EXHIBIT B

ORDINANCE NO.____
(Series of 2014)

AN ORDINANCE OF THE TOWN OF EAGLE, COLORADO, AMENDING THE ZONE DISTRICT MAP OF THE TOWN OF EAGLE BY APPROVING A RESIDENTIAL PLANNED UNIT DEVELOPMENT WITHIN THE TOWN OF EAGLE TO BE KNOWN AS THE HAYMEADOW PLANNED UNIT DEVELOPMENT AND APPROVING A SITE SPECIFIC DEVELOPMENT PLAN ESTABLISHING A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AND SECTION 4.17.060 OF THE EAGLE MUNICIPAL CODE.

WHEREAS, by Title 4 of the Eagle Municipal Code, the Town of Eagle enacted a comprehensive zoning ordinance for the Town, known as the Town of Eagle Land Use and Development Code; and

WHEREAS, the Board of Trustees of the Town of Eagle has received an application from Abrika Properties, LLC, a Florida limited liability company (the "Applicant"), to amend the zone district map by approving a Residential Planned Unit Development in the particulars hereinafter set forth; and

WHEREAS, the Applicant submitted an application for a combined PUD Zoning/Development Plan, which was found by the Town to be complete on September 6, 2013; and

WHEREAS, the Town of Eagle Planning and Zoning Commission recommended approval of the combined PUD Zoning/Development Plan with conditions, on November 19, 2013; and

WHEREAS, notice of public hearings on Applicant's application for approval of the proposed PUD Zoning/Development Plan and zoning of the Property has been given as required by Section 4.03.060 and 4.17.040 of the Eagle Municipal Code; and

WHEREAS, a series of public hearings considering said Applicant's proposed PUD Zoning/Development Plan and zoning of the real property described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property"), were held commencing on December 10 and concluding on March 25, 2014, as required by Chapter 4.11 of the Eagle Municipal Code; and

WHEREAS, following conclusion of the public hearings, the Board of Trustees approved the proposed PUD Zoning/Development Plan on March 25, 2014, for the proposed Planned Unit Development; and

WHEREAS, The Board of Trustees finds and determines that the Applicant has provided sufficient evidence that the proposed PUD is desirable because one or more of the purposes set forth in Section 4.11.020 of the Eagle Municipal Code have been met; and

WHEREAS, the Board of Trustees finds and determines that the Applicant has met its burden of providing evidence that the proposed PUD is in general conformity with the Town's goals, policies, and comprehensive plan, including the Eagle Area Community Plan (2010), and that the Applicant has met its burden of providing evidence that the area in question possesses geological, physiological, and other environmental conditions compatible with and characteristic of the uses requested, and is compatible with surrounding land uses, and that the advantages of the PUD requested outweigh the disadvantages of such requested zoning designation; and

WHEREAS, the Board of Trustees has agreed to designate the PUD Development Plan, as approved with conditions, as the site specific development plan for the Haymeadow Planned Unit Development ("Site Specific Development Plan") pursuant to Article 68 of Title 24, C.R.S., and Section 4.17.030 of the Eagle Municipal Code; and

WHEREAS, it is the intent of the Board of Trustees that its approval of the PUD Development Plan, as approved by the Board of Trustees, shall constitute approval of the Site Specific Development Plan establishing a vested property right for the time period described in Section 4 below pursuant to Article 68 of Title 24, C.R.S. and Section 4.17.060 of the Eagle Municipal Code; and

WHEREAS, the Board of Trustees has made a Conditional Positive Determination of Adequacy of necessary public facilities in accordance with the requirements of Chapter 4.14 of the Eagle Municipal Code, subject to the conditions set forth in Section 5 below.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE TOWN OF EAGLE, COLORADO:

Section 1. That Chapter 4.04 of the Eagle Municipal Code, as well as the zone district map of the Town of Eagle, established by and incorporated into said Chapter, be and the same hereby is amended so as to provide that the real property described in Exhibit "A", attached hereto, situate in the Town of Eagle, County of Eagle, State of Colorado, is zoned as Residential Planned Unit Development (PUD). The zoning densities, uses, and their locations shall be those depicted in the PUD Zoning Plan and the PUD Development Plan for the Haymeadow Planned Unit Development, as approved by the Board of Trustees, which is hereby incorporated herein by reference. The zoning designation herein approved specifically requires the Applicant's full compliance with the PUD Zoning Plan and the PUD Development Plan, as approved, and the PUD Guide for the Haymeadow Planned Unit Development, dated March 25, 2014 ("PUD Guide"), attached hereto as Exhibit "B" and incorporated herein by this reference.

Section 2. Upon the effective date of this Ordinance, the zoning amendment herein contained shall be promptly entered on the appropriate page of the official zone district map, showing general location, effective date, and nature of the change. One copy of the approved application, including the approved PUD Zoning Plan, the approved PUD Development Plan and the approved PUD Guide, shall be retained in the records of the Town Planner, in order to insure that development proceeds in conformance with the requirements of the approved zone district designation and this Ordinance.

Section 3. The PUD Development Plan, as approved, is hereby designated as and shall constitute the approved Site Specific Development Plan for the Haymeadow Planned Unit Development pursuant to Article 68 of Title 24, C.R.S., and Section 4.17.030 of the Eagle Municipal Code and by virtue of such approval, a vested property right therein has been created to be effective and continual in duration for the time periods described in Section 4 below.

Section 4. The vested property right created by virtue of the approval of the Site Specific Development Plan pursuant to Article 68 of Title 24, C.R.S., and Section 4.17.060 of the Eagle Municipal Code, shall have a duration of twenty (20) years commencing upon "Final Approval" as that term is defined in subsection 1.4 of that certain Annexation and Development Agreement dated March 25, 2014 and entered into between the Town and the Applicant ("Annexation and Development Agreement"). In order to maintain said vested property right, Applicant or the Haymeadow Metropolitan District must "Start Construction" of public improvements serving lots in the first Subdivision Final Plat as said terms are defined in the Annexation and Development Agreement within the five (5) years from the date of Final Approval.

Section 5. The Board of Trustees has received from Applicant a Public Facilities Impact Statement pursuant to Section 14.14.040 of the Eagle Municipal Code. Following review of the criteria for determining the availability and adequacy of community facilities as set forth in Section 14.14.080 of the Eagle Municipal Code and other applicable provisions of Chapter 14.14 of the Eagle Municipal Code, the Board of Trustees has determined that adequate Public Facilities will be available concurrent with the impacts of the proposed development contemplated by the PUD Development Plan, subject to conditions in accordance with subsection 14.14.050(C) of the Eagle Municipal Code and subject to the provisions of Section 6 of the Annexation and Development Agreement, and therefore approves and adopts a Conditional Positive Determination of Adequacy, as contained in the record of the public hearings on Applicant's PUD Zoning/Development Plan application.

Section 6. After the effective date of this Ordinance, it shall be unlawful for any person to erect, construct, reconstruct, use or alter any building or structure or to use any land in violation of the PUD Guide, except that the current agricultural uses shall be allowed to continue until such time as the Applicant develops the Property. Any person who violates this Ordinance shall be guilty of a municipal offense. Each person shall be deemed guilty of a separate offense for each and every day or portion thereof during which any violation of any of this Ordinance are committed, continued or permitted and shall be subject to fines and/or imprisonment as provided under the Eagle Municipal Code.

Section 7. Within sixty (60) days after the effective date of this Ordinance, the Town Clerk, on behalf of the Town of Eagle, Colorado, is directed to:

a. File one copy each of the approved PUD Zoning/Development Plan, the approved PUD Guide, and the original of this Ordinance in the office of the Town Clerk of Eagle, Colorado;

b. File one certified copy of this Ordinance, one copy of the approved PUD Zoning/Development Plan, and one copy of the approved PUD Guide in the office of the Eagle County, Colorado, Assessor; and

c. File for record one certified copy of this Ordinance, one certified copy of the approved PUD Guide and one certified copy of the approved PUD Zoning/Development Plan with the Clerk and Recorder of Eagle County, Colorado.

Section 8. Within fourteen (14) days after the approval of this Ordinance, the Town Clerk, on behalf of the Town of Eagle, is hereby authorized and directed to:

a. Publish in a newspaper of general circulation within the Town the full text of this Ordinance (without attachments); and

b. Publish concurrently with the publication of the within Ordinance a notice advising the general public that the PUD Zoning Plan, the PUD Development Plan, as approved by the Board of Trustees, together with the Annexation and Development Agreement, constitute approval of a site specific development plan establishing a vested property right in accordance with the terms, contained in Sections 3 and 4 of this Ordinance, pursuant to Article 68 of Title 24, C.R.S., and pursuant to Section 4.17.100 of the Eagle Municipal Code.

INTRODUCED, READ, PASSED, ADOPTED, AND ORDERED PUBLISHED at a regular meeting of the Board of Trustees of the Town of Eagle, Colorado, held on March 25, 2014.

TOWN OF EAGLE, COLORADO

By: _____
Yuri Kostick, Mayor

ATTEST:

_____
Sarah Braucht, Town Clerk

Publication Date:

_____

Trustee _____ introduced, read and moved the adoption of the ordinance titled,

AN ORDINANCE OF THE TOWN OF EAGLE, COLORADO, AMENDING THE ZONE DISTRICT MAP OF THE TOWN OF EAGLE BY APPROVING A RESIDENTIAL PLANNED UNIT DEVELOPMENT WITHIN THE TOWN OF EAGLE TO BE KNOWN AS THE HAYMEADOW PLANNED UNIT DEVELOPMENT AND APPROVING A SITE SPECIFIC DEVELOPMENT PLAN ESTABLISHING A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AND SECTION 4.17.060 OF THE EAGLE MUNICIPAL CODE.

and upon adoption that it be published pursuant to law and recorded in the Book of Ordinances.

Trustee _____ seconded the motion. On roll call, the following Trustees voted "Aye":

_____, _____, _____

_____, _____, _____

_____, _____. _____

_____.

Trustees voted "Nay":

_____, _____, _____

_____.

EXHIBIT A

Haymeadow PUD Annexation and Development Agreement

Being those lands currently owned by the applicant, and being further described as follows: A parcel of land located in Tracts 37, 38, 44, 55, 59, 61, 62 and 63 in Sections 2, 3, 4, 9, 10 and 11, Township 5 South, Range 84 West of the 6th Principal Meridian with all bearings herein based on a bearing of N 00 DEGREES 33 MINUTES 00 SECONDS W between the Town of Eagle Street monuments located at Fifth and Broadway and Second and Broadway; said parcel of land is more particularly described as follows to wit:

Beginning at angle point 2 of said Tract 38, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 38, N 89 DEGREES57 MINUTES 47 SECONDS E, 2819.44 feet to angle point 1 of said Tract 38, also being angle point 2 of said Tract 37, being marked on the ground by a 1 1/2" aluminum cap on # 5 rebar, LS #4551,found in place, S 10 DEGREES 32 MINUTES 06 SECONDS W, 13.67 feet from the record location; thence along the 2-1 line of said Tract 37, N 89 DEGREES 58 MINUTES 44 SECONDS E, 2779.22 feet to angle point one of said Tract 37, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 1-6 line of said Tract 37, S 00 DEGREES 14 MINUTES 15 SECONDS E, 1346.39 feet to angle point 6 of said Tract 37, also being angle point 2 of said Tract 62 and angle point 1 of said Tract 59, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 62, S 89 DEGREES 57 MINUTES 23 SECONDS E, 2838.60 feet; thence leaving said 2-1 line of Tract 62, S 00 DEGREES 02 MINUTES 37 SECONDS W, 4743.42 feet to a point on the northerly right-of-way fence line of Brush Creek Road; thence along said northerly right-of-way fence line of Brush Creek Road the following twelve (12) courses:

1) N 79 DEGREES 30 MINUTES 59 SECONDS W, 166.80 feet,
2) N 79 DEGREES 11 MINUTES 51 SECONDS W, 197.18 feet,
3) N 79 DEGREES 41 MINUTES 31 SECONDS W, 89.23 feet,
4) N 69 DEGREES 00 MINUTES 09 SECONDS W, 48.79 feet,
5) N 65 DEGREES 35 MINUTES 39 SECONDS W, 53.04 feet,
6) N 55 DEGREES 20 MINUTES 50 SECONDS W, 61.81 feet,
7) N 47 DEGREES 15 MINUTES 27 SECONDS W, 52.82 feet,
8) N 44 DEGREES 46 MINUTES 44 SECONDS W, 97.90 feet,
9) N 43 DEGREES 18 MINUTES 30 SECONDS W, 471.12 feet,
10) N 43 DEGREES 41 MINUTES 12 SECONDS W, 311.25 feet,
11) N 57 DEGREES 28 MINUTES 07 SECONDS W, 17.09 feet,
12) N 63 DEGREES 53 MINUTES 22 SECONDS W, 98.91 feet to a point on the 4-5 line of said Tract 63; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said 4-5 line of Tract 63, N 00 DEGREES 26 MINUTES 38 SECONDS E, 32.80 feet to angle point 4 of said Tract 63, also being a point on the 3-4 line of said Tract 61, being marked on the ground by a 3 1/2" aluminum cap on #6 rebar, PLS

