



TOWN OF EAGLE

REFERRAL RESPONSE SUMMARY REPORT (RRSR)

1ST REVIEW

ISSUED: January 13, 2025

Project Name: Haymeadow Neighborhood A1 Preliminary Plan Update and Filing 2 Final Plat

Property Owner: Abrika Properties, LLC

Applicant: Michael Hood, Range Resources, LLC

Prepared by: Jessica Lake, Senior Planner, Community Development Department

The Eagle Community Development Department is issuing the following Referral Response Summary Report (RRSR). If you have any questions or concerns regarding any comment, contact me or the individual agency to clarify the statement and reach an understanding. It is in the applicant's best interest to contact each internal and external referral agency directly, while keeping the assigned Planner informed, in order to streamline the development review process.

REFERRAL COMMENTS SECTION

Community Development – Jessica Lake: jessica.lake@townofeagle.org

Narrative:

1. Under Infrastructure and Services – 2nd paragraph: suggest noting that you are actively working with both Black Hills and Holy Cross.

Response: We have revised the narrative to note that we are actively working with both Black Hills and Holy Cross Energy, as suggested. We have also further clarified in the narrative that we are planning to finish the current gas line loop through Neighborhood A1, so that we do not create dead-end lines. At this time, we are not currently planning to extend the main line any further, until a decision has been made on how to serve the remainder of the Haymeadow community with these utilities.

2. Under Final Plat Conformance with Preliminary Plan – 2nd paragraph: As noted in Ken Sexton's comments below, the descriptive text does not match the table directly below it.

Response: We have corrected this discrepancy in the narrative and renamed the open space tracts to provide more consistency. The narrative now states:

We are proposing to convey the exterior open space Tract OS-A and the Tract OS-E Willow Corridor to the Town to be managed as public open space, and to retain private ownership of the interior-facing open space tracts



(Tract OS-B, Tract OS-C, and Tract OS-D), to be managed as private open space by the Metro District and Property Owners Association, as shown in the table below.

Open Space Tracts	Acres	Ownership Conveyed To
Tract OS-A	1.133	Town of Eagle
Tract OS-B	1.915	Metro District / POA
Tract OS-C	0.298	Metro District / POA
Tract OS-D Utility Easement	0.521	Metro District / POA
Tract OS-E Willow Corridor	7.984	Town of Eagle

3. Suggest inclusion of approval criteria for both Preliminary Plan & Final Plat within the narrative:
 - i. *Comprehensive Plan.* The preliminary plan is consistent with applicable provisions of the Comprehensive Plan;
 - ii. *Sketch plan.* The preliminary plan is substantially consistent with the recommendations made by Planning and Zoning Commission and Town Council at sketch plan application;
 - iii. *LUDC standards.* The preliminary plan complies with the applicable standards of this LUDC;
 - iv. *Infrastructure and services.* The preliminary plan provides evidence that public water and sewer system connections can be efficiently implemented; and
 - v. *Phasing.* The Plan proposes reasonable project phasing in terms of infrastructure capacity, transportation connections, provision of open space and trails, and any other aspect of the development that will be developed across multiple phases.
 - vi. *Preliminary plan.* The final plat conforms to the approved preliminary plan, including any conditions of approval;
 - vii. *Land Use and Development LUDC standards.* The development will comply with all requirements of this LUDC; and
 - viii. *Platting standards.* The development will comply with all applicable technical standards and specifications.

Response: We have updated the narrative to document compliance with all approval criteria, as suggested.

Subdivision Access Standards:

4. Please ensure that the following Code sections are met, and we suggest including brief statements in the narrative about these subdivision standards. This information will be helpful to members of the public with questions and Commissioners and Council members that aren't as familiar with the original Haymeadow approvals. Also, this is relevant to the approval criteria for PZ and TC – 4.17.100.D.3.d.i(a)(3). Let me know if a meeting would be helpful to go through these sections one by one with reference to the approval criteria.



