



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

LAND USE & DEVELOPMENT PERMIT APPLICATION
Pursuant to the Land Use & Development Code, Title 4

<p>ZONING REVIEW</p> <input type="checkbox"/> Special Use Permit <input type="checkbox"/> Zoning Variance <input type="checkbox"/> Rezoning <input type="checkbox"/> Temporary Use Permit <input type="checkbox"/> Amendment to Zone District Regulations	<p>DEVELOPMENT REVIEW</p> <input type="checkbox"/> Minor Development Review <input type="checkbox"/> Major Development Review	<p>SUBDIVISION OR PLANNED UNIT DEVELOPMENT REVIEW</p> <input type="checkbox"/> Concept Plan <input type="checkbox"/> Preliminary Plan <input checked="" type="checkbox"/> Final Plat <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Condominium / Townhouse <input type="checkbox"/> Minor Subdivision <input type="checkbox"/> P.U.D. Zoning Plan
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PROJECT NAME Haymeadow Planned Unit Development

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

LOCATION

STREET ADDRESS N/A

PROPERTY DESCRIPTION

SUBDIVISION Haymeadow Filing 1 LOT(S) _____ BLOCK _____
 (attach legal description if not part of a subdivision)

DESCRIPTION / PURPOSE Initial Final Plat for the Haymeadow PUD

APPLICANT NAME ABRIKA Properties, LLC PHONE 352-854-7753

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

OWNER OF RECORD same as applicant PHONE _____

ADDRESS _____ EMAIL _____

REPRESENTATIVE Scott Schlosser PHONE 970-390-9223

ADDRESS PO Box 5607 Eagle CO 81631 EMAIL Scottes@vail.net

The above information is correct and accurate to the best of my knowledge.

Signature _____

Date _____

In addition to the Application Fee payable at time of Land Use Application, costs related to public notices, postage, Town Attorney Fees and any related outside consultant fees required to review the application shall be billed to the applicant.

FOR OFFICE USE ONLY	
DATE RECEIVED _____ BY _____	FILE NUMBER _____
REVIEW FEE _____ DATE PAID _____	RECEIVED BY _____
DATE CERTIFIED COMPLETE _____ BY _____	
P&Z HEARING DATE _____ DECISION _____	
TBOT HEARING DATE _____ DECISION _____	



September 17, 2018

Ms. Morgan Landers
Director of Community Development
Town of Eagle
PO Box 609
Eagle, CO 81631

HAND DELIVERED

Re: Haymeadow PUD Filing 1 Final Plat

Dear Morgan:

Please accept this letter and the attachments as a formal application for the Haymeadow Filing 1 Final Plat for the Haymeadow PUD. The purpose of this plat is to initiate the first phase of infrastructure and access improvements for the Haymeadow PUD. The plans and documents address the submittal requirements for a final plat in accordance with the Town of Eagle Land Use regulations and with the Haymeadow PUD Preliminary Plan and Annexation & Development Agreement.

Under cover of this letter please find:

- One executed application form for a Final Plat.
- One copy of a current Title Report for the properties.
- An adjacent owners list and two sets of mailing labels.
- Two full size copies of the Final Plat and the related engineering and design plans.
- Two copies of a narrative description and related reports.
- Two copies of the Alpine Engineering, Inc. Final Drainage Report.
- Two copies of the Birch Ecology LLC Integrated Weed Management Plan

The Town of Eagle Fee Schedule indicates the Final Plat submittal fees are \$500.00 plus \$50.00 per lot. The proposed final plat includes four multi-family development tracts and thirteen single family/duplex lots. The fee total is calculated at \$1,350.00. Haymeadow is currently working with the Town of Eagle under a fee deposit system. The applicant assumes this fee will be deducted from the funds currently under deposit.

If you have any questions or require additional information please contact me at your convenience.

