



AGENDA
Planning & Zoning Commission
Tuesday, July 5, 2016
6:00 P.M.

Public Meeting Room / Eagle Town Hall
200 Broadway
Eagle, CO

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

ITEM

6:00pm – CALL TO ORDER

APPROVAL OF MINUTES – June 21, 2016

PUBLIC COMMENT

Citizens are invited to comment on any item not on the Agenda subject to a public hearing. Please limit your comments to five (5) minutes per person.

LAND USE FILES

CONTINUED PUBLIC HEARINGS

1.	Project:	Sylvan Circle Development Plan
	File #:	DR16-03
	Applicant:	Jonathon Werner (Eagle Sylvan, LLC)
	Location:	58 Sylvan Lake Road
	Staff Contact:	Tom Boni (Town Planner)
	Request:	Development Review for a 42-unit townhome project on 4.67 acres.

ITEM

TOWN BOARD OF TRUSTEES MEETING REVIEW

Staff update to the Planning & Zoning Commission on recent decisions made by the Board of Trustees on various Land Use files.

1. Colorado Slab & Tile – Special Use Permit
2. Boyz Toyz – Amendment to Special Use Permit

OPEN DISCUSSION

ADJOURN



The Town of Eagle

Box 609 • Eagle, Colorado 81631
(970) 328-6354 • Fax 328-5203

Meetings:
2nd and 4th Tuesdays

Planning and Zoning Commission Meeting Minutes June 21, 2016

PRESENT

Stephen Richards
Jesse Gregg
Charlie Perkins
Jamie Harrison
Donna Spinelli
Max Schmidt

STAFF

Tom Boni—Town Planner
Carla Nelson—Administrative Assistant
Matt Farrar—Assistant Town Planner

ABSENT

Jason Cowles
Cindy Callicrate

This meeting was recorded and the CD will become part of the permanent record of the minutes. The following is a condensed version of the proceedings written by Carla Nelson.

CALL TO ORDER

The regular meeting of the Planning and Zoning Commission held in the Eagle Town Hall on June 21, 2016 was called to order by Stephen Richards at 6:01 p.m.

APPROVAL OF MINUTES

Spinelli made a motion to approve the minutes of the June 7, 2016, Planning and Zoning Commission Meeting. Harrison seconded. The motion passed unanimously.

PUBLIC COMMENT

None

PRESENTATION

A team from Eagle County, including Jill Klosterman, Tori Franks, Pedro Campos, Melissa Brandrup and Gary Brooks, presented a conceptual development plan for Eagle County's property in West Eagle. The plan includes a conceptual layout of the infrastructure needed for the development; a variety of housing types that address new trends in the housing market; a phasing strategy; existing structures; and a ditch flowing through the property. The team explained that development would need to be done in phases and

timing of the development would be tied to the Haymeadow project.

Richards opened public comment and the following citizens addressed the Commission:

1. Jeff Manley, 101 Oxbow Court—concerned with small garages and lots of vehicles, likes the walkability of the neighborhood.
2. Robert Rapp, 115 Oxbow Court—likes the concept and the variety of price points.
3. Joe O'Malley—concerned with increased traffic due to more housing.

LAND USE PUBLIC HEARINGS

DR16-03 Sylvan Circle Development Plan

Richards opened File DR16-03, Sylvan Circle Development Plan, located at 58 Sylvan Lake Road, 42 Unit Townhouses on 4.67 acres. The applicant, Jonathon Werner, described the different building types, layout of the project and the project's relation to Highway 6 and Sylvan Lake Road. Gary Brooks, Alpine Engineering, described how the phasing of the project would occur. Mr. Brooks explained the requirement and process for the FEMA letter of map revision for the project.

The Commission asked about water quality, access points to Highway 6, and landscaping along Highway 6. The Commission asked the applicant to provide additional site sections for Buildings D and C, in order to better understand their relation to Brush Creek, as well as, to better understand the proposed retaining walls.

Harrison made a motion to continue the file DR16-03 to July 5, 2016. Spinelli seconded the motion. The motion passed unanimously.

BREAK 8:40pm-8:43pm

V16-03 Aguilar Setback Variance

Richards opened File V16-03, Aguilar Setback Variance, located at 20 Wren Court, a variance to allow for a reduced side yard setback requirement to allow for the construction of a covered deck. Boni presented that a Stop Work Order had been issued in 2013 due to complaints from the neighbors regarding the unfinished deck and cover. Boni read into record an email from Brent and Michelle Alm. A second neighbor also suggested support for the variance.

Harrison made a motion to approve File V16-03 finding that it meets standards 1, 2, 3 and 4 of the Land Use and Development

Code for approval of a Zoning Variance with the following conditions:

1. The applicant is to submit a landscape plan to be approved by Town of Eagle Planner showing the buffer with adjacent neighbors.
2. The complete covering (roof structure and roof deck) to be completed within 90 days or the frame shall be removed. Harrison amended to 120 days.

Gregg seconded. The motion passed unanimously.

Richards closed File V16-03.

ADJOURN

Harrison made a motion to adjourn the meeting. Spinelli seconded. The motion passed unanimously. The meeting was adjourned at 9:00 p.m.

Date

Stephen Richards – Planning and Zoning Commission

Date

Carla Nelson – Administrative Assistant



CERTIFICATE OF RECOMMENDATION

TO: Planning and Zoning Commission

FROM: Department of Community Development

DATE: Tuesday, July 5, 2015

PROJECT NAME: Sylvan Circle Major Development Permit

FILE NUMBER: DR16-03

APPLICANT: Jonathan Warner

STAFF CONTACT: Tom Boni, Town Planner

APPLICABLE SECTION(S) OF MUNICIPAL CODE:

Section 4.06 (Development Review)
Section 4.07 (Development Standards)

EXHIBIT

- A. Aerial Photo
- B. Sylvan Lake Roundabout PUD Guide
- C. Letter from Applicant
- D. Revised Drawings
- E. Town Traffic Consultant Letter
- F. Water and Sewer Capacity Memo
- G. Adequate Public Facilities Memo and Student Generation Memo

PUBLIC COMMENT: Kaley Ruark

REQUEST:

The applicant is requesting Development Plan review of a multi-family development containing 42 residential units (Townhouses) in seven building of various sizes on a 4.67-acre property zoned Sylvan Lake Planned Unit Development.

DISCUSSION:

This property, originally proposed as a site for a Kum n Go Convenience Store/Gas Station, was ultimately zoned the Sylvan Lake Round-About Planned Unit Development. Please see attached Planned Unit Development Guide (PUD Guide), which allows for a maximum of 50 dwelling units (50,000 square feet) or commercial development or a combination of commercial and residential development. It also requires the dedication of an open space easement along Brush Creek and the construction of a pedestrian/bicycle trail. This trail is envisioned to become part of an integrated system linking Eagle Ranch with the Fairgrounds. The residential density of the overall development is approximately 9 dwelling units per acre. The net density of the development excluding the open space easement is approximately 13.5 dwelling units per acre. All of the interior access roads are part of the development and will be privately maintained.

The original zoning of this property when it was annexed into the Town of Eagle as part of land acquisition necessary to provide a Highway 6 access to Eagle Ranch was Residential Multi-Family.

This application was reviewed at the last Planning and Zoning Commission Hearing on June 21 and continued to this hearing to address concerns raised by Staff and the Commission. Staff's concerns at the last hearing were:

1. Additional landscape treatment along the back side of the Eagle Ranch Landscape Easement to buffer the development from the surrounding roadway. Incorporation of a stone wall with additional trees and bushes should be evaluated. This would provide a more managed transition from the more intensively used roundabout and the Development. It would contribute to the visual quality experienced by travelers approaching this key intersection and also provide a valuable sense of privacy to the residences of the development. This is one of the key planning considerations for this property when evaluating how this land use fits into its context. The buildings are lower than the surrounding landscaping and need a better transition.

Staff has discussed this concern with the applicant and he has indicated a willingness to add more buffering. Please see revised Landscape Plan attached as part of Exhibit D submitted on Friday. Staff will comment at the Hearing as to its effectiveness.

2. Placement of one or two benches with shade trees along the proposed creek-side path.

Addressed to satisfaction of staff.

3. Removal of patios from water and sewer easement. These patios should also be buffered from the access road. Applicant should evaluate strategies on how this might be best

accomplished to provide a transition from the private patio space to the more public access drive. One idea is to use the fence railing detailing of the second story patios.

Applicant has worked on revising plan to address these comments. However, final approval of any remaining patio encroachment needs to be approved by Public Works Department. Final Staff comment on design solution for the buffering of the patios from the roadway to be provided at Hearing.

4. If the location of the proposed right-in/right-out access is approved by our traffic consultant, staff would request the applicant consider the practicality of providing a short deceleration lane and restriping of the roundabout to allow through movement on the right hand lane.

Staff concurs with our Traffic Consultant's comments that this suggestion would have negative consequences for the significant amount of traffic entering the round-about from Sylvan Lake Road compared to the benefits for the limited traffic entering Highway 6 from the development.

5. Re-direct off site storm flow into the onsite storm pipe to provide better treatment through detention pond. We are concerned with the proposed separate discharge point. Staff believes this will help maintain water quality of Brush Creek.

Addressed to staff's satisfaction.

6. Evaluate existing lighting of pedestrian crossing at round about to determine if additional light pole is necessary.

Applicant Performed analysis and added a light pole on west side. Lighting engineer indicated another pole on the north side of the round-about would be helpful. Staff will comment at Hearing.

7. Show extension of 10' wide foot path to the North West connecting the Highway 6 Bridge to ensure that it is coordinated with overall plan.

Completed

8. Work with staff to prepare open space easement to be dedicated at time of Development Plan approval.

Completed. Approach is to have applicant prepare a metes and bounds description of the open space easement shown on the landscape plan and require that it be dedicated to the Town prior to Development Permit is issued.

9. Work with staff to design sewer main serving the North West building. Current design needs to be revised to comply with code.

Applicant is working with Public Works Department to address this concern. Must be addressed to Public Works Department satisfaction.

10. Placement of trees need to be evaluated to ensure they are not located in water and sewer easements.

Applicant is working with Public Works Department to address this concern. Must be addressed to Public Works Department satisfaction.

The Commission made the following comments:

1. Requested that the applicant add evergreen trees to the buffer along highway 6 to better screen the development from the highway.

Applicant has addressed this comment.

2. Cut additional sections through the development to illustrate the grading and building heights.

Applicant has addressed this comment.

The Town has engaged Fox Tuttle and Hernandez Transportation Group to work on behalf of the Town to evaluate and make a recommendation on this access to Highway 6. Bill Fox has reviewed the traffic report and has submitted his review comments in a letter dated June 28, 2016 and attached as Exhibit E.

Since this development proposal is larger than ten residential units, it therefore must demonstrate that it complies with standards contained in Chapter 4.14 - Assurance of Adequate Public Facilities.

As required by that Chapter, the Town Planner shall prepare a recommendation to the land use application decision maker, the Board of Trustees in this case, concerning the availability of adequate public facilities and include as part of this Staff Report. Please see Exhibit G.

DEVELOPMENT REVIEW STANDARDS (SECTION 4.06)

The general requirements for a Development Plan Review as described in Section 4.06.060.D of the Land Use and Development Code are:

1. Compliance with the Town's ordinances, regulations, goals, policies and plans.
2. Any adverse impacts resulting from the proposed development are reasonably and adequately mitigated by the applicant to minimize such impacts.

FINDINGS FOR DEVELOPMENT REVIEW STANDARDS

Standard #1:

As discussed above, this property is zoned the Sylvan Lake Round-About Planned Unit Development. The regulations contained within that document act as the land use regulations for the property.

The development is in general compliance with the PUD Guide and the Land Use and Development Code. Please note a minor variation is requested related to the definition of floor area and the 15-foot wide landscape buffer from Highway 6. This is a standard in the PUD Guide and the Town's Regulations.

In regard to the definition of floor area, Town Staff originally reviewed a plan with carports rather than garages and it was less visually attractive and less livable. Staff believes that the garages improve the livability and appearance of the development at this prominent location.

Similarly, the original site plan that showed a continuous 15-foot wide buffer and a less desirable site plan. Several townhouses in this location did not have sufficient space for a car to park behind the garage if a continuous buffer were maintained. Consequently, a larger parking lot was required at the western end of the road. The applicant has indicated a willingness to increase the landscaping in the right of way where this encroachment occurs.

The Town's goals, policies and plans relevant to this land use application are contained within the Eagle Area Community Plan (EACP).

A finding of compliance with the EACP was made during the approval of the Planned Unit Development for this property. However, at this Development Plan review stage of the process, specifically required by the PUD Guide, we are evaluating a more detailed development plan as to its compliance with the EACP.

The Land Use Designation provided for this property in the EACP in Conservation Oriented Development.

The most relevant Intent Statement of this Designation are as follows:

1. "Balance conservation and development objectives"
2. "Preserve attributes of high conservation value as determined practicable and appropriate on a site by site basis ..."
3. "Set aside an appropriate amount of land as open space to foster compact development ..."

This property is located within the Western Gateway Character Area. The most relevant Planning Principle identified for this area is to "Maintain an attractive, well managed landscape and distribution of land uses at the Town's western boundary."

In the Housing Chapter of the EACP the first policy is “to support and contribute to efforts to address the needs for affordable housing.” And the second policy is “to promote the preservation and or creation of a wide range of housing units....”

Chapter 6 of the EACP entitled Community Design and Appearance encourages high quality design standards, a pedestrian friendly community and the creation of a “sense of place.”

It is Staff’s opinion that the proposed development is in general compliance with the above referenced policies of the EACP. Considerable care has been taken to include a landscape plan that works with the land and the development to integrate these homes into the setting. The applicant and Staff have worked together to achieve a mix of residential unit types. The applicant has also designed a storm water system that is sensitive to this development’s proximity to Brush Creek.

Standard #2:

Any adverse impacts resulting from the proposed development are reasonably and adequately mitigated by the applicant to minimize such impacts.

Staff believes that the applicant has addressed Staff’s major concerns in this regard and the remaining work is feasible and can be addressed at Board of Trustee level.

STAFF RECOMMENDATION:

A. Staff recommends approval of the application conditioned upon:

1. Final review of the landscape plan prior to the Hearing to be contained in Power Point Presentation by Staff.
2. Public Works approval of remaining details related to water and sewer distribution and easement concerns.
3. Conditional approval requiring flood plain revision approved by FEMA prior to construction of any units located in the existing flood plain.
4. Final positive determination of adequate public facilities.

PLANNING & ZONING COMMISSION

1. Questions of Staff/Applicant
2. Public Comment
3. Deliberations



Use of this map should be for general purposes only. The Town of Eagle does not warrant the accuracy of the data contained herein.