#23508, found in place; thence along said 3-4 line of Tract 61, N 87 DEGREES 39 MINUTES 09 SECONDS W, 53.69 feet to a point on said Northerly right-of-way fence line of Brush Creek Road; thence leaving said 3-4 line of Tract 61, along said northerly right-of-way fence line of Brush Creek Road, the following three (3) courses:
1) N 71 DEGREES 51 MINUTES 06 SECONDS W, 155.57 feet,
2) N 86 DEGREES 50 MINUTES 43 SECONDS W, 269.20 feet,
3) N 74 DEGREES 27 MINUTES 53 SECONDS W, 580.93 feet to a point on the boundary of the Norman Property described in Book 232 at Page 462 and Book 271 at Page 437; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said boundary line of the Norman Property the following five (5) courses:
1) N 00 DEGREES 27 MINUTES 52 SECONDS W, 1073.83 feet,
2) S 72 DEGREES 09 MINUTES 52 SECONDS E, 105.30 feet,
3) N 00 DEGREES 27 MINUTES 52 SECONDS W, 226.55 feet,
4) N 72 DEGREES 09 MINUTES 52 SECONDS W, 565.27 feet,
5) S 00 DEGREES 27 MINUTES 52 SECONDS E, 1295.60 feet to said northerly right-of-way fence line of Brush Creek Road; thence along the northerly right-of-way fence line of Brush Creek Road the following four (4) courses:
1) N 71 DEGREES 00 MINUTES 00 SECONDS W, 41.08 feet,
2) N 66 DEGREES 08 MINUTES 17 SECONDS W, 300.81 feet,
3) N 49 DEGREES 39 MINUTES 25 SECONDS W, 454.64 feet,
4) N59 DEGREES 14 MINUTES 45 SECONDS W, 365.99 feet to a point on the northerly right-of-way boundary line of Brush Creek Road, Parcel C as recorded in Book 470, Page 687; thence along said northerly right-of-way boundary line of Brush Creek Road, Parcel C the following two (2) courses:
1) N 30 DEGREES 00 MINUTES 27 SECONDS E, 13.58 feet,
2) N 59 DEGREES 59 MINUTES 33 SECONDS W, 519.40 feet to a point on the boundary line of Peters Subdivision as recorded in Book 524, Page 199; thence leaving said right-of-way of Brush Creek Road, along said boundary of Peters Subdivision the following six (6) courses:
1) N 00 DEGREES 12 MINUTES 04 SECONDS E, 299.29 feet,
2) N 85 DEGREES 52 MINUTES 11 SECONDS W, 171.57 feet,
3) N 62 DEGREES 02 MINUTES 32 SECONDS W, 50.05 feet,
4) N 71 DEGREES 56 MINUTES 16 SECONDS W, 192.31 feet,
5) N 58 DEGREES 31 MINUTES 55 SECONDS W, 390.77 feet,
6) S 25 DEGREES 22 MINUTES 18 SECONDS W, 240.90 feet to a point on the northerly right-of-way boundary of Brush Creek Road, Parcel B, as recorded in Book 470, Page 687; thence along leaving said Peters Subdivision, along said northerly right-of-way boundary of Brush Creek Road, Parcel B the following six (6) courses:
1) N 57 DEGREES 11 MINUTES 23 SECONDS W, 36.26 feet,
2) N 54 DEGREES 19 MINUTES 30 SECONDS W, 105.80 feet,
3) 293.22 feet along a curve to the right with a radius of 6465.00 feet, the chord of which bears N 53 DEGREES 01 MINUTES 32 SECONDS W, 293.19 feet, 4) N 51 DEGREES 43 MINUTES 35 SECONDS W, 115.13 feet,
5) N 52 DEGREES 59 MINUTES 59 SECONDS W, 33.80 feet,

6) 125.04 feet along a curve to the left with a radius of 2285.00 feet, the chord of which bears N 54 DEGREES 34 MINUTES 03 SECONDS W, 125.03 feet to a point on the 2-3 line of said Tract 37, also being a point on the 1-6 line of Tract 58; thence leaving said northerly right-of-way boundary of Brush Creek Road, along said 2-3 line of Tract 37, N 00 DEGREES 00 MINUTES 34 SECONDS W, 457.78 feet to Corner 1 of said Tract 58, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 2-3 line of Tract 37, along the 1-2 line of said Tract 58, S 89 DEGREES 12 MINUTES 06 SECONDS W, 654.26 feet to the northerly right-of-way boundary of Brush Creek Road, Parcel A, as recorded in Book 470 at Page 687; thence along said northerly right-of-way boundary of Brush Creek Road, Parcel A the following twenty (20) courses:

1) N 72 DEGREES 17 MINUTES 55 SECONDS W, 112.23 feet,
2) 42.30 feet along a curve to the left with a radius of 585.00 feet the chord of which bears N 78 DEGREES 54 MINUTES 56 SECONDS W, 42.29 feet,
3) N 80 DEGREES 59 MINUTES 13 SECONDS W, 48.03 feet,
4) N 88 DEGREES 08 MINUTES 24 SECONDS W, 408.36 feet,
5) N 83 DEGREES 01 MINUTES 28 SECONDS W, 40.11 feet,
6) 254.45 feet along a curve to the right with a radius of 665.00 feet, the chord of which bears N 72 DEGREES 03 MINUTES 46 SECONDS W, 252.90 feet,
7) N 61 DEGREES 06 MINUTES 04 SECONDS W, 40.13 feet,
8) N 55 DEGREES 59 MINUTES 08 SECONDS W, 409.17 feet,
9) 485.00 feet along a curve to the left with a radius of 5764.58 feet, the chord of which bears N 58 DEGREES 23 MINUTES 45 SECONDS W, 484.86 feet,
10) N 60 DEGREES 48 MINUTES 22 SECONDS W, 342.72 feet,
11) N 62 DEGREES 48 MINUTES 22 SECONDS W, 33.98 feet,
12) 370.57 feet along a curve to the left with a radius of 1467.39 feet, the chord of which bears N 70 DEGREES 02 MINUTES 26 SECONDS W, 369.58 feet,
13) N 77 DEGREES 16 MINUTES 31 SECONDS W, 33.94 feet,
14) N 79 DEGREES 16 MINUTES 31 SECONDS W, 208.60 feet,
15) N 71 DEGREES 35 MINUTES 45 SECONDS W, 44.29 feet,
16) 57.57 feet along a curve to the right with a radius of 486.00 feet, the chord of which bears N 68 DEGREES 12 MINUTES 07 SECONDS W, 57.54 feet,
17) N 64 DEGREES 48 MINUTES 30 SECONDS W, 44.26 feet,
18) N 57 DEGREES 07 MINUTES 44 SECONDS W, 426.57 feet,
19) N 53 DEGREES 12 MINUTES 03 SECONDS W, 37.69 feet,
20) 35.57 feet along a curve to the right with a radius of 815.00 feet, the chord of which bears N 51 DEGREES 57 MINUTES 02 SECONDS W, 35.57 feet to a point on the 7-8 line of said Tract 44, also being a point on the 3-4 line of said Tract 38; thence leaving said northerly right-of-way boundary of Brush Creek Road, Parcel A, along said 7-8 line of Tract 44, N 89 DEGREES 23 MINUTES 49 SECONDS

E, 913.11 feet to angle point 7 of said Tract 44, also being angle point 2 of said Tract 55, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 3-4 line of Tract 38, N 02 DEGREES 58 MINUTES 53 SECONDS E, 1324.86 feet to the Point of Beginning.

EXCEPTING THEREFROM:
Lot 1 of Brush Creek Meadows Filing 4, according to the Final Plat thereof, Town of Eagle, Colorado.

Containing 657.3 acres more or less more or less.

PUD GUIDE FOR THE HAYMEADOW PLANNED UNIT DEVELOPMENT

March 25, 2014

APPROVAL OF THIS PLAN CONSTITUTES A VESTED PROPERTY RIGHT PURSUANT TO SECTION 24-68-103,C.R.S., AS AMENDED

1. PURPOSE:

The purpose of the Haymeadow PUD Guide is to serve as the governing land use regulations which will control the development of the Haymeadow PUD. The PUD Guide will serve as the "Zone District Regulations" for the PUD and is in conformance with Section 4.11.030 of the Town of Eagle Land Use and Development Code.

The Haymeadow PUD authorizes a total of 837 dwelling units, a public school facility, a fire station, active and passive parks and recreation areas, community facilities, trails and open space on 660 acres of land within the Town of Eagle, Eagle County, Colorado as described in the approved Haymeadow PUD Development Plan. Development within the PUD is administered by the Town of Eagle through the provisions of the PUD Development Plan and this PUD Guide. Building construction within the PUD is governed by the applicable Town of Eagle ordinances, rules, regulations and codes. Approval of this plan constitutes a vested property right pursuant to section 24-68-103,C.R.S., as amended.

The approved Haymeadow PUD Development Plan Drawing dated March 25, 2014 is attached to this PUD Guide as Exhibit A.

2. DEFINITIONS:

Unless otherwise defined below, all terms used in this document shall be as defined by the Town of Eagle Land Use Regulations.

A. Haymeadow PUD

The Haymeadow PUD is a zone district authorized by the Town of Eagle Ordinance No. _____, Series of 2014, and containing the property commonly known as Haymeadow.

B. Bed and Breakfast

An owner occupied dwelling unit that contains no more than four guest rooms where lodging, with or without meals, is provided for compensation.

C. Neighborhood Parcels

Areas as indicated on the approved Haymeadow PUD Development Plan for residential development, the development of which shall be regulated by this Haymeadow PUD Guide. These parcels are listed as Neighborhood A1, Neighborhood A2, Neighborhood B, Neighborhood C and Neighborhood D.

D. Planning Tracts

Areas as indicated on the approved Haymeadow PUD Development Plan and Preliminary Subdivision Plan for non-residential development, the development of which shall be regulated by this Haymeadow PUD Guide. These Tracts are listed as Tract F:

Recreation/School, Tract H: Park, Tract I: Fire Station and Tract K: Future Development. The future resubdivision of Tract K will create additional tracts regulated by the PUD Guide. The Preliminary Plan is attached as Exhibit B.

E. Special Use

Special Use shall be as defined in Section 4.05 of the Town of Eagle Land Use and Development Code.

3. PUD ZONE DISTRICTS:

A. Residential One – Neighborhood Parcels A1, A2, B and C:

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

2. Uses by Right:
   a. One single family home on each specifically designated lot.
   b. One duplex building (two units) on each specifically designated lot.
   c. Multiple family residential, including condominiums, townhomes, flats or apartments, and single family or duplex cluster units on specifically designated lots.
   d. Accessory apartment to single family dwelling as defined by the Town of Eagle (TOE) Municipal Code, not to exceed 700 square feet.
   e. Utility service structures and buildings.
   f. Home occupations as defined by the TOE Municipal Code.
   g. Parks, open space and community gardens.
   h. Model homes.
   i. Pedestrian and bicycle trails.
   j. Ponds, reservoirs and irrigation ditches.
   k. Temporary construction staging areas.
   l. Additional uses determined by the Town Planner to be similar to uses by right listed above.
   m. Accessory uses customarily appurtenant to uses by right listed above including special events.
   n. A Homeowner Association operated or contracted enclosed storage building shall be allowed in Neighborhood C.
   o. Typical agricultural uses may continue within each neighborhood until residential site development is initiated within the neighborhood.
   p. Mail box drop boxes or similar mail delivery facilities.

