

HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025
532 AC

LEGAL DESCRIPTION:

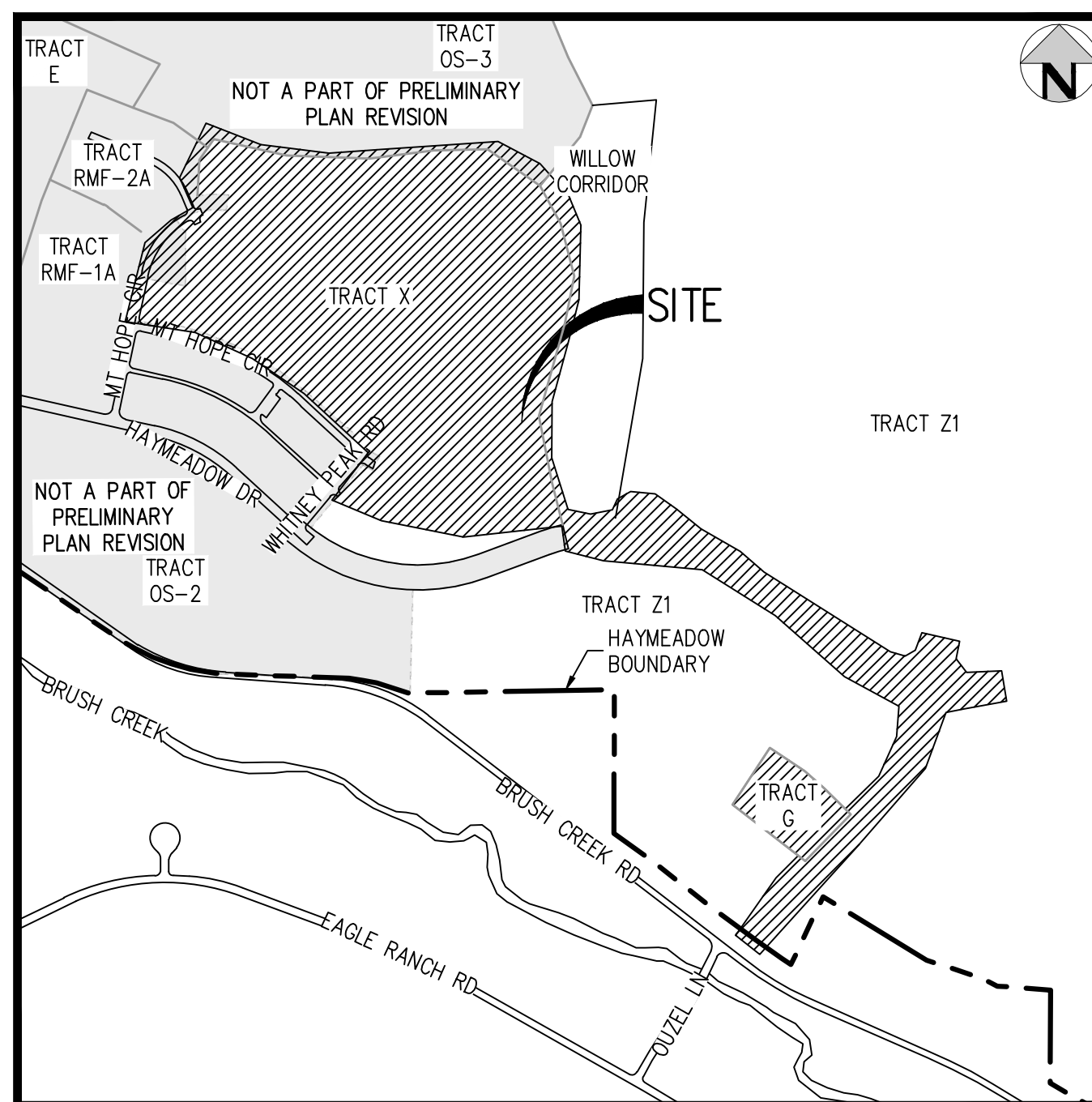
A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND HAYMEADOW DRIVE RIGHT-OF-WAY
HAYMEADOW FILING NO. 1,
RECEPTION NUMBER 201907561
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

BASIS OF BEARINGS:

BEARINGS ARE BASED ON AN ASSUMED BEARING OF N89°57'47"E. THE LINE BETWEEN CORNER 2 OF TRACT 38 A 2 1/2" USGLO BRASS CAP ON A 1" DIAMETER IRON PIPE AND CORNER 1 OF SAID TRACT 38 A 2 1/2" ALUMINUM CAP ON A 3/4" REBAR SITUATED ALONG THE NORTH LINE OF THE SUBJECT PARCEL.

BENCHMARK:

ELEVATION INFORMATION SHOWN HEREON IS BASED UPON GPS OBSERVATIONS UTILIZING OPUS, GEOID 12B TO DERIVE THE NGVD29 ELEVATION OF 6734.7 AT THE TOP OF A 2-1/2" ALUMINUM CAP ON #6 REBAR STAMPED CORNER 1 TRACT 58 MEYER LAND SYSTEMS, 2000, AS SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX

- | | |
|----|-------------------------------|
| 1 | COVER |
| 2 | PRELIMINARY PLAN |
| 3 | PRELIMINARY PLAN |
| 4 | OVERALL MASTER STREET PLAN |
| 5 | MASTER STREET PLAN |
| 6 | MASTER STREET PLAN |
| 7 | PRELIMINARY PEDESTRIAN PLAN |
| 8 | PRELIMINARY PEDESTRIAN PLAN |
| 9 | OVERALL WATER & SANITARY PLAN |
| 10 | MASTER WATER SKETCH |
| 11 | MASTER WATER SKETCH |
| 12 | OVERALL GRADING PLAN |
| 13 | OVERALL GRADING PLAN |
| 14 | PRELIMINARY STREET LIGHT PLAN |
| 15 | PRELIMINARY STREET LIGHT PLAN |
| 16 | LIGHTING FIXTURES CUT SHEET |

