



CORNER OF CAPITOL AND SYLVAN LAKE

**LIST OF DRAWINGS**

- CS.1 COVER SHEET
- CS.2 COVER SHEET
- A1.1 SITE PLAN
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A3.1 FRONT AND RIGHT ELEVATIONS
- A4.1 BUILDING SECTIONS



SYLVAN LAKE ROAD VIEW



RESIDENCE ENTRY

**TALON FLATS**  
PREVIOUSLY PRESENTED  
AS  
"EAGLE RANCH APARTMENTS"

**FINAL DRB SUBMITTAL III**  
JANUARY 23, 2020

TURNIPSEED

ARCHITECTURE,  
CONSTRUCTION  
INTERIOR DESIGN

SINCE 1995

TALON FLATS  
761 SYLVAN LAKE ROAD  
EAGLE, COLORADO 81631

ISSUE: DATE:  
FINAL SUBMITTAL III 01.23.2020

SCOTT S. TURNIPSEED AIA  
ARCHITECTURE  
& CONSTRUCTION INC.  
P.O. BOX 3388  
1143 CAPITOL STREET, SUITE 211  
EAGLE, COLORADO 81631  
970.328.3900 WWW.SSTAIA.COM

**CS.1**  
COVER SHEET

JANUARY 23, 2020



AERIAL VIEW - CORNER OF CAPITOL AND SYLVAN LAKE



CAPITOL STREET AND PARKING LOT VIEW



EAGLE RANCH IDENTIFIER

TURNPISEED  
ARCHITECTURE,  
CONSTRUCTION  
INTERIOR DESIGN  
SINCE 1995

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CS.2  
COVER SHEET

January 23, 2020

GENERAL NOTES:

1. PEAK LAND SURVEYING, INC. DID NOT PERFORM A TITLE SEARCH OF THE SUBJECT PROPERTY TO ESTABLISH OWNERSHIP, EASEMENTS OR RIGHTS-OF-WAY OF RECORD. RECORD DOCUMENTS UTILIZED IN THIS IMPROVEMENT LOCATION CERTIFICATE WERE PROVIDED BY LAND TITLE GUARANTEE CO. ORDER No.VC50047038-3, DATED 03/28/2017 AT 5:00 P.M.
2. BASIS OF BEARINGS: FOUND MONUMENTS ON LOT.
3. BASIS OF ELEVATION: SANITARY SEWER MANHOLE ASB2.2 HAVING A PUBLISHED ELEVATION OF 6605.41.
4. FOR BUILDING SETBACKS & HEIGHT RESTRICTIONS REFER TO "FIFTH AMENDED PUD GUIDE FOR EAGLE RANCH" PER RECEPTION NO. 201704655.
5. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

LEGAL DESCRIPTION:

LOT 2, EAGLE RANCH FILING NO. 27, ACCORDING TO THE PLAT RECORDED NOVEMBER 26, 2008 AT RECEPTION NO. 200825123, COUNTY OF EAGLE, STATE OF COLORADO.

TITLE EXCEPTIONS:

9. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED MARCH 14, 1892 IN BOOK 48 AT PAGE 168, AND PATENT RECORDED AUGUST 18, 1994 IN BOOK 648 AT PAGE 111, AND PATENT RECORDED AUGUST 18, 1994 IN BOOK 648 AT PAGE 121.
10. TERMS, CONDITIONS, AND PROVISIONS CONTAINED IN ANNEXATION AGREEMENT RECORDED APRIL 12, 1999, UNDER RECEPTION NO. 692227.
11. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JUNE 23, 1999 UNDER RECEPTION NO. 700819 AND AMENDMENTS THERETO, TWENTY FIRST SUPPLEMENT RECORDED JUNE 18, 2002 UNDER RECEPTION NO. 798949, PARTIAL ASSIGNMENT OF DECLARANT RIGHTS RECORDED SEPTEMBER 18, 2012 UNDER RECEPTION NO. 201218759 AND DECEMBER 17, 2013 UNDER RECEPTION NO. 201324772.
12. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED NOVEMBER 13, 2000, UNDER RECEPTION NO. 743935, AND AMENDMENTS THERETO.
13. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE RANCH, FILING NO. 10 RECORDED MAY 06, 2002 UNDER RECEPTION NO. 820629.
14. (ITEM INTENTIONALLY DELETED)
15. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE RANCH FILING NO. 19 RECORDED OCTOBER 20, 2004 UNDER RECEPTION NO. 895120.
16. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF EAGLE RANCH FILING NO. 27 RECORDED NOVEMBER 26, 2008 UNDER RECEPTION NO. 200825123.
17. TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE NO. 20, SERIES OF 2008 RECORDED NOVEMBER 26, 2008 AT RECEPTION NO. 200825124.
18. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN FIFTH AMENDED PUD GUIDE FOR EAGLE RANCH PLANNED UNIT DEVELOPMENT RECORDED MARCH 17, 2017 UNDER RECEPTION NO. 201704655.

