



## MEMORANDUM

---

Date: January 30, 2025  
To: Rebekah Leto, Town Planner  
From: Tim Lynch, P.E., Mike Flesch P.E., Town Engineer  
Subject: Sprague Rd. Subdivision Concept Plan Review, Town of Eagle Parcel # EGLT1779.999.001

---

### **Project Background:**

Belinski Homes, the owner of the parcel, has submitted a subdivision concept plan dated August 23, 2024 showing the proposed layout of a new 19 lot subdivision east of Sprague Road just north of the Hidden Knoll subdivision. The proposed subdivision was reviewed for conformance to the Town's ordinances and design standards. Although the material has been reviewed, the design engineer is responsible for the thoroughness and accuracy of plans and supplemental data for compliance with all applicable state statutes and local ordinances.

### **Staff Comments:**

1. The layout, right-of-way width and dead-end lengths follow the Town's ordinances.
2. Additional right-of-way may be required to cross the environmental corridor/wetlands.
3. The roadway connection to Hidden Knoll subdivision will require the construction of the roadway to tie into the exiting pavement in the Hidden Knoll subdivision.

### **Staff Recommendation:**

The staff recommend considering the above comments as they proceed to a preliminary plat of the subdivision.