LAND USE TABLE				
PARCEL	SQUARE FEET	ACRES	LAND USE	% OF LAND USE
LOT 1	6511.6	0.149	SINGLE FAMILY	
LOT 4	6649.6	0.153	SINGLE FAMILY	
LOT 5	7202.3	0.165	SINGLE FAMILY	
LOT 6	7183.9	0.165	SINGLE FAMILY	
LOT 7	6936.7	0.159	SINGLE FAMILY	
LOT 8	6599.8	0.152	SINGLE FAMILY	
LOT 9	6601.6	0.152	SINGLE FAMILY	
LOT 10	6598.7	0.151	SINGLE FAMILY	
LOT 11	6600.2	0.152	SINGLE FAMILY	
LOT 14	6600	0.152	SINGLE FAMILY	
LOT 15	6675	0.153	SINGLE FAMILY	
LOT 16	7070.2	0.162	SINGLE FAMILY	
LOT 17	7070.2	0.162	SINGLE FAMILY	
LOT 18	7156.2	0.164	SINGLE FAMILY	
LOT 19	6600	0.152	SINGLE FAMILY	
LOT 20	6600	0.152	SINGLE FAMILY	
LOT 21	6600	0.152	SINGLE FAMILY	
LOT 22	6600	0.152	SINGLE FAMILY	
LOT 23	6600	0.152	SINGLE FAMILY	
LOT 24	6600	0.152	SINGLE FAMILY	
LOT 25	10738.8	0.247	SINGLE FAMILY	
LOT 26	10063.1	0.231	SINGLE FAMILY	
LOT 27	10063.8	0.231	SINGLE FAMILY	
LOT 28	10064.7	0.231	SINGLE FAMILY	
LOT 29	9445.5	0.217	SINGLE FAMILY	
LOT 30	9053.8	0.208	SINGLE FAMILY	
LOT 31	10694.7	0.246	SINGLE FAMILY	
LOT 32	10745.8	0.247	SINGLE FAMILY	
LOT 33	9688.8	0.222	SINGLE FAMILY	
LOT 34	7502.5	0.172	SINGLE FAMILY	
LOT 37	7150	0.164	SINGLE FAMILY	
LOT 38	6600	0.152	SINGLE FAMILY	
LOT 39	6600	0.152	SINGLE FAMILY	
LOT 40	6600	0.152	SINGLE FAMILY	
LOT 41	6600	0.152	SINGLE FAMILY	
LOT 42	7318.3	0.168	SINGLE FAMILY	
LOT 44	8808	0.202	SINGLE FAMILY	
LOT 45	7207.5	0.165	SINGLE FAMILY	
LOT 46	7194.6	0.165	SINGLE FAMILY	
LOT 47	7225.2	0.166	SINGLE FAMILY	
LOT 48	7941.9	0.182	SINGLE FAMILY	
LOT 49	12143.6	0.279	SINGLE FAMILY	
LOT 50	10792.1	0.248	SINGLE FAMILY	
LOT 51	10632	0.251	SINGLE FAMILY	
LOT 52	10998.2	0.252	SINGLE FAMILY	
LOT 53	10985.7	0.252	SINGLE FAMILY	
TOTAL SINGLE FAMILY LOTS (46 LOTS)	368214.6	8.453	% OF SUBDIVISION	1.59%
LOT 2	5376.6	0.123	DUPLEX	
LOT 3	6599.7	0.152	DUPLEX	
LOT 12	4982.7	0.114	DUPLEX	
LOT 13	4549	0.104	DUPLEX	
LOT 35	4831.5	0.111	DUPLEX	
LOT 36	6571.9	0.151	DUPLEX	
TOTAL DUPLEX LOTS (6 LOTS)	32911.4	0.756	% OF SUBDIVISION	0.14%
OS-A	49372.9	1.133	OPEN SPACE	
OS-B	83401.3	1.915	OPEN SPACE	
OS-C	12961.4	0.298	OPEN SPACE	
OS-D	22703.4	0.521	OPEN SPACE	
OS-E - WILLOW CORRIDOR	347765.3	7.984	OPEN SPACE	
TOTAL OPEN SPACE (5 TRACTS)	516204.3	11.850	% OF SUBDIVISION	2.23%
MT HOPE CIR/CE	103199.8	2.369	PUBLIC ROW	
SYLVAN LAKE ROAD & OUZEL LANE	204839.1	4.702	PUBLIC ROW	
ALLEY	13764.4	0.316	PUBLIC ROW	
TO BE DEDICATED FOR PUBLIC RIGHT OF WAY	2102.7	0.048	PUBLIC ROW	
TOTAL ROW	323906	7.436	% OF SUBDIVISION	1.40%
LOT 43	68658.6	1.576	COMMERCIAL/ DAYCARE	0.30%
TRACTS G-1	67679.4	1.554	FIRE STATION	0.29%
TRACT RMF-4-A	149397.5	3.430	FUTURE DEVELOPMENT	0.64%
TRACT RMF-5	320629.5	7.361	FUTURE DEVELOPMENT	1.38%
TRACT ZI-A	20421472.3	468.812	FUTURE DEVELOPMENT	88.12%
TRACT ZI-B	905245.1	20.782	FUTURE DEVELOPMENT	3.91%
HAYMEADOW P2 OVERALL	23173753.5	531.996	SUBDIVISION	100.00%

THE SCHOOL LAND DEDICATION REQUIREMENTS AND MUNICIPAL AND PARK LAND DEDICATION REQUIREMENTS SET FORTH IN SECTION 4.15.060 OF THE TOWN OF EAGLE LAND USE AND DEVELOPMENT CODE ARE BEING MET THROUGH DEDICATION OF LOT 43 AS A CHILDCARE SITE, DEDICATION OF TRACT G-1 FOR A FIRE STATION, AND DEDICATION OF OS-A, OS-B, OS-C, OS-D, AND OS-E AS OPEN SPACE TRACTS.

OWNER
ABRIKA PROPERTIES, LLC

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REVISION DATE:

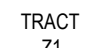
ISSUE DATE: 12-05-2024

SHEET 1 OF 16

HAYMEADOW

PROJECT # 240804

APRIL 2025



SCALE: 1" = 800'

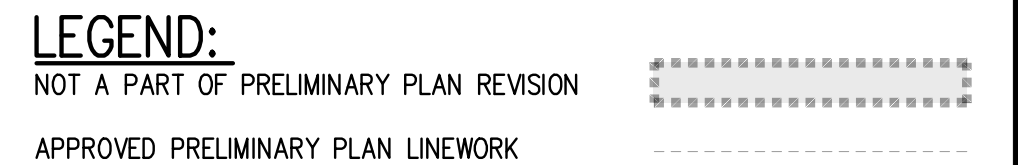
HAYMEADOW

PRELIMINARY PLAN

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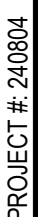
PROJECT #: 240804

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH



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AND SYLVAN LAKE ROAD RIGHT-OF-WAY
HAYMEADOW FILING NO. 1,
RECEPTION NUMBER 201907561
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.

