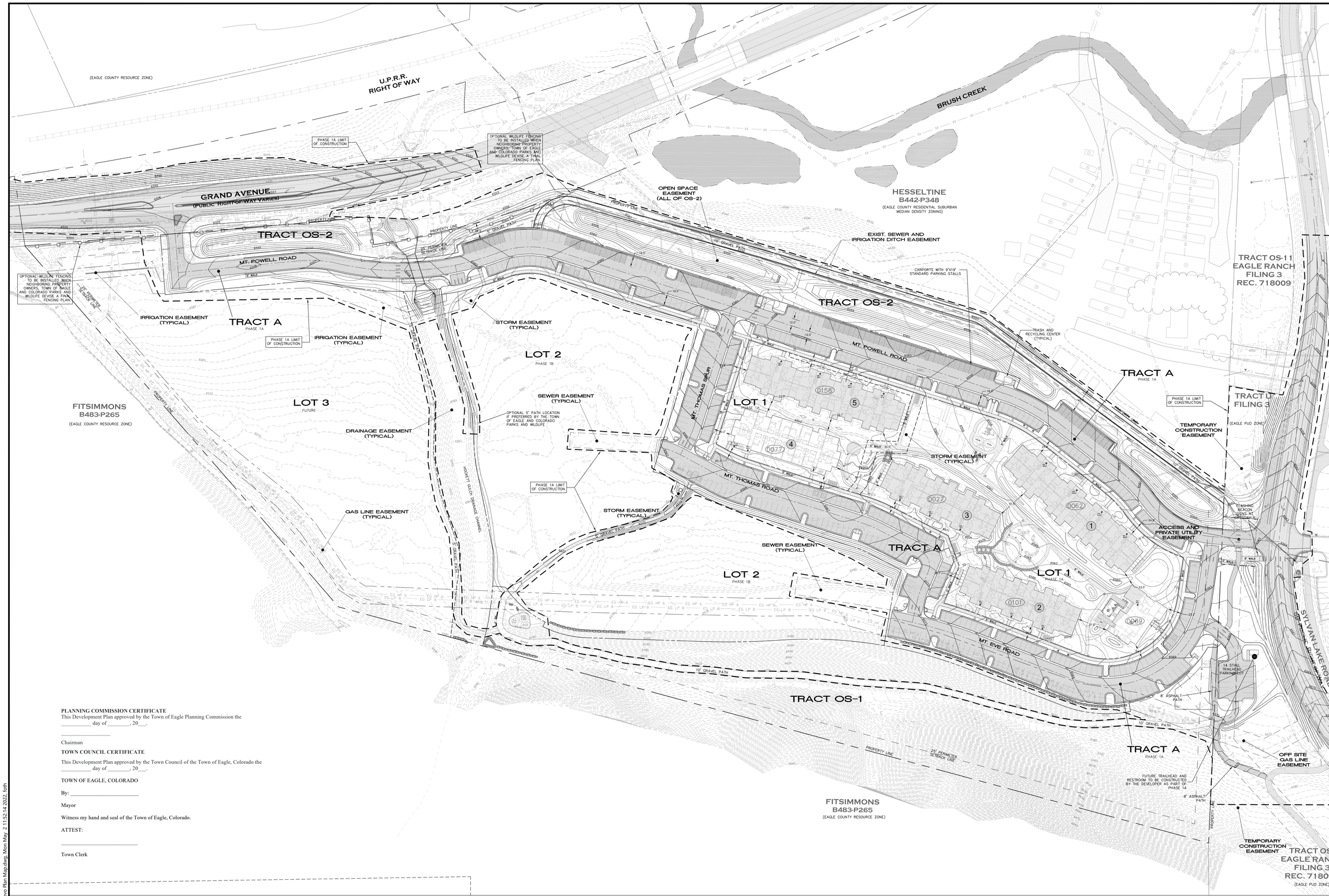

PLANNING COMMISSION CERTIFICATE

This Development Plan approved by the Town of Eagle Planning Commission the _____ day of _____, 20___.

_____

Chairman

TOWN COUNCIL CERTIFICATE

This Development Plan approved by the Town Council of the Town of Eagle, Colorado the _____ day of _____, 20___.

TOWN OF EAGLE, COLORADO

By: _____

Mayor

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

ATTEST:

_____

Town Clerk

LEGEND

- PHASE 1A CONSTRUCTION LIMIT
- PROPERTY LINE
- EDGE OF CREEK
- EDGE OF ASPHALT
- DIRT ROAD/PATH
- BOULDER WALL
- FENCELINE
- WATER LINE
- SEWER LINE & MANHOLE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND PHONE
- UNDERGROUND FIBER OPTIC
- GAS LINE
- ELECTRIC POLE & GUY WIRE
- ELECTRIC SPLICE VAULT
- ELECTRIC 1-PHASE TRANSFORMER
- ELECTRIC SWITCHGEAR
- PHONE SPLICE VAULT & PEDESTAL
- STORM SEWER, INLET, & FLARED END SECTION
- IRRIGATION PIPING & MANHOLE
- PROPOSED ASPHALT
- PROP. CONCRETE SIDEWALK
- PROPOSED GRAVEL PATH
- PROPOSED SOFT PATH
- PROPOSED CARPORTS

