



To: Abrika Properties, LLC – Brandon Cohen and Scott Schlosser
Alpine Engineering – Gary Brooks
Pyman and Associates – Rick Pylman

From: Community Development Department - Morgan Landers, AICP, Town Planner
Public Works Department – Byron McGinnis, Jerad Parker, Vern Brock, Deron Dirckson
Open Space Department – John Staight

Date: December 7, 2018

Re: Haymeadow Subdivision Filing 1 – Staff and Referral Agency Comments – First Review

Attachments: Attachment A: Colorado Geologic Survey
Attachment B: Eagle County Assessor’s Office
Attachment C: Starbuck Surveyors

The Town of Eagle distributed the Haymeadow Filing 1 Final Plat application to referral agencies and third-party consultants with a deadline for comment of November 16, 2018. As of that date, the town received comments from the Colorado Geologic Survey, Eagle County Assessor, and Starbuck Surveyors (the town’s third-party surveyor):

The town is still waiting for comments from the following entities:

- Great Eagle Fire Protection District
- Eagle County School District
- Eagle County Sheriff Department (street names)
- Town of Eagle Attorney

Comments received to date have been included as an attachment to this memo. Pending comments will be forwarded to the applicant team upon receipt.

All comments are for the purpose of complying with Chapters 4.12 and 4.13 of the Town’s Land Use and Development Code or to provide for the future ease of use of the document by town staff and members of the public. Please note there may be overlapping/duplicate comments between the various town departments and referral agencies. Staff appreciates the applicant’s thorough response in addressing all comments. If a comment is a duplicate, please indicate where the applicant has addressed the comment previously with a reference to page number or comment number.

COMMUNITY DEVELOPMENT DEPARTMENT

Morgan Landers, AICP, Town Planner

DRAFT Final Plat Document:

1. General Comments
 - a. Include an overview sheet that includes the lots and tracts cleanly. This can either be a separate sheet or can be included in sheet 2 if it can be done in a way that is easy to read. Alternatively, each sheet could include an inset with the overview map for easy navigating.
 - b. Include a land use summary table on sheets 3-10 for lots and tracts on each sheet. In areas where there is available space, a land use designation adjacent to tract label is acceptable as done on sheet 10 for Tract R-3.
 - c. Regarding the land dedications, warrantee deeds will need to be executed for each land dedication prior to the recording of the final plat. The town's attorney will provide templates for the town dedications. For the Fire District dedication, the applicants should work with the fire district to obtain any template documents if available.
 - d. The plat document needs to include the full extent of the Haymeadow property including corresponding easements and dedications created or vacated as part of this plat. More specifically, the road easement north of the Colby property, Tract R-5 along Brush Creek, and the electric easement running through Tract Z.
 - e. Include the full Brush Creek Road ROW on the plat sheets but indicate "not included in this subdivision"
 - f. The preliminary plan included the full Sylvan Lake Rd ROW through Ouzel Lane to Brush Creek. Staff acknowledges that the plat is for a smaller scope than the original preliminary plan, however, this may need to still be included. Primary concerns include providing site access to the Fire District parcel which as shown in this plat is a land-locked parcel.
 - g. Are there any floodplain locations within the property? If so, please indicate. If not, please include a note to that effect.
 - h. Town code requires signatures of utility providers on the plat. Town staff is consulting with the town attorney to review if this is still a requirement. Will advise as a follow up.
 - i. Per the soils report for the Haymeadow Subdivision, the town will require site-specific soils reports for each building permit in order to verify basement depths where planned. This is standard practice for the town, so no additional information or plat notes are required at this time.
 - j. Staff may request a separate "clean" address map for the subdivision. Staff is reviewing the code to confirm the requirement and will advise accordingly.
 - k. The town has not received confirmation from the Eagle County Sheriff Department that the road names are acceptable. Staff will work to receive these comments ahead of final plat approval.
2. Sheet 1 of 1
 - a. Include names and addresses of owners, applicants, designers, engineers, and surveyors as applicable.
 - b. Please match the land use category in the land use summary table to reflect the dedication language terminology in the Certification of Dedication and Ownership "Public Road Right-of-Way" (bottom left corner of the sheet).
 - c. The land use summary table should include addresses for the single family and duplex lots and shown on the corresponding sheet in the plat document.
3. Sheet 2 of 10
 - a. The eastern boundary of OS-3 is different on the plat than on the Access and Infrastructure Plans. Staff would like to see the Final Plat document match the more straightforward orientation of the Access and Infrastructure Plans.
4. Sheet 3 of 10
 - a. Does this plat intend to vacate Tract A of the Brush Creek Meadows Filing 3? If so, that needs to be indicated on this sheet and Sheet 4.
5. Sheet 4 of 10
 - a. The approved PUD Trails Plan shows the alignment of the pool and ice rink path to be further south into the multifamily parcel and also have a section that proceeds south to the new Sylvan Lake Rd trail. Staff would like to discuss this path alignment further with the applicant. If this alignment remains, the easement size will need to be consistent with the 20 ft shown for the remainder of the pathway system.
6. Sheet 5 of 10
 - a. Change lot area from acres to square feet and identify which lots are single-family and which are duplex lots in a summary table (see comment 1.b above). For tracts, acreage can remain for larger tracts, however, square footage is preferred for anything less than an acre.
 - b. Applicant should evaluate the impact of Tract C on developability of Lot 13. Setbacks will be measured from property line of the Tract C boundary. This parcel is assumed to be an alley loaded duplex property. Please clarify to staff if this assumption is incorrect.

- c. Lots should include building setbacks. If the application of this requirement leads to a cluttered and illegible document, an inset can be enough to show standard setbacks. Please note the 50ft building setback requirement for lots that front Sylvan Lake Rd.
 - d. Is it the intent of the project to have perimeter easements for drainage and utilities for each individual lot? Staff has noted Tracts D and E for drainage and wants to ensure that other easements are accounted for.
 - e. Add additional arrows to identify which CV calcs pertain to which line sections on Lots 9-13. As it appears now, it is difficult to determine which lines pertain to which component of the map.
 - f. Each lot should be designated an address indicated on this sheet in the plat.
- 7. Sheet 6 of 10
 - a. The Drainage Easement Note does not need to include the Water Easement language as the water line does not extend to this point of the subdivision.
 - b. As noted in comment 5.a above, staff would like to discuss the alignment and termination of the pedestrian easement and path connection at Whitney Peak Rd.
 - 8. Sheet 7 of 10
 - a. No comments
 - b. Please include the Haymaker Trail Easement on the plat with appropriate document references.
 - 9. Sheet 8 of 10
 - a. Tract R-1 should extend to the property boundary at the Colby property in general alignment with Brush Creek Rd rather than terminating at a right angle.
 - b. "Not included in this subdivision" should be added under the property information for the Colby property.
 - c. The delineation of Tract X in the subdivision seems unnecessary. Is there a specific purpose for identifying this tract separately rather than including it in Tract Z?
 - d. Town staff will defer to the Greater Eagle Fire Protection District as to the sufficiency of the Temporary Access Easement size and alignment.
 - 10. Sheet 9 of 10
 - a. No comments
 - 11. Sheet 10 of 10
 - a. Staff will defer to the Greater Eagle Fire Protection District to confirm the location and size of Tract G. Section 14.3 of the Annexation and Development Agreement identifies the size of the required tract to be 1.6 acres, which this final plat is in compliance with. As mentioned in comment 1.f above, the parcel will need to be provided pedestrian/vehicular access as well as access to utilities. Discussion with the Fire District and review of the ADA is required to determine the timing of those items.
 - b. Include "Not included in this subdivision" under the Peters property ownership information.

Access and Infrastructure Plans:

- 1. School Land Dedication
 - a. Dedication of Tract E satisfies this requirement, per Section 15 of the ADA, upon dedication, no further school land dedication requirement or cash-in-lieu will be required for developments within the Haymeadow Subdivision. Staff has reviewed the size of Tract E for compliance with the ADA and has found that the size is compliant with the agreement as presented.
 - b. Referral comments are pending from the Eagle County School District. There are many encroachments of utilities into the school/rec parcel that need to be reviewed by the school district in terms of the commitment and impact to future development there.
- 2. Streets, Alleys, and Parking
 - a. As per the PUD Guide, any on-street parking spaces shall be constructed as guest or park parking and may not be counted toward fulfilling residential parking requirements. Due to the location of the proposed on-street parking, staff would like to discuss with the applicant how the guest parking should be allocated and if the applicant's intent is to allocate any of those spaces toward the Multi-Family parking requirements for future development permit applications.
- 3. Sidewalks and Bikeways
 - a. As noted above, staff would like to further review the alignment of the path along the boundary between the school/rec parcel and phase I of Haymeadow.
 - b. Staff would like to review interim and future plans for the soft and hard surface pathways around the roundabout to ensure full consideration has been made and that all parties agree to future alignments as well. See additional public works and open space comments.
- 4. Fire Department Review
 - a. Comments pending from the Greater Eagle Fire Protection District.

5. Postal Service
 - a. The town is attempting to set up a meeting with the Eagle Postmaster to discuss service for this development.
6. Municipal and Park Land Dedication
 - a. Dedication of Tract E and other open space areas within the development satisfy this requirement for the PUD. No additional land dedication or cash-in-lieu will be required for developments within the Haymeadow Subdivision.
7. Ownership and Maintenance Table
 - a. For the Metro District Building at Trailhead Park, the revised chart has not identified an ownership entity. Please clarify.
8. Impact Fees
 - a. Payment of impact fees per the Annexation and Development Agreement will be required prior to recording the Final Plat. Initial review of the fees appears correct, pending any changes to the fee schedule in 2019. Street Improvements Fees are not projected to increase in 2019.
 - b. The applicant is correct, the Emergency Service Impact Fee no longer exists.
 - c. Staff would like to work with Haymeadow to develop a tracking spreadsheet for the tracking of credits for the Plant Investment Fee (PIF) Prepayment amount to each lot and new development. This will need to be developed prior to final plat approval.
9. Landscape and Lighting
 - a. Town staff has not reviewed the landscape plan proposed for the development due to pending submittal of landscape standards.
 - b. Please provide clear vision areas and site distances on all landscape plans for review.
 - c. The PUD guide defers to the town code for all signage within the development unless a separate master sign plan is proposed and approved by the Town of Eagle. Is a comprehensive sign plan being developed for the property? If so, what is the timing of anticipated submittal? No signs other than traffic control signage is being approved as part of the subdivision application.
 - d. Staff is reviewing background information regarding the removal of the fence along the BLM boundary and will coordinate with the BLM to confirm initial assumptions remain consistent.
 - e. Lighting – please see comments from Public Works on the Street Lights. Town staff is not currently supportive of the installation of the bollards along the school/rec parcel as lighting needs along that stretch of property may change due to the future use of the property. Staff recommends removal of those fixtures until development of the school/rec parcel commences.
 - f. Are alley lights planned for the development? None are shown on the drawings; however, these can be common in developments of this type.
10. Gravel Pit Locations
 - a. The soils report identifies Gravel Pit 1 in a location that is not permitted in the PUD Guide. Gravel Pit is only allowed via a Special Use Permit in Neighborhood D. The soils report does indicate a Gravel Pit 2 on the map that is within Neighborhood D.