1. PROPERTY IS ZONED HAYMEADOW PUD

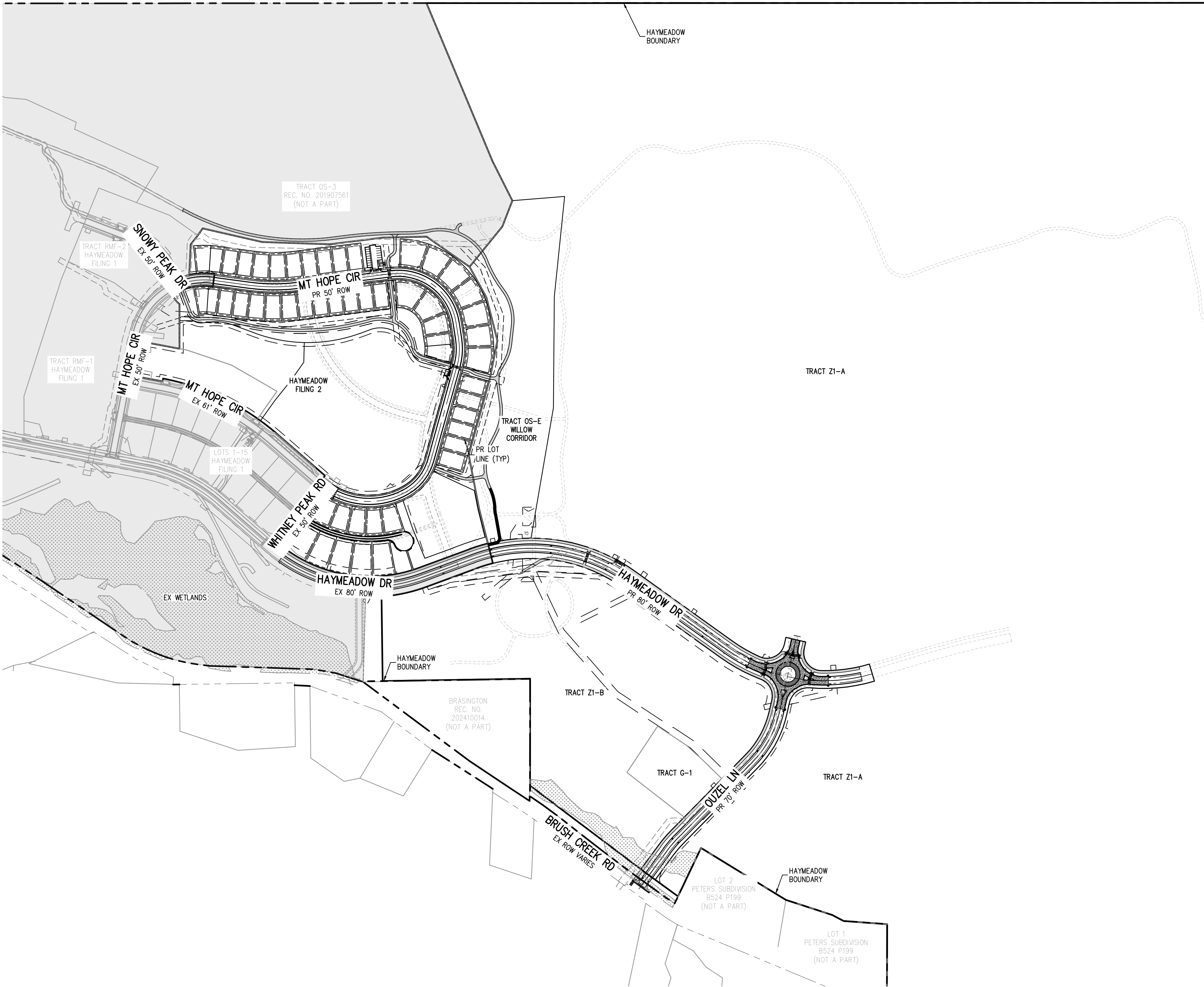


HAYMEADOW

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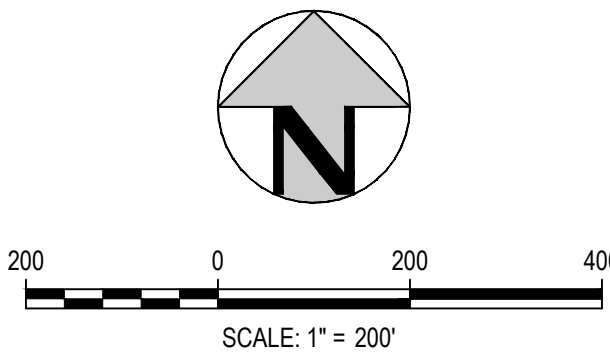
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Project: 240804

HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025



LEGEND:
NOT A PART OF PRELIMINARY PLAN REVISION
APPROVED PRELIMINARY PLAN LINEWORK

NOTES:
1. **LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY, HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561, TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
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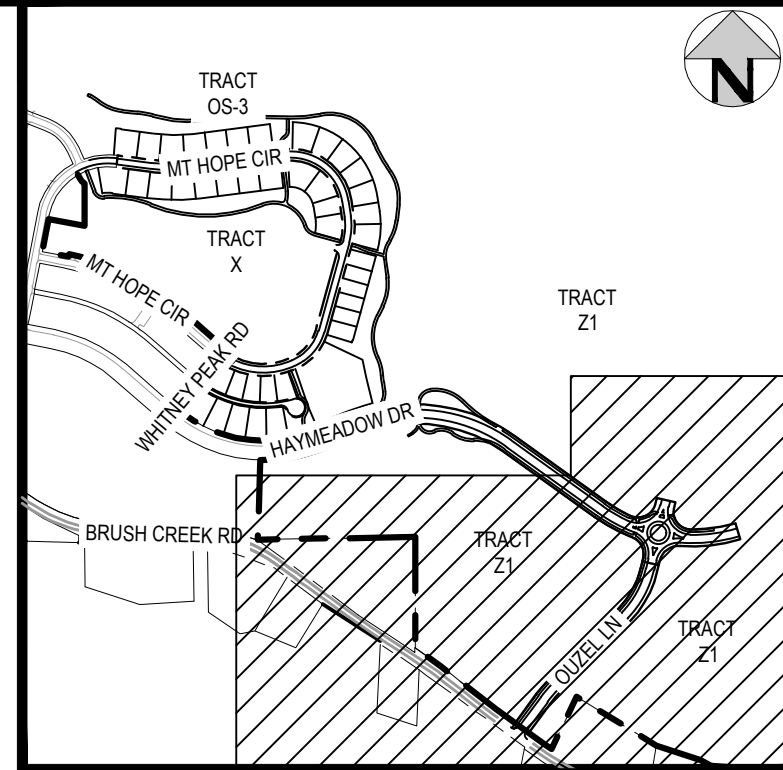
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Project: 240804
By: 2408040001