- A. PUD Zone District standards for single-family and duplex lots.
- B. Section 4.10.030. Design standards applicable to all sites and structures:
https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4_10SILASTDEST_S4.10.030DESTAPALSIST
- C. Section 4.10.040. Residential structure and site design standards:
https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4_10SILASTDEST_S4.10.040RESTSIDEST
- D. Section 4.15.010. Design and improvement standards:
https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4_15SUDEIMST_S4.15.010DEIMST
- E. Section 4.15.020. Lot and block design and access:
https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4_15SUDEIMST_S4.15.020LOBLDEAC
- F. Section 4.15.030. Streets, alleys, sidewalks, and bikeways:
https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4_15SUDEIMST_S4.15.030STALSIBI
 - i. Section 4.15.030.A.2. The street pattern shall have a logical relationship to topography. This standard can be used as an argument against the pedestrian underpass on the 2014 preliminary plan.
- G. Section 4.15.040. Infrastructure and utilities:
https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4_15SUDEIMST_S4.15.040INUT
- H. Section 4.15.050. Boundary and survey monumentation:
https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4_15SUDEIMST_S4.15.050BOSUMO
- I. Section 4.15.060. Municipal and park land dedication:
https://library.municode.com/co/eagle/codes/code_of_ordinances?nodeId=COOR_TIT4LAUSDECO_CH4_15SUDEIMST_S4.15.060MUPALADE
 - i. Staff suggests providing a brief statement in the narrative about how Municipal park land dedication and school land dedication has been/will be made. What is relevant to each filing (or first filing in each neighborhood) vs. what has already been dedicated through Filing 1.

Response: We have updated the narrative to document compliance with each of these standards, as suggested.

Public Notice / Mineral Rights Notice:

- 5. Notice and certification of notice to be provided as indicated on the attached Mineral Rights Notice document.



Response: Notice and certification of notice will be provided in accordance with the Town's Mineral Rights Notice requirements. We believe all notices for the land have been satisfied with Filing 1.

Compliance Memo & Referenced Documents:

6. Wildlife corridor exhibit is not needed for this application unless it is relevant to the Willow Corridor or other open space that is part of A1/Filing 2.

Response: This comment has been received and is acknowledged.

7. Development Impact Report: this seems to be carried over from the PUD Amendment application. The new code requirements are slightly different:

- i. Requirements can be found here: [Section 4.17.030.C](#).
- ii. All applications are required to provide a preliminary DIR statement.
- iii. Preliminary statement – the answers to the statements within this section should be answered with reference only within the bounds of this application, not the entire PUD. Let me know if there are any questions, I'm happy to talk through this.

Response: The Development Impact Report has been revised to address the new code requirements and to reference only the area within the bounds of this application.

8. Please review the information in [Section 4.14.030](#) - Geologic Hazards, and confirm if Appendix B Geotechnical Report within the Grading, Erosion & Sediment Control Report (GESC Report) meets the requirements described in the Code for a Tier 3 Geologic Plan and Report (note Tier 3 is required for Major Subdivision applications).

Response: Yes, our team has reviewed this item and confirmed that this requirement has been met. All geological hazards were addressed, and mitigation requirements were constructed with Filing 1. Please see the following supporting documents, which have been added to the reference documents:

- HP Geotech letter, dated July 11, 2013, RE: Debris Flow and Flood Mitigation Design Information for the Small Tributary Drainage Basins at the Proposed Phase A1 Development, Haymeadow Development, Brush Creek Road, Eagle, Colorado
- Debris Flow and Flood Review Report prepared by HP Geotech on June 12, 2013

9. Was a Wildlife Conservation Plan, or similar, submitted with the original application? If so, please provide us with a copy.

The following wildlife reports were submitted with the original application and have been included in the Reference Documents with the resubmittal materials:

- A March 30, 2011 letter, prepared by Western Ecosystems, Inc., titled 'Sketch Plan Wildlife Considerations for the Haymeadow Project, Town of Eagle, Colorado.'
- The Haymeadow PUD Open Space Management Plan, prepared by Birch Ecology, LLC in September 2018, which outlines Wildlife Management Policies and Guiding Principles in Section 4.2 on pages 7-8.



10. Please verify with Public Works that irrigation of single-family lots from the treated water system is acceptable. Will duplex lots also be irrigated with treated water?

Response: For Single Family and Duplexes, we have the option to use either treated or non-treated water within the ADA. For this phase, we have elected to use non-treated water for single-family and duplex lots, in compliance with the raw water irrigation plan approved with Filing 1 (included in the attached Reference Documents).

11. Updated LERP – do we have a more recently approved LERP Plan? I think the plan was revised in 2022; if so, please include the most recent LERP Plan with proposed 2024 changes. Also please provide the accounting of the LERP units already constructed; this document should be separate from the LERP Plan, so that it does not require an ADA amendment each time it is updated. It would be helpful if the LERP accounting document also includes the RO units.

Response: Proposed revisions to the most recent LERP Plan are included in the resubmittal materials, along with a table documenting the current accounting of the LERP and RO units.

12. Is there a copy of the original sketch plan that could be included with this application?

Response: Yes, a copy of the original sketch plan has been included with the resubmittal materials, within the Reference Documents.

Preliminary Plan:

13. Provide Land Use Summary on sheet 1.

Response: A Land Use Summary has been provided on sheet 1, as requested.