Additional Items Prior to Final Plat Approval:

1. The town will begin working with the applicants to develop a Subdivision Improvements Agreement that addresses all obligations and public improvements related to the Annexation and Development Agreement and Phase One construction. Some of the items to be addressed will include, but are not limited to:
 - a. Weed Management and Success
 - b. Wetlands Enhancement and Success
 - c. Tract E Reclamation and Success
 - d. Performance Guarantee for public improvements – including preliminary cost estimates
 - e. Impact Fee and Recapture Fee Payments
 - f. Application and Issuance of Building Permits
2. Metro District Service Plan – Town staff has the approved Service Plan for the Metro District, however, has not been able to locate the Inter-District IGA required as a condition of approval of the service plan. Please provide documentation of this.
3. PIF Prepayment Credit Tracking – as noted above.
4. Covenants/Declarations - a noted above.
5. Design Guidelines – Staff has requested landscape design guidelines for the public rights of way to include Sylvan Lake Rd to Ouzel as well as the internal public streets. Please provide a status update on this document. As noted above, not building permit or development permit application will be accepted by the Town until the architectural, landscape, lighting, and other design guidelines are reviewed and approved by the town.

6. Water Rights Plan – Staff has requested the applicant provide some available times and dates for a meeting to discuss the water plan. Please provide these to staff so we can continue to move this piece of the project forward.
7. Construction Operations Plan – as noted in the ADA, this will need to be provided for review and approval prior to Final Plat approval. The construction operations plan shall also include a communications plan that Haymeadow will implement during construction including but not limited to:
 - a. Public communications regarding construction schedules, truck routes, street closures, etc. Particularly to adjacent property owners.
 - b. Contact information for key contacts on the project in the event of incidents or issues.
 - c. Chain of communication between the project team, the town, and the community

PUBLIC WORKS AND ENGINEERING DEPARTMENTS

Bryon McGinnis (Public Works Director), Jerad Parker (Public Works Supervisor), Vern Brock (Senior Engineer), Deron Dirckson (Utility Manager)

CONSTRUCTION DOCUMENTS: HAYMEADOW FILING 1 ACCESS AND INFRASTRUCTURE PLANS DATED SEPTEMBER 2018 (9/14/18)

GENERAL:

- Please provide existing conditions map. This map needs to show locations of existing irrigation ditches, wetlands, grading, utilities, property lines, easements, etc.
- Please provide Demolition Plan.
- Please provide overall map which includes future phases and neighborhoods.
- Keep improvements on Haymeadow property per previous meetings. Do not encumber future school site.
- Property lines need to be shown correctly on the construction drawings so a complete review can be completed. One example is near roundabout.
- Overall Water / Sewer Plan needs to include all other utilities (storm drain system, non-potable, lighting, gas, electric, etc.) Please change the scale from 100-scale to approximately 40-scale.
- Overall utility alignments need to be re-evaluated. It appears crossings can be eliminated and separation issues can be resolved.
- Please provide empty conduits at proposed intersections.

SHEET C1.01

- Sheet Index names do not match the actual names on the individual sheets.
- Note 5 Please add Asbuilt information needs to be GPS and submitted to Town in AutoCAD and GIS formats.
- Note 8: H.P. Geotech changed their name to H.P. Kumar.
- Note 9: Add Contractor must submit traffic control plan to Town of Eagle and receive approval prior to any construction.
- Site Map: There are labels for Eagle Valley Land Trust Parcels. Is this correct?
- Site Map: There is illegible text on the map.
- Site Map: please include the entire property on the map. It may be helpful to have a third map which would go along with the Vicinity Map and Site Map.
- Please relocate Typical Grading Abbreviations to the correct page.
- Project Contacts: John Boyd's phone number is 970-328-6549
- Project Contact: spell name Deron Dircksen correctly.

SHEET C1.02

- Please provide notes on the sanitary sewer system, Town of Eagle electric system, non-potable irrigation system, etc. The note should be consistent with the Town of Eagle Public Works Manual which is located on the Town of Eagle website.
- Water System Notes:
 - Add note: "All water mains shall be designed to future pressures. This interim Phase 1 water system will be changed from a current lower pressure to a future high pressure. The maximum pressure expected is ???-psi."
 - Add note: "Pressure Reducing Vault will be fully installed except for the two pressure reducing valves. These valves will be provided to Town of Eagle and will be installed by the contractor during the next phase."
 - Please update all references from District to Town.
 - Note 3: Please remove reference to tank. There is no water tank construction in this phase.
 - Note 5: Valves, fire hydrants, manholes, curb stops, clean outs, locates, and all physical above ground features need to surveyed. Asbuilt information needs to be submitted to Town of Eagle in both AutoCAD and GIS.

- Note 6: "Maximum cover for all water lines shall not exceed 8' of cover." Please update the construction documents to reflect this note.
- Note 9: please remove this note. The construction drawings need to design bends appropriately.
- Note 12: There is a reference to mechanical drawings. Please update note.
- Note 13: All existing pipe invert elevations need to be verified now. The Town recommends measuring from ground surface to top of gate valve nut.
- Note 15 is missing.

ROADS:

- Can a sidewalk be designed along Brush Creek Road adjacent to Soleil?
- Provide site distance.
- Profiles' Vertical scale needs to be updated. Possibly 1/10.
- Show trail in Tract OS-2. Should this trail continue clockwise around the roundabout and connect to the asphalt path at the roundabout. This would eliminate two road crossings for pedestrians.
- Should Storm Drain system outlet located on the southwest corner of the roundabout be extended out of future improvements?
- Do not install boulder wall next to asphalt path.
- Should roundabout cuts be provided for future road connections?
- Roundabout design needs to be reevaluated. Can the grading highpoint be in the center of the roundabout with grading and drainage sheet flow out in all directions? The stormwater entering the roundabout is the concern.
- Roundabout: Speed limit should be 15mph through roundabout.
- Why does pedestrian path located parallel to Sylvan Lake Road meander in and out of the right-of-way? Can it be a typical distance from the SLR?
- Provide specific detail where proposed roads cross existing irrigation ditches. This has been an issue in previous subdivisions.
- Please provide end of road signage plan.
- Should the 15' wide emergency access road be constructed to the same width as Sylvan Lake Road within the R.O.W.? Then it will be ready for future expansion.
- Access road to storm drain pond needs to be discussed. Access to ponds including to the bottom should be per UDFCD standards.
- Roundabout needs to be concrete instead of asphalt.
- Roundabout concrete curb and gutter needs to separate from roundabout concrete.
- Do not install future entrance unless development is planned. These can be constructed in the future.
- The locations where the streets dead-end for future, extend asphalt 10-feet past curb and gutter.

RECREATION PATH AND DEBRIS FLOW CHANNEL PLAN:

- Please update Debris flow channel per previous meetings. It was discussed to keep the overflow and drainage along property line so that it does not encumber the school site.
- It appears path can be designed with less than 5% grade.
- Access to Debris Flow Channel needs to be designed for heavy equipment turning movements so that asphalt, etc. are not destroyed. An exit also needs to be provided.

STREETS:

- Pedestrian trail section 3-inches of asphalt on 8-inches of roadbase needs to be updated. This needs to be designed for trucks.
- Gravel shoulders need to be 2-feet wide.
- The Typical Road Sections: Public Works would like to discuss with the developer's team regarding the 50-ft street section. The Town also needs to confirm previous Sylvan Lake Road and Brush Creek Road cross sections.

SIGNAGE:

- Please provide signage plan with all utilities so there are no conflicts.
- The TAPCO rapid flashing signs need to meet Town specifications.
- Change Haymaker Circle and Whitney Peak Road pedestrian crossing striping to gray concrete and then red brick pattern.
- End of road signage needs to be shown at all dead-ends

STORM SEWER:

- Storm drain channel needs to be adjusted per previous meeting. Do not encumber school parcel.
- Overall alignment and separation need to be addressed.
- Overall Storm Plan road hatching needs to be updated.
- Storm drain system at roundabout needs to be discussed.
- Access to storm drain system needs to be discussed.

- Storm Sewer profile vertical scale needs to be exaggerated.
- Why are there two outlets from the debris flow pond? Emergency overflow needs to be designed over pedestrian path and have safe passage.
- Sheet C3.00: Why is there a new storm drain culvert under Brush Creek Road? The proposed culvert underneath Brush Creek Road needs to have road cut design in the construction drawings.

SANITARY SEWER:

- Sanitary sewer manholes cannot exceed 400-feet.
- Scale between Plan and Profile need to be the same.
- Show property lines.
- Please provide sanitary sewer impact study.
- Sanitary sewer main needs to be designed mostly under the main streets.
- "Proposed" sanitary sewer main cannot connect to "future" sanitary sewer main.
- Sheet C4.01: Connect existing Soleil sanitary sewer with proposed sanitary sewer to remove the redundant collection system.
- Sanitary Sewer manhole #2 will be relocated from the proposed roundabout approximately 100-feet east.
- Sheet C4.04. It appears Homestake Drive sanitary sewer can flow to Haymaker Circle. This will allow the sanitary sewer main to be located in a Town street and not between private buildings.
- Sanitary sewer manhole diameters need to be discussed. The Town has concern about 12-inch and 18-inch pipes going into and out of a 4-ft diameter manhole.
- Sheet C4.02: Keep sanitary sewer alignment in Sylvan Lake Road and Haymaker Circle.
- Sanitary sewer main needs appropriate clearance for constructability. A good example is on C4.02 where the proposed sanitary sewer appears to be inches from a proposed storm drain inlet box.
- Do not stub sanitary sewer for future. Please just put a cap on the future sanitary sewer manhole.
- Provide cuts on the sanitary sewer manholes labels.
- Sanitary sewer depth is deep in some locations. It appears it can be shallowed up.