HAYMEADOW

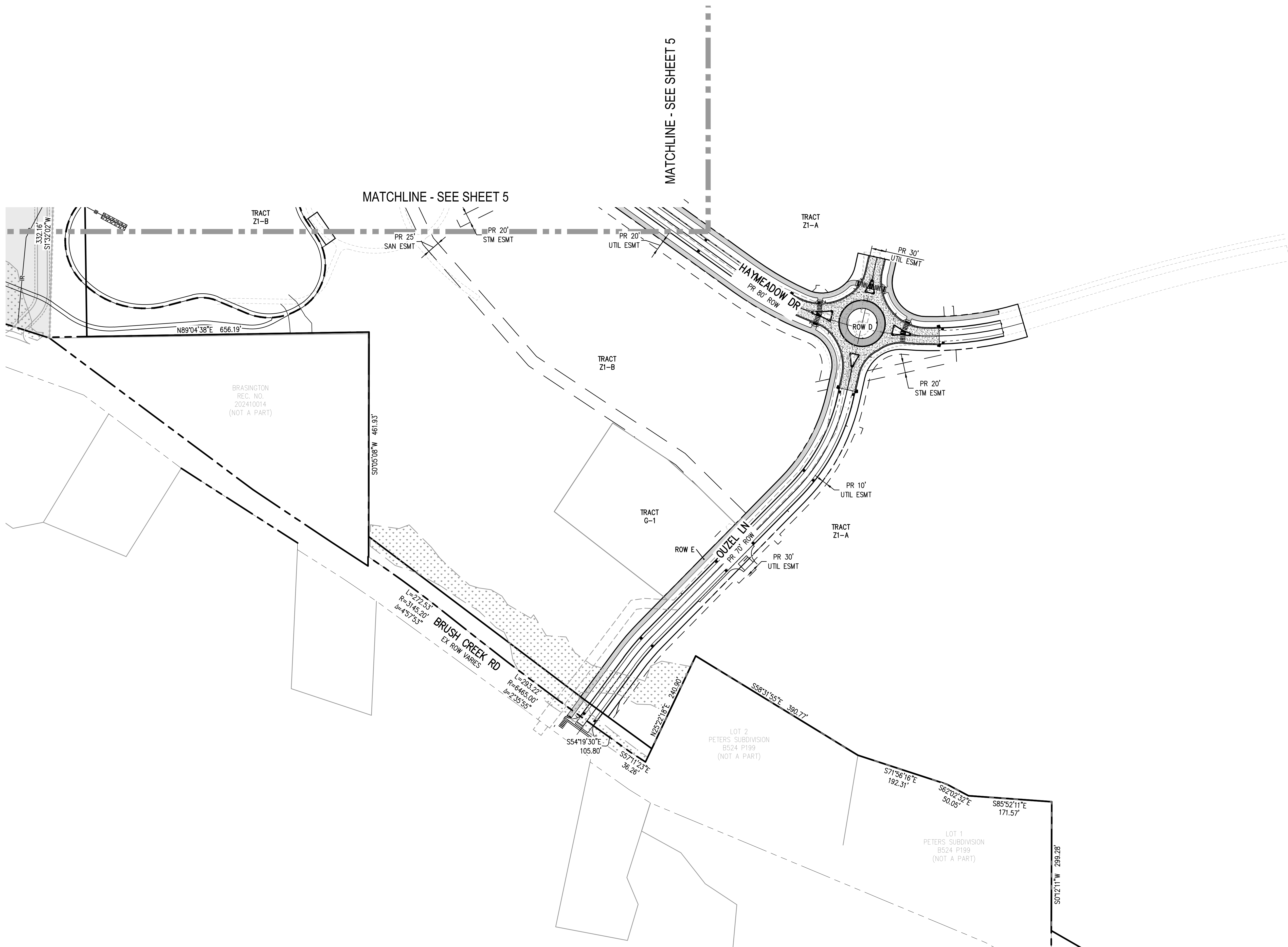
PRELIMINARY PLAN REVISION

EAGLE COLORADO

APRIL 2025

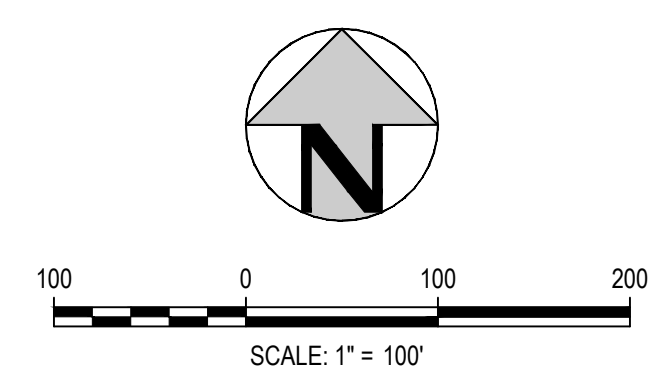


KEY MAP
SCALE: 1" = 800'

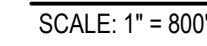


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HAYMEADOW

REVISION DATE:

ISSUE DATE: 12-05-2024

SHEET 7 OF 16

HAYMEADOW

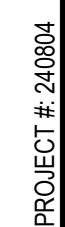
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PROJECT #: 240804

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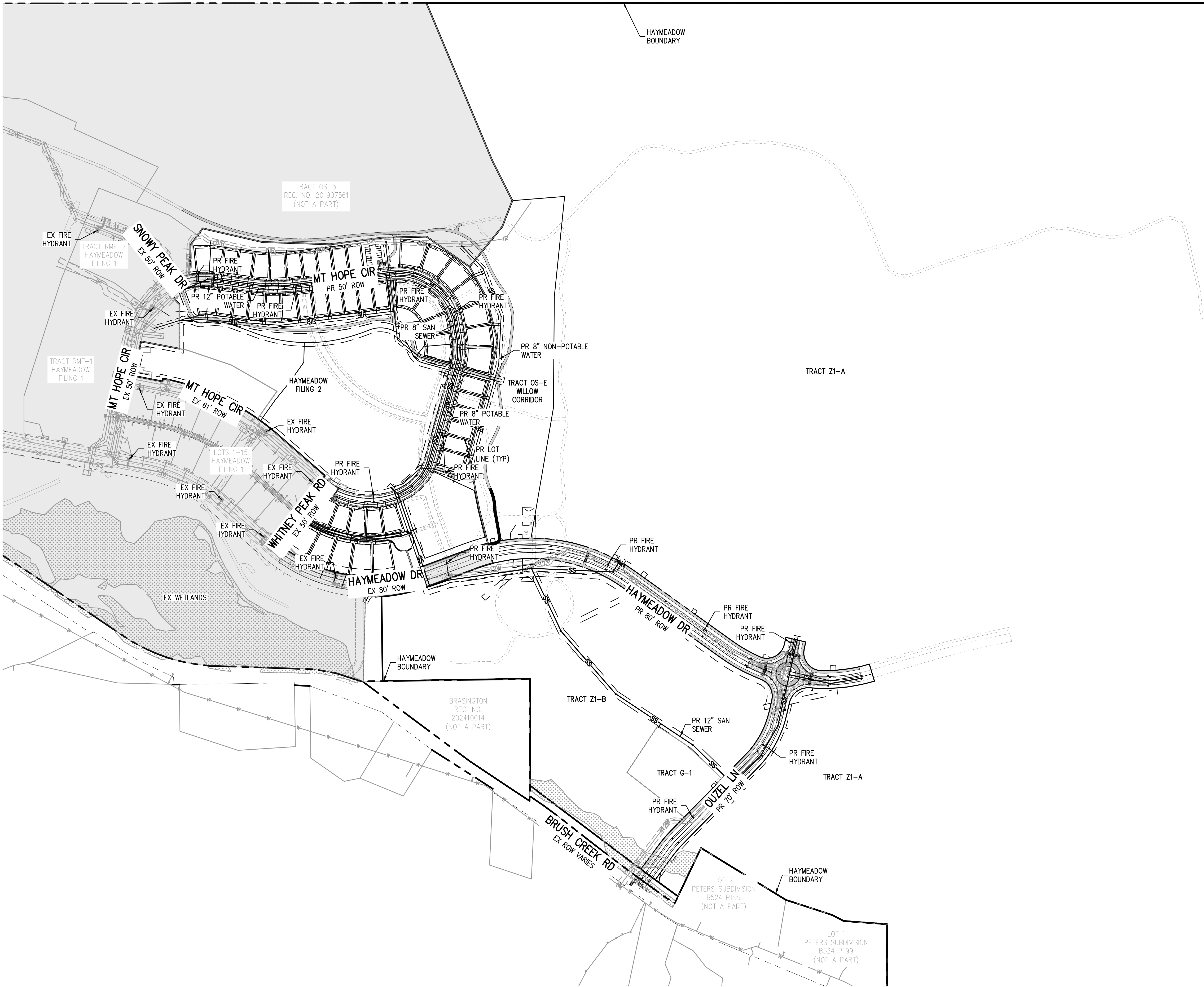