Sincerely,

Rick Pylman

Rick Pylman

Copy:

Brandon Cohen

Scott Schlosser

Haymeadow Final Plat Application

Haymeadow Filing 1

September 2018

Haymeadow Final Plat Application

Haymeadow Filing 1

September 2018

Prepared for:

ABRIKA Properties, LLC
8250 Southwest 27th Avenue
Ocala FL 34476

Prepared by:

Pylman & Associates, Inc.
137 Main Street
Suite C107W
Edwards CO 81632

Project Team

Owner's Contact

Scott Schlosser
PO Box 5607
Eagle, CO 81631

Civil Engineering

Alpine Engineering, Inc.
PO Box 97
Edwards, CO 81632

SGM

18 W. Sixth Street, Suite 200
Glenwood Springs, CO 81601

Surveyor

Archibeque Land Consulting, Ltd.
PO Box 3893
Eagle, CO 81631

Landscape Architecture/Site Planning

DHM
311 Main Street, Suite 102
Carbondale, CO 81623

Land Planning

Pylman & Associates, Inc.
137 Main Street, Suite C107W
Edwards, CO 81632

Electrical & Lighting

BG Buildingworks
Avon, CO 81620

Irrigation Design

Grand Junction Pipe & Supply
740 Highway 133
Carbondale, CO 81623

Construction Management

Cairn Consulting Services, LLC
5197 Black Gore Drive
Vail, CO 81657

Ecological

Birch Ecology, LLC
PO Box 170
Lyons, CO 80540

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Appendix:

1.	Town of Eagle Application Form
2.	Title Commitment
3.	Approved PUD Development Plan
4.	Reduced Copy of the Haymeadow Filing 1 Final Plat
5.	Phase 1 Traffic Report
6.	Water System Phase I Report
7.	Filing 1 Pavement Section Soils Report
8.	Wetlands Enhancement Plan
9.	Open Space Ecological Restoration Plan
10.	Open Space Management Plan
11.	Open Space Management Chart
12.	Streetscape Design Philosophy
13.	Raw Water Irrigation System Basis of Design

Drainage Report under separate cover
Integrated Weed Management Plan under separate cover

1. Introduction

The purpose of this report and accompanying documents is to provide information relative to a request for the initial Final Plat approval for the Haymeadow PUD. The Haymeadow PUD was approved by the Town of Eagle as Ordinance No. 11, Series of 2014, which outlines and approves the PUD Development Plan for the Haymeadow property.

This report addresses the requirements for a final plat as outlined in the Town of Eagle Municipal Code Section 4.12.020 C. Final Plat and addresses conformance with the Haymeadow PUD Development Plan.

The Haymeadow property was annexed into the Town of Eagle and the PUD is also governed by an Annexation and Development Agreement (“ADA”) approved by the Town of Eagle under Resolution No. 12, Series of 2015 and amended by Resolution No. 10, Series of 2018. The ADA includes some specific actions and requirements concurrent with the initial final plat. This report also addresses all relevant requirements with the Haymeadow Annexation and Development Agreement.

The approved Haymeadow PUD consists of 660 acres and is approved for 837 units in a mix of single family and multi-family units distributed over five distinct neighborhoods. The plan includes a school and town park area of 32 acres, a large community park of approximately 20 acres and a future fire station site. The neighborhoods comprise approximately 250 acres of the total 660 acres with over 335 acres designated as open space.

This is the initial final plat application for the Haymeadow PUD and is titled Haymeadow Filing 1. The primary purposes of this plat is to formally plat the boundaries of the Haymeadow PUD, to address the requirements of the ADA that are triggered by the first final plat action, to provide a review of the engineering and design details of the first phase of access and infrastructure construction plans and to establish the first few development parcels for the first phase of neighborhood A. All lands outside of the first phase of development will be designated as future development tracts and will be the subject of future final plat actions as the development moves into future phases. These future development lands will remain in agricultural production.

This plat is not a review of building construction plans and does not create any approval for multi-family development. The designated multi-family development tracts will require Town of Eagle Development Plan approval prior to the issuance of any building permits.