WATER:

- Town of Eagle needs more information on existing conditions to provide feedback on the pedestrian trail and water line alignment near the pool and ice rink.
- Keep minimum separation between water and non-potable irrigation, sanitary sewer, storm sewer, etc.
- No 90-degree bends.
- Water main bend and thrust blocks cannot have shallow utilities above them.
- Sylvan Lake Road future water stub: Change future tee, valves, etc. to two 45-degree bends. Do not set it up for future since it is not in Sylvan Lake Road.
- School Site future water stub: Do not stub water main to school site. This can be either hot-tapped or cut-in when property develops.
- Red Peak Road and Haymaker Circle future water stubs: This will need to be terminated with a fire hydrant. The fire hydrant location will be 45-degred out of the street alignment.
- Water alignment needs to be cleaned up. For example the intersection of Haymaker Circle and Red Peak Road.
- Please label fire hydrant bury depth. Preferred and standard depth is 7'6" (up to 9'6" is allowable). No extensions.
- Air-vacs are not shown.
- Sheet C5.03: Alignment along northwest corner near pedestrian trail needs to be realigned.
- Sheet C5.04: Show existing conditions which includes pedestrian trails, bike trails, etc.
- Sheet C5.04: Pool and Ice alignment needs to remove bends and make straightforward.
- Sheet C5.04: "Future PRV" needs to be fully built besides the actual PRVs. This also needs to include all bi-pass inside and outside.
- Details: Provide PRV detail.

NON-POTABLE IRRIGATION

- The non-potable irrigation system needs to be designed to Town of Eagle specifications. The Town does not want 90-degree bends, provide tracer wire, warning tape, bedding, carrier sleeves under road, non-potable water color requirements for pipe, irrigation boxes, signage, etc.
- The non-potable irrigation system needs to be metered and usage needs to be provided to the Town of Eagle on a monthly basis.
- Provide physical and legal access to the system.
- Is this being used for construction water?
- Vertical scale needs to be updated.

- Non-potable drain cannot go into side of culvert. However, it can go to ditch or a proposed manhole. What is the pressure at the downstream side? Does it need to be dissipated so there is no erosion?
- The O&M states the irrigation ditches are maintained by the Metropolitan District. Please expand how the irrigation ditches will impact the Willow Corridor and neighboring properties.
- Valve spacing must be less than 500-feet.
- Valve locations must be out of the Town owned roads.
- Service lines should not cross other properties. Keep straight forward

SEDIMENT CONTROL PLAN

- Town wants two construction entrances. One located at the western side and one located at the eastern side. Town is concerned about impacts to the road and pedestrian safety at the intersection of Meadowlark and Sylvan Lake Road. Staff would like to discuss the removal of this other construction entrance.
- Plan is difficult to read. Please provide Plan at around 50 scale so it can be fully reviewed.
- Add note: Contractor responsible to remove sediment control devices after vegetation has been established.
- Legend needs to identify all linetypes.
- Inlet protection, channel protection, etc. needs to be provided everywhere.

LANDSCAPING

- The provided landscape plans do not show the current civil plans. Please update so a full review can be completed.
- The Town of Eagle Five-Year Water Efficiency Planning Strategy encourages Xeriscaping for new developments.
- Any new Town projects, landscaping activities, new developments, etc. should incorporate water efficiency practices.
- PW wants the proposed roundabout to be xeriscape.
- Please do not use willow trees along Sylvan Lake Road pedestrian trail.
- Please provide site distance triangles to landscape plan at all intersections.

LIGHTING PLANS

- Use Town detail.
- Roundabout: Please have street lights on both sides of the crosswalk.
- Roundabout: Locate rapid flasher before the street light at each crosswalk and in the refuge island.
- Roundabout: Have two circuits alternating lights on each circuit with one meter, two photocells, two disconnects.
- Roundabout: Please indicate the power source.
- Roundabout: Provide conduit under roads and to the center of roundabout.
- Sylvan Lake Road and Haymaker Circle: street light needs to be double-headed and on both sides of Haymaker Circle.
- Sylvan Lake Road and Whitney Peak Road: street light needs to be double-headed and on both sides of Haymaker Circle.
- Red Peak Road and Haymaker Circle: street light needs to be located on the same side as stop sign.
- Please indicate ownership on plans.
- Please show photocell, meter, disconnect, etc. locations.
- Provide easements.

DETAILS

- Only provide details that are applicable to the project. For example, storm drain inlet for mountable curb is not used on the project.
- Provide Town of Eagle details. For example, street light.

WARM SPRINGS NON-POTABLE IRRIGATION SYSTEM

- Irrigation water needs to be metered. This will be in a vault with remote, etc.
- Irrigation system needs to be the latest system. Please update the information.
- Is the system designed for non-potable?

HAYMEADOW PUD DEVELOPMENT PLAN APPROVED ORDINANCE NO. 11, SERIES OF 2014 (APPENDIX 3)

- The Ordinance was not provided. Just a map.

FINAL PLAT (APPENDIX 4)

- The Final Plat does not show all of the property. The Vicinity Map is different than the Page 2 Overall Map which does not match the remaining sheets.
- The Town could not review existing or proposed easements since the construction documents do not show easements. Easements need to encompass all existing and proposed utilities (water, sanitary, storm, electric, etc.)
- Acreage is wrong between cover page and following pages. The Town is unable to compare this Final Plat with previous Plats.
- Please provide electrical easement which covers Town street light system.

- Scale is wrong.
- Existing property lines are not shown correctly. One example is Soleil property line near the roundabout improvements.
- Per Eagle County GIS, **Parcel Number** 2109-091-00-022 is not shown on the Final Plat.

HAYMEADOW INTERIM TRAFFIC REPORT (APPENDIX 5):

- Public Works has started to review the Traffic Memorandum dated September 15, 2016 which references previous Traffic Impact Study. Staff has not been able to fully review all information.

WATER SYSTEM REPORT (APPENDIX 6):

- The report is dated April 9, 2018. There has been substantial changes and Mott MacDonald hydraulic memos have addressed the water system. Please update.

HAYMEADOW FILING 1 PAVEMENT SECTION SOILS REPORT (APPENDIX 7):

- Please provide background information in this report.
- Field exploration was completed in October 28, November 1, and December 3 which is not during irrigation. Please provide information during irrigation season.
- Has the loadings been reviewed by the project civil engineer?
- The gravel pit is mentioned but has not been shown anywhere on the construction drawings. Please provide information.
- The Town has a concern about infrastructure installation being difficult in areas of the site due to soft subgrade and shallow groundwater conditions. This needs to be further evaluated by the Town.
- Please address roads and utilities which will cross existing irrigation ditches. The Town has experienced issues previously and this has not been addressed.

HAYMEADOW OWNERSHIP AND MAINTENANCE CHART (APPENDIX 11)

- The Town will request a Final Maintenance Agreement prior to Final Plat recording to address the following:
 - Many of these Items need to be defined expanded and defined better. Please define Trailhead Park (not including Buildings); Pavilion Buildings at Trailhead Park; Specific improvements within Neighborhood "A" Greenspace and "Neighborhood Park"; Paved Recreation Paths; Soft, Crusher Fines Paths Pedestrian Lighting of Trails; Dirt Trails on Upland. . . (are these existing or proposed?); Dirt Trails in Willow . . . (are these existing or proposed?); Roads, Curb and Gutter in Public Right-of-Way; Street Lights in Public Rights-of-Way; Sidewalk/Paths in Public Rights-of-Way; Public Drainage Facilities within Public Rights-of-Way and Open Space; Private Drainage Facilities; Shallow Utilities; Deep Utilities.
 - Define "(prior to being developed)" for both Combined School-Town Recreation Site. Is this development for school or for Haymeadow phase1?
 - Please include Crosswalks @ Roundabouts; Crosswalks @ road crossings; striping @ crosswalks; striping parking areas; bicycle paint on roads; striping in private roads; striping on public roads; cross pan; handicap ramps; signage.
 - Please make Enforcement its own column. There needs to be a separation in Enforcement. For example, Paved Recreation Paths and On-Street Parking.
 - Maintenance needs to be defined as day-to-day maintenance such as snow and ice removal, cleaning, graffiti, etc.
 - Replacement needs to be defined as well. This needs to be expanded to Repair and Replacement. This would be items such as sidewalk trip hazards, cracks, end of life, damage by "Maintenance" operations.
 - Why is there N/A under Land Ownership for Paved Recreation Paths and Soft, Crusher Fines Paths?
 - Under Land Ownership, what is the difference between Town Open Space and Town?
 - Parallel On-Street Parking within Public Rights-of-Ways: This needs to be discussed. Town thought this was owned and enforced by HOA.
 - Fire Station Land Ownership differs from the Final Plat.

DRAINAGE REPORT:

- Debris flow & Drainage Report is still being evaluated.

PEDESTRIAN PATH:

- The pedestrian path crossings @ Haymaker Circle and Whitney Peak Road create a pedestrian blind spot for vehicles. Please realign.
- Please change material from asphalt to concrete.

AGENCY REVIEW COMMENTS:

- The Town of Eagle Public Works agrees with CGS, Eagle County Assessor's office, and Starbucks Surveying comments.

BRUSH CREEK WATERSHED MANAGEMENT PLAN:

- Please confirm the proposed site is in conformance with the Brush Creek Watershed Management Plan.

BORROW PIT LOCATIONS:

- Please provide borrow pit location plan.

OPEN SPACE DEPARTMENT

John Staight, Open Space Coordinator

General Comments

1. Please show the location of the existing Haymaker Trail on all drawings. I don't believe there is a conflict, but we need to make sure that the recreation path and retention ponds provide adequate room for the trail. The alignment of the dirt trail could re-aligned if necessary to accommodate these structures, but I want to make sure that there isn't a topographic constraint, especially near the retention ponds.
2. The town anticipates that it is the responsibility of Haymeadow to construct the soft surface path in OS-2. The alignment of the crusher fine trail through OS-2 is not shown in the drawings. Some of the graphics in the reports say "Trail alignment to be located in the field to protect wetlands." The town would like the alignment of the path to be determined at this stage.
3. It would be extremely helpful to have a graphic with the boundaries of OS-1, OS-2, and especially OS-3 overlain on an aerial.
4. There is some changing in labeling that occurs between the Appendix documents and the labels shown on the drawings. For example, the school/town dedication parcel is referred to as "Tract E" in all the Appendix documents, but referred to as "Tract Y" in the drawings. These references need to be consistent.