14. See attached checklist (and below for abbreviated version):

A. Please ensure all required information on the checklist is provided and provide references for where to find the required information. Please do not provide anything that is not required by the Town or State Statute.

- ii. North arrow, scale (not greater than 1" = 100') and date of preparation.
- v. Legal description with reference to its location in the records of Eagle County. (NOTE: legal description also needs to be submitted as an Exhibit (A) with the Subdivision Improvements Agreement.)
- vi. Total acreage of the property.
- xii. Lots, blocks, and street layout with approximate dimensions and square footage for each lot.
- xii. Area and zoning of each lot, with use and setback restrictions unless they are standard for the zone district;
- xiv. Existing and proposed rights-of-way and easements on and adjacent to the property.
- xv. Existing and proposed street names for all streets on and adjacent to the property.
- xvi. Existing and proposed zoning on and adjacent to property.
- xvii. Location and size of existing and proposed sewer lines, water lines and fire hydrants. (Note: Applicant must consult with the appropriate utility service providers regarding the design of all



utilities through the subdivision). – check with Public Works if what has been provided is sufficient.

- xix. Location by field survey or aerial photography of existing and proposed water courses and bodies of water such as irrigation ditches and lakes. Water courses shall include direction of flow.
- xxii. Location and acreages of site, if any, to be dedicated for streets, parks, open space, schools or other public uses.
- xxiii. Location, function, ownership and manner of maintenance of any private open space.
 - 1. Suggest providing O&M as part of application materials.
- xxiv. Land use table – the table shall include: land uses, approximate acreage of each land use, and percentage of each land use, an explanation how the school land dedication will be met per Section 4.15.060.E and how the municipal and park land dedication will be met per Section 4.15.060.
- xxv. Total number of lots.
- xxvi. Number of each type of dwelling unit proposed, density or floor area ratio proposed.

Response: The Preliminary Plan has been revised to ensure all required information on the checklist is provided and appropriately referenced on the plans. As requested, the Ownership and Maintenance Agreement for the Haymeadow Property is also included in the resubmittal materials. This agreement was approved by the Town on June 25, 2024 via Resolution No. 08 (Series of 2024).

9. Tract G-A is not included in relevant “greyed” portion of the Vicinity Map on pg. 1, nor are approximate dimensions and square footage or area and zoning with use and setback restrictions.

Response: This has been corrected on the revised plans.

10. Will there be a connection between the existing trail in OS-B and the trails in Trailhead Park?

Response: Yes, as shown on the approved Haymeadow PUD Trails Plan, the intent is to provide a connection between the existing trail in OS-B and the trails in Trailhead Park. More detailed trail design will be submitted for this trail connection with the future Preliminary Plan application that encompasses Trailhead Park.

11. Lighting:

- A. Please show locations of new streetlights and designate with P1 or P2 labels from spec sheet. Staff is only seeing new lighting in the roundabout splitter islands. Note to keep in mind that “streetlights shall be located at a spacing of at least 4x the mounting height of the light source unless the Director determines that the location of intersections, pedestrian crossings, or unique conditions exist that necessitate a different arrangement”.
- B. Section 4.13.040.A.3.c. reduce color temperature below 3,000 kelvin.
- C. Section 4.13.040.E. please provide pole height for light fixtures. The maximum permitted is 25-ft.

Response: The Preliminary Plan has been revised to include all requested lighting information and revisions.



Draft Final Plat:

10. See attached checklist (and below for checklist with additional notes):

B. Please ensure all required information on the checklist is provided and provide references for where to find the required information. Please do not provide anything that is not required by the Town or State Statute.

- ii. Title of project.
- iii. North arrow, scale (not greater than one-inch equals 100 feet) and date of preparation.
- iv. Vicinity map.
 - a. Vicinity map should be scaled and show site in relation to what's around it, entire PUD is not the site for this application.
- v. Legal description.
- vi. Basis for establishing bearing.
- vii. Names and addresses of engineers, and surveyors.
- viii. Total acreage of subdivision.
- ix. Bearings, distances, chords, radii, central angles and tangent links for the perimeter and all lots, blocks, rights-of-way, and easements.
- x. Lot and block numbers, numbers in consecutive order, and square footage of each lot or tract.
 - a. Is there a preference to do a separate address map or to provide addressing on the plat?
- xi. Excepted parcels from inclusion noted as "not included in this subdivision" and the boundary completely indicated by bearings and distances.
- xii. Existing and proposed rights-of-way in and adjacent to subject property (labeled and dimensioned).
- xiii. Existing and proposed street names for all streets on and adjacent to the property.
 - a. For street names that are changing, include new street name and a holding spot for Amendment to Filing 1 recordation number.
- xiv. Existing and proposed easements and their type in and adjacent to subject property (labeled and dimensioned).
- xv. Location and description of monuments.
- xvi. Signature block for registered land surveyor certifying to accuracy of boundary survey and plat.
- xvii. Signature block for certification of approval by the Town Council with a signature block for the Mayor and Clerk.
- xviii. Signature block for certification of approval by the Planning and Zoning Commission with a signature block for the chairman.
- xix. Certification of ownership and dedication.
- xx. Certification of title to property.