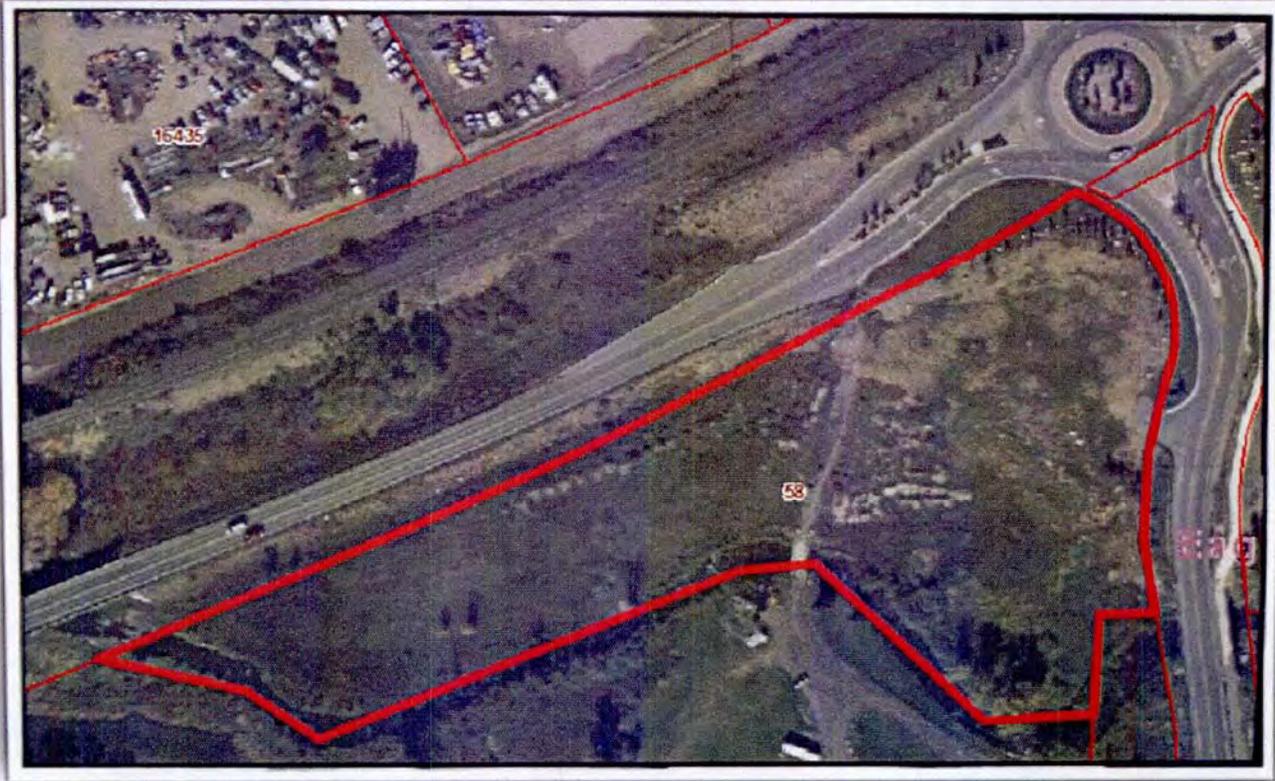
1 inch = 133 feet 0 25 50 100 Feet



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

PUD Guide

Sylvan Lake Round-About Planned Unit Development



58 Sylvan Lake Road
Lot 1, West Eagle Addition Filing 2
Eagle, Colorado 81631

November 12, 2013

1. Statement of Purpose and Intent

To provide for commercial, residential, and/or mixed use development within the Town of Eagle. This PUD Development Guide defines the permitted use of land, provides for open spaces, and includes additional supplementary regulations. This Guide constitutes the standards and zoning provisions with site-specific restrictions for development within this PUD. Any aspect of development not specifically addressed in this PUD Guide or on the Development Plan (the Development Areas Plan is the Development Plan for this PUD) is regulated by the Town of Eagle Land Use and Development Code. Building construction within the PUD is subject to applicable ordinances, rules, regulations, and Codes of the Town of Eagle. This PUD Guide and exhibits shall constitute a site specific development plan and creates a vested right pursuant to Article 68 of Title 24, Colorado Revised Statutes, as amended, for a period of 5 years.

2. Uses by Right*

Commercial and institutional uses:

- Retail establishment (including drive-thrus) including but not limited to:
 - Grocery store
 - Convenience store
 - Liquor store
- Restaurant (sit-down/no drive-thru)
- Coffee shop (including drive-thru)
- Tavern, including breweries and brew pubs
- Office including business, professional, and medical offices
- Lodging
- Bed and Breakfast
- Medical or Rehabilitation Clinic
- Church
- Community Building
- Public Building
- School (small specialized school such as adult education)
- Child Care Facility
- Park and Open Space
- Indoor and Outdoor Recreation Facility
- Home Occupation
- Seasonal Sales from temporary or permanent structures such as fruit and vegetable stands, etc.

Residential Uses:

- Single Family Dwellings
- Two Family Dwellings
- Multiple Family Dwellings

*Any use that may be operated 24 hours a day shall be reviewed by the Planning and Zoning Commission to ensure that impacts to residential neighbors are adequately mitigated.

3. Specifically Prohibited Uses
 - Gasoline Sales
 - Fuel Storage above or below ground
 - Storage of Hazardous Materials (excluding common household products)
 - Vehicular and Boat Service, body shops and Sales (including recreational vehicles)
 - Dry Cleaning Plant
 - Other uses not listed as a use by right or not determined to be similar to a use by right
4. Building Height

All buildings shall be limited to 35' in height. Height is defined as: the distance measured vertically from any point on a proposed or existing roof or eaves to the existing or finished grade (whichever is more restrictive) located directly below said point of the roof or eaves. Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof to the existing grade directly below said point on a proposed or existing roof.
5. Non Residential/Commercial Building Footprint

The total building footprint for a commercial or non residential use shall be limited to a maximum of 15,000 sq. ft.
6. Residential Density and Square Footage

The total number of dwelling units allowed on this entire site shall not exceed 50 units. The floor area of all residential dwelling units shall be limited to a maximum of 50,000 sq. ft.
7. Building Coverage and Impervious Coverage

Building coverage and impervious coverage shall be 50% building coverage plus 20% other lot coverage for a total of 70% total coverage allowed. Development areas shall not be considered individually. These coverages shall be based upon the combined area of Development Areas 1 and 2 and shall not include the area of the open space easement.
8. Location of Uses and Development

Two development areas are shown on the attached diagram. Both areas allow for residential, commercial, and mixed use development.
9. Setbacks

Building setbacks shall be 20' from all property boundaries. Stream setbacks shall be 50' from the high water mark.
10. Open Space

An open space easement shall be provided to the Town of Eagle allowing for fishing access to Brush Creek, recreational trails, passive open areas, passive, and landscape materials. The open space area may also allow for activities related to permitted commercial and residential uses including walking paths, patios and decks with seating areas, and access to Brush Creek subject to review of the Development Permit and found to be consistent with the intent of the area as open space. Any restaurant patio or deck located within the open space easement shall be approved by Special Use Permit. The open space easement shall be located as conceptually shown on the PUD Development Plan attached and be provided at

time of Building Permit following approval of a Development Permit. The Town of Eagle shall have the right to construct a 10 foot wide recreation trail, at its expense, within the proposed open space easement at any time upon its sole discretion, in which case the owner shall dedicate an appropriate easement for this 10 foot wide recreation trail. If alignment of this trail within the easement is obstructed by wetlands and all reasonable efforts to encroach into wetland areas have been exhausted, the Town and owner shall work out a mutually acceptable alignment/easement that avoids wetlands while minimizing encroachment into the development parcels.

If the Town constructs a trail on the applicant's property within the vesting period, the applicant shall be responsible to fund the lesser of 50% of the actual costs to construct the recreation trail upon the applicant's property or \$50,000. Such funding shall be addressed at Development Permit and funded at Building Permit approval which may precede or follow the construction of the recreation trail.

If a Development Permit is obtained for development of the property prior to the construction of the trail, the applicant shall provide the Town with a \$25,000 deposit at building permit to be used solely for the construction of the recreation trail on the applicant's property and a Letter of Credit for \$25,000 at building permit. The Town shall be obliged to construct the recreation trail within the aforementioned vesting period for the Sylvan Lake Roundabout PUD. Failing to do so shall require that the Town refund the \$25,000 and release the Letter of Credit with no further obligation for the applicant to fund recreation trail construction. Should the Town complete the recreation trail as contemplated here-in, the remaining balance required of the applicant to a maximum of \$50,000 shall be immediately paid by the applicant to the Town and the Letter of Credit will be released.

If no trail is developed within the vesting period, the applicant shall have no obligation to fund the recreation trail construction whatsoever. If the recreation trail does not connect to the Eagle Ranch Trail system or to the Regional Trail system along Violet Lane, the applicant shall have no obligation to fund the recreation trail construction whatsoever.

The provisions for the establishment of the open space easement and the 50% funding (to a maximum of \$50,000) of the recreation trail construction shall be the full extent of the exactions required of the development of this property. No further exactions shall be imposed for the life of this PUD. However, exactions are not to be interpreted to include provisions required by the Municipal Code including the Land Use and Development Code.

A land dedication may be substituted for an easement at the owner's discretion.

11. Water Plant Investment Fee

Section 12.16.040 of the Eagle Municipal Code contemplates that an applicant provide an up front payment for 60% of the estimated water plant investment fees for projects demanding 10 or more EQR. Since it is unknown whether development on this property will reach the threshold for this code section (commercial development is likely to be well below 5 EQR, for example), the prepayment of water plant investment fees, if any, shall be deferred until issuance of a Development Permit.

12. **Parking**
Shall be provided in accordance with the Land Use and Development Code except that residential studio units of up to 700 sq. ft. shall only be required one to one and half parking spaces, subject to review and approval by the Planning and Zoning Commission during the review of a development permit.
13. **Signage**
All signs shall comply with the Land Use and Development Code.
14. **Exterior Lighting**
All exterior lighting shall be in accordance with the lighting standards contained in the Land Use and Development Code, except that LED of equivalent light output shall also be allowed.
15. **Accessory Uses**
Other uses customary to commercial and residential uses, including but not limited to movie rental services, newspaper boxes, ice boxes, and other outdoor display items shall be permitted.
16. **Fencing, Walls, and Railings**
Fencing and/or walls shall be required to screen trash facilities and mechanical equipment. All fencing shall be of high quality wood, metal, or masonry.
17. **Architecture**
The architecture of residential and nonresidential buildings on site shall be consistent with the policies of the Eagle Area Community Plan with specific emphasis on visual quality and consideration of policies to create a western gateway. The architecture of all buildings should be sympathetic to residential uses in the area and include the use of sloping roof forms. The use of flat roofs shall be limited to buildings designed with a historic Eagle vernacular as one may find on Broadway or within the commercial core of Eagle Ranch Village (i.e., brick facade and/or stone facade with an articulated and ornamented terminus to the parapet). Building materials may include brick, stone, wood board and baton, wood lap siding, cementitious versions of wood siding, wood timbers, exposed wood or metal beams, natural and painted metal structural members, high quality asphalt shingles, metal, and corten siding and roofing materials. Imitation stucco is not allowed. Low quality building materials such as vinyl siding shall not be allowed. The overall development of the property shall be integrated with the topography and responsive to Brush Creek as a community resource.
18. **Water Quality**
Water Quality of Brush Creek and protection of the Town's Water Intake for Lower Basin Water Treatment Plant are of the highest priority. A stormwater water management plan approved by the Town for this property shall be designed to address this high sensitivity to potential water quality degradation of Brush Creek.
19. **Landscaping**

Landscape installation shall be per Land Use and Development Code. Care will be taken to ensure that landscape materials are placed in a manner that does not inhibit commercial performance but results in an attractive presentation of the site. In addition to the landscaping that will be required within the development areas, landscape materials (trees and shrubs) shall also be required within the open space easement as shown on the attached Conceptual Open Space Landscape Plan. Landscape materials within the open space areas will be required to be shown with any Development Permit application in either Development Area 1 or 2. However, development of either Development Area 1 or 2 shall only be required to provide landscaping within the adjacent and corresponding Open Space Landscape Area 1 or 2. Should the entire site be developed as one project, the entire open space landscaping shall be completed. Any existing debris piles located anywhere on the property shall be removed with a Development Permit approval.

20. Site Access

The town shall allow appropriately designed vehicular access from Sylvan Lake Road and if the Town approves uses of the property conditioned and dependent on access from Highway 6, the Town will support an application for a State Highway Access Permit that complies with the standards for an access permit.

21. 1041

The Town will support the applicant's efforts to modify the existing 1041 approval from Eagle County for a sewer line extension to serve the uses provided for in this PUD Guide.

22. Development Permit

All development applications within this PUD shall require a Development Permit pursuant to Section 4.06 of the Land Use and Development Code. Development permit application submittals will be required to include a wetland delineation. In general impacts to wetlands should be avoided though it is specifically recognized that the extension of utilities to the property will create impacts to wetlands that cannot be avoided. These wetland impacts are recognized as acceptable by the Town. A massing study of the proposed buildings and a review of visual impacts from the roadway and the residential property to the southwest shall be provided with an application for Development Permit.

23. Subdivision

The property may be further subdivided to allow for appropriate development and ownership of the parcels. The creation of not more than four parcels shall be processed in accordance with Section 4.12.050 Minor Subdivision of the Land Use and Development Code. The creation of condominium or townhouse units shall be in accordance with Section 4.12.040 of the Land Use and Development Code. Any subdivision of the property shall not occur prior to approval of a Development Permit.

24. Amendment to PUD

Any changes to this PUD Guide shall follow the procedures established in Section 4.11.050 of the Land Use and Development Code. However, minor changes to the plans, landscaping, signage, or building which do not change the overall intent of the character of the PUD may be approved by the Town Planner. Any decision of the Town Planner may be appealed in writing to the Board of Trustees pursuant to the Municipal Code.

Approved by Eagle Ranch Lot Investors LLC, a Colorado limited liability company, the developer of the Sylvan Lake Round-About Planned Unit Development, this ____ day of November, 2013.

Eagle Ranch Lot Investors LLC
BY: Mervyn Lapin
Mervyn Lapin, Manager

Approved by the TOWN OF EAGLE, COLORADO, a municipal corporation acting by and through its Board of Trustees, this ____ day of November, 2013