3. Special Uses:
   a. Day care of more than 8 children and elderly care.
   b. Temporary sales office.
   c. Special Events

4. Minimum Building Setback Requirements:
   a. Single family with front loaded garage:
      1. Front: 12.5 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 5 feet into the 12.5 foot required setback. The minimum distance from the front property line to a garage door shall be 25 feet. The maximum front setback for the front porch shall be 22 feet from the front property line.
      2. Side: 12.5 feet.
      3. Rear: 12.5 feet for one-story elements and 20 feet for two-story elements.

   b. Duplex with front loaded garage:
      1. Front: 12.5 feet minimum setback to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the 12.5 foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line. The minimum distance from the property line to a garage door facing a front property line shall be 25 feet.
      2. Side: 12.5 feet. The minimum distance from the side property line to a garage door shall be 33 feet for a lot with a shared driveway.
      3. Rear: 12.5 feet. An unenclosed, covered porch or deck may encroach up to 5 feet into the rear setback.

   c. Single family and duplex uses with alley loaded garage:
      1. Front: 12.5 feet to the front porch and /or front of the building facade. Porch steps may encroach up to 3 feet into the 12.5 foot required setback. The maximum front setback for the front porch shall be 22 feet from the front property line.
      2. Side: 12.5 feet
      3. Rear: 12.5 feet, however, the minimum distance from the property line to a garage door shall be 22 feet, or 24 feet to the alley travel way, whichever is more restrictive.

   d. Multiple Family:
      1. Front: 15 feet. The minimum distance from the front property line to a garage door shall be 25 feet.
      2. Side: 15 feet
      3. Rear: 20 feet

   e. Supplementary setback requirements:
      1. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.

2. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.
3. There shall also be a 50 foot building setback from Sylvan Lake Road in Neighborhood A1 and A2.

5. Maximum Building Height:
35 feet.

6. Maximum Lot Coverage:
   a. Residential Multi-Family
      1. Building 60%
      2. All impervious materials - 70%
   b. Residential Single Family
      1. Building 40%
      2. All impervious materials - 60%

7. Maximum Density:
The maximum density shall not exceed 15 dwelling units per gross acre for development within any Multi-Family Tract as shown on the initial Final Plat for each Neighborhood.

8. Neighborhood A1 Core Trail:
The Multi-Family buildings in west/central area of Neighborhood A-1 shall be configured in such a manner to accommodate an alignment of the future 10 foot wide asphalt trail identified on the Neighborhood A-1, Phase 1 Trails Plan as described below.

This trail will serve as a main route for school children to access the school site at a location close to the north side of the school's vehicular access system. This trail shall be configured to encourage use by children and designed in such a manner that provides direct views of the school site where possible and places a strong emphasis on safety at roadway crossings. This portion of the trail system will be approved by the Town as part of the Development Permit review process for the adjacent multi-family buildings and the trail shall be constructed concurrent with the multi-family units. In the event construction is initiated on the school prior to completion of the trail, the developer shall cause completion of this trail prior to the opening of the school.

9. Supplemental requirements:
The minimum depth for first floor front porches shall be 7 feet.

B. Residential Two – Neighborhood D:

1. Purpose:
To provide sites for lower density single family homesites.

2. Uses by Right:
   a. Single family dwelling units not to exceed 7,000 square foot maximum size.
   b. Accessory apartment to single family dwelling as defined by the Town of Eagle Municipal Code, not to exceed 700 square feet.
   c. Model homes.
   d. Parks, open space and community gardens.
   e. Home occupations.
   f. Utility service structures and buildings/ maintenance facilities.
   g. Pedestrian and bicycle trails.
   h. Ponds, reservoirs and irrigation ditches.
   i. Temporary construction staging areas.
   j. Additional uses determined to be similar to uses by right listed above.
   k. Accessory uses customarily appurtenant to uses by right listed above.
   l. Accessory buildings may include detached garages, sheds and similar structures.
   m. Temporary tree farm
   n. Typical agricultural uses may continue within the neighborhood until residential site development is initiated.
   o. Mail box drop boxes or similar mail delivery facilities.

3. Special Uses:
   a. Day care of more than 8 children and elderly care.
   b. Bed and breakfast.
   c. Temporary sales office.
   d. Gravel borrow pit for on-site use.
   e. Special Events

4. Minimum Building Setback Requirements:
   a. Front: 25 feet
   b. Side: 15 feet
   c. Rear: 20 feet.

5. Supplementary setback requirements:
   a. Corner lots shall require compliance with the front setback standards on each side of the lot that fronts a public street.
   b. Roof eaves, bay window elements and similar features may encroach up to 30 inches into any required setback.
   c. All garage doors shall be a minimum of 25 feet from the facing property line.

6. Maximum Building Height:
   35 feet.

7. Maximum Lot Coverage:
   a. Building - 30%
   b. All impervious materials - 50%

8. Building Envelopes:
The Subdivision Final Plat or Plats for Neighborhood D shall contain appropriate notations requiring building envelopes to be designated on certain lots prior to any site grading or other disturbance of the designated lot. Specifically, any lot over 1/2 acre shall be limited to a building envelope of 15,000 square feet. Application(s) for Subdivision Final Plat shall include a supplemental exhibit specifying lots requiring building envelopes. Upon approval of such supplemental exhibit by the Town Planner, any modification of such supplemental exhibit shall require approval from the Town. The owner of such lot shall propose a building envelope as part of the application for design review and building permit. The proposed building envelope shall comply with all criteria affecting building envelopes contained in the Design Guidelines as approved by the Town, and shall be so indicated graphically on a landscape/ site plan. This landscape/site plan shall also include calculations to indicate the building envelope does not exceed 15,000 sq. ft. The Town reserves the right not to issue a building or site improvement permit until a building envelope, if required, that complies with all approved Design Guideline criteria has been approved by the Design Review Committee.

As used in this document, the term "building envelope" shall be deemed to include the residence, any allowable accessory buildings, driveways, walkways, patios, and landscaped areas.

All portions of a lot outside of the designated 15,000 square foot building envelope shall maintain the existing pasture grasses or be landscaped in a dryland, native or xeric style that requires minimal irrigation. Any landscaping of this area shall require approval by the DRB.

9. Wildlife Corridor and Berm:
At the time of the first subdivision plat for Neighborhood D a 500 foot wide wildlife corridor shall be established on the adjacent open space to the east of Neighborhood D, as indicated on the approved PUD Development Plan attached as Exhibit A. If at this time a corresponding 500 foot wide wildlife corridor has not been provided or committed on the adjacent Adam Rib Ranch property, then a 1000 foot wide corridor is required on the Haymeadow Planned Unit Development. At the time of this final plat a deed restriction shall be placed on this wildlife corridor to guarantee its protection. This corridor shall be maintained in agricultural production.

The construction of a landscape screening berm shall be included in the public improvements for Neighborhood D. The purpose of this landscape screening berm is to provide visual buffer between the animals using the wildlife corridor and the activity associated with Neighborhood D. The final plat or deed restriction will include language that ensures this landscape screen/ berm is a permanent landscape feature. A conceptual graphic that illustrates the intent of the landscape berm is attached as Exhibit C.

C. Recreation Open Space/School – Tract F, Town of Eagle Recreation and School Site:

1. Purpose:
   To provide a land area for a recreation site and a school site to be dedicated to the Town of Eagle.

2. Uses by Right:
   a. Indoor and outdoor recreation and entertainment facilities.
   b. Parks and picnic facilities.
   c. Community Center.
   d. Cultural and educational buildings and activities.
   e. Concessions, food and beverage service.
   f. Special events including sports events and tournaments, entertainment and cultural events.
   g. Public Administration building.
   h. Administration/Maintenance facilities.
   i. Equestrian, pedestrian and bicycle trails.
   j. Dog park.
   k. Community gardens.
   l. Playgrounds, play equipment and water features.
   m. Temporary structures, tents and trailers associated with special events.
   n. Landscape improvements.
   o. Lakes, ponds, reservoirs and irrigation ditches
   p. Public and/or Private School and related ancillary facilities, which may include, but not be limited to, classrooms, common areas, gymnasiums, cafeterias, theatres, offices, meeting rooms, parking, and outdoor recreation and athletic facilities. A stand-alone bus barn or overnight vehicle storage area would not be considered a use-by-right.
   q. Special events utilizing either indoor or outdoor facilities of the school, including sporting, cultural or entertainment events.
   r. Temporary construction/administration office.
   s. Agricultural uses.
   t. Public or private roads and utilities including bridges, utility, improvements, lines and mains, facilities, services and buildings.
   u. Additional uses determined to be similar to uses by right listed above.

3. Minimum Building Setback Requirement:
   There shall be a 25 foot building setback from all lot lines that front public roads, except from Sylvan lake Road where a 50 foot setback shall be required. From other lot lines there shall be no minimum except must be sufficient to accommodate utilities, drainage, access, fire and building code regulations.

4. Maximum Building Height:
   35 Feet. Architectural features such as a tower, cupola or other architectural focal point

may have a maximum height of 42 feet if approved by the Haymeadow Design Review Board.

5. Density Allowance:
N/A

6. Maximum Site Coverage:
N/A

D. <u>Natural Open Space Tracts - OS-A, OS-B & OS–C</u>, as labeled on the Preliminary Subdivision Plan, as well as future open space Tracts which will be created through resubdivision of Tract K of the PUD Preliminary Subdivision Plan. The approved PUD Development Plan depicts the general location and size of the future Open Space and Neighborhood areas within Tract K. The PUD Preliminary Subdivision Plan is attached as Exhibit B.

1. Purpose:
To provide sites for natural open space, active recreation, agricultural uses, trails and park facilities, water storage and drainage improvements and landscape improvements.

2. Uses by Right:
   a. Equestrian, pedestrian and bicycle trails.
   b. Landscape Improvements.
   c. Lakes, ponds, reservoirs and irrigation ditches.
   d. Shade shelters and picnic facilities.
   e. Public or private roads, trailhead parking, restrooms, and utilities including bridges and utility improvements, tanks, lines, mains, pumphouses, facilities, services and buildings.
   f. Agricultural uses and associated facilities.
   g. Community gardens and associated facilities.
   h. Dog parks.
   i. Special events associated with agricultural facilities, community garden facilities, trails and trailheads, such as athletic, entertainment or cultural events.

3. Building Setback requirement
25 feet

4. Maximum Building Height
35 feet

5. Gross Density Allowance:
N/A

6. Maximum Site Coverage:
N/A

7. Supplemental Requirements:
The design and placement of recreation trails adjacent to the eastern wildlife corridor and open space shall minimize the impact of recreation users upon wildlife.

E. Fire Station - Tract I:

1. Purpose:
To provide a site for a fire station and related improvements.

2. Uses by Right:
   a. Fire station and related ancillary facilities, which may include, but not be limited to, offices, meeting rooms, training areas, crew quarters and temporary residences for fire fighters.
   b. Additional uses determined to be similar to uses by right listed above.
   c. Accessory uses customarily appurtenant to uses by right listed above.

3. Building Setback Requirement:
There shall be a 25' building setback from all lot lines.

4. Maximum Building Height:
35 feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Board.

5. Haymeadow DRB approval and Town of Eagle Development Permit approval will be required prior to construction of buildings or alteration of the site.

F. Trailhead Park – Tract H

1. Purpose:
To provide a site for active park and recreation facilities, formal and informal play fields, open space, ponds and water features, stream corridors and recreation trails, community buildings and facilities.

2. Uses by Right:
   a. Indoor and outdoor recreation and entertainment facilities.
   b. Parks and picnic facilities.
   c. Community Center.
   d. Cultural and educational buildings and activities.
   e. Concessions, food and beverage service.
   f. Special events including sports events and tournaments, entertainment and cultural events.
   g. Administration/Maintenance facilities.
   h. Homeowner Association operated or contracted enclosed storage building.
   i. Equestrian, pedestrian and bicycle trails.
   j. Dog park.

k. Community gardens.
l. Playgrounds, play equipment and water features.
m. Temporary structures, tents and trailers associated with special events.
n. Landscape improvements.
o. Lakes, ponds, reservoirs and irrigation ditches.
p. Temporary construction/administration/sales office. Public or private roads and utilities including bridges, utility, improvements, lines and mains, facilities, services and buildings.
q. Agricultural uses.
r. Additional uses determined by the Town Planner to be similar to uses by right listed above.

3. Building Setback Requirement:
There shall be a 25' building setback from all lot lines.

4. Maximum Building Height:
35 feet. Architectural features such as a tower, cupola or other architectural focal point may have a maximum height of 42 feet if approved by the Haymeadow Design Review Board.

4. DENSITY CONTROL

Allowable maximum densities for each Neighborhood Parcel are set forth within the following density chart; provided however, that any Neighborhood Parcel may contain up to 1.25 times the total number of allowable dwelling units as described below. Any such increase in density of a Neighborhood Parcel shall be offset by an equal decrease in density from another Neighborhood Parcel. The intent of this provision is to allow flexibility in planning to take into account varying site conditions, market conditions and other design factors. There shall be no transfer of density allowed into Neighborhood D.

In no event shall the total number of residential units in all planning parcels within the Haymeadow PUD combined exceed 837 units. Accessory dwelling units not exceeding seven hundred (700) square feet appurtenant to single family dwellings shall not be included in such limitation.