Integrated Weed Management Plan

1. It appears that no weed mitigation work is proposed in OS-3. The weeds in OS-3 mapped and mitigated at the same time and in the same manner as those specified in Tract E. If the eastern boundary of OS-3 is where I think it is, there are significant populations of weed in the flat draw to the east of the big hillside, where the Haymaker trail winds through. Any lands that are to going to be dedicated to the Town need to be mapped for weed populations, and those populations need to be treated in accordance with the Integrated Weed Management Plan. The mapping that was done in 2006 by Western Ecological Resources is now 12 years old, and I believe there has been a significant expansion of the weed population since that time. The Open Space Management Plan states the following in Section 4.1.1 Weed Management: "It is recommended that a GIS based Weed Map be prepared for the Haymeadow Open Spaces to facilitate monitoring and to identify targeted areas for weed management activities." This task should be completed in the spring of 2019 for OS-1, OS-2, OS-3 and Tract E so that all areas where weed eradication work needs to be done are identified and treated.
2. There is discussion of weed mitigation around the cabin, but it is my understanding that dedication of lands near the cabin would occur in as part of a future filing. Getting a jump on treating the weed populations in that area now, long before any land in that area is dedicated to the Town, is an excellent idea. What is the applicant's vision for the future of the cabin itself at this time?
3. The weeds in Tract E and OS-1, OS-2, and OS-3 will need to be treated over multiple years. There is a substantial seed bank in the soil (especially in Tract E) due to the presence of these weeds over many years. There needs to be some sort of performance guarantee for the weed mitigation work to be performed over multiple future years to ensure the property deeded to Town becomes reasonably free of weeds. Also, as part of the approval documents, it need to be spelled out that the developer is responsible for the performing the weed mitigation work even after the Town becomes the owner. Ideally, the weeds on the Haymeadow property would have been managed and treated historically in compliance with State law, so that the property would have been free of weeds prior to dedication to the Town.
4. In addition to a performance guarantee, the developer needs to commit to a timeline for eradicating weeds on those lands to be dedicated to the Town as part of Filing 1. No timeline is listed in the Integrated Weed Management Plan, probably as this is meant to be a methodology guidance document rather than an implementation document. Table 3 in the in Appendix 9 does spell out a timeline referencing weed eradication work.

Haymeadow Open Space Ecological Restoration Plan (Appendix 9)

1. This document spells out a good framework (with timing) for both weed eradication work and restorative seeding. This scope of work needs to apply to all lands being dedicated to the Town as part of Filing 1, including lands in OS-3 where weeds

are present. The timing and scope of work needs to be formally committed to by the developer in order to guarantee that the Plan will be implemented in a timely and comprehensive manner.

2. The plan is deficient in regards to success criteria. Success criteria needs to be added so that all parties can agree that the agreed upon restoration work was completed and is a success. This criteria could be in the form of percent cover, species diversity, and/or other metrics.
3. Was the weed spraying work specified for Fall 2018 completed?

Wetlands Enhancement Plan

1. Are there Army Corps 404 wetland impacts occurring on site as a result of the development? If so, are these enhancements serving as formal mitigation for those impacts? If this is the case, the Army Corp process and requirements must be followed.
2. Section 9.9 of the PUD states "This plan will include a schedule of when various wetland areas will be treated as the development of the Property proceeds." I believe the intent of this section was that actual hard dates (month, year) would be spelled out in the Plan, at least for the wetland areas to be dedicated as part of this filing. It needs to also be stated that it is the responsibility of the developer to implement the plan, and follow through with the enhancement actions. It is unclear to me what the Town's recourse is if the developer does not follow through. A form of performance guarantee needs to be implemented.
3. Performance standards need to be added so that all parties can agree that the enhancement project has been successful and work has been completed.

Haymeadow Ownership and Maintenance Table

The Haymeadow Ownership and Maintenance table, there are multiple properties that are to be deeded to the Town as Open Space but are to be maintained and enforced by the HOA. In respect to weeds, what guarantee is there that the Town will not be held liable for weed mitigation if the HOA fails to properly control weed populations? While staff is in favor of the HOA performing weed mitigation duties, this would be a new scenario for the Town as currently all open space parcels within the Town are owned and maintained by the Town. Perhaps Section 9.28.040 – Weeds, accumulation, abatement of the Town Code would cover this situation. It states: "**B. Abatement by Town.** If any owner, tenant or agent in charge shall fail to cut weeds, as required by this section, within five days after being notified to do so by the Town Clerk, by registered or certified mail, the Board may direct that the weeds be cut by an employee of the Town and charge the cost thereof to such owner, tenant or agent in charge, together with five percent additional for inspection and other incidentals. **Collection costs of abatement by Town.** In the event the weeds on any lot, block or parcel of ground, or along the sidewalk adjoining the same or the alley behind the same, are cut by order of the Board, the whole cost of cutting such weeds, together with five percent for inspection and other incidentals, shall be paid to the Town Clerk within 30 days after mailing by the Town Clerk to the owner of such lot, block or parcel of ground, by registered or certified mail, notice of the assessment of such cost."

Open Space Management Plan

The management plan is a bit bare bones, but that is O.K. considering that it was developed at this early stage. Typically, open space management plans written by or for local governments range in detail from very general and conceptual, to extremely detailed and regulatory in nature. They are evolving documents that are updated on a 5-year cycle. The lands to be deeded to the Town of Eagle will be managed by the Town of Eagle and its open space management policies, best practices, and input from citizens, as well as in accordance with the uses permitted in the Haymeadow PUD Guide. The Open Space Management Plan as submitted is adequate for this phase. The lands dedicated to the Town will be managed in accordance with Town open space planning documents in the future.

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



November 15, 2018

Karen Berry
State Geologist

Morgan Landers
Town Planner
Town of Eagle
200 Broadway, PO Box 609
Eagle, CO 81631

Location:
S2, 3, 4, 9, 10, 11
T5S, R84W of the 6th PM
39.6365, - 106.7996

Subject: Haymeadow Subdivision Filing 1 Final Plat
Eagle, CO; CGS Unique No. EA-14-0005

Dear Ms. Landers:

The Colorado Geological Survey (CGS) has reviewed the Haymeadow Subdivision Filing 1 referral for the town of Eagle (Town). The CGS reviewed this development at an earlier phase and provided comments in an October 23, 2013 letter to Mr. Tom Boni. For the current referral, the CGS reviewed the following documents:

- Haymeadow Filing 1 Access and Infrastructure Plans (Alpine Engineering, 9/14/18; 78 sheets)
- Supplemental Subsoil Study for Site Grading and Pavement Section Design, Proposed Haymeadow Phase A1 Development (H-P/Kumar, 3/21/18)
- Drainage Report for Haymeadow Filing 1 (Alpine Engineering, September, 2018)
- Debris Flow and Flood Review, Proposed Haymeadow Development (HP Geotech, 6/12/13)
- Debris Flow and Flood Mitigation Design Information for the Small Tributary Drainage Basins at the Proposed Phse A1 Development, Haymeadow Development, Brush Creek Road, Eagle, Colorado (HP Geotech 7/11/13)

In our October 2013 letter, the CGS recommended that the Town require the applicant to:

- (1) Develop a debris flow/debris flood mitigation plan prior to Final Plat approval; and
- (2) Conduct site-specific geotechnical/foundation investigations to evaluate collapsible/hydrocompactive soils and evaporite-related sinkhole hazards prior to issuing building permits.

Based on our review, the CGS has the following comments:

Debris flow mitigation:

- HP Geotech's estimates of debris flow volume, depth, and velocity appear to be based on reasonably conservative assumptions relative to anticipated local conditions.
- Alpine Engineering states that they designed the conveyance and "debris pond" storage volume based on HP Geotech's debris volume estimates. While this is reasonable, HP Geotech also recommended that the bicycle path/debris barrier have a minimum depth of 4 feet and a minimum freeboard of 1.5 feet above the estimated stored debris surface throughout. Alpine Engineering should confirm that their design also meets these additional design considerations. If the design does not meet HP Geotech's recommendations everywhere, Alpine should provide a revised design.

- Accumulation of sediment and debris can reduce the effectiveness of debris-flow conveyances and debris basins. Alpine Engineering should provide a document describing recommendations for (1) regular inspection and (2) periodic or post-event maintenance and repair of the debris barrier/channel/pond so that the HOA will be able to budget for and schedule maintenance and repairs as necessary to ensure the barrier continues to function as intended.
- Based on the Storm Plan and Profile (Sheet C3.04), it appears that the “debris pond” is only drained by a drop inlet at the base of the deepest area (Feature L5). Debris basins typically use a screened riser pipe or similar structure at the outlet to ensure that water can still exit the impoundment in the event of a debris flow. The CGS recommends including a similar feature in this design.

Collapsible/hydrocompactive soils and evaporite-related sinkhole hazard:

- HP encountered soft, compressible soils in some drill holes and shallow groundwater in some areas. HP has made reasonable recommendations for pavement and foundation design that should be followed.
- Collapsible/hydrocompactive soils and/or evaporite-related sinkholes should not preclude approval of the proposed development. However, the CGS recommends that the Town require site-specific geotechnical/foundation investigations prior to issuing building permits to ensure that foundations and structures are appropriately designed if these conditions are locally present.

Provided the following conditions are met, the CGS does not object to the proposed development:

- (1) Alpine Engineering provides confirmation that the debris flow conveyance meets HP Geotech’s recommendations for berm height and freeboard throughout or provides a revised design,
- (2) Alpine Engineering provides a document describing recommendations for inspection and maintenance of the debris flow conveyance and pond, and
- (3) Alpine Engineering provides confirmation that the “debris pond” outlet structure is/will be designed to adequately convey water in the event of a debris flow.

Thank you for the opportunity to review and comment on this project. If you have questions, please contact me by phone at 303-384-2632 or e-mail kemccoy@mines.edu.

Sincerely,



Kevin McCoy
Engineering Geologist

From: [Kenneth Sexton](#)
To: [Morgan Landers](#)
Subject: Haymeadow Fil 1 Draft - Assessor's office comments
Date: Thursday, November 8, 2018 5:07:27 PM
Attachments: [Brush Creek Meadows Filing 3 Plat 201211315.pdf](#)
[Draft-Haymeadow Acreages.xlsx](#)
[AssessorCommentsHaymeadowFil1draft.pdf](#)

Hi Morgan,

The following are a list of comments regarding the draft for Haymeadow Filing 1. I will address comments/issues in order of the page number, but also see attached draft with my markups (not all pages in attached draft).