HAYMEADOW

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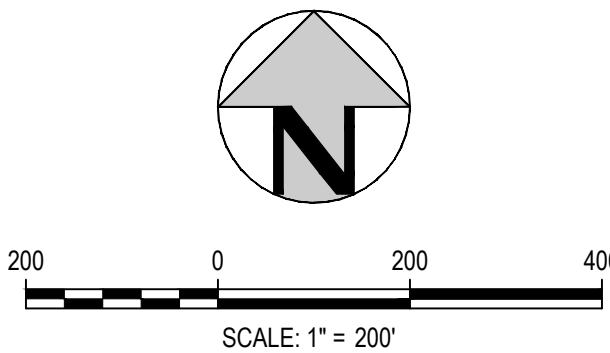
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HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025



LEGEND:
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APPROVED PRELIMINARY PLAN LINEWORK

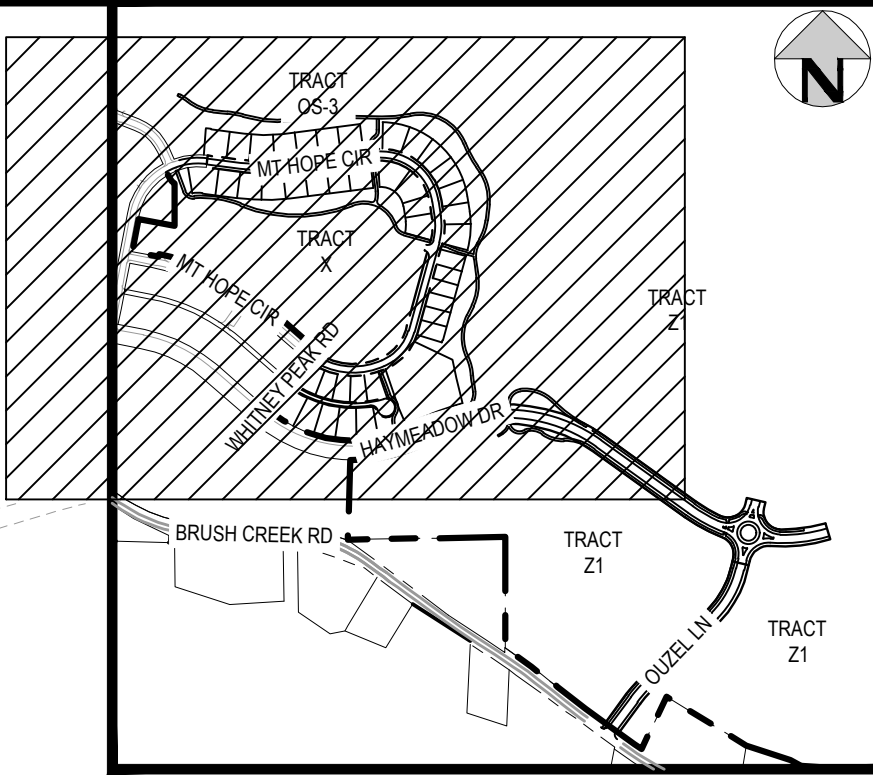
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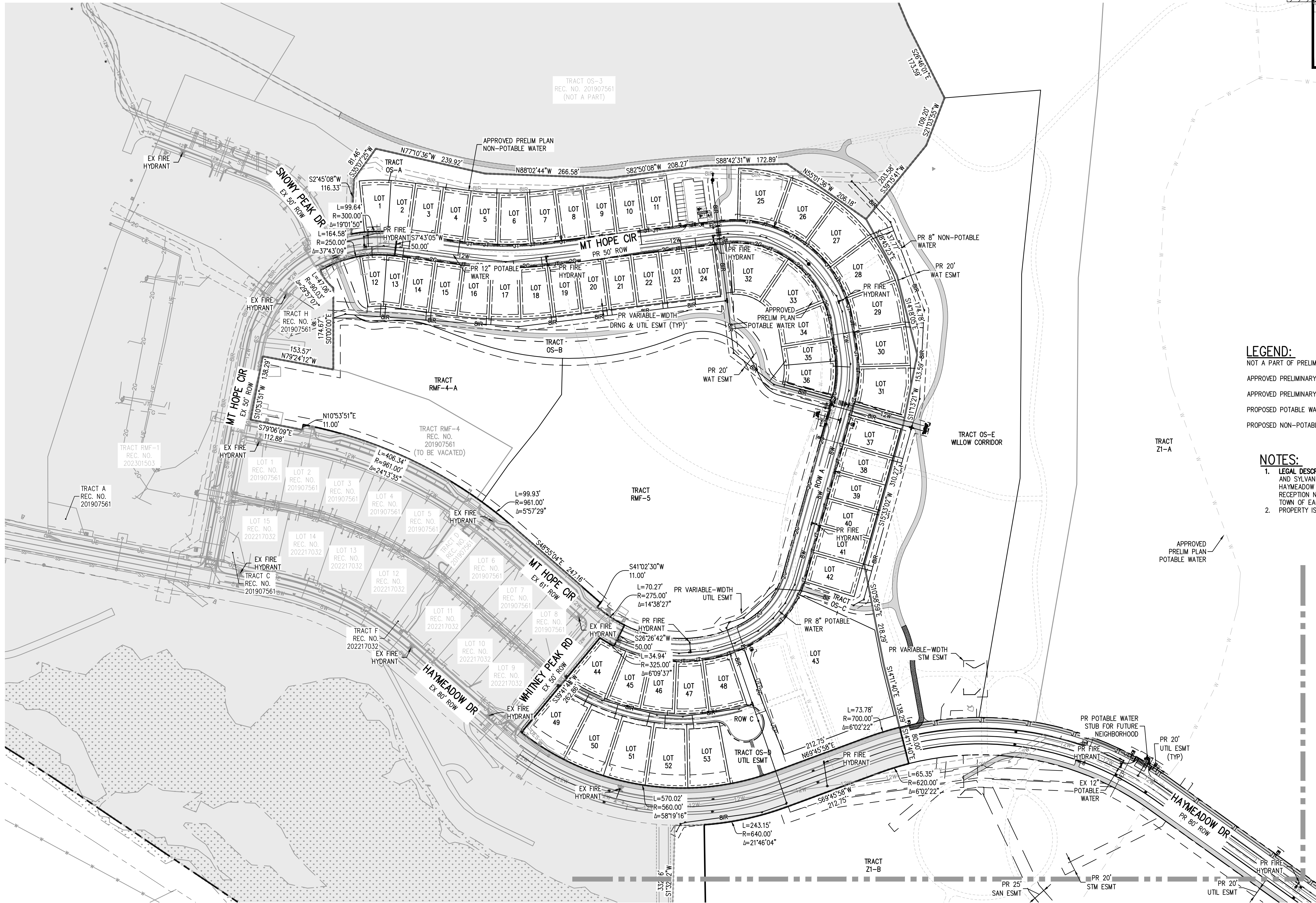
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HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025