IMPROVEMENT LOCATION CERTIFICATE

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FORTUS CONSTRUCTION & NAI MOUNTAIN COMMERCIAL THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 04/11/17, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



BRENT BIGGS  
COLORADO P.L.S. No. 27598  
FOR & ON BEHALF OF PEAK LAND CONSULTANTS, INC.

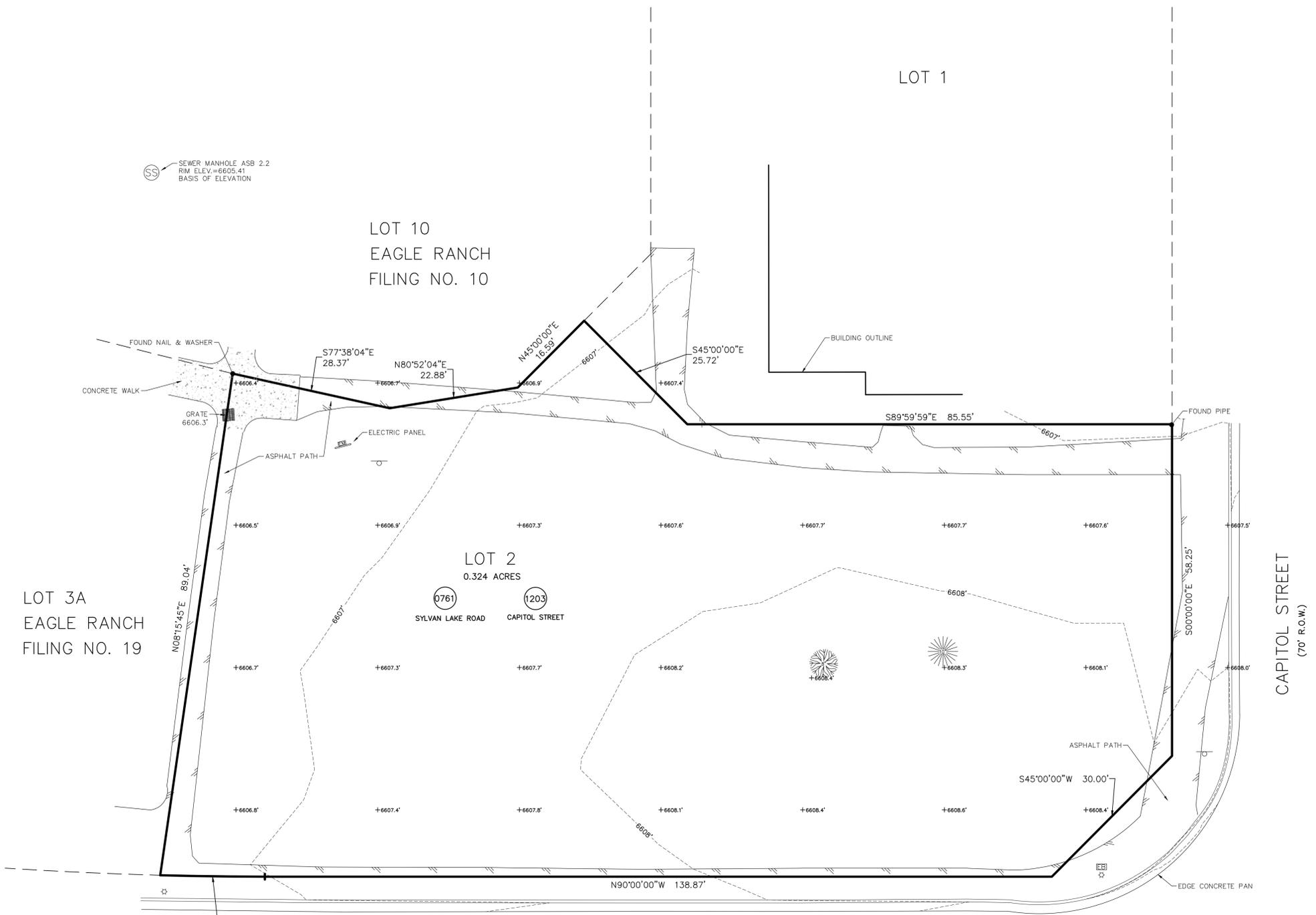
SURVEYOR'S CERTIFICATE

I, BRENT BIGGS, A PROFESSIONAL LAND SURVEYOR REGISTERED UNDER THE LAWS OF THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS TOPOGRAPHIC MAP WAS MADE BY ME AND UNDER MY SUPERVISION, AND THAT THE MAP IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