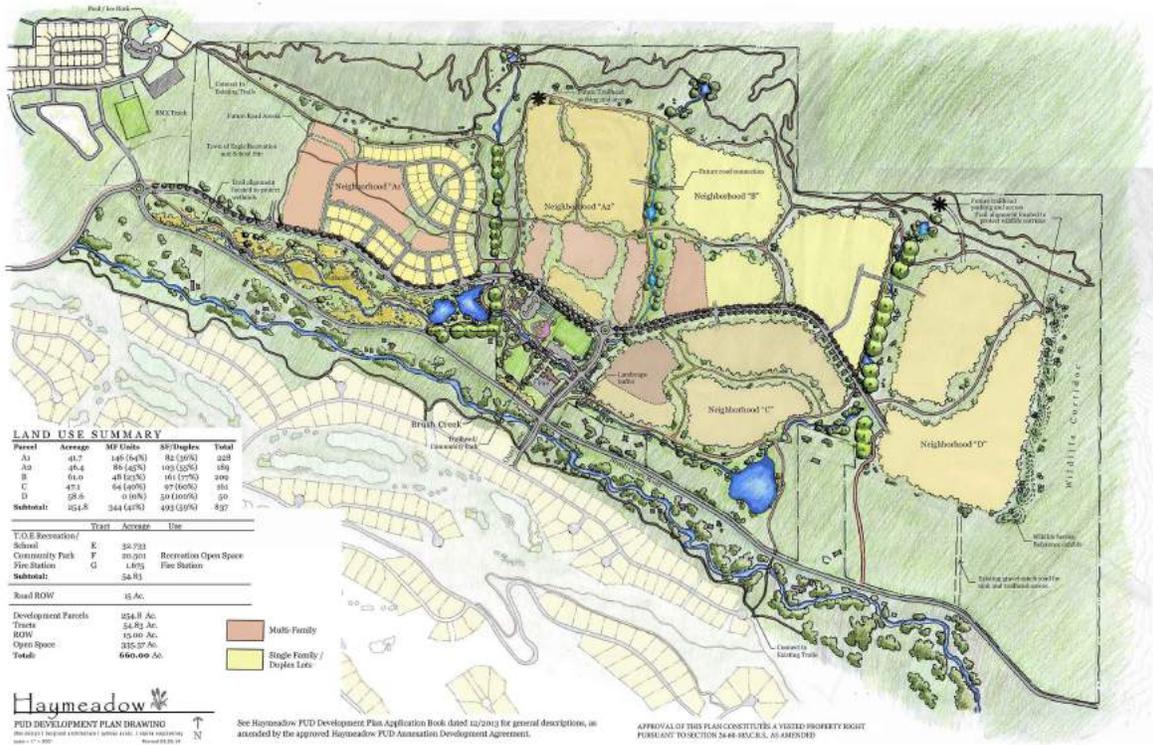


Figure 1. Approved PUD Development Plan.

2. Description of Filing 1 Final Plat

The 660 acres of the Haymeadow property was annexed into the Town of Eagle under a metes and bounds legal description and has never been the subject of a formal platting process. This initial final plat will formally plat the entire boundary of the Haymeadow property and will address the requirements of the approved Haymeadow Annexation and Development Agreement that are triggered at Final Plat approval, including but not limited to several land dedication parcels, the payment of certain fees, and the creation of certain easements.

This initial final plat will detail the first phase of access and infrastructure improvements that form the backbone of the overall Haymeadow PUD and will include the access and infrastructure required to serve the initial phase of the first neighborhood. The Filing 1 Plat will create road right of ways, easements, open space and common area parcels, the school and town park parcel as well as four multi-family development tracts, eight single family lots and five duplex lots.

This Haymeadow Filing 1 Final Plat represents the first phase of Neighborhood A. The applicant and the town staff have worked very closely together to define the area and improvements associated with this first phase and to ensure that this final plat application is in compliance with the approved PUD Preliminary Plan and preliminary plat.

2.1 Access and Infrastructure

The Filing 1 plat creates the road rights of way and details the engineering construction plans for the first phase of the Sylvan Lake Road roundabout and for the initial extension of Sylvan Lake Road and the necessary utility services into the Haymeadow property. The plans also detail the engineering for the street system and utilities designed to serve the first phase of the initial Haymeadow neighborhood. A streetscape design plan is included for all the proposed roads.