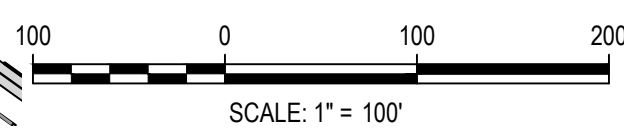
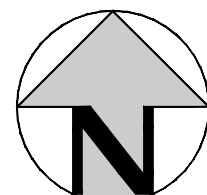
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- LEGEND:**
- NOT A PART OF PRELIMINARY PLAN REVISION
 - APPROVED PRELIMINARY PLAN HORIZONTAL LINEWORK
 - APPROVED PRELIMINARY PLAN POTABLE WATER
 - PROPOSED POTABLE WATER
 - PROPOSED NON-POTABLE WATER

- NOTES:**
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 - PROPERTY IS ZONED HAYMEADOW PUD

MATCHLINE - SEE SHEET 11



MATCHLINE - SEE SHEET 11

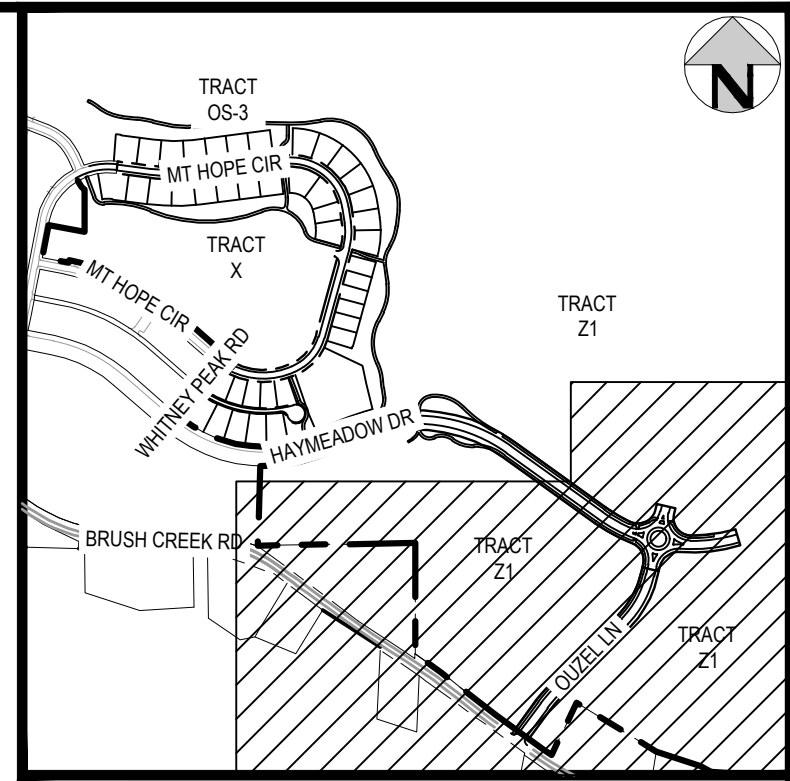
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HAYMEADOW

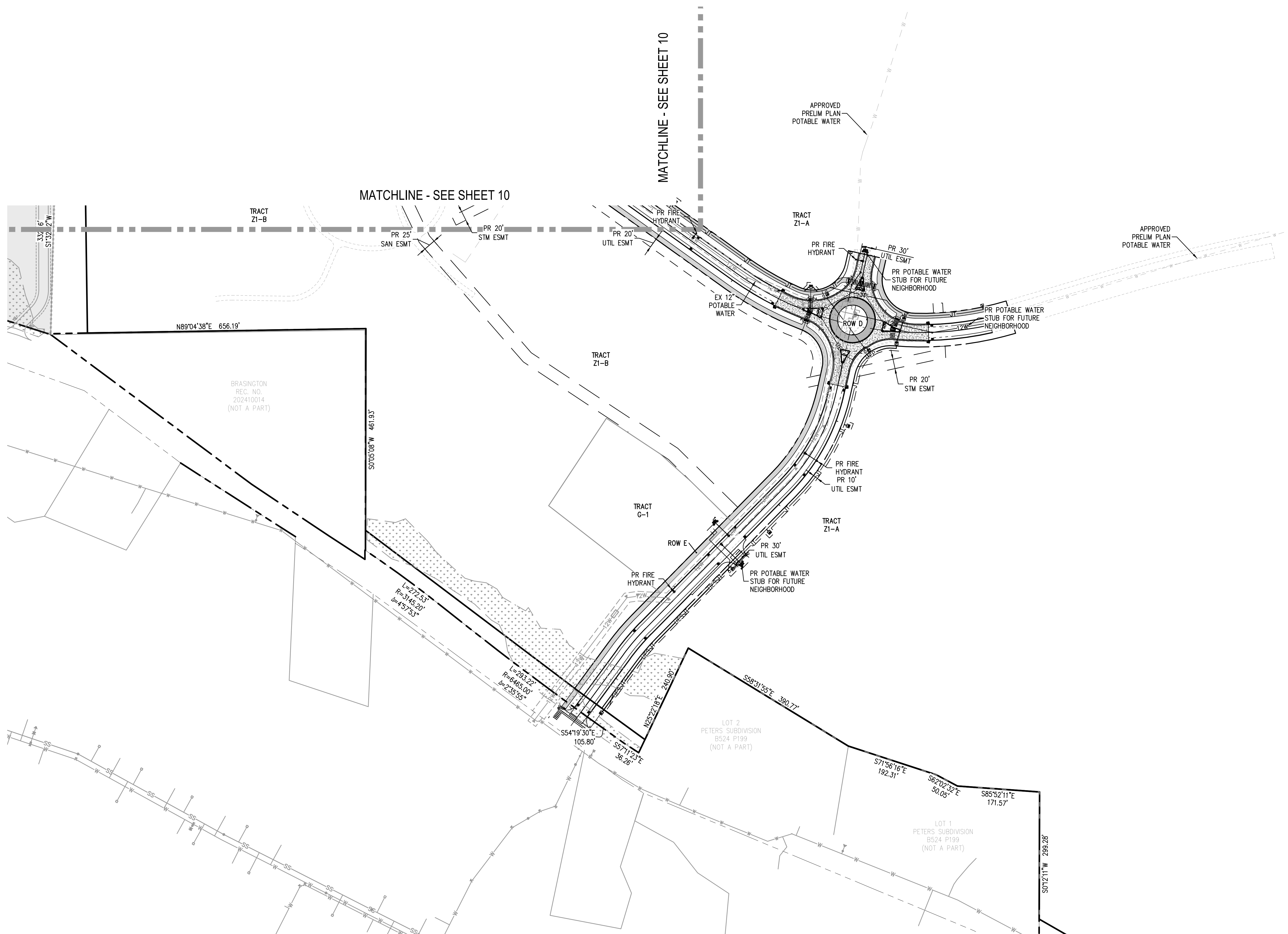
PROJECT #: 240804

HAYMEADOW

ELIMINARY PLAN REVISIONS
EAGLE COLORADO
APRIL 2025



KEY MAP
SCALE: 1" = 800'