Response: The Draft Final Plat has been revised to ensure all required information on the checklist is provided and appropriately referenced.

11. Notes – which easements and rights of way are being dedicated?

Response: Sheet 7 of the Draft Final Plat provides Easement Details for all easements and rights of way that are being dedicated by this Plat. This includes dedication of public right-of-way for Mt. Hope Circle and the Alley accessing Lots 43 – 53, utility easements, water easements, and non-potable irrigation easements, as depicted on Sheet 7 of the Draft Final Plat.



12. Consistency is needed with labeling:

- a. Sheet 2 – Trailhead Park tract is labeled as Tract 55, no label included on wetlands tract.
- b. Sheet 4 – Trailhead Park tract is labeled as Tract Z1-B.
- c. Sheet 5 – Willow Corridor tract is labeled as Willow Corridor.

Response: The Draft Final Plat has been revised to provide consistent labeling. Trailhead Park is labeled as Tract Z1-B and the Willow Corridor tract is labeled 'OS-E – Willow Corridor'.

Draft Proposed Covenants and Site Design Guidelines:

12. Will the single-family and duplex be included in the same covenants as the previously platted single-family in A1? Have covenants been recorded for the previously approved lots? If not, will covenants be prepared and provided with this application?

Response: Yes, the single-family and duplex will be subject to the same covenants as the previously platted single-family in A1. All lots will be subjected to the Declaration for Haymeadow prior to sale to individual homeowners.

13. When ready, please provide updated design guidelines for preschool for review. If updated guidelines are not able to be provided for review during the application process, we can include a "condition" within the SIA for review and approval of these ahead of issuance of a development plan or building permit for the preschool.

Response: Updated design guidelines for the childcare site are being submitted concurrently with these resubmittal materials, for Town review.

Pedestrian Plan:

14. Provide pedestrian and trails plan specific for A1 – show what has been completed as part of Filing 1 and what will be completed as part of Filing 2. This plan could also show where future connections will be made or rough estimates of future connections.

Response: An updated pedestrian and trails plan is provided with the resubmittal materials showing all requested information. As shown on the proposed Phasing Plan, the proposed phasing of the road and trail improvements is as follows:

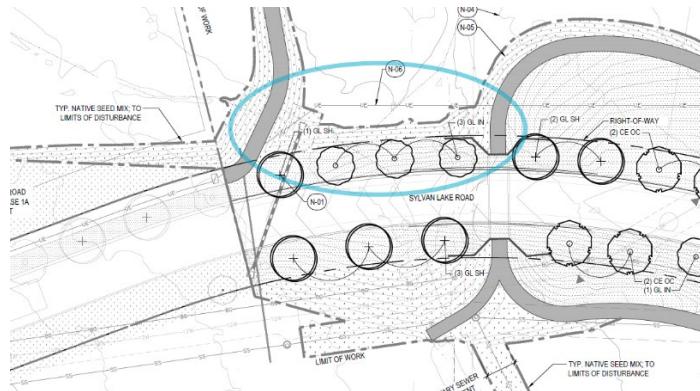
- Phase 1 – Sylvan Lake Road Extension area
- Phase 2 – Neighborhood A1 Completion area
- Phase 3 – Sylvan Lake Road to Ouzel Lane area

15. Plan must indicate width, surface, and type of pedestrian way.

Response: The updated pedestrian and trails plan indicates the width, surface and type of pedestrian way.



16. Is there meant to be a trail connection here:



Response: Yes, the updated pedestrian and trails plan shows a primary path connection along the entire north side of Sylvan Lake Road, including this location.

