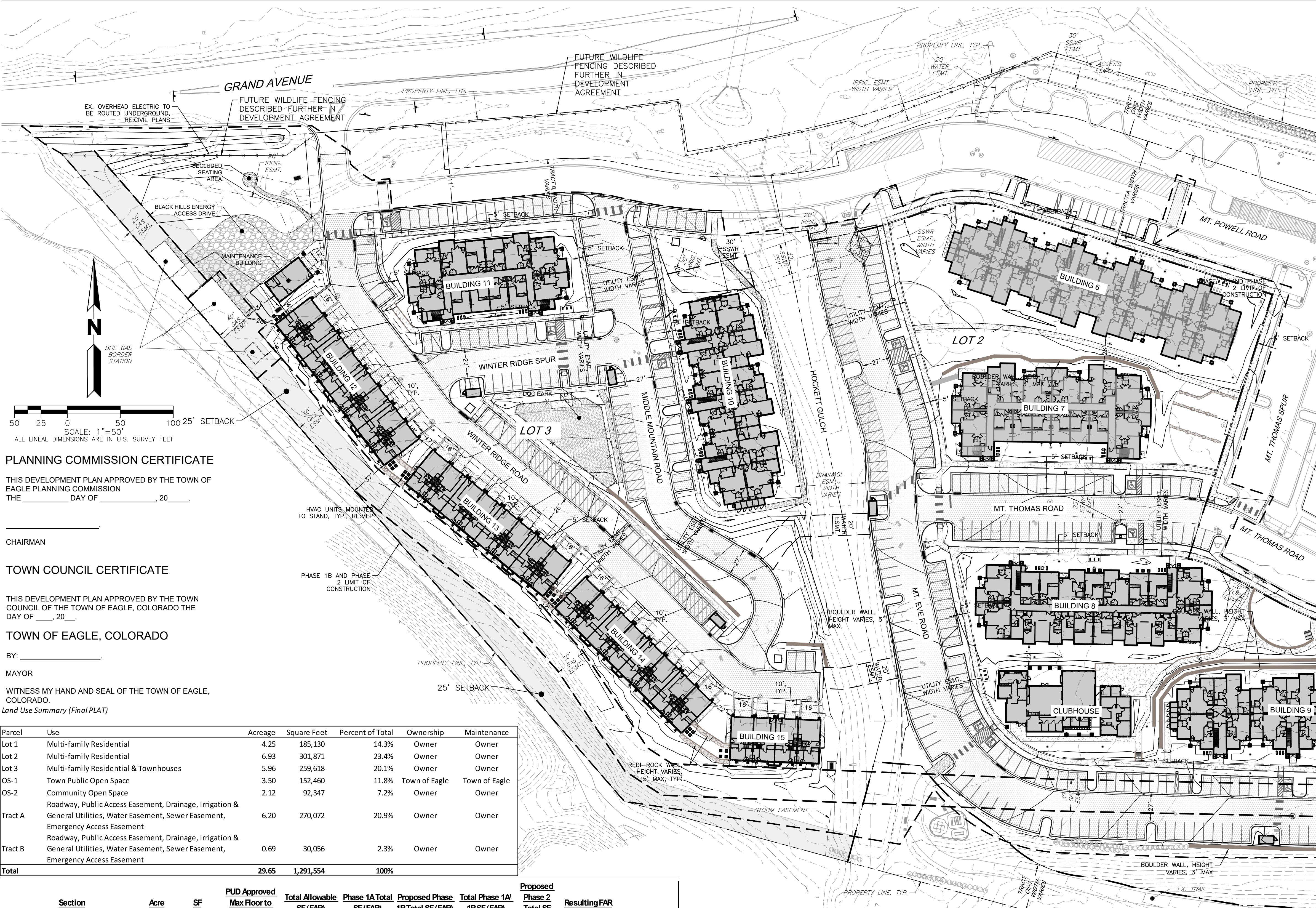


PLOT DATE: Thursday, February 27, 2025 2:15 PM LAST SAVED BY: DVERRATTI
DRAWING LOCATION: J:\Civil\23-1012-Hockett Gulch PLANS EXHIBITS PHASING EXHIBITS DEVELOPMENT PLAN.dwg