Page 1.

- 1) Vicinity map should be updated to show the site also includes property in Sections 2 & 11.
- 2) The land use summary acreages do not add up. See attached excel sheet showing acreages adding to 603.887
- 3) The land use summary shows Tracts OS-1, OS-2 & OS-3 as Town Open Space. Are those parcels going to be in Town ownership? By deed or dedication? If the intent is to dedicate those open space parcels by virtue of the plat, maybe note and add under General Notes: Tracts OS-1, OS-2 & OS-3 are hereby dedicated to the Town of Eagle. Maybe also add under notes for Tracts R-1 thru R-5 dedicated to Town for clarification.
- 4) The legal description under the Certificate of Dedication and Ownership includes Sylvan Lake Rd. Public ROW, that was dedicated on the Final Plat of Brush Creek Meadows Filing 3, Reception# 201211315 (attached). Need to also except ROW and change total acreage to 657.343 acres (less 1.889 for the ROW).
- 5) As currently platted, Tract R-1 presents some problems as I'll discussed below. Might want to consider adding Town of Eagle as an owner under Certificate of Dedication and Ownership as to owner of (2012) Sylvan Lake Rd ROW, and adding a signature line for the Town as to that ROW parcel. My following comments will assume just Abrika Properties LLC and addressing the current plat draft.

Page 2.

The overall sheet and key map is not accurate. Sheet 6 shows that you should be able to see Lots 1-13 (at bottom) and Tract RMF-3 / Whitney Peak Road (towards top) on the same sheet, but when you go to sheet 6, you only get the Lots. This is the case for all pages in the sheet key map.

Page 3.

- 1) Need a tie in to Tract OS-1
- 2) Noted on sheet that the portion of Sylvan Lake ROW is not in Abrika Properties LLC ownership or title. That portion being platted as Tract R-1 needs to be addressed. Need boundary line showing 2012 ROW boundary.
- 3) I subtracted 1.889 acres for ROW from Tract R-1 to be 8.353 acres. But as Brush Creek Road ROW is no longer contiguous with Tract R-1, Sylvan Lake Rd ROW, consider a new Tract R-6 (????).
- 4) The distance for the boundary line between 2012 Sylvan Lake Rd ROW and Soleil Homes Subdivision is 715.42'. The 913.11 was the distance for Tract C, Brush Creek Meadows Filing 3.
- 5) On right side of page, add direction/distance to the lines above SEE SHEET 5. It does not appear on sheet 5

6) Graphic Scale and Verbal Scales are not correct.

Page 4.

Scale not correct.

Page 5.

- 1) Add distance/direction to line above label Tract R-1 on left side of page. Not labeled on either page 3 or 4.
- 2) Tracts D & Lot 2 do not close when using curve table CV27 & CV14. Review curve table.
- 3) Add distance for alley. I assumed/calculated the alley was 20' but there is no label.
- 4) Add distance/direction for boundary lines of Lots 11, 12 & 13.
- 5) Add tie in distance for Sewer Easement east of Cross Creek Rd
- 6) Correct SEE SHEET 5 TO SEE SHEET 8 on right side of sheet
- 7) Haymaker and Cross Creek are already street names in Eagle County.
- 8) Scale not correct.

Page 6.

- 1) Add distance and curve info for Tract F. Missing information and cannot draw parcel
- 2) Add drainage easement boundary directions/distances
- 3) Scale not correct.

Page 7.

- 1) Drainage easement not labeled with direction/distance
- 2) Scale not correct.

Page 8.

- 1) Add 415.63 distance (see sheet). Difference is 42.15' for Tract R-3 as shown on sheet 10
- 2) Scale not correct.

Page 9.

- 1) Review Tract Z acreage. GIS calculates ~508.131
- 2) Scale incorrect.

Page 10.

- 1) Scale.

The attached are large files. Please let me know you received the email.

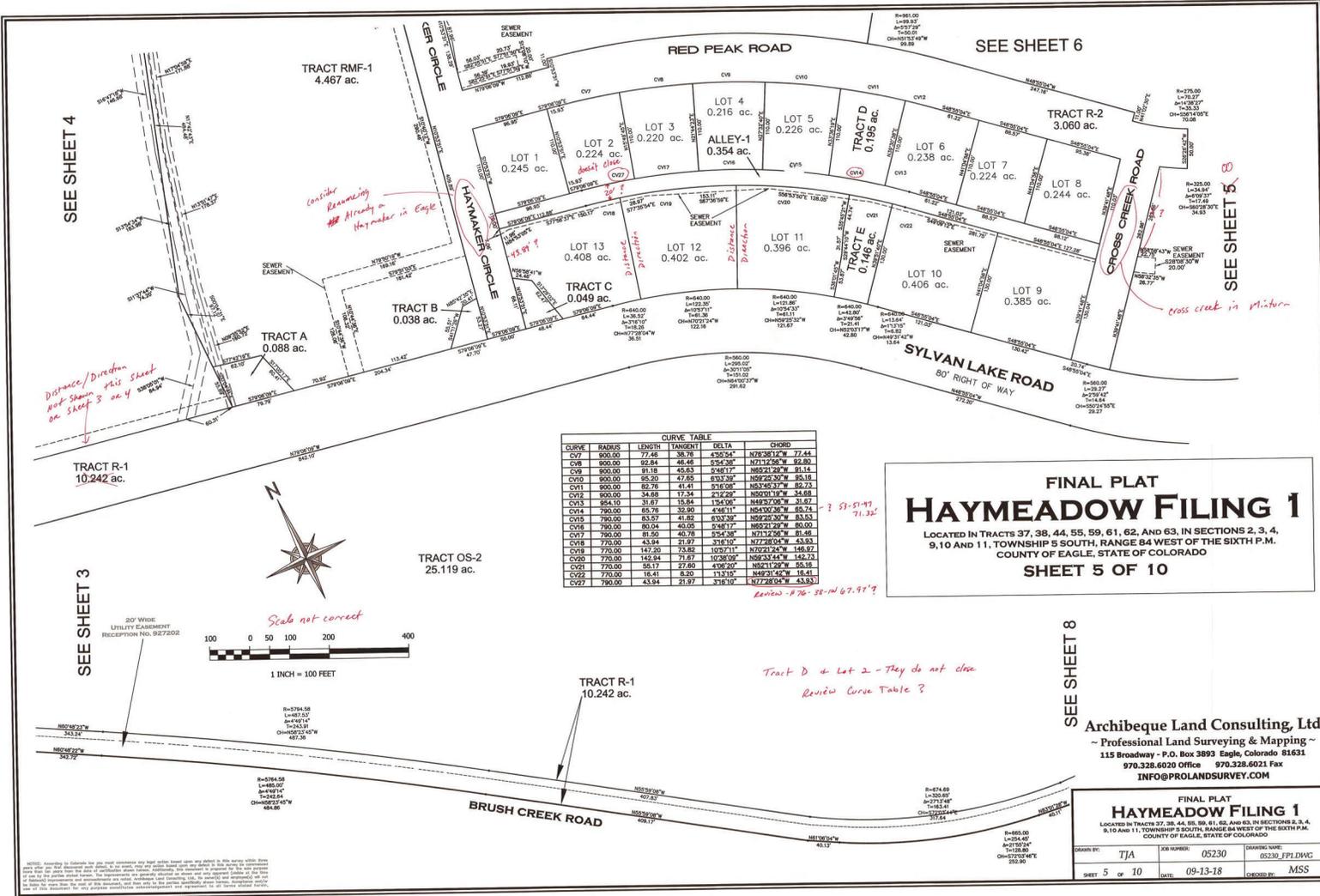
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Kenneth Sexton

Assessment GIS Specialist

kenneth.sexton@eaglecounty.us

(970) 328-8650



CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
CV7	800.00	77.46	38.76	43.504°	N76°31'21"W 77.44
CV8	800.00	92.84	46.42	53.543°	N71°14'56"W 82.80
CV9	800.00	81.18	40.59	47.987°	N82°21'26"W 81.14
CV10	800.00	95.90	47.95	61.932°	N69°52'30"W 85.16
CV11	800.00	82.78	41.41	51.638°	N83°46'37"W 82.73
CV12	800.00	34.98	17.34	27.229°	N90°01'19"W 34.98
CV13	654.10	31.67	15.84	13.549°	N48°27'09"W 31.67
CV14	790.00	65.78	32.89	4.811°	N54°00'46"W 65.74
CV15	790.00	63.25	31.62	6.303°	N59°29'30"W 63.53
CV16	790.00	80.04	40.02	9.487°	N59°21'29"W 80.00
CV17	790.00	61.50	30.75	6.545°	N71°14'56"W 61.46
CV18	770.00	43.94	21.97	3.161°	N77°28'04"W 43.93
CV19	770.00	142.24	71.12	10.369°	N68°24'44"W 142.13
CV20	770.00	55.17	27.58	4.936°	N56°11'28"W 55.16
CV21	770.00	36.41	18.20	3.133°	N48°51'46"W 36.41
CV22	770.00	43.94	21.97	3.161°	N77°28'04"W 43.93

**FINAL PLAT
HAYMEADOW FILING 1**
 LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4,
 9, 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
 COUNTY OF EAGLE, STATE OF COLORADO
SHEET 5 OF 10

Archibque Land Consulting, Ltd
 ~ Professional Land Surveying & Mapping ~
 115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
 970.328.6020 Office 970.328.6021 Fax
 INFO@PROLANDSURVEY.COM

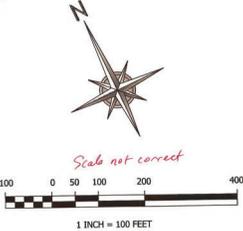
FINAL PLAT HAYMEADOW FILING 1		
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9, 10 AND 11, TOWNSHIP 8 SOUTH, RANGE 84 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO		
DRAWN BY: TJA	DATE: 05/23/10	DRAWING NAME: 05230_FPL.DWG
SHEET 5 of 10	DATE: 09-13-18	CHECKED BY: MSS

SEE SHEET 4
 Distance/Direction not shown this sheet on sheet 3 or 4

TRACT RMF-1
 4.467 ac.
 Contour Reasoning Already on Haymaker in Eagle

TRACT A
 0.088 ac.
 TRACT B
 0.038 ac.
 TRACT C
 0.049 ac.
 TRACT D
 0.195 ac.
 TRACT E
 0.146 ac.

SEE SHEET 6
 TRACT R-2
 3.060 ac.
 SEE SHEET 5



TRACT OS-2
 25.119 ac.