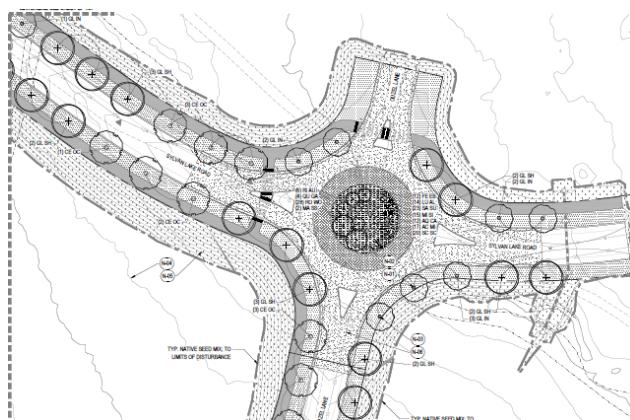
Landscaping and Irrigation Plans for ROW and open spaces:

17. Please confirm that only plant species that are native to Eagle County are included in the Willow Tree corridor in accordance with [Section 4.14.040.C.2](#). Are there any plants intended for the Willow Tree Corridor other than grass on either side of the path?

Response: There are currently no new plantings specified within the Willow Tree corridor other than revegetation of disturbed areas with native grasses near the proposed path. If additional plantings are specified in later submittals, we will ensure that they are native to Eagle County, in accordance with [Section 4.14.040.C.2.](#) of the Town Code.

18. Staff are concerned with the trees on the street legs going into the roundabout. We would suggest removing trees in the narrow part of the splitter islands and replacing them with shrubs and/or perennials and/or ornamental grasses. Trees are ok within the roundabout circle itself to help cut down on headlight glare.

Response: We have revised the landscape plans to remove trees within sight triangles surrounding the roundabout. These changes will also be reflected in future phasing.





19. We have concerns with the Spring Snow Crab Apple, Gambel Oak, Golden Currant, and Mountain Rose as they might be attractants for bear and/or deer. Section 4.11.030.B. prohibits fruit bearing trees or shrubs to limit conflicts with wildlife. However, a maintenance plan can be submitted with the landscape plan to mitigate the conflicts. Side note: we do not have concerns with the hackberry as its berries don't seem to be attractive to deer or bears.

Response: Fruit bearing trees and shrubs have been removed from the plant list and substituted with approved species.

20. All trees need to have a minimum caliper of three inches at time of installation. Shrubs must be a minimum of five gallons.

Response: The landscape plans have been updated to comply with these requirements.

21. Please review the standards in Sections 4.11.030 (C), (D), and (E) and ensure conformance. Landscaping should be reviewed with Public Works and Planning and approved by the Public Works Director prior to public hearings.

Response: Our team has reviewed the standards in Sections 4.11.030 (C), (D), and (E) to ensure the updated landscape plans comply with all requirements, and we welcome any additional revisions suggested by Public Works and Planning after reviewing the resubmittal materials.

22. Will a landscaping plan for Trailhead Park be part of this application, or will it be part of a later Development application? What about other open spaces areas/tracts? Will there just be revegetation to disturbed areas or will landscaping and amenities be part of this application?

Response: A landscaping plan for Trailhead Park will not be included in this application and will be part of a future development application. Within Open Space Tracts OS-A – OS-E, all disturbed areas will be reseeded with native grasses.

Draft Subdivision Improvements Agreement:

23. Questions for Public Works and legal were provided within the draft SIA document and sent to these agencies on 12/26/2024. Responses and redlines will be forwarded to the developer upon receipt by planning.

Response: This comment has been received and is acknowledged.

Engineering/Public Works – Ryan Johnson: ryan.johnson@townofeagle.org

See attached comments (refer to PW Comments_Review 1_2025.01.13).

General Comments

1. The plans have comments noted directly on the plan sheets. The link below contains the PW review commentary.

<https://townofeagle297.sharepoint.com/:f/s/PW/ErifVej2BYBIpffT2heZGcgBoLAUmArw1GnVBbYgivnhyw?e=igV84c>

Response: The comments noted directly on the plan sheets have been received and acknowledged. The revisions requested in these comments are addressed on the revised plans, and additional submittal materials requested



in these comments are provided with the resubmittal, including an updated drainage conformance letter, a concept lot grading exhibit, and an alley turning movement exhibit.

- a. The drainage report needs to be updated with the removal of storm line E addition area and contributions to Pond D will occur. Verify the pond sizing can accommodate that additional contribution and what modifications need to be made to the outlet structure.

Response: Per the existing drainage report, storm Line E was not tributary to Pond 1D. Storm Line E was shown to handle the sheet flow off the irrigated lands, returning it to the return flow in the wetlands. Once developed, this return flow will no longer exist. The updated drainage conformance letter has verified pond sizing and included modifications required to the existing outlet structure.

- b. Provide the final updated cost estimates and reports.

Response: Updated cost estimates and reports are included with the resubmittal items.

- c. If the proposed irrigation system is anticipated to come from a new irrigation system being built with the pond infrastructure and not the proposed irrigation main then how will the proposed vegetation be watered in the interim. Describe and show in the plans the interim condition watering plan.