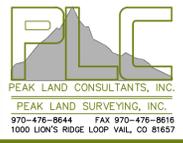
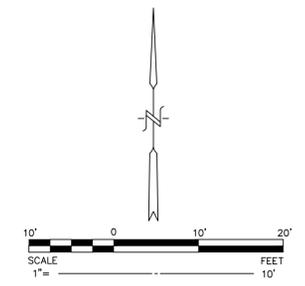
DATE: \_\_\_\_\_

BRENT BIGGS  
COLORADO P.L.S. No. 27598  
FOR & ON BEHALF OF PEAK LAND CONSULTANTS, INC.



LEGEND

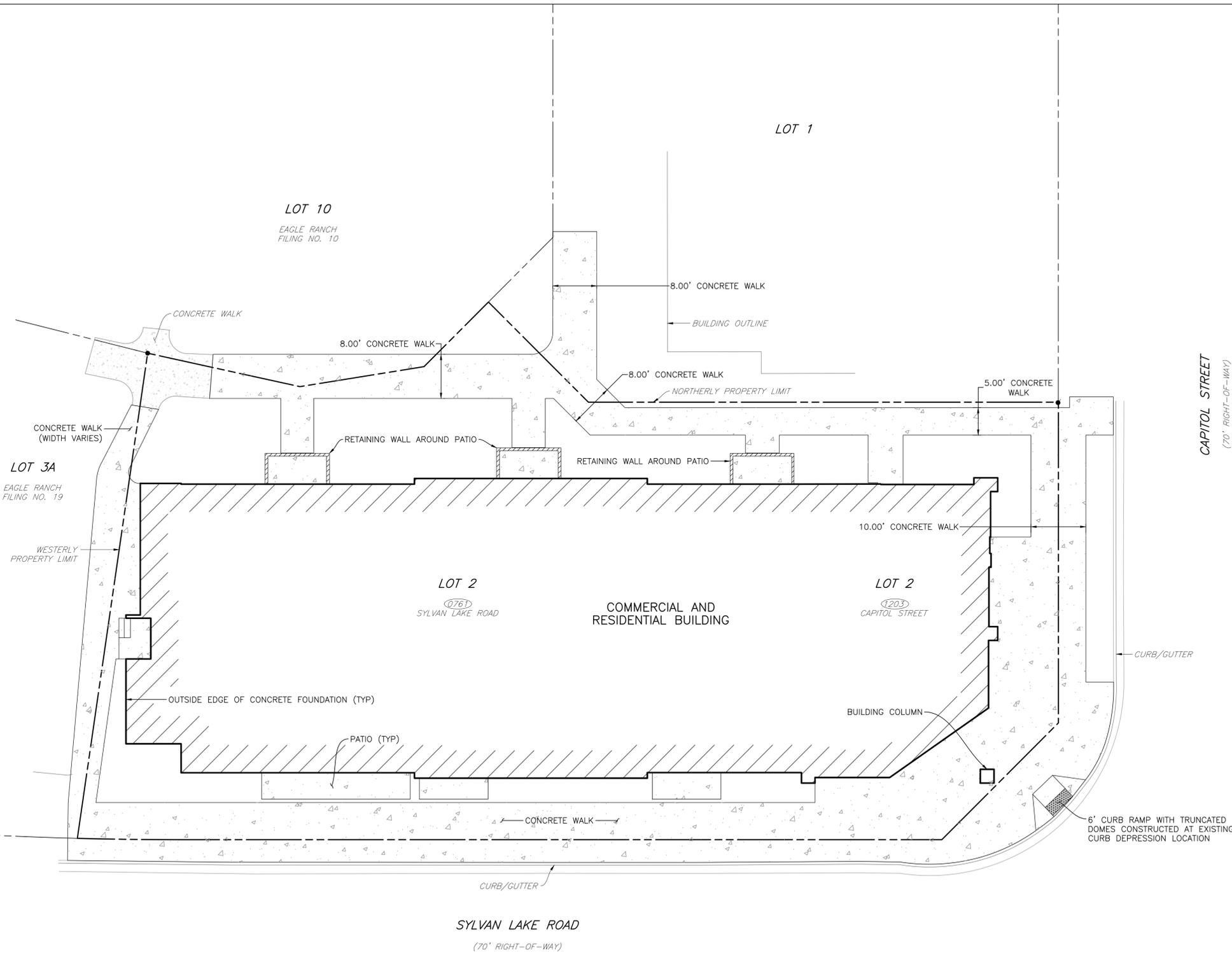
- DECIDUOUS TREE WITH TRUNK DIAMETER
- EVERGREEN TREE WITH TRUNK DIAMETER
- SIGN
- ELECTRIC BOX
- LIGHT POLE
- SANITARY SEWER MANHOLE