TRACT R-1
 10.242 ac.

Tract D & Lot 2 - They do not close
 Review Curve Table?

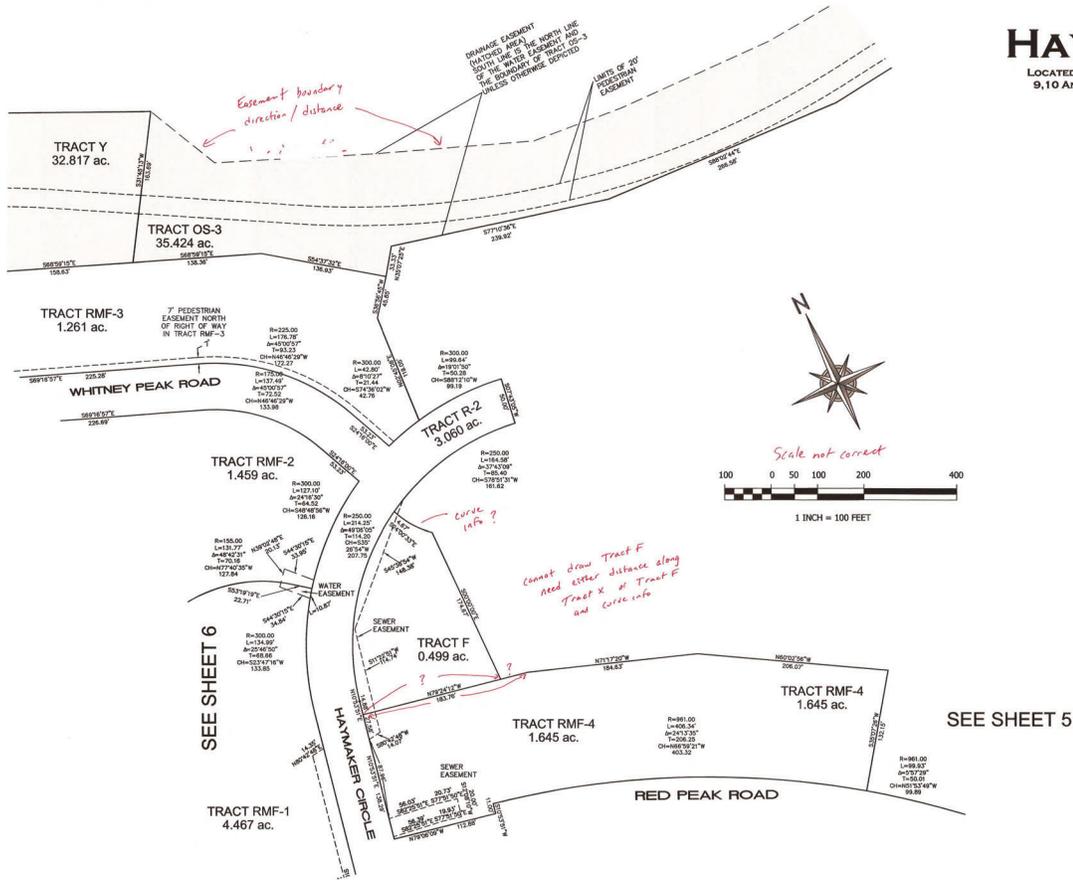
SEE SHEET 8

NOTICE: According to Colorado law, this plat contains any legal action based upon any defect in this survey within three years after the date when the plat is published. Thereafter, no action shall be brought against the surveyor on account of any error or defect in this plat, provided such error or defect was not caused by fraud or gross negligence. The surveyor shall not be held liable for any error or defect in this plat, provided such error or defect was not caused by fraud or gross negligence. The surveyor shall not be held liable for any error or defect in this plat, provided such error or defect was not caused by fraud or gross negligence.

FINAL PLAT HAYMEADOW FILING 1

LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 64 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO

SHEET 6 OF 10



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 115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
 970.328.6020 Office 970.328.6021 Fax
 INFO@PROLANDSURVEY.COM

NOTES: Accuracy of data and any small variations may result in small errors. The user is advised to verify the accuracy of the data and any small variations may result in small errors. The user is advised to verify the accuracy of the data and any small variations may result in small errors. The user is advised to verify the accuracy of the data and any small variations may result in small errors.

FINAL PLAT HAYMEADOW FILING 1			
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 64 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	TJA	XIR NUMBER:	05230
DRAWING NAME:	05230_FPL.DWG		
SHEET 6 OF 10	DATE:	09-13-18	CHECKED BY: MSS

FINAL PLAT HAYMEADOW FILING 1

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

SHEET 9 OF 10

SEE SHEET 2

SEE SHEET 2

TRACT OS-3
35.424 ac.

SEE SHEET 7

TRACT X
26.469 ac.

TRACT Z
511.050 ac. *revised AC.*
GIS calculates
508.131

TRACT RMF-4
1.645 ac.

SEE SHEET 5

SEE SHEET 8



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~ Professional Land Surveying & Mapping ~
115 Broadway - P.O. Box 3893 Eagle, Colorado 81631
970.328.6020 Office 970.328.6021 Fax
INFO@PROLANDSURVEY.COM

FINAL PLAT HAYMEADOW FILING 1			
LOCATED IN TRACTS 37, 38, 44, 55, 59, 61, 62, AND 63, IN SECTIONS 2, 3, 4, 9, 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M. COUNTY OF EAGLE, STATE OF COLORADO			
DRAWN BY:	TJA	JOB NUMBER:	05230
DRAWING NAME:	05230_FPI.DWG		
SHEET:	9 OF 10	DATE:	09-13-18
DESIGNED BY:	MSS		

NOTICE: Archibeqe Land Consulting, Ltd. does not warrant or represent that the information and data herein is correct or that it is the most current information available. The user of this information is advised to verify the accuracy of the information and data herein. The user of this information is advised to verify the accuracy of the information and data herein. The user of this information is advised to verify the accuracy of the information and data herein. The user of this information is advised to verify the accuracy of the information and data herein.

CERTIFICATE OF DEDICATION AND OWNERSHIP

The undersigned, **ARBEKA PROPERTIES, LLC**, a Florida limited liability company being the sole owner in fee simple of all that and property described as follows:

A parcel of land situated in Section 4, Township 5 South, Range 84 West, of the Sixth Principal Meridian, County of Eagle, State of Colorado, being a portion of Tracts 38, 44 and 55, of said Township and Range, said County of Eagle, and also being a portion of those lands conveyed by Correction Special Warranty Deed recorded October 4, 2005 as Reception No. 918165 and depicted as Parcel 1, Sylvan Lake Road Addition to the Town of Eagle, according to Annexation Plat thereof, recorded March 15, 2006 as Reception No. 20060430 and also depicted on the Annexation Plat of The Heywood Parcel 1 Addition to the Town of Eagle, being more particularly described as follows:

Beginning at angle point of said Tract 44, from which angle point 2 of said Tract 38 bears (and referring all bearings contained herein to N02°59'00"E, 1134.75 feet; thence S82°29'00"W, 516.69 feet; thence S82°29'00"W, 516.69 feet; thence S11°51'00"E, along the arc of a non-tangent curve to the left having a radius of 620.00 feet, a central angle of 28°48'31", the chord of which bears N79°22'50"W, 338.87 feet; thence S82°29'00"W, 522.24 feet; thence S90.00 feet along an arc of a curve to the left having a radius of 180.00 feet, a central angle of 30°20'30", the chord of which bears S74°29'40"W, 278.39 feet to a point on the North line of Brush Creek Road Right-of-Way; thence along said North line of Brush Creek Road Right-of-Way the following three (3) courses: 1) N 0°00'00"W, 147.21 feet; 2) N 0°00'00"W, 57.60 feet; 3) S 35°37'00"E, along the arc of a tangent curve to the right having a radius of 815.00 feet, a central angle of 62°30'02", the chord of which bears N 51°59'00"W, 353.57 feet to a point on the 6-7 line of said Tract 44, being also the South line of Brush Creek Meadow, according to the Final Plat of Brush Creek Meadows as recorded as Reception No. 802095, in said Office; thence along said 6-7 line N 89°23'19"E, 913.11 feet to the point of beginning.

Containing 3,308 acres more or less.

but by these presents laid out, platted and subdivided the same into tracts and right of way as shown on this Plat and designate the same as **BRUSH CREEK MEADOWS FILING 3**, a subdivision in the Town of Eagle, County of Eagle, State of Colorado and does hereby make the following dedications and grants:

* Tract 18 is hereby dedicated to the Town of Eagle for convenience to the owner of the adjacent property to the West and is not to be used for governmental purposes.

* Sylvan Lake Road right of way is hereby dedicated to the Town of Eagle for streets and related structures

Executed this 9th day of May, 2012.
 Owner: **ARBEKA PROPERTIES, LLC**, a Florida limited liability company
 6022 Paradise Drive
 Portland, E. 97067-1094

By: [Signature]
 Donald D. Newman as Manager of **NEWMAN FAMILY HOLDINGS, L.L.C.**, a Florida limited liability company AS MANAGER OF
ARBEKA PROPERTIES, LLC, a Florida limited liability company.

STATE of Colorado
 COUNTY of Eagle

The foregoing Certificate of Dedication and Ownership was acknowledged before me this 9th day of May, 2012,
 by Donald D. Newman as Manager of **ARBEKA PROPERTIES, LLC**, a Florida limited liability company;
NEWMAN FAMILY HOLDINGS, L.L.C., a Florida limited liability company AS MANAGER OF

Witness my hand and official seal.
 My commission expires: 6-29-2015



TITLE CERTIFICATE

[Signature] hereby certifies that it has examined the 9th day of May, 2012, all lands shown on this Plat, and that all of such lands is vested in **ARBEKA PROPERTIES, LLC**, a Florida limited liability company, in fee and clear of all liens, and encumbrances, except as follows:

[Signature]

Executed this 13th day of March, 2012.

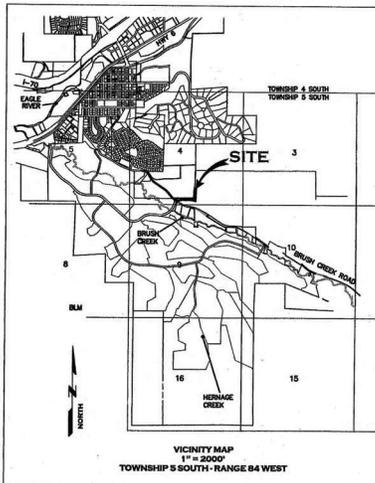
By: [Signature]
 Title Officer

PLANNING & ZONING COMMISSION CERTIFICATE

This plat approved by the Town of Eagle Planning & Zoning Commission this 17th day of January, 2012.