Response: The current irrigation system & pump have capacity to serve the interim. We will switch to the pond pump in a future phase.

2. Update the Prelim Plans for consistency with the CD's.

Response: The Preliminary Plans have been updated to provide consistency with the CD's.

3. Determine if a permit for the disturbance of the wetlands near the Ouzel Lane Brush Creek intersection is required.

Response: We are working with Birch Ecology and will need to obtain a wetland permit from the USACE for the construction of Ouzel Lane, which is included in Phase 2 construction and will not be completed in 2025. We would like to defer the wetland permitting to be released prior to the construction of Phase 2. We have added this clarification to the updated project narrative.

4. Resubmit the Geologic Hazards reports for the A1 area.

Response: The Geologic Hazards reports for the Neighborhood A1 area are included in the Reference Documents.



5. Provide a Geologic Hazards report for the area east of the Willow corridor.

Response: Please see the following documents, which are included in the Reference Documents:

- HP Geotech letter, dated July 11, 2013, RE: Debris Flow and Flood Mitigation Design Information for the Small Tributary Drainage Basins at the Proposed Phase A1 Development, Haymeadow Development, Brush Creek Road, Eagle, Colorado
- Debris Flow and Flood Review Report prepared by HP Geotech on June 12, 2013

6. Verify the sanitary sewer pipe sizing for the peak hourly flow for the anticipated A1 area and trunk line East of the Willow Corridor.

Response: The sanitary sewer pipe sizing has been verified, as discussed in the responses above.

Open Space – Brian Lieberman: brian.lieberman@townofeagle.org

1. No comments at this time.

Town Attorney – Kendra Carberry: klc@hpwclaw.com

1. Comments will be provided in the draft SIA after review by legal and Public Works. No changes are needed until such time as the Town's attorney has had a chance to review.
2. Attorney comments will be provided on the Plat during 2nd round of review, so as not to hold up changes to the plat to wait for attorney review now.

Water Counsel – Mary Elizabeth Geiger: megeiger@garfieldhecht.com

1. Planning believes that there will be comments from the Town's water counsel but has not received any yet.

Town Surveyor – Randy Kipp: randy@kipplandsurveying.com

Filing 2 Draft Plat - Sheet 1:

1. Add a Land Use Summary Table (see Planning comments, land use summary information is a requirement of Preliminary Plan only, not Final Plat).
2. Vicinity map should have a scale labeled.
3. A closure report is recommended.
4. Notes: should include the Title Commitment Order No., effective date and any exceptions that affect the property noted in the commitment Schedule B Exceptions.
5. Cert. of Dedication: after Abrika Properties LLC., (add) A Florida Limited Liability Company.
6. The commitment provided is only for Lot Z1 NOT Tracts RMF-4 or X of Haymeadow Filing 1. They should all be provided and added to the Notes.



Filing 2 Draft Plat - Sheet 2:

7. You are using 8 PLSS monuments for your survey. Be sure to update monument records and submit them to the state if needed, per state statute.
8. Missing adjoinder west of L30.
9. Street names and right of way labeled.
10. Several monuments are shown along the north line of Tract 37, 38, and 62, but they are not described or tied to anything? Minimum distance between monuments is 1400' per state statute.
11. Is the closing corner on-line? It should be tied to the boundary.
12. All of the dimensions shown are both record and measured bearings and distances?
13. Two monuments are shown on the east line of Tract Z1 but are not tied to anything.
14. I do not see any monuments being set. There are many to set.
15. There are several easements on the ALTA survey that are not shown on this plat. Have they been vacated?

Filing 2 Draft Plat - Sheet 3:

16. 70 scale is not a usable standard scale.
17. Street names and right of way widths, public or private.
18. Existing Sewer, Drainage, Irrigation easement shown crosses multiple lots. No ties, bearings, or distances are being shown.
19. Addresses.
20. Is there any "Typical Lot Easement" needed for these lots?
21. East line of Lot 30 is missing a bearing and distance.
22. Lot 31 missing bearing and distance.
23. West line of Tract RMF-5 is missing bearings and distances.
24. The hatched easements shown in the Legend should be shown with bearings/distances and tied to the boundary.
25. Lot 42 is missing bearing and distance.

Filing 2 Draft Plat - Sheet 4:

26. Label Street names.
27. Label Public or Private Right of Way.
28. 70 scale is not a useable or standard scale.
29. Existing water line easement shown with no ties, bearings, or distances.



Filing 2 Draft Plat - Sheet 5:

- 30.** 70 scale is not a useable or standard scale.
- 31.** Label Street names.
- 32.** Label Public or Private Right of Way.
- 33.** Add C202 for Willow Corridor on Sheet 5.
- 34.** Several existing easements are missing bearings, distances, and ties.