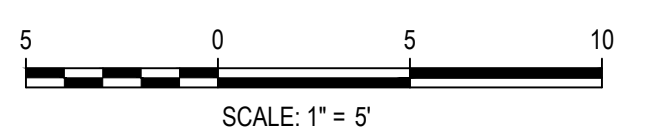
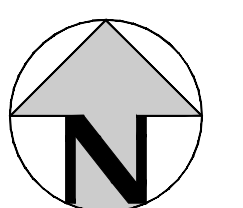
LEGEND:

LEGEND:
NOT A PART OF PRELIMINARY PLAN REVISION

APPROVED PRELIMINARY PLAN LINEWORK

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MASTER WATER SKETCH

ISSUE DATE: 12-05-2024

SHEET 11 OF 16

HAYMEADOW

REVISION DATE:

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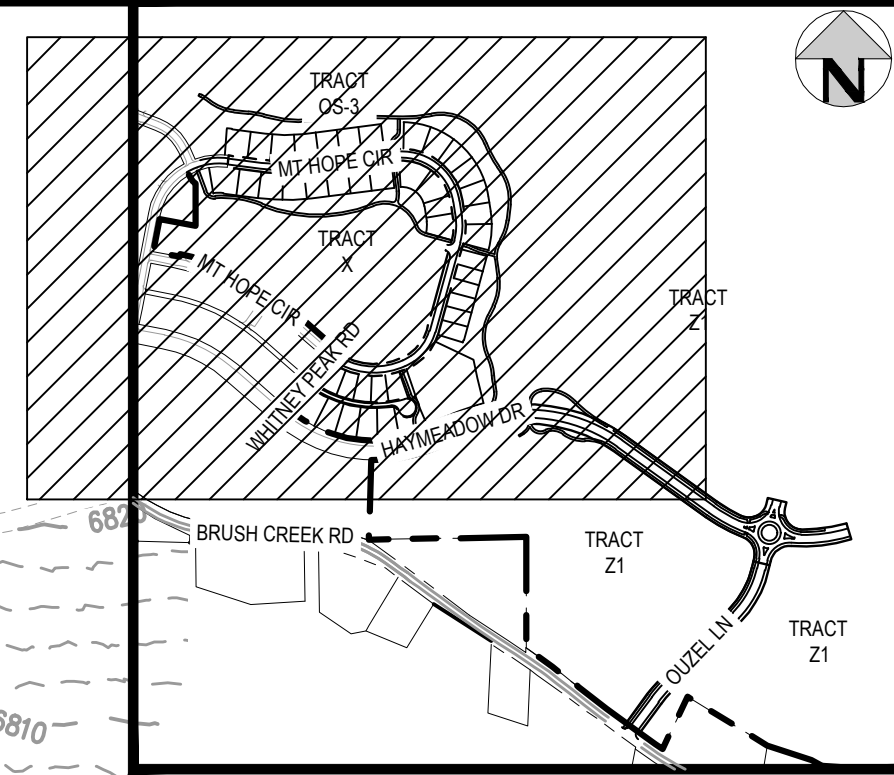
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PROJECT #: 240804

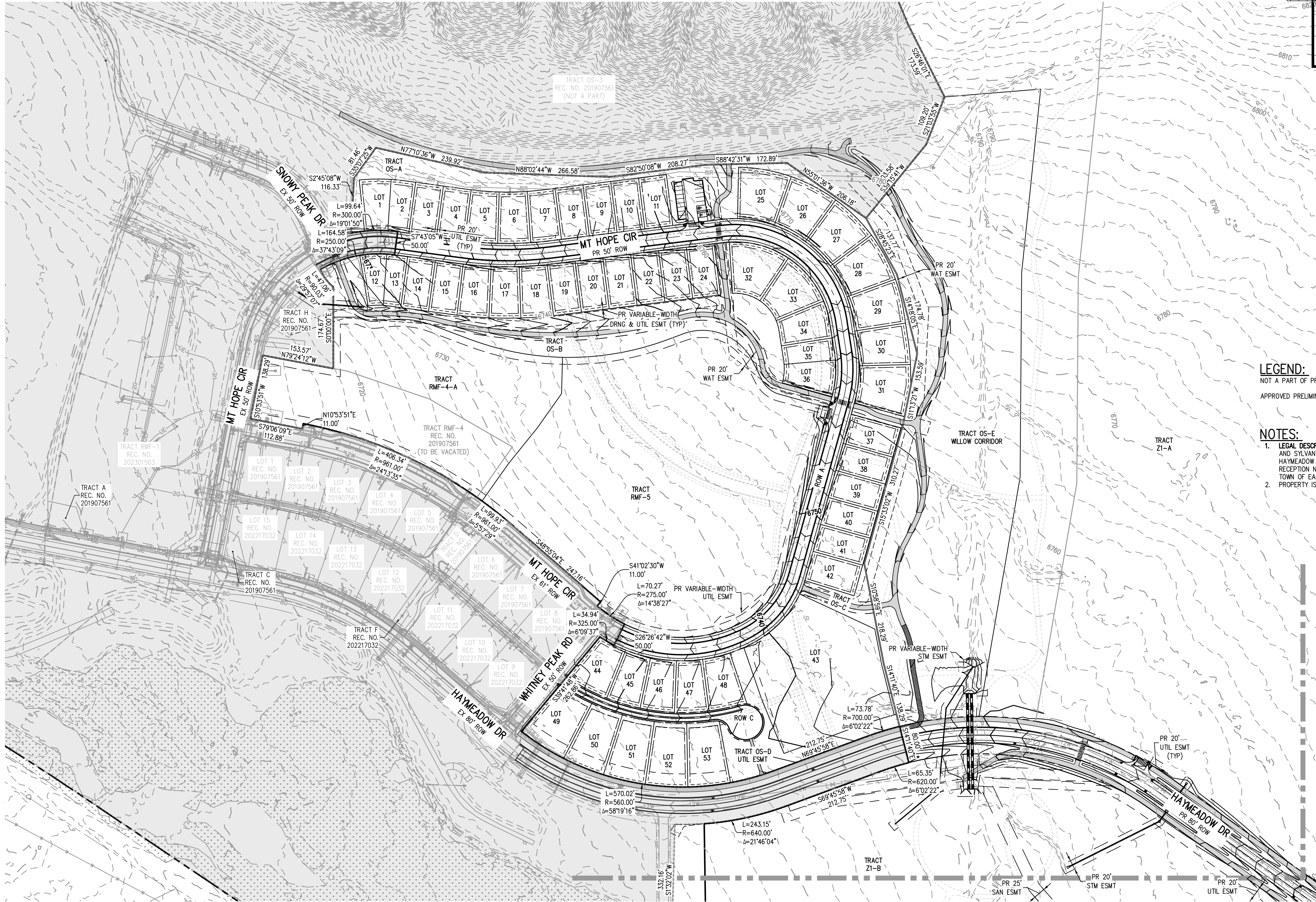
NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOPCHES SMITH.