[Signature]
 Chairman

FINAL PLAT
BRUSH CREEK MEADOWS FILING 3
 LOCATED IN TRACTS 38, 44, AND 55,
 SECTION 4, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



NOTES

- The purpose of this Final Plat is to create various tracts and right of way as listed in the Land Use Summary, pursuant to Town of Eagle Land Use Regulations and Colorado Revised Statutes concerning the subdivision of land to be recorded with the Eagle County Clerk and Recorder pursuant to C.R.S. 38-35-109 such that each tract or right of way may be uniquely described with reference to this Final Plat.
- BASES OF BEARING:** N02°59'00"E for the line between Angle Point 7 Tract 44 and Angle Point 2 Tract 38, T55, R84W, 6th P.M., as shown and described herein.
- SURVEY DATE:** November, 2011.
- Location of boundary lines and easements are based upon Correction Special Warranty Deed recorded October 04, 2005, as Reception No. 918165, Sylvan Lake Road Addition to the Town of Eagle, according to Annexation Plat thereof, recorded March 15, 2006 as Reception No. 20060430 in the Office of the Eagle County Clerk and Recorder, County of Eagle, State of Colorado; Heritage Title Company title commitment File No. 0541802952-010-073, dated December 20, 2011 and Survey Measurements found, as shown and described herein.
- Pertaining to Schedule E2 of the above referenced Title Commitment:
 Item 12, Property is subject to the Kinder Morgan 17' Right of Way Easement recorded as Reception No. 718014, as shown herein.
 Item 15, This property is not subject to easements, reservations and restrictions shown on the Final Plat of Brush Creek Meadows, recorded as Reception No. 802398.
 Item 16, This property is not subject to the Tract, Covenants and Vests Agreement recorded as Reception No. 81398.
 Item 18, This property is not subject to the Tract, Covenants and Vests Agreement recorded as Reception No. 809382.
 Item 19, This property is not subject to the 10' Brush Creek Easement Right of Way Easement recorded as Reception No. 803055.
 Item 22, 27 (Love and White) Ditch Easement recorded as Reception No. 918166 affects the subject Property.
 Item 25, 27 (Wilkinson) Ditch Easement recorded as Reception No. 918166 affects the subject Property.
 Item 24, 27 (Middleway) Ditch Easement recorded as Reception No. 918167 affects the subject Property.
 Item 27, This property is subject to easements, reservations and restrictions, if any, shown on the Annexation Plat of Sylvan Lake Road Addition to the Town of Eagle, recorded as Reception No. 20060430.
- No other liens were researched by surveyor.
- Local Units of the U.S. Survey Foot were used herein.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification herein.

SURVEYOR'S CERTIFICATE

I, Theodore J. Archibugio, do hereby certify that I am a professional land surveyor licensed under the laws of the State of Colorado, that this Plat is a true, correct, and complete Plat of **BRUSH CREEK MEADOWS FILING 3**, as laid out, platted, dedicated and shown herein, that such Plat was made from an accurate survey of said property by me and under my supervision and correctly shows the location and dimensions of the lots, marked upon the ground in compliance with Title 38, Article 51, C.R.S., as amended, and all other regulations governing the subdivision of land.

EXECUTED this 28 day of FEB, 2012.



Theodore J. Archibugio, PLS 19902
 Professional Land Surveyor
 State of Colorado

Parcel Parcels
 2101-013-00-018
 2101-033-00-003

BOARD OF TRUSTEES CERTIFICATE

This Plat approved by the Board of Trustees of the Town of Eagle, Colorado, this 28th day of February, 2012, for filing with the Clerk and Recorder of Eagle County, Colorado, and for convenience or dedication to the Town of the public dedications shown herein, subject to the provisions that approval in no way obligates the Town of Eagle for financing or constructing of improvements on said lands, streets or easements dedicated to the public except as specifically agreed to by the Board of Trustees of the Town of Eagle. Further, said approval in no way obligates the Town of Eagle for maintenance of public improvements until construction of said improvements has been completed in accordance with the Town of Eagle's specifications and the Town of Eagle has agreed to accept said improvements. This approval does not guarantee that the site, soil conditions, sub-surface geology, ground water conditions, or flooding conditions of any lot shown herein are such that a building permit, development permit, or any other required permit will be issued. This approval is with the understanding that all expenses involving required improvements for all utility services, paving, grading, landscaping, curbs, gutters, sidewalks, road lighting, road signs, flood protection devices, drainage structures, and all other improvements that may be required shall be the responsibility of the owners designated herein and not the Town of Eagle, unless otherwise specifically agreed to in writing by the Board of Trustees.

TOWN OF EAGLE, COLORADO

By: [Signature]
 Mayor



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

ATTEST:
[Signature]
 Town Clerk

PARCEL	AREA	LAND USE
TRACT A	0.645 ACRES	RESOURCE
TRACT B	0.774 ACRES	RESIDENTIAL
SYLVAN LAKE ROAD	1.889 ACRES	RIGHT OF WAY
TOTAL	3.308 ACRES	

2101-044-01-001
 2101-044-01-002
 NO parcel number
 2101-033-00-001 - remaining parcel
 01-2101-033-00-002

Revised Per Town Comments 2-28-12 TJA

CLERK AND RECORDERS CERTIFICATE \$21

This Plat was filed for record in the office of the Eagle County Clerk and Recorder at 2:57 o'clock PM on the 28 day of February, 2012, and is duly recorded as Reception No. 2101-11-315.

EAGLE COUNTY CLERK & RECORDER

By: [Signature]
 Deputy

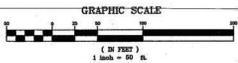
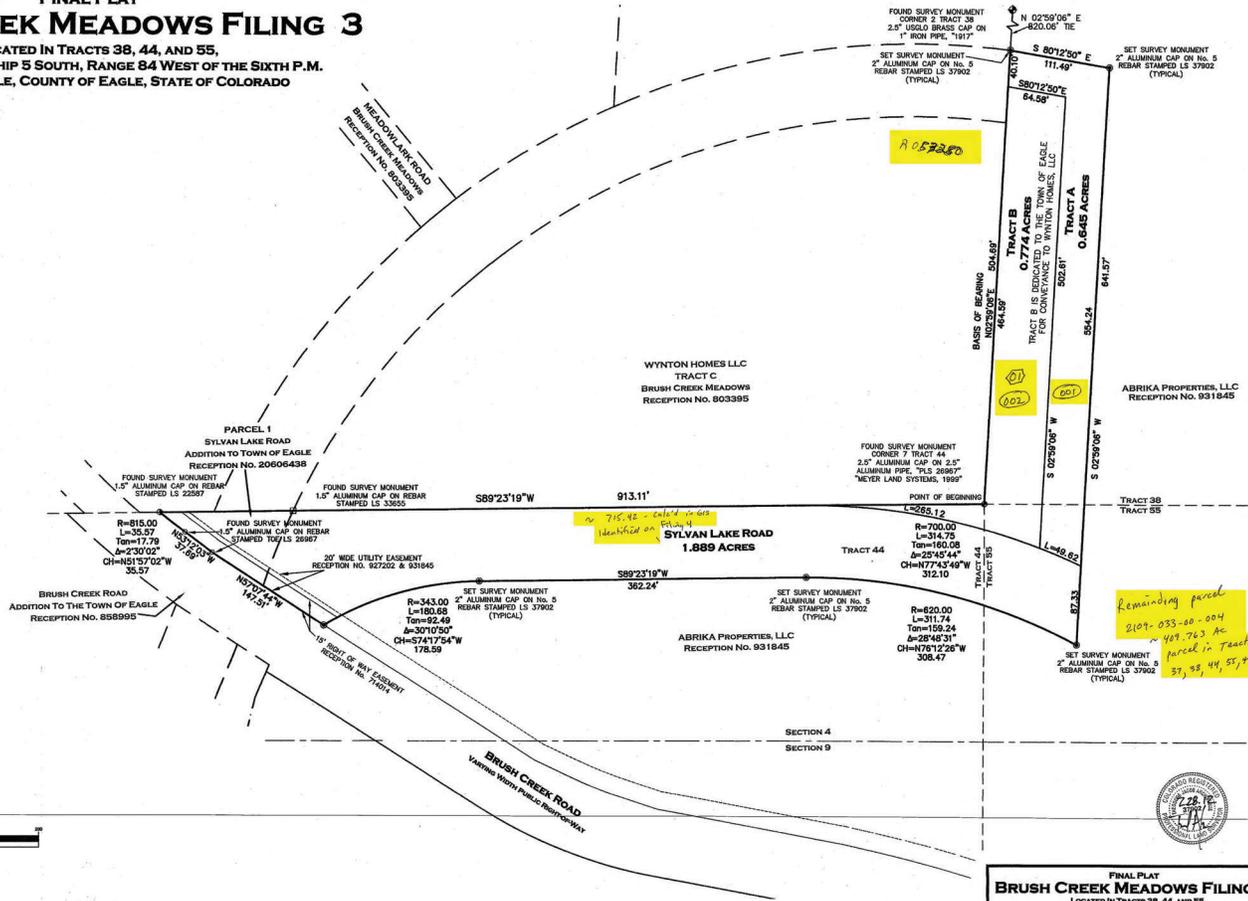


FINAL PLAT
BRUSH CREEK MEADOWS FILING 3
 LOCATED IN TRACTS 38, 44, AND 55,
 SECTION 4, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

OWNER: CAP JOB NUMBER: 05230 LICENSED USER: 05230_BCM5.dwg
 SHEET 1 of 2 DATE: 12-29-11 CHECKED BY: TJA

FINAL PLAT BRUSH CREEK MEADOWS FILING 3

LOCATED IN TRACTS 38, 44, AND 55,
SECTION 4, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO



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

Revised Per Town Comments 2-28-12 TJA

FINAL PLAT
BRUSH CREEK MEADOWS FILING 3
LOCATED IN TRACTS 38, 44, AND 55,
SECTION 4, TOWNSHIP 5 SOUTH, RANGE 84 WEST OF THE SIXTH P.M.
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO

DRAWN BY:	CAP	DATE:	12-29-11	DESIGNED BY:	TJA
SUBMITTED BY:		DATE:		DESIGNED BY:	



Parcel/Lots	Acreages
1	0.245
2	0.224
3	0.22
4	0.216
5	0.226
6	0.238
7	0.224
8	0.244
9	0.385
10	0.406
11	0.395
12	0.402
13	0.408
Tract A	0.088
Tract B	0.038
Tract C	0.049
Tract D	0.195
Tract E	0.146
Alley-1	0.354
Tract RMF-1	4.467
Tract RMF-2	1.495
Tract RMF-3	1.261
Tract RMF-4	1.645
Tract X	26.968
Tract Z	511.05
Tract Y	32.817
Tract G	1.601
Tract OS-1	0.267
Tract OS-2	0.279
Tract OS-3	0.263
Tract R-1	10.242
Tract R-2	3.06
Tract R-3	0.53
Tract R-4	1.223
Tract R-5	<u>2.016</u>
	603.887

Starbuck Surveyors

0031 Eagle Park East Drive

PO Box 1584

Eagle, Colorado 81637

Telephone (970) 328-7208

16 November 2018

Town of Eagle
PO Box 609
Eagle, CO 81631

RE: Final Plat - HAYMEADOW FILING 1

Dear Staff:

I have reviewed the Final Plat named above and have the following comments.