Response: The Draft Final Plat has been revised to incorporate all revisions noted above.

Eagle County – Ken Sexton: kenneth.sexton@eaglecounty.us

Filing 2 Draft Plat – plat markup attached.

Filing 2 Draft Plat - Sheet 1:

- 1.** The 532 acres in the certificate of dedication and ownership does not match the previously platted property for Tract X, Tract Z1 & RMF-4, which add up to 530.394. However, sheet 4 shows that Tract G is also being amended.
 - i.** As Tract G is owned by Greater Eagle Fire Protection District, they should be added to the certificate of dedication and ownership with a signature line.
 - ii.** Suggest rewriting the certificate to keep Abrika Properties LLC as owners of said Tracts, containing 530.394 (+/-) and adding GEFPD as owners of Tract G, containing 1.602 acres, according to the 2019 Filing 1 plat.
 - iii.** The Title (on all sheets) and the Surveyor's Certificate will need to be updated to include Tract G.
- 2.** Street ROW dedication language is missing from the Certificate of Dedication and Ownership. If ROWs are to be dedicated to the Town, as in Filing 1, then this language will need to be included.
- 3.** Provide land use summary. (see Planning comments, land use summary information is a requirement of Preliminary Plan only, not Final Plat).

Filing 2 Draft Plat - Sheet 2:

- 4.** Add Tract G to Title.

Filing 2 Draft Plat - Sheet 3:

- 5.** Add Tract G to Title.
- 6.** Several line and curve dimensions are missing. Need to check lot closures, acreages, etc. on revision.
- 7.** All lot lines should be solid.
- 8.** Is "ROW A" Mt. Hope Circle? Please label where possible, where not possible provide a future label based on proposed amended final plat (ie: future "Mount Hope Circle, as shown on proposed X Amendment to Filing 1").
- 9.** Addressing (planning to set up meeting after New Year with EC GIS & applicant to discuss addressing).

Filing 2 Draft Plat - Sheet 4:



10. Add Tract G to Title.
11. Tract Z1-A, Z1-B, ROW C & ROW D boundary lines need to be solid.
12. Label ROW.
13. Currently, Tract Z1 is split by tax areas. Along the north boundary of ROW D, C202, C227 and Line 469.81 match the legal descriptions for the Haymeadow MD Nos 1 & 2. It varies to the east of C203. I understand the replatting is creating a 70' ROW east of proposed Ouzel, but it is creating a different boundary for C208, C209 and the line distance 49.17 not coincident. C210 south to Brush Creek Rd is coincident. Not sure if that was intentional but wanted to bring it to your attention.

Filing 2 Draft Plat - Sheet 5:

14. Add Tract G to Title.
15. It appears this sheet is to provide dimensions on the east boundary of Willow Creek and to show water easements... if correct, please provide all dimensions for the Willow Corridor parcel and for the easements. The exterior easement lines will be shorter or longer than the centerlines provided.
16. All lot lines should be solid and line weight for Willow Corridor should be consistent.

Response: The Draft Final Plat has been revised to incorporate all revisions noted above.

Narrative – pg. 5:

17. Discrepancies between the dedication requirements in the narrative text and the table directly below.

Response: The narrative has been revised to correct these discrepancies.

Eagle County – Scott Fleming: scott.fleming@eaglecounty.us

1. Eliminate confusion in road naming by changing all addresses and the road name "Red Peak Rd" to "Mt. Hope Circle".
2. Planning to set up meeting with EC GIS, applicant and ToE to discuss street naming and addressing.

Response: Proposed addressing is included on the Draft Final Plat and the applicant will continue to work with the Town and the County GIS Department to ensure addressing within the proposed development complies with all Town and County requirements.