IMPROVEMENT LOCATION CERTIFICATE AND TOPOGRAPHIC MAP LOT 2, EAGLE RANCH FILING NO. 27 TOWN OF EAGLE, EAGLE COUNTY, COLORADO		
DRAWN: KPJ	REVIEWED: BB	SHEET 1 OF 1
DATE: 04/11/17	PLC JOB#: 2094	

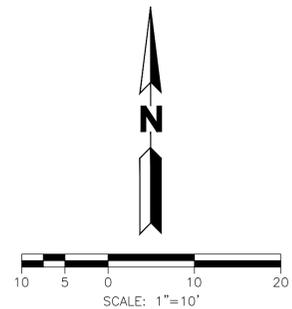
PLOTTED BY: SHERYL COV. Thursday, April 13, 2017 11:42:43 AM P:\REP\REP\17-000-2094\2094.DWG (Drawing) 2017 11:42:43 AM

D:\DROPBOX (DROPBOX)\PROJECT FILES\18.025-761 SYLVAN LAKE ROAD, EAGLE\PLANS\C1 SITE PLAN



**NOTES:**

1. PLAN IS SCHEMATIC IN NATURE -- SUBJECT TO CHANGE AND NOT FOR CONSTRUCTION.
2. SITE PLAN LAYOUT IS BY 359 DESIGN AND OUTSIDE LANDSCAPE ARCHITECT.



CALL **811** 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR MARKING OF UNDERGROUND MEMBER UTILITIES

ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTORS RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

EAGLE APARTMENTS  
761 SYLVAN LAKE ROAD  
LOT 2, EAGLE RANCH FILING NO. 27  
EAGLE, COLORADO

YARNELL CONSULTING &  
CIVIL DESIGN, LLC  
P.O. BOX 3901, EAGLE, COLORADO 81631  
(970) 323-7008

THE DESIGNS SHOWN HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATION & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DULY REPRODUCED OR IN ANY MANNER COPIED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM YARNELL CONSULTING & CIVIL DESIGN, LLC.