MATCHLINE: RE-SHEET 4

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE
	LOT LINE
	RIGHT-OF-WAY LINE
	SECTION LINE
	EASEMENT
	FENCE
	BOULDER WALL
	CURB & GUTTER
	CURB & GUTTER (SPILL)
	CURB & GUTTER (CATCH)
	SIGN
	DRIVE
DRIVE	
DRIVE	
ASPHALT PAVEMENT	
CONCRETE PAVEMENT	
AGGREGATE BASE COURSE	
SYNTHETIC TURF	
TRASH ENCLOSURE	
HVAC EQUIPMENT	

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.

Land Use Summary (Final PLAT)

Parcel	Use	Acreage	Square Feet	Percent of Total	Ownership	Maintenance
Lot 1	Multi-family Residential	4.25	185,130	14.3%	Owner	Owner
Lot 2	Multi-family Residential	6.93	301,871	23.4%	Owner	Owner
Lot 3	Multi-family Residential & Townhouses	5.96	259,618	20.1%	Owner	Owner
OS-1	Town Public Open Space	3.50	152,460	11.8%	Town of Eagle	Town of Eagle
OS-2	Community Open Space	2.12	92,347	7.2%	Owner	Owner
Tract A	Roadway, Public Access Easement, Drainage, Irrigation & General Utilities, Water Easement, Sewer Easement, Emergency Access Easement	6.20	270,072	20.9%	Owner	Owner
Tract B	Roadway, Public Access Easement, Drainage, Irrigation & General Utilities, Water Easement, Sewer Easement, Emergency Access Easement	0.69	30,056	2.3%	Owner	Owner
Total		29.65	1,291,554	100%		

Section	Acre	SF	PUD Approved Max Floor to Area Ratio (FAR)	Total Allowable SF (FAR)	Phase 1A Total SF (FAR)	Proposed Phase 1B Total SF (FAR)	Total Phase 1A/1B SF (FAR)	Proposed Phase 2 Total SF FAR	Resulting FAR
Phase 1A & 1B: Lot 1 + Lot 2 + Tract A. Or all of HD/PUD-1 + HD/PUD-2	17.38	757,018	0.53	401,220	212,444	181,665	394,109	-	0.52
Phase 2: Lot 3 + Tract B. Or HUD/PUD-3	6.66	289,928	0.86	249,338	-	-	-	144,170	0.50
			PUD Approved Max Impervious Coverage	Total Allowable SF	Phase 1A Total SF	Proposed Phase 1B Total SF	Total Phase 1A/1B SF	Proposed Phase 2 Total SF	Resulting Impervious Coverage
Phase 1A & 1B: Lot 1 + Lot 2 + Tract A. Or all of HD/PUD-1 + HD/PUD-2	17.38	757,175	75%	567,881	219,563	177,766	397,329	-	52%
Phase 2: Lot 3 + Tract B. Or HUD/PUD-3	6.66	289,928	75%	217,446	-	-	-	130,743	45%
			PUD Approved Max Building Coverage	Total Allowable SF Building Coverage	Phase 1A Total SF	Proposed Phase 1B Total SF	Total Phase 1A/1B SF	Proposed Phase 2 Total SF	Resulting Building Coverage
Phase 1A & 1B: Lot 1 + Lot 2 + Tract A. Or all of HD/PUD-1 + HD/PUD-2	17.38	757,175	55%	416,446	89,189	68,660	157,849	--	38%
Phase 2: Lot 3 + Tract B. Or HUD/PUD-3	6.66	289,928	55%	159,460	--	--	-	48,354	17%
			PUD Max Approved Units	Phase 1A Units	Phase 1B/2 Proposed Units	Proposed Total Units	Max Density/ Acre	Actual Density/ Acre	Maximum/ Entire PUD
Phase 1A & 1B: Lot 1 + Lot 2 + Tract A. Or all of HD/PUD-1 + HD/PUD-2	17.38	757,175	400	216	183	399	23.0	23.0	16.86/16.83
Phase 2: Lot 3 + Tract B. Or HUD/PUD-3	6.66	289,928	100	-	100	100	15.0	15.0	

