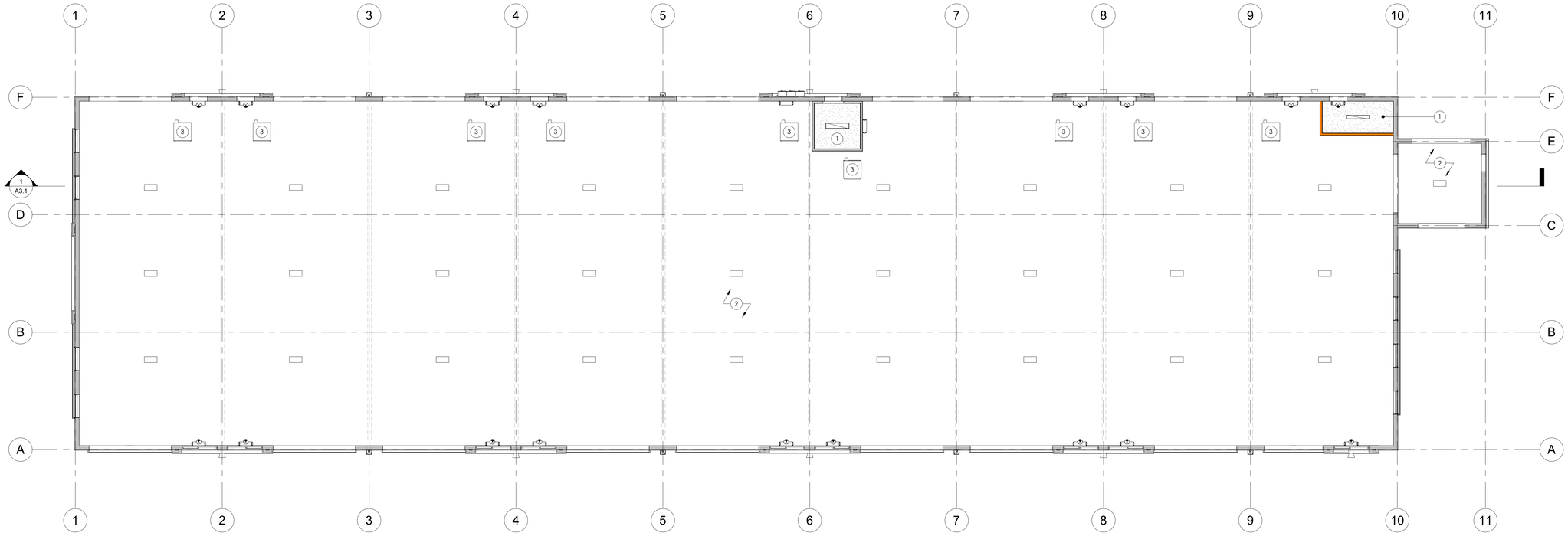
DATE: 2/6/2026

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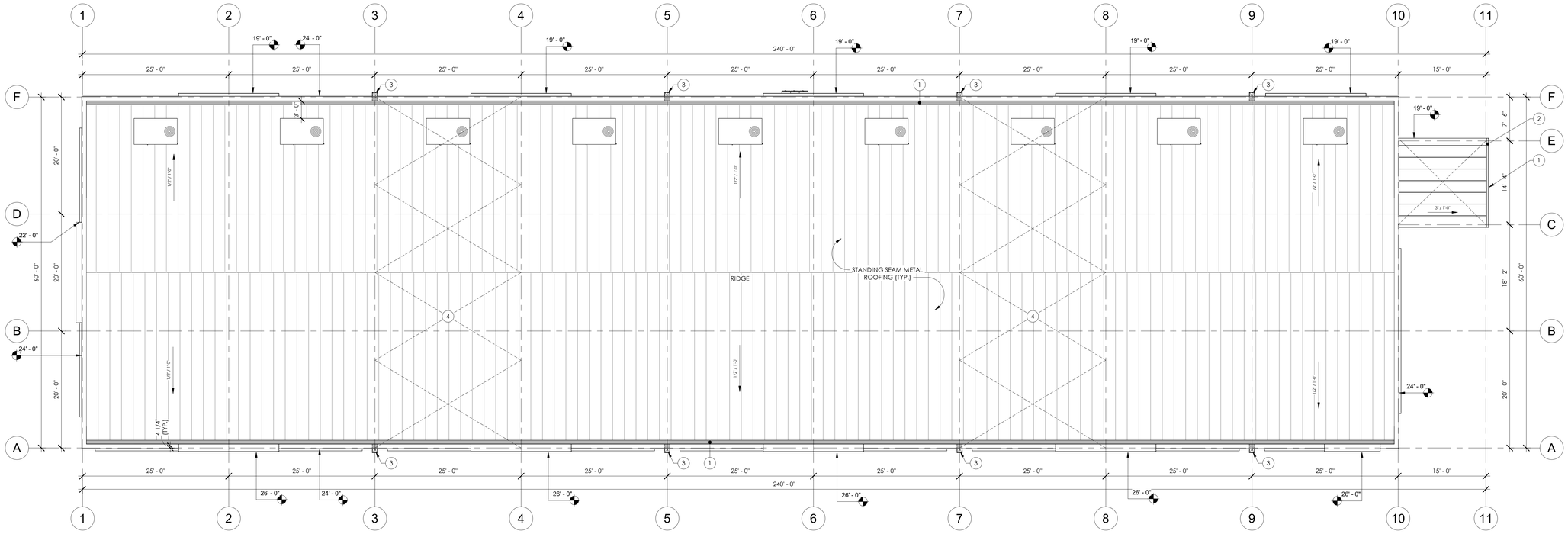
SCALE: 12" = 1'-0"

## SYMBOL LEGEND - ENLARGED PLAN

- A — — — - GRID LINE
- ——— - MATCH LINE
- 101A - DOOR TAG
- - - -




1 REFLECTED CEILING PLAN
A1.3 1/8" = 1'-0"




2 ROOF PLAN
A1.3 1/8" = 1'-0"

## SYMBOL LEGEND - RCP

### CEILING TYPE

- OPEN TO STRUCTURE, PAINTED
- 5/8" GPYSUM BD., PAINTED

### MECHANICAL SYMBOLS

- SUPPLY AIR DIFFUSER (RE: MECHANICAL)
- RETURN AIR DIFFUSER (RE: MECHANICAL)
- EXHAUST FAN (RE: MECHANICAL)

### LIGHT FIXTURES

- LED LINEAR HIGH BAY LIGHT FIXTURE (RE: ELECTRICAL)
- WALL PACK LIGHT FIXTURE (RE: ELECTRICAL)
- EXIT SIGN, INDICATING DIRECTIONAL ARROW & SIGN ORIENTATION (RE: ELECTRICAL)
- WALL MOUNTED EMERGENCY LIGHT (RE: ELECTRICAL)
- LINEAR LED STRIP LIGHT (RE: ELECTRICAL)

## GENERAL RCP NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE SIZE AND LOCATIONS.
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. REFER TO SHEET A0.0 FOR PUBLIC SPACES ADA STANDARDS FOR ACCESSIBLE DESIGN
D. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
E. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
F. RECONFIGURE FIRE ALARM DEVICES AS PER THE ELECTRICAL CODE OR AS INDICATED. PROVIDE NEW FIRE ALARM DEVICES IF EXISTING ARE NOT OPERATIONAL.
G. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.

## RCP KEYNOTES

1. OPEN TO STRUCTURE, PAINTED
2. 5/8" GYPSUM BOARD, PAINTED
3. GAS UNIT HEATER - RE: MEP

## SYMBOL LEGEND - ROOF

- GRID LINE
- STANDING SEAM METAL ROOF
- SLOPE TAG
- KEYNOTE
- SCUPPER & DOWNSPOUT (DS) RE: PLUMBING
- ROOF AND OVERFLOW DRAIN RE: PLUMBING

## GENERAL ROOF NOTES

A. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
B. REFER TO STRUCTURAL DRAWINGS FOR ROOF FRAMING PLANS AND SPECIFICATIONS
C. PARAPET DIMENSIONS ARE FROM TOP OF PLATE TO TOP OF PARAPET UNLESS NOTED OTHERWISE.
D. ALL LOW SLOPE ROOFS TO BE SLOPED 1/4" PER 1'-0" MINIMUM.
E. PLATE HEIGHTS AND TRUSS HEEL HEIGHTS ARE FOR DESIGN INTENT ONLY. REFER TO STRUCTURAL DRAWINGS AND TRUSS FABRICATION DRAWINGS FOR EXACT PLATE AND HEEL HEIGHTS.
F. PROVIDE MINIMUM CLEARANCE TO ADJACENT EQUIPMENT, WALLS AND/OR CURBS AT ROOFTOP MECHANICAL EQUIPMENT AND PENETRATIONS AS REQUIRED BY EQUIPMENT MANUFACTURER.
G. ROOF ASSEMBLY SHALL BE TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790.

## ROOF KEYNOTES

1. CONTINUOUS VALLEY GUTTER
2. DOWNSPOUT
3. SCUPPER
4. CROSS-BRACING - RE: PEMB MANUF.

NOT FOR CONSTRUCTION

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T: 970.712.5045

# 1215 CHAMBERS - BLDG #7

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|

P&Z

PROJECT NO: 2410

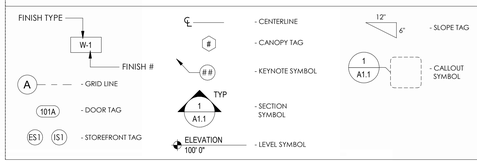
SHEET NAME: REFLECTED CEILING & ROOF PLAN

DATE: 2/6/2026

SHEET NO: A1.14

SCALE: As indicated

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE ROLLED PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: TBD
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL

## EXTERIOR ELEVATION NOTES

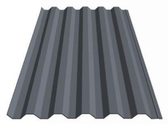
1. CONTINUOUS GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. LOADING DOCK - RE: CIVIL
5. METER STACK - RE: ELECTRICAL
6. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID CLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE ROLLED PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINIUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



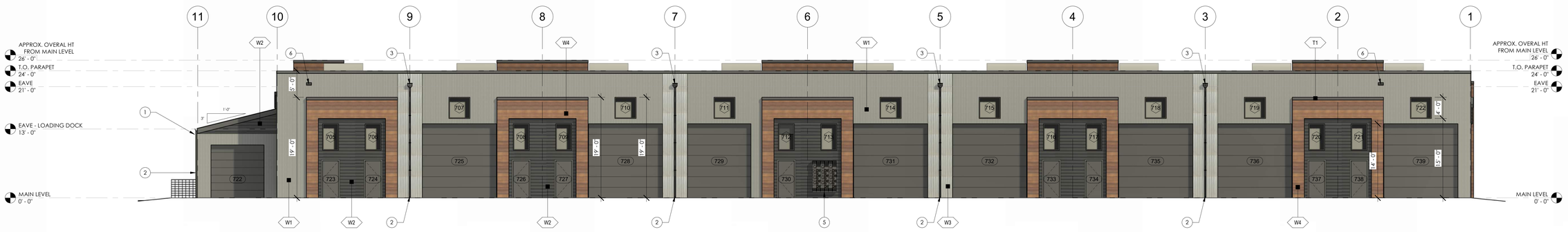
**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



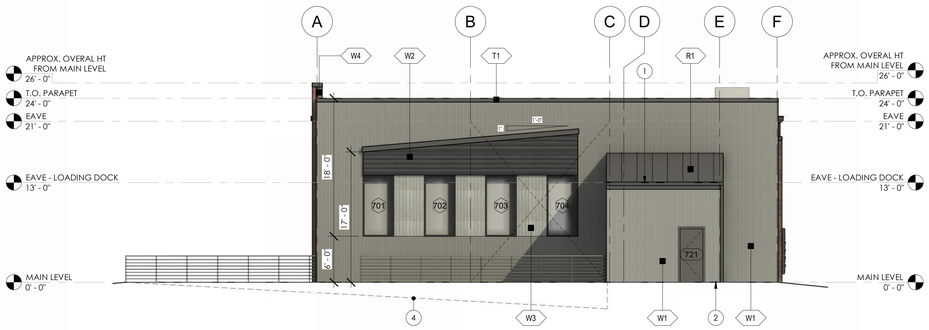
**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1



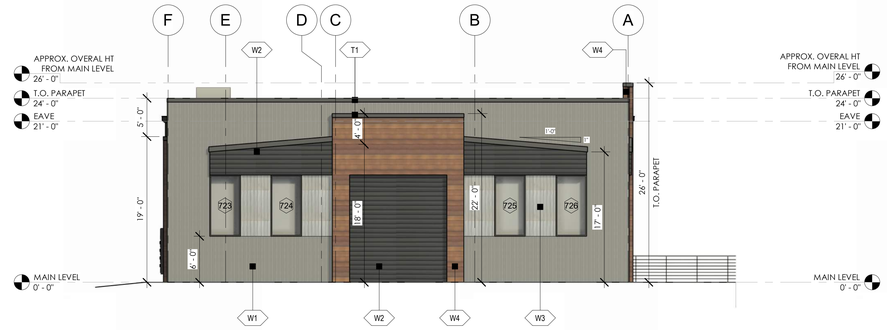

1 SOUTH ELEVATION
A2.1 1/8" = 1'-0"




2 NORTH ELEVATION
A2.1 1/8" = 1'-0"




3 EAST ELEVATION
A2.1 1/8" = 1'-0"




4 WEST ELEVATION
A2.1 1/8" = 1'-0"

NOT FOR CONSTRUCTION


KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
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322 BELLEVIEW AVE, SUITE 208
CRESTED BUTTE, CO 81224
T: 970.712.5045


# 1215 CHAMBERS - BLDG #7

1215 CHAMBERS AVE, EAGLE, CO 81631

**REVISION(S):**

| # | DATE | COMMENTS |
|---|---|---|
| | | |

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PROJECT NO: 2410

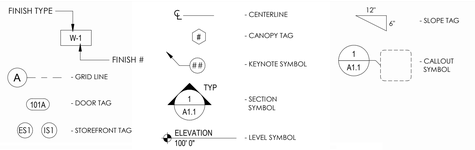
SHEET NAME: EXTERIOR ELEVATIONS

DATE: 2/6/2026

SHEET NO: A2.13

SCALE: As indicated

## SYMBOL LEGEND - EXTERIOR ELEVATION




## WALL FINISH SCHEDULE

**W-1** **METAL SIDING - PBR PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: ASH GRAY

**W-2** **METAL SIDING - REVERSE ROLLED PBM PANEL**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

**W-3** **METAL SIDING - 2.5" CORRUGATED**
MANUFACTURER: TBD
COLOR: GALVALUME

**W-4** **METAL SIDING - ALUMINUM "WOOD GRAIN" PLANKS**
MANUFACTURER: LONGBOARD
COLOR: WESTERN CEDAR

## ROOF FINISH SCHEDULE

**R-1** **STANDING SEAM METAL ROOF**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL GRAY

## TRIM FINISH SCHEDULE

**T-1** **TRIM, GUTTERS, FLASHING, ETC.**
MANUFACTURER: RIGID GLOBAL BUILDINGS
COLOR: CHARCOAL

## EXTERIOR ELEVATION NOTES

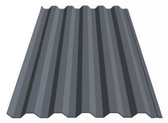
1. CONTINUOUS GUTTER - RE: PEMB
2. DOWNSPOUT - RE: PEMB
3. SCUPPER - RE: PEMB
4. LOADING DOCK - RE: CIVIL
5. METER STACK - RE: ELECTRICAL
6. OVERFLOW SCUPPER - 6" x 12", PLACE 2" ABOVE TOP OF GUTTER - RE: PEMB

## GENERAL EXTERIOR ELEVATION NOTES

A. REFER TO MEP FOR HVAC, LIGHTING, POWER SIZE AND LOCATIONS
B. REFER TO STRUCTURAL DRAWINGS FOR STRUCTURAL BEAMS, WALLS, COLUMNS SIZE AND LOCATIONS
C. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT PRIOR TO CONTINUING CONSTRUCTION.
D. ITEMS NOT NOTED ON THE DRAWINGS SHALL BE CONSIDERED THE SAME AS NOTED ITEMS WHICH ARE GRAPHICALLY REPRESENTED IN THE SAME MANNER.
E. PROVIDE TREATED SOLID WOOD (AT COMBUSTIBLE CONSTRUCTION) AND STEEL STUD (AT NON-COMBUSTIBLE CONSTRUCTION) BLOCKING FOR ALL WALL EQUIPMENT, TOILET ACCESSORIES, MILLWORK AND OTHER WALL MOUNTED ITEMS. SEE ELEVATIONS AND EQUIPMENT SPECIFICATIONS FOR ADDITIONAL INFORMATION.
F. CONTRACTOR SHALL CAULK AT THE INTERFACE OF INTERIOR FACES OF DOOR FRAMES WITH ADJACENT MATERIALS THOUGH JOINT MAY NOT BE VISIBLE.
G. PROVIDE TRANSITION STRIPS BETWEEN FLOOR MATERIALS OF DISSIMILAR HEIGHTS. CENTER TRANSITION STRIPS UNDER DOORS OR OTHER PLACES OUT OF SIGHT.
H. PROVIDE POSITIVE SLOPE ON ALL FLOOR DRAINS, MINIMUM OF 1/8" PER FOOT. SLOPE FLOOR ALL AROUND FROM ADJACENT WALLS TO FLOOR DRAINS. DO NOT DEPRESS ONLY THE AREA IMMEDIATELY AROUND THE DRAIN.
I. REFER TO THE MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR THE LOCATIONS OF PIPING, VENTS, DUCTS, CURBS, FANS AND OTHER ITEMS WHICH PENETRATE THE ROOF PLANE.
J. INSTALL ALL MATERIALS ACCORDING TO MANUFACTURER'S INSTRUCTIONS.



**RIGID CLOBAL BUILDINGS**
**PBR PANEL**
**ASH GRAY**
W1



**RIGID GLOBAL BUILDINGS**
**REVERSE ROLLED PBM PANEL**
**CHARCOAL GRAY**
W2



**MANUFACTURER TBD**
**2.5" CORRUGATED WALL PANEL**
**GALVALUME FINISH**
W3



**LONGBOARD**
**T&G ALUMINUM PLANK CLADDING**
**WESTERN CEDAR WOODGRAIN**
W4



**RIGID GLOBAL BUILDINGS**
**TRIM, GUTTER & DOWNSPOUTS, ETC.**
**CHARCOAL GRAY**
T1



**RIGID GLOBAL BUILDINGS**
**STANDING SEAM METAL ROOFING**
**CHARCOAL GRAY**
R1









NOT FOR CONSTRUCTION


kda
KRAAI DESIGN ARCHITECTURE
2394 PATTERSON ROAD, SUITE 201
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# 1215 CHAMBERS - BLDG #7

1215 CHAMBERS AVE, EAGLE, CO 81631

REVISION(S):

| # | DATE | COMMENTS |
|---|---|---|
| | | |

P&Z

PROJECT NO: 2410

SHEET NAME: 3D PERSPECTIVES

DATE: 2/6/2026

SHEET NO: A2.14

SCALE: 12" = 1'-0"

## FIRE ALARM EQUIPMENT LEGEND

| | |
|---|---|
| FACP | FIRE ALARM CONTROL PANEL |
| F | FIRE ALARM PULL STATION |
| | FIRE ALARM HORN |
| | FIRE ALARM STROBE |
| | FIRE ALARM HORN/STROBE |
| | CEILING MOUNTED SPEAKER |
| D | DUCT DETECTOR |
| R | REMOTE LAMP |
| S P | SMOKE DETECTOR - PHOTOELECTRIC |
| H 135° | 135° STANDARD HEAT DETECTOR |
| PIR | PIR DETECTOR |
| DH | DOOR HOLD - MAGNETIC HOLD |
| FS | FLOW SWITCH |
| TS | TAMPER SWITCH |

## COMMUNICATION LEGEND

| | |
|---|---|
| C | CLOCK ONLY |
| | CLOCK / PA SPEAKER WALL MOUNTED |
| S | ROUND CEILING MOUNTED SPEAKER |
| S | SQUARE SPEAKER |
| IC | INTERCOM PUSH TO CALL SWITCH |
| WAP | WIRELESS ACCESS POINT ABOVE THE CEILING |
| PROJECTOR | ABOVE THE CEILING PROJECTOR CONNECTION |
| HDMI | WALL MOUNTED HDMI |
| | PLAIN DATA OUTLET |
| 80" | PLAIN DATA OUTLET WITH MOUNTING HEIGHT |
| | COMBINATION DATA/TELEPHONE |
| | FLOOR MOUNTED COMBINATION DATA/TELEPHONE |
| | CEILING MOUNTED COMBINATION DATA/TELEPHONE |
| | TELEVISION OUTLET |

## SECURITY SYSTEM LEGEND

| | |
|---|---|
| | SECURITY CAMERA |
| HC | ADA DOOR OPERATOR PUSH BUTTON |
| DS | ELECTRIC DOOR STRIKE |
| CR | CARD READER FOR DOOR OPERATOR |

## LIGHTING LEGEND

NOTES:

SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATIONS MAY BE USED ON THE PLANS. THIS LIST SHOWS STANDARD SYMBOLS AND ALL MAY NOT APPEAR ON THE PROJECT DRAWINGS; HOWEVER, WHEREVER THE SYMBOL ON THE PROJECT DRAWINGS OCCUR, THE ITEM SHALL BE PROVIDED AND INSTALLED.

VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS.

A NUMBER NEXT TO A RECEPTACLE OR DEVICE INDICATES A CIRCUIT NUMBER.

AN UPPER CASE LETTER NEXT TO A SWITCH INDICATES THE FUNCTION OF THE SWITCH. A LOWER CASE LETTER INDICATES THE SWITCH CIRCUIT.

AN UPPER CASE LETTER NEXT TO A LIGHT FIXTURE INDICATES THE TYPE OF FIXTURE. REFER TO THE LUMINAIRE SCHEDULE FOR FIXTURE SPECIFICATIONS. A LOWER CASE LETTER NEXT TO A LIGHT CORRESPONDS TO THE SWITCH DESIGNATION.

## SWITCHES

| | |
|---|---|
| $ | SINGLE POLE SWITCH |
| $2 | TWO POLE SWITCH |
| $3 | THREE-WAY SWITCH |
| $4 | FOUR-WAY SWITCH |
| $D | DIMMER SWITCH |
| $3D | 3-WAY DIMMER SWITCH - (4D INDICATES A 4WAY DIMMER) |
| $DR | DOOR ACTIVATED SWITCH |
| $MA | WALL MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR SWITCH |
| $LV | LOW VOLTAGE LIGHT SWITCH |
| $MTO | MANUAL MOTOR STARTER |
| $P | PILOT LIGHT SWITCH |
| $OS | AUTO ON / AUTO OFF LIGHT SWITCH |
| $MO | DUAL TECHNOLOGY MOTION / OCCUPANCY SENSOR LIGHT SWITCH |
| $DMA | MANUAL ON / AUTO OFF DIMMING LIGHT SWITCH |
| $K | KEY OPERATED LIGHT SWITCH |
| $T | MANUAL ON - TIMED OFF LIGHT SWITCH |
| OS CR | CEILING MOUNTED DUAL TECHNOLOGY OCCUPANCY SENSOR |
| MA MA | CEILING MOUNTED DUAL TECHNOLOGY MANUAL ON / AUTO OFF VACANCY SENSOR |
| DH | CEILING MOUNTED DAYLIGHT RESPONSIVE CONTROL (DAYLIGHT HARVESTING) |
| $SC | SCENE CONTROL STATION |
| $MS | UNIT LIGHTING MANAGEMENT CONTROL STATION, |

## LIGHT FIXTURES

| | |
|---|---|
| A | 1'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED |
| A | 2'x4' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED |
| A | 2'x2' LED TROFFER OR DIRECT/INDIRECT TYPE FIXTURE GRID, FLANGE OR SURFACE MOUNTED |
| | OPEN STRIP FIXTURE |
| | WALL BRACKET LINEAR FIXTURE |
| A | WALL MOUNTED SCONCE LIGHT FIXTURE |
| A | RECESSED DOWNLIGHT CAN FIXTURE |
| A | SURFACE CEILING OR PENDANT MOUNTED FIXTURE |
| EX2 | DOUBLE FACE EXIT SIGN, WALL AND CEILING MOUNTED |
| EX1 | SINGLE FACE EXIT SIGN, WALL AND CEILING MOUNTED |
| EM | WALL MOUNTED EMERGENCY LIGHT |
| EMR | EMERGENCY EXTERIOR EGRESS FIXTURE |

## ELECTRICAL EQUIPMENT LEGEND

| | |
|---|---|
| | BRANCH CIRCUIT PANELBOARD |
| | TELEPHONE TERMINAL BOARD |
| | ELECTRIC MOTOR |
| F | FUSED SAFETY SWITCH / DISCONNECT COMBINATION |
| | MOTOR STARTER |
| | CONTACTOR |
| LA-7 | CIRCUITRY HOMERUN: PANEL LA - CIR. #7 |
| | CONDUIT OR WIRE CONCEALED IN WALL/CLG. (SOLID LINE TYPE) |
| | CONDUIT OR WIRE UNDERFLOOR/UNDERGND. (CENTER LINE TYPE) |

## MAIN DISTRIBUTION GEAR

| | |
|---|---|
| | CIRCUIT BREAKER IN A PANEL BOARD |
| | PAD MOUNTED UTILITY TRANSFORMER |
| 100 A 2 POLE FUSED DISCONNECT | FUSED DISCONNECT 100A = AMP RATING 2P = NUMBER OF POLES |
| M | ELECTRICAL METER SHOWN ON ONE-LINE DIAGRAMS |
| PP1 225A MCB 120/208V 3PH, 4W | ELECTRICAL POWER PANEL WITH MAIN LUG OR MAIN BREAKER PP1= PANEL NAME 225A MLO = MAIN LUG OR BREAKER SIZE 120/208V = PANEL VOLTAGE 3PH, 4 WIRE = PANEL PHASE, DISTRIBUTION TYPE |
| PP1 225A MLO 120/208V 3PH, 4W | |

## ELECTRICAL DEVICE LEGEND

| | |
|---|---|
| J | CEILING JUNCTION BOX - SURFACE/FLUSH |
| J | WALL JUNCTION BOX - SURFACE/FLUSH |
| | DUPLEX RECEPTACLE |
| | FLOOR MOUNTED RECEPTACLE |
| | SPLIT WIRED DUPLEX RECEPTACLE |
| | CEILING MOUNTED DUPLEX RECEPTACLE |
| | FOURPLEX RECEPTACLE |
| | FLOOR MOUNTED FOURPLEX RECEPTACLE |
| | APPLIANCE RECEPTACLE - 3 WIRE |
| GFCI | GROUND FAULT CIRCUIT INTERRUPTER |
| USB | RECEPTACLE WITH USB CHARGING CAPABILITES |
| AC | RECEPTACLE MOUNTED ABOVE COUNTER |
| CW | RECEPTACLE MOUNTED IN CASEWORK |
| | ELECTRIC HAND DRYER |
| T | THERMOSTAT |
| | OPEN/CLOSE/STOP PUSH BUTTON |
| | DRAWING KEY NOTES |
| ROOM 100 | ROOM DESIGNATION |
| GFCI WP | GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE WITH A WEATHER PROOF COVER |
| GFCI 44" | GROUND FAULT CIRCUIT INTERRUPTER RECEPTACLE MOUNTED AT 44" ABOVE FINISHED FLOOR |

GENERAL ELECTRICAL NOTES:

1. ALL ELECTRICAL WORK TO COMPLY WITH LATEST EDITION OF NEC, IECC AND ALL APPLICABLE GOVERNING CODES.
2. FIELD COORDINATION DURING CONSTRUCTION IS IMPERATIVE. CONTRACTORS BIDDING THIS WORK MUST MAKE REASONABLE ALLOWANCES FOR UNFORESEEN CONTINGENCIES.
3. ELECTRIC UTILITY TO ADVISE OWNER AND/OR THE ELECTRICAL ENGINEER PRIOR TO SERVICE MODIFICATION REQUIRING COST TO THE OWNER.

WIRING:

1. ALL WIRING IS SHOWN DIAGRAMMATICALLY ON DRAWING, FIELD VERIFY ALL CONDITIONS PRIOR TO ROUGH-IN.
2. ALL CONDUITS AND CONVEYANCES SHALL BE CONCEALED. IN THE EVENT THAT A NEW DEVICE IS BEING INSTALLED IN AN EXISTING DRYWALL PARTITION, PROVIDE A CUT IN TYPE BOX AND FISH FLEXIBLE CONDUIT DOWN INSIDE THE WALL FROM ABOVE THE CEILING AND REPAIR THE DRYWALL AROUND THE CONDUIT. TRANSITION TO EMT ONCE ABOVE THE CEILING.
3. SIZES OF WIRE AND CABLES ARE BASED UPON COPPER CONDUCTORS, UNLESS OTHERWISE INDICATED. ALL CIRCUITS SHALL CONTAIN (2) #12 AWG WITH (1) #12 GND IN 1/2" CONDUIT UNLESS NOTED OTHERWISE.
4. ALL BRANCH CIRCUITS WITH HOME RUNS OVER 50 FEET, WILL BE SIZED ONE SIZE LARGER.
5. ALL PENETRATIONS IN OR THROUGH FIRE RATED PARTITIONS SHALL BE FIRE STOPPED IN SUCH A WAY THAT THE PENETRATION MATCHES THE FIRE RATING OF THE WALL.
6. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION BETWEEN THE APPROPRIATE DISCIPLINES AND CONTRACTORS.
7. COORDINATE ALL DEVICE, FIXTURE AND HARDWARE COLOR SELECTIONS WITH THE ARCHITECT PRIOR TO MAKING SHOP DRAWING SUBMITTALS.
8. COORDINATE THE MOUNTING HEIGHTS OF ALL RECEPTACLES MOUNTED ABOVE COUNTERS, CASEWORK AND APPLIANCE RECEPTACLES WITH ARCHITECTURAL ELEVATIONS.
9. BRANCH CIRCUIT AND SPECIAL SYSTEMS WIRING FOR DEVICES ON WALLS IN FINISHED AREAS WHICH CANNOT BE CONCEALED SHALL BE INSTALLED IN SURFACE MOUNTED RACEWAY.
10. ALL EXPOSED CONDUITS, BOXES, ETC. IN ROOMS TO BE PAINTED SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE. EXPOSED CONDUITS, BOXES, ETC. IN ROOMS WHICH ARE NOT PAINTED MAY BE LEFT UN-PAINTED. EXPOSED CONDUIT, BOXES, ETC. ON THE EXTERIOR OF BUILDINGS SHALL BE PAINTED TO MATCH THE SURROUNDING SURFACE AS CLOSELY AS POSSIBLE.
11. THE CONTRACTOR IS RESPONSIBLE FOR PATCHING, PAINTING, REPAIRING OR REPLACEMENT OF ALL WALLS, CEILING OR OTHER BUILDING ELEMENTS WHICH ARE DISTURBED AS PART OF THE DEMOLITION AND/OR INSTALLATION OF ELECTRICAL WORK.
12. PROVIDE ELECTRICAL CONNECTION TO ALL FIRE, SMOKE, AND FIRE / SMOKE DAMPERS INCLUDING POWER AND FIRE ALARM. VERIFY EXACT SIZE AND FINAL LOCATION OF ALL DAMPERS WITH THE MECHANICAL CONTRACTOR. ALL ROOFTOP UNITS RATED AT MORE THAN 2000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN THE RETURN DUCT. ALL ROOFTOP UNITS RATED AT MORE THAN 15000 CFM WILL BE OUTFITTED WITH A DUCT DETECTOR IN BOTH THE SUPPLY AND RETURN DUCT AT ROOFTOP LEVEL AND IN THE RETURN DUCT AT EVERY LEVEL THAT IS SERVED. ELECTRICAL CONTRACTOR WILL PROVIDE A REMOTE TEST STATION AND ALL WIRING NECESSARY TO COMPLETE INSTALLATION.
13. REFER TO THE MECHANICAL EQUIPMENT SCHEDULE FOR ADDITIONAL REQUIREMENTS ASSOCIATED WITH PLUMBING AND HVAC EQUIPMENT AND OWNER/GENERAL CONTRACTOR FURNISHED EQUIPMENT.

LUMINAIRES:

1. COORDINATE THE LOCATION OF ALL LIGHTING EQUIPMENT INCLUDING BUT NOT LIMITED TO THE LUMINAIRES, SWITCHES WITH THE ARCHITECTURAL, STRUCTURAL AND MECHANICAL DRAWINGS AND ALL OTHER TRADES AS REQUIRED. REFER TO THE ARCHITECTURAL REFLECTED CEILING PLANS FOR DIMENSIONAL LOCATION OF LIGHT FIXTURES.
2. LIGHTING FIXTURES SHALL BE SUPPORTED FROM THE STRUCTURE ABOVE AND SHALL NOT BE SUPPORTED FROM THE T-BAR CEILING GRID.
3. THE ELECTRICAL CONTRACTOR IS TO CONFIRM THE LIGHT FIXTURES ORDERED WILL BE COMPATIBLE WITH THE CEILING TYPES AS SHOWN ON THE ARCHITECTURAL REFLECTED CEILING PLANS. NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING THE FIXTURES.
4. VERIFY LUMINAIRE MOUNTING REQUIREMENTS AND OVERALL HEIGHT OF ALL PENDANT MOUNTED FIXTURES PRIOR TO ORDERING.
5. ALL LIGHT FIXTURES NEED TO BE COMPATIBLE WITH THE SWITCHES AND CONTROLS BEING PROVIDED.
6. THE LIGHTING PACKAGE SHALL BE APPROVED BY BOTH THE ARCHITECT AND ENGINEER AS APPROVED EQUAL BEFORE BID. NO LIGHT FIXTURE SHALL BE ORDERED UNTIL THE LIGHT FIXTURE SUBMITTAL PACKAGE HAS BEEN APPROVED IN WRITING BY THE ARCHITECT, GENERAL CONTRACTOR AND ELECTRICAL ENGINEER.
7. COORDINATE LUMINAIRE MOUNTING REQUIREMENTS PRIOR TO PLACING ORDER.

## RESPONSIBLE DIVISION:

UNLESS OTHERWISE INDICATED ALL HEATING, VENTILATING, AIR CONDITIONING, PLUMBING, AND OTHER MECHANICAL EQUIPMENT, MOTORS, AND CONTROLS SHALL BE FURNISHED, SET IN PLACE AND WIRED AS FOLLOWS:

| ITEM | FURNISHED | SET | POWER WIRED | CONTROL WIRED |
|---|---|---|---|---|
| EQUIPMENT | 23 | 23 | 26 | -- |
| COMBINATION MAGNETIC MOTOR STARTERS, MAGNETIC MOTOR STARTERS, VFD'S AND CONTACTORS | 23(1) | 26 | 26(2) | 23 |
| FUSED AND UNFUSED DISCONNECT SWITCHES, THERMAL OVERLOAD SWITCHES AND HEATERS, MANUAL MOTOR STARTERS | 26 | 26 | 26 | -- |
| MANUAL-OPERATING AND MULTI-SPEED SWITCHES | 23 | 26 | 26 | 26 |
| CONTROLS, RELAYS, TRANSFORMERS | 23 | 23 | 26 | 23 |
| THERMOSTATS (LOW VOLTAGE) AND TIME SWITCHES | 23 | 23 | 26 | 23 |
| THERMOSTATS (LINE VOLTAGE) | 23 | 23 | 26 | 26 |
| TEMPERATURE CONTROL PANELS | 23 | 23 | 26 | 23 |
| MOTOR AND SOLENOID VALVES, DAMPER MOTORS, PE & EP SWITCHES | 23 | 23(2) | -- | 23(2) |
| PUSH-BUTTON STATIONS AND PILOT LIGHTS | 23 | 23(2) | -- | 23(2) |
| HEATING, COOLING, VENTILATION AND AIR CONDITIONING CONTROLS | 23 | 23 | 26 | 23 |
| EXHAUST FAN SWITCHES | 23 | 26 | 26 | 23(2) |

SUBSCRIPT FOOTNOTES:
1. MOTOR STARTER TO INCLUDE CONTROL TRANSFORMER, HOA SWITCH, (1) NO AND (1)NC AUXILIARY CONTACT, AND "ON" AND "OFF" PILOT LIGHTS.
2. IF ITEM IS FOR LINE VOLTAGE, SET IN PLACE AND CONNECT UNDER DIVISION 26. WHERE FACTORY MOUNTED ON EQUIPMENT OR ATTACHED TO PIPING OR DUCTS AND USING LINE VOLTAGE FURNISH AND SET UNDER DIVISION 23, CONNECT UNDER DIVISION 26.

## SUBSTITUTIONS:

A. SUBSTITUTIONS: SUBSTITUTION OF SPECIFIED EQUIPMENT WILL BE ALLOWED THROUGH A PRIOR APPROVAL PROCESS INITIATED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT INTENDED SUBSTITUTION AT LEAST FIVE DAYS PRIOR TO BID FOR APPROVAL FROM ENGINEER. SUBMITTAL SHALL INCLUDE CAPACITIES, DIMENSIONS AND OPERATING INSTRUCTIONS FOR EACH PIECE OF EQUIPMENT. SUBSTITUTION SHALL OCCUR AT NO COST TO THE OWNER. CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF APPROVED SUBSTITUTION AND SHALL INCUR ALL COSTS ASSOCIATED WITH THE SUBSTITUTION INCLUDING STRUCTURAL MODIFICATIONS, SPACE LAYOUT AND REDESIGN COSTS. SEE ALSO DIVISION I GENERAL REQUIREMENTS.

EXAMINATION OF SITE, DRAWINGS, SPECIFICATIONS:

A. EXAMINE CAREFULLY THE SITE AND CONDITIONS OF THE SITE. PROVIDE ALL NECESSARY EQUIPMENT AND LABOR TO INSTALL A COMPLETE WORKING SYSTEM WITHIN THE SITE CONDITIONS.

B. EXAMINE THE DRAWINGS AND SPECIFICATIONS AND 5 DAYS PRIOR TO BIDDING REPORT ANY ERRORS, OMISSIONS, INCONSISTENCIES, AND CONFLICTS TO THE ENGINEER TO BE REMEDIED IN AN ADDENDUM TO THE PROJECT PRIOR TO BID TIME.

C. DRAWINGS ARE DIAGRAMMATIC AND CATALOG NUMBERS GIVEN ARE FOR REFERENCE ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE CAPACITY OF THE EQUIPMENT MEETS THE DRAWING REQUIREMENTS AND SHALL NOT DIMENSION FROM THE MECHANICAL, PLUMBING, OR PIPING DRAWINGS.

D. THE CODES THAT WILL BE ADHERED TO ARE THE 2018 INTERNATIONAL MECHANICAL, 2023 COLORADO PLUMBING CODE, AND 2018 INTERNATIONAL ENERGY CONSERVATION CODE, AS WELL AS THE 2023 NATIONAL ELECTRICAL CODE. ALL METHODS AND MATERIALS REQUIRED BY THESE CODES SHALL BE REQUIRED BY THESE SPECIFICATIONS UNLESS INDICATED OTHERWISE. OTHER APPLICABLE LOCAL CODES AND ORDINANCES SHALL BE AS REQUIRED AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO BE KNOWLEDGEABLE OF THESE REQUIREMENTS. (REFERENCE ARCHITECTURAL DRAWINGS FOR CODE PLANS FOR GOVERNING CODES AND REGULATIONS.)

E. WHERE INSTALLATION PROCEDURES OR ANY PART THEREOF ARE REQUIRED TO BE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE MANUFACTURER OF THE MATERIAL BEING INSTALLED, PRINTED COPIES OF THESE RECOMMENDATIONS SHALL BE FURNISHED TO THE ENGINEER PRIOR TO INSTALLATION. INSTALLATION OF THE ITEM WILL NOT BE ALLOWED TO PROCEED UNTIL THE RECOMMENDATIONS ARE RECEIVED. FAILURE TO FURNISH THESE RECOMMENDATIONS CAN BE CAUSE FOR REJECTION OF THE MATERIAL.

## ABBREVIATIONS:

| | |
|---|---|
| 44" | MOUNTING HEIGHT ABOVE FINISHED FLOOR TO CENTER OF DEVICE |
| A | AMPS |
| A.D. | ACCESS DOOR |
| AAV | AIR ADMITTANCE VALVE |
| ABV | ABOVE |
| AC | AIR CONDITIONING UNIT |
| AC | ABOVE COUNTER |
| AD | AREA DRAIN (SEE SYMBOLS) |
| A.F.C. | ABOVE FINISHED CEILING |
| A.F.G. | ABOVE FINISHED GRADE |
| AIC | AMPERE INTERRUPTING CAPACITY |
| A.F.F. | ABOVE FINISHED FLOOR |
| AHU | AIR HANDLING UNIT |
| ALUM | ALUMINUM |
| AP | ACCESS PANEL OR DOOR |
| ATS | AUTOMATIC TRANSFER SWITCH |
| AV | AUDIO / VIDEO |
| AVG | AVERAGE |
| AWG | AMERICAN WIRE GAGE |
| BAS | BUILDING AUTOMATION SYSTEM |
| BB | BASEBOARD |
| BD | BACK DRAFT DAMPER |
| BFP | BACK FLOW PREVENTOR |
| BL | BOILER |
| BLDG | BUILDING |
| BLW | BELOW |
| BOB | BOTTOM OF BEAM |
| BOD | BOTTOM OF DUCT |
| BOP | BOTTOM OF PIPE |
| BSMT | BASEMENT |
| BTU | BRITISH THERMAL UNIT |
| C | CHILLER |
| CAP | CAPACITY |
| CB | CIRCUIT BREAKER |
| CBV | CIRCUIT BALANCING VALVE |
| CCT | CORRELATED COLOR TEMPERATURE |
| CKT | CIRCUIT |
| CFH | CUBIC FEET PER HOUR |
| CFM | CUBIC FEET PER MINUTE |
| CHWR | CHILLED WATER RETURN |
| CHWS | CHILLED WATER SUPPLY |
| CI | CAST IRON |
| CL | CENTER LINE |
| CLG | CEILING |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEAN OUT |
| COL | COLUMN |
| COMP | COMPRESSOR |
| CONC | CONCRETE |
| COND | CONDENSATE |
| CONN | CONNECTION |
| CONT | CONTINUATION |
| CONTR | CONTRACTOR |
| CRI | COLOR RENDERING INDEX |
| CT | COOLING TOWER |
| CT | CURRENT TRANSFORMER |
| CU | CONDENSING UNIT |
| CU | COPPER |
| CUH | CABINET UNIT HEATER |
| CVB | CONSTANT VOLUME BOX |
| CWR | CONDENSER WATER RETURN |
| CWS | CONDENSER WATER SUPPLY |
| DB | DRY BULB |
| DEPT | DEPARTMENT |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIAG | DIAGRAM |
| DIFF | DIFFERENTIAL |
| DISCH | DISCHARGE |
| DIV | DIVISION |
| DN | DOWN |
| DS | DUCT SILENCER |
| DWG | DRAWING |
| DX | DIRECT EXPANSION |
| (A) | EXISTING |
| EA | EXHAUST AIR GRILLE/REGISTER |
| EAT | ENTERING AIR TEMPERATURE |
| EC | ELECTRICAL CONTRACTOR |
| ECC | ECCENTRIC |
| EF | EXHAUST FAN |
| EFF | EFFICIENCY |
| EL | ELEVATION |
| ELEC | ELECTRIC |
| ELEV | ELEVATOR |
| EM | EMERGENCY FUNCTION |
| ENT | ENTERING |
| EMT | ELECTRIC METALLIC TUBE |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EQUIV | EQUIVALENT |
| ES | END SWITCH |
| ESP | EXTERNAL STATIC PRESSURE |
| ET | EXPANSION TANK |
| EWC | ELECTRIC WATER COOLER |
| EWT | ENTERING WATER TEMPERATURE |
| EX | EXHAUST |
| EXPAN | EXPANSION |
| EXT | EXTERNAL |
| F | DEGREES FAHRENHEIT |
| FA | FREE AREA |
| FC | FAN COIL UNIT |
| FC | FOOTCANDLE |
| FCV | FLOW CONTROL VALVE |
| FD | FIRE DAMPER |
| FD | FLOOR DRAIN |
| FIN | FINISHED |
| FLA | FULL LOAD AMPS |
| FLEX | FLEXIBLE |
| FLR | FLOOR |
| FOB | FLAT ON BOTTOM |
| FOT | FLAT ON TOP |
| FP | FIRE PROTECTION |
| FP | FIRE PUMP |
| FPM | FEET PER MINUTE |
| FPS | FEET PER SECOND |
| FS | FLOW SWITCH |
| FSD | FIRE/SMOKE DAMPER |
| FT | FEET |
| FXC | FLEXIBLE CONNECTION |
| GND | GROUND |
| GA | GAUGE |
| GAL | GALLON |
| GALV | GALVANIZED |
| GEC | GROUND ELECTRODE CONDUCTOR |
| GFCI / GFI | GROUND FAULT CIRCUIT INTERRUPTER |
| GC | GENERAL CONTRACTOR |
| GPH | GALLONS PER HOUR |
| GPM | GALLONS PER MINUTE |
| GRS/LB | GRAINS PER POUND |
| H 2O | WATER |
| HB | HOSE BIBB |
| HD | HEAD (SEE SCHEDULES) |
| HP | HEAT PUMP |
| HP | HORSEPOWER |
| HR | HOUR |
| HT | HEIGHT |
| HTR | HEATER |
| HWR | HEATING WATER RETURN |
| HWS | HEATING WATER SUPPLY |
| HX | HEAT EXCHANGER |
| HZ | HERTZ |
| ID | INSIDE DIAMETER |
| IG | ISOLATED GROUND |
| IN | INCHES |
| INV | INVERT |
| JBOX | JUNCTION BOX |
| K | KELVIN |
| KW | KILOWATT |
| KVA | KILO VOLT - AMPS |
| L | LENGTH |
| LAT | LEAVING AIR TEMPERATURE |
| LV | LAVATORY |
| LB | POUND |
| LD | LINEAR DIFFUSER |
| LF | LINEAR FEET |
| LIN | LINEAR |
| LIQ | LIQUID |
| LM | LUMEN |
| LRA | LOCKED ROTOR AMPS |
| LV | LOUVER |
| LVG | LEAVING |
| LWT | LEAVING WATER TEMPERATURE |
| MBH | THOUSANDS OF BTU PER HOUR |
| MC | MECHANICAL CONTRACTOR |
| MCA | MINIMUM CIRCUIT AMPACITY |
| MCB | MAIN CIRCUIT BREAKER |
| MD | MOTORIZED DAMPER |
| MDP | MAIN DISTRIBUTION PANEL |
| MED | MEDIUM |
| MFR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MLO | MAIN LUG ONLY |
| MOCP | MAXIMUM OVERCURRENT PROTECTION |
| MTD | MOUNTED |
| MUA | MAKE-UP AIR UNIT |
| N | NEUTRAL |
| NC | NORMALLY CLOSED |
| NEG | NEGATIVE |
| NIC | NOT IN CONTRACT |
| NL | NIGHT / SECURITY LIGHT - DO NOT SWITCH |
| NO | NORMALLY OPEN |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OA | OUTSIDE AIR |
| OBD | OPPOSED BLADE DAMPER |
| OC | ON CENTER |
| OCC | OCCUPIED |
| OCP | OVER CURRENT PROTECTION |
| OD | OUTSIDE DIAMETER |
| OL | OVERLOAD |
| ORD | OVERFLOW ROOF DRAIN |
| OZ | OUNCE |
| PBD | PARALLEL BLADE DAMPER |
| PD | PRESSURE DROP |
| PH | PHASE |
| POS | POSITIVE PRESSURE |
| POS | POINT OF SALES |
| PRV | PRESSURE REDUCING VALVE |
| PS | PRESSURE SWITCH |
| PSI | POUNDS PER SQUARE INCH |
| PT | PRESSURE TRANSMITTER |
| PTAC | PACKAGED TERMINAL AIR CONDITIONER |
| PV | PLUG VALVE |
| PVC | POLYVINYL CHLORIDE |
| QTY | QUANTITY |
| RA | RETURN AIR GRILLE / REGISTER |
| RCP | REFLECTED CEILING PLAN |
| RD | ROOF DRAIN |
| REL | RELIEF |
| REQD | REQUIRED |
| RF | RETURN FAN |
| RH | RELATIVE HUMIDITY |
| RHC | REHEAT COIL |
| RLA | RATED LOAD AMPS |
| RM | ROOM |
| RPM | REVOLUTIONS PER MINUTE |
| SA | SUPPLY AIR GRILLE / REGISTER |
| SC | SHORT CIRCUIT |
| SCA | SHORT CIRCUIT AVAILABLE |
| SCCR | SHORT CIRCUIT CURRENT RATING |
| SCH | SCHEDULE |
| SD | SMOKE DAMPER |
| SEF | SMOKE EXHAUST FAN |
| SF | SUPPLY FAN |
| SH | SENSIBLE HEAT |
| SH | SHOWER |
| SP | STATIC PRESSURE |
| SPD | SURGE PROTECTION DEVICE |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| SS | SAFETY SHOWER |
| STD | STANDARD |
| STL | STEEL |
| SYS | SYSTEM |
| TEMP | TEMPERATURE |
| TR | TRANSFER GRILLE / REGISTER |
| TR | TAMPER RESISTANT |
| TT | TEMPERATURE TRANSMITTER |
| TTB | TELECOMMUNICATIONS TERMINAL BACKBOARD |
| TYP | TYPICAL |
| TX | TRANSFORMER |
| UC | UNDERCUT DOOR |
| UH | UNIT HEATER |
| UNO | UNLESS NOTED OTHERWISE |
| UNOCC | UNOCCUPIED |
| UR | URINAL |
| V | VOLTS |
| VA | VOLT AMPERE |
| VA | VALVE |
| VAV | VARIABLE AIR VOLUME UNIT |
| VFD | VARIABLE FREQUENCY DRIVE |
| VRF | VARIABLE REFRIGERANT FLOW |
| VOLT | VOLTAGE |
| VTR | VENT THROUGH ROOF |
| W | WIDTH |
| W | WATTS |
| WI | WITH |
| W/O | WITHOUT |
| WB | WET BULB |
| WC | WATER COLUMN |
| WC | WATER CLOSET |
| WG | WATER GAUGE |
| WP | WEATHERPROOF |
| WPIU | WEATHERPROOF IN-USE |
| WSR | WITHSTAND RATING |
| XFMR | TRANSFORMER |

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

386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709

Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers

# 1215 CHAMBERS

LIGHTING -COVER SHEET

1215 CHAMBERS AVE.
EAGLE, CO

| DATE: | ISSUED FOR: |
|---|---|
| 03/11/2025 | SITE LIGHTING |
| 08/21/2025 | SITE LTG UPDATE |
| 02/06/2026 | SITE UPDATES |

COLORADO LICENSED PROFESSIONAL ENGINEER 42655 Scott Patrick Lee 02/06/2026

| | |
|---|---|
| DATE: | 03/11/2025 |
| JOB NO: | 24-171 |
| DRAWN BY: | SL |
| CHECKED BY: | --- |
| SCALE: | AS SHOWN |
| SHEET NUMBER: | E0-1 |

February 06, 2026 - 10:57:47am

## LUMINAIRE SCHEDULE

| TYPE | MANUFACTURER CATALOG NO. | MANUFACTURER CATALOG NO. | VOLTAGE MOUNTING # OF LAMPS | BALLAST LAMP TYPE LAMP CAT. # | DESCRIPTION |
|---|---|---|---|---|---|
| SB1 | COOPER LIGHTING BRT6-A1-730-U-T4-36-BK -BPC | APPROVED EQUIVALENT | 120V 3' BOLLARD | 509LM, 3000K CCT, 70CRI, 5W | 9.4" DIA X 36" TALL LED BOLLARD, TYPE 4 , DARK SKY APPROVED, B0-U0-G0 RATED, PHOTOCELL SENSOR, IP66 RATED, BATTERY BACK UP 5 YEAR LIMITED WARRANTY. |
| SP1 | COOPER LIGHTING GALN-SA1A-730-U-T3-HSS -WLS4XX | APPROVED EQUIVALENT | 120V 20' POLE ON 2' BASE | 4589LM, 3000K CCT, 70CRI, 33W, 0-10V DIMMING | AREA POLE LIGHT FIXTURE, TYPE 3 OUTPUT, DARK SKY APPROVED, B1-U0-G1 RATED, PHOTOCELL SENSOR, DIMMING CAPABLE, IP66 RATED, BATTERY BACK UP 5 YEAR LIMITED WARRANTY. |
| SW1 | COOPER LIGHTING IST-SA1A-730-U-T4W-XX-CBP-BPC | APPROVED EQUIVALENT | 120V SURFACE WALL | 2730LM, 3000K CCT, 70CRI, 23.3W, 0-10V DIMMING | 16-1/2"LX9"WX7"H TRAPEZOID WALL PACK, TYPE 4 WIDE THROW, DARK SKY APPROVED, B1-U0-G1 RATED, PHOTOCELL SENSOR, IP66 RATED, BATTERY BACK UP 5 YEAR LIMITED WARRANTY. |
| SW2 | COOPER LIGHTING IST-SA1A-730-U-SL2-XX-CBP-BPC | APPROVED EQUIVALENT | 120V SURFACE WALL | 2730LM, 3000K CCT, 70CRI, 23.3W, 0-10V DIMMING | 16-1/2"LX9"WX7"H TRAPEZOID WALL PACK, TYPE 2 SPILL CONTROL, DARK SKY APPROVED, B1-U0-G1 RATED, PHOTOCELL SENSOR, IP66 RATED, BATTERY BACK UP 5 YEAR LIMITED WARRANTY. |

EXTERIOR LIGHTING CONTROL NOTES:

1. EXTERIOR LIGHTING SHALL BE CONTROLLED IN ACCORDANCE WITH THE 2021 IECC.
2. ALL EXTERIOR LIGHTING EXCEPT FOR RESIDENTIAL LIGHTS, STREETLIGHTS, AND SECURITY LIGHTING SHALL BE TURNED OFF WITHIN ONE HOUR AFTER BUSINESS IS CLOSED OR BY 10:00PM. WHICHEVER IS LATER.
3. EXTERIOR LIGHTS SHALL BE AUTOMATICALLY TURNED OFF WHEN DAYLIGHT IS PRESENT AND SATISFIES THE LIGHTING NEEDS.
4. EXTERIOR LIGHTS SHALL BE CONTROLLED SO THAT THE TOTAL WATTAGE OF LIGHTING IS AUTOMATICALLY REDUCED BY NOT LESS THAN 50 PERCENT IN ACCORDANCE WITH C405.2.7.3.
5. EXTERIOR LIGHTS SHALL BE TIME SWITCH CONTROLLED IN ACCORDANCE WITH C405.2.7.4.