The combination of two or more existing residential units into a lesser number of units shall first be approved by the Haymeadow Design Review Board and the Town Planner if any of such units have been designated as an affordable housing unit pursuant to the Town of Eagle Local Employee Residence Program. Approval by the Town shall be granted if such combination is in conformance with this PUD Guide and any applicable building codes.
However, residential units designated as affordable housing units shall not be combined if such combination would reduce the total number of affordable housing units below the minimum number of required affordable housing units required under the Town's Local Employee Residence Program.

The Haymeadow Homeowners (Design Review Board) and the Town of Eagle shall have all remedies available to them at law or in equity to enforce the provisions of this Section.

Accompanying each Final Plat and Development Permit application shall be an inventory of dwelling units that have been approved by previously final plats and/or Development Permits for each respective Neighborhood.

Neighborhood	Single Family/Duplex	Multi-Family	Total # D.U.
A1	82	146	228
A2	103	86	189
B	161	48	209
C	97	64	161
D	50	0	50
TOTAL	**493**	**344**	**837**

Density within each neighborhood has been defined in the PUD Development Plan and the PUD Guide as two unit types: Multi-Family and Single Family/Duplex. Up to 25% of the units identified as Multi-Family may be converted to Single Family/Duplex units and allowed in areas referenced as Multi-Family on the PUD Zoning Plan. No additional density beyond the 837 approved units is allowed.

5. PARKING REQUIREMENTS

All uses within Haymeadow will be subject to the parking standards of the Town of Eagle Land Use & Development Code with the following exceptions. Any on-street parking spaces shall be constructed as guest or park parking and may not be counted toward fulfilling residential parking requirements. Each single-family or duplex residence shall have a minimum of two on site parking spaces in addition to any garage space. These parking spaces shall fit within the property and not overhang any public walkway or travel way. Any accessory dwelling associated within a single family residence shall have one dedicated on-site parking space. A Bed and Breakfast use as defined in this PUD Guide shall provide the required single family parking plus one additional parking space per guest room.

6. DESIGN REVIEW

Design guidelines shall be prepared which will establish architectural and building material standards, landscape design, urban design, site design standards and a design review process for development within Haymeadow. These guidelines, and any subsequent major revisions to the guidelines, shall be subject to the review and approval of the Town of Eagle.

The Haymeadow Home Owners Association shall establish a Haymeadow Design Review Board that shall have authority and responsibility over the design review process. In the event that the

Haymeadow Design Review Board ceases to fulfill its duties as described in the guidelines the Town of Eagle may assume the role of the Design Review Board.

All projects requiring a Town of Eagle permit shall adhere to the standards of this PUD and, where not specifically covered, the provisions of the Town of Eagle Land Use Code.

Applicants for all new development proposals, new buildings or building modifications, new landscaping or landscaping modifications, as defined in the adopted design guidelines, shall submit such proposals for review and approval by the Design Review Board.

The Town of Eagle shall not issue a building permit or grading permit without prior approval by the Design Review Board as demonstrated by drawings stamped as approved by the Design Review Board.

1. **Architectural Design Standards:**

The site design concept for Haymeadow, and for Neighborhood A in particular, is to create pedestrian friendly, walkable well-connected neighborhoods. A streetscape plan that includes a wide planting strip with street trees and sidewalks along both sides of the street will frame the residential development.

In the single family and duplex neighborhoods relatively narrow lots with uniform building setbacks, recessed garages and a well-established front porch element will create a strong neighborhood pattern. As the development progresses into Neighborhoods B, C and D the approved PUD Development Plan density decreases and the narrow lot pattern and streetscape design may become more relaxed.

Multi-family buildings will also be oriented to respect the streetscape while providing off-street parking. The buildings will be arranged to also focus on courtyard and open space access that will maintain a less formal but equally inviting pedestrian neighborhood quality.

The architecture of the Haymeadow community will both integrate with and enhance the beauty of the Town of Eagle and the Brush Creek valley. The intended goal is to develop a series of neighborhoods at ease with the surrounding ranching setting that look and feel like a natural evolution of the greater Eagle community. This will be assured through the development, adoption and enforcement of design guidelines that:

a. Establish design and construction standards that both fit in the setting and ensure a consistent high level of quality across a wide array of housing types;
b Respond to the unique attributes and sensitivities of the site which are reflected in the design tenets underlying the plan;
c. Implement a diverse but cohesive, unified and balanced architectural and landscape theme;
d. Control massing of buildings to be appropriate in scale and context;
e. Site structures in a manner which responds to existing physical site features, maximizes vistas, privacy and addresses energy usage ;
f, Utilize forms and materials that honor the site's cultural history.

The Applicant has begun to develop housing designs that are illustrative of its vision for the property and are attached as Exhibit D.

These illustrative drawings:

- are examples of the type and style of housing that can be achieved in each residential building type. The architectural character will offer variety but will also include a style that ties together the single family and multi-family building types;
- reflect the general design principals outlined above which are the framework to be expanded upon and implemented in future design guidelines.

The architecture of the Haymeadow Community is inspired by the natural materials and simple gathered forms of the surrounding historic Colorado ranch compounds. These typical asymmetric historic buildings which evolved over time have a casual and intimate architecture which is at harmony with the land. The proposed palette of natural earth colored stucco, timbers and stained wood sidings will give the buildings a natural patina that will blend in with the surroundings. The architecture of the community will be rooted in the history of the place.

The main element of the house should typically be two stories in height and typically have gable roof(s) with smaller attached one-story elements with typical shed roofs. Buildings are generally taller in the middle and step down at ends with typically one and a half story massing at the sides of the house and should step with grade to minimize site grading.

Primary building materials/colors must be muted tones derived from the earth, trees and rock outcroppings of the surroundings environment.

2. **Environmental Building Practices:**

a. Low environmental impact and energy efficiency approaches to site planning, design, landscaping and construction are highly encouraged.

b. Owners are encouraged to review LEED guidelines published by the US Green Building Council (www. usgbc.org) which encourage energy efficiency, resource efficiency and healthy indoor air quality.

c. Passive and active solar is highly encouraged. Hot water and photo voltaic solar panels are encouraged to be well planned and integrated in to the architectural design. Panels should be installed in the same plane as the roofs and close to flush with the roof. Solar panels and all associated mounting brackets and hardware shall be all black. No bright shiny metal elements are allowed.

3. **Landscape Design Standards:**

Landscape Design Standards will be written and adopted as an integral part of the overall design guidelines. The intent of the landscape design guidelines will be provide

standards for landscaping and water conservation within the PUD that enhance and maintain the character of the residential neighborhoods and public spaces of the Haymeadow PUD. This will be accomplished by:

a. Setting minimum and maximum standards for planting within residential and public spaces.
b. Promoting the conservation of water through selection of proper plant palettes and the use of efficient irrigation techniques.
c. Controlling the spread of noxious weeds and invasive plant species.

4. **Illumination Design Standards:**
Illumination design standards for residential and public uses shall be included within the approved design guidelines. The intent of these standards will be to provide compliance with adopted Town of Eagle lighting requirements and appropriate dark sky practices.

5. **Fencing Design Standards:**
Fencing design standards shall be included within the approved design guidelines. The intent of these standards will be to provide a compatible appearance among residential properties and to regulate the structure, location, height, color and materials of fencing prior to installation. Where appropriate and as required, wildlife friendly fencing will be specified.

6. **Specific Design Considerations:**
Specific design considerations have been discussed with the Town of Eagle through the Haymeadow PUD Development Plan approval process. This section of the PUD provides a commitment to incorporate certain design considerations into the Haymeadow Design Guidelines.

a. Final Plat and Development Permit applications shall include site and landscape design considerations for each Sylvan Lake Road intersection that creates key visual corridors into the adjacent neighborhood, creating a sense of welcome and entry. This is of specific importance at the school road intersection.
b. Any development plan that includes a enclosed storage building or a HOA/Metro District maintenance yard shall include appropriate landscape screening to screen the view from the public street. Any yard and building plan structures shall require approval of the Haymeadow Design Review Board.
c. Cedar or other wood shake shingle products shall not be allowed as a roofing material.
d. Multi-Family development and Fire Station shall be subject to Town of Eagle Development Permit review as outlined in Section 4.06 of the Town of Eagle Land Use and Development Code.

7. SIGNS

Sign regulations shall meet the Town of Eagle sign code; unless a comprehensive Haymeadow Sign Program is approved by the Town of Eagle.

8. DOGS AND PET CONTROL

Each dwelling unit will be permitted to house up to two dogs and offspring up to three months old. Residents will be prohibited from harboring dogs on their property unless they have adequate facilities (i.e., animals kept in residence, a fenced yard, an electronically fenced yard, dog run, or kennel) to contain the animals. Enclosed runs must be located immediately adjacent to the home, within the lot's building envelope if an envelope is required, and shall not exceed 1,000 square feet. If facilities are inadequate to contain the dog(s), the animals will be immediately removed from the subdivision until adequate structures can be built.

At no time are dogs to be allowed to run freely, other than within designated leash free dog parks. Haymeadow shall be subject to any and all leash laws and other pet regulations as adopted by the Town of Eagle.

Stray dogs may also be controlled by the Town and/or County and Colorado Department of Parks and Wildlife (CDPW). Homeowners not in compliance with these dog restrictions will be responsible for any and all costs incurred by the Town, County, and/or CDPW for enforcing these provisions.

Contractors, subcontractors and other construction related visitors shall be prohibited from bringing dogs onto the Haymeadow PUD.

9. FENCING

Any fencing separating a residential lot from adjacent natural open space shall be required to meet the wildlife friendly fencing guidelines of Colorado Parks and Wildlife.

The Haymeadow Metro District and/or Homeowners Association shall be responsible for maintaining a fence at appropriate perimeter sections of the PUD to keep cattle grazing on adjacent lands from entering the Haymeadow PUD.

10. TOWN OF EAGLE DEVELOPMENT PERMIT

All multi-family buildings, the fire station, school and Trailhead Park pavilion building shall be required to obtain a Development Permit pursuant to Section 4.06 of the Town of Eagle Land Use and Development Code

11 TRASH RECEPTACLES

Single family residences within the Haymeadow PUD shall be restricted from storing or leaving trash receptacles outside overnight. Trash receptacles shall be placed outside on the day of pick-up and shall be returned to an indoor location the same day.

Multi-family buildings shall provide trash enclosure structures consistent with the approved Design Guidelines.

12. CONFLICTS

The specific provisions of this Guide shall supersede those of the Town of Eagle Land Use Regulations. However, where the Guide does not address an issue, the specific provisions of the Town of Eagle Land Use Regulations shall prevail. In cases of dispute or ambiguity, the Board of Trustees shall act to interpret.

13. AMENDMENTS TO THE HAYMEADOW PUD GUIDE, PUD DEVELOPMENT PLAN AND SUBDIVISION PLANS

It is anticipated that modifications or amendments to this PUD Guide, the PUD Development Plan, and Subdivision Plans will be necessary from time to time as Haymeadow progresses. This PUD Guide provides for two types of modifications or amendments: minor and major.

A. Minor Modifications:

Minor modifications are those changes which will not alter the original project concept but which may result in minor changes in the design of Haymeadow. Minor modifications include, but are not limited to internal road alignment alterations, minor adjustments to parcel boundaries, building envelope changes, and additions of land uses not previously listed but determined to be similar to listed uses. Minor adjustments to Planning Parcel boundaries shall be defined as:

Change in land use of a parcel of property not to exceed 20,000 square feet to conform to the land use of property immediately adjacent to it, provided however, that the provisions of this article shall not apply to property adjacent to any parcel of property the land use of which has previously been changed pursuant to the provisions of this article. Minor modification shall also include any decrease in size of a Neighborhood Residential parcel that is offset by an equal increase in an open space parcel.

Minor modifications may be authorized by the Town of Eagle Zoning Administrator upon written request. The Zoning Administrator shall act upon any minor modification request within 30 days of such a request. Any decision by the Zoning Administrator may be appealed in writing to the Eagle Board of Trustees within 30 days of such decision.

B. Major Modifications:

Major modifications are those changes not considered to be minor modifications and are changes that could alter the character or land use of a portion of the project.

Major modifications shall include:

1. Any increase in the total number of residential units.
2. Any change in land use designation of any parcels within the PUD, except as provided above.
3. Any additional of land into the PUD.

Major modifications shall be under the authority of the Eagle Board of Trustees. Applications for major modifications shall be heard in public hearing by the Board after receiving a recommendation from the Planning and Zoning commission. The Town Board shall approve the modification if it is found that the modification is consistent with the efficient development of the entire PUD and does not substantially affect the enjoyment of land abutting the PUD or the public interest.