BY: Yuri Kostick
Yuri Kostick, Mayor

ATTEST

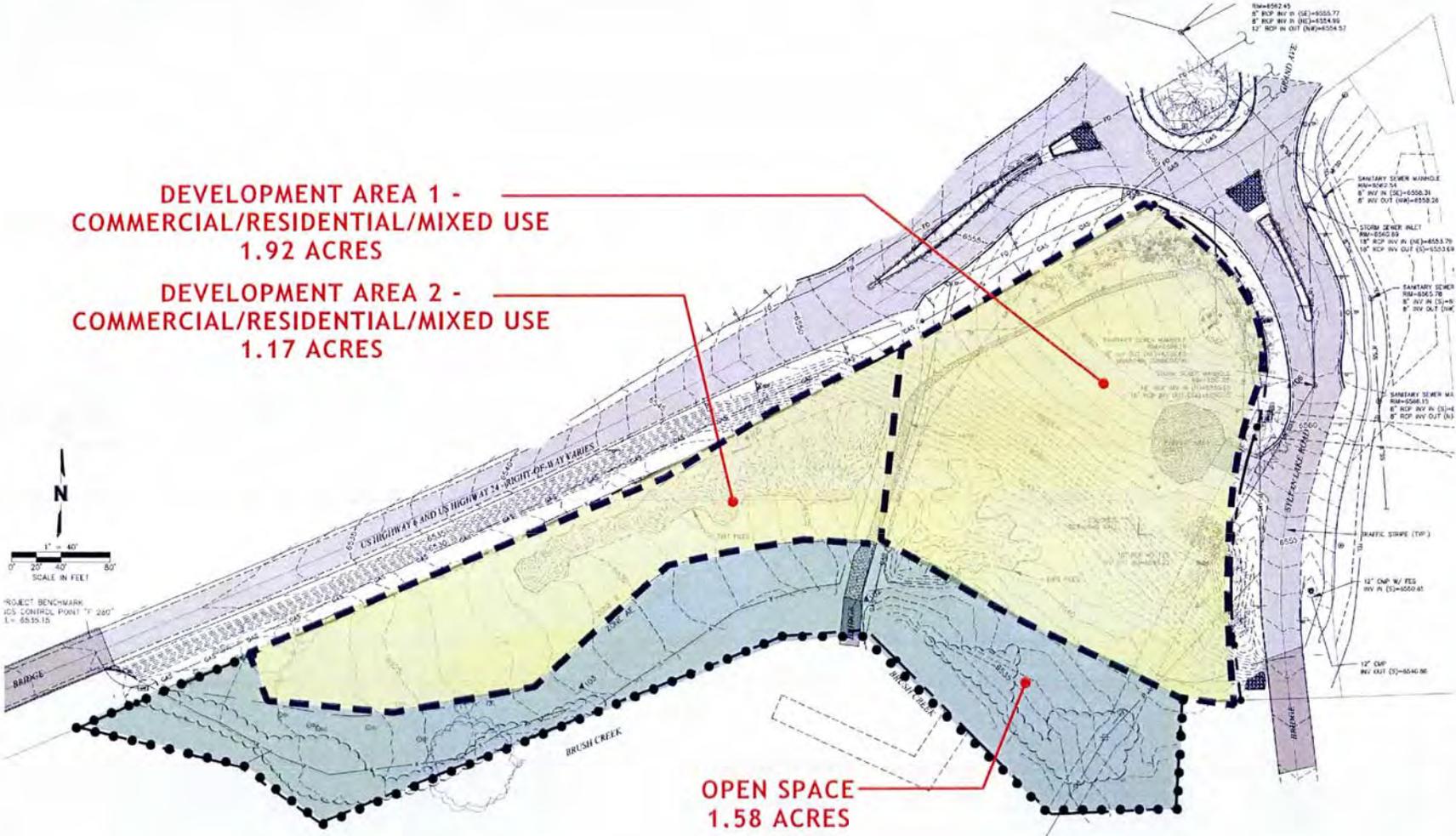
Sarah Braucht, Town Clerk

ZONING PLAN

**DEVELOPMENT AREA 1 -
COMMERCIAL/RESIDENTIAL/MIXED USE
1.92 ACRES**

**DEVELOPMENT AREA 2 -
COMMERCIAL/RESIDENTIAL/MIXED USE
1.17 ACRES**

**OPEN SPACE
1.58 ACRES**



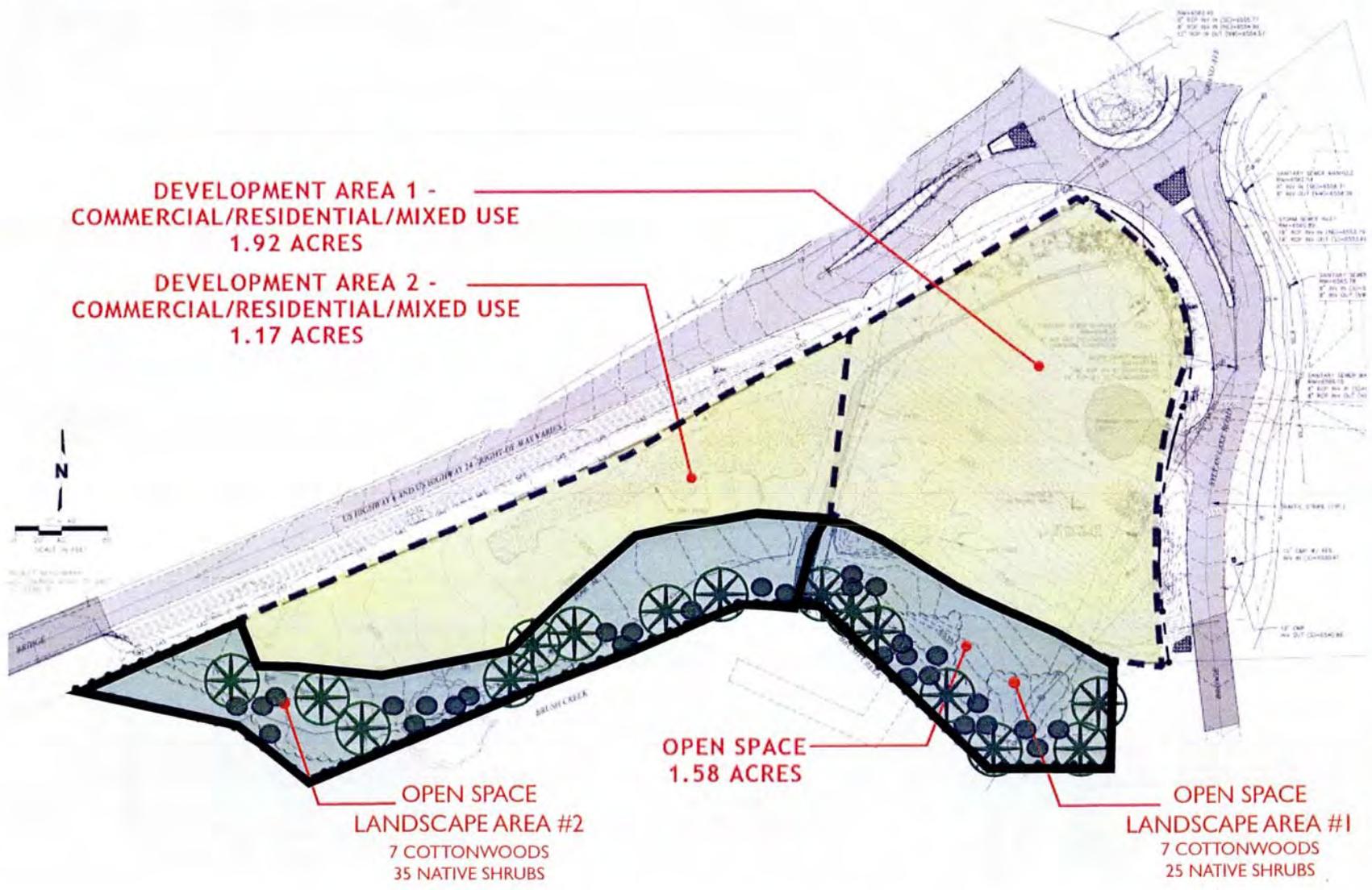
EAGLE RANCH LOT INVESTORS
LOT 1, FILING 2, WEST EAGLE ADDITION
ZONING PLAN DEVELOPMENT AREAS • 31 JULY 2013



CONCEPTUAL OPEN SPACE LANDSCAPE PLAN

 COTTONWOODS 3" CALIPER
 NATIVE SHRUBS 3 GAL.
 NATIVE GRASSES THROUGHOUT

EAGLE RANCH LOT INVESTORS
 LOT 1, FILING 2, WEST EAGLE ADDITION



**DEVELOPMENT AREA 1 -
 COMMERCIAL/RESIDENTIAL/MIXED USE
 1.92 ACRES**

**DEVELOPMENT AREA 2 -
 COMMERCIAL/RESIDENTIAL/MIXED USE
 1.17 ACRES**

**OPEN SPACE
 1.58 ACRES**

**OPEN SPACE
 LANDSCAPE AREA #2
 7 COTTONWOODS
 35 NATIVE SHRUBS**

**OPEN SPACE
 LANDSCAPE AREA #1
 7 COTTONWOODS
 25 NATIVE SHRUBS**



Jonathon Warner, AIA, LEED AP
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Boulder, CO 80303
t. 720.644.6699

Tom Boni
Town Planner
P.O. Box 609
200 Broadway
Eagle, CO 81631

Re: Coordination Meeting 6/27/2016
Date: 6/28/2016

Tom,

Per our coordination meeting, please find below a summary of revisions and clarifications for the Sylvan Circle development located at 58 Sylvan Lake Road.

PUD PROVISION CLARIFICATIONS

- 1) The PUD allows for up to 50,000 sf of residential floor area. Preliminary designs for the development had carports instead of the enclosed garages that are currently proposed. It was determined during discussions with the Town Planner, that the visual quality of enclosed garages would be preferable to the site plan with carports. The garages also allow some enclosed storage that would otherwise be visible on the site, therefore further benefitting the appearance and livability of the development. Consequently, the Town Planner made the determination that garages would not count against the 50,000 sf residential floor area limit.

The PUD allows for the Town Planner to interpret the intent of the PUD. "Per Section 24...minor changes to the plans, landscaping, signage, or building which do not change the overall intent of the character of the PUD may be approved by the Town Planner."

- 2) The PUD and the Town Development Standards require a 15' landscape setback. In front of Buildings G and F, we have requested that the landscape area be moved into the Right of Way south of Highway 6. The tightest distance between our proposed road and the edge of pavement of Highway 36 is 35 feet, providing adequate room for landscape screening. We have requested and received a permit from CDOT to install landscaping. We are proposing to have trees and ornamental grasses on the backside of the guardrail along Highway 36, and feel that this creates a nice entry into Eagle as well as adequate screening of the proposed development. The area where we can add trees is limited because there are utilities between the highway and our road that need to be avoided. In addition, trees are proposed directly in front of the residences that will create an additional layer of screening from the road.

Variance of the Town Development Standards is allowed per 4.07.060 of the LUC.

- 3) The PUD requires that the Developer fund 50% of the recreation trail construction (or \$50,000, whichever is less), if the Town proceeds with construction within the 5 year vesting period and if the bike path connects to the larger trail system (See Section 10 of PUD). The vesting period extends through November 2018.

The Developer proposes that the full \$50,000 will be spent on installing the sub-base for the future bike path and for additional development of the designated Open Space area and associated public parking. It is proposed that this expenditure would satisfy the Developers obligation under the PUD.

The estimated costs of the Open Space improvements are as follows:

- Rough in bike path and installation of sub-base (940 lf)	\$18,000 (apx cost)
- Designated public parking (3 spots)	\$3,000 (apx cost)
- Public Seating Area (benches, grill, table, trash, etc.)	\$25,000 (apx cost)
- Trees and bushes over the Landscape Req.* (9 trees, 11 shrubs)	\$4,000 (apx cost)
- <u>(2) benches and sitting areas</u>	<u>\$2,000 (apx cost)</u>
TOTAL ESTIMATED COST OF OPEN SPACE IMPROVEMENTS	\$52,000

*Note that the PUD includes a Conceptual Landscape Plan that calls for (14) Cottonwoods and (60) Native Shrubs, and our proposed Landscape Plan exceeds this amount by (9) trees and (11) shrubs.

Excluded from the cost above are the Civil Engineering design and permit submittals required to do work within the flood plain.

The estimated cost to pave the bike path, repair the sub-grade and extend the path 30' to the eastern property line is \$25,000. This cost would be borne by the Town when the bike trail system is extended.

OTHER ITEMS DISCUSSED

Town Planning Staff comments for 6/21/16 Planning Board Review:

- 1) Addition landscape treatment along and/or within the Eagle Ranch landscape easement.
 - a. The Landscape Plan has been revised to add additional bushes and shrubs to create a denser screen along that edge. More trees along the north are not possible, as the current layout maximizes the amount of trees that can be placed along the northern portion of the easement without the mature tree canopies conflicting.

Trees and shrubs have been added on the eastern end of the easement. The effect will be denser and more layered landscape screen between the road and the buildings. Overall, more landscaping has been added within the Eagle Ranch Easement. Prior conversations with the Eagle Ranch HOA administrator and the DRB administrator indicated that augmentation of the existing landscape easement would be acceptable, but would require DRB review once the Town was satisfied with the proposal.
- 2) Placement of benches in the Open Space easement.
 - a. Two benches have been added to the Landscape Plan. Refer to images of proposed design on Landscape Plans 2/L1.1.
- 3) Removal of patios from the water and sewer easement.
 - a. The design of the units in Building A have been modified so that the entry roofs are cantilevered and the column has been removed. The bottom of the entry roof is 16'-6" above grade. All structural elements will be out of the easement, however, the entry patio will remain. We will coordinate with Town Engineering to address their concerns and come up with a solution that is agreeable to them. The architectural Elevations for Building A (Unit Type D) have been modified.

- 4) Provide deceleration lane.
 - a. In talking to the Town and our engineers, it was determined that a deceleration lane was not warranted.
- 5) Redirect off site storm flow into the onsite storm pipe.
 - a. This has been completed and is exhibited on the Civil drawings.
- 6) Evaluate lighting at pedestrian crossing at round about.
 - a. Refer to LP1 photometric study. We have provided a light at the crosswalk and the engineer has determined that to provide lighting across the entire pedestrian crosswalk, another pole would be required on the north side of Sylvan Lake Road. The combined light levels of the two poles would provide a ground level horizontal illuminance level of 0.5 at the center of the crosswalk.
- 7) Extend the 10' path to the NW, near the Highway 6 bridge.
 - a. This has been completed and is reflected on the Civil and Landscape plans.
- 8) Work with Staff to prepare open space easement to be dedicated at the time of Development Plan approval.
 - a. We're coordinating with Staff.
- 9) Work with Staff to design sewer main serving the NW building.
 - a. Civil engineer has provided alternative that complies with code and is coordinating with Engineering. Construction of the (4) units affected will be conditional on approval from the Town's Engineering Department.
- 10) Placement of trees to be evaluated to ensure that they are not located in water and sewer easements.
 - a. All trees have been moved out of the water and sewer easements and the modification is reflected on the Landscape Plan.

Planning Board Comments from 6/21/16 Meeting (additional to notes above):

- 1) Provide evergreen trees along south side of Highway 6 in tree grouping.
 - a. Revisions have been made to Landscape Plan. The trees have been changed to a mix of evergreens and aspens and tall ornamental grasses have been added. The Landscape Architect has confirmed that the landscape proposed is expected to survive the winter road treatment of cinders.
- 2) Provide additional section cut through site.
 - a. Refer to Landscape Plan 4/L1.1. (The retaining wall on the east side of Building C was removed, so we didn't provide a section through that area and extending to Building A).

Town Engineering Staff Comments:

(see attached response from Alpine Engineering)

Town Planning Comments from 6/27/16 Meeting (additional items):

- 1) Move cottonwoods 10' from path or replace with alternate species.
 - a. Revisions have been made to Landscape Plan
- 2) Place shade trees in proximity of bench.
 - a. Revisions have been made to Landscape Plan
- 3) Show typical detail of bench seating area.
 - a. Refer to Landscape 3/L1.2

- 4) Add a tree east of Building D.
 - a. Revisions have been made to Landscape Plan
- 5) Determine the irrigated area.
 - a. Per Town Ordinance No. 12 (Series of 2011), Irrigation allowed for Dwelling Units in this development is up to 2,500 sf per unit.

(42) Units @ 2,500sf /each 105,000 sf of Irrigation Allowed

Total sod area (spray irrigation)	22,920 sf
Total drip irrigation	20,440 sf
Total temporary irrigation (seed)	39,850 sf (may or may not be needed)
TOTAL IRRIGATED AREA PROPOSED	83,210 SF



AREA OF IRRIGATION

- 6) Discussed conditions of approval.
 - a. FEMA to accept LOMAR. This application is under review. Development of buildings would not be allowed to occur within the current delineated FEMA flood-plain. This would include Buildings G and a portion of Building F.
 - b. 404 Permit. Crossing of creek requires Corp of Engineers approval. That permit has been submitted and is under review.
 - c. 1041 Permit. Application to exhibit zero rise in a flood plain. This application is in process.
 - d. Town Engineer. Utility easement obstructions and connection to sewer main from Building G will be coordinated with Civil Engineer to the satisfaction of the Town.
- 7) Access connection to Highway 6.

- a. The Town's Traffic Consultant is scheduled to be at the next Planning Board meeting. All parties seem to be in favor of installing the access in Phase I, but in the event that the access permit needs to be delayed, then adequate fire truck turn arounds are designed in Phase I to meet IFC requirements without the need to connect to Highway 6. We are also open to providing an emergency only access as document on the Civil Plans as the Interim Access.
- 8) Requirement of 60% of Water PIF required prior to commencement of development.
- a. This is acceptable, as Phase I is comprised of 55% of the overall buildings.

Other notes:

- 1) The number of trash enclosures has been reduced from (5) down to (3). The waste management services can increase their service schedule to address the need of the finished development.



June 30, 2016

Kevin Sharkey
Town of Eagle, Engineer
PO Box 609
1050 Chambers Avenue
Eagle, CO 81631

RE: Sylvan Lake Circle, response to comments received from Town Engineering Staff 6-23-2016

Dear Mr. Sharkey,

Below are the responses to your comments in blue.