LIGHTING -SITE PLAN
SCALE: 1" = 25'-0"

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Phone: (970) 241-8709
Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers

# 1215 CHAMBERS

LIGHTING -SITE PLAN
1215 CHAMBERS AVE.
EAGLE, CO

| DATE: | ISSUED FOR: |
|---|---|
| 03/11/2025 | SITE LIGHTING |
| 08/21/2025 | SITE LTG UPDATE |
| 02/06/2026 | SITE UPDATES |

COLORADO LICENSED
ANTHONY THOMAS REED
42655
02/06/2026
PROFESSIONAL ENGINEER

| | |
|---|---|
| DATE: | 03/11/2025 |
| JOB NO: | 24-171 |
| DRAWN BY: | SL |
| CHECKED BY: | --- |
| SCALE: | AS SHOWN |
| SHEET NUMBER: | ES1-1 |

February 06, 2026 - 10:57:54am




LIGHTING -IES SITE PLAN
SCALE: 1" = 25'-0"
NORTH

| | FC | Lumens |
|---|---|---|
| Average | 0.4 | 2414.206 |
| Maximum | 9.1 | 4589.000 |
| Minimum | 0.0 | 509.000 |
| Max/Min | N/A | 9.016 |
| Average/Min | N/A | 4.743 |

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386 Indian Road
Grand Junction, CO 81501
Phone: (970) 241-8709

Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers

# 1215 CHAMBERS

LIGHTING -IES SITE PLAN
1215 CHAMBERS AVE.
EAGLE, CO

| DATE: | ISSUED FOR: |
|---|---|
| 03/11/2025 | SITE LIGHTING |
| 08/21/2025 | SITE LTG UPDATE |
| 02/06/2025 | SITE UPDATES |

COLORADO LICENSED
ANTHONY FORREST REED
42655
02/06/2026
PROFESSIONAL ENGINEER

| | |
|---|---|
| DATE: | 03/11/2025 |
| JOB NO: | 24-171 |
| DRAWN BY: | SL |
| CHECKED BY: | --- |
| SCALE: | AS SHOWN |

SHEET NUMBER:
IES-1

February 06, 2026 - 10:57:54am

ELECTRICAL SITE PLAN GENERAL NOTES:

1. ELECTRICAL EQUIPMENT ASSOCIATED WITH EACH PARKING SPACE TYPE, INCLUDING BRANCH CIRCUITS, CONDUIT AND/OR RACEWAY, JUNCTION BOXES, RECEPTACLES, AND ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE) SHALL BE PROPERLY INSTALLED AND LABELED FOR THEIR INTENDED USE.
2. ELECTRICAL CAPACITY AND RESERVED PHYSICAL SPACE FOR CIRCUIT BREAKERS IN THE ELECTRICAL HOUSE PANEL FOR EACH BUILDING, HP6 AND HP7, SHALL BE PROVIDED AND PROPERLY LABELED FOR THEIR INTENDED USE. THE DEDICATED CIRCUIT BREAKER SPACE SERVING FUTURE ELECTRIC EQUIPMENT IN THE ELECTRICAL PANEL SHALL BE LABELED "FOR FUTURE ELECTRIC VEHICLE SERVICE EQUIPMENT."
3. A MINIMUM OF (11) EVSE INSTALLED AND (82)EV CAPABLE SPACES SHOULD BE PROVIDED FOR THE ENTIRE SITE WITH 203 SPACES IN ACCORDANCE WITH THE TOWN OF EAGLE IECC AMENDMENTS APPENDIX CD. 8 DCFC EVSE, 14 EVSE INSTALLED SPACES, AND 72 EV CAPABLE SPACES ARE SHOWN IN ACCORDANCE WITH THE TOWN OF EAGLE IECC AMENDMENTS APPENDIX CD.
4. ANY SPACE TYPE IS ALLOWED TO SUBSTITUTE FOR A LESSER SPACE TYPE.

ELECTRICAL SITE PLAN KEY NOTES:

1. PROVIDE A DCFC EVSE INSTALLED SPACE IN ACCORDANCE WITH THE TOWN OF EAGLE 2021 IECC AMENDMENTS APPENDIX CD WITHIN 3' OF THE PARKING SPACE THAT IT SERVES. BASIS OF DESIGN IS A TESLA V4 SUPERCHARGER.
2. PROVIDE AN EVSE INSTALLED SPACE IN ACCORDANCE WITH THE TOWN OF EAGLE 2021 IECC AMENDMENTS APPENDIX CD WITH MULTIPLE CONNECTIONS. IF THE EVSE IS INSTALLED WITHIN 3' OF EACH PARKING SPACE THAT IT SERVES, ONE EVSE CAN SERVE MULTIPLE SPACES. INSTALL ONE MULTIPLE CONNECTION EVSE WITHIN 3' OF TWO ADJACENT PARKING SPACES.
3. PROVIDE EV CAPABLE SPACES SHALL IN ACCORDANCE WITH THE TOWN OF EAGLE 2021 IECC AMENDMENTS APPENDIX CD. EV CAPABLE SPACES HAVE (1)A CONTINUOUS RACEWAY AND/OR CONDUIT INSTALLED BETWEEN AN ELECTRICAL PANEL AND TERMINATED WITHIN 3 FEET OF THE EV CAPABLE SPACE AND SHALL BE CAPPED. EV CAPABLE INCLUDES TWO ADJACENT PARKING SPACES IF THE RACEWAY AND/ OR CONDUIT TERMINATES ADJACENT TO AND BETWEEN BOTH PARKING SPACES. (2) INSTALLED RACEWAY AND/OR CONDUIT SHALL BE SIZED AND RATED TO SUPPLY A MINIMUM OF 40A RATED CIRCUIT @ 208V. (3) THE ELECTRICAL PANEL TO WHICH THE RACEWAY AND/OR CONDUIT CONNECTS SHALL HAVE DEDICATED SPACE AND CAPACITY TO SUPPLY A MINIMUM OF 40A RATED CIRCUIT @ 208V. (4) THE TERMINATION POINT OF THE CONDUIT AND/OR RACEWAY AND THE ELECTRICAL DISTRIBUTION EQUIPMENT DIRECTORY SHALL BE MARKED: "FOR FUTURE ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE)." (5) RESERVED CAPACITY SHALL BE NO LESS THAN 8.3kVA FOR EV CAPABLE SPACE.
4. REFER TO FORTHCOMING BUILDING PERMIT PLANS FOR PANEL SCHEDULES AND CIRCUIT DESIGNATIONS FOR EV READY AND EV CAPABABLE SPACES. PARKING SPACES WITH EV PROVISIONS ADJACENT TO BUILDINGS WILL BE SUPPORTED BY THAT BUILDING'S ELECTRICAL DISTRIBUTION.




ELECTRICAL - SITE PLAN

SCALE: 1" = 25'-0"

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Phone: (970) 241-8709

Bighorn Consulting Engineers, Inc.
Mechanical & Electrical Engineers

# 1215 CHAMBERS

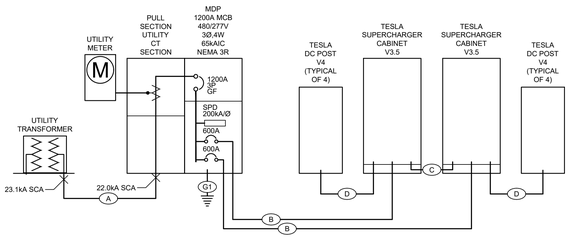
ELECTRICAL - BUILDING #6 & #7 SITE PLAN

1215 CHAMBERS AVE.
EAGLE, CO

| DATE: | ISSUED FOR: |
|---|---|
| 03/11/2025 | SITE LIGHTING |
| 11/21/2025 | CODE COMPLIANCE |
| 02/06/2025 | SITE UPDATES |

COLORADO LICENSED
ANTHONY FISHMAN REES
42655
02/06/2026
PROFESSIONAL ENGINEER

| | |
|---|---|
| DATE: | 07/31/2025 |
| JOB NO: | 24-171 |
| DRAWN BY: | SL |
| CHECKED BY: | --- |
| SCALE: | AS SHOWN |
| SHEET NUMBER: | ES2-2 |




# ONE-LINE DIAGRAM

NOT TO SCALE

ELECTRICAL ONE-LINE NOTES:

1. INSTALLATION OF SERVICE, FEEDERS, AND GROUNDING IS TO COINCIDE WITH THE REQUIREMENTS ASSOCIATED WITH THE TESLA SUPERCHARGING SYSTEM. ELECTRICAL CONTRACTOR TO READ THROUGH THE INSTALLATION DOCUMENTATION TO DEVELOP AN UNDERSTANDING OF THE SYSTEM, AND SUBMIT ANY QUESTIONS PRIOR TO BID. COORDINATE WITH EQUIPMENT SUPPLIER FOR SIGNAL WIRE BUNDLE AND ANY TESLA WIREWAYS.
   1.1. SYSTEM PROPOSED IS COMPRISED OF TWO TESLA SUPERCHARGER CABINETS SUPPLYING FOUR DC CHARGE POSTS EACH, FOR A TOTAL OF EIGHT.
   1.1. DC POST CONDUCTORS ARE CERTIFIED AS EQUIPMENT WIRING. VERIFY CONDUCTORS AND INSTALLATION WITH TESLA REPRESENTATIVE PRIOR TO ORDER.
2. PROVIDE GROUNDING AND BONDING TO MEET THE 2023 NEC ARTICLE 250 REQUIREMENTS, TO INCLUDE ADDITIONAL GROUNDING FOR TESLA SITE CONTROLLER.
3. FAULT CURRENT CALCULATIONS BASED UPON AN ANTICIPATED HCE INFORMATION ON 1MVA TRANSFORMER AT AN ESTIMATED DISTANCE OF 50FT FROM THE TRANSFORMER TO THE SERVICE DISCONNECT. PROVIDE LABELING AT SERVICE EQUIPMENT BASED UPON FINAL INSTALLATION CONDITIONS.
4. DISTRIBUTION EQUIPMENT IS TO BE FULLY RATED, AND THE MAIN BREAKER IS TO BE PROVIDED WITH MEANS TO REDUCE ARC ENERGY FOR MAINTENANCE.
5. PROVIDE ADDITIONAL 1" CONDUIT EXTENDING FROM THE BASE OF EACH SUPERCHARGER CABINET TO LOCATION OF THE TESLA SITE CONTROLLER; SEE BASE FOOTPRINT FOR LAYOUT OF CONDUIT .

WIRE SCHEDULE:

- (A) (4) 4*C - (4#500kCMIL(AL,XHHW,600V))
- (B) (2) 4*C - (4#500AWG(AL,XHHW,600V) + 1#2/0AWG(AL)EGC)
- (C) (2) 3*C - (2#600kCMIL(AL,XHHW,1000V) + 1#1/0AWG(AL)EGC + 1#3/0AWG(AL,XHHW,1000V)DC MID)
- (D) 4*C - (4#350kCMIL(AL)-XHHW,1000V) + 1#2/0AWG(AL)EGC + TESLA SIGNAL CABLE) (TYPICAL OF FOUR POSTS PER CABINET)
- (G1) #4AWG CU TO 20' UNCOATED CONCRETE ENCASED ELECTRODE #6AWG CU TO 3/4"x10' COPPER GROUND ROD

FAULT CURRENT CALCULATIONS:

$F = \frac{Lx\ln 3^{0.5}}{NxCxE}$

L - LENGTH OF CABLE IN FEET
I - AVAILABLE FAULT CURRENT
N - NUMBER OF CONDUCTORS PER PHASE
C - CONDUCTANCE CONSTANT
  - 500KCMIL ALUMINUM: 21,391
E - VOLTAGE LINE TO LINE
F - INTERMEDIARY VALUE FOR COMPUTATION
M = 1/(1+F)
M - MULTIPLIER TO ACHIEVE AVAILABLE FAULT
I(SC) = I(SC)*M

RUN #1: TRANSFORMER TO SERVICE:

$F = \frac{Lx\ln 3^{0.5}}{NxCxE} = \frac{50FT \times 23,100\,A \times 3^{0.5}}{4 \times 21,391 \times 480\,V} = 0.048$

$M = \frac{1}{1+F} = \frac{1}{1+0.048} = 0.954$

I(SC) = IxM = 23,100A x 0.954 = 22,027 A

| Project | | Catalog # | | Type | SB1 |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |



## McGraw-Edison

### BRT6 Bollard

Round LED Pedestrian Luminaire

### Product Features

BAA · TAA · BABA · DLC LISTED · DLC LISTED PREMIUM

### Interactive Menu


- Ordering Information page 2
- Product Specifications page 2
- Optical Distributions page 2
- Energy and Performance Data page 3


### Product Certifications

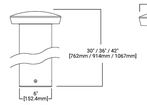
3G VIB · IP66 · IK10 · cULus Listed · 5 YEAR

### Quick Facts

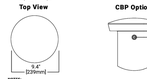
- 4 Optical Distributions
- Available in 30", 36", and 42"
- Lumen packages range from 560 - 4400 (5W - 49W)
- Efficacy up to 122 lumens per watt
- Zero uplight on all configurations

### Dimensional Details

**Side View**

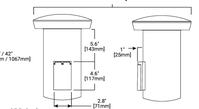



**Top View**

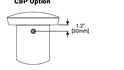



NOTES:
1. GA Certified for 3000K CCT and warmer only.

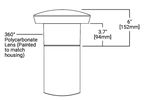
**GFI and USB Options**




**CBP Option**




**SM2 Option**




| Height | Weight |
|---|---|
| 30" | 7.2lb (3.3kg) |
| 36" | 8.7lb (4.0kg) |
| 42" | 10.3lb (4.7kg) |

* Base model without options or controls



## McGraw-Edison

### BRT6 Bollard

### Ordering Information

SAMPLE NUMBER: **BRT6-A3-740-U-T4-36-GM**

| Product Family | Configuration [1] | Color Temperature | Voltage | Distribution | Height | Finish |
|---|---|---|---|---|---|---|
| **BRT6**=Bollard, 6" Round Base<br>**BAA-BRT6**=Bollard, 6" Round Base, Buy American Act Compliant [2]<br>**TAA-BRT6**=Bollard, 6" Round Base, Trade Agreements Act Compliant [2]<br>**BABAF-BRT6**=Bollard, 6" Round Base, Build America Buy America [3] | **A1**=2000lm Nominal [4]<br>**A2**=2000lm Nominal<br>**A3**=3000lm Nominal<br>**A4**=4000lm Nominal | **727**=3ODB, 2700K<br>**730**=3ODB, 3000K<br>**735**=3ODB, 3500K<br>**740**=3ODB, 4000K<br>**750**=3ODB, 5000K<br>**727**=70CRI, 2700K<br>**730**=70CRI, 3000K<br>**735**=70CRI, 3500K<br>**740**=70CRI, 4000K<br>**750**=70CRI, 5000K<br>**827**=80CRI, 2700K<br>**830**=80CRI, 3000K<br>**835**=80CRI, 3500K<br>**840**=80CRI, 4000K<br>**850**=80CRI, 5000K<br>**935**=90CRI, 3500K<br>**940**=90CRI, 4000K<br>**950**=90CRI, 5000K<br>**AMB**=Amber [5,6,7] | **[BLANK]**=120-277V<br>**T4**=Type 4 Rotatable<br>**T5**=Type V Symmetric<br>**TSS**=Type V Square Symmetric | **3B**=30"<br>**3A**=36"<br>**4C**=42" | **AP**=Grey<br>**BZ**=Bronze<br>**BK**=Black<br>**DP**=Dark Platinum<br>**GM**=Graphite Metallic<br>**WH**=White<br>**XX**=Custom Color |

| Options (Add as Suffix) | Controls and Systems Options (Add as Suffix) | Accessories (Order Separately) [1] |
|---|---|---|
| **DIM**=External 0-10V Dimming Leads [8]<br>**F**=Single Fuse (120, 277 or 347V Specify Voltage)<br>**FF**=Double Fuse (208, 240 or 480V Specify Voltage)<br>**CC**=Coastal Construction [9]<br>**HA**=-40°C Ambient [10]<br>**20K**=20W UL 1449 fused surge protective device [8]<br>**CBP**=Battery Pack, Cold Weather Rated [8,11]<br>**DALI**=DALI Driver [8,12]<br>**LAB**=Less Anchor Bolts & Template*<br>**GFI**=GFI Duplex Outlet [8]<br>**USB**=USB charging receptacle [8,13] | **SBPC**=Button Type Photocontrol [8]<br>**SMC**=Microwave Occupancy Sensor, 18' max range [8] | **BRTHANCHOR**=Anchor bolt kit and template* |

NOTES:
1. Selection noted based on symmetric distributions at 4000K CCT. See lumen table and IES files for details.
2. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Available with configuration A1 only.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117 with a scribe rating of 9 per ASTM D1654.
4. Not available with HA ambient rating.
5. Not available with 480V input voltage. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
6. Not available with anchor bolts and template included, unless LAB is specified, in which case the BRTHANCHOR accessory must be ordered separately.
7. External dimming leads brought out 18" from fixture.
8. SPD 10kA/ duplex tamper-proof outlet rated for 15A. Available in 120V only. Cannot be used in conjunction with USB option.
9. Operates at -30°C to +40°C. Not available with HA, GFI, USB or SM2 options. GM initial output: 16.29W capacity.
10. Available in 120V only, except with Amber (AMB).
11. Available in 120V only, except with Amber (AMB).
12. Specify 120V or 277V.
13. Not available in conjunction with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
14. For BAA or TAA requirements, accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
15. Includes microwave sensor with integral polycarbonate lens painted to match fixture. Does not include photocontrol. See in conjunction with BPC or external photocontrol for dusk-to-dawn operation. Not available with HA high ambient option.
16. Mounted to weatherproof, spring-loaded box suitable for covered areas. Not rated for wet locations.
17. Shipped separately. Consult factory for further information. Components shipped separately may be separately analyzed under domestic preference requirements.
18. Buy America, Build America (BABA) requirements are met when all manufacturing processes for all of the iron (IRA) and steel (SRA) products used in the project are performed in the United States. Iron and steel products are those products listed in the Buy America Build America standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Technical Government agencies may have more stringent compliance standards. BABAF designates the product will meet the standards set for FHWA and FTA. As noted these projects must receive Government Funding by October 1, 2025. BABAF designates the product will meet the standards set for FHWA and FTA. As noted these projects must receive Government Funded by October 1, 2024. Please refer to the DOMESTIC PREFERENCES website or consult the DLC Domestic Preference Requirements for more information. Components shipped separately may be separately analyzed under domestic preference requirements.

### Product Specifications

**Construction**
- Extruded aluminum housing with cast base and top
- Patent-pending base plate design offers superior rigidity
- 3G vibration rated
- IK10 impact rating for housing and optic assembly

**Optics**
- High-efficiency injection-molded AccuLED optics technology
- 4 optical distributions; 2 symmetric and 2 asymmetric

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

**Finish**
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

**Compliance**
- IDA Certified for 3000K CCT and warmer only●
- This exception allows any product to satisfy BABA requirements regardless of domestic content manufacturing for projects funded by FHWA through Oct 1st 2025
- FHWA and FTA agencies are utilizing their BAA rules for BABA compliance. Cooper's products with a BAA designation are manufactured in the US and utilize a BAA COTS exemption rule for compliance. To verify a configured product with specific

accessories and options meet BABA Domestic Preference Requirements; submit this catalog number to Cooper Lighting Quotation team for validation by our Engineering and Manufacturing teams.
- Please refer to the DOMESTIC PREFERENCES website or consult the DLC Domestic Preferences team for more information. Components shipped separately may be separately analyzed under domestic preference requirements

**Typical Applications**
- Outdoor, Walkway, Perimeter, Landscapes, Hardscapes

**Warranty**
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal

### Optical Distributions




*NOTE: A4 lumen package, 4000K CCT, 3.5' Mt



## McGraw-Edison

### BRT6 Bollard

### Energy and Performance Data

**Asymmetric Power and Lumens**

| Optics | | | Configuration | | | |
|---|---|---|---|---|---|---|
| | | | A1 | A2 | A3 | A4 |
| T3 4000K / 3000K CCT / 70 CRI | T4 | Wattage | 5 | 11 | 17 | 22 |
| | | Lumens | 537 | 1075 | 1627 | 1961 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B0-U0-G1 | B0-U0-G1 |
| | | Lumens per Watt | 99 | 99 | 94 | 91 |
| | T5 | Wattage | 5 | 10 | 15 | 21 |
| | | Lumens | 539 | 1101 | 1616 | 2193 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B1-U0-G1 | B1-U0-G1 |
| | | Lumens per Watt | 110 | 115 | 110 | 104 |
| T3 3000K CCT / 90 CRI | T4 | Wattage | 9 | 11 | 17 | 22 |
| | | Lumens | 489 | 979 | 1482 | 1786 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B0-U0-G1 | B0-U0-G1 |
| | | Lumens per Watt | 99 | 99 | 94 | 91 |
| | T5 | Wattage | 5 | 10 | 15 | 21 |
| | | Lumens | 509 | 1003 | 1472 | 1997 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B1-U0-G1 | B1-U0-G1 |
| | | Lumens per Watt | 110 | 115 | 110 | 104 |
| T3 3000K CCT, 80 CRI | T4 | Wattage | 5 | 11 | 17 | 22 |
| | | Lumens | 427 | 854 | 1293 | 1558 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B0-U0-G1 | B0-U0-G1 |
| | | Lumens per Watt | 99 | 99 | 94 | 91 |
| | T5 | Wattage | 5 | 10 | 15 | 21 |
| | | Lumens | 444 | 875 | 1284 | 1743 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B1-U0-G1 | B1-U0-G1 |
| | | Lumens per Watt | 110 | 115 | 110 | 104 |
| 2700K CCT, 70 CRI | T4 | Wattage | 5 | 11 | 17 | 22 |
| | | Lumens | 449 | 899 | 1361 | 1640 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B0-U0-G1 | B0-U0-G1 |
| | | Lumens per Watt | 99 | 99 | 94 | 91 |
| | T5 | Wattage | 5 | 10 | 15 | 21 |
| | | Lumens | 467 | 921 | 1351 | 1834 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B1-U0-G1 | B1-U0-G1 |
| | | Lumens per Watt | 110 | 115 | 110 | 104 |
| AMB 590nm | T4 | Wattage | 13 | -- | -- | -- |
| | | Lumens | 457 | -- | -- | -- |
| | | BUG Rating | B0-U0-G0 | -- | -- | -- |
| | | Lumens per Watt | 34 | -- | -- | -- |
| | T5 | Wattage | 11 | -- | -- | -- |
| | | Lumens | 352 | -- | -- | -- |
| | | BUG Rating | B0-U0-G0 | -- | -- | -- |
| | | Lumens per Watt | 32 | -- | -- | -- |

**Symmetric Power and Lumens**

| Optics | | | Configuration | | | |
|---|---|---|---|---|---|---|
| | | | A1 | A2 | A3 | A4 |
| 4000K / 3000K CCT, 70 CRI | T5 | Wattage | 9 | 18 | 29 | 42 |
| | | Lumens | 1149 | 2210 | 3244 | 4401 |
| | | BUG Rating | B1-U0-G0 | B1-U0-G1 | B2-U0-G1 | B2-U0-G1 |
| | | Lumens per Watt | 122 | 120 | 111 | 105 |
| | TSS | Wattage | 10 | 21 | 35 | 49 |
| | | Lumens | 1125 | 2230 | 3338 | 4367 |
| | | BUG Rating | B1-U0-G0 | B1-U0-G1 | B2-U0-G1 | B2-U0-G1 |
| | | Lumens per Watt | 110 | 107 | 97 | 89 |
| 3000K CCT, 70 CRI | T5 | Wattage | 9 | 18 | 29 | 42 |
| | | Lumens | 1046 | 2013 | 2954 | 4008 |
| | | BUG Rating | B0-U0-G0 | B0-U0-G1 | B0-U0-G1 | B2-U0-G1 |
| | | Lumens per Watt | 122 | 120 | 111 | 105 |
| | TSS | Wattage | 10 | 21 | 35 | 49 |
| | | Lumens | 1025 | 2031 | 3040 | 3977 |
| | | BUG Rating | B0-U0-G0 | B1-U0-G1 | B2-U0-G1 | B2-U0-G1 |
| | | Lumens per Watt | 110 | 107 | 97 | 89 |
| 3000K CCT, 90 CRI | T5 | Wattage | 9 | 18 | 29 | 42 |
| | | Lumens | 913 | 1757 | 2578 | 3497 |
| | | BUG Rating | B0-U0-G0 | B1-U0-G1 | B2-U0-G1 | B2-U0-G1 |
| | | Lumens per Watt | 122 | 120 | 111 | 105 |
| | TSS | Wattage | 10 | 21 | 35 | 49 |
| | | Lumens | 894 | 1772 | 2653 | 3470 |
| | | BUG Rating | B1-U0-G0 | B1-U0-G1 | B2-U0-G1 | B2-U0-G1 |
| | | Lumens per Watt | 110 | 107 | 97 | 89 |
| 2700K CCT, 70 CRI | T5 | Wattage | 9 | 18 | 29 | 42 |
| | | Lumens | 960 | 1848 | 2712 | 3680 |
| | | BUG Rating | B1-U0-G0 | B1-U0-G1 | B2-U0-G1 | B2-U0-G1 |
| | | Lumens per Watt | 122 | 120 | 111 | 105 |
| | TSS | Wattage | 10 | 21 | 35 | 49 |
| | | Lumens | 941 | 1865 | 2791 | 3652 |
| | | BUG Rating | B1-U0-G0 | B1-U0-G1 | B2-U0-G1 | B2-U0-G1 |
| | | Lumens per Watt | 110 | 107 | 97 | 89 |
| AMB 590nm | T5 | Wattage | 21 | -- | -- | -- |
| | | Lumens | 575 | -- | -- | -- |
| | | BUG Rating | B0-U0-G0 | -- | -- | -- |
| | | Lumens per Watt | 28 | -- | -- | -- |
| | TSS | Wattage | 25 | -- | -- | -- |
| | | Lumens | 676 | -- | -- | -- |
| | | BUG Rating | B1-U0-G0 | -- | -- | -- |
| | | Lumens per Watt | 27 | -- | -- | -- |



| Project | | Catalog # | | Type | SP1 |
|---|---|---|---|---|---|
| Prepared by | | Notes | | Date | |



## McGraw-Edison

### GALN Galleon II

Area / Site Luminaire

### Product Features

BABA · BAA · TAA · FADC · Light Adjustment*

### Product Certifications

DLC LISTED · DLC LISTED PREMIUM · 3G VIB · IP66 · cULus Listed · 5 YEAR · RoHS · Declare.

### Interactive Menu

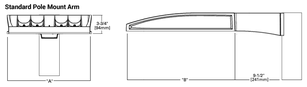

- Ordering Information page 2
- Mounting Details page 3
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- Control Options page 17


### Quick Facts

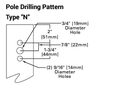
- Lumen packages range from 3,300 - 102,700 (33W - 658W)
- 22 optical distributions
- Efficacy up to 178 LPW

### Dimensional Details

**Standard Pole Mount Arm**




**Pole Drilling Pattern**




| Number of Light Squares | Width 'A' | Housing Length 'B' | Weight with Standard or QM Arm | EPA with Standard or QM Arm |
|---|---|---|---|---|
| 1-4 | 16" | 22" | 29 lb | 0.95 |
| 5-6 | 22" | 22" | 39 lb | 0.95 |
| 7-9 | 22" | 28-1/8" | 48 lb | 1.1 |

NOTES: For arm selection requirements and additional line art, see Mounting Details section.

NOTES:
1. GA Certified (3000K CCT and warmer only, fixed mounting option)



## McGraw-Edison

### GALN Galleon II

### Ordering Information

SAMPLE NUMBER: **GALN-SA4C-740-U-T4FT-GM**

| Product Family [1,2] | Light Engine Configuration: Light Square | Light Engine Configuration: Square Count | Light Engine Configuration: Lumen Output | Color Temperature | Voltage | Distribution | Mounting | Finish |
|---|---|---|---|---|---|---|---|---|
| **GALN**=Galleon II<br>**BAA-GALN**=Galleon II Buy American Act Compliant [3]<br>**TAA-GALN**=Galleon II Trade Agreements Act Compliant [3]<br>**BABA-GALN**=Galleon II BABA/A-GA Compliant [4] | **SA**=16 LED Light Square<br>**SB**=26 LED Light Square | **1**=1 LED Square<br>**2**=2 Light Squares<br>**3**=3 Light Squares<br>**4**=4 Light Squares<br>**5**=5 Light Squares<br>**6**=6 Light Squares<br>**7**=7 Light Squares<br>**8**=8 Light Squares<br>**9**=9 Light Squares | **A**=Output Level 1<br>**B**=Output Level 2<br>**C**=Output Level 3<br>**D**=Output Level 4 [5,6]<br>**Z**=Configured Output* | **722**=70CRI, 2200K<br>**727**=70CRI, 2700K<br>**730**=70CRI, 3000K<br>**735**=70CRI, 3500K<br>**740**=70CRI, 4000K<br>**750**=70CRI, 5000K<br>**827**=80CRI, 2700K<br>**830**=80CRI, 3000K<br>**835**=80CRI, 3500K<br>**840**=80CRI, 4000K<br>**850**=80CRI, 5000K<br>**935**=90CRI, 3500K<br>**940**=90CRI, 4000K<br>**950**=90CRI, 5000K<br>**AMB**=Amber [7,8] | **[BLANK]**=120-277V<br>**H**=347-480V [1,9]<br>**1**=120V<br>**2**=208V<br>**3**=240V<br>**4**=277V<br>**5**=347V<br>**6**=480V [9]<br>**D**=277V-480V Dynetic Drivers [9,10,11] | **T1**=Type I<br>**T2**=Type II<br>**T2R**=Type II Roadway<br>**T3**=Type III<br>**T3R**=Type III Roadway<br>**T4FT**=Type IV Forward Throw<br>**T4W**=Type IV Wide<br>**SL2**=Type V Square<br>**SNQ**=Type V Square Medium<br>**SWQ**=Type V Square Wide<br>**SL2**=Type II w/Spill Control<br>**SL3**=Type III w/Spill Control<br>**SL4**=Type IV w/Spill Control<br>**SLL**=45° Spill Light Eliminator Left<br>**SLR**=90° Spill Light Eliminator Right<br>**RW**=Rectangular Wide Type I<br>**AFL**=Automotive Front Lens<br>**T2BC**=Type II w/ Backlight Control *<br>**T3BC**=Type III w/ Backlight Control *<br>**T4BC**=Type IV w/ Backlight Control *<br>**LBC**=90° Left w/ Backlight Control *<br>**RBC**=90° Right w/ Backlight Control * | **[Blank]**=Standard Pole Mount Arm<br>**QD**=Quick Mount Universal Arm<br>**QM**=Pole Mount Arm with QM Plate, Adjustable<br>**PA**=Pole Mount, Adjustable<br>**SP**=3" Slipfitter, Adjustable *<br>**SP3**=3-3/8" Slipfitter, Adjustable *<br>**MA**=Mast Arm, Fixed<br>**WM**=Wall Mount, Fixed<br>**WA**=Wall Mount, Adjustable<br>**UP**=Upswept Arm | **AP**=Grey<br>**BZ**=Bronze<br>**BK**=Black<br>**DP**=Dark Platinum<br>**GM**=Graphite Metallic<br>**WH**=White<br>**XX**=Custom Color |

| Options (Add as Suffix) | Controls and Systems Options (Add as Suffix) | Accessories (Order Separately) [1,2] |
|---|---|---|
| **DIM**=External 0-10V Dimming Leads *<br>**F**=Single Fuse (120, 277 or 347V Specify Voltage)<br>**FF**=Double Fuse (208, 240 or 480V Specify Voltage)<br>**20K**=20kV UL 1449 fused surge protective device *<br>**3L**=Two Circuits *<br>**HA**=50°C High Ambient *<br>**HS**=House-side Shield *<br>**GBSW**=Glare Reducing Shield, Black *<br>**GBSW**=Glare Reducing Shield, White *<br>**LCF**=Light Square Trim Painted to Match Housing *<br>**LCC**=Light Square Trim Chrome<br>**CC**=Coastal Construction finish *<br>**L90**=Optics Rotated 90° Left<br>**R90**=Optics Rotated 90° Right<br>**350CM-3**=Standard Deviation Color Matching *<br>**ANSI3**=ANSI Bronze 3 Finish *<br>**AWD245**=After Hours Dim, 6 Hours *†<br>**AWD350**=After Hours Dim, 7 Hours *†<br>**AWD355**=After Hours Dim, 8 Hours *†<br>**DALI**=DALI Drivers<br>**CMN**=Non-programmable Drivers *† | **BPC**=Button Type Photocontrol. Must specify voltage 120V, 208V, 240V or 277V. *<br>**PB**=NEMA 3 Photocontrol Receptacle *†<br>**PBT**=NEMA 7 PBI Photocontrol Receptacle *†<br>**FAIC**=Field Adjustable Dimming Controller *†<br>**PSC**=Photocontrol Shorting Cap<br>**SPB2**=Dimming Motion Sensor, 9'-20' mounting *†<br>**SPB3**=Dimming Motion Sensor, 20'-40' mounting *†<br>**SPBSQ**=Dimming Motion Sensor, limited square count, 9'-20' mounting *†<br>**SPBAT**=Dimming Motion Sensor, limited square count, 21'-40' mounting *†<br>**MSOM-L20**=Motion Sensor for Dimming Operation, 9'-20' Mounting *†, ‡<br>**MSOM-L40**=Motion Sensor for Dimming Operation, 21'-40' Mounting *†, ‡<br>**PIL1000-DIM**=Pixel Link Drive for Dimming Motion and Daylight, Bluetooth Programmable, 9' - 20' Mounting *†, ‡, ††<br>**MLL4XX**=Wavelinx LITE, SB Drive, Dimming Motion and Daylight, Bluetooth Programmable, 13' - 40' Mounting *†, ‡, ††<br>**WPD2XX**=Wavelinx PRO, SB Driver, Dimming Motion and Daylight, WAC Programmable, 9' - 20' Mounting *†, ‡, ††<br>**WPD4XX**=Wavelinx PRO, SB Driver, Dimming Motion and Daylight, WAC Programmable, 13' - 40' Mounting *†, ‡, ††<br>**SWB1-L20**=AirMesh Occupancy Sensor (9'-20' Mounting) *†, ‡‡<br>**SWB1-L40**=AirMesh Occupancy Sensor (21'-40' Mounting) *†, ‡‡ | **GALMA1616**=NEMA Photocontrol Multi-Tap - 105-285V<br>**GALMA1801**=NEMA Photocontrol - 120V<br>**GALMA1841**=NEMA Photocontrol - 347V<br>**GALMA1813**=Photocontrol Shorting Cap<br>**GALMA1816**=120V Photocontrol<br>**MA12521**=10kV Surge Module Replacement<br>**MA1027-XX**=Qty(1)90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1027-XX**=Qty(2)180° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1197-XX**=Qty(2)120° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1188-XX**=Qty(4)90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1189-XX**=Qty(2)90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1190-XX**=Qty(3)90° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1191-XX**=Qty(3)120° Tenon Adapter for 2-3/8" O.D. Tenon<br>**MA1028-XX**=Single Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1029-XX**=Qty(2)180° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1192-XX**=Qty(3)120° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1193-XX**=Qty(2)90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1194-XX**=Qty(3)90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**MA1195-XX**=Qty(4)90° Tenon Adapter for 3-1/2" O.D. Tenon<br>**SMA228**=Adapter kit for mounting 3" SP arm to 3-3/8" O.D. vertical tenon<br>**FSIR-100**=Wireless Configuration Tool for MSOM *†<br>**LSHSS**=Field Installed House Side Shield for SA Light Squares *,††<br>**LSHSS-SB**=Field Installed House Side Shield for SB Light Squares *,††<br>**LSGBSW**=Glare Reducing Shield, Black *,††<br>**LSGBSW-2PK**=Glare Reducing Shield, Black *,††<br>**LSGBSWH-2PK**=Glare Reducing Shield, White *,††<br>**LSPFS**=Perimeter Shield, Black *<br>**WSC-7P-15A**=WaveLinx Outdoor Control Module *†, ‡‡<br>**SFT-SP-48V-Adapter**=3-Prong Hubbell 120-480V *†, ‡‡<br>**CSSDR-450-002**=AirMesh control base station with 5-button control *† |

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP213001EN for additional support information.
2. Design Lights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117 with a scribe rating of 9 per ASTM D1654 and blister rating of 10 per ASTM D714.
4. When using SA light squares, Output Level 4 not available with color temperatures 722, 727, 827, 830 or 930 when HSS is selected.
5. 1% uplight not 3G rated. Not available with Coastal Construction (CC) option.
6. Not available with voltage options H, 5 or 6.
7. Not available with 50K4 or 50C4 configurations. Not available in combination with its high ambient and sensor options at 347V or 480V. Not available with 5-wire dimming (DIM) and SPD (20K) options at 480V.
8. SP arm limited to 3" O.D. vertical tenon. SP3 limited to 3-3/4" O.D. vertical tenon.
9. One required for each Light Square.
10. Not available with SB light squares. Not available with SPB at 347V or 480V. Not available with WaveLinx or 20kV surge option.
11. Requires 120V.
12. Not for use with sensor color (MS, BZ or BK).
13. WAC Gateway required to enable field configurability. Order WAC-PAE and WPOS 120 (10V to PoE injector) power supply if needed. WAC not required for LC Bluetooth sensors.
14. Not available with SB light squares. Not available in conservatory use. Choose Output Level 2, supplied at 500mA drive current only. Not available with SB light squares. Count luminaire wattage available in SS fixes. Available with SWQ, SWQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Not for use with 347V or 480V or with HA option.
16. HA option not available with Output Level 4 or AMB Amber.
17. Not for use with T1, SNQ, SWQ, SWQ or RW optics.
18. Not available with Output Level 4 configuration.
19. Low voltage control lead brought out 18" outside fixture. Not available with DALI or integrated controls options.
20. Not available if any SPB, or WaveLinx sensor is selected. Motion sensor has an elegant photocell.
21. Not available with SB light squares. Not available with SPB, SPBSQ or PIR photocontrol receptacle with photocontrol accessory. Not available with SB light squares when using Output Level 4.
22. Not for use with T1, T4FT, T4W or SL optics. See SS fixes for details. Not available with SB light squares.
23. Sensor configuration mobile application required for configuration. See control guide for details.
24. Replace X with number of Light Squares coordinated by the SPB, referencing the "SPB/X Availability Table" on the controls page.
25. Not available with HSS, QWSH or QSWH.
26. Only product configurations with three consecutive letters can be built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to DOMESTIC PREFERENCES website for more information. Components shipped separately may be separately analyzed under domestic preference requirements.
27. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements.
28. Consult factory for further information.
29. Gasketed drivers feature added protection from power quality issues such as loss of neutral, transients and voltage fluctuations. Visit www.cooperlighting.com/legal for more information.
30. Not for use with ungrounded systems, impedance grounded systems.
31. Not available with SA16 or SA18. Not available with SB1, or any SB configuration using Output Level 1. Not available with any control option except SPB.
32. Not available in steel with DALI, PBT, or other motion response control options. Not available with SB light squares when using Output Level 4.
33. See GALN Product Configurator to specify lumen output, drive current and wattage. Not available with AMB. Not available with SB light squares.
34. Uses the FSIR-211 motion sensor. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative or Cooper Lighting Solutions for more information.
35. Not available with SA16 or SA18. Not available with SB1, or any SB configuration using Output Level 1. (NOT FACTORY INSTALLED KACHING)
36. Requires AirMesh control base station CSSDR-450-002 and Synapse commissioning for operation.
37. 2-way Blackburn stripe binning. Available in 740 CRI/CCT only. Longer lead times apply, consult your lighting representative or Cooper Lighting Solutions for more information.
38. Not available with SB light squares.
39. Only product configurations with these prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or the Build America Buy America Act (BABA), respectively. Please refer to the DOMESTIC PREFERENCES website or consult the DLC Domestic Preference standards which is part of the Infrastructure and Investment Jobs Act (IIJA). Individual Government Agencies may have more stringent compliancestandards. Please refer to the DO

| | | | | | |
|---|---|---|---|---|---|
| Project | | Catalog # | | Type | SW1 |
| Prepared by | | Notes | | Date | |



# McGraw-Edison

## Impact Elite LED

Wall Mount Luminaire

### Interactive Menu


- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4


### Product Certifications

DSD, IP66, cULus Certified, IDA Certified, 5 YEAR

### Quick Facts

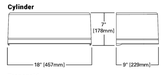
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

### Connected Systems

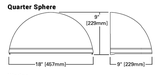
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

### Dimensional Details

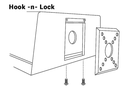
**Cylinder**



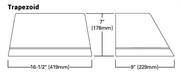

**Quarter Sphere**



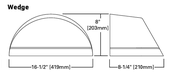

**Hook -n- Lock**



**Trapezoid**




**Wedge**




NOTES:
1. IDA Certified for 3000K CCT and warmer only.