Land Use Summary (PUD)

Parcel	Use	Acreage	Square Feet	Percent of Total	Ownership	Maintenance
PUD-1	Multi-family Residential	3.12	135,907	10.5%	Owner	Owner
PUD-2	Multi-family Residential	14.26	621,166	48.1%	Owner	Owner
PUD-3	Multi-family Residential & Townhouses	6.65	289,674	22.4%	Owner	Owner
OS-1	Town Public Open Space	3.50	152,460	11.8%	Town of Eagle	Town of Eagle
OS-2	Community Open Space	2.12	92,347	7.2%	Owner	Owner
Total		29.65	1,291,554	100%		

BUILDING SQUARE FOOTAGES AND USES						
BUILDING #	USE	BUILDING FLOOR PLATE (SF)	BUILDING DIMENSIONS (MAX)	TOTAL BUILDING GROSS (SF)	ACTUAL BUILDING HEIGHT	ALLOWABLE HEIGHT
6	RESIDENTIAL APARTMENTS	17,463	281'-3 3/4" x 75'-3"	50,473	41'-7"	45'-0"
7	RESIDENTIAL APARTMENTS	13,087	187'-7" x 87'-11"	38,777	45'-0"	45'-0"
8	RESIDENTIAL APARTMENTS	14,633	222'-7" x 69'-8 1/2"	43,609	44'-2"	45'-0"
9	RESIDENTIAL APARTMENTS	16,882	262'-8" x 75'-3"	48,806	41'-7"	45'-0"
10	RESIDENTIAL APARTMENTS	12,584	200'-9 1/4" x 75'-3"	36,238	41'-7"	45'-0"
11	RESIDENTIAL APARTMENTS	9,896	151'-10 1/2" x 73'-11"	29,104	45'-0"	45'-0"
12	RESIDENTIAL APARTMENTS	7,139	168'-3" x 45'-4"	22,524	35'-0"	35'-0"
13	RESIDENTIAL APARTMENTS	7,139	168'-3" x 45'-4"	22,524	35'-0"	35'-0"
14	RESIDENTIAL APARTMENTS	7,139	168'-3" x 45'-4"	22,524	35'-0"	35'-0"
15	RESIDENTIAL APARTMENTS	3,553	84'-3" x 45'-4"	11,256	35'-0"	35'-0"
CLUBHOUSE	CLUBHOUSE	6,595	124'-10" x 65'-7"	6,595	16'-0"	35'-0"
MAINTENANCE	MAINT. BUILDING	904	40'-0" x 22'-8"	904	10'-0"	35'-0"
TOTAL				333,334		

Unit Count by Phase				Unit Count by Lot			
Unit Type	Phase 1A	Phase 1B & 2	Total	Lot 1	Lot 2	Lot 3	Total
MF Studio	30	57	87	30	39	18	87
MF 1 BR	78	69	147	78	42	27	147
MF 2 BR	92	123	215	92	96	27	215
MF 3 BR	16		16	16			16
MF 4 BR		6	6		6		6
Townhome 3 BR		20	20		20		20
Townhome 4 BR		8	8		8		8
Total	216	283	499	216	183	100	499
Total Workforce Deed Restricted Units	97	128	225	97	83	45	225

RESERVE AT HOCKETT GULCH

PHASES 1B & 2

CIVIL CONSTRUCTION PLANS

DEVELOPMENT PLAN MAP

No.	Issue / Revision	Date	Name
1	MDP SUBMITTAL	3/21/2024	M/M
2	2ND MDP SUBMITTAL	7/17/2024	M/M
3	3RD MDP SUBMITTAL	11/06/2024	M/M
4	4TH MDP SUBMITTAL	01/14/2025	M/M

Job Number	23.1012
Project Manager	DREW VERRATTI
Design By	DREW VERRATTI
Drawn By	MICHAEL BRENNAN
Principal in Charge	MARK LUNA

Sheet Number:

3

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FOR REVIEW