1. We would like to see the off-site drainage treated with a grass swale/wetlands path. Please consider connecting the roundabout off-site drainage into the on-site system.
The offsite drainage has been connected into the storm drainage system for the project. It outfalls in a grass lined swale and proceeds to a water quality pond.
2. The storm inlet at station 0+50 is a minor concern. It is fairly tight in terms of vertical and horizontal space. The inlet elevation should be lower than the 10-foot gravel path, but not too lower or gravel will roll into it. There is potential for the paths to be undercut by erosion. It may help to surround the inlet with an asphalt collar, and maybe even extend the asphalt path past the inlet.
The main purpose of the inlet is as a junction box and to collect the small amount of runoff adjacent to the stairs. A concrete apron has been added around the inlet
3. The sewer ejector collector for building G, units 1-4 is a problem for us. It does not meet code. We foresee many problems when the system backs up.
The sewer ejectors are individual private systems with a grinder pump and 2" discharge for each unit.
4. We think the existing sewer manhole (Station 0+00) is in poor shape. We may need to replace it with this construction. We will inspect and inform.
A note has been added to the plans to replace the existing tie-in manhole.
5. It appears on Sheet C4.1 that the hydrant at station 4+27 needs more easement.
The easement has been modified.
6. The top of the northeast drive has many problems:
The area has been revised
 - a. The top sewer manhole is too close to the water main.

- The mains have been reconfigured. The mains have more than 10' of separation, however the edge of the manhole is within the 10' req'd separation and no room to expand the easements. We are asking for a variance for this manhole.
- b. The dumpster is on top of the water main
The dumpster and water main have been revised.
 - c. Building B, Unit 1 encroaches on the water easement
The water main has been relocated.
 - d. Building C, Unit 1 encroaches on the water easement
The water main and unit have been relocated.
7. The top of the northwest drive has some problems:
The area has been revised
- a. The dumpster is on top of the sewer main
The dumpster has been removed.
 - b. Building B, Unit 11 encroaches on the water easement
The water main has been relocated.
 - c. Building A encroaches on the sewer easement.
The deck above encroaches by approximately 3'. There will be no post to support this deck, it will be cantilevered.
8. The dumpster at the highway 6 access drive encroaches on the water easement.
The dumpster has been removed from the plans
9. The dumpster at the west end encroaches on the water easement.
The dumpster has been relocated.
10. Please add street lights at both access driveways and the pedestrian crossing at the roundabout.
Streetlights have been added to the project at these (2) locations.
11. The pedestrian crossing may require signage.
An 11-2 "pedestrian crossing" sign has been added prior to the crosswalk.
12. The splitter island should be designed like a mountable curb so firetrucks can drive over it. Additional signage should be installed such as a right turn only at the access drive, and a one-way sign in the new extended splitter island. The one way sign should not prevent fire truck access to the site.
The median splitter island will have mountable curbing. Signage has been added to the plans.
13. For construction, access shall be limited to Sylvan Lake Road.
The construction will be phased. Phase 1 will include only access from Sylvan Lake Road.

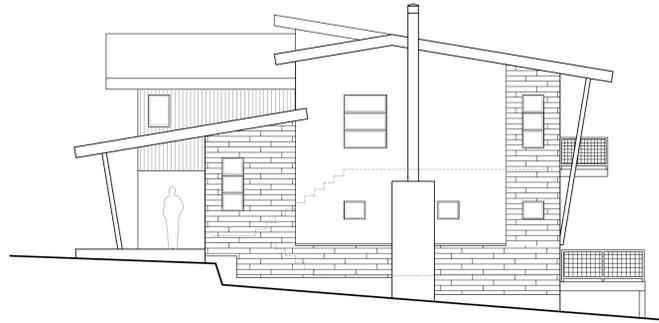
Sincerely,



Matt Wadey, PE
President
Alpine Engineering Inc.



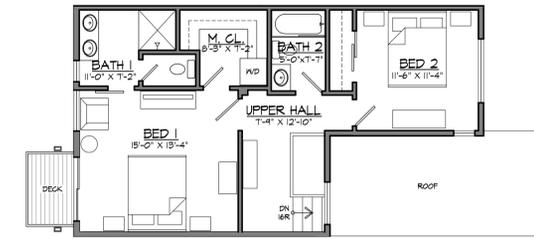
E TOWNHOUSE 'A-1' - WEST ELEVATION ON SOUTH SIDE
SCALE: 1/8" = 1'-0"



D TOWNHOUSE 'A-1' - SOUTH ELEVATION ON SOUTH SIDE
SCALE: 1/8" = 1'-0"

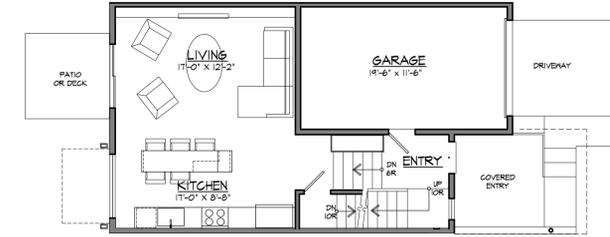


C TOWNHOUSE 'A-1' - EAST ELEVATION ON SOUTH SIDE
SCALE: 1/8" = 1'-0"



A TOWNHOUSE 'A-1' - UPPER FLOOR
SCALE: 1/8" = 1'-0"

1ST FLOOR	524 SF
2ND FLOOR	100 SF
TOTAL 2-BED	1,224 SF
GARAGE	240 SF

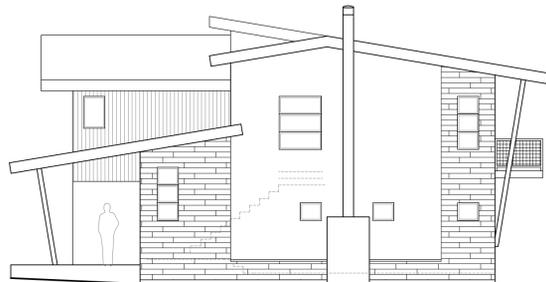


B TOWNHOUSE 'A-1' - LOWER FLOOR
SCALE: 1/8" = 1'-0"

1ST FLOOR	524 SF
2ND FLOOR	100 SF
TOTAL 2-BED	1,224 SF
GARAGE	240 SF



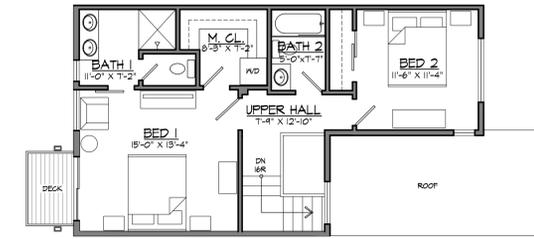
K TOWNHOUSE 'A-2' - WEST ELEVATION ON SOUTH SIDE
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J TOWNHOUSE 'A-2' - SOUTH ELEVATION ON SOUTH SIDE
SCALE: 1/8" = 1'-0"

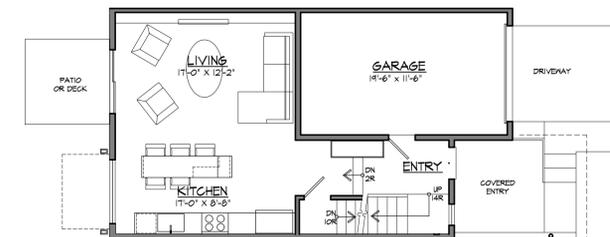


H TOWNHOUSE 'A-2' - EAST ELEVATION ON SOUTH SIDE
SCALE: 1/8" = 1'-0"



F TOWNHOUSE 'A-2' - UPPER FLOOR
SCALE: 1/8" = 1'-0"

1ST FLOOR	524 SF
2ND FLOOR	100 SF
TOTAL 2-BED	1,224 SF
GARAGE	240 SF



G TOWNHOUSE 'A-2' - LOWER FLOOR
SCALE: 1/8" = 1'-0"

1ST FLOOR	524 SF
2ND FLOOR	100 SF
TOTAL 2-BED	1,224 SF
GARAGE	240 SF



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EAGLE, COLORADO

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(1) 05/19/2016 UNIT DESIGN

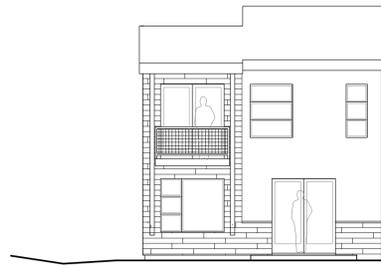
A1.1



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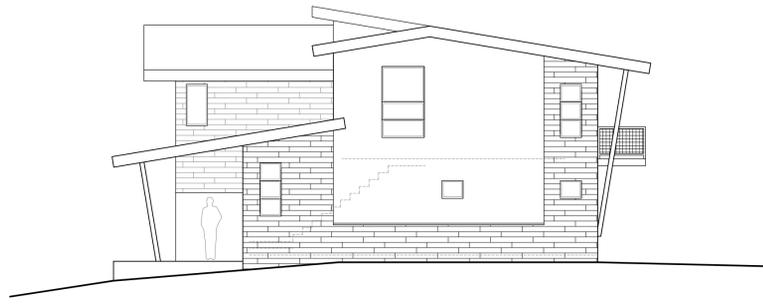
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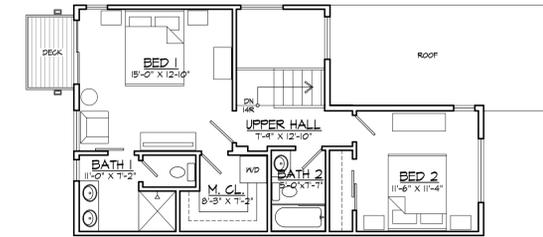
E TOWNHOUSE 'A-3' - WEST ELEVATION ON NORTH SIDE
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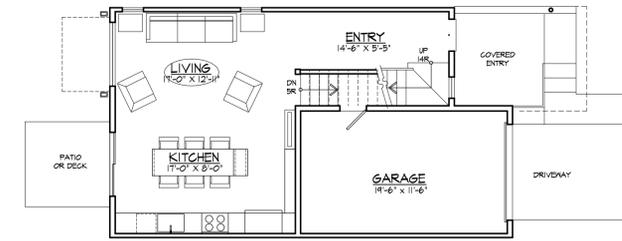
D TOWNHOUSE 'A-3' - EAST ELEVATION ON NORTH SIDE
SCALE: 1/8" = 1'-0"



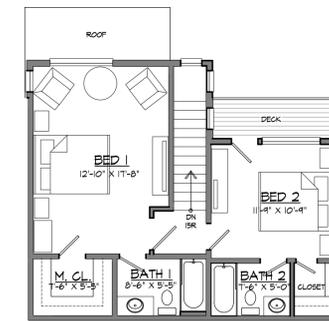
C TOWNHOUSE 'A-3' - NORTH ELEVATION ON NORTH SIDE
SCALE: 1/8" = 1'-0"



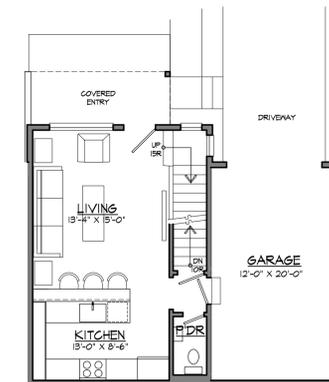
A TOWNHOUSE 'A-3' - UPPER FLOOR
SCALE: 1/8" = 1'-0"
1ST FLOOR 524 SF
2ND FLOOR 700 SF
TOTAL 2-BED 1,224 SF
GARAGE 240 SF



B TOWNHOUSE 'A-3' - LOWER FLOOR
SCALE: 1/8" = 1'-0"
1ST FLOOR 524 SF
2ND FLOOR 700 SF
TOTAL 2-BED 1,224 SF
GARAGE 240 SF



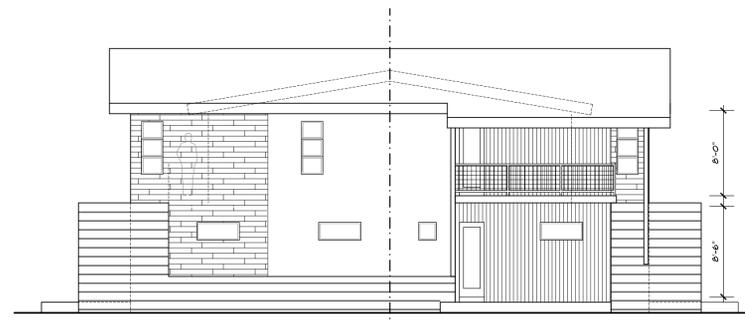
F MULTI-FAMILY 'B' - UPPER FLOOR
SCALE: 1/8" = 1'-0"
1ST FLOOR 420 SF
2ND FLOOR 628 SF
TOTAL 2-BED 1,048 SF
GARAGE 254 SF



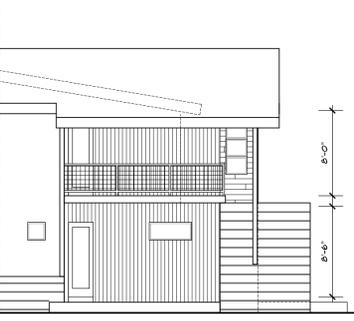
G MULTI-FAMILY 'B' - LOWER FLOOR
SCALE: 1/8" = 1'-0"
1ST FLOOR 420 SF
2ND FLOOR 628 SF
TOTAL 2-BED 1,048 SF
GARAGE 254 SF



L MULTI-FAMILY 'B' - FRONT ELEVATION ON WEST SIDE
SCALE: 1/8" = 1'-0"



K MULTI-FAMILY 'B' - WEST SIDE
SCALE: 1/8" = 1'-0"



J MULTI-FAMILY 'B' - EAST SIDE
SCALE: 1/8" = 1'-0"



H MULTI-FAMILY 'B' - FRONT ELEVATION ON EAST SIDE
SCALE: 1/8" = 1'-0"

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(1) 05/19/2016 UNIT DESIGN

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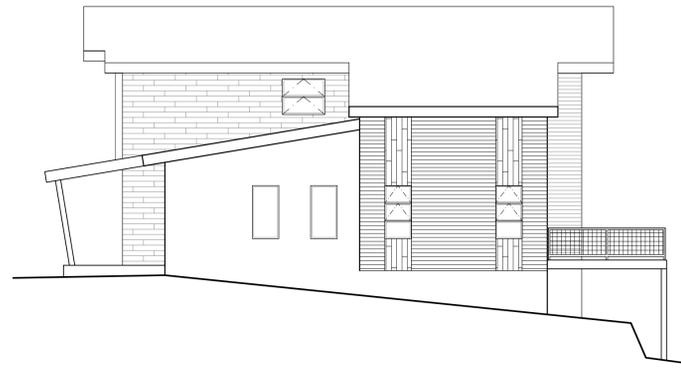
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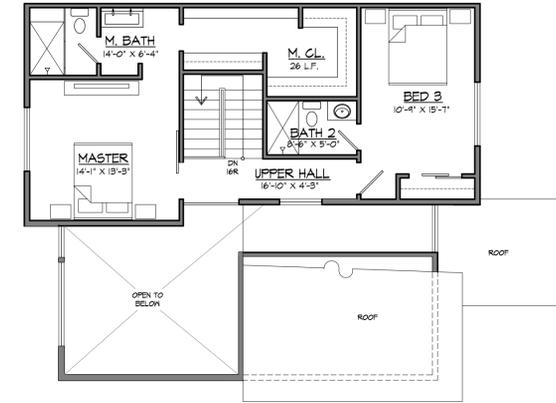
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C TOWNHOUSE 'C' - NORTH ELEVATION ON WEST SIDE
SCALE: 1/8" = 1'-0"



B TOWNHOUSE 'C' - WEST ELEVATION ON WEST SIDE
SCALE: 1/8" = 1'-0"

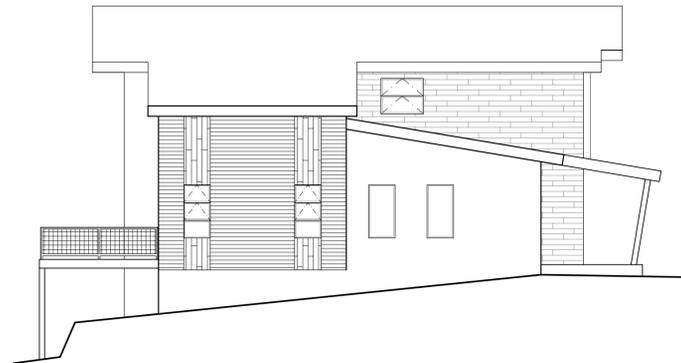


A TOWNHOUSE 'C' - UPPER FLOOR
SCALE: 1/8" = 1'-0"