# McGraw-Edison

## Impact Elite LED

### Ordering Information

SAMPLE NUMBER: **ISC-SA1F-740-U-T3-BZ**

| Product Family [1] | Light Engine: Configuration | Light Engine: Drive Current | Color Temperature | Voltage | Distribution | Finish |
|---|---|---|---|---|---|---|
| **ISC**=Impact Elite LED Small Cylinder<br>**ISS**=Impact Elite LED Small Quarter Sphere<br>**ISH**=HOOK-N-LOCK Small Quarter Sphere [2]<br>**ITS**=Impact Elite LED Small Wedge<br>**BAA-ISC**=Impact Elite LED Small Cylinder Buy American Act Compliant [4]<br>**TAA-ISC**=Impact Elite LED Small Cylinder Trade Agreements Act Compliant [4]<br>**BAA-ISS**=Impact Elite LED Small Quarter Sphere Buy American Act Compliant [4]<br>**TAA-ISS**=Impact Elite LED Small Quarter Sphere Trade Agreements Act Compliant [4]<br>**BAA-IST**=Impact Elite LED Small Trapezoid Buy American Act Compliant [4]<br>**TAA-IST**=Impact Elite LED Small Trapezoid Trade Agreements Act Compliant [4]<br>**BAA-ITS**=Impact Elite LED Small Wedge Buy American Act Compliant [4]<br>**TAA-ITS**=Impact Elite LED Small Wedge Trade Agreements Act Compliant [4] | **SA1F**=1 Square (10-LED) [24 LED] [3]<br>**7K1F**=1 Panel [24 LED] [3] | **A**=350mA<br>**B**=450mA<br>**C**=600mA<br>**D**=800mA<br>**E**=1000mA<br>**F**=1200mA [3] | **722**=700K, 2200K<br>**727**=700K, 2700K<br>**730**=700K, 3000K<br>**735**=700K, 3500K<br>**740**=700K, 4000K<br>**750**=700K, 5000K<br>**760**=700K, 6000K<br>**827**=800K, 2700K<br>**830**=800K, 3000K<br>**AMB**=Amber, 590nm [4,5] | **QB**=[10,277V] 1-120V<br>2-240V<br>3-277V<br>4-347V<br>5-480V [6]<br>**M**=347V<br>**N**=480V | **SA1 Option**<br>**T2**=Type II<br>**T3**=Type III<br>**T4FT**=Type IV Forward Throw<br>**T4W**=Type IV Wide<br>**SL2**=Type II w/Split Control<br>**SL3**=Type III w/Split Control<br>**SL4**=Type IV w/Split Control<br>**SLL**=90° Split Light Eliminator Left<br>**SLR**=90° Split Light Eliminator Right<br>**RW**=Rectangular Wide Type I<br><br>**PA1 Option**<br>**SWQ**=Type V Square Wide<br>**T2R**=Type II<br>**T2S**=Type II Urban<br>**T4W**=Type IV Wide | **AP**=Grey<br>**BZ**=Bronze<br>**BK**=Black<br>**DP**=Dark Platinum<br>**GM**=Graphite Metallic<br>**WH**=White<br>**XA3LP**=Custom Color [7] |

| Options (Add as Suffix) | Controls and Systems Options (Add as Suffix) | Accessories (Order Separately) [17] |
|---|---|---|
| **X**=Driver Surge Protection (6kV) Only [8]<br>**SPD**=Separate 20kV/20kA Surge Protective Device [9]<br>**CBP**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [10]<br>**CBPCEC**=Battery Pack with Back Box, Cold Weather Rated, CEC compliant [10]<br>**HSS**=Factory Installed House Side Shield [11]<br>**HSSD**=Factory Installed House Side Shield [11]<br>**ULB**=Uplight Glow [4,12]<br>**LCP**=Square Trim Plate Painted to Match Housing [13]<br>**TB**=Tamper Resistant Hardware<br>**CC**=Coastal Construction [14]<br>**HA**=-30°C High Ambient<br>**AHD1**=After Hours Dim, 5 Hours, 50% [15]<br>**AHD2**=After Hours Dim, 5 Hours, 50% [15]<br>**AHD3S**=After Hours Dim, 7 Hours, 50% [15]<br>**AHD5S**=After Hours Dim, 9 Hours, 50% [15] | **EPC**=Button Type Photocontrol (120, 208, 240 or 277V, Must Specify Voltage)<br>**PE**=Button Type Photocontrol (480V, Must Specify Voltage)<br>**SPD**=Dimming Occupancy Sensor with Bluetooth Interface, <8' Mounting [16,18]<br>**SPA1**=Dimming Occupancy Sensor with Bluetooth Interface, 8'-20' Mounting [16,18]<br>**SPA2**=Dimming Occupancy Sensor with Bluetooth Interface, 21'-40' Mounting [16,18]<br>**MSU**=Motion Sensor for Dimming Operation [16,18,19]<br>**LWS-LW**=Enlighted Wireless Sensor, Wide Lens for 8'-16' Mounting Height [4,16,18]<br>**LWS-LN**=Enlighted Wireless Sensor, Narrow Lens for 15'-40' Mounting Height [4,16,18]<br>**WLXXXR**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 7' - 15' Mounting [16,18]<br>**WLXXXS**=WaveLinx LITE, SR Driver, Dimming Motion and Daylight, Bluetooth Programmable, 15' - 40' Mounting [16,18]<br>**WPXXXR**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 7' - 15' Mounting [16,18]<br>**WPXXXS**=WaveLinx PRO, SR Driver, Dimming Motion and Daylight, WAC Programmable, 15' - 40' Mounting [16,18] | **MA1253**=120V Circuit Module Replacement<br>**MA1254**=277V Circuit Module Replacement<br>**MA1255-LW**=Throway Back Box - Impact Elite Trapezoid<br>**MA1255-SX**=Throway Back Box - Impact Elite Cylinder<br>**MA1255-XX**=Throway Back Box - Impact Elite Quarter Sphere<br>**MA1257-SX**=Throway Back Box - Impact Elite Wedge<br>**MA1258-LW**=Throway Back Box - Impact Elite Rectangular Sensor<br>**WOLC-7P-15A**=WaveLinx Outdoor Control Module (7-pin) [4,18] |

**NOTES:**
1. Design-Light Consortium® Qualified. Refer to www.designlights.org. Qualified Products List under Family Models for details.
2. Not available with SLG option.
3. Choose Drive Current "A" for Amber 590nm, which is provided at 500mA only.
4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Exact luminaire wattage available in IES files. Available with SWQ, SWD, SL2, SL3 and SL4 distributions. Can be used with HSS option.
5. Not available with SPD, consult factory for suitable replacement in impedance grounded systems.
6. Not available with QB or QM.
7. Cannot be used in conjunction with other control options.
8. Suitable for 10kV/10kA rating when ordered with photocontrol. Sensor are included and driver output set to 1000mA or less.
9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
10. Requires LCP, with LW (18-1/4" mounting), LS (8'-20' mounting) or LM (21'-40' mounting.)
11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and ramp rates. Consult your lighting representative at Cooper Lighting Solutions for more information.
12. Includes integral photocell.
13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities.
14. Ambient cold soaking temperature of -30C to +40C. Operates downlight for 10-minutes.
15. Must specify 120V or 277V.
16. Not for use with SWQ, SWD, SWQ or RW options. A black trim plate is used when HSS is selected.
17. Accessories are ordered and shipped separately.
18. Replace K3 with sensor color (BRZ, BLC or WG).
19. Requires PE.
20. For WaveLinx applications, WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (120 to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial LCC applications.
21. For WaveLinx applications, WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (120 to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial LCC applications.
22. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
23. Only product configurations with these designated prefixes are built to be compliant with the Buy America Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to SOMEETIC.PROTERSECO website for more information (components shipped separately may be separately analyzed under domestic preference requirements).
24. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
25. Not available with motion sensor controls, including SPB, MSUSW, LWR or WaveLinx.
26. Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information.

### Thruway Back Box

**Cylinder**




**Quarter Sphere**




**Trapezoid**




**Wedge**




### Product Specifications

**Construction**
- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access
- IK10 impact rated

**Optics**
- High-efficiency injection-molded AccuLED optics technology
- 15 optical distributions
- IDA Certified (3000K CCT and warmer only)

**Electrical**
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

**Mounting**
- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

**Finish**
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

**Warranty**
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal



# McGraw-Edison

## Impact Elite LED

### Energy and Performance Data

View Impact Elite IES files

| 1 Light Square (SA) | | Cylinder (ISC) and Quarter Sphere (ISS) | | | | | | Trapezoid (IST) and Wedge (ITW) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Drive Current (mA)** | | 350 | 450 | 600 | 800 | 1000 | 1200 | 350 | 450 | 600 | 800 | 1000 | 1200 |
| **Power (Watts)** | 120 - 277V | 20.1 | 25.4 | 34.2 | 45.2 | 58.2 | 66.0 | 20.1 | 25.4 | 34.2 | 45.2 | 58.2 | 66.0 |
| **Current (A)** | 120 | 0.17 | 0.22 | 0.29 | 0.38 | 0.48 | 0.56 | 0.17 | 0.22 | 0.29 | 0.38 | 0.48 | 0.56 |
| | 277V | 0.09 | 0.10 | 0.13 | 0.17 | 0.21 | 0.25 | 0.09 | 0.10 | 0.13 | 0.17 | 0.21 | 0.25 |
| **Power (Watts)** | 347V or 480V | 23.3 | 28.7 | 36.6 | 49.5 | 60.7 | 70.1 | 23.3 | 28.7 | 36.6 | 49.5 | 60.7 | 70.1 |
| **Current (A)** | 347V | 0.07 | 0.08 | 0.11 | 0.15 | 0.18 | 0.21 | 0.07 | 0.08 | 0.11 | 0.15 | 0.18 | 0.21 |
| | 480V | 0.05 | 0.06 | 0.08 | 0.11 | 0.13 | 0.16 | 0.05 | 0.06 | 0.08 | 0.11 | 0.13 | 0.16 |
| Optics (4000K, 70 CRI) | | | | | | | | | | | | | |
| **T2** | Lumens | 2,802 | 3,500 | 4,618 | 5,778 | 7,231 | 7,895 | 2,772 | 3,475 | 4,576 | 5,733 | 7,175 | 7,834 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 139 | 138 | 135 | 128 | 124 | 120 | 138 | 137 | 134 | 127 | 123 | 119 |
| **T3** | Lumens | 2,778 | 3,470 | 4,578 | 5,729 | 7,169 | 7,827 | 2,731 | 3,424 | 4,508 | 5,648 | 7,069 | 7,718 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 138 | 137 | 134 | 127 | 123 | 119 | 136 | 135 | 132 | 125 | 121 | 117 |
| **T4FT** | Lumens | 2,751 | 3,436 | 4,534 | 5,673 | 7,099 | 7,751 | 2,762 | 3,462 | 4,559 | 5,712 | 7,149 | 7,805 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 137 | 135 | 133 | 126 | 122 | 117 | 137 | 136 | 133 | 126 | 123 | 118 |
| **T4W** | Lumens | 2,780 | 3,473 | 4,582 | 5,733 | 7,174 | 7,833 | 2,739 | 3,434 | 4,522 | 5,665 | 7,089 | 7,740 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 138 | 137 | 134 | 127 | 123 | 119 | 136 | 135 | 132 | 125 | 122 | 117 |
| **SL2** | Lumens | 2,763 | 3,451 | 4,554 | 5,698 | 7,130 | 7,785 | 2,730 | 3,422 | 4,507 | 5,646 | 7,066 | 7,715 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B2-U0-G2 | B2-U0-G2 |
| | Lumens Per Watt | 137 | 136 | 133 | 126 | 123 | 118 | 136 | 135 | 132 | 125 | 121 | 117 |
| **SL3** | Lumens | 2,745 | 3,429 | 4,524 | 5,660 | 7,084 | 7,734 | 2,709 | 3,396 | 4,472 | 5,603 | 7,012 | 7,655 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B2-U0-G2 |
| | Lumens Per Watt | 137 | 135 | 132 | 125 | 122 | 117 | 135 | 134 | 131 | 124 | 120 | 116 |
| **SL4** | Lumens | 2,680 | 3,348 | 4,417 | 5,526 | 6,916 | 7,551 | 2,666 | 3,342 | 4,401 | 5,514 | 6,900 | 7,534 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 133 | 132 | 129 | 122 | 119 | 114 | 133 | 132 | 129 | 122 | 119 | 114 |
| **SLL** | Lumens | 2,447 | 3,057 | 4,033 | 5,046 | 6,315 | 6,895 | 2,459 | 3,083 | 4,059 | 5,086 | 6,365 | 6,949 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 122 | 120 | 118 | 112 | 109 | 104 | 122 | 121 | 119 | 113 | 109 | 105 |
| **RW** | Lumens | 2,883 | 3,601 | 4,751 | 5,945 | 7,440 | 8,123 | 2,818 | 3,533 | 4,652 | 5,828 | 7,294 | 7,964 |
| | BUG Rating | B2-U0-G1 | B2-U0-G1 | B2-U0-G1 | B3-U0-G1 | B3-U0-G1 | B3-U0-G1 | B2-U0-G1 | B2-U0-G1 | B2-U0-G1 | B3-U0-G1 | B3-U0-G1 | B3-U0-G1 |
| | Lumens Per Watt | 143 | 142 | 139 | 132 | 128 | 123 | 140 | 139 | 136 | 129 | 125 | 121 |



| | | | | | |
|---|---|---|---|---|---|
| Project | | Catalog # | | Type | SW2 |
| Prepared by | | Notes | | Date | |



# McGraw-Edison

## Impact Elite LED

Wall Mount Luminaire

### Interactive Menu


- Ordering Information page 2
- Product Specifications page 2
- Energy and Performance Data page 3
- Control Options page 4


### Product Certifications

DSD, IP66, cULus Certified, IDA Certified, 5 YEAR

### Quick Facts

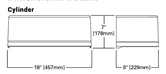
- 15 Optical Distributions
- Lumen packages range from 2,459 to 11,480 (20W - 95W)
- Efficacy up to 149 lumens per watt

### Connected Systems

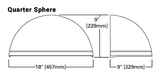
- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

### Dimensional Details

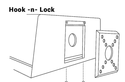
**Cylinder**



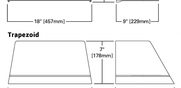

**Quarter Sphere**



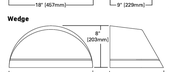

**Hook -n- Lock**



**Trapezoid**




**Wedge**




NOTES:
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# McGraw-Edison

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**NOTES:**
1. Design-Light Consortium® Qualified. Refer to www.designlights.org. Qualified Products List under Family Models for details.
2. Not available with SLG option.
3. Choose Drive Current "A" for Amber 590nm, which is provided at 500mA only.
4. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Exact luminaire wattage available in IES files. Available with SWQ, SWD, SL2, SL3 and SL4 distributions. Can be used with HSS option.
5. Not available with SPD, consult factory for suitable replacement in impedance grounded systems.
6. Not available with QB or QM.
7. Cannot be used in conjunction with other control options.
8. Suitable for 10kV/10kA rating when ordered with photocontrol. Sensor are included and driver output set to 1000mA or less.
9. Requires the use of photocontrol. Not available with 350mA drive current. See After Hours Dim supplemental guide for additional information.
10. Requires LCP, with LW (18-1/4" mounting), LS (8'-20' mounting) or LM (21'-40' mounting.)
11. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and ramp rates. Consult your lighting representative at Cooper Lighting Solutions for more information.
12. Includes integral photocell.
13. Enlighted wireless sensors are factory installed and require network components in appropriate quantities.
14. Ambient cold soaking temperature of -30C to +40C. Operates downlight for 10-minutes.
15. Must specify 120V or 277V.
16. Not for use with SWQ, SWD, SWQ or RW options. A black trim plate is used when HSS is selected.
17. Accessories are ordered and shipped separately.
18. Replace K3 with sensor color (BRZ, BLC or WG).
19. Requires PE.
20. For WaveLinx applications, WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (120 to PoE injector) power supply if needed. Gateway not required for WaveLinx Lite Commercial LCC applications.
21. Coastal construction finish salt spray tested to over 5,000 hours per ASTM B117, with a scribe rating of 9 per ASTM D1654.
22. Only product configurations with these designated prefixes are built to be compliant with the Buy America Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to SOMEETIC.PROTERSECO website for more information (components shipped separately may be separately analyzed under domestic preference requirements).
23. For BAA or TAA requirements, Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
24. Not available with motion sensor controls, including SPB, MSUSW, LWR or WaveLinx.
25. Specify RAL number for Custom Color. Custom color matching available upon request. Consult your lighting representative at Cooper Lighting Solutions for more information.

### Thruway Back Box

**Cylinder**




**Quarter Sphere**




**Trapezoid**




**Wedge**




### Product Specifications

**Construction**
- Heavy-wall, die-cast aluminum housing and removable hinged door frame
- Optional tamper-resistant fasteners offer vandal resistant access
- IK10 impact rated

**Optics**
- High-efficiency injection-molded AccuLED optics technology
- 15 optical distributions
- IDA Certified (3000K CCT and warmer only)

**Electrical**
- Standard with 0-10V dimming
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.

**Mounting**
- Utilizes "Hook-N-Lock" mounting mechanism, securing to a gasketed and zinc plated mounting attachment
- Two black oxide coated Allen set screws concealed but accessible from below

**Finish**
- Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
- RAL and custom color matches available
- Coastal Construction (CC) option available

**Warranty**
- Five year limited warranty, consult website for details. www.cooperlighting.com/legal



# McGraw-Edison

## Impact Elite LED

### Energy and Performance Data

View Impact Elite IES files

| 1 Light Square (SA) | | Cylinder (ISC) and Quarter Sphere (ISS) | | | | | | Trapezoid (IST) and Wedge (ITW) | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Drive Current (mA)** | | 350 | 450 | 600 | 800 | 1000 | 1200 | 350 | 450 | 600 | 800 | 1000 | 1200 |
| **Power (Watts)** | 120 - 277V | 20.1 | 25.4 | 34.2 | 45.2 | 58.2 | 66.0 | 20.1 | 25.4 | 34.2 | 45.2 | 58.2 | 66.0 |
| **Current (A)** | 120 | 0.17 | 0.22 | 0.29 | 0.38 | 0.48 | 0.56 | 0.17 | 0.22 | 0.29 | 0.38 | 0.48 | 0.56 |
| | 277V | 0.09 | 0.10 | 0.13 | 0.17 | 0.21 | 0.25 | 0.09 | 0.10 | 0.13 | 0.17 | 0.21 | 0.25 |
| **Power (Watts)** | 347V or 480V | 23.3 | 28.7 | 36.6 | 49.5 | 60.7 | 70.1 | 23.3 | 28.7 | 36.6 | 49.5 | 60.7 | 70.1 |
| **Current (A)** | 347V | 0.07 | 0.08 | 0.11 | 0.15 | 0.18 | 0.21 | 0.07 | 0.08 | 0.11 | 0.15 | 0.18 | 0.21 |
| | 480V | 0.05 | 0.06 | 0.08 | 0.11 | 0.13 | 0.16 | 0.05 | 0.06 | 0.08 | 0.11 | 0.13 | 0.16 |
| Optics (4000K, 70 CRI) | | | | | | | | | | | | | |
| **T2** | Lumens | 2,802 | 3,500 | 4,618 | 5,778 | 7,231 | 7,895 | 2,772 | 3,475 | 4,576 | 5,733 | 7,175 | 7,834 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 139 | 138 | 135 | 128 | 124 | 120 | 138 | 137 | 134 | 127 | 123 | 119 |
| **T3** | Lumens | 2,778 | 3,470 | 4,578 | 5,729 | 7,169 | 7,827 | 2,731 | 3,424 | 4,508 | 5,648 | 7,069 | 7,718 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 138 | 137 | 134 | 127 | 123 | 119 | 136 | 135 | 132 | 125 | 121 | 117 |
| **T4FT** | Lumens | 2,751 | 3,436 | 4,534 | 5,673 | 7,099 | 7,751 | 2,762 | 3,462 | 4,559 | 5,712 | 7,149 | 7,805 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1-U0-G2 | B1-U0-G2 | B1-U0-G2 |
| | Lumens Per Watt | 137 | 135 | 133 | 126 | 122 | 117 | 137 | 136 | 133 | 126 | 123 | 118 |
| **T4W** | Lumens | 2,780 | 3,473 | 4,582 | 5,733 | 7,174 | 7,833 | 2,739 | 3,434 | 4,522 | 5,665 | 7,089 | 7,740 |
| | BUG Rating | B1-U0-G1 | B1-U0-G1 | B1-U0-G1 | B1

SECOND AMENDED FINAL PLAT

# TROTTER MINOR SUBDIVISION

A CONSOLIDATION OF LOT C-13, AMENDED FINAL PLAT KEMP SUBDIVISION AND LOT C-12B, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION AND AN AMENDMENT TO LOT C-12C, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION

Situated in Section 33, Township 4 South, Range 84 West, 6th P.M.

Town of Eagle, County of Eagle, State of Colorado

## CERTIFICATE OF DEDICATION AND OWNERSHIP:

WE, 1215 CHAMBERS LLC, A COLORADO LIMITED LIABILITY COMPANY AND YOUNG FAMILY HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, THE SOLE OWNERS IN FEE SIMPLE OF ALL THAT REAL PROPERTY DESCRIBED AS FOLLOWS:

LOT C-13, AMENDED FINAL PLAT KEMP SUBDIVISION, ACCORDING TO THE AMENDED FINAL PLAT RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 201103742, EAGLE COUNTY, COLORADO, CONTAINING 5.384 ACRES MORE OR LESS;
AND
LOT C-12B, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION, A RESUBDIVISION OF LOT C-12A AND LOT C-12B, ACCORDING TO THE AMENDED FINAL PLAT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722061, EAGLE COUNTY, COLORADO, CONTAINING 1.000 ACRES MORE OR LESS;
AND
LOT C-12C, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION, A RESUBDIVISION OF LOT C-12A AND LOT C-12B, ACCORDING TO THE AMENDED FINAL PLAT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722061, EAGLE COUNTY, COLORADO, CONTAINING 1.000 ACRES MORE OR LESS;

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THIS PLAT AND DESIGNATE THE SAME AS SECOND AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION, A CONSOLIDATION OF LOT C-13, AMENDED FINAL PLAT KEMP SUBDIVISION AND LOT C-12B, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION AND AN AMENDMENT TO LOT C-12C, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION, A SUBDIVISION IN THE TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

WE HEREBY ACCEPT THE RESPONSIBILITY FOR THE COMPLETION OF ALL REQUIRED PUBLIC IMPROVEMENTS FOR THIS SUBDIVISION, AND FURTHER, HEREBY ACKNOWLEDGE THAT THE OWNERSHIP AND MAINTENANCE OF THE TWO UTILITY EASEMENTS AND STORM SEWER EASEMENT BEING CREATED BY THIS PLAT WILL BE THE RESPONSIBILITY OF THE LOT OWNER. THE MAINTENANCE OF THE ACCESS EASEMENT WILL BE THE RESPONSIBILITY OF LOT C-13A, SEE PLAT NOTE 8.

EXECUTED THIS _____ DAY OF _____, 20__.

_____
MANAGER: MICHAEL V. BARRY

OWNER: 1215 CHAMBER LLC, A COLORADO LIMITED LIABILITY COMPANY

ADDRESS: PO BOX 2654
EDWARDS, CO 81632

STATE OF _____ )
) SS
COUNTY OF _____ )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

_____

NOTARY PUBLIC

_____
MANAGER: YOUNG FAMILY HOLDINGS LLC

OWNER: YOUNG FAMILY HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

ADDRESS: PO BOX 5113
EAGLE, CO 81632

STATE OF _____ )
) SS
COUNTY OF _____ )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20__, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

_____

NOTARY PUBLIC

## LIENHOLDERS CERTIFICATE:

THE UNDERSIGNED, MIDFIRST BANK, A COLORADO BANKING CORPORATION, HOLDER OF A DEED OF TRUST UPON THE REAL PROPERTY SHOWN ON THIS FINAL PLAT, DEED OF TRUST RECORDED ON 2/25/2019 AT RECEPTION NO. 201902551 AND MODIFIED DEED OF TRUST RECORDED 4-05-2019 AT RECEPTION NO. 201904429, HEREBY CONSENTS TO THIS FINAL PLAT AND SUBORDINATES ITS INTEREST UNDER SUCH DEED OF TRUST IN SUCH REAL PROPERTY TO THE RIGHTS AND OBLIGATIONS CREATED BY THE DECLARATION.

EXECUTED THIS _____ DAY OF _____, 20__.

LIENHOLDER: _____,
MANAGER, MIDFIRST BANK, A COLORADO BANKING CORPORATION

ADDRESS: MIDFIRST BANK
11001 N ROCKWELL
OKLAHOMA CITY, OK 73162

STATE OF COLORADO )
) SS
COUNTY OF EAGLE )

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF

_____ A.D. 20__ BY _____.

MY COMMISSION EXPIRES: _____

WITNESS MY HAND AND SEAL. _____

NOTARY PUBLIC

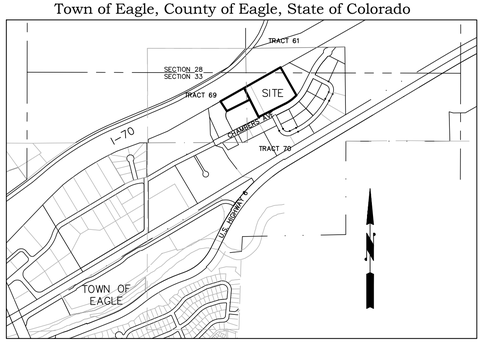
## TITLE CERTIFICATE:

LAND TITLE GUARANTEE COMPANY, DOES HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO ALL LANDS SHOWN ON THIS PLAT AND THAT TITLE TO SUCH LANDS IS VESTED IN 1215 CHAMBERS LLC, A COLORADO LIMITED LIABILITY COMPANY, AND YOUNG FAMILY HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT AS FOLLOWS:

_____
_____
_____
_____

EXECUTED THIS _____ DAY OF _____, 20__.

_____
TITLE EXAMINER




*VICINITY MAP SCALE: 1"=1000'*

## PLAT NOTES:

1. THE PURPOSE OF THIS AMENDED FINAL PLAT IS TO (I) CONSOLIDATE TWO (2) LOTS INTO ONE (1), (II) VACATE THE COMMON PROPERTY LINE INCLUDING THE EASEMENT RUNNING ALONG SAID PROPERTY LINE AS SHOWN HEREON. (III) CREATE AND DEDICATE NEW EASEMENTS. THE REMAINING LOT WILL BE DESIGNATED AS LOT C-13A.
2. SURVEY DATE: FEBRUARY 26, 2021.
3. LINEAL UNITS = U.S. SURVEY FEET.
4. ADDRESS: 1119, 1125 AND 1215 CHAMBERS AVENUE (NOT POSTED).
5. THE LEGAL DESCRIPTION SHOWN HEREON WAS BASED ON TWO (2) TITLE COMMITMENTS PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. RND50072694-6 WITH AN EFFECTIVE DATE OF 10-09-25, ORDER NO. RND50073178-6 WITH AN EFFECTIVE DATE OF 10-09-25 AND SURVEY MONUMENTS FOUND AT THE TIME OF THE SURVEY.
6. BASIS OF BEARINGS: AN ASSUMED BEARING OF N 60° 23' 33" E, BETWEEN THE NORTHWESTERLY CORNER OF LOT C-13, AMENDED FINAL PLAT, KEMP SUBDIVISION, REC.NO. 201103742, A FOUND 1 1/2" ALUMINUM CAP, ON 5/8" REBAR, STAMPED PLS #23089 AND THE NORTHEASTERLY CORNER OF LOT C-13, AMENDED FINAL PLAT, KEMP SUBDIVISION, REC.NO. 201103742, A FOUND 1 1/2" ALUMINUM CAP, ON 5/8" REBAR, STAMPED PLS #20695.
7. BEARINGS AND DISTANCES SHOWN ARE BOTH PLATTED AND MEASURED.
8. THE ACCESS EASEMENT BEING DEDICATED IN LOT C-12C, IS FOR THE USE AND BENEFIT OF LOT C-13A, 1215 CHAMBERS LLC, ITS SUCCESSORS AND ASSIGNS WILL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE EASEMENT AREA.
9. NOTICE; ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT, IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

10. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 22, 1929, IN BOOK 106 AT PAGE 519.
11. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW AS CONTAINED IN INSTRUMENT RECORDED AUGUST 08, 1996, IN BOOK 702 AT PAGE 366 AND THIRD NOTICE OF ANNEXATION RECORDED DECEMBER 27, 2000 AT RECEPTION NO.746978 AND RECORDED JUNE 6, 2001 AT RECEPTION NO. 758897.
12. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE VALLEY COMMERCIAL PARK, FILING NO. 3 RECORDED DECEMBER 11, 2000 AT RECEPTION NO. 746022.
13. TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED MARCH 15, 2001 AT RECEPTION NO. 751900.
14. TERMS, CONDITIONS AND PROVISIONS OF TRENCH, CONDUIT AND VAULT AGREEMENT RECORDED NOVEMBER 02, 2007 AT RECEPTION NO. 200729459.
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF KEMP SUBDIVISION RECORDED OCTOBER 14, 2010 UNDER RECEPTION NO. 201020684.
16. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DECLARATION OF ACCESS EASEMENT AGREEMENT RECORDED OCTOBER 14, 2010 UNDER RECEPTION NO. 201020685.
17. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO. 1, SERIES 2011 RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 201103743.
18. TERMS, CONDITIONS AND PROVISIONS OF EASEMENT RECORDED MAY 6, 2020 UNDER RECEPTION NO. 202006656.
19. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF AMENDED MAP OF KEMP SUBDIVISION RECORDED FEBRUARY 25, 2011 UNDER RECEPTION NO. 201103742.
20. TERMS, CONDITIONS AND PROVISIONS OF ANNEXATION AGREEMENT RECORDED JUNE 14, 1995 IN BOOK 663 AT PAGE 231.
21. RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAP PERSONS, AS CONTAINED IN INSTRUMENT RECORDED AUGUST 08, 1996, IN BOOK 702 AT PAGE 366 AND AMENDMENT THERETO RECORDED FEBRUARY 18, 1997 IN BOOK 718 AT PAGE 831 AND SECOND NOTICE OF ANNEXATION RECORDED AUGUST 19, 1998 AT RECEPTION NO. 666477 AND THIRD NOTICE OF ANNEXATION RECORDED DECEMBER 27, 2000 AT RECEPTION NO. 746978.
22. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE VALLEY COMMERCIAL PARK, FILING NO. 3 RECORDED DECEMBER 11, 2000 AT RECEPTION NO. 746022.
23. TERMS, CONDITIONS AND PROVISIONS OF SUBDIVISION IMPROVEMENT AGREEMENT RECORDED DECEMBER 11, 2000 AT RECEPTION NO. 746023.
24. TERMS, CONDITIONS AND PROVISIONS OF HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED MARCH 15, 2001 AT RECEPTION NO. 751900.
25. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION RECORDED APRIL 23, 2015 UNDER RECEPTION NO. 201506767.
26. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT IMPROVEMENT AGREEMENT RECORDED APRIL 08, 2015 UNDER RECEPTION NO. 201506025.
27. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT IMPROVEMENTS AGREEMENT RECORDED APRIL 08, 2015 UNDER RECEPTION NO. 201505991.
28. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TROTTER MINOR SUBDIVISION RECORDED JULY 7, 2016 UNDER RECEPTION NO. 201610457 AND AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722061.
29. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN DEVELOPMENT IMPROVEMENTS AGREEMENT AS SET FORTH IN AND APPROVED BY RESOLUTION NO. 55, SERIES OF 2016, RECORDED DECEMBER 13, 2016 UNDER RECEPTION NO. 201621326.
30. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRIVEWAY EASEMENT AGREEMENT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722058.
31. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN DRIVEWAY EASEMENT RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO.201722059.
32. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN ORDINANCE NO 25 RECORDED NOVEMBER 17, 2017 UNDER RECEPTION NO. 201722060.
33. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN TRENCH, CONDUIT, AND VAULT AGREEMENT BY AND BETWEEN CHAMBERS LOFTS, LLC, A COLORADO LIMITED LIABILITY COMPANY AND HOLY CROSS ENERGY, A COLORADO CORPORATION RECORDED AUGUST 04, 2017 UNDER RECEPTION NO. 201715116.
34. TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH AND GRANTED IN HOLY CROSS ENERGY UNDERGROUND RIGHT OF WAY EASEMENT RECORDED AUGUST 04, 2017 UNDER RECEPTION NO. 201715117.
35. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF TROTTER MINOR SUBDIVISION RECORDED JULY 7, 2016 UNDER RECEPTION NO. 201610457.
36. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESOLUTION NO.41, SERIES OF 2017 APPROVING A DEVELOPMENT PLAN, APPROVING A DEVELOPMENT IMPROVEMENTS AGREEMENT DATED JUNE 13, 2017, APPROVING A SITE SPECIFIC DEVELOPMENT PLAN ESTABLISHING A VESTED PROPERTY RIGHT, AND AUTHORIZING THE ISSUANCE OF A MAJOR DEVELOPMENT PERMIT RECORDED JUNE 14, 2017 UNDER RECEPTION NO. 201711407, AND ORDINANCE NO. 22, SERIES OF 2017, APPROVING THE FIRST AMENDMENT TO THE DEVELOPMENT IMPROVEMENTS AGREEMENT AND APPROVING AN AMENDMENT TO A SITE SPECIFIC DEVELOPMENT PLAN ESTABLISHING A VESTED RIGHT RECORDED SEPTEMBER 25, 2017 UNDER RECEPTION NO. 201718339.

## BOARD OF TRUSTEE CERTIFICATE:

THIS PLAT APPROVED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO, THIS _____ DAY OF _____, 20__ FOR FILING WITH THE CLERK AND RECORDER OF EAGLE COUNTY, AND FOR CONVEYANCE OR DEDICATION TO THE TOWN OF EAGLE OF THE PUBLIC DEDICATIONS SHOWN HEREON; SUBJECT TO THE PROVISIONS THAT APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON SAID LANDS, STREETS OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE. FURTHER, SAID APPROVAL IN NO WAY OBLIGATES THE TOWN OF EAGLE FOR MAINTENANCE OF PUBLIC IMPROVEMENTS UNTIL CONSTRUCTION OF SAID IMPROVEMENTS HAS BEEN COMPLETED IN ACCORDANCE WITH THE TOWN OF EAGLE'S SPECIFICATIONS AND THE TOWN OF EAGLE HAS AGREED TO ACCEPT SAID IMPROVEMENTS. THIS APPROVAL DOES NOT GUARANTEE THAT THE SIZE, SOIL CONDITIONS, SUB-SURFACE GEOLOGY, GROUND WATER CONDITIONS, OR FLOODING CONDITIONS OF ANY LOT SHOWN HEREON ARE SUCH THAT A BUILDING PERMIT, DEVELOPMENT PERMIT, OR ANY OTHER REQUIRED PERMIT WILL BE ISSUED. THIS APPROVAL IS WITH THE UNDERSTANDING THAT ALL EXPENSES INVOLVING REQUIRED IMPROVEMENTS FOR ALL UTILITY SERVICES, PAVING, GRADING, LANDSCAPING, CURBS, GUTTERS, SIDEWALKS, ROAD LIGHTING, ROAD SIGNS, FLOOD PROTECTION DEVICES, DRAINAGE STRUCTURES, AND ALL OTHER IMPROVEMENTS THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE OWNERS DESIGNATED HEREON AND NOT THE TOWN OF EAGLE, UNLESS OTHERWISE SPECIFICALLY AGREED TO IN WRITING BY THE BOARD OF TRUSTEES.

TOWN OF EAGLE, COLORADO

BY: _____
MAYOR

ATTEST

_____
TOWN CLERK

## PLANNING COMMISSION CERTIFICATE:

THIS PLAT APPROVED BY THE TOWN OF EAGLE PLANNING COMMISSION THE _____ DAY OF _____, 20__.

BY: _____
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 ARE PAID IN FULL.

DATED THIS _____ DAY OF _____, A.D., 20__.

_____
TREASURER OF EAGLE COUNTY

## SURVEYOR'S CERTIFICATE:

I, RANDALL P. KIPP DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE LAND SURVEYING UNDER THE LAWS OF THE STATE OF COLORADO, THAT THIS SUBDIVISION PLAT IS TRUE, CORRECT AND COMPLETE SECOND AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION, A CONSOLIDATION OF LOT C-13, AMENDED FINAL PLAT KEMP SUBDIVISION AND LOT C-12B, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION AND AN AMENDMENT TO LOT C-12C, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION, AS LAID OUT, PLATTED, DEDICATED AND SHOWN HEREON, THAT SUCH PLAT WAS MADE FROM AN ACCURATE SURVEY OF SAID PROPERTY BY ME AND/ OR UNDER MY SUPERVISION AND ACCURATELY SHOWS THE LOCATION AND DIMENSIONS OF THE LOTS, EASEMENTS AND RIGHTS OF WAY OF SAID PLAT AS THE SAME ARE MONUMENTED UPON THE GROUND IN COMPLIANCE WITH APPLICABLE REGULATION GOVERNING THE SUBDIVISION OF LAND, THAT SUCH PLAT IS BASED UPON THE PROFESSIONAL LAND SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, THAT SUCH PLAT HAS BEEN PREPARED IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND THAT SUCH PLAT IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
Randall P. Kipp
38079
4-07-26
NATIONAL LAND SURVEYING

RANDALL P. KIPP
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 38079

## CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE EAGLE COUNTY CLERK AND RECORDER AT_____ O'CLOCK_____ ON THIS DAY OF _____, 20__, AND IS DULY RECORDED AS RECEPTION NO. _____.

_____
EAGLE COUNTY CLERK AND RECORDER

BY: _____
DEPUTY

## LAND USE SUMMARY:

| LOT | ADDRESS | ACREAGE | USE |
|---|---|---|---|
| LOT C-12C | 1119 CHAMBERS AVE. | 1.367+- | COMMERCIAL |
| LOT C-13A | 1215 CHAMBERS AVE. | 6.384+- | COMMERCIAL |
| TOTAL | | 7.751+- | |

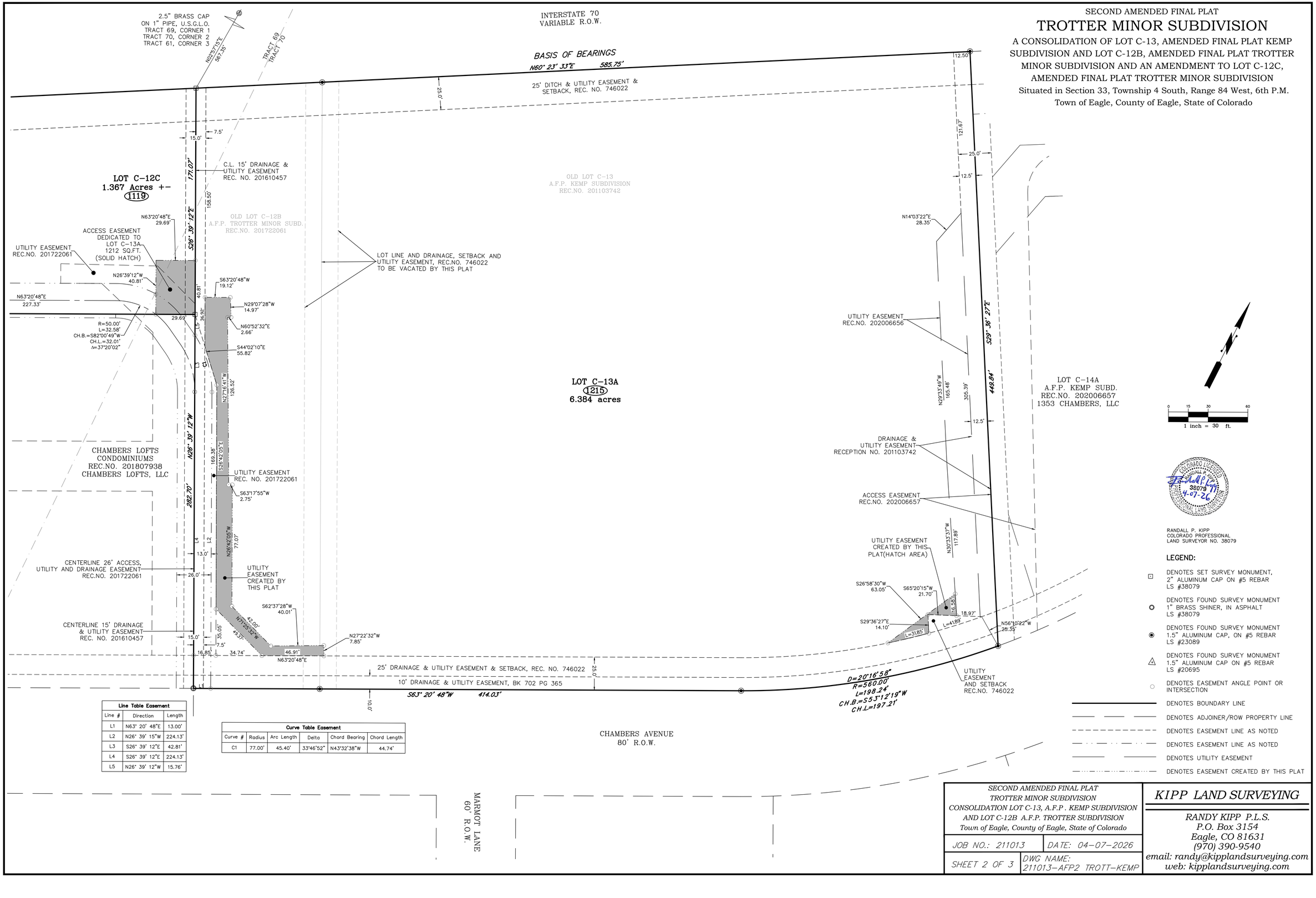
| | |
|---|---|
| *SECOND AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION CONSOLIDATION LOT C-13, AFP KEMP SUBDIVISION AND LOT C-12B AFP TROTTER SUBDIVISION Town of Eagle, County of Eagle, State of Colorado* | *KIPP LAND SURVEYING* |
| *JOB NO.: 211013* / *DATE: 04-07-2026* | *RANDY KIPP P.L.S.* |
| *SHEET 1 OF 3* / *DWG NAME: 211013-AFP2 TROTT-KEMP* | *P.O. Box 3154* |
| | *Eagle, CO 81631* |
| | *(970) 390-9540* |
| | *email: randy@kipplandsurveying.com* |
| | *web: kipplandsurveying.com* |

SECOND AMENDED FINAL PLAT

# TROTTER MINOR SUBDIVISION

A CONSOLIDATION OF LOT C-13, AMENDED FINAL PLAT KEMP SUBDIVISION AND LOT C-12B, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION AND AN AMENDMENT TO LOT C-12C, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION

Situated in Section 33, Township 4 South, Range 84 West, 6th P.M.
Town of Eagle, County of Eagle, State of Colorado




| Line Table Easement | | |
|---|---|---|
| Line # | Direction | Length |
| L1 | N63° 20' 48"E | 13.00' |
| L2 | N26° 39' 15"W | 224.13' |
| L3 | S26° 39' 12"E | 42.81' |
| L4 | S26° 39' 12"E | 224.13' |
| L5 | N26° 39' 12"W | 15.76' |

| Curve Table Easement | | | | | |
|---|---|---|---|---|---|
| Curve # | Radius | Arc Length | Delta | Chord Bearing | Chord Length |
| C1 | 77.00' | 45.40' | 33°46'52" | N43°32'38"W | 44.74' |

COLORADO PROFESSIONAL LAND SURVEYOR
RANDALL P. KIPP
38079
4-07-26

RANDALL P. KIPP
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 38079

## LEGEND:

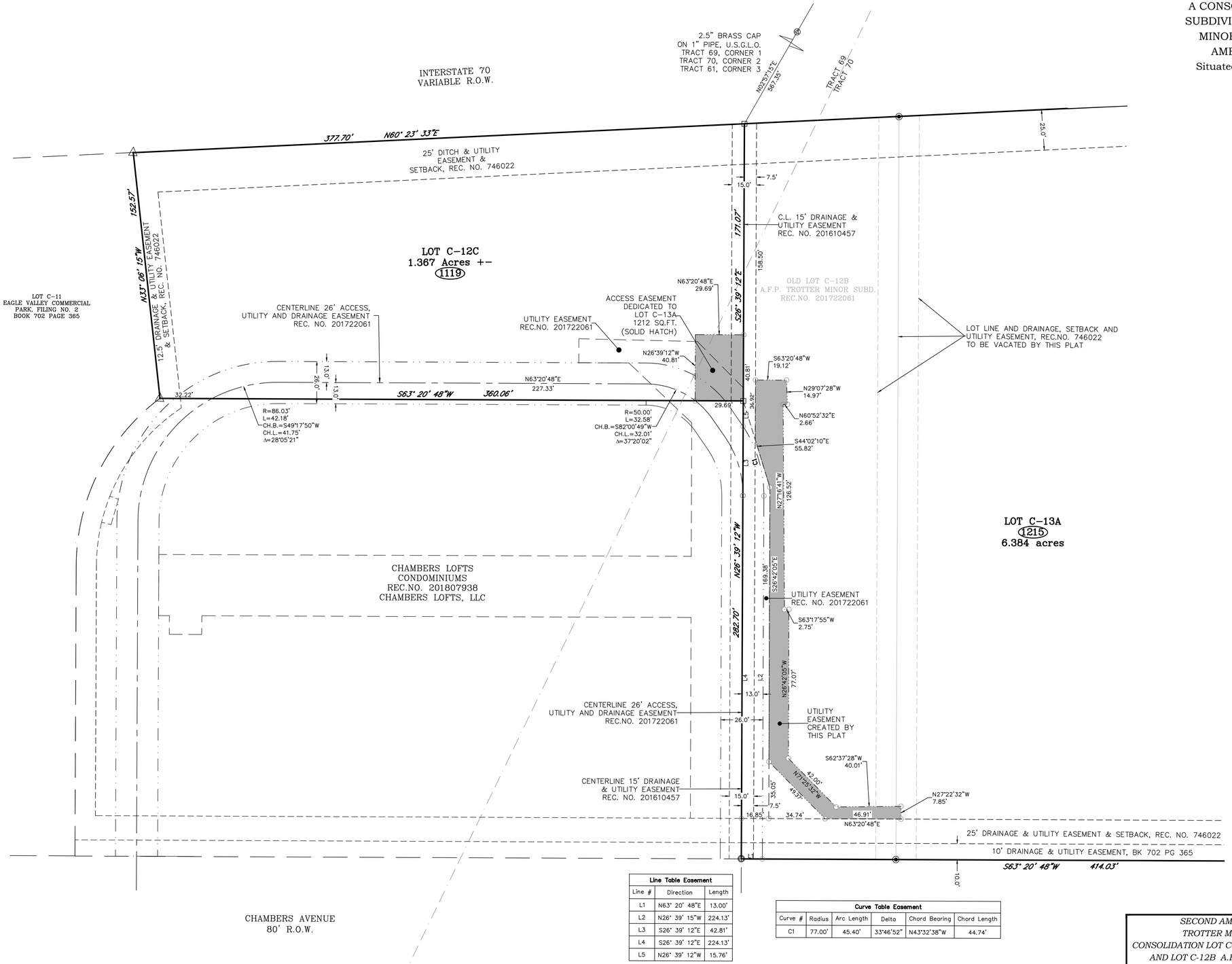
- DENOTES SET SURVEY MONUMENT, 2" ALUMINUM CAP ON #5 REBAR LS #38079
- DENOTES FOUND SURVEY MONUMENT 1" BRASS SHINER, IN ASPHALT LS #38079
- DENOTES FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP, ON #5 REBAR LS #23089
- DENOTES FOUND SURVEY MONUMENT 1.5" ALUMINUM CAP ON #5 REBAR LS #20695
- DENOTES EASEMENT ANGLE POINT OR INTERSECTION
- DENOTES BOUNDARY LINE
- DENOTES ADJOINER/ROW PROPERTY LINE
- DENOTES EASEMENT LINE AS NOTED
- DENOTES EASEMENT LINE AS NOTED
- DENOTES UTILITY EASEMENT
- DENOTES EASEMENT CREATED BY THIS PLAT

| | |
|---|---|
| *SECOND AMENDED FINAL PLAT*<br>*TROTTER MINOR SUBDIVISION*<br>*CONSOLIDATION LOT C-13, A.F.P . KEMP SUBDIVISION*<br>*AND LOT C-12B A.F.P. TROTTER SUBDIVISION*<br>*Town of Eagle, County of Eagle, State of Colorado* | *KIPP LAND SURVEYING* |
| *JOB NO.: 211013* / *DATE: 04-07-2026* | *RANDY KIPP P.L.S.*<br>*P.O. Box 3154*<br>*Eagle, CO 81631*<br>*(970) 390-9540*<br>*email: randy@kipplandsurveying.com*<br>*web: kipplandsurveying.com* |
| *SHEET 2 OF 3* / *DWG NAME: 211013-AFP2 TROTT-KEMP* | |

SECOND AMENDED FINAL PLAT

# TROTTER MINOR SUBDIVISION

A CONSOLIDATION OF LOT C-13, AMENDED FINAL PLAT KEMP SUBDIVISION AND LOT C-12B, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION AND AN AMENDMENT TO LOT C-12C, AMENDED FINAL PLAT TROTTER MINOR SUBDIVISION
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| C1 | 77.00' | 45.40' | 33°46'52" | N43°32'38"W | 44.74' |

0 15 30 60
1 inch = 30 ft.

COLORADO PROFESSIONAL LAND SURVEYOR
Randall P. Kipp
38079
4-07-26

RANDALL P. KIPP
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 38079

LEGEND:

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*SECOND AMENDED FINAL PLAT*
*TROTTER MINOR SUBDIVISION*
*CONSOLIDATION LOT C-13, A.F.P. KEMP SUBDIVISION*
*AND LOT C-12B A.F.P. TROTTER SUBDIVISION*
*Town of Eagle, County of Eagle, State of Colorado*

JOB NO.: 211013 | DATE: 04-07-2026
SHEET 3 OF 3 | DWG NAME: 211013-AFP2 TROTT-KEMP


*KIPP LAND SURVEYING*
*RANDY KIPP P.L.S.*
*P.O. Box 3154*
*Eagle, CO 81631*
*(970) 390-9540*
*email: randy@kipplandsurveying.com*
*web: kipplandsurveying.com*

# Public Works Department Review Comments

The comments below and attached to this document are the 3rd review comments generated from the Public Works review of the submitted Minor Development Plan & Lot Line Adjustment and reports. The applicant shall review the comments and provide a response letter with the revised and resubmitted plans and reports.

**The comments below if not updated in time for public hearings may be added as a condition of approval.**

## Plan General Comments

1. Comment can be found on the plan sheets at the link below.

   Comments

# COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Matthew L. Morgan
State Geologist


April 14, 2026

Alyssa Rivas
Principal Planner
112 N. Rubey Drive, #210
Golden, CO 80403

**Location:**
NW ¼ NE ¼, Section 33
T4S, R84W of the 6th PM
39.6599°, -106.8221°

**Subject:** **Vail Valley Design Center – Development Plan and Lot Consolidation**
**1215 Chambers Road, Eagle County, CO**
**Eagle County No DR25-04 & LLA25-02; CGS No. EA-25-0014_3**

**Dear Alyssa,**
As requested (Town of Eagle email dated March 18, 2026), the Colorado Geological Survey (CGS) has reviewed the third referral submittal for the above-referenced project.