SHEET 1

1. There is no mention of Declarations or Protective Covenants in either the Certificate of Dedication and Ownership or the Clerk and Recorder Certificate.
2. In the Certificate of Dedication and Ownership, the Basis of Bearings is called out as between the Town of Eagle street monuments at Broadway and Fifth and Broadway and Second. In Note 2, the Basis of Bearings is called out as between Corner 1 and Corner 2 of Tract 38.
3. In Note 2, Corner 1 of Tract 38 is called out as an U.S.G.L.O brass cap monument. On Sheet 2 it is labelled as something else.
4. In the Certificate of Dedication and Ownership several curves are non-tangential, but are not labelled as such.
5. In the Certificate of Dedication and Ownership, course 4 after leaving the Peters Subdivision boundary should be moved to the next line and justified left.
6. The Land Use Summary does not contain addresses for the lots or appropriate tracts.
7. The Land Use Summary contains several errors:
 - A. Tract F is omitted.
 - B. Lot 11 is listed as 0.395 acres. On Sheet 5 it is shown as 0.396 acres.
 - C. For Tract RMF-1, I calculate 4.867 acres instead of 4.467 acres.
 - D. Tract RMF-2 is listed as 1.495 acres but is shown on Sheet 6, and as I calculate, as 1.459 acres.
 - E. For Tract X, I cannot calculate the area as, on Sheet 6, there is a curve on the boundary between Tract X and Tract F which is not annotated.

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- F. For Tract Z, I calculate 508.132 acres instead of 511.050 acres.
 - G. Tract OS-1 is listed as 0.267 acres but is shown on Sheet 3 as being 0.043 acres. I calculate an area of 0.425 acres.
 - H. Tract OS-2 is listed as 0.279 acres but is shown on Sheet 3 as being 25.119 acres. I calculate an area of 23.240 acres.
 - I. Tract OS-3 is listed as 0.263 acres but is shown on Sheet 4, and as I calculate, as 35.424 acres.
 - J. For Tract R-1, I calculate 9.859 acres instead of 10.242 acres.
 - K. All of the listed acreages total 603.887 acres instead of the 659.232 acres shown.
8. In the Vicinity Map, it appears that not all of the Site is shaded in.

SHEET 2

- 1. It would be helpful if Tracts 44, 55 and 63 were labelled and if Tract corners were labelled.
- 2. There is no Legend showing what symbols represent what types of corners were found or set.
- 3. On the West side of the property, the annotations follow the legal description on Sheet 1, but the boundary line shown goes around the Exception and is not annotated.
- 4. Monuments should be set on all boundary courses exceeding 1400 feet (38-51-105(c) C.R.S.)
- 5. Along the East boundary of the property three intermediate monuments are shown but are not dimensioned.
- 6. The annotation of 34.57' along the West line of Tract R-4 overlays linework and is difficult to read.
- 7. Several curves are non-tangential and should be labelled as such.

SHEETS 3 THROUGH 10

- 1. The stated and graphic scales should be 1" = 50', not 1" = 100'.
- 2. Boundary monumentation should be shown.

SHEET 3

- 1. The annotation along the North-South line bordering Soleil Homes overlays linework and is difficult to read.
- 2. The curve bordering Soleil Homes lacks annotation.
- 3. The annotation of 913.11' along the border appears to be incorrect. The line scales at 720 feet =/-.

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4. I do not see why the boundary line with a bearing of N57°07'44"W is broken into three segments. The segment annotated 53.59' scales at 80 feet +/-.
5. The curve on the boundary with a chord bearing of S68°12'08"E and distance of 57.53' is shown on Sheet 2 with a bearing of S68°12'07"E and distance of 57.54'.
6. The curve on the line between Tract OS-2 and Tract R-1 with a delta of 15°23'06" is non-tangent at its East end and that should be shown.
7. I calculate the acreage for Tract OS-2 to be 23.240 acres.
8. I calculate the acreage for Tract OS-1 to be 0.425 acres.
9. I calculate the acreage for Tract R-1 to be 9.859 acres.
10. There are no ties to Tract OS-2 which would allow for its definite location.
11. It should be noted that the right of way for Sylvan Lake Road is variable East of the curve with a delta of 33°45'15".

SHEET 4

1. There is no tie to the Northerly terminus of the drainage easement along the easterly boundary of Tract Y.
2. The drainage easement (hatched area) is only partially defined.
3. The 20' pedestrian easement is not defined.
4. The 10' drainage easement scales 20 feet wide.
5. Where are the northerly termini of the 10' drainage easement? They need to be defined.
6. I calculate the acreage for Tract RMF-1 to be 4.867 acres.
7. The annotation on the line between Tract Y and Tract OS-3 of S15°06'28"W overlays linework and is difficult to read.
8. The annotation on the centerline of the waterline easement of N20°31'14"E 40.00' overlays linework and is difficult to read.
9. The annotation along the line between Tract RMF-2 and Tract Y of S22°19'41"W 158.61' overlays linework and is difficult to read.
10. The easterly terminus of the waterline easement on Whitney Peak Road should have a tie.
11. The tie to the northerly terminus of the metro district drainage easement appears to be incorrect. I calculate 17.95 feet.

SHEET 5

1. See Comment 7, Sheet 3.

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2. See Comment 9, Sheet 3, two places on this sheet.
3. See comment 6, Sheet 4.
4. The annotation for the boundary curve with a delta of $21^{\circ}55'24''$ is shown on Sheet 2 with a delta of $21^{\circ}55'23''$.
5. The annotation for the curve on the line between Tract OS-2 and Tract R-1 with a delta of $27^{\circ}13'48''$ overlays linework and is difficult to read.
6. The curve with a delta of $27^{\circ}55'24''$ is non-tangential and should be so labelled.
7. In the Curve Table the data for curves CV13, CV14 and CV27 appear to be incorrect.
8. Tracts Y, X and RMF-4 should be labelled.
9. The "See Sheet 5" label should be "See Sheet 8".
10. The easements more or less along the line between Tract Y and Tract RMF-1 should be labelled as to type of easement and width.
11. The annotation along the line between Tract A and Tract Y overlays linework and is difficult to read.
12. It would be helpful if the overall curve data for the curves along Red Peak Road, Alley-1 and Sylvan Lake Road were to be shown.
13. It would be helpful if overall tangent distances for tangents along Red Peak Road, Alley-1 and Sylvan Lake Road were to be shown.
14. The bearing annotation for the line between Tract D and Lot 6 appears to be incorrect.
15. The distance annotation along the southerly line of Lot 8 appears to be incorrect.
16. There is no annotation for the line between Lots 11 and 12.
17. There is no annotation for the line between Lots 12 and 13.
18. There is no tie for the sewer easement where it terminates on the line between Lot 9 and Cross Creek Road.
19. If one starts at Haymaker Circle, the sewer easement does not close on Cross Creek Road.
20. The sewer easement easterly of Cross Creek Road cannot be located. The tie is incorrect.

SHEET 6

1. There is no annotation for the curve between Tracts F and X.
2. It is unclear to what the annotation of $S24^{\circ}00'33''E$ 4.67' pertains.
3. For Tracts F and X, I cannot calculate the individual areas as there is a curve on the boundary between the Tracts which is not annotated and indeterminate as to location.
4. For Tract RMF-1, see Comment 6, Sheet 4.

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5. See Comment 2, Sheet 4.
6. There should be a tie to the northerly terminus of the sewer easement on the easterly line of Haymaker Circle.
7. There should be a tie to the northerly terminus of the sewer easement on the westerly line of Haymaker Circle.
8. The annotation for the curve with a delta of $45^{\circ}00'57''$ and radius of 175.00' overlays linework and is difficult to read.
9. The label "SEE SHEET 6" should be "SEE SHEET 4".

SHEET 7

1. Tract X should be labelled.
2. The label "SEE SHEET 7" should be "SEE SHEET 9".
3. See Comment 2, Sheet 4.
4. I calculate the acreage for Tract Z to be 508.132 acres.

SHEET 8

1. See Comment 20, Sheet 5.
2. For Tract OS-2, see Comment 7, Sheet 3.
3. For Tract R-1, see Comment 9, Sheet 3.
4. For Tract X, see Comment 1, Sheet 6.
5. For Tract Z, see Comment 4, Sheet 7.
6. The curve on the line between Tracts OS-2 and R-1 with a delta of $8^{\circ}34'11''$ is non-tangential and should be so labelled.
7. The annotation for the temporary access easement of $S24^{\circ}21'33''$ 24.42' overlays linework and is difficult to read.
8. There is no tie for the southerly terminus of the temporary access easement.
9. There is no tie for the northerly terminus of the waterline easement.
10. The waterline easement does not appear to close on Sylvan Lake Road.

SHEET 9

1. The label "SEE SHEET 5" should be "SEE SHEET 6".

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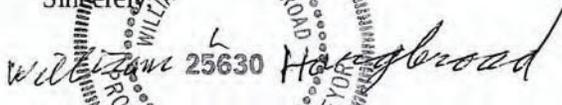
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2. For Tract Z, see Comment 4, Sheet 7.
3. The easements in Tract OS-3 are neither labelled nor defined.

SHEET 10

1. The chord distance of 125.02' is shown on Sheet 2 as 125.03'.
2. The easement should be labelled and defined.
3. For Tract Z, see Comment 4, Sheet 7.

Sincerely,

William L. Hargleroad, P.L.S. 25630