Eagle County – David McWilliams: david.mcwilliams@eaglecounty.us

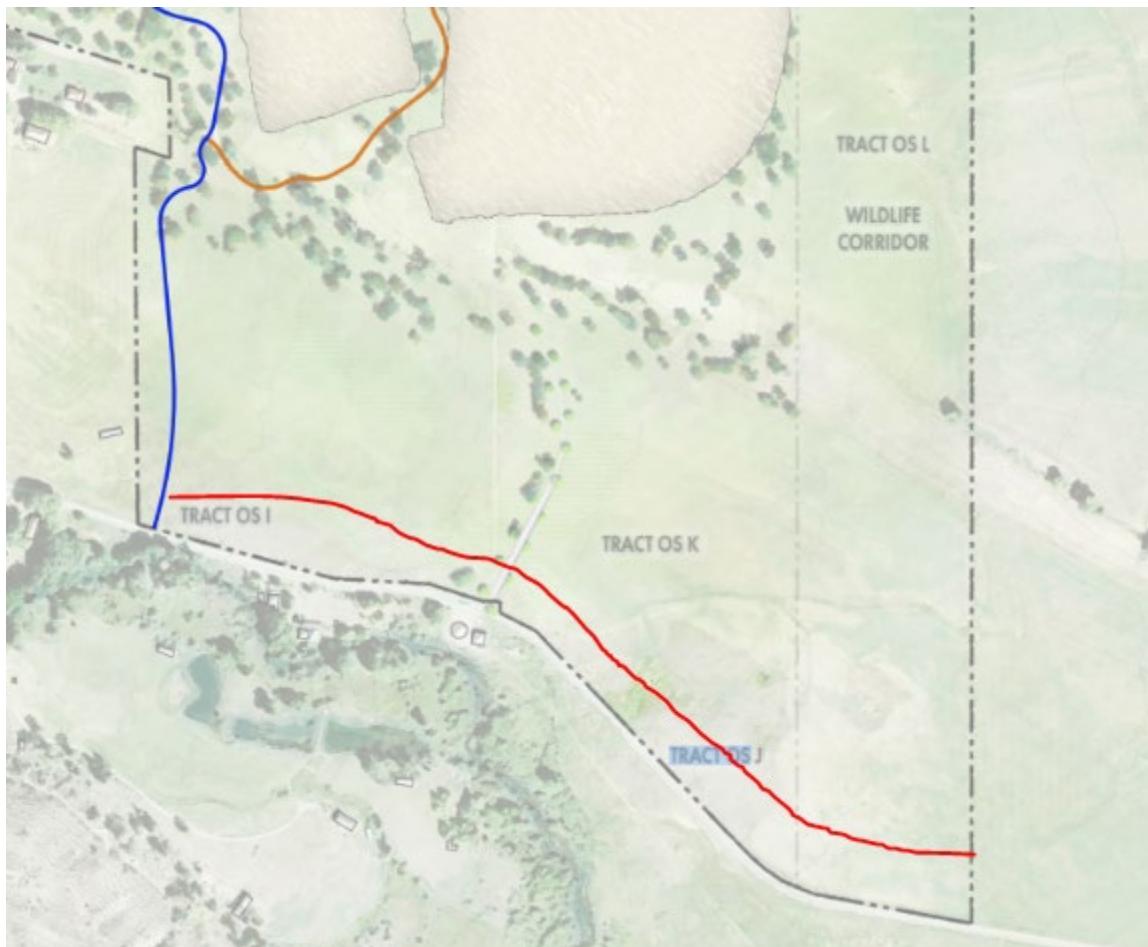
1. The Landscape Plan lists Gambel Oak and Golden Currant in the Plant Schedule. These two plant species produce acorns and berries, both of which are an attractant and food source for bears. To reduce human-bear conflict in the development, Eagle County staff discourage the planting of these two plant species and recommend they be replaced with species that do not bear fruit / acorns.



Response: As noted above, fruit bearing trees and shrubs have been removed from the plant list and substituted with approved species.

2. The plan for the adjacent Brush Creek Valley Ranch and Open Space contemplates access via a paved community trail paralleling Brush Creek Rd. that could connect to the Haymeadow property. Eagle County OSNR strongly encourages the town and applicant to take a holistic view of the Brush Creek Rd. corridor and contemplate existing and future community wide connections through the proposed development. Furthering the primary path (suggested route in red) from OS tract I through OS tracts J, K, and L would complement existing and planned trail connections. Including this trail option would allow for Haymeadow residents trail access to the West Eagle SRMA, Brush Creek Valley Ranch and Open Space trail systems, and public lands access points further south along Brush Creek Rd.

Response: While this application is specific to platting the rest of Neighborhood A1 and the blue line is the limit of the applicant's commitment in the approved Haymeadow PUD Trails Plan, Abrika/Haymeadow dedicated 30-ft of land along Brush Creek Rd to the Town to facilitate the ability for the Town and/or County to provide this suggested trail connection.





Colorado Geologic Survey – Jill Carlson: CGS_LUR@mines.edu

1. Comment letter attached (refer to REFERRAL_CGS.pdf).

Response: CGS comments have been received and acknowledged.

Greater Eagle Fire District – Randy Cohen: rcohen@GEFPD.org

1. No comments at this time.

Next Steps

For formal resubmittals, the Project Team shall address all of the Town Staff and external referral agency comments then submit application materials as referenced in the above comments.

If you have any questions concerning comments on your project or the development review process, please feel free to contact me at Jessica.lake@townofeagle.org.