**Documents Reviewed**
- Kumar & Associates: Geologic Hazards Review (November 18, 2024), Subsoil Study for Foundation Design (February 19, 2025), and response materials
- Alpine Engineering: Drainage Report (February 2026) and Revised Civil Plans (February 2026)
- Kraai Design: Revised Architectural Plan Set (February 2026)
- Project Narrative (Revised)
- Referral Response Letter and supporting materials

CGS previously reviewed this application in letters dated August 8, 2025, and October 21, 2025.

**Project Understanding**
The proposed development consists of a multi-building commercial complex constructed on a valley-floor site underlain by surficial alluvial deposits over evaporite-bearing bedrock. The site receives runoff from an approximately 184-acre upstream basin via an existing 42-inch culvert beneath Interstate 70. Site drainage is conveyed through an internal stormwater system to a detention facility and ultimately discharged to the Town system.

**Summary of Progress**
The current submittal demonstrates meaningful progress in addressing previously identified geologic hazards, particularly evaporite-related subsidence and hydrocompaction. Notably:
- The incorporation of a lined, no-infiltration detention facility is consistent with CGS's prior recommendations to limit infiltration into evaporitic bedrock;
- The revised plans generally align with geotechnical recommendations to maintain stable and relatively dry bearing conditions.

CGS acknowledges these improvements and considers subsidence-related concerns to be adequately addressed at the development plan level.

**Remaining Item for Completion**
One item identified in CGS's prior reviews has not yet been addressed.
As noted in CGS's October 21, 2025 review, the site is located on a mapped debris-fan system draining the upstream basin north of Interstate 70. Based on this geologic setting, CGS previously recommended evaluation of site drainage performance under sediment-laden flow and partial culvert blockage conditions, reflecting the potential for debris-laden or hyperconcentrated flows from the contributing watershed.

The current submittal relies on clear-water hydrologic analysis and does not include evaluation of sediment-laden or partially obstructed flow conditions. CGS recommends that verification of this design assumption be completed prior to construction.

**Recommended Condition — Drainage System Performance Verification**
CGS recommends that, prior to issuance of a building permit, the applicant provide documentation, prepared by the project civil engineer and accepted by the Town, demonstrating that the site drainage system will function without adverse impact under:

- Sediment-laden (bulked) flow conditions representative of the upstream basin; and
- Partial blockage or reduced capacity at the existing 42-inch culvert.

CGS recommends that this documentation:

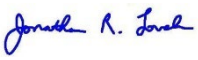
- Evaluate flow conveyance through the site under these conditions;
- Identify and incorporate design measures, if necessary, to accommodate sediment and debris; and
- Confirm that site infrastructure and adjacent properties are not adversely impacted.

CGS also recommends that a final Operations and Maintenance (O&M) Plan be provided prior to building permit issuance, assigning responsibility and defining inspection and maintenance procedures for sediment and debris management at the culvert outfall and within the site drainage system.

**Conclusion**
The submittal reflects substantial progress since CGS's previous reviews, and the project can proceed at the development plan level. Completion of the above condition, as previously recommended and supported by mapped geologic conditions at the site, will ensure that drainage system performance is verified and geologic hazard mitigation objectives are met prior to construction.

Thank you for the opportunity to comment on this project. If you have questions or require further review, please e-mail me at jlovekin@mines.edu.

Sincerely,



Jonathan R. Lovekin, P.G.
Senior Engineering Geologist

# DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is entered into as of the ____ day of _____, 2026 (the "Effective Date"), by and between the Town of Eagle, a Colorado home rule municipal corporation with an address of P.O. Box 609, Eagle, CO 81631 (the "Town"); and 1215 Chambers LLC, a limited liability company with an address of PO Box 2664 Edwards, CO 81632 ("Developer") (each a "Party" and collectively the "Parties").

## TOWN RECITALS

WHEREAS, Developer has a legal interest in certain real property located on 1125 Chambers Avenue, 1215 Chambers Avenue, and 1119 Chambers Avenue, particularly described on Exhibit A, and known as Parcel Numbers 1939-331-15-004 and 1939-331-15-005 (the "Property"); and

WHEREAS, Developer intends to construct/consolidate _____(the "Development"); and

WHEREAS, on DATE ABOVE after a duly-noticed public hearing, the Town of Eagle Planning & Zoning Commission approved with conditions a Minor Development Plan, and recommended approval of a Lot Line Adjustment (Final Plat) for the Development, as memorialized in the Resolution attached hereto as Exhibit C; and

WHEREAS, the Town and Developer desire to set forth their rights and obligations with respect to the Development in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, the parties hereto agree as follows:

## TERMS

1. Recitals. The foregoing recitals are incorporated herein as material representations and acknowledgments of the Parties.

2. Purposes. The purpose of this Agreement is to set forth the terms and conditions to be met by the Developer with respect to the Development; to set forth the fees to be paid by the Developer upon development of the Property; and to provide for the dedication of all public improvements made on the Property. All terms and conditions contained herein are in addition to all requirements of the Town of Eagle Municipal Code, including Title 4 providing for the development and use of lands, as well as state and federal statutes, and are not intended to supersede any requirements contained therein, except where specifically provided in this Agreement. The Developer agrees to bear all costs and responsibility for completion of the improvements servicing the Property as provided in this Agreement. Pursuant to Section 4.17.030(E) of the Code, Developer shall pay to the Town all application fees and deposits as adopted by the Town. This Agreement is not executed for the benefit of materialmen, laborers, or

others providing work, services, or materials to the Property, or for the benefit of future lot Developers or occupants of the Property. The Developer agrees to comply with all terms and conditions contained in this Agreement.

3. Obligations of Developer. The Developer agrees to satisfy the following obligations with respect to the Development.

3.1 The Development shall comply with the requirements of the Municipal Code except where specific variances or relief have been granted. Developer shall comply with all applications and materials submitted to the Town and verbal and written representations made by Developer or its representatives to the Town in connection with the Development; the conditions of approval of the Minor Development Plan, Lot Line Adjustment (Final Plat), and Final Plans shall all be considered "Conditions of Approval" with which Developer shall comply. In the event of conflict between this Agreement and representations made during public hearings, the more specific term shall apply.

3.2 Developer shall submit any proposed future physical changes or improvements to the Property to the Community Development Director for review and approval.

3.3 Developer agrees that all work on the Development shall be performed by contractors who are licensed to work in the Town of Eagle.

3.4 Developer agrees that construction noise shall only occur Monday to Friday from 7:00 am to 7:00 pm and Saturday from 9:00 am to 6:00 pm. On Sundays, no outside construction or related construction support activities shall be permitted at any time. Finish work and related support activities that occur within a fully constructed structure is permitted between the hours of 9:00 am and 6:00 pm. All construction and construction support related activities on the following holidays are prohibited in conformance with Title 13.02.010. of the Municipal Code.

3.5 Prior to issuance of a building permit for any building in the Development, the Developer shall satisfy all of the following conditions:

3.5.1 Comply with all requirements of the Municipal Code, other sections of this Agreement and any requirements imposed by state, federal or local law.

3.5.2 Record an executed copy of this Agreement and the approved Minor Development Plan and Lot Line Adjustment (Final Plat) in the Office of the Eagle County Clerk and Recorder, pay all applicable recording fees, and provide recorded copies to the Office of the Town Clerk.

3.5.3. Record any easements, easement agreements, easement encroachments, and/or right of way encroachments approved as part of this Agreement and the approved Minor Development Plan and Lot Line Adjustment (Final Plat)

3.5.4 Record an executed copy of the deed restriction agreement for all units satisfying Municipal Code Section 4.02.050. Inclusionary housing requirements for affordable and local employee residency (LERP) and/or Section 4.09.100. Employee dwelling units use standards for all deed restricted units with the Eagle County Clerk and Recorder, pay all applicable recording fees, and provide recorded copies to the Office of the Town Clerk.

3.5.5 Pay to the Town of Eagle all applicable administrative fees and dedication and impact fees. An exact accounting of the fees due will be itemized on the building permit application.

3.5.5.1. Development Review Costs. Pursuant to Section 4.17.030(E) of the Code, Developer shall pay to the Town all costs generated by staff's review of the application and that all pass through costs have been paid.

3.5.5.2. Sewer Plan Investment Fee (PIF). The sewer fee set forth in Code § 12.36.030.

3.5.5.3. Water PIF. The water plant investment fee required by Code § 12.16.010.

3.5.5.4. Street Improvement Fee. The street improvement fee set forth in Code § 3.10.020 and as updated in the Town's Fee Schedule.

3.5.5.5. Fire Protection Impact Fees. The fire protection impact fee set forth in Code § 3.10.040 and as updated in the Town's Fee Schedule.

3.5.5.6. Public Safety Impact Fees The public safety impact fee set forth in Code § 3.10.030 and as updated in the Town's Fee Schedule.

3.5.5.7. School Land Dedication Fee. Pursuant to § 4.15.060(E) of the Code, Developer shall pay to the Town for a fee in lieu of school land dedication for the Development.

3.5.6 Submit for review and approval an engineer's estimate of public improvements in accordance with Engineering Standards and post the required amount of security as set forth in Section 4.1 below.

3.5.7. The Town may, at its sole discretion, issue a grading permit for the installation of improvements or a portion of the improvements outlined in Exhibit C. Should the Town determine to issue a grading permit, no construction may occur until all plans, including but not limited to a drainage plan, have received approval from the Town Engineer.

3.5.8. Insurance. Developer and every contractor hired by Developer to perform work under this Agreement shall procure and maintain, at its own cost, a policy or policies of insurance sufficient to insure against all liability, claims, demands and other obligations assumed by such contractor.

3.5.8.1. Amounts. The required coverages set forth below shall be procured and maintained with forms and insurers acceptable to the Town.

a. Workers compensation insurance to cover obligations imposed by applicable Colorado law for any employee engaged in the performance of work.
b. General Liability insurance with minimum combined single limits of $1,000,000 each occurrence and $2,000,000 aggregate. The policy shall be applicable to all premises and operations. The policy shall include coverage for bodily injury, broad form property damage (including completed operations), personal injury (including coverage for contractual, and employee acts), blanket contractual independent contractors, products, and completed operations. The policy shall include coverage for explosion, collapse, and underground hazards. The policy shall contain a severability of interests provision.

3.5.8.2. Form. The policies shall be endorsed to include the Town and the Town's officers and employees as additional insureds. In the case of any claims-made policy, the necessary retroactive dates and extended reporting periods shall be procured to maintain such continuous coverage. Every policy shall be primary insurance, and any insurance carried by the Town, its officers, or its employees, or carried by or provided through any insurance pool of the Town, shall be excess and not contributory insurance to that provided by Developer. No additional insured endorsement shall contain any exclusion for bodily injury or property damage arising from completed operations. Developer shall be solely responsible for deductible losses under any policy required above.

3.5.8.3. Certificate. Upon request by the Town, Developer shall provide the Town with a certificate of insurance as evidence that policies providing the required coverages, conditions, and minimum limits are in full force and effect. The certificate shall identify this Agreement and shall provide that the coverages afforded under the policy shall not be canceled, terminated or materially changed until at least 30 days prior written notice has been provided to the Town.

3.6 Prior to issuance of a certificate of occupancy, the Developer shall satisfy all of the following conditions:

3.6.1 Comply with all requirements of the Municipal Code and state and federal law.

3.6.2 Install all public improvements required by the Municipal Code, Engineering Standards and identified on the Final Plans (the "Public Improvements"), provide as-built drawings of the installed Public Improvements and have the Town approve and accept the installed Public Improvements pursuant to Section 4.3 below.

3.6.3 Make or fund any replacement of Public Improvements if the Town determines, in its sole discretion, that any of the Public Improvements require replacement.

3.6.4 Make or fund any repairs to any public facilities damaged during construction of the Development or Public Improvements if the Town determines, in its sole discretion, that any public facilities were damaged by Developer.

3.6.5 Provide as-built drawings and an Improvement Survey Plat per the Engineering Standards

3.7. Developer agrees to comply with all conditions of approval as set forth in Exhibit D, which are incorporated herein as if set forth in full.

4. Improvements.

4.1 Security for Public Improvements. Developer shall post sufficient security to guarantee the installation, performance, or maintenance of any required Public Improvements in accordance with the Municipal Code and Engineering Standards. The total amount of required security for Public Improvements for the Development shall be 125% of the amount specified on Exhibit F, attached hereto and incorporated by this reference. The Parties agree that the amounts on Exhibits F does not necessarily reflect the Town Engineer's estimate of what the actual cost to the Town would be if the Town were required to fund construction of all the Public Improvements, repair or any damage to public facilities caused in connection with the Development. As Improvements and repairs are completed, Developer may apply to the Town Manager for release for all or part of the security, which release shall be approved by the Town Engineer or the Town Attorney.

4.2 Security for Private Improvements. In the event that the Town determines, in its reasonable discretion, that circumstances exist which materially threaten or impair the Developer's ability to complete any required Private Improvements in accordance with this Agreement, the Municipal Code, or applicable standards, the Town may require the Developer to post security to guarantee completion of such Private Improvements. Upon written notice from the Town describing the basis for the required security, the Developer shall, within the time period specified

in such notice, post security in a form acceptable to the Town Manager and Town Attorney, and in an amount determined by the Town Engineer, Community Development Director, or designee to be sufficient to guarantee completion of the identified Private Improvements, including a reasonable contingency. The Town and Developer acknowledge that the amount of such security may exceed the Developer's remaining cost to complete the Private Improvements, and is intended to represent the Town Engineer's estimate of the cost the Town may incur if it is required to complete such Private Improvements. Following completion of the Private Improvements, certification of completeness by the Developer, and inspection by the Community Development Director, Town Engineer, or designee, the Developer may apply for the partial or full release of the security. Any release shall be approved by the Town Manager, with concurrence by the Town Engineer, Community Development Director or Town Attorney, consistent with applicable Town standards and procedures.

4.3 Certification. Developer shall retain, at its sole expense, a licensed professional engineer for on-site construction inspections to ensure that all Improvements installed by Developer are installed as required pursuant to Town standards, specifications. The engineer shall certify to the Town Engineer in writing that the Improvements were installed were completed in compliance with Town standards, approvals, plans, specifications, Conditions of Approval and this Agreement.

4.4 Acceptance. Acceptance of Public Improvements shall be requested by the Developer of the Town Manager and shall be granted only after the Town approves the as-built drawings referenced in section 3.6.5 and the certification described in section 4.3 above. Developer shall be responsible for the maintenance of Public Improvements until the Public Improvements are accepted by the Town. Prior to said acceptance, Developer shall post a bond or other security in an amount determined by the Town Manager to cover the cost of maintenance of Improvements before acceptance by the Town. Within 30 days of the acceptance date, Developer shall dedicate or convey to the Town all rights-of-way and easements required for the operation, maintenance, repair and replacement of the Public Improvements free and clear of all liens and encumbrances that might adversely affect the use of the Public Improvements for their intended purpose. Developer shall also execute a bill of sale conveying the Public Improvements which are to be conveyed to the Town pursuant to this Agreement free and clear of all liens and encumbrances.

4.4 Warranty. All Public Improvements accepted and conveyed to the Town shall be guaranteed for two years from the date of the Town's acceptance (the "Warranty Period"). Developer shall provide to the Town a bond or sufficient warranty for any and all Public Improvements conveyed to the Town pursuant for the Warranty Period in accordance with Engineering Standards. Specifically, but not by way of limitation, the Developer shall warrant that:

(a) The title conveyed shall be good and its transfer rightful;

(b) The Public Improvements conveyed shall be free from any security interest or other lien or encumbrance; and

(c) The Public Improvements so conveyed shall be free of any defects in materials or workmanship for a period of two years, as stated above.

4.5 Title Policy. Developer shall provide the Town a commitment for a title insurance policy indicating that the Property is free and clear of all encumbrances whatsoever which would impair the use of the Property for the approved Development. Further, said title commitment or an additional title commitment shall show that any property to be dedicated to the Town is free and clear of all encumbrances which would make Public Improvements and dedications unacceptable as the Town in its sole discretion determines. At the time the building permit is issued, the title insurance policy(s) shall be provided to the Town, and the premium(s) for the title insurance shall be paid by the Developer. In the event the title commitment(s) reflect encumbrances which would impair the use of the Property as proposed or which would make the public dedications unacceptable, the Town shall notify the Developer, who shall cure or otherwise remove or subordinate said encumbrances to the satisfaction of the Town.

4.6 Maintenance. Unless dedicated to and accepted in writing by the Town for maintenance, all Improvements shall be maintained by Developer, and for any Improvements that will be maintained by the Town, a separate maintenance agreement shall be required. Initial Acceptance or Final Acceptance by the Town of ownership of any Improvement does not constitute acceptance by the Town of maintenance for such Improvement. If Developer wishes to transfer maintenance obligations to any other entity, including an owners' association, Developer shall obtain prior written approval from the Town.

4.6.1. Vacant Lots/Tracts. Developer shall be responsible for maintenance, including without limitation weed control, vermin control and debris removal, on all vacant lots and tracts until such time as such lots or tracts are developed.

5. Vested Rights. In accordance with and subject to the provisions of C.R.S. §24-68-101 et seq., Developer shall have the vested right to develop the Development as set forth in the approved Minor Development Plan and Lot Line Adjustment (Final Plat), provided however that Developer shall have three (3) years to complete the improvements. This Agreement shall not preclude the application to Developer of changes in laws, regulations, plans, or policies, to the extent that such changes are specifically mandated and required by changes in state or federal laws or regulations. In the event changes in the law prevent or preclude compliance with one or more provisions of this Agreement, such provisions of the Agreement shall be modified or suspended, or performance thereof delayed, as may be necessary to comply with the law and according to the Town's terms. In the event of a change of law, the Developer and Town shall take action as may be reasonably required in good faith to meet the intent of this Agreement.

6. Permitted Uses. The permitted uses of the Development and the density and intensity of use of the Development, the maximum height, bulk and size of the proposed building, and the location of public improvements and public utilities, and other terms and conditions of development applicable to the Development shall be as set forth in the approved Minor

Development Plan, Lot Line Adjustment (Final Plat), and Final Plan Review.

7. Inspection. The Town may enter and inspect any portion of the Development to determine whether the Developer is in compliance with the obligations set forth in this Agreement. If the Town determines that any Improvements as set forth in this Agreement have not been constructed and installed as required, the Town shall furnish the Developer with a list of specific deficiencies. The Town shall not be required to issue a building permit or certificate of occupancy so long as the listed deficiencies remain. If the Town determines the Developer has not cured the deficiencies within thirty (30) days after presentation of the list to the Developer, the Town may, but need not, cause such additional work to be done as it deems necessary to complete any public improvements or to cure any listed deficiencies. Developer shall be liable to the Town for the entire cost of such additional work, whether performed by the Town's employees or by others at the direction of the Town. If the Developer does not pay the Town the cost of such additional work including, as may be appropriate, the cost the Town expended for materials, for services of those not employed by the Town, and for the apportioned cost of wages and benefits paid for by the Town for hours of the Town employees, then the Town may, upon ten (10) days' notice to the Developer, have a lien against all or any part of the Property. The Town may certify the amount of such lien to the Eagle County Treasurer for collection, enforcement and remittance of general property taxes or assessments. In addition, if attorney's fees are incurred by the Town to enforce this Agreement, they shall be paid by the Developer.

8. Utility and Drainage Easements. All utility and drainage easements shall be accessible to the Town at all times. In the event any structure is constructed which obstructs partially or wholly Town access to said easements, the Town retains the right to remove such obstruction at the sole cost of the Developer. The Town shall not be responsible for any costs associated with the replacement of said obstructions. The easements shown on the Minor Development Plan and Lot Line Adjustment (Final Plat) shall be modified to show the actual "as built" placement of utilities.

9. Nuisances. Developer shall prevent the existence of any nuisances as defined by the Code; provided that, for purposes of this Section, the presence of ground squirrels, vermin or noxious weeds on the Property shall be deemed nuisances. If the Town determines that a nuisance exists, Developer shall promptly remove or abate such nuisance at Developer's sole cost. If the nuisance is not abated to the reasonable satisfaction of the Town within 30 days following Developer's receipt of written notice from the Town describing the nuisance, the Town may draw upon the Performance Guarantee to pay the cost of abating the nuisance, including any expenses and penalties incurred under the Code. The Town may exercise this right in addition to, or in lieu of, other available remedies. The decision to draw on the Performance Guarantee shall be within the sole discretion of the Town.

10. Draw. If the required Improvements are not satisfactorily constructed or completed in the time and manner required herein, the Town may, after first giving Developer written notice of such failure and not less than 30 days to cure such failure, draw on the Performance Guarantee to complete the Improvements. If the Performance Guarantee is to expire within 14 calendar days and Developer has not yet provided a satisfactory replacement or satisfactorily completed the

Improvements, the Town may draw on the Performance Guarantee and either hold such funds as security for performance of this Agreement or spend such funds to complete the Improvements or correct problems with the Improvements as the Town deems appropriate.

11. Default; Termination. Any failure by either party to perform any term or provision of this Agreement, which failure continues uncured for a period of thirty (30) days following written notice of such failure from the other party, unless such period is extended by written mutual consent, shall constitute a default under this Agreement. Any notice given pursuant to the preceding sentence shall specify the nature of the alleged failure and, where appropriate, the manner in which said failure satisfactorily may be cured. If the nature of the alleged failure is such that it cannot reasonably be cured within such thirty (30) day period, then the commencement of the cure within such time period, and the diligent prosecution to completion of the cure thereafter, shall be deemed to be a cure within such thirty (30) day period. Upon the occurrence of a default under this Agreement, the non-defaulting party may take action pursuant to the Code or institute legal proceedings to enforce the terms of this Agreement. If the default is cured, then no default shall exist and the noticing Party shall take no further action.

Notwithstanding anything to the contrary contained herein, neither Party shall be deemed to be in default where delays in performance or failures to perform are due to, and a necessary outcome of war, a pandemic for which a disaster emergency is declared by the Governor, insurrection, strikes or other labor disturbances, walk-outs, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by other governmental entities, enactment of conflicting state or federal laws or regulations, new or supplemental environmental regulations, or similar basis for excused performance which is not within the reasonable control of the Party to be excused. Upon the request of either Party hereto, an extension of time, including an extension of applicable contract dates, for such cause shall be granted in writing for the period of the enforced delay, or longer as may be mutually agreed upon.

12. Defense and Indemnity.

12.1. Developer's Actions. Developer shall hold harmless and indemnify Town and its elected and appointed officers, agents, employees, and representatives from claims, costs, and liabilities for any personal injury, death, or physical damage (including inverse condemnation) which arises directly or indirectly, as a result of the construction of the Development, or of operations performed under this Agreement, by Developer or by Developer's contractors, subcontractors, agents or employees, whether such operations were performed by Developer or any of Developer's contractors, subcontractors, or any one or more persons directly or indirectly employed by, or acting as agent for, Developer or any of Developer's contractors or subcontractors.

12.2. Town's Actions. Nothing in this section shall be construed to mean that Developer shall indemnify or hold the Town or its elected and appointed representatives, officers, agents and employees harmless from any claims of personal injury, death or property damage arising from, or alleged to arise from any act or omission of the Town with regard to improvements that have been offered for dedication and accepted by Town for maintenance. Nothing contained herein is

intended to nor shall be construed as a waiver of the Town's governmental immunity under state or federal law.

13. No Agency, Joint Venture or Partnership. It is specifically understood and agreed to by and between the parties that: (1) the subject Development is a private development; (2) the Town has no interest or responsibilities for, or due to, third parties concerning any improvements until such time, and only until such time, that the Town accepts the same pursuant to the provisions of this Agreement or in connection with the Current Approvals (as defined in the Recitals above); (3) Developer shall have full power over and exclusive control of construction of the Development on the Property subject to the approvals and Conditions of Approval of the Town; and (4) the Town and Developer hereby renounce the existence of any form of agency relationship, joint venture or partnership between Town and Developer and agree that nothing contained herein or in any document executed in connection herewith shall be construed as creating any such relationship between Town and Developer.

**14** Miscellaneous Provisions.

14.1 Assignment. This Agreement may not be assigned by the Developer without the prior written consent of the Town, which consent shall not be unreasonably withheld, conditioned or delayed. In the event the Developer desires to assign its rights and obligations herein, it shall so notify the Town in writing together with the proposed assignee's written agreement to be bound by the terms and conditions contained herein.

14.2 Waiver of Defects. In executing this Agreement, the Developer waives all objections it may have concerning defects, if any, in the formalities whereby it is executed, or concerning the power of the Town to impose conditions on the Developer as set forth herein, and concerning the procedure, substance, and form of the ordinances or resolutions adopting this Agreement.

14.3 Amendments. This Agreement shall not be , except by subsequent written agreement of the Parties.

14.4 Release of Liability. It is expressly understood that the Town cannot be legally bound by the representations of any of its officers or agents or their designees except in accordance with the Town of Glenwood Springs Municipal Code and Ordinances and the laws of the State of Colorado, and that the Developer, when dealing with the Town, acts at its own risk as to any representation or undertaking by the Town officers or agents or their designees which is subsequently held unlawful by a court of law.

14.5 Captions. The captions in this Agreement are inserted only for the purpose of convenient reference and in no way defines, limits, or prescribes the scope or intent of this Agreement or any part hereof.

14.6 Binding Effect. This Agreement shall be binding upon and inure to the benefit of the Parties and their respective heirs, successors, and assigns.

14.7 Invalid Provision. If any provisions of this Agreement shall be determined to be void by any court of competent jurisdiction, then such determination shall not affect any other provision hereof, all of which other provisions shall remain in full force and effect. It is the intention of the parties hereto that, if any provision of this Agreement is capable of two constructions, one of which would render the provision void, and the other of which would render the provision valid, then the provision shall have the meaning which renders it valid.

14.8 Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this Agreement. Should either party institute legal suit or action for enforcement of any obligation contained herein, it is agreed that the venue of such suit or action shall be in Eagle County, Colorado.

14.9 Attorneys' Fees; Survival. Should this Agreement become the subject of litigation, the substantially prevailing Party shall be entitled to, and the failing Party shall pay, all reasonable attorneys' fees, expenses, and court costs. All rights concerning remedies and/or attorneys shall survive any termination of this Agreement.

14.10 Authority. Each person signing this Agreement represents and warrants that he is fully authorized to enter into and execute this Agreement, and to bind the Party it represents to the terms and conditions hereof.

14.11 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

14.12 Notice. All notices required under this Agreement shall be in writing and shall be hand-delivered or sent by registered or certified mail, return receipt requested, postage prepaid, to the addresses of the parties herein set forth. All notices so given shall be considered effective 72 hours after deposit in the United States mail with the proper address as set forth below. Either Party by notice so given may change the address to which future notices shall be sent.

| | |
|---|---|
| Notice to Town: | Town of Eagle<br>200 Broadway Street<br>P.O. Box 609<br>Eagle, CO 81631 |
| With copy to: | Karp Neu Hanlon, P.C.<br>P. O. Drawer 2030<br>Glenwood Springs, CO 81602 |
| Notice to Developer: | |

With a copy to:

12.13 Construction. Each reference in this Agreement to any of the Current Approvals shall be deemed to refer to the Current Approval as it may be from time to time pursuant to the provisions of this Agreement, whether or not the particular reference refers to such possible amendment.

12.14 Covenants Running with the Land. All of the provisions contained in this Agreement constitute covenants running with the land. Each covenant herein to act or refrain from acting is for the benefit of or a burden upon the Property.

**IN WITNESS WHEREOF**, this Agreement has been entered into by and between the Town and Developer as of the date and year first above written.

**TOWN OF EAGLE, COLORADO**

_____
NAME, Mayor

ATTEST:

_____
NAME, Town Clerk

**DEVELOPER**

_____

STATE OF COLORADO )
) ss.
COUNTY OF EAGLE )

Subscribed and sworn to before me this ____ day of _____, 2026, by _____ as _____ of {1215 CHAMBERS LLC }.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: _____

_____
Notary Public

**EXHIBIT A**
**LEGAL DESCRIPTION**

**EXHIBIT B**
**APPROVED FINAL PLANS FOR THE DEVELOPMENT**

**EXHIBIT C**
**PLANNING & ZONING COMMISSION RECOMMENDATION**

**EXHIBIT D**
**TOWN COUNCIL APPROVAL**

**EXHIBIT E**
**CONDITIONS OF APPROVAL**

**EXHIBIT F**
**ESTIMATE FOR PUBLIC IMPROVEMENTS**

**1215 Chambers Ave- Warehouse Facility**
**Development Improvement Agreement**
**Opinion of Probable Cost**
**February 2026**

| ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | TOTAL |
|---|---|---|---|---|---|
| | SITE ACCESS | | | | |
| | Remove and dispose of existing curb & gutter | LF | 20 | $ 35.00 | $ 700.00 |
| | Concretre Sidewalk | SY | 393 | $ 140.00 | $ 55,020.00 |
| | Concrete ADA ramp | EA | 2 | $ 3,200.00 | $ 6,400.00 |
| | Landscaping and Irrigation replacement | LS | 1 | $ 9,000.00 | $ 9,000.00 |
| | TOTAL ACCESS | | | | $ 71,120.00 |
| | UTILITY | | | | |
| | Fire Hydrant Assembly | EA | 2 | $8,200.00 | $ 16,400.00 |
| | TOTAL UTILITY | | | | $ 16,400.00 |
| | STORM | | | | |
| | 10' wide concrete drain pan | SF | 4150 | $ 14.00 | $ 58,100.00 |
| | Connect to existing 24" storm | LS | 1 | $ 2,000.00 | $ 2,000.00 |
| | 3' x 3' inlet | EA | 1 | $ 8,000.00 | $ 8,000.00 |
| | 42" HDPE | LF | 145 | $ 250.00 | $ 36,250.00 |
| | 6' Dia. Concrete Manhole | EA | 2 | $ 10,500.00 | $ 21,000.00 |
| | TOTAL STORM | | | | $ 125,350.00 |
| | SEDIMENT CONTROL | | | | |
| | Tracking Pad | EA | 2 | $ 1,600.00 | $ 3,200.00 |
| | Erosion Log (perimeter) | LF | 582 | $ 3.00 | $ 1,746.00 |
| | Silt Sack & Beaver Dam inlet protection | EA | 1 | $ 500.00 | $ 500.00 |
| | TOTAL SEDIMENT CONTROL | | | | $ 5,446.00 |
| | GRAND TOTAL | | | | $ 218,316.00 |

This takeoff does not include engineering, tap fees, materials testing, Surveying, Construction Admin., Permit Fees, Town Fees, irrigation, off-site utility upgrades, or other off-site improvements. The actual cost may vary significantly based upon final design, hauling and disposal of excess materials, amount of unsuitable material encountered, the cost and availability of labor, equipment, material and market conditions.

KRAAIDESIGN
ARCHITECTURE
2394 Patterson Rd, STE 201
GRAND JUNCTION, CO 81505

**Public Improvement Report**
**Date:** February 10, 2026
**Prepared by:** Eric Kraai
**Applicant:** Morningstar Mountain Property, LLC
**Project Name:** 1215 Chambers
**Location:** 1215 Chambers Ave, Eagle CO

---

1. **Project Details**

**a. Total Number and Type of Structures/Dwelling Units & Gross Density:**

- **Total Number of Structures:** 7
- **Type of Structures:**
  - Commercial buildings
    - 70% Warehouse
    - 15% Office
    - 15% Retail
- **Gross Density:**
  - **Gross Density Calculation:**
    - Total Site Area: 277,863 SF
    - Gross Density
      - 20% Landscaped
      - 80% Impervious surface
      - Building Coverage: 94,6415 SF
      - Concrete/Asphalt: 126,882 SF

**b. Location of Proposed Subdivision/Development/Special Use:**

- **Physical Location:**
  - The proposed development is located at 1215 Chamber Ave, Parcel # 1939-331-14-003
- **Zoning District:**
  - The subject property is currently zoned Commercial General, which allows for the proposed uses. All adjacent properties are zoned Commercial General.

2. **Assessment of Anticipated Impacts**

**a. Impacts on Town Street System:**
The proposed development is expected to have the following impacts on the Town's street system:

- **Estimated Traffic Generation:**

## COMMON TRIP GENERATION RATES

| The overall area by use: | total area of unit/# of dwelling units | trip rate | total by use |
|---|---|---|---|
| Warehouse | | 0.32/1000 sf | 21.15 Trips |
| Retail | | 4.49/1000 sf | 63.60 Trips |
| Office | | 1.49/1000 sf | 21.10 Trips |
| **Total anticipated Trips during peak hours** | | | **106 Trips** |

These calcs are from the table attached by ITE as called for in **Section E** of the Land Use Code.

- **Analysis of Current Street System:**
  - The development site is accessible via Chambers Avenue to the south, and from adjacent properties to the East and West.
  - No modifications to Chambers Avenue are anticipated.

**3. Coordination with Service Providers**
To ensure adequate provision of public services and minimize negative impacts, the Town will coordinate with the following service providers:

- **Public Utilities:**
  - Demand on public utilities to be a typical commercial demand. No special electrical requirements, water taps and meters to be 1 ½" per building with 2" distribution pipes and 4" fire sprinkler lines. Reference Domestic Water sizing report for specific fixture counts.
- **School Districts:**
  - No impact on local schools.
- **Emergency Services:**
  - No impact on police or fire departments.

# DRAINAGE REPORT

**FOR**

# 1215 CHAMBERS AVENUE

Eagle, Colorado

February 2026




Prepared by: Alpine Engineering, Inc.
P.O. Box 97
Edwards, CO 81632
(970) 926-3373

Prepared for: Morningstar Mountain Properties
Matthew Barry
(970) 390-7730

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34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

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- Appendix A – TR55 Drainage Basin Calculations
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OFFSITE MAPS

- Sheet 1 – Offsite Drainage Area Map 1"=400'
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XIII. ONSITE DRAINAGE

- Appendix D: NOAA Precipitation Data
- Appendix E: USDA-NRCS Soil Hydrologic Survey
- Appendix F: Historic and Developed "Stormwater Runoff Table"
- Appendix G: Developed Flowrate Calculations (TR55)
- Appendix H: Detention Pond- Storage Volume
- Appendix I: Manning's Equation for Onsite Storm Sewer and Curb/Gutter
- Appendix J: Manning's Equation for Access Drive Volume
- Appendix K: MHFD Capacity for One-Half of Street and Ex. Inlet on Chambers Ave

ONSITE MAPS

- Sheet 4 – Drainage Area Map
- Storm Sewer Plans- C3.0 – C3.5




Vicinity Map: 1215 Chambers Avenue

## II. INTRODUCTION

The purpose of this Drainage Report is to summarize the existing hydrologic conditions found at the 1215 Chambers Avenue Storage Facility development and to evaluate the off-site and developed onsite stormwater runoff for the proposed project. This report contains calculations for off-site drainage and developed conditions including detention, and a description of anticipated Colorado Department of Public Health and Environment permits that will be acquired for the project. This report was completed in general conformance with the January 2018 Town of Eagle, Public Works Manual, Section 4.00, Drainage Analysis and Systems Design Criteria.

## III. SITE DESCRIPTION

The proposed 1215 Chambers Avenue Parcel is located near the east end of Chambers Avenue between Interstate 70 and Chambers Avenue in the Town of Eagle, Colorado. The proposed developed site contains 5.38 acres (Lot C-13) and an adjacent 0.98 acres (Lot C 12B) which will be absorbed into this development through lot line vacation / replat. This report also addresses drainage from off-site areas north of Interstate 70 that outfalls onto this site in an existing 42inch corrugated metal pipe (CMP).

Most of the existing project parcel is a native grassed field. It is Lot C-13, Kemp Subdivision of the Eagle Valley Commercial Park. The off-site area is made up of pinyon and juniper and some grass and gravel roads.

## IV. DRAINAGE BASINS

The drainage on the 1215 Chambers Avenue site flows predominately from north to south through some inlets and storm pipes and to the Eagle River. There is a 184.2 acre drainage

basin north of Interstate 70 that outfalls through a 42” CMP culvert onto the site. Refer to the Drainage Area Maps in this report. The Onsite Drainage Area Map shows each drainage basin that is collected by a storm sewer inlet and piped to the proposed stormwater detention pond. The Drainage Area Map includes the basin ID, basin size in acres and the 100 year stormwater volume to the specific basin.

## V. HYDROLOGY- PEAK FLOW DETERMINATION

Overall site peak flows have been calculated using TR55, "Urban Hydrology for Small Watersheds", June 1986 as prepared by the U.S. Soil Conservation Service (SCS). The 24-hr precipitation values for various frequency storms were input into WIN TR55 based upon the 24-hour precipitation (P) values taken from the NOAA Atlas 2, Volume III, Isopluvials of 24-hour precipitation maps and were found to be 1.1-, 1.3-, 1.8-, 2.1- and 2.3- inches for the 2-, 5-, 25-, 50- and 100-year storms. TR55 stormwater flowrate calculations may be found in Appendix A (Offsite) and Appendix G for developed onsite flowrates. A spreadsheet for the stormwater values is contained in Appendix F and shown below. The off-site drainage area map using the USGS quad sheet for topography may be found on Sheet 1 of the map section of this report.

The vegetative cover for the off-site tributary drainage area may be found on Sheet 2 of the map section of this report.

The actual hydrologic soils group has been input based on the USDA NRCS Web Soil Survey of Hydrologic Soils Group and shown on Map Sheet 3 for the offsite drainage basins and in Appendix E for the onsite soils.

**1215 Chambers Avenue Storage**
**Eagle, CO**
**Stormwater Runoff**
Type B soils (per USDA)- entire onsite property

| Basins | Area (Acre) | Area (sqft) | Area Impervious | Area Grass | RCN | TC (hours) | Q2 (cfs) | Q5 (cfs) | Q25 (cfs) | Q50 (cfs) | Q100 (cfs) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Contributing Basins** | | | | | | | | | | | |
| 5 | 0.05 | 2196 | 0.00 | 0.05 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5a | 0.05 | 2094 | 0.00 | 0.05 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5b | 0.12 | 5100 | 0.00 | 0.12 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.05 |
| 5c | 0.06 | 2818 | 0.00 | 0.06 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5d | 0.05 | 2362 | 0.00 | 0.05 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4e | 0.60 | 25960 | 0.60 | 0.00 | 98 | 0.10 | 0.78 | 0.94 | 1.34 | 1.58 | 1.73 |
| 4w | 0.40 | 17302 | 0.40 | 0.00 | 98 | 0.10 | 0.52 | 0.63 | 0.90 | 1.06 | 1.16 |
| 2e | 0.40 | 17263 | 0.40 | 0.00 | 98 | 0.10 | 0.52 | 0.63 | 0.90 | 1.06 | 1.16 |
| 2w | 0.43 | 18620 | 0.43 | 0.00 | 98 | 0.10 | 0.56 | 0.67 | 0.95 | 1.12 | 1.24 |
| C | 0.04 | 1845 | 0.03 | 0.01 | 89 | 0.10 | 0.00 | 0.00 | 0.05 | 0.07 | 0.08 |
| B | 0.37 | 15908 | 0.30 | 0.07 | 91 | 0.10 | 0.24 | 0.33 | 0.57 | 0.71 | 0.81 |
| A | 0.24 | 10529 | 0.20 | 0.04 | 92 | 0.10 | 0.18 | 0.24 | 0.40 | 0.49 | 0.56 |
| 1 | 0.47 | 20581 | 0.47 | 0.00 | 98 | 0.10 | 0.61 | 0.73 | 1.04 | 1.22 | 1.35 |
| **Roofs** | | | | | | | | | | | |
| 1-R | 0.34 | 15014 | 0.34 | 0.00 | 98 | 0.10 | 0.44 | 0.53 | 0.75 | 0.89 | 0.98 |
| 2-R | 0.30 | 13119 | 0.30 | 0.00 | 98 | 0.10 | 0.39 | 0.47 | 0.67 | 0.79 | 0.87 |
| 3-R | 0.17 | 7608 | 0.17 | 0.00 | 98 | 0.10 | 0.22 | 0.27 | 0.38 | 0.45 | 0.50 |
| 4-R | 0.33 | 14480 | 0.33 | 0.00 | 98 | 0.10 | 0.43 | 0.52 | 0.74 | 0.87 | 0.96 |
| 5-R | 0.41 | 17754 | 0.41 | 0.00 | 98 | 0.10 | 0.53 | 0.64 | 0.91 | 1.07 | 1.18 |
| 6-R | 0.29 | 12466 | 0.29 | 0.00 | 98 | 0.10 | 0.37 | 0.45 | 0.64 | 0.75 | 0.83 |
| 7-R | 0.32 | 13750 | 0.32 | 0.00 | 98 | 0.10 | 0.41 | 0.50 | 0.71 | 0.84 | 0.92 |
| **Loading Docks** | | | | | | | | | | | |
| L-1 | 0.08 | 3419 | 0.08 | 0.00 | 98 | 0.10 | 0.11 | 0.13 | 0.19 | 0.22 | 0.24 |
| L-2 | 0.05 | 2071 | 0.05 | 0.00 | 98 | 0.10 | 0.07 | 0.08 | 0.11 | 0.13 | 0.15 |
| L-3 | 0.03 | 1344 | 0.03 | 0.00 | 98 | 0.10 | 0.00 | 0.05 | 0.07 | 0.08 | 0.09 |
| L-4 | 0.03 | 1100 | 0.03 | 0.00 | 98 | 0.10 | 0.00 | 0.05 | 0.07 | 0.08 | 0.09 |
| L-5 | 0.12 | 5383 | 0.12 | 0.00 | 98 | 0.10 | 0.16 | 0.19 | 0.27 | 0.32 | 0.35 |
| L-6 | 0.03 | 1220 | 0.03 | 0.00 | 98 | 0.10 | 0.00 | 0.05 | 0.07 | 0.08 | 0.09 |
| L-7 | 0.10 | 4220 | 0.10 | 0.00 | 98 | 0.10 | 0.13 | 0.16 | 0.23 | 0.27 | 0.29 |
| **TOTAL DEVELOPED** | **5.87** | | **5.43** | **0.45** | | | **6.67** | **8.26** | **11.96** | **14.15** | **15.68** |
| | | | | | | | | | | | |
| **Offsite** | | | | | | | | | | | |
| **O1** | **184.2** | | 0 | 184.200 | 56 | 0.45 | 0.00 | 0.26 | 1.90 | 7.95 | **10.60** |
| **Historic** | | | | | | | | | | | |
| Historic | 6.30 | 274,460 | 0 | 6.30 | 69 | 0.123 | 0 | 0.81 | 2.92 | 4.68 | **5.16** |

The offsite drainage that is introduced onto the site from north of Interstate 70 has a 100 year flowrate of 10.6 cfs. This volume will be piped around the site to the east with the 42" pipe out falling into a proposed 10ft wide concrete drainage pan in a shared access drive and conveyed to Chambers Avenue curb and gutter and collected by an existing storm inlet.

The Historic flow of the undeveloped property was also analyzed to compare the undeveloped versus developed stormwater generated from various rainfall events. The 100 year undeveloped historic flowrate was computed to be 5.16 cfs and the developed 100 year storm flowrate was found to be 15.68 cfs. Almost all the developed runoff will be directed towards the proposed grass lined detention pond at the low point of the Project, on the south along Chambers Avenue and adjacent to the existing Town storm sewer system.

## VI. HYDRAULICS- CULVERTS & INLETS

Various sized storm sewer piping is being proposed for the site. Sheet flow drainage in landscaped aeras from the north part of the project area collected in 18" Nyloplast inlets and 12" HDPE storm piping. Roof drainage is collected via gutters and downspouts and routed to buried 6" PVC piping in the front (south) of each building. Sheet flow runoff from the paved parking areas flows to the south in each parking aisle and is collected in NDS trench drains and conveyed in buried 8" HDPE piping. Each buildings' delivery loading dock area has a trench drain to collect accumulated water. The 12", 8" and 6" pipes are connected in the center drive aisle and conveyed in an 18" HDPE collector pipe that travels south to the detention pond.

The trench drains in each parking area will be NDS duraslope HDPE pre-sloped 6" wide systems. Each basin with a trench drain was analyzed for clogging and the 100 year storm event. Appendix I contains the calculations for the curb/gutter to contain the 100 year event in the parking lot without overtopping the curb head in the event the trench drain becomes 100% clogged. All parking areas contained the 100 year event when the drains were clogged. The maximum depth of flow for the 100 year event ranged between 2.3" to 2.5" in the (4) parking areas with trench drains.

Appendix I also shows the calculation for the 18" collector pipe for the 100 year event, conveying the full developed stormwater flowrate of 14.78 cfs. At full capacity an 18" HDPE pipe at this slope can carry 21.4 cfs.

Appendix J contains the calculations pertaining to the offsite stormwater flows that outfall onto the property in the 42" culvert. The calculated 100 year storm offsite flowrate of 10.6 cfs will daylight in a new 10 ft wide concrete drainage pan that travels south to Chambers Avenue. The Manning's calculation for a trapezoidal concrete pan show that the 100 year flow will be at a depth of 3.0", allowing 2" of freeboard in the proposed pan (pan will be 5" deep).

Appendix K represents the volume that the existing Chambers Avenue can carry in the event of a 100 year storm event. The Mile High Flood District calculations show that half the roadway and curb/gutter can handle a flowrate of 20.8 cfs. The maximum flow to the street in a major event would be 11.48 cfs (10.6 from the Interstate 70 culvert and 0.88 cfs from the upstream drainage basin on Chambers Ave).

Appendix K also contains calculations relating to the existing 2'x3' curb inlet on Chambers Avenue (Mile High Flood District spreadsheet). The combination grated inlet can intercept 4.2 cfs (3.3 cfs with clogging factors applied). This inlet would intercept drainage from upstream asphalt along ½ of Chambers Road and the offsite basin from north of Interstate 70. This inlet interception volume is well over the volume of the 10 year Minor Storm event of 0.84 cfs, but below the 100 year volume of 11.48 cfs. The 25 year event could produce 2.5 cfs which could easily be intercepted in the existing curb inlet. Also, of note, there is a curb inlet directly perpendicular across the road that could help to increase interception in a storm event exceeding the 100 year flow.

## VII. DETENTION

The detention volume has been calculated based upon an analysis performed in a Preliminary Drainage Study named Eagle Valley Commercial Park, A Resubdivision of Tract A, Eagle Valley Commercial Park, dated December 1, 1995 by Johnson & Kunkel Associates of Eagle Colorado. The 1995 Drainage Report explains regional detention has been provided for the subdivision, but each development lot will also need to provide 218 cu. ft. per acre of storage. This calculates to 6.38 acres (lot area) x 218 cu. ft. per acre = 1,391 cu. ft. Appendix H calculates the pond volume design shown on the Storm Sewer plans (C3.0 – C3.5)

## VIII. FLOODPLAIN

There is no FEMA 100-year floodplain that is impacted by the development of this site.

## IX. SEDIMENT AND EROSION CONTROL

A sediment and erosion control plan has been developed for the project to limit the transport of sediments and contaminants off-site during construction. Devices to be used during construction to prevent sediment laden runoff from leaving the site include stabilized construction entrances, erosion wattles, perimeter ditches, stone outlet structures and trench drain and inlet protection.

## X. CDPHE PERMITS

The Colorado Department of Public Health and Environment (CDPHE) requires that proposed developments disturbing more than 1 acre of ground obtain a Colorado NPDES Stormwater Discharge Associated with Construction Activity permit from them.

## XI. SUMMARY

The 1215 Chambers Avenue Project will have off-site stormwater conveyed around the eastern site to a wide concrete drainage pan that will flow to Chambers Avenue curb and gutter and to an existing storm sewer inlet in Chambers Avenue. The 100 year flowrate for the offsite basin was found to be 10.6 cfs and can be contained in the proposed drainage pan in the shared access drive and in Chambers Avenue. The existing inlet in Chamber Avenue can easily intercept the 25 year storm event, but not the full 100 year event from the offsite flows. The parking and drive aisles between all buildings cross slopes to trench drains. If the trench drains become clogged, the 100 year volume can still be contained by the curb/gutter and parking lot

asphalt. The proposed and existing 18” storm collector pipes can carry the 100 year storm event safely through and past the proposed development. Detention will be provided by a combination of regional stormwater management and some on-site detention.