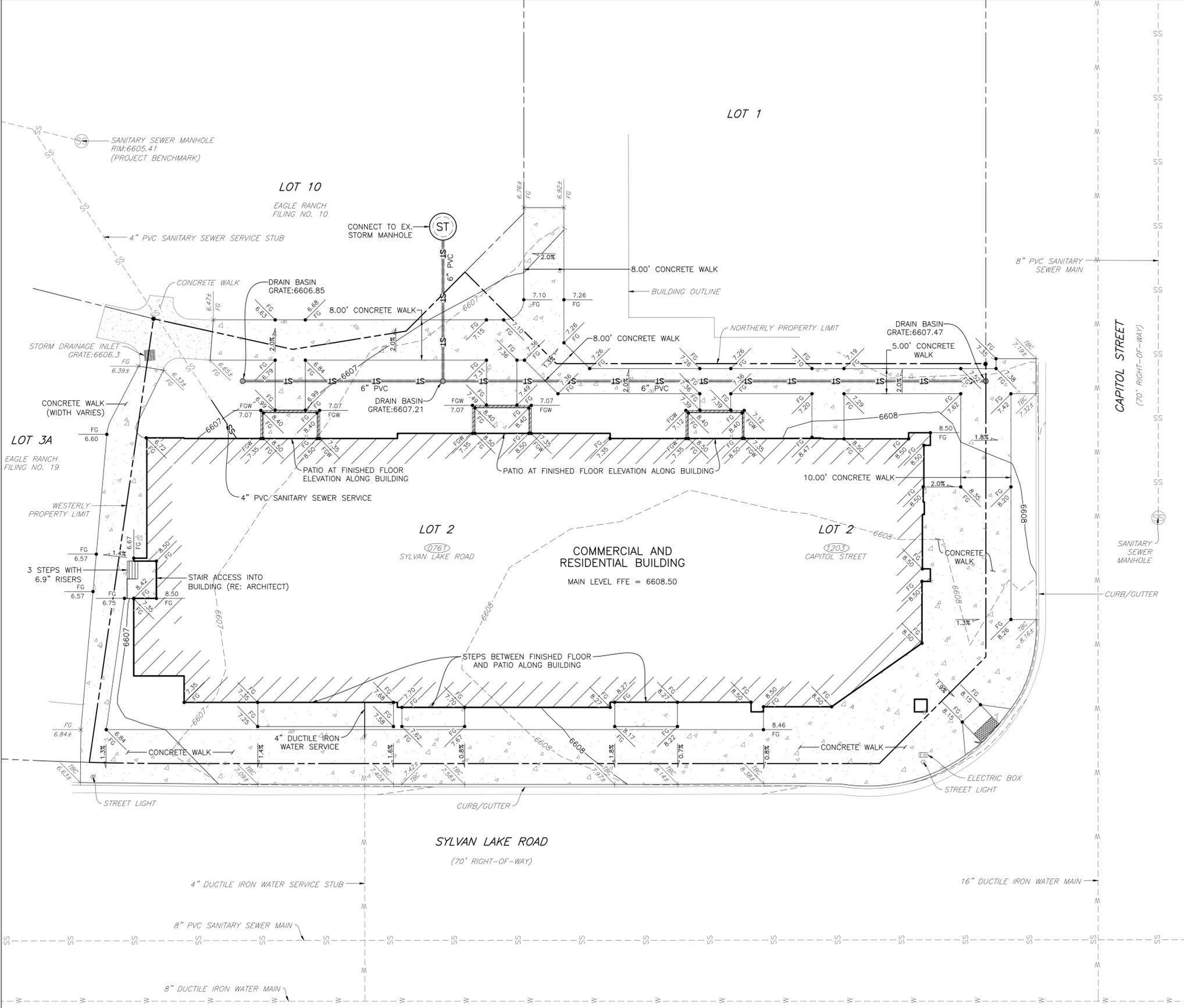
NO.	ISSUE / REVISION	DATE	NAME
1.	DESIGN REVIEW BOARD (NOT CONST)	10/8/18	JJY
2.	DESIGN REVIEW BOARD RESUBMITTAL	11/7/18	JJY
3.			JJY
4.			JJY
5.			JJY

DESIGN BY: J. YARNELL	DATE: 11/2/2018
DRAWN BY: J. YARNELL	
REVIEWED BY: J. YARNELL	
PROJECT NO.: 18.025	

SHEET TITLE  
**SITE PLAN**

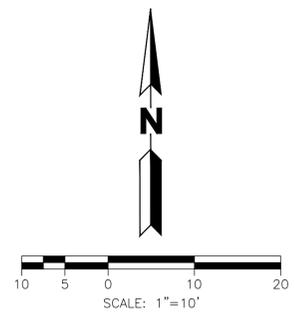
SHEET NO.  
**C1**

D:\DROPBOX (DROPBOX)\PROJECT FILES\18.025-761 SYLVAN LAKE ROAD, EAGLE\PLANS\C2 GRADING PLAN



**NOTES:**

1. PLAN IS SCHEMATIC IN NATURE -- SUBJECT TO CHANGE AND NOT FOR CONSTRUCTION.
2. STEPS SHALL BE PROVIDED BETWEEN THE PATIOS AND SIDEWALK ALONG THE NORTH SIDE OF THE BUILDING.
3. STEPS SHALL BE PROVIDED BETWEEN THE BUILDING FACE AND PATIOS ALONG THE SOUTH SIDE OF THE BUILDING.