Approved by Abrika Properties, LLC, the developer of the Haymeadow PUD, this _____ day of _____, 2014.

TOWN of EAGLE Signature block:

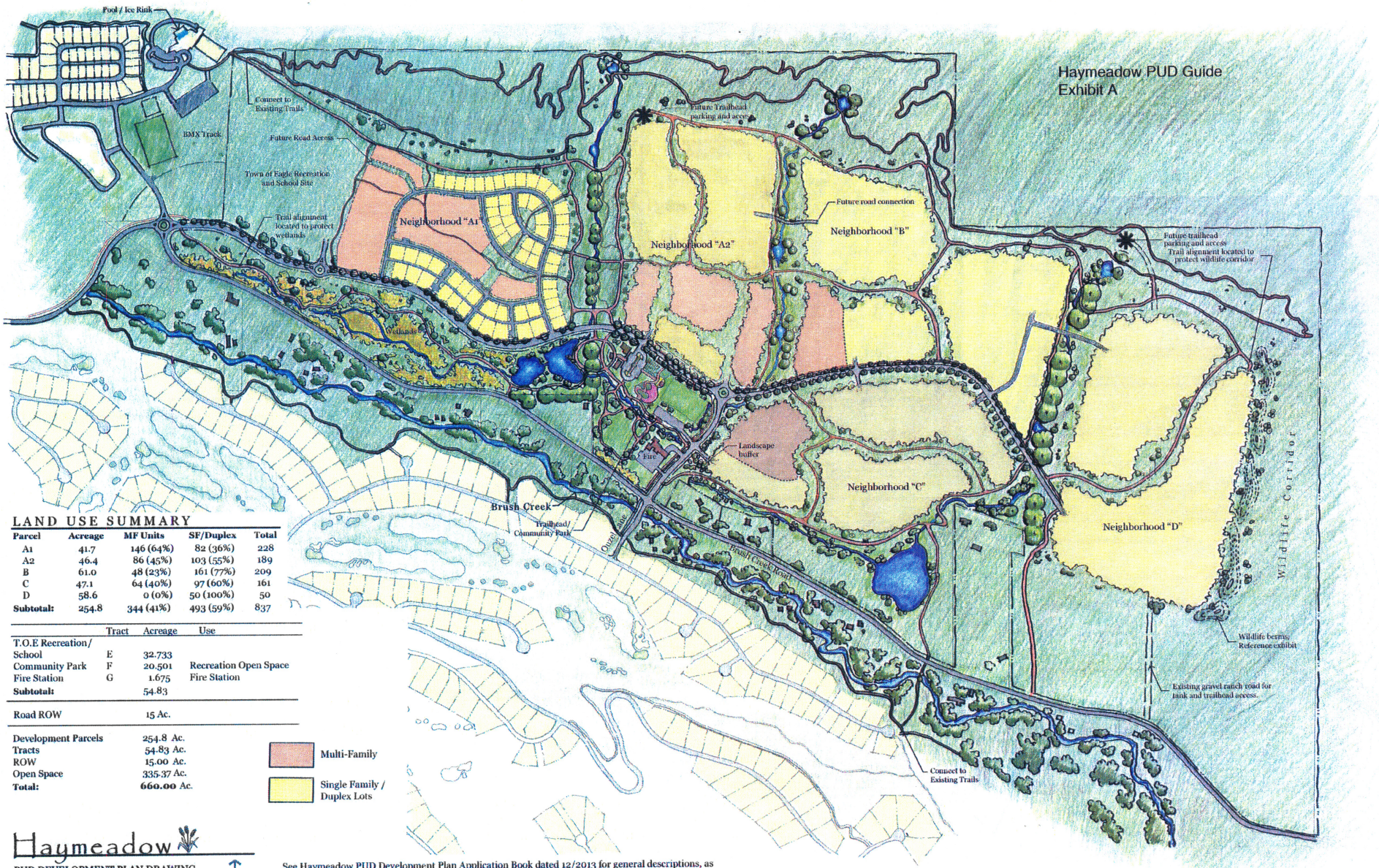
Approved by the TOWN OF EAGLE, COLORADO, a municipal corporation acting by and through its Board of Trustees, this _____ day of _____, 2014.

_____, Mayor

ATTEST:

_____

Town Clerk



LAND USE SUMMARY

Parcel	Acreage	MF Units	SF/Duplex	Total
A1	41.7	146 (64%)	82 (36%)	228
A2	46.4	86 (45%)	103 (55%)	189
B	61.0	48 (23%)	161 (77%)	209
C	47.1	64 (40%)	97 (60%)	161
D	58.6	0 (0%)	50 (100%)	50
Subtotal:	254.8	344 (41%)	493 (59%)	837

	Tract	Acreage	Use
T.O.E Recreation/ School	E	32.733	
Community Park	F	20.501	Recreation Open Space
Fire Station	G	1.675	Fire Station
Subtotal:		54.83	
Road ROW		15 Ac.	

Development Parcels	254.8 Ac.
Tracts	54.83 Ac.
ROW	15.00 Ac.
Open Space	335.37 Ac.
Total:	**660.00** Ac.

Haymeadow

PUD DEVELOPMENT PLAN DRAWING

jbm design | berglund architecture | pylman assoc. | alpine engineering

scale = 1" = 300'

Revised 03.26.14

See Haymeadow PUD Development Plan Application Book dated 12/2013 for general descriptions, as amended by the approved Haymeadow PUD Annexation Development Agreement.

PRELIMINARY PLAT

HAYMEADOW FILING 1

Haymeadow PUD Guide
Exhibit B

LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9,10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
COUNTY OF EAGLE, STATE OF COLORADO

SHEET 1 OF 5

PRELIMINARY CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, Abrika Properties, LLC, being the sole owner in fee simple of all that real property described as follows:

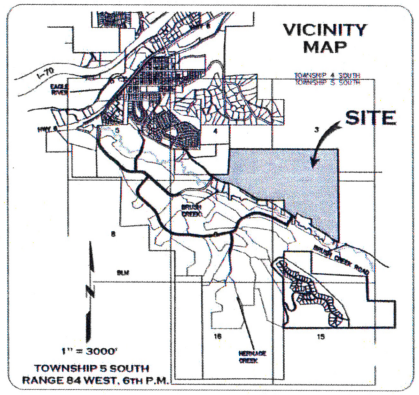
Haymeadow Parcel. Being those lands currently owned by the applicant, and being further described as follows: A parcel of land located in Tracts 37, 38, 44, 55, 59, 61, 62 and 63 in Sections 2, 3, 4, 9, 10 and 11, Township 5 South, Range 84 West of the 6th Principal Meridian with all bearings herein based on a bearing of N 00 DEGREES 33 MINUTES 00 SECONDS W between the Town of Eagle Street monuments located at Fifth and Broadway and Second and Broadway; said parcel of land is more particularly described as follows to wit:
Beginning at angle point 2 of said Tract 38, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place: thence along the 2-1 line of said Tract 38, N 89 DEGREES57 MINUTES 47 SECONDS E, 2819.44 feet to angle point 1 of said Tract 38, also being angle point 2 of said Tract 37, being marked on the ground by a 1 1/2" aluminum cap on # 5 rebar, LS #4531,found in place, S 10 DEGREES 32 MINUTES 06 SECONDS W, 13.67 feet from the record location; thence along the 2-1 line of said Tract 37, N 89 DEGREES 58 MINUTES 44 SECONDS E, 2779.22 feet to angle point one of said Tract 37, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 1-6 line of said Tract 37, S 00 DEGREES 14 MINUTES 15 SECONDS E, 1346.39 feet to angle point 6 of said Tract 37, also being angle point 2 of said Tract 62 and angle point 1 of said Tract 59, being marked on the ground by a 2 1/2" USGLO brass cap on 1" iron pipe, found in place; thence along the 2-1 line of said Tract 62, S 89 DEGREES 57 MINUTES 23 SECONDS E, 2838.60 feet; thence leaving said 2-1 line of Tract 62, S 00 DEGREES 02 MINUTES 37 SECONDS W, 4743.42 feet to a point on the northerly right-of-way fence line of Brush Creek Road; thence along said northerly right-of-way fence line of Brush Creek Road the following twelve (12) courses:
1) N 79 DEGREES 30 MINUTES 59 SECONDS W, 166.80 feet,
2) N 79 DEGREES 19 MINUTES 51 SECONDS W, 197.18 feet,
3) N 79 DEGREES 41 MINUTES 31 SECONDS W, 89.23 feet,
4) N 69 DEGREES 00 MINUTES 09 SECONDS W, 48.79 feet,
5) N 65 DEGREES 20 MINUTES 39 SECONDS W, 53.04 feet,
6) N 55 DEGREES 20 MINUTES 50 SECONDS W, 61.81 feet,
7) N 47 DEGREES 15 MINUTES 27 SECONDS W, 52.82 feet,
8) N 44 DEGREES 46 MINUTES 44 SECONDS W, 92.90 feet,
9) N 43 DEGREES 18 MINUTES 38 SECONDS W, 471.12 feet,
10) N 43 DEGREES 41 MINUTES 12 SECONDS W, 311.25 feet,
11) N 57 DEGREES 28 MINUTES 07 SECONDS W, 17.09 feet,
12) N 63 DEGREES 53 MINUTES 23 SECONDS W, 98.91 feet to a point on the 4-5 line of said Tract 63; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said 4-5 line of Tract 63, N 00 DEGREES 26 MINUTES 38 SECONDS E, 32.80 feet to angle point 4 of said Tract 63, also being a point on the 3-4 line of said Tract 61, being marked on the ground by a 3 1/2" aluminum cap on #6 rebar, PLS #25308, found in place; thence along said 3-4 line of Tract 61, N 87 DEGREES 39 MINUTES 09 SECONDS W, 33.69 feet to a point on said Northerly right-of-way fence line of Brush Creek Road; thence leaving said 3-4 line of Tract 61, along said northerly right-of-way fence line of Brush Creek Road,the following three (3) courses:
1) N 71 DEGREES 51 MINUTES 06 SECONDS W, 155.57 feet,
2) N 86 DEGREES 50 MINUTES 43 SECONDS W, 269.20 feet,
3) N 74 DEGREES 27 MINUTES 53 SECONDS W, 880.93 feet to a point on the boundary of the Norman Property described in Book 232 at Page 462 and Book 271 at Page 437; thence leaving said northerly right-of-way fence line of Brush Creek Road, along said boundary line of the Norman Property the following five (5) courses:
1) N 00 DEGREES 27 MINUTES 52 SECONDS W, 1073.83 feet,
2) S 72 DEGREES 09 MINUTES 52 SECONDS E, 105.30 feet,
3) N 00 DEGREES 27 MINUTES 52 SECONDS W, 226.55 feet,
4) N 72 DEGREES 09 MINUTES 52 SECONDS W, 565.27 feet,
5) S 00 DEGREES 27 MINUTES 52 SECONDS E, 1295.60 feet to said northerly right-of-way fence line of Brush Creek Road; thence along the northerly right-of-way fence line of Brush Creek Road the following four (4) courses:
1) N 71 DEGREES 00 MINUTES 00 SECONDS W, 41.08 feet,
2) N 66 DEGREES 08 MINUTES 17 SECONDS W, 300.81 feet,
3) N 49 DEGREES 39 MINUTES 25 SECONDS W, 454.61 feet,
4) N59 DEGREES 14 MINUTES 45 SECONDS W, 365.09 feet to a point on the northerly right-of-way boundary line of Brush Creek Road, Parcel C as recorded in Book 470, Page 687; thence along said northerly right-of-way boundary line of Brush Creek Road, Parcel C the following two (2) courses:
1) N 30 DEGREES 00 MINUTES 27 SECONDS E, 13.58 feet,
2) N 59 DEGREES 59 MINUTES 33 SECONDS W, 519.40 feet to a point on the boundary line of Peters Subdivision as recorded in Book 524, Page 199; thence leaving said right-of-way of Brush Creek Road, along said boundary of Peters Subdivision the following six (6) courses:
1) N 00 DEGREES 12 MINUTES 04 SECONDS E, 299.29 feet,
2) N 85 DEGREES 52 MINUTES 11 SECONDS W, 171.57 feet,
3) N 62 DEGREES 02 MINUTES 32 SECONDS W, 50.05 feet,
4) N 71 DEGREES 56 MINUTES 16 SECONDS W, 192.31 feet,
5) N 58 DEGREES 31 MINUTES 55 SECONDS W, 390.77 feet,
6) S 25 DEGREES 22 MINUTES 18 SECONDS W, 240.90 feet to a point on the northerly right-of-way boundary of Brush Creek Road, Parcel B, as recorded in Book 470, Page 687; thence along leaving said Peters Subdivision, along said northerly right-of-way boundary of Brush Creek Road, Parcel B the following six (6) courses:
1) N 57 DEGREE 11 MINUTES 23 SECONDS W, 36.26 feet,
2) N 54 DEGREES 19 MINUTES 30 SECONDS W, 165.80 feet,
3) 293.22 feet along a curve to the right with a radius of 6165.00 feet, the chord of which bears N 53 DEGREES 01 MINUTES 32 SECONDS W, 293.19 feet, 4) N 51 DEGREES 43 MINUTES 35 SECONDS W, 115.13 feet,
5) N 52 DEGREES 50 MINUTES 59 SECONDS W, 33.80 feet,
6) 125.04 feet along a curve to the left with a radius of 2285.00 feet, the chord of which bears N 54 DEGREES 34 MINUTES 03 SECONDS W, 125.31 feet to a point on the 2-3 line of said Tract 57, also being a point on the 1-6 line of Tract 58; thence leaving said northerly right-of-way boundary of Brush Creek Road, along said 2-3 line of Tract 37, N 00 DEGREES 00 MINUTES 34 SECONDS W, 457.78 feet to Corner 1 of said Tract 58, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place: thence leaving said 2-3 line of Tract 37, along the 1-2 line of said Tract 58, S 89 DEGREES 12 MINUTES 06 SECONDS W, 654.26 feet to the northerly right-of-way boundary of Brush Creek Road, Parcel A, as recorded in Book 470 at Page 687; thence along said northerly right-of-way boundary of Brush Creek Road, Parcel A the following twenty (20) courses:
1) N 72 DEGREES 17 MINUTES 55 SECONDS W, 112.23 feet,
2) 42.30 feet along a curve to the left with a radius of 585.00 feet the chord of which bears N 78 DEGREES 54 MINUTES 56 SECONDS W, 42.29 feet,
3) N 80 DEGREES 59 MINUTES 13 SECONDS W, 68.03 feet,
4) N 88 DEGREES 08 MINUTES 24 SECONDS W, 408.36 feet,
5) N 83 DEGREES 01 MINUTES 28 SECONDS W, 40.11 feet,
6) 254.45 feet along a curve to the right with a radius of 665.00 feet, the chord of which bears N 72 DEGREES 03 MINUTES 46 SECONDS W, 252.90 feet,
7) N 61 DEGREES 06 MINUTES 04 SECONDS W, 40.13 feet,
8) N 55 DEGREES 59 MINUTES 08 SECONDS W, 409.17 feet,
9) 455.00 feet along a curve to the left with a radius of 5764.58 feet, the chord of which bears N 58 DEGREES 23 MINUTES 45 SECONDS W, 484.55 feet,
10) N 60 DEGREES 48 MINUTES 22 SECONDS W, 342.72 feet,
11) N 63 DEGREES 48 MINUTES 22 SECONDS W, 33.98 feet,
12) 370.57 feet along a curve to the left with a radius of 1467.39 feet, the chord of which bears N 70 DEGREES 02 MINUTES 26 SECONDS W, 369.58 feet,
13) N 77 DEGREES 16 MINUTES 31 SECONDS W, 33.94 feet,
14) N 79 DEGREES 16 MINUTES 31 SECONDS W, 208.60 feet,
15) N 71 DEGREES 35 MINUTES 45 SECONDS W, 44.29 feet,
16) 57.57 feet along a curve to the right with a radius of 486.00 feet, the chord of which bears N 68 DEGREES 12 MINUTES 07 SECONDS W, 57.54 feet,
17) N 64 DEGREES 48 MINUTES 30 SECONDS W, 44.26 feet,
18) N 87 DEGREES 07 MINUTES 41 SECONDS W, 426.57 feet,
19) N 53 DEGREES 12 MINUTES 03 SECONDS W, 37.69 feet,
20) 35.57 feet along a curve to the right with a radius of 815.00 feet, the chord of which bears N 51 DEGREES 57 MINUTES 02 SECONDS W, 35.57 feet to a point on the 7-8 line of said Tract 44, also being a point on the 3-4 line of said Tract 38; thence leaving said northerly right-of-way boundary of Brush Creek Road, Parcel A, along said 7-8 line of Tract 44, N 89 DEGREES 23 MINUTES 49 SECONDS E, 913.11 feet to angle point 7 of said Tract 44, also being angle point 2 of said Tract 38, being marked on the ground by a 2 1/2" aluminum cap on #6 rebar, PLS #26967, found in place; thence leaving said 3-4 line of Tract 38,N 00 DEGREES 02 MINUTES 58 SECONDS E, 1324.86 feet to the Point of Beginning.
EXCEPTING THEREFROM:
Lot I of Brush Creek Meadows Filing 4, according to the Final Plat thereof, Town of Eagle, Colorado.