# APPENDIX A

# Offsite Drainage

# TR55 Drainage Basin Calculations

WinTR-55 Current Data Description

--- Identification Data ---

User: HM
Project: 1215 Chambers
SubTitle: Flow to existing I-70 42'' Culvert
State: Colorado
County: Eagle
Filename: O:\Eagle\1215 Chambers Storage-2021\dwg\Drainage\TR55\1215 Chambers-fair-good.w55

Date: 8/19/2021
Units: English
Areal Units: Acres

--- Sub-Area Data ---

| Name | Description | Reach | Area(ac) | RCN | Tc |
|---|---|---|---|---|---|
| 1A | 1a | Outlet | 184.2 | 56 | 0.453 |

Total area: 184.20 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

| 100-Yr (in) | 50-Yr (in) | 25-Yr (in) | 10-Yr (in) | 5-Yr (in) | 2-Yr (in) | 0-Yr (in) |
|---|---|---|---|---|---|---|
| 2.9 | 2.8 | 2.4 | 2.0 | 1.8 | 1.4 | .0 |

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

==========

HM
1215 Chambers
Flow to existing I-70 42'' Culvert
Eagle County, Colorado

Watershed Peak Table

| Sub-Area or Reach Identifier | Peak Flow by Rainfall Return Period 100-Yr (cfs) | 50-Yr (cfs) | 25-Yr (cfs) | 10-Yr (cfs) | 2-Yr (cfs) |
|---|---|---|---|---|---|
| SUBAREAS | | | | | |
| 1A | 10.64 | 7.95 | 1.90 | 0.44 | .00 |
| REACHES | | | | | |
| OUTLET | 10.64 | 7.95 | 1.90 | 0.44 | .00 |

==========

HM
1215 Chambers
Flow to existing I-70 42'' Culvert

Eagle County, Colorado

Sub-Area Summary Table

| Sub-Area Identifier | Drainage Area (ac) | Time of Concentration (hr) | Curve Number | Receiving Reach | Sub-Area Description |
|---|---|---|---|---|---|
| 1A | 184.20 | 0.453 | 56 | Outlet | 1a |

Total Area: 184.20 (ac)

==========

HM 1215 Chambers
Flow to existing I-70 42'' Culvert
Eagle County, Colorado

Sub-Area Time of Concentration Details

| Sub-Area Identifier/ | Flow Length (ft) | Slope (ft/ft) | Mannings's n | End Area (sq ft) | Wetted Perimeter (ft) | Velocity (ft/sec) | Travel Time (hr) |
|---|---|---|---|---|---|---|---|
| 1A | | | | | | | |
| SHEET | 100 | 0.3400 | 0.400 | | | | 0.174 |
| SHALLOW | 1048 | 0.2600 | 0.050 | | | | 0.035 |
| CHANNEL | 3977 | 0.0580 | 0.050 | 3.00 | 6.00 | 4.528 | 0.244 |
| | | | | | Time of Concentration | | 0.453 |

==========

HM 1215 Chambers
Flow to existing I-70 42'' Culvert
Eagle County, Colorado

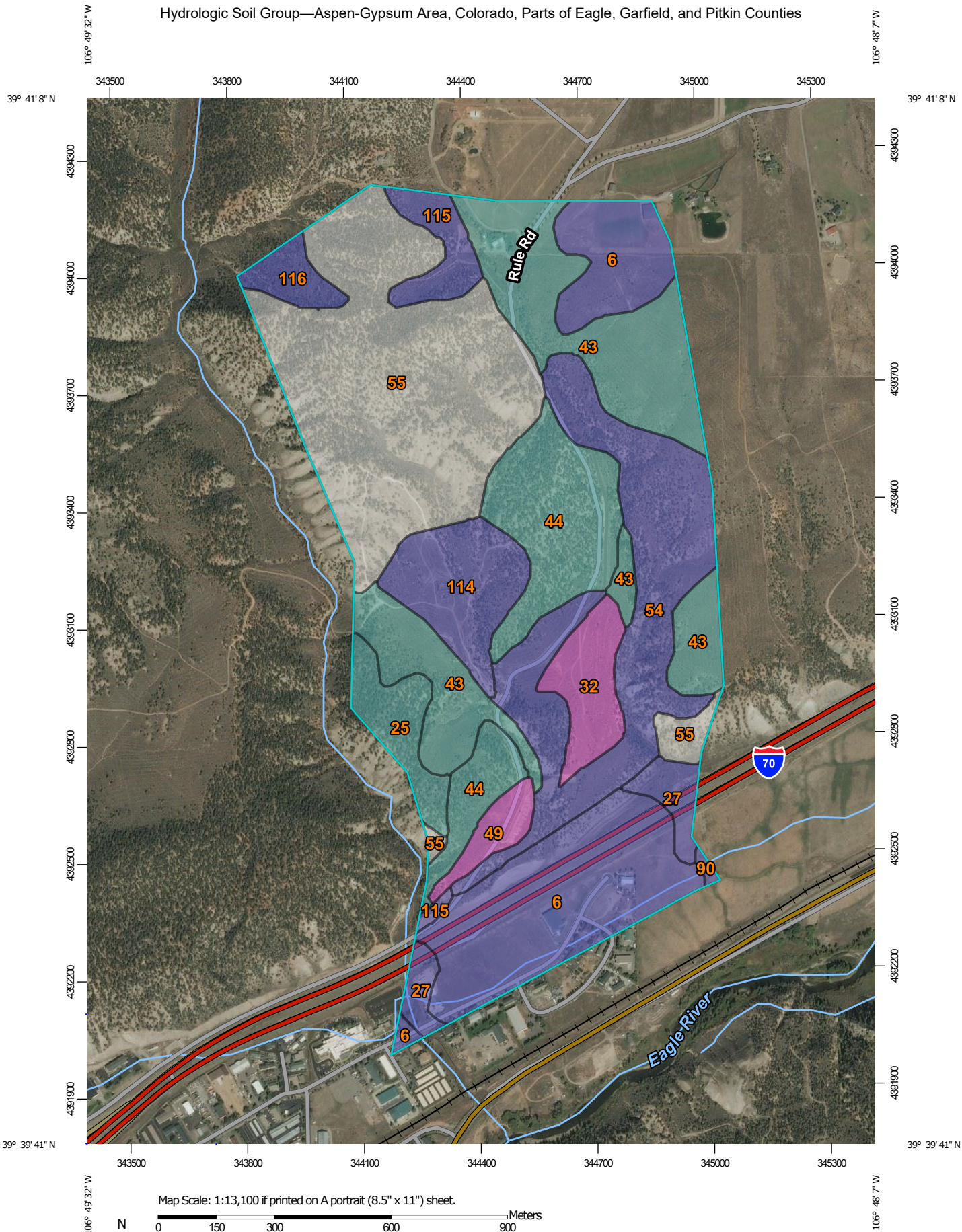
Sub-Area Land Use and Curve Number Details

| Sub-Area Identifier | Land Use | | Hydrologic Soil Group | Sub-Area Area (ac) | Curve Number |
|---|---|---|---|---|---|
| 1A | Open space; grass cover > 75% | (good) | B | 1.6 | 61 |
| | Paved parking lots, roofs, driveways | | B | 2 | 98 |
| | Gravel (w/ right-of-way) | | A | 1.09 | 76 |
| | Gravel (w/ right-of-way) | | B | .34 | 85 |
| | Gravel (w/ right-of-way) | | C | .06 | 89 |
| | Gravel (w/ right-of-way) | | D | .37 | 91 |
| | Pinyon - juniper | (fair) | D | 34.74 | 80 |
| | Pinyon - juniper | (good) | B | 19.3 | 41 |
| | Pinyon - juniper | (good) | C | 41.74 | 61 |
| | Sagebrush (w/ grass understory) | (fair) | D | 17.28 | 70 |
| | Sagebrush (w/ grass understory) | (good) | B | 48.37 | 35 |
| | Sagebrush (w/ grass understory) | (good) | C | 17.31 | 47 |
| | Total Area / Weighted Curve Number | | | 184.2 | 56 |

==========

# APPENDIX B

# USDA-NRCS Soil Hydrologic Soil Group Survey


106° 49' 32" W
106° 48' 7" W
343500
343800
344100
344400
344700
345000
345300
39° 41' 8" N
39° 39' 41" N
4394300
4394000
4393700
4393400
4393100
4392800
4392500
4392200
4391900
Rule Rd
Eagle River
70
115
116
6
43
55
44
114
54
32
25
49
27
90
Map Scale: 1:13,100 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 150 300 600 900
Feet
0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

- Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Lines**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Soil Rating Points**

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

**Water Features**

- Streams and Canals

**Transportation**

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**

- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 11, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 15, 2012—Sep 24, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| 6 | Almy loam, 1 to 12 percent slopes | B | 72.3 | 16.1% |
| 25 | Cushool-Rentsac complex, 15 to 65 percent slopes | C | 12.9 | 2.9% |
| 27 | Dahlquist-Southace complex, 12 to 25 percent slopes | B | 10.1 | 2.2% |
| 32 | Dotsero sandy loam, 1 to 12 percent slopes | A | 14.5 | 3.2% |
| 43 | Forelle-Brownsto complex, 6 to 12 percent slopes | C | 73.5 | 16.4% |
| 44 | Forelle-Brownsto complex, 12 to 25 percent slopes | C | 43.2 | 9.6% |
| 49 | Goslin fine sandy loam, 3 to 6 percent slopes | A | 6.6 | 1.5% |
| 54 | Grotte gravelly loam, 25 to 65 percent slopes | B | 66.4 | 14.8% |
| 55 | Gypsum land-Gypsiorthids complex, 12 to 65 percent slopes | | 107.7 | 24.0% |
| 90 | Mussel loam, 6 to 12 percent slopes | B | 0.7 | 0.2% |
| 114 | Yamo loam, 1 to 6 percent slopes | B | 23.6 | 5.3% |
| 115 | Yamo loam, 6 to 12 percent slopes | B | 10.6 | 2.4% |
| 116 | Yamo loam, 12 to 25 percent slopes | B | 6.7 | 1.5% |
| **Totals for Area of Interest** | | | **448.8** | **100.0%** |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

*Tie-break Rule:* Higher

# MAPS

# OFFSITE DRAINAGE

# OFFSITE DRAINAGE AREA MAP




ALPINE ENGINEERING INC.
3450 HWY 6 UNIT A6 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

1215 CHAMBERS AVENUE
STORAGE FACILITY - EAGLE, COLORADO
DRAINAGE AREA MAP

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |

DESIGNED MCW
DRAWN MCW
CHECKED MCW
JOB NO. _
DATE 07.20.2021

SHEET 1

O:\Eagle\1215 Chambers Storage-2021\dwg\Drainage\DAM-1215-Chambers.dwg, 01-DAM, 7/21/2021 9:32:22 AM, Mues, Mues

# OFFSITE VEGETATION COVER MAP




SHEET 2

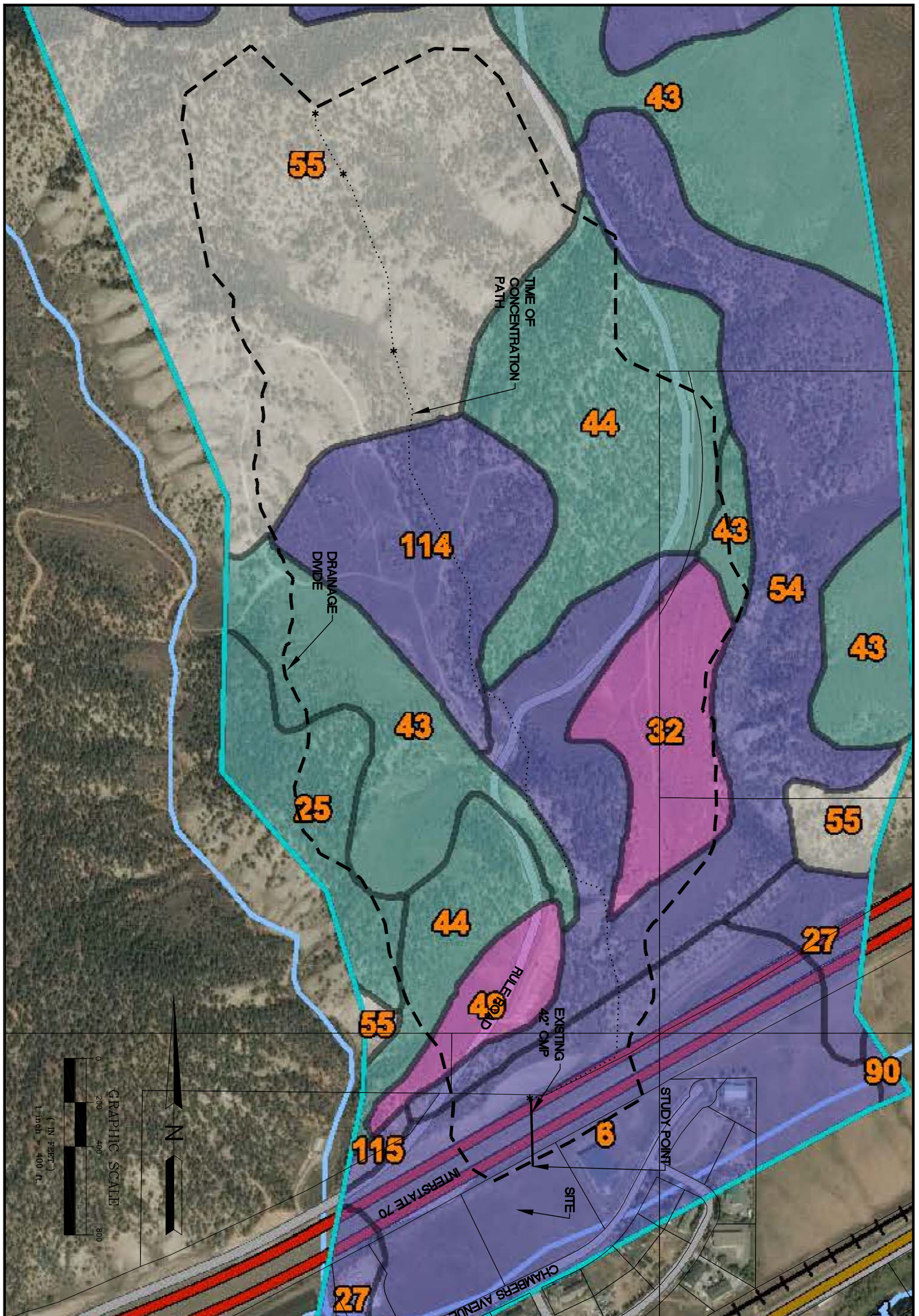
| | |
|---|---|
| DESIGNED | MCW |
| DRAWN | MCW |
| CHECKED | MCW |
| JOB NO. | – |
| DATE | 07.20.2021 |

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |

# 1215 CHAMBERS AVENUE
# STORAGE FACILITY - EAGLE, COLORADO
# VEGETATIVE COVER DRAINAGE AREA MAP

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# OFFSITE SOILS DRAINAGE AREA MAP




SHEET 3

| | |
|---|---|
| DESIGNED | MCW |
| DRAWN | MCW |
| CHECKED | MCW |
| JOB NO. | – |
| DATE | 07.20.2021 |

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | | | |

# 1215 CHAMBERS AVENUE
# STORAGE FACILITY - EAGLE, COLORADO
# SOILS DRAINAGE AREA MAP

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# APPENDIX D

# Onsite Drainage

# NOAA Precipitation Data

**NOAA Atlas 14, Volume 8, Version 2**
**Location name: Eagle, Colorado, USA***
**Latitude: 39.6665°, Longitude: -106.8124°**
**Elevation: 6680 ft****
* source: ESRI Maps
** source: USGS

**POINT PRECIPITATION FREQUENCY ESTIMATES**

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

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

## PF tabular

**PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]**

| Duration | Average recurrence interval (years) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | 1 | 2 | 5 | 10 | 25 | 50 | 100 | 200 | 500 | 1000 |
| 5-min | 0.104 (0.085-0.129) | 0.156 (0.127-0.195) | 0.240 (0.195-0.301) | 0.308 (0.249-0.389) | 0.400 (0.307-0.527) | 0.469 (0.350-0.631) | 0.537 (0.385-0.748) | 0.604 (0.411-0.874) | 0.690 (0.448-1.04) | 0.753 (0.477-1.16) |
| 10-min | 0.152 (0.124-0.189) | 0.228 (0.186-0.285) | 0.351 (0.286-0.441) | 0.451 (0.364-0.570) | 0.586 (0.449-0.771) | 0.687 (0.513-0.924) | 0.786 (0.563-1.10) | 0.884 (0.602-1.28) | 1.01 (0.657-1.52) | 1.10 (0.698-1.70) |
| 15-min | 0.185 (0.151-0.231) | 0.279 (0.227-0.348) | 0.429 (0.348-0.537) | 0.550 (0.444-0.695) | 0.714 (0.548-0.941) | 0.838 (0.626-1.13) | 0.958 (0.687-1.34) | 1.08 (0.734-1.56) | 1.23 (0.801-1.86) | 1.34 (0.851-2.08) |
| 30-min | 0.258 (0.211-0.322) | 0.353 (0.288-0.441) | 0.509 (0.414-0.638) | 0.639 (0.516-0.806) | 0.819 (0.632-1.08) | 0.959 (0.719-1.30) | 1.10 (0.791-1.54) | 1.24 (0.849-1.81) | 1.43 (0.935-2.17) | 1.58 (1.00-2.44) |
| 60-min | 0.336 (0.275-0.419) | 0.427 (0.348-0.533) | 0.579 (0.470-0.726) | 0.708 (0.572-0.894) | 0.893 (0.691-1.19) | 1.04 (0.782-1.41) | 1.19 (0.858-1.67) | 1.35 (0.922-1.96) | 1.56 (1.02-2.36) | 1.72 (1.09-2.66) |
| 2-hr | 0.414 (0.341-0.513) | 0.500 (0.411-0.620) | 0.648 (0.531-0.807) | 0.778 (0.632-0.974) | 0.966 (0.757-1.28) | 1.12 (0.851-1.51) | 1.28 (0.932-1.78) | 1.45 (1.00-2.09) | 1.68 (1.11-2.52) | 1.87 (1.20-2.85) |
| 3-hr | 0.477 (0.394-0.588) | 0.555 (0.458-0.685) | 0.692 (0.569-0.857) | 0.815 (0.665-1.02) | 0.996 (0.786-1.31) | 1.15 (0.877-1.54) | 1.31 (0.958-1.81) | 1.48 (1.03-2.12) | 1.72 (1.14-2.55) | 1.91 (1.23-2.88) |
| 6-hr | 0.609 (0.506-0.744) | 0.685 (0.569-0.838) | 0.821 (0.679-1.01) | 0.944 (0.775-1.16) | 1.13 (0.898-1.47) | 1.28 (0.991-1.70) | 1.45 (1.07-1.98) | 1.63 (1.15-2.31) | 1.88 (1.27-2.76) | 2.08 (1.36-3.10) |
| 12-hr | 0.758 (0.635-0.919) | 0.867 (0.725-1.05) | 1.05 (0.877-1.28) | 1.22 (1.01-1.49) | 1.45 (1.16-1.86) | 1.64 (1.28-2.14) | 1.84 (1.37-2.48) | 2.05 (1.46-2.86) | 2.34 (1.59-3.38) | 2.57 (1.69-3.77) |
| 24-hr | 0.928 (0.782-1.12) | 1.07 (0.901-1.29) | 1.31 (1.10-1.58) | 1.52 (1.27-1.85) | 1.82 (1.46-2.30) | 2.06 (1.61-2.65) | 2.30 (1.73-3.06) | 2.56 (1.83-3.52) | 2.91 (2.00-4.14) | 3.19 (2.12-4.61) |
| 2-day | 1.12 (0.947-1.33) | 1.27 (1.08-1.52) | 1.54 (1.30-1.85) | 1.78 (1.49-2.14) | 2.12 (1.72-2.66) | 2.40 (1.89-3.06) | 2.69 (2.04-3.54) | 3.00 (2.17-4.07) | 3.43 (2.37-4.80) | 3.76 (2.53-5.36) |
| 3-day | 1.23 (1.05-1.46) | 1.41 (1.20-1.67) | 1.70 (1.44-2.03) | 1.96 (1.65-2.35) | 2.34 (1.90-2.92) | 2.64 (2.10-3.35) | 2.96 (2.26-3.86) | 3.30 (2.40-4.44) | 3.76 (2.62-5.22) | 4.12 (2.78-5.82) |
| 4-day | 1.33 (1.14-1.57) | 1.52 (1.29-1.80) | 1.83 (1.56-2.18) | 2.11 (1.78-2.51) | 2.50 (2.04-3.11) | 2.82 (2.24-3.56) | 3.15 (2.41-4.09) | 3.50 (2.55-4.68) | 3.98 (2.78-5.49) | 4.35 (2.95-6.10) |
| 7-day | 1.59 (1.36-1.86) | 1.78 (1.53-2.10) | 2.11 (1.80-2.49) | 2.40 (2.04-2.84) | 2.81 (2.30-3.45) | 3.14 (2.51-3.92) | 3.48 (2.68-4.46) | 3.83 (2.82-5.07) | 4.32 (3.05-5.89) | 4.71 (3.22-6.51) |
| 10-day | 1.81 (1.56-2.12) | 2.01 (1.73-2.36) | 2.36 (2.02-2.76) | 2.65 (2.26-3.12) | 3.07 (2.53-3.76) | 3.41 (2.74-4.24) | 3.76 (2.91-4.80) | 4.13 (3.06-5.42) | 4.64 (3.29-6.27) | 5.03 (3.46-6.91) |
| 20-day | 2.42 (2.10-2.81) | 2.68 (2.32-3.11) | 3.11 (2.68-3.62) | 3.47 (2.98-4.06) | 3.98 (3.31-4.80) | 4.39 (3.55-5.37) | 4.80 (3.75-6.03) | 5.23 (3.90-6.75) | 5.81 (4.16-7.71) | 6.25 (4.35-8.44) |
| 30-day | 2.94 (2.56-3.38) | 3.25 (2.83-3.75) | 3.78 (3.27-4.37) | 4.21 (3.63-4.89) | 4.81 (4.00-5.75) | 5.27 (4.28-6.39) | 5.73 (4.49-7.13) | 6.20 (4.65-7.93) | 6.83 (4.92-8.97) | 7.30 (5.12-9.76) |
| 45-day | 3.60 (3.15-4.13) | 4.00 (3.50-4.60) | 4.65 (4.05-5.35) | 5.17 (4.48-5.98) | 5.88 (4.90-6.96) | 6.40 (5.22-7.69) | 6.92 (5.44-8.51) | 7.43 (5.59-9.39) | 8.08 (5.84-10.5) | 8.56 (6.04-11.3) |
| 60-day | 4.18 (3.67-4.78) | 4.66 (4.08-5.33) | 5.41 (4.72-6.21) | 6.01 (5.22-6.92) | 6.80 (5.67-7.99) | 7.37 (6.02-8.80) | 7.92 (6.24-9.67) | 8.44 (6.38-10.6) | 9.10 (6.60-11.7) | 9.56 (6.78-12.6) |

[1] Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).

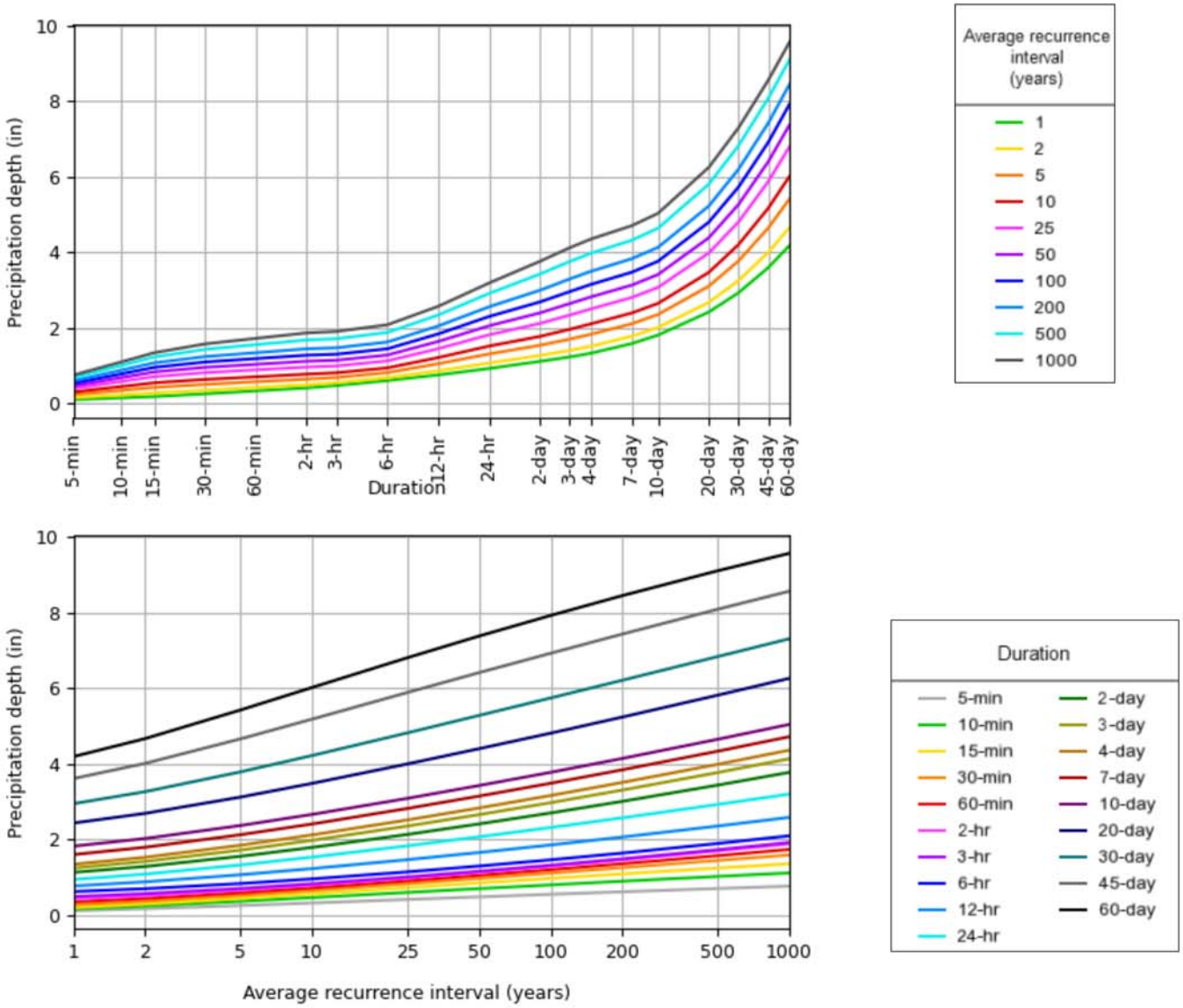
Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper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

Please refer to NOAA Atlas 14 document for more information.

Back to Top

## PF graphical

PDS-based depth-duration-frequency (DDF) curves
Latitude: 39.6665°, Longitude: -106.8124°



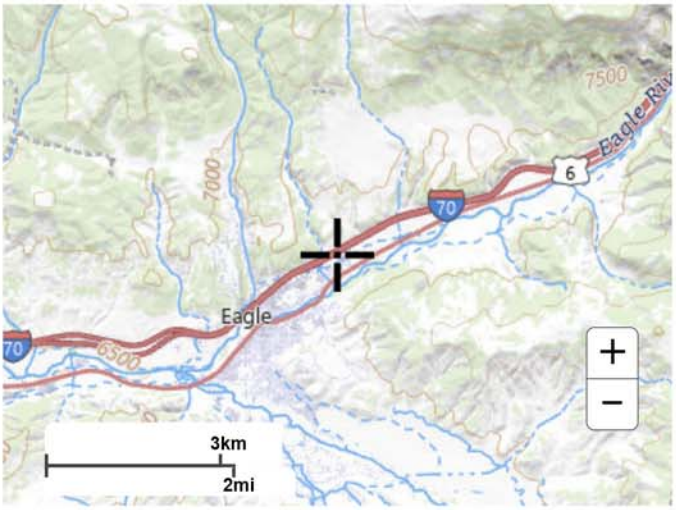

NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Thu Jan 29 20:11:08 2026

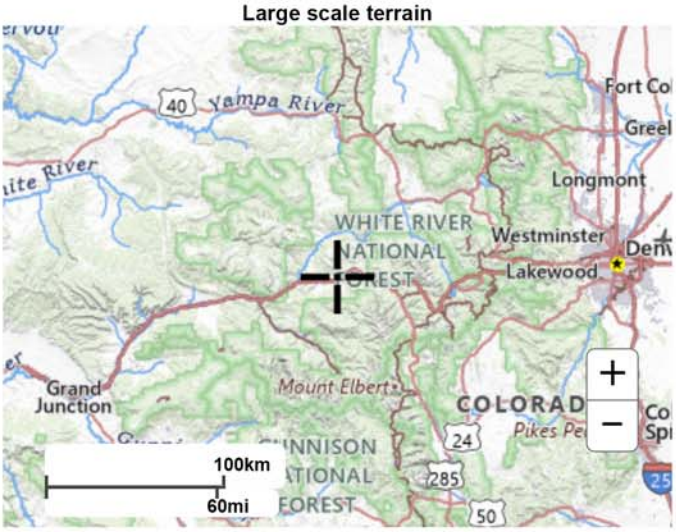
Back to Top

## Maps & aerials

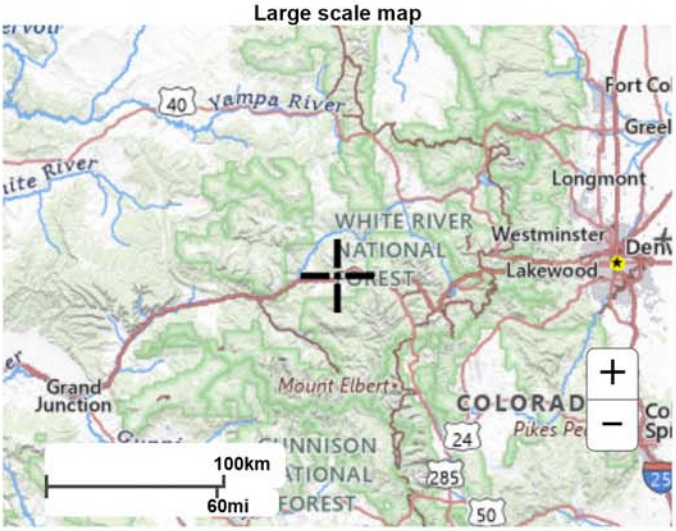
**Small scale terrain**




Large scale terrain




Large scale map

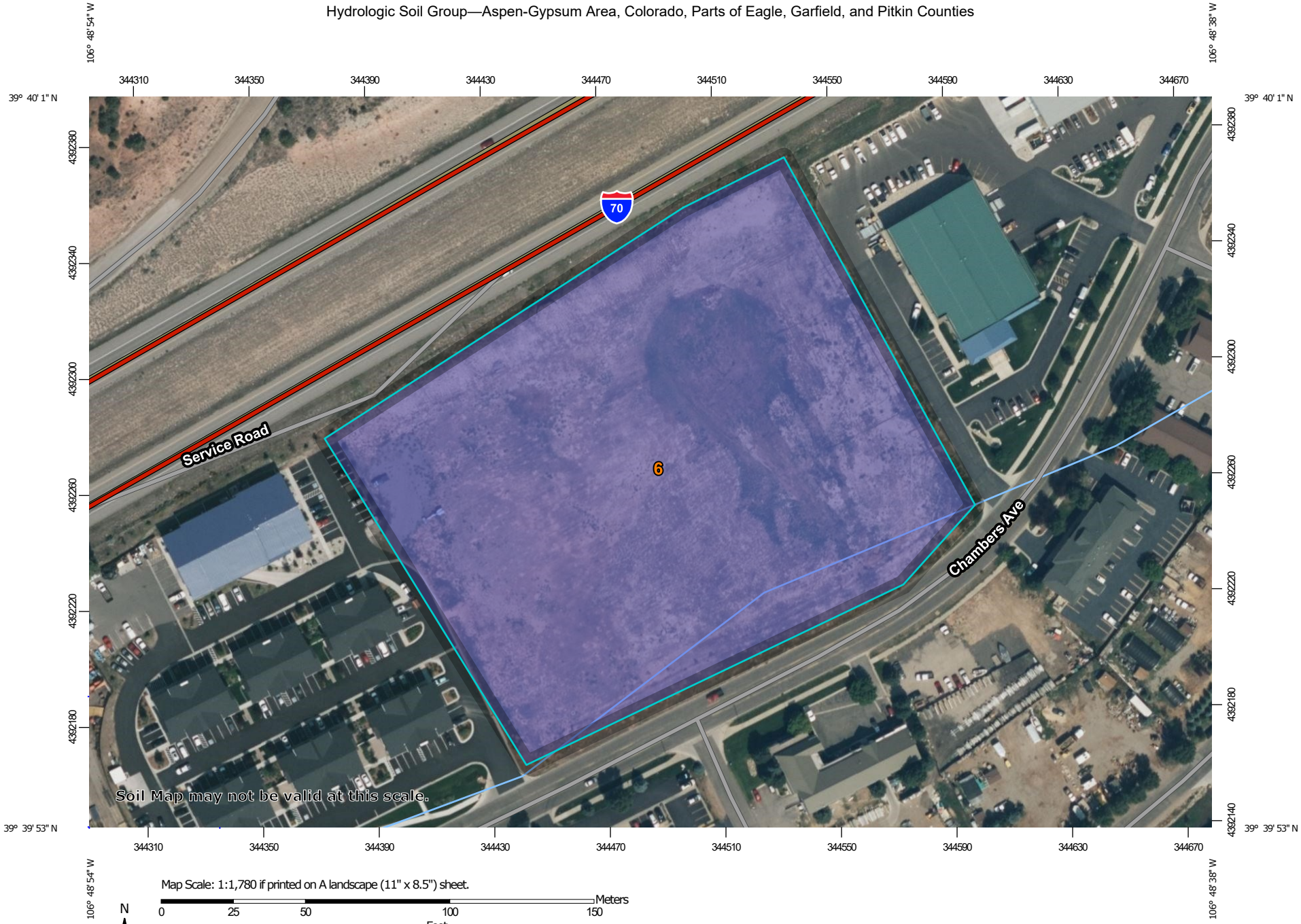



Large scale aerial

# APPENDIX E

# Onsite Drainage

# USDA NRCS Soil Hydrologic Survey


106° 48' 54" W
106° 48' 38" W
344310
344350
344390
344430
344470
344510
344550
344590
344630
344670
39° 40' 1" N
39° 39' 53" N
4392380
4392340
4392300
4392260
4392220
4392180
4392140
70
Service Road
Chambers Ave
6
Soil Map may not be valid at this scale.
Map Scale: 1:1,780 if printed on A landscape (11" x 8.5") sheet.
N
Meters
0 25 50 100 150
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84

## MAP LEGEND

**Area of Interest (AOI)**

Area of Interest (AOI)

**Soils**

**Soil Rating Polygons**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Soil Rating Lines**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Soil Rating Points**

A

A/D

B

B/D

C

C/D

D

Not rated or not available

**Water Features**

Streams and Canals

**Transportation**

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

**Background**

Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Aspen-Gypsum Area, Colorado, Parts of Eagle, Garfield, and Pitkin Counties
Survey Area Data: Version 16, Aug 29, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2021—Sep 7, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Hydrologic Soil Group

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|---|---|---|---|---|
| 6 | Almy loam, 1 to 12 percent slopes | B | 6.4 | 100.0% |
| **Totals for Area of Interest** | | | **6.4** | **100.0%** |

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff: None Specified*

# APPENDIX F

# Onsite Drainage

# Historic and Developed Stormwater Runoff Table

## 1215 Chambers Avenue Storage

## Eagle, CO

### Stormwater Runoff

Type B soils (per USDA)- entire onsite property

| Basins | Area (Acre) | Area (sqft) | Area Impervious | Area Grass | RCN | TC (hours) | Q2 (cfs) | Q5 (cfs) | Q25 (cfs) | Q50 (cfs) | Q100 (cfs) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **Contributing Basins** | | | | | | | | | | | |
| 5 | 0.05 | 2196 | 0.00 | 0.05 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5a | 0.05 | 2094 | 0.00 | 0.05 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5b | 0.12 | 5100 | 0.00 | 0.12 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.05 |
| 5c | 0.06 | 2818 | 0.00 | 0.06 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 5d | 0.05 | 2362 | 0.00 | 0.05 | 69 | 0.10 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| 4e | 0.60 | 25960 | 0.60 | 0.00 | 98 | 0.10 | 0.78 | 0.94 | 1.34 | 1.58 | 1.73 |
| 4w | 0.40 | 17302 | 0.40 | 0.00 | 98 | 0.10 | 0.52 | 0.63 | 0.90 | 1.06 | 1.16 |
| 2e | 0.40 | 17263 | 0.40 | 0.00 | 98 | 0.10 | 0.52 | 0.63 | 0.90 | 1.06 | 1.16 |
| 2w | 0.43 | 18620 | 0.43 | 0.00 | 98 | 0.10 | 0.56 | 0.67 | 0.95 | 1.12 | 1.24 |
| C | 0.04 | 1845 | 0.03 | 0.01 | 89 | 0.10 | 0.00 | 0.00 | 0.05 | 0.07 | 0.08 |
| B | 0.37 | 15908 | 0.30 | 0.07 | 91 | 0.10 | 0.24 | 0.33 | 0.57 | 0.71 | 0.81 |
| A | 0.24 | 10529 | 0.20 | 0.04 | 92 | 0.10 | 0.18 | 0.24 | 0.40 | 0.49 | 0.56 |
| 1 | 0.47 | 20581 | 0.47 | 0.00 | 98 | 0.10 | 0.61 | 0.73 | 1.04 | 1.22 | 1.35 |
| **Roofs** | | | | | | | | | | | |
| 1-R | 0.34 | 15014 | 0.34 | 0.00 | 98 | 0.10 | 0.44 | 0.53 | 0.75 | 0.89 | 0.98 |
| 2-R | 0.30 | 13119 | 0.30 | 0.00 | 98 | 0.10 | 0.39 | 0.47 | 0.67 | 0.79 | 0.87 |
| 3-R | 0.17 | 7608 | 0.17 | 0.00 | 98 | 0.10 | 0.22 | 0.27 | 0.38 | 0.45 | 0.50 |
| 4-R | 0.33 | 14480 | 0.33 | 0.00 | 98 | 0.10 | 0.43 | 0.52 | 0.74 | 0.87 | 0.96 |
| 5-R | 0.41 | 17754 | 0.41 | 0.00 | 98 | 0.10 | 0.53 | 0.64 | 0.91 | 1.07 | 1.18 |
| 6-R | 0.29 | 12466 | 0.29 | 0.00 | 98 | 0.10 | 0.37 | 0.45 | 0.64 | 0.75 | 0.83 |
| 7-R | 0.32 | 13750 | 0.32 | 0.00 | 98 | 0.10 | 0.41 | 0.50 | 0.71 | 0.84 | 0.92 |
| **Loading Docks** | | | | | | | | | | | |
| L-1 | 0.08 | 3419 | 0.08 | 0.00 | 98 | 0.10 | 0.11 | 0.13 | 0.19 | 0.22 | 0.24 |
| L-2 | 0.05 | 2071 | 0.05 | 0.00 | 98 | 0.10 | 0.07 | 0.08 | 0.11 | 0.13 | 0.15 |
| L-3 | 0.03 | 1344 | 0.03 | 0.00 | 98 | 0.10 | 0.00 | 0.05 | 0.07 | 0.08 | 0.09 |
| L-4 | 0.03 | 1100 | 0.03 | 0.00 | 98 | 0.10 | 0.00 | 0.05 | 0.07 | 0.08 | 0.09 |
| L-5 | 0.12 | 5383 | 0.12 | 0.00 | 98 | 0.10 | 0.16 | 0.19 | 0.27 | 0.32 | 0.35 |
| L-6 | 0.03 | 1220 | 0.03 | 0.00 | 98 | 0.10 | 0.00 | 0.05 | 0.07 | 0.08 | 0.09 |
| L-7 | 0.10 | 4220 | 0.10 | 0.00 | 98 | 0.10 | 0.13 | 0.16 | 0.23 | 0.27 | 0.29 |
| **TOTAL DEVELOPED** | **5.87** | | **5.43** | **0.45** | | | **6.67** | **8.26** | **11.96** | **14.15** | **15.68** |
| | | | | | | | | | | | |
| **Offsite** | | | | | | | | | | | |
| **O1** | **184.2** | | 0 | 184.200 | 56 | 0.45 | 0.00 | 0.26 | 1.90 | 7.95 | **10.60** |
| **Historic** | | | | | | | | | | | |
| Historic | 6.30 | 274,460 | 0 | 6.30 | 69 | 0.123 | 0 | 0.81 | 2.92 | 4.68 | **5.16** |

# APPENDIX G

# Onsite Drainage

# TR55 Developed Flowrate Calculations

Historic Onsite

WinTR-55 Current Data Description

--- Identification Data ---

User: MW
Project: 1215 CHAMBERS
SubTitle: Historic Runoff
State: Colorado
County: Eagle
Filename: <new file>

Date: 1/29/2026
Units: English
Areal Units: Acres

--- Sub-Area Data ---

| Name | Description | Reach | Area(ac) | RCN | Tc |
|---|---|---|---|---|---|
| historic | | Outlet | 6.3 | 69 | .123 |

Total area: 6.30 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

| 2-Yr (in) | 5-Yr (in) | 10-Yr (in) | 25-Yr (in) | 50-Yr (in) | 100-Yr (in) | -Yr (in) |
|---|---|---|---|---|---|---|
| 1.4 | 1.8 | 2.0 | 2.4 | 2.8 | 2.9 | .0 |

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

==========

MW
1215 CHAMBERS
Historic Runoff
Eagle County, Colorado

Watershed Peak Table

| Sub-Area or Reach Identifier | Peak Flow by Rainfall Return Period 2-Yr (cfs) | 5-Yr (cfs) | 25-Yr (cfs) | 50-Yr (cfs) | 100-Yr (cfs) |
|---|---|---|---|---|---|
| SUBAREAS | | | | | |
| historic | .00 | 0.81 | 2.92 | 4.68 | 5.16 |
| REACHES | | | | | |
| OUTLET | .00 | 0.81 | 2.92 | 4.68 | 5.16 |

==========

MW
1215 CHAMBERS
Historic Runoff

Eagle County, Colorado

Sub-Area Summary Table

| Sub-Area Identifier | Drainage Area (ac) | Time of Concentration (hr) | Curve Number | Receiving Reach | Sub-Area Description |
|---|---|---|---|---|---|
| historic | 6.30 | 0.123 | 69 | Outlet | |

Total Area: 6.30 (ac)

==========

MW

1215 CHAMBERS
Historic Runoff
Eagle County, Colorado

Sub-Area Time of Concentration Details

| Sub-Area Identifier/ | Flow Length (ft) | Slope (ft/ft) | Mannings's n | End Area (sq ft) | Wetted Perimeter (ft) | Velocity (ft/sec) | Travel Time (hr) |
|---|---|---|---|---|---|---|---|
| historic | | | | | | | |
| SHEET | 100 | 0.2500 | 0.150 | | | | 0.090 |
| SHALLOW | 380 | 0.0400 | 0.050 | | | | 0.033 |
| | | | | | | Time of Concentration | .123 |

==========

MW

1215 CHAMBERS
Historic Runoff
Eagle County, Colorado

Sub-Area Land Use and Curve Number Details

| Sub-Area Identifier | Land Use | Hydrologic Soil Group | Sub-Area Area (ac) | Curve Number |
|---|---|---|---|---|
| historic | Open space; grass cover 50% to 75% (fair) | B | 6.3 | 69 |
| | Total Area / Weighted Curve Number | | 6.3 | 69 |

==========

basins 1, A, B, C

WinTR-55 Current Data Description

--- Identification Data ---

User: MW
Project: 1215 CHAMBERS
SubTitle: Developed- basins 1 - C
State: Colorado
County: Eagle
Filename: O:\Eagle\1215 Chambers Storage-2021\dwg\Drainage\TR55\developed basins 1-C.w55

Date: 1/29/2026
Units: English
Areal Units: Acres

--- Sub-Area Data ---

| Name | Description | Reach | Area(ac) | RCN | Tc |
|---|---|---|---|---|---|
| Basin C | | Outlet | 0.04 | 89 | 0.100 |
| Basin B | | Outlet | 0.37 | 91 | 0.100 |
| Basin A | | Outlet | 0.24 | 92 | 0.100 |
| Basin 1 | | Outlet | 0.47 | 98 | 0.100 |

Total area: 1.12 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

| 2-Yr (in) | 5-Yr (in) | 10-Yr (in) | 25-Yr (in) | 50-Yr (in) | 100-Yr (in) | -Yr (in) |
|---|---|---|---|---|---|---|
| 1.1 | 1.3 | 1.5 | 1.8 | 2.1 | 2.3 | .0 |

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

==========

MW
1215 CHAMBERS
Developed- basins 1 - C
Eagle County, Colorado

Watershed Peak Table

| Sub-Area or Reach Identifier | Peak Flow by Rainfall Return Period 2-Yr (cfs) | 5-Yr (cfs) | 25-Yr (cfs) | 50-Yr (cfs) | 100-Yr (cfs) |
|---|---|---|---|---|---|
| SUBAREAS | | | | | |
| Basin C | .00 | .00 | 0.05 | 0.07 | 0.08 |
| Basin B | 0.24 | 0.33 | 0.57 | 0.71 | 0.81 |
| Basin A | 0.18 | 0.24 | 0.40 | 0.49 | 0.56 |
| Basin 1 | 0.61 | 0.73 | 1.04 | 1.22 | 1.35 |
| REACHES | | | | | |

OUTLET 1.02 1.30 2.05 2.49 2.79

==========

MW 1215 CHAMBERS
Developed- basins 1 - C
Eagle County, Colorado

Sub-Area Summary Table

| Sub-Area Identifier | Drainage Area (ac) | Time of Concentration (hr) | Curve Number | Receiving Reach | Sub-Area Description |
|---|---|---|---|---|---|
| Basin C | .04 | 0.100 | 89 | Outlet | |
| Basin B | .37 | 0.100 | 91 | Outlet | |
| Basin A | .24 | 0.100 | 92 | Outlet | |
| Basin 1 | .47 | 0.100 | 98 | Outlet | |

Total Area: 1.12 (ac)

==========

MW 1215 CHAMBERS
Developed- basins 1 - C
Eagle County, Colorado

Sub-Area Time of Concentration Details

| Sub-Area Identifier/ | Flow Length (ft) | Slope (ft/ft) | Mannings's n | End Area (sq ft) | Wetted Perimeter (ft) | Velocity (ft/sec) | Travel Time (hr) |
|---|---|---|---|---|---|---|---|
| Basin C | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | | Time of Concentration | 0.100 |
| Basin B | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | | Time of Concentration | 0.100 |
| Basin A | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | | Time of Concentration | 0.100 |
| Basin 1 | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | | Time of Concentration | 0.100 |

==========

Eagle County, Colorado

Sub-Area Land Use and Curve Number Details

| Sub-Area Identifier | Land Use | Hydrologic Soil Group | Sub-Area Area (ac) | Curve Number |
|---|---|---|---|---|
| Basin C | Open space; grass cover > 75% (good) | B | .01 | 61 |
| | Paved parking lots, roofs, driveways | B | .03 | 98 |
| | Total Area / Weighted Curve Number | | .04 | 89 |
| Basin B | Open space; grass cover > 75% (good) | B | .07 | 61 |
| | Paved parking lots, roofs, driveways | B | .3 | 98 |
| | Total Area / Weighted Curve Number | | .37 | 91 |
| Basin A | Open space; grass cover > 75% (good) | B | .04 | 61 |
| | Paved parking lots, roofs, driveways | B | .2 | 98 |
| | Total Area / Weighted Curve Number | | .24 | 92 |
| Basin 1 | Paved parking lots, roofs, driveways | B | .47 | 98 |
| | Total Area / Weighted Curve Number | | .47 | 98 |

basins 2, 4, 5

WinTR-55 Current Data Description

--- Identification Data ---

User: MW
Project: 1215 CHAMBERS
SubTitle: Developed- basins 2 - 5
State: Colorado
County: Eagle
Filename: O:\Eagle\1215 Chambers Storage-2021\dwg\Drainage\TR55\developed basins 2-5.w55

Date: 1/29/2026
Units: English
Areal Units: Acres

--- Sub-Area Data ---

| Name | Description | Reach | Area(ac) | RCN | Tc |
|---|---|---|---|---|---|
| Basin 5 | | Outlet | 0.05 | 69 | 0.100 |
| 5A | | Outlet | 0.05 | 69 | 0.100 |
| 5b | | Outlet | 0.12 | 69 | 0.100 |
| 5c | | Outlet | 0.06 | 69 | 0.100 |
| 5d | | Outlet | 0.05 | 69 | 0.100 |
| 4e | | Outlet | 0.6 | 98 | 0.100 |
| 4w | | Outlet | 0.4 | 98 | 0.100 |
| 2e | | Outlet | 0.4 | 98 | 0.100 |
| 2w | | Outlet | 0.43 | 98 | 0.100 |

Total area: 2.16 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

| 2-Yr (in) | 5-Yr (in) | 10-Yr (in) | 25-Yr (in) | 50-Yr (in) | 100-Yr (in) | -Yr (in) |
|---|---|---|---|---|---|---|
| 1.1 | 1.3 | 1.5 | 1.8 | 2.1 | 2.3 | .0 |