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Checked: 20240608HAYMEADOWPRELIMINARY PLAN REVISIONS - OVERALL GRADING PLANNING LAYOUT
By: 20240608HAYMEADOWPRELIMINARY PLAN REVISIONS - OVERALL GRADING PLANNING LAYOUT

HAYMEADOW
PRELIMINARY PLAN REVISION
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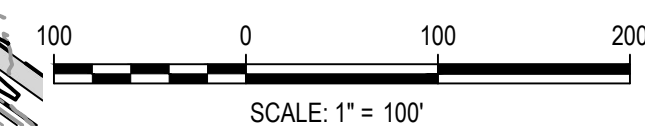
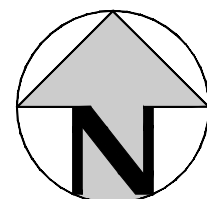
KEY MAP
SCALE: 1" = 800'



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MATCHLINE - SEE SHEET 13

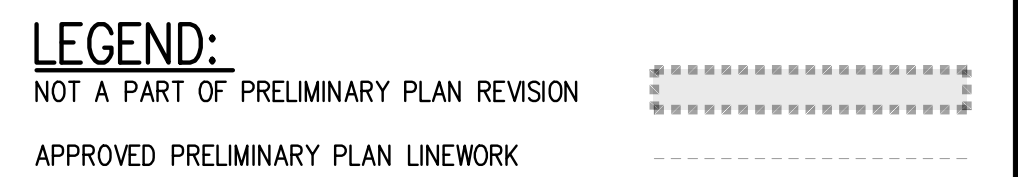
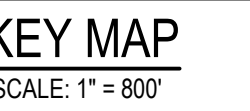


MATCHLINE - SEE SHEET 13

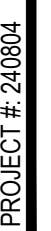
REVISION DATE: ISSUE DATE: 12-05-2024 SHEET 12 OF 16

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NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



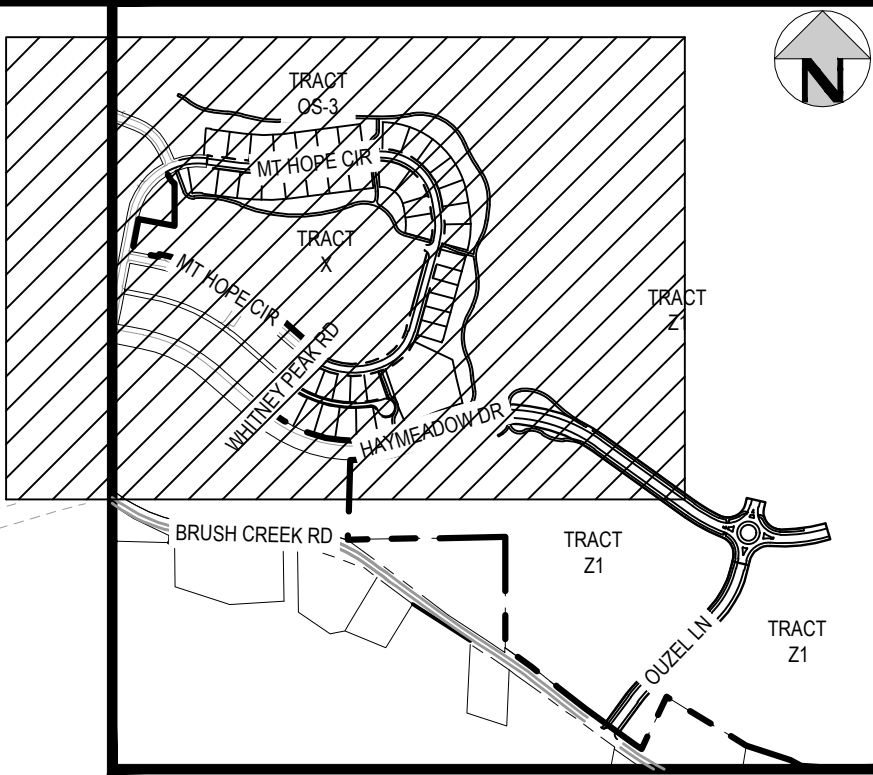
1. **LEGAL DESCRIPTION:** A PARCEL OF LAND SITUATED IN TRACTS X AND ZI, AND SYLVAN LAKE ROAD RIGHT-OF-WAY HAYMEADOW FILING NO. 1, RECEPTION NUMBER 201907561 TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOPCHES SMITH.

Filepath: P:\2024\08\ENGINEERING\PRELIMINARY PLAN REVISIONS\PP - PRELIMINARY STREET LIGHT PLAN DWG Layout.LAYOUT1
10. XREFs: e-base.bld, e-light.pxd, hds-preliminary plan, keymap, phase 2, phase, p-base-dlans, port.bld, p-base-dlans-bld, p-base-pit, p-negat.pit, p-ull.pit
Project: 240804
By: 2024/08/23 11:05

HAYMEADOW
PRELIMINARY PLAN REVISION
EAGLE COLORADO
APRIL 2025



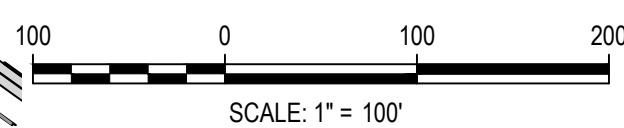
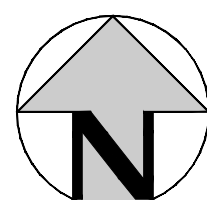
KEY MAP
SCALE: 1" = 800'



LEGEND:
NOT A PART OF PRELIMINARY PLAN REVISION
APPROVED PRELIMINARY PLAN LINEWORK

NOTES:
1. LEGAL DESCRIPTION: A PARCEL OF LAND SITUATED IN TRACTS X AND Z1, AND SYLVAN LAKE ROAD RIGHT-OF-WAY
HAYMEADOW FILING NO. 1,
RECEPTION NUMBER 201907561
TOWN OF EAGLE, COUNTY OF EAGLE, STATE OF COLORADO.
2. PROPERTY IS ZONED HAYMEADOW PUD
3. PUBLIC STREETLIGHT LOCATIONS SHOWN ARE PRELIMINARY PURSUANT TO TOWN OF EAGLE CODE OF ORDINANCES SECTION 4.07.010

MATCHLINE - SEE SHEET 15



SCALE: 1" = 100'

MATCHLINE - SEE SHEET 15

REVISION DATE: PRELIMINARY STREET LIGHT PLAN
ISSUE DATE: 12-05-2024 SHEET 14 OF 16

HAYMEADOW

PROJECT #: 240804

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Report: E-2024/24/0804/ENG/INFORMAL PRELIMINARY PLAN REVISION/PP - PRELIMINARY STREET LIGHT PLANS LAYOUT: LAYOUT3
 0 XREFs: p-base-byd, p-legal-byd, p-base-future-byd, p-base-future-byd, p-base-pt2, p-legal-pt2, p-utility-pt2
 Flattened: MON 04/07/25 4:13:05P By: Colleen Hochreiter

PROJECT #: 240804