Containing 657.3 acres more or less more or less.

and as shown on the accompanying Plat, has by these presents laid out, platted and subdivided the same into lots and tracts as shown on this Plat and designated the same as Haymeadow Filing 1, a subdivision of the Town of Eagle, County of Colorado, and does hereby make the following dedications and grants:

All streets shown hereon being Public Road Right-of-Way to the full width of their platted right-of-way are hereby dedicated to the Town of Eagle for use by the general public forever as public streets, and for drainage and utility purposes.

All utility easements as shown on this Final Plat are dedicated to the Town of Eagle for use by authorized service providers as perpetual easements for the installation, operation, maintenance and repair of utilities and appurtenances thereto including but not limited to electric lines, natural gas pipelines, wastewater lines, water lines, telephone lines, cable service lines, other broadband communication service lines and also for the installation and maintenance of traffic control facilities, street lighting, street trees and grade structures.



GENERAL NOTES:

1) The purpose of this PRELIMINARY Plat is to illustrate various Lots, Open Space Tracts and Rights-of Way, as listed in the Land Use Summary as listed hereon.

2) BASIS OF BEARING: N 89°57'47" E along a portion of the North of subject Property between Corners number 1 and 2 of Tract 38, both found U.S.G.L.O. brass cap monuments properly marked.

3) SURVEY DATE: December, 2005

4) Record Easements and Rights-of-Way shown on this Plat were derived from Land Title Guarantee Company ALTA Commitment Order No. V50000xx, dated September xx 20xx.

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

The dedication of the easements shown hereon to the Town include the installation of improvements, including but not limited to trees, shrubs, rocks, the deposit of materials, or the alteration of existing ground elevation within the easement area which could in any manner impair the Town's or other service providers' use of the easement as provided in this dedication.

The undersigned accepts the responsibility for the completion of all required public improvements for _____ Subdivision.

Executed this_____ day of _____, 20__.

Owner: Abrika Properties, LLC

By: _____

Name: _____

STATE OF COLORADO)
) §
COUNTY OF EAGLE)

The foregoing Certificate of Dedication and Ownership was acknowledged before me this_____ day of _____, 20__, by _____ as _____ of Abrika Properties, LLC.

Witness my hand and official seal.

My commission expires: _____
Notary Public

BOARD OF TRUSTEES 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, 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 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

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

ATTEST: _____
Town Clerk

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibeque, do hereby certify that I am a Professional Land Surveyor licensed under the laws of the State of Colorado, that this plat is a true, correct, and complete plat of Haymeadow Filing 1, as laid out, platted, dedicated and shown hereon, that such plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, staked upon the ground in compliance with 38-51-105 C.R.S., and that such plat meets the requirements of 38-33.3-209 C.R.S., as amended, and all other regulations governing the subdivision of land.

Theodore J. Archibeque, PLS 37902
Professional Land Surveyor
State of Colorado

TITLE CERTIFICATE

Land Title Guarantee Company does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in Abrika Properties, LLC., free and clear of all liens, and encumbrances, except as follows:

_____

_____

_____

_____

Executed this _____ day of _____, 20____.

By: _____

_____

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

REVISED TJA 03-17-2014 RECONFIGURED LOT LINES

LAND USE SUMMARY

LOTS 1 - 36, 45 & 52 = SINGLE FAMILY
LOTS 7 - 44, 46 - 51 = dUPLEX

PARCEL	LAND USE
TRACT A1-A	MULTI FAMILY
TRACT A1-B	MULTI FAMILY
TRACT A1-C	MULTI FAMILY
TRACT A1-D	MULTI FAMILY
TRACT E	RECREATION | SCHOOL
TRACT F	RECREATION | OPEN SPACE
TRACT G	FIRE STATION
TRACT H	FUTURE DEVELOPMENT
TRACT OS1	OPEN SPACE
TRACT OS2	OPEN SPACE
TRACT OS3	OPEN SPACE
TRACT OS4	OPEN SPACE
TRACT OS5	OPEN SPACE
TRACT OS6	OPEN SPACE
TRACT OS7	OPEN SPACE
TRACT OS8	OPEN SPACE
TRACT OS-A	OPEN SPACE
TRACT OS-B	OPEN SPACE
TRACT OS-C	OPEN SPACE
RIGHT OF WAY	ROAD A,B,C,D,E & F MEADOWLARK RD. CUZIE LANE SYLVAN LAKE RD. ALLEY 1 ALLEY 2

PLANNING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning Commission the ___ day of _____, 20__.

_____
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, Colorado

EAGLE COUNTY CLERK AND RECORDER CERTIFICATE

This plat was filed for record in the office of the Eagle County Clerk and Recorder at _____ o'clock ____M. on the _____ day of _____, 20__, and is duly recorded at Reception No. _____

EAGLE COUNTY CLERK & RECORDER

By: _____
Deputy

PRELIMINARY PLAT
HAYMEADOW FILING 1
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9,10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY: TJA	JOB NUMBER: 05230	DRAWING NAME: 05230_PP.DWG	
SHEET 1 OF 5	DATE: 08-07-13	CHECKED BY: MSS	

PRELIMINARY

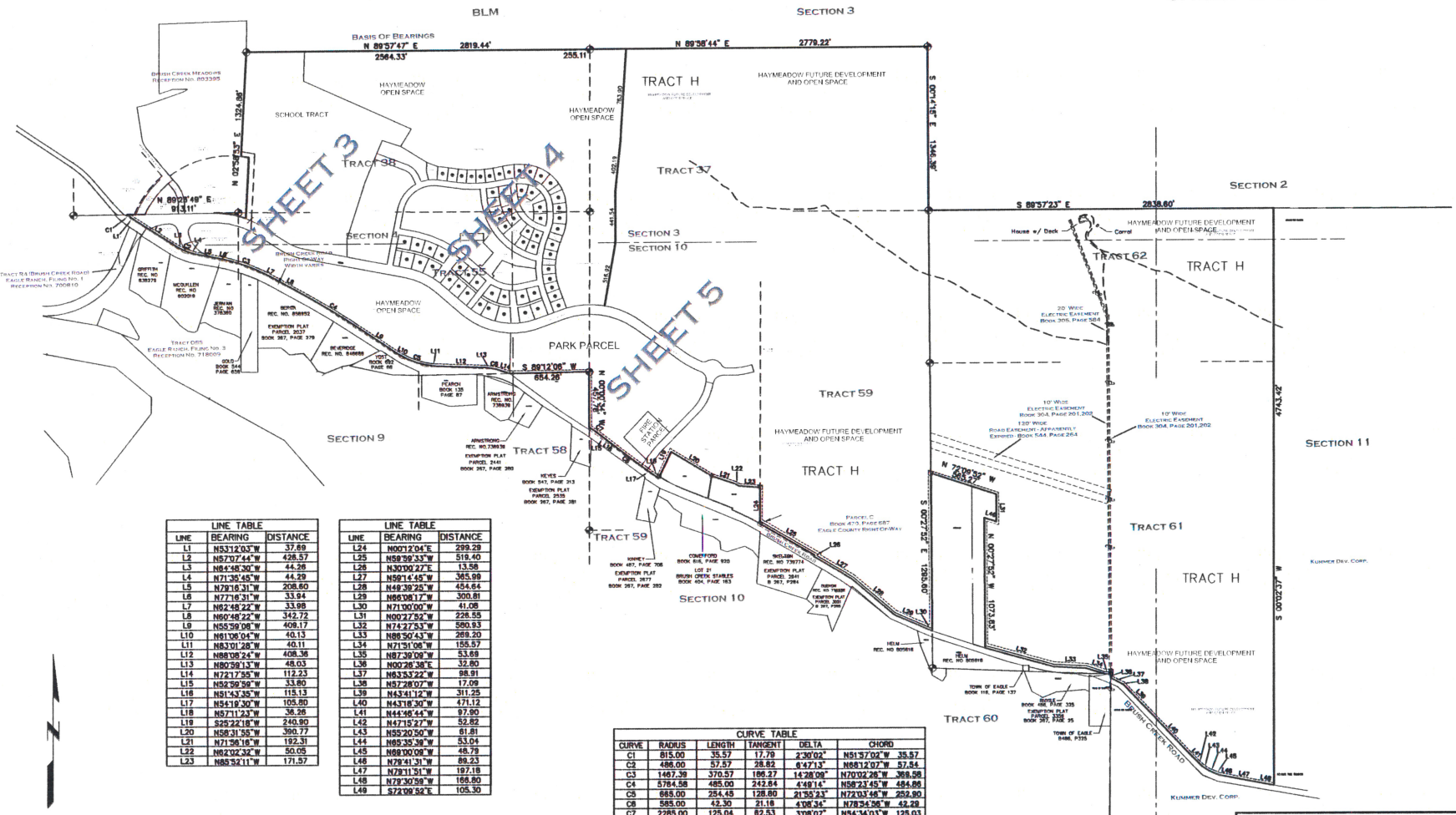
OVERALL SHEET

PRELIMINARY PLAT

HAYMEADOW FILING 1

LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
COUNTY OF EAGLE, STATE OF COLORADO