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

==========

MW

1215 CHAMBERS
Developed- basins 2 - 5
Eagle County, Colorado

Watershed Peak Table

| Sub-Area or Reach Identifier | Peak Flow by Rainfall Return Period 2-Yr (cfs) | 5-Yr (cfs) | 25-Yr (cfs) | 50-Yr (cfs) | 100-Yr (cfs) |
|---|---|---|---|---|---|
| SUBAREAS | | | | | |
| Basin 5 | .00 | .00 | .00 | .00 | .00 |
| 5A | .00 | .00 | .00 | .00 | .00 |
| 5b | .00 | .00 | .00 | .00 | 0.05 |
| 5c | .00 | .00 | .00 | .00 | .00 |
| 5d | .00 | .00 | .00 | .00 | .00 |
| 4e | 0.78 | 0.94 | 1.34 | 1.58 | 1.73 |
| 4w | 0.52 | 0.63 | 0.90 | 1.06 | 1.16 |
| 2e | 0.52 | 0.63 | 0.90 | 1.06 | 1.16 |
| 2w | 0.56 | 0.67 | 0.95 | 1.12 | 1.24 |
| REACHES | | | | | |
| OUTLET | 2.38 | 2.87 | 4.09 | 4.81 | 5.29 |

==========

MW

1215 CHAMBERS
Developed- basins 2 - 5
Eagle County, Colorado

Sub-Area Summary Table

| Sub-Area Identifier | Drainage Area (ac) | Time of Concentration (hr) | Curve Number | Receiving Reach | Sub-Area Description |
|---|---|---|---|---|---|
| Basin 5 | .05 | 0.100 | 69 | Outlet | |
| 5A | .05 | 0.100 | 69 | Outlet | |
| 5b | .12 | 0.100 | 69 | Outlet | |
| 5c | .06 | 0.100 | 69 | Outlet | |
| 5d | .05 | 0.100 | 69 | Outlet | |
| 4e | .60 | 0.100 | 98 | Outlet | |
| 4w | .40 | 0.100 | 98 | Outlet | |
| 2e | .40 | 0.100 | 98 | Outlet | |
| 2w | .43 | 0.100 | 98 | Outlet | |

Total Area:  2.16 (ac)

==========

MW

1215 CHAMBERS
Developed- basins 2 - 5
Eagle County, Colorado

Sub-Area Time of Concentration Details

| Sub-Area Identifier/ | Flow Length (ft) | Slope (ft/ft) | Mannings's n | End Area (sq ft) | Wetted Perimeter (ft) | Velocity (ft/sec) | Travel Time (hr) |
|---|---|---|---|---|---|---|---|
| Basin 5 | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| 5A | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| 5b | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| 5c | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| 5d | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| 4e | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| 4w | | | | | | | |
| User-provided | | | | | | | 0.100 |

| | |
|---|---|
| Time of Concentration | 0.100 |

2e
User-provided 0.100

| | |
|---|---|
| Time of Concentration | 0.100 |

2w
User-provided 0.100

| | |
|---|---|
| Time of Concentration | 0.100 |

==========

MW

1215 CHAMBERS
Developed- basins 2 - 5
Eagle County, Colorado

Sub-Area Land Use and Curve Number Details

| Sub-Area Identifier | Land Use | Hydrologic Soil Group | Sub-Area Area (ac) | Curve Number |
|---|---|---|---|---|
| Basin 5 | Open space; grass cover 50% to 75% (fair) | B | .05 | 69 |
| | Total Area / Weighted Curve Number | | .05 | 69 |
| 5A | Open space; grass cover 50% to 75% (fair) | B | .05 | 69 |
| | Total Area / Weighted Curve Number | | .05 | 69 |
| 5b | Open space; grass cover 50% to 75% (fair) | B | .12 | 69 |
| | Total Area / Weighted Curve Number | | .12 | 69 |
| 5c | Open space; grass cover 50% to 75% (fair) | B | .06 | 69 |
| | Total Area / Weighted Curve Number | | .06 | 69 |
| 5d | Open space; grass cover 50% to 75% (fair) | B | .05 | 69 |
| | Total Area / Weighted Curve Number | | .05 | 69 |

| | | | | |
|---|---|---|---|---|
| | | | === | == |
| 4e | Paved parking lots, roofs, driveways | B | .6 | 98 |
| | Total Area / Weighted Curve Number | | .6 | 98 |
| | | | == | == |
| 4w | Paved parking lots, roofs, driveways | B | .4 | 98 |
| | Total Area / Weighted Curve Number | | .4 | 98 |
| | | | == | == |
| 2e | Paved parking lots, roofs, driveways | B | .4 | 98 |
| | Total Area / Weighted Curve Number | | .4 | 98 |
| | | | == | == |
| 2w | Paved parking lots, roofs, driveways | B | .43 | 98 |
| | Total Area / Weighted Curve Number | | .43 | 98 |
| | | | === | == |

==========

Basins Roofs # 1-7

WinTR-55 Current Data Description

--- Identification Data ---

User: MW
Project: 1215 CHAMBERS
SubTitle: Developed- loading docks
State: Colorado
County: Eagle
Filename: O:\Eagle\1215 Chambers Storage-2021\dwg\Drainage\TR55\developed loading docks.w55

Date: 1/29/2026
Units: English
Areal Units: Acres

--- Sub-Area Data ---

| Name | Description | Reach | Area(ac) | RCN | Tc |
|---|---|---|---|---|---|
| Dock 1 | | Outlet | 0.08 | 98 | 0.100 |
| Dock 2 | | Outlet | 0.05 | 98 | 0.100 |
| Dock 3 | | Outlet | 0.03 | 98 | 0.100 |
| Dock 4 | | Outlet | 0.03 | 98 | 0.100 |
| Dock 5 | | Outlet | 0.12 | 98 | 0.100 |
| Dock 6 | | Outlet | 0.03 | 98 | 0.100 |
| Dock 7 | | Outlet | 0.1 | 98 | 0.100 |

Total area: .44 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

| 2-Yr (in) | 5-Yr (in) | 10-Yr (in) | 25-Yr (in) | 50-Yr (in) | 100-Yr (in) | -Yr (in) |
|---|---|---|---|---|---|---|
| 1.1 | 1.3 | 1.5 | 1.8 | 2.1 | 2.3 | .0 |

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

==========

MW
1215 CHAMBERS
Developed- loading docks
Eagle County, Colorado

Watershed Peak Table

| Sub-Area or Reach Identifier | Peak Flow by Rainfall Return Period 2-Yr (cfs) | 5-Yr (cfs) | 25-Yr (cfs) | 50-Yr (cfs) | 100-Yr (cfs) |
|---|---|---|---|---|---|
| SUBAREAS | | | | | |
| Dock 1 | 0.11 | 0.13 | 0.19 | 0.22 | 0.24 |
| Dock 2 | 0.07 | 0.08 | 0.11 | 0.13 | 0.15 |
| Dock 3 | .00 | 0.05 | 0.07 | 0.08 | 0.09 |
| Dock 4 | .00 | 0.05 | 0.07 | 0.08 | 0.09 |

| | | | | | |
|---|---|---|---|---|---|
| Dock 5 | 0.16 | 0.19 | 0.27 | 0.32 | 0.35 |
| Dock 6 | .00 | 0.05 | 0.07 | 0.08 | 0.09 |
| Dock 7 | 0.13 | 0.16 | 0.23 | 0.27 | 0.29 |
| REACHES | | | | | |
| OUTLET | 0.46 | 0.71 | 1.01 | 1.19 | 1.31 |

==========

MW

1215 CHAMBERS
Developed- loading docks
Eagle County, Colorado

Sub-Area Summary Table

| Sub-Area Identifier | Drainage Area (ac) | Time of Concentration (hr) | Curve Number | Receiving Reach | Sub-Area Description |
|---|---|---|---|---|---|
| Dock 1 | .08 | 0.100 | 98 | Outlet | |
| Dock 2 | .05 | 0.100 | 98 | Outlet | |
| Dock 3 | .03 | 0.100 | 98 | Outlet | |
| Dock 4 | .03 | 0.100 | 98 | Outlet | |
| Dock 5 | .12 | 0.100 | 98 | Outlet | |
| Dock 6 | .03 | 0.100 | 98 | Outlet | |
| Dock 7 | .10 | 0.100 | 98 | Outlet | |

Total Area: .44 (ac)

==========

MW

1215 CHAMBERS
Developed- loading docks
Eagle County, Colorado

Sub-Area Time of Concentration Details

| Sub-Area Identifier/ | Flow Length (ft) | Slope (ft/ft) | Mannings's n | End Area (sq ft) | Wetted Perimeter (ft) | Velocity (ft/sec) | Travel Time (hr) |
|---|---|---|---|---|---|---|---|
| Dock 1 | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| Dock 2 | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| Dock 3 | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| Dock 4 | | | | | | | |

| | | |
|---|---|---|
| User-provided | | 0.100 |
| | Time of Concentration | 0.100 |

Dock 5

| | | |
|---|---|---|
| User-provided | | 0.100 |
| | Time of Concentration | 0.100 |

Dock 6

| | | |
|---|---|---|
| User-provided | | 0.100 |
| | Time of Concentration | 0.100 |

Dock 7

| | | |
|---|---|---|
| User-provided | | 0.100 |
| | Time of Concentration | 0.100 |

==========

MW

1215 CHAMBERS
Developed- loading docks
Eagle County, Colorado

Sub-Area Land Use and Curve Number Details

| Sub-Area Identifier | Land Use | Hydrologic Soil Group | Sub-Area Area (ac) | Curve Number |
|---|---|---|---|---|
| Dock 1 | CN directly entered by user | - | .08 | 98 |
| | Total Area / Weighted Curve Number | | .08 | 98 |
| Dock 2 | CN directly entered by user | - | .05 | 98 |
| | Total Area / Weighted Curve Number | | .05 | 98 |
| Dock 3 | CN directly entered by user | - | .03 | 98 |
| | Total Area / Weighted Curve Number | | .03 | 98 |
| Dock 4 | CN directly entered by user | - | .03 | 98 |
| | Total Area / Weighted Curve Number | | .03 | 98 |
| Dock 5 | CN directly entered by user | - | .12 | 98 |
| | Total Area / Weighted Curve Number | | .12 | 98 |
| Dock 6 | CN directly entered by user | - | .03 | 98 |
| | Total Area / Weighted Curve Number | | .03 | 98 |
| Dock 7 | CN directly entered by user | - | .1 | 98 |

| | | |
|---|---|---|
| Total Area / Weighted Curve Number | .1 | 98 |
| | == | == |

==========

Basins loading
Docks # 1-7

WinTR-55 Current Data Description

--- Identification Data ---

User: MW
Project: 1215 CHAMBERS
SubTitle: Developed- loading docks
State: Colorado
County: Eagle
Filename: O:\Eagle\1215 Chambers Storage-2021\dwg\Drainage\TR55\developed loading docks.w55

Date: 1/29/2026
Units: English
Areal Units: Acres

--- Sub-Area Data ---

| Name | Description | Reach | Area(ac) | RCN | Tc |
|---|---|---|---|---|---|
| Dock 1 | | Outlet | 0.08 | 98 | 0.100 |
| Dock 2 | | Outlet | 0.05 | 98 | 0.100 |
| Dock 3 | | Outlet | 0.03 | 98 | 0.100 |
| Dock 4 | | Outlet | 0.03 | 98 | 0.100 |
| Dock 5 | | Outlet | 0.12 | 98 | 0.100 |
| Dock 6 | | Outlet | 0.03 | 98 | 0.100 |
| Dock 7 | | Outlet | 0.1 | 98 | 0.100 |

Total area: .44 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

| 2-Yr (in) | 5-Yr (in) | 10-Yr (in) | 25-Yr (in) | 50-Yr (in) | 100-Yr (in) | -Yr (in) |
|---|---|---|---|---|---|---|
| 1.1 | 1.3 | 1.5 | 1.8 | 2.1 | 2.3 | .0 |

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

==========

MW
1215 CHAMBERS
Developed- loading docks
Eagle County, Colorado

Watershed Peak Table

| Sub-Area or Reach Identifier | Peak Flow by Rainfall Return Period 2-Yr (cfs) | 5-Yr (cfs) | 25-Yr (cfs) | 50-Yr (cfs) | 100-Yr (cfs) |
|---|---|---|---|---|---|
| SUBAREAS | | | | | |
| Dock 1 | 0.11 | 0.13 | 0.19 | 0.22 | 0.24 |
| Dock 2 | 0.07 | 0.08 | 0.11 | 0.13 | 0.15 |
| Dock 3 | .00 | 0.05 | 0.07 | 0.08 | 0.09 |
| Dock 4 | .00 | 0.05 | 0.07 | 0.08 | 0.09 |

| | | | | | |
|---|---|---|---|---|---|
| Dock 5 | 0.16 | 0.19 | 0.27 | 0.32 | 0.35 |
| Dock 6 | .00 | 0.05 | 0.07 | 0.08 | 0.09 |
| Dock 7 | 0.13 | 0.16 | 0.23 | 0.27 | 0.29 |
| REACHES | | | | | |
| OUTLET | 0.46 | 0.71 | 1.01 | 1.19 | 1.31 |

==========

MW

1215 CHAMBERS
Developed- loading docks
Eagle County, Colorado

Sub-Area Summary Table

| Sub-Area Identifier | Drainage Area (ac) | Time of Concentration (hr) | Curve Number | Receiving Reach | Sub-Area Description |
|---|---|---|---|---|---|
| Dock 1 | .08 | 0.100 | 98 | Outlet | |
| Dock 2 | .05 | 0.100 | 98 | Outlet | |
| Dock 3 | .03 | 0.100 | 98 | Outlet | |
| Dock 4 | .03 | 0.100 | 98 | Outlet | |
| Dock 5 | .12 | 0.100 | 98 | Outlet | |
| Dock 6 | .03 | 0.100 | 98 | Outlet | |
| Dock 7 | .10 | 0.100 | 98 | Outlet | |

Total Area: .44 (ac)

==========

MW

1215 CHAMBERS
Developed- loading docks
Eagle County, Colorado

Sub-Area Time of Concentration Details

| Sub-Area Identifier/ | Flow Length (ft) | Slope (ft/ft) | Mannings's n | End Area (sq ft) | Wetted Perimeter (ft) | Velocity (ft/sec) | Travel Time (hr) |
|---|---|---|---|---|---|---|---|
| Dock 1 | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| Dock 2 | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| Dock 3 | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | Time of Concentration | | 0.100 |
| Dock 4 | | | | | | | |

| | | |
|---|---|---|
| User-provided | | 0.100 |
| | Time of Concentration | 0.100 |

Dock 5

| | | |
|---|---|---|
| User-provided | | 0.100 |
| | Time of Concentration | 0.100 |

Dock 6

| | | |
|---|---|---|
| User-provided | | 0.100 |
| | Time of Concentration | 0.100 |

Dock 7

| | | |
|---|---|---|
| User-provided | | 0.100 |
| | Time of Concentration | 0.100 |

==========

MW

1215 CHAMBERS
Developed- loading docks
Eagle County, Colorado

Sub-Area Land Use and Curve Number Details

| Sub-Area Identifier | Land Use | Hydrologic Soil Group | Sub-Area Area (ac) | Curve Number |
|---|---|---|---|---|
| Dock 1 | CN directly entered by user | - | .08 | 98 |
| | Total Area / Weighted Curve Number | | .08 | 98 |
| Dock 2 | CN directly entered by user | - | .05 | 98 |
| | Total Area / Weighted Curve Number | | .05 | 98 |
| Dock 3 | CN directly entered by user | - | .03 | 98 |
| | Total Area / Weighted Curve Number | | .03 | 98 |
| Dock 4 | CN directly entered by user | - | .03 | 98 |
| | Total Area / Weighted Curve Number | | .03 | 98 |
| Dock 5 | CN directly entered by user | - | .12 | 98 |
| | Total Area / Weighted Curve Number | | .12 | 98 |
| Dock 6 | CN directly entered by user | - | .03 | 98 |
| | Total Area / Weighted Curve Number | | .03 | 98 |
| Dock 7 | CN directly entered by user | - | .1 | 98 |

| | | |
|---|---|---|
| Total Area / Weighted Curve Number | .1 | 98 |
| | == | == |

==========

Offsite Chambers Avenue upstream of Ex. inlet

WinTR-55 Current Data Description

--- Identification Data ---

User: MW
Project: 1215 CHAMBERS
SubTitle: Developed- Chambers Offsite
State: Colorado
County: Eagle
Filename: O:\Eagle\1215 Chambers Storage-2021\dwg\Drainage\TR55\Chambers Ave-offsite.w55

Date: 2/3/2026
Units: English
Areal Units: Acres

--- Sub-Area Data ---

| Name | Description | Reach | Area(ac) | RCN | Tc |
|---|---|---|---|---|---|
| Chambers A | upstream of inlet | Outlet | 0.4 | 91 | 0.100 |

Total area: .40 (ac)

--- Storm Data --

Rainfall Depth by Rainfall Return Period

| 2-Yr (in) | 5-Yr (in) | 10-Yr (in) | 25-Yr (in) | 50-Yr (in) | 100-Yr (in) | -Yr (in) |
|---|---|---|---|---|---|---|
| 1.1 | 1.3 | 1.5 | 1.8 | 2.1 | 2.3 | .0 |

Storm Data Source: User-provided custom storm data
Rainfall Distribution Type: Type II
Dimensionless Unit Hydrograph: <standard>

==========

MW
1215 CHAMBERS
Developed- Chambers Offsite
Eagle County, Colorado

Watershed Peak Table

| Sub-Area or Reach Identifier | Peak Flow by Rainfall Return Period 2-Yr (cfs) | 5-Yr (cfs) | 25-Yr (cfs) | 50-Yr (cfs) | 100-Yr (cfs) |
|---|---|---|---|---|---|
| SUBAREAS | | | | | |
| Chambers A | 0.26 | 0.36 | 0.62 | 0.78 | 0.88 |
| REACHES | | | | | |
| OUTLET | 0.26 | 0.36 | 0.62 | 0.78 | 0.88 |

==========

MW
1215 CHAMBERS
Developed- Chambers Offsite

Eagle County, Colorado

Sub-Area Summary Table

| Sub-Area Identifier | Drainage Area (ac) | Time of Concentration (hr) | Curve Number | Receiving Reach | Sub-Area Description |
|---|---|---|---|---|---|
| Chambers A | .40 | 0.100 | 91 | Outlet | upstream of inlet |

Total Area: .40 (ac)

MW

1215 CHAMBERS
Developed- Chambers Offsite
Eagle County, Colorado

Sub-Area Time of Concentration Details

| Sub-Area Identifier/ | Flow Length (ft) | Slope (ft/ft) | Mannings's n | End Area (sq ft) | Wetted Perimeter (ft) | Velocity (ft/sec) | Travel Time (hr) |
|---|---|---|---|---|---|---|---|
| Chambers A | | | | | | | |
| User-provided | | | | | | | 0.100 |
| | | | | | | Time of Concentration | 0.100 |

MW

1215 CHAMBERS
Developed- Chambers Offsite
Eagle County, Colorado

Sub-Area Land Use and Curve Number Details

| Sub-Area Identifier | Land Use | Hydrologic Soil Group | Sub-Area Area (ac) | Curve Number |
|---|---|---|---|---|
| Chambers A | Open space; grass cover > 75% (good) | B | .08 | 61 |
| | Paved parking lots, roofs, driveways | B | .32 | 98 |
| | Total Area / Weighted Curve Number | | .4 | 91 |

# APPENDIX H

# Onsite Drainage

# Detention Pond Storage Volume

# 1215 Chambers

## DETENTION POND - DETENTION STORAGE VOLUME

## POND 1

| Elevation | Area ($ft^2$) | Avg. Area ($ft^2$) | Depth (ft) | Volume ($ft^3$) | Cumulative Volume ($ft^3$) | Cumulative Volume (Ac-ft) | Cumulative Volume (Gallons) |
|---|---|---|---|---|---|---|---|
| | | | | | | | |
| 6659 | 145 | 0 | 0 | 0 | 0 | 0.000 | 0 |
| 6660 | 239 | 192 | 1 | 192 | 192 | 0.004 | 1,436 |
| 6661 | 350 | 295 | 1 | 295 | 487 | 0.011 | 3,639 |
| 6662 | 473 | 412 | 1 | 412 | 898 | 0.021 | 6,717 |
| 6663 | 613 | 543 | 1 | 543 | 1,441 | 0.033 | 10,779 |

# APPENDIX I

## Onsite Drainage

## Manning's Eqn For Onsite Storm Sewer and Curb/Gutter

| PROJECT NAME: | | FILE # | TS_DS_CHANNEL DATA_FLOW RATES |
|---|---|---|---|

# TECHNICAL SPECIFICATION

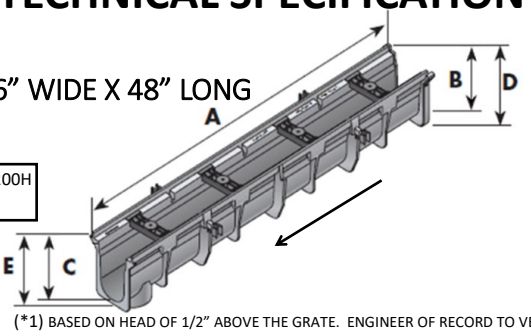
We put water in its place

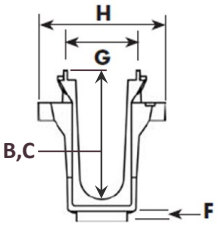
**DIMENSION KEY**

**A:** LENGTH - **48" (4 FT)**
**B:** MIN. INVERT DEPTH
**C:** MAX. INVERT DEPTH
**D:** UPSTREAM BODY DEPTH
**E:** DOWNSTREAM BODY DEPTH
**F:** BOTTOM OUTLET DEPTH—**0.65"**
**G:** GRATE WIDTH—**6"**
**H:** LEVELOC™ RE-BAR SUPPORT WIDTH—**10.185"**

## NDS-DURA SLOPE™ 6" WIDE X 48" LONG
## LOAD CLASS A - D**

**LOAD CLASS "D" REQUIRES DS-200H DUCTILE IRON FRAME




(*1) BASED ON HEAD OF 1/2" ABOVE THE GRATE. ENGINEER OF RECORD TO VERIFY DOWNSTREAM CAPACITIES.
(*2) BOTTOM OUTLET FLOW RATES LISTED BASED ON USING DS-126, (3.58" I.D.) FOR SEWER & DRAIN PIPE. WHEN SCHEDULE-40 IS USED (4" I.D.), ADD 25% TO THE BOTTOM OUTLET FLOW RATES.
(*3) END OUTLET FLOW RATES BASED ON 4.07" I.D.

| 6" WIDE x 48" LONG | | | OVERALL BODY DEPTH (Inches) | | INVERT (Inches) | | MAXIMUM FLOW RATE | | | WEIGHT | BOTTOM OUTLET FLOW RATE (*1) | | END OUTLET FLOW RATE (*1) | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| PART NUMBER | | SLOPE | UPSTREAM MIN (D) | DOWNSTREAM MAX (E) | UPSTREAM MIN (B) | DOWNSTREAM MAX (C) | GPM | LPS | CFS | Lbs | GPM (*2) | CFS (*2) | GPM (*3) | CFS (*3) |
| DS-090N | NEUTRAL | 0.0% | 5.4 | 5.8 | 4.75 | 4.75 | 154 | 9.7 | 0.34 | 7.5 | 100 | 0.22 | 102 | 0.23 |
| DS-091 | SLOPED | 0.7% | 5.7 | 5.8 | 4.75 | 5.08 | 154 | 9.7 | 0.34 | 7.5 | 100 | 0.22 | 102 | 0.23 |
| DS-091N | NEUTRAL | 0.0% | 5.7 | 6.1 | 5.08 | 5.08 | 170 | 10.7 | 0.38 | 7.8 | 103 | 0.23 | 106 | 0.24 |
| DS-092 | SLOPED | 0.7% | 6.1 | 6.1 | 5.08 | 5.42 | 170 | 10.7 | 0.38 | 7.9 | 103 | 0.23 | 106 | 0.24 |
| DS-093 | SLOPED | 0.7% | 6.4 | 6.4 | 5.42 | 5.76 | 187 | 11.8 | 0.42 | 8.3 | 106 | 0.24 | 112 | 0.25 |
| DS-094 | SLOPED | 0.7% | 6.7 | 6.8 | 5.76 | 6.09 | 205 | 12.9 | 0.46 | 8.6 | 109 | 0.24 | 116 | 0.26 |
| DS-094N | NEUTRAL | 0.0% | 6.7 | 7.1 | 6.09 | 6.09 | 223 | 14.1 | 0.50 | 8.9 | 112 | 0.25 | 120 | 0.27 |
| DS-095 | SLOPED | 0.7% | 7.0 | 7.1 | 6.09 | 6.43 | 223 | 14.1 | 0.50 | 9.0 | 112 | 0.25 | 120 | 0.27 |
| DS-096 | SLOPED | 0.7% | 7.4 | 7.5 | 6.43 | 6.76 | 237 | 15.0 | 0.53 | 9.4 | 115 | 0.26 | 125 | 0.28 |
| DS-097 | SLOPED | 0.7% | 7.7 | 7.8 | 6.76 | 7.10 | 256 | 16.2 | 0.57 | 9.7 | 117 | 0.26 | 129 | 0.29 |
| DS-097N | NEUTRAL | 0.0% | 7.7 | 8.1 | 7.10 | 7.10 | 273 | 17.2 | 0.61 | 10.0 | 121 | 0.27 | 134 | 0.30 |
| DS-098 | SLOPED | 0.7% | 8.0 | 8.1 | 7.10 | 7.44 | 273 | 17.2 | 0.61 | 10.1 | 121 | 0.27 | 134 | 0.30 |
| DS-099 | SLOPED | 0.7% | 8.4 | 8.5 | 7.44 | 7.77 | 299 | 18.2 | 0.65 | 10.5 | 123 | 0.27 | 137 | 0.31 |
| DS-100 | SLOPED | 0.7% | 8.7 | 8.8 | 7.77 | 8.11 | 307 | 19.4 | 0.68 | 10.9 | 125 | 0.28 | 141 | 0.31 |
| DS-100N | NEUTRAL | 0.0% | 8.7 | 9.1 | 8.11 | 8.11 | 325 | 20.5 | 0.72 | 11.2 | 128 | 0.29 | 145 | 0.32 |
| DS-101 | SLOPED | 0.7% | 9.1 | 9.1 | 8.11 | 8.44 | 325 | 20.5 | 0.72 | 11.2 | 128 | 0.29 | 145 | 0.32 |
| DS-102 | SLOPED | 0.7% | 9.4 | 9.5 | 8.44 | 8.78 | 342 | 21.6 | 0.76 | 11.6 | 130 | 0.29 | 149 | 0.33 |
| DS-103 | SLOPED | 0.7% | 9.7 | 9.8 | 8.78 | 9.12 | 359 | 22.6 | 0.80 | 12.0 | 133 | 0.30 | 152 | 0.34 |
| DS-103N | NEUTRAL | 0.0% | 9.7 | 10.1 | 9.12 | 9.12 | 376 | 23.7 | 0.85 | 12.3 | 135 | 0.30 | 156 | 0.35 |
| DS-104 | SLOPED | 0.7% | 10.1 | 10.1 | 9.12 | 9.45 | 376 | 23.7 | 0.85 | 12.3 | 135 | 0.30 | 156 | 0.35 |
| DS-105 | SLOPED | 0.7% | 10.4 | 10.5 | 9.45 | 9.79 | 393 | 24.8 | 0.88 | 12.7 | 138 | 0.31 | 159 | 0.35 |
| DS-106 | SLOPED | 0.7% | 10.7 | 10.8 | 9.79 | 10.12 | 410 | 25.9 | 0.91 | 13.1 | 140 | 0.31 | 162 | 0.36 |
| DS-106N | NEUTRAL | 0.0% | 10.7 | 11.1 | 10.12 | 10.12 | 428 | 27.0 | 0.95 | 13.4 | 142 | 0.32 | 166 | 0.37 |
| DS-107 | SLOPED | 0.7% | 11.1 | 11.1 | 10.12 | 10.46 | 428 | 27.0 | 0.95 | 13.4 | 142 | 0.32 | 166 | 0.37 |
| DS-108 | SLOPED | 0.7% | 11.4 | 11.5 | 10.46 | 10.80 | 445 | 28.1 | 0.99 | 13.8 | 144 | 0.32 | 169 | 0.38 |
| DS-109 | SLOPED | 0.7% | 11.7 | 11.8 | 10.80 | 11.13 | 462 | 29.1 | 1.03 | 14.2 | 147 | 0.33 | 172 | 0.38 |
| DS-109N | NEUTRAL | 0.0% | 11.7 | 12.2 | 11.13 | 11.13 | 479 | 30.2 | 1.07 | 14.5 | 149 | 0.33 | 175 | 0.39 |
| DS-110 | SLOPED | 0.7% | 12.1 | 12.2 | 11.13 | 11.47 | 479 | 30.2 | 1.07 | 14.6 | 149 | 0.33 | 175 | 0.39 |
| DS-111 | SLOPED | 0.7% | 12.4 | 12.5 | 11.47 | 11.80 | 497 | 31.4 | 1.11 | 15.0 | 151 | 0.34 | 178 | 0.40 |
| DS-112 | SLOPED | 0.7% | 12.7 | 12.8 | 11.80 | 12.14 | 514 | 32.4 | 1.15 | 15.3 | 153 | 0.34 | 181 | 0.40 |
| DS-112N | NEUTRAL | 0.0% | 12.8 | 13.2 | 12.14 | 12.14 | 531 | 33.5 | 1.18 | 15.6 | 155 | 0.35 | 184 | 0.41 |
| DS-113 | SLOPED | 0.7% | 13.1 | 13.2 | 12.14 | 12.48 | 531 | 33.5 | 1.18 | 15.7 | 155 | 0.35 | 184 | 0.41 |
| DS-114 | SLOPED | 0.7% | 13.4 | 13.5 | 12.48 | 12.81 | 548 | 34.6 | 1.22 | 16.1 | 157 | 0.35 | 187 | 0.42 |

**SPECIFICATION:**

— NDS DURA SLOPE™ IS A 6" WIDE, 48" LONG TRENCH DRAIN SYSTEM WITH A BUILT-IN SLOPE OF 0.7%. EACH CHANNEL SECTION IS MOLDED OF GRAY STRUCTURAL FOAM POLYETHYLENE WITH UV INHIBITORS. THE SYSTEM CONSISTS OF (24) PRE-SLOPED AND (9) NEUTRAL 4-FOOT CHANNEL SECTIONS WITH TONGUE AND GROOVE DURA LOC™ JOINTS THAT ENSURE PRECISE ALIGNMENT.
— OUTLETS CAN BE CONFIGURED AS BOTTOM, END OUTLET OR USE WITH A CATCH BASIN. SEE ACCESSORIES PAGE.
— ALL CHANNELS REQUIRE CONCRETE ENCASEMENT (SEE WWW.NDSPRO.COM FOR INSTALLATION DETAILS)

## DURA SLOPE™ TRENCH DRAIN

6" WIDE HDPE CHANNEL DRAIN—48" LONG, LOAD CLASS A-D**

FOR PRODUCT ASSISTANCE, CONTACT NDS TECHNICAL SERVICE AT techservice@ndspro.com, DESIGN ASSISTANCE—designworx@ndspro.com
851 N. HARVARD AVE. LINDSAY, CA 93247 WWW.NDSPRO.COM 1-800-726-1994 "3"

BASIN 4E- TRENCH DRAIN

Channel Calculator

Given Input Data:

| | |
|---|---|
| Shape | Trapezoidal |
| Solving for | Depth of Flow |
| Flowrate | 1.7300 cfs |
| Slope | 0.0100 ft/ft |
| Manning's n | 0.0130 |
| Height | 4.2000 in |
| Bottom width | 0.0000 in |
| Left slope | 0.0350 ft/ft (V/H) |
| Right slope | 0.5000 ft/ft (V/H) |

100 year event

Computed Results:

| | |
|---|---|
| Depth | 2.5335 in |
| Velocity | 2.5391 fps |
| Full Flowrate | 6.6599 cfs |
| Flow area | 0.6813 ft2 |
| Flow perimeter | 78.0945 in |
| Hydraulic radius | 1.2563 in |
| Top width | 77.4521 in |
| Area | 1.8725 ft2 |
| Perimeter | 129.4650 in |
| Percent full | 60.3209 % |

BASIN 4W- TRENCH DRAIN

Channel Calculator

Given Input Data:

| | |
|---|---|
| Shape | Trapezoidal |
| Solving for | Depth of Flow |
| Flowrate | 1.1600 cfs |
| Slope | 0.0100 ft/ft |
| Manning's n | 0.0130 |
| Height | 4.2000 in |
| Bottom width | 0.0000 in |
| Left slope | 0.0410 ft/ft (V/H) |
| Right slope | 0.5000 ft/ft (V/H) |

Computed Results:

| | |
|---|---|
| Depth | 2.3053 in |
| Velocity | 2.3821 fps |
| Full Flowrate | 5.7436 cfs |
| Flow area | 0.4870 ft2 |
| Flow perimeter | 61.4289 in |
| Hydraulic radius | 1.1416 in |
| Top width | 60.8374 in |
| Area | 1.6164 ft2 |
| Perimeter | 111.9166 in |
| Percent full | 54.8881 % |

BASIN 2E- TRENCH DRAIN

Channel Calculator

Given Input Data:

| | |
|---|---|
| Shape | Trapezoidal |
| Solving for | Depth of Flow |
| Flowrate | 1.1600 cfs |
| Slope | 0.0100 ft/ft |
| Manning's n | 0.0130 |
| Height | 4.2000 in |
| Bottom width | 0.0000 in |
| Left slope | 0.0410 ft/ft (V/H) |
| Right slope | 0.5000 ft/ft (V/H) |

Computed Results:

| | |
|---|---|
| Depth | 2.3053 in |
| Velocity | 2.3821 fps |
| Full Flowrate | 5.7436 cfs |
| Flow area | 0.4870 ft2 |
| Flow perimeter | 61.4289 in |
| Hydraulic radius | 1.1416 in |
| Top width | 60.8374 in |
| Area | 1.6164 ft2 |
| Perimeter | 111.9166 in |
| Percent full | 54.8881 % |

BASIN 2W- TRENCH DRAIN

Channel Calculator

Given Input Data:

| | |
|---|---|
| Shape | Trapezoidal |
| Solving for | Depth of Flow |
| Flowrate | 1.2400 cfs |
| Slope | 0.0100 ft/ft |
| Manning's n | 0.0130 |
| Height | 4.2000 in |
| Bottom width | 0.0000 in |
| Left slope | 0.0400 ft/ft (V/H) |
| Right slope | 0.5000 ft/ft (V/H) |

Computed Results:

| | |
|---|---|
| Depth | 2.3434 in |
| Velocity | 2.4086 fps |
| Full Flowrate | 5.8772 cfs |
| Flow area | 0.5148 ft2 |
| Flow perimeter | 63.8714 in |
| Hydraulic radius | 1.1607 in |
| Top width | 63.2713 in |
| Area | 1.6538 ft2 |
| Perimeter | 114.4755 in |
| Percent full | 55.7948 % |

18” HDPE STORM SEWER COLLECTOR

Manning Pipe Calculator

Given Input Data:

| | |
|---|---|
| Shape | Circular |
| Solving for | Flowrate |
| Diameter | 18.0000 in |
| Depth | 17.0000 in |
| Slope | 0.0172 ft/ft |
| Manning's n | 0.0090 |

Computed Results:

| | |
|---|---|
| Flowrate | 21.3992 cfs |
| Area | 1.7671 ft2 |
| Wetted Area | 1.7285 ft2 |
| Wetted Perimeter | 47.9828 in |
| Perimeter | 56.5487 in |
| Velocity | 12.3800 fps |
| Hydraulic Radius | 5.1874 in |
| Percent Full | 94.4444 % |
| Full flow Flowrate | 19.8991 cfs |
| Full flow velocity | 11.2606 fps |

capacity of collector exceeds total developed flow

# APPENDIX J

# Manning's Eqn for Access Drive Volume

10 ft wide concrete drainage channel with 5" depth to flowline

manning-trapezoid-100 year-1.5percent.txt

Channel Calculator

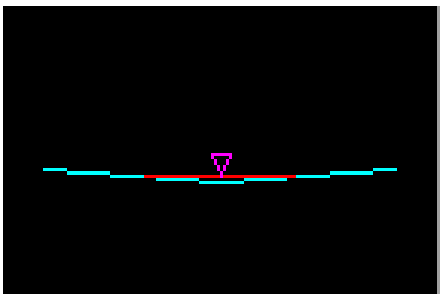
Given Input Data:

| | |
|---|---|
| Shape | Trapezoidal |
| Solving for | Depth of Flow |
| Flowrate | 10.6000 cfs |
| Slope | 0.0150 ft/ft |
| Manning's n | 0.0130 |
| Height | 4.8000 in |
| Bottom width | 0.0000 in |
| Left slope | 0.0200 ft/ft (V/H) |
| Right slope | 0.0200 ft/ft (V/H) |

100 year event

Computed Results:

| | |
|---|---|
| Depth | 2.9651 in |
| Velocity | 3.4723 fps |
| Full Flowrate | 38.2977 cfs |
| Flow area | 3.0527 ft2 |
| Flow perimeter | 296.5704 in |
| Hydraulic radius | 1.4823 in |
| Top width | 296.5111 in |
| Area | 8.0000 ft2 |
| Perimeter | 480.0960 in |
| Percent full | 61.7732 % |



# APPENDIX K

# MHFD Capacity for ½ Street and Existing inlet on Chambers Ave.

*MHFD-Inlet, Version 6.00 (August 2025)*

# INLET MANAGEMENT

**Project:** 1215 Chamber Ave
**Minor:** 10-year
**Major:** 100-year

Worksheet Protected

| **INLET NAME** | Inlet Ex |
|---|---|
| Inlet Application (Street or Area) | STREET |
| Hydraulic Condition | On Grade |
| Inlet Type | CDOT/Denver 13 Combination |
| Number of Inlet Units | 1 |

**USER-DEFINED INPUT**

**User-Defined Peak Flows**

| | |
|---|---|
| Minor Peak Flow, Q (cfs) | 0.88 |
| Major Peak Flow, Q (cfs) | 11.48 |

**Bypass (Carry-Over) Flow from Upstream** Inlets must be organized from upstream (left

| | |
|---|---|
| Receive Bypass Flow from: | User-Defined |
| Bypass Flow Description (Optional): | none |
| Minor Bypass Flow Received, $Q_b$ (cfs) | 0.00 |
| Major Bypass Flow Received, $Q_b$ (cfs) | 0.00 |

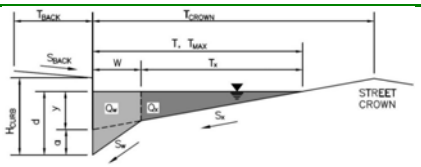
**CALCULATED OUTPUT**

| | |
|---|---|
| Minor Total Design Peak Flow, Q (cfs) | 0.88 |
| Major Total Design Peak Flow, Q (cfs) | 11.48 |
| Minor Inlet Interception Capacity, $Q_a$ (cfs) | 0.75 |
| Major Inlet Interception Capacity, $Q_a$ (cfs) | 3.29 |
| Minor Flow Bypassed Downstream, Qb (cfs) | 0.13 |
| Major Flow Bypassed Downstream, Qb (cfs) | 8.19 |
| Minor Flow Capture Percentage, C% | 85% |
| Major Flow Capture Percentage, C% | 29% |

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

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

**Project:** **1215 Chamber Ave**
**Inlet ID:** **Inlet Ex**




Gutter Geometry:

| | | | |
|---|---|---|---|
| Maximum Allowable Width for Spread Behind Curb | $T_{BACK}$ = | 0.0 | ft |
| Side Slope Behind Curb (leave blank for no conveyance credit behind curb) | $S_{BACK}$ = | | ft/ft |
| Manning's Roughness Behind Curb (typically between 0.012 and 0.020) | $n_{BACK}$ = | | |
| Height of Curb at Gutter Flow Line | $H_{CURB}$ = | 6.00 | inches |
| Distance from Curb Face to Street Crown | $T_{CROWN}$ = | 19.5 | ft |
| Gutter Width | W = | 2.00 | ft |
| Street Transverse Slope | $S_X$ = | 0.020 | ft/ft |
| Gutter Cross Slope (typically 2 inches over 24 inches or 0.083 ft/ft) | $S_W$ = | 0.083 | ft/ft |
| Street Longitudinal Slope - Enter 0 for sump condition | $S_O$ = | 0.015 | ft/ft |
| Manning's Roughness for Street Section (typically between 0.012 and 0.020) | $n_{STREET}$ = | 0.013 | |

| | | Minor Storm | Major Storm | |
|---|---|---|---|---|
| Max. Allowable Spread for Minor & Major Storm | $T_{MAX}$ = | 19.5 | 19.5 | ft |
| Max. Allowable Depth at Gutter Flowline for Minor & Major Storm | $d_{MAX}$ = | 6.0 | 6.0 | inches |
| Allow Flow Depth at Street Crown (check box for yes, leave blank for no) | | ☐ | ☐ | |

MINOR STORM Allowable Capacity is based on Depth Criterion
MAJOR STORM Allowable Capacity is based on Depth Criterion

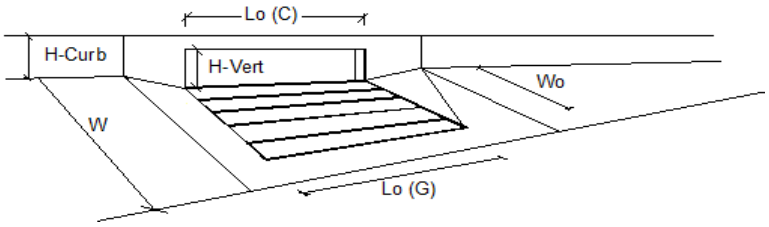
| | Minor Storm | Major Storm | |
|---|---|---|---|
| **$Q_{allow}$ =** | **20.8** | **20.8** | **cfs** |

**Minor storm max. allowable capacity GOOD - greater than the design peak flow of 0.88 cfs on sheet 'Inlet Management'**
**Major storm max. allowable capacity GOOD - greater than the design peak flow of 11.48 cfs on sheet 'Inlet Management'**

Crub and gutter and 1/2 the street can contain almost twice the offsite 100 year flow

# INLET ON A CONTINUOUS GRADE

*MHFD-Inlet, Version 6.00 (August 2025)*




| Design Information (Input) | | MINOR | MAJOR | |
|---|---|---|---|---|
| Type of Inlet (CDOT/Denver 13 Combination) | Type = | CDOT/Denver 13 Combination | | |
| Local Depression (additional to continuous gutter depression 'a') | $a_{LOCAL}$ = | 2.0 | 2.0 | inches |
| Total Number of Units in the Inlet (Grate or Curb Opening) | No = | 1 | 1 | |
| Length of a Single Unit Inlet (Grate or Curb Opening) | $L_o$ = | 3.00 | 3.00 | ft |
| Width of a Unit Grate (cannot be greater than W, Gutter Width) | $W_o$ = | 1.73 | 1.73 | ft |
| Clogging Factor for a Single Unit Grate (typical min. value = 0.5) | $C_f$ (G) = | 0.50 | 0.50 | |
| Clogging Factor for a Single Unit Curb Opening (typical min. value = 0.1) | $C_f$ (C) = | 0.10 | 0.10 | |

| Street Hydraulics: OK - Q < Allowable Street Capacity' | | MINOR | MAJOR | |
|---|---|---|---|---|
| Total Inlet Interception Capacity | **$Q_a$ =** | **0.8** | **3.3** | **cfs** |
| Total Inlet Carry-Over Flow (flow bypassing inlet) | **$Q_b$ =** | **0.1** | **8.2** | **cfs** |
| Capture Percentage = $Q_a/Q_o$ | **C% =** | **85** | **29** | **%** |

unclogged inlet capacity for Q100 = 4.2 cfs

# MAPS

# ONSITE DRAINAGE

# DRAINAGE AREA MAP

O:\Eagle\1215 Chambers Storage-2021\dwg\Drainage\DAM-SITE_1215-Chambers.dwg, 2/3/2026 10:41:22 AM, AutoCAD PDF (High Quality Print).pc3




| DESIGNED | MW |
|---|---|
| DRAWN | MW |
| CHECKED | MW |
| JOB NO. | – |
| DATE | 02-11-2025 |

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | 01/30/2026 | SITE DEVELOPMENT PERMIT | MCW |

# 1215 CHAMBERS AVE.

## STORAGE FACILITY
## EAGLE, CO

## DRAINAGE AREA MAP

(SEAL)

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EDWARDS CO 81632 / 970.926.3373
WWW.ALPINECIVIL.COM

SHEET 4

# STORM SEWER PLANS
# (C3.0 – C3.5)

LEGEND

- PROPERTY LINE
- 6672 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 96.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 96.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

GRAPHIC SCALE

0 15 30 60

( IN FEET )
1 inch = 30 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

PERIODICALLY MAINTAIN SETTLING BASIN, DETENTION FACILITY AND STORM SEWER MANHOLES & INLETS (INSPECT QUARTERLY FOR FIRST 2 YEARS AN YEARLY AFTER). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

MAINTAIN DRAINAGE SWALES SHOWN ON PLAN, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE

ALL STORM INLETS TO BE CONSTRUCTED WITH A 12" SUMP


ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EAGLE, COLORADO 81631
970.827.9155
WWW.ALPINECIVIL.COM


(SEAL)

# 1215 CHAMBERS AVE.
## STORAGE FACILITY
## EAGLE, CO
## OVERALL STORM PLAN

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | 01/30/2026 | SITE DEVELOPMENT PERMIT | MCW |

DESIGNED MW
DRAWN MW
CHECKED MW
JOB NO. –
DATE 02-11-2025

SHEET C3.0

LEGEND

PROPERTY LINE
6672 EXISTING CONTOUR
EASEMENT
8106 PROPOSED CONTOUR
1.5% 98.6' PROPOSED GRADING, SLOPE/SPOT
1.5% 98.6' EXISTING GRADING, SLOPE/SPOT
PROPOSED STORM SEWER
PROPOSED BOULDER RETAINING
PROPOSED CONCRETE/ASPHALT

GRAPHIC SCALE
0 10 20 40
( IN FEET )
1 inch = 20 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

PERIODICALLY MAINTAIN SETTLING BASIN, DETENTION FACILITY AND STORM SEWER MANHOLES & INLETS (INSPECT QUARTERLY FOR FIRST 2 YEARS AN YEARLY AFTER). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

MAINTAIN DRAINAGE SWALES SHOWN ON PLAN, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE

ALL STORM INLETS TO BE CONSTRUCTED WITH A 12" SUMP

STORM-01
#01- STA 3+01.93
6' DIA CONCRETE MANHOLE WITH SOLID COVER
RIM= 6681.5'
INV. IN/OUT 42" CMP= 6675.6'
NO SUMP
#0- STA 1+53.80
6' DIA CONCRETE MANHOLE WITH SOLID COVER
RIM= 6681.5'
INV. IN 42" CMP= 6676.3'
INV. OUT 42" HDPE= 6676.3
141.0' 42" HDPE @ 0.5%
CONC. HEADWALL (RE: STRUCT) DAYLIGHT PIPE INTO 10' WIDE CONCRETE PAN
42" CMP INVERT= 6675.5'
EX. ASPHALT DRIVE
1353 CHAMBERS STORAGE
294 LF 42" CMP @ 4.9%
OFFSITE FLOW FOR 100 YEAR EVENT IS 10.6 CFS
EXISTING 294 LF 42" CMP @ 4.9%
CUT EX. PIPE AND CONNECT TO NEW 6' DIA. MANHOLE WITH BOOT.
EX. 42" CMP INVERT=76.3
NO SUMP
PROPERTY LINE
F.F. SLAB = 6676.0'
BLDG #3 6,775 SF
SAWCUT/REMOVE 34.5 LF OF EXISTING PIPE
18" NYLOPLAST INLET
RIM= 6674.5'
INV. 12" HDPE= 6671.5'
12" SUMP
EXISTING OUTLET 42" CMP
TOP PIPE (42")= 78.2
INVERT= 74.7
BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR
INV. 6" =6670.0'
DOWNSPOUT COLLECTOR
CONNECT ROOF DOWNSPOUTS TO BURIED PIPE
STORM-5B
18" NYLOPLAST INLET
RIM= 6674.5'
INV. 12" HDPE=6670.5'
12" SUMP
96.0 LF 12" HDPE @ 1.0%
INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6672.5'
INV OUT 6" PVC= 6670.1'
60.2 LF 6" PVC @ 2.0%
115.7 LF 6" PVC @ 1.0%
INSTALL 6"x6" TEE
INV 6"= 6668.84'
NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6671.7'
BEGIN 8" HDPE TRENCH DRAIN COLLECTOR
INV. 8" =6667.6'
18" NYLOPLAST INLET
RIM=6674.5'
INV. IN 12" HDPE (W)=6669.5'
INV IN 12" HDPE (E)=6669.5'
INV. OUT 12" HDPE (S)=6669.5
12" SUMP
66.5 LF 12" HDPE @ 1.8%
STORM-1
DOWNSPOUT COLLECTOR
CONNECT ROOF DOWNSPOUTS TO BURIED PIPE
BLDG #2 13,140 SF
NDS-DURASLOPE TRENCH DRAIN SYSTEM
6" WIDE, 48" LONG SECTIONS.
0.7% PRESLOPED DRAIN BOTTOM.
6" WIDE DUCTILE IRON GRATE (GRATE PER OWNER)
INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6668.5'
INV OUT 6" PVC= 6666.4'
55.0 LF 6" PVC @ 1.0%
45° BEND
CONNECT 6" PVC TRENCH DRAIN
INV. 6" =6665.8'
INSTALL 6" INSERTA TEE
INV 6"= 6668.9'
INV 12"=6668.65
SLEEVE THROUGH WALL RE: STRUCT.
INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6670.0'
INV OUT 6" PVC ELBOW= 6669.0'
150.7 LF 12" HDPE @ 3.5%
F.F. SLAB = 6675.5'
202.5 LF 6" PVC @ 1.0%
#4- STA 3+01.93
4' DIA CONCRETE MANHOLE
RIM= 6671.0'
INV. IN 12" HDPE (N)= 6664.20'
INV. IN 8" HDPE (E)= 6665.00
INV. IN 8" HDPE (W)= 6665.00
INV OUT 18" HDPE (S)= 6664.00'
12" SUMP
254.0 LF 8" HDPE @ 1.0%
NDS-DURASLOPE TRENCH DRAIN
CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM.
THEN BEGIN NEW TRENCH DRAIN SYSTEM.
BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR
INV. 6" =6665.4'
STA 3+72.50
(2) 6" PVC CONNECTION
INV 6" PVC= 6666.8'
F.F. SLAB = 6672.0'
BLDG #5 17,775 SF
NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6669.2'
DOWNSPOUT COLLECTOR
CONNECT ROOF DOWNSPOUTS TO BURIED PIPE
45° BEND
INV.= 6665.0'
TRASH ENCLOSURE
NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6670.7'
#3A- 12" NYLOPLAST INLET
RIM=6670.5'
INV OUT 8"=6667.5'
STORM-1
82.2 LF 15" HDPE @ 1.40%
278.5 LF 6" PVC @ 1.0%
BEGIN 8" HDPE TRENCH DRAIN COLLECTOR
INV. 6" =6665.0'
INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6666.0'
INV OUT 6" PVC= 6664.0'
45.5 LF 6" PVC @ 1.0%
45° BEND
CONNECT 6" PVC TRENCH DRAIN
INV. 6" =6663.5'
45° BEND
INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6667.5'
INV OUT 6" PVC= 6664.5'
209.0 LF 8" HDPE @ 1.0%
51.0 LF 6" PVC @ 2.3%
#3- STA 2+10.86
4' DIA CONCRETE MANHOLE
RIM= 6671.0'
INV. IN 18" HDPE (N)= 6662.70'
INV. IN 6" PVC (E)= 6663.00
INV. IN 6" PVC (W)= 6663.00
INV OUT 18" HDPE (S)= 6662.50'
12" SUMP
233.0 LF 8" HDPE @ 1.0%
INSTALL 6" X 6" TEE
INV 6"= 6663.3'
45° BEND
F.F. SLAB = 6669.5'
BLDG #7 13,725 SF
DOWNSPOUT COLLECTOR
CONNECT ROOF DOWNSPOUTS TO BURIED PIPE
NDS-DURASLOPE TRENCH DRAIN
CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM.
THEN BEGIN NEW TRENCH DRAIN SYSTEM.
BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR
INV. 6" =6663.5'
TRASH ENCLOSURE
#2- STA 1+56.86
4' DIA CONCRETE MANHOLE WITH SOLID COVER
RIM= 6669.4'
INV. IN 18" HDPE (N)= 6662.00'
INV. IN 8" HDPE (E)= 6662.50
NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6669.2'
NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM.
245.0 LF 6" PVC @ 1.0%
MONUMENT SIGN
F.F. SLAB = 6671.0'
BLDG #4 14,525 SF
NDS-DURASLOPE TRENCH DRAIN
CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM.
INTERSTATE 70
SHEET C3.2

ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EAGLE-VAIL, COLORADO 81631
970.926.1022
WWW.ALPINECIVIL.COM

(SEAL)

# 1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
STORM PLAN

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | 01/30/2026 | SITE DEVELOPMENT PERMIT | MCW |

DESIGNED MW
DRAWN MW
CHECKED MW
JOB NO. —
DATE 02-11-2025

SHEET C3.1

J:\Eagle\1215 Chambers Storage 2021\dwg\Master\Storm 1215 Chambers.dwg, 1/27/2026 12:33:59 PM, AutoCAD PDF (High Quality Print).pc3

LEGEND

PROPERTY LINE
6672 EXISTING CONTOUR
EASEMENT
8106 PROPOSED CONTOUR
1.5% 106.6' PROPOSED GRADING, SLOPE/SPOT
1.5% 106.6' EXISTING GRADING, SLOPE/SPOT
PROPOSED STORM SEWER
PROPOSED BOULDER RETAINING
PROPOSED CONCRETE/ASPHALT

GRAPHIC SCALE
0 10 20 40
( IN FEET )
1 inch = 20 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

PERIODICALLY MAINTAIN SETTLING BASIN, DETENTION FACILITY AND STORM SEWER MANHOLES & INLETS (INSPECT QUARTERLY FOR FIRST 2 YEARS AN YEARLY AFTER). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

MAINTAIN DRAINAGE SWALES SHOWN ON PLAN, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE

ALL STORM INLETS TO BE CONSTRUCTED WITH A 12" SUMP

INTERSTATE 70

PROPERTY LINE

18" NYLOPLAST INLET RIM=6674.5' INV. IN 12" HDPE (W)=6669.5' INV IN 12" HDPE (E)=6669.5' INV. OUT 12" HDPE (S)=6669.5 12" SUMP

56.5 LF 12" HDPE @ 1.0%

STORM-1

INSTALL 6" INSERTA TEE INV 6"= 6668.9' INV 12"=6668.65

6" PVC

SLEEVE THROUGH WALL RE: STRUCT.