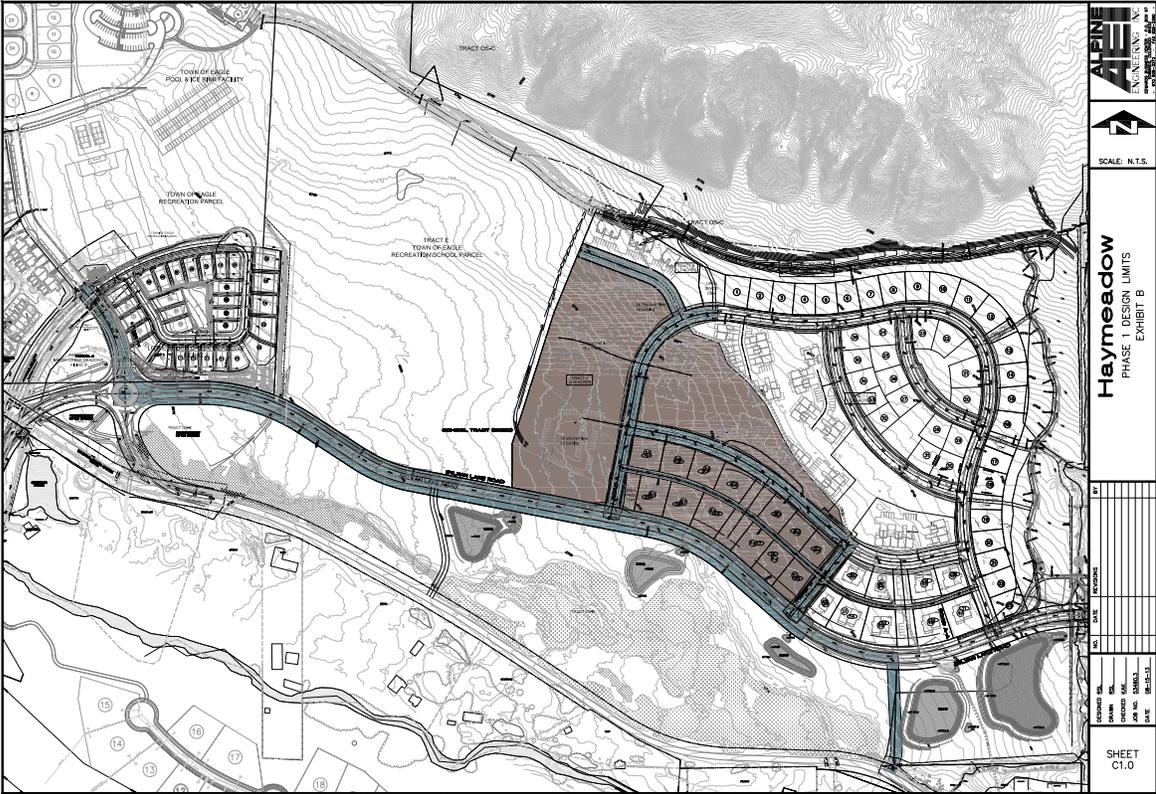


Figure 2. Area of Filing 1 Plat design limits.

The first phase of the Sylvan Lake Road roundabout design includes the full traffic circle and the two legs that connect Meadow Lark Road to the new extension of Sylvan Lake Road into the Haymeadow property. In compliance with the ADA the full construction of the roundabout with the connecting legs to Brush Creek Road and Sylvan Lake Road will be completed with the initiation of development in the second neighborhood.



Figure 3. First Phase Sylvan Lake Road Roundabout.

The construction associated with the Filing 1 plat will extend Sylvan Lake Road into the property and along the first phase of Neighborhood A. The Sylvan Lake Road extension into the Haymeadow property is designed with two 11' wide travel lanes with a 5-foot-wide paved shoulder on each side to serve as on-street bike lanes. The Sylvan Lake Road corridor will also include a separated 10-foot-wide bicycle/pedestrian path. This path will connect to the existing trails and sidewalks on Meadow Lark Lane and the Sylvan Lake Road connection into Eagle Ranch and will parallel Sylvan Lake Road all the way into Haymeadow for the extent of the road system.