SHEET 2 OF 5



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N53°12'03"W	37.89
L2	N57°07'44"W	426.57
L3	N84°48'30"W	44.26
L4	N71°35'45"W	44.29
L5	N79°16'31"W	208.60
L6	N77°16'31"W	33.94
L7	N62°48'22"W	33.98
L8	N60°48'22"W	342.72
L9	N55°59'08"W	409.17
L10	N61°08'04"W	40.13
L11	N83°01'28"W	40.11
L12	N88°08'24"W	408.36
L13	N80°59'13"W	48.03
L14	N72°17'55"W	112.23
L15	N52°59'59"W	33.80
L16	N51°43'35"W	115.13
L17	N54°19'30"W	105.80
L18	N57°11'23"W	38.26
L19	S25°22'18"W	240.90
L20	N58°31'55"W	390.77
L21	N71°56'16"W	192.31
L22	N62°02'32"W	50.05
L23	N85°52'11"W	171.57

LINE TABLE		
LINE	BEARING	DISTANCE
L24	N00°12'04"E	299.29
L25	N58°59'33"W	519.40
L26	N30°00'27"E	13.58
L27	N59°14'45"W	365.99
L28	N49°39'25"W	454.64
L29	N66°08'17"W	300.81
L30	N71°00'00"W	41.06
L31	N00°27'52"W	226.55
L32	N74°27'53"W	580.93
L33	N86°50'43"W	269.20
L34	N71°51'06"W	155.57
L35	N87°39'09"W	53.69
L36	N00°26'38"E	32.80
L37	N63°33'22"W	98.91
L38	N57°28'07"W	17.09
L39	N43°41'12"W	311.25
L40	N43°18'30"W	471.12
L41	N44°46'44"W	97.90
L42	N47°15'27"W	52.82
L43	N55°20'50"W	61.81
L44	N65°35'39"W	53.04
L45	N69°00'09"W	48.79
L46	N79°41'31"W	89.23
L47	N79°11'51"W	197.18
L48	N79°30'59"W	186.80
L49	S72°09'52"E	105.30

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	815.00	35.57	17.79	2°30'02"	N51°57'02"W 35.57
C2	486.00	57.57	28.82	6°47'13"	N68°12'07"W 57.54
C3	1467.39	370.57	186.27	14°28'09"	N70°02'26"W 369.58
C4	5764.58	485.00	242.64	4°49'14"	N58°23'45"W 484.86
C5	685.00	254.45	128.80	21°55'23"	N72°03'46"W 252.90
C6	585.00	42.30	21.16	4°08'34"	N78°34'06"W 42.29
C7	2285.00	125.04	62.53	3°08'07"	N54°34'03"W 125.03
C8	6465.00	293.22	146.63	2°35'55"	N53°01'32"W 293.19

400 0 200 400 800 1600

1 INCH = 400 FEET

Archibeque Land Consulting, Ltd
~ Professional Land Surveying & Mapping ~
105 Capitol Street, Suite 5 - P.O. Box 3893
Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax

REVISED TJA 03-27-2014 PER CONTIGUOUS LINES

PRELIMINARY PLAT
HAYMEADOW FILING 1
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY: TJA	JOB NUMBER: 05230	DRAWING NAME: 05230_PP.DWG
SHEET 2 OF 5	DATE: 08-07-13	CHECKED BY: MSS

PRELIMINARY PLAT

HAYMEADOW FILING 1

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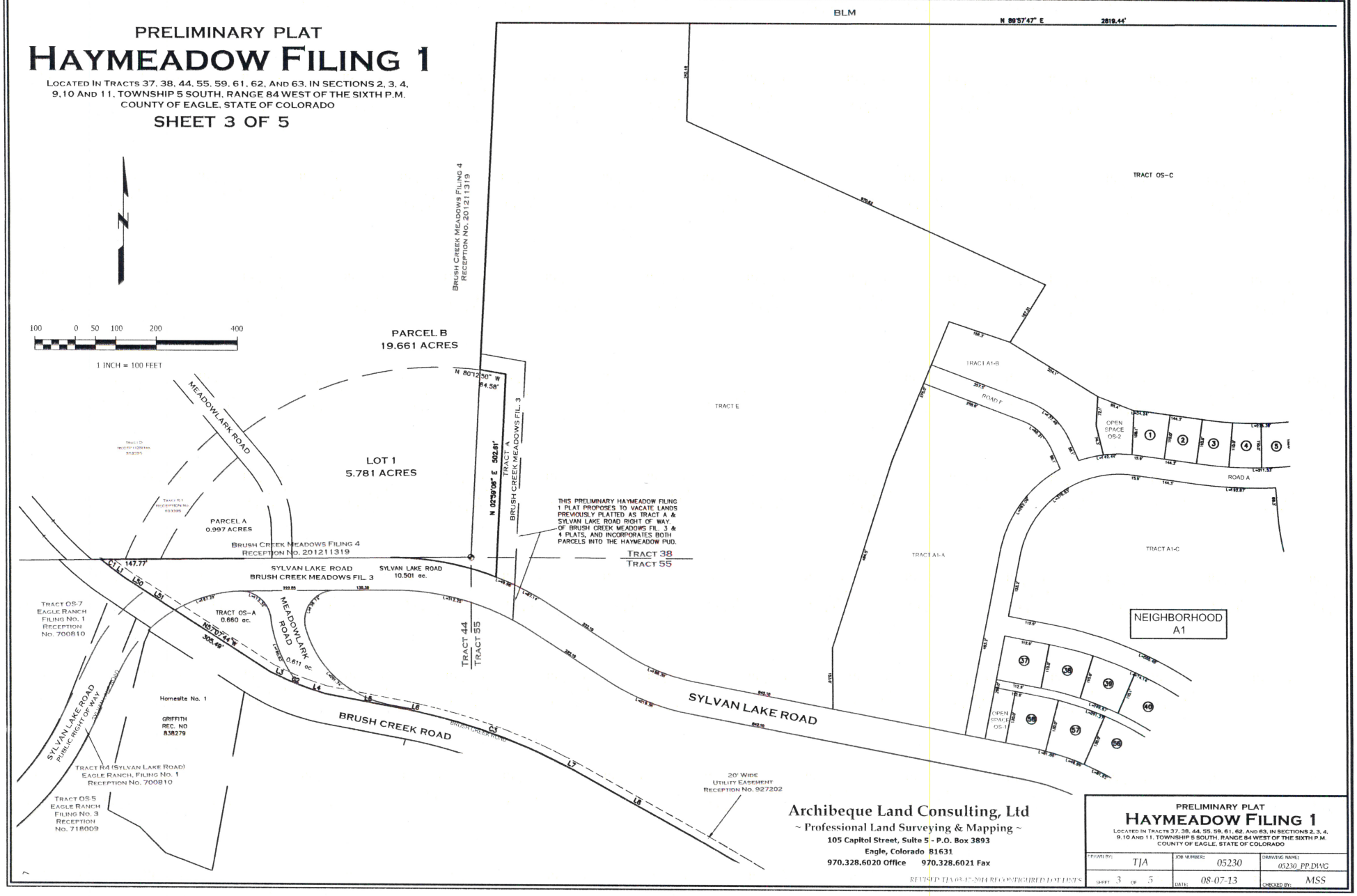
COUNTY OF EAGLE, STATE OF COLORADO

SHEET 3 OF 5



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REVISED TJA 03-17-2014 RECONFIGURED LOT LINES

PRELIMINARY PLAT
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SHEET 3 OF 5	DATE: 08-07-13	CHECKED BY: MSS

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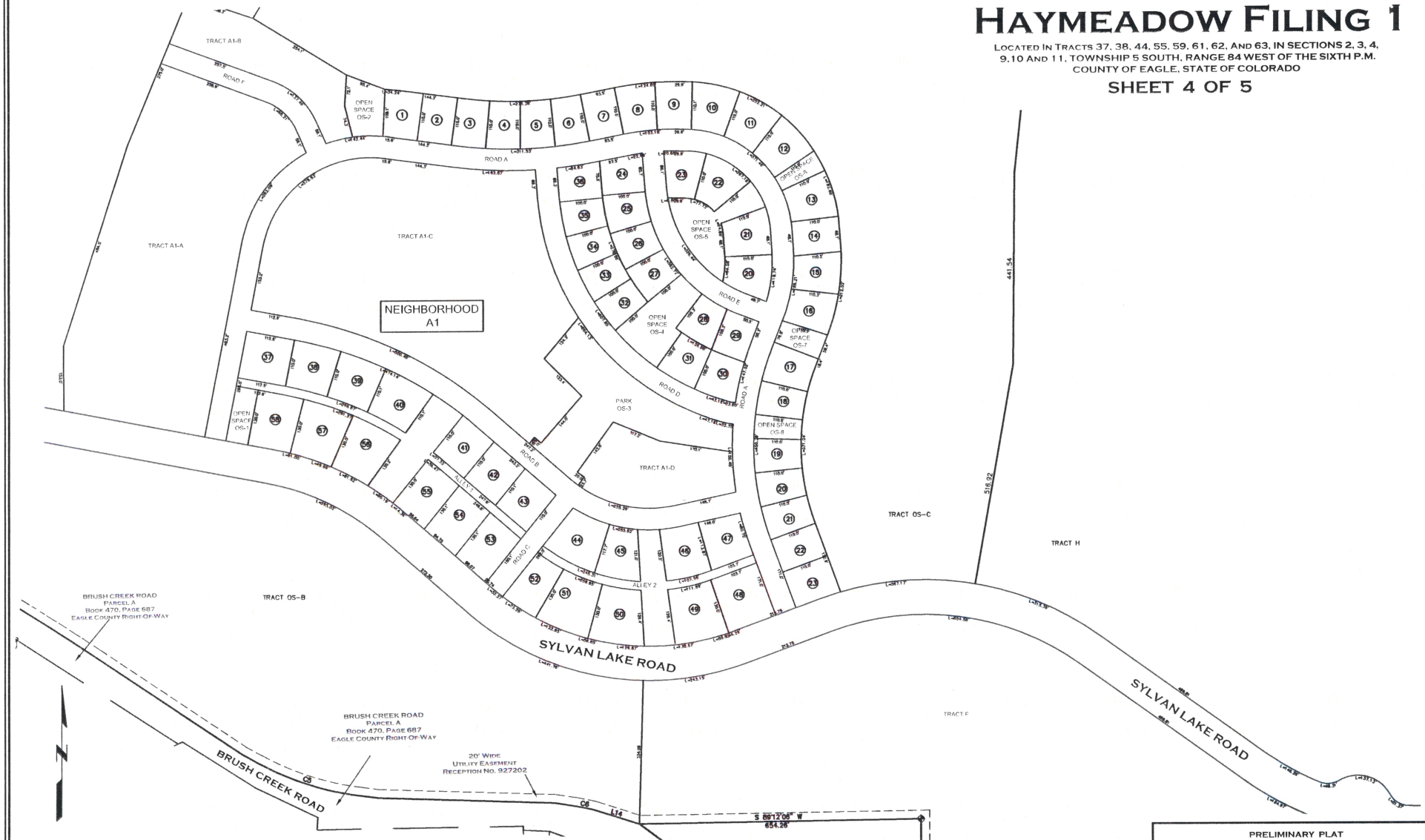
COUNTY OF EAGLE, STATE OF COLORADO

