



Building F & G Platting Application for  
Haymeadow Parcels RMF-1A  
Application Narrative  
August 26, 2024

7 Hermit Condos, LLC  
8250 Southwest 27th Avenue  
Ocala FL 34476

## Haymeadow Project Team

### **Property Owner:**

7 Hermit Condos, LLC  
8250 Southwest 27<sup>th</sup> Avenue  
Ocala Fl 34476

### **Owner's Contact**

Michael Hood  
Range Consulting  
PO Box 909  
Avon, CO 81620

### **Land Use Attorney:**

Wear Travers Perkins LLC  
97 Main Street Suite E 202  
Edwards CO 81632

### **Surveyor:**

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

## **Background**

The RMF-1 Major Development Permit was approved by Town of Eagle on July 12, 2022. The approval included 76 units for development. In the approval the Developer committed to 9 LERP units and 11 Resident Occupied Units in all of RMF-1. The final plat conforms with the Filing 1 Preliminary plan by maintaining the access points defined in Filing 1 preliminary plan. It is also in conformance with no deviations from the major development permit for RMF-1 (DR22-01). The Developer acknowledges that the development complies with all applicable technical standards and specifications.

## **RMF-1**

Now known as 7 Hermit Condos, Parcel RMF-1A is addressed as 91 Mt. Hope Circle. The parcel is designated as multi-family by the PUD Guide and Haymeadow Filing 1 Final Plat. The 7 Hermit Condos includes seventy-six dwelling units in seven buildings. All seventy-six units are for sale, which satisfies condition of approval #13 in ordinance 13-2021.

The Development is in full compliance with the PUD Guide development standards. No design variances were requested. Parking is in compliance with town requirements and includes enclosed individual garages and surface parking spaces. The Alpine Engineering site plan includes a full parking compliance summary. The plan is in full compliance with all of the requirements in Land Use Development Code, such as parking spaces, impervious surfaces, lot coverages, density per acre, LERP units, signage, landscaping and irrigation. While this is only the first building, when completed this property will be in excess of the LERP and RO units committed to with the Major Development Permit application, this commitment was 9 LERP units and 11 RO Units. There will be six (6) LERP units in Building F & G F101, F102, F103, G101, G102, G103 and five RO Units F303, F304, G302, G303, G304. This brings the total so far to: 18 LERPs and 14 RO units.

## **Construction Drawings and Specifications**

The construction drawings and specifications are on file with the Town of Eagle Building Department, please reference:

Building A: 22TEGL-5796

Building B: 22TEGL-5797

Building C: 22TEGL-5798

Building D: 22TEGL-5799

Building E: 22TEGL-5800

Building F: 22TEGL-5801

Building G: 22TEGL-5802

## **Final Reports and Studies**

The Haymeadow PUD approval addressed all the traffic studies, utility impact reports, drainage plans, and the soils reports were submitted with the Major Development Permit for this parcel. This project is in compliance with all of the previous approvals.

Haymeadow Filing 1 included installation of all necessary public utilities to serve the property and make it development ready. All utilities have been completed and accepted by the Town of Eagle with RMF-1 under a grading permit. The access has been completed per the construction drawings. The access drives, parking areas and building layouts have been designed to meet the requirements of the Greater Eagle Fire Protection District and the standards of TOE Code Section 4.07.150. The building plans show the appropriate fire control systems.

### **Schedule and Phasing**

In Ordinance 13-2021, there was a condition of approval #11 stated that Haymeadow to start construction on 72 units within 36 months of the approval. The developer has met the criteria in Ordinance 13-2021 by starting the construction of 76 units within 16 months of the approval.

The buildings are being phased for turnover and there will be a condo map application for each building.