Sylvan Lake Road will, as Haymeadow builds out in phases, be extended to serve as the primary access road to the entire project, however for this first phase the road will be terminated at the edge of the first phase development area. To provide a secondary emergency access a temporary connection will extend from the paved section of Sylvan Lake Road and will loop back to Brush Creek Road. This temporary connection will be gated for emergency access only and will be constructed as an all-season gravel road. As Neighborhood A builds out Sylvan Lake Road will be extended to the Ouzel Lane intersection and will form the permanent access loop to Brush Creek Road.

The roundabout and Sylvan Lake Road landscape design will be focused on decorative landscaping of native and low water use low maintenance plantings. A native grass mix with a focused grouping of native trees and shrubs will landscape the roundabout. The same native seed mix with intermittent clusters of shrubs and trees will populate the landscape strip between the roadway and the separated pedestrian path along Sylvan Lake Road as it enters Haymeadow. Low level bollard lights will be spaced at 100-foot intervals along the path to provide nighttime pedestrian lighting. As Sylvan Lake Road fronts the homes in the first neighborhood the street landscape will transition to a slightly more formal look with a drought tolerant clover/turf mix supported by a regularly spaced planting of street trees. A narrative description of the streetscape landscape design treatment has been written and

attached to this report as an appendix. This streetscape landscape design description will become a section of the future Haymeadow PUD Design Guidelines.

There is a main trunk sanitary sewer line that currently extends from Eagle Ranch to the edge of the Haymeadow parcel. This line will be extended into the property to provide the backbone sanitary sewer service. Existing 12' water mains in Brush Creek Road and near the Pool and Ice Rink will be extended into the Haymeadow property to provide the water service backbone and to serve the initial phase of Neighborhood A. The engineering plans also detail the extension of gas, electric and telecommunication services into the property.

The road system to access the initial phase of Neighborhood A will consist of a leg of the Neighborhood A loop road that will provide access to the first multi-family parcels, a short street that will eventually connect into the town park and school parcel and two streets that will serve the initial single family and duplex lots and an additional multi-family parcel. The street system will provide a second point of access back to Sylvan Lake Road. This circulation system and the associated utilities will serve approximately 110 units that will comprise this initial phase.

A 10-foot-wide paved pedestrian trail will be constructed across the top of the property, just below the Haymaker Trail, to connect this first phase of homes to the Town of Eagle Pool, Ice Rink and pump track area. In conjunction with the separated pedestrian trail along Sylvan Lake Road this creates two pedestrian trail connections from Haymeadow into the Pool and Ice Rink area and on into the existing trail and sidewalk system.