SHEET 4 OF 5



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REVISED TJA 03-17-2014 RECONFIGURED LOT LINES

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SHEET 4 OF 5	DATE: 08-07-13	CHECKED BY: MSS

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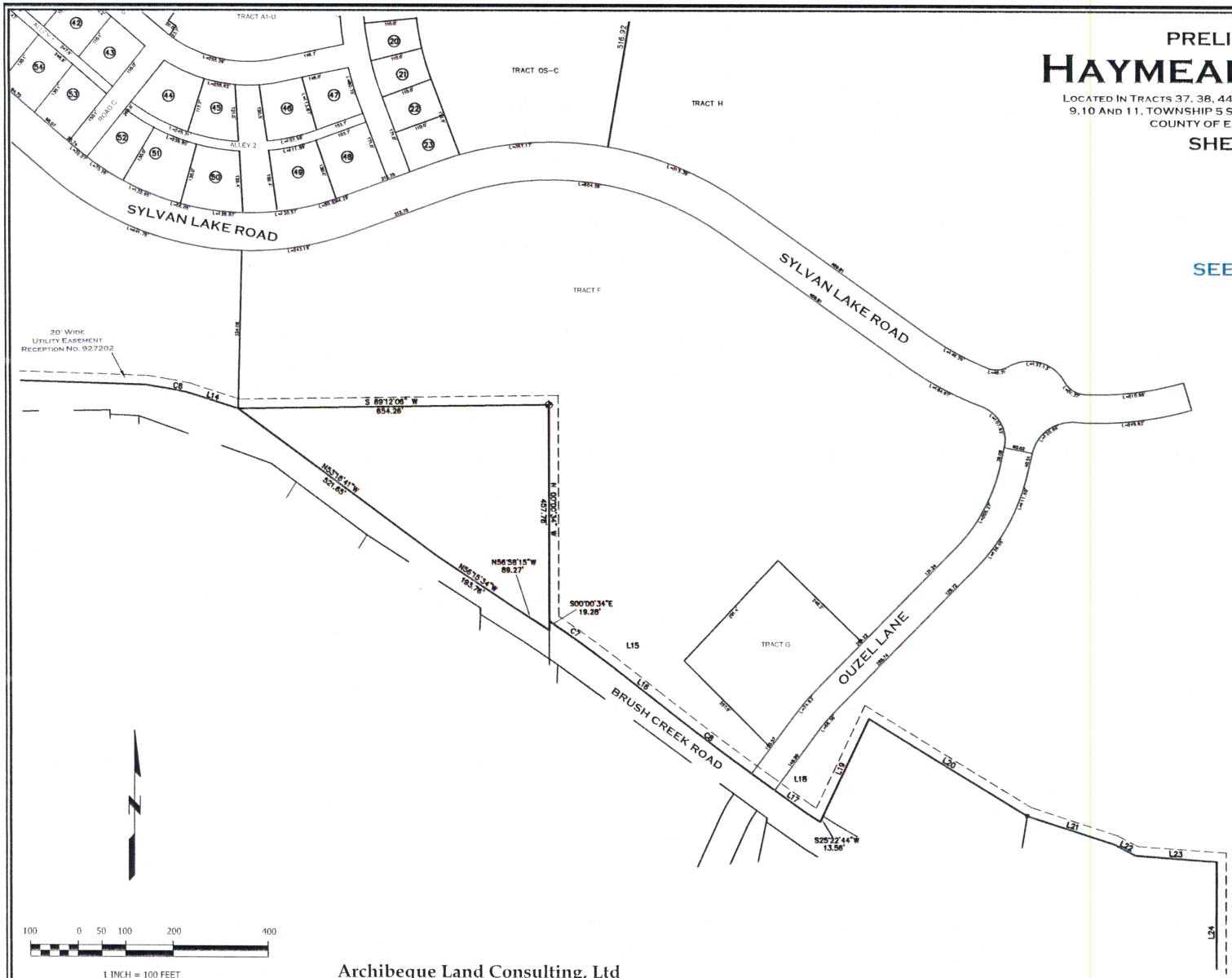
COUNTY OF EAGLE, STATE OF COLORADO

SHEET 5 OF 5

SEE SHEET 2 OF 5



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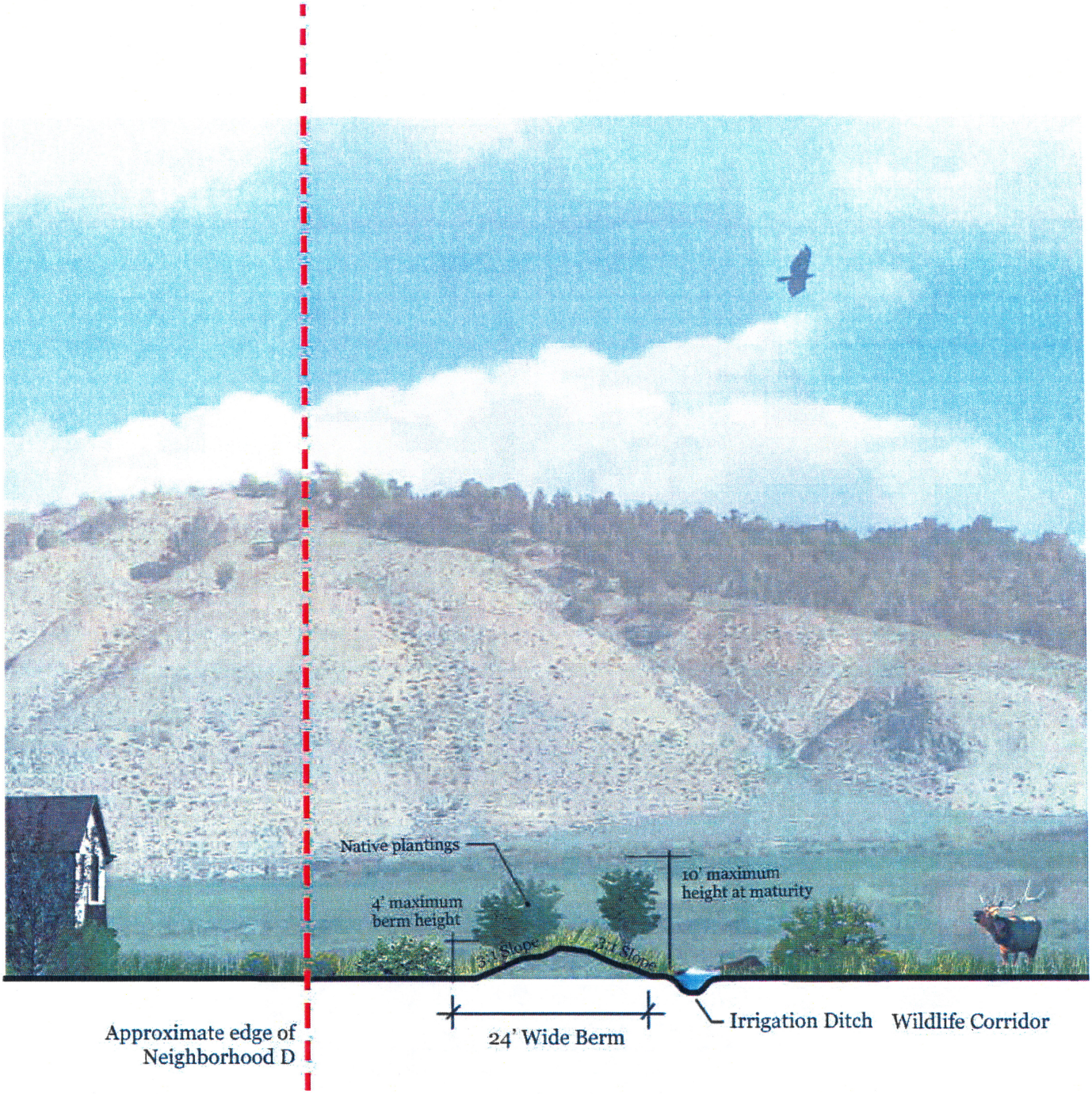
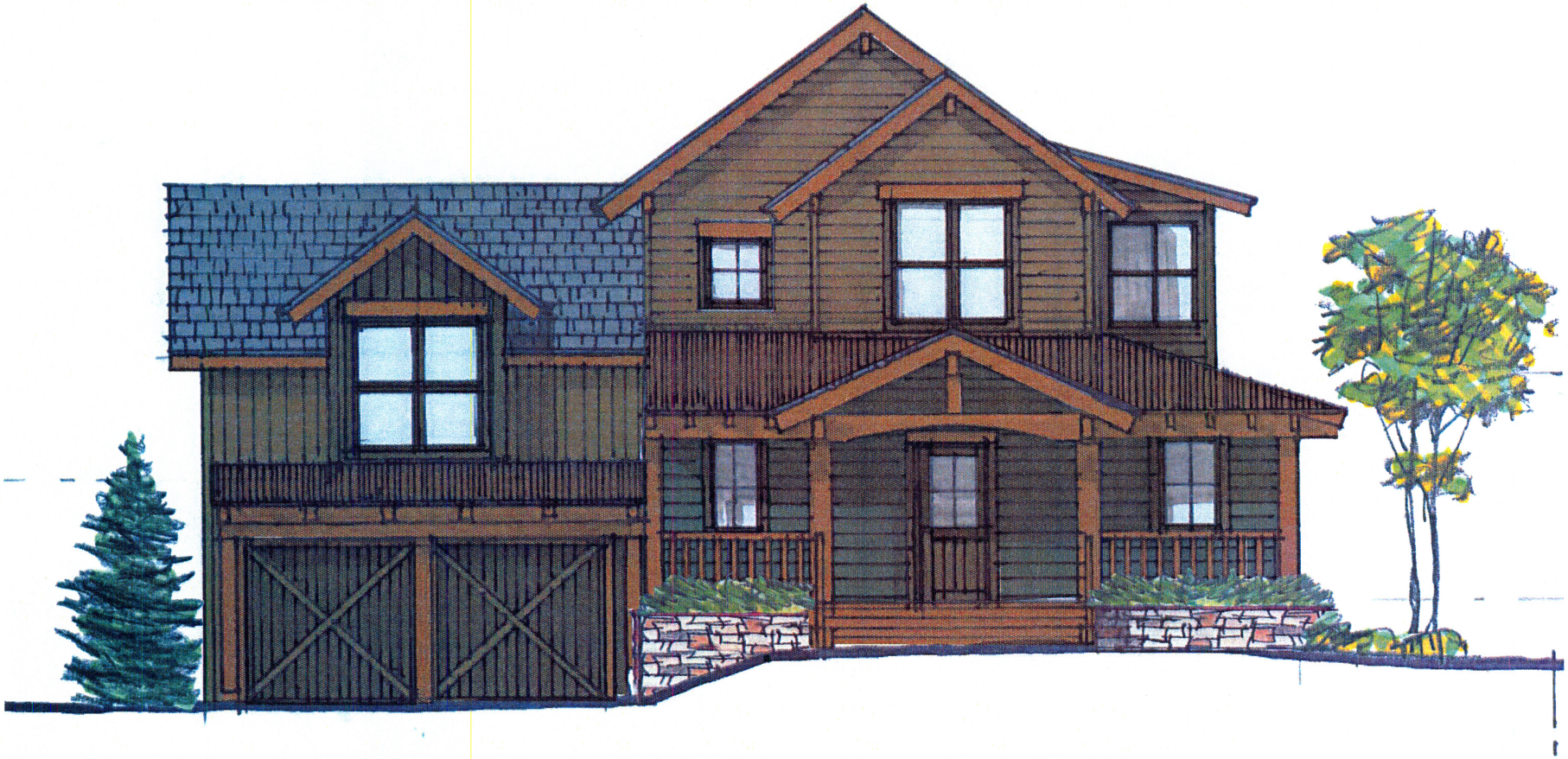


HAYMEADOW

WILDLIFE CORRIDOR BERM CROSS SECTION

dhm design | berglund architects | pylman assoc. | alpine engineering

08.15.13



Haymeadow

dhm design | berglund architects | pylman assoc. | alpine engineering

HAYMEADOW - SINGLE FAMILY HOMES
UNIT A - STREET ELEVATION

Exhibit D

Haymeadow

dhm design | berglund architects | pylman assoc. | alpine engineering

HAYMEADOW - SINGLE FAMILY HOMES
UNIT C - STREET ELEVATION

Exhibit D

Haymeadow

dhm design | berglund architects | pylman assoc. | alpine engineering

HAYMEADOW - SINGLE FAMILY HOMES
UNIT B - STREET ELEVATION

Exhibit D