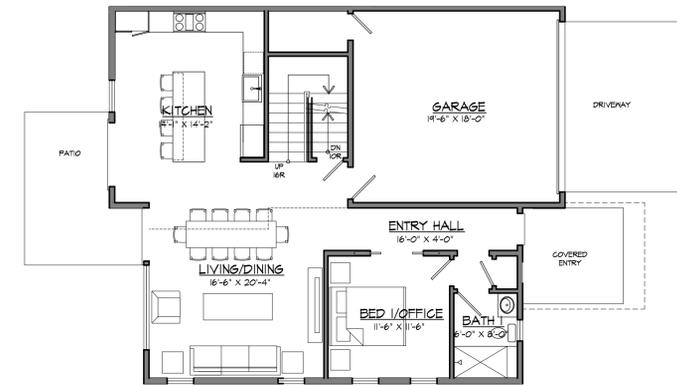
1ST FLOOR 1,032 SF
2ND FLOOR 842 SF
TOTAL 2-BED 1,874 SF
GARAGE 310 SF



F TOWNHOUSE 'C' - SOUTH ELEVATION ON WEST SIDE
SCALE: 1/8" = 1'-0"

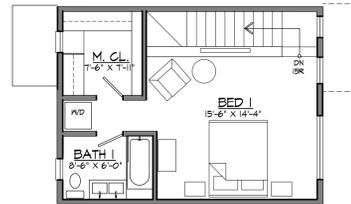


E TOWNHOUSE 'C' - EAST ELEVATION ON EAST SIDE
SCALE: 1/8" = 1'-0"



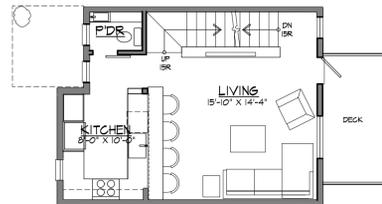
D TOWNHOUSE 'C' - LOWER FLOOR
SCALE: 1/8" = 1'-0"

1ST FLOOR 1,032 SF
2ND FLOOR 842 SF
TOTAL 2-BED 1,874 SF
GARAGE 310 SF



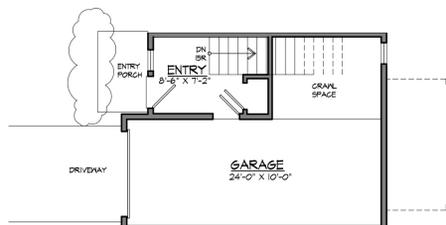
L TOWNHOUSE 'D' - UPPER FLOOR
SCALE: 1/8" = 1'-0"

LOWER LEVEL 45 SF
1ST FLOOR 445 SF
2ND FLOOR 462 SF
TOTAL 2-BED 1,000 SF
GARAGE 348 SF



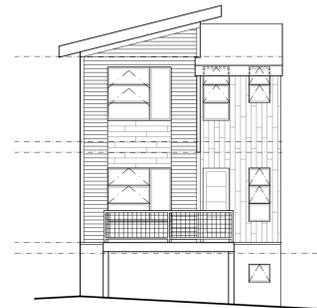
M TOWNHOUSE 'D' - LOWER FLOOR
SCALE: 1/8" = 1'-0"

LOWER LEVEL 45 SF
1ST FLOOR 445 SF
2ND FLOOR 462 SF
TOTAL 2-BED 1,000 SF
GARAGE 348 SF



N TOWNHOUSE 'D' - BASEMENT
SCALE: 1/8" = 1'-0"

LOWER LEVEL 45 SF
1ST FLOOR 445 SF
2ND FLOOR 462 SF
TOTAL 2-BED 1,000 SF
GARAGE 348 SF



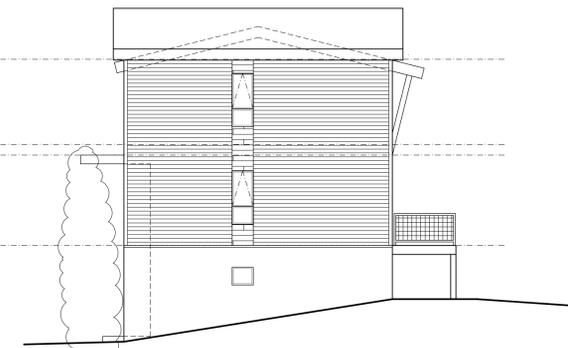
K TOWNHOUSE 'D' - WEST ELEVATION
SCALE: 1/8" = 1'-0"



J TOWNHOUSE 'D' - SOUTH ELEVATION ON SOUTH SIDE
SCALE: 1/8" = 1'-0"



H TOWNHOUSE 'D' - EAST ELEVATION
SCALE: 1/8" = 1'-0"



G TOWNHOUSE 'D' - NORTH ELEVATION ON NORTH SIDE
SCALE: 1/8" = 1'-0"

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EAGLE, COLORADO

PRELIMINARY UNIT DESIGN

SET DATE DESCRIPTION

(1) 05/19/2016 UNIT DESIGN
(2) 07/01/2016 PB REV.



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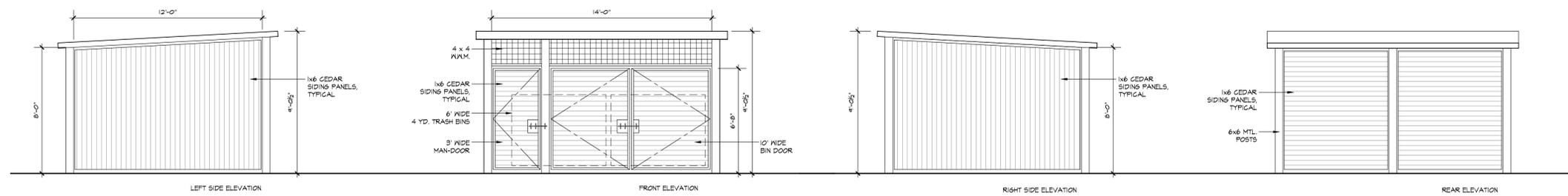
B TOWNHOUSE 'A' - EAST ELEV @ BLOCK 'C'
1/8" = 1'-0"

A TOWNHOUSE 'A' - EAST ELEV @ BLOCK 'C'
1/8" = 1'-0"



D TOWNHOUSE 'A' - WEST ELEV @ BLOCK 'C'
1/8" = 1'-0"

C TOWNHOUSE 'A' - SOUTH ELEV @ BLOCK 'C'
1/8" = 1'-0"



G TRASH ENCLOSURE ELEVATIONS
1/4" = 1'-0"

SYLVAN CIRCLE
SYLVAN LAKE ROAD, EAGLE CO

UNIT BLOCKS

SET DATE DESCRIPTION
(1) 05/20/2016 DEVELOPMENT REVIEW

A2.2



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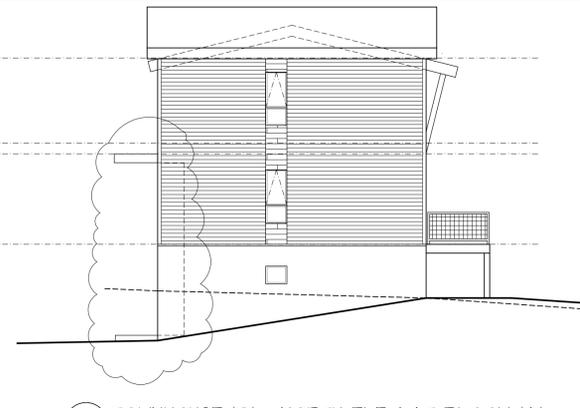
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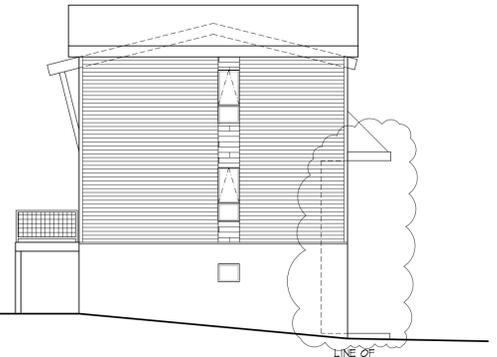
C TOWNHOUSE 'D' - WEST ELEV AT BLOCK 'A'
1/8" = 1'-0"



B TOWNHOUSE 'D' - EAST ELEV AT BLOCK 'A'
1/8" = 1'-0"



A TOWNHOUSE 'D' - NORTH ELEV AT BLOCK 'A'
1/8" = 1'-0"



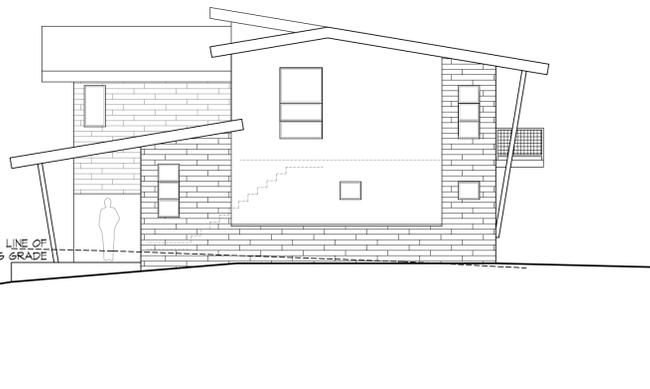
D TOWNHOUSE 'D' - SOUTH ELEV AT BLOCK 'A'
1/8" = 1'-0"



E TOWNHOUSE 'B' - EAST ELEV @ BLOCK 'B'
1/8" = 1'-0"



F TOWNHOUSE 'B' - WEST ELEV @ BLOCK 'B'
1/8" = 1'-0"



H TOWNHOUSE 'A' - NORTH ELEV @ BLOCK 'B'
1/8" = 1'-0"



G TOWNHOUSE 'B' - SOUTH ELEV @ BLOCK 'B'
1/8" = 1'-0"

jwarner Jul 01, 2016 - 12:02 pm Elev_Buildings_MODEL.dwg

SYLVAN CIRCLE
SYLVAN LAKE ROAD, EAGLE CO

UNIT BLOCKS

SET DATE	DESCRIPTION
(1) 05/20/2016	DEVELOPMENT REVIEW
(2) 07/01/2016	PB REV.

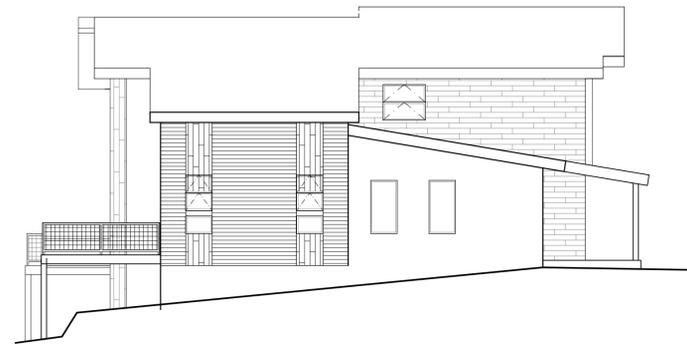
A2.1



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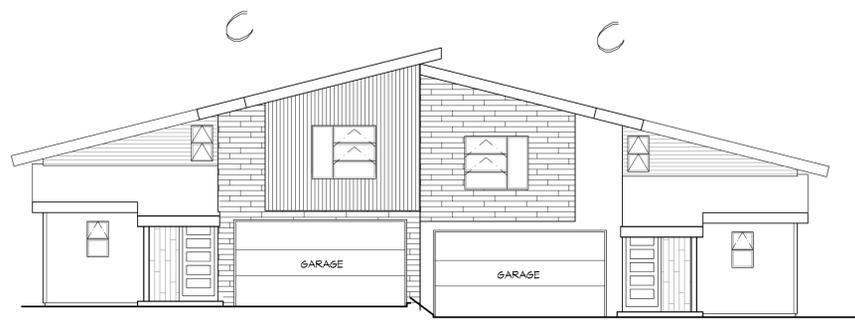
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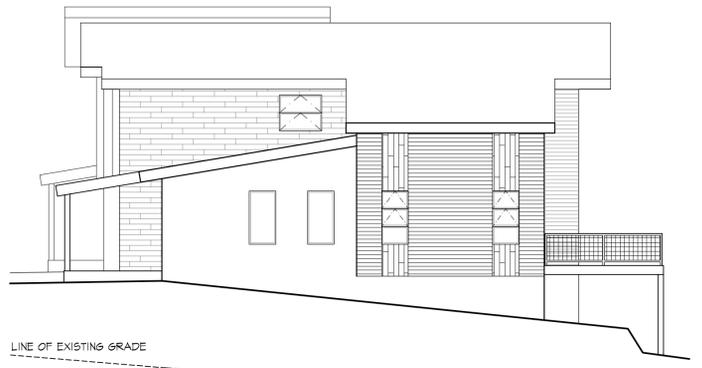
LINE OF EXISTING GRADE

C TOWNHOUSE 'D' - NORTH ELEV @ BLOCK 'D'
1/8" = 1'-0"



LINE OF EXISTING GRADE

B TOWNHOUSE 'D' - NORTH ELEV @ BLOCK 'D'
1/8" = 1'-0"



LINE OF EXISTING GRADE

A TOWNHOUSE 'D' - WEST ELEV @ BLOCK 'D'
1/8" = 1'-0"



LINE OF EXISTING GRADE

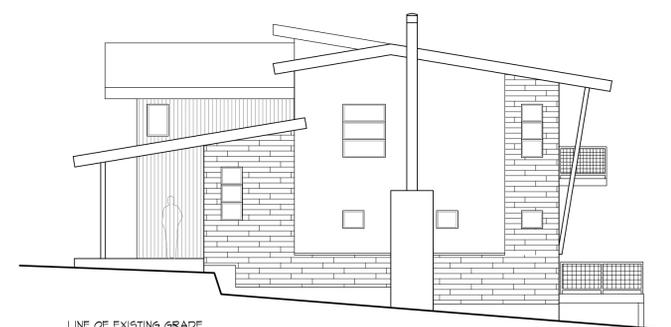
E TOWNHOUSE 'A' - SOUTH ELEV @ BLOCK 'E'
1/8" = 1'-0"



35' HEIGHT LIMIT

LINE OF EXISTING GRADE

D TOWNHOUSE 'D' - NORTH ELEV @ BLOCK 'D'
1/8" = 1'-0"



LINE OF EXISTING GRADE

G TOWNHOUSE 'A' - WEST ELEV @ BLOCK 'E'
1/8" = 1'-0"



LINE OF EXISTING GRADE

F TOWNHOUSE 'A' - NORTH ELEV @ BLOCK 'E'
1/8" = 1'-0"

SYLVAN CIRCLE
SYLVAN LAKE ROAD, EAGLE CO

UNIT BLOCKS

SET DATE DESCRIPTION
(1) 05/20/2016 DEVELOPMENT REVIEW

A2.3

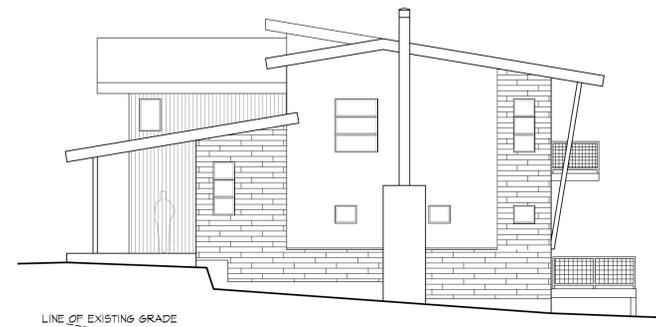


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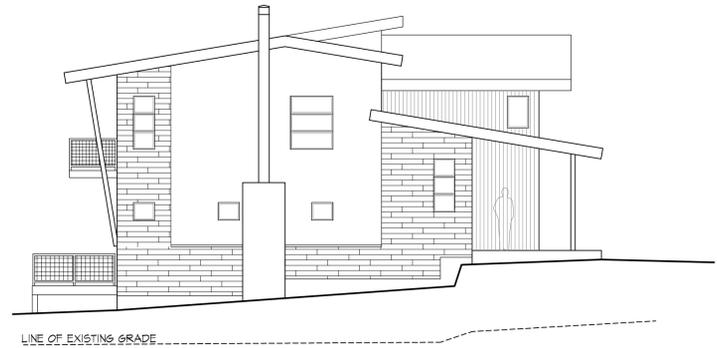
A-1 A-1 A-1 A-1 A-1