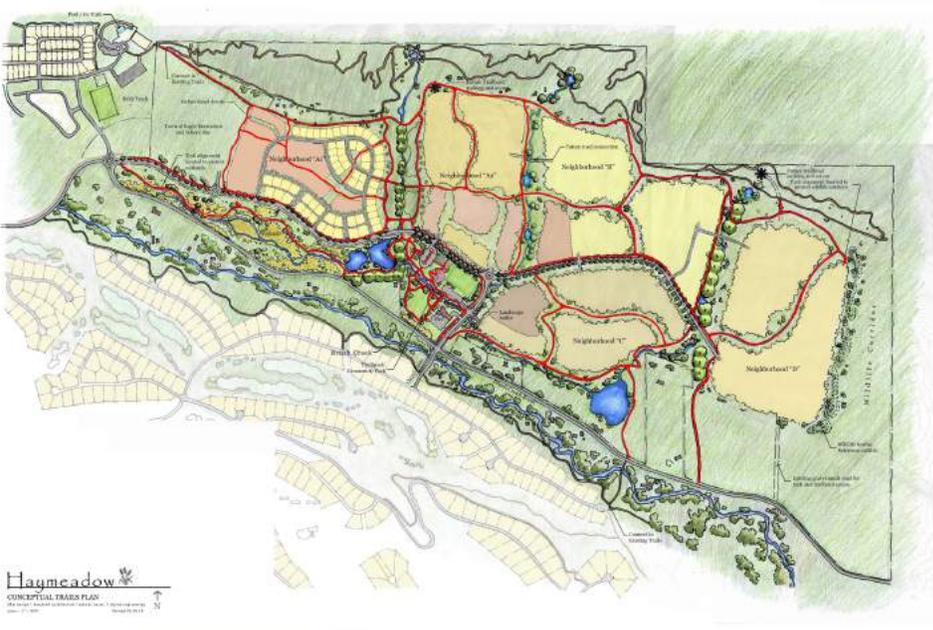


Figure 4. Approved PUD Trails Plan

2.2 Filing 1 Final Plat

The Filing 1 Final Plat plan set is a ten page set that details the layout of the right-of-ways, open space and recreation tracts, other dedication parcels, common areas, the four multi-family development parcels and the eighteen single family/duplex lots. The plat also dedicates easements for access and infrastructure improvements. The submitted version of the plat does not include, at this time, shallow utility easements and easements for the proposed non-potable water system. As an integral part of this application review process the town staff and the various utility companies will review and comment on these plans. The plat will be updated to include all of the required shallow utility and non-potable system easements as the final design of these improvements is approved by the review agencies.

2.3 Development Parcels

The Filing 1 Plat will create road right of ways, easements, open space and common area parcels, the school and town park parcel as well as four multi-family development tracts, eight single family lots and five duplex lots. As stated in the Introduction section of this report this plat is not a review of building construction plans and does not create any approval for multi-family development. The designated multi-family development tracts will require Town of Eagle Development Plan approval prior to the issuance of any building permits. The approved Haymeadow PUD Guide includes a requirement that Haymeadow PUD will include a homeowner operated Design Review Board. Prior to initiation of any residential construction the Haymeadow Design Review Board must develop and submit design guidelines to the Town of Eagle for review and approval. This process will occur immediately after approval of the Filing 1 Plat. The applicant understands that no residential building permits will be issued prior to Town of Eagle approval of a the Haymeadow Design Guidelines.

3.0 Conformance with Haymeadow Annexation & Development Agreement

The approved Annexation and Development Agreement includes certain requirements and land dedications that are triggered at the initial final plat or at each phase of neighborhood platting. This section of the report will identify those requirements and detail the conformance of the application. The following paragraphs reference the numerical section of the approved ADA that lists the referenced requirement.

ADA Section 7 Development Impact Fees

Section 7 details the requirement of Haymeadow to pay development impact fees at the time of subdivision final plat for Street Improvement Fees and Emergency Medical Impact fees as defined in the Town of Eagle Municipal Code. This initial final plat is primarily an access and infrastructure package that details the initial infrastructure construction for the first phase of the Haymeadow PUD. The plat does create four multi-family development tracts, eight single family lots and five duplex lots. The multi-family parcels will be subject to a further development permit process that will determine the exact number of dwelling units to be constructed. The impact fees for the multi-family units will be paid at time of development permit, when the exact density is determined.

This application will include the payment of impact fees for the eight single family lots and the five duplex lots, a total of eighteen units.

The Street Improvement Fee of \$1,016.00 per unit totals \$18,286.00.

It is the applicant's understanding that there is no longer an Emergency Medical Impact Fee requirement.

The Fire Protection Impact Fee will be paid in accordance with the language of the approved ADA, which details a significant up-front fee payment at the time the Greater Eagle Fire Protection District is issued a building permit for a new station.

ADA Section 9.3 Perimeter Fence

This section of the ADA details a requirement to establish a perimeter fence on the north and east sides of the Haymeadow PUD boundary to prevent cattle on adjacent lands from entering the Haymeadow property. Since the Haymeadow PUD and ADA was approved there has been a significant change in land use and ownership of the adjacent lands that render this requirement unnecessary. The adjacent ranch property has been purchased by Eagle County as a protected open space parcel and the associated grazing permit for the BLM lands along the north boundary has been discontinued.

Because of these ownership and lease changes and in consultation with Colorado Parks and Wildlife the cattle fencing along the north boundary has been removed completely and the cattle fence along the Hardscrabble Ranch boundary has been removed and replaced with a wildlife friendly fence.

ADA Section 9.4 Brush Creek Road Fence

This section of the ADA requires the removal of existing fencing along Brush Creek Road as the phases of development commence. In compliance with this requirement the implementation of these first phase improvements will include removal of the fence along Brush Creek Road from the western property boundary to the existing willow tree corridor.