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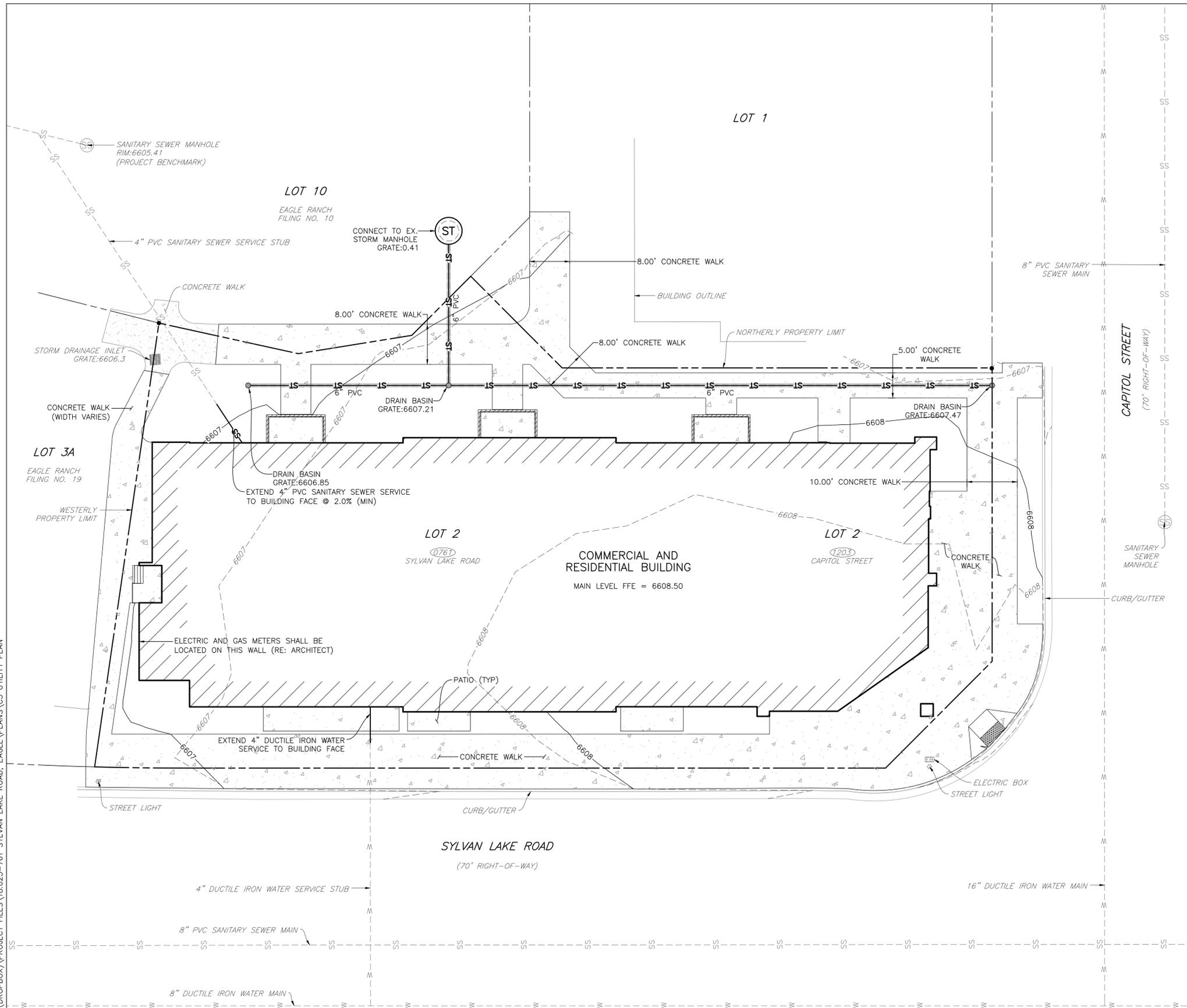
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3.			JJY
4.			JJY
5.			JJY

DESIGN BY: J. YARNELL	DATE: 11/2/2018
DRAWN BY: J. YARNELL	
REVIEWED BY: J. YARNELL	
PROJECT NO.: 18.025	

SHEET TITLE  
**GRADING PLAN**

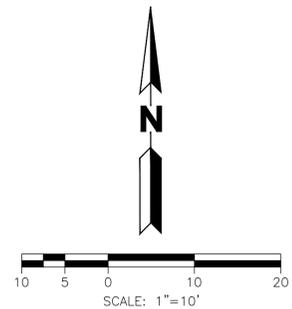
SHEET NO.  
**C2**

D:\DROPBOX (DROPBOX)\PROJECT FILES\18.025-761 SYLVAN LAKE ROAD, EAGLE\PLANS\C3 UTILITY PLAN



**NOTES:**

1. PLAN IS SCHEMATIC IN NATURE -- SUBJECT TO CHANGE AND NOT FOR CONSTRUCTION.
2. EXISTING WATER AND SANITARY SEWER UTILITIES ARE APPROXIMATE AND BASED UPON INFORMATION PROVIDED BY THE TOWN OF EAGLE. BURIED UTILITIES SHALL BE LOCATED AND SURVEYED PRIOR TO COMMENCING THE NEXT PHASE OF DESIGN.
3. NATURAL GAS, ELECTRIC, AND COMMUNICATION SERVICES SHALL BE ADDED TO THE PLAN ONCE THE DEMARCATION POINTS ARE SURVEYED.
4. THE WATER METER FOR THE BUILDING WILL BE LOCATED WITHIN THE MECHANICAL ROOM.



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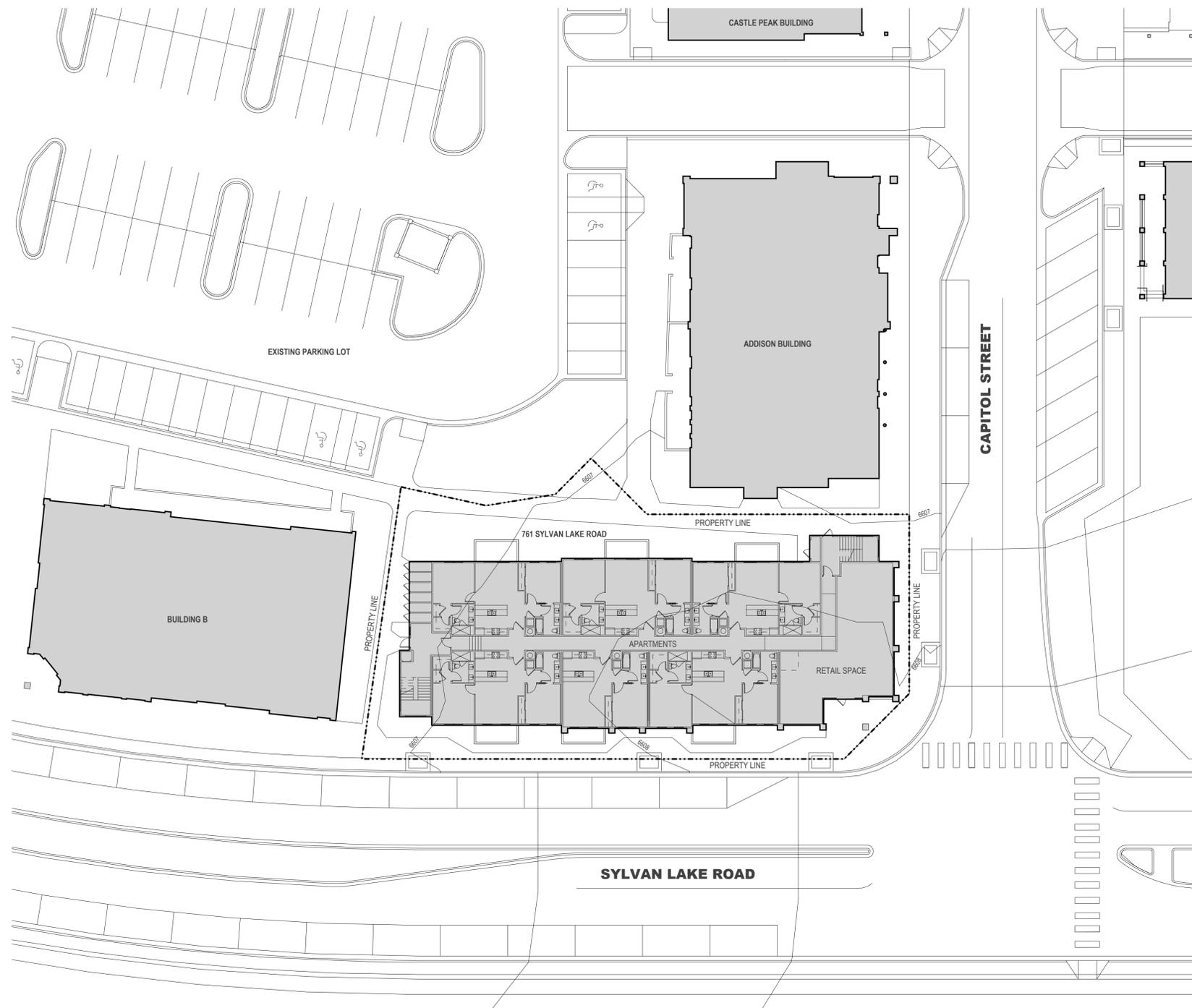
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5.			JJY

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DRAWN BY: J. YARNELL	
REVIEWED BY: J. YARNELL	
PROJECT NO.: 18.025	

SHEET TITLE  
**UTILITY PLAN**

SHEET NO.  
**C3**





**BUILDING AREAS**

<b>LEVEL 1</b>	
RESIDENTIAL APARTMENTS	5,849 S.F.
RETAIL SPACE	1,264 S.F.
STORAGE	144 S.F.
LOBBY / CIRCULATION / STAIRS	1,281 S.F.
<b>SUBTOTAL LEVEL 1</b>	<b>8,538 S.F.</b>
<b>LEVEL 2</b>	
RESIDENTIAL APARTMENTS	6,197 S.F.
OFFICE SPACE	667 S.F.
STORAGE	206 S.F.
CIRCULATION / STAIRS	1,331 S.F.
<b>SUBTOTAL LEVEL 2</b>	<b>8,401 S.F.</b>
<b>LEVEL 3</b>	
RESIDENTIAL APARTMENTS	6,197 S.F.
OFFICE SPACE	347 S.F.
STORAGE	206 S.F.
CIRCULATION / STAIRS / LOUNGE	1,494 S.F.
<b>SUBTOTAL LEVEL 3</b>	<b>8,244 S.F.</b>
<b>TOTAL RESIDENTIAL</b>	<b>18,243 S.F.</b>
<b>TOTAL RETAIL SPACE</b>	<b>1,264 S.F.</b>
<b>TOTAL OFFICE SPACE</b>	<b>1,014 S.F.</b>
<b>TOTAL STORAGE</b>	<b>556 S.F.</b>
<b>TOTAL LOBBY / LOUNGE / CIRCULATION</b>	<b>4,106 S.F.</b>
<b>TOTAL BUILDING AREA</b>	<b>25,183 S.F.</b>



1 SITE PLAN  
A1.1 SCALE: 1" = 20'-0"



**TALON FLATS**  
761 SYLVAN LAKE ROAD  
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**A1.1**  
SITE PLAN

January 23, 2020



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**1** FIRST FLOOR PLAN  
**A2.1** SCALE: 3/16" = 1'-0"

**A2.1**  
 FIRST FLOOR  
 PLAN

January 23, 2020



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**1** SECOND FLOOR PLAN  
 A2.2 SCALE: 3/16" = 1'-0"

**A2.2**  
 SECOND FLOOR  
 PLAN

January 23, 2020

TURNIPSEED

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A2.3  
THIRD FLOOR  
PLAN

January 23, 2020



1 THIRD FLOOR PLAN  
A2.3 SCALE: 3/16" = 1'-0"



**SYLVAN LAKE ROAD ELEVATION**

**1 FRONT ELEVATION**  
 SCALE: 3/16" = 1'-0"



**CAPITOL STREET ELEVATION**

**2 RIGHT ELEVATION**  
 SCALE: 3/16" = 1'-0"



**PARKING LOT ELEVATION**

1 REAR ELEVATION  
A3.2 SCALE: 3/16" = 1'-0"



**ALLEY ELEVATION**

2 LEFT ELEVATION  
A3.2 SCALE: 3/16" = 1'-0"

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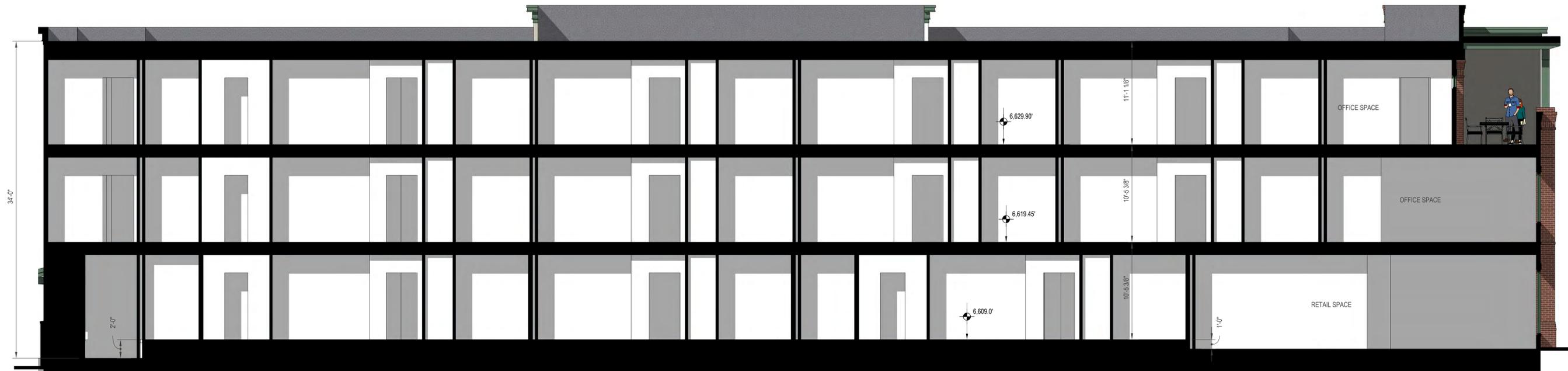
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**A3.2**  
REAR AND LEFT  
ELEVATIONS

January 23, 2020



1 LONGITUDINAL BUILDING SECTION  
SCALE: 3/16" = 1'-0"



2 LATERAL BUILDING SECTION  
SCALE: 3/16" = 1'-0"

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