B TOWNHOUSE 'A' - WEST ELEV @ BLOCK 'F'
1/8" = 1'-0"



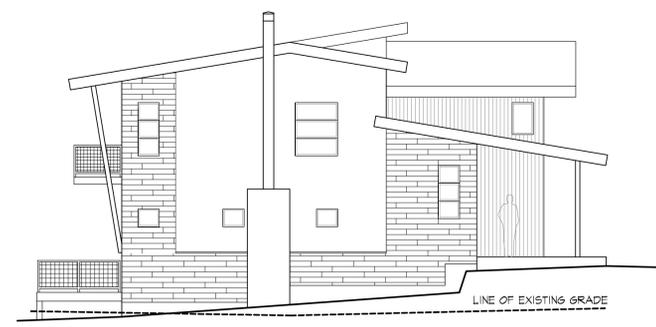
A TOWNHOUSE 'A' - SOUTH ELEV @ BLOCK 'F'
1/8" = 1'-0"



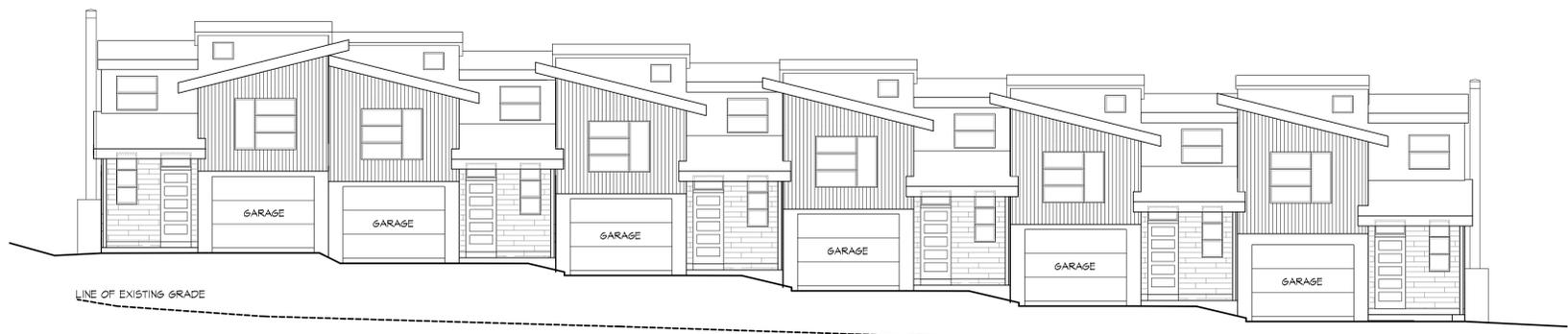
D TOWNHOUSE 'A' - EAST ELEV @ BLOCK 'F'
1/8" = 1'-0"



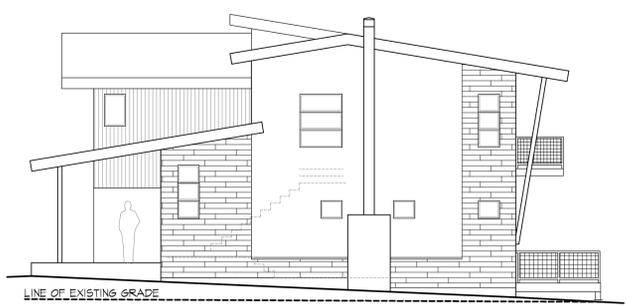
C TOWNHOUSE 'A' - NORTH ELEV @ BLOCK 'F'
1/8" = 1'-0"



F TOWNHOUSE 'A' - EAST ELEV @ BLOCK 'G'
1/8" = 1'-0"



E TOWNHOUSE 'A' - NORTH ELEV @ BLOCK 'G'
1/8" = 1'-0"



H TOWNHOUSE 'A' - WEST ELEV @ BLOCK 'G'
1/8" = 1'-0"



G TOWNHOUSE 'A' - SOUTH ELEV @ BLOCK 'G'
1/8" = 1'-0"

SYLVAN CIRCLE
SYLVAN LAKE ROAD, EAGLE CO

UNIT BLOCKS

SET DATE DESCRIPTION
(1) 05/20/2016 DEVELOPMENT REVIEW

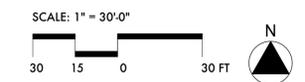
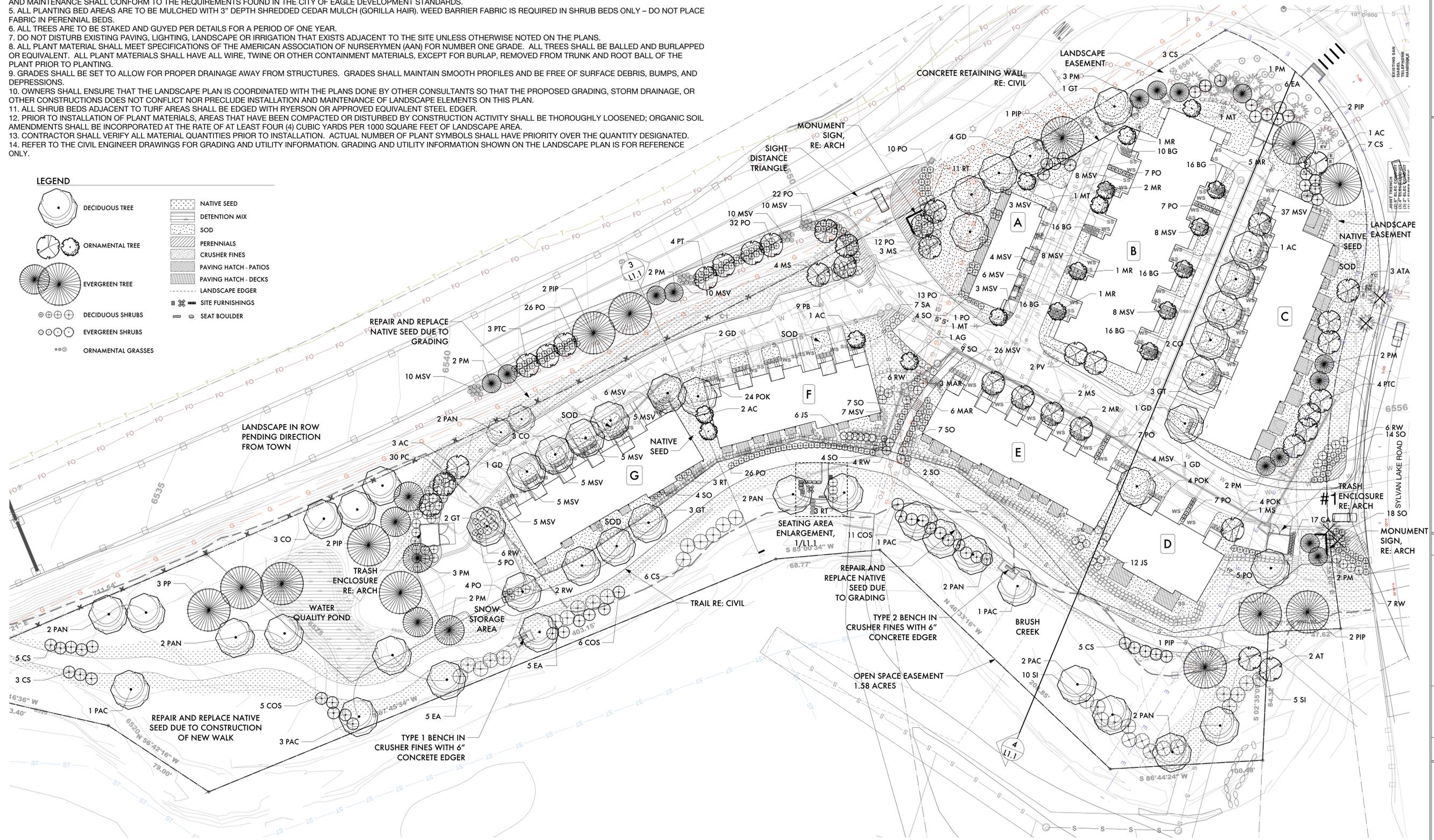
A2.4

NOTES:

1. ALL LANDSCAPE AREAS ARE TO HAVE IMPORTED TOPSOIL TO A DEPTH OF 12" AND SOIL PREPARATION TILLED INTO ROUGH GRADES TO A DEPTH OF 6 INCHES. MINIMUM RATE OF 4 CUBIC YARDS OF ORGANIC MATTER PER 1000 SQUARE FEET.
2. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR MAINTENANCE EQUIPMENT ENTRY.
3. THE DEVELOPER, HIS SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF ALL LANDSCAPING MATERIALS SHOWN OR INDICATED ON THE APPROVED SITE PLAN OR LANDSCAPE PLAN ON FILE IN THE PLANNING DEPARTMENT. ALL LANDSCAPING SHALL BE INSTALLED AS DELINEATED ON THE PLAN, PRIOR TO THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
4. ALL LANDSCAPED AREAS AND PLANT MATERIAL MUST BE WATERED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. IRRIGATION SYSTEM DESIGN, INSTALLATION, OPERATION, AND MAINTENANCE SHALL CONFORM TO THE REQUIREMENTS FOUND IN THE CITY OF EAGLE DEVELOPMENT STANDARDS.
5. ALL PLANTING BED AREAS ARE TO BE MULCHED WITH 3" DEPTH SHREDDED CEDAR MULCH (GORILLA HAIR). WEED BARRIER FABRIC IS REQUIRED IN SHRUB BEDS ONLY - DO NOT PLACE FABRIC IN PERENNIAL BEDS.
6. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF ONE YEAR.
7. DO NOT DISTURB EXISTING PAVING, LIGHTING, LANDSCAPE OR IRRIGATION THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON THE PLANS.
8. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT. ALL PLANT MATERIALS SHALL HAVE ALL WIRE, TWINE OR OTHER CONTAINMENT MATERIALS, EXCEPT FOR BURLAP, REMOVED FROM TRUNK AND ROOT BALL OF THE PLANT PRIOR TO PLANTING.
9. GRADES SHALL BE SET TO ALLOW FOR PROPER DRAINAGE AWAY FROM STRUCTURES. GRADES SHALL MAINTAIN SMOOTH PROFILES AND BE FREE OF SURFACE DEBRIS, BUMPS, AND DEPRESSIONS.
10. OWNERS SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTIONS DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
11. ALL SHRUB BEDS ADJACENT TO TURF AREAS SHALL BE EDGED WITH RYERSON OR APPROVED EQUIVALENT STEEL EDGER.
12. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED; ORGANIC SOIL AMENDMENTS SHALL BE INCORPORATED AT THE RATE OF AT LEAST FOUR (4) CUBIC YARDS PER 1000 SQUARE FEET OF LANDSCAPE AREA.
13. CONTRACTOR SHALL VERIFY ALL MATERIAL QUANTITIES PRIOR TO INSTALLATION. ACTUAL NUMBER OF PLANT SYMBOLS SHALL HAVE PRIORITY OVER THE QUANTITY DESIGNATED.
14. REFER TO THE CIVIL ENGINEER DRAWINGS FOR GRADING AND UTILITY INFORMATION. GRADING AND UTILITY INFORMATION SHOWN ON THE LANDSCAPE PLAN IS FOR REFERENCE ONLY.

LEGEND

	DECIDUOUS TREE		NATIVE SEED
	ORNAMENTAL TREE		DETENTION MIX
	EVERGREEN TREE		SOD
	DECIDUOUS SHRUBS		PERENNIALS
	EVERGREEN SHRUBS		CRUSHER FINES
	ORNAMENTAL GRASSES		PAVING HATCH - PATIOS
			PAVING HATCH - DECKS
			LANDSCAPE EDGER
			SITE FURNISHINGS
			SEAT BOULDER



1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"

**SYLVAN LAKE CIRCLE
EAGLE, COLORADO
NOT FOR CONSTRUCTION**

CA	RESUBMITTAL PLANS
1	JUNE 30, 2016
CA	DESIGNED
MC	DRAWN
CA	CHECKED
CA	JOB NO.
06/08/16	DATE

LANDSCAPE PLAN

L1.0



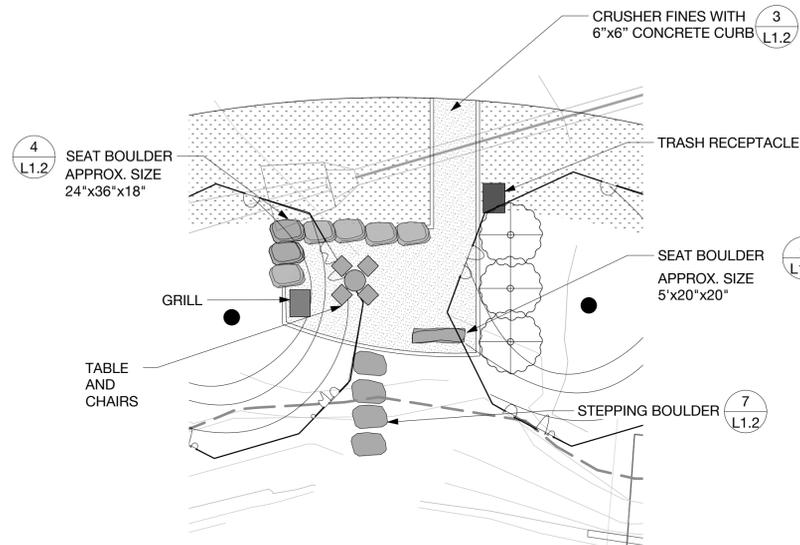
BENCH TYPE 1

NOTE: FOR BENCH TYPE 1 AND TYPE 2, PROVIDE CONCRETE CAISSONS TO SURFACE MOUNT BENCH ONTO

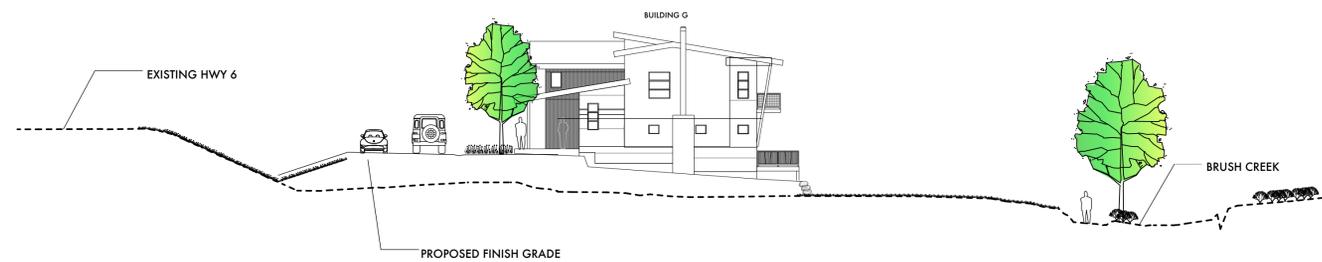


BENCH TYPE 2

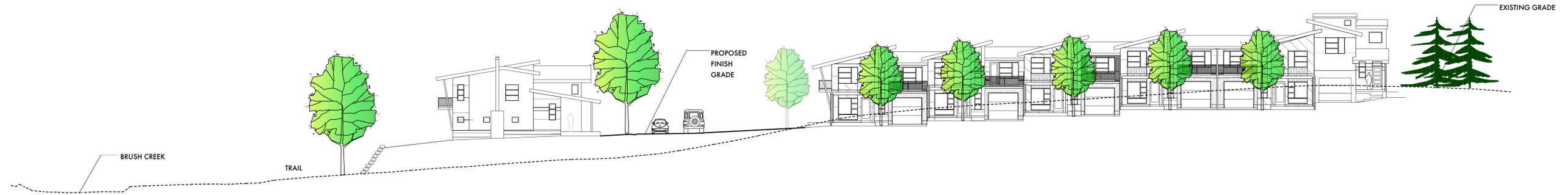
2 WOOD BENCHES ALONG TRAIL



1 LANDSCAPE ENLARGEMENT
Scale: 1/8" = 1'-0"



3 SECTION
SCALE: 3/32" = 1'-0"



4 SECTION
SCALE: 3/32" = 1'-0"



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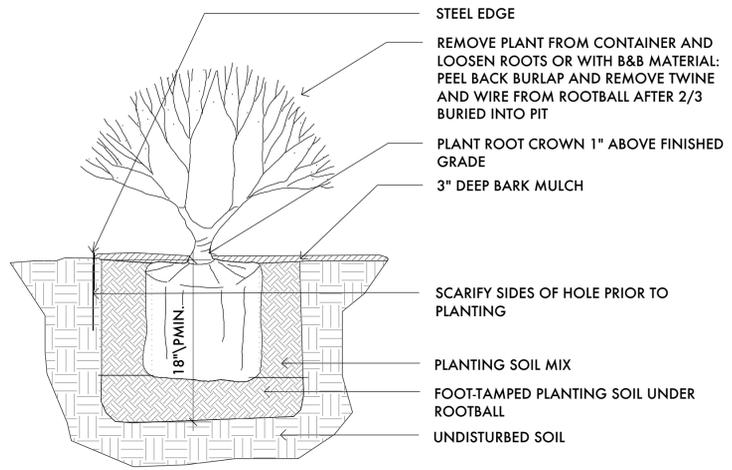
STUDIOTERRA
758 CLAY CIRCLE
BRIGHTON, CO 80602
303.434.3138
STUDIO@STUDIOTERRA.COM