ADA Section 9.5 Raw Water to School/Park Parcel

The ADA requires the Haymeadow PUD to provide raw water for irrigation purposes to the designated school and town park parcel. The applicant has worked closely with the town staff to determine how to best serve the property and the proposed engineering plans include construction design for a raw water delivery system that will serve the school/park parcel. All the outside irrigation within the Haymeadow PUD including the Sylvan Lake Road roundabout, streetscape landscaping, the school/park parcel, all parks and open space and all residential development will be provided from a raw water system. This system will alleviate demand on the town system to treat and store water for

irrigation needs. A complete report on the raw water irrigation system proposal is included as an appendix to this report.

ADA Section 9.7 Recreation Path to Pool & Ice Facility

The submitted engineering plans detail the proposed 10-foot-wide paved path connection from this first phase of Neighborhood A to the Pool & Ice Rink that is in compliance with this requirement.

ADA Section 9.8 Recreation Trail Along Sylvan Lake Road

The submitted engineering plans include a design for a 10-foot-wide paved recreation trail that will tie into the existing trail connections at Sylvan Lake Road and Meadow Lark Lane and will extend along the new roundabout and will parallel the length of Sylvan Lake Road. As Sylvan Lake Road is extended into future phases this trail will also be extended. The proposed plans are in full compliance with this requirement.

ADA Section 9.9 Wetlands Enhancement

This section of the ADA requires the submittal of a wetlands enhancement plan for the wetland area located south of Neighborhood A. A comprehensive Wetlands Enhancement Plan has been developed for this area by Birch Ecology, LLC and is included as an appendix to this application. This plan includes a description of how the wetlands footpath system will be designed and constructed.

ADA Section 10.3 Sylvan Lake Road Roundabout

The application includes detailed engineering plans for the first phase of the Sylvan Lake Road Roundabout that will be built during this first phase of infrastructure construction. The proposed plans are in full compliance with this requirement.

ADA Section 10.4 Recreation Path Connection to Pool & Ice Rink Facility

This section of the ADA is identical to the previously addressed Section 9.7. The 10-foot wide trail has been fully designed and will be a part of the initial infrastructure construction package in full compliance with this requirement.

ADA Section 14.1 Brush Creek Road Right-of-Way

This section of the ADA requires a dedication of a 30-foot wide strip of land adjacent and parallel to Brush Creek Road along the boundary of the Haymeadow PUD. The purpose of the dedication is to allow room for future road improvements. The Filing 1 Plat creates this 30-foot wide dedication parcel in full compliance with this section of the ADA.

ADA Section 14.2 Upland Open Space

This section of the ADA requires a sequential dedication of the upland areas north of the proposed residential neighborhoods to the Town of Eagle for use as open space. The proposed Filing 1 Plat details the proposed dedication area and is in full compliance with this requirement.

ADA Section 14.3 Fire Station Dedication

This Haymeadow Filing 1 Final Plat includes a land dedication of approximately 1.6 acres for the future construction of a new Greater Eagle River Fire Protection District fire station in full compliance with this commitment.

ADA Section 14.4 Haymaker Trail Easement

This section of the ADA requires the applicant to provide an easement over the existing Haymaker Bicycle and Pedestrian Trail. This requirement has been met and a permanent easement has been provided to the town and is recorded as reception # 201504931 at the Office of the Eagle County Clerk and Recorder. The easement will be described on the Haymeadow Filing 1 Final Plat.

ADA Section 14.8 Wetland Open Space

This section of the ADA requires a dedication of the wetland area south Neighborhood A to the Town of Eagle for use as open space. The proposed Filing 1 Plat details the proposed dedication area and is in full compliance with this requirement.

ADA Section 15

This section of the approved ADA outlines the requirement for the dedication of the land identified as Parcel 8 on ADA exhibit H for public school and recreation purposes. This plat does identify and propose dedication of that land.