150.2 LF 12" HDPE @ 3.5%

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C) RIM= 6670.0' INV OUT 6" PVC ELBOW= 6669.0'

18" NYLOPLAST INLET RIM= 6674.5' INV. 12" HDPE= 6670.5' 12" SUMP

106.3 LF 12" HDPE @ 1.0%

STORM-5D

18" NYLOPLAST INLET RIM= 6674.5' INV. OUT 12" HDPE (E)= 6671.5' 12" SUMP

95.9 LF 12" HDPE @ 1.0%

BLDG #1 15,050 SF

F.F. SLAB = 6673.5'

DOWNSPOUT COLLECTOR CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C) RIM= 6670.0' INV OUT 6" PVC ELBOW= 6669.0'

218.9 LF 6" PVC @ 1.0%

BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR INV. 6" =6669.3'

64.0 LF 6" PVC @ 1.0%

LOADING DOCK

45° BEND

CONNECT 6" PVC TRENCH DRAIN INV. 6" =6669.3'

BEGIN 8" HDPE TRENCH DRAIN COLLECTOR INV. 8" =6667.1'

NDS-DURASLOPE TRENCH DRAIN (SHEET C6.0, DETAIL L) RIM= 6670.7'

1115 CHAMBERS LOFTS

2'X3' VALLEY INLET RIM= 6673.77' INV IN 18" (W)=6670.10' INV. OUT 18" HDPE (E)= 6669.90 12" SUMP

67.9 LF 18" HDPE @ 1.5%

EX. ASPHALT

EX. CONC. WALK

SEE GRADING PLANS REMOVE/REPLACE EX. ASPHALT AND DRAINAGE PAN FOR STORM INSTALLATION

71.0 LF 18" HDPE @ 2.0%

EX. ASPHALT

EX. CONC. PAN

2'X3' VALLEY INLET RIM= 6675.1'± INV. OUT 18" HDPE= 6671.52' 12" SUMP

NEW 2'X3' CURB INLET RIM= 6674.70' (FL) INV. IN 18" HDPE (W)= 6668.84' INV. OUT 18" HDPE (S)= 6668.64' 12" SUMP

208.7 LF 18" HDPE @ 2.0%

BLDG #4 14,525 SF

F.F. SLAB = 6671.0'

DOWNSPOUT COLLECTOR CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

246.5 LF 6" PVC @ 1.5%

NDS-DURASLOPE TRENCH DRAIN CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM. THEN, BEGIN NEW TRENCH DRAIN SYSTEM.

BEGIN 8" HDPE TRENCH DRAIN COLLECTOR INV. 8" =6664.5'

NDS-DURASLOPE TRENCH DRAIN (SHEET C6.0, DETAIL L) RIM= 6668.3'

BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR INV. 6" =6667.0'

PARK/DOG PARK 5,732 SF

INSTALL 6" NYLOPLAST DROP IN GRATE ON 6" VERTICAL PIPE RIM=6667.5' INV 6"=6665.0'

BLDG #2 13,140 SF

F.F. SLAB = 6675.5'

DOWNSPOUT COLLECTOR CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

202.3 LF 6" PVC @ 1.0%

NDS-DURASLOPE TRENCH DRAIN SYSTEM 6" WIDE, 48' LONG SECTIONS. 0.7% PRESLOPED DRAIN BOTTOM. 6" WIDE DUCTILE IRON GRATE (GRATE PER OWNER)

#4- STA 3+01.93 4' DIA CONCRETE MANHOLE RIM= 6671.0' INV. IN 12" HDPE (N)= 6664.20' INV. IN 8" HDPE (E)= 6665.00' INV. IN 8" HDPE (W)= 6665.00 INV OUT 18" HDPE (S)= 6664.00' 12" SUMP

254.0 LF 8" HDPE @ 1.0%

STA 3+72.50 (2) 6" PVC CONNECTION INV 6" PVC= 6666.8'

BLDG #5 17,775 SF

F.F. SLAB = 6672.0'

DOWNSPOUT COLLECTOR CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

NDS-DURASLOPE TRENCH DRAIN RIM= 6671.7'

#3A- 12" NYLOPLAST INLET RIM=6670.5' INV OUT 8"=6667.5'

STORM-1

278.5 LF 6" PVC @ 1.0%

45° BEND INV.= 6665.0'

TRASH ENCLOSURE

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C) RIM= 6667.5' INV OUT 6" PVC= 6664.5'

510 LF 6" PVC @ 2.5%

INSTALL 6" X 6" TEE INV 6"= 6663.3'

45° BEND

#3- STA 2+10.86 4' DIA CONCRETE MANHOLE RIM= 6671.0' INV. IN 18" HDPE (N)= 6662.70' INV. IN 6" PVC (E)= 6663.00 INV. IN 6" PVC (W)= 6663.00 INV OUT 18" HDPE (S)= 6662.50' 12" SUMP

50.0 LF 18" HDPE @ 1.00%

#2- STA 1+56.86 4' DIA CONCRETE MANHOLE WITH SOLID COVER RIM= 6669.4' INV. IN 18" HDPE (N)= 6662.00' INV. IN 8" HDPE (E)= 6662.50 INV. IN 8" HDPE (W)= 6662.50 INV OUT 18" HDPE (S)= 6661.80' 12" SUMP

NDS-DURASLOPE TRENCH DRAIN (SHEET C6.0, DETAIL L) RIM= 6668.3'

131.9 LF 18" HDPE @ 1.72%

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C) RIM= 6665.1' INV OUT 6" PVC= 6663.1'

72.5 LF 6" PVC @ 3.0%

STA 0+83.70 6" PVC CONNECTION INV 6" PVC= 6661.0'

STORM-1

6" X 6" TEE INV 6" PVC= 6661.6'

192.0 LF 8" HDPE @ 1.0%

NDS-DURASLOPE TRENCH DRAIN CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM. THEN BEGIN NEW TRENCH DRAIN SYSTEM.

STA 0+69.70 6" PVC CONNECTION INV 6" PVC= 6660.8'

BLDG #6 12,525 SF

F.F. SLAB = 6668.6'

DOWNSPOUT COLLECTOR CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

INSTALL RIPRAP BLANKET IN BOTTOM OF POND D50=9", DEPTH=12" UNDERLAIN WITH GEOFABRIC

DAYLIGHT 8" PVC PIPE INSTALL RIPRAP BLANKET INV OUT 8" PVC= 6660.0'

12" NYLOPLAST INLET RIM=6664.5' INV OUT 8"=6661.7'

84 LF 8" PVC @ 2.0%

RELOCATE EX. IRRIGATION VALVE TO BACK OF CURB

MONUMENT SIGN

SEE SHEET C3.3

SEE SHEET C3.1

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(SEAL)

# 1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
STORM PLAN

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | 01/30/2026 | SITE DEVELOPMENT PERMIT | MCW |

DESIGNED MW
DRAWN MW
CHECKED MW
JOB NO. —
DATE 02-11-2025

SHEET C3.2

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SEE SHEET C3.1

SEE SHEET C3.2

SEE SHEET C3.1

BLDG #1 15,050 SF

BLDG #2 17,775 SF

BLDG #3 13,725 SF

BLDG #4 14,525 SF

BLDG #5 12,525 SF

BLDG #6 5,732 SF

BLDG #7 5,732 SF

F.F. SLAB = 6673.5'

F.F. SLAB = 6672.0'

F.F. SLAB = 6671.0'

F.F. SLAB = 6670.0'

F.F. SLAB = 6669.5'

F.F. SLAB = 6668.6'

F.F. SLAB = 6668.0'

DOWNSPOUT COLLECTOR
CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

218.9 LF 8" PVC @ 1.0%

45° BEND
INV.= 6665.0'

TRASH ENCLOSURE

NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6670.7'

NDS-DURASLOPE TRENCH DRAIN
RIM= 6671.7'

#3A- 12" NYLOPLAST INLET
RIM=6670.5'
INV OUT 8"=6667.5'

STORM-1

42.2 LF 15" HDPE @ 1.00%

279.5 LF 6" PVC @ 1.0%

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6667.5'
INV OUT 6" PVC= 6664.5'

202.0 LF 8" HDPE @ 1.0%

51.0 LF 6" PVC @ 2.0%

45° BEND

#3- STA 2+10.86
4' DIA CONCRETE MANHOLE
RIM= 6671.0'
INV. IN 18" HDPE (N)= 6662.70'
INV. IN 6" PVC (E)= 6663.00
INV. IN 6" PVC (W)= 6663.00
INV OUT 18" HDPE (S)= 6662.50'
12" SUMP

INSTALL 6" X 6" TEE
INV 6"= 6663.3'

45° BEND

2+00

50.0 LF 18" HDPE @ 1.0%

TRASH ENCLOSURE

NDS-DURASLOPE TRENCH DRAIN
CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM. THEN BEGIN NEW TRENCH DRAIN SYSTEM.

NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6669.2'

#2- STA 1+56.86
4' DIA CONCRETE MANHOLE WITH SOLID COVER
RIM= 6669.4'
INV. IN 18" HDPE (N)= 6662.00'
INV. IN 8" HDPE (E)= 6662.50
INV. IN 8" HDPE (W)= 6662.50
INV OUT 18" HDPE, (S)= 6661.80'
12" SUMP

233.0 LF 8" HDPE @ 1.0%

245.0 LF 6" PVC @ 1.0%

NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6669.2'

BEGIN 8" HDPE TRENCH DRAIN COLLECTOR
INV. 6" =6665.0'

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6666.0'
INV OUT 6" PVC= 6664.0'

CONNECT 6" PVC TRENCH DRAIN
INV. 6" =6663.5'

45° BEND

45° BEND

DOWNSPOUT COLLECTOR
CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR
INV. 6" =6663.5'

EX. ASPHALT DRIVE

NDS-DURASLOPE TRENCH DRAIN
CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM. THEN BEGIN NEW TRENCH DRAIN SYSTEM.

DOWNSPOUT COLLECTOR
CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

246.5 LF 6" PVC @ 1.0%

NEW 2'X3' CURB INLET
RIM= 6674.70' (FL)
INV. IN 18" HDPE (W)= 6668.84'
INV. OUT 18" HDPE (S)= 6668.64'
12" SUMP

NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6668.3'

NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6668.3'

151.9 LF 18" HDPE @ 1.72%

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6665.1'
INV OUT 6" PVC= 6663.1'

72.5 LF 6" PVC @ 3.0%

6" X 6" TEE
INV 6" PVC= 6661.6'

STA 0+83.70
6" PVC CONNECTION
INV 6" PVC= 6661.0'

STA 0+69.70
6" PVC CONNECTION
INV 6" PVC= 6660.8'

STORM-1

CONSTRUCT CONCRETE HEADWALL/COLLAR AT TERMINATION OF 18" HDPE. 12" AROUND ALL SIDES OF PIPE. 6" THICK. BURIED 24" BELOW PIPE INVERT. INVERT OUT 18" HDPE= 6659.5'

NDS-DURASLOPE TRENCH DRAIN
RIM= 6671.7'

NDS-DURASLOPE TRENCH DRAIN
CONNECT BOTTOM 4" OUTLET TO 8" HDPW COLLECTOR EVERY 96 FT MINIMUM. THEN BEGIN NEW TRENCH DRAIN SYSTEM.

BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR
INV. 6" =6667.0'

BEGIN 8" HDPE TRENCH DRAIN COLLECTOR
INV. 8" =6664.5'

NDS-DURASLOPE TRENCH DRAIN
(SHEET C6.0, DETAIL L)
RIM= 6668.3'

226.7 LF 18" HDPE @ 2.0%

DOWNSPOUT COLLECTOR
CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

212.0 LF 6" PVC @ 1.0%

INSTALL RIPRAP BLANKET IN BOTTOM OF POND D50=9", DEPTH=12" UNDERLAIN WITH GEOFABRIC

CONSTRUCT CURB CUT AT DRAINAGE PAN. PROVIDE POSITIVE FLOW INTO DETENTION POND

STORMWATER DETENTION REQUIREMENTS FOR CHAMBERS AVE. PUD= 218 C.F./AC LOT C12-B (4.0 AC) + LOT 13 (5.38 AC)
DETENTION REQ'D= 6.38 AC = 1391 CUFT
DETENTION PROVIDED= 1,441 CUFT
INSTALL 30 MIL EDPM OR HDPE POND LINER UNDER POND EXCAVATION.

DAYLIGHT 8" PVC PIPE
INSTALL RIPRAP BLANKET
INV OUT 8" PVC= 6660.0'

12" NYLOPLAST INLET
RIM=6664.5'
INV OUT 8"=6661.7'

INSTALL 6" NYLOPLAST DROP IN GRATE ON 6" VERTICAL PIPE
RIM=6667.5'
INV 6"=6665.0'

PARK DOG PARK

RELOCATE EX. IRRIGATION VALVE TO BACK OF CURB

84 LF 8" PVC @ 2.0%

PROPOSED POND RISER
CUT EX. 18" PIPE & INSTALL CDOT TYPE C-INLET, 3'X3' INLET WITH CLOSE MESH GRATE
RIM= 63.0'
4" ORIFICE INVERT=59.0'
INV. OUT EX. 18" RCP APPROX.= 6656.35'
12" SUMP

6" STORM

EX. STORM CURB INLET
RIM= 6659.10
INV IN EX. 18" (N)= 6655.70
INV OUT EX. 24" (S)= 6654.90

24" STORM

BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR
INV. 6" =6663.8'

MONUMENT SIGN

RIPRAP OVERFLOW WEIR.
24' WIDE, 6" DEEP CHANNEL
BOTTOM WEIR=663.0'
TOP POND= 6663.5'

EX. ASPHALT DRIVE

PROPERTY LINE

CHAMBERS AVENUE

EXISTING STORM INLET
EX. RIM=6666.6
EX. INV OUT=64.3'
NEW INV IN 18" (N)=6664.5'
NEW INV IN 6" (E)=6664.7'

21.6 LF 6" PVC STORM @ 1.0%

EX. IRRIGATION MANHOLE
RIM= 6663.16
TOP PIPE IN MH= 6656.20'

SUPERCHARGER CABINETS & EQUIPMENT (SCREEN WITH FENCE)

MONUMENT SIGN

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

PERIODICALLY MAINTAIN SETTLING BASIN, DETENTION FACILITY AND STORM SEWER MANHOLES & INLETS (INSPECT QUARTERLY FOR FIRST 2 YEARS AN YEARLY AFTER). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

MAINTAIN DRAINAGE SWALES SHOWN ON PLAN, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE

ALL STORM INLETS TO BE CONSTRUCTED WITH A 12" SUMP

GRAPHIC SCALE
0 10 20 40
( IN FEET )
1 inch = 20 ft.

LEGEND

- PROPERTY LINE
- 6672 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 6666' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 6666' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT


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(SEAL)

# 1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
STORM PLAN

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | 01/30/2026 | SITE DEVELOPMENT PERMIT | MCW |

DESIGNED MW
DRAWN MW
CHECKED MW
JOB NO. —
DATE 02-11-2025

SHEET C3.3


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LEGEND

- PROPERTY LINE
- 6672 — EXISTING CONTOUR
- EASEMENT
- 8106 — PROPOSED CONTOUR
- 1.5% Ø6.6' — PROPOSED GRADING, SLOPE/SPOT
- 1.5% Ø6.6' — EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

GRAPHIC SCALE

0 10 20 40

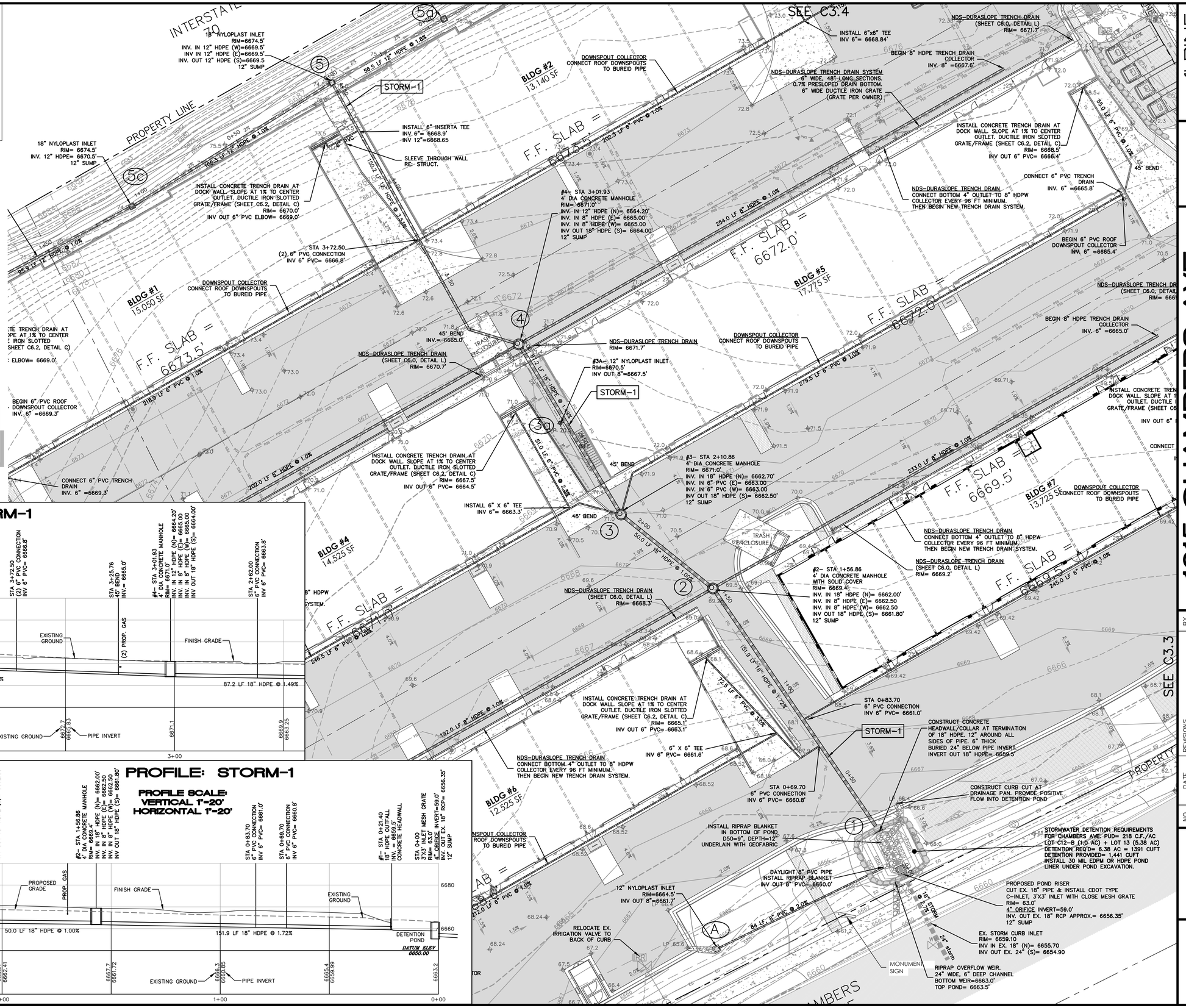
( IN FEET )
1 inch = 20 ft.

TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

MAINTAIN DRAINAGE SWALES SHOWN ON PLAN, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE

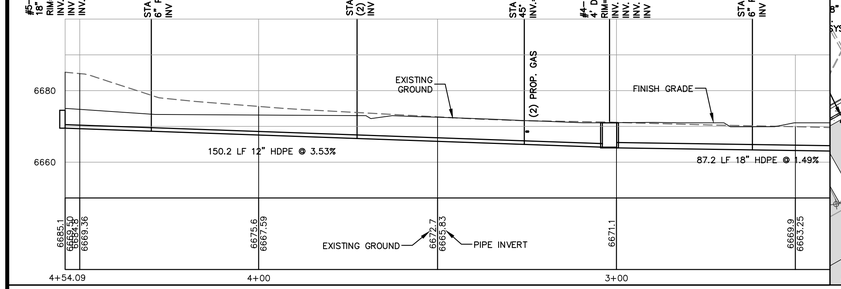
ALL STORM INLETS TO BE CONSTRUCTED WITH A 12" SUMP

PERIODICALLY MAINTAIN DETENTION FACILITY AND STORM SEWER MANHOLES & INLETS (INSPECT QUARTERLY FOR FIRST 2 YEARS AND YEARLY AFTER). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET



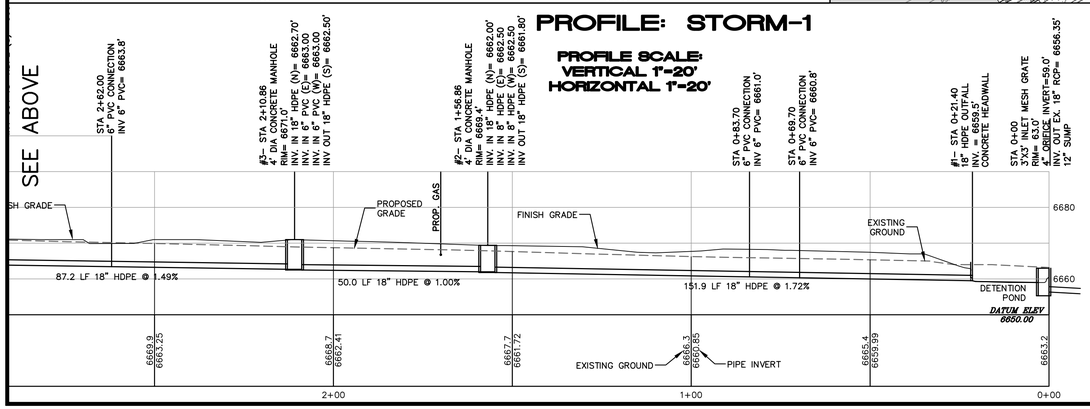

## PROFILE: STORM-1

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




## PROFILE: STORM-1

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





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(SEAL)

# 1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
STORM PROFILES

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | 01/30/2026 | SITE DEVELOPMENT PERMIT | MCW |

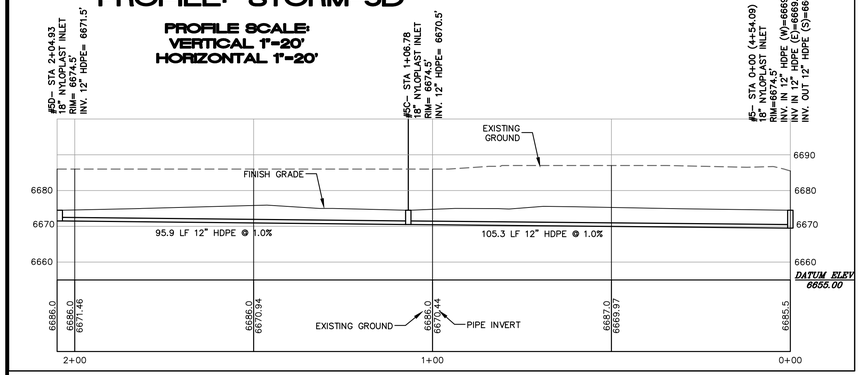
DESIGNED MW
DRAWN MW
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JOB NO. –
DATE 02-11-2025

SHEET C3.4


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# PROFILE: STORM-5D

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




TOPOGRAPHIC INFORMATION WAS PROVIDED BY KIPP LAND SURVEYING

MAINTAIN DRAINAGE SWALES SHOWN ON PLAN, TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURE

ALL STORM INLETS TO BE CONSTRUCTED WITH A 12" SUMP

PERIODICALLY MAINTAIN SETTLING BASIN, DETENTION FACILITY AND STORM SEWER MANHOLES & INLETS (INSPECT QUARTERLY FOR FIRST 2 YEARS AN YEARLY AFTER). REMOVE GRATE AND VACUUM SEDIMENT/DEBRIS FROM 12" SUMP IN INLET

LEGEND

- PROPERTY LINE
- 6672 EXISTING CONTOUR
- EASEMENT
- 8106 PROPOSED CONTOUR
- 1.5% 106.6' PROPOSED GRADING, SLOPE/SPOT
- 1.5% 106.6' EXISTING GRADING, SLOPE/SPOT
- PROPOSED STORM SEWER
- PROPOSED BOULDER RETAINING
- PROPOSED CONCRETE/ASPHALT

GRAPHIC SCALE
0 10 20 40
( IN FEET )
1 inch = 20 ft.

INTERSTATE 70

PROPERTY LINE

STORM-01

#01– STA 3+01.93
6" DIA CONCRETE MANHOLE
WITH SOLID COVER
RIM= 6681.5'
INV. IN/OUT 42" CMP= 6675.6'
NO SUMP

#0– STA 1+53.80
6" DIA CONCRETE MANHOLE
WITH SOLID COVER
RIM= 6681.5'
INV. IN 42" CMP= 6676.3'
INV. OUT 42" HDPE= 6676.3

294 LF
42" CMP @ 4.9%
OFFSITE FLOW FOR 100 YEAR
EVENT IS 10.6 CFS

EXISTING 294 LF 42" CMP @ 4.9%

CUT EX. PIPE AND CONNECT TO NEW 6" DIA. MANHOLE WITH BOOT. EX. 42" CMP INVERT=76.3 NO SUMP

141.0' 42" HDPE @ 0.5%

CONC. HEADWALL (REF. STRUCT) DAYLIGHT PIPE INTO 10' WIDE CONCRETE PAN 42" CMP INVERT= 6675.5'

BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR INV.: 6" =6670.0'

SAWCUT/REMOVE 34.5 LF OF EXISTING PIPE

EXISTING OUTLET 42" CMP TOP PIPE (42") =78.2 INVERT=74.7

DOWNSPOUT COLLECTOR CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

F.F. SLAB = 6676.0'

BLDG #3
7,575 SF

STORM-5B

18" NYLOPLAST INLET
RIM= 6674.5'
INV. 12" HDPE= 6671.5'
12" SUMP

18" NYLOPLAST INLET
RIM= 6674.5'
INV. 12" HDPE= 6670.5'
12" SUMP

96.0 LF 12" HDPE @ 1.0%

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6672.5'
INV OUT 6" PVC= 6670.1'

60.2 LF 6" PVC @ 4.0%

115.7 LF 6" PVC @ 1.0%

NDS-DURASLOPE TRENCH DRAIN (SHEET C6.0, DETAIL L)
RIM= 6671.7'

INSTALL 6"x6" TEE

18" NYLOPLAST INLET
RIM=6674.5'
INV. IN 12" HDPE (W)=6669.5'
INV IN 12" HDPE (E)=6669.5'
INV. OUT 12" HDPE (S)=6669.5
12" SUMP

56.5 LF 12" HDPE @ 1.8%

STORM-1

BLDG #2
13,140 SF

DOWNSPOUT COLLECTOR CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

INSTALL 6" INSERTA TEE
INV. 6" =6668.9'
INV 12"=6868.65

SLEEVE THROUGH WALL RE: STRUCT.

F.F. SLAB = 6673.5'

202.5 LF 6" PVC @ 1.0%

18" NYLOPLAST INLET
RIM= 6674.5'
INV. 12" HDPE= 6670.5'
12" SUMP

100.3 LF 12" HDPE @ 1.0%

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6670.0'
INV OUT 6" PVC ELBOW= 6669.0'

150.4 LF 12" HDPE @ 3.5%

#4– STA 3+01.93
4' DIA CONCRETE MANHOLE
RIM= 6671.0'
INV. IN 12" HDPE (N)= 6664.20'
INV. IN 8" HDPE (E)= 6665.00
INV. IN 8" HDPE (W)= 6665.00
INV OUT 18" HDPE (S)= 6664.00'
12" SUMP

254.0 LF 8" HDPE

STA 3+72.50
(2) 6" PVC CONNECTION
INV 6" PVC= 6666.8'

STORM-5D

18" NYLOPLAST INLET
RIM= 6674.5'
INV. OUT 12" HDPE (E)= 6671.5'
12" SUMP

95.9 LF 12" HDPE @ 1.0%

BLDG #1
15,050 SF

DOWNSPOUT COLLECTOR CONNECT ROOF DOWNSPOUTS TO BUREID PIPE

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6670.0'
INV OUT 6" PVC ELBOW= 6669.0'

F.F. SLAB = 6673.5'

216.9 LF 6" PVC @ 1.0%

NDS-DURASLOPE TRENCH DRAIN (SHEET C6.0, DETAIL L)
RIM= 6670.7'

#3A– 12" NYLOPLAST INLET
RIM=6670.5'
INV OUT 8"=6667.5'

STORM-1

45° BEND
INV.= 6665.0'

72 LF 18" HDPE @ 1.0%

BEGIN 6" PVC ROOF DOWNSPOUT COLLECTOR
INV. 6" =6669.3'

64.0 LF 6" PVC @ 1.0%

LOADING DOCK

45° BEND

CONNECT 6" PVC TRENCH DRAIN
INV. 6" =6669.3'

INSTALL CONCRETE TRENCH DRAIN AT DOCK WALL. SLOPE AT 1% TO CENTER OUTLET. DUCTILE IRON SLOTTED GRATE/FRAME (SHEET C6.2, DETAIL C)
RIM= 6667.5'
INV OUT 6" PVC= 6664.5'

51.0 LF 6" PVC @ 2.3%

#3– STA 2+10.86
4" DIA CONCRETE MANHOLE
RIM= 6671.0'
INV. IN 18" HDPE (N)= 666
INV. IN 6" PVC (E)= 6663.
INV. IN 6" PVC (W)= 6663.
INV OUT 18" HDPE (S)= 66
12" SUMP

INSTALL 6" X 6" TEE
INV 6"= 6663.3'

45° BEND

202.0 LF 8" HDPE @ 1.0%

BEGIN 8" HDPE TRENCH DRAIN COLLECTOR
INV. 8" =6667.1'

NDS-DURASLOPE TRENCH DRAIN (SHEET C6.0, DETAIL L)
RIM= 6670.7'

F.F. SLAB = 6671.0'

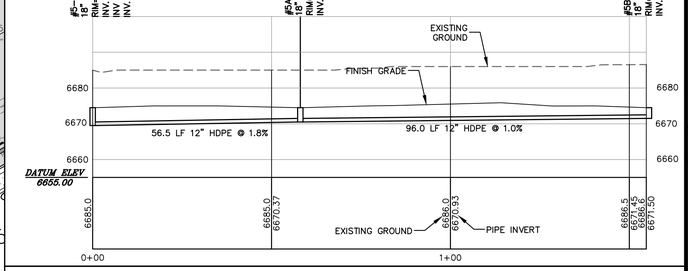
BLDG #4
14,525 SF

50.0 LF 18" HDPE @ 1.00%

NDS-DURASLOPE TRENCH DRAIN

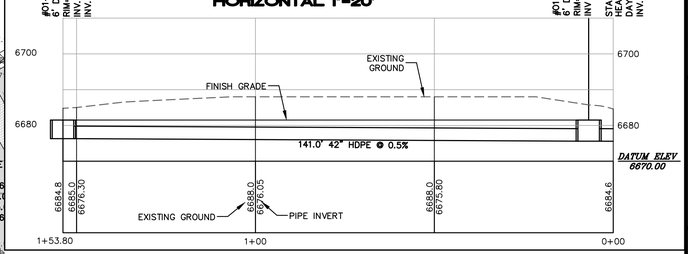
# PROFILE: STORM-5B

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




# PROFILE: STORM-01 OFFSITE

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





ALPINE ENGINEERING INC.
34510 HWY 6 / UNIT A9 / PO BOX 97
EAGLE, COLORADO 81631
(970) 376-8373
WWW.ALPINECIVIL.COM


(SEAL)

# 1215 CHAMBERS AVE.
STORAGE FACILITY
EAGLE, CO
STORM PROFILES

| NO. | DATE | REVISIONS | BY |
|---|---|---|---|
| | 01/30/2026 | SITE DEVELOPMENT PERMIT | MCW |

DESIGNED MW
DRAWN MW
CHECKED MW
JOB NO. --
DATE 02-11-2025

SHEET
C3.5


O:\Eagle\1215 Chambers Storage-2021\dwg\Master\Storm 1215 Chambers.dwg, 1/27/2026 12:35:47 PM, AutoCAD PDF (High Quality Print).pc3

KRAAIDESIGN
ARCHITECTURE
2394 Patterson Rd, STE 201
GRAND JUNCTION, CO 81505
Date: 2-10-26

## 1215 Chambers- Trip Generation Letter

The following letter is to address the Trip Generation for 1215 Chambers Avenue, the associated commercial units within 1215 Chambers. Please find the attached Institute of Transportation Engineers Common Trip Generation Rates (PM Peak Hour) attached. The Project is a total of 94,415 square feet and has 3 uses: Warehouse/storage, Retail, and Office.
As the tenant spaces have not yet been defined, the anticipated uses are divided by percentages of the buildings.

Warehouse/Storage 70% = 66,090 square feet

Retail 15%- 14,163 square feet

Office 15%- 14,163 square feet

## COMMON TRIP GENERATION RATES

| The overall area by use: | total area of unit/# of dwelling units | trip rate | total by use |
|---|---|---|---|
| Warehouse | | 0.32/1000 sf | 21.15 Trips |
| Retail | | 4.49/1000 sf | 63.60 Trips |
| Office | | 1.49/1000 sf | 21.10 Trips |
| **Total anticipated Trips during peak hours** | | | **106 Trips** |

These calcs are from the table attached by ITE as called for in **Section E** of the Land Use Code.

**E.**

**Traffic Impact Study.** Proposed developments that are expected to generate more than four hundred (400) vehicle trips per day shall conduct a traffic impact analysis to determine the need for additional improvements on roadways affected by the proposed development.

1. **1. Trip Generation Rates.** The basis for projected volumes of traffic shall be the trip generation rates for various land use categories found in the latest edition of ***TRIP GENERATION***, published by ITE.

To: Mayor and Town Council

From: Melissa Daruna, Interim Town Manager, and Department Leads

Date: April 14, 2026

Re: Department Updates for March 2026

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**March 2026**

## ASSISTANT TOWN MANAGER

**STAFF AND DEPARTMENT SUPPORT:**

March continued to focus on support for direct reports in the department. Much of the great work and project updates are outlined below. The staff have been gracious and patient while I continue to transition oversight and support between the Assistant Town Manager departments and all others under the Town Manager. I am incredibly proud and happy for all that these departments have accomplished already in Q1 2026! This impactful work includes (but is not limited to): the successful implementation of the Business Advancement Program, revisions to our employee housing guidelines to better meet our staff's needs, kick-off for the building electrification project, planning for Town's Eagle Chamber Mixer in April, prepping for the busy event season which will include some exciting new opportunities, increased community engagement and outreach via our excellent communications, switching our Broadband billing in-house so customers will receive bills with their other utilities, and coordinating the contracting for Tyler Technologies onboarding in the coming months.

## ECONOMIC DEVELOPMENT

**March 2026**

**Business Advancement Program (BAP)**

The Economic Vitality Committee (EVC) hosted two days of interviews and deliberations on March 10 and 11. All qualified BAP applicants were allotted a 15-minute block to present their funding request and answer questions from the committee. Serving as the reviewing panel, the EVC prepared their collective funding recommendations which staff presented to the Town Council for review and award authorization on March 28. Since that approval, staff have contacted all grantees with an Award Letter and Notice to Proceed. Businesses who were not selected for award have also been notified. In the coming weeks, staff will publish a news release to (more publicly) announce the winners and finalize funding agreements.

**Movers & Shakers – March 2, Marketing and Events Advisory Committee (MEAC)**

Staff and members from the Downtown Development Authority (DDA) and EVC participated in the MEAC-led workshop. The meeting was focused on strengthening communication and alignment across advisory committees and ensuring a more coordinated approach to community initiatives/events, sharing resources and ideas, and driving economic opportunities. Participants expressed interest in a quarterly Movers & Shakers gathering.

**Intro to Advisory Committees – March 3 Town Council Work Session**

Various departments coordinated a work session with the Town's advisory committees to provide the Council with a clear, consolidated overview of each group's role, structure, and function. The intent was to reinforce how these bodies support Council strategies through professional expertise and community perspective. Together, the DDA and the EVC work in tandem to advance Eagle's economic vitality and support both local businesses and the development community. The work session also provided an opportunity for advisory committees to share and elevate action-oriented priorities for the Council's consideration ahead of the upcoming Strategic Plan retreat.

**Property Tax Increment Financing (TIF) 101**

Staff coordinated a TIF 101 presentation led by Mike Kerrigan from the Colorado Department of Local Affairs (DOLA), with support from the Eagle County Assessor's Office. The intent was to build a shared understanding of how TIF functions and is administered locally. As the DDA's primary, voter-approved funding tool, it's critical that both the DDA and Town Council understand how base and increment values are calculated and how redevelopment activity translates into revenue over a DDA's lifecycle. The DDA invited the Eagle County Assessor's Office to attend its monthly meetings to maintain open communication around district changes, including inclusions and redevelopment activities. Catch up on your TIF 101 by viewing the slide deck or session recording.

**Wayfinding Study and Implementation Plan**

Work has continued over the past several months, focusing on finalizing the sign family design, materials, and developing both the location and phasing plan. Staff and the consultant have also advanced high-level cost estimates for design/engineering, fabrication, and installation. While the timeline has extended slightly from the original schedule, the project remains on track to meet the Colorado Tourism Office grant deadline of April 30. The additional time reflects the level of coordination and refinement needed to ensure the plan is clear, cohesive, and ready for implementation. Staff anticipates bringing the final plan to the Council on April 28.

## HOUSING

**March 2026**

**Local Planning Capacity New Incentive Grant - $50,000**

Staff are no longer pursuing the previously recommended effort tied to SB24-174 Comprehensive Plan updates (Strategic Growth and Water Supply Elements). Through scoping and technical assistance from DOLA, it became clear that the required updates represent a much more significant and resource-intensive effort than originally anticipated. Given current workloads and competing priorities, staff are not positioned to complete this work by the State's December 31 deadline. As a result, the Town will be considered out of compliance in this category, which may reduce competitiveness for certain State funding opportunities until compliance is achieved, or a good-faith effort is demonstrated (see Memorandum reference). This designation does not impact the Town's eligibility for Proposition 123 funding.

Staff are evaluating alternative, more immediate uses of the funds that better align with current operational needs, including:

1. Temporary intern or professional services support for file scanning and data migration to advance implementation of Tyler Technologies, benefiting both Community Development and Housing, and/or
2. Professional services to assist Planning with targeted land use and development code text updates.

**Employee Housing Program Guidelines Administrative Update**
The Council approved a series of updates within the Employee Housing guidelines to reflect lessons learned during the program's first year and to improve overall clarity and administration. Updates reinforce the program's role as transitional housing, introduce a more equitable rent structure tied to Area Median Income (AMI), clarify taxable benefit implications, and refine occupancy, tenant selection, and lease terms. These changes do not expand the program but better align it with the Town's current inventory, resources, and operational needs.

**Local Employee Residency Program (LERP) IGA with The Valley Home Store**
Staff has provided a redlined version of the current IGA Scope of Services to The Valley Home Store (TVHS) and is continuing to work collaboratively with their team on execution. 2026 represents the final year the existing agreement may be renewed before a new IGA and updated scope is required.

Consistent with prior Town Council direction, staff are advancing a phased transition of LERP administration in-house and are using the current agreement to support that work. This effort will be coordinated with the implementation of Tyler Technologies. The specific tasks we are requesting TVHS assistance with include a focus on data transfer, process documentation, and knowledge sharing to position the Town for long-term program management.

**Regional Housing Solutions**

- *Exploring a Multi-Jurisdictional Housing Authority.*
    - On March 10, Government Performance Solutions (GPS) led a discussion with the Council to evaluate the potential formation of a Regional Housing Authority (RHA) in the Eagle River Valley. The effort, co-led by Eagle County and the Town of Avon, is intended to serve as a regional "temperature check" on interest, potential structure, and level of participation among local jurisdictions. GPS's research outlines a range of possible models and funding approaches adopted by other Colorado RHAs. Staff will continue to engage in discussions and provide updates as information becomes available.

- *Finding Our Way Home. A housing collaborative led by Habitat for Humanity Vail Valley.*
    - At the most recent Community Network meeting, approximately 95 participants came together to evaluate current housing conditions, catalog prevailing local challenges, and begin drafting action-oriented solutions. The effort is now moving into Action Teams this spring, where participants will further refine and prioritize strategies related to housing affordability, funding, and community knowledge. Staff will continue to engage in this work and monitor outcomes as potential regional partnerships and implementation opportunities emerge.
    - Want a recap of the March 26 event? Tune into this 5-minute video or dive into the 20 engagement indicators and Draft Action Items / Project Ideas.

## SUSTAINABILITY
**March 2026**

- **Building Electrification Project –** The construction kickoff occurred on April 1st. Final equipment selections are underway for the Town Hall heat pumps. Weatherization/building envelope improvements are expected to occur at all included facilities (Town Hall, Public Works, Info Center, Brush Creek Pavilion, Brush Creek Studio, & Upper Basin Water Treatment Plant) between April and June. We anticipate the most significant impacts to staff to occur during the heat pump installations tentatively scheduled for June.
- **Exterior Energy Offset Program (EEOP) Training –** Lotus Engineering & Sustainability hosted a training for Community Development & Sustainability staff on the EEOP program. This included resources created for both staff and external entities, working through the EEOP calculator, and discussing how we can create a smoother process for projects subject to the program.
- **Recycling Reimbursements via Extended Producer Responsibility Law –** Staff has been working on our Local Government Application for recycling reimbursement. The statewide extended producer responsibility law enables service providers including local governments, Tribes, for profit and nonprofit recycling collectors,

material recovery facilities and transfer stations to be reimbursed for 100% of the net costs of the eligible recycling services they provide to Colorado residents. Sustainability staff is ensuring we can participate in this program to offer recycling at no cost to residents, lowering overall waste rates. More updates will be shared with council after feedback on our application is received.

- **Sustainability Grant Funding - $34,000** is currently available to Eagle organizations, businesses, and individuals for projects that support our net zero by 2030 goals. Applicants can apply with this link.
    - The SAC will be scoring grant applications during their May 13th meeting.
    - Applicants are encouraged to reach out to Kira at kira.koppel@townofeagle.org for guidance.
- **Coming Soon: Regulatory Ingenuity Local Advisory Council -** ICLEI USA, in partnership with the Federation of American Scientists (FAS), is seeking local and regional elected officials and government staff to serve on a national advisory council supporting policy development and implementation. If you are interested in this opportunity, **subscribe to their newsletter** for details in the coming weeks.