SYLVAN LAKE CIRCLE
EAGLE, COLORADO
NOT FOR CONSTRUCTION

DESIGNED	CA	RESUBMITTAL PLANS	CA
DRAWN	MC	1	JUNE 30, 2016
CHECKED	CA		
JOB NO.			
DATE	06/08/16		

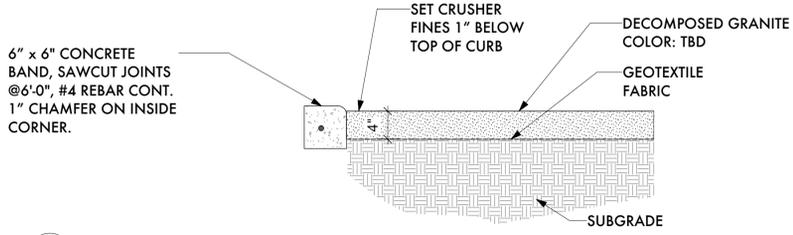
ENLARGEMENTS

L1.1

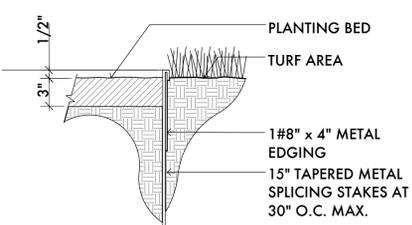


1 SHRUB PLANTING
SCALE: 1" = 1' - 0"

- NOTE:**
1. DECOMPOSED GRANITE TO BE PLACED AND COMPACTED IN 2" LIFTS UNTIL FINISH GRADE IS MET.
 2. INSTALL STABILIZED MATERIAL SO CRUSHER FINES MATERIAL IS COMPACTED AND FIRMLY LOCKED TOGETHER. MATERIALS TO BE MIN. 4" DEPTH AFTER COMPACTION WITH MIN 1.5% SLOPE WITH NO DEPRESSIONS.
 3. RE: SPECIFICATIONS



3 CRUSHER FINES PAD
SCALE: 1" = 1' - 0"



8 LANDSCAPE EDGER
SCALE: 1" = 1' - 0"

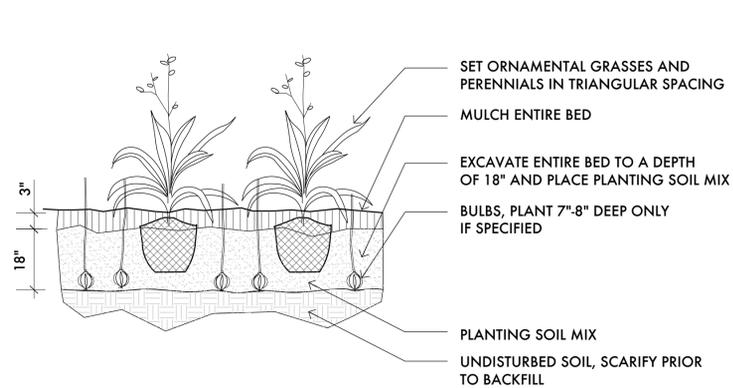
LANDSCAPE COMPLIANCE

LANDSCAPE CHART	AREA	% OF TOTAL
TOTAL SITE	203,623 SF	100%
BUILDINGS	31,933 SF	16%
BIKE PATH, PARKING, DRIVES	45,960 SF	23%
LANDSCAPE	121,748 SF	60%
PATIOS	2,695 SF	1%
LANDSCAPE IN ROW	35,972 SF	
TOTAL AREA LANDSCAPED	157,720 SF	3.6 AC

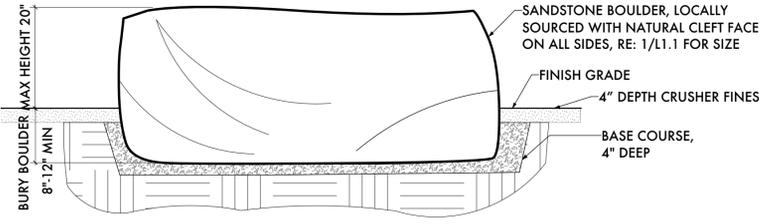
WATER QUALITY POND SEED MIX

Common Name	Scientific Name	Variety	PLS ¹ lbs per Acre	Ounces per Acre
Sand bluestem	Andropogon hallii	Garden	3.5	
Sideoats grama	Bouteloua curtipendula	Bulle	3	
Prairie sandreed	Calamagrostis longifolia	Goshoe	3	
Indian ricegrass	Oxyopsis hymenoides	Paloma	3	
Switchgrass	Panicum virgatum	Blackwell	4	
Western wheatgrass	Pascopyrum smithii	Arba	3	
Little bluestem	Schizachyrium scoparium	Parata	3	
Alkali sacaton	Sporobolus airoides		3	
Sand dropseed	Sporobolus cryptandrus		3	
Pasture sage	Artemisia frigida		2	
Blue aster	Aster laevis		4	
Blanket flower	Gaillardia aristata		8	
Prairie coneflower	Ranibida columnifera		4	
Purple prairieclover	Dalea (Petalostemon) purpurea		4	
Sub-Totals:			27.5	22
Total lbs per acre:				28.9

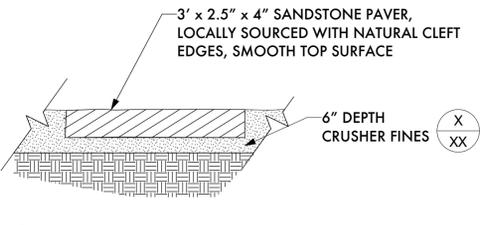
¹ Wildflower seed (optional) for a more diverse and natural look.
PLS = Pure Live Seed



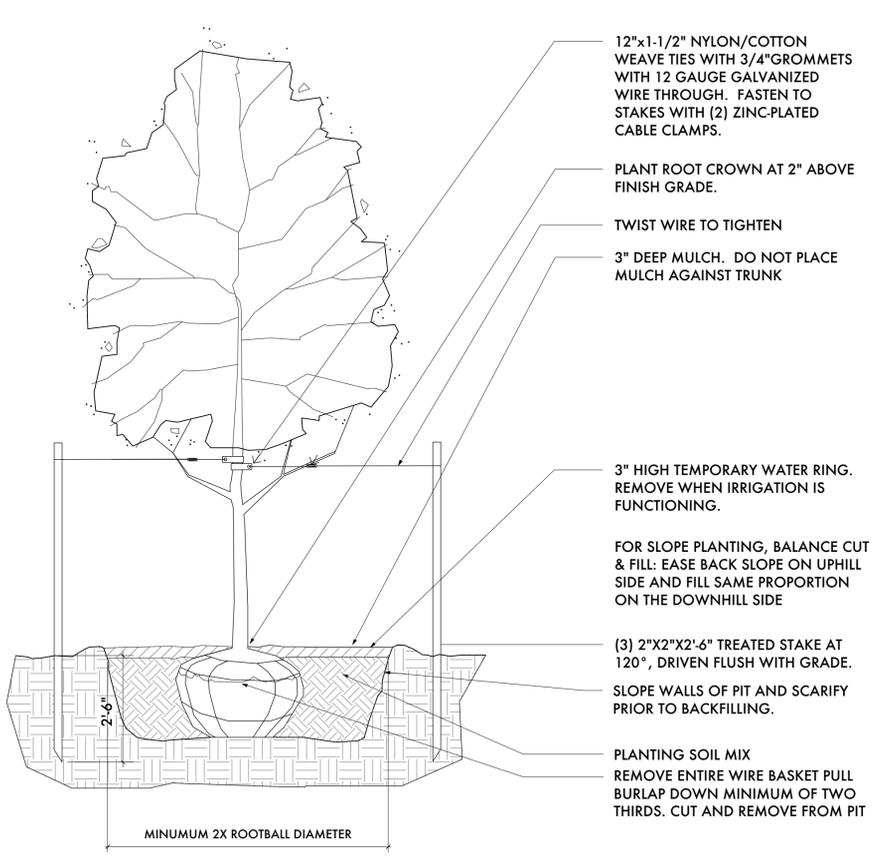
2 PERENNIAL PLANTING
SCALE: 1" = 1' - 0"



4 SEAT BOULDER IN CRUSHER FINES
SCALE: 1" = 1' - 0"



7 STEPPING STONE PAVERS
SCALE: 1" = 1' - 0"



5 TREE PLANTING
SCALE: 1/2" = 1' - 0"

PLANT SCHEDULE

ABBR	QTY	SIZE	BOTANICAL NAME	COMMON NAME	SPREAD	HEIGHT	NATIVE	WATER USE	EXPOSURE	FLOWER COLOR	SEASON
PERENNIALS											
CT	1	1 GAL.	Campnula 'Taikon Blue'	Bellflower, Taikon Blue	12-16"	16-20"		Low	Sun to part-shade	Light Purple	Spring to Summer
GF	1	1 GAL.	Gaillardia 'Fantare Blaze'	Blanket Flower, Fantare Blaze Dwarf	18-24"	15-18"		Low	Sun	Orange	Summer
HS	1	1 GAL.	Hemerocallis 'Stella de Oro'	Daylily, Dwarf Gold	18-24"	15"		Low	Sun	Yellow	Spring to Fall
PQ	1	1 GAL.	Parthenocissus Quinquefolia	Virginia Creeper	NA	NA		Low	Sun to Filtered Shade	NA	NA
ORNAMENTAL GRASSES											
BG	80	5 GAL.	Bouteloua Gracilis 'Blonde Ambition'	Blonde Ambition Grama Grass	1'-2"	2'-3"		Very Low	Sun	Blonde	Summer to Fall
CA	17	5 GAL.	Calamagrostis X Acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	18-24"	4'-5"		Low	Sun to Filtered Shade	Reddish-Bronze to Buff	Mid to Late Summer
MSV	197	5 GAL.	Miscanthus Sinensis 'Sarabande'	Narrow Leaf Maiden Grass	2'-3"	4'-5"		Medium	Sun	Creamy White	Late Summer
POK	56	5 GAL.	Pennisetum orientale 'Karley Rose'	Pink Oriental Fountain Grass	2'-3"	3'-4"		Low	Sun	Pink	Late Spring to Fall
CONTAINER SHRUBS											
CS	21	5 GAL.	Cornus sericea 'Bailey'	Bailey Red Twig Dogwood	6-10'	6-10'		Low	Adaptable	White	Late Spring
COS	22	5 GAL.	Cornus sericea 'Isanti'	Isanti Dogwood	4'-6"	4'-5"		Low	Adaptable	White	Late Spring or Early Summer
EA	21	5 GAL.	Euonymus alata	Burning Bush	8-12'	8-12'		Medium	Sun	NA	NA
PB	9	5 GAL.	Prunus besseyi	Western Sand Cherry	4'-6"	4'-6"	N	Low	Sun	White	Late Spring
PC	30	5 GAL.	Prunus cistena	Purple Leaf Sand Cherry	4'-6"	6'-8"		Low	Sun	Pale Pink	Mid-Spring
PO	36	5 GAL.	Physocarpus opulifolius	Common Ninebark	3'-4"	3'-4"	N	Low	Sun	White	Spring
RT	3	5 GAL.	Rhus trilobata	Threeleaf Sumac	3'-6"	3'-6"	N	Low	Sun	Yellow	Early Spring
RW	13	5 GAL.	Rosa woodsii	Rose, Native Pink	3'-6"	3'-6"	N	LOW	Sun	Pink	Early Summer
SI	15	5 GAL.	Salix inornata	Blue Stem Willow	4-12'	4-8"	N	Medium	Sun to Filtered Shade	Yellow Green	
SA	7	5 GAL.	Symphoricarpos albus	Common Snowberry	3'-5"	3'-5"	N	Low	Sun to Filtered Shade	White with Pink	Early Summer
SO	69	5 GAL.	Symphoricarpos oreophilus	Mountain Snowberry	3'-5"	3'-5"	N	Low	Sun to Filtered Shade	Pale Pink	Summer
DECIDUOUS TREES											
CO	14	2.5' CAL	Celtis Occidentalis	Common Hackberry	40-50'	50-60'		Low	SUN	N/A	N/A
GT	6	2.5' CAL	Gleditsia Triacanthos Inermis 'Skyline'	Skyline Thornless Honeylocust	30-40'	40-50'		Low	SUN	N/A	N/A
GD	9	2.5' CAL	Gymnocladus Dioica	Kentucky Coffeetree	40-50'	50-60'		Low	SUN	YELLOW-GREEN	SPRING
PAC	9	2.5' CAL	Populus acuminata	Lanceleaf Cottonwood	30-40'	40-60'	N	Medium	SUN	N/A	N/A
PAN	9	2.5' CAL	Populus angustifolia	Narrowleaf Cottonwood	20-30'	30-50'	N	Medium	SUN	N/A	N/A
ORNAMENTAL TREES											
AG	2	2.5' CAL	Acer ginnala	Ginnala Maple	15-20'	15-20'		Low	SUN	GREENISH-YELLOW	MID-SPRING
AT	5	2.5' CAL	Ainus tenuifolia	Native Thin-leaf Alder	15-20'	15-30'	N	Medium	SUN TO FILTERED SHADE	CATKINS, REDDISH-BROWN	EARLY SPRING
AC	5	2.5' CAL	Amelanchier canadensis	Shadblow Serviceberry	15-20'	15-25'	N	Low	SUN	WHITE	EARLY SPRING
MR	13	2.5' CAL	Malus 'Radiant'	Radiant Crabapple	15-20'	15-20'		Medium	SUN	DEEP PINK	SPRING
MS	9	2.5' CAL	Malus 'Spring Snow'	Spring Snow Crabapple	20-25'	20-25'		Medium	SUN	WHITE	SPRING
MT	3	2.5' CAL	Malus 'Thunderchild'	Thunderchild Crabapple	15-18'	15-20'		Medium	SUN	PINK	SPRING
PT	3	2.5' CAL	Populus tremuloides	Quaking Aspen	20-30'	20-50'	N	Medium	SUN	CATKINS, SILVERY GRAY	EARLY SPRING
PTC	8	2.5' CAL	Populus tremuloides Clump	Clump Quaking Aspen	20-30'	20-50'	N	Medium	SUN	CATKINS, SILVERY GRAY	EARLY SPRING
PV	2	2.5' CAL	Prunus virginiana	Choke Cherry	8-12'	8-20'	N	Low	FILTERED SHADE TO SHADE	WHITE	MID-SPRING
EVERGREEN TREES											
PIP	7	8 FT	Picea pungens	Colorado Blue Spruce	20-30'	40-60'	N	Medium	SUN TO FILTERED SHADE	N/A	N/A
PP	3	8 FT	Pinus ponderosa	Ponderosa Pine	30-40'	60-80'	N	Low	SUN	N/A	N/A
PM	5	8 FT	Pseudotsuga menziesii glauca	Douglas Fir	12-20'	40-80'	N	Low	SUN	N/A	N/A
BROADLEAF EVERGREENS											
MAR	6	5 GAL.	Mahonia repens	Oregon Grape Holly	12-18"	12-18"	N	Low	SUN TO SHADE	YELLOW	LATE SPRING TO EARLY SUMMER
BROADLEAF PERENNIALS											
JS	26	5 GAL.	Juniperus sabinia 'Scandia'	Scandia	4'-6"	18-24"		Low	SUN TO FILTERED SHADE	N/A	N/A