ADA Section 17 Eagle Ranch Recapture Fee

The approved ADA includes a commitment for the Haymeadow PUD to provide reimbursement, in the form of a described “recapture fee” to the Town of Eagle, to then be made to West Eagle Ranch LLC, for the extension of Sylvan Lake Road, for Highway 6 access improvements and for certain wastewater system improvements. The fee has been calculated by the town engineer to be \$1051.12 per unit and is paid at each applicable final plat. Town of Eagle approval of this application will trigger the payment of this fee for the eighteen units created by this final plat, a total fee of \$18,920.16.

ADA Section 20.2 Reclamation of Open Space

The Preliminary Plan vegetation analysis identified a couple of areas north of the proposed neighborhoods and above the area historically irrigated that had been previously disturbed by

agricultural activities that are now somewhat populated with weeds. ADA Section 20.2 requires the submittal of a reclamation plan for these areas of the upland open space. A reclamation plan for these areas has been developed and is included with this application in compliance with this requirement. The reclamation of the upland open areas will occur simultaneously with the infrastructure construction for this phase I final plat.

ADA Section 21 Mail Delivery

This section pertains to mail delivery and requires the Town of Eagle and the developer to meet with the postal service to determine if any on-site delivery to cluster mail boxes will be provided by the postal service. If so, the proposed improvements will include appropriate design for facilities to accommodate on-site mail delivery. To date no determination has been made regarding mail delivery. The applicant will work with town staff and the postal service to resolve this question. There are areas within the phase I plat that could be designed to serve cluster box mail delivery.

ADA Section 22 Chemical Management Plan

This section requires the submittal of a chemical management plan for use of chemicals in the open space areas to be maintained and managed by the metropolitan district. As the applicant initiated the environmental reports required under the ADA it became apparent that the chemical management plan is best incorporated into the related required reports. The Open Space Management Plan is the primary document to guide the ecological management of the open space areas and chemical management is incorporated into that plan as Section 4.3. The Open Space Ecological Enhancement Plan, which details the program for eradication of existing weeds in several identified locations also contains chemical management direction under Section 9 of that report. The accompanying Integrated Weed Management Plan also includes, as Section 8, a section detailing chemical management.

ADA Section 23 Open Space Management Plan

Section 23 of the ADA requires a written management plan for the areas of upland open space. This management plan has been included in this application and details the long-term maintenance strategy for the upland open space areas.

ADA Section 25 Open Space Management Responsibility

The approved ADA includes an Exhibit K that details the ownership and maintenance responsibility of various elements of the Haymeadow plan, particularly open space, parks and trails. The maintenance responsibilities are designated to either the Town of Eagle or the Haymeadow HOA or the Haymeadow Metropolitan District. Section 25 of the ADA requests that the applicant identify, at this time, which entity, the HOA or the metropolitan district will assume the maintenance tasks assigned to the applicant. An updated version of Exhibit K, titled Haymeadow Ownership and Maintenance Responsibility Chart has been included as an appendix to this report. The chart details which entity will be responsible for maintenance of each listed element. In short, the HOA will be

responsible for covenant control and the design review function and the metropolitan district will handle all maintenance elements.

4. Summary

The Haymeadow PUD Preliminary Plan was approved in 2014 and allows for 837 units on the 660-acre parcel in five relatively distinct neighborhoods. The first neighborhood to be developed within the Haymeadow PUD, Neighborhood A1, is comprised of 47.7 acres and allows for up to 146 multi-family homes and 82 single family/duplex homes. The approved Haymeadow PUD Guide and the Haymeadow Annexation and Development Agreement regulate the development within the PUD.

The Haymeadow Filing 1 Final Plat for this first phase of Neighborhood A1 is in full compliance with the approved documents and plans. The Haymeadow Filing 1 plan initiates maintains and initiates the vision for a mixed use residential neighborhood with a variety of unit types around a central park system and surrounded by trails and open space. The infrastructure design and the layout of the proposed roads, utilities, open space areas, recreation tracts, land dedications and development parcels is in conformance with the design and intent of the approved Preliminary Plat. The compliance with the approved Preliminary PUD design concept maintains the conformance with the town's goals policies and regulations as determined and memorialized in the Preliminary Plan approval.

The proposed Haymeadow Filing 1 Final Plat is in compliance with all the requirements imposed under the approved Annexation and Development Agreement that are due to be addressed at this time and with this application.