## SPECIAL EVENTS

**March 2026**

- Town liaison for February events: ASCL National Championship
- Special Event Permit Applications received: Bighorn Gravel, Children's Business Fair, Boneyard Boogie, Library Foam Party, School's Out Block Party, Cars & Coffee, Eagle Ranch Classic, Eagle Enduro, BCES Biathlon, ERPC Movie Night/Fundraiser
- MEAC Chair, Danita Dempsey, terms in May and will not be returning. "I want to express my sincere gratitude for your unwavering dedication and the hard work you put in every day for the Town of Eagle, its citizens, and the business community. Your commitment truly makes a difference. Reflecting on the past six years, I am filled with appreciation for the experiences we've shared and the progress we've made together. I have no doubt that you and the committee will keep raising the bar and will continue to achieve great things for Eagle".
- Discussion with Adrian Brown and Alex Smiley regarding events that request use of Abram's Gulch and Lov Connection trails. According to the Deed of Conservation Easement, events need to be evaluated by all funding partners to include EVLT, Eagle County, and the Eagle Ranch Wildlife Committee.
- Collaboration with DDA and Becky Burgess on beautification concepts for Broadway, specifically during the Capitol Street improvement project.
- Jackson Higgins owner of Vail Ski Shop/American Ski Exchange will rent river tubes at the Eagle River Park this summer; starting in June and will be there 7 days a week, 11am-5pm, based on demand.
- The Marketing & Events Department IG account @eagleoutside has over 4,480 followers and 18k views in the last 30 days.
- Join us for the Eagle Chamber After Hours Mixer on Thursday, April 16, 5:30-7:30 p.m. at the Brush Creek Pavilion. The Town is co-hosting a fun networking event in partnership with Mountain Rec and Jessie Steinmetz from Edward Jones.

## COMMUNICATIONS

**March 2026**

**Facebook:**

- Facebook Analytics:
    - Total Followers: 4,790
    - March Views (Number of times our content was played or displayed): 162,217
    - Highest Engagement:
        - Capitol Street Construction – 21,279 views
        - Stage 2 Water Restrictions in Effect April 1 – 20,233 views
        - Construction of Eagle Bridge Historic Photo – 14,177 views
- 46 Facebook posts in English and Spanish

**HWY 6 Digital Sign:** Creation of Graphics + Scheduling for 17 Messages

**News Flash Updates:** Capitol Street Improvement Project, Capitol Street Improvements Underway, Wildfire Resiliency Code Updates, Stage 2 Water Restrictions in Effect April 1, Hydrant Flushing, $34,000 Available for Community Sustainability Projects

## INNOVATION TECHNOLOGY

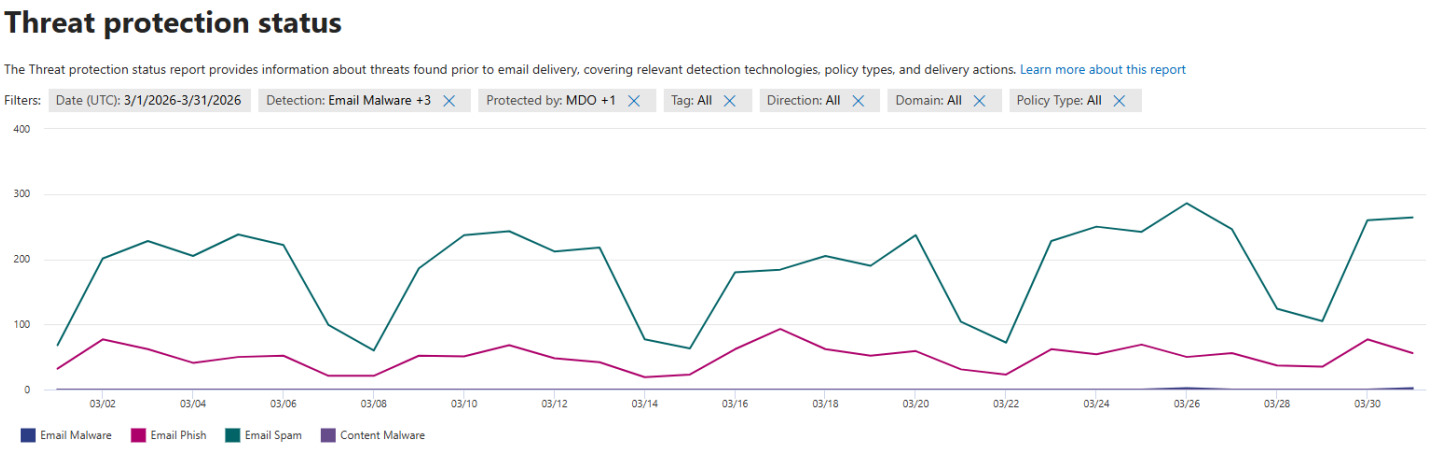
**March 2026**

**Broadband update:**

- In process of migrating to new (local) network operations team
- Billing is now integrated with Town's utility billing system.
- 41 business/government subscribers, 130 residential subscribers, 7 new signups in February
- Broadband revenue generated last month: $12,224.23

**Technical Operations:**

Email threat protection report:




## FINANCE DEPARTMENT

**March 2026**

**<u>Administration / Financial</u>**

- **Paycom**
  - Staff has completed the final upload and validation of 2026 benefit deductions, and we are now in a maintenance state for benefits.

- **2026 / 2027 Budget**
  - 2026 Supplemental Budget submissions are being reviewed by Rachel and Melissa and will be presented to Town Council in May.
  - YTD Tobacco Tax received is down 48% from YTD 2025 ($122K to $64K), with almost every vendor experiencing significant decreases in revenue. We will continue to monitor the effect of the flavored

tobacco ban in the coming months. As a reminder, we budgeted for a **50%** decrease in Tobacco Tax in 2026 from the 2025 monthly average amount.

- **2025 Audit**
  - Staff submitted initial documentation for the 2025 audit on time by March 31st, and we are prepared to begin the audit as soon as our external audit team at Hood, P.C. is available.

- **Pool Financing**
  - Certificate of Participation (COP) funds for the pool project are being held in a separate Town of Eagle account specifically for the pool financing. We have completed fifteen total project expense draws, totaling $8,824,351. Including interest earned on the account, the current remaining debt proceeds held by COLOTRUST are **$233,277**.
  - We are continuing to work with Mountain Rec and DPM on a final project reconciliation. We anticipate some savings that can be applied toward additional pool project expenditures or debt repayment.

- **Debt Service**
  - No payments made.

- **Internal Water Fund Loan to Broadband**
  - No transfers have occurred to date.

- **Short Term Rentals (STRs)**
  - STR Active Permits: 24
  - STR New Permits from Prior Period: 1
  - STR Closed Permits since Prior Period: 1
  - STR Permits in Process: 0
  - Revenue Collection:
    - Feb 2026: $2,340 with 3 returns missing *(compared to 2025: $4,107, (43%) decrease YOY)*
    - YTD 2026: $4,930 with 5 returns missing *(compared to 2025: $6,965, (29%) decrease YOY)*

- **Training Attended**
  - CGFOA Finance Directors Coffee Chat (Rachel)
  - CGFOA Audit Training (Rachel)
  - Congressional Directed Spending Grant Training (Rachel)
  - CGFOA Budget Training (Rachel)
  - DDA TIF Training (Rachel & Jill)
  - CGFOA Difficult Conversations Training (Rachel)

- **Broadband Billing**
  - We successfully transitioned all broadband billing into Caselle for the end of March bill, and going forward, we will discontinue processing bills through Aspen Wireless. This is a huge win for our customers in terms of accessibility and service and will be more cost effective for the Town as we remove the processing fees that Aspen Wireless charged us to manage our billing.

- **Other Activities**
  - Staff met with Government Performance Solutions to provide feedback as part of the strategic plan development process.

**Accounts Payable**

We are continuing to contract with Robert Half to provide temporary part-time support for Accounts Payable through Freida Robinson.

| Accounts Payable: Invoices Paid | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| Month | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | Variance from PY | |
| January | 230 | 249 | 285 | 280 | 307 | 297 | (10) | -3% |
| February | 217 | 254 | 212 | 278 | 306 | 371 | 65 | 21% |
| March | 247 | 243 | 264 | 390 | 293 | 365 | 72 | 25% |
| **Total YTD** | **694** | **746** | **761** | **948** | **906** | **1,033** | **127** | **14%** |

**Utilities**

- Property Transfers: 4 *(YTD: 14)*
- New Accounts Set Up: 5 *(YTD: 9)*
- Utility Red Tags: 12 *(YTD: 54, 2026 Monthly Average: 18)*
- Water Shut Offs: 1 *(YTD: 6, 2026 Monthly Average: 2)*

- **Water Usage and Budget vs. Actual**
  Water usage is down (12%) compared to the prior five-year average for March. YTD 2026 is down (9%) compared to the prior five-year average for the same period. Stage 2 water restrictions have been implemented as of April, which will impact 2026 usage.

  Revenue from water sales currently stands at 16.42% of the annual budget for in-town sales (versus 16.66% at prior YTD) and 19.51% of the annual budget for out-of-town sales (versus 19.02% at prior YTD). Although water rates have increased by 3% in 2026, the Town based the 2026 budget on actual revenue received in 2025, due to sales being dependent on usage.

| Water Usage *(In Thousands)* | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Month | 2021 | 2022 | 2023 | 2024 | 2025 | Prior 5 YR Avg. | 2026 | Change over Average | |
| January | 16,564 | 16,602 | 15,660 | 15,813 | 17,900 | 16,508 | 15,178 | (1,330) | -8% |
| February | 15,538 | 14,503 | 18,016 | 16,630 | 15,400 | 16,017 | 14,721 | (1,296) | -8% |
| March | 16,099 | 16,436 | 13,615 | 14,814 | 14,403 | 15,073 | 13,280 | (1,793) | -12% |
| **Total YTD** | **48,201** | **47,541** | **47,291** | **47,257** | **47,703** | **47,599** | **43,179** | **(4,420)** | **-9%** |

**Town Council Department Budget to Actual**

TOWN OF EAGLE
EXPENDITURES WITH COMPARISON TO BUDGET
FOR THE 3 MONTHS ENDING MARCH 31, 2026

GENERAL FUND

| | | PERIOD ACTUAL | YTD ACTUAL | BUDGET | UNEXPENDED | PCNT |
|---|---|---|---|---|---|---|
| | TOWN COUNCIL | | | | | |
| 10-49-110 | SALARIES & WAGES | 4,500.00 | 13,400.00 | 54,000.00 | 40,600.00 | 24.8 |
| 10-49-142 | WORKERS COMPENSATION | .00 | 38.74 | 43.00 | 4.26 | 90.1 |
| 10-49-143 | HEALTH & INSURANCE BENEFITS | .00 | .00 | 189.00 | 189.00 | .0 |
| 10-49-144 | FICA - EMPLOYER'S | 344.25 | 1,025.10 | 4,131.00 | 3,105.90 | 24.8 |
| 10-49-210 | OFFICE SUPPLIES | .00 | 20.00 | .00 | ( 20.00) | .0 |
| 10-49-225 | UNIFORMS | 176.00 | 176.00 | 500.00 | 324.00 | 35.2 |
| 10-49-320 | LEGAL NOTICES | .00 | .00 | 500.00 | 500.00 | .0 |
| 10-49-347 | PROFESSIONAL SERVICES | .00 | .00 | 21,000.00 | 21,000.00 | .0 |
| 10-49-371 | TRAVEL EXPENSE | .00 | .00 | 5,250.00 | 5,250.00 | .0 |
| 10-49-372 | MEETING EXPENSE | .00 | 238.80 | 7,500.00 | 7,261.20 | 3.2 |
| 10-49-380 | TUITION & BOOKS | 495.00 | 495.00 | 4,000.00 | 3,505.00 | 12.4 |
| 10-49-450 | SPECIAL COUNCIL FUNDING | .00 | .00 | 5,000.00 | 5,000.00 | .0 |
| 10-49-510 | INSURANCE | .00 | 260.70 | 228.00 | ( 32.70) | 114.3 |
| 10-49-915 | COMMUNITY REQUESTS | 742.00 | 11,875.00 | 25,000.00 | 13,125.00 | 47.5 |
| | TOTAL TOWN COUNCIL | 6,257.25 | 27,529.34 | 127,341.00 | 99,811.66 | 21.6 |

## HUMAN RESOURCES

March 2026

**HRIS Implementation:** focused set up of recruitment and onboarding functions

**Recruitment Update for 2026 YTD–** 15 vacancies total for 2026, 10 Filled, 4 in progress, 1 pending

- Filled – 10 😊
  - Buildings & Grounds Tech – replace Jesus Esparza, Riggan started 1/26/26
  - Streets Maintenance/Equip. Op., replace Vasquez, Moen starts 3/16/26
  - Streets Maintenance/Equip. Op., replace Abell, Swartzmiller started 3/23/26
  - Council appointment Atkins hired 02.06.26
  - Community Development Director, Johnsen, J, May 11 start date anticipated
  - Open Space & Trails Technician, offer pending background, start 04/13/26
  - Planning & Zoning Commissioner (1), start date 04.07.26
  - Planning & Zoning Commissioner (2), start date 04.07.26
  - Yard Waste-Refuse Seasonal, rehire Kirby starts 4.10.26
  - Seasonal Building & Grounds Maintenance, rehire Esparza, J starts 04.07.26
- In Progress - 4
  - Water/WW Operator, replace deJourno, reviewing applications
  - Building Official – screening & re-advertising
  - Seasonal Building & Grounds Maintenance, advertising, screening applications
  - Seasonal Building & Grounds Maintenance, advertising, reviewing applications
- Position(s) Pending - 1 on hold: Project Engineer – on hold per department

**Safey & Risk Management**

- 5 Work Comp claims open
- 5 CIRSA GL-Property Damage Claims open

# COMMUNITY DEVELOPMENT

March 2026

## Planning

### Approved Applications:

481 Whiting Road – Variance (3/17 P&Z) and Minor Subdivision (Administrative)
Red Mountain Ranch, Parcel 1 – Major Development Permit and Preliminary Plat (3/17 P&Z, 3/24 TC)

### Denied Applications:

446 Broadway – Variance (3/17 P&Z; TC Call Up 4/14)

### Continued Applications:

### P&Z Recommendation:

Chapter 4.11 Amendments – WUI Landscaping and Turf continued on 3/17 P&Z - recommendation for approval (P&Z 4/7).

## LAND USE APPLICATIONS IN PROGRESS

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

**Haymeadow RMF-4A/5 Major Development Permit**

- Advertised for April 21 Planning Commission

**446 Broadway**

- Minor Development Permit in review, comments due 4/24; variance request called up and advertised for April 14 Town Council

**1215 Chambers Avenue**

- Advertised for April 21 Planning Commission

**New Electric, 629 Sawatch Road – Minor Development Permit**

- Anticipating resubmittal by early May; employee dwelling unit redesign needed, was over maximum square footage

**301 Broadway – Minor Development Permit**

- Applicant submitted new Lot Line Adjustment application with resubmittal materials

**Bluffs PUD Amendment**

- The applicant is making revisions to ensure alignment with HOA covenants and design guidelines.

**332 Grand Avenue – Major Development Permit**

- Referral comments due on April 28

**291 Eby Creek Road – Minor Development Permit**

- Anticipating May 5 Planning Commission; awaiting resubmittal (as of April 8)

**Capitol Flats – Preliminary Plat, Rezoning, and Right-of-Way Vacation**

- Application materials have been submitted and project deemed complete 2.24; applications out for referral with comments due 4.23. It is anticipated that the right-of-way vacation will be moved through public hearing first.

## Administrative Approvals (Encroachment Permits, Sign Permits, Use Approvals)

- Currently reviewing 3 Sign Permits, 0 Encroachment Permit, and 1 Mobile Vending Permits.
  - 0 Sign Permits have been approved and issued so far this year.
  - 0 Encroachment permits have been approved and issued this year.
  - 1 Mobile Vending Permit renewal has been approved and issued this year.

**NOTABLE UPDATES**

- Software: Staff have selected a new software system, Tyler Technologies, and the vendor's contract is approved. Staff are currently attending a conference for Tyler Tech. Project kickoff is anticipated to be at the end of April/beginning of May.
- Eddie Wilson, our former Chief Building Official, continues to provide limited support as we continue our search for the next Building Official. His continued involvement ensures a smooth transition and allows us to benefit from his extensive experience and knowledge.
- A Community Development Director, Jessica Johnsen, has been hired, with the tentative start date being May 11.
- WUI Building Code amendments will be going to Town Council for the first ordinance reading on April 14th and for the second ordinance reading and anticipated adoption on April 28th.

**Addressing Fee Request**

Staff would like to waive the addressing fee for 85 Chambers Avenue.
As the process stands today, if a property owner wants to change their address they submit an application form and a $25 fee to the Planning Department. The big picture goal of the addressing process it to ensure properties in Eagle are appropriately addressed for first responders to be able to find them efficiently. Throughout the Town, there are several properties that have multiple addresses or that may have identical addresses to their neighbors. There is not capacity for staff to go through the entirety of Town to monitor each individual property. However, as properties come in for building permits or redevelopment, when staff sees addresses that are problematic we would love to be able to fix them to reduce this issue in the future.
Today the gas station at 85 Chambers has the same address as the multi-family residential complex behind it. This is problematic for first responders being able to access the correct property in a timely fashion. Staff would like to have the gas station change their address to rectify this issue, and because it is being initiated by Town staff for life safety concerns, staff would like to waive this $25 fee.

**UPCOMING ANTICIPATED APPLICATIONS**

- 894 Chambers – Minor Development Permit
- Capitol Theater – unknown type
- Haymeadow Final Plat – RMF-4/5
- Haymeadow Lot Line Adjustments – Filing 2 duplexes
- Haymeadow Townhome Plat – RMF-2A
- Haymeadow Resubdivision of RMF-3 in Filing 1
- Haymeadow Preliminary Plan

**TRAINING/CONFERENCES:**

- 2021 IECC residential and commercial overview, and overview of regional energy code amendments.
- Mountain Towns 2030 Regional Forum: Code Readiness for Colorado Mountain Communities.
- Western Matters Rural Summit
- Rocky Mountain Leadership Program
- GIS Training
- APA Colorado Conference

**MAJOR CONSTRUCTION PROJECTS**

| Business Name | Location | Status |
|---|---|---|
| | | |
| **Hockett Gulch Phase II** | 16186 Hwy 6 | Building permits issued for all buildings – one hot tub permit under review for new clubhouse |
| **Haymeadow** | 91 Mountain Hope Circle | Building permit issued for 6 single family – 1 Single family in review – 1 SF fees waiting – 3 Townhouses w/ 1 postponed till spring and 2 permits issued |

| | | |
|---|---|---|
| **Habitat for Humanity** | 3rd Street | TCOs complete – looking for CO's |
| **Eagle County BMX** | 1700 Bull Pasture Rd | Permits expired? |
| **1200 Capitol Project** | 1200 Capitol St | Building permit issued and construction underway. |

**Building**

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

| TYPE OF WORK PERFORMED | EOY 2024 | EOY 2025 | 2026 |
|---|---|---|---|
| **Inspections (n/i Planning, Public Works)** | 1944 | 1742 | 148 |
| **Permits Processed** | 334 | 425 | 20 |

## P&Z and Council Meeting Schedule

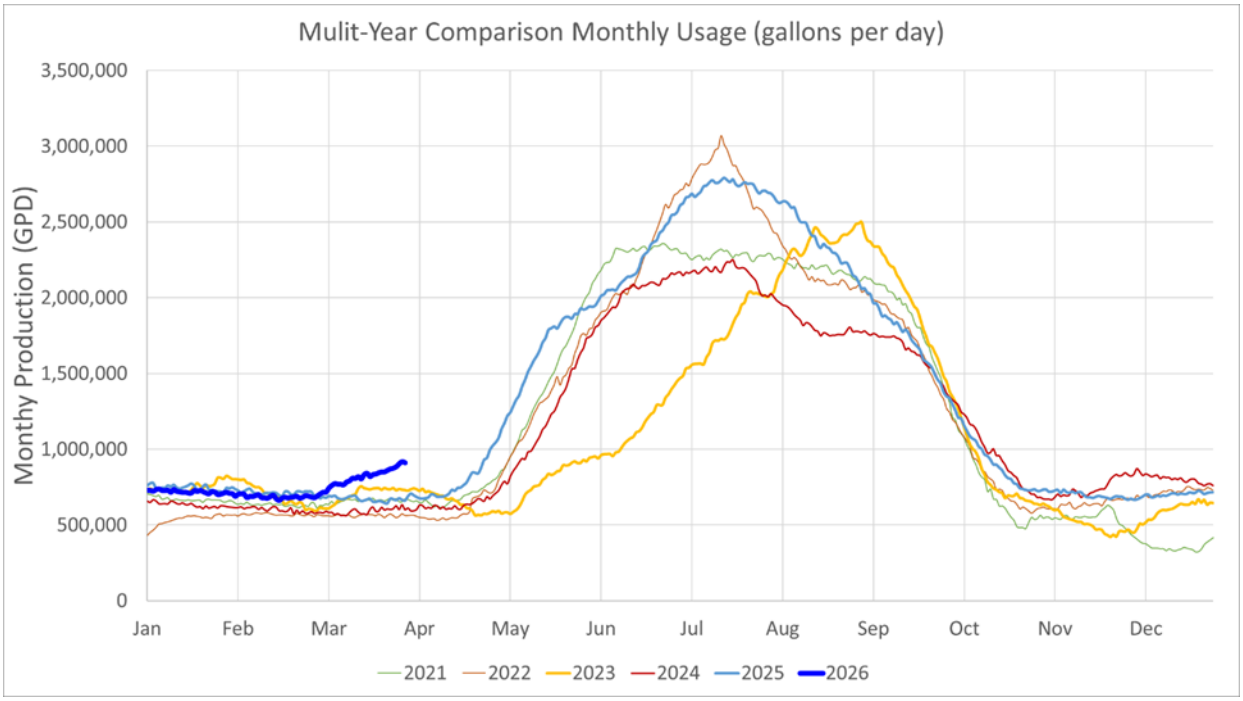
| **April 2026** |
|---|
| April 14th (Town Council)<br>• LUDC26-02 WUI / Turf Amendments<br>• Resolution – WUI Map<br>• Ordinance Reading 1– WUI Code – Building Code Hearing; discussion on proposed Chapter 4.11<br>• V26-01 446 Broadway Variance Call Up |
| April 21st (Planning Commission)<br>• DR25-08 Haymeadow RMF-4/5<br>• DR25-04 1215 Chambers |
| April 28th (Town Council)<br>• Ordinance Reading 2 – WUI Code – Building Code Hearing;<br>• LUDC26-02 WUI / Turf Amendments<br>• Resolution – WUI Map |
| **May 2026** |
| May 5th (Work Session)<br>• Long Range Planning Priorities |
| May 5th (Planning Commission)<br>• DR25-10 McDonald's (Tentative) |
| May 12th (Town Council)<br>• DR25-04 Haymeadow RMF 4/5 |

# PUBLIC WORKS

**March 2026**

## Water (Stephan Wilson, Utilities Manager)

- Potable Water Production: Through March water production has increased from 0.65 million gallons per day (MGD) to 0.91 MGD. During most years the Town sees the biggest production increases beginning in May when sprinkler systems start-ups occur. During the winter, staff typically rely predominantly on the Town's upper plant that allows for water to be fed by gravity into Town.




- Supplemental Budget:
  - Water Meter and Meter Related Items.
    For 2026, the entirety of the water meter and water meter related items has already been spent, and supplemental appropriations are needed to be able to supply new water meters and replace failing water meters. The following supplemental budget request is anticipated:
    Water Meters = $55,000
    Water Meter Related Items = $40,000

    In 2025 the total amount of water meters for new development and replacements cost $96,388.70 and meter related items was $34,594.56
    For 2026 $60,000 was budgeted for water meter purchases, and $5,000 was budgeted for meter related items.
    The total amount needed to support estimated development and repairs/replacements are:
    Water Meters - $112,000
    Meter Related Items - $42,000
  - Repair and Maintenance Services
    For 2026, the entirety of the Repair and Maintenance Services allotment has been spent with $150,000 spent to date of the $60,000 budget. For 2025, the total spent on Repair and Maintenance Services was $115,169.08. For 2026, the total budget was $60,000. To repair an unusually high number of water leaks at the beginning of the year.
    In the supplemental budget process, an additional $100,000 will likely be asked to put towards more proactive preventative maintenance and offset the leak repairs.

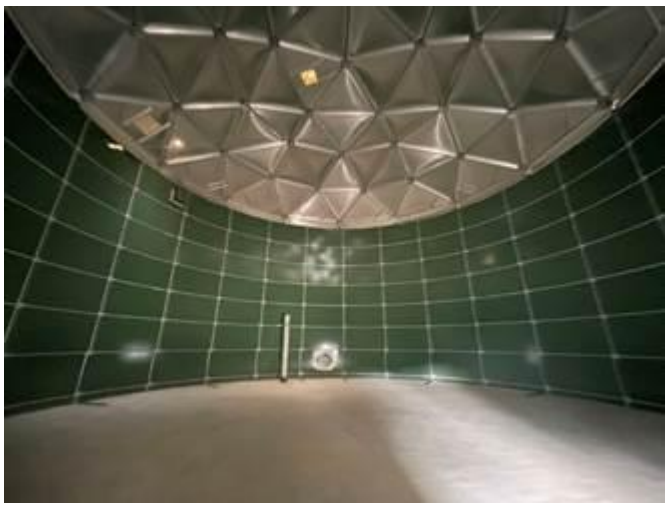
- Lower Eby Creek Booster Pump Station Replacement: The Lower Eby Creek Booster Pump Station had a soft start-up the week of 03/23. The pump station can now be run in Hand (manually). Work is currently being done to trouble shoot minor pump issues identified. Supervisory Control and Data Acquisition (SCADA) work in progress to integrate the new BPS into the Town's system. Additional yard piping and work within the roadway will need to occur in Q2 of 2026. The location of the old 14" ductile iron pipe (DIP) was potholed and located in Eby Creek Rd on 03/24. Being able to finally locate and verify the depth of the existing pipe resolved a major hurdle to completing the project work. The tracking and locating water infrastructure in the Eby Creek

subdivision has historically been very difficult for staff.



- Cemetery Tank: The new Cemetery Tank was disinfected and started filling on 03/16. The tank passed Bac-T tests and its leak test that week and is now in service. Work is currently being done on the project punch list.





- Brush Creek Transmission Main Replacement: The new transmission main was tested, flushed, and disinfected the week of 03/16. The switch from the old main to the new main occurred on 03/31. Maintaining uninterrupted water service required the work to be completed in one day.

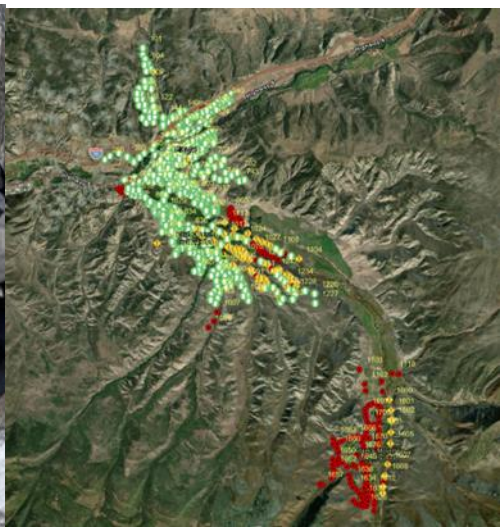


- Leak Repair: In March of 2026, water staff responded to several leaks off of Mosher Ln and the old transmission main. The additional Mosher Ln main break was likely caused by unsuitable soil being used for backfilling around the pipe in the trench. The leak occurred where the pipe had settled considerably around an old repair.



- Hydrant Flushing and Maintenance: Hydrant flushing began the week of 03/16. Currently only part of Eagle Ranch and Frost Creek remain to be flushed.

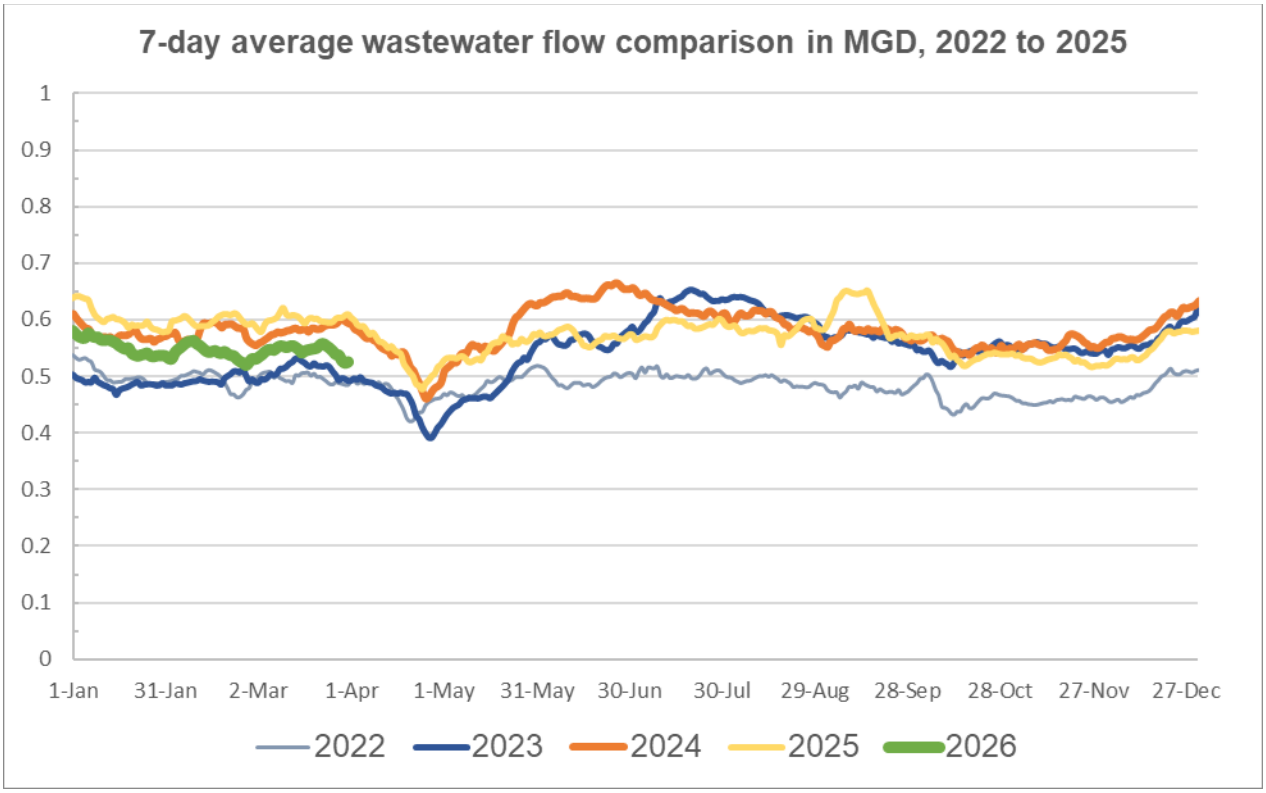




- East Eagle Tank: The 30% design package has been prepared and submitted to the Town for review. The CMAR documents – RFQ package have been prepared and submitted to the Town for review.

**Wastewater (Stephan Wilson, Utilities Manager)**

- Flows & Loads: Weekly wastewater flows have trended at 0.52 MGD for March. These flows are consistent with 2022 and 2023, and are ever so slightly lower than the same winter period for the previous 2-years. The plant is currently running at 30% of the design capacity of 1.65 MGD. The decrease in loading points to a slightly smaller winter occupancy rate in Eagle for 2026.




- Wastewater Treatment Facility (WWTF) improvements: The wastewater improvement project is moving forward. Phase 1 of the design is progressing to the Guaranteed Maximum Price (GPM) proposal phase with a long lead time procurement package which includes equipment like blowers, pumps, and electrical equipment. Phase 2 will be for the new building that will house supplemental chemical feeds for Alum, carbon (Micro-C) and 30% sodium hydroxide (caustic soda) required for Total Inorganic Nitrogen (TIN) and Total Phosphorus (TP) removal is currently progressing to 90% design. Initial cost estimates have been received for Phase-1 and Phase-2.

- The Town received a second public notice for permit modification No. 1(v2). This Town is currently collaborating with the Division to resolve the existing modification requests and pending permit renewal.

## Engineering (Ryan Johnson, Town Engineer)

### March 2026

**General Updates:**

- Staffing: An Engineer I/II Project Engineer position remains vacant at this time.
- Development review
    - Large Projects include:
        - Red Mtn Ranch Parcel 1
        - Haymeadow RMF 4 & 5
        - 446 Broadway
        - Capitol Flats
        - 301 Broadway
        - 629 Sawatch

- Public Works has developed an initial GIS system for the publicly owned utility systems.

**Right of Way Permitting Summary :**

- Active ROW Permits: 0

**Public Improvements Developer Projects**

- 263 Sawatch
    - Water main extension
- Haymeadow
    - Ouzel Lane Waterline.
    - SLR Extension and Sewer
    - Filing 2 Public Improvements
    - Haymeadow Booster pump Station
    - Haymeadow drive extension
- Reserve at Hocket Gulch Phase 1B and 2
    - Water and sewer installation

**Pavement Management**

- 2026 Resurfacing Project- Under development

**Capital Improvement Projects**

- Grand Avenue Corridor: BUILD Grant submittal was completed with the assistance of KLJ
- Capitol Street: Construction started on Capitol Street. See the town website for updates.
- Sylvan Lake Road: Progress is being made on the grant reimbursement and closeout documents

## OPEN SPACE & TRAILS (Alex Smiley, Open Space and Trails Manager)

**March 2026**

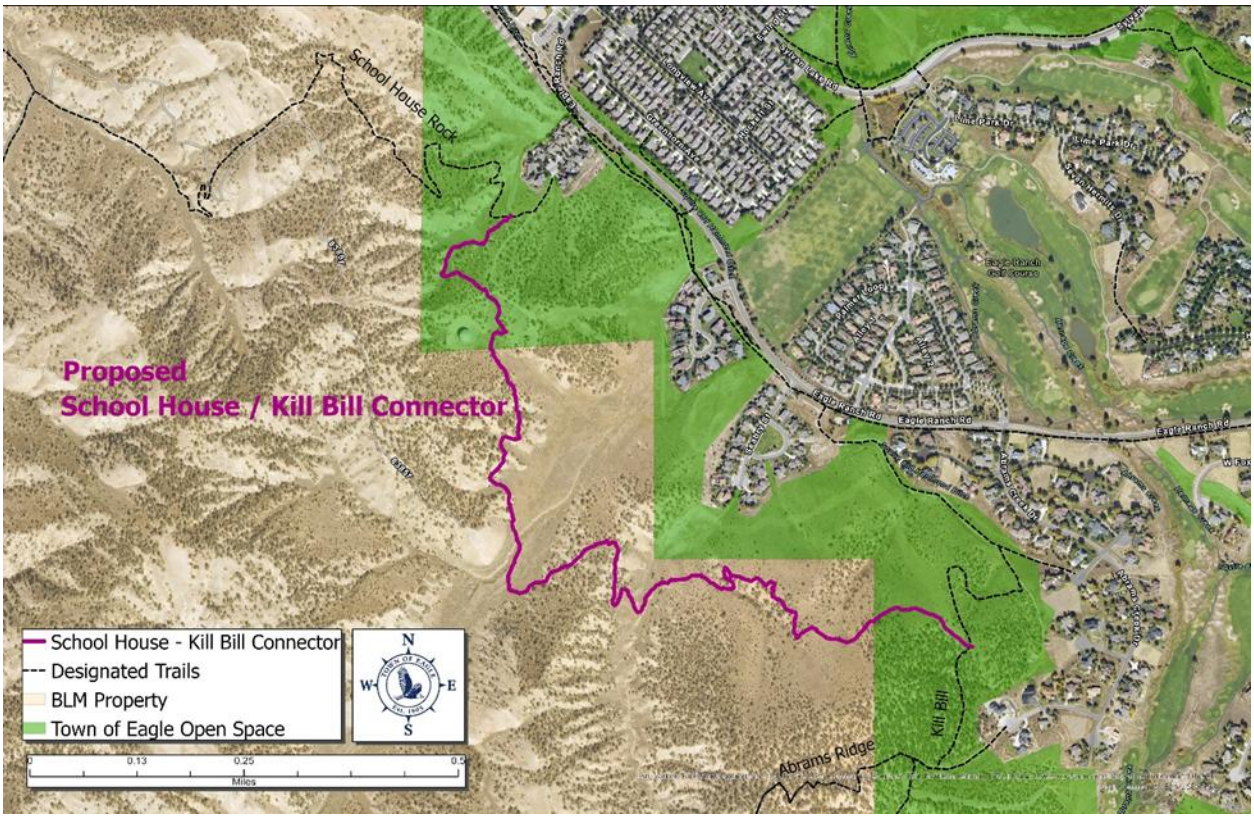
### OSRAC Update

During the April 7th OSRAC meeting:

The committee focused primarily on the proposed School House Rock / Kill Bill (SH/KB) Connector Trail. Staff presented an overview of the concept, its relationship to the Open Space & Trails Master Plan, and its connection to the broader trail proposal currently being advanced through the Bureau of Land Management (BLM) process. This is the only proposed section of trail on Town property that would require Council's approval to be constructed.

Key concerns raised included potential impacts to elk habitat and migration corridors, trail density in a sensitive area, and the likelihood of continued social trail use and enforcement challenges. At the same time, members also noted potential benefits, including improved trail connectivity, formalizing existing social trail use, and better overall management of the area through a designated route.

Staff recommend that next steps include a site visit with the committee to better understand on-the-ground conditions prior to bringing forward an official recommendation, followed by a discussion of the full trail proposal in preparation for the BLM's NEPA process for the broader trail system.




**Staffing**

I'm excited to share that we've offered the Open Space and Trails Technician position to **Garrett Greiner**, with a start date of April 13. Garrett brings a solid background in trail maintenance from across Colorado, along with experience in open space stewardship. He also has a degree in environmental conservation and management and holds a GIS certificate.

We're looking forward to having him on board and the additional capacity he'll bring to the team as we head into the busy season.

**Project Updates**

**Dog Off-Leash Area Fence Construction**

Construction of the new fence at the Dog Off-Leash Area is scheduled to begin the week of April 13. The work will be performed by Strategic Fence. This project will enclose approximately 3.5 acres and is intended to better protect adjacent wildlife habitat and natural resources, while maintaining a designated space for off-leash use.




**Restoration Work**
AloTerra Restoration Services will be returning to complete contracted restoration work initiated last fall. Beginning the week of April 13, crews will install approximately 100 cottonwood trees along Brush Creek to increase woody riparian structure, provide stream shading for temperature regulation, and enhance overall habitat conditions.
To support this effort, staff will host a volunteer planting event on April 25, in partnership with the Eagle River Coalition, focused on installing additional willow plantings within the corridor. As part of this event, the Town will also recognize its Tree City USA designation with a formal Arbor Day proclamation.

For more information or to sign up to volunteer visit: https://eagleriverco.org/event/2026-eagle-arbor-day-planting/

**Volunteer Program Launch**
Staff are excited to launch a new volunteer initiative, the **Dedicated Individuals for Restoration and Trails (D.I.R.T.) Crew**, in partnership with Vail Valley Mountain Trails Alliance. This program is designed to build a consistent, community-driven volunteer base focused on hands-on trail maintenance and restoration work.
Beginning May 18, projects will be held every other Monday evening (5–8 PM) at locations throughout the Open Space system. Project details will be announced as the program rolls out, with opportunities for the public to engage directly in stewardship of Town resources!

To sign up to volunteer or to keep up to date on up-coming projects visit the landing page for these events at: https://vhub.at/toe

**Brush Creek Rec Path Improvements**

The Eagle Ranch Association has contracted a trail crew to improve the Crusher-Fine Trail between Ouzel Lane and the Wall Trailhead. This work will widen and re-surface the trail and address some of the weeds that have become an issue in the area. Work will start the week of April 13th and take an estimated 2 weeks.

**Contract Services**
The Town has executed several contracts in March to support ongoing operations and maintenance across the Open space system. To support these efforts, staff have transitioned to a digital mapping interface to track treatment areas, improve coordination with contractors, and provide greater transparency in project implementation. Contracts include:

- Herbicide application - Targeted treatment of noxious weeds to protect habitat quality and reduce spread for Open Space, Streets and ROW, and Water and Wastewater.
- Pest Control Services – Management of pest species (namely ground squirrels) impacting vegetation and infrastructure
- Trail Maintenance Support – Supplemental capacity to address routine and specialized trail work needs

**Equipment update**

**New Truck Day!**

Staff have purchased a new (to us) 2019 Ford F-250 to support Open Space operations. This vehicle will bring a new level of reliability and professionalism to the program. Not to mention the Town's first tommy gate will see us lifting to new heights!




## TOWN CLERK

March 2026

**Ask the Town**

| Date | Comment |
|---|---|
| **3/2** | Can I reserve a conference room or meeting room? |
| **3/13** | There are hundreds of little flags along Capitol Street that are leftover from when a company was installing orange pipes. Now that the spring is coming, when will the flags be removed. I realize they were installed for safety purposes so underground structures where protected from the pipe installation, but now they need to be removed. I don't think you want me to remove them! Thanks. |
| **3/15** | I heard from a neighbor that compost is available to residents to pick up for free. Is this true? If so is there a specific date that this takes place? |
| **3/23** | Is a permit required to install a radon mitigation system in a home? |
| **3/26** | I am researching Sales/Use Tax rules and have a couple of questions. If services are stately separately on an invoice are they taxable? For example labor for vehicle repairs. Are rentals taxable? For example heavy machinery or port-o-potties. For construction do you require a use tax deposit? |

**Records Requests**

| 2021 | 2022 | 2023 | 2024 | 2025 | 2026 |
|---|---|---|---|---|---|
| 30 | 41 | 29 | 58 | 55 | 21 |

**Various Town Departments respond to Records Requests*

**Licensing**

- 2026 Business License New & Renewals – 266
- Liquor License Authority & Administrative Approvals
  - Liquor License Renewals in Progress: Eagle Ranch Golf Course, Boones
  - New Liquor Licenses in Progress: Eagle Sinclair Transfer, Garduno's Transfer

**Training/Meetings**

1. March 3- Town Council Special Meeting
2. March 10- Town Council Meeting
3. March 10- Strategic Planning Kick-Off
4. March 17- Town Council Work Session
5. March 24- Town Council Meeting

**2026 Municipal Election Deadlines**

If the Town of Eagle would like to submit a ballot measure to be voted on in the 2026 election:

- July 24- Last Day to notify Eagle County of our desire to participate in the election
- August 25- Intergovernmental Agreement Deadline
- September 4- Content Certification
- September 21- Full ballot text finalized

## MARCH

### POLICE DEPARTMENT

2026 March Calls for Service: 1,478
2026 Jan – March Calls for Service: 4,115

2025 March Calls for Service: 1,031
2025 Jan – March Calls for Service: 2,980

| 2026 Q1 STATS (JAN-MARCH) | |
|---|---|
| Agency Assist -- 29 | Juvenile/Family Incident -- 32 |
| Assault -- 8 | Missing/Recovered * Juvenile – 2 Adult -- 5 |
| Burglary -- 1 | Motor Vehicle Crash/Assist – 60 |
| Burglary/Panic False Alarm – 27 | Narcotics -- 7 |
| Child Abuse Investigations -- 4 | Noise Complaint – 16 |
| Citizen Assist – 98 | Parking problem/violation – 104 |
| Civil – 27 | Parking assist/variance -- 5 |
| Code/Ordinance Violation – 15 | Protection Order Violation -- 7 |
| Community Oriented Policing -- 24 | Sex Assault -- 0 |
| Damage/Vandalism – 10 | Misconduct Investigations -- 0 |
| Death -- 1 | Sex Offender Check/Registration -- 7 |

| | |
|---|---|
| Disturbance (Domestic or other) – 22<br>Domestic/Livestock Animal Complaint (Not A.C.) – 19<br>DUI/D -- 8<br>DUR -- 6<br>F or M Menace/Assault/Weapons -- 5<br>Fire/Medical Law Response – 23<br>Fraud – 9<br>Harassment – 29 | SRO Related – 65<br>Welfare/Mental-health related – 26<br>Suspicious Person/Vehicle/Occurrence – 90<br>Theft – 23<br>Trespassing -- 10<br>Warrant Arrest – 6<br>Wildlife Animal -- 13 |

## DEPARTMENT ANNOUNCEMENTS:

**SAFEST CITY REPORT:**

We are proud to share that the Town of Eagle, CO has been ranked the 6th safest city in Colorado in the SafeWise 2026 Safest Cities Annual Report. The report measures safety by analyzing rates of violent and property crime, while also considering Coloradans' concerns about issues like gun violence, cybercrime, package theft, and property crime. This accomplishment marks a significant increase from our notable ranking of 10th safest city in Colorado in the 2025 report. This year's report noted that Eagle's reported violent crime decreased by 50% and property crime decreased by about 36% year over year (source: https://www.safewise.com/research/safest-cities/colorado/#Interesting_Findings)

The Town of Eagle and the Eagle Police Department credit this recognition to our strong community service policing model, ongoing investments in public safety, and the positive daily interactions between the police department and Eagle's citizens. We believe community safety is a true partnership, and we are grateful to work alongside the wonderful people of Eagle in creating a safe, thriving town!




**CODE ENFORCEMENT UPDATE:**

| Code Violation | Area | Outcome | Status |
|---|---|---|---|
| Outside Storage/Junkyard | Sawatch | Court Ordered Clean up and fines | Pending |
| Camping | Young Street | Campers moved | Closed |
| Signs | Howard St | Sings moved back | Pending |

**CLICK IT OR TICKET:**
The Eagle Police Department has been awarded a grant through Colorado's statewide Click It or Ticket program and will participate in three enforcement waves between April and July, including the national enforcement wave in May. This funding supports increased seatbelt enforcement and public education efforts aimed at reducing preventable injuries and fatalities. EPD's involvement reinforces its commitment to proactive traffic safety and protecting the community.

**TRAINING UPDATES:**
Lt. Causey taught a tactics course for the Eagle County Special Operations (SOU) Sniper/Observers. This course brought back some key learning lessons and best practices from a course Lt. Causey attended last fall, with Federal partners. The mission of the Sniper/Observers is to provide real time information gathering during a critical event, and to provide precision rifle fire to save lives when necessary. This training was held at the Cameo facility, in Palisade, and was attended by Eagle PD, Avon PD, and Vail PD. Lt. Causey is a state-certified instructor and serves as a Team Leader for the Eagle County SOU Team.






**UNIFORMED MOUNTAIN PATROL:**
This St. Patrick's Day, Sergeant Westering and Officer Wolfe represented Eagle PD while engaging with visitors on Vail Mountain. Our local law enforcement ski program brings together officers and deputies from the Eagle Police Department, Avon Police Department, Vail Police Department, and the Eagle County Sheriff's Office. Having law enforcement on the slopes helps strengthen community relationships, supports public safety, and provides on-mountain education for residents and visitors.



**SPEED TRAILER UPDATE:**

The speed trailer is currently placed on 4th and Howard facing Southbound where the speed limit is 25 mph. During the date range of available data (04/02/2026-04/08/2026), the report shows that the average speed traveled is 15mph. The speed limit in this area is 25mph. It's important to note that the violation threshold in the system is set at +5 mph over the posted 25 mph, which makes the violations speed 31 mph.




## UPCOMING EVENTS

Get ready for a morning of outdoor fun, learning, and community connection at our Cops & Bobbers Kids Fishing Derby on May 23rd! This event invites children and families to enjoy the outdoors while learning about local wildlife, fishing skills, and conservation, while building positive relationships with local law enforcement and wildlife professionals.

More info can be found at https://townofeagle.org/1085/Cops-Bobbers. Questions? Contact Code Enforcement Officer Ronald Delp at ronald.delp@eaglepolice.org.



**MUNICIPAL COURT** **MARCH 2026 REPORT**

**Court Held on: 3/6/2026**

| Citations Issued | Current | YTD | 2025 |
|---|---|---|---|
| Animal Control | 7 | 17 | 36 |
| Misdemeanor/Ordinance | 3 | 15 | 14 |
| Parking | 1 | 3 | 66 |
| Traffic | 3 | 23 | 98 |
| Total | 14 | 58 | 178 |

| Fines and Fees Collected | Current | YTD | 2025 |
|---|---|---|---|
| Total Court Costs | $270.00 | $660.00 | $2,110.00 |
| Total Fines | $1,615.00 | $5,918.00 | $24,923.00 |
| Total Surcharges | $200.00 | $1,000.00 | $3,050.00 |
| Total Third Party (Restitution) | $- | | |
| Total | $2,085.00 | $3,123.00 | $30,083.00 |

| Dispositions (Payments or Court Appearances) | Current | YTD | 2025 |
|---|---|---|---|
| Animal Control | 1 | 8 | 19 |
| Juvenile | 2 | 2 | 9 |
| Misdemeanor/Ordinance | 2 | 6 | 3 |
| Parking | | 0 | 15 |
| Traffic | 1 | 14 | 51 |
| Total | 6 | 30 | 97 |

| Outstanding Fines and Fees at Collections | Total | Collection |
|---|---|---|
| Current | $105.00 | |
| 1-30 Days Past Due | $35.00 | |
| 31-60 Days Past Due | $140.00 | |
| 61-90 Days Past Due | $315.00 | **At Collections |
| 91-180 Days Past Due | 27,936.47 | **At Collections |