NATIVE SEED MIX - TO BE USED ON SITE

Scientific Name	Common Name	Application Rate (lbs./acre)
Elymus lanceolatus	Streambank wheatgrass	12.0
Elymus trachycylus	Slender wheatgrass	8.0
Pascopyrum smithii	Western wheatgrass	12.0
Festuca idahoensis	Idaho fescue	8.0
Bromus marginatus	Mountain brome	10.0

CDOT NATIVE SEED MIX - TO BE USED IN CDOT ROW

COMMON NAME	BOTANICAL NAME	LBS. PLS/ACRE
American sloughgrass	Beckmannia syzigachne	1.5* (wet areas)
Sand dropseed	Sporobolus cryptandrus	0.25
Alkali sacaton	Sporobolus airoides	0.5
Indian ricegrass	Achnatherum hymenoides "Rimrock" or "Paloma"	3.0
Sideoats grama	Bouteloua curtipendula "Vaughn"	3.0
Little bluestem	Schizachyrium scoparium "Cimarron"	3.0
Gaillardia grass	Pleuraphis Jamesii "Viva"	3.0
TOTAL		14.25

DESIGNED	DRAWN	CHECKED	JOB NO.	DATE
CA	MC	CA		06/08/16

DETAILS & PLANTS

June 28, 2016

Kevin Sharkey, P.E.
Assistant Engineer
Town of Eagle
1050 Chambers Avenue
Eagle, CO 81631

Re: Traffic study review comments for Sylvan Lake Circle project

Dear Kevin,

At your request, I have reviewed the Auxiliary Turn Lane Assessment Transportation Impact Study (with attachments) for Sylvan Lake Circle prepared by McDowell Engineering, LLC. I have also reviewed a Certificate of Recommendation prepared by Town of Eagle staff, and a support letter from the Greater Eagle Fire Protection District. Lastly, I have had conversations with yourself and with Kari McDowell regarding project specifics. On this basis I offer review comments organized by topic as follows:

Site Access Locations and Configuration

- The project proposes the construction of two site accesses. One full turning 'T' intersection on Sylvan Lake Road south of the roundabout, and a right-in, right-out access on Highway 6 just west of the existing splitter island on the western leg of the roundabout. It is my understanding that the Highway 6 access will be restricted to emergency vehicles only until the Town assumes control of this section of Highway 6 from CDOT.
- The Fire Protection District supports the Highway 6 access as it provides a second access to the site.
- The traffic study predicts that only 10% of the site access traffic will utilize the right-in, right-out access on Highway 6 after the Town controls access to Highway 6. The study projects less than 5 right-in trips and less than 15 right-out trips in the AM and PM peak access hours of the day.
- It is my opinion that the Highway 6 access provides an important secondary emergency access to the site, and when converted to a right-in, right-out access, the low volume of site traffic will be easily accommodated on the Highway 6 approach to the roundabout. This right-in, right-out traffic will be accessing a single eastbound approach lane on Highway 6 just before the approach widens at the roundabout. Right-out traffic at this location would otherwise need to make a left-out movement on Sylvan Lake Road.
- The Highway 6 access will need to be designed to "self-enforce" the right-in, right-out access. This could be accommodated by extending the existing splitter island west across the throat of the new access, with a design that is mountable by emergency vehicles yet

deters regular passenger vehicles. A right turn island (that is also mountable by emergency vehicles) may also need to be installed in the throat of the new access on Highway 6.

Need for Auxiliary Turn Lanes on Highway 6

- As indicated in the traffic study report, the low volume of right-in and right-out traffic at the Highway 6 access will be well below the threshold for installing right turn deceleration and acceleration lanes as contained in the CDOT State Highway Access Code. This would be true even if the projected traffic volumes were to triple (not likely).
- Auxiliary turn lanes would not be desirable at this location given that they would overlap with the changes in lane configuration on the approach to the roundabout.

Sight Distance at Site Accesses onto Highway 6 and Sylvan Lake Road

- The traffic study was recently revised to include a discussion about sight distances at the two site access intersections. It details that traffic approaching Highway 6 at the right-in, right-out access will have more than adequate sight distance of eastbound vehicles on Highway 6, well in excess of recommended entering sight distance and stopping sight distance contained in the State Highway Access Code and the AASHTO Policy on Geometric Design of Highways and Streets. The study also indicates that the approach grade and guardrail configuration in the area will be modified to facilitate efficient access to Highway 6.
- At the proposed access onto Sylvan Lake Road, the traffic study references a sight distance evaluation completed by Alpine Engineering. This evaluation indicates that there will be at least 220 feet of available sight distance for a vehicle turning left out of the project onto Sylvan Lake Road. This available distance exceeds the 200 foot stopping sight distance recommended by AASHTO, and just meets the decision sight distance for avoidance maneuvers, also recommended by AASHTO. While this available sight distance should allow for reasonably safe sight access, it does fall below the recommended intersection sight distance of 300 feet contained in the State Highway Access Code and the 335 feet for left turn maneuvers recommended by AASHTO. In this context, it is recommended that efforts be made to maximize the available sight distance at the Sylvan Lake Road access at the time of construction.

Lane Configuration at the Highway 6 / Sylvan Lake Road Roundabout

- Town staff has raised the question of whether the roundabout at Sylvan Lake Road and Highway 6 should be restriped such that two eastbound lanes can proceed through the roundabout. Recall that currently the eastbound approach is widened to provide a right turn lane onto Sylvan Lake Road, with only a single eastbound through lane circulating through the roundabout. While this traffic study did not evaluate the existing operation of the roundabout, I did look back at the most recent Haymeadow traffic study which indicated that the existing roundabout currently operates at level of service (LOS) A for all approaches.

- Restriping the roundabout to allow two eastbound through lanes would result in all northbound traffic from Sylvan Lake Road that is entering the roundabout in two lanes being confronted with two approach lanes rather than the current single lane. This will complicate the yielding and merging maneuvers in this quadrant of the roundabout where traffic mixing is highest.
- It is my opinion that the existing striping and function of the roundabout should be maintained until such time as this area of Highway 6 (Grand Avenue) is widened to become a four lane roadway beyond the limits of the roundabout.

I hope these review comments are helpful as the Town continues consideration of the proposed Sylvan Lake Circle project.

Sincerely,

FOX TUTTLE HERNANDEZ TRANSPORTATION GROUP, LLC

A handwritten signature in cursive script, appearing to read 'William C. Fox'.

William C. Fox, P.E.
Principal

TECHNICAL MEMO:

To: Jonathan Warner, CWA
From: Gary L Brooks, AEI
Date: June 9, 2016

Sanitary Sewer:

The project is proposed to be served by 8" PVC sewer mains that will cross Brush Creek, traverse across a portion of the Green Acres Mobile Home Park and tie into an existing manhole and 8" PVC sewer main located south of Brush Creek. The sewer main crossing of Brush Creek and the portion on the mobile home park require an Eagle County 1041 Permit.

All proposed units will have individual sewer service lines. The westernmost four (4) townhome units will require individual sump pumps and a force main line connecting into a proposed manhole. The force main is proposed to be a private line maintained by the Sylvan Lake Circle Home Owners Association.

Treated Water System:

The proposed treated water distribution system for the SLC parcel is anticipated to connect to the town's existing water main line infrastructure east of Sylvan Lake Road along the eastern boundary of the project. According to town staff the existing water treatment plant has approximately 300 SFE's available to serve future growth before the plant will need to be expanded. The proposed density of this project falls within the current plant capacity.

The proposed distribution system connects into the Town water system at the existing 8" DIP transmission line located east of Sylvan Lake Road. The SLC water system is proposed to be served by a 8" DIP water main.

The water pressure appears to be adequate to serve the development and have sufficient fire flows, as the project is located in the upper part of the Eagle's Zone #1 the "Town Zone". Zone #1 water system and tanks are set at an elevation of approximately 6689'. This elevation would equate to a hydrostatic water pressure of approximately 60 psi at the center of the project.

A hydraulic study is being run by Hatch Mott MacDonald, the town's water system engineer, of the proposed SLC parcel water system to insure that adequate system pressure and fire flow volumes are available to serve the project. Fire flow demand was provided to HMM for the project which will be sprinkled.

Water services to individual lots or multi-family units will be designed in compliance with Town Design Standards. Water line easements will be created and dedicated to the Town by Final Plat for all water mains outside of the public right-of-way.

Sylvan Lake Circle Parcel – Water Demand

Water Demand Calculations – Maximum Day Demand (MDD) at Buildout

Residential In-house Use

Unit/Density Type	Unit Count	Persons Per Unit	Water Volume Per Capita Daily (Gallons)	Average Daily Volume (Gallons)	Peaking Factor	Peak Day Volume (Gallons)
Residential	42	2.0	90	11,760	2.0	23,560

Common Area Irrigation (Assumed Acreage)

Irrigated Acreage	Application Rate (AF)	Avg Day Demand (acre feet)	Peaking Factor	Peak Day (AF)	Peak Day (Gallons)
0.5	0.01683	0.008415	2.0	0.01687	5,484

Peak Day Demand:

In-house	23,520.00 gallons/day
<u>Irrigation</u>	<u>5,484.00 gallons/day</u>
Total	29,004.00 gallons/day

Thank you,

Gary Brooks, Principal
Alpine Engineering, Inc.
 Phone: (970) 926-3373
 Cell: (970) 376-2280
www.alpinecivil.com



Memorandum

To: Planning and Zoning Commission

From: Tom Boni

Re: Sylvan Circle – Adequate Public Facilities

Date: July 1, 2016

Staff has reviewed the application, Development Impact Report, Public Facilities Impact Report and recommends at this time that a positive recommendation of adequacy of public facilities pending:

1. Revisions to the engineering drawings pursuant to Town Engineer's Comments dated June 23, 2016 to the satisfaction of the Public Works Department
2. Public Works Department approval of water and wastewater demand calculations submitted by the applicant.
3. Acceptance by the School District that they have adequate capacity and land available to meet the needs of this development. The District will also have to recommend and the Town approve a value per acre which will be used to calculate the cash in lieu of land payment. As part of approval of the Haymeadow PUD, the School District, Town and Applicant agreed upon a School Land Dedication Requirement of a 32-acre tract which is a condition of the Haymeadow Annexation.
4. Determination by Fox Tuttle and Hernandez, the Town's consultant Traffic Engineer that levels of service are being met on the surrounding road system.



Memorandum

To: File
From: Tom Boni
Re: Student Generation – Sylvan Circle
Date: July 1, 2016

Based on attached memo from Denny Hill, staff has prepared the following student yield estimate from the development of Sylvan Circle Residential Development. We are sending it over to Tom Braun, Planning Consultant for the District for review and comment. We recognize that there may be another model currently employed by the District for student generation.

Proposed 42 Town House Development

Elementary School Students $42 \times .080 = 3.36 = 4$ students

Middle School Students: $42 \times .040 = 1.68 = 2$ students

High School Students: $.050 \times 42 = 2.1 = 3$ students

Tom Boni

From: Denny Hill <dennyh@strategicwest.com>
Sent: Friday, July 01, 2016 11:05 AM
To: Tom Boni
Cc: 'Darci Drost'
Subject: RE: Student yields Eagle County

Tom:

Good to hear from you; sorry I missed your call. You're on the right track. The last student generation work we did recommended the following:

Student Yield Planning Standards by Density: Up to & Including "X"

	Units per Acre			
School Type (Grades)	SF-d	SF-a	TH	Condos/Apts
	0	5.01	7.51	14.01
Elementary (K-5)	0.340	0.170	0.080	0.230
Middle (6-8)	0.160	0.090	0.040	0.120
Senior High (9-12)	<u>0.200</u>	<u>0.110</u>	<u>0.050</u>	<u>0.150</u>
Total	0.700	0.370	0.170	0.500

These were based on longer term data per the applicable housing density, not the one point in time info you have, which is for a blend of unit types. However, this is for the entire Eagle County High School attendance area and not just the Town of Eagle so adjust as you see fit.

FYI – I have semi-retired and the district opted to work with someone else. You might want to contact Sandy Mutchler and see what they're applying now. (Hopefully it's the same.)

Thanks and have a great day.

Denny
SchoolonomistSM

Strategic Resources West, Inc.
ph: (720) 635-7280
web site: <http://www.strategicwest.com>

"It's business, not personal" is the most damaging phrase in business because it removes ethics and morality from decision making." -- Neil Grimmer, Chairman, Plum PBC

From: [Kaley Ruark](#)
To: [Tom Boni](#)
Subject: Re: Surrounding Prp. Owner Comment on 42 Townhomes 58 Sylvan Lake Rd.
Date: Wednesday, June 29, 2016 6:48:05 PM

Hi Tom,

Just wanted to touch base again and see how the hearing went on 6/21, as well as yesterday, 6/28 with regards to the 42 town homes proposed on 58 Sylvan Lake Road?

Thank you!

-Kaley

Kaley K.H. Ruark
KaleyRuark@gmail.com
970.376.1234

On Mon, Jun 20, 2016 at 10:43 AM, Kaley Ruark <kaleyruark@gmail.com> wrote:

Hello Tom,

My husband and I, unfortunately, due to work circumstances are not able to attend tomorrow night's Planning and Zoning Commission's Public Hearing with regards to the proposed 42 town homes located on 58 Sylvan Lake Road. We currently reside at 714 Prince Alley in Eagle.

We have two major concerns with this proposed development:

1) 42 town homes is a very large number of homes in general, but we feel that it is especially large for that particular property. With that, we worry about traffic, general congestion, too close in proximity to the round about, etc. We feel that it is not an ideal location for that many units.

2) And then, our major concern is the negative impact the development could have on Brush Creek, and with that the Eagle River. That is right about where the confluence of Brush Creek and the Eagle River is. We are concerned that a development of that magnitude would drastically alter the ecology of both of them. It seems like too large of a development to be constructed that close to the water.

We are not necessarily opposed to a development there, but think that it needs to be drastically scaled down and if it were to be built, proper research needs to be conducted to make sure there will be no drastic, negative, longterm ecological effects.

Since we will miss the Public Hearing tomorrow, we would like to request the information that is going to be discussed via email, please, so that we can stay informed.

Thank you very much for your help and taking our concerns into account.

All the Best,

Kaley & Josh Ruark

Kaley K.H. Ruark
KaleyRuark@gmail.com
[970.376.1234](tel:970.376.1234)