LAND USE SUMMARY

LOT/TRACT	LAND USE	ACRES (SF)	PERCENT	OWNERSHIP	MAINTENANCE
LOT 1(PHASE 1A)	RESIDENTIAL APARTMENTS	4.25 (185,190)	14.33	OWNER	OWNER/P.O.A.
LOT 2(PHASE 1B)	RESIDENTIAL APARTMENTS	6.15 (267,721)	20.74	OWNER	OWNER/P.O.A.
LOT 3(FUTURE)	RESIDENTIAL/COMMERCIAL	6.30 (274,561)	21.26	OWNER	OWNER/P.O.A.
TRACT OS-1*	TOWN OPEN SPACE	4.27 (186,199)	14.40	TOWN OF EAGLE	TOWN OF EAGLE
TRACT OS-2*	COMMUNITY OPEN SPACE	2.71 (118,066)	9.14	OWNER	OWNER/P.O.A.
TRACT A	ROADWAY, ACCESS, DRAINAGE, IRRIGATION & GENERAL UTILITIES	5.97 (259,926)	20.13	OWNER	OWNER/P.O.A.
TOTAL		29.65	100.00		

* USES PER PUD GUIDE: PEDESTRIAN OR BICYCLE TRAILS, SHADE SHELTERS AND PICNIC FACILITIES, PUBLIC AND PRIVATE PARKS, TRAILHEAD ACCESS AND PARKING (OS-1 ONLY), PUBLIC RESTROOMS, UTILITIES INCLUDING TANKS, LINES, MAINS, PUMPHOUSES, FACILITIES AND OTHER PUBLIC SERVICES AND UTILITY BUILDINGS, COMMUNITY GARDENS AND ASSOCIATED FACILITIES.

* OWNER AND MAINTENANCE RESPONSIBILITIES ARE SHOWN IN EXHIBIT 1 AND FURTHER OUTLINED IN DEVELOPMENT AGREEMENT.

PHASE 1A UNIT BREAKDOWN TABLE	
STUDIOS	30
1 BEDROOM	78
2 BEDROOM	92
3 BEDROOM	16
TOTAL	216

LOT 1 DENSITY = 216 DU'S @ 4.25 ACRES = 50.82 DU/ACRE.

PHASE 1A DENSITY = 216 DU'S @ 17.2 ACRES = 12.6 DU/ACRE.

BUILDING SQUARE FOOTAGES AND USES (REFER TO SHEET A0.07 FOR THE ACTUAL INFORMATION)

BUILDING #	USE	SQUARE FOOTAGE	BLDG DIMENSIONS
1	RESIDENTIAL APARTMENTS	42,634	273' x 70' x 45'
2	RESIDENTIAL APARTMENTS	31,911	204' x 70' x 45'
3	RESIDENTIAL APARTMENTS	31,911	204' x 70' x 45'
4	RESIDENTIAL APARTMENTS	31,078	188' x 70' x 45'
5	RESIDENTIAL APARTMENTS	42,634	273' x 70' x 45'
CLUBHOUSE	CLUBHOUSE	4,867	
CARPORTS	CAROR T	13,024	
PUBLIC REST ROOM	TOILET	120	

PHASE 1A (LOT 1, TRACT A AND TRACTS OS-1 & 2)

- 5 RESIDENTIAL MULTI-FAMILY APARTMENT BUILDINGS
- 1 CLUBHOUSE FACILITY
- PUBLIC RESTROOM BUILDING
- 14 SPACE PUBLIC TRAILHEAD PARKING LOT
- TURN LANES ON SYLVAN LAKE ROAD AND GRAND AVENUE
- WORKFORCE HOUSING = 98 DEED RESTRICTED UNITS
- PHASE 1A AREA = 17.2 ACRES
- PHASE 1A IMPERVIOUS AREA = 188,181 SF = 4.32 ACRES
- PHASE 1A BUILDING COVERAGE = 75,139 SF = 1.725 ACRES
- PHASE 1A PARKING AREA = 77,810 SF (INCLUDES 13,024 SF FOR CARPORTS)
- PHASE 1A USABLE OPEN SPACE = 74,023 SF
- PARCEL OS-1 IS TO HAVE A MINIMUM 8000 SF PARK

N

0 60 120 Feet

PRELIMINARY
May 02 2022
NOT FOR CONSTRUCTION

ALPINE ENGINEERING INC.
P.O. BOX 2000 / 105 CONTINENTAL PLACE
EDWARDS, CO 81632 / (970) 926-3373
WWW.ALPINECIVIL.COM

RESERVE AT HOCKETT GULCH

EAGLE, CO

DEVELOPMENT PLAN MAP

NO.	DATE	REVISIONS	BY
2	02/07/2022	MDP RESPONSE TO COMMENTS	AEI
3	04/22/2022	MDP RESPONSE TO COMMENTS-ROUND 2	AEI

DESIGNED RF
DRAWN RF
CHECKED GB
JOB NO. 1
DATE 02/09/2022

SHEET 1 OF 1

O:\Eagle\Reserve at Hockett Gulch-2021\dwg\Master\Devs Plan Map.dwg, Mon May 2 11:52